

***COUNCIL MEETING AGENDA***  
***September 19, 2017***  
***7:00 p.m.***  
***Council Chamber***

***MEETING DECORUM***

Council would like to remind all people present tonight that serious issues are decided at Council meetings which affect many people's lives. Therefore, we ask that you act with the appropriate decorum that a Council Meeting deserves. Commentary and conversations by the public are distracting. Should anyone disrupt the Council Meeting in any way, the meeting will be stopped and that person's behavior will be reprimanded. *The meeting is live streamed and recorded by the City of Maple Ridge.*

Note: This Agenda is also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

The purpose of a Council meeting is to enact powers given to Council by using bylaws or resolutions. This is the final venue for debate of issues before voting on a bylaw or resolution.

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100      ***CALL TO ORDER***

200      ***AMENDMENTS TO THE AGENDA***

300      ***APPROVAL OF THE AGENDA***

400      ***ADOPTION AND RECEIPT OF MINUTES***

- Minutes of the Special Council Meeting of September 12, 2017
- Minutes of the Regular Council Meeting of September 12, 2017

500      ***PRESENTATIONS AT THE REQUEST OF COUNCIL***

501      **Outdoor Pool Consultation Process Update**

- Paul Fast, HCMA

600      ***DELEGATIONS***

601      **Maple Ridge Community Heritage Commission Update**

- Brenda Smith, Chair

602      **Meaghan Durupt, Cultural Plan Update Task Force Member and History Advocate**

700      ***ITEMS ON CONSENT***

701      **Minutes**

701.1    Minutes of the Development Agreements Committee Meetings of September 11, 2017

702      **Reports**

702.1    **2017 Council Expenses**

Staff report dated September 19, 2017 providing an update on Council expenses to the end of July and August 2017.

702.2    **Disbursements for the month ended August 31, 2017**

Staff report dated September 19, 2017 recommending that the disbursements for the month ended August 31, 2017 be received for information.

703      **Correspondence**

704      **Release of Items from Closed Council Status**

800      ***UNFINISHED BUSINESS***

900      ***CORRESPONDENCE***

1000 ***BYLAWS***

*Note: Item 1001 is from the September 19, 2017 Public Hearing*

**Bylaws for Third Reading**

1001 **2016-320-RZ, 11295 and 11307 Maple Crescent**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7356-2017**

To allow a site specific text amendment to include the M-3 (Business Park) zone as a site specific permitted zone under the Infill General Employment, Hammond Area Plan Land Use Designation

Third reading

1001.2 **Maple Ridge Zone Amending Bylaw No. 7274-2016**

To rezone from C-3 (Town Centre Commercial) to M-3 (Business Park) the current application is to permit the future construction of a Mini-Warehouse

Third reading

**Bylaws for Final Reading**

1002 **2016-008-RZ, 11016, 11032 and 11038 240 Street**

Staff report dated September 19, 2017 recommending adoption

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7326-2017**

To designate from Low/Medium Density Residential to Conservation and Medium Density Residential and to add to Conservation

Adoption

1002.2 **Maple Ridge Zone Amending Bylaw No. 7218-2016**

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the future development of 15 townhouse units

Adoption

1002.3 **Maple Ridge Zone Amending Bylaw No. 7219-2016**

To rezone from RS-3 (One Family Rural Residential) to R-3 (Special Amenity Residential District) for a future 8 lot subdivision

Adoption

- 1003     **2016-039-RZ, 11951 240 Street**  
           **Maple Ridge Zone Amending Bylaw No. 7229-2016**  
           Staff report dated September 19, 2017 recommending adoption  
           To rezone from CS-1 (Service Commercial) to C-2 (Community Commercial)  
           to permit the future construction of a Tim Hortons restaurant and drive-  
           through  
           Adoption

1100     ***REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

- 1101     **2017-117-RZ, 11831, 11839, 11865 232 Street, RS-1 to RM-1**  
  
           Staff report dated September 19, 2017 recommending that Maple Ridge  
           Zone Amending Bylaw No. 7351-2017 to rezone from RS-1 (One Family  
           Urban Residential) to RM-1 (Townhouse Residential) to permit a 45 unit  
           townhouse residential development be given first reading and that the  
           applicant provide further information and updates to Schedule C, D, and E  
           of the Development Procedures Bylaw No. 5879-1999.
- 1102     **2017-331-RZ, 12260 Laity Street, RS-1 to RS-1b**  
  
           Staff report dated September 19, 2017 recommending that Maple Ridge  
           Zone Amending Bylaw No. 7385-2017 to rezone from RS-1 (One Family  
           Urban Residential) to RS-1b (One Family Urban [Medium Density]  
           Residential) to permit 3 residential lots be given first reading and that the  
           applicant provide further information and updates to Schedule B, E and F  
           of the Development Procedures Bylaw No. 5879-1999.
- 1103     **2016-244-RZ, 11184, 11154 and 11080 240 Street, RS-3 to RM-1  
           and C-5**  
  
           Staff report dated September 19, 2017 recommending that Maple Ridge  
           Official Community Plan Amending Bylaw No. 7381-2017 to designate from  
           Neighbourhood Commercial, Medium Density Residential and Commercial  
           to Village Commercial, Medium Density Residential and Conservation and  
           to amend the Conservation boundary be given first and second reading and  
           be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw  
           No. 7276-2016 to rezone from RS-3 (One Family Rural Residential) to RM-1  
           (Town Residential) and C-5 (Village Centre Commercial) to permit a 130  
           unit townhouse development and a commercial building with 8 residential  
           units on the second storey be given second reading and be forwarded to  
           Public Hearing.



**1104 2015-327-RZ, 21710 and 21728 Lougheed Highway, RS-1 to C-2**

Staff report dated September 19, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7196-2015 to rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit construction of a Gold's Gym be given second reading and be forwarded to Public Hearing.

**1105 2016-066-RZ, 24240 125 Avenue, RS-3 to RS-2**

Staff report dated September 19, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7239-2016 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a future subdivision of approximately 2 lots be given second reading and be forwarded to Public Hearing.

**1106 2016-109-RZ, 21137 River Road, RS-1 to RT-1**

Staff report dated September 19, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7249-2016 to rezone from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential) to permit development of a duplex be given second reading and be forwarded to Public Hearing.

**1107 2016-008-DP, 11016, 11032 and 11038 240 Street**

Staff report dated September 19, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-008-DP to permit the future development of 15 townhouse units.

**1108 2016-039-DVP, 11951 240 Street**

Staff report dated September 19, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-039-DVP to site accessory off-street parking use to the front of the proposed building.

**1109 2016-039-DP, 11951 240 Street**

Staff report dated September 19, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-039-DP to permit the future construction of a Tim Hortons restaurant and drive-through.

**1110 2015-279-DP, 22833 122 Avenue, Intensive Residential Development Permit**

Staff report dated September 19, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-279-DP to permit three R-3 (Special Amenity Residential District) zoned lots.

**1111 2013-107-SD, Fern Crescent Local Area Service Bylaw**

Staff report dated September 19, 2017 recommending that Fern Crescent Local Area Service Bylaw No. 7382-2017 to authorize enhanced landscape costs to be levied on the benefitting properties be given first, second and third readings.

**1112 2013-107-SD, 5% Money in Lieu of Parkland Dedication, Folio 63435-0112-0**

Staff report dated September 19, 2017 recommending that the owner of land proposed for subdivision at Folio 63435-0112-0, under application 2013-107-SD, shall pay to the City of Maple Ridge an amount that is not less than \$325,000.00.

**1113 2012-109-SD, 5% Money in Lieu of Parkland Dedication, 24979 108 Avenue**

Staff report dated September 19, 2017 recommending that the owner of land proposed for subdivision at 24979 108 Avenue, under application 2012-109-SD, shall pay to the City of Maple Ridge an amount that is not less than \$140,000.00.

**Financial and Corporate Services (including Fire and Police)**

1131

**Parks, Recreation & Culture**

**1151 Maple Ridge Leisure Centre Accommodation Plan**

Staff report dated September 19, 2017 providing an update on the Maple Ridge Leisure Centre Accommodation Plan.

**Administration**

1171

**Other Committee Issues**

1191

1200     ***STAFF REPORTS***

1300     ***OTHER MATTERS DEEMED EXPEDIENT***

1400     ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING***

1500     ***QUESTIONS FROM THE PUBLIC***

1600     ***ADJOURNMENT***

***QUESTION PERIOD***

The purpose of the Question Period is to provide the public with an opportunity to ask questions of Council on items that are of concern to them, with the exception of Public Hearing bylaws which have not yet reached conclusion.

Council will not tolerate any derogatory remarks directed at Council or staff members.

Each person will be permitted 2 minutes to ask their question (a second opportunity is permitted if no one else is sitting in the chairs in front of the podium). Questions must be directed to the Chair of the meeting and not to individual members of Council. The total Question Period is limited to 15 minutes.

Council reserves the right to defer responding to a question in order to obtain the information required to provide a complete and accurate response.

Other opportunities are available to address Council including public hearings, delegations and community forum. The public may also make their views known to Council by writing or via email and by attending open houses, workshops and information meetings. Serving on an Advisory Committee is an excellent way to have a voice in the future of this community.

For more information on these opportunities contact:

Clerk's Department at **604-463-5221** or [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca).

Mayor and Council at [mayorandcouncil@mapleridge.ca](mailto:mayorandcouncil@mapleridge.ca).

Checked by: \_\_\_\_\_

Date: \_\_\_\_\_

400 Adoption and Receipt of Minutes

***SPECIAL COUNCIL MEETING MINUTES***

September 12, 2017

The Minutes of the Special City Council Meeting held on September 12, 2017 at 5:02 p.m. in the Blaney Room of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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***PRESENT***

***Elected Officials***

Councillor C. Bell  
Councillor Duncan  
Councillor B. Masse  
Councillor Robson  
Councillor Speirs  
Councillor Shymkiw

***Absent***

Mayor N. Read

***Appointed Staff***

P. Gill, Chief Administrative Officer  
K. Swift, General Manager of Parks, Recreation & Culture  
F. Quinn, General Manager of Public Works and  
Development Services  
D. Denton, Acting Corporate Officer

***Other staff as required***

H. Exner, Fire Chief  
M. Van Dop, Deputy Fire Chief  
D. Cramb, Senior Recreation Manager  
T. Cotroneo, Manager of Community Services  
M. Wetherill, Manager of Human Resources

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

Note: Due to the absence of Mayor Read, Councillor Robson chaired the meeting as Acting Mayor.

1.0 ***CALL TO ORDER***

2.0 ***APPROVAL OF THE AGENDA***

R/2017-385

It was moved and seconded

**That the agenda for the September 12, 2017 Special Council Meeting be approved.**

CARRIED

### 3.0 *NOTICE OF CLOSED COUNCIL MEETING*

R/2017-386

It was moved and seconded

That the meeting following this meeting at 6:00 p.m. be closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter as the subject matter being considered relates to the following:

Section 90(1)(e) The acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality.

Section 90(1)(f) Law enforcement, if the council considers that disclosure might reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.

Section 90(1)(g) Litigation or potential litigation affecting the municipality.

Section 90(1)(i) The receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Section 90(1)(k) Negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Section 90(1)(m) A matter that, under another enactment, is such that the public may be excluded from the meeting.

Section 90(2)(b) The consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government.

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

CARRIED

4.0      *ADJOURNMENT* – 5:05 p.m.

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G. Robson, Acting Mayor

Certified Correct

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D. Denton, Acting Corporate Officer



City of Maple Ridge

***COUNCIL MEETING MINUTES***

September 12, 2017

The Minutes of the City Council Meeting held on September 12, 2017 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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***PRESENT***

***Elected Officials***

Councillor C. Bell  
Councillor K. Duncan  
Councillor B. Masse  
Councillor G. Robson  
Councillor T. Shymkiw  
Councillor C. Speirs

***Absent***

Mayor N. Read

***Appointed Staff***

P. Gill, Chief Administrative Officer  
K. Swift, General Manager of Parks, Recreation & Culture  
F. Quinn, General Manager Public Works and Development Services  
C. Carter, Director of Planning  
D. Denton, Acting Corporate Officer  
A. Gaunt, Confidential Secretary

***Other staff as required***

G. Goddard, Manager of Development and Environmental Services  
D. Pollock, Municipal Engineer  
D. Hall, Planner 2  
M. Baski, Planner 1  
R. MacNair, Manager of Bylaw & Licensing Services

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

The meeting was live streamed and recorded by the City of Maple Ridge

Note: Councillor Robson served as Acting Mayor in Mayor Read's absence

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

The agenda was approved as circulated.

400      ***ADOPTION AND RECEIPT OF MINUTES***

- 401      Minutes of the Regular Council Meeting of July 25, 2017, the Regular Council Meeting of July 25, 2017 and the Special Council Workshop Meeting of August 1, 2017.

R/2017-386

It was moved and seconded

**That the minutes of the Regular Council Meeting of July 25, 2017, the Regular Council Meeting of July 25, 2017 and the Special Council Workshop Meeting of August 1, 2017 be adopted as circulated.**

CARRIED

- 402      Minutes of the Public Hearing of July 18, 2017

R/2017-387

It was moved and seconded

**That the minutes of the Public Hearing of July 18, 2017 be adopted as circulated.**

CARRIED

500      ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** – Nil

600      ***DELEGATIONS***

601      **The ACT Arts Centre Season Preview**

- Karen Pighin, Communications and Development Manager
- Philip Hartwick, Acting Executive Director

Mr. Hartwick introduced Ms. Pighin, spoke to events at the ACT and provided a video previewing the upcoming season at the ACT Arts Centre.

602      **Robert Lonon**

- **Concerns pertaining to Application 2017-113-RZ, 12912 232 Street**

Mr. Lonon outlined his concerns with rezoning Application 2017-113-RZ. His concerns included how he has been dealt with by the current landlord and on being displaced as his home sits on the property in the application. He requested that Council enforce the bylaw for displacing mobile homes as it was written and as it was intended.

700      ***ITEMS ON CONSENT***

701      ***Minutes***

701.1    Minutes of the Development Agreements Committee Meetings – July 12, July 25, July 28, August 1, August 23 and August 29, 2017

701.2    Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel - June 13, 2017
- Public Art Steering Committee - May 30, 2017

702      ***Reports***

702.1    **Disbursements for the month ended July 31, 2017**

Staff report dated September 12, 2017 recommending that the disbursements for the month ended July 31, 2017 be received for information.

703      ***Correspondence*** – Nil

704      ***Release of Items from Closed Council Status***

*From the July 25, 2017 Closed Council Meeting*

Item 04.02 - Purchase of 22160 121 Avenue for Future Park

Item 04.04 - Public Art Steering Committee Membership – 2017/2018  
Term Appointment of Don Miskiman

R/2017-388

It was moved and seconded

**That Items 701.1, 701.2, 702.1 and 704 on the “Items for Consent” agenda be received into the record.**

CARRIED

800      ***UNFINISHED BUSINESS*** – Nil

900      ***CORRESPONDENCE*** – Nil

1000   ***BYLAWS***

**Bylaws for Adoption**

1001      **2015-279-RZ, 22833 122 Avenue**  
**Maple Ridge Zone Amending Bylaw No. 7182-2015**  
Staff report dated September 12, 2017 recommending adoption  
To rezone from RS-1 (One Family Urban Residential) to R-3 (Special  
Amenity Residential District) to permit subdivision into 3 lots not less than  
278 m<sup>2</sup>  
Adoption

R/2017-389

It was moved and seconded

**That Bylaw No. 7182-2015 be adopted.**

CARRIED

1002      **2016-448-CP, Area 1: 256 Street Lands, Area 2: Lougheed Lands**

1002.1   **Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016**  
**(Area 1: 256th Street Lands)**  
To re-designate the properties identified as Area 1: 256th Street Lands  
from Suburban Residential, Rural Resource, and Institutional to  
Conservation, Industrial, Park, Estate Suburban Residential, Suburban  
Residential, Industrial Reserve and Rural Resource and to introduce a new  
Industrial Reserve land use designation for the Official Community Plan  
Adoption

R/2017-390

It was moved and seconded

**That Bylaw No. 7299-2016 be adopted.**

CARRIED

**1002.2 Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017  
(Area 2: Loughheed Lands)**

To re-designate the properties identified as Area 2: Loughheed Lands from Suburban Residential to Industrial (Business Park category), Commercial and Rural Residential, to expand the Albion Industrial Area for an Industrial (Business Park category) future, to re-designate four parcels located near 240 Street and the Loughheed Highway to Commercial and to identify that certain residential properties along River Road, south of the Loughheed Highway, are to be re-designated to Rural Residential  
Adoption

R/2017-391

It was moved and seconded

**That Bylaw No. 7335-2017 be adopted.**

CARRIED

Councillor Masse, Councillor Robson - OPPOSED

**1100 COMMITTEE REPORTS AND RECOMMENDATIONS**

**Public Works and Development Services**

**1101 2017-113-RZ, 12912 232 Street, RS-2 to C-1**

Staff report dated September 12, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7334-2017 to rezone from RS-2 (One Family Suburban Residential) to C-1 (Neighbourhood Commercial) to allow for commercial use including retail space in a one storey format with a proposed child care centre be given first reading and that the applicant provide further information as described on Schedules C, D, and G of the Development Procedures Bylaw No. 5879-1999.

D. Hall, Planner provided the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Site Plan

R/2017-392

It was moved and seconded

1. That Bylaw No. 7334-2017 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D, & G of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1102     **2017-154-SD, 10501 Jackson Road, Local Area Service Bylaw**

Staff report dated September 12, 2017 recommending that a Local Area Service Bylaw be authorized for enhanced landscape maintenance costs to be levied on benefitting properties and that McVeety Local Area Service Bylaw No. 7367-2017 be given first, second and third readings.

R/2017-393

It was moved and seconded

1. That a Local Area Service Bylaw, as formally petitioned by the developer of the lands referred to as 'McVeety', and per the Community Charter, Part 7, Division 5, 211 (1)(a), be authorized for the enhanced landscape maintenance costs to be levied on the benefitting properties; and further,
2. That McVeety Local Area Service Bylaw No. 7367-2017 be given first, second and third readings.

CARRIED

1103     **2012-065-DVP, 10501 Jackson Road**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2012-065-DVP to vary the subdivision servicing requirement for underground wiring to allow overhead wiring to remain along the 245B Street frontage, to increase maximum retaining wall height and to reduce front yard setbacks and minimum required lot width for specified lots.

R/2017-394

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2012-065-DVP respecting property located at 10501 Jackson Road.

CARRIED

**1104 2014-016-DVP, 23908 and 23920 Dewdney Trunk Road**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2014-016-DVP to waive the requirement to convert overhead utilities on Dewdney Trunk Road to underground wiring.

R/2017-395

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2014-016-DVP respecting property located at 23908 and 23920 Dewdney Trunk Road.**

CARRIED

**1105 2015-279-DVP, 22833 122 Avenue**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-279-DVP to reduce minimum lot width on lots 1, 2 and 3.

R/2017-396

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2015-279-DVP respecting property located at 22833 122 Avenue.**

CARRIED

**1106 2017-282-DVP, 25171 117 Avenue**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-282-DVP to reduce the rear yard setback for the building face and deck and the roof overhang for a future home.

R/2017-397

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2017-282-DVP respecting property located at 25171 117 Avenue.**

CARRIED

Note: Councillor Duncan left the meeting at 7:47 p.m.

**1107 2016-163-SD, 5% Money in Lieu of Parkland Dedication, 23908 and 23920 Dewdney Trunk Road**

Staff report dated September 12, 2017 recommending that the owner of land proposed for subdivision at 23908 and 23920 Dewdney Trunk Road, under application 2016-163-SD, shall pay to the City of Maple Ridge an amount that is not less than \$130,000.00.

R/2017-398

It was moved and seconded

**That pursuant to Council's policy regarding 5% Parkland Dedication or payment of Money In Lieu, be it resolved that the owner of land proposed for subdivision at 23908 and 23920 Dewdney Trunk Road, under application 2016-163-SD, shall pay to the City of Maple Ridge an amount that is not less than \$130,000.00.**

CARRIED

**1108 Award of Contract ITT-EN17-52: 232 Street (132 Avenue to Birch Avenue – Paradise Creek Relocation)**

Staff report dated September 12, 2017 recommending that Contract ITT-EN17-52: 232 Street (132 Avenue to Birch Avenue – Paradise Creek Relocation) be awarded to Double M Excavating, that a construction contingency be approved to address potential variations in field conditions, that the McElhanney Consulting Services Ltd. contract for Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road) be amended to increase the budget for environmental services during construction and that the Corporate Officer be authorized to execute the contracts.

R/2017-399

It was moved and seconded

**That Contract ITT-EN17-52, 232 Street (132 Avenue to Birch Avenue) – Paradise Creek Relocation, be awarded to Double M Excavating Ltd. in the amount of \$566,777.97 excluding taxes; and**

**That a construction contingency of \$60,000.00 be approved to address potential variations in field conditions; and**



**That the McElhanney Consulting Services Ltd. contract for Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road), be amended to increase the budget by \$33,000.00 for environmental services during construction; and further**

**That the Corporate Officer be authorized to execute the contracts.**

CARRIED

Note: Councillor Duncan returned to the meeting at 7:50 p.m.

**Financial and Corporate Services (including Fire and Police)**

**1131 2018 Permissive Tax Exemptions**

Staff report dated September 12, 2017 recommending that Maple Ridge Tax Exemption Bylaw No. 7368-2017 to exempt certain types of properties from municipal property taxation be given first, second and third readings.

R/2017-400

It was moved and seconded

**That Bylaw No. 7368-2017 be given first, second and third readings.**

CARRIED

Note: Councillor Robson excused himself from discussion of Item 1132 at 7:54 p.m. as his wife is an employee of the Food Bank. Councillor Bell chaired the meeting.

**1132 2017 Community Grants**

Staff report dated September 12, 2017 recommending that the proposed allocation of Community Grants for 2017 be approved.

R/2017-401

It was moved and seconded

**That the proposed allocation of Community Grants as shown on Schedule "A" of the staff report dated September 12, 2017 titled 2017 Community Grants be approved.**

CARRIED

Note: Councillor Robson returned at 7:55 p.m. and resumed the Chair.

### **1133 Loan Authorization Bylaws**

Staff report dated September 12, 2017 recommending that nine loan authorization bylaws pertaining to Parks and Recreational Facilities be given first, second and third readings, that the Corporate Officer be directed to submit the bylaws to the Ministry of Community Services for review and approval by the Inspector of Municipalities, that following approval of the bylaws by the Inspector of Municipalities, approval of the electors be sought through the Alternative Approval Process, that the Alternative Approval Process Elector Response Forms be approved and that the advertisement of the Alternative Approval Process be approved.

R/2017-402

It was moved and seconded

1. That Maple Ridge Leisure Centre Renovation Loan Authorization Bylaw No. 7370-2017 be given first, second and third readings;
2. That Telosky Stadium Synthetic Fields Loan Authorization Bylaw No. 7371-2017 be given first, second and third readings;
3. That Albion Community Centre Loan Authorization Bylaw No. 7372-2017 be given first, second and third readings;
4. That Silver Valley Neighbourhood Gathering Places Loan Authorization Bylaw No. 7373-2017 be given first, second and third readings;
5. That Hammond Community Centre Renovation Loan Authorization Bylaw No. 7374-2017 be given first, second and third readings;
6. That Whonnock Lake Canoe and Kayak Facility Improvements Loan Authorization Bylaw No. 7375-2017 be given first, second and third readings;
7. That Maple Ridge Secondary School Track Facility Upgrades Loan Authorization Bylaw No. 7376-2017 be given first, second and third readings;
8. That Ice Sheet Addition Loan Authorization Bylaw No. 7377-2017 be given first, second and third readings;
9. That Outdoor Pool Construction Loan Authorization Bylaw No. 7378-2017 be given first, second and third readings;

10. That the Corporate Officer be directed to submit Bylaw Nos. 7370-2017, 7371-2017, 7372- 2017, 7373-2017, 7374-2017, 7375-2017, 7376-2017, 7377-2017 and 7378-2017 to the Ministry of Community Services for review and approval by the Inspector of Municipalities;
11. That following approval of the bylaws by the Inspector of Municipalities, approval of the electors be sought through the Alternative Approval Process in relation to Bylaw Nos. 7370- 2017, 7371-2017, 7372-2017, 7373-2017, 7374-2017, 7375-2017, 7376-2017, 7377- 2017 and 7378-2017
12. That the Alternative Approval Process Elector Response Forms be approved (Attachments J-R of the report dated September 12, 2017);  
AND
13. That the advertisement for the Alternative Approval Process be approved (Attachment S of the report dated September 12, 2017).

CARRIED

**1134 Proposed Amendments to Bylaw Enforcement – Management of Records Policy 5.29**

Staff report dated September 12, 2017 recommending that Bylaw Enforcement – Management of Records – Policy 5.29 be adopted as amended.

R/2017-403

It was moved and seconded

**That Bylaw Enforcement – Management of Records – Policy 5.29 be adopted as amended.**

CARRIED

**1135 Award of Contract, Architectural Design Services, Maple Ridge Fire Hall No. 4 & Training Ground**

Staff report dated September 12, 2017 recommending that the Architectural Consulting Services: Fire Hall & Training Facility (RFP-FD17-48) be awarded to Johnston Davidson Architecture & Planning, that a contingency be established and that the Corporate Officer be authorized to execute the contract.

R/2017-404

It was moved and seconded

1. That the Architectural Consulting Services: Fire Hall & Training Facility (RFP-FD17-48) be awarded to Johnston Davidson Architecture + Planning Inc. for a contract price of \$725,660 (excluding GST), and;
2. That a contingency of 20% in the amount of \$145,132 (excluding GST) be established for this project; and;
3. That the Corporate Officer be authorized to execute the contract.

CARRIED

*Parks, Recreation & Culture* – Nil

*Administration* – Nil

*Other Committee Issues* – Nil

1200 *STAFF REPORTS* – Nil

1300 *OTHER MATTERS DEEMED EXPEDIENT* – Nil

1400 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS* – Nil

1500 *QUESTIONS FROM THE PUBLIC*

**Kim Engle**

Ms. Engle referred to a recent announcement in the newspaper pertaining to the Salvation Army building and asked whether taxpayers will be asked to provide input into the decision for the location of another shelter. She also asked whether individual voting records on a shelter will be released and when a consultation process will be brought forward to the public.

The Chief Administrative Officer provided information in terms of proposed locations of a shelter. He advised that the Province has been asked to prepare a consultation plan.

Ms. Engle asked whether consultation will be held after a location is chosen or prior to location, model and structure decisions being made.

The Chief Administrative Officer advised that early consultation has been requested of the Provincial Government.

Ms. Engle commented on issues taken to closed meetings and reiterated her question on access to individual voting records should a shelter be voted on in a Closed Council meeting.

The Chief Administrative Officer advised on voting and the release of voting records.

**Diane Guthrie**

Ms. Guthrie requested that Question Period be moved to the beginning of Council meetings or that Question Period be split between the beginning and the end of each meeting. She asked for an explanation as to why this cannot be done.

Ms. Guthrie was advised that the topic has been previously discussed and can be revisited.

1600     ***ADJOURNMENT*** – 8:18 p.m.

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G. Robson, Acting Mayor

Certified Correct

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D. Denton, Acting Corporate Officer

700     *ITEMS ON CONSENT*



## 701.1 Development Agreements Committee



**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

September 11, 2017  
Mayor's Office

**CIRCULATED TO:**

Nicole Read, Mayor  
Chair

Paul Gill, Chief Administrative Officer  
Member

Amanda Allen, Recording Secretary

---

**1. 2016-462-DP**

LEGAL: Lot 18 Section 32 Township 12 New Westminster District  
Plan 13709

LOCATION: 13654 224 Street

OWNER: Mohammed and Mahdiah Sadegh

REQUIRED AGREEMENTS: Enhancement and Maintenance Agreement  
Habitat Protection Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-462-DP**

**CARRIED**

**2. 2016-163-SD**

LEGAL: Lots 1 - 12, all of Section 16 Township 12 New Westminster  
District Plan EPP72568

LOCATION: 23908 and 23920 Dewdney Trunk Road


OWNER: Red Hawk Constructions Ltd.

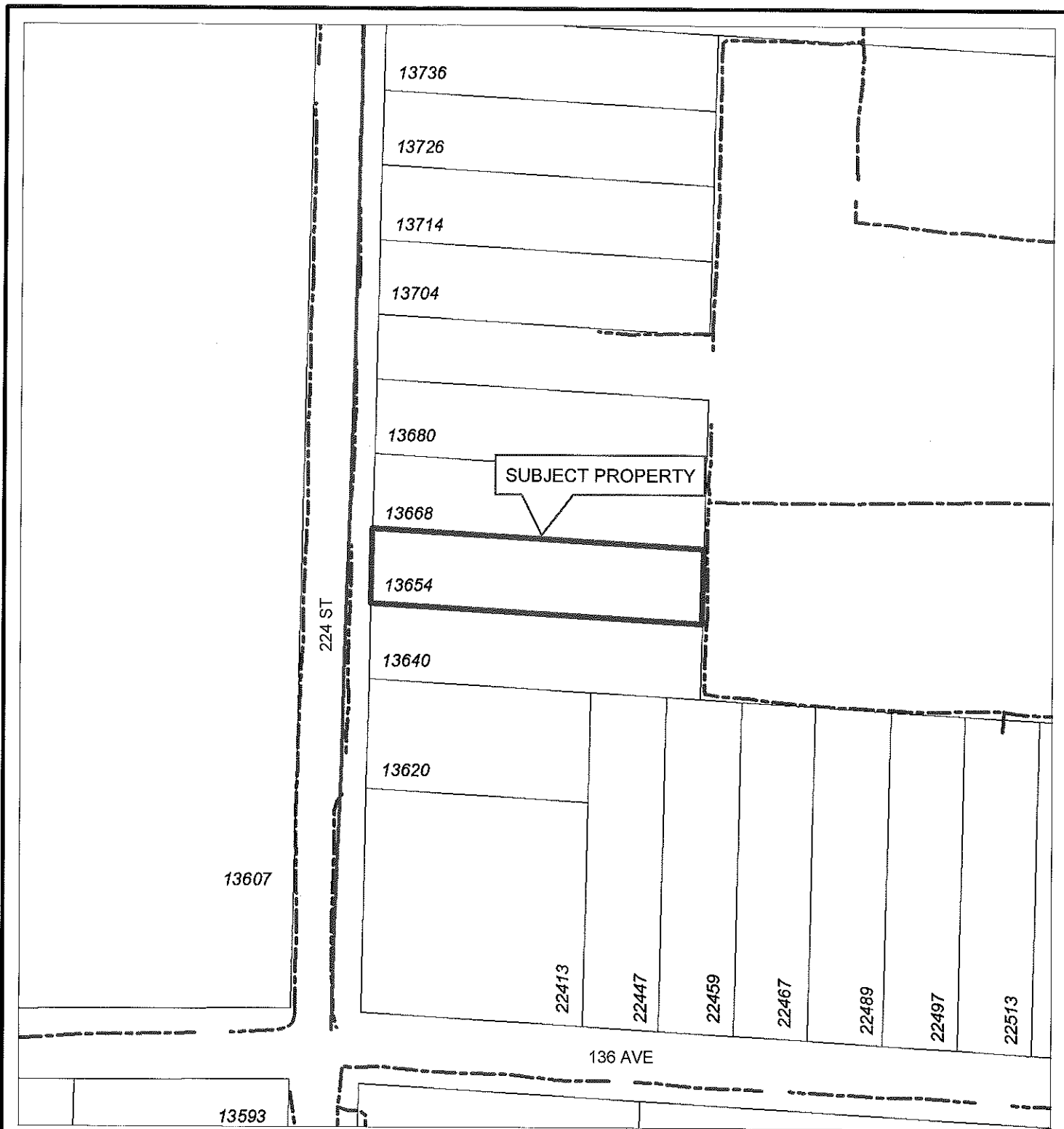
REQUIRED AGREEMENTS: Stormwater Management Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2016-163-SD**

**CARRIED**



  
\_\_\_\_\_  
Nicole Read, Mayor  
Chair

  
\_\_\_\_\_  
Paul Gill, Chief Administrative Officer  
Member



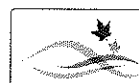
Scale: 1:1,500

### Legend

-  Stream
-  Ditch Centreline

13654 224 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2016-462-DP

DATE: Dec 8, 2016

BY: PC





## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** 2017 Council Expenses

**MEETING DATE:** September 19, 2017  
**FILE NO:**  
**MEETING:** Council

---

### EXECUTIVE SUMMARY

In keeping with Council's commitment to transparency in local government, the attached Schedule lists Council expenses to the end of July and August 2017. The expenses included on the schedule are those required to be reported in the annual Statement of Financial Information and are available on our website.

### RECOMMENDATION:

Receive for information

### Discussion

The expenses included in the attached schedule are those reported in the annual Statement of Financial Information (SOFI), including those incurred under Policy 3.07 "Council Training, Conferences and Association Building". The budget for Council includes the provision noted in Policy 3.07 as well as a separate budget for cell phone and iPad usage. The amounts on the attached Schedule are those recorded prior to the preparation of this report and are subject to change.

*"original signed by Paula Melvin"*

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Prepared by: Paula Melvin  
Executive Assistant, Corporate Administration

*"original signed by Trevor Thompson"*

---

Approved by: Trevor Thompson, BBA, CPA, CGA  
Manager of Financial Planning

*"original signed by Paul Gill"*

---

Approved by: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
<b>Bell, Corisa</b>						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	Portable electronic device charges (e.g. Ipad)				4.28	
March	Portable electronic device charges (e.g. Ipad)				4.28	
April	Portable electronic device charges (e.g. Ipad)				4.28	
May	Portable electronic device charges (e.g. Ipad)				17.12	
June	Portable electronic device charges (e.g. Ipad)				17.12	
July	Portable electronic device charges (e.g. Ipad)				8.56	
August						
September						
October						
November						
December						
		-	-	-	59.92	59.92
<b>Duncan, Kiersten</b>						
January	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				4.28	
February	Cell phone charges				42.80	
	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
March	Cell phone charges				43.10	
	Portable electronic device charges (e.g. Ipad)				4.28	
	High Ground Conference	528.48				
April	Cell phone charges				114.67	
	Portable electronic device charges (e.g. Ipad)				8.56	
May	Lower Mainland Local Government Association (LMLGA) Conference	931.30				
	Cell phone charges				42.96	
	Portable electronic device charges (e.g. Ipad)				34.24	
June	Cell phone charges				43.10	
	Portable electronic device charges (e.g. Ipad)				17.12	
July	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				4.28	
August	Cell phone charges				43.10	
September						
October	Making Cities Liveable Conference	1,138.99				
November						
December						
		2,598.77	110.00	-	492.37	3,201.14

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
<b>Masse, Bob</b>						
January						
February						
March	Ridge Meadows Chamber Business Excellence Awards		125.00			
April						
May	Maple Ridge Community Foundation Citizen of the Year Award		125.00			
June						
July						
August						
September						
October						
November						
December						
		-	250.00	-	-	250.00
<b>Read, Nicole</b>						
January	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				17.12	
February	Cell phone charges				42.80	
	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				17.12	
March	Cell phone charges				44.97	
	Ridge Meadows Chamber Business Excellence Awards		125.00			
	Portable electronic device charges (e.g. Ipad)				17.12	
April	Cell phone charges				48.83	
	Portable electronic device charges (e.g. Ipad)				8.56	
May	Cell phone charges				43.85	
	Portable electronic device charges (e.g. Ipad)				17.12	
June	Cell phone charges				52.31	
	Portable electronic device charges (e.g. Ipad)				34.24	
	Federation of Canadian Municipalities (FCM) Conference	3,762.32				
July	Cell phone charges				54.93	
	Portable electronic device charges (e.g. Ipad)				17.12	
August	Cell phone charges				58.15	
September						
October	National Conference on Ending Homelessness	1,149.25				
November						
December						
		4,911.57	235.00	-	517.04	5,663.61

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
<b>Robson, Gordy</b>						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
March	Ridge Meadows Chamber Business Excellence Awards		125.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
April	Portable electronic device charges (e.g. Ipad)				4.28	
May	Lower Mainland Local Government Association (LMLGA) Conference	908.70				
	Maple Ridge Community Foundation Citizen of the Year Award		125.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
June	Portable electronic device charges (e.g. Ipad)				4.28	
July	Portable electronic device charges (e.g. Ipad)				4.28	
August						
September						
October						
November						
December						
		908.70	360.00	-	29.96	1,298.66
<b>Shymkiw, Tyler</b>						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				17.12	
March	Attendance at meetings - parking			9.52		
	Portable electronic device charges (e.g. Ipad)				4.28	
April	Portable electronic device charges (e.g. Ipad)				4.28	
May	Maple Ridge Community Foundation Citizen of the Year Award		125.00			
	Portable electronic device charges (e.g. Ipad)				34.24	
June	Portable electronic device charges (e.g. Ipad)				111.28	
July	Portable electronic device charges (e.g. Ipad)				34.24	
August						
September						
October						
November						
December						
		-	235.00	9.52	209.72	454.24



Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Speirs, Craig						
January	Cell phone charges				42.96	
	Portable electronic device charges (e.g. Ipad)				8.56	
February	Cell phone charges				48.29	
	South Asian Cultural Society Gala		110.00			
March	Portable electronic device charges (e.g. Ipad)				8.56	
	Cell phone charges				42.80	
	Ridge Meadows Chamber Business Excellence Awards		125.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
April	High Ground Conference	240.31				
	Cell phone charges				41.87	
	Haney Farmers Market Fundraiser		35.00			
	Ridge Meadows Multi Cultural Society Inaugural Gala		50.00			
May	Portable electronic device charges (e.g. Ipad)				34.24	
	Maple Ridge Community Foundation Citizen of the Year Award		125.00			
	Cell phone charges				42.80	
	Lower Mainland Local Government Association (LMLGA) Conference	967.33				
June	Portable electronic device charges (e.g. Ipad)				51.36	
	Cell phone charges				51.41	
	Federation of Canadian Municipalities (FCM) Conference	3,572.87				
	Portable electronic device charges (e.g. Ipad)				34.24	
July	Cell phone charges				45.95	
	Portable electronic device charges (e.g. Ipad)				4.28	
August	Cell phone charges				42.80	
September						
October						
November						
December						
		4,780.51	445.00	-	504.40	5,729.91
TOTALS		13,199.55	1,635.00	9.52	1,813.41	16,657.48



## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read and Members of Council      **MEETING DATE:** September 19, 2017

**FROM:** Chief Administrative Officer      **MEETING:** Council

**SUBJECT:** Disbursements for the month ended August 31, 2017

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### EXECUTIVE SUMMARY:

The disbursements summary for the past period is attached for information. All voucher payments are approved by the Mayor or Acting Mayor and a Finance Manager. Council authorizes the disbursements listing through Council resolution. Expenditure details are available by request through the Finance Department.

### RECOMMENDATION:

That the disbursements as listed below for the month ended August 31, 2017 be received for information only.

GENERAL	\$ 19,198,412
PAYROLL	\$ 1,854,281
PURCHASE CARD	\$ <u>93,928</u>
	\$ <u>21,146,621</u>

### DISCUSSION:

**a) Background Context:**

The adoption of the Five Year Consolidated Financial Plan has appropriated funds and provided authorization for expenditures to deliver municipal services.

The disbursements are for expenditures that are provided in the financial plan.

**b) Community Communications:**

The citizens of Maple Ridge are informed on a routine monthly basis of financial disbursements.

c) **Business Plan / Financial Implications:**

Highlights of larger items included in Financial Plan or Council Resolution

• Praxis Legal "In Trust" – property acquisition 22100 Blk 121 Ave	\$	472,151
• First Truck Centre Inc – recycling truck	\$	270,863
• PW Trenchless Construction Inc – Sanitary sewer on River Road	\$	512,561
• Ridge Meadows Recycling Society – monthly contract for recycling	\$	203,709
• Sunrise Toyota – 7-Rav4	\$	194,895
• The municipality acts as the collection agency for other levels of government or agencies. The following collections were remitted in August.		
1. G. V. Sewerage & Drainage – 2017 requisition	\$	6,223,700
2. G.V. Regional District – 2017 requisition	\$	971,193
3. Province of BC - School tax requisition	\$	38,175
4. South Coast BC Trans Authority – 2017 requisition	\$	5,622,711
5. BC Assessment Authority – 2017 requisition	\$	995,668

d) **Policy Implications:**

Corporate governance practice includes reporting the disbursements to Council monthly.

**CONCLUSIONS:**

The disbursements for the month ended August 31, 2017 have been reviewed and are in order.

Original signed by Andy Dhah

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*Prepared by:* **Andy Dhah**  
**Accounting Clerk II**

Original signed by Trevor Thompson

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*Approved by:* **Trevor Thompson, BBA, CPA, CGA**  
**Manager of Financial Planning**

Original signed by Paul Gill

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*Concurrence:* **Paul Gill, BBA, CPA, CGA**  
**Chief Administrative Officer**

**CITY OF MAPLE RIDGE**  
**MONTHLY DISBURSEMENTS - AUGUST 2017**

<b><u>VENDOR NAME</u></b>	<b><u>DESCRIPTION OF PAYMENT</u></b>	<b><u>AMOUNT</u></b>
0846904 BC Ltd	Security refund	35,000
0946235 BC Ltd	Roadside mowing	29,426
677560 BC Ltd	Soil Overpayment	15,826
BC Assessment Authority	2017 requisition	995,668
BC Hydro	Electricity	148,364
BC SPCA	Contract payment - Jul	29,190
Bhuller, Ajitpal	Security refund	36,797
Boileau Electric & Pole Ltd	Maintenance:	
	203rd & Telep Ave PVR valid kiosk	5,985
	Banners	305
	Disconnect PA system - Bylaws	102
	Inspect & clean signals	1,178
	Install motion sensors	5,753
	Install network data drop	126
	Installation of hanging baskets	1,107
	Leisure Center	126
	Nokai Park lights	475
	Operations	1,142
	RCMP	1,245
	Repair controller 20243 125th	461
	Reset Breaker	126
	Street lights	107
	Street pole repair	447
		<hr/>
CUPE Local 622	Dues - pay periods 17/16 & 17/17	27,582
Carrier Mausoleums Construction	Installation of two 48 inch columbariums	48,132
Chevron Canada Ltd	Gasoline & diesel fuel	40,240
Cobing Building Solutions	Electrical/Mechanical Maintenance:	
	Allco Park	173
	Brickwood Park	183
	City Hall	1,292
	Davidson Pool	1,067
	Firehalls	1,397
	Greg Moore Youth Centre	1,740
	Hammond Community Centre	1,663
	Leisure Centre	10,835
	Library	858
	Memorial Park	173
	Operations	3,168
	Randy Herman Building	1,459
	RCMP	744
	Thornhill Hall	338
	Whonnock Lake Community Centre	4,153
		<hr/>
Direct Equipment West Ltd	Modular aluminum shoring	32,491
First Truck Centre Vancouver Inc	Recycling truck	270,863
Fitness Edge	Contracted service provider - fitness classes & programs	19,570
Fraser City Installations Ltd	Rapid flashing beacons on Dewdney Trunk Road crosswalks	21,762
Fred Surridge Ltd	Waterworks supplies	22,971
Gotraffic Management Inc	Traffic control	29,139
Gr Vanc Sewerage & Drainage	2017 requisition	6,223,700
	Transfer station waste disposal	135
		<hr/>
Greater Vanc Water District	Barnston pump station	15,735
Greater Vancouver Regional Dis	2017 requisition	971,193

<b><u>VENDOR NAME</u></b>	<b><u>DESCRIPTION OF PAYMENT</u></b>	<b><u>AMOUNT</u></b>
Hallmark Facility Services Inc	Janitorial services & supplies:	
	City Hall	6,991
	Firehalls	9,286
	Library	8,739
	Operations	8,302
	Randy Herman Building	9,723
	RCMP	8,302
		<hr/>
Horizon Landscape Contractors	Grass cutting - June	22,126
	Waste bag collection - May & June	10,021
		<hr/>
Image Painting & Restoration Ltd	Paint street lights	15,750
	Paint street poles	9,713
	Paint yellow safety markings Leisure Centre	525
	Wash & paint bleachers at fairgrounds	3,150
	Wash & paint of orange wall at ACT center	4,200
		<hr/>
Interprovincial Traffic Serv	Traffic signal LED replacement lamps	27,220
Jennifer Wilson Consultants	Consulting for Parks and Leisure	18,882
Lafarge Canada Inc	Roadworks material	72,513
Manulife Financial	Employer/employee remittance	147,939
Maple Ridge & PM Arts Council	Arts Centre contract payment	54,167
	Program revenue - Jul	4,679
		<hr/>
McElhanney Consulting Services	232nd Street Sidewalk - 132 Ave to Silver Valley Road	58,997
Medical Services Plan	Employee medical & health premiums	41,925
Microserve	Canon imagePROGRAF inkjet printer	19,984
Municipal Pension Plan BC	Employer/employee remittance	472,151
Oakvale Developments Ltd	Security refund	15,000
Paul Bunyan Tree Services	Tree maintenance & damaged tree removal	33,524
Praxis Legal "In Trust"	Land acquisition - 22100 BLK 121 Ave	643,569
Province Of BC - 21312	2017 school tax requisition	38,175
PW Trenchless Construction Inc	Sanitary sewer replacement on River Road (Kanaka Creek - McKay Ave)	512,561
Receiver General For Canada	Employer/Employee remittance PP17/16 & PP17/17	721,039
RG Arenas (Maple Ridge) Ltd	Ice rental - Jul	56,896
Ridge Meadows Recycling Society	Illegal dumping pickup	63
	Litter pickup contract	1,947
	Monthly contract for recycling	203,709
	Recycling station pickup	649
	Toilet rebate program	262
	Weekly recycling	355
		<hr/>
Sanscorp Products Ltd	Roadworks material	31,917
South Coast BC Trans Authority	2017 requisition	5,622,711
Stewart McDannold Stuart	Professional fees	52,528
Sunrise Toyota	Seven Rav4 hybrid vehicles	194,895
The Garage Door Depot	Eight Jack shaft electric operators	20,099
Warrington PCI Management	Advance for Tower common costs	57,515
Whonnock Roofing Ltd	Roofing for 23740 Fern Crescent	16,170
Disbursements In Excess \$15,000		18,320,579
Disbursements Under \$15,000		877,833
Total Payee Disbursements		<hr/>
Payroll	PP17/16 & PP17/17	1,854,281
Purchase Cards - Payment		93,928
Total Disbursements August 2017		<hr/> <hr/>

1000 Bylaws

**CITY OF MAPLE RIDGE  
BYLAW NO. 7356-2017**

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

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**WHEREAS** Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

**AND WHEREAS** it is deemed expedient to amend Schedule "A" to the Official Community Plan;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7356-2017."
2. Schedule "A" of the Official Community Plan shall be amended as follows:  
Chapter 10, Area Planning, Section 10.5 HAMMOND AREA PLAN is amended as follows:  
APPENDIX A – ZONING MATRIX, Section 2. Zoning Matrix: Hammond Area Plan Land Use Designation, Infill General Employment, is amended by adding the following into the Zones Column: M-3 (Business Park) zone is only permitted for the properties located at Lot 573 District Lot 279 Group 1 New Westminster District Plan 114 and Lot 1 District Lots 278 and 279 Group 1 New Westminster District Plan 60497.
3. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

**READ** a first time the 25<sup>th</sup> day of July, 2017.

**READ** a second time the 25<sup>th</sup> day of July , 2017.

**PUBLIC HEARING** held the 19<sup>th</sup> day of September, 2017.

**READ** a third time the                day of                , 20

**ADOPTED** the                day of                , 20 .

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**





**CITY OF MAPLE RIDGE**

**BYLAW NO. 7274-2016**

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

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**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7274-2016."
2. Those parcel (s) or tract (s) of land and premises known and described as:  
  
Lot 1 District Lots 278 and 279 Group 1 New Westminster District Plan 60497;  
  
Lot 573 District Lot 279 Group 1 New Westminster District Plan 114;  
  
and outlined in heavy black line on Map No. 1692 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to M-3 (Business Park).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 20<sup>th</sup> day of September, 2016.

**READ** a second time the 25<sup>th</sup> day of July, 2017.

**PUBLIC HEARING** held the 19<sup>th</sup> day of September, 2017.

**READ** a third time the                day of                , 20

**ADOPTED** the                day of                , 20

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**PRESIDING MEMBER**

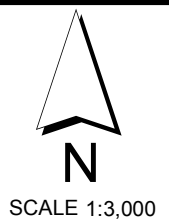
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**CORPORATE OFFICER**



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7274-2016  
 Map No. 1692  
 From: C-3 (Town Centre Commercial)  
 To: M-3 (Business Park)



## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** September 19, 2017  
**FILE NO:** 2016-008-RZ  
**MEETING:** Council  
**SUBJECT:** Final Reading:  
Official Community Plan Amending Bylaw No. 7326-2017  
Zone Amending Bylaw No. 7218-2016, and  
Zone Amending Bylaw No. 7219-2016;  
11016, 11032 and 11038 240 Street

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### EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw 7326-2017 and Zoning Amending Bylaws No. 7218-2016 and 7219-2016 have been considered by Council and at Public Hearing and subsequently were granted Third Reading. The applicant has requested that Final Reading be granted. The purpose of the rezoning is to permit the construction of 8 Single Family residences along 240 Street and 15 townhouse units on the eastern portion of the site, accessed by a new north-south lane off of 110 Avenue.

Council granted first reading for Zone Amending Bylaw No. 7218-2016 (for RM-1) and 7219-2016 (for R-3) on April 12, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7326-2017 and second reading for Zone Amending Bylaw No. 7218-2016 and 7219-2016 on May 9, 2017. This application was presented at Public Hearing on June 20, 2017, and Council granted third reading on June 27, 2017.

### RECOMMENDATION:

That Official Community Plan Amending Bylaw No. 7326-2017 be adopted; and

That Zone Amending Bylaw No. 7218-2016, be adopted; and

That Zone Amending Bylaw No. 7219-2016 be adopted.

### DISCUSSION:

#### a) Background Context:

Council considered this rezoning application at a Public Hearing held on June 20, 2017. On June 27, 2017 Council granted Third Reading to Official Community Plan Amending Bylaw No. 7326-2017 and Zone Amending Bylaw Nos. 7218-2016 and 7219-2016 with the stipulation that the following conditions be addressed:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;

- ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C" for conservation areas;
- iii) Road dedication on 240 Street and 110 Avenue, as required;
- iv) Park dedication as required, including the possibility of construction of walkways, and multi-purpose trails; and removal of all debris and garbage from park land;
- v) Consolidation of the subject properties;
- vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
- vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
- viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- ix) Registration of a Restrictive Covenant for Tree Protection;
- x) Registration of a Restrictive Covenant for Stormwater Management;
- xi) Removal of existing buildings;
- xii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- xiii) That a voluntary contribution, in the amount of \$4,100.00 per townhouse dwelling unit and \$5,100.00 per single family lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions;and
- xiv) That a contribution in the amount of \$3,100.00 per multifamily unit and Single Family dwelling be paid for obtaining a higher density with regard to the Density Bonus framework established in the Albion Area Plan, estimated to be \$71,300.00.

The following applies to the above:

- I. A Restrictive Covenant for Rezoning Servicing Agreement has been registered, and receipt of the deposit of a security, as outlined in the Agreement, was received;
- II. OCP amendment is completed with the adoption of the bylaw;
- III. Road dedication plan has been submitted to the City accompanied with a letter of undertaking by the lawyer to register the plan;
- IV. Park dedication plan has been submitted to the City accompanied with a letter of undertaking by the lawyer to register the plan;
- V. A plan for the consolidation of the properties has been submitted to the City accompanied with a letter of undertaking by the lawyer to register the plan;
- VI. Restrictive Covenant for Geotechnical has been submitted to the City accompanied with a letter of undertaking by the lawyer to register the document;

- VII. Restrictive Covenant for No Build/No Disturbance area for the protection of the natural environment (the wetlands cited in the conditions) and storm water management has been submitted to the City accompanied with a letter of undertaking by the lawyer to register the document;
- VIII. Restrictive Covenant for Visitor Parking has been submitted to the City accompanied with a letter of undertaking by the lawyer to register the document;
- IX. Restrictive Covenant for Tree Protection has been submitted to the City accompanied with a letter of undertaking by the lawyer to register the document;
- X. Restrictive Covenant for Stormwater Mangement has been submitted to the City accompanied with a letter of undertaking by the lawyer to register the document;
- XI. Demolition Permits have been issued for the removal of the existing buildings;
- XII. A letter has been received from McEwan ENviornmental Engineering sealed by T.K. McEwan, P. Eng. that there is no evidence of an underground storage tank on the property;
- XIII. A Community Amenity contribution of \$102,300.00(\$5,100 per unit X 8 units = \$40,800 + \$4,100 per unit x 15 units = \$61,500) has been received;
- XIV. A Density Bonus (Albion Plan Area) in the amount of \$71,300.00 has been received; and
- XV. Enhancement and Maintenance Agreement has been signed and security collected in the amount of \$22,174.00.

#### **CONCLUSION:**

As the applicant has met Council's conditions, it is recommended that Final Reading be given to Official Community Plan Amending Bylaw No. 7326-2017, Zone Amending Bylaws No. 7218-2016, and No. 7219-2016.

"Original signed by Chuck Goddard" for

---

**Prepared by: Wendy Cooper, MCIP, RPP**  
**Senior Planning Technician**

"Original signed by Christine Carter"

---

**Approved by: Christine Carter, M.PL, MCIP, RPP**  
**Director of Planning**

"Original signed by Frank Quinn"

---

**Approved by: Frank Quinn, MBA, P.Eng**  
**GM: Public Works & Development Services**

"Original signed by Paul Gill"

---

**Concurrence: Paul Gill, CPA, CGA**  
**Chief Administrative Officer**

The following appendices are attached hereto:

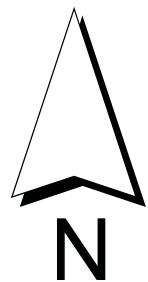
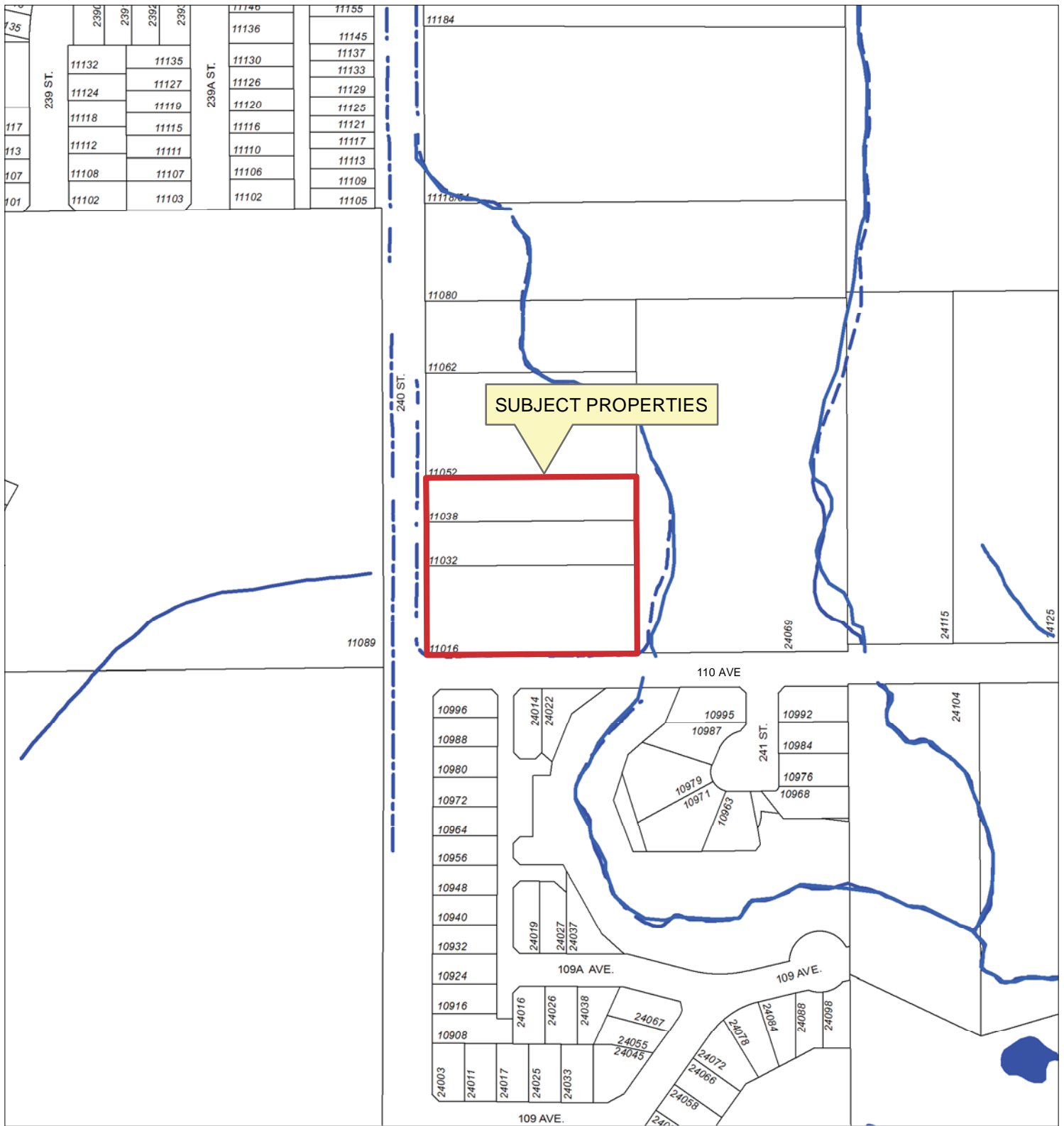
Appendix A – Subject Map

Appendix B – Site Plan

Appendix C – Bylaw No. 7326-2017

Appendix D – Bylaw No. 7218-2016

Appendix E – Bylaw No. 7219-2016



Scale: 1:2,500

## Legend

- Stream
- - - Ditch Centreline
- Edge of River
- - - Indefinite Creek
- River Centreline
- Lake or Reservoir
- River
- Major Rivers & Lakes

11016/32/38 240 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

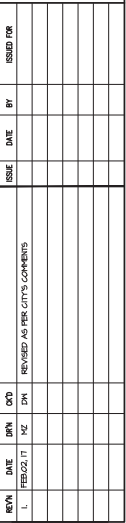
[mapleridge.ca](http://mapleridge.ca)

FILE: 2016-008-RZ

DATE: Jan 22, 2016

BY: PC

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<u>DEVELOPMENT DATA</u>			
ZONING: RM-1			
NET SITE AREA:		34,623.18 s.f.	3,216.60 m <sup>2</sup>
		0.71 AC.	0.322 Ha.
DENSITY:			
PROPOSED:	15 UNITS	18.81 U.P.AC.	46.63 U.P.Ha.
F.S.R.:			
ALLOWABLE:	0.75 (BONUS)	25,967 s.f.	2,412 m <sup>2</sup>
PROPOSED:	0.75	25,967 s.f.	2,412 m <sup>2</sup>

UNIT BREAKDOWN:			
UNIT TYPE	GARAGE TYPE	UNIT AREA	NO. OF UNITS
A	DOUBLE	1,913 s.f.	6 = 1,837 s.f.
A2	DOUBLE	1,914 s.f.	2 = 3,820 s.f.
B	TANDEM	1,471 s.f.	3 = 4,430 s.f.
C	TANDEM	1,470 s.f.	3 = 4,409 s.f.
D	TANDEM	1,461 s.f.	1 = 1,461 s.f.
		TOTAL:	15 25,967 s.f. 2,412 m2

DOUBLE GARAGE	8	53%
TANDEM GARAGE	7	47%

USABLE OPEN SPACE (SHADED AREA)

REQUIRED: 45 m2 / 3 BED	675 m2	USABLE OPEN SPACE
5 m2 / UNIT	75 m2	COMMON ACTIVITY AREA
PROVIDED:	709 m2	USABLE OPEN SPACE
	80 m2	COMMON ACTIVITY AREA (INCLUDED)

PARKING:

REQUIRED:

RESIDENTS:	2	/ UNIT	30	SPACES
VISITORS:	0.2	/ UNIT	3	SPACES
TOTAL REQUIRED:			33	SPACES

PROVIDED:

RESIDENTS:	2	/ UNIT	30	SPACES
VISITORS:	0.2	/ UNIT	3	SPACES
TOTAL REQUIRED:			33	SPACES

CLIENT :	LONDON PACIFIC
DESIGN :	
DATE :	
DRAWN :	
PROJECT :	1016, 1032, 1039, 240TH ST. MAPLE RIDGE, B.C.
SHEET CONTENTS :	CONCEPTUAL SITE PLAN
DATE :	Feb. 25 17
SCALE :	1" = 20'-0"

barnett dembek

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO. AC-2.0
PROJECT NO. 15042	REV. NO.

## CITY OF MAPLE RIDGE BYLAW NO. 7326-2017

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

---

**WHEREAS** Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

**AND WHEREAS** it is deemed expedient to amend Schedules "A" & "C" to the Official Community Plan;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7326-2017."
2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and "Figure 1: Northeast Albion" is/are hereby amended for that parcel or tract of land and premises known and described as:

North Half Lot 4 Section 10 Township 12 New Westminster District Plan17613  
South Half Lot 4 Section 10 Township 12 New Westminster District Plan17613  
Lot 5 Section 10 Township 12 New Westminster District Plan17613

and outlined in heavy black line on Map No. 939, a copy of which is attached hereto and forms part of this bylaw, are hereby designated as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

North Half Lot 4 Section 10 Township 12 New Westminster District Plan17613  
South Half Lot 4 Section 10 Township 12 New Westminster District Plan17613  
Lot 5 Section 10 Township 12 New Westminster District Plan17613

and outlined in heavy black line on Map No. 940, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adjusting Conservation boundary.

4. Maple Ridge Official Community Plan Bylaw No.7060-2014 is hereby amended accordingly.

**READ** a first time the 9<sup>th</sup> day of May, 2017.

**READ** a second time the 9<sup>th</sup> day of May, 2017.

**PUBLIC HEARING** held the 20<sup>th</sup> day of June, 2017.

**READ** a third time the 27<sup>th</sup> day of June, 2017.

**ADOPTED** the                      day of                      , 20 .

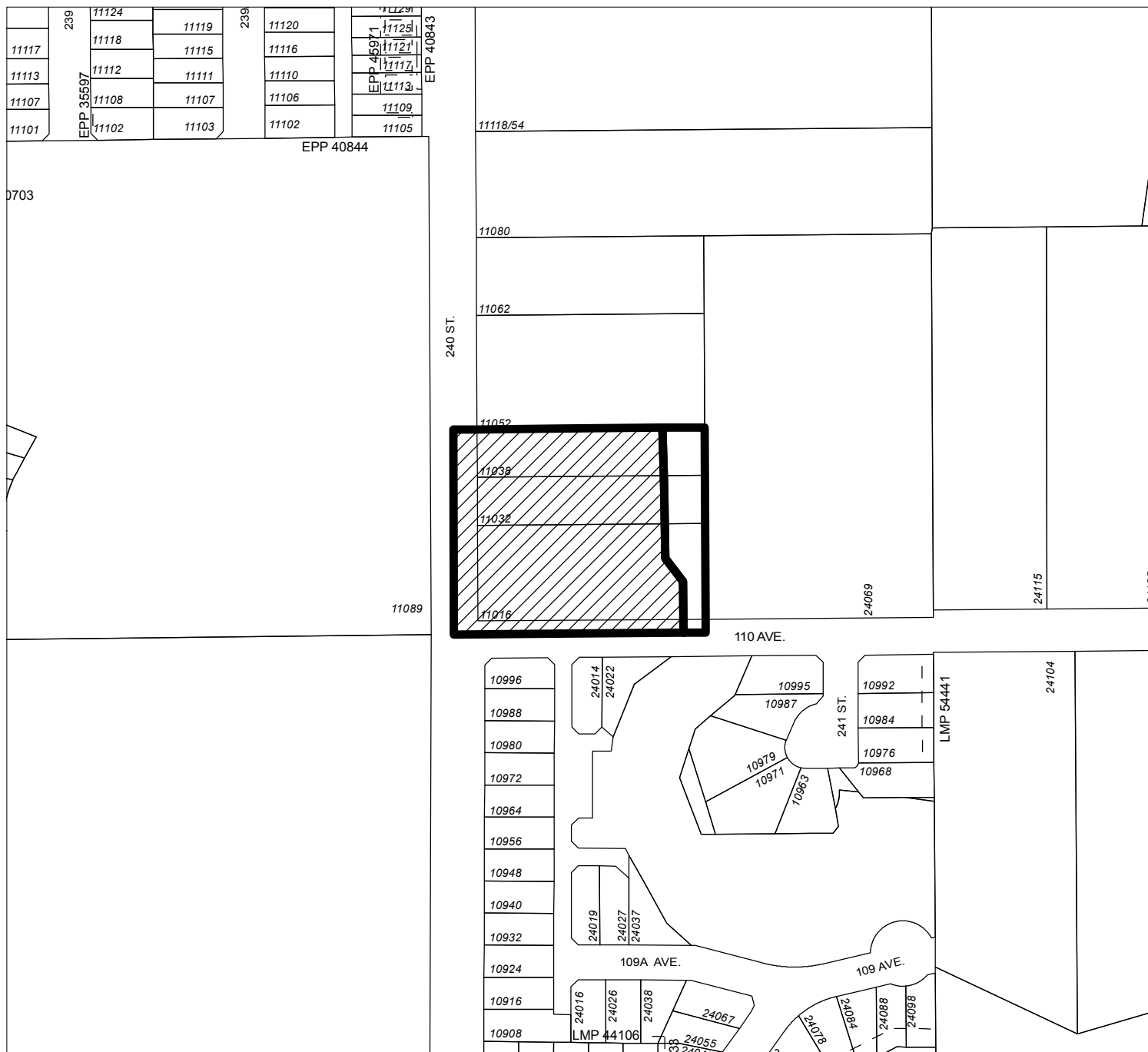
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PRESIDING MEMBER

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CORPORATE OFFICER





# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7326-2017

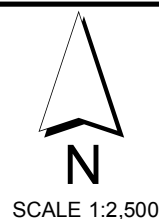
Map No. 939

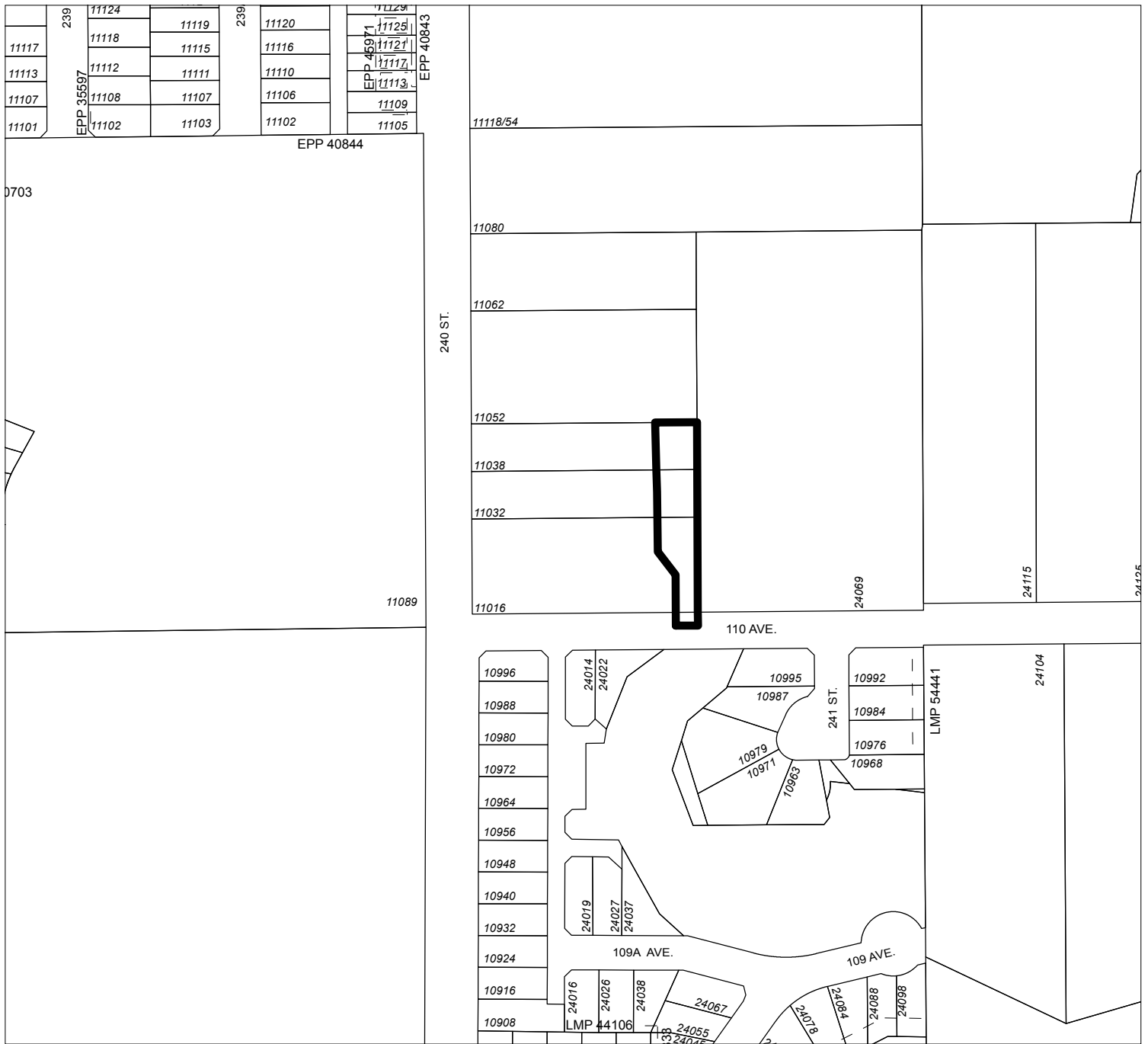
Purpose: To Amend Albion Area Plan Schedule 1

From: Low/Medium Density Residential

To:  Conservation

 Medium Density Residential





# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7326-2017

Map No. 940

Purpose: To add to Conservation on Schedule C



SCALE 1:2,500

## CITY OF MAPLE RIDGE

### BYLAW NO. 7218-2016

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

---

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7218-2016."
2. Those parcel (s) or tract (s) of land and premises known and described as:  
  
North Half Lot 4 Section 10 Township 12 New Westminster District Plan17613  
South Half Lot 4 Section 10 Township 12 New Westminster District Plan17613  
Lot 5 Section 10 Township 12 New Westminster District Plan17613  
  
and outlined in heavy black line on Map No. 1660 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 12<sup>th</sup> day of April, 2016.

**READ** a second time the 9<sup>th</sup> day of May, 2017.

**PUBLIC HEARING** held the 20<sup>th</sup> day of June, 2017.

**READ** a third time the 27<sup>th</sup> day of June, 2017.

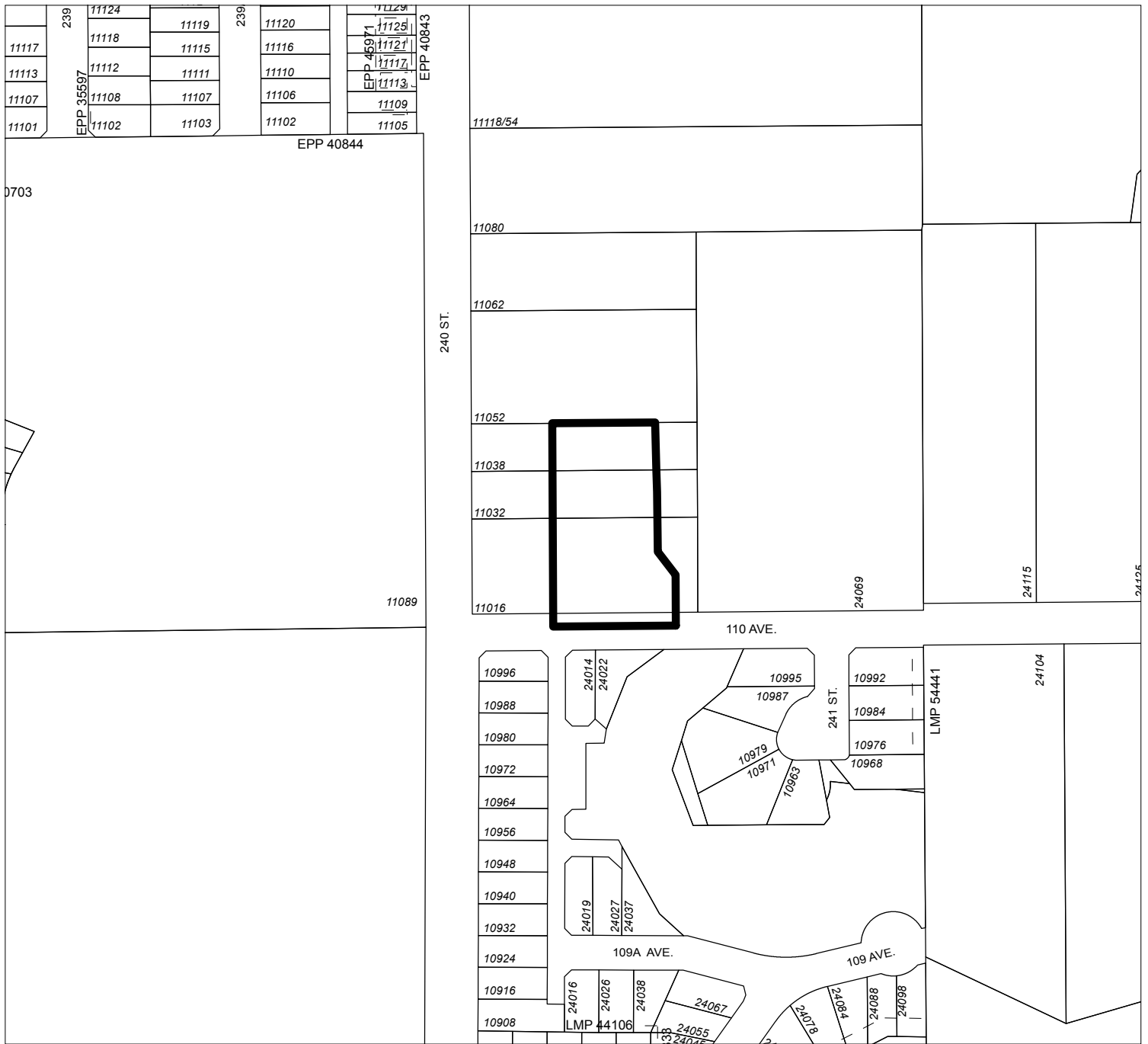
**ADOPTED** the            day of            , 20

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**PRESIDING MEMBER**

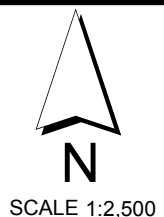
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**CORPORATE OFFICER**



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7218-2016  
Map No. 1660  
From: RS-3 (One Family Rural Residential)  
To: RM-1 (Townhouse Residential)



## CITY OF MAPLE RIDGE

### BYLAW NO. 7219-2016

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

---

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7219-2016."
2. Those parcel (s) or tract (s) of land and premises known and described as:  
  
North Half Lot 4 Section 10 Township 12 New Westminster District Plan17613  
South Half Lot 4 Section 10 Township 12 New Westminster District Plan17613  
Lot 5 Section 10 Township 12 New Westminster District Plan17613  
  
and outlined in heavy black line on Map No. 1661 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-3 (Special Amenity Residential District).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 12<sup>th</sup> day of April, 2016.

**READ** a second time the 9<sup>th</sup> day of May, 2017.

**PUBLIC HEARING** held the 20<sup>th</sup> day of June, 2017.

**READ** a third time the 27<sup>th</sup> day of June, 2017.

**ADOPTED** the        day of        , 20

---

PRESIDING MEMBER

---

CORPORATE OFFICER



## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Final Reading  
Zone Amending Bylaw No. 7229-2016  
11951 240 Street

**MEETING DATE:** September 19, 2017  
**FILE NO:** 2016-039-RZ  
**MEETING:** COUNCIL

---

### EXECUTIVE SUMMARY:

Zone Amending Bylaw No.7229-2016 has been considered by Council and at Public Hearing and subsequently was granted third reading. The applicant has requested that final reading be granted. The purpose of the rezoning is to permit the construction of a one storey Tim Hortons restaurant and drive-through at the subject property, located at 11951 240 Street (see Appendices A and C).

Council granted first reading for Zone Amending Bylaw No. 7229-2016 on April 12, 2016 and granted second reading on January 24, 2017. This application was presented at Public Hearing on February 21, 2017, and Council granted third reading on February 28, 2017 (see Appendix B).

### RECOMMENDATION:

**That Zone Amending Bylaw No. 7229-2016 be adopted.**

### DISCUSSION:

#### a) Background Context:

Council considered this rezoning application at a Public Hearing held on February 21, 2017. On February 28, 2017 Council granted third reading to Zone Amending Bylaw No. 7229-2016 with the stipulation that the following conditions be addressed:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii) Road dedication as required;
- iii) Registration of a Reciprocal Cross Access Easement Agreement;
- iv) Registration of a Restrictive Covenant for Stormwater Management; and
- v) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

The following applies to the above:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the security deposit has been provided;
- ii) Road dedication on 240 Street has been provided;
- iii) A Reciprocal Cross Access Easement Agreement has been provided;
- iv) A Stormwater Management Covenant has been provided; and
- v) A Stage 2 Site Investigation has been provided and concludes that no soil or groundwater contamination was present at the site.

**b) Interdepartmental Implications:**

The Licences, Permits and Bylaws Department has determined that a Restrictive Covenant for Limiting Distance, as per BC Building Code, is required. This Restrictive Covenant for Limiting Distance has been provided.

**CONCLUSION:**

As the applicant has met Council's conditions, it is recommended that final reading be given to Zone Amending Bylaw No. 7229-2016.

"Original signed by Adam Rieu"

---

**Prepared by:** Adam Rieu  
Planning Technician

"Original signed by Christine Carter"

---

**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

"Original signed by Frank Quinn"

---

**Approved by:** Frank Quinn, MBA, P.Eng  
GM: Public Works & Development Services

"Original signed by Paul Gill"

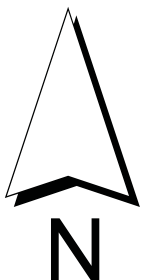
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**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

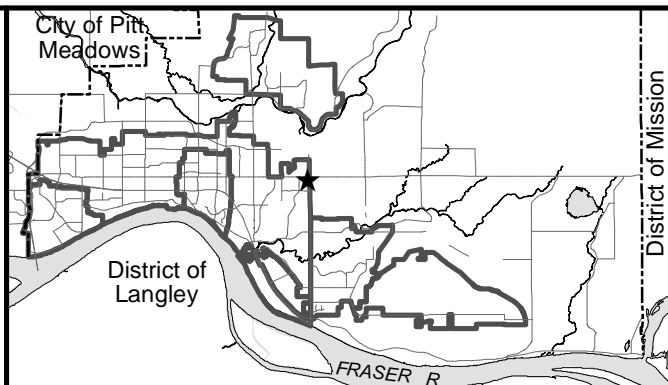
The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Zone Amending Bylaw No. 7229-2016  
Appendix C – Site Plan





Scale: 1:2,000



11951 240 STREET



FILE: 2016-039-RZ  
DATE: Mar 22, 2016

BY: PC

## CITY OF MAPLE RIDGE

### BYLAW NO. 7229-2016

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

---

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7229-2016."
2. That parcel or tract of land and premises known and described as:  
  
South Half Lot "B" Section 16 Township 12 New Westminster District Plan 7528  
  
and outlined in heavy black line on Map No. 1668 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to C-2 (Community Commercial).
3. That PART 7 COMMERCIAL ZONES, SECTION 702, COMMUNITY COMMERCIAL: C-2 8 (e) OTHER REGULATIONS is amended by the addition of the following in correct numerical order:
  - iii) the stipulations for item i) above are hereby waived for property located at South Half Lot "B" Section 16 Township 12 New Westminster District Plan 7528
4. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 12<sup>th</sup> day of April, 2016.

**READ** a second time the 24<sup>th</sup> day of January, 2017.

**PUBLIC HEARING** held the 21<sup>st</sup> day of February, 2017.

**READ** a third time the 28<sup>th</sup> day of February, 2017.

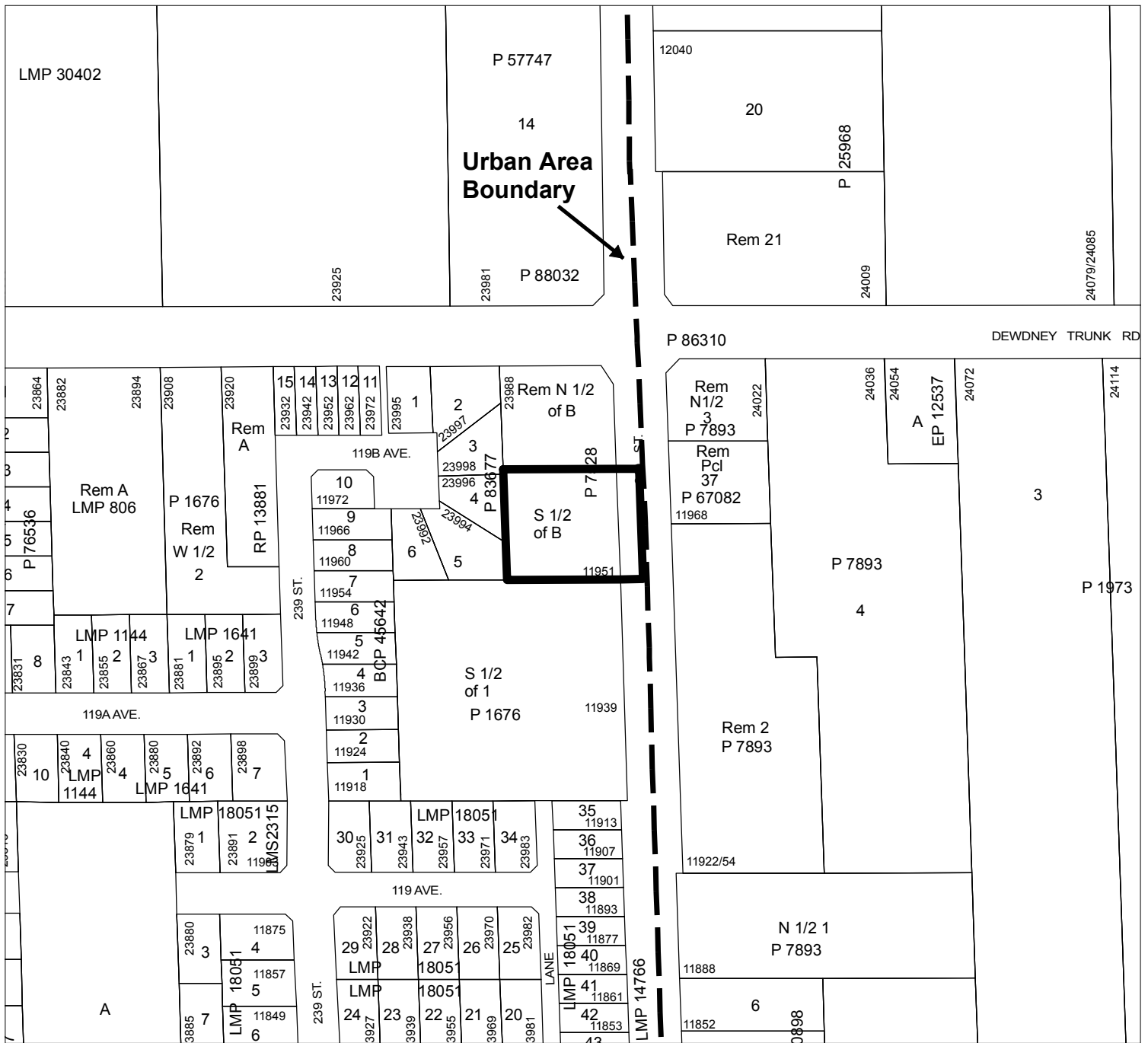
**ADOPTED**, the       day of       , 20

---

PRESIDING MEMBER

---

CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7229-2016  
Map No. 1668  
From: CS-1 (Service Commercial)  
To: C-2 (Community Commercial)



-- Urban Area Boundary





1100 *Reports and Recommendations*

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7351-2017  
11831, 11839, 11865 232 Street

**MEETING DATE:** September 19, 2017  
**FILE NO:** 2017-117-RZ  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

An application has been received to consolidate and rezone three subject properties located at 11831, 11839, and 11865 232 Street from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential District) to permit a 45 unit townhouse residential development with approximately 6,107 m<sup>2</sup> (10,094 ft<sup>2</sup>) of floor area.

As per Council Policy 6.31, a Community Amenity Contribution charge of \$184,500 applies to the proposed development (\$4,100 per townhouse dwelling unit). No OCP amendment is required to accommodate the proposed development.

To proceed further with this application additional information is required as outlined below.

### RECOMMENDATIONS:

**That Zone Amending Bylaw No. 7351-2017 be given first reading; and**

**That the applicant provide further information and updates to Schedule C, D, and E of the *Development Procedures Bylaw No. 5879-1999*, along with the information outlined in this report.**

### DISCUSSION:

#### a) Background Context:

Applicant: Planvan Development Consultants  
Owner: MSL Trading Corp.

Legal Description: Lot 1, Except South 83 Feet, Section 17, Township 12, NWP12599  
Lot 1, South 83 Feet, Section 17, Township 12, NWP12599  
Lot 35, Section 17, Township 12, NWP24972

OCP: Existing: Urban Residential  
Proposed: No change

Zoning: Existing: RS-1 (One Family Urban Residential)  
Proposed: RM-1 (Townhouse Residential District)



**Surrounding Uses:**

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RS-1b (One Family Urban Medium Density Residential)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-1 and RM-1 (Townhouse Residential District)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1
	Designation:	Urban Residential

Existing Use of Property:	Single family dwelling
Proposed Use of Property:	Townhouses
Site Area:	1.075 ha (2.66 acres)
Access:	New cul-de-sac off 232 Street
Servicing requirement:	Urban Standard

**b) Site Characteristics:**

The three subject properties, located at 11831, 11839, and 11865 232 Street, together make up a square site approximately 1.075 ha (2.66 acres) in size (see Appendix A). The site is located within the urban area boundary just east of the town centre. The three subject properties are flat, have single family dwellings on them, and are covered by trees, shrubs and grass. They are surrounded by single family dwellings to the north, south and west, and townhouses and single family dwellings to the east across 232 Street (see Appendix B).

**c) Project Description:**

The proposed development is a 45 unit, three storey, three bedroom, market rate townhouse development with a total floor area of approximately 6,107 m<sup>2</sup> (10,094 ft<sup>2</sup>) and floor space ratio (FSR) of approximately 0.6. Each unit has a two car garage with no tandem stalls or parking aprons. Nine visitor parking spaces are located around the development site. The total number of parking spaces, 99, is in conformance with the requirements of the City's *Offstreet Parking and Loading Bylaw No. 4350-1990*. Each unit has a usable open space either as a backyard or front yard, while the site also has common outdoor amenity areas (see Appendix D Site Plan).

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and a further report will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located within the urban area boundary and is currently designated Urban Residential. No OCP amendment is required to support the proposed RM-1 (Townhouse Residential District) zoning.

The development of the property is subject to the Major Corridor infill policies of the OCP. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design setbacks and lot configuration with the existing pattern of development in the area. The proposed rezoning to RM-1 (Townhouse Residential District) is in conformance with the *Urban Residential* designation and Major Corridor infill policies.

It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1). The Major Corridor Residential Infill and Compatibility Criteria all support a change in the unit type, and specifically cite that townhouse development is both compatible and desirable in the City (Policies 3-19 and 3-20).

**Zoning Bylaw:**

The current application proposes to rezone the subject properties located at 11831, 11839, and 11865 232 Street from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential District) to permit the townhouse development.

According to the City's Design Criteria Manual (September 2015), residential driveway access to an arterial road (e.g. 232 Street) is not permitted. Wherever physically possible, alternate access shall be dedicated to preclude residential driveways accessing directly onto arterial roads.

For this reason, a short cul-de-sac was required at the north eastern corner of the property (see Appendix D). The dedicated cul-de-sac placed some units in the applicant's original submission within the 7.5 m setback requirement. The applicant has subsequently removed some of the units to conform with the setback, although the current proposal still includes one unit with an approximately ~0 m setback from the front property line. This variance will be examined more closely for acceptability after first reading through the Development Permit review process.

The applicant is also requesting a relaxation of the exterior side setback from 7.5 m to 6.18 m.

Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

**Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.



**Advisory Design Panel:**

A Multi-Family Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading.

**Development Information Meeting:**

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

**e) Interdepartmental Implications:**

In order to advance the current application, after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Fire Department;
- c) Building Department;
- d) School District; and
- e) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing requirements has not been undertaken. We anticipate that this evaluation will take place between first and second reading.

**f) Development Applications:**

In order for this application to proceed the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999* as amended:

1. A complete Rezoning Application (Schedule C);
2. A Multi-Family Residential Development Permit Application (Schedule D); and
3. A Development Variance Permit (Schedule E).

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

## CONCLUSION:

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

“Original signed by Chee Chan”

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**Prepared by:** Chee Chan  
Planner 1

“Original signed by Christine Carter”

---

**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

“Original signed by Frank Quinn”

---

**Approved by:** Frank Quinn, MBA, P. Eng  
GM: Public Works & Development Services

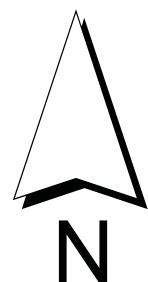
“Original signed by Frank Quinn” for

---

**Concurrence:** E.C. Swabey  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7351-2017  
Appendix D – Proposed Site Plan



Scale: 1:2,500

## Legend

--- Ditch Centreline

11839/11865/11831 232 St

PLANNING DEPARTMENT



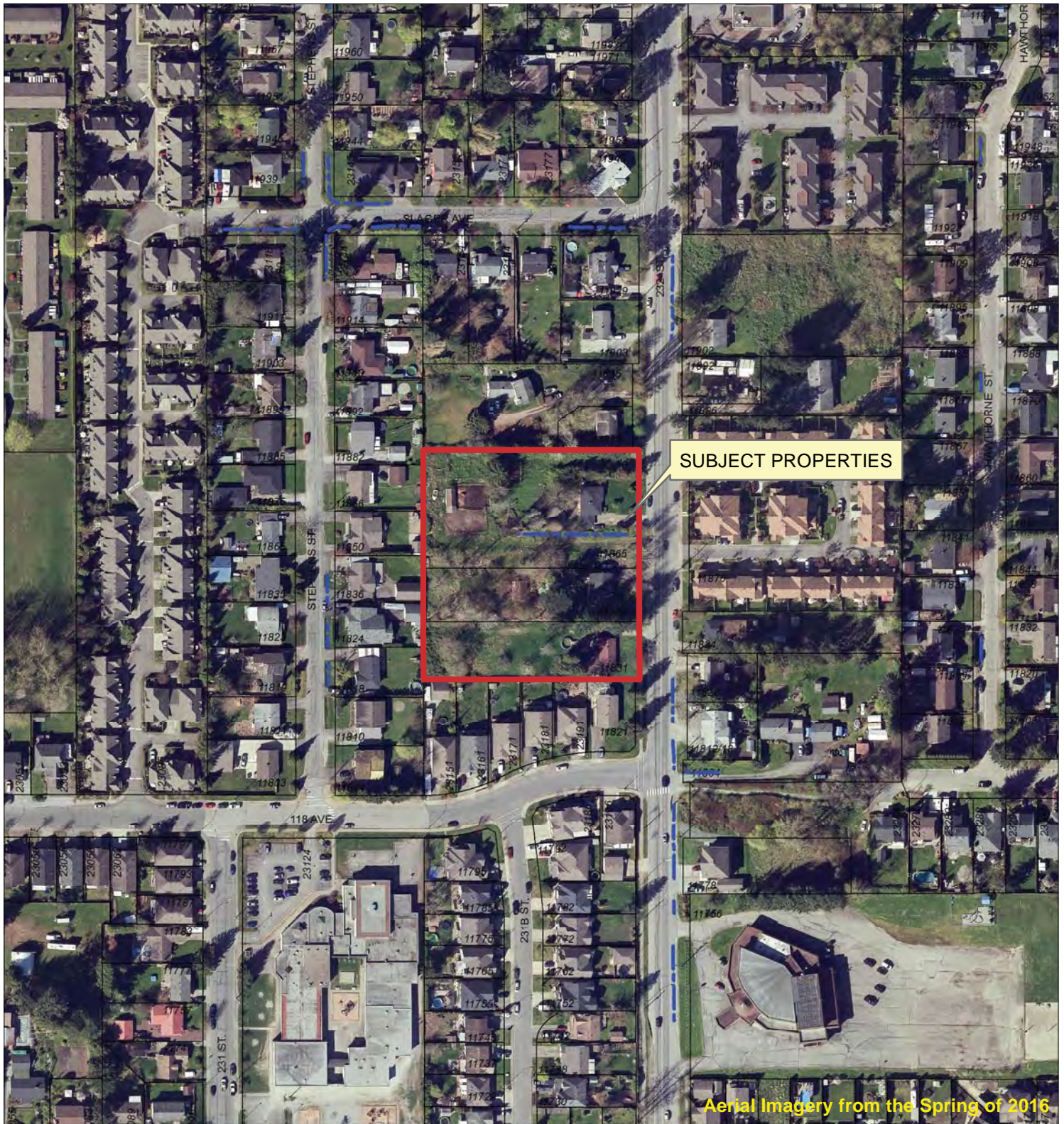
mapleridge.ca

FILE: 2017-117-RZ

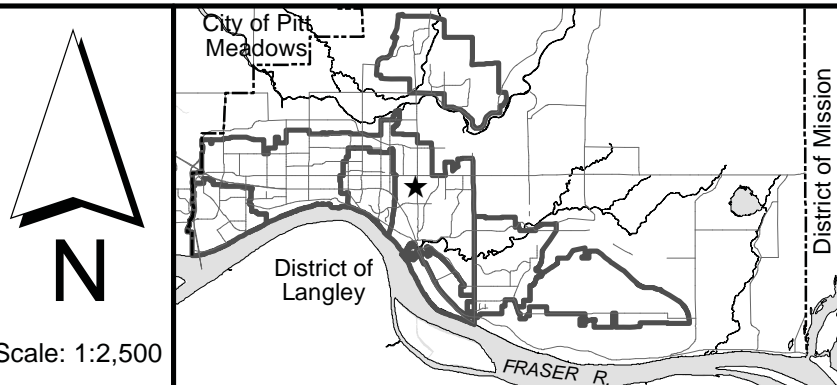
DATE: Mar 30, 2017

BY: LM





Aerial Imagery from the Spring of 2016



Scale: 1:2,500

11839/11865/11831 232 ST

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-117-DP

DATE: Mar 30, 2017

BY: LM



## APPENDIX C

## CITY OF MAPLE RIDGE

**BYLAW NO. 7351-2017**

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

**NOW THEREFORE,** the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7351-2017."
2. Those parcels or tracts of land and premises known and described as:

Lot 1 EXCEPT: South 83 Feet, Section 17 Township 12 New Westminster District Plan 12599;  
South 83 Feet Lot 1, Section 17 Township 12 New Westminster District Plan 12599;  
Lot 35 Section 17 Township 12 New Westminster District Plan 24972;

and outlined in heavy black line on Map No. 1716 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential).

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**ADOPTED,** the            day of            , 20

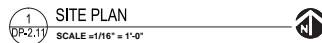
**PRESIDING MEMBER**

CORPORATE OFFICER



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THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

[illegible]

**PROJECT:**  
**11839-TOWNHOUSES**  
11839, 11865, 11831-232 STREET,  
MAPLE RIDGE, BRITISH COLUMBIA

**DOUGLAS R.  
JOHNSON**  
ARCHITECT LTD.

#374-901 WEST 3RD.St.  
NORTH VANCOUVER, BC V7P 3P9  
PH. (604)998-3381  
FAX. (604)998-0217  
drjarch@shaw.ca

SCALE: 1/8"=1'-0"	PROJECT NO: -----
DATE: 27 APR 2016	
DRAWN: PR, LN	SHEET:  A-2.11
REVISIONS: ▲	

**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7385-2017  
12260 Laity Street

**MEETING DATE:** September 19, 2017  
**FILE NO:** 2017-331-RZ  
**MEETING:** Council

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit the subject property to be subdivided into a total of three residential lots. To proceed further with this application additional information is required as outlined below. The subject property is not subject to Community Amenity Contribution.

**RECOMMENDATIONS:**

That Zone Amending Bylaw No. 7385-2017 be given first reading; and

That the applicant provide further information as described on Schedules B, E and F of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**DISCUSSION:**

**a) Background Context:**

Applicant:	H & T Quality Homes Ltd.
Owner:	H & T Quality Homes Ltd.
Legal Description:	Lot 12 District Lot 248 Group 1 New Westminster District Plan LMP11733
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential)
Surrounding Uses:	
North:	
Use:	Single Family Residential
Zone:	RS-1 (One Family Urban Residential)
Designation:	Urban Residential



South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Residential)
	Designation:	Urban Residential
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		0.180 Hectares (.44 acres)
Access:		122 B Avenue
Servicing requirement:		Urban Standard

**b) Site Characteristics:**

The subject property is approximately 0.18 Hectares in size and bound by Laity Street which is clarified as a collector road, to the west and single family residential homes to the north, south and east (Appendix "A"). The subject property is relatively flat. There is an existing house and accessory structure located on the subject property.

**c) Project Description:**

The application is to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to facilitate a 3 lot subdivision (Attachment "C"). The proposed subdivision will require the removal of the existing single family home and accessory building that is located on the subject property. The RS-1b zone (One Family Urban (Medium Density) Residential) requires a minimum parcel size of 557 m<sup>2</sup> with a minimum width of 15 m and depth of 27 m.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and a further report will be required prior to Second Reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

**d) Planning Analysis:**

**Official Community Plan:**

The development site is currently designated Urban Residential. The Urban Residential designation permits a range of housing types, densities and infill opportunities within the Urban Area boundary in which the subject property is located. The subject property is within the Major Corridor Residential category within the Urban Residential Designation. The Major Corridor Residential category provides for a variety of housing forms which include single detached dwellings. The proposed development is in compliance with the OCP.

### **Zoning Bylaw:**

The current application proposes to rezone the property located at 12260 Laity Street from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit the subdivision of the property into approximately 3 residential lots. The minimum lot size for the current RS-1 (One Family Residential) zone is 668m<sup>2</sup>, and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557m<sup>2</sup>. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

### **Development Information Meeting:**

A Development Information Meeting is required for this application. Prior to Second Reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

#### **e) Interdepartmental Implications:**

In order to advance the current application, after First Reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Utility companies; and
- h) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing requirements has not been undertaken. We anticipate that this evaluation will take place between First and Second Reading.

#### **f) Development Applications:**

In order for this application to proceed the following information must be provided, as required by Development Procedures Bylaw No. 5879-1999 as amended:

1. A complete Rezoning Application (Schedule B or Schedule C);
2. A Development Variance Permit (Schedule E);
3. A Watercourse Protection Development Permit Application (Schedule F);
4. A Natural Features Development Permit Application (Schedule G);
5. A Subdivision Application.

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

## CONCLUSION:

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading.

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the City of Maple Ridge's Approving Officer.

"Original signed by Wendy Cooper"

---

**Prepared by:** Wendy Cooper, MCIP, RPP  
Senior Planning Technician

"Original signed by Christine Carter"

---

**Approved by:** Christine Carter, M.P.L, MCIP, RPP  
Director of Planning

"Original signed by Frank Quinn"

---

**Approved by:** Frank Quinn, MBA, P. Eng  
GM: Public Works & Development Services

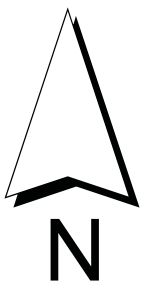
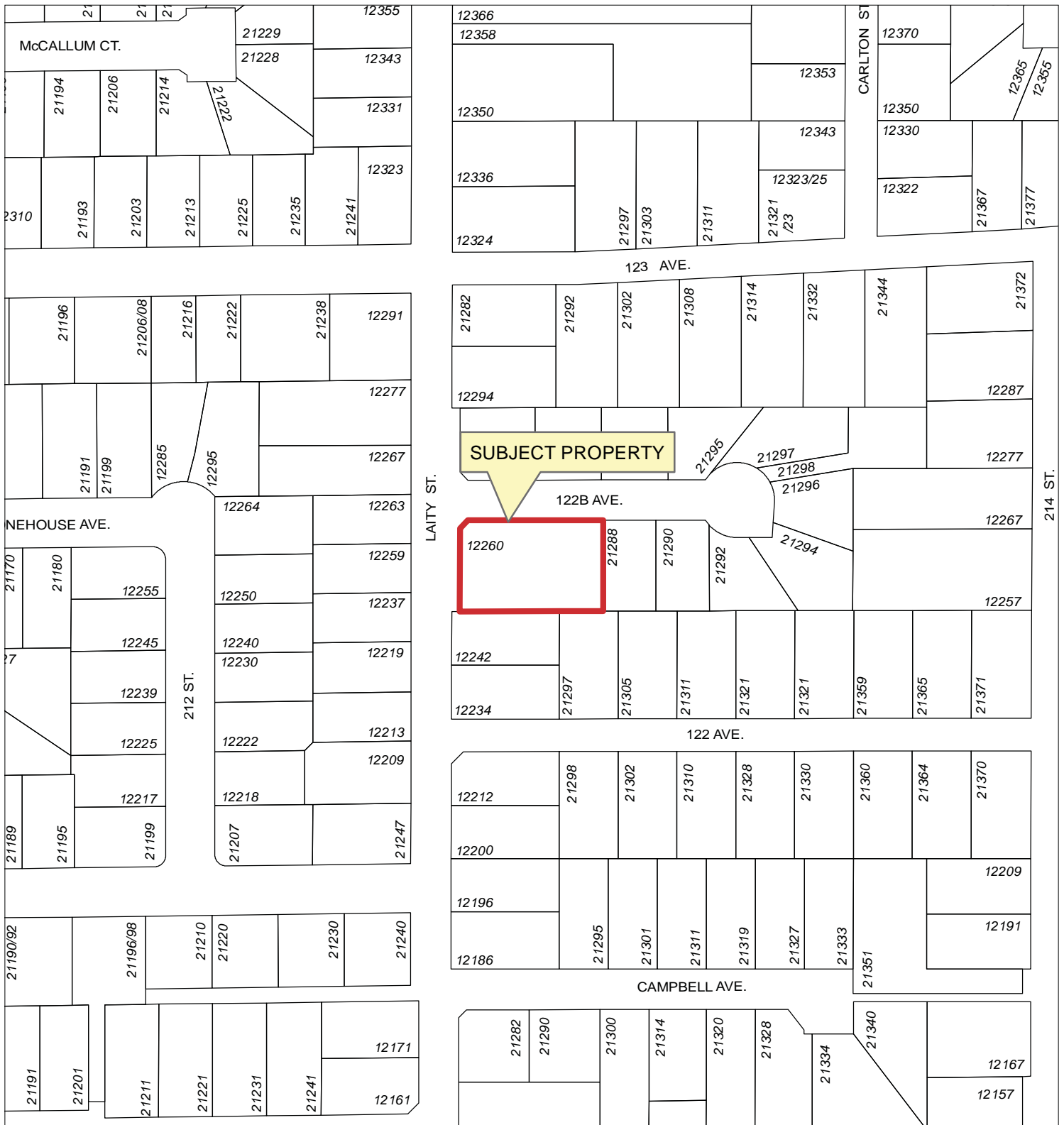
"Original signed by Paul Gill"

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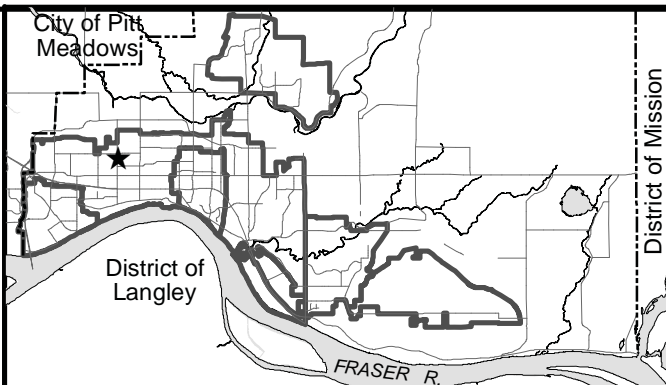
**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7385-2017  
Appendix D – Proposed Site Plan



Scale: 1:2,000



12260 LAITY STREET

PLANNING DEPARTMENT



MAPLE RIDGE

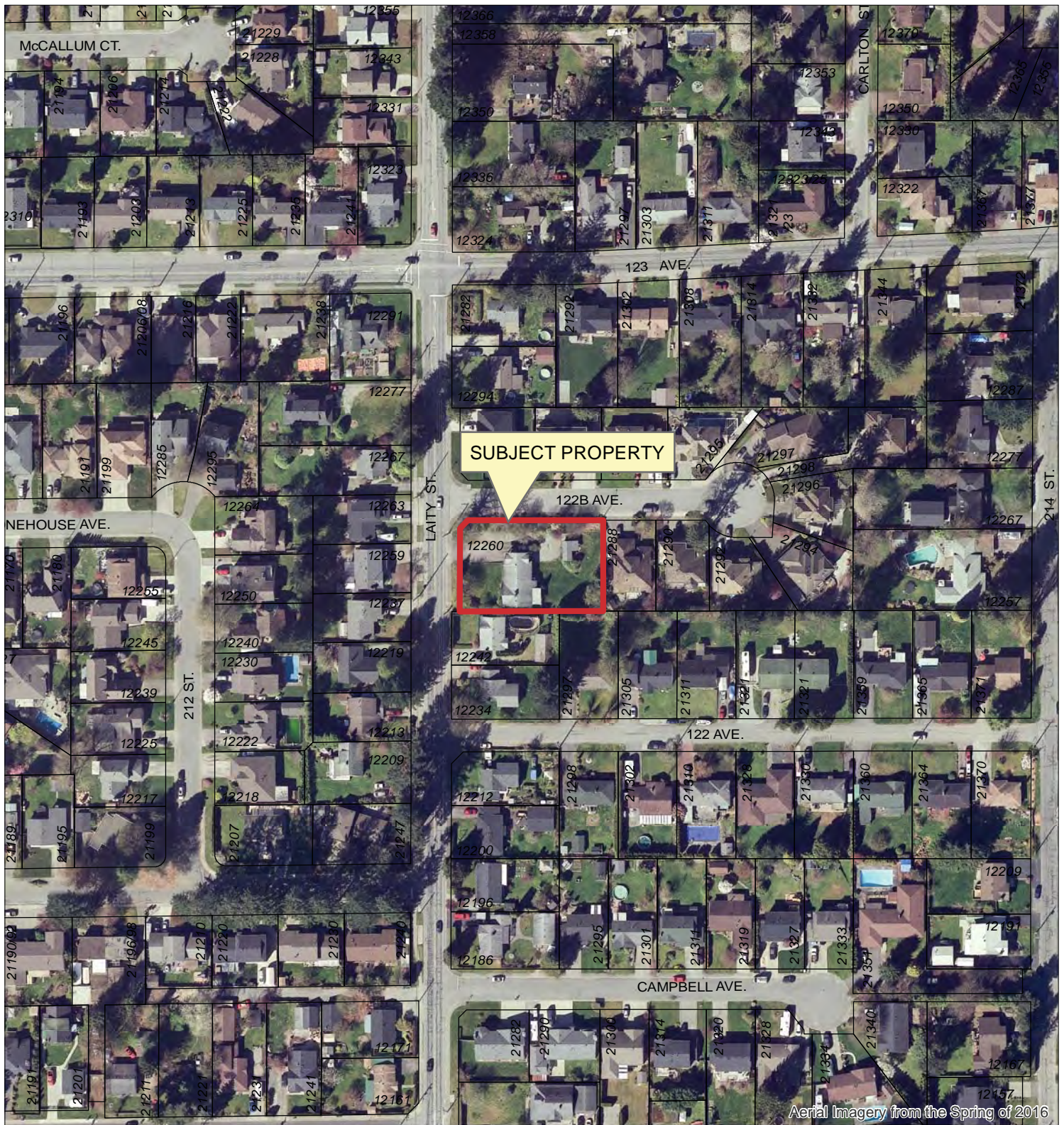
British Columbia

mapleridge.ca

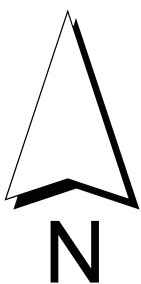
FILE: 2017-331-RZ  
DATE: Jul 31, 2017

BY: PC

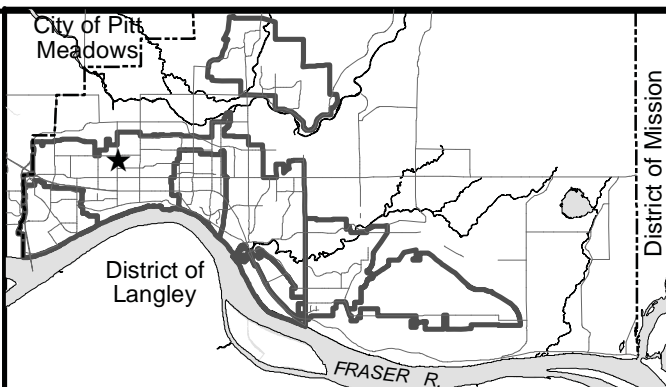




Aerial Imagery from the Spring of 2016



Scale: 1:2,000



## 12260 LAITY STREET

PLANNING DEPARTMENT



**MAPLE RIDGE**

British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-331-RZ  
DATE: Jul 31, 2017

BY: PC



## CITY OF MAPLE RIDGE

## BYLAW NO. 7385-2017

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7385-2017."
2. That parcel or tract of land and premises known and described as:

Lot 12 District Lot 248 Group 1 New Westminster District Plan LMP11733

and outlined in heavy black line on Map No. 1731 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

ADOPTED, the            day of            , 20

**PRESIDING MEMBER**

CORPORATE OFFICER





**Subject Property**



**122B AVENUE**

**LAITY STREET**

**Proposed Lot 1**  
788.7 m<sup>2</sup>

**Proposed Lot 2**  
508.6 m<sup>2</sup>

**Proposed Lot 3**  
508.1 m<sup>2</sup>

5

6

11

7



**Terra Pacific**

Land Surveying Ltd

22371 St. Anne Avenue, Maple Ridge, BC  
Phone: 604-463-2509 Fax: 604-463-4501

Drawing Title:

**TOPOGRAPHIC SURVEY PLAN  
OF LOT 12 DISTRICT LOT 248  
GROUP 1 NWD PLAN LMP11733**

Client:

**MAYUR METHA**

Project:

**12260 Laity Street  
Maple Ridge, BC**

Notes:

Elevations Are Geodetic  
Referenced to Integrated Monument 84H0084  
Monument Elevation: 31.961m  
Lot Dimensions Are Based On Current Legal  
Survey  
Current Zoning: RS-1.  
Proposed Zoning RS-1B

File: MR17-821TOPQ

Date: 8th June 2017

Certified Correct  
This Day 8th June 2017  
*[Signature]*  
Mike Bernemann, BCLS

Legend:

- Lamp Standard
- Tree
- Ground Elevation
- Water Valve
- Manhole
- Catch Basin
- Power Pole
- Fire Hydrant
- Cleanout

SCALE 1 : 250



Storm MH Rim Elev=34.01

Sanitary MH Rim Elev=34.05

Storm MH Rim Elev=34.02

Storm MH Rim Elev=33.13  
Sanitary MH Rim Elev=34.11

Storm MH Rim Elev=33.94



## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** September 19, 2017  
**FILE NO:** 2016-244-RZ  
**MEETING:** C of W  
**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7381-2017;  
Second Reading  
Zone Amending Bylaw No. 7276-2016;  
11184, 11154 & 11080 240 Street

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 11184, 11154, and 11080 240 Street from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential), and C-5 (Village Commercial) to permit the future construction of a 130 unit Townhouse Development and a 905.0 square metres commercial building with residential uses on the second storey (637 square metres and 8 dwelling units).

Council granted first reading to Zone Amending Bylaw No. 7276-2016 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on September 6, 2017. The minimum lot size for the current RS-3 One Family Rural Residential zone is 8000m<sup>2</sup> (2 acres), where community water is provided.

The commercial component of this application has been revised since first reading was granted. The original proposal was to rezone the commercially designated portion of the site to C-1 Neighbourhood Commercial. In order to provide for expanded commercial opportunities at this location, the proposed zone is now C-5 Village Commercial. This revision will also trigger the requirement for an Official Community Plan amendment to re-designate this commercial portion from Neighbourhood Commercial to Village Commercial. The general intent of the Official Community Plan will be retained with this modification, and no additional dwelling units will be created as a result. For this reason, Council's initial consideration of the consultation requirements for the Official Community Plan amendment, made at first reading, remain pertinent.

An amendment to the OCP is required to amend the *Conservation* boundary.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per townhouse dwelling unit, for an estimated amount of \$533,000.00. The residential units above the proposed commercial development are exempt from the Community Amenity Contribution Program due to their rental tenure.

### RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7381-2017 on the municipal website and requiring that the applicant host a

Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

- 2) That Official Community Plan Amending Bylaw No. 7381-2017 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7381-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7381-2017 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7276-2016 as amended be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C"
  - iii) Park dedication as required, including cash in lieu for construction of multi-purpose trails and removal of all debris and garbage from park land;
  - iv) Road dedication as required;
  - v) Consolidation of the subject properties;
  - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
  - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject properties;
  - viii) Registration of a Restrictive Covenant for Stormwater Management.
  - ix) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that the apartments in the C-5 Village Commercial will be restricted to residential rental units;
  - x) Removal of existing buildings;
  - xi) That a voluntary contribution, in the amount of \$533,000.00 (\$4100.00 per unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

## DISCUSSION:

### 1) Background Context:

Applicant: Streetside Developments

Legal Description: South 150 Feet Lot 1 Section 10 Township 12 NWD Plan 17613;  
Lot 1 Except: South 150 Feet Section 10 Township 12 New Westminster  
District Plan 17613;  
Parcel "B" (Reference Plan 5589) Lot 9 Section 10 Township 12 New  
Westminster District Plan 809;

OCP:

Existing: Medium Density Residential, Neighbourhood Commercial, Conservation  
Proposed: Medium Density Residential, Village Commercial, Conservation

Zoning:

Existing: RS-3 (One Family Rural Residential)  
Proposed: RM-1 (Townhouse Residential), C-5 (Village Commercial)

Surrounding Uses:

North:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential, Medium Density Residential, and Conservation
South:	Use:	2 properties, duplex and single family
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Medium Density Residential and Conservation
East:	Use:	18 properties, neighbourhood commercial and street townhouse residential
	Zone:	C-1 Neighbourhood Commercial and RST Street Townhouse Residential
	Designation:	Commercial and Urban Residential
West:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Institutional and Conservation.

Existing Use of Property: 1 single family house on one of the 3 parcels

Proposed Use of Property: Commercial and Townhouse residential

Site Area: 4.5 HA. (11 acres)

Access: 112<sup>th</sup> Avenue or 240<sup>th</sup> Street

Servicing requirement: Urban Standard

Companion Applications: 2016-244-DP (WPDP), 2016-244-DVP (setbacks), 2017-027-DP (Commercial DP), 2017-012-DP (MFDP)

### 2) Project Description:

This project is for a 130 unit townhouse development with Village Commercial at the northwest corner of the site. The consolidated site will then be subdivided into the commercial and the residential components of this proposal. The commercial development will involve an OCP amendment from the existing Neighbourhood Commercial designation to Village Commercial. Both

the commercial and the residential portions of the site must take their main access from 112<sup>th</sup> Avenue. An additional emergency access from 240<sup>th</sup> Street will serve the main residential portion of the site. The existing conservation boundaries at the eastern portion of the site will be adjusted to reflect groundtruthing.

### **3) Planning Analysis:**

#### **i) Official Community Plan:**

The subject properties are within the Albion Area Plan. Section 10.2.4 of the Official Community Plan provides a matrix that aligns Albion Area Plan land use designations with supportable zones. The land use designations associated with these properties are Medium Density Residential and Neighbourhood Commercial. The proposed RM-1 Townhouse Residential Zone is consistent with the Medium Density Residential designation. The proposed C-5 Village Commercial Zone aligns with the Village Commercial land use designation. For this reason, an Official Community Plan amendment is required to re-designate the commercial portion of the subject properties from its existing Neighbourhood Commercial to Village Commercial.

The intent of the Neighbourhood Commercial designation is to provide convenience shopping opportunities at a neighbourhood level with the customer base within walking distance. The Village Commercial designation is intended to provide for a wider radius of customer needs. The location of the proposed commercial building, at the intersection of 240<sup>th</sup> Street and 112<sup>th</sup> Avenue, is well suited to accommodate both vehicular and pedestrian traffic. The proposed access from 112<sup>th</sup> will help to minimize impacts to the 240<sup>th</sup> Street major corridor. Due to its strategic location, this amendment to Village Commercial is supportable.

The proposed dwelling units on the second storey of the commercial structure are also supportable, based on OCP Policy 3.31, as follows:

*Maple Ridge supports the provision of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms...*

A total of eight rental housing units are proposed, with a mix of one and two bedroom units. As this rental housing will meet a community need, this proposal is supportable. A rental housing agreement will be required as a condition of final approval.

The conservation boundary around Seigal Creek will be adjusted, thereby requiring an amendment to Schedule C of the Official Community Plan.

#### **ii) Zoning Bylaw:**

The minimum lot size for the current RS-3 Rural Residential zone is 8000 m<sup>2</sup>, where community water is provided. The combined developable area of the subject properties is 31,031 m<sup>2</sup>. The proposed RM-1 Zoning has a minimum lot size of 557 m<sup>2</sup>, and the proposed C-5 Village Commercial Zone has a minimum lot size of 668 m<sup>2</sup>.

Usable open space requirements of 45 m<sup>2</sup> for each 3 bedroom unit have been met with this proposal. In addition, a 670.3 m<sup>2</sup> common activity area is proposed that combines a recreation building with outdoor space. This combination of shared and private useable open space exceeds the requirements of the bylaw. Variances from setback requirements will be required as outlined further in this report.

Since first reading, the proposed commercial zoning has changed to C-5 Village Commercial from C-1 Neighbourhood Commercial. This revision is a reflection of the greater range of uses permitted in the Village Commercial zone. However, as noted earlier, this change will not affect the density of residential development as outlined in the first reading report.

**iii) Off-Street Parking And Loading Bylaw:**

The proposed RM-1 Zone has a parking requirement of 2.0 stalls per dwelling unit, and an additional 0.2 visitor stalls per dwelling unit. There are 260 parking stalls provided with 27 visitor parking stalls. They are arranged within the units and the visitor stalls distributed throughout the site. The residential parking is arranged in both double and tandem garages. There are also a number of opportunities for apron parking for some units. Thus, the requirements of the Off-Street Parking and Loading Bylaw No. 4350-1990 has been met by this applicant.

The proposed commercial component of the development will be zoned C-5 Village Centre Commercial Zone and has a commercial parking requirement of 1.0 stalls per 30 m<sup>2</sup> which must be either concealed or to the rear of the building. The second storey apartment units will require 1 stall per dwelling unit, with 0.2 stalls per unit for visitor parking. The resident parking stalls are also to the rear of the building, but the bylaw specifies that these be concealed. For this reason, a variance will be required, but is supportable, given the rental tenure of the residential units. There are a total of 42 parking stalls provided for the combined commercial and rental residential units proposed. This number exceeds the 40 stalls required under the Off-Street Parking and Loading Bylaw No. 4350-1990.

**iv) Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix D):

*Maple Ridge Zoning Bylaw No. 3510 -1985,*

For the RM-1 Zone:

- Vary the required front and exterior side yard setback (along 112<sup>th</sup> Avenue) from 7.5 metres to 4.5 metres.
- Vary the height of the proposed accessory building (amenity building) from 4.5 metres to 4.8 metres.

For the C-5 Village Commercial Zone:

- Vary the requirement for concealed residential parking to permit residential parking at the rear of the structure.

The requested variances to the RM-1 and C-5 zones will be the subject of a future Council report.

**v) Development Permits:**

The following development permits will be required for this application:

- Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community.

- Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.
- Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

vi) **Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on May 9, 2017. (see Appendix E and F)

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution:

*That the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:*

**COMMERCIAL**

- C1. *Provide a fully developed rain garden with a greater variety of planting, river rock bed, more organic and varied shape.*
- C2. *Provide landscape and proper landing and access to middle staircase from parking lot.*
- C3. *Introduce planting in parking island – shrubs and perennials rather than grass.*
- C4. *Develop strong pedestrian connection between commercial and residential area by providing decorative paving at the crossing.*
- C5. *Provide details for the garbage enclosure and consider different location for the door.*
- C6. *Relocate a parking space to beside the garbage enclosure to increase landscape opportunity at the pedestrian path from the residential area.*
- C7. *Provide detail of green roof.*
- C8. *Provide the hardscape schedule – including concrete finish, stamped concrete and asphalt or unit pavers.*
- C9. *Provide continuation of metal rail at west side to next column.*
- C10. *Consider double row trees at the north of the commercial development along 112<sup>th</sup> Avenue.*
- C11. *Provide permeable pavers instead of stamped concrete in parking spaces.*
- C12. *Show handicap ramps and let downs.*
- C13. *Consider adding benches and bollards.*
- C14. *Align curves of islands to parking spaces.*
- C15. *Investigate the requirement of an elevator to the residential floor.*
- C16. *Show where operable windows are.*
- C17. *Provide more durable materials in combination in place of vinyl.*
- C18. *Accentuate the entrance from 240<sup>th</sup> Street leading to the pedestrian pathway.*
- C19. *Change the door swings for units CRU 101 and 102.*
- C20. *Provide consistent roof slopes.*

## RESIDENTIAL

- R1. Provide continuous access from 240<sup>th</sup> Street to amenity area and to future park area.*
- R2. Provide pedestrian connection along bioswale where possible.*
- R3. Provide cover over and detail for mailbox, including provisions for garbage and recycling.*
- R4. Amenity areas to be developed further, with benches, landscape lighting, special paving treatment, additional play structure to be inclusive for all age groups.*
- R5. Develop further detail of outdoor amenity space.*
- R6. Provide permeable paving in visitor parking area.*
- R7. Provide outdoor bike rack for amenity space.*
- R8. Provide special paving treatment on roads at intersections and to link pedestrian connections.*
- R9. Provide section details of retaining wall.*
- R10. Provide outdoor lighting scheme at pedestrian level, especially at amenity area.*
- R11. Provide more durable materials in combination in place of vinyl.*
- R12. Consider other options for enhancing residential entrance, rather than a shed roof, for possibility of more daylight into the stairwell.*
- R13. Consider the transition of the shed roof above the main roof of townhouses.*
- R14. Consider switching the walk in closet location with the master en-suite at the end units.*
- R15. Label the setback lines on drawings.*
- R16. Provide consistent roof slopes.*

The applicant has considered and addressed ADP concerns and these revisions are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future report to Council pertaining to the required development permit.

Not all of the Advisory Design Panel's recommendations have been provided by the applicant. However, Council is not required to insist on strict adherence to the recommendations of this advisory committee. Therefore, these items remain under consideration and will be detailed fully in the future Development Permit report for this project when the design details are fully determined.

### **vii) Development Information Meeting:**

A Development Information Meeting was held at Kanaka Creek Elementary School on Tuesday May 2, 2017, from 5:00pm to 7:00pm. There were 10 attendees observed, with 7 signing in. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- There will be increased traffic on Kanaka Way / 112th Avenue. Concern about congestion around school site.
- Schools will be over capacity.
- No grocery store nearby.
- Interest in purchasing townhouse units

The following responses have been provided by the applicant:

- Developer will provide road upgrades per municipal requirements;
- School sites have been selected per the Albion Area Plan;
- Amenities Restaurants and convenience stores are permitted within the "Village Centre Commercial"(C-5) zone; and
- Developer will provide information as it becomes available.

**viii) Parkland Requirement:**

For this project, there is sufficient conservation land that is proposed to be dedicated as park (3.2 acres or approximately 30% of the site) on the subject properties and this land will be required to be dedicated as a condition of Final Reading. A small portion of the site will also be dedicated for road dedication on the two fronting street.

**4) Environmental Implications:**

The applicant has worked with the Environmental section of the Planning Department towards the identification of conservation boundaries. A combination of dedication and restrictive covenants will protect the riparian areas surrounding Seigel Creek. The proposed setbacks will be 22.5 metres. As a compensation measure for this reduced setback (less than 30 metres), developable area at the southwest corner of the site fronting 240<sup>th</sup> Street will be dedicated as conservation. In addition, compensation works include the removal of invasive species in the large affected riparian areas along both sides of Seigel Creek.

**5) Interdepartmental Implications:**

**i) Engineering Department:**

Comments provided by the Engineering Department pertain to:

- Road dedication and construction to arterial standards for 240<sup>th</sup> Street, including a centre median. This will involve 3.0 metres of road dedication along 240<sup>th</sup> Street, and corner truncation along 112<sup>th</sup>.
- Servicing upgrades, including ditches, sidewalk construction, street lighting, and street trees.
- Underground wiring of existing overhead utilities.

**ii) License, Permits and Bylaws Department:**

The License, Permits and Bylaws Department will be addressing all matters relating to building permits and the demolition of the existing structures on the subject site. Their review noted that the submitted Geotechnical report must be upgraded with additional details about the setback line, landslide assessment, stormwater management plan and lot grading plan. In addition, a demolition permit would be required prior to the demolition of existing structures on site.

**iii) Parks & Leisure Services Department:**

The Parks & Leisure Services Department commented on the need for a pedestrian trail on the south side of the development, and the need for an equestrian trail along 112<sup>th</sup> Avenue. As the site context includes undeveloped and developing areas, the applicant has agreed to provide cash in lieu to ensure these works will be built as additional development progresses.

**iv) Fire Department:**

Fire Department comments included the need for submission of a fire safety plan, architectural plans for pre-incident planning purposes, with details around sprinklers, access, location of private fire hydrants, visibility of addresses, and securing existing structures prior to demolition.



## 6) Intergovernmental Issues:

### i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, for conservation boundaries and the commercial land use designation, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments. The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

## 7) Citizen/Customer Implications:

As detailed earlier in this report, the applicant has hosted a Development Information Meeting previously. Additional opportunities for public input will occur through the neighbour notification required for the Development Variance application and the required Public Hearing.

## CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7381-2017, that second reading be given to Zone Amending Bylaw No. 7276-2016, and that application 2016-244-RZ be forwarded to Public Hearing.

“Original signed by Chuck Goddard” for

---

**Prepared by:** Diana Hall, MA (Planning), MCIP, RPP  
Planner 2

“Original signed by Christine Carter”

---

**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

“Original signed by Frank Quinn”

---

**Approved by:** Frank Quinn, MBA, P.Eng  
GM: Public Works & Development Services

“Original signed by Paul Gill”

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**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

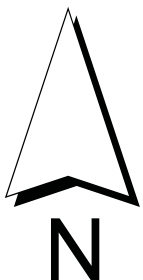
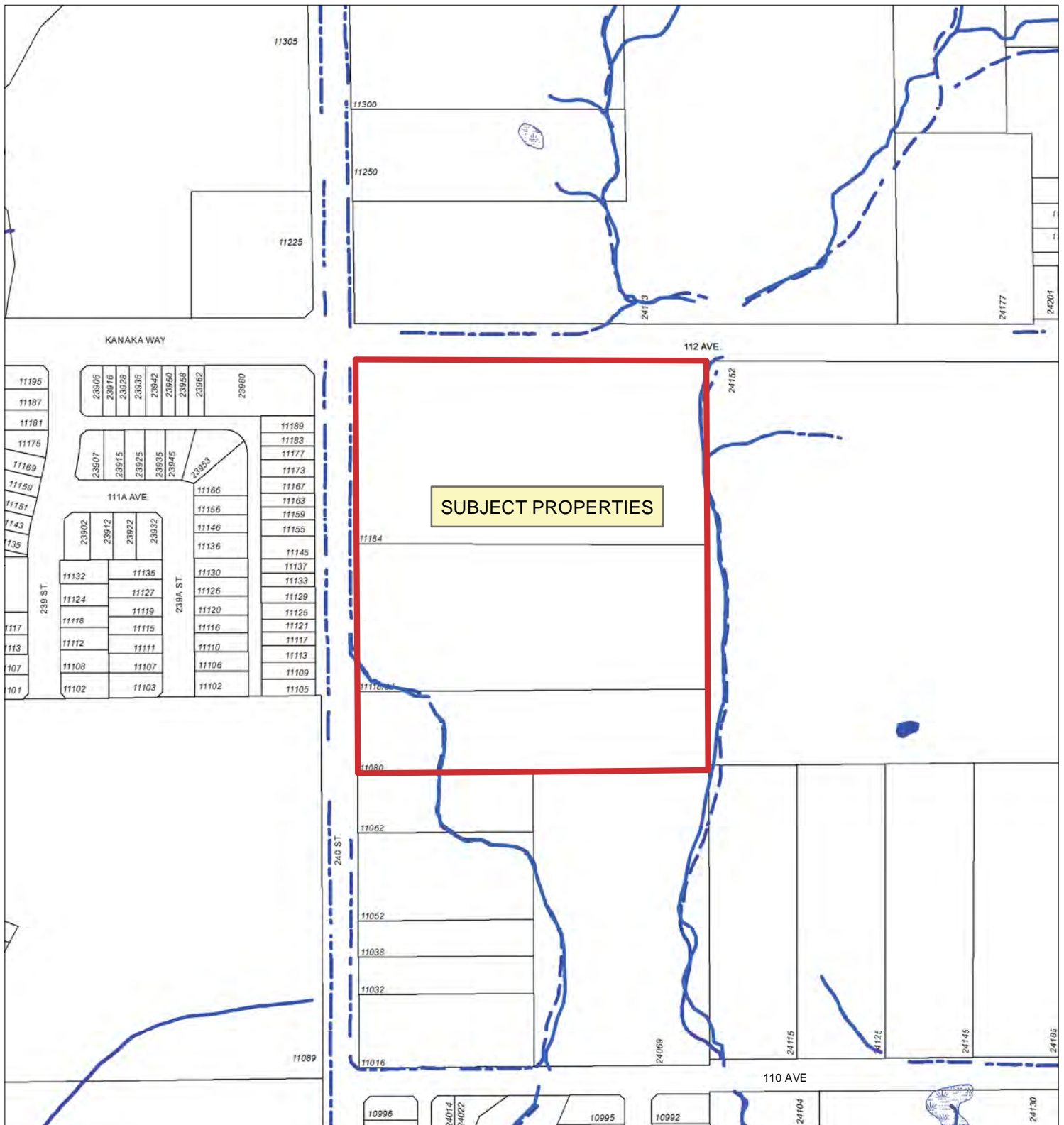
Appendix C – OCP Amending Bylaw No. 7381-2017

Appendix D – Zone Amending Bylaw No. 7276-2016

Appendix E – Site Plan

Appendix F – Building Elevation Plans

Appendix G – Landscape Plan



Scale: 1:3,000

## Legend

- Stream
- - - Ditch Centreline
- - - - - Edge of Marsh
- - - - - Indefinite Creek
- River Centreline
- Lake or Reservoir
- Marsh

11080, 11154 & 11184 240 STREET

PLANNING DEPARTMENT



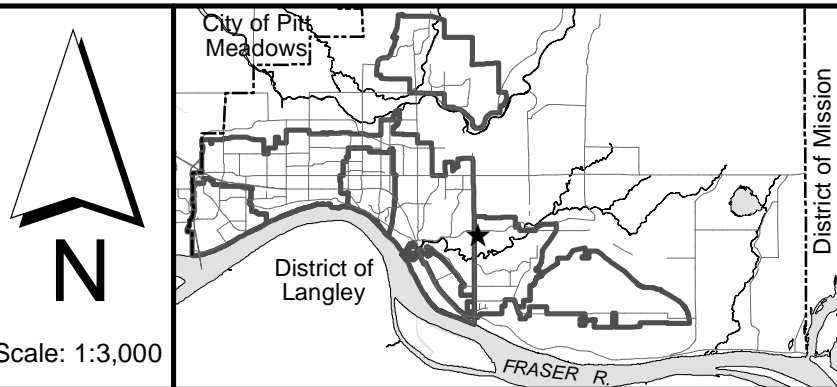
FILE: 2016-244-RZ  
DATE: Jun 30, 2016

BY: PC





Aerial Imagery from the Spring of 2015



11080, 11154 & 11184 240 STREET

PLANNING DEPARTMENT



British Columbia  
mapleridge.ca

FILE: 2016-244-RZ

DATE: Jun 30, 2016

BY: PC



## CITY OF MAPLE RIDGE BYLAW NO. 7381-2017

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

---

**WHEREAS** Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

**AND WHEREAS** it is deemed expedient to amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C" of the Official Community Plan;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7381-2017
2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan is hereby amended for that parcel or tract of land and premises known and described as:

South 150 Feet Lot 1 Section 10 Township 12 New Westminster District Plan 17613;

Lot 1 Except: South 150 Feet Section 10 Township 12 New Westminster District Plan 17613;

Parcel "B" (Reference Plan 5589) Lot 9 Section 10 Township 12 New Westminster District Plan 809;

and outlined in heavy black line on Map No. 953, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

South 150 Feet Lot 1 Section 10 Township 12 New Westminster District Plan 17613;

Lot 1 Except: South 150 Feet Section 10 Township 12 New Westminster District Plan 17613;

Parcel "B" (Reference Plan 5589) Lot 9 Section 10 Township 12 New Westminster District Plan 809;

and outlined in heavy black line on Map No. 954, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adjusting the Conservation boundary.

4. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**PUBLIC HEARING** held the            day of            , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

ADOPTED, the       day of       , 20 .

**PRESIDING MEMBER**

CORPORATE OFFICER





# APPENDIX D

## CITY OF MAPLE RIDGE BYLAW NO. 7276-2016

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

---

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7276-2016."
2. Those parcels or tracts of land and premises known and described as:  
  
South 150 Feet Lot 1 Section 10 Township 12 New Westminster District Plan 17613;  
  
Lot 1 Except: South 150 Feet Section 10 Township 12 New Westminster District Plan 17613;  
  
Parcel "B" (Reference Plan 5589) Lot 9 Section 10 Township 12 New Westminster District Plan 809;  
  
and outlined in heavy black line on Map No. 1694 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential), C-5 (Village Centre Commercial).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 6<sup>th</sup> day of September, 2016.

**READ** a second time the            day of            , 20

**PUBLIC HEARING** held the            day of            , 20

**READ** a third time the            day of            , 20

**ADOPTED** the            day of            , 20

---

PRESIDING MEMBER

---

CORPORATE OFFICER





# APPENDIX E





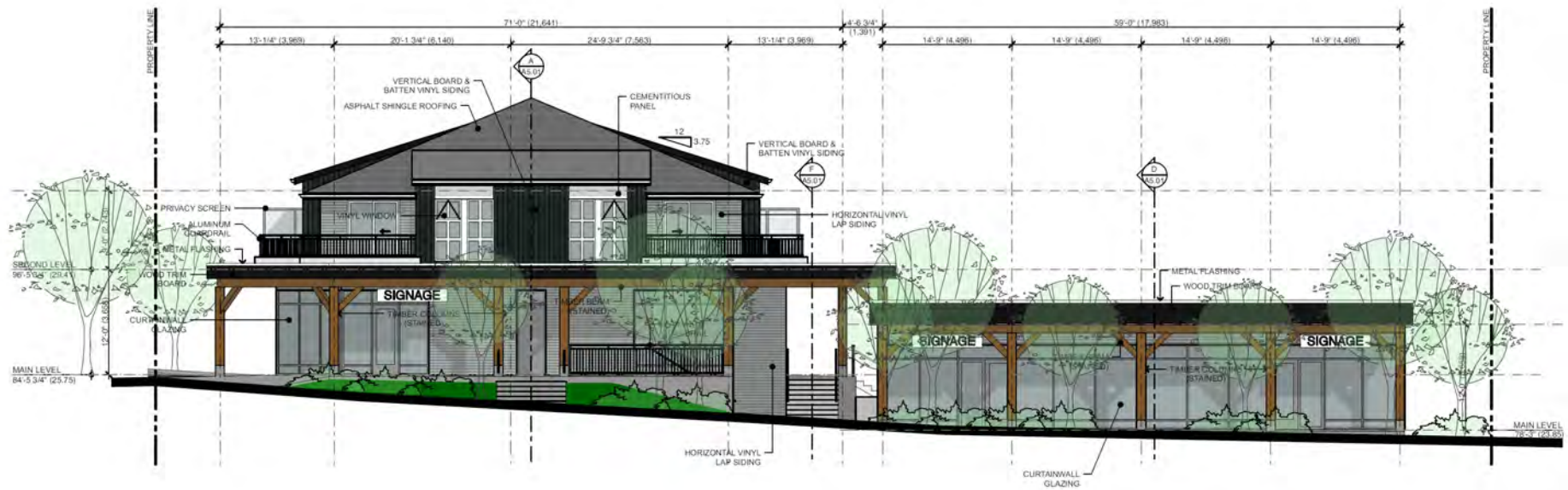
# APPENDIX F



**112 STREET ELEVATION**

## CREEKSIDE - TOWNHOUSE DEVELOPMENT

11080, 11154 & 11184 240th Street  
City of Maple Ridge



**WEST ELEVATION**

SCALE: 1:150

## CREEKSIDE - COMMERCIAL DEVELOPMENT

11080, 11154 & 11184 240th Street  
City of Maple Ridge

PLANT SCHEDULE - TOWNHOUSE					PMS PROJECT NUMBER: 16-133
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
11		ABIES FRASERI	FRASER FIR	2.5M HT. BAB	
1		ACER CIRCINATUM	VINE MAPLE	3M HT. BAB 3 STEM CLUMP	
42		ACER X FREDERICI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	SCM CAL. 1.5M STD. BAB	
22		CARPINUS BETULUS	EUROPEAN HORNBEAM	SCM CAL. 1.5M STD. BAB	
19		CHAMAECYPARUS NORTALTENSIS 'PENCILAR'	WEEDING NOTKA CYPRUS	2.5M HT. BAB	
24		CORNUS KUSA X NUTTALLI 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	SCM CAL. BAB	
52		FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	SCM CAL. 1.5M STD. BAB	
17		FILIX CAMBRIA	MOSSBARK SPRUCE	2.5M HT. BAB	
10		PRUNUS BERRILLATA 'AMANDAGHAI'	AMANDAGHAI FLOWERING CHERRY	SCM CAL. 1.5M STD. BAB	
8		PRUNUS YEDOENSIS 'AKESONO'	DAYBREAK CHERRY	SCM CAL. BAB	
25		STREET TREE	4CM CAL. 1.5M STD. BAB		
26		STYRAX JAPONICUS	JAPANESE ENDORELL	SCM CAL. BAB	
5		STYRAX JAPONICUS 'PINK CHINESE'	PINK FLOWERS JAPANESE ENDORELL	SCM CAL. BAB	
6		SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	SCM CAL. 1.5M STD. BAB	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW NAMED PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



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Suite C100 - 4185 58th Street  
Burnaby, British Columbia, V5C 6G6  
p: 604 294-0011 : f: 604 294-0022

DEAL

1	DATE	REVISION DESCRIPTION	DR
1	DATE	REVISION DESCRIPTION	DR
2	DATE	REVISION DESCRIPTION	DR
3	DATE	REVISION DESCRIPTION	DR
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7	DATE	REVISION DESCRIPTION	DR
8	DATE	REVISION DESCRIPTION	DR
9	DATE	REVISION DESCRIPTION	DR
10	DATE	REVISION DESCRIPTION	DR

PROJECT  
**TOWNHOUSE DEV.**  
112TH AVE & 240TH ST  
MAPLE RIDGE

DRAWING TITLE:  
**LANDSCAPE  
KEY PLAN**

DATE: 17-JAN-14 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: CO  
DESIGN: MCY  
CHKD: MCY  
**L1**  
OF 8

PMS PROJECT NUMBER: 16-133

**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Second Reading  
Zone Amending Bylaw No. 7196-2015  
21710 and 21728 Lougheed Highway

**MEETING DATE:** September 19, 2017  
**FILE NO:** 2015-327-RZ  
**MEETING:** Council

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties located at 21710 and 21728 Lougheed Highway (Appendix A and Appendix B) from RS-1 (One Family Urban Residential) to C-2 (Community Commercial), to permit the future construction of a Gold's Gym. Council granted first reading to Zone Amending Bylaw No. 7196-2015 (Attachment C) on March 7, 2016.

The proposed Gold's Gym consists of a 4,945 m<sup>2</sup> (53,232 ft<sup>2</sup>) building over 2 floor plus a mezzanine. The proposed development includes on site surface parking with integrated landscaping. Part of the development will require the dedication of an enhanced lane from the south portion of the property.

This application is in compliance with the OCP.

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7196-2015 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Approval from the Ministry of Transportation and Infrastructure;
  - iii) Road dedication from the south portion of the properties as required;
  - iv) Consolidation of the subject properties;
  - v) Registration of a Restrictive Covenant for the Geotechnical Report including provisions for the site being within the Fraser River Escarpment Area, which addresses the suitability of the subject properties for the proposed development;
  - vi) Registration of a Restrictive Covenant for Tree Protection and Stormwater Management;
  - vii) Removal of existing buildings;

- viii) Provisions of graphic elements serving as public art are on the East façade with an Athletic theme associated with the business.
- ix) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Profile, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject properties; and
- x) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

## DISCUSSION:

### 1) Background Context:

Applicant: Joseph Park Architecture

Owner: GG Maple Ridge Properties Ltd.

Legal Description: Lot 2 District Lot 247 Group 1 New Westminster District, and  
Lot 1 District Lot 247 New Westminster District

OCP:

Existing: Commercial (General Commercial Category)

Proposed: Commercial (General Commercial Category)

Zoning:

Existing: RS-1 (One Family Urban Residential)

Proposed: C-2 (Community Commercial)

Surrounding Uses:

North:	Use:	Hotel
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial
South:	Use:	Single Family Residential, Two Family Residential
	Zone:	RS-1 (One Family Urban Residential), RT-1 (Two Family Residential)
	Designation:	Urban Residential
East:	Use:	Church
	Zone:	P-4 (Place of Worship Institutional)
	Designation:	Institutional
West:	Use:	Mobile Home Park
	Zone:	CS-3 (Recreation Commercial)
	Designation:	Commercial and Urban Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Commercial
Site Area:	0.81 ha (2 Acres)
Access:	Lougheed Highway
Servicing:	Urban
Companion Applications:	2017-243-DP

## 2) Project Description:

This rezoning application is to rezone the subject properties to facilitate a Gold's Gym (see Appendix D). The proposed development consists of the following elements: (Appendix E, F, and G)

<u>Level</u>	<u>Use</u>	<u>Floor Area</u>
Ground Floor	Accessory Retail	1,306.40 m <sup>2</sup> (14,062 sq. ft.)
Ground Floor	Gold Elite and Express	754.19 m <sup>2</sup> (8,118 sq. ft.)
Second Floor	Gold Gym	2,060.59 m <sup>2</sup> (22,180 sq. ft.)
Mezzanine	Gold Gym	824.24 m <sup>2</sup> (8,872 sq. ft.)

Parking for the site will be supplied in the form of surface parking. A requirement of this project is the dedication of an enhanced lane off the southern portion of the property. The enhanced lane will be incorporated into the site under an agreement until such time as the City requires the use of the lane. This will occur in the future when the planned lane will be completed between 218 Street and 216 Street as redevelopment of the Lougheed fronting properties occurs.

## 3) Planning Analysis:

### i) Official Community Plan:

In the Commercial Designation, there are six categories. The subject properties fall within the General Commercial category. The objective of General Commercial category is to respond to emerging market trends and shopping preferences of Maple Ridge citizens, and to permit greater flexibility in the range of permitted commercial uses. The proposed development is in compliance with the OCP.

The C-2 Community Commercial Zone is a zone that is permitted in the Zoning Matrix (Appendix C of the OCP) for properties, such as the subject property, that are in the General Commercial Category.

### ii) Zoning Bylaw:

The application is to rezone the subject properties from RS-1 (One Family Urban Residential) to C-2 (Community Commercial). The C-2 (Community Commercial) zone permits both indoor commercial recreation and retail as a permitted uses which supports the proposal of a Gold's Gym at this location. The following chart details the proposed Gold's Gym compliance with the C-2 zone.

	<u>C-2 Requirement</u>	<u>Proposed</u>	<u>Required Variance</u>
Lot Coverage (Maximum 70% all buildings and structures)	70% of 7,549.4 m <sup>2</sup> = 5,284.58 m <sup>2</sup>	2,060m <sup>2</sup> is 27.3 %	No
Building or Structure Height	Maximum height 7.5 m	18.95 m	Yes
Second Storey not greater than 50% in area of the first floor.	50% of 2,060.9 m <sup>2</sup> = 1,030.3 m <sup>2</sup>	100% of the area of the first floor area = 2,060.9 m <sup>2</sup>	Yes
Front yard setback	Min. 3.0 m	4.5 m	No
Rear yard setback	Min. 3.0 m	63.8 m	No
Exterior side lot line	Min. 3.0 m	Not applicable	No

**Off-Street Parking And Loading Bylaw:**

	<u>Required</u>	<u>Proposed</u>	<u>Required Variance</u>
Disabled	3	3	No
Indoor Commercial Recreation Use & Retail Use	1 per 30 m <sup>2</sup> gross floor area = (4,945.5 m <sup>2</sup> /30m <sup>2</sup> )X1 = 164.85 round up to 165	154	Yes
Small Parking Stalls Only	Maximum 16.5 round up 17	16 Stalls	No
Regular	148	135	Yes

As indicated above, the proposed development will require variances for building height and side lot line. In addition, a reduction in parking stalls will be required. The requested variances to C-2 (Community Commercial) zone and Off-Street Parking and loading bylaws will be the subject of a future Council report.

The portion of the subject property that is being dedicated as lane will be used under an agreement, when the agreement is terminated the improvements on the lane will be removed. This will not require any variances under the current bylaws.



iii) **Development Permits:**

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community.

iv) **Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on July 19, 2017.

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution that:

*"That the application be supported and the following concerns be addressed as the design develops and be submitted to Planning staff for follow-up:*

*Landscape:*

1. *Enhance pedestrian pathway from rain garden to building using different materials, border lights, and raised crosswalk if possible.*
2. *Consider different texture at parking stalls abutting the building.*
3. *Introduce patterns and colours to the pathway around the building.*
4. *Pedestrian crossing along Lougheed Highway to be demarcated with alternate paving materials across the drive aisle.*
5. *Consider saving neighbouring trees at northwest corner near crosswalk if feasible.*
6. *Consider variety of plant materials at the bio-swale location.*
7. *Light fixture on south side to be located to the north side.*
8. *Provide outdoor benches.*
9. *Consider providing additional bike racks.*
10. *Provide rain water management plan for after lane construction.*
11. *Provide preliminary site grading and drainage plan.*

*Architectural:*

1. *Consider wrapping the east wall with elements of the north façade.*
2. *Provide some articulation and graphic signage (or public art) on the east wall with sports theme.*
3. *Consider more glazing on the north side facing Lougheed.*
4. *Articulate better sense of entry.*
5. *Consider providing skylights.*
6. *Consider adding more corner glazing elements.*
7. *The jog in elevations should be more pronounced at grid line 5 and E and at grid lines C 10 and 1.*
8. *Mechanical units should be screened both on the roof and at grade from street."*

The ADP concerns are being addressed. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

**v) Development Information Meeting:**

A Development Information Meeting was held at High Way Church 21746 Lougheed Highway on August 17, 2017. Four (4) people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant, all of which were positive towards the development and its location closer to Lougheed and away from the existing residential homes to the south. One comment also suggested the parking lot lighting should not negatively impact the nearby homes and that landscaping be applied to the parking lot to replace the loss of the existing trees.

The applicant's Architect advised that the proposed development was presented on information boards which included the Architectural and Landscape plans. In addition the Architect provided a verbal presentation of the development and the requested variances to the height and parking. The Architect advised that initially the attendees were concerned about the proposal, but after fully understanding the proposal were supportive of the application.

**4) Traffic Impact:**

As the subject properties are located on a Provincial highway and thus a referral to the Ministry of Transportation and Infrastructure is necessary to review access, traffic circulation and the parking areas.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application with some access conditions.

**5) Interdepartmental Implications:**

**i) Engineering Department:**

The subject property falls within the jurisdiction of the Ministry of Transportation and Infrastructure; therefore there will specific engineering requirements that will be required by the Ministry. A referral has been sent to the Ministry. The applicant has been advised that the Ministry's requirements, when received, must be addressed as a condition of zoning.

The City requires the dedication of a rear access lane that will allow for future connection between 216<sup>th</sup> Street and 218<sup>th</sup> Street. Until this connection is required the area can be used temporary for the site under an agreement with the City for the use of the land being dedicated.

The subject property is located within the Fraser River Escarpment area; therefore, Council Policy 6.23 applies with respect to ground water infiltration restriction.

**ii) Fire Department:**

The Fire Department is satisfied with the proposed access on-site fire hydrant and internal traffic circulations.

**iii) Building Department:**

Portions of the subject properties are located within the 300m setback line as determined within the study entitle "*Seismic Vulnerability Study Fraser River Escarpment* "prepared by Golder Associates Ltd; therefore, Council Policy No. 6.23 entitled Control of Surficial and Groundwater Discharge in the

Area Bounded by 207 Street, 124 Avenue, 224 Street and the Crest of the Fraser River Escarpment. The Fraser River Escarpment policy would apply to the subject property. A geotechnical report will be required that addresses the requirements of Council Policy No. 6.23. The finding from this report will be incorporated into a Restrictive Covenant that will be registered against the title of the subject properties. In addition, the on-site storm water and drainage system must be connected directly into the City infrastructure. Detention or infiltration systems are not permitted in the Fraser River Escarpment area.

## **CONCLUSION:**

It is recommended that second reading be given to Zone Amending Bylaw No. 7196-2015, and that application 2015-327-RZ be forwarded to Public Hearing.

“Original signed by Chuck Goddard” for

---

**Prepared by:** Wendy Cooper, MCIP, RPP  
Senior Planning Technician

“Original signed by Christine Carter”

---

**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

“Original signed by Frank Quinn”

---

**Approved by:** Frank Quinn, MBA, P.Eng  
GM: Public Works & Development Services

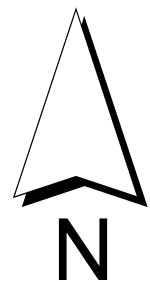
“Original signed by Paul Gill”

---

**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7196-2015  
Appendix D – Site Plan  
Appendix E – Building Elevation Plans  
Appendix F – Landscape Plans  
Appendix G – Tree Management Plan



Scale: 1:2,500

## Legend

- Stream
- Indefinite Creek
- River Centreline
- Major Rivers & Lakes

21710/21728 Lougheed Hwy  
2011 Image

PLANNING DEPARTMENT



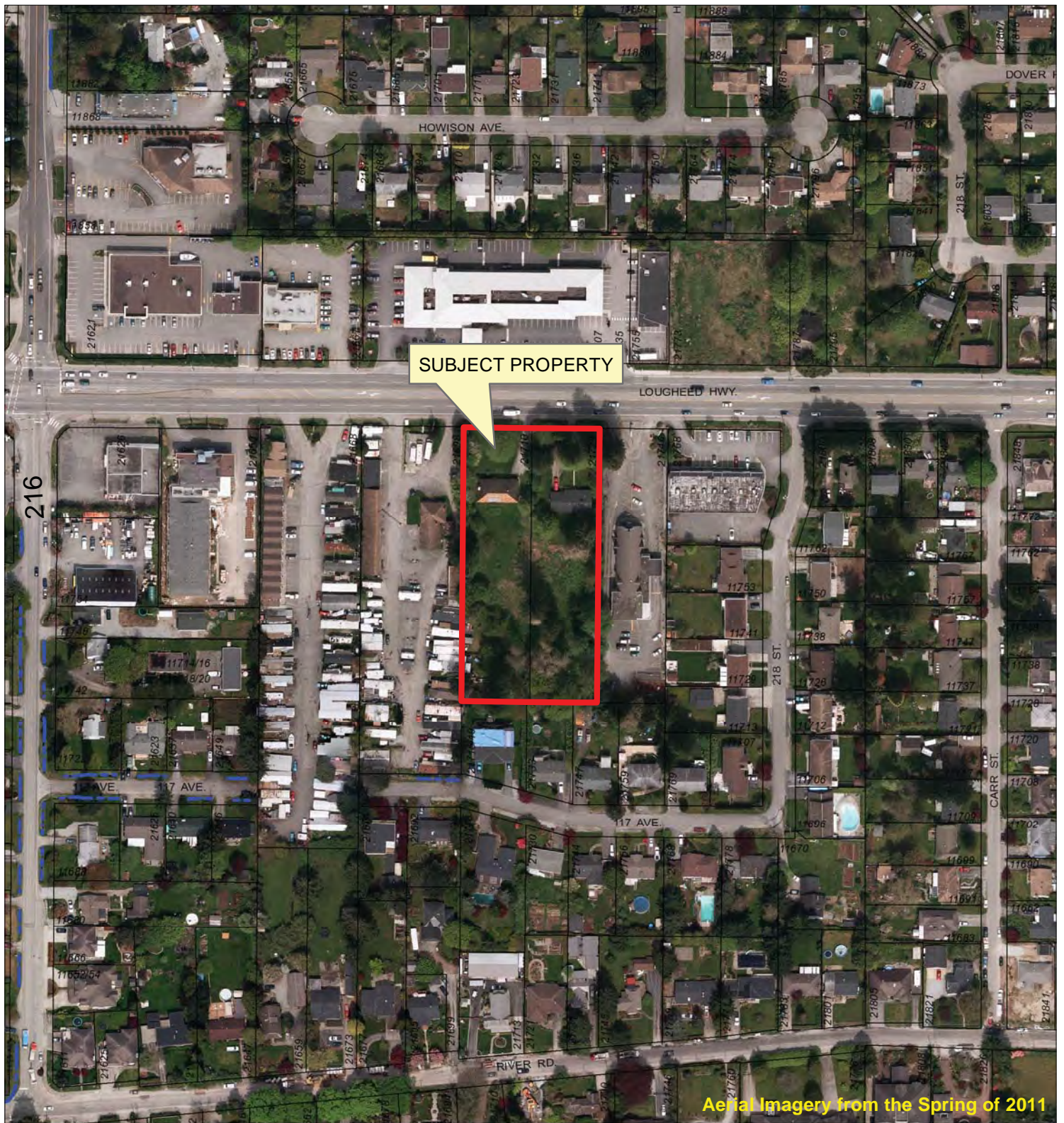
[mapleridge.ca](http://mapleridge.ca)

2015-327-RZ

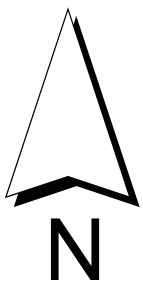
DATE: Oct 27, 2015

BY: JV





Aerial Imagery from the Spring of 2011



Scale: 1:2,500

## Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River
- Major Rivers & Lakes

21710/21728 Lougheed Hwy  
2011 Image

PLANNING DEPARTMENT



[mapleridge.ca](http://mapleridge.ca)

2015-327-RZ  
DATE: Oct 27, 2015

BY: JV

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7196-2015**

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

---

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7196-2015."
2. Those parcel or tract of land and premises known and described as:

Lot 1 District Lot 247 Group 1 New Westminster District Plan 6664  
Lot 2 District Lot 247 Group 1 New Westminster District Plan 6664

and outlined in heavy black line on Map No. 1653 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to C-2 (Community Commercial).

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 8<sup>th</sup> day of March, 2016.

**READ** a second time the            day of            , 20

**PUBLIC HEARING** held the            day of            , 20

**READ** a third time the            day of            , 20

**APPROVED** by the Ministry of Transportation and Infrastructure this    day of    , 20

**ADOPTED**, the            day of            , 20

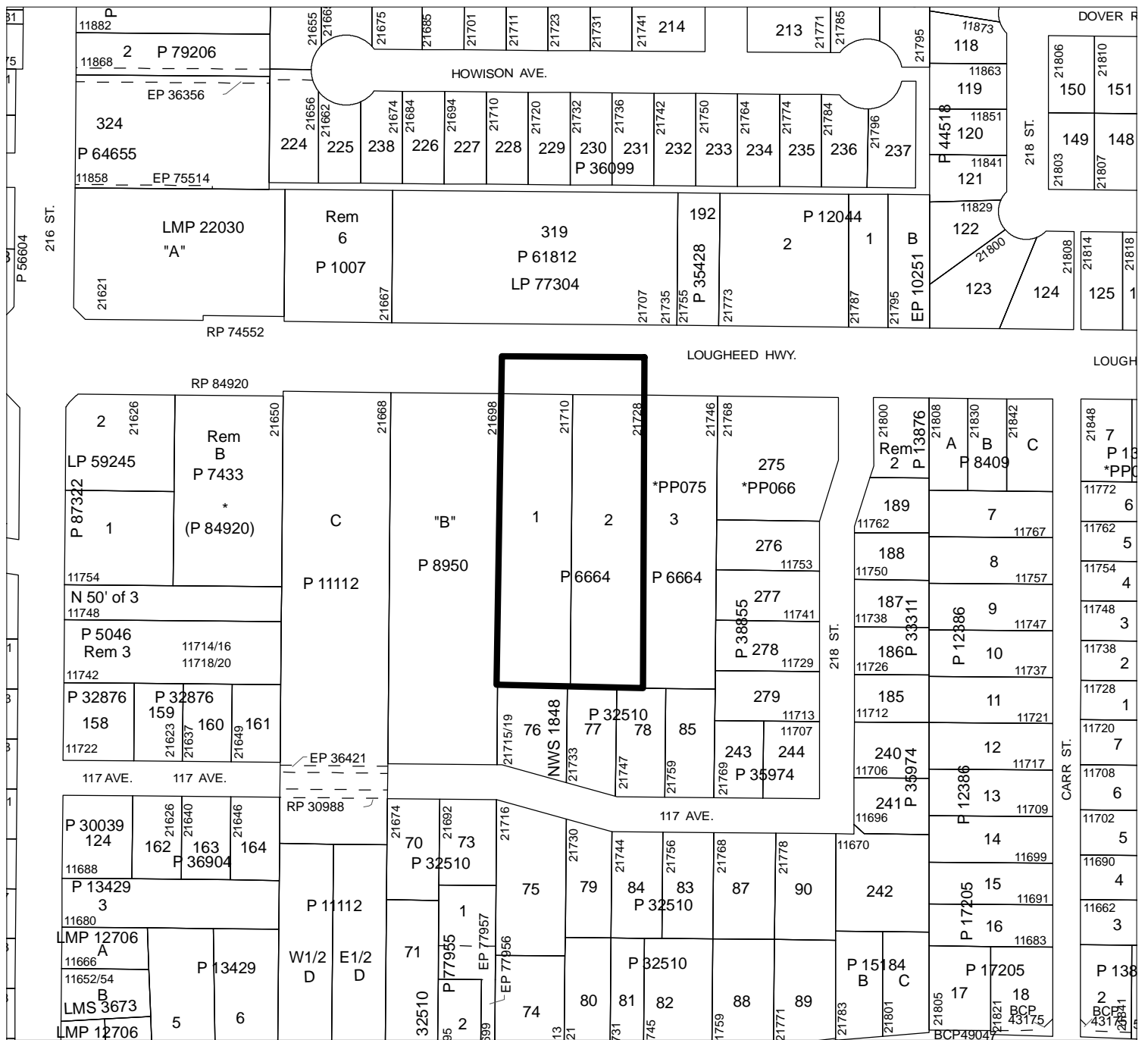
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**PRESIDING MEMBER**

---

**CORPORATE OFFICER**





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7196-2015

Map No. 1653

From: RS-1 (One Family Urban Residential)

To: C-2 (Community Commercial)



SCALE 1:2,500

## PROJECT DATA-INTERIM PHASE

<b>GIVE ADDRESS:</b>	21710, 21720 LOUGHEED HWY, MAPLE RIDGE, BC
<b>LEGAL DESCRIPTION:</b>	LOT 1, DL 247, NRD, PLAN NRD664, PID 011-228-391 LOT 2, DL 247, NRD, PLAN NRD664, PID 011-228-371
<b>LOT AREA (BEFORE DEDICATION)</b>	51,074 SF (3,284.6 SH) APPROX.
<b>DEDICATION:</b>	9,843.5 SF (540.2 SH) APPROX.
<b>NET LOT AREA (AFTER DEDICATION)</b>	51,294.5 SF (3,344.4 SH) APPROX.

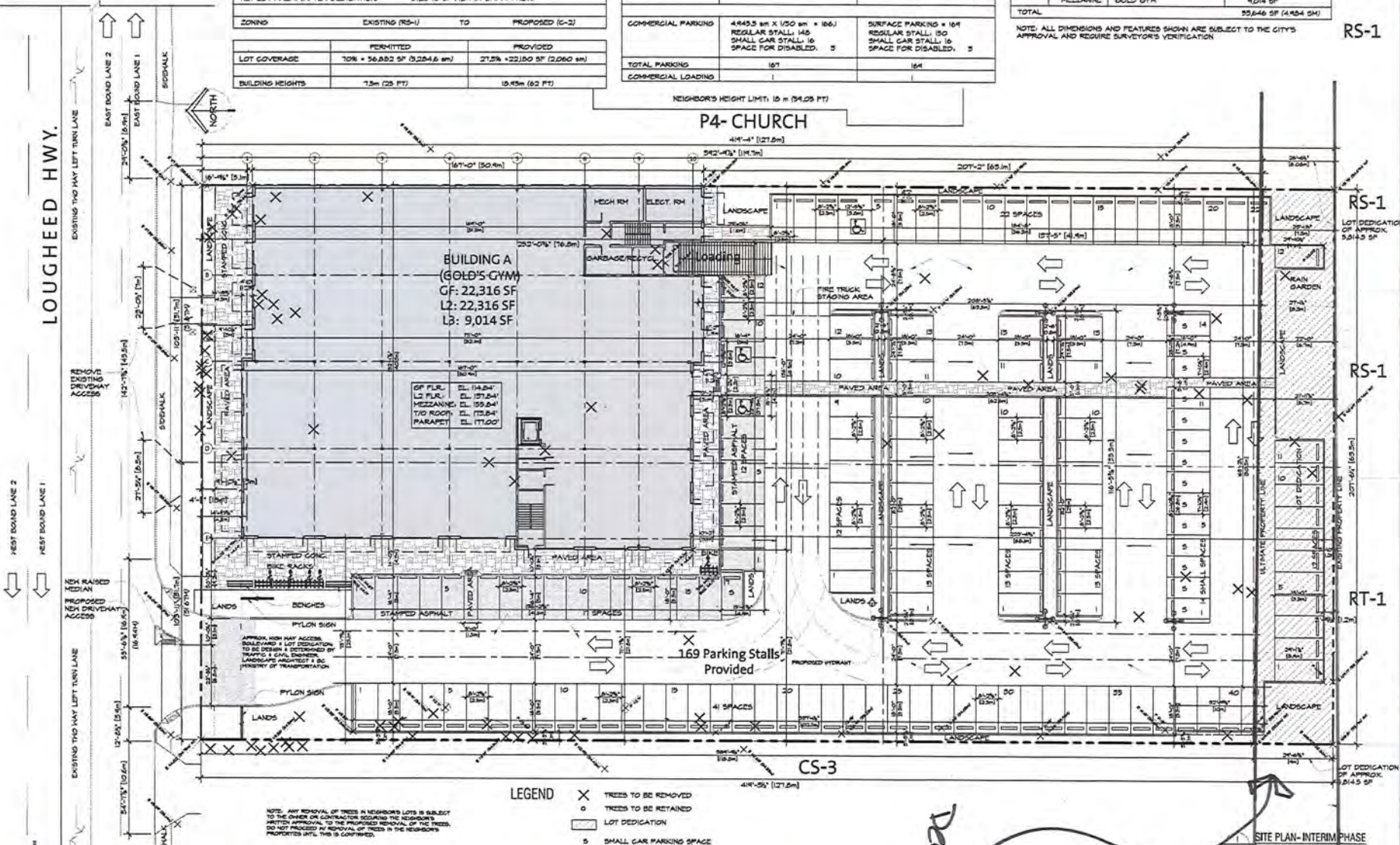
ZONING	EXISTING (RS-1)	TO	PROPOSED (CS-3)
<b>PERMITTED</b>			
<b>LOT COVERAGE</b>	70% = 36,852 SF (3,284.6 SH)		27.5% = 22,150 SF (2,060 SH)
<b>BUILDING HEIGHTS</b>	7.5m (25 FT)		19.45m (62 FT)

<b>SETBACKS</b>		
<b>NORTH (FRONT)</b>	3.0m (9.84 FT)	4.5m (14.72 FT)
<b>SOUTH (REAR)</b>	8.2m (26.90 FT)	8.2m (26.90 FT)
<b>EAST (INT. SIDE)</b>	0m (0 FT)	0m (0 FT)
<b>WEST (INT. SIDE)</b>	0m (0 FT)	21.6m (70.84 FT)
<b>COMMERCIAL PARKING</b>	4,443.5 SH X 1/20 SH = 106.1 REGULAR STALL, 16.5 SMALL CAR STALL, 16 SPACE FOR DISABLED. 5	SURFACE PARKING = 164 REGULAR STALL, 50 SMALL CAR STALL, 16 SPACE FOR DISABLED. 5
<b>TOTAL PARKING</b>	167	164
<b>COMMERCIAL LOADING</b>		

AREA ALLOCATION			
BLDG A	LEVEL	TYPE	AREA
	GROUND	RETAIL	15,205 SF
	GROUND	GOLD ELITE & EXPRESS	9,111 SF
	L2 FLR	GOLD GYM	22,316 SF
	MEZZANINE	GOLD GYM	9,014 SF
<b>TOTAL</b>			55,646 SF (4,904 SH)

NOTE: ALL DIMENSIONS AND FEATURES SHOWN ARE SUBJECT TO THE CITY'S APPROVAL AND REQUIRE SURVEYOR'S VERIFICATION

RS-1



21710-21720 Lougheed Ave  
Maple Ridge BC Canada V2X 1P5

Joseph Park Architecture

DATE	REVISION
07/25/2014	ISSUED FOR CITY APPLICATION FOR ZONING PERMIT
08/15/2014	ISSUED FOR CITY APPLICATION FOR ZONING PERMIT
09/05/2014	ISSUED FOR CITY APPLICATION FOR ZONING PERMIT
09/15/2014	ISSUED FOR CITY APPLICATION FOR ZONING PERMIT
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Gold's Gym Commercial Development  
21710, 21720 Lougheed Hwy.



Drawn: YY  
Checked: JP  
Project Number: 10--

Site Plan- Interim Phase

A02





STREET VIEW FROM NORTHEAST OF LOUGHEED HWY



HOTEL AT NORTH OF LOUGHEED HWY



MOBILE HOME PARK AT WEST OF THE PROJECT SITE



NORTH OF PROJECT LOT, 2170 LOUGHEED HWY



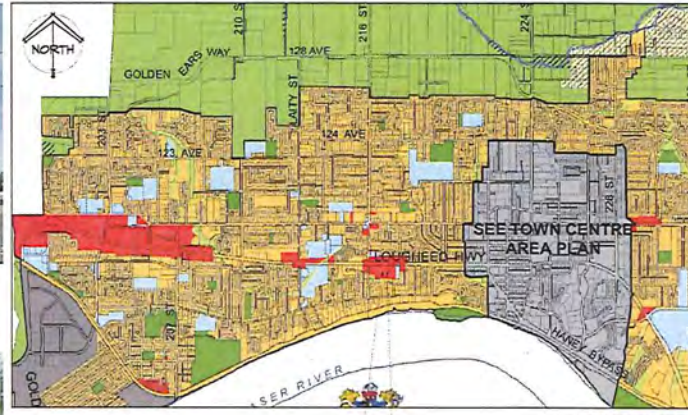
NORTH OF PROJECT LOT, 2170 LOUGHEED HWY



SOUTHWEST VIEW OF PROJECT LOT, 2170 LOUGHEED HWY



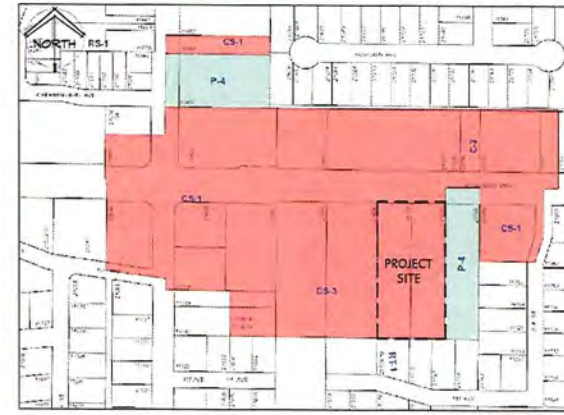
SOUTH VIEW OF PROJECT LOT, 2170 & 2172 LOUGHEED HWY



CITY OCP PLAN



LOCATION PLAN



ZONING



NORTH OF PROJECT LOT, 2170 LOUGHEED HWY



NORTH OF PROJECT LOT, 2170 LOUGHEED HWY



SOUTHEAST VIEW OF PROJECT LOT, 2170 LOUGHEED HWY



COMMERCIAL BUILDING ON NORTHEAST OF THE PROJECT SITE



CHURCH AT EAST OF THE PROJECT SITE



SINGLE FAMILY HOMES & DUPLEX IN SOUTH NEIGHBORING LOTS



JP  
Architect  
800-667-7777  
Direct 604-777-7777  
Telephone 604-913-0134  
Fax 604-913-0134  
www.jp.ca  
#225-1155 Austin Ave  
Coquitlam BC Canada V3K 3P5

Joseph Park Architecture

ALL DRAWINGS ARE FOR INFORMATION ONLY. NO WARRANTY IS MADE BY THE ARCHITECT FOR THE ACCURACY OF THE INFORMATION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

DATE	REVISION
01/11/2013	ISSUED FOR APPLICATION OF ZONING ONLY
01/11/2013	ISSUED FOR APPLICATION OF ZONING ONLY
01/11/2013	ISSUED FOR APPLICATION OF ZONING ONLY
01/11/2013	ISSUED FOR APPLICATION OF ZONING ONLY
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01/11/2013	ISSUED FOR APPLICATION OF ZONING ONLY

REVISION	DATE	BY	REMARKS
01/11/2013	01/11/2013	JP	ISSUED FOR APPLICATION OF ZONING ONLY
01/11/2013	01/11/2013	JP	ISSUED FOR APPLICATION OF ZONING ONLY

CONSENT

PROJECT

Gold's Gym Commercial Development  
21710, 21728 Lougheed Hwy.



Drawn: YY Date: 01/11/2013  
Checked: JP Date: 01/11/2013  
Project Number: 21710, 21728 Lougheed Hwy

OCP, ZONING, LOCATION PLAN & CONTEXT PHOTOS



# PROJECT DATA- INTERIM PHASE

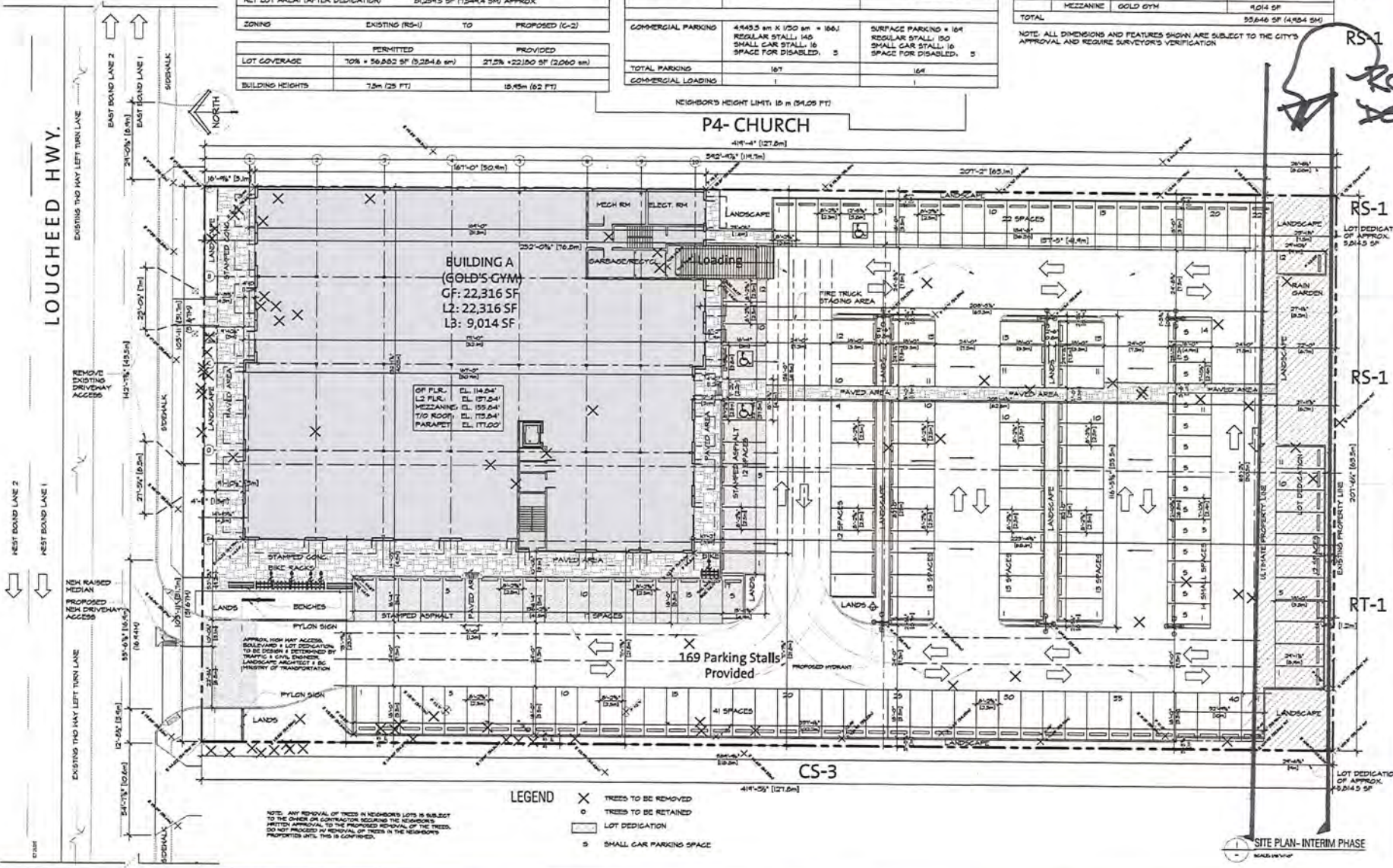
CIVIC ADDRESS:	21710, 21728 LOUGHEED HWY, MAPLE RIDGE, BC
LEGAL DESCRIPTION:	LOT 1, DL 247, NHD, PLAN NHP6664, PID 011-222-251 LOT 2, DL 247, NHD, PLAN NHP6664, PID 011-222-251
LOT AREA (BEFORE DEDICATION)	51,074 SF (4,684.6 SM) APPROX.
DEDICATION:	5,814.5 SF (540.2 SM) APPROX.
NET LOT AREA (AFTER DEDICATION)	45,259.5 SF (4,144.4 SM) APPROX.

ZONING	EXISTING (RS-1)	TO	PROPOSED (C-2)
LOT COVERAGE	70% = 35,882 SF (3,284.6 SM)		27.5% = 12,430 SF (1,143.0 SM)
BUILDING HEIGHTS	7.5m (25 FT)		15.45m (51 FT)

SETBACKS		
NORTH (FRONT)	3.0m (9.84 FT)	4.5 m (14.76 FT)
SOUTH (REAR)	6.0m (19.69 FT)	6.5 m (21.33 FT)
EAST (INT. SIDE)	0 m (0 FT)	0 m (0 FT)
WEST (INT. SIDE)	0 m (0 FT)	21.5 m (70.54 FT)
COMMERCIAL PARKING	4,943.5 m x 150 m = 741,525 m <sup>2</sup> (166,100 CAR STALLS, 16 SPACES FOR DISABLED)	SURFACE PARKING = 164 REGULAR STALLS, 16 SMALL CAR STALLS, 16 SPACES FOR DISABLED
TOTAL PARKING	167	164
COMMERCIAL LOADING		

AREA ALLOCATION			
BLDG A	LEVEL	TYPE	AREA
	GROUND	RETAIL	15,209 SF
	GROUND	GOLD ELITE & EXPRESS	9,111 SF
	L2 FLR	GOLD GYM	22,316 SF
	MEZZANINE	GOLD GYM	9,014 SF
TOTAL			55,640 SF (5,144.4 SM)

NOTE: ALL DIMENSIONS AND FEATURES SHOWN ARE SUBJECT TO THE CITY'S APPROVAL AND REQUIRE SURVEYOR'S VERIFICATION



- LEGEND**
- X TREES TO BE REMOVED
  - o TREES TO BE RETAINED
  - LOT DEDICATION
  - o SMALL CAR PARKING SPACE

NOTE: ANY REMOVAL OF TREES IN NEIGHBORING LOTS IS SUBJECT TO THE OWNER'S CONTRACTOR REGARDING THE NEIGHBORING LOT'S REMOVAL OF TREES IN THE NEIGHBORING LOTS. THE CITY'S APPROVAL OF THE REMOVAL OF TREES IN THE NEIGHBORING LOTS IS REQUIRED PRIOR TO ANY USE OR RELIANCE TO THIS DRAWING.

NOTE: ALL FEATURES SHOWN IN THIS DRAWING IS FOR CONCEPTUAL AND PRELIMINARY DESIGN ONLY. THEY ARE SUBJECT TO CITY'S APPROVAL AND PROFESSIONAL SURVEYOR'S VERIFICATION ON MEASUREMENT & LOCATION IS REQUIRED PRIOR TO ANY USE OR RELIANCE TO THIS DRAWING.



JP  
Architect

21710-21728 Lougheed Ave  
Maple Ridge BC V2X 3P5

Joseph Park Architecture

DATE	REVISION
07.15.2015	ISSUED FOR APPLICATION TO THE CITY OF RICHMOND
07.15.2015	ISSUED FOR APPLICATION TO THE CITY OF RICHMOND
07.15.2015	ISSUED FOR APPLICATION TO THE CITY OF RICHMOND
07.15.2015	ISSUED FOR APPLICATION TO THE CITY OF RICHMOND
07.15.2015	ISSUED FOR APPLICATION TO THE CITY OF RICHMOND
07.15.2015	ISSUED FOR APPLICATION TO THE CITY OF RICHMOND
07.15.2015	ISSUED FOR APPLICATION TO THE CITY OF RICHMOND
07.15.2015	ISSUED FOR APPLICATION TO THE CITY OF RICHMOND
07.15.2015	ISSUED FOR APPLICATION TO THE CITY OF RICHMOND
07.15.2015	ISSUED FOR APPLICATION TO THE CITY OF RICHMOND

REVISION	DATE	DESCRIPTION
01	07.15.2015	ISSUED FOR APPLICATION TO THE CITY OF RICHMOND
02	07.15.2015	ISSUED FOR APPLICATION TO THE CITY OF RICHMOND

CONSULTANT

PROJECT FILE

Gold's Gym Commercial Development  
21710, 21728 Lougheed Hwy.



Drawn: YY  
Checked: JP  
Project Number: 10

Site Plan- Interim Phase

A02



# ROAD Dedication

## PROJECT DATA-INTERIM PHASE

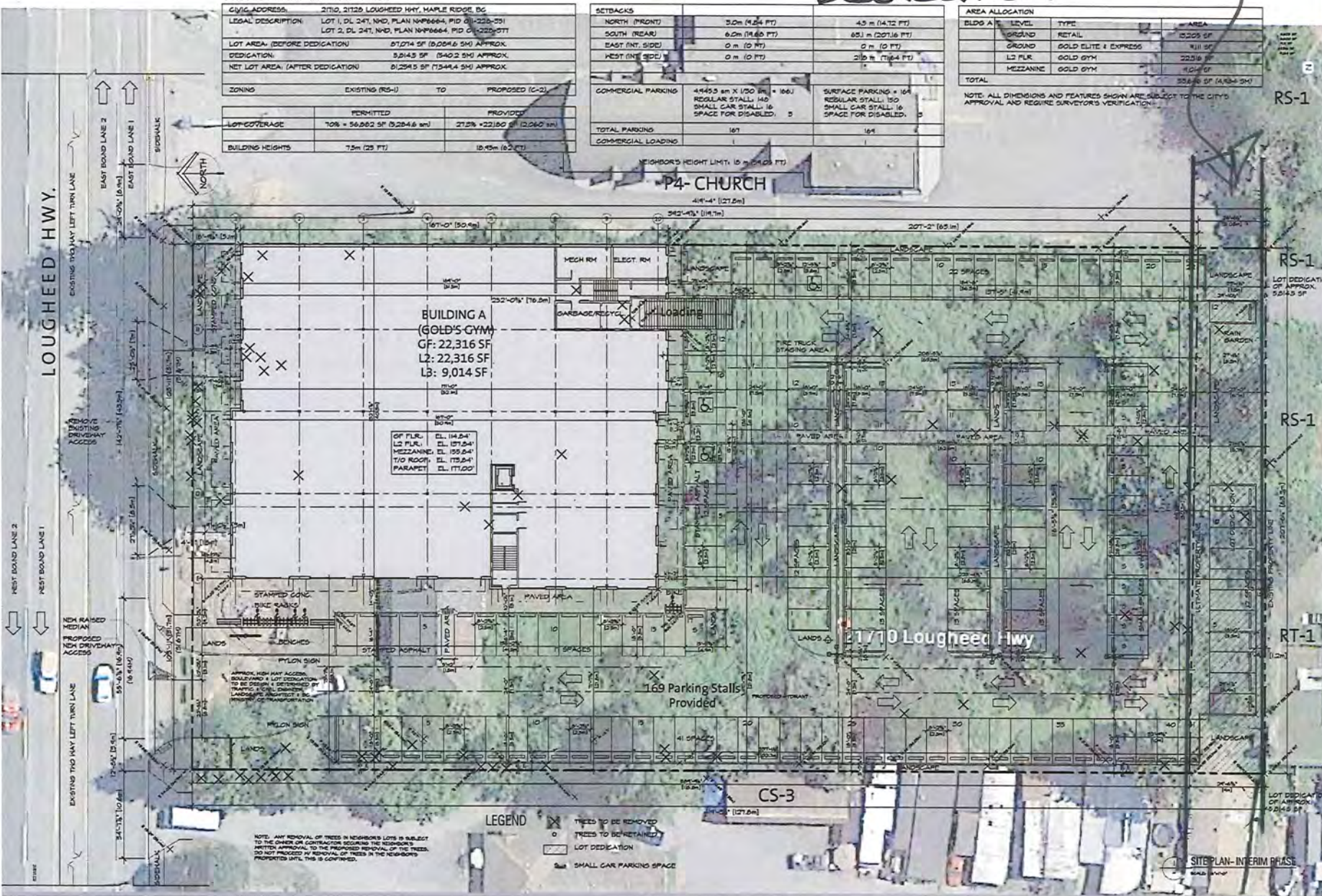
CIVIC ADDRESS	21710, 21726 LOUGHEED HWY, MAPLE RIDGE, BC
LEGAL DESCRIPTION	LOT 1, DL 241, NRD, PLAN NRP6684, PID 01-0220-001 LOT 2, DL 241, NRD, PLAN NRP6684, PID 01-0220-001
LOT AREA: (BEFORE DEDICATION)	81,074 SF (3,284.6 SQ M) APPROX.
DEDICATION	9,214.5 SF (340.2 SQ M) APPROX.
NET LOT AREA: (AFTER DEDICATION)	81,259.5 SF (3,344.4 SQ M) APPROX.

ZONING	EXISTING (RS-1)	TO	PROPOSED (C-3)
PERMITTED			PROVIDED
LOT COVERAGE	70% = 56,852 SF (3,284.6 SQ M)		27.5% = 22,180 SF (2,060 SQ M)
BUILDING HEIGHTS	7.5m (25 FT)		18.45m (60 FT)

SETBACKS		
NORTH (FRONT)	3.0m (9.84 FT)	4.5m (14.72 FT)
SOUTH (REAR)	6.0m (19.65 FT)	6.5m (21.36 FT)
EAST (INT. SIDE)	0.0m (0 FT)	0.0m (0 FT)
WEST (INT. SIDE)	0.0m (0 FT)	21.0m (68.84 FT)
COMMERCIAL PARKING	4,445.5 SQ M (100 SQ M) + 186J REGULAR STALL: 150 SMALL CAR STALL: 16 SPACE FOR DISABLED: 5	SURFACE PARKING: 164 REGULAR STALL: 150 SMALL CAR STALL: 16 SPACE FOR DISABLED: 5
TOTAL PARKING	167	164
COMMERCIAL LOADING		

BUILDING	LEVEL	TYPE	AREA
GROUND	RETAIL		13,205 SF
GROUND	GOLD ELITE & EXPRESS		1,111 SF
L3 FLR	GOLD GYM		22,316 SF
MEZZANINE	GOLD GYM		1,014 SF
TOTAL			37,646 SF (3,484.4 SQ M)

NOTE: ALL DIMENSIONS AND FEATURES SHOWN ARE SUBJECT TO THE CITY'S APPROVAL AND REQUIRE SURVEYOR'S VERIFICATION.



21710, 21726 LOUGHEED HWY, MAPLE RIDGE, BC  
 604-271-1100  
 21710, 21726 LOUGHEED HWY, MAPLE RIDGE, BC  
 604-271-1100

Joseph Park Architecture

DATE	REVISION
07/21/2015	ISSUED FOR APPLICATION FOR PERMIT
08/14/2015	ISSUED FOR APPLICATION FOR PERMIT
09/01/2015	ISSUED FOR APPLICATION FOR PERMIT
09/15/2015	ISSUED FOR APPLICATION FOR PERMIT
10/01/2015	ISSUED FOR APPLICATION FOR PERMIT
10/15/2015	ISSUED FOR APPLICATION FOR PERMIT
11/01/2015	ISSUED FOR APPLICATION FOR PERMIT
11/15/2015	ISSUED FOR APPLICATION FOR PERMIT
12/01/2015	ISSUED FOR APPLICATION FOR PERMIT
12/15/2015	ISSUED FOR APPLICATION FOR PERMIT

REVISIONS

1. Date: 07/21/2015

2. Date: 08/14/2015

3. Date: 09/01/2015

4. Date: 09/15/2015

5. Date: 10/01/2015

6. Date: 10/15/2015

7. Date: 11/01/2015

8. Date: 11/15/2015

9. Date: 12/01/2015

10. Date: 12/15/2015

Gold's Gym Commercial Development  
 21710, 21726 Lougheed Hwy.



Drawn: YV  
 Checked: JP  
 Project Number: 10--

A02a



CIVIC ADDRESS:	2710, 2728 LOUGHEED HWY, MAPLE RIDGE, BC
LEGAL DESCRIPTION:	LOT 1, DL 247, NHD, PLAN N166664, PID 01-228-031 LOT 2, DL 247, NHD, PLAN N166664, PID 01-228-071
LOT AREA: (BEFORE DEDICATION)	81,074 SF (5,234.6 SQ) APPROX.
DEDICATION:	3,845 SF (340.2 SQ) APPROX.
NET LOT AREA: (AFTER DEDICATION)	81,293 SF (7,344.4 SQ) APPROX.

ZONING	EXISTING (MS-1)	TO	PROPOSED (C-2)
LOT COVERAGE	70% = 56,802 SF (3,204.6 sm)		27.5% = 22,120 SF (2,060 sm)
BUILDING HEIGHTS	7.5m (25 FT)		10.93m (62 FT)

NETBACKS		
NORTH (FRONT)	5.0m (16.4 FT)	4.5 m (14.72 FT)
SOUTH (REAR)	6.0m (19.6 FT)	6.5 m (21.32 FT)
EAST (INT. SIDE)	0 m (0 FT)	0 m (0 FT)
WEST (INT. SIDE)	0 m (0 FT)	21.9 m (71.64 FT)
COMMERCIAL PARKING		
4,945.3 m x 1/50 m = 166.1 REGULAR STALL: 145 SMALL CAR STALL: 10 SPACE FOR DISABLED: 5		SURFACE PARKING = 154 REGULAR STALL: 135 SMALL CAR STALL: 16 SPACE FOR DISABLED: 5
TOTAL PARKING	167	154
COMMERCIAL LOADING	1	1

AREA ALLOCATION			
BLDG A	LEVEL	TYPE	AREA
	GROUND	RETAIL	13,209 SF
	GROUND	GOLD ELITE & EXPRESS	4,111 SF
	L2 FLR	GOLD GYM	22,510 SF
	MEZZANINE	GOLD GYM	4,014 SF
TOTAL			53,844 SF (4,854 SM)

NOTE: ALL DIMENSIONS AND FEATURES SHOWN ARE SUBJECT TO THE CITY'S APPROVAL AND REQUIRE SURVEYOR'S VERIFICATION

Architect  
RS-1 **ROAD Dedication**

#203-1108 Austin Ave  
Coquitlam BC Canada V3K 3P5

Joseph Park Architecture

DATE	MEETING
SEP 25, 2003	ISSUED FOR 12 APPLICATIONS FOR PLUMBING ONLY
NOV 18, 2003	ADJOURNED - ISSUED FOR PLUMBING PERMITS
DEC 10, 2003	ISSUED FOR 12 APPLICATIONS FOR PLUMBING ONLY
JAN 25, 2004	ISSUED FOR BUILDING PERMITS FOR SINKS, CUPBORDS AND
FEB 10, 2004	ISSUED FOR BUILDING PERMITS FOR SINKS, CUPBORDS AND
SEP 05, 2004	ISSUED FOR BUILDING PERMITS FOR SINKS, CUPBORDS AND
SEP 15, 2004	ADJOURNED - ISSUED FOR PLUMBING PERMITS
NOV 03, 2004	ISSUED FOR MEETING WITH CITY
JAN 05, 2005	ISSUED FOR 12 APPLICATIONS FOR PLUMBING PERMITS
JAN 15, 2005	ISSUED FOR PLUMBING PERMITS FOR SINKS, CUPBORDS AND
JUN 01, 2005	ISSUED FOR PLUMBING PERMITS FOR SINKS, CUPBORDS AND
JUL 18, 2005	ISSUED FOR PLUMBING PERMITS FOR SINKS, CUPBORDS AND
AUG 18, 2005	ADJOURNED FOR PLUMBING PERMITS

REVISIONS		
#	Date	Remarks
001	08/28/2018	REVISED AS PER CLIENT'S COMMENTS
002	09/26/2018	REVISED AS PER CLIENT'S COMMENTS

• **NETTLE**

Gold's Gym Commercial Development  
21710, 21728 Lougheed Hwy.



Draw	W	Designed	-
Drawn	P	Drawn	
Print Number			10

Site Plan- After Lot Dedication

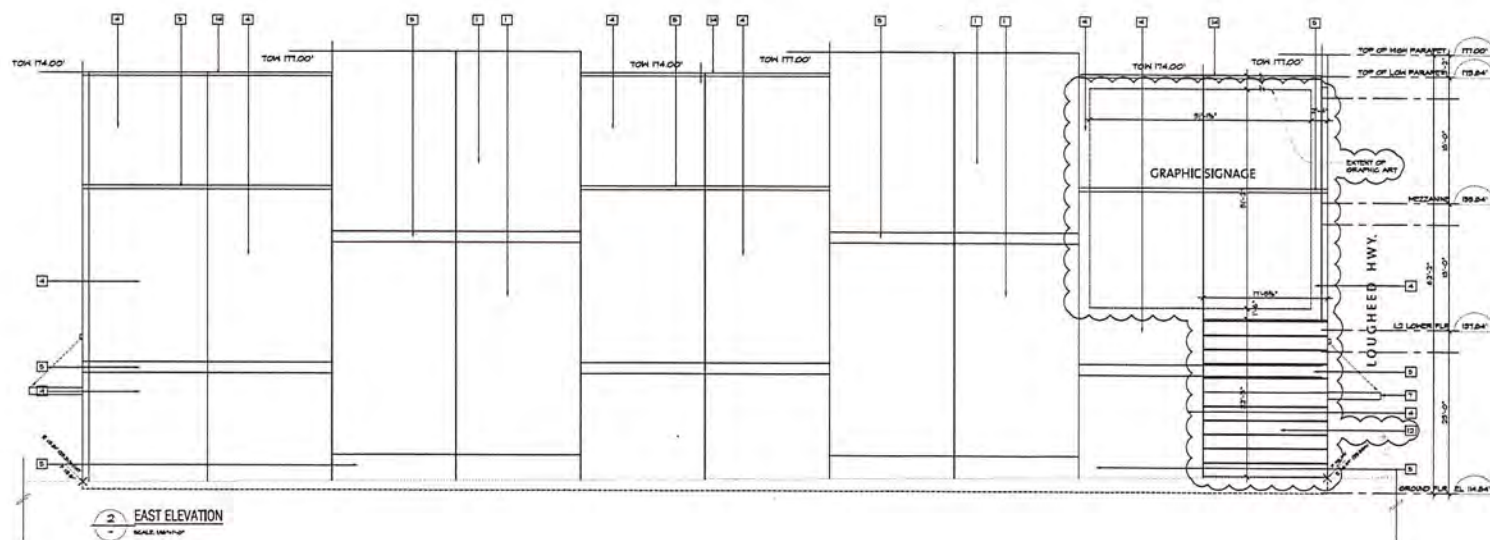
A03

10.





EXTERIOR FINISHES		* ALL METAL FLASHING TO BE Dgls.
NO MATERIAL		
1 FTD CONCRETE - FIELD LIGHT	BM KAC-28 "TORNADO BROWN"	
2 FTD CONCRETE - FIELD LIGHT	BM KGG-830 "TORNADO BROWN"	
3 FTD CONCRETE - ACCENT PANEL	BM K091-00 "TORNADO"	
4 FTD CONCRETE - FIELD LIGHT	BM KGG-840 "TORNADO BROWN"	
5 COLUMN CAP & BASE	BM K033-10 "SLACK"	
6 BRIGGS W/ ACRYLIC RENDER	ACRYLIC RENDER - BM K091-00 "TORNADO"	
7 METAL CANOPY	VIGORIST - GC 808B "SLACK"	
8 METAL TRIM & LOUVER BLACK	VIGORIST - GC 808B "SLACK"	
9 KNOX/STORM/FRONT FRAMES	ANODIZED ALUMINUM	
10 CONCRETE PANELS - GOLD	HARDIE PANEL - BM K033-10 "TORNADO BROWN"	
11 UPPER CORNICE & LOUVER TRIM	BM K033-10 "SLACK"	
12 CONCRETE PANELS - DARK GREEN	HARDIE PANEL - BM KGG-840 "TORNADO BROWN"	
13 UPPER CORNICE & LOUVER TRIM	BM K033-10 "SLACK"	
14 FTD CONCRETE - UPPER & LOUVER CORNICE	BM K033-10 "SLACK"	



PROJECT #2  
21710, 21728 LOUGHEED HWY.  
TORONTO, ONTARIO M2H 1A5  
PROJECT #2018-001  
WWW.JP.ARCHITECT

Joseph Park Architecture

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DATE	REVISION
2018.05.29	ISSUED FOR PERMITTING AND CONSTRUCTION
2018.06.01	ISSUED FOR PERMITTING AND CONSTRUCTION
2018.06.01	ISSUED FOR PERMITTING AND CONSTRUCTION
2018.06.01	ISSUED FOR PERMITTING AND CONSTRUCTION
2018.06.01	ISSUED FOR PERMITTING AND CONSTRUCTION
2018.06.01	ISSUED FOR PERMITTING AND CONSTRUCTION
2018.06.01	ISSUED FOR PERMITTING AND CONSTRUCTION
2018.06.01	ISSUED FOR PERMITTING AND CONSTRUCTION
2018.06.01	ISSUED FOR PERMITTING AND CONSTRUCTION
2018.06.01	ISSUED FOR PERMITTING AND CONSTRUCTION

REVISION	DATE	REMARKS
01	2018.05.29	ISSUED FOR PERMITTING AND CONSTRUCTION
02	2018.06.01	ISSUED FOR PERMITTING AND CONSTRUCTION

CONTRACT

PROJECT TITLE

Gold's Gym Commercial Development  
21710, 21728 Lougheed Hwy.



Drawn: YY  
Checked: JP  
Project Number: 10

NORTH (LOUGHEED HWY) & EAST ELEVATIONS

A08

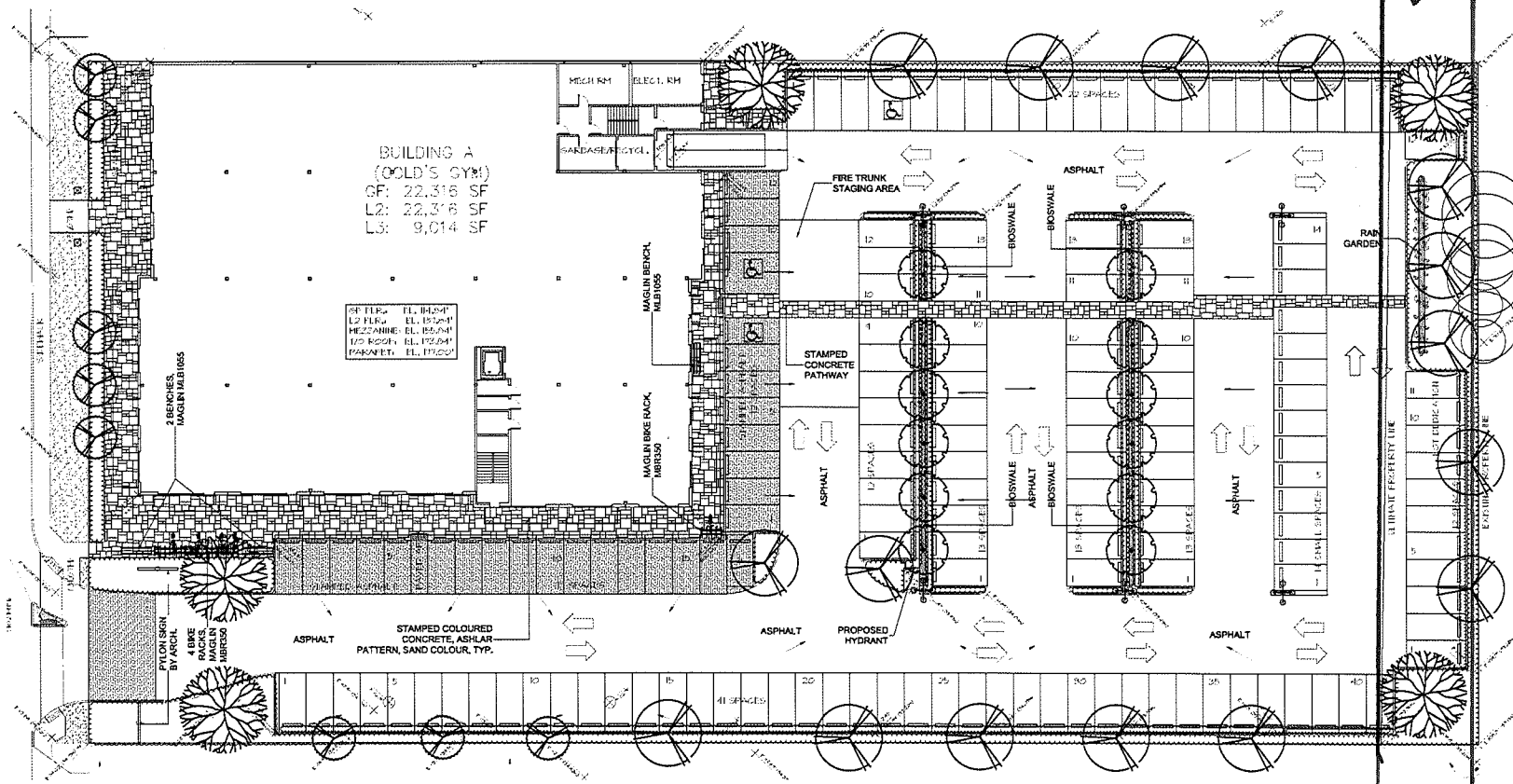






# APPENDIX F

ROAD  
Dedication



KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
12	12	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; 8M8
8	8	ACER X FRIEDMANNI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	6CM CAL; 2.0M STD; 10M
8	8	CORNUS N. 'EDDIE'	EDDIE'S WHITE WONDER DOGWOOD	6CM CAL; STD FORM
7	7	EXISTING TREE		
11	11	PIRUS CALLERYANA 'CHANTELIER'	CHANTELIER PEAR	6CM CAL; 1.8M STD; 8M8
SHRUB				
191	191	PRUNUS LAUROCEARUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
8	8	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
10	10	ROSA 'NORWAY'	CARPET ROSE, YELLOW	#2 POT; 40CM
83	83	ROSA PERSIAN YELLOW	PERSIAN YELLOW ROSE	#2 POT; 40CM
16	16	SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT; 30CM
18	18	SYMPHORICARPOS CHINENSIS 'WANDER'	TRAILING SNOWBERRY	#2 POT; 30CM
GRASS				
34	34	CAREX OLANA 'FROSTED CURLS'	FROSTED CURLS NEW ZEALAND SEDGE	#1 POT
128	128	HELIOTROPIS SCUTELLARIUS	BLUE OAT GRASS	#1 POT
13	13	MESCANTHUS TENAXIS 'GRACILIMUS'	MAIDEN GRASS	#1 POT
20	20	PENNESETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
229	229	PENNESETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
86	86	ALYSSUM MONTANUM 'MOUNTAIN GOLD'	GOLD ALYSSUM	#1 POT
33	33	CORONILLA 'GRANDIFLORA' 'EARLY SUNSHINE'	TICKSEED	15 CM POT
47	47	PENSTEMON BARBATUS HYBRIDUS	BEARD-TONGUE	15 CM POT
108	108	RUDIBECKIA FLUIDA VAR 'SULLIVANTS'	GOLDSTURMUSBECKIA	#1 POT
85	85	ARCTOSTAPHYLOS UVA-URSI	WINTERGREEN	#1 POT; 20CM
874	874	GENISTA PULSATA 'VANCOUVER GOLD'	VANCOUVER GOLD BROOM	#1 POT; 15CM

NOTE: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REQUESTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

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**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4155 581 Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604 294-0211 f. 604 294-0222

SCALE

NO.	DATE	REVISION DESCRIPTION	DR.
1	2017 MAY 17	ISSUED FOR REVIEW	PMG
2	2017 MAY 17	REVISED PLAN	PMG
3	2017 MAY 17	REVISED PLAN	PMG
4	2017 MAY 17	REVISED PLAN	PMG
5	2017 MAY 17	REVISED PLAN	PMG
6	2017 MAY 17	REVISED PLAN	PMG
7	2017 MAY 17	REVISED PLAN	PMG
8	2017 MAY 17	REVISED PLAN	PMG
9	2017 MAY 17	REVISED PLAN	PMG
10	2017 MAY 17	REVISED PLAN	PMG
11	2017 MAY 17	REVISED PLAN	PMG
12	2017 MAY 17	REVISED PLAN	PMG
13	2017 MAY 17	REVISED PLAN	PMG
14	2017 MAY 17	REVISED PLAN	PMG
15	2017 MAY 17	REVISED PLAN	PMG
16	2017 MAY 17	REVISED PLAN	PMG
17	2017 MAY 17	REVISED PLAN	PMG
18	2017 MAY 17	REVISED PLAN	PMG
19	2017 MAY 17	REVISED PLAN	PMG
20	2017 MAY 17	REVISED PLAN	PMG

CLIENT:

PROJECT:

GOLD'S GYM

21710, 21728 LOUGHEED HIG  
MAPLE RIDGE

DRAWING TITLE:  
LANDSCAPE PLAN  
(INTERIM PHASE)

DATE: 2017 MAY 17 DRAWN:  
SCALE: 1/8" = 1'-0" 1  
DESIGN: YR  
CHECK: PMG

PMG PROJECT NUMBER:

APPENDIX F





NOTES: \* PLANT TYPES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \*\*\* SEARCH AND REPLY: MAKE PLANT MATERIAL AVAILABLE FOR OPTICAL INSPECTION BY THE LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY TO INCLUDE LOWER MAKE. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED TO OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUESTED TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE ARCHITECT'S DEFINITION OF PLANT MATERIAL. PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

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Suite C100 • 4188 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
Tel: 604-294-0011 • Fax: 604-294-0022

REAL.

[illegible]

NO.	DATE	REVISION DESCRIPTION	DR.
2	STAGE 11 RPTV PER NEW SITE PLAN; AEP COMMENTS	SR	
1	2017.03.16	APW SITE PLAN	WR

CURT:

PROJECT:

**GOLD'S GYM**

21710,21728 LOUGHEED HIGHWAY  
MAPLE RIDGE

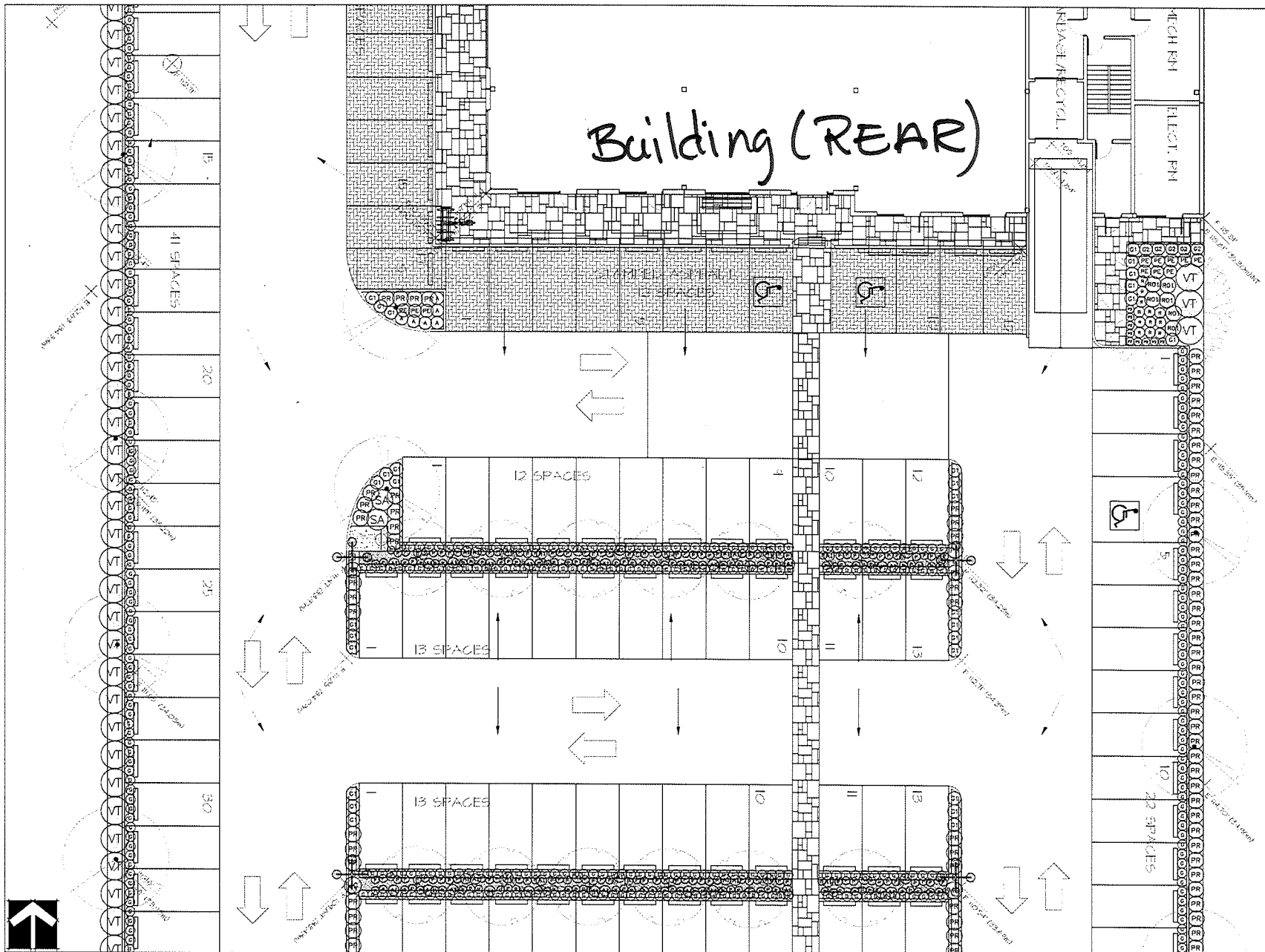
DRAWING TITLE:

**LANDSCAPE PLAN  
(AFTER ROAD DEDICATION)**

DATE: 2017 MAY 17 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: YR  
DESIGN: YR  
CHECKED: PCM OF 7

16-731





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**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4185 26th Creek Drive  
Burnaby, British Columbia, V5C 6G8  
p. 604-294-0011 : f. 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	2017 MAY 17	ISSUED FOR PERMIT	PM
2	2017 MAY 17	REVISED PLAN	PM

CLIENT:

PROJECT:

**GOLD'S GYM**

**21710, 21728 LOUGHEED HIGHWAY  
MAPLE RIDGE**

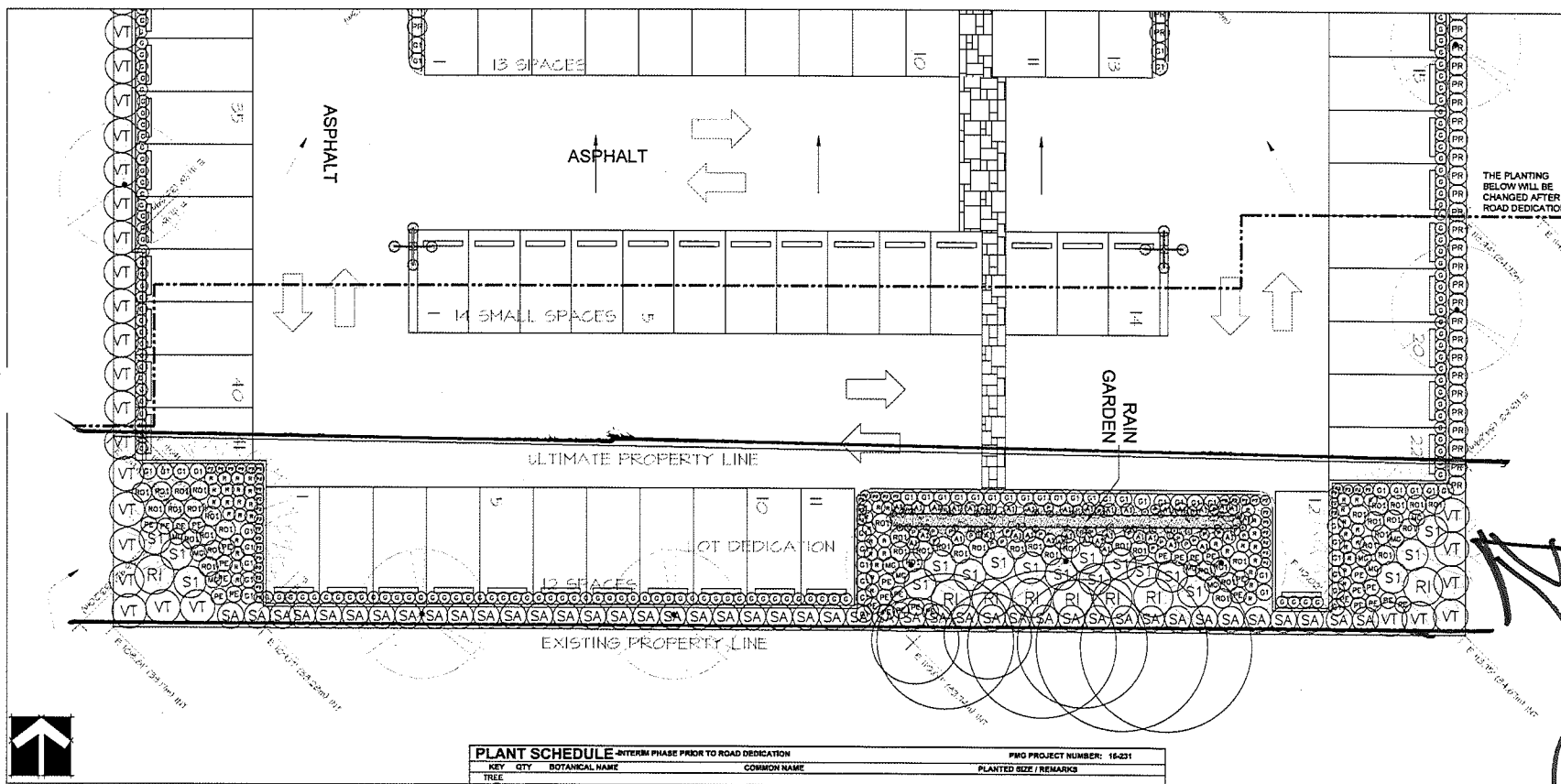
DRAWING TITLE:

**SHRUB PLAN  
(INTERIM&AFTER)**

DATE: 2017 MAY 17 DRAWING NUMBER:  
SCALE: 1/16" = 1'-0"  
DRAWN: YR  
DESIGN: YR  
CHECK: PM

**L5**

OF 7



PLANT SCHEDULE - INTERIM PHASE PRIOR TO ROAD DEDICATION				PWG PROJECT NUMBER: 16-231
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
12	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.5M STD; B&B	
5	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	6CM CAL; 2.0M STD; WB	
8	CORNUS N. 'EDDIE'S'	EDDIE'S WHITE WONDER DOGWOOD	3CM CAL; STD FORM	
7	EXISTING TREE	-	-	-
16	PRUNUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.5M STD; B&B	
SHRUB				
101	PRUNUS LAUROCARPUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT; 50CM	
8	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT; 80CM	
80	ROSA 'NOASON'	CARPET ROSE, YELLOW	#2 POT; 45CM	
80	ROSA PERSIAN YELLOW	PERSIAN YELLOW ROSE	#2 POT; 40CM	
46	SYMPHORICARPUS ALBUS	SNOWBERRY	#2 POT; 30CM	
18	SYMPHORICARPUS CHENAUULTI 'HAWDOCK'	TRAILING SNOWBERRY	#2 POT; 30CM	
GRASS				
34	CAREX COMANS 'FROSTED CURLS'	FROSTED CURLS NEW ZEALAND SEDGE	#1 POT	
128	HELIOTROPICUM SEMPERVIRENS	BLUE OAT GRASS	#1 POT	
13	MISCANTHUS SINENSIS 'ORAZILLIMUS'	WADEN GRASS	#1 POT	
20	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT	
225	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	#1 POT	
PERENNIAL				
85	ALYSSUM MONTANUM 'MOUNTAIN GOLD'	GOLD ALYSSUM	#1 POT	
83	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	TICKSEED	15 CM POT	
47	PENSTEMON BARBATUS HYBRIDS	BEARD-TONGUE	15 CM POT	
108	RUBISCOCHA FULGIDA VAR SULLIVANTII 'GOLDSTURM/ALDOCKIA'		#1 POT	
OR				
85	ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	#1 POT; 20CM	
574	GEMBITA PILOSA 'VANCOUVER GOLD'	VANCOUVER GOLD BROOM	#1 POT; 15CM	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY CANA AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HAINLAND AND PRASER VALLEY. \* SUBSTITUTION: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE HELD AS A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

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Burnaby, British Columbia, V5C 6C9  
p: 604-296-0911 ; f: 604-296-0922

REAL:

THE PLANTING  
BELOW WILL BE  
CHANGED AFTER  
ROAD DEDICATION

NO.	DATE	REVISION DESCRIPTION	DR.
1	2017.05.17	NEW SITE PLAN	VE
2	2017.05.17	REVISED SITE PLAN, PER COMMENTS	VE

CLIENT:

PROJECT:

GOLD'S GYM

21710, 21728 LOUGHEED HIGHWAY  
MAPLE RIDGE

DRAWING TITLE:

SHRUB PLAN  
(INTERIM PHASE)

DATE: 2017.MAY.17 DRAWING NUMBER:

SCALE: 1/16"=1'-0"

DRAWN: YR

DESIGN: YR

CHECK: PM

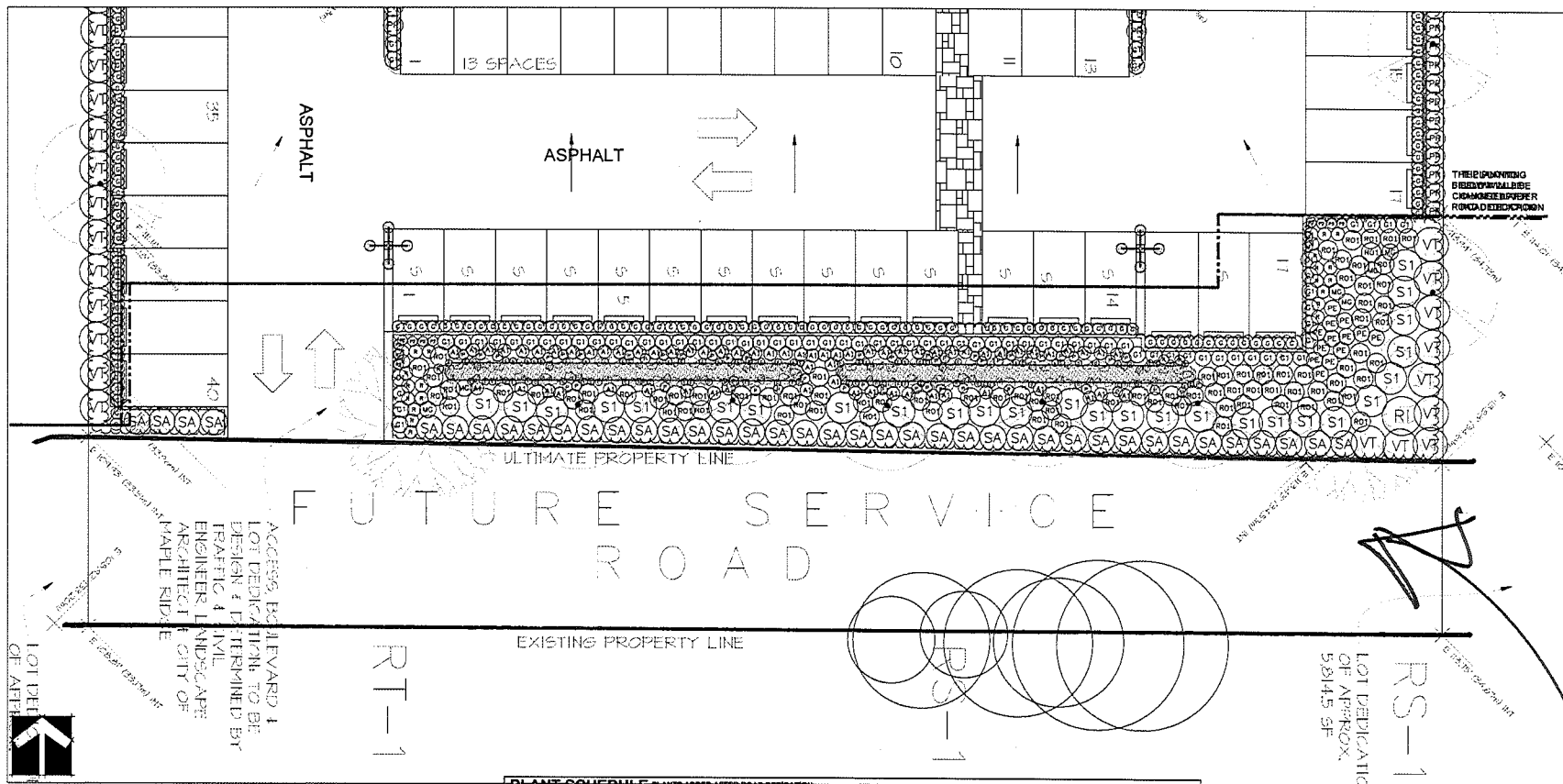
**L6**

OF 7

16231-4-2P

PWG PROJECT NUMBER:

16-231



PLANT SCHEDULE - PLANTS ADDED AFTER ROAD DEDICATION				PMG PROJECT NUMBER: 16-231	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	2	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	8CM CAL; 2.0M STD; W5	
TREE	5	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	8CM CAL; 1.8M STD; B&B	
SHRUB	1	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM	
SHRUB	80	ROSA 'NOASON'	CARPET ROSE; YELLOW	#2 POT; 40CM	
SHRUB	9	ROSA 'PERSIAN YELLOW'	PERSIAN YELLOW ROSE	#2 POT; 40CM	
SHRUB	38	SYMPHORECARPOS ALBUS	SNOWBERRY	#2 POT; 30CM	
SHRUB	27	SYMPHORECARPOS CHENAUTII 'HANGOVER'	TRAILING SNOWBERRY	#2 POT; 30CM	
GRASS	85	CAREX COMANS 'FROSTED CURLS'	FROSTED CURLS NEW ZEALAND SEDGE	#1 POT	
GRASS	67	HELICTOTRICHON SEMPERVIRENS	BLUE CAT GRASS	#1 POT	
GRASS	8	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	#1 POT	
GRASS	51	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	#1 POT	
PERENNIAL	14	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	TICKSEED	15 CM POT	
PERENNIAL	13	PENSTEMON BARBATUS HYBRIDS	BEARD-TONGUE	15 CM POT	
PERENNIAL	24	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM/RUDBECKIA'		#1 POT	
PERENNIAL	66	ARCTOSTAPHYLOS UVA-URSI	KINSMENICK	#1 POT; 20CM	
PERENNIAL	75	GENISTA PILOSA 'VANCOUVER GOLD'	VANCOUVER GOLD BROOM	#1 POT; 15CM	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NOTE: EXISTING PLANT MATERIAL FROM ROAD DEDICATION AREA TO BE RETAINED AND REPLANTED WHEREVER POSSIBLE.

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Burnaby, British Columbia, V5C 6G8  
p: 604-294-0311 f: 604-294-0022

REAL:

7. STAGE 11: FINAL REVIEW AND COMMENTS  
8. REVIEW  
NO. DATE REVISION DESCRIPTION DR

CLIENT:

PROJECT:

GOLD'S GYM

21710, 21728 LOUGHEED HIGHWAY  
MAPLE RIDGE

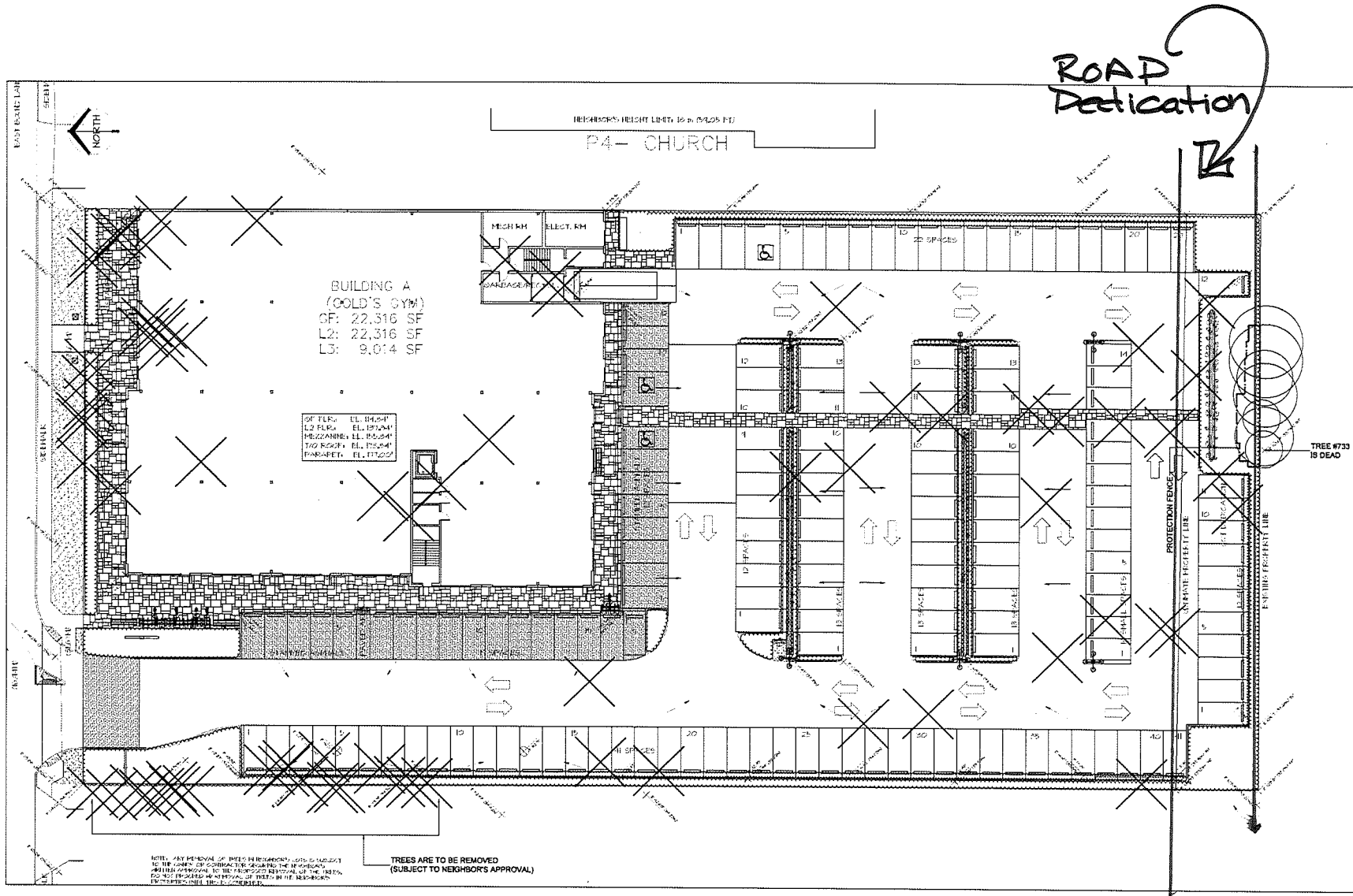
DRAWING TITLE:

SHRUB PLAN  
(AFTER ROAD DEDICATION)

DATE: 2017 MAY 17 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: YS  
DESIGN: YS  
CHKD: PCM OF 7

16231-4-2P PMG PROJECT NUMBER: 16-231

ROAD  
Dedication



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P: 604-294-0011 F: 604-294-0022

SCALE:

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NO.	DATE	REVISION DESCRIPTION	OR
1	2017.05.17	ISSUED FOR PERMIT	PMG

CLIENT:

PROJECT:

GOLD'S GYM

21710, 21728 LOUGHEED HIC  
MAPLE RIDGE

DRAWING TITLE:

TREE MANAGEMENT  
PLAN

DATE: 2017.05.17 DRAWN: PMG  
SCALE: 1/4" = 1'-0"  
DRAWN: YR  
DESIGN: PMG  
CHECK: PMG



## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Second Reading  
Zone Amending Bylaw No. 7239-2016  
24240 125 Avenue

**MEETING DATE:** September 19, 2017  
**FILE NO:** 2016-066-RZ  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 24240 - 125 Avenue from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), to permit a future subdivision of 2 lots. Council granted first reading to Zone Amending Bylaw No. 7239-2016 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on April 18, 2017. The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 0.81 hectares.

This application is in compliance with the Official Community Plan.

### RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7239-2016 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Restrictive Covenant for the Storm Water Management Plan requirements, Tree management, as well as Hillside Protection as identified by staff;
  - ii) Removal of existing buildings and decommissioning as well as, reclamation of on site septic system;
  - iii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

## DISCUSSION:

### 1) Background Context:

Applicant: Bruce Ma  
Owner: Guilking Mao

Legal Description: Lot 56 Section 22 Township 12 New Westminster District Plan 43885

#### OCP:

Existing: Estate Suburban Residential  
Proposed: Estate Suburban Residential

#### Zoning:

Existing: RS-3 (One Family Rural Residential)  
Proposed: RS-2 (One Family Suburban Residential)

#### Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential
South:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Estate Suburban Residential
West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.810 hectare (2.0 Acres)
Access:	125 Avenue
Servicing:	Rural Standard
Companion Applications:	2016-066-SD

### 2) Project Description:

The applicant proposed to rezone the subject properties from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) for a future subdivision into two lots no smaller than 0.40 hectares in lot area (Appendix E). The residential building currently in the center of the site would be removed as would the current driveway. The building envelopes will need to take into consideration the retention of some of the existing trees and hillside on the subject property that will be protected by a restrictive covenant.

### **3) Planning Analysis:**

#### **i) Official Community Plan:**

The Official Community Plan designates the subject property as Estate Suburban Residential (Appendix B). The Zoning Matrix identifies that the RS-2 (One Family Suburban Residential) zone can be supported subject to the policies and criteria outlined in the Official Community Plan.

The following Official Community Plan policies support the rezoning of the subject property to RS-2 (One Family Suburban Residential) zone:

- Section 3.1.3 Residential Designations, describes Estate Suburban Residential designation as supporting single detached and duplex housing in areas outside the Urban Area Boundary and are for properties within the Fraser Sewer Area or on property where sewer services have already been connected.
- Estate Suburban Residential Policy 3.15 supports single detached and two-family residential housing in Estate Suburban Residential area. The Estate Suburban Residential land use designation is characterized generally by 0.40 hectare lots.

In August, 2016 Council received a staff report outlining Suburban Residential and Estate Suburban Residential land use designation options. On September 5, 2017 after further review Council resolved that no changes would be made to the Estate Suburban and Suburban Residential OCP policies and that residential development proceed accordingly.

The proposed rezoning and subdivision is consistent with applications that have been approved in the area. The property directly south of the subject property was rezoned to create two RS-2 (One Family Suburban Residential) lots. The properties located at 24331, 24334 – 124 Avenue and 24341, 24361 – 124 Ave were also rezoned to RS-2 (One Family Suburban Residential) to create each of the lots. There is a pattern of RS-2 (One Family Suburban Residential) lots being created between 241 and Ansell Streets to the East/West then 125 and 124 Avenue North/South.

#### **ii) Zoning Bylaw:**

The current proposal under application is to rezone the subject property located at 24240-125 Avenue from RS-3 (One Family Residential) to RS-2 (One Family Suburban Residential) to permit the subdivision of the subject property into two lots with an approximate lot area of 0.40 hectares in size. The RS-2 (One Family Suburban Residential) zone has a minimum parcel size of 0.40 hectares. The current application has not proposed any variances to the Zoning Bylaw. (Appendix E) Tree and slop protection will be achieved through a restrictive covenant registered on the future lots..

#### **iii) Proposed Variances:**

A Development Variance Permit will be brought forward in a subsequent report. The requested variance will be to vary the Local Street, Minimum Width from 20m to 15m in Subdivision and Development Servicing of Land Bylaw No. 4800-1993, Schedule "C". In addition, there is a request to vary Schedule "D" paving width requirement of 7.0m to 6.2m. The proposed variances are supported as the roads in the area are adequate in width to provide for the existing traffic for the proposed development.

#### **4) Environmental Implications:**

The property has a number of trees and natural sloped areas. The applicant has submitted an arborist report. This report was reviewed by the City with the City recommending a restrictive covenant being placed on the proposed lots to protect a significant portion of the trees on the property. The existing natural hillside will also be protected through a Restrictive Covenant which is consistent with the other small scale developments of a non-complex nature.

#### **5) Interdepartmental Implications:**

##### **i) Engineering Department:**

The Engineering Department has advised that the proposed development can be serviced by water and sanitary services. In order to connect the additional service the Academy Park Local Area Service charge must be paid. Storm sewer is not available; therefore, onsite stormwater management is required that must address the 3 tier storm water management criteria.

##### **ii) Parks & Leisure Services Department:**

The Parks and Leisure Services Department has advised that they have no comments or concerns with the proposed development.

##### **iii) Fire Department:**

The Fire Department has advised that they see no issues or concerns at this time except that if the house is unoccupied it is to be secured against unauthorized entry. When the house is demolished, the required procedures are followed.

#### **6) School District No. 42 Comments:**

A referral was sent to School District No. 42 with respect to subject rezoning application. A response was received by the School District with the following comments:

- The subject property is located with Blue Mountain Elementary and Garibaldi Secondary School catchment areas.
- Blue Mountain Elementary has an operating capacity of 271 students. The 2016-17 school enrolment is 266 which represent the school to be operating at a 98.15% utilization. This utilization includes 77 students that are from outside the catchment area. The students within the catchment area represent a utilization of 69.74% (189 students).
- Garibaldi Secondary School has an operating capacity of 1050 students. The 2016-17 school enrolment is 628 students which represents the school to be operating at 59.8% utilization. This utilization includes 339 students that are from outside the catchment area. The students within the catchment area represent a utilization of 67.71% (711 students).

## CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7239-2016, and that application 2016-066-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

---

**Prepared by:** Wendy Cooper, MCIP, RPP  
Senior Planning Technician

“Original signed by Christine Carter”

---

**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

“Original signed by Frank Quinn”

---

**Approved by:** Frank Quinn, MBA, P.Eng  
GM: Public Works & Development Services

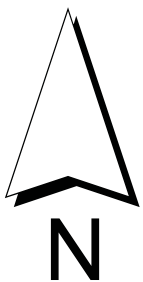
“Original signed by Paul Gill”

---

**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Official Community Plan Designation Map  
Appendix C – Ortho Map  
Appendix D – Zone Amending Bylaw No. 7239-2016  
Appendix E – Site Plan



Scale: 1:2,500

## Legend

- Stream
- Indefinite Creek
- River Centreline
- Major Rivers & Lakes

24240 125 Avenue  
2011 Image

PLANNING DEPARTMENT



[mapleridge.ca](http://mapleridge.ca)

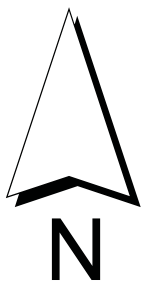
2016-066-RZ  
DATE: Mar 10, 2016

BY: JV





SUBJECT PROPERTY



Scale: 1:2,500

## Legend



Agricultural

Estate Suburban Residential

24240 125 Avenue  
2011 Image

PLANNING DEPARTMENT

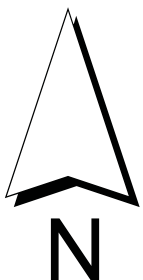


[mapleridge.ca](http://mapleridge.ca)

2016-066-RZ  
DATE: Mar 10, 2016

BY: JV





Scale: 1:2,500

## Legend

- Stream
- Indefinite Creek
- River Centreline
- Major Rivers & Lakes

24240 125 Avenue  
2011 Image

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

2016-066-RZ  
DATE: Mar 10, 2016

BY: JV

## APPENDIX D

## CITY OF MAPLE RIDGE

# BYLAW NO. 7239-2016

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7239-2016."
2. That parcel or tract of land and premises known and described as:

Lot 56 Section 22 Township 12 New Westminster District Plan 43885

and outlined in heavy black line on Map No. 1673 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-2 (One Family Suburban Residential).

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 26<sup>th</sup> day of April, 2016.

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

ADOPTED, the            day of            , 20

**PRESIDING MEMBER**

CORPORATE OFFICER












## APPENDIX E

125<sup>th</sup> AVE

125TH AVENUE



	DENOTES STANDARD IRON POST FOUND
ha	DENOTES HECTARES
m <sup>2</sup>	DENOTES SQUARE METRES
 CB	DENOTES CATCH BASIN - TOP ENTRY
 UP	DENOTES UTILITY POLE
 M	DENOTES WATER METER
 MANHOLE	DENOTES SANITARY MANHOLE
 TREE	DENOTES TREE AND CANOPY EXTENT
X	DENOTES GROUND ELEVATION
 FIRE	DENOTES FIRE HYDRANT

**TARGET**  
LAND SURVEYING  
SURREY B.C.

FILE: 7950\_lopa

Lot dimensions are derived from FIELD SURVEY

Elevations are Geodetic (CVD28 OVRD-2005 - IN METERS) Derived from  
Control Monument 00H4346 located at Intersection of 125th Ave & Ansel  
St.  
Elevation = 87,594m

If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.

Tree diameters are taken at 1.4m above grade and are shown in cm.  
All trees 20cm and larger on project are shown. Refer to Arbores report (if one) for tree details.

This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

**SURVEY DATE:** February 4, 2018

CERTIFIED CORRECT  
DATED THIS 15th DAY OF February, 2016.

M. Adam Fulkerson B.C.L.S.

B,C,L,S .



**PRELIMINARY  
ISSUE  
NOT FOR CONSTRUCTION**  
Mar 08, 2010

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Environ

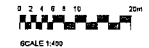
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44240 - 125 AVE MAPLE RIDGE

**CIVIC ADDRESS:**  
24240-125 Ave, Maple Ridge, B.C.  
P.I.D. 007-151-446

EXISTING ZONING RS-3  
PROPOSED ZONING RS-2

PROPOSED LOT SIZE 0.405 Hc



SCALE 1:400

SCALE 1:400

## APPENDIX E

## SITE PLAN

2151b	Spec 117
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1402  
A 101

4-01

Reaktion	
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of 1997, the 1998, and the 1999

100

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Second Reading  
Zone Amending Bylaw No. 7249-2016  
21137 River Road

**MEETING DATE:** September 19, 2017  
**FILE NO:** 2016-109-RZ  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21137 River Road, from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential) to permit development of a duplex. Council granted first reading to Zone Amending Bylaw No. 7249-2016 on June 14, 2016. As per Council Policy, duplex dwelling units where only one building is being constructed are exempt from the Community Amenity Contribution (CAC) Program.

The City has been undergoing a Zoning Bylaw review and through the process have identified regulation changes to modernize the bylaw. Over the past year, Council noted an interest in advancing certain changes to the bylaw, rather than waiting for the completion of the new Zoning Bylaw. This proposed development application represents one such Zoning Bylaw change, as it would provide for duplex form of development on lots 750 m<sup>2</sup> (8,073 ft<sup>2</sup>) in area and respond to changing development styles, affordability and market demand.

Zone Amending Bylaw No. 7249-2016 will reduce the minimum parcel size, minimum width, and minimum depth in the RT-1 (Two Family Urban Residential) zone. The proposed zoning regulations for the RT-1 (Two Family Urban Residential) zone are: 750m<sup>2</sup> (8,073 ft<sup>2</sup>) area, 20m (66 ft) width, and 27m (89 ft) depth.

### RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7249-2016 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Road dedication as required;
  - iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
  - iv) Registration of a Restrictive Covenant for Duplex Design;
  - v) Registration of a Restrictive Covenant for Tree Protection;

- vi) **Registration of a Restrictive Covenant for Stormwater Management;**
- vii) **Removal of existing building; and**
- viii) **In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.**

## **DISCUSSION:**

### **1) Background Context:**

Applicant:	Mayur Mehta
Legal Description:	Lot 224 District Lot 249 Group 1 New Westminster District Plan 44587
OCP:	
Existing:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RT-1 (Two Family Urban Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
South:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
East:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
West:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Two Family Residential (Duplex)
Site Area:	839 m <sup>2</sup> (9,031 ft <sup>2</sup> )
Access:	River Road
Servicing requirement:	Urban Standard



## 2) Project Description:

The subject property is 839m<sup>2</sup> (9,031 ft<sup>2</sup>) in area and is bound by single family residential lots. The property is flat with a row of hedges fronting River Road (see Appendices A and B). There is an existing house on the property that will require removal as part of rezoning approval.

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential), to permit the development of a duplex. The application also includes an amendment that will reduce the minimum parcel size and regulations for the RT-1 (Two Family Urban Residential) zone from 891 m<sup>2</sup> (9,591 ft<sup>2</sup>) to 750 m<sup>2</sup> (8,073 ft<sup>2</sup>), as well as a reduction in width from 22m (72 ft) to 20m (66 ft) and a reduction in depth from 30m (98 ft) to 27m (89 ft).

## 3) Planning Analysis:

### i) Official Community Plan:

The Official Community Plan (OCP) designates the property as *Urban Residential*, and development of the property is subject to the Major Corridor infill policies of the OCP. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design setbacks and lot configuration with the existing pattern of development in the area. The proposed rezoning to RT-1 (Two Family Urban Residential) is in conformance with the *Urban Residential* designation and Major Corridor infill policies.

It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1). The Residential Infill and Compatibility Criteria all support a change in the unit type, and specifically cite that duplex development is both compatible and desirable in the City (Policies 3-19 and 3-20).

### ii) Housing Action Plan

The Housing Action Plan was endorsed in 2014, and includes a number of goals and principles aimed at providing safe, affordable and appropriate housing for the community. Specific goals in support of encouraging duplex housing include: “*To improve housing choice for all current and future households*”. Strategy #1 Housing Action Plan relates to housing mix and innovation and reads “*support the development of a mix of housing forms*”. Based on the above, it is clear that reducing minimum parcel size to the RT-1 (Two Family Urban Residential) zone is in alignment with the goals, principles and strategies in the Housing Action Plan, as it will encourage duplex housing in the City.

### iii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential) to permit a duplex. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m<sup>2</sup> (7,191 ft<sup>2</sup>), and the minimum lot size for the proposed RT-1 (Two Family Urban Residential) zone is 891m<sup>2</sup> (9,591 ft<sup>2</sup>). As part of the Zoning Bylaw review process, the minimum parcel dimensions and parcel area for the RT-1 (Two Family Urban Residential) zone are proposed to be reduced to maximize opportunities for duplex infill in the city. Given that the subject property does not meet the current width and area for the existing RT-1 (Two Family Urban Residential) zone, but does meet the proposed draft regulations, these amendments support the application. A text amendment for the RT-1 (Two Family Urban Residential) zone is included with the subject application, which has been brought forward in advance of the complete draft Zoning Bylaw to facilitate this application. A text amendment to the RT-1 (Two Family

Urban Residential) zone to allow a minimum lot size of 750m<sup>2</sup> (8,073 ft<sup>2</sup>) has been prepared in support of this application.

It is noted that a rezoning application has received first reading for a duplex in the Town Centre, under application 2014-076-RZ. A smaller minimum lot size is permitted for a duplex in the Town Centre provided that the property is a corner lot or has access to a rear lane. For consistency, both the Town Centre and general duplex provisions will be included in both amending bylaws and the amendments will be implemented once the first application receives final reading.

**iv) Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following variance:

- *Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, Schedule "B":* To reduce the road right-of-way width for a Collector Street standard from 20m (66 ft) to 18m (59 ft).

The requested variance will be the subject of a future report to Council.

**v) Development Permits:**

A Form and Character Development Permit is not required for duplex developments; however, a restrictive covenant for the duplex design is required.

**vi) Advisory Design Panel:**

A Form and Character Development Permit is not required because this is a duplex development; therefore, this application does not need to be reviewed by the Advisory Design Panel.

**vii) Development Information Meeting:**

A Development Information Meeting is not required for this application because it is in compliance with the OCP and is less than 5 dwelling units.

**4) Traffic Impact:**

The subject property is within 800 metres of a controlled intersection of the Lougheed Highway, therefore, a referral was sent to the Ministry of Transportation and Infrastructure, and granted Preliminary Approval on July 12, 2017, for one year, pursuant to section 52(3)(a) of the *Transportation Act*.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

**5) Interdepartmental Implications:**

**i) Engineering Department:**

A Rezoning Servicing Agreement will be required as a condition of this rezoning application. Upgrades to servicing include: a separated sidewalk across the property frontage and a new driveway letdown; installation of a new storm service connection on River Road; replacement of an existing mast arm with an ornamental street light; planting street trees; and installing underground service connections.

ii) **License, Permits and Bylaws Department:**

The subject property is located within the Fraser River Escarpment area, where stormwater must be directed to Municipal storm sewer, as per Council Policy 6.23. This has been incorporated into the Stormwater Management Plan.

**CONCLUSION:**

It is recommended that second reading be given to Zone Amending Bylaw No. 7249-2016, and that application 2016-109-RZ be forwarded to Public Hearing.

“Original signed by Adam Rieu”

---

**Prepared by:** Adam Rieu  
Planning Technician

“Original signed by Christine Carter”

---

**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

“Original signed by Frank Quinn”

---

**Approved by:** Frank Quinn, MBA, P.Eng  
GM: Public Works & Development Services

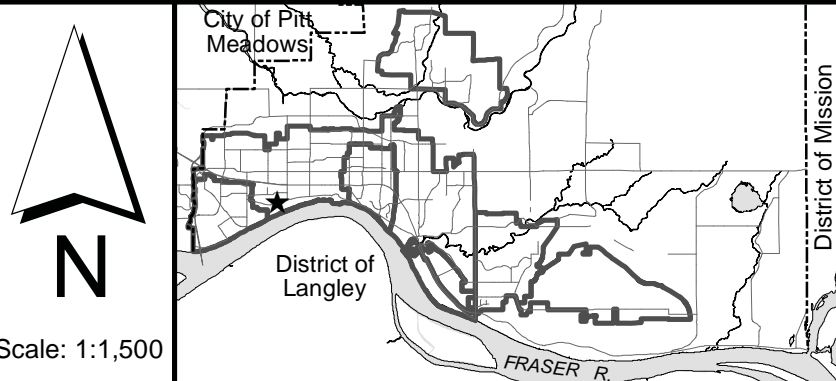
“Original signed by Paul Gill”

---

**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7249-2016  
Appendix D – Site Plan



## 21137 RIVER ROAD

PLANNING DEPARTMENT



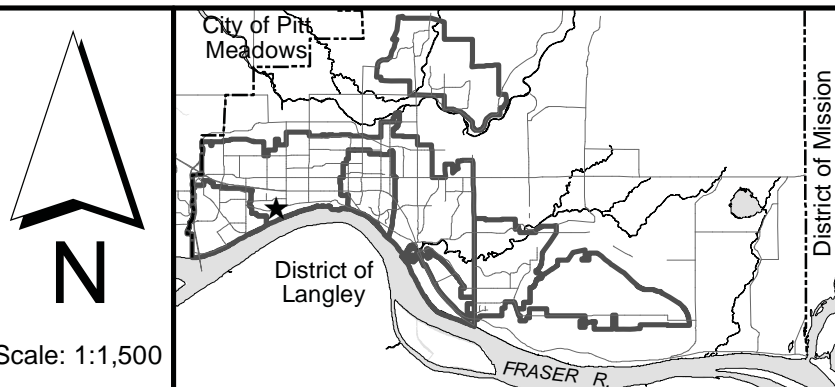
**MAPLE RIDGE**  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2016-109-RZ  
DATE: Apr 13, 2016

BY: PC





21137 RIVER ROAD

PLANNING DEPARTMENT



FILE: 2016-109-RZ

DATE: Apr 13, 2016

BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7249-2016

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

---

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

- 1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7249-2016."
- 2. That PART 6, RESIDENTIAL ZONES, SECTION 601, (C) REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDING AND STRUCTURES, item 4) Buildings and Structures for Two Family Residential Use in the RT-1 Zone is amended by deleting item (d) and replacing it with the following:

(d) shall not be permitted on a lot less than 750 m<sup>2</sup>.

(e) notwithstanding item (d) above, lots located within the Town Centre, as identified on Schedule H, which are either a corner lot or provided with lane access, shall not be permitted on a lot less than 557 m<sup>2</sup>.

- 3. To Amend Schedule “D” **MINIMUM LOT AREA AND DIMENSIONS** by the modification of the following line as follows:

RT-1	20 m	27m	750 m <sup>2</sup>	See item 7 below
------	------	-----	--------------------	------------------

- 4. To Amend Schedule “D” **MINIMUM LOT AREA AND DIMENSIONS** after item 6:
  - 7. For lots located within the Town Centre, as identified on Schedule H, which are either a corner lot or provided with lane access, shall not be less than 557 m<sup>2</sup>.

- 5. That parcel or tract of land and premises known and described as:

Lot 224 District Lot 249 Group 1 New Westminster District Plan 44587

and outlined in heavy black line on Map No. 1677 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-1 (Two Family Urban Residential).



6. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 14<sup>th</sup> day of June, 2016.

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**PUBLIC HEARING** held the            day of            , 20

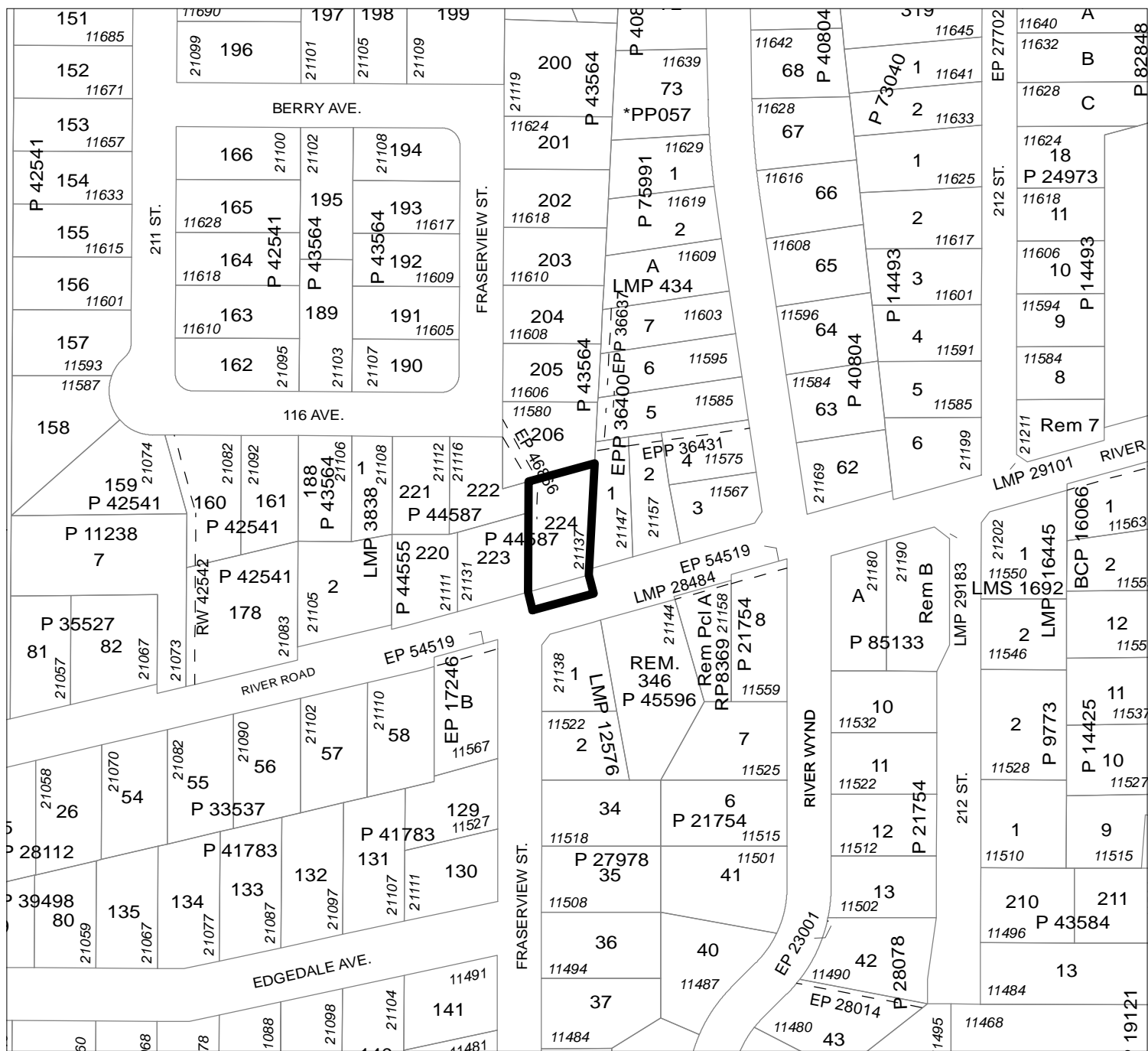
**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**APPROVED** by the Ministry of Transportation and Infrastructure this            day of  
                    , 20

ADOPTED, the            day of            , 20

**PRESIDING MEMBER**

CORPORATE OFFICER



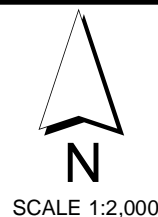
# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7249-2016

Map No. 1677

From: RS-1 (One Family Urban Residential)

To: RT-1 (Two Family Urban Residential)



# APPENDIX D

## SITE PLAN

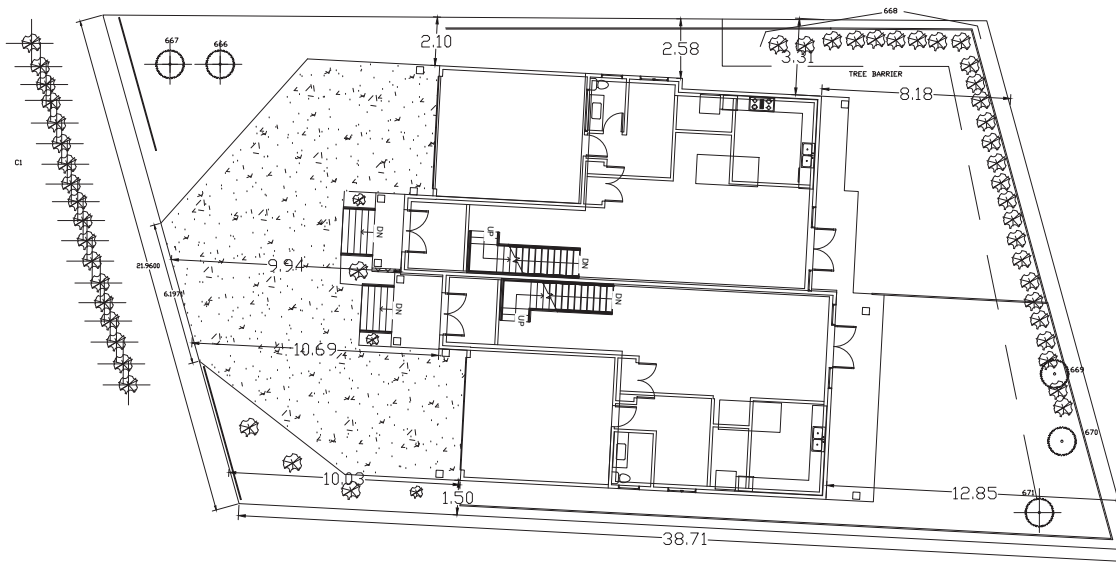


CIVIC ADDRESS  
21137 RIVER ROAD MAPLE RIDGE B.C.

LOT AREA = 838.00 M. SQ  
LOT COVERAGE @ 40% = 335.2 M SQ = 3613.46 SQ FT  
PROPOSED LOT COVERAGE @ 35.21 % = 3181 SQ FT

SET BACKS	ACTUAL	ALLOWED
FRONT	9.94 M	7.50 M
REAR	8.18 M	7.50 M
LEFT INTERIOR	1.50 M	1.50 M
RIGHT INTERIOR	2.10 M	2.00 M

E5 HOME DESIGN INC.  
13255 62 AVE  
SURREY, B.C.  
PHONE 604-512-9527  
e5design@outlook.com



TREE TO BE REMOVED

PROPOSED HOUSE AT  
21137 RIVER ROAD  
MAPLE RIDGE B.C.  
FOR MAYUR MEHTA  
PH 6046157014  
mayur\_mehta7@hotmail.com.

SCALE 1:100 DISTANCES ARE IN METERS

## City of Maple Ridge

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	September 19, 2017
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2016-008-DP
<b>SUBJECT:</b>	Development Permit 11016, 11032 and 11038 240 Street		

---

### EXECUTIVE SUMMARY:

Council considered rezoning application 2016-008-RZ and granted first reading for Zone Amending Bylaw No. 7218-2016 on April 12, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7326-2016 on May 9, 2017 and second reading for Zone Amending Bylaw No. 2016-008-RZ on May 9, 2017. Council will be considering final reading for rezoning application 2016-008-RZ on September 19, 2017.

### RECOMMENDATION:

**That the Corporate Officer be authorized to sign and seal 2016-008-DP respecting property located at 11016, 11032 and 11038 240 Street.**

### DISCUSSION:

#### a) Background Context:

Applicant:	Greenwood Properties Ltd.		
Owner:	Alan S Chow And Mary E Chow		
Legal Description:	South Half of Lot 4, Section 10, Township 12, Plan NWP17613; North Half Lot 4, Section 10, Township 12, Plan NWP17613; and Lot 5, Block 9, Section 10, Township 12, Plan NWP17613		
OCP :			
Existing:	LMRES (Low/Medium Density Residential), CONSRV (Conservation)		
Proposed:	Medium Density Residential, Conservation		
Zoning:			
Existing:	RS-3 (One Family Rural Residential)		
Proposed:	RM-1 (Townhouse Residential)		
Surrounding Uses			
North:	Use:	Single Family Residential	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation	Low/Medium Density Residential and Conservation	
South:	Use:	Single Family Residential	
	Zone:	R-3 (Special Amenity Residential District)	
	Designation:	Low/Medium Density Residential	

East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential and Conservation
West:	Use:	Urban Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Urban Residential
Existing Use of Property:		Vacant
Proposed Use of Property:		Townhouses
Site Area:		0.332 Hectares (0.79 Acres)
Access:		lane access from 110 Avenue
Servicing:		Urban

#### **b) Project Description:**

This site is being developed for eight (8) single family lots and 15 units of town housing. The single family component is subject to an Intensive Residential Development Permit, which through the delegation bylaw is reviewed and issued by the Director of Planning. The Townhouse development permit is subject to Council review and issuance, and is the subject of this report.

This form and character Multi-Family Development Permit is for a 15 unit townhouse development with a density of 46.63 units per hectare (18.87 units per acre). The development will comprise of 4 buildings, consisting of the following unit count:

- Building One will consist of 6 units facing onto 110<sup>th</sup> Avenue with parking at the rear of the building orientated into the site;
- Building Two will consist of 3 units with the front of the building orientated east to take advantage of the conservation area. The parking of these units will be located on the west side of the building which is oriented to inside of the development.
- Building Three will consist of 4 units facing onto a new lane with parking at the rear of the building orientated into the site.
- Building Four will consist of 2 units (duplex) facing onto a new lane with parking at the rear of the building orientated into the site.

Access to this development is by way of a new north-south lane off 110 Avenue, to be shared between the single family residential units (e.g. Individual detached garages) and the Townhouse (e.g. one main access).

Access is not allowed to the single family lots from 240<sup>th</sup> Street because it is classified as collector road. A lane is a standard requirement. The width of the land from 110 Avenue to the Townhouse entrance is wider (9m) than the remainder of the lane to the north (7m). This wider width is required to achieve Building and Fire code access for emergency vehicles that may need to access the Townhouse site.

The parking for the townhouse development consists of the following:

- 7 units have tandem parking totaling 14 stalls or 43% of all the parking;
- 8 units have double parking spaces, totaling 16 stalls or 57% of all the parking;
- 3 visitor spaces; and
- 1 parking stall design for disabled parking.

### c) Planning Analysis:

#### Official Community Plan

The subject property is located within the Albion Area Plan and as part of the rezoning process of the property a portion of the subject property was re-designated with the adoption of Official Community Plan Amending Bylaw No. 7326-2017, from *Conservation and Low/Medium Density Residential* to *Medium Density Residential* to facilitate the Townhouse site. With these designation changes the land adjacent to Siegel Creek will be protected.

The *Medium Density Residential* designation supports RM-1 (Townhouse Residential) zone. The proposed development will be using the Density Bonus provision, which allows the floor space ratio to increase from 0.6 to 0.75. in accordance with the forgoing Albion Plan Policies 10.6 and 10.7 which states the following:

*"Policy 10-6 Where a Density Bonus option is utilized in a multi-family development and the base density is exceeded, an Amenity Contribution is to be applied to all the dwelling units on the site"*

*"Policy 10-7 Maple Ridge Council may consider Density Bonuses as part of the development review process for Albion Area Plan amendment applications seeking a land use designation change that would permit a higher density than currently permitted".*

The applicant has voluntarily paid the Albion Area Density Bonus Community Amenity Contribution of \$3,100.00 per unit; therefore 15 units equate to \$46,500.00 being collected by the City.

#### City Wide Community Amenity Contribution Program

On April 11, 2016, Council adopted the Community Amenity Contribution Program (CAC) policy which permits community amenity contribution for residential development at the rate of \$4,100.00 per townhouse unit; therefore, 15 units equate to \$61,500.00 which the applicant has voluntarily paid.

#### Zoning Bylaw

The subject property will be rezoned to RM-1 (Townhouse Residential) zone with the adoption of Zoning Bylaw No. 7218-2016 which will be done in conjunction with the authorization to issue this Development Permit. The proposed development is consistent with the RM-1 (Townhouse Residential) zone. The proposal has requested variance the following variances to the RM-1 (Townhouse Residential) zone:

- Increase the buildings height from a maximum of 11.0 m to 11.3 m;
- Reduce the front yard setback from 7.5 m to 6.0 m;
- Reduce the rear yard setback from 7.5 m to 7.0 m; and
- Increase the retaining wall height from a maximum 1.2 m to 1.6 m.

A Development Variance Permit will be brought forward for Council's consideration in conjunction with this Development Permit.



## **Off Street Parking and Loading**

The proposed development has complied with the required parking and visitor parking.

Type	Proposed	Compliance
Tandem	7 units (43%) = 14 stalls	Yes
Double	8 units (57%) = 16 stalls	Yes
Visitor Parking	3 (0.20 ratio)	Yes
Disabled	1	Yes

## **Multi-Family Residential Development Permit Guidelines**

### Key Multi-Family Residential Development Permit Guidelines

- *"New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing."*

#### Architect's Comment

Project site planning addresses adjacent Seigel Creek environmental issues, and interfaces with proposed single family to the west and the existing single family to the south.

- *"Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of higher density developments."*

#### Architect's Comments

The density of this project interfaces with the surrounding area by creating an enclave of 15 townhouses. The building massing is varied by roof designs, building materials and colour schemes.

- *"Large scale development should be clustered and given architectural separation to foster sense of community, and improve visual attractiveness."*

#### Architect's Comments

N/A

- *"Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property."*

#### Architect's Comments

Pedestrian Circulation is created thru the site to interact with Seigel Creek, and also the 110<sup>th</sup> Avenue street front.

**d) Advisory Design Panel:**

The development proposal was reviewed by the Advisory Design Panel (ADP) on January 10, 2017. The ADP panel provided comments and recommendations to the Architect and Landscape Architect to be considered. That ADP recommended that the professional work with Planning staff to incorporate the comments and recommendations and that ADP does not need to review the project again. Staff are now satisfied with the resulting design of the townhouse component of this application.

**e) Environmental Implications:**

Staff issued Development Permit 2016-348-DP was issued for Stream Side Protection and Natural Features.

**f) Financial Implications:**

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of **\$126,780.60** the security will be **\$126,780.60**.

There will be 16 trees added to the municipal street tree inventory on completion of this project. The costs associated with maintaining these trees will need to be included in a subsequent operating budget.

**CONCLUSION:**

The Development Permit application as submitted can be recommended for authorization to be issued as it complies with the Multi-Family Development Permit Guidelines.

"Original signed by Chuck Goddard" for

---

**Prepared by: Wendy Cooper, MCIP, RPP**  
**Senior Planning Technician**

"Original signed by Christine Carter"

---

**Approved by: Christine Carter, M.PL, MCIP, RPP**  
**Director of Planning**

"Original signed by Frank Quinn"

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**Approved by: Frank Quinn, MBA, P.Eng**  
**GM: Public Works & Development Services**

"Original signed by Paul Gill"

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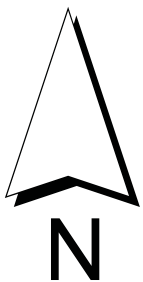
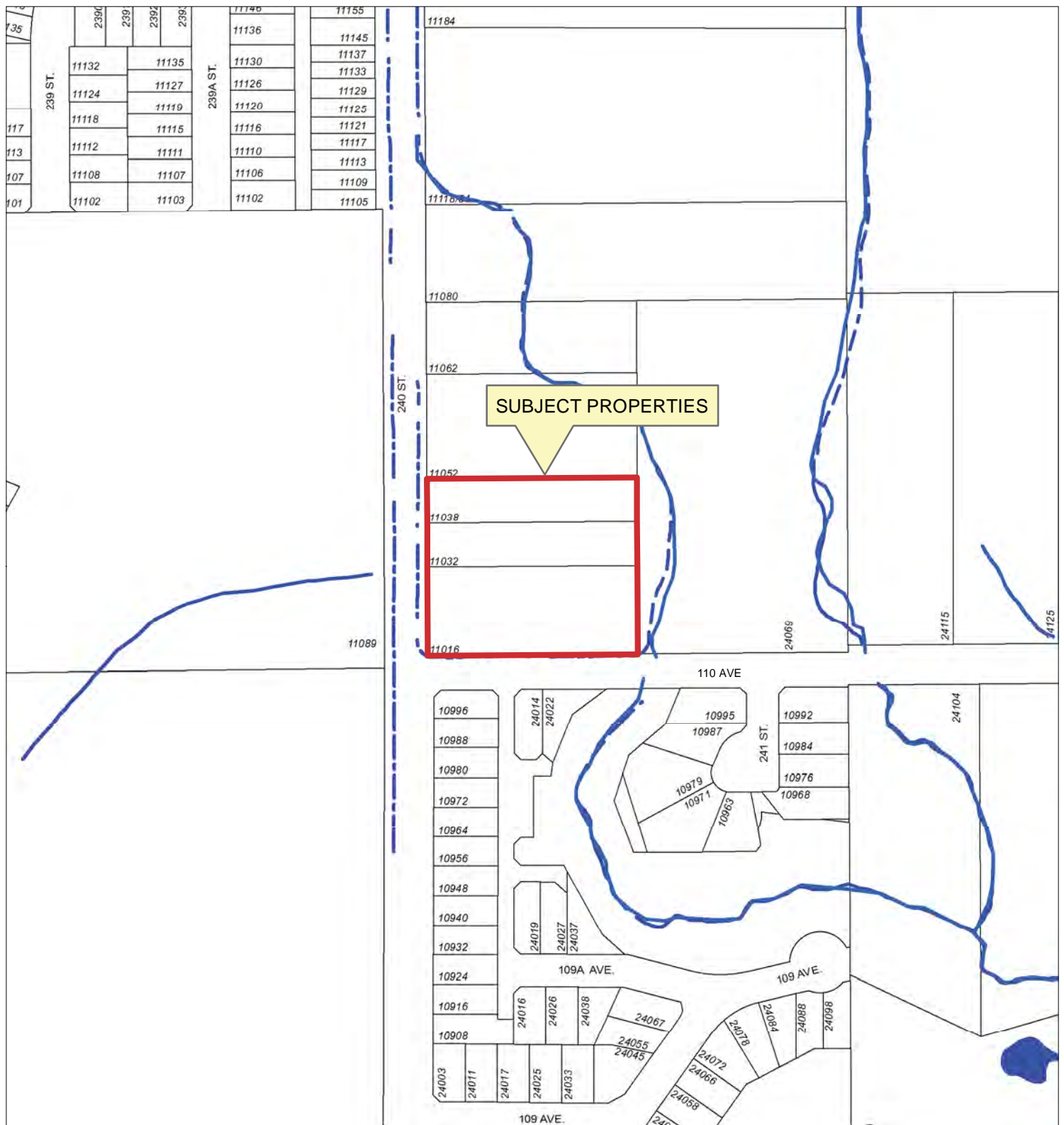
**Concurrence: Paul Gill, CPA, CGA**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Property

Appendix B – Architectural Plans

Appendix C – Landscape Plans



Scale: 1:2,500

## Legend

- Stream
- - - Ditch Centreline
- Edge of River
- - - Indefinite Creek
- River Centreline
- Lake or Reservoir
- River
- Major Rivers & Lakes

11016/32/38 240 STREET

PLANNING DEPARTMENT



[mapleridge.ca](http://mapleridge.ca)

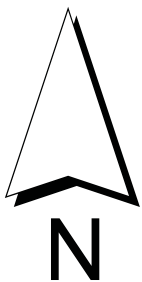
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DATE: Jan 22, 2016

BY: PC

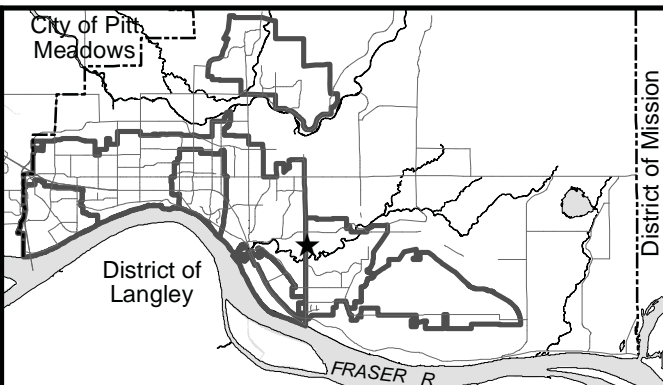




Aerial Imagery from the Spring of 2011



Scale: 1:2,500



11016/32/38 240 STREET

PLANNING DEPARTMENT



British Columbia  
mapleridge.ca

FILE: 2016-008-RZ

DATE: Jan 22, 2016

BY: PC





**11016, 11032, 11038 240th STREET  
MAPLE RIDGE, B.C.**

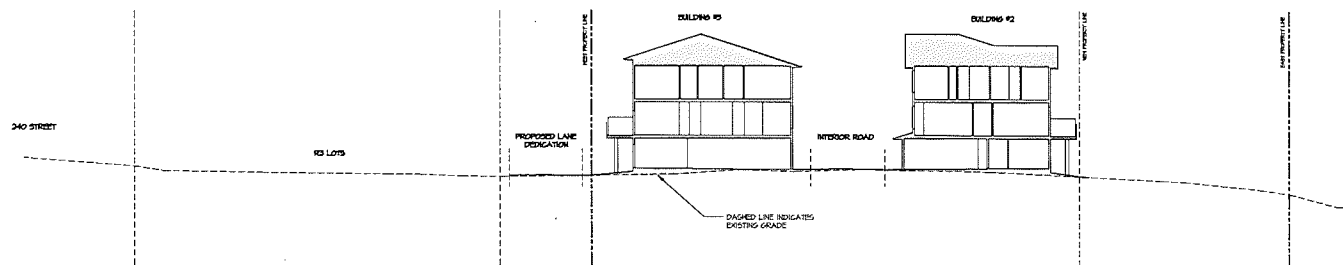




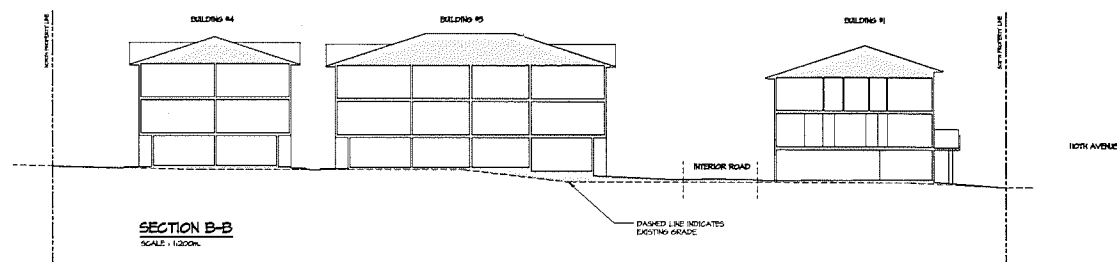




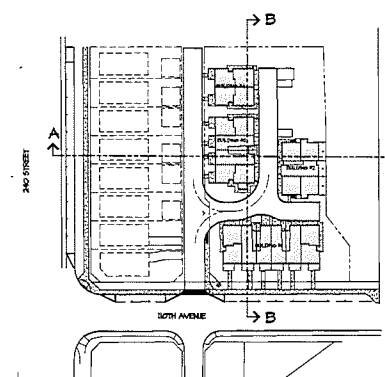


[illegible]

**SECTION A-A**  
SCALE: 1:200m



**SECTION B-B**  
SCALE: 1/200m



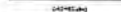
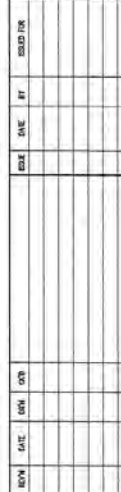
**KEY PLAN**  
NOT TO SCALE

barnett dembek

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: [mail@darkitex.com](mailto:mail@darkitex.com)

CLIENT NO.	SHEET NO. AC-50
PROJECT NO. 15042	REV. NO.

barnett dembek

PHONE: (604) 597-7111  
FAX: (604) 597-2000  
EMAIL: [mail@bdkitex.ca](mailto:mail@bdkitex.ca)

CLIENT NO.	SHEET NO. AC-7J
PROJECT NO. 15042	REV. NO.



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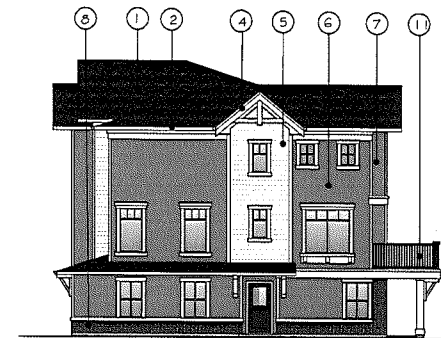
FRONT ELEVATION

COTTON WOOD EXTERIOR FINISHES ON COLOUR BOARDS  
TOWNHOMES

- 1 ASPHALT SHINGLE ROOFING: OWENS CORNING, ESTATE GRAY
- 2 PREFINISHED ALUMINUM GUTTER: GENTEK, BRIGHT WHITE, 431
- 3 DOWNPIPES: CASCADIA METALS, POLAR WHITE
- 4 WOOD TRIM: CLOVERDALE, CAO25 STANDARD WHITE
- 5 FIBER CEMENT SHAKE SIDING: ALLURA, SNOW
- 6 4" PROFILE HORIZONTAL FIBER CEMENT: MITTEN, STRATUS
- 7 7" PROFILE HORIZONTAL FIBER CEMENT: ALLURA, SNOW
- 8 BRICK: PACIFIC CLAY, DARK IRON SPOT
- 9 VINYL FRAMED WINDOWS: WHITE
- 10 SHUTTERS: NOVIK, 001, WHITE
- 11 PREFAB METAL RAILINGS: CLOVERDALE, WENGE
- 12 PRIVACY SCREEN: SHERWIN WILLIAMS, DOVETAIL, SW-7018
- 13 GARAGE DOOR: SHERWIN WILLIAMS, DOVETAIL, SW-7018
- 14 FRONT DOORS: BENJAMIN MOORE, GENTLEMAN'S GRAY, 2062-20



LEFT SIDE ELEVATION

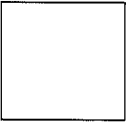


RIGHT SIDE ELEVATION



110TH AVE. STREET ELEVATION

REV	DATE	BY	CHKD	APP



C:\DWG\110th.dwg

CLIENT: LONDON PACIFIC	DESIGN: 1	DATE: 1/10/06	SCALE: 1/8" = 1'-0"
PROJECT: 1106, 11052, 11058 240TH ST.	DATE: 1/10/06	SCALE: 1/8" = 1'-0"	
SHEET CONTENTS: COLORED BUILDING ELEVATIONS BUILDING NO. 1			

barnett dembek  
ARCHITECTS INC.

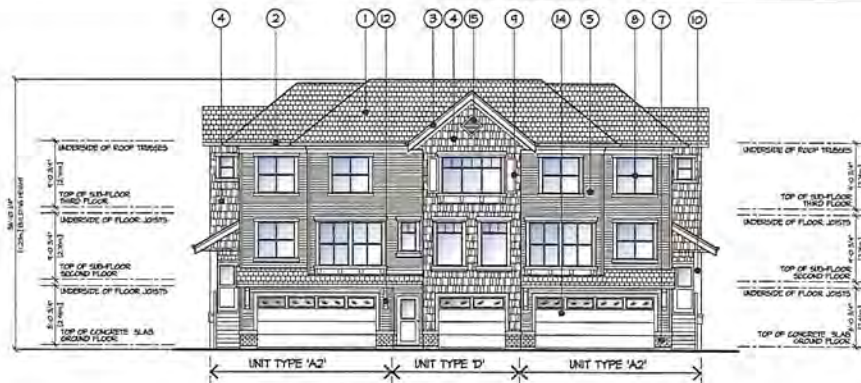
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V0W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2090  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15042	AC-11c

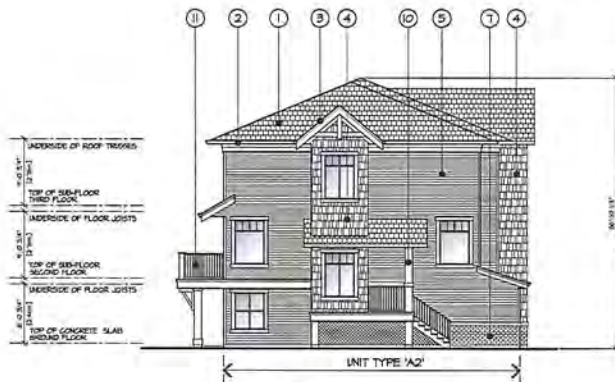
BUILDING NO. 1





FRONT ELEVATION

SCALE: 1/100 M.

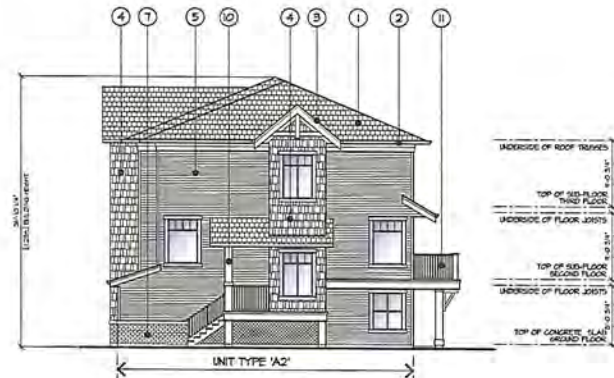


LEFT SIDE ELEVATION

SCALE: 1/100 M.

# SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 FASCIA
- 3 1x4 WOOD TRIM ON 2x12 WOOD FASCIA
- 4 FIBER CEMENT SHINGLES
- 5 4" PROFILE HORIZONTAL FIBER CEMENT
- 6 1" PROFILE HORIZONTAL FIBER CEMENT
- 7 BRICK
- 8 VINYL FRAMED WINDOWS
- 9 SHUTTERS
- 10 WOOD POST
- 11 PREFAB METAL RAILINGS
- 12 KNEE BRACE
- 13 PRIVACY SCREEN
- 14 FLAT PANEL GARAGE DOOR
- 15 ORNAMENTAL LOUVRES



RIGHT SIDE ELEVATION

SCALE: 1/100 M.

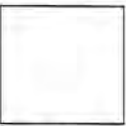


REAR ELEVATION

SCALE: 1/100 M.

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AND RETRIEVAL SYSTEM, WITHOUT  
PERMISSION FROM BARNETT DEMCK  
INC. IS PROHIBITED.

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(13-15-14)

CLIENT: LONDON PACIFIC	PROJECT: 1106, 1052, 1058, 240TH ST. MAPLE RIDGE, B.C.
DESIGN: BARNETT DEMCK INC.	SHEET: 1 OF 1
DATE: 11/11/14	SCALE: 1/100 M.
PROJECT NO. 15042	BUILDING ELEVATIONS BUILDING NO. 2

barnett demck

7536 130 STREET  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mat@barnettdemck.com

SHEET NO. AC-T.2	SHEET NO. REV. NO.
PROJECT NO. 15042	PROJECT NO. 15042

BUILDING NO. 2

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12			



CLIENT :	LONDON PACIFIC
PROJECT :	1006, 10032, 10036 240TH ST. MAPLE RIDGE, B.C.
SHEET CONTENTS :	BUILDING ELEVATIONS BUILDING NO. 3

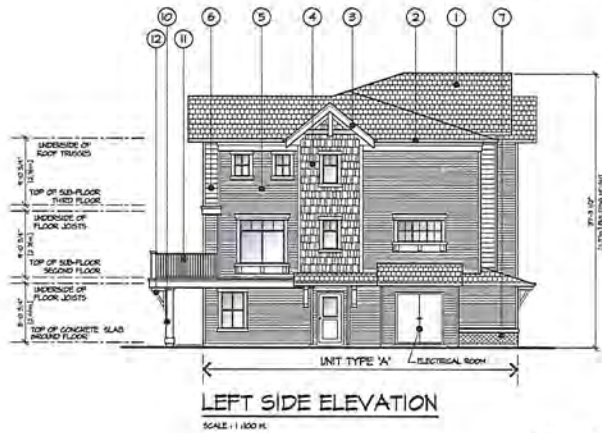
**barnett dembek**  
 ARCHITECTS

UNIT 135,  
 7534 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2299  
 EMAIL: mcd@barnett-dembeck.com

SHEET NO.	AC-7.3
PROJECT NO.	15042
REV. NO.	

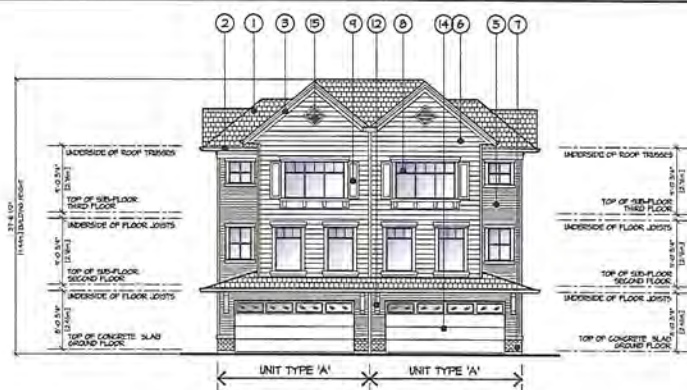


- SCHEDULE OF FINISHES**
- ① ASPHALT SHINGLE ROOFING
  - ② PREFINISHED ALUMINUM GUTTER ON 2x10 FASCIA
  - ③ 1x4 WOOD TRIM ON 2x12 WOOD FASCIA
  - ④ FIBER CEMENT SHINGLES
  - ⑤ 4" PROFILE HORIZONTAL FIBER CEMENT
  - ⑥ 7" PROFILE HORIZONTAL FIBER CEMENT
  - ⑦ BRICK
  - ⑧ VINYL FRAMED WINDOWS
  - ⑨ SHUTTERS
  - ⑩ WOOD POST
  - ⑪ PREFAB METAL RAILINGS
  - ⑫ KNEE BRACE
  - ⑬ PRIVACY SCREEN
  - ⑭ FLAT PANEL GARAGE DOOR
  - ⑮ ORNAMENTAL LOUVRES



**BUILDING NO. 3**



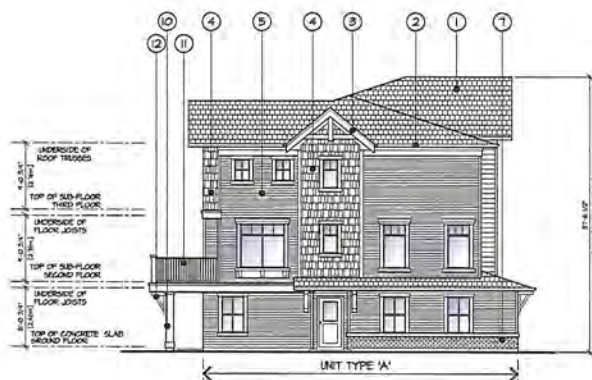
[illegible]

FRONT ELEVATION

scale = 1.000000

### SCHEDULE OF FINISHES

- (1) ASPHALT SHINGLE ROOFING
- (2) PREFINISHED ALUMINUM GUTTER ON 2x10 FASCIA
- (3) 1x4 WOOD TRIM ON 2x12 WOOD FASCIA
- (4) FIBER CEMENT SHINGLES
- (5) 4" PROFILE HORIZONTAL FIBER CEMENT
- (6) 7" PROFILE HORIZONTAL FIBER CEMENT
- (7) BRICK
- (8) VINYL FRAMED WINDOWS
- (9) SHUTTERS
- (10) WOOD POST
- (11) PREFAB METAL RAILINGS
- (12) KNEE BRACE
- (13) PRIVACY SCREEN
- (14) FLAT PANEL GARAGE DOOR
- (15) ORNAMENTAL LOUVRES



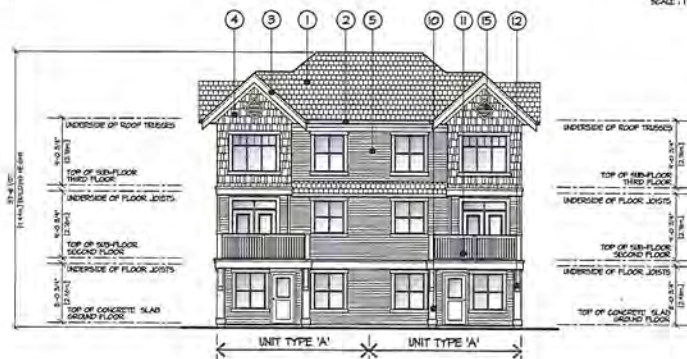
LEFT SIDE ELEVATION

SCALE: 1:100 H.



RIGHT SIDE ELEVATION

SCALE: 1:1000 M.



REAR ELEVATION

SCALE: 1:100 M.

CLIENT :	LONDON PACIFIC
PROJECT :	11016, 11032, 11038 240TH ST. MAPLE RIDGE, B.C.
SHEET COMMENTS :	BUILDING ELEVATIONS
DESIGN :	
DATE :	
BY :	
SCALE :	
100% = 1/8" = 1'-0"	

barnett dembek

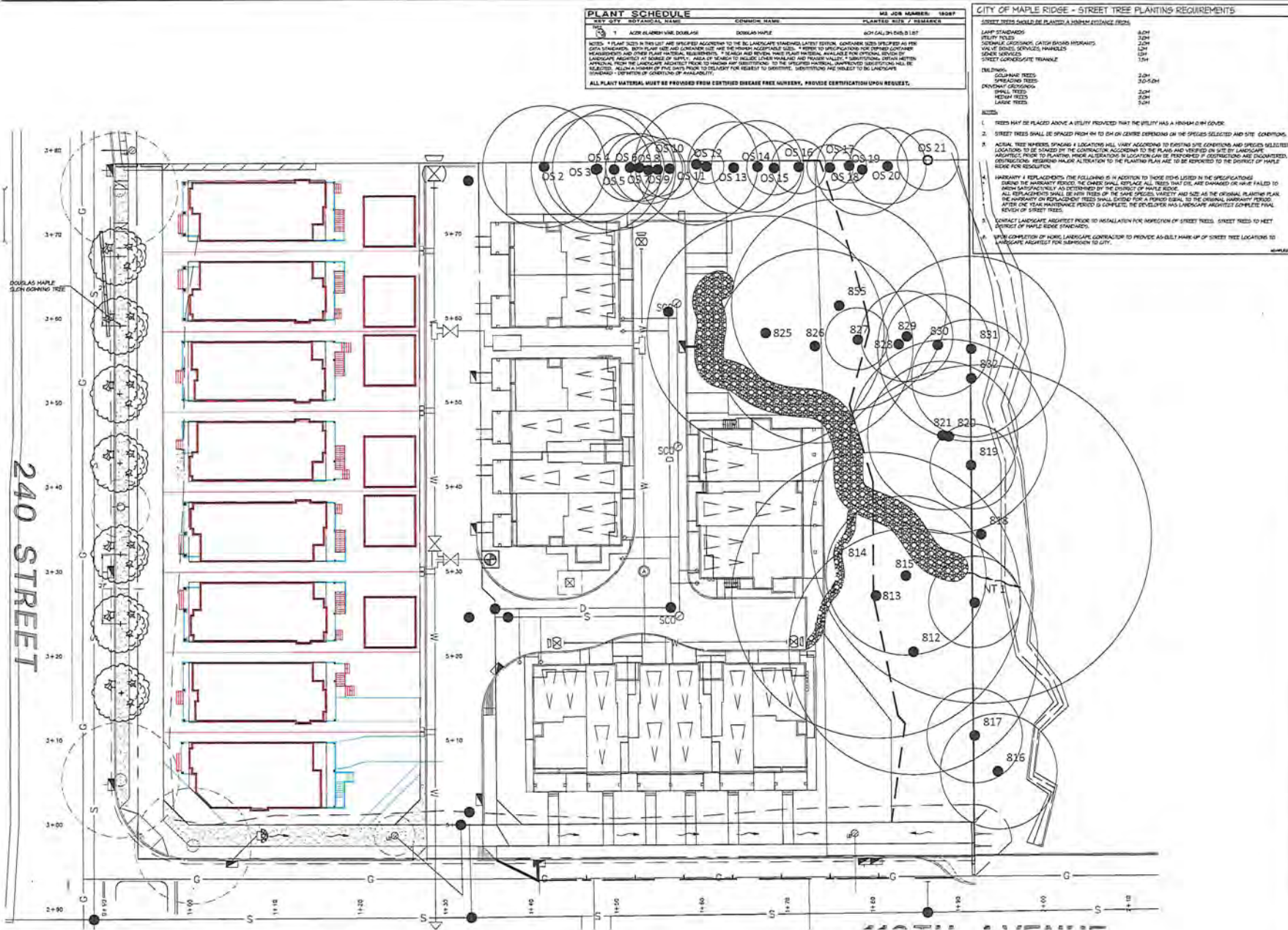
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: [mail@darkitee.com](mailto:mail@darkitee.com)

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15042	AC-7.4

BUILDING NO. 4

## APPENDIX C



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Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



23	REVIEW PER NEW CIVIL & ASSESS PLAN	DN
24	REVIEW PER NEW OFFSITE CIVIL PLAN	DN
25	NEW SITE PLAN FROM HIGHWAY	DN
26	NEW PER NEW EMPLOY PLAN	DN
27	OFFSITE STREET TREE	DN
28	ISSUED FOR DP	DN
29	REVIEW PER ADP COMMENTS	DN
30	ISSUED FOR ADP	DN
31	REVIEW PER ENVIRONMENTAL COMMENTS	DN
32	RETIRED FOR DP	DN
33	ISSUED FOR DP	DN
34	UPDATED AS PER NEW SITE PLAN	DN
35	CONCEPTUAL PLAN	DN
NO DATE	REVISION DESCRIPTION	DN

SEAL:

**PROJECT:**  
110 AVE & 240 ST  
LONDON PACIFIC  
TOWNHOUSE  
DEVELOPMENT

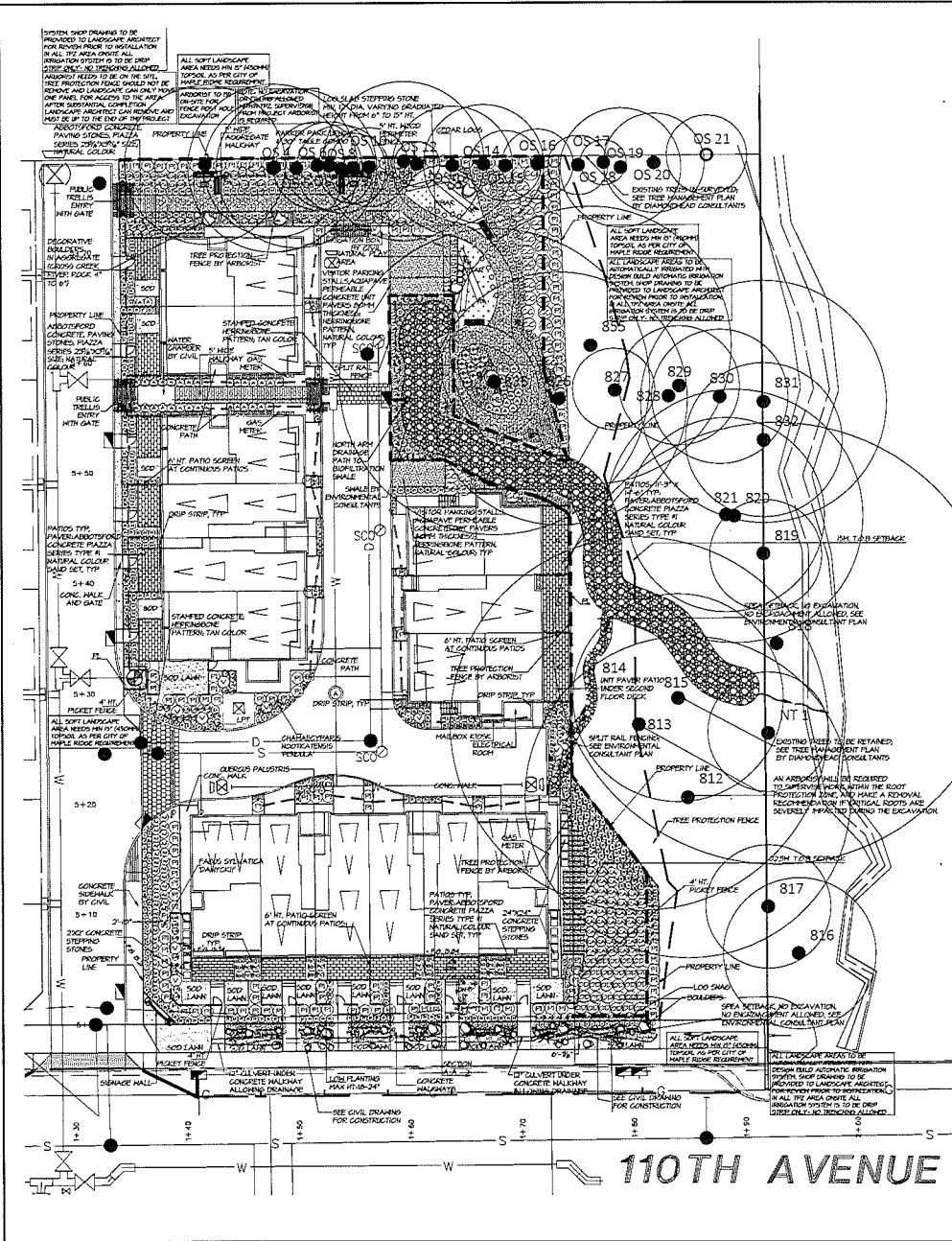
DRAWING TITLE:

**OFFSITE LANDSCAPE  
PLAN**

DATE: 11/10/01	DRAWING NUMBER:  <b>LO</b>
SCALE: 1/8"=1'-0"	
DRAWN: MTLH	
DESIGN: MTLH	
CHECK:	







SNAG:		LOG SNAGS	MIN 8-12" DIA
		ROOT SNAGS	MIN 36" DIA
BOULDERS:		50%	12"-18" DIA
		30%	18"-24" DIA
		20%	24"-36" DIA

PLANT SCHEDULE-TOWNHOUSE DEVELOPMENT				M2 JOB NUMBER: 18087
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREES	6 ABIES FRASERI	FRASER FIR	2 1/2 HT, 8 1/2 DBH	
	7 CHAMAECYPARIS NODICAENSIS PENDULA	KEEPPING NOOTKA CYPRESS	2 1/2 HT, 8 1/2 DBH	
	7 CRATAEGUS DOUGLASII	BLACK HAWTHORN	2 1/2 HT, MULTI-STEM	
	16 FAGUS SYLVATICA 'DANYGIT'	DANYGIT BEECH	6 CM CAL, 8 1/2 DBH	
	12 QUERCUS PALSTRIS PRINCEPENS	GREEN PILLAR PIN OAK	6 CM CAL, 8 1/2 DBH	
	6 QUERCUS ROBUR 'FASTIGIATA'	PASTIGATE ENGLISH OAK	6 CM CAL, 1 M STD, 8 1/2 DBH	
	1 STEPHANIA PEBLODAMELLIA	JAPANESE STEPHANIA	5 CM CAL, 1 M STD, 8 1/2 DBH	
	1 AUGERIA JAPONICA	JAPANESE AUGERIA	12 POT, 30 CM	
	33 AZALEA JAPONICA 'MIND GRIMMON'	AZALEA SINGLE DEEP GRIMMON	12 POT, 25 CM	
	184 BUXUS 'GREEN BEH'	DOXWOOD	12 POT	
SHRUBS	12 HERE PASEI	PASEI HERE	12 POT	
	176 PRUNUS LAUROCESTRUS 'OTTO LYXEN'	OTTO LYXEN LAUREL	18 POT, 30 CM	
	6 RHODODENDRON 'CAROLINE GRACE'	RHODODENDRON, CREAM PINK	12 POT, 30 CM	
	64 RIBES SANGUINEUM KING EDWARD	KING EDWARD FLOWERING CURRANT	12 POT, 30 CM, 18 POT, 30 CM	
	100 ROSA NUTKAN	NUTKA ROSE	12 POT, 40 CM	
	191 SARGOLLOCA MOOREANA 'RUSCIFOLIA'	FRAGRANT SARGOLLOCA	12 POT, 30 CM	
	85 SCOPHIA JAPONICA (105 MALE)	JAPANESE SCOPHIA	12 POT, 30 CM	
	10 SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA PINK	12 POT, 30 CM	
	42 VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	12 POT, 30 CM	
	5 VIBURNUM X CARLEPINIUM	FRAGRANT SCHOENHALL	18 POT, 30 CM	
GRASSES	5 HAKONEGLA HAKRA 'ALL GOLD'	JAPANESE FOREST GRASS	18 POT, 40 CM	
	23 HISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE GRASS	12 POT	
	18 SCORPIS MICROCARPIS	SHALL FLOWERING BULL RUSH	11 POT	
	3 HOSTA SIEBOLDIANA ELBANG	SHORT CLUSTER HOSTA	11 POT, HEAVY SHADE	
	171 ARCTOSTAPHYLOS UVA-URSI	HEATH	11 POT, 20 CM	
	142 ERICA CARNEA 'GOLDEN STARLET'	JAPANESE SPURGE	11 POT, 15 CM	
	298 PACHYSANDRA TERMINALIS	WESTERN SHORR FERN	11 POT, 25 CM	
	191 POLYSTICHUM HINDTUM	GRADING BARBERS	11 POT	
	12 RIBES GALYODIDES			

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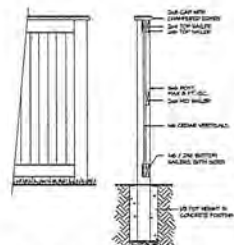
#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	OK
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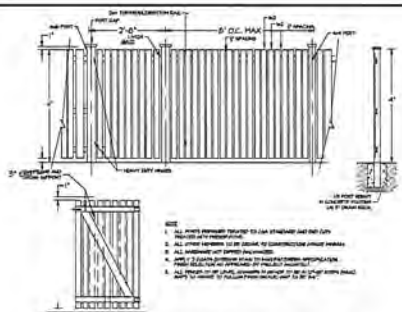
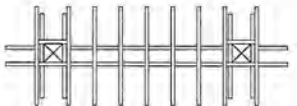
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LONDON PACIFIC  
TOWNHOUSE  
DEVELOPMENT

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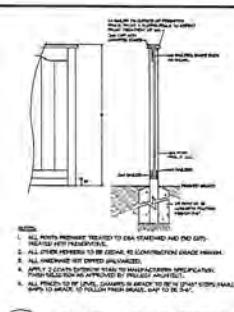


- NOTE:
1. ALL PICKETS REFERRED TO IN THIS DRAWING ARE TO BE SET AT 1/2" ON CENTER.
  2. ALL OTHER PICKETS TO BE SET AT 1/2" ON CENTER.
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1 6' HT WOOD FENCE  
SCALE: 1/2"=1'-0"



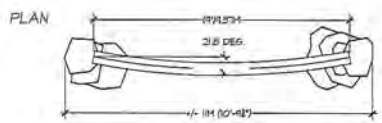
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SCALE: 1/2"=1'-0"



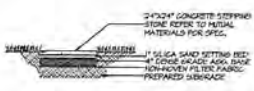
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SCALE: 1/2"=1'-0"



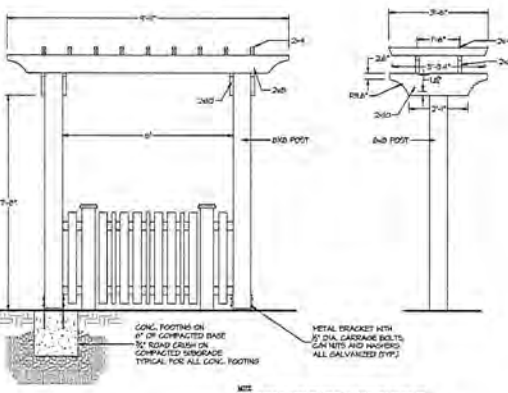
4 BENCH 6' LENGTH LANDMARK  
BY POLLY PRODUCTS



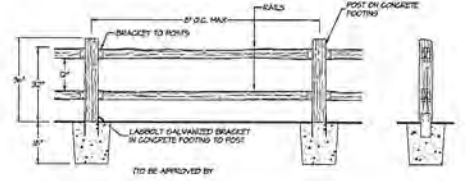
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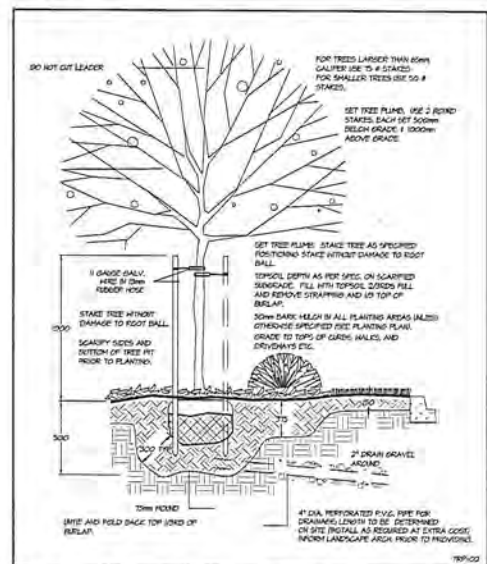
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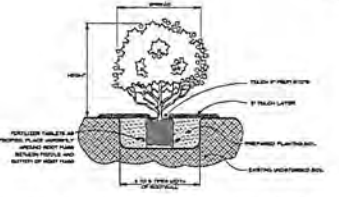
5 ARBOUR  
SCALE: 1/2"=1'-0"



8 SPLIT RAIL FENCE  
SCALE: 1/2"=1'-0"



9 TREE PLANTING DETAIL  
SCALE: 1/2"=1'-0"



10 SHRUB & GROUNDCOVER PLANTING DETAIL  
SCALE: NTS

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**M2**  
LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	BY
1	10/10/20	ISSUED FOR PERMITS	SM
2	10/10/20	REVISED PER COMMENTS	SM
3	10/10/20	REVISED PER COMMENTS	SM
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PROJECT:

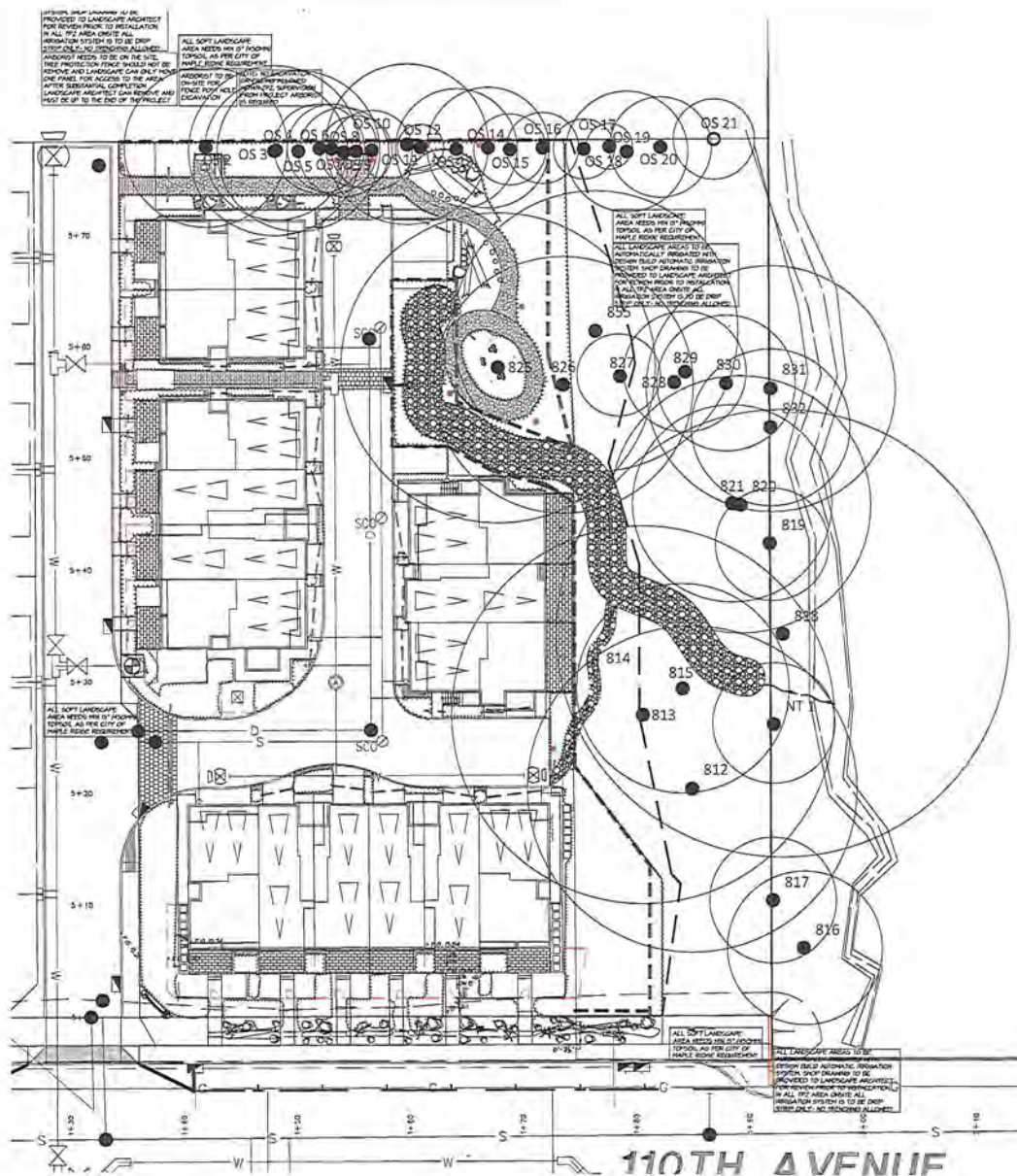
110 AVE & 240 ST  
LONDON PACIFIC  
TOWNHOUSE  
DEVELOPMENT

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DESIGN: MTH	
CHECKED:	
M2LA PROJECT NUMBER: 10 007	

L3

OF 8





BOLLARD LIGHTS



PHILLIPS HADCO DB30 BOLLARD HT: 1M

- TREE PROTECTION FENCE FROM ARBORIST
- SPLIT RAIL FENCE
- 5' HT. WOOD PERIMETER FENCE
- 4' HT. WOOD PICKET FENCE
- 6' HT. PATIO SCREEN FENCE
- SLEEVES- IRRIGATION

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#220 - 26 Lorne Mews  
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V2N1 3L7  
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Fax: 604.553.0045  
Email: office@m2la.com



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PROJECT:  
110 AVE & 240 ST  
LONDON PACIFIC  
TOWNHOUSE  
DEVELOPMENT

DRAWING TITLE:  
LAYOUT  
PLAN

DATE: 10/10/2010	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L4
DRAWN: M2LA	OF 5
DESIGN: M2LA	
CHECK: M2LA	

M2LA PROJECT NUMBER: 10 007



**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer

**MEETING DATE:** September 19, 2017  
**FILE NO:** 2016-039-DVP  
**MEETING:** Council

**SUBJECT:** Development Variance Permit  
11951 240 Street

---

**EXECUTIVE SUMMARY:**

Development Variance Permit application 2016-039-DVP has been received in conjunction with a Rezoning and Development Permit Application. The requested variance is to:

- Site the accessory off-street parking use to the front of the proposed building.

Council will be considering final reading for rezoning application 2016-039-RZ on September 19, 2017.

It is recommended that Development Variance Permit 2016-039-DVP be approved.

**RECOMMENDATION:**

That the Corporate Officer be authorized to sign and seal 2016-039-DVP respecting property located at 11951 240 Street.

**DISCUSSION:**

**a) Background Context**

Applicant: Lovick Scott Architects Ltd.

Legal Description: South Half Lot "B" Section 16 Township 12 New Westminster  
District Plan 7528

**OCP:**

Existing: Commercial  
Proposed: Commercial

**Zoning:**

Existing: CS-1 (Service Commercial)  
Proposed: C-2 (Community Commercial)

**Surrounding Uses:**

North: Use: Commercial  
Zone: CS-1 (Service Commercial)  
Designation: Commercial

South:	Use:	Vacant (currently under application 2016-191-RZ to C-2 (Community Commercial), first reading)
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial
East:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
West:	Use:	Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
Existing Use of Property:		Vacant
Proposed Use of Property:		Commercial
Site Area:		2,360 m <sup>2</sup> (25,404 ft <sup>2</sup> )
Access:		240 Street
Servicing requirement:		Urban Standard
Concurrent Applications:		2016-039-RZ, 2016-039-DP

#### **b) Project Description:**

The application proposes to rezone the subject property, located at 11951 240 Street, (see Appendices A and B) from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit the construction of a Tim Hortons restaurant, including a drive-through component. The building will be sited along the northern property line with the drive-through window located on the south side of the building (see Appendix C). The applicant is proposing a dual ordering system, as part of the drive-through, similar to the Tim Hortons at the 230 Street location and other various fast-food restaurants. The dual ordering system will be located along the western portion of the property, and will help to alleviate the queuing length, and subsequently, cars from backing up onto 240 Street.

The current siting of the building location was determined as the best option and allows the maximum amount of queuing length for the drive-through component of the restaurant. Due to the building location, the accessory off-street parking use will be required to be sited to the front of the building, which is the subject of this variance application.

#### **c) Variance Analysis:**

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below:

##### **1. Zoning Bylaw No 3510 -1985, Part 7, Section 702, 8) c):**

- To allow an accessory off-street parking use to be sited to the front of a building, instead of the rear of the building, for a lot not exceeding 2,780m<sup>2</sup> (29,925 ft<sup>2</sup>).

When determining the siting of the current building location, several iterations were discussed. Due to the drive-through component of the restaurant, associated queuing length and potential for cars to back up on 240 Street, the current proposed location was determined as the best option. The

siting of the building does not allow an accessory off-street parking use to be located to the rear of the building, and must instead be located to the front. Therefore, this variance is supported.

**d) Citizen/Customer Implications:**

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

**CONCLUSION:**

The proposed variance to site the off-street parking to the front of the building, instead of the rear of the building, is supported because of the need for queuing length for the drive-through component of the restaurant.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2016-039-DVP.

“Original signed by Adam Rieu”

---

**Prepared by:** Adam Rieu  
Planning Technician

“Original signed by Christine Carter”

---

**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

“Original signed by Frank Quinn”

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**Approved by:** Frank Quinn, MBA, P.Eng  
GM: Public Works & Development Services

“Original signed by Paul Gill”

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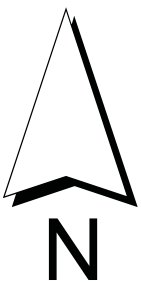
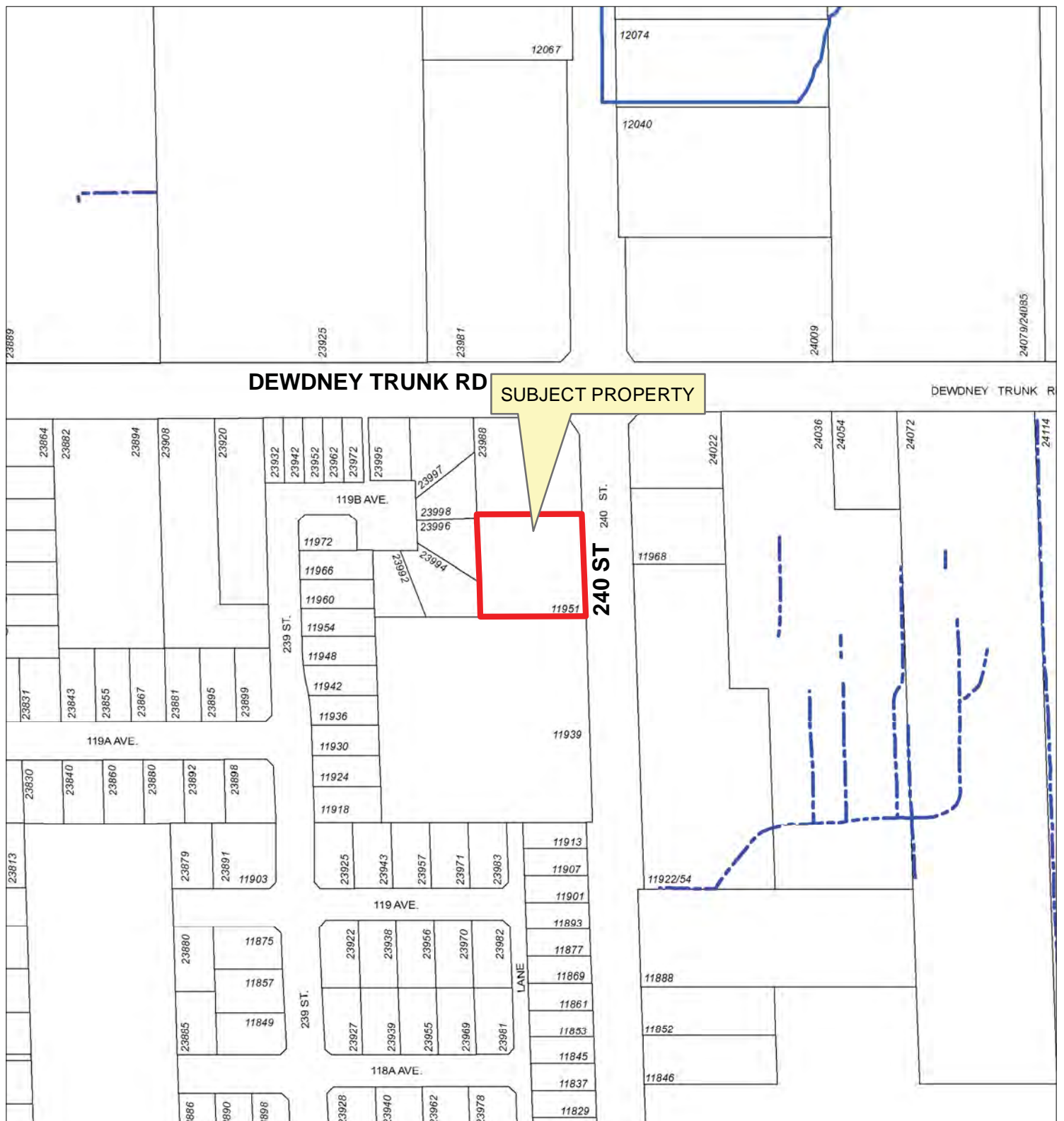
**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map




Appendix B – Ortho Map

Appendix C – Site Plan – identifying off-street parking variance to front of building



Scale: 1:2,500

## Legend

-  Stream
-  Indefinite Creek
-  River Centreline
-  Major Rivers & Lakes

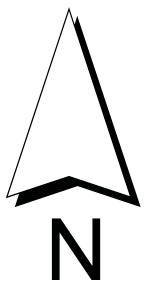
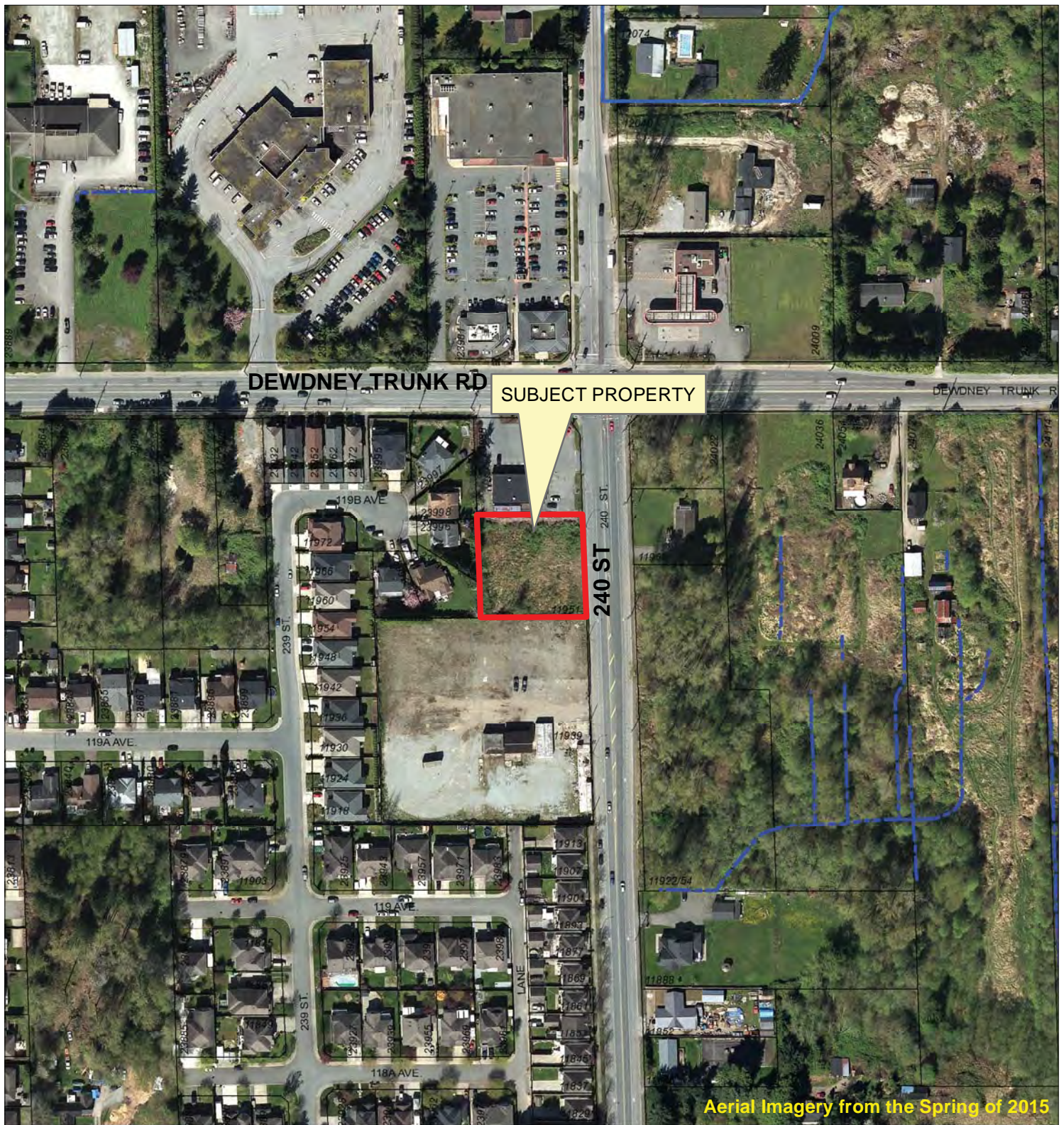
11951 240 St



2016-039-DP  
DATE: May 19, 2016

BY: JV





Scale: 1:2,500

## Legend

- Stream
- Indefinite Creek
- River Centreline
- Major Rivers & Lakes

11951 240 St

PLANNING DEPARTMENT



[mapleridge.ca](http://mapleridge.ca)

2016-039-DP  
DATE: May 19, 2016

BY: JV







## City of Maple Ridge

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b> September 19, 2017
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b> 2016-039-DP
		<b>MEETING:</b> Council
<b>SUBJECT: Development Permit 11951 240 Street</b>		

---

### EXECUTIVE SUMMARY:

A Commercial Development Permit application has been received in conjunction with a Rezoning application. The Commercial Development Permit application is to permit the future construction of a Tim Hortons restaurant and drive-through. This application is subject to the Commercial Development Permit Guidelines, as outlined in the Official Community Plan (OCP).

Council granted first reading for Zone Amending Bylaw No. 7229-2016 on April 12, 2016 and granted second reading on January 24, 2017. This application was presented at Public Hearing on February 21, 2017, and Council granted third reading on February 28, 2017.

### RECOMMENDATION:

**That the Corporate Officer be authorized to sign and seal 2016-039-DP respecting property located at 11951 240 Street**

### DISCUSSION:

#### a) Background Context:

Applicant:	Lovick Scott Architects Ltd.	
Legal Description:	South Half Lot "B" Section 16 Township 12 New Westminster District Plan 7528	
OCP:		
Existing:	Commercial	
Proposed:	Commercial	
Zoning:		
Existing:	CS-1 (Service Commercial)	
Proposed:	C-2 (Community Commercial)	

#### Surrounding Uses:

North:	Use:	Commercial
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial
South:	Use:	Vacant; currently under application 2016-191-RZ to C-2 (Community Commercial)
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial

East:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
West:	Use:	Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
Existing Use of Property:		Vacant
Proposed Use of Property:		Commercial
Site Area:		0.23 ha (0.57 acres)
Access:		240 Street
Servicing requirement:		Urban Standard

#### **b) Project Description:**

The applicant is proposing to rezone the subject property, located at 11951 240 Street (see Appendices A and B), from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit the construction of a Tim Hortons restaurant, including a drive-through component. The proposed building is a single storey structure with a total area of 250.4 m<sup>2</sup> (2,695 ft<sup>2</sup>). The building will have a modern façade treatment, with building materials consisting of wood, metal, stone and cement siding, painted to Tim Hortons corporate standards. Building elements are compatible with the surrounding commercial buildings and meet the character of the area guidelines. The building will be sited along the northern property line with the drive-through window located on the south side of the building (see Appendix C). The applicant is proposing a dual ordering system, as part of the drive-through, similar to the Tim Hortons at the 230 Street location and other various fast-food restaurants. The dual ordering system will be located along the western portion of the property. The order box speakers will be positioned to face east, towards the centre of the development and facing away from the adjacent residential properties.

The subject property will have temporary full access movement from 240 Street; until such time that the property to the south develops. A Cross-Access Easement will then be implemented, as part of the rezoning conditions, connecting the liquor store to the north, the subject property, and the adjacent development to the south, currently under application 2016-191-RZ at first reading. Once the southern property develops, access to 240 Street will be limited to a right-in/right-out only, for the subject property. The three properties combined will then have full access to 240 Street from the southern lot, at 11939 240 Street.

#### **c) Planning Analysis:**

In accordance with the Official Community Plan Section 8.5, a Commercial Development Permit is required for all new commercial development. The guidelines for a Commercial Development Permit as outlined in the OCP are as follows;

1. *Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.*

Conflict with adjacent residential uses is minimized by a number of different noise mitigation techniques. Acoustical fencing will be located on the western property boundary, as well as landscaping (trees and shrubs) on both the residential and commercial side of the fence.

Acoustical fencing will also be located behind the second (inner-lot, easternmost) drive-through order lane. The speaker box volume will automatically adjust and lower during overnight hours. The westernmost drive-through lane will close between the hours of 8pm – 5am, which is the lane closest to the residential neighbours.

2. *Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.*

A pedestrian walkway will allow movement from the parking lot to the building. Trees are located throughout the parking area and drive-through line which will further reduce noise and lighting impacts on neighbouring properties.

3. *Promote sustainable development with multimodal transportation circulation, and low impact building design.*

A bike rack is provided in a convenient and visible location at the front of the proposed building to serve cyclists.

4. *Respect the need for private areas in mixed use development and adjacent residential areas.*

To mitigate the noise and lighting concerns, the applicant intends to buffer the rear yards of the neighbouring lots by adding landscaping features in the form of dense shrubs and trees, placement of order boxes to face away from residential lots, acoustical fencing and volume controlled speaker boxes.

5. *The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.*

The building is a combination of durable fiber cement panels of beige and autumn red, as well as versetta stone veneer for accents. The canopies are patterned red, which are used to accent the windows. The building design elements are compatible with surrounding buildings and are in line with Tim Hortons corporate design standards.

#### **d) Advisory Design Panel:**

This application was presented to the Advisory Design Panel on December 13, 2016 and the Panel resolved that the applicant address the following concerns and that revised drawings be provided for staff to review. The Architect's responses are italicized below each point:

- Provide hard surface markings from building rear loading area to garbage area.
  - *Site demarcations have been added to the site.*
- Consider increasing the width of the awnings for greater protection.
  - *This is not possible, as it is a Tim Horton's standard for the awning projection.*
- Provide pavers to enhance hard surfacing in central parking lot area.
  - *This would require additional maintenance and upkeep with the volume of traffic and the potential frost heaving.*

- Consider stone treatment accents for garbage enclosure to mirror finishing of building.
  - *As the garbage takes a lot of physical abuse, it is better to have the red horizontal siding on the garbage enclosure instead of the rock.*
- Confirm grass boulevard and sidewalk connection to building main entrance is within project scope.
  - *Yes, this is included in the scope.*
- Consider enhanced concrete finishing/decorative paving to front of building apron.
  - *Added coloured and stamped concrete to this area.*
- Consider enhanced hard surface treatment to main access driveway.
  - *This would require additional maintenance and upkeep with the volume of traffic and potential for frost heaving.*
- Consider an architectural stone base feature element to bottom of pylon sign, and add address and building number.
  - *Added a stone base with address to the pylon.*
- Provide improvement to south elevation to mimic north elevation treatments, finishes and details.
  - *After talking with Tim Hortons operations, this additional window is not allowed as they do not want their customers looking at the cars in the drive through. A spandrel panel is never used in a Tim Hortons restaurant either.*
- Consider additional glazing for seating area on south east of building.
  - *Same as above.*
- Ensure adequate soil volume for on site trees.
  - *Landscape Architect, PMG, has confirmed this.*
- Ensure one year maintenance period for cedar trees behind sound wall.
  - *Landscape Architect, PMG, has confirmed this.*
- Consider additional screening for rear of building and loading area for full west elevation.
  - *This area is only used as a 10 minute staging area for the truck to be offloaded. Nothing will be stored in this area and thus will be kept clean so there is no need for screening.*
- Enclose rooftop mechanical units.
  - *Mechanical screens have been added.*

#### **e) Environmental Implications:**

A Stage 2 Site Investigation, prepared by TRI Environmental Consulting Ltd., was provided as part of the development application. Research on historical uses, field observations and results from the report indicate that no further investigation is warranted, as concentrations of analyzed substances are within the acceptable limits.

**f) Citizen/Customer Implications:**

Several mitigation measures will be implemented regarding potential noise affecting adjacent residential neighbours, including: landscaping, speaker location and positioning, volume control, reduced hours of operational drive-through lanes (limited to one lane overnight), and acoustical fencing.

**g) Financial Implications:**

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$51,922.25, the security will be \$51,922.25.

**CONCLUSION:**

Staff have reviewed the proposal's compliance with the Commercial Development Permit Guidelines of the OCP for form and character, and it is recommended that the Corporate Officer be authorized to sign and seal 2016-039-DP respecting property located at 11951 240 Street.

"Original signed by Adam Rieu"

---

**Prepared by: Adam Rieu**  
**Planning Technician**

"Original signed by Christine Carter"

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**Approved by: Christine Carter, M.PL, MCIP, RPP**  
**Director of Planning**

"Original signed by Frank Quinn"

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**Approved by: Frank Quinn, MBA, P.Eng**  
**GM: Public Works & Development Services**

"Original signed by Paul Gill"

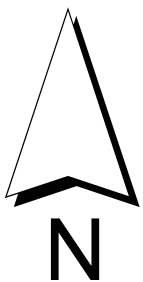
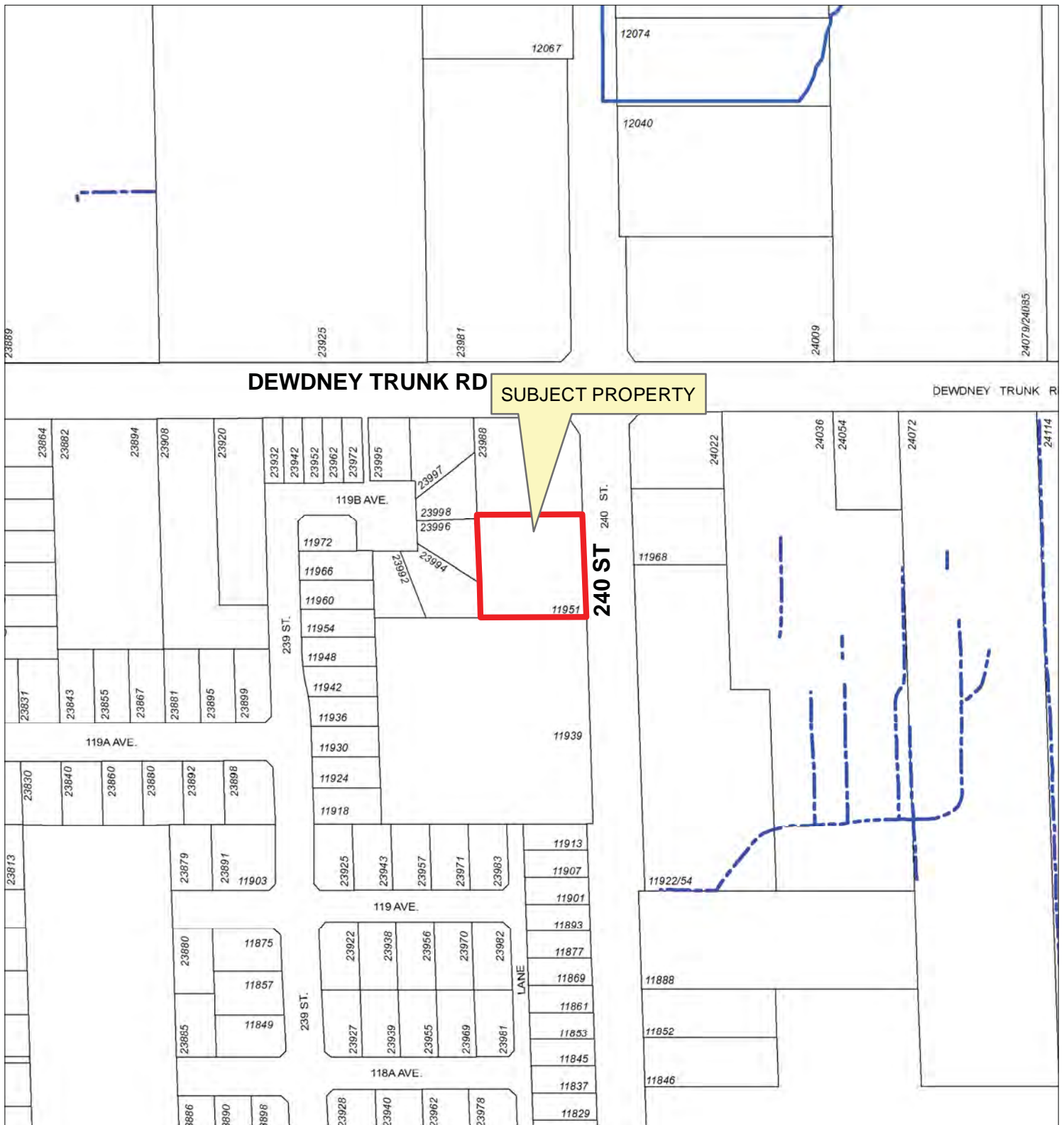
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**Concurrence: Paul Gill, CPA, CGA**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Site Plan  
Appendix D – Elevations  
Appendix E – Landscape Plan





Scale: 1:2,500

## Legend

- Stream
- Indefinite Creek
- River Centreline
- Major Rivers & Lakes

11951 240 St

PLANNING DEPARTMENT

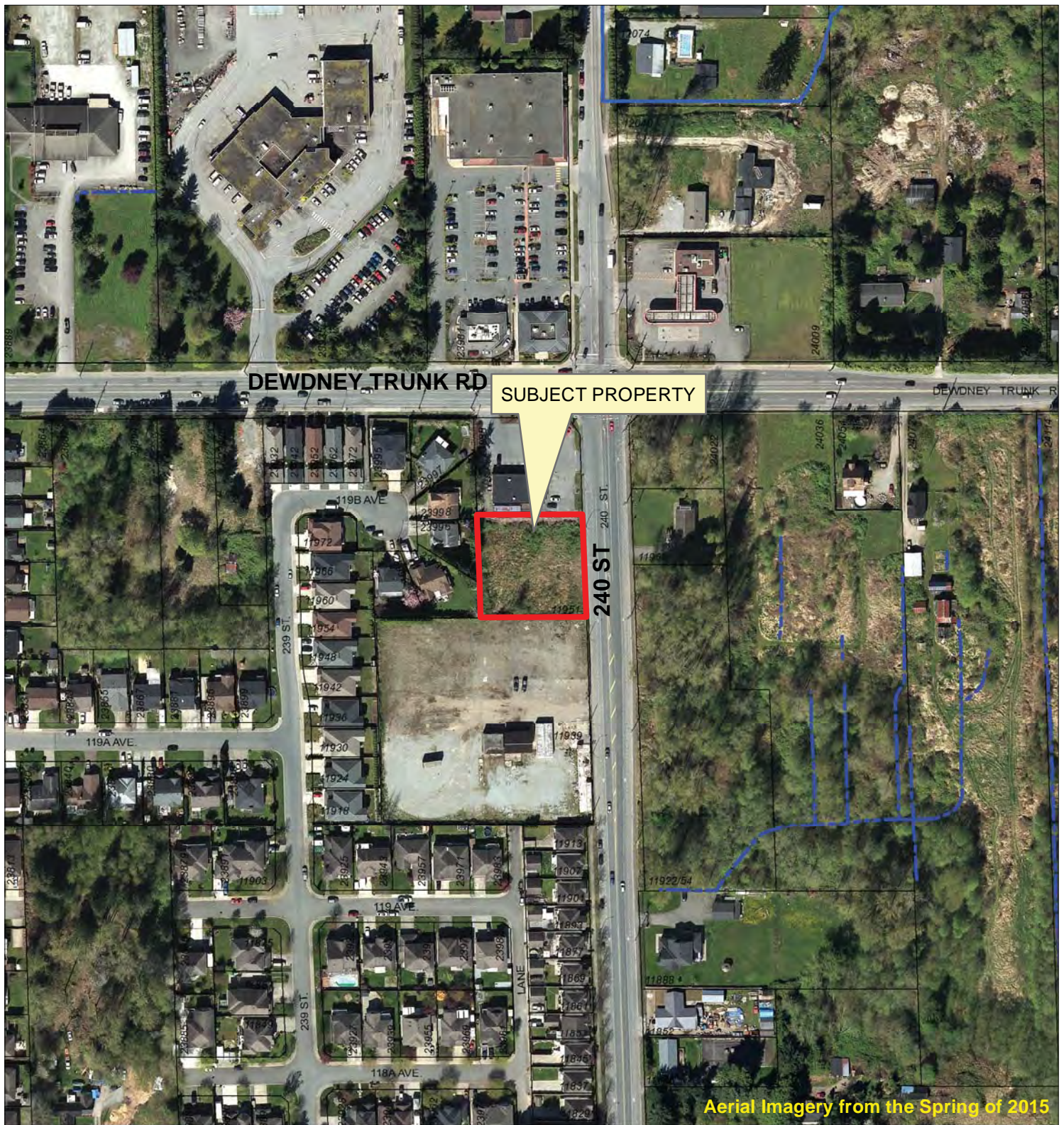


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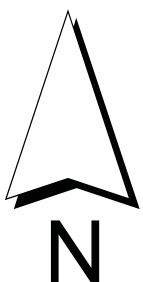
2016-039-DP  
DATE: May 19, 2016

BY: JV





Aerial Imagery from the Spring of 2015



Scale: 1:2,500

## Legend

- Stream
- Indefinite Creek
- River Centreline
- Major Rivers & Lakes

11951 240 St

PLANNING DEPARTMENT



British Columbia


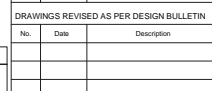
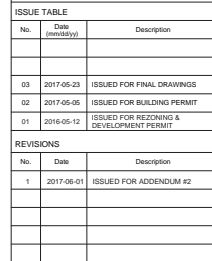
[mapleridge.ca](http://mapleridge.ca)

2016-039-DP  
DATE: May 19, 2016

BY: JV



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ALL DIMENSIONS AND CONDITIONS TO  
BE VERIFIED ON THE SITE

Architect

LOVICK  
SCOTT  
ARCHITECTS

**3707 1st AVENUE**  
**BURNABY, BRITISH COLUMBIA**  
 V5C 3V6 E-MAIL: [pjlovick@pjlovick.com](mailto:pjlovick@pjlovick.com)  
 tel: 604-298-3700 fax: 604-298-6081  
 Member of the AIBC Member of the SAA  
 Member of the RAIC Member of the AAA  
 Certified Professional

Architectural Seal

Project *Tim Hortons*

Store Type	2695-13 WEST
Location	RESTAURANT #107384, NS.04402 11951 240 STREET

MAPLE RIDGE, B.C.

Drawing Title

SITE PLAN

Drawn AW	Checked JR
Scale AS SHOWN	Date JANUARY 2016

AS SHOWN	JANUARY 2016
Project No. # 107384	Dwg No. <b>A0.0</b>

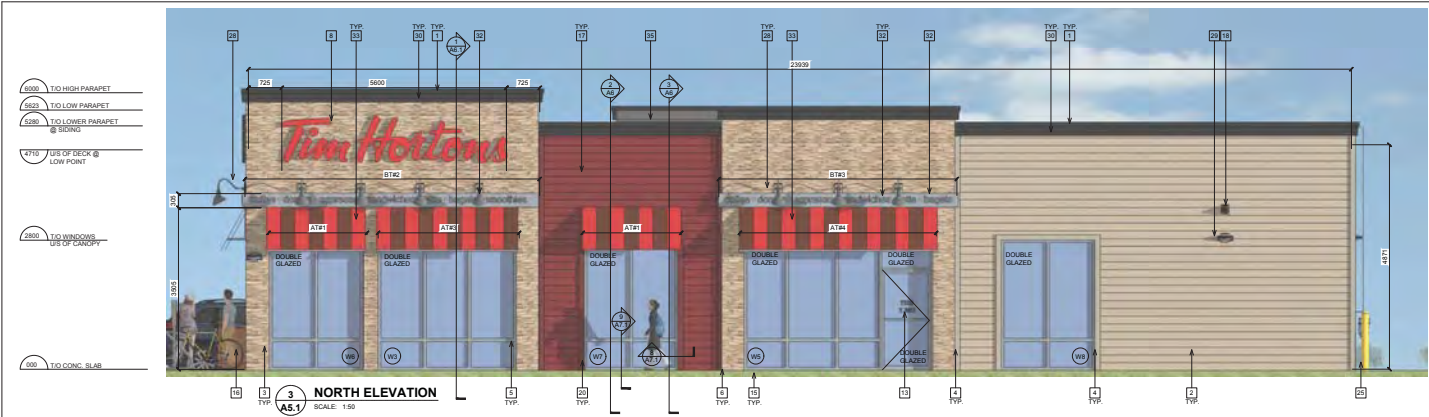
## SITE KEYNOTES

- 1 INITIAL CONCRETE MENU BOARDS.
- 2 STAINED MENU SIGN.
- 3 PREPARED CONCRETE SIDEWALK, REFER TO LANDSCAPE DWGS FOR TYPE AND COLOUR.
- 4 PYLON SIGN.
- 5 WOODEN GARBAGE ENCLOSURE.
- 6 DRIVEWAY FREE PARKING.
- 7 DRIVE THRU EXIT SIGN.
- 8 BOLLARDS.
- 9 TRAFFIC FLOW ARROWS.
- 10 90° PARKING STRIPS (2m x 5 x 5m).
- 11 ASPHALT AND CURBS.
- 12 SPEED BUMPER / CROSSWALK.
- 13 LANDSCAPING AREA.
- 14 GARBAGE FREE RAMP.
- 15 LOADING AREA.
- 16 WHITE PAINTED WASTE STRIPES 600mm O.C.
- 17 DRIVE THRU ENTRANCE SIGN.
- 18 GAS METER.
- 19 GARBAGE FREE PARKING SIGNS.
- 20 600mm HIGH RETAINING WALL. REFER TO CIVIL DWGS.
- 21 METAL RAILING.
- 22 BINK BASK.
- 23 ACQUAGUARD SOUND ABSORPTIVE WALL 2438mm HIGH TO BE MOUNTED ON RETAINING WALL.
- 24 FENCE STRUCTURAL FOR FENCE SUPPORT.
- 25 CEDAR HEDGING PLANTED ON SIDE FACING THE NEIGHBOURHOOD.
- 26 FENCE TO BEATING.
- 27 CROSS WALK.
- 28 GARBAGE ENCLOSURE.
- 29 ACQUAGUARD SOUND ABSORPTIVE WALL 1820mm HIGH.
- 30 RETAINING WALL. REFER TO CIVIL DWGS FOR DETAILS.
- 31 PERMEABLE CONCRETE PAVERS. REFER TO CIVIL DWGS.

PROJECT STATISTICS	
SINCE ADDRESS:	1181 24 STREET MAPLE RIDGE, BC
LOT AREA:	10,000 SQ. FT.
SEC. 10 MP 12.0: NAD, PL, NP75/28	
ZONING:	CURRENT ZONING: C-1 - SERVICE COMMERCIAL PROPOSED ZONING: C-2 COMMUNITY COMMERCIAL
SITE AREA:	290 SQ.M. (5,402.83 SQ. FT.)
PROPOSED USE:	RESTAURANT WITH 40 SEATING
BUILDING FLOOR AREA:	
FLOOR AREA RATIO (FAR)	
ALLOWABLE FAR:	0.10
PROPOSED BUILDING FLOOR AREA / SITE AREA:	= 250.37 / 2500
	= <u>0.10</u>
LOT COVERAGE:	
ALLOWABLE LOT COVERAGE:	BUILDING FLOOR AREA / SITE AREA
	= 250.37 / 2500
	= <u>0.095</u>
BUILDING HEIGHT:	
ALLOWABLE BUILDING HEIGHT:	7.5M (24.6 FT.) MAX. - ALL BUILDINGS & STRUCTURE
PROPOSED BUILDING HEIGHT:	7.5M (19.68 FT.)
LANDSCAPING:	
MINIMUM PLANTING REQUIRED:	NOT LESS THAN 1 (one) M <sup>2</sup> ON FRONT AND EXTERIOR SIDE LOT LINE WITHIN COVERAGE OF THE DEVELOPED SITE.
REGULAR PARKING SPACES:	REQUIRED = 1 PER 300 SQ. FT. OF FLOOR AREA
	250.37/300 = 0.83 STALLS
PROVIDED:	8 STALLS INCLUDED 1 SMALL STALL
DISABLED PARKING SPACES:	
REQUIRED = 1	
PROVIDED = 2	
LOADING:	
REQUIRED = 1	
PROVIDED = 1	
BICYCLE PARKING:	
REQUIRED = 8 SPACES FOR EVERY 1500 SQ. M. ±	
TOTAL:	PROVIDED = 3



# APPENDIX D



EXTERIOR FINISH SCHEDULE		
PRODUCT	MANUF.	TYPE & COLOUR
PREFORMED	FIRESTONE	FLASHING AT PARAPETS "COLOUR TO MATCH" "ORANGE" "GRAY"
METAL FLASHING		FLASHING AT FOUNDATION: COLOUR: SANDSTONE BY ALL FLASHING AT WINDOWS IS TO BE CLEAR ANODIZED.
ANODIZED ALUMINUM	ALUMICOR LIMITED	ALUMINUM FINISH: CLEAR "CLEAR ANODIZED" 2007 ANODIZING BY ALUMICOR. CAULKING BETWEEN WINDOW FRAME & FIBER CEMENT STONE. COLOUR: ANODIZED ALUMINUM (TREMCO DIAMOND).
FIBER CEMENT SIDING	ALLURA	SANDTOL CAP "H" 20mm, L" 365mm, THICKNESS: 8mm COLOUR: SAVANNAH WICKER #856 & AUTUMN RED #815 FRANKLIN INTERNATIONAL CAULKING # 4881 NOTE: TOUCH-UP PAINT KIT TO BE PURCHASED THROUGH HUCO
FIBER CEMENT TRIM	ALLURA	SANDTOL TRIM "W" 14mm, L" 365mm, THICKNESS: 25mm COLOUR: SAVANNAH WICKER #856 & AUTUMN RED #815 FRANKLIN INTERNATIONAL CAULKING # 4881 NOTE: TOUCH-UP PAINT KIT TO BE PURCHASED THROUGH HUCO
VERIBETTA WAINSCOT Cap	BORAL	WAINSCOT CAP "H" 36mm, "L" 94mm, THICKNESS: 8mm
VERIBETTA STONE (FIBER CEMENT STONEVENEER)	BORAL	LEDGE STONE "VERIBA ROSA" "H" 20mm, "L" 94mm, THICKNESS: 8mm FRANKLIN INTERNATIONAL CAULKING #4871
VERIBETTA LIGHT BOX	BORAL	ELECTRICAL STONE BOX KEEPER "H" 20mm, "L" 25mm, THICKNESS: 4mm
CORNICHE BAND	CANAMOULD	CORNICE BAND "TB 01" BENJAMIN MOORE: #241-19 "GRAY" #P20 SEMI-GLOSS FINISH
NOTE: 1. REFER TO SPECIFICATIONS ON SHEET A12.3 FOR APPROVED SUPPLIERS LIST.		

SYMBOL LEGEND	
	SECTION NUMBER DRAWING SHEET NUMBER
	BUILDING SECTION NUMBER DRAWING SHEET NUMBER
	NOTE REFERENCE REFER TO ELEVATION NOTES
	AWNING BAND TYPE

GENERAL NOTES	
1. REFER TO EXTERIOR FINISH SCHEDULE FOR CALCULATING COLOUR.	

AWNING SCHEDULE		
TYPE	SIZE	QUANTITY
AWNING TYPE #1	2130mm x 914mm	3
AWNING TYPE #2	2387mm x 914mm	1
AWNING TYPE #3	3052mm x 914mm	1
AWNING TYPE #4	4252mm x 914mm	1

DECORATIVE BANDS		
TYPE	LENGTH	QUANTITY
BAND TYPE #1	8816mm x 305mm	1
BAND TYPE #2	6266mm x 305mm	1
BAND TYPE #3	5185mm x 305mm	1
BAND TYPE #4	5175mm x 305mm	1

NOTE:  
1. REFER TO SPECIFICATIONS ON SHEET A12.3 FOR APPROVED SUPPLIERS LIST.

## EXTERIOR ELEVATION NOTES

1. PREFINISHED METAL FLASHING. REFER TO EXTERIOR FINISH SCHEDULE.
2. FIBER CEMENT SIDING TO BE "SAVANNAH WICKER". REFER TO EXTERIOR FINISH SCHEDULE.
3. FIBER CEMENT STONE PANELING. REFER TO EXTERIOR FINISH SCHEDULE.
4. FIBER CEMENT TRIM TO BE "SAVANNAH WICKER" REFER TO EXTERIOR FINISH SCHEDULE.
5. ANODIZED ALUMINUM FRAMES. REFER TO WINDOW SCHEDULE ON SHEET A11.
6. EXPOSED FOUNDATION TO BE PARGED & FREE OF IMPERFECTIONS.
7. WOODEN GARBAGE ENCLOSURE.
8. 180mm HP HIGH ILLUMINATED SIGN MOUNTED ON FIBER CEMENT STONE. CONFIRM WITH TDL GROUP CORP. FOR SIZE AND SIGN PACKAGE. REFER TO ELECTRICAL DRAWINGS.
9. 1524mm HP HIGH ILLUMINATED ELLIPSE SIGN MOUNTED ON FIBER CEMENT STONE. CONFIRM WITH TDL GROUP CORP. FOR SIZE AND SIGN PACKAGE. REFER TO ELECTRICAL DRAWINGS.
10. METAL PIPE RAILING. REFER TO DETAIL 348.
11. 150mm DIA. METAL SOLLARD FILL W/ CONCRETE ON SOLLARD COVER. REFER TO DETAIL 348.1
12. DRIVE-THRU WINDOW WITH INSULATED PANEL. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11.
13. EXIT ONLY DECAL BY TDL GROUP CORP.
14. OVERFLOW SQUIPPER. REFER TO DETAIL 19A7.
15. CONCRETE SIDEWALK (BY OTHERS). REFER TO SITE PLAN.
16. EXTERIOR RECYCLING UNIT SUPPLIED BY TDL GROUP CORP. & INSTALLED BY G.C.
17. FIBER CEMENT SIDING TO BE "AUTUMN RED". REFER TO EXTERIOR FINISH SCHEDULE.
18. HWY CONCENTRIC VENT TO BE INSTALLED PRIOR TO SIDING. REFER TO DETAIL 11A7 & MECHANICAL DRAWINGS.
19. LOCATION OF GAS METER. REFER TO MECHANICAL DRAWINGS.
20. FIBER CEMENT TRIM TO BE "AUTUMN RED". REFER TO EXTERIOR FINISH SCHEDULE.
21. SPANDREL PANEL. SEE A11.0 WINDOW SCHEDULE AND A7.1 FOR DETAILS.
22. BARRIER FREE DOOR OPERATOR SWITCH LOCATION. REFER TO ELECTRICAL DRAWINGS. COORDINATE LOCATION OF AUTOMATIC DOOR OPERATORS WITH SITE PLAN AND TDL GROUP CORP. REFER TO DETAIL 348.
23. CAMP BOX. REFER TO DETAIL 0 ON SHEET A11.
24. PROVIDE & INSTALL THREE (3) "NO SMOKING WITHIN 7.5m" SIGNAGE AT ENTRANCES/EXITS. CONFIRM TYPE, SIZE & COLOUR WITH TDL GROUP CORP. DESIGN MANAGER.
25. 150mm METAL SOLLARD FILLED W/ CONCRETE. PAINT FINISH "BABY CHICK". (C-1)
26. N/A.
27. N/A.
28. N/A.
29. GOOSENECK LIGHTING. REFER TO ELECTRICAL DRAWINGS.
30. WALL PACK. REFER TO ELECTRICAL DRAWINGS.
31. CORNICHE BAND. REFER TO EXTERIOR FINISH SCHEDULE.
32. WAINSCOT CAP. REFER TO EXTERIOR FINISH SCHEDULE & DETAIL 71A7.2.
33. DECORATIVE BAND BY SIGN COMPANY MOUNTED ON THE WALL. SUPPLIED & INSTALLED BY G.C. REFER TO DECORATIVE BAND SCHEDULE.
34. PREFABRICATED AWNING BY SIGN COMPANY SUPPLIED & INSTALLED BY G.C. REFER TO AWNING SCHEDULE. G.C. TO SUPPLY SOLID WOOD BLOCKING AS REQUIRED.
35. EXTERIOR POP FRAME (ITEM K201). SUPPLIED BY TDL GROUP AND INSTALLED BY G.C. REFER TO GRAPHIC SCHEDULE ON SHEET A2.1.
36. TPO ROOF MEMBRANE ON BACK OF PARAPET WALLS. REFER TO SPECIFICATIONS.

**ISSUE TABLE**

No.	Date (mm/dd/yyyy)	Description
03	2017-05-23	ISSUED FOR FINAL DRAWINGS
02	2017-05-05	ISSUED FOR BUILDING PERMIT
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

**REVISIONS**

No.	Date	Description
1	2017-06-01	ISSUED FOR ADDENDUM #2

**DRAWINGS REVISED AS PER DESIGN BULLETIN**

No.	Date	Description
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ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE SITE

Architect

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Certified Professional Member of the SAA  
Member of the AIA

Architectural Seal

Project

**Tim Hortons**

Store Type

2695-13 WEST

Location

RESTAURANT #107384, NS.04402  
11951 240 STREET

MAPLE RIDGE, B.C.

Drawing Title

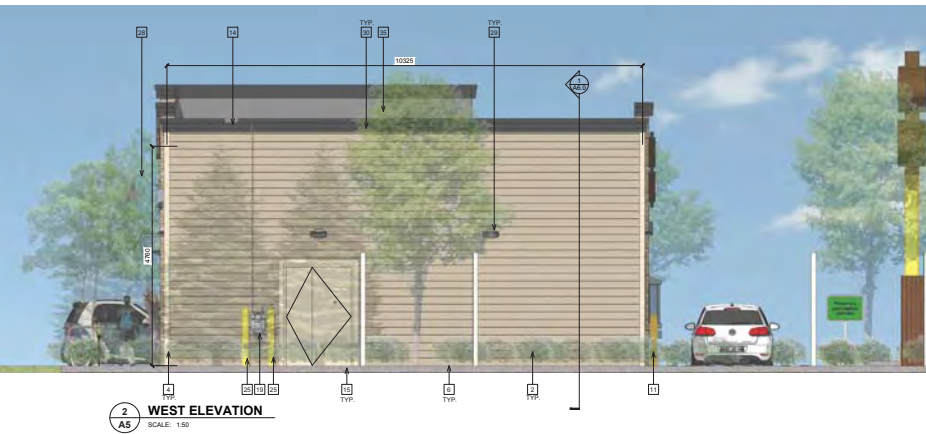
**EXTERIOR ELEVATIONS**

Drawn PS Checked JR

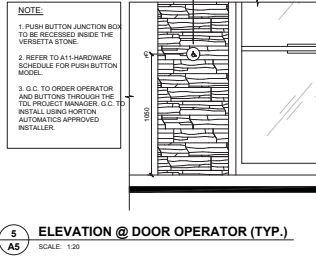
Scale AS NOTED Date JANUARY 2016

Project No. # 107384 Drawn No. A5.1





EXTERIOR FINISH SCHEDULE		
PRODUCT	MANUF.	TYPE & COLOUR
FORMED METAL FLASHING	FIRESTONE	FLASHING AT PARAPETS: COLOUR TO MATCH 'CHARCOAL GRAY'. FLASHING AT FOUNDATION: COLOUR 'SANDSTONE BR'. ALL FLASHING AT WINDOWS IS TO BE CLEAR ANODIZED.
ANODIZED ALUMINUM	ALUMICOR LIMITED	ALUMINUM FINISH CLASS '1' CLEAR ANODIZED 6007 ANODIZING BY ALUMICOR. CALKING BETWEEN WINDOW FRAME & FIBER CEMENT STONE. COLOUR: ANODIZED ALUMINUM (FRENCH DYNAMICI).
FIBER CEMENT SIDING	ALLURA	SMOOTH LAP 'H' 305mm L 3650mm THICKNESS: 8mm COLOUR: SAVANNA WICKER #805 & AUTUMN RED #815 FRANKLIN INTERNATIONAL CASKING #4801
FIBER CEMENT TRIM	ALLURA	NOTE: TOUCH-UP PAINT KIT TO BE PURCHASED THROUGH HUCO. SMOOTH TRIM 'H' 13mm L 3650mm THICKNESS: 20mm COLOUR: SAVANNA WICKER #805 & AUTUMN RED #815 FRANKLIN INTERNATIONAL CASKING #4801
VERSETTA WANDCOT CAP (FIBER CEMENT STONEVENEER)	BORAL	NOTE: TOUCH-UP PAINT KIT TO BE PURCHASED THROUGH HUCO. WANDCOT CAP 35mm W 40mm THICKNESS: 20mm
VERSETTA LIGHT BOX	BORAL	'LARGE STONE' TESSA WOODS H 203mm L 1416mm THICKNESS: 28mm FRANKLIN INTERNATIONAL CASKING #4801
CORNICE BAND	CANAMOULD	ELECTRICAL STONE BOX VENEER W 203mm L 244mm THICKNESS: 45mm
		CORNICE BAND: STB 001 BENJAMIN MOORE #2142-10 'GRAY' WDP2 SEMI-GLOSS FINISH
NOTE: 1. REFER TO SPECIFICATIONS ON SHEET A12.3 FOR APPROVED SUPPLIERS LIST		



SYMBOL LEGEND	
	SECTION NUMBER
	BUILDING SECTION NUMBER
	NOTE REFERENCE
	AWNINGS BAND TYPE

GENERAL NOTES	
1. REFER TO EXTERIOR FINISH SCHEDULE FOR CALKING COLOUR.	

AWNING SCHEDULE		
TYPE	SIZE	QUANTITY
AWNING TYPE #1	2135mm x 914mm	3
AWNING TYPE #2	2387mm x 914mm	1
AWNING TYPE #3	3062mm x 914mm	1
AWNING TYPE #4	4302mm x 914mm	1

DECORATIVE BANDS		
TYPE	LENGTH	QUANTITY
BAND TYPE #1	6815mm x 355mm	1
BAND TYPE #2	6366mm x 355mm	1
BAND TYPE #3	5168mm x 355mm	1
BAND TYPE #4	5175mm x 355mm	1

NOTE:  
1. REFER TO SPECIFICATIONS ON SHEET A12.3 FOR APPROVED SUPPLIERS LIST.

## EXTERIOR ELEVATION NOTES

- PREFINISHED METAL FLASHING. REFER TO EXTERIOR FINISH SCHEDULE.
- FIBER CEMENT SIDING TO BE "SAVANNA WICKER". REFER TO EXTERIOR FINISH SCHEDULE.
- FIBER CEMENT STONE PANELING. REFER TO EXTERIOR FINISH SCHEDULE.
- FIBER CEMENT TRIM TO BE "SAVANNA WICKER". REFER TO EXTERIOR FINISH SCHEDULE.
- ANODIZED ALUMINUM FRAMES. REFER TO WINDOW SCHEDULE ON SHEET A11.
- EXPOSED FOUNDATION TO BE PARGE & FREE OF IMPERFECTIONS.
- WOODEN GARBAGE ENCLOSURE.
- 1067mm (42") HIGH ILLUMINATED SIGN MOUNTED ON FIBER CEMENT STONE. CONFIRM WITH TOL GROUP CORP. FOR SIZE AND SIGN PACKAGE. REFER TO ELECTRICAL DRAWINGS.
- 1534mm (60") HIGH ILLUMINATED ELLIPSE SIGN MOUNTED ON FIBER CEMENT STONE. CONFIRM WITH TOL GROUP CORP. FOR SIZE AND SIGN PACKAGE. REFER TO ELECTRICAL DRAWINGS.
- METAL PIPE RAILING. REFER TO DETAIL 248.
- 150mm DIA. METAL BOLLARD FILL W/ CONCRETE C/W BOLLARD COVER. REFER TO DETAIL 51A.1
- DRIVE-THRU WINDOW WITH INSULATED PANEL. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11.
- EXIT ONLY DECAL BY TOL GROUP CORP.
- OVERFLOW SCUPPER. REFER TO DETAIL 10A.7.
- CONCRETE SIDEWALK (BY OTHERS). REFER TO SITE PLAN.
- EXTERIOR RECYCLING UNIT SUPPLIED BY TOL GROUP CORP. & INSTALLED BY G.C.
- FIBER CEMENT SIDING TO BE "AUTUMN RED". REFER TO EXTERIOR FINISH SCHEDULE.
- HWT CONCENTRIC VENT TO BE INSTALLED PRIOR TO SIDING. REFER TO DETAIL 11A.7 & MECHANICAL DRAWINGS.
- LOCATION OF GAS METER. REFER TO MECHANICAL DRAWINGS.
- FIBER CEMENT TRIM TO BE "AUTUMN RED". REFER TO EXTERIOR FINISH SCHEDULE.
- SPANDREL PANEL. SEE A11.9 WINDOW SCHEDULE AND A7.1 FOR DETAILS.
- BARRIER FREE DOOR OPERATOR SWITCH LOCATION. REFER TO ELECTRICAL DRAWINGS. COORDINATE LOCATION OF AUTOMATIC DOOR OPERATORS WITH SITE PLAN AND TOL GROUP CORP. REFER TO DETAIL 34E.
- CAMP BOX. REFER TO DETAILS ON SHEET A11.
- PROVIDE & INSTALL THREE (3) "NO-SMOKING WITHIN 7.5m" SIGNAGE AT ENTRANCES/EXITS. CONFIRM TYPE, SIZE & COLOUR WITH TOL GROUP CORP. DESIGN MANAGER.
- 150mm METAL BOLLARD FILLED W/ CONCRETE. PAINT FINISH 'BABY CHICK'. (p.g.)
- N/A.
- N/A.
- GOOSENECK LIGHTING. REFER TO ELECTRICAL DRAWINGS.
- WALL PACK. REFER TO ELECTRICAL DRAWINGS.
- CORNICE BAND. REFER TO EXTERIOR FINISH SCHEDULE.
- WANDCOT CAP. REFER TO EXTERIOR FINISH SCHEDULE & DETAIL 7A2.2.
- DECORATIVE BAND BY SIGN COMPANY MOUNTED ON THE WALL. SUPPLIED & INSTALLED BY G.C. REFER TO DECORATIVE BAND SCHEDULE.
- PREFABRICATED AWNING BY SIGN COMPANY SUPPLIED & INSTALLED BY G.C. REFER TO AWNING SCHEDULE. G.C. TO SUPPLY SOLID WOOD BLOODING AS REQUIRED.
- EXTERIOR POP FRAME ITEM #201. SUPPLIED BY TOL GROUP AND INSTALLED BY G.C. REFER TO GRAPHIC SCHEDULE ON SHEET A2.1.
- TPO ROOF MEMBRANE ON BACK OF PARAPET WALLS. REFER TO SPECIFICATIONS.

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ISSUE TABLE		
No.	Date (mm/dd/yyyy)	Description
03	2017-05-23	ISSUED FOR FINAL DRAWINGS
02	2017-05-05	ISSUED FOR BUILDING PERMIT
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

REVISIONS		
No.	Date	Description
1	2017-06-01	ISSUED FOR ADDENDUM #2

DRAWINGS REVISED AS PER DESIGN BULLETIN		
No.	Date	Description

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE SITE

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Member of the AAA  
Certified Professional

Architectural Seal

Project

**Tim Hortons**

Store Type

2695-13 WEST

Location

RESTAURANT #107384, NS.04402  
11951 240 STREET

MAPLE RIDGE, B.C.

Drawing Title

**EXTERIOR ELEVATIONS**

Drawn PS Checked JR

Scale AS NOTED Date JANUARY 2016

Project No. # 107384 Drawn No. A5.0

TIM HORTONS MODEL 2695-13 - 11951 240 Street Maple Ridge, BC - TOL NO 107384, NS 04402



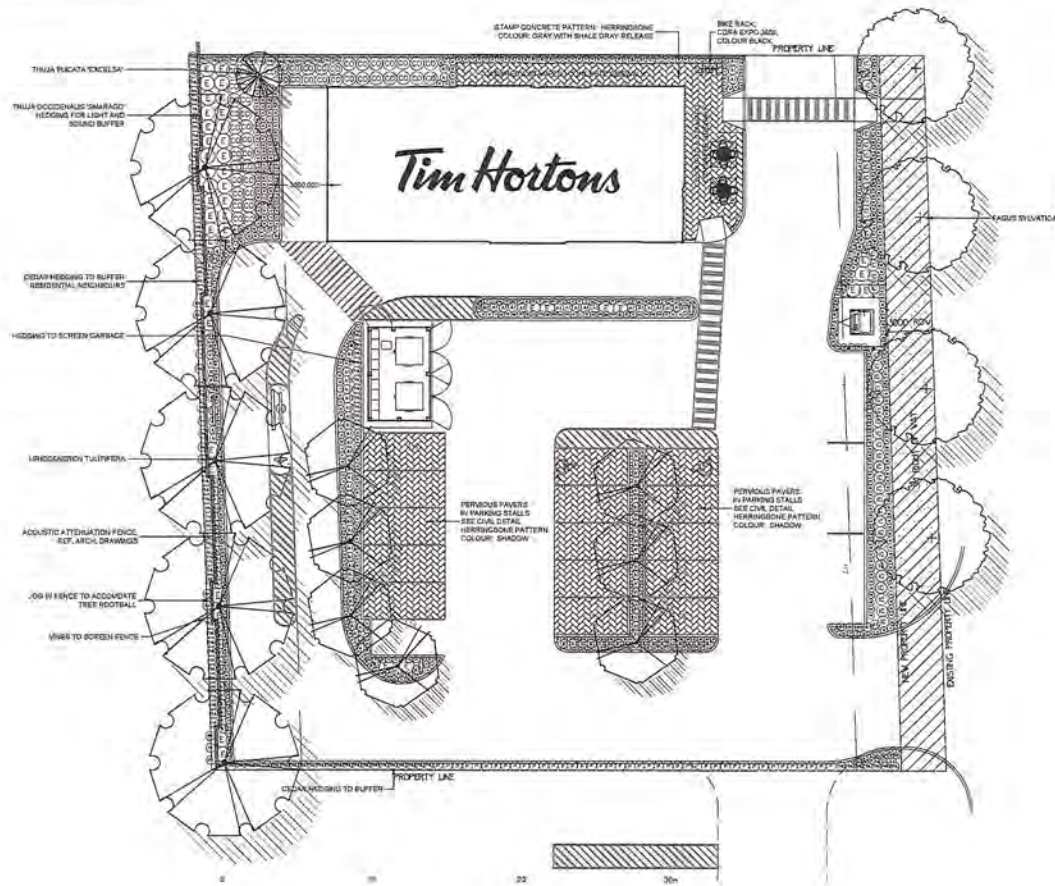
## APPENDIX E

PLANT SCHEDULE				P&P PROJECT NUMBER: 15416	
KEY	QTY	TOTAL/SCALE NAME	COMMON NAME	PLANT SIZE / REMARKS	
TREES	7	ACER RUBRUM "RED HONEY"	RED HONEY MAPLE	80W CAL, 75 STD. SHB	
	2	FAGUS DIPIHYCA	EUROPEAN HEDY	80W CAL, 1.9M STD. SHB	
	1	UFRONDIUM TROJANUM	RED PRINCE	80W CAL, 1.9M STD. SHB	
	1	"NANA PLUCKA" COTONEA	WESTERN RED CEDAR	2.5M HT. SHB	
SHRUBS	160	ARIZONA JADE CORYMBOSUM	JADE CRYSTAL	50 POT, 40CM	
	80	EDIMUS BERBERIS VILLOSA	SPARKY VELVET DOGWOOD	50 POT, 40CM	
	4	BOUYSSIEA ALBA DORRIS	COASTAL WAXED BURNING BUSH	50 POT, 40CM	
	4	LEUC CRABAPPLE	JAMANEY VELVET	50 POT, 30CM	
GRASSES	160	PAULUS LAUCHOIDEUS "STED LUYKEN"	STED LUYKEN LAUREL	50 POT, 40CM	
	80	PAULUS GIGANTIFLUS BARRAGE	LAUREL OF GREENLAND	50 POT, 30CM	
	120	HELOSTETHES BERNARDINI	BLUES OF GRASS	50 POT, 40CM	
	120	HELOSTETHES BERNARDINI	BLUES OF GRASS	50 POT, 40CM	
PERENNIAL	120	PERENNIAL LAUCHOIDEUS "STED LUYKEN"	STED LUYKEN LAUREL	50 POT, 40CM	
	120	PERENNIAL LAUCHOIDEUS "STED LUYKEN"	STED LUYKEN LAUREL	50 POT, 40CM	
	120	PERENNIAL LAUCHOIDEUS "STED LUYKEN"	STED LUYKEN LAUREL	50 POT, 40CM	
	120	PERENNIAL LAUCHOIDEUS "STED LUYKEN"	STED LUYKEN LAUREL	50 POT, 40CM	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARDS. LATER EDITIONS. EDIMUS SIZES (LARGE) ARE PER CANA STANDARDS, BUT PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DESIGNED PLANT SPECIFICATIONS. \* PLANT SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE



CORA EXPO BIKE RACK 200K - TO BE MOUNTED ON CONCRETE PAD WITH VANDAL RESISTANT HARDWARE



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SEAL

[illegible]

CLIENT:

PROJECT®

**TIM HORTONS**

240TH ST & DEWDNEY TRUNK  
MAPLE RIDGE

DRAWING TITLE:

LANDSCAPE  
PLAN

DATE: 16 JAN 27 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: CLO  
DESIGN: CLO  
CHKD: MCF OF 2

FNG PROJECT NUMBER 16-010

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Intensive Residential Development Permit  
22833 122 Avenue

**MEETING DATE:** September 19, 2017  
**FILE NO:** 2015-279-DP  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

An Intensive Residential Development Permit application has been received for the subject property, located at 22833 122 Avenue, for three R-3 (Special Amenity Residential District) zoned lots. The site is located within the Town Centre Area Plan and has a land use designation of *Single Family Residential*. The Intensive Residential Development Permit provides a greater emphasis on high standards in aesthetics and quality of the built environment, with the intent to provide an environment that is safe, attractive, people-friendly and environmentally responsive.

Council will be considering final reading for rezoning application 2015-279-RZ on September 12, 2017. It is recommended that Intensive Residential Development Permit 2015-279-DP be approved.

### RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2015-279-DP respecting the property located at 22833 122 Avenue.

### DISCUSSION:

#### a) Background Context:

Applicant: M. Dixon  
Legal Description: Lot 353, Section 20, Township 12, New Westminster District  
Plan 57241

OCP :  
Existing: Single Family Residential  
Proposed: Single Family Residential

Zoning:  
Existing: RS-1 (One Family Urban Residential)  
Proposed: R-3 (Special Amenity Residential District)

Surrounding Uses:  
North: Use: Single Family Residential  
Zone: RS-1 (One Family Urban Residential)  
Designation: Single Family Residential  
South: Use: Single Family Residential  
Zone: RS-1 (One Family Urban Residential)  
Designation: Single Family Residential

East:	Use:	Single Family Residential
	Zone	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Single Family Residential
Existing Use of Property:	Single Family Residential	
Site Area:	850 m <sup>2</sup> (9,149 ft <sup>2</sup> )	
Access:	122 Avenue, Greenwell Street	
Servicing:	Urban Standard	
Companion Applications:	2015-279-RZ, 2015-279-SD, 2015-279-DVP	

#### **b) Project Description:**

The subject property, located at 22833 122 Avenue, is approximately 850 m<sup>2</sup> (9,149 ft<sup>2</sup>) in size, is generally flat, and is bound by single family residential properties (see Appendices A and B). The property is within the Town Centre Area Plan. The Town Centre Area Plan boundary is on Greenwell Street, on the east side of the property. There are no streams or slopes on the property. The existing house and detached garage on the property have been demolished. The current application proposes to rezone the property from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District), in order to create three single family residential lots (see Appendix C). Access is proposed to be from 122 Avenue for proposed Lots 1 and 2, and from Greenwell Street for proposed Lot 3.

#### **c) Planning Analysis:**

An Intensive Residential Development Permit is required for all new Intensive Residential developments with R-3 (Special Amenity Residential District) zoning. Section 8.8 Intensive Residential Development Permit Area Guidelines of the Official Community Plan (OCP) aims to provide a greater emphasis on high standards in aesthetics, with the intent to provide an environment that is safe, attractive, people-friendly and environmentally responsive. The key guidelines for the development permit area are as follows:

1. *Neighbourhood cohesiveness and connectivity should be maintained through the design of varied yet compatible buildings, in materials used and in architectural styles, in landscapes and in recreational areas, and by facilitating a range of transportation choices.*

The three single-family homes have been designed to have three unique front elevations while maintaining a compatible building design in terms of materials used and architectural styles. Differing front elevations in number of gables and size, and number and location of windows provide the varied look (see Appendix D).

2. *A vibrant street presence is to be maintained through a variety of housing styles, by maintaining street parking and by directing garage structures and off-street parking to the rear of a property accessible by a lane.*

Two lots will be accessed off of 122 Avenue, and the third lot will be accessed off Greenwell Street. Proposed Lots 1 and 2 have double-car garages fronting 122 Avenue. To improve the street presence, the porch to the entryway extends beyond the face of the garages. The garage for proposed Lot 3 is recessed behind the main building face, along Greenwell Street.

#### **d) Requested Variance**

A Development Variance Permit accompanies this Intensive Residential Development Permit for the following variances:

1. To reduce the minimum lot width from 10.5m (34.4 ft.), for lots without lane access, to 10.0m (32.8 ft.) for proposed Lots 1, 2, and 3.

The requested variance is the subject of a separate report to Council under application 2015-279-DVP.

#### **CONCLUSION:**

This proposal conforms to the Official Community Plan for the Town Centre Area, the Intensive Residential Development Permit Guidelines, and the neighbourhood's existing lot and road pattern. It is therefore recommended that the Corporate Officer be authorized to sign and seal Intensive Residential Development Permit 2015-279-DP respecting the property located at 22833 122 Avenue.

"Original signed by Michelle Baski"

---

**Prepared by: Michelle Baski, ASCT, MA**  
**Planner 1**

"Original signed by Christine Carter"

---

**Approved by: Christine Carter, M.PL, MCIP, RPP**  
**Director of Planning**

"Original signed by Frank Quinn"

---

**Approved by: Frank Quinn, MBA, P.Eng**  
**GM: Public Works & Development Services**

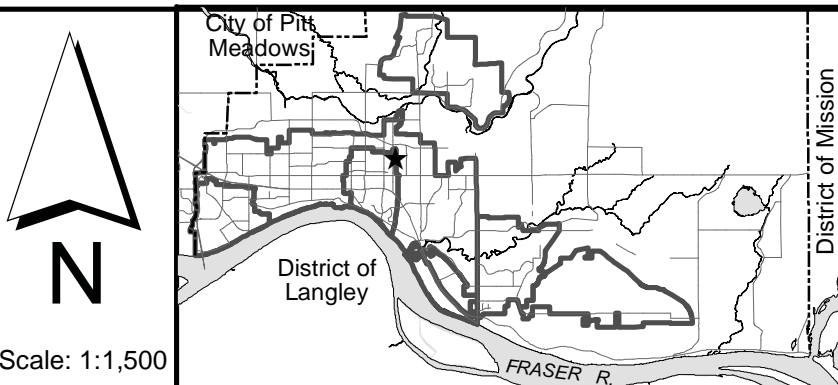
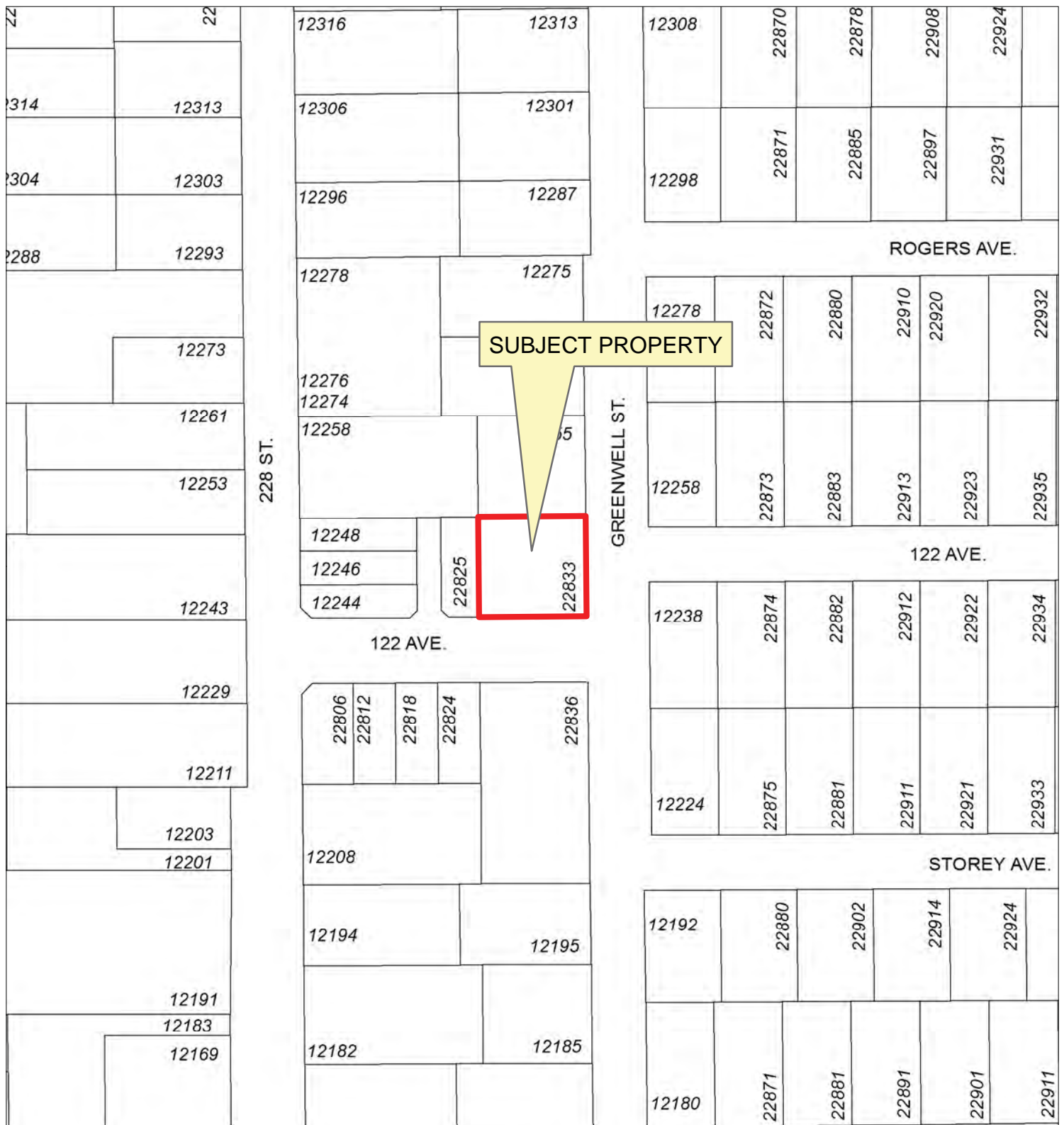
"Original signed by Paul Gill"

---

**Concurrence: Paul Gill, CPA, CGA**  
**Chief Administrative Officer**

The following appendices are attached hereto:

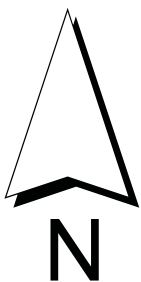
- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Proposed Subdivision Plan
- Appendix D – Proposed Elevations and Landscaping Plan



22833 122 Avenue







PLANNING DEPARTMENT

 **MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

BY: JV



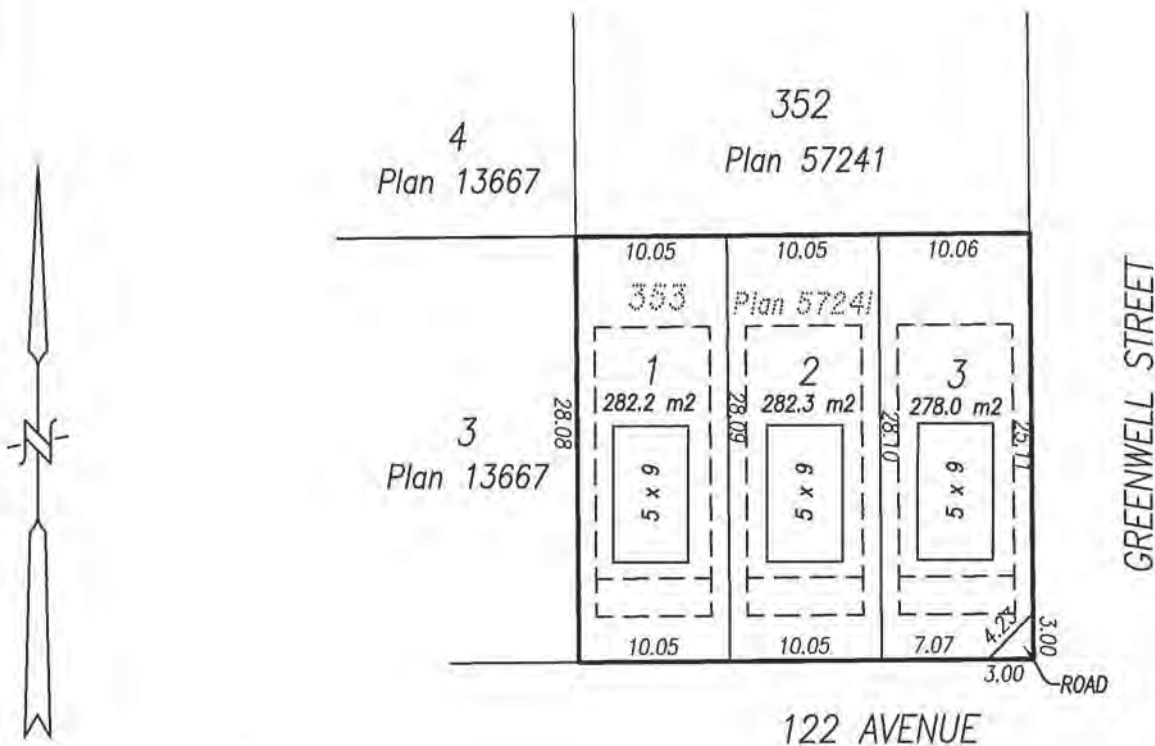
## PROPOSED SUBDIVISION OF LOT 353 SEC.20 TP.12 N.W.D. PLAN 57241

R-3 ZONE



Scale 1:500

22833 122 Avenue  
Maple Ridge, B.C.



### Building Setbacks:

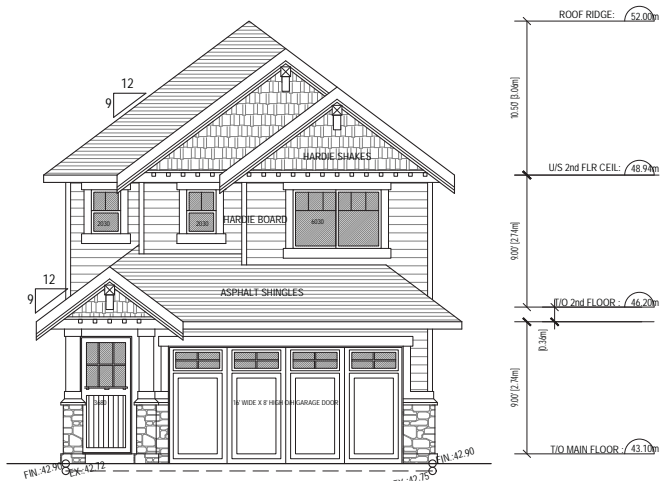
Front - 3.0  
Front Garage - 5.5  
Rear - 6.0  
Interior Side - 1.2  
Exterior Side - 2.0

Note: Buildings are to be Removed  
DVP required for Lot Frontages

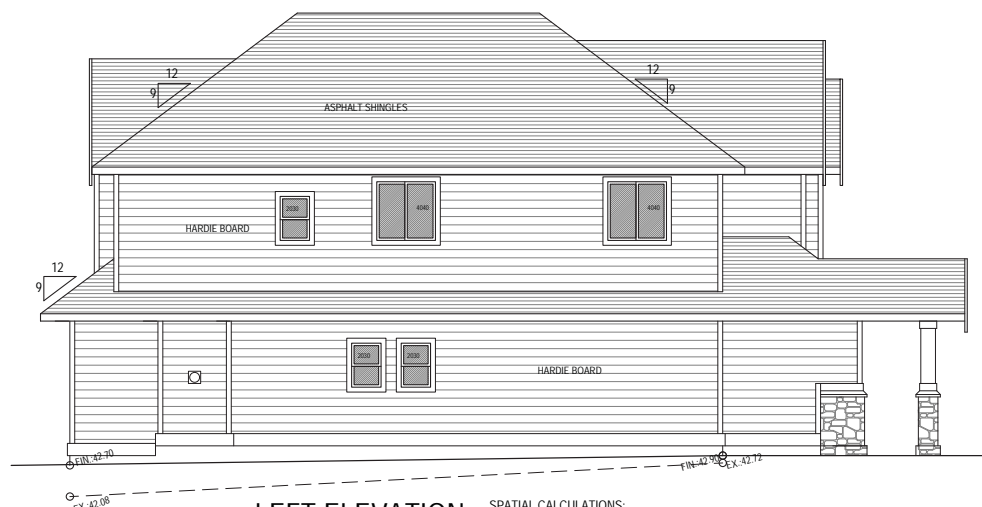
Wade & Associates  
B.C. Land Surveyors  
Maple Ridge & Mission  
1159-01 Phone 463-4753

*Stanley Wade* B.C.L.S.  
September 03, 2015

# APPENDIX D



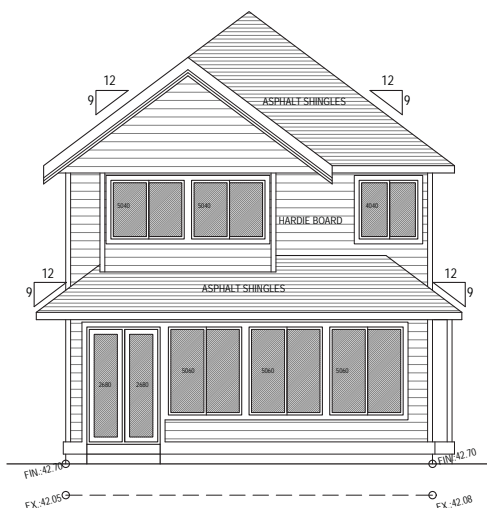
FRONT ELEVATION



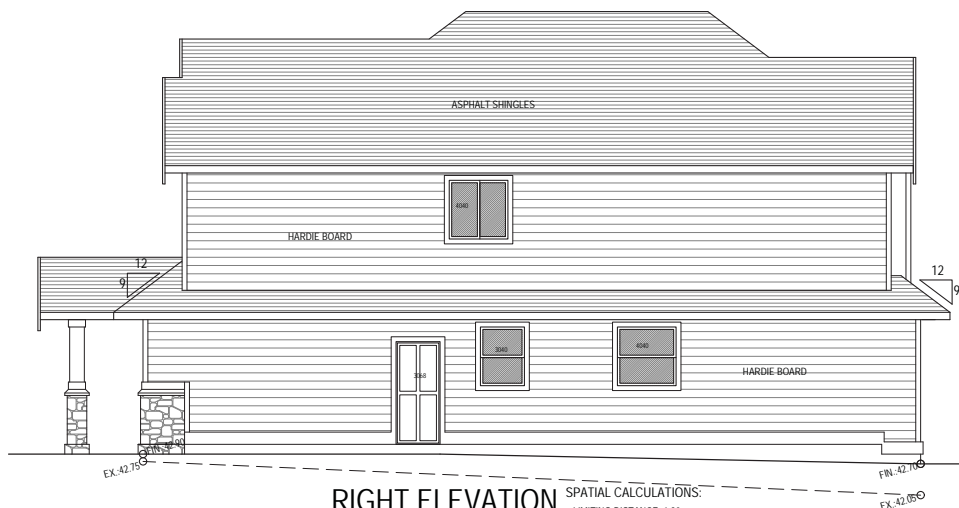
LEFT ELEVATION

SPATIAL CALCULATIONS:

LIMITING DISTANCE: 1.20m  
WALL AREA: 795 sq.ft.  
PERMITTED OPENINGS: 56 sq.ft.  
PROPOSED OPENINGS: 50 sq.ft.



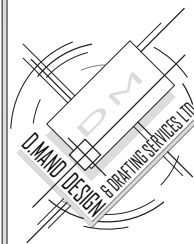
REAR ELEVATION



RIGHT ELEVATION

SPATIAL CALCULATIONS:

LIMITING DISTANCE: 1.20m  
WALL AREA: 955 sq.ft.  
PERMITTED OPENINGS: 67 sq.ft.  
PROPOSED OPENINGS: 44 sq.ft.



14658 - 84 AVENUE  
SURREY, BC  
V3S 9K7  
t: 6045971838  
f: 6045971350  
dmand@telus.net  
www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2012  
CONSTRUCTION SHALL COMPLY WITH  
THESE PLANS AND LOCAL BUILDING  
BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL  
DIMENSIONS PRIOR TO START OF  
CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY  
FOR ANY ERRORS OR OMISSIONS IN  
THESE PLANS. IT IS THE OWNER'S  
RESPONSIBILITY TO REVIEW AND VERIFY  
ALL LEVELS, DIMENSIONS AND  
STRUCTURAL ADEQUACIES PRIOR TO  
CONSTRUCTION.

DO NOT SCALE DRAWINGS

BUILDERS NOTES:

THE OWNER/BUYER IS AWARE THAT  
DOORS, WINDOWS AND BUILDING ELEVATIONS  
MAY VARY DUE TO SITE CONDITIONS.

SQUARE FOOTAGE SHOWN ARE APPROXIMATE  
THE BUILDER RESERVES RIGHT TO MAKE  
ON GOING CHANGES AND ADJUSTMENTS  
FINAL HOME DESIGN AND MEASUREMENTS  
MAY NOT MATCH AS PER PLANS

IN ORDER TO COMPLY WITH BYLAWS,  
BUILDING CODES AND SITE CONDITIONS,  
THESE PLANS ARE SUBJECT TO CHANGE  
WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:

-

ADDRESS:

LOT #1  
-122 AVENUE  
MAPLE RIDGE, B.C.

CLIENT:

RBM CONSTRUCTION

DATE:

AUG 2017

SCALE:

1/4" = 1'-0" (UND)

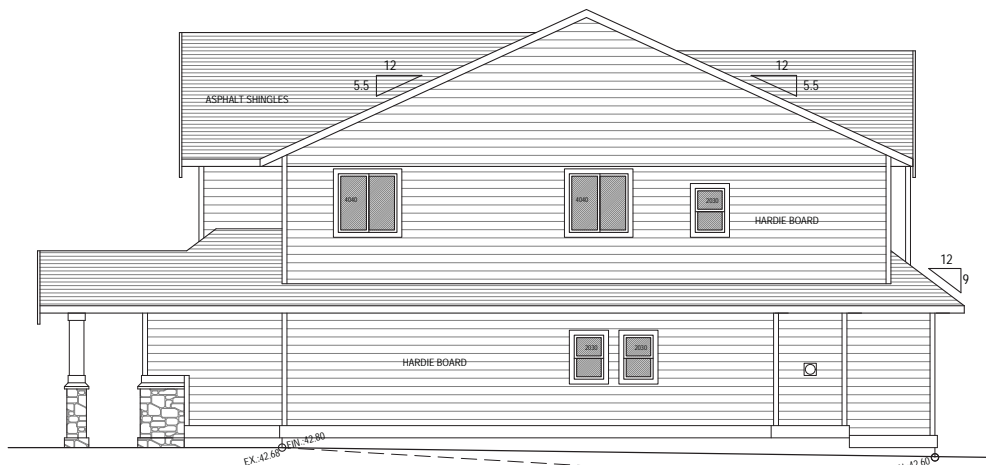
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HARP

CHECKED:

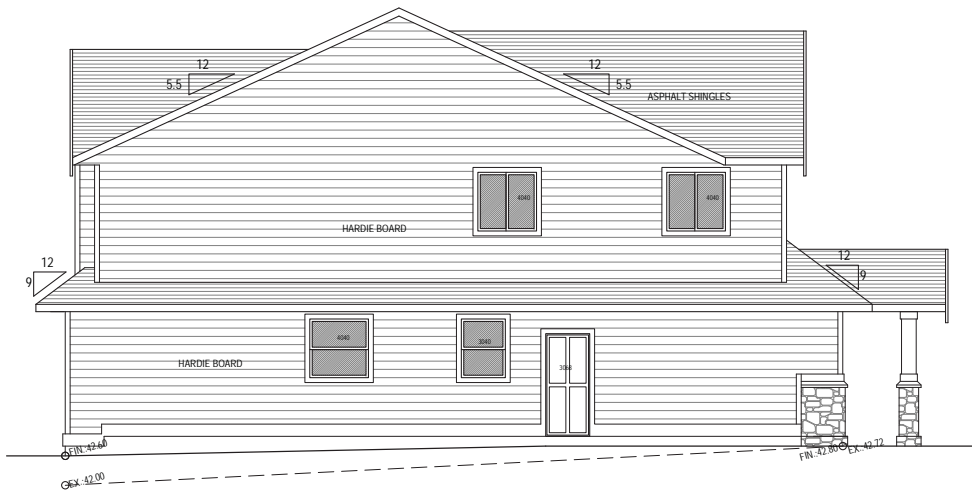
D.M.

2



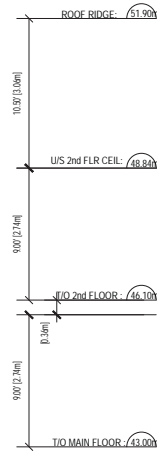
**RIGHT ELEVATION**

**SPATIAL CALCULATIONS:**  
 LIMITING DISTANCE: 1.20m  
 WALL AREA: 795 sq.ft.  
 PERMITTED OPENINGS: 54 sq.ft.  
 PROPOSED OPENINGS: 50 sq.ft.

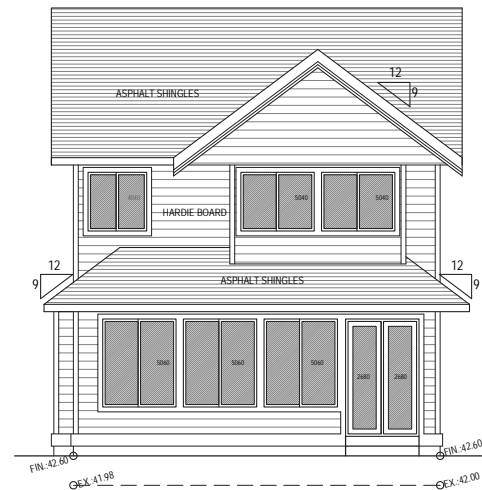


**LEFT ELEVATION**

**SPATIAL CALCULATIONS:**  
 LIMITING DISTANCE: 1.20m  
 WALL AREA: 955 sq.ft.  
 PERMITTED OPENINGS: 67 sq.ft.  
 PROPOSED OPENINGS: 60 sq.ft.



**FRONT ELEVATION**



**REAR ELEVATION**



14658 - 84 AVENUE  
 SURREY, BC  
 V3S 9K7  
 t: 6045971838  
 f: 6045971350  
 dmand@telus.net  
 www.dmanddesign.com

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 BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL  
 DIMENSIONS PRIOR TO START OF  
 CONSTRUCTION.

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 FOR ANY ERRORS OR OMISSIONS IN  
 THESE PLANS. IT IS THE OWNER'S  
 RESPONSIBILITY TO REVIEW AND VERIFY  
 ALL LEVELS, DIMENSIONS AND  
 STRUCTURAL ADJUSTMENTS PRIOR TO  
 CONSTRUCTION.

DO NOT SCALE DRAWINGS

\*\*\*BUILDERS NOTES:  
 THE OWNER/BUYER IS AWARE THAT  
 DOORS, WINDOWS AND BUILDING ELEVATIONS  
 MAY VARY DUE TO SITE CONDITIONS.

SQUARE FOOTAGE SHOWN ARE APPROXIMATE  
 THE BUILDER RESERVES RIGHT TO MAKE  
 ON GOING CHANGES AND ADJUSTMENTS  
 FINAL HOME DESIGN AND MEASUREMENTS  
 MAY NOT MATCH AS PER PLANS

IN ORDER TO COMPLY WITH BYLAWS,  
 BUILDING CODES AND SITE CONDITIONS,  
 THESE PLANS ARE SUBJECT TO CHANGE  
 WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:  
 -

ADDRESS:  
**LOT #2**  
**-122 AVENUE**  
**MAPLE RIDGE, B.C.**

CLIENT:  
**RBM CONSTRUCTION**

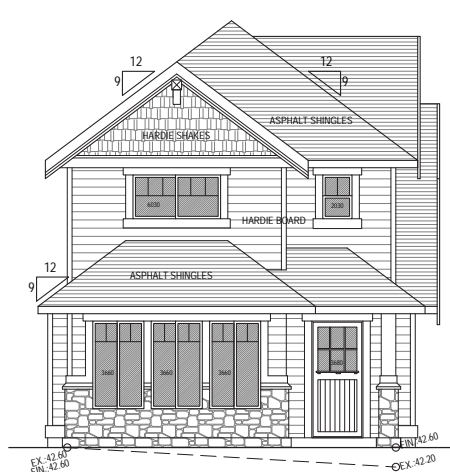
DATE:  
**AUG 2017**

SCALE:  
**1/4" = 1'-0" (UND)**

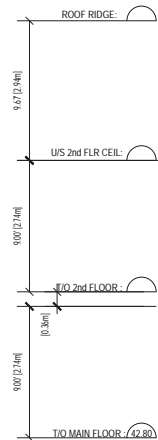
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**HARP**

CHECKED:  
**D.M.**

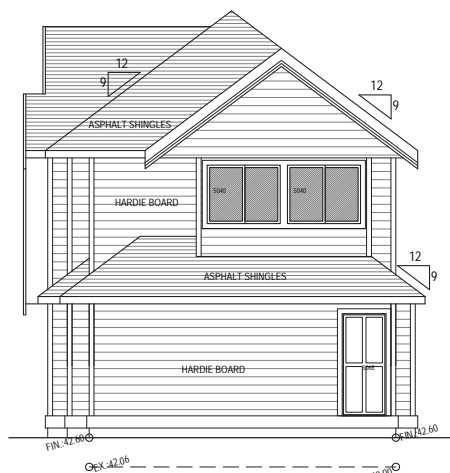
**2**



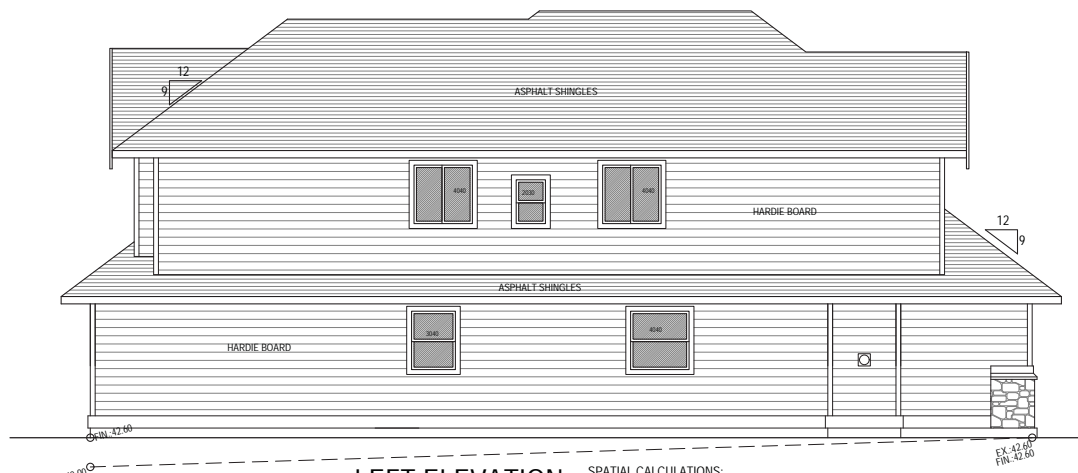
FRONT ELEVATION



RIGHT ELEVATION

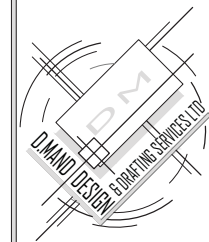


REAR ELEVATION



LEFT ELEVATION

SPATIAL CALCULATIONS:  
LIMITING DISTANCE: 1.20m  
WALL AREA: 1,136 sq ft  
PERMITTED OPENINGS: 79 sq ft  
PROPOSED OPENINGS: 66 sq ft



14658 - 84 AVENUE  
SURREY, BC  
V3S 9K7  
t: 6045971838  
f: 6045971350  
dmand@telus.net  
www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2012  
CONSTRUCTION SHALL COMPLY WITH  
THESE PLANS AND LOCAL BUILDING  
BY-LAWS.

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DIMENSIONS PRIOR TO START OF  
CONSTRUCTION.

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THESE PLANS. IT IS THE BUILDER/OWNER  
RESPONSIBILITY TO REVIEW AND VERIFY  
ALL LEVELS, DIMENSIONS AND  
STRUCTURAL REQUIREMENTS PRIOR TO  
CONSTRUCTION.

DO NOT SCALE DRAWINGS  
\*\*BUILDER'S NOTES:  
THE OWNER/BUYER IS AWARE THAT  
DOORS, WINDOWS AND BUILDING ELEVATIONS  
MAY VARY DUE TO SITE CONDITIONS.  
SQUARE FOOTAGE SHOWN ARE APPROXIMATE  
THE BUILDER RESERVES RIGHT TO MAKE  
ON GOING CHANGES AND ADJUSTMENTS  
FINAL HOME DESIGN AND MEASUREMENTS  
MAY NOT MATCH AS PER PLANS

IN ORDER TO COMPLY WITH BYLAWS,  
BUILDING CODES AND SITE CONDITIONS,  
THESE PLANS ARE SUBJECT TO CHANGE  
WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:

ADDRESS:  
LOT #3  
-122 AVENUE  
MAPLE RIDGE, B.C.

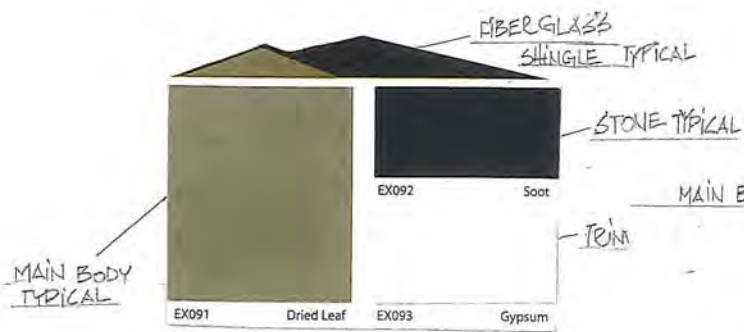
CLIENT:  
RBM CONSTRUCTION

DATE:  
AUG 2017  
SCALE:  
1/4"=1'-0" (UND)  
DRAWN:  
HARP

CHECKED:  
D.M.

2





MAIN BODY



MAIN BODY



LOT 3



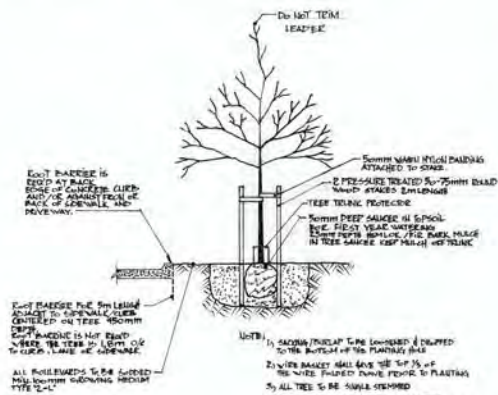
LOT 2



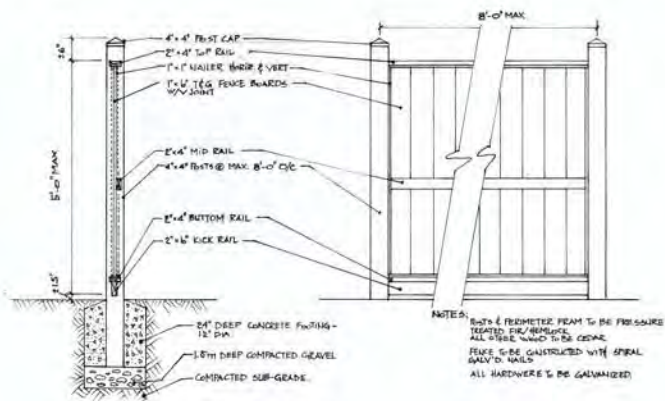
LOT 1

22033 - 122 AVE. MPLE RIDGE, B.C.

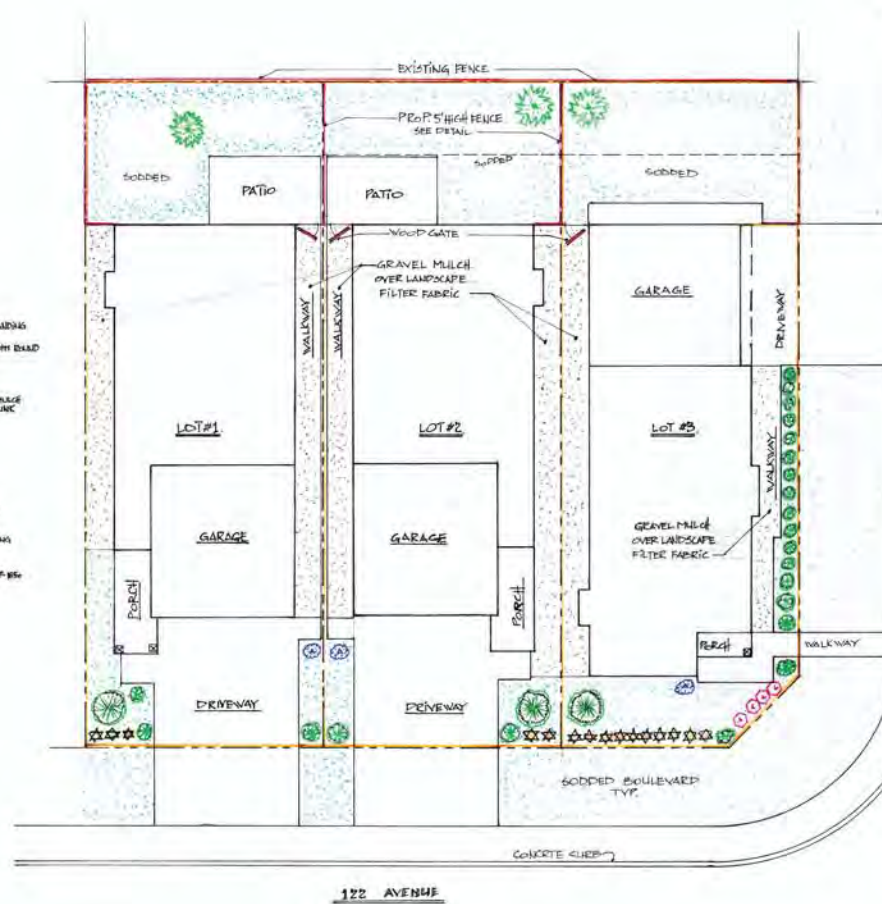
SYMBOL	QTY.	NAME	SIZE	SPACING
	3	JAPANESE MAPLE	2.0m	
	3	SIBERIAN SPRUCE	2.0m	
	22	SMOKED CEDAR	1.2m	
	3	HILL WHITE AZALEA	#2 CONT	
	4	RAINBOW LEUCOTHOE	#2 CONT	
	15	STELLA D'ORO PANSY	#1 CONT	



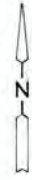
TREE PLANTING DETAIL



FENCE DETAIL  
N/S



GREENWELL STREET



PROJECT:  
PROPOSED 3 LOT SUBDIVISION  
LOT 1, 2, AND 3  
11800 122 AVE.  
MAPLE RIDGE

LANDSCAPE PLAN

DATE: SEPT 2017 ZONE: R-3  
1/4" = 1'-0"  
DRAWN: P.A. HADY

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First, Second and Third Reading  
Fern Crescent Local Area Service Bylaw No. 7382-2017  
Folio 63435-0112-0

**MEETING DATE:** September 19, 2017  
**FILE NO:** 2013-107-SD  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

The developer of the subject property, located between Fern Crescent and 128 Avenue, at Folio 63435-0112-0, has made a formal petition, per the *Community Charter, Part 7, Division 5, 211 (1)(a)*, requesting that the City provide a Local Area Service (LAS) Bylaw specific to those properties benefitting from the bioswales. The service is for enhanced landscape maintenance of bioswales along the newly proposed 240A Street and 127B Avenue.

The LAS Bylaw will require the future property owners of the 34 single family lots to pay an annual fee as a Local Area Service Tax for these bioswale maintenance areas within the dedicated road right-of-way along the newly proposed 240A Street and 127B Avenue. The rezoning application, 2013-107-RZ, was granted final reading on July 25, 2017, and the subdivision application 2013-107-SD is currently being processed.

LAS bylaws have previously been applied in other areas of Maple Ridge, predominantly in growth areas such as Silver Valley and Albion to fund enhanced landscaping maintenance areas. Staff will be preparing an information report to Council in the near future outlining the current practices and performance of LAS bylaws.

### RECOMMENDATIONS:

1. That a Local Area Service Bylaw, as formally petitioned by the developer of the lands referred to as 'Fern Crescent', and per the *Community Charter, Part 7, Division 5, 211 (1)(a)*, be authorized for the enhanced landscape maintenance costs to be levied on the benefitting properties; and further,
2. That Fern Crescent Local Area Service Bylaw No. 7382-2017 be given first, second and third readings.

### DISCUSSION:

#### a) Background Context:

The subject property is currently vacant and primarily consists of turf grasses and native tree stands. Trees consist of native coniferous varieties as well as other dominant stands of cottonwood, alder and maple trees. The topography around the subject property is fairly flat with a gradual slope down from the north-east to the south-west corner (see Appendices A and B).



The subject property was rezoned on July 25, 2017, and the subdivision is currently being processed, for the creation of 34 single family lots. The lots will be accessed from Fern Crescent and the newly proposed 240A Street, 127A Avenue and 127B Avenue (see Appendix C).

One component of the Stormwater Management Plan for the development are the proposed bioswales to be located within the boulevard of newly proposed 240A Street and 127B Avenue. The bioswales are designed to capture, infiltrate, treat and convey the surface stormwater to the drainage infrastructure. They are designed with a gravel channel interspersed with boulders to reduce the volume and velocity of water, allowing it to infiltrate. The bioswale will also be planted with a variety of shrubs and wetted plants. The bioswales require a higher level of maintenance than what is typically required, therefore, an LAS bylaw is being proposed.

**b) Desired Outcomes:**

An LAS bylaw is required for the bioswales within the dedicated road right-of-way. The developer has made a formal petition, per the *Community Charter, Part 7, Division 5, 211 (1)(a)*, requesting the City provide an LAS bylaw, specific to those properties benefitting from the bioswales.

CIPE Homes Inc., the developer of the subject property, will be responsible for the bioswale installation costs and maintenance costs, ensuring 100% survival, for the first two years after completion of planting. The costs for ongoing maintenance in subsequent years will then be provided by the 34 future property owners. The cost recovery method will be through the collection of 100% of the enhanced bioswale maintenance costs as a Local Area Service Tax.

**c) Fern Crescent Bioswale Area Requirements:**

The bioswale maintenance areas include the bioswales within the road right-of-way of the newly proposed 240A Street and 127B Avenue. These areas are identified on the LAS Bylaw Map (see Appendix D - Schedule A). The planting concept for these landscape areas is for enhanced natural areas that will be planted with a variety of shrubs and wetted plants.

The recommended procedures and frequencies for maintenance have been provided (see Appendix D - Schedule B). This standard is for preservation of natural conditions, with weeds and debris removed periodically. The standard includes maintaining areas to preserve natural plantings in a natural condition.

The planting plan for the bioswales was prepared by C.Kavolinas & Associates Inc., and is attached to the LAS Bylaw (see Appendix D - Schedule C). Engineering plans prepared by WSP Canada Inc., for the stormwater management for the development are also attached to the LAS Bylaw (see Appendix D - Schedule D).

**d) Citizen Implications:**

CIPE Homes Inc., has provided a cost estimate for the yearly maintenance of \$3,000.00 per year, after the initial two-year maintenance period. Based on this amount, the estimated cost of the petitioned service will be \$88.24 per year for each residential lot of the 34 lots in the Fern Crescent Local Area Service. A copy of the developer's petition is attached (see Appendix F). It is anticipated that this charge will start in 2020, after the completion of the two-year maintenance period required from the developer. Potential buyers prior to 2020 will be advised of the future charge through a notation on the Property Tax Information Sheet. Once the charge comes into effect, the cost will be included in the annual property tax statement.

**e) Interdepartmental Implications:**

**Parks and Operations Departments:**

The enhanced landscaping maintenance requirements for the bioswale areas within the dedicated road right-of-way are in excess of the funded base level of maintenance provided throughout Maple Ridge, and therefore would be unfunded by the City. LAS bylaws have been established in several other areas in the City, including Albion and Silver Valley, to fund enhanced landscaping maintenance areas. Such maintenance would likely be undertaken by a private contractor under the direction of the City.

**Finance Department:**

The Property Tax section of the Finance Department will impose the cost of this service as a levy and place the notation on the tax roll of the benefitting property owners, anticipated to begin in 2020.

**CONCLUSION:**

It is recommended that the formal petition by the developer for a Local Area Service be authorized by Council for the bioswale maintenance costs to be levied on the benefitting properties; and that first, second, and third readings be given to the Fern Crescent Local Area Service Bylaw No. 7382-2017.

“Original signed by Adam Rieu”

---

**Prepared by:** Adam Rieu  
Planning Technician

“Original signed by Christine Carter”

---

**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

“Original signed by Frank Quinn”

---

**Approved by:** Frank Quinn, MBA, P.Eng  
GM: Public Works & Development Services

“Original signed by Paul Gill”

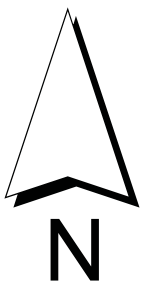
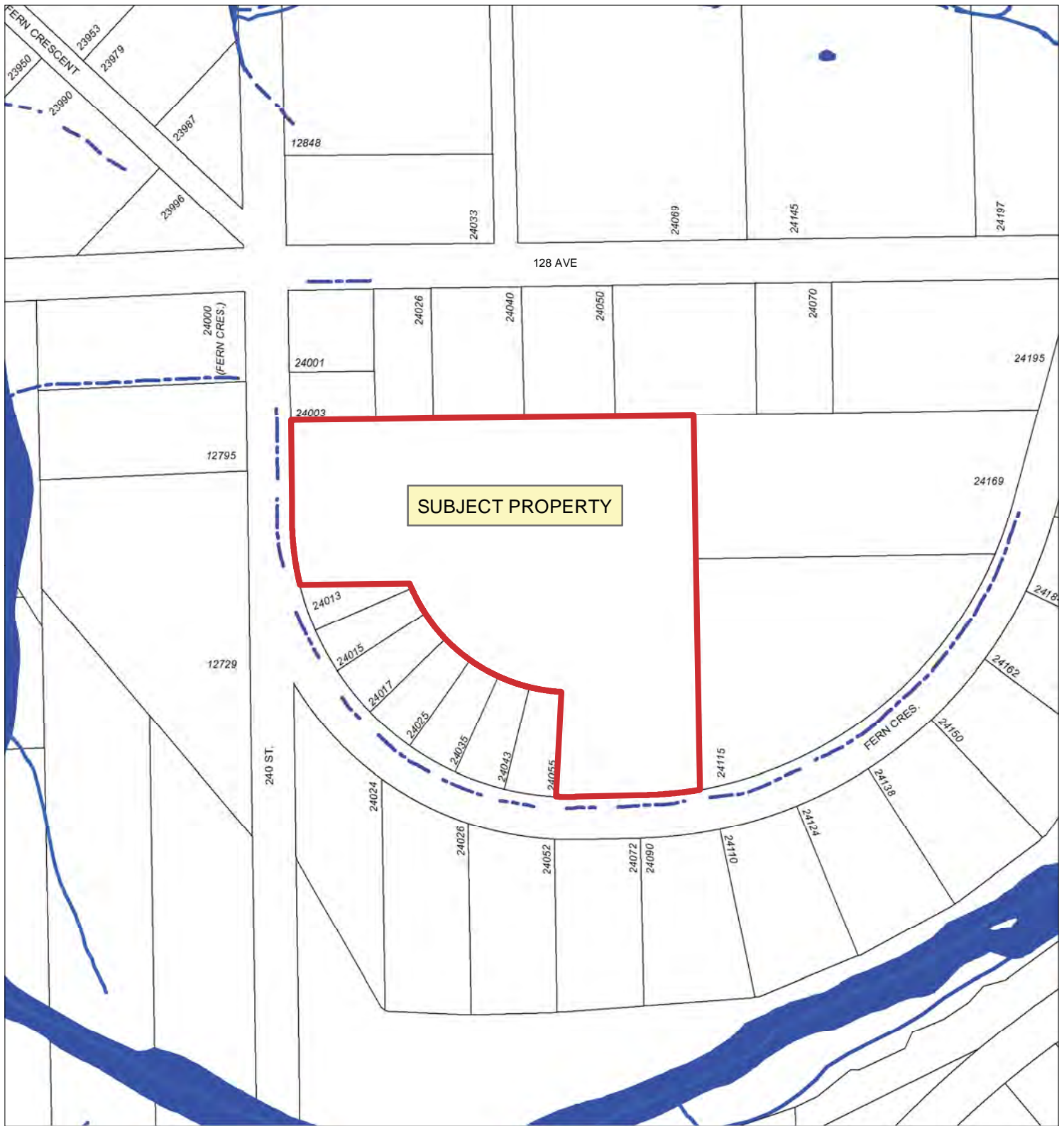
---

**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Subdivision Plan  
Appendix D – LAS Bylaw No. 7382-2017  
Appendix E – Cost Estimate for Yearly Maintenance  
Appendix F – Petition for Local Area Service Bylaw





Scale: 1:2,500

## Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- River
- Major Rivers & Lakes

FOLIO #63435-0112-0  
FERN CRESCENT

PLANNING DEPARTMENT



MAPLE RIDGE

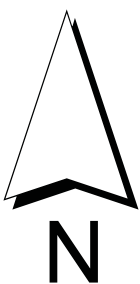
British Columbia

[mapleridge.ca](http://mapleridge.ca)

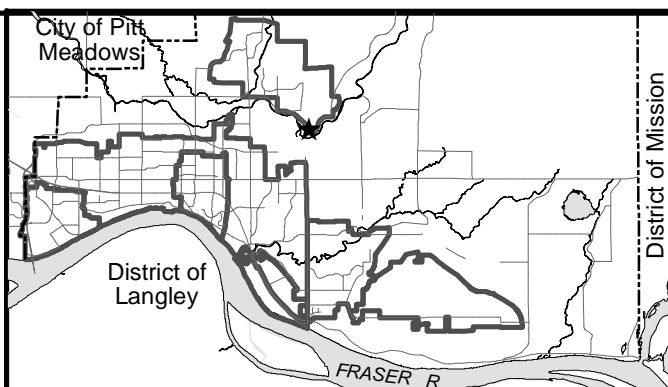
FILE: 2013-107-SD  
DATE: Aug 21, 2017

BY: PC





Scale: 1:2,500



**FOLIO #63435-0112-0**  
**FERN CRESCENT**

PLANNING DEPARTMENT



**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

FILE: 2013-107-SD  
DATE: Aug 21, 2017

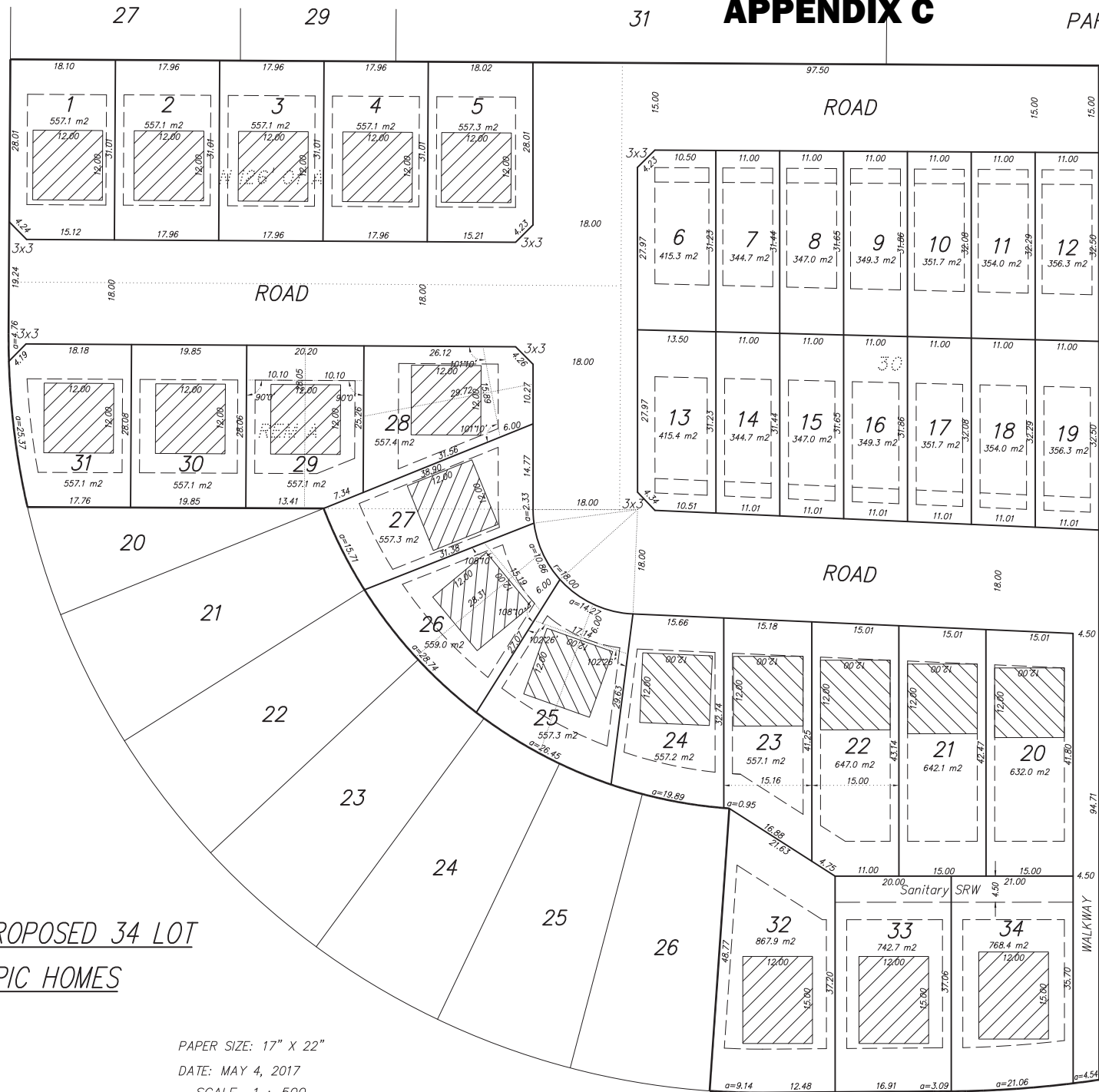
BY: PC



# APPENDIX C

PARK

FERN CRESCENT



**NOTE:**  
R-2 ZONING LOTS 6-19  
FRONT YARD SETBACK IS 3.0m/5.5m garage  
REAR YARD SETBACK IS 8.0m  
SIDE YARD SETBACK IS 1.2m int./3.0m ext.

**NOTE:**  
RS-1 ZONING LOTS 32-34  
FRONT YARD SETBACK IS 7.5m  
REAR YARD SETBACK IS 7.5m  
SIDE YARD SETBACK IS 1.5m (3.5m int. sum)

**NOTE:**  
RS-1b ZONING LOTS 1-5, 20-31  
FRONT YARD SETBACK IS 6.0m  
REAR YARD SETBACK IS 6.0m  
SIDE YARD SETBACK IS 1.5m int./3.0m ext.

## SKETCH PLAN SHOWING PROPOSED 34 LOT SUBDIVISION FOR EPIC HOMES

PAPER SIZE: 17" X 22"

DATE: MAY 4, 2017

SCALE 1 : 500

FILE: MR13-951sk\_SUB\_rev2



**Terra Pacific**

Land Surveying Ltd

22371 St. Anne Avenue, Maple Ridge, BC  
Phone: 604-463-2509 Fax: 604-463-4501



FERN CRESCENT

## CITY OF MAPLE RIDGE

### BYLAW NO. 7382-2017

**A Bylaw to authorize a municipal service to maintain enhanced landscape areas; to define the benefitting lands; and to establish that the cost of the municipal service shall be borne by the owners of real property within such defined area.**

---

**WHEREAS**, Council has been petitioned to provide a municipal service pursuant to Division 5, Section 210 of the *Community Charter* S.B.C. 2003, c.26 (the “Community Charter”);

**AND WHEREAS** the Corporate Officer has certified that the petition received for the municipal services does constitute a sufficient and valid petition;

**AND WHEREAS** it is deemed expedient to proceed with the works;

**AND WHEREAS** the “Maple Ridge Local Area Service Policy”, as amended, provides that the cost of providing a municipal service shall be recoverable from each of the existing parcels of land and all future lots created by subdivision of the parcels, specifically:

Lot A Section 22 Township 12 New Westminster District Plan EPP48590  
that will benefit from the service.

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited as “Fern Crescent Local Area Service Bylaw No. 7382-2017”.
2. The contents of Schedules “A”, “B” “C” and “D” attached hereto are hereby declared to be made an integral part of this Bylaw.
3. The Local Area Service of the City for the benefit of which the enhanced landscape areas are to be maintained as a municipal service are defined as the hatched areas on the attached Schedule “A”.
4. The recommended procedures and frequencies for maintenance and Annual Charges are described on the attached Schedule “B”.
5. The Enhanced Landscape area planting plans “Bio-Swale Plan”, drawings L-1 and L-2, by C.Kavolinas & Associates; are attached as Schedule “C”.
6. The Stormwater Management engineering drawings: “Storm Water Management Plan” by WSP Canada Inc., are attached as Schedule “D”.
7. This bylaw shall take effect as of the date of adoption hereof.

**READ** a first time the                      day of                      , 20

**READ** a second time the                      day of                      , 20

**READ** a third time the                      day of                      , 20

**ADOPTED** the                      day of                      , 20

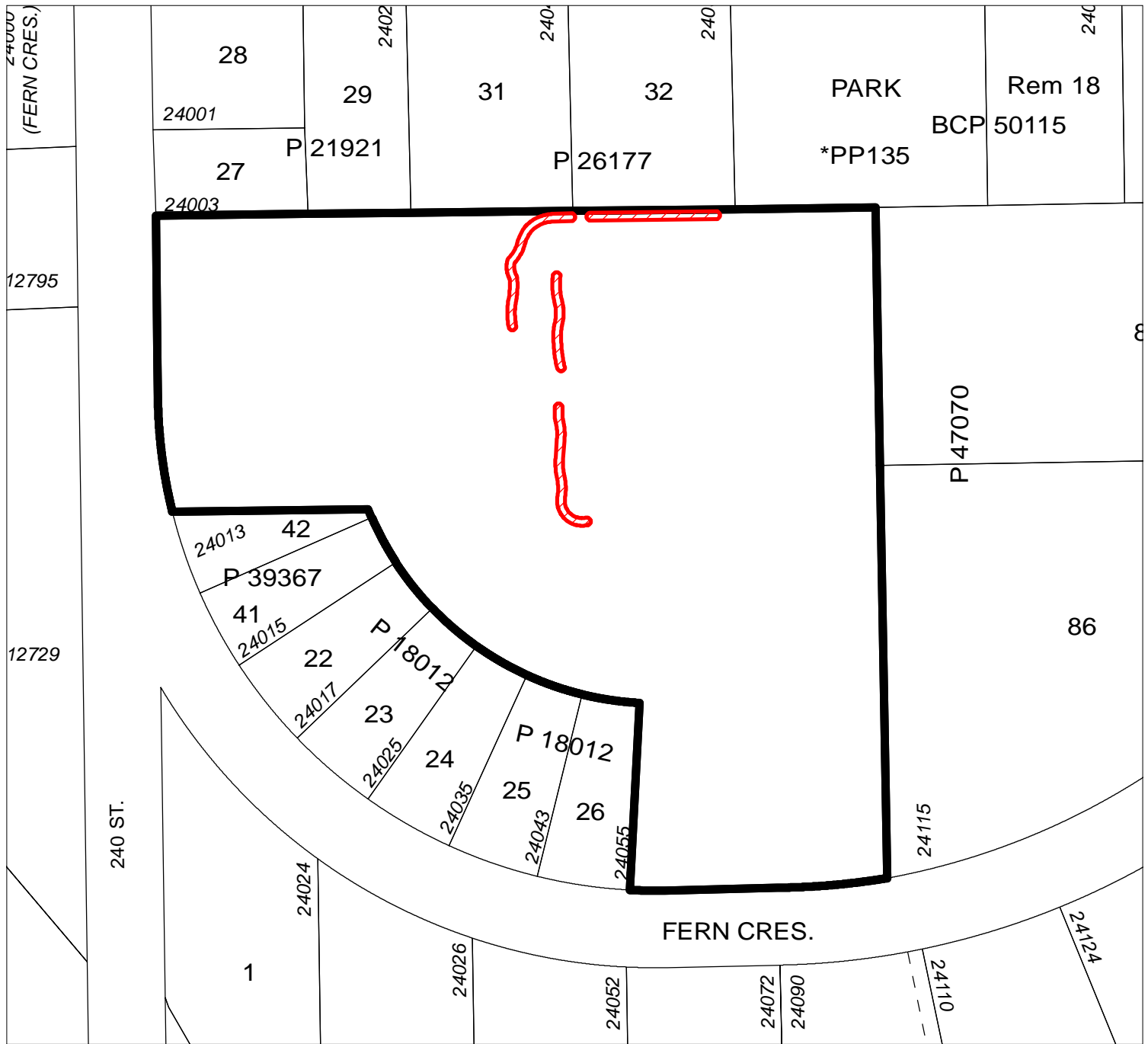
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**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

# Schedule "A" to Appendix D



## MAPLE RIDGE LOCAL AREA SERVICE BYLAW

Bylaw No. 7382-2017

 Enhanced Landscape Areas

 Original Lot Boundary



# "Schedule A"



SCALE 1:1,500



# **Schedule "B" to Appendix D**

CITY OF MAPLE RIDGE

LOCAL AREA SERVICE  
BYLAW NO. 7382 - 2017

## **SCHEDULE "B"**

### **Class of Work:**

The establishment, maintenance and replacement of enhanced bioswales indicated by bold outline on Schedule "A" are to be maintained as per the attached recommended procedures and frequencies.

### **Annual Charge:**

The Annual Charge is based on a per lot basis for each of the 34 lots created by the subdivision of:

Lot A Section 22 Township 12 New Westminster District Plan EPP48590

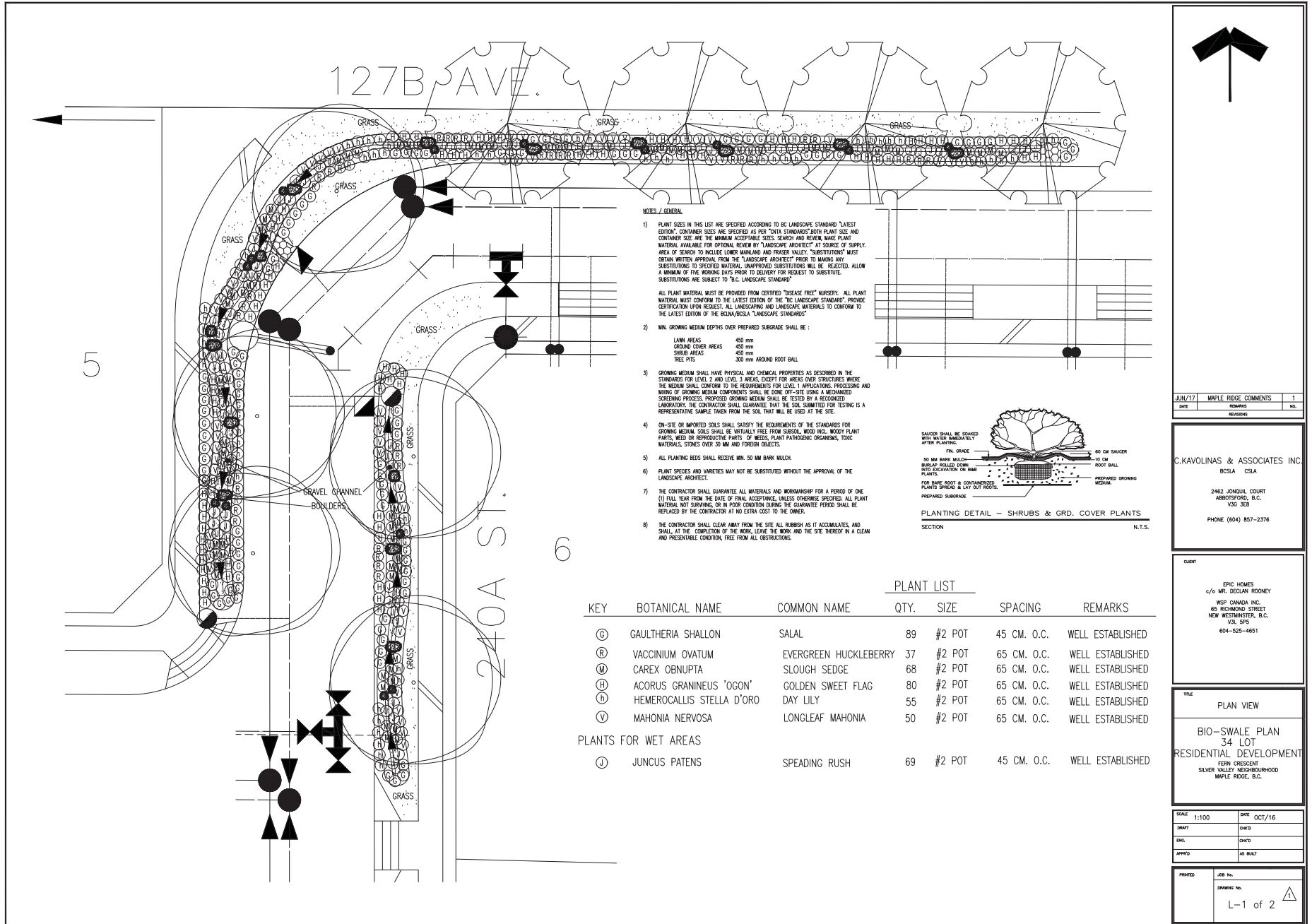
of \$88.24 starting in 2020.

The charges established under this Bylaw shall be specifically charged against the parcels benefitting from the work, payable by a per lot basis levied year by year.

### **The Annual Charge Adjustment:**

The annual charge will be reviewed each year by the Parks and Operations Departments, and adjusted accordingly to reflect any change in maintenance requirements or costs, and to reflect any increase in the Consumer Price Index (CPI) for Vancouver, BC for the immediately preceding year, as provided by Statistics Canada.

# Schedule "C" to Appendix D



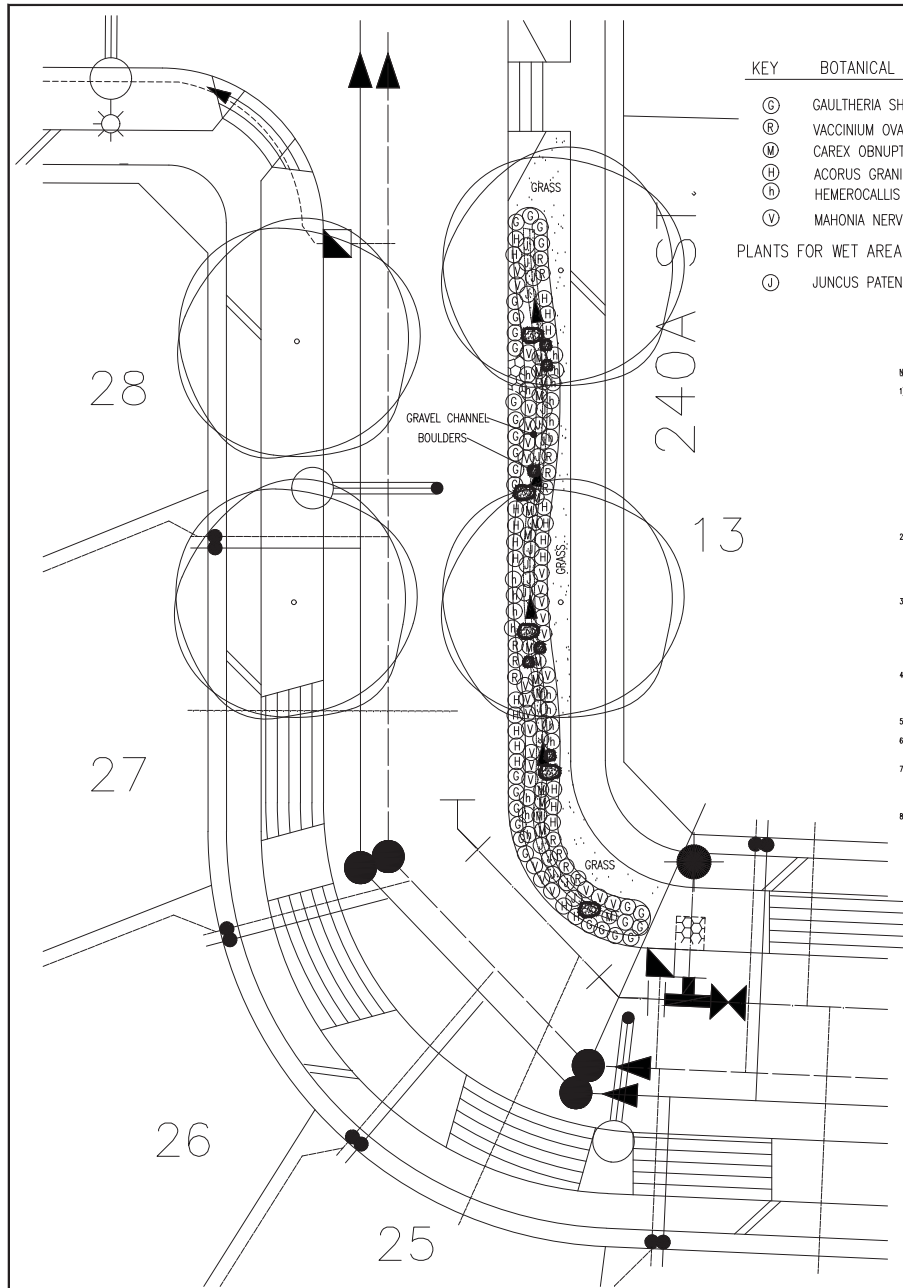
JUN/17	MAPLE RIDGE COMMENTS	1
DATE	REVISIONS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.	
BCSLA CSLA	
2462 JONQUIL COURT	
ABBOTSFORD, B.C.	
V3C 3E8	
PHONE (604) 857-2376	

CLIENT	EPIC HOMES c/o MR. DECLAN ROONEY WSP CANADA INC. 65 RICHMOND STREET NEW WESTMINSTER, B.C. V3L 5P5 604-525-4651
TITLE	PLAN VIEW
	BIO-SWALE PLAN 34 LOT RESIDENTIAL DEVELOPMENT FERRY CRESCENT SILVER VALLEY NEIGHBOURHOOD MAPLE RIDGE, B.C.

SCALE 1:100	DATE OCT/16
DRAWN	CHK'D
ENL.	CHK'D
APPRO'D	48 BUILT

PRINTED	JOB No.
DRAWING No.	L-1 of 2



PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
Ⓒ	GAULTHERIA SHALLON	SALAL	28	#2 POT	45 CM. O.C.	WELL ESTABLISHED
Ⓓ	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	12	#2 POT	65 CM. O.C.	WELL ESTABLISHED
Ⓜ	CAREX OBNUPTA	SLOUGH SEDGE	17	#2 POT	65 CM. O.C.	WELL ESTABLISHED
ⓗ	ACORUS GRANINEUS 'OGON'	GOLDEN SWEET FLAG	23	#2 POT	65 CM. O.C.	WELL ESTABLISHED
ⓗ	HEMEROCALLIS STELLA D'ORO	DAY LILY	19	#2 POT	65 CM. O.C.	WELL ESTABLISHED
Ⓥ	MAHONIA NERVOSA	LONGLEAF MAHONIA	26	#2 POT	65 CM. O.C.	WELL ESTABLISHED
PLANTS FOR WET AREAS						
ⓙ	JUNCUS PATENS	SPREADING RUSH	20	#2 POT	45 CM. O.C.	WELL ESTABLISHED

#### NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW NAME PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

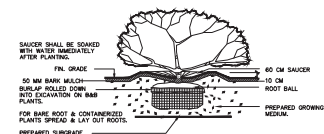
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM GERMIN. WOOD MUL. WOOLY PLANT PARTS, WEED OR REPRODUCTIVE PARTS, OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL — SHRUBS & GRD. COVER PLANTS  
SECTION N.T.S.



JUN/17	MAPLE RIDGE COMMENTS	1
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA  
2442 JONQUIL COURT  
ABBOTSFORD, B.C.  
V30 3E8  
PHONE (604) 857-2376

#### CLIENT

EPIC HOMES  
c/o MR. DECLAN ROONEY  
WSP CANADA INC.  
65 RICHMOND STREET  
NEW WESTMINSTER, B.C.  
V3L 5P5  
604-525-4651

#### TITLE

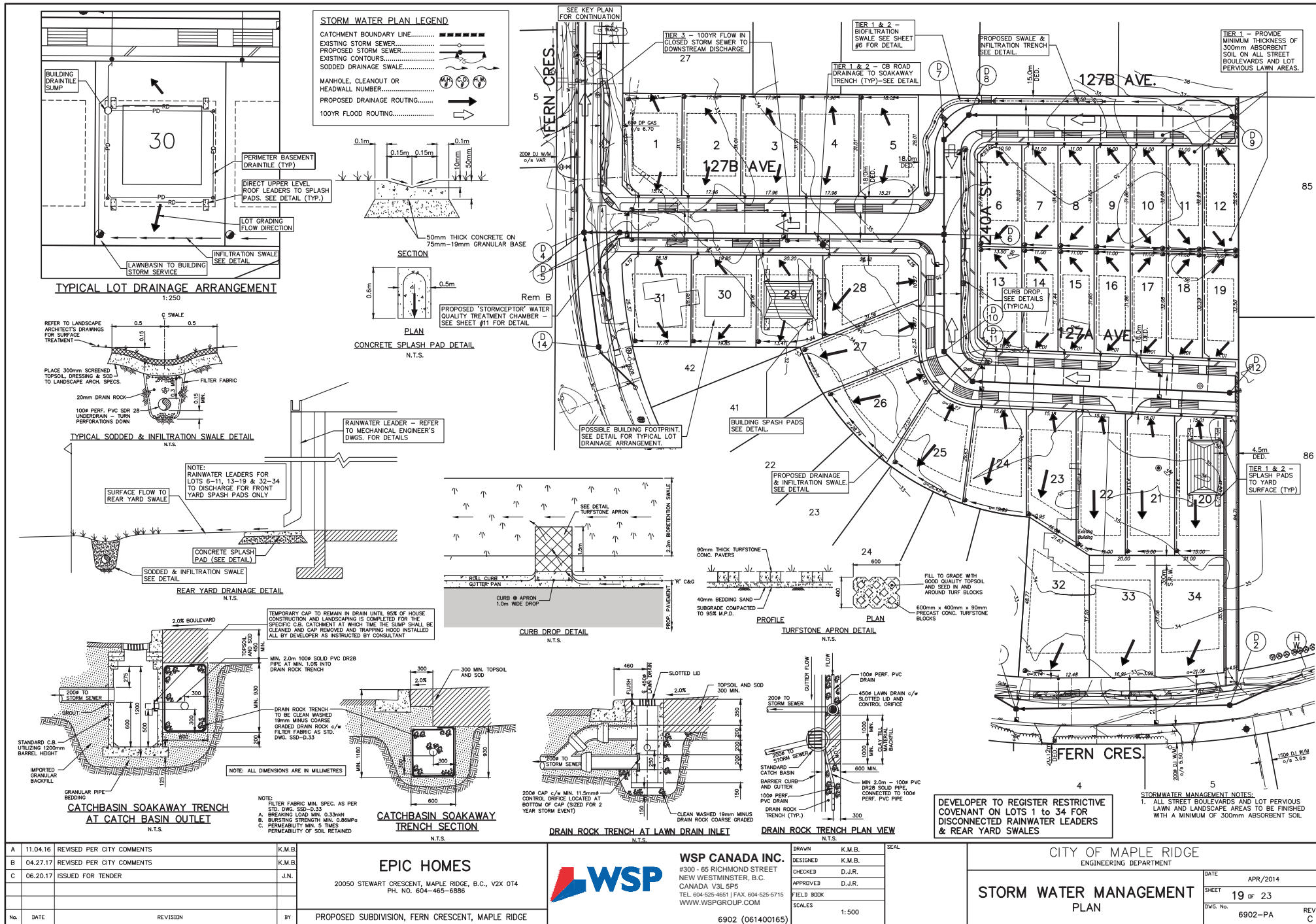
PLAN VIEW

BIO-SWALE PLAN  
34 LOT  
RESIDENTIAL DEVELOPMENT  
SILVER VALLEY NEIGHBOURHOOD  
MAPLE RIDGE, B.C.


SCALE	1:100	DATE	OCT/16
DRAWN	CHW'S		
ENL	CHW'S		
APPROV	AS BUILT		

PRINTED	JOB No.
	DRAWING No.
	L-2 of 2

# Schedule "D" to Appendix D



# APPENDIX E

Local Area Service (LAS) Agreement Landscape Maintenance Program													Bylaw #	
Procedure	Schedule (Month)												Frequency	Yearly Cost
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Inspection/Reporting		x		x	x	x	x	x	x	x		x	As shown	\$200.00
Garbage Removal		x		x	x	x	x	x	x	x		x	As shown	\$500.00
Weeding				x	x	x	x	x	x	x			Monthly in growing season	\$500.00
Invasive plant removal				x	x	x	x	x	x				Monthly in growing season	\$500.00
Trim grass areas				x	x	x	x	x	x	x			Monthly in growing season	\$500.00
Prune shrubs													As required only	\$300.00
Hazard tree assessment and abatement													Every 5 years or when reported	\$0.00
Note: Property developer is responsible for 2 years of establishment maintenance and plant material warranty													Sub-Total	\$2,500.00
City of Maple Ridge or contractor will begin maintenance after 2 years establishment maintenance													GST	\$125.00
													Total	\$2,625.00
Cipe Homes Inc is the owner of Lot A, Section 22, Township 12, NWD Plan EPP48590.  Per Cipe Homes Inc.													City Administration Fee (15%)	\$375.00
													Total for LAS Bylaw	\$3,000.00



**CIPE Homes Inc.**

201-20050 Stewart Crescent  
Maple Ridge BC, V2X 0T4  
(T) 604-465-6886 (F) 604-465-6892

September 5, 2017

City of Maple Ridge  
11995 Haney Place  
Maple Ridge BC, V2X 6A9

Attention: Mayor and Council

**Re: Petition for Local Area Services | 2013-107-SD | Bio-swale Maintenance on Subdivision at 240<sup>th</sup> Street & Fern Crescent**


The subject property is located along Fern Crescent in Horse Hamlet Area of the Silver Valley Area Plan. The request for Local Area Services is to support the maintenance of an enhanced bio swale feature located in the future road right of way of 127B Avenue and 240A Street.

Based on the approved landscape plans from C. Kavolinas & Associates Inc, dated October 2016, the estimated annual maintenance cost of the enhanced feature is \$3,000, including GST. As the project features thirty-four (34) single family lots, the estimated cost per lot would be \$88.24.

Pursuant to Part 7, Division 5 of the Community Charter, any municipal service that is designed to benefit a particular part of the municipality is to be paid for in whole by local property owners through a local service tax. As the petitioner will be responsible for the first two years of annual maintenance, the local area charge should be in place prior to cover the maintenance requirements from that point forward.

On behalf of the above-noted project, Cipe Homes Inc. forwards this petition to the City of Maple ridge for approval by Mayor and Council.

Yours truly,  
**Cipe Homes Inc.**

A handwritten signature in black ink, appearing to read 'Cole Lambert', with a stylized flourish at the end.

Cole Lambert

**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** 5% Money in Lieu Of Parkland Dedication  
Folio 63435-0112-0

**MEETING DATE:** September 19, 2017  
**FILE NO:** 2013-107-SD  
**MEETING:** Council

---

**EXECUTIVE SUMMARY:**

The subject property, located at (Folio) 63435-0112-0, between 240 Street, 128 Avenue, and Fern Crescent (see Appendices A & B), is proposed to be subdivided into 34 single family residential lots (see Appendix C). This subdivision is subject to the provisions of the *Local Government Act* regarding Parkland Dedication or payment in lieu of dedication. It is recommended that Council require payment in lieu of parkland dedication for the subject property.

**RECOMMENDATION:**

That pursuant to *Local Government Act*, Section 510, regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at Folio 63435-0112-0, under application 2013-107-SD, shall pay to the City of Maple Ridge an amount that is not less than \$325,000.00.

**DISCUSSION:**

Section 510 of the *Local Government Act* requires the provision of parkland, without compensation, as a condition of subdivision, subject to some exceptions. The land, not to exceed 5% of the area proposed for subdivision, may be acquired in a location acceptable to the City, or a payment equal to 5% of the market value of the area proposed for subdivision is required.

Section 8.9, Watercourse Protection Development Permit Area, of the Official Community Plan states that where watercourse protection areas are identified on the lands, the area is to be dedicated into public ownership as Park, where possible, for the preservation, protection, restoration and enhancement of watercourses and riparian areas. These areas also provide large vegetated areas in urban neighbourhoods that provide corridors for wildlife and passive park areas for residents.

Where there is either no watercourse protection areas, or no suitable lands are identified for park dedication, then 5% of the market value of the land is paid to the City. These funds are placed into a special Parkland Acquisition Reserve Fund, for the purpose of acquiring parkland, and is typically used where the ability to achieve parkland through development is limited, such as the Blaney Bog. In this particular instance there is no watercourse protection area or suitable lands present and it is, therefore, recommended that money in lieu of parkland dedication be provided.

In keeping with past practice, the City has requested that an appraisal be provided for the 5% market value of the development site. This appraisal is based on zoned but not serviced land.

A report from a qualified real estate appraiser has determined that the market value of the land is \$6,500,000.00, which indicates that the 5% value of this property is \$325,000.00.

**CONCLUSION:**

As there are no watercourse protection areas and no suitable lands on the property for parkland dedication, it is recommended that Council require payment in lieu of parkland dedication as prescribed in the appraisal.

“Original signed by Adam Rieu”

---

**Prepared by: Adam Rieu**  
**Planning Technician**

“Original signed by Christine Carter”

---

**Approved by: Christine Carter, M.PL, MCIP, RPP**  
**Director of Planning**

“Original signed by Frank Quinn”

---

**Approved by: Frank Quinn MBA, P.Eng**  
**GM: Public Works & Development Services**

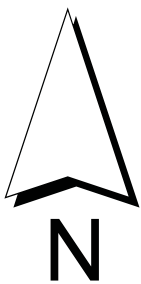
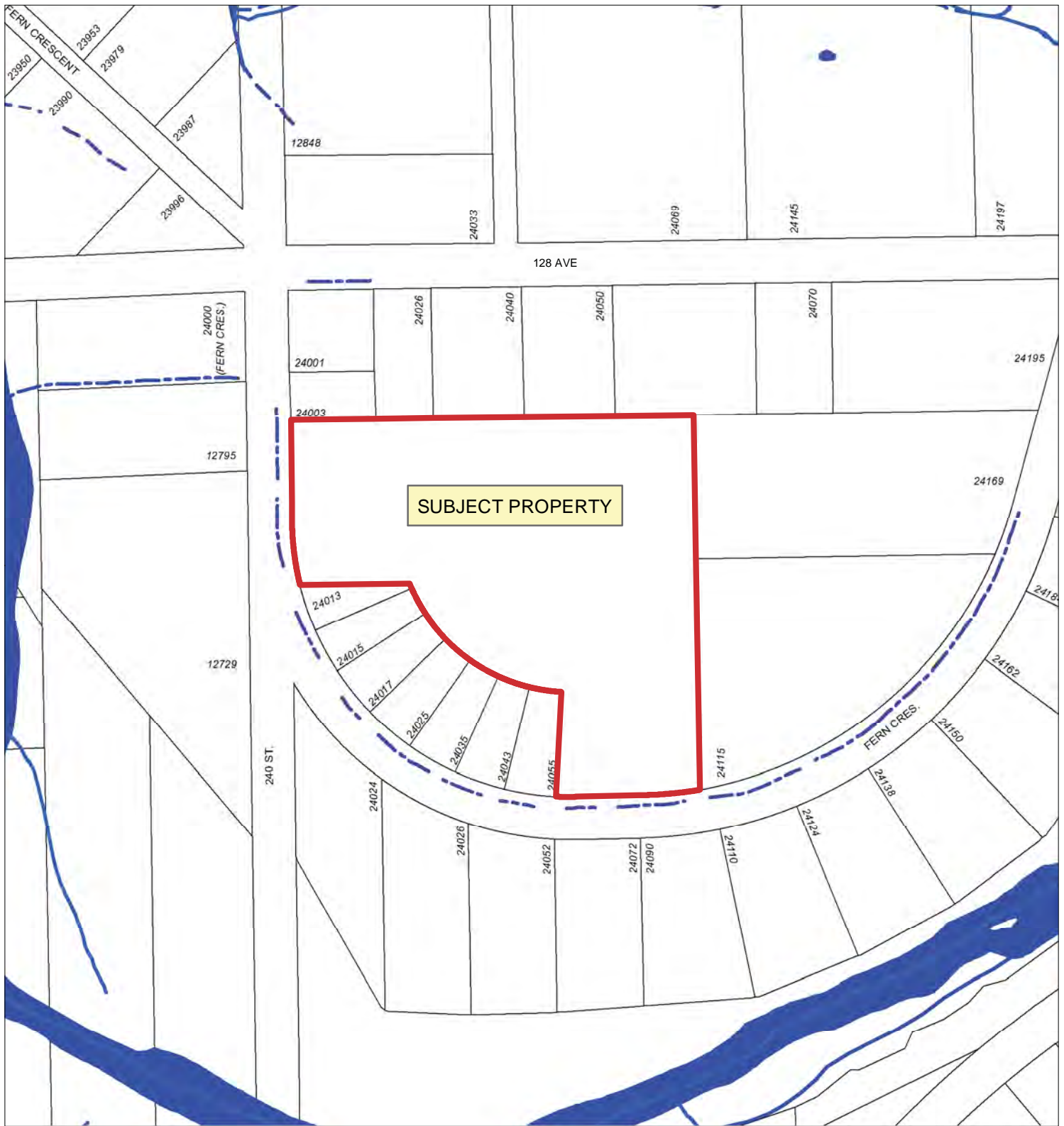
“Original signed by Paul Gill”

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**Concurrence: Paul Gill, CPA, CGA**  
**Chief Administrative Officer**









The following appendices are attached hereto:

Appendix A – Subject Property Map  
Appendix B – Ortho Map  
Appendix C – Subdivision Plan



Scale: 1:2,500

## Legend

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River Centreline
-  Lake or Reservoir
-  River
-  Major Rivers & Lakes

FOLIO #63435-0112-0  
FERN CRESCENT

PLANNING DEPARTMENT



MAPLE RIDGE

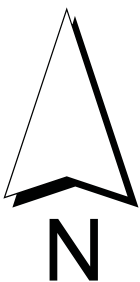
British Columbia

[mapleridge.ca](http://mapleridge.ca)

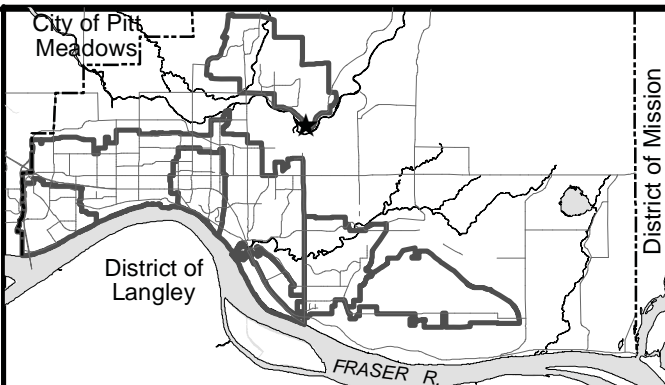
FILE: 2013-107-SD  
DATE: Aug 21, 2017

BY: PC





Scale: 1:2,500



**FOLIO #63435-0112-0**  
**FERN CRESCENT**

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: 2013-107-SD  
DATE: Aug 21, 2017

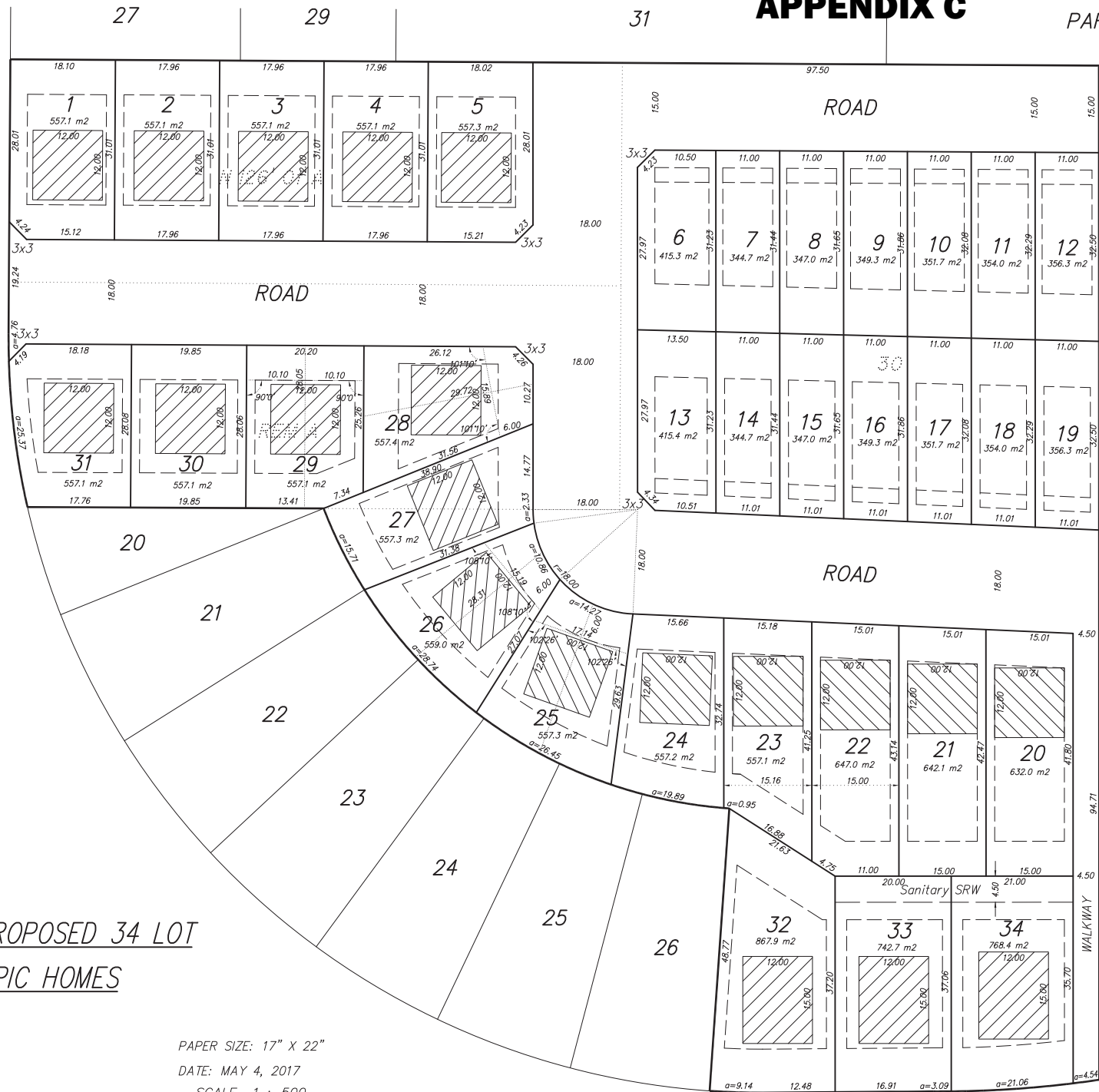
BY: PC



# APPENDIX C

PARK

FERN CRESCENT



85

86

**NOTE:**  
R-2 ZONING LOTS 6-19  
FRONT YARD SETBACK IS 3.0m/5.5m garage  
REAR YARD SETBACK IS 8.0m  
SIDE YARD SETBACK IS 1.2m int./3.0m ext.

**NOTE:**  
RS-1 ZONING LOTS 32-34  
FRONT YARD SETBACK IS 7.5m  
REAR YARD SETBACK IS 7.5m  
SIDE YARD SETBACK IS 1.5m (3.5m int. sum)

**NOTE:**  
RS-1b ZONING LOTS 1-5, 20-31  
FRONT YARD SETBACK IS 6.0m  
REAR YARD SETBACK IS 6.0m  
SIDE YARD SETBACK IS 1.5m int./3.0m ext.

SKETCH PLAN SHOWING PROPOSED 34 LOT  
SUBDIVISION FOR EPIC HOMES

PAPER SIZE: 17" X 22"

DATE: MAY 4, 2017

SCALE 1 : 500

FILE: MR13-951sk\_SUB\_rev2



**Terra Pacific**

Land Surveying Ltd

22371 St. Anne Avenue, Maple Ridge, BC  
Phone: 604-463-2509 Fax: 604-463-4501

FERN CRESCENT

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** 5% Money in Lieu Of Parkland Dedication  
24979 108 Avenue

**MEETING DATE:** September 19, 2017  
**FILE NO:** 2012-109-SD  
**MEETING:** Council

---

**EXECUTIVE SUMMARY:**

The subject property, located at 24979 108 Avenue (see Appendices A and B), is proposed to be subdivided into 13 single family residential lots (see Appendix C). This subdivision is subject to the provisions of the *Local Government Act* regarding Parkland Dedication or payment in lieu of dedication. It is recommended that Council require payment in lieu of parkland dedication for the subject property.

**RECOMMENDATION:**

That pursuant to *Local Government Act*, Section 510, regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 24979 108 Avenue, under application 2012-109-SD, shall pay to the City of Maple Ridge an amount that is not less than \$140,000.00.

**DISCUSSION:**

Section 510 of the *Local Government Act* requires the provision of parkland, without compensation, as a condition of subdivision, subject to some exceptions. The land, not to exceed 5% of the area proposed for subdivision, may be acquired in a location acceptable to the City, or a payment equal to 5% of the market value of the area proposed for subdivision is required.

Section 8.9, Watercourse Protection Development Permit Area, of the Official Community Plan states that where watercourse protection areas are identified on the lands, the area is to be dedicated into public ownership as Park, where possible, for the preservation, protection, restoration and enhancement of watercourses and riparian areas. These areas also provide large vegetated areas in urban neighbourhoods that provide corridors for wildlife and passive park areas for residents.

Where there is either no watercourse protection areas, or no suitable lands are identified for park dedication, then 5% of the market value of the land is paid to the City. These funds are placed into a special Parkland Acquisition Reserve Fund, for the purpose of acquiring parkland, and is typically used where the ability to achieve parkland through development is limited, such as the Blaney Bog. In this particular instance there is no watercourse protection area or suitable lands present and it is, therefore, recommended that money in lieu of parkland dedication be provided.

In keeping with past practice, the City has requested that an appraisal be provided for the 5% market value of the development site. This appraisal is based on zoned but not serviced land.

A report from a qualified real estate appraiser and discussions with the City has determined that the 5% value of this property is \$140,000.00.

**CONCLUSION:**

As there are no watercourse protection areas and no suitable lands on the property for parkland dedication, it is recommended that Council require payment in lieu of parkland dedication as prescribed in the appraisal.

“Original signed by Adam Rieu”

---

**Prepared by: Adam Rieu**  
**Planning Technician**

“Original signed by Christine Carter”

---

**Approved by: Christine Carter, M.PL, MCIP, RPP**  
**Director of Planning**

“Original signed by Frank Quinn”

---

**Approved by: Frank Quinn MBA, P.Eng**  
**GM: Public Works & Development Services**

“Original signed by Paul Gill”

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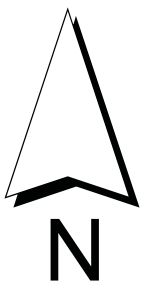
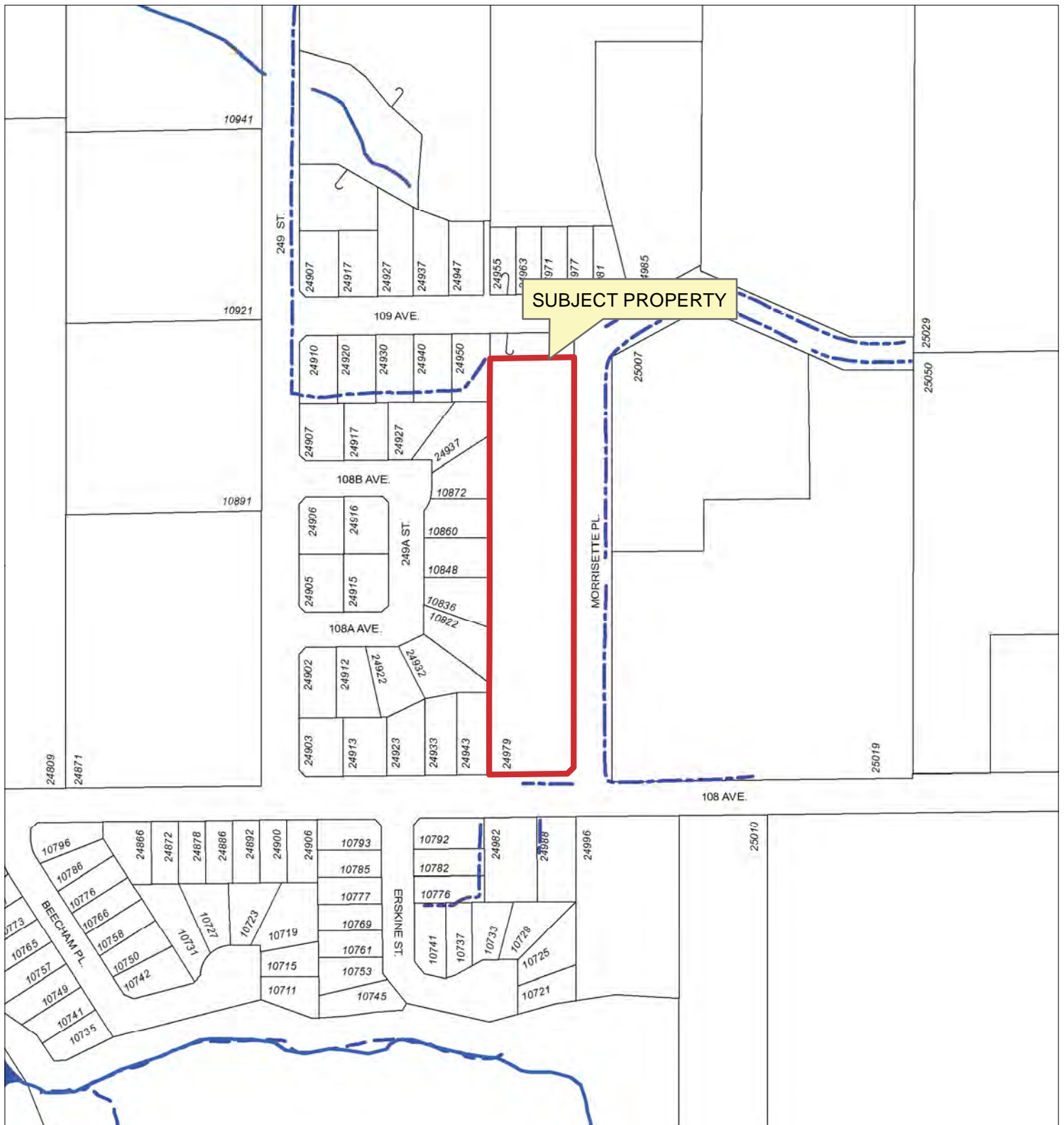
**Concurrence: Paul Gill, CPA, CGA**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Property Map

Appendix B – Ortho Map

Appendix C – Subdivision Plan



Scale: 1:2,500

## Legend

- Stream
- - - Ditch Centreline
- - - Indefinite Creek
- Lake or Reservoir

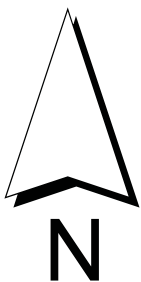
24979 108 AVENUE



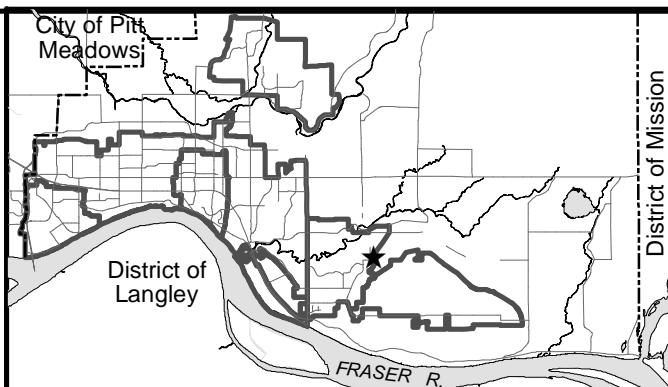
FILE: 2012-109-RZ  
DATE: Aug 29, 2017

BY: PC





Scale: 1:2,500



24979 108 AVENUE

PLANNING DEPARTMENT



## MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2012-109-RZ  
DATE: Aug 29, 2017

BY: PC



## SUBDIVISION PLAN OF LOT A, SECTION 11, TOWNSHIP 12, NEW WESTMINSTER DISTRICT, PLAN 23702, EXCEPT PLAN EPP67247

PLAN EPP67241

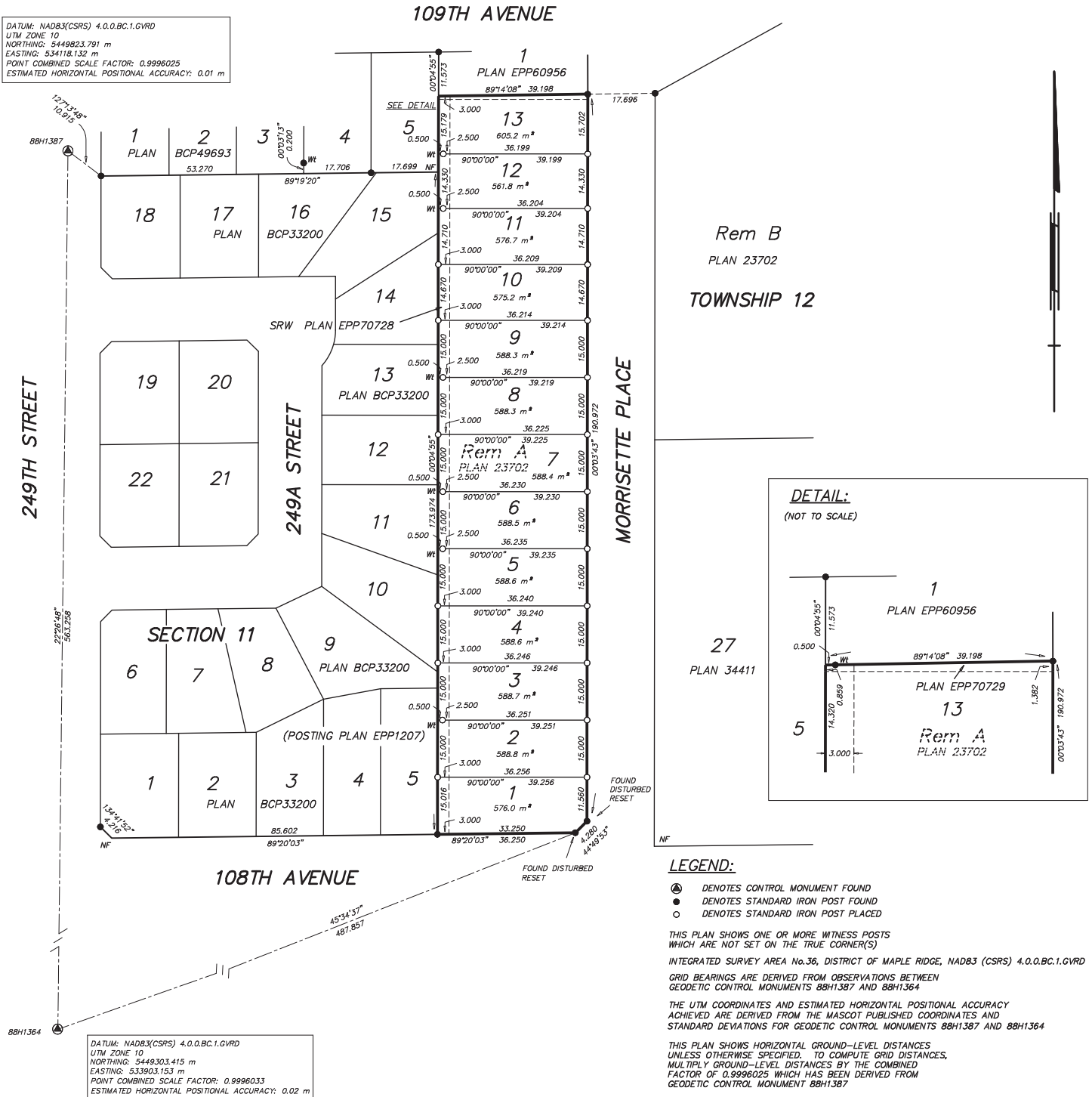
BCGS 92G.028



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 559mm IN HEIGHT  
(C SIZE SHEET) WHEN PLOTTED AT A SCALE OF 1:750

DATUM: NAD83(CSRS) 4.0.0.BC.1.GVRD  
UTM ZONE 10  
NORTHING: 5449823.791 m  
EASTING: 534118.132 m  
POINT COMBINED SCALE FACTOR: 0.9996025  
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.01 m



THIS PLAN LIES WITHIN THE JURISDICTION OF THE  
APPROVING OFFICER FOR THE DISTRICT OF MAPLE RIDGE

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED  
ON THE 28TH DAY OF AUGUST, 2017  
ZUZANA FULKOVA, BCLS 944

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Maple Ridge Leisure Centre Accommodation Plan

**MEETING DATE:** September 19, 2017  
**FILE NO:**  
**MEETING:** Regular Council

---

### EXECUTIVE SUMMARY:

The Maple Ridge Leisure Centre (MRLC) Accommodation Plan report dated April 24, 2017, and the information provided within Appendix A attached to the Potential Outdoor Pool site report dated August 1, 2017, both provided Council with an initial update on the plan to mitigate the impacts of the MRLC retrofit closure on the public, user groups and City employees. Council has asked staff to report back on the accommodation plan once it was more fully developed and this update provides further details on deliverables that will be implemented leading up to and during the pool closure. The closure is estimated to begin in early 2018. The plan developed to date was created through dialogue with staff and user groups, and ongoing engagement will continue to inform plan modifications and improvements as we lead up to and during the temporary closure of indoor aquatic services.

### RECOMMENDATION(S):

No resolution required.

### DISCUSSION:

#### a) Background Context:

The Maple Ridge Leisure Centre Pool is currently open to the public 109 hours per week and programed to meet the needs of a wide variety of users. Programming is divided into the following service areas: swim lessons, aqua fitness programs, lap swimming, leisure swimming and pool rentals for user groups such as the swim clubs. The following accommodation plan considers the current programming of the pool, the diversity of users for each program area and the creation of new opportunities to provide alternative program options to current pool users. The plan also includes the identification of opportunities to provide current Leisure Centre staff with meaningful work during the retrofit.

### Customer Accommodation Plan:

#### 1. Swim Clubs

##### a. Scheduled Access to Neighbouring Pools:

- Schedules have been confirmed with five neighboring pools for use by the Haney Neptunes, and the Haney Seahorses for the winter training period and rental agreements have been secured.

- A variety of times at neighbouring pools were offered to the Special Olympics Swim Club however they did not align with the clubs current schedule. Staff continue to explore opportunities for appropriate times that will better align with the clubs schedule.
  - The neighboring pools the clubs will use are: Hyde Creek Recreation Centre in Port Coquitlam, Matsqui Recreation Centre in Abbotsford, WC Blair Recreation Centre and Walnut Grove Community Centre in the Township of Langley, and Simon Fraser University's Burnaby location.
- b. Extended Schedule for Outdoor Pool:
- The operating season of the Hammond Outdoor Pool will be expanded from two months to four months. This will increase access to pool time for the clubs on top of the rentals in neighboring pools that has been secured for the Haney Neptunes and Haney Seahorses. The pool will also offer some swim lessons, aqua fit and leisure swim programming to the larger community.
- c. Transportation Support:
- The Special Olympics Swim Club will be provided use of the Youth Services bus to transport their athletes to partner pools during their swim season (Jan-Mar; Sept-Dec).
- d. Financial Support:
- The agreed upon rental period that has been arranged for swim clubs to use neighbouring pools will be funded by the City to assist in offsetting transportation costs for swim club families.

## **2. All Aquatic Customers**

- a. All community members that use the pool will benefit from:
- Free admission to Hammond Outdoor Pool for the 2018 operating season.
  - The possibility of swim lessons and water fitness programs in private pools. An assessment is currently underway on the viability of utilizing private pools owned by residents and local businesses.
- b. Senior Residents, Customers With Varied Abilities, and Those With Financial Barriers:
- Transportation support to access neighbouring pools will be provided and are particularly targeting the above customer groups. Aquatic users are currently being consulted on transportation needs. Feedback gathered will inform the development of a plan to transport MRLC customers to and from partner pools. An example may include picking up Senior's from Ridge Meadows Seniors Society and taking them to Hammond during the summer months, or a neighboring pool.
  - Pre-planned transit routes and the provision of schedules to use programming at neighboring pools will be provided to promote available opportunities and to assist customers to navigate new routes and schedules.

- An agreement that enables Participation Program Members to use neighbouring pools is being established. This program supports residents with financial barriers to access recreational programs and services at a reduced cost. The intent of this agreement is to provide a seamless service for MRLC Participation Program clients to use neighbouring facilities and in turn these facilities will track admissions and invoice the City for the subsidized portion of the admission.
- In addition to the above accommodations, a dialogue with the Municipal Advisory on Accessibility Issues, the Seniors Network and Ridge Meadows Seniors Society is planned to seek their input on the accommodation plan that has been developed to this point, and to seek additional feedback. Some additional accommodations may result from these conversations.

c. Aquatic Fitness Program Users:

- Non-aquatic fitness programs will be increased to support the transition of aquatic fitness users to dryland programming. The variety of programs and the corresponding weekly schedule will be confirmed after consultation with the aquatics users which is underway now. The transition to dryland training will be supported through free 'try it' sessions, an open house to introduce dry land exercise formats and introductory programs leading up to and during the start of the MRLC closure.
- Reduced admission and membership fees will be implemented during the closure for users of MRLC to acknowledge that the full range of services typically provided within the facility will not be available during the pool closure, and to anticipate that customers who are using the areas that remain open such as the gymnasium, fitness centre, group fitness classes, racquet sport courts and multipurpose areas may be inconvenienced or impacted by the construction activities that will be underway.

d. School District No. 42 Students

- The Grade 5 and Grade 6 Active Passes for 2018 and 2019 will be extended until the renovation is complete so that students in these grades receive the benefits of the membership upon re-opening.
- Staff will liaise with School District 42 staff to determine how best to meet the needs of field trip requests and leisure recreation for students during the school day that currently book the pool for their programming.

### 3. City Employees

The planned aquatics area closure will result in aquatics staff and some building service worker staff without scheduled work during the retrofit. Current employees of the City are highly valued and are being encouraged to remain in alternate positions where opportunities are available and to return to their employment with the City of Maple Ridge. To alleviate impacts to the extent possible, alternate employment opportunities with the City have been identified and will be communicated to staff. Some examples include:

- The Hammond Pool operations will require 1 full time and approximately 15 part time staff to be called back to work for approximately 4 months.

- The transportation plan will require certified staff to drive the bus to and from neighboring pools. Approximately 3 staff will be needed to support customer transportation.
- Other project or intermittent work will be made available during this period, for example, instruction of the expanded dryland programming schedule and swim lessons in alternate locations such as private pools.

Information sessions on resume and interview skills and summer employment opportunities throughout the City will be scheduled to assist staff in applying for other employment within the City. This will also include the provision of some training opportunities that will assist in preparing interested employees for new roles.

The City is also in regular discussions with CUPE Executive about the transition plan and is currently working on a joint message to ensure clear and consistent communication with all employees on impacts and opportunities during the planned aquatic closure.

**b) Desired Outcome(s):**

The desired outcome is to provide citizens of Maple Ridge with options to remain active and socially connected throughout the length of the MRLC retrofit and to provide viable alternatives to customers for alternative recreation and training opportunities. In addition, the City is working to engage staff in meaningful alternative employment opportunities with the City during the closure and to welcome their return upon reopening and will provide resources to staff to support this objective.

**c) Strategic Alignment:**

The accommodation plan aligns with Council's focus areas of maintaining community infrastructure assets and doing the utmost to continue to provide quality recreation experiences during the retrofit project.

**d) Citizen/Customer Implications:**

The MRLC accommodation plan seeks to accommodate users who rely on the pool for their health and wellness needs by providing alternatives and supports for those requiring assistance to access other facilities. Staff will continue to consult with customers and staff throughout the renovation project and will supplement this plan as needed to address new or emerging needs and opportunities.

**e) Business Plan/Financial Implications:**

The strategies within the accommodation plan will be accommodated within the Leisure Centre's existing operating budget.

**CONCLUSIONS:**

The MRLC Accommodation Plan provides alternatives for customers to continue to access aquatic and dryland fitness programs and services in Maple Ridge and neighboring communities during the retrofit project. Staff will continue to explore opportunities and to engage customers to refine and enhance these plans as we move forward. In addition, Management and CUPE have been in regular communication on this matter and are committed to working together to minimize impacts on City employees as a result of the MRLC closure and to transition staff back into the workplace upon reopening.



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