



City of Maple Ridge

PUBLIC HEARING

October 17, 2017

CITY OF MAPLE RIDGE

***PUBLIC HEARING AGENDA
October 17, 2017
7:00 pm
Council Chambers, 1st Floor, City Hall***

The purpose of the Public Hearing is to allow all persons who deem themselves affected by any of these bylaws a reasonable opportunity to be heard before Council on the matters contained in the bylaws. Persons wishing to speak for or against a bylaw will be given opportunities. You will be asked to give your name and address. Please note that all written submissions provided in response to this consultation including names and addresses will become part of the public record which includes the submissions being made available for public inspection. Further consideration of bylaws on this agenda will be at the next regular Council meeting. The meeting is recorded by the City of Maple Ridge.

1) 2015-327-RZ

21710 and 21728 Lougheed Highway

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

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

Maple Ridge Zone Amending Bylaw No. 7196-2015

To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial), the current application is to permit the future construction of a Gold's Gym.

2) 2016-109-RZ

21137 River Road

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

Maple Ridge Zone Amending Bylaw No. 7249-2016

To rezone from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential), the current application is to permit the development of a duplex.

3) 2016-066-RZ

24240 125 Avenue

Lot 56 Section 22 Township 12 New Westminster District Plan 43885

Maple Ridge Zone Amending Bylaw No. 7239-2016

To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), the current application is to permit a future subdivision of 2 lots.

4) 2016-244-RZ

11184, 11154 and 11080 240 Street

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.

Maple Ridge Official Community Plan Amending Bylaw No. 7381-2017

To amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan from Neighbourhood Commercial, Medium Density Residential and Conservation to Village Commercial, Medium Density Residential and Conservation.

To amend Schedule "C" of the Official Community Plan to remove from Conservation and to add to Conservation.

Maple Ridge Zone Amending Bylaw No. 7276-2016

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) and C-5 (Village Centre Commercial), the current application is to permit the future construction of a 130 unit townhouse development and a 905 square metre commercial building with residential uses on the second story.

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

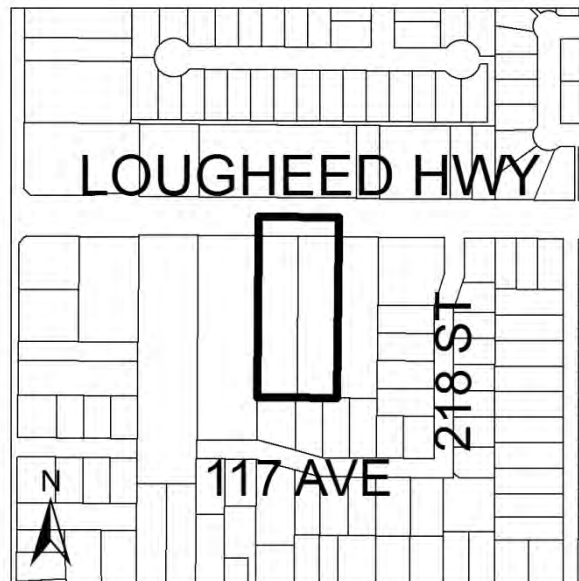
TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 pm, Tuesday, October 17, 2017 to consider the following bylaws:

- 1) **2015-327-RZ**
21710 and 21728 Lougheed Highway
Lot 1 District Lot 247 Group 1 New Westminster District Plan 6664
Lot 2 District Lot 247 Group 1 New Westminster District Plan 6664



Maple Ridge Zone Amending Bylaw No. 7196-2015

To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial), the current application is to permit the future construction of a Gold's Gym.

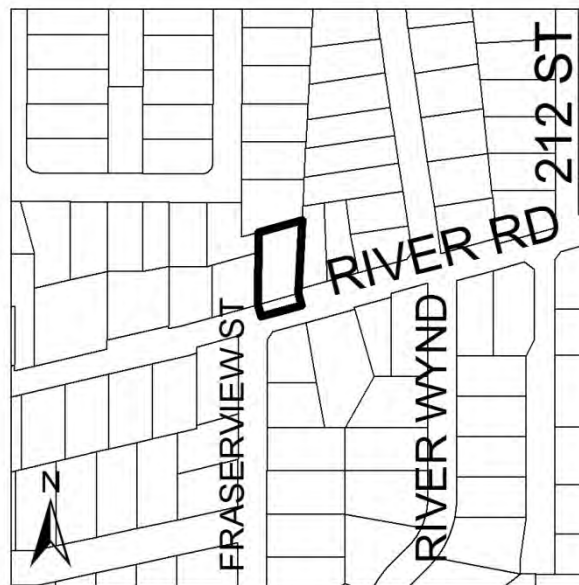


- 2) **2016-109-RZ**
21137 River Road
Lot 224 District Lot 249 Group 1 New Westminster District Plan 44587



Maple Ridge Zone Amending Bylaw No. 7249-2016

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3)

2016-066-RZ

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Lot 56 Section 22 Township 12 New Westminster District Plan 43885



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4) **2016-244-RZ**
11184, 11154 and 11080 240 Street



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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.



Maple Ridge Official Community Plan Amending Bylaw No. 7381-2017

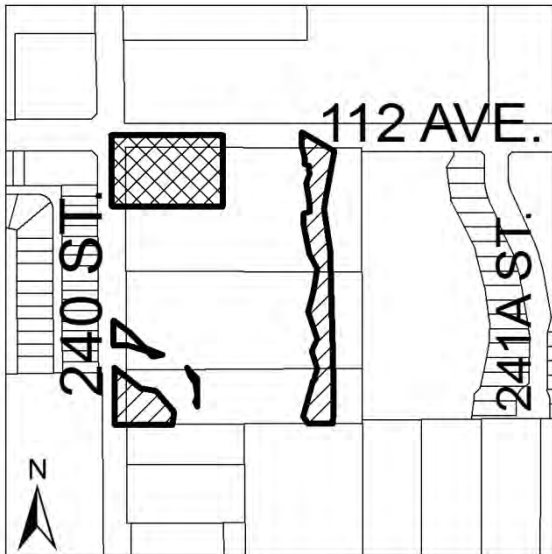
To amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan from Neighbourhood Commercial, Medium Density Residential and Conservation to

Village Commercial , Medium Density Residential  and

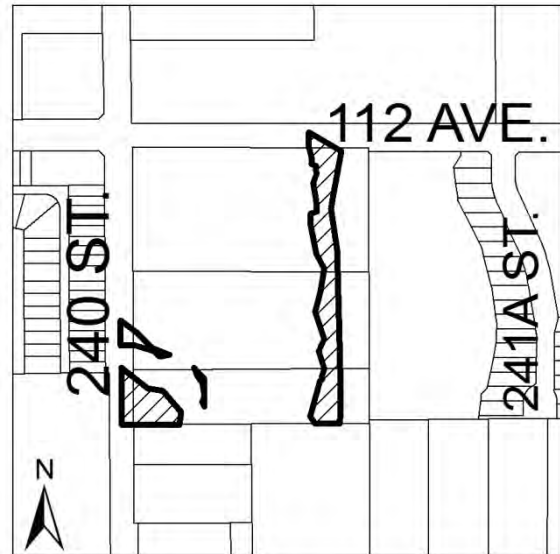
Conservation , as shown on Map No. 953.

To amend Schedule "C" of the Official Community Plan to remove from

Conservation  and to add to Conservation , as shown on Map No. 954.





Map No. 953

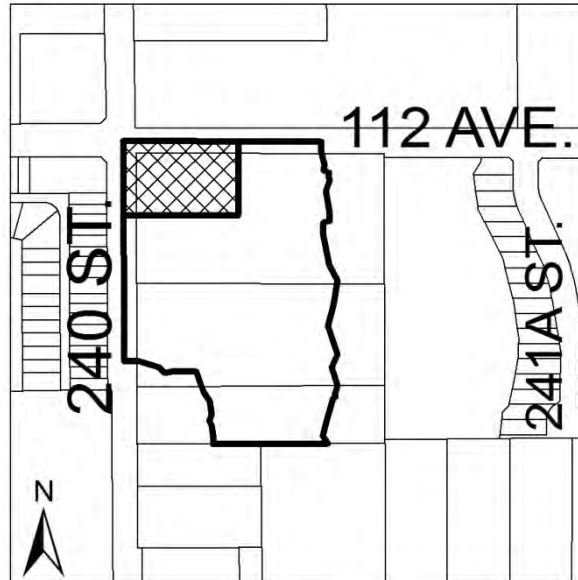


Map No. 954

Maple Ridge Zone Amending Bylaw No. 7276-2016

To rezone from RS-3 (One Family Rural Residential) to

RM-1 (Townhouse Residential)  and C-5 (Village Centre Commercial) ,
the current application is to permit the future construction of a 130 unit townhouse
development and a 905 square metre commercial building with residential uses on the
second story.



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 am and 4:00 pm from October 6, 2017 to October 17, 2017, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at [*www.mapleridge.ca/640*](http://www.mapleridge.ca/640).

ALL PERSONS who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Manager of Legislative Services or by sending an email to the Clerk's Department at [*clerks@mapleridge.ca*](mailto:clerks@mapleridge.ca), by 4:00 pm, October 17, 2017. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 6th day of October, 2017.

Laurie Darcus, MMC
Manager of Legislative Services

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2015-327-RZ
File Manager: Wendy Cooper**

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Neighbourhood context plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Lot grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Landscape plan**	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation**.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* These items may not be required for single-family residential applications

+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

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 m² (53,232 ft²) 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 ² (14,062 sq. ft.)
Ground Floor	Gold Elite and Express	754.19 m ² (8,118 sq. ft.)
Second Floor	Gold Gym	2,060.59 m ² (22,180 sq. ft.)
Mezzanine	Gold Gym	824.24 m ² (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 ² = 5,284.58 m ²	2,060m ² 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 ² = 1,030.3 m ²	100% of the area of the first floor area = 2,060.9 m ²	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 ² gross floor area = (4,945.5 m ² /30m ²)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 216th Street and 218th 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”

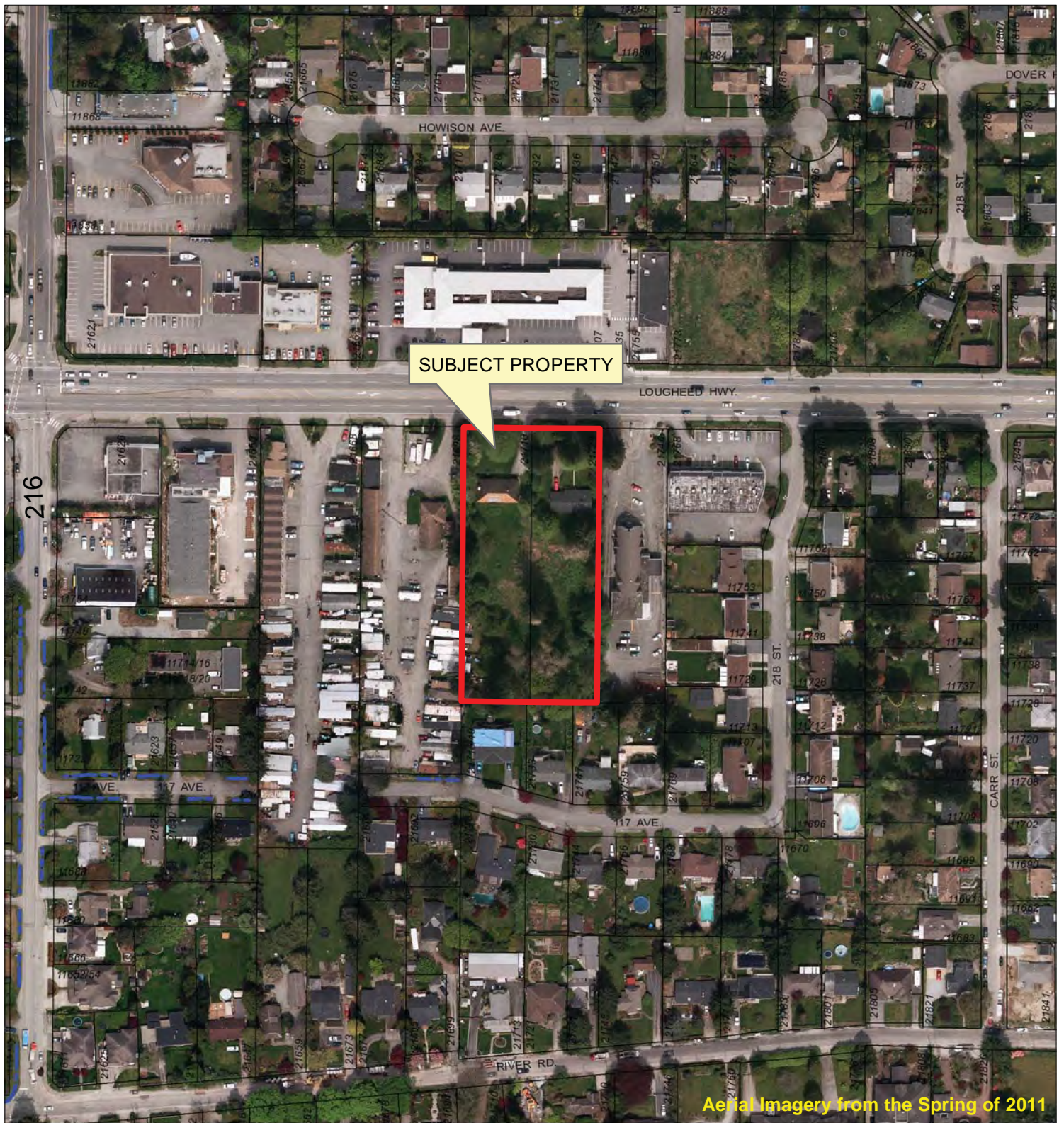
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by Paul Gill”

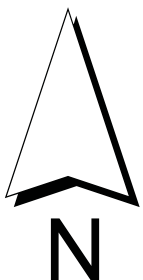
Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

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



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



British Columbia
mapleridge.ca

2015-327-RZ
DATE: Oct 27, 2015

BY: JV

BYLAW NO. 7196-2015

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

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:

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).

- READ** a first time the 8th day of March, 2016.

READ a second time the 19th day of September, 2017.

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

CORPORATE OFFICER

PROJECT DATA-INTERIM PHASE

GIVE ADDRESS:	21710, 21720 LOUGHEED HWY, MAPLE RIDGE, BC
LEGAL DESCRIPTION:	LOT 1, DL 247, NRD, PLAN N196664, PID 011-228-291 LOT 2, DL 247, NRD, PLAN N196664, PID 011-228-371
LOT AREA (BEFORE DEDICATION)	51,074 SF (3,284.6 SH) APPROX.
DEDICATION:	9,844.5 SF (540.2 SH) APPROX.
NET LOT AREA (AFTER DEDICATION)	51,294.5 SF (3,344.4 SH) APPROX.

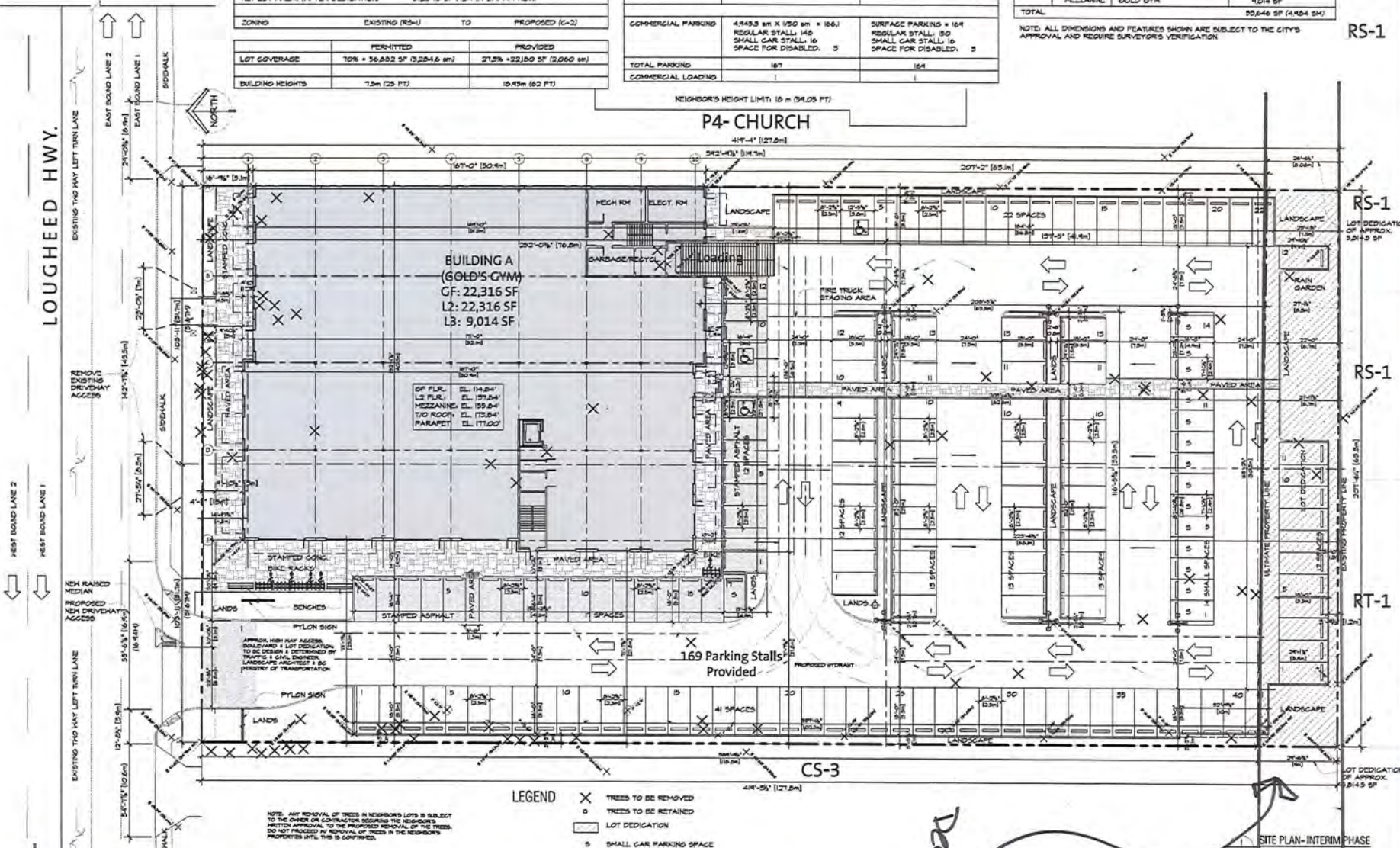
ZONING	EXISTING (RS-1)	TO	PROPOSED (CS-3)
PERMITTED			
LOT COVERAGE	70% = 36,852 SF (3,284.6 SH)		27.5% = 22,150 SF (2,060 SH)
BUILDING HEIGHTS	7.5m (25 FT)		19.45m (62 FT)

SETBACKS		
NORTH (FRONT)	3.0m (9.84 FT)	4.5 m (14.72 FT)
SOUTH (REAR)	8.2m (26.90 FT)	65.1 m (213.6 FT)
EAST (INT. SIDE)	0 m (0 FT)	0 m (0 FT)
WEST (INT. SIDE)	0 m (0 FT)	21.6 m (71.04 FT)
COMMERCIAL PARKING	4443.5 SH X 1/20 SH = 106.1 REGULAR STALLS, 14.5 SMALL CAR STALLS, 10 SPACE FOR DISABLED.	SURFACE PARKING = 164 REGULAR STALLS, 50 SMALL CAR STALLS, 10 SPACE FOR DISABLED.
TOTAL PARKING	167	164
COMMERCIAL LOADING		

AREA ALLOCATION			
BLDG A	LEVEL	TYPE	AREA
	GROUND	RETAIL	15,205 SF
	GROUND	GOLD ELITE & EXPRESS	9,118 SF
	L2 FLR	GOLD GYM	22,516 SF
	MEZZANINE	GOLD GYM	9,014 SF
TOTAL			55,846 SF (4,904 SH)

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

RS-1



2100-1105 Austin Ave
Ottawa ON Canada K1N 7P5

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
09/25/2014	ISSUED FOR CITY APPLICATION FOR ZONING PERMIT
10/25/2014	ISSUED FOR CITY APPLICATION FOR ZONING PERMIT
11/25/2014	ISSUED FOR CITY APPLICATION FOR ZONING PERMIT
12/25/2014	ISSUED FOR CITY APPLICATION FOR ZONING PERMIT
01/25/2015	ISSUED FOR CITY APPLICATION FOR ZONING PERMIT
02/25/2015	ISSUED FOR CITY APPLICATION FOR ZONING PERMIT
03/25/2015	ISSUED FOR CITY APPLICATION FOR ZONING PERMIT
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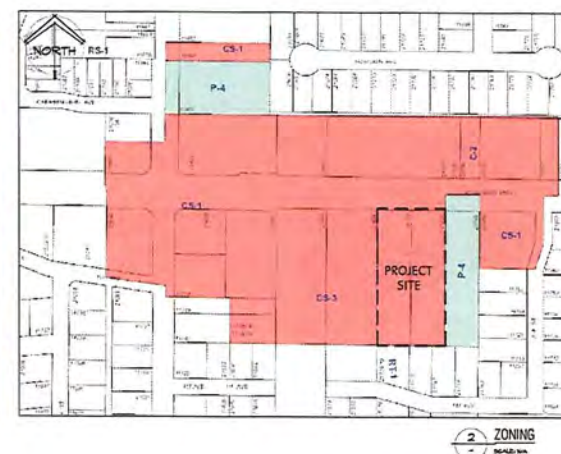
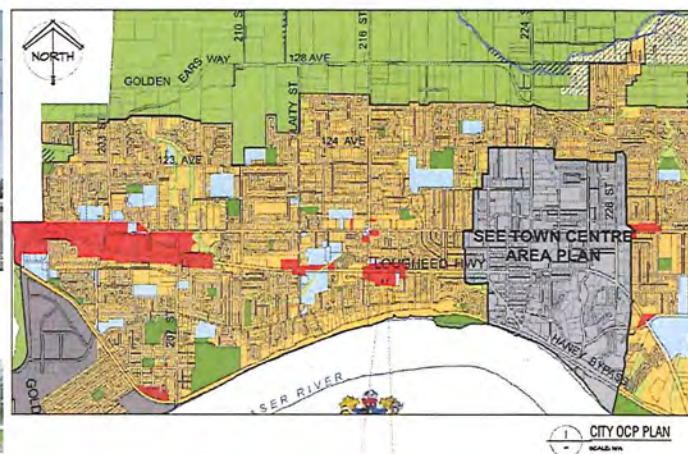
Gold's Gym Commercial Development
21710, 21720 Lougheed Hwy.



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

Site Plan- Interim Phase

A02



Date	Event by
02/25/2013	ISSUED ONCE APPLICATION NOT READING ONLY
04/18/2016	ISSUED BY ISSUED ONCE CLIENTS REQUEST
04/21/2016	ISSUED BY ISSUED ONCE APPLICATION NOT READING ONLY
04/25/2016	ISSUED BY ISSUED ONCE REQUEST FOR ONCE DISEASEMENT
05/15/2016	ISSUED BY ISSUED ONCE REQUEST FOR ONCE DISEASEMENT
07/01/2016	ISSUED BY ISSUED ONCE APPLICATION FOR ONCE DISEASEMENT
08/16/2016	ISSUED BY ISSUED ONCE FOR ONCE ONLY
09/05/2017	ISSUED FOR REQUEST WITH CITY
09/15/2017	ISSUED BY ISSUED ONCE CLIENTS COMMENTS
09/15/2017	ISSUED ONCE CLIENTS DISEASEMENT
09/16/2017	ISSUED BY REQUEST FOR ONCE REQUEST
09/18/2017	ISSUED BY REQUEST FOR ONCE REQUEST
09/19/2017	ISSUED BY REQUEST FOR ONCE REQUEST

REVISIONS		
#	Date	Remarks
001	08/14/2013	FORWARD TO THE CLIENTS COMMENTS
002	08/14/2013	FORWARD TO THE CLIENTS COMMENTS

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



Drawn: YY	Drawn:
Checked: JP	Checked:
Project Number	

PROJECT DATA- INTERIM PHASE

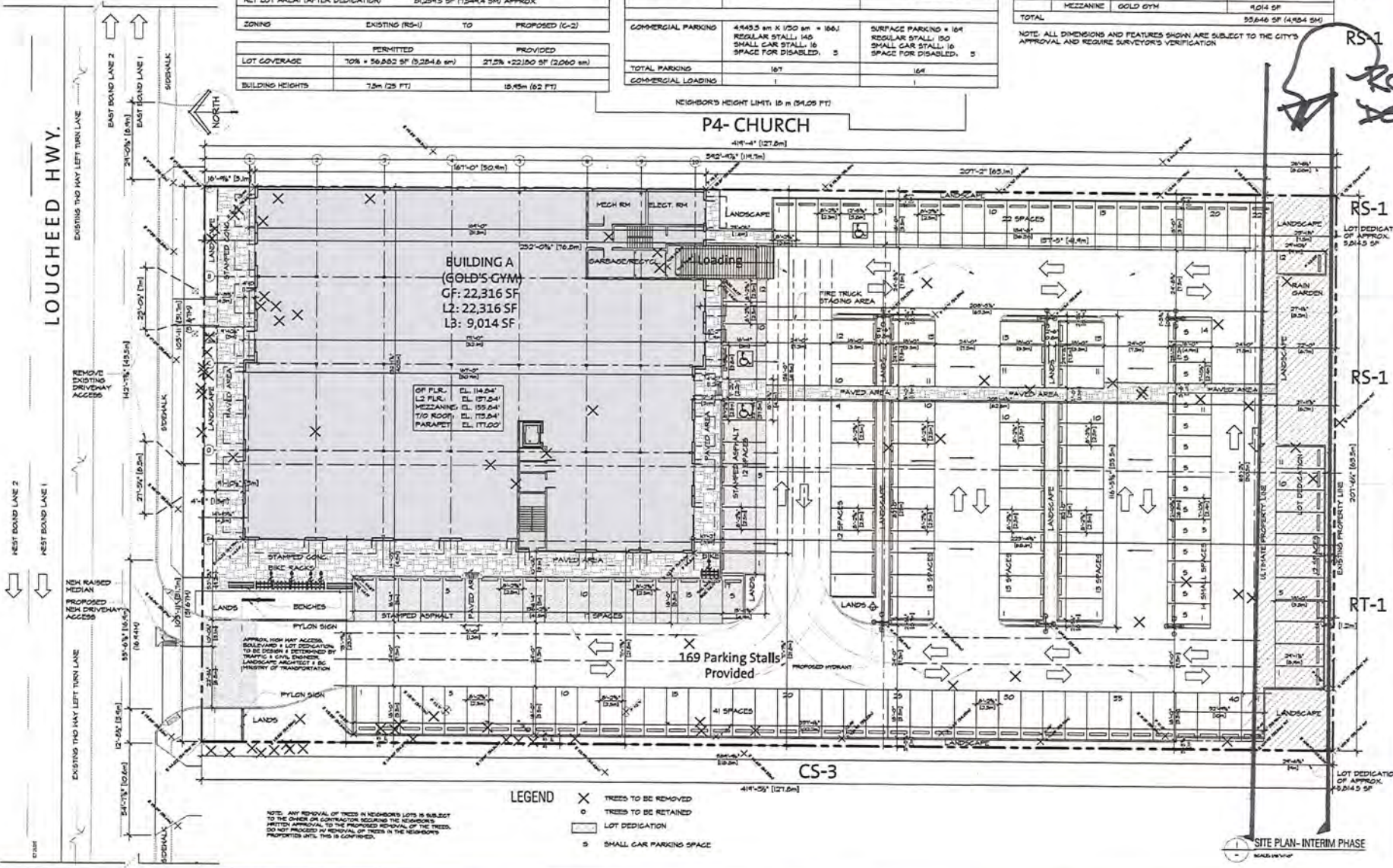
CIVIC ADDRESS:	2170, 2172B LOUGHEED HWY, MAPLE RIDGE, BC
LEGAL DESCRIPTION:	LOT 1, DL 247, NHD, PLAN NHP6664, PID 011-222-251 LOT 2, DL 247, NHD, PLAN NHP6664, PID 011-222-251
LOT AREA (BEFORE DEDICATION)	51,074 SF (4,684.6 SM) APPROX.
DEDICATION:	5,814.5 SF (540.2 SM) APPROX.
NET LOT AREA (AFTER DEDICATION)	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)	8.5 m (27.92 FT)
EAST (INT. SIDE)	0 m (0 FT)	0 m (0 FT)
WEST (INT. SIDE)	0 m (0 FT)	21.6 m (71.04 FT)
COMMERCIAL PARKING	4,943.5 m x 150 m = 741,525 m ² (166,100 SF) REGULAR STALL: 140 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		

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



520-66-88
520-66-88
520-66-88
520-66-88

2170-2172B Lougheed Ave
Maple Ridge BC Canada V2X 3P5

Joseph Park Architecture

DATE	REVISION
07.15.2016	ISSUED FOR APPLICATION TO CITY OF RICHMOND
07.15.2016	ISSUED FOR APPLICATION TO CITY OF RICHMOND
07.15.2016	ISSUED FOR APPLICATION TO CITY OF RICHMOND
07.15.2016	ISSUED FOR APPLICATION TO CITY OF RICHMOND
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07.15.2016	ISSUED FOR APPLICATION TO CITY OF RICHMOND
07.15.2016	ISSUED FOR APPLICATION TO CITY OF RICHMOND

REVISION	DATE	DESCRIPTION
01	07.15.2016	ISSUED FOR APPLICATION TO CITY OF RICHMOND
02	07.15.2016	ISSUED FOR APPLICATION TO CITY OF RICHMOND

CONSULTANT

PROJECT FILE

Gold's Gym Commercial Development
2170, 2172B Lougheed Hwy.



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

Site Plan- Interim Phase

A02

ROAD Dedication

PROJECT DATA-INTERIM PHASE

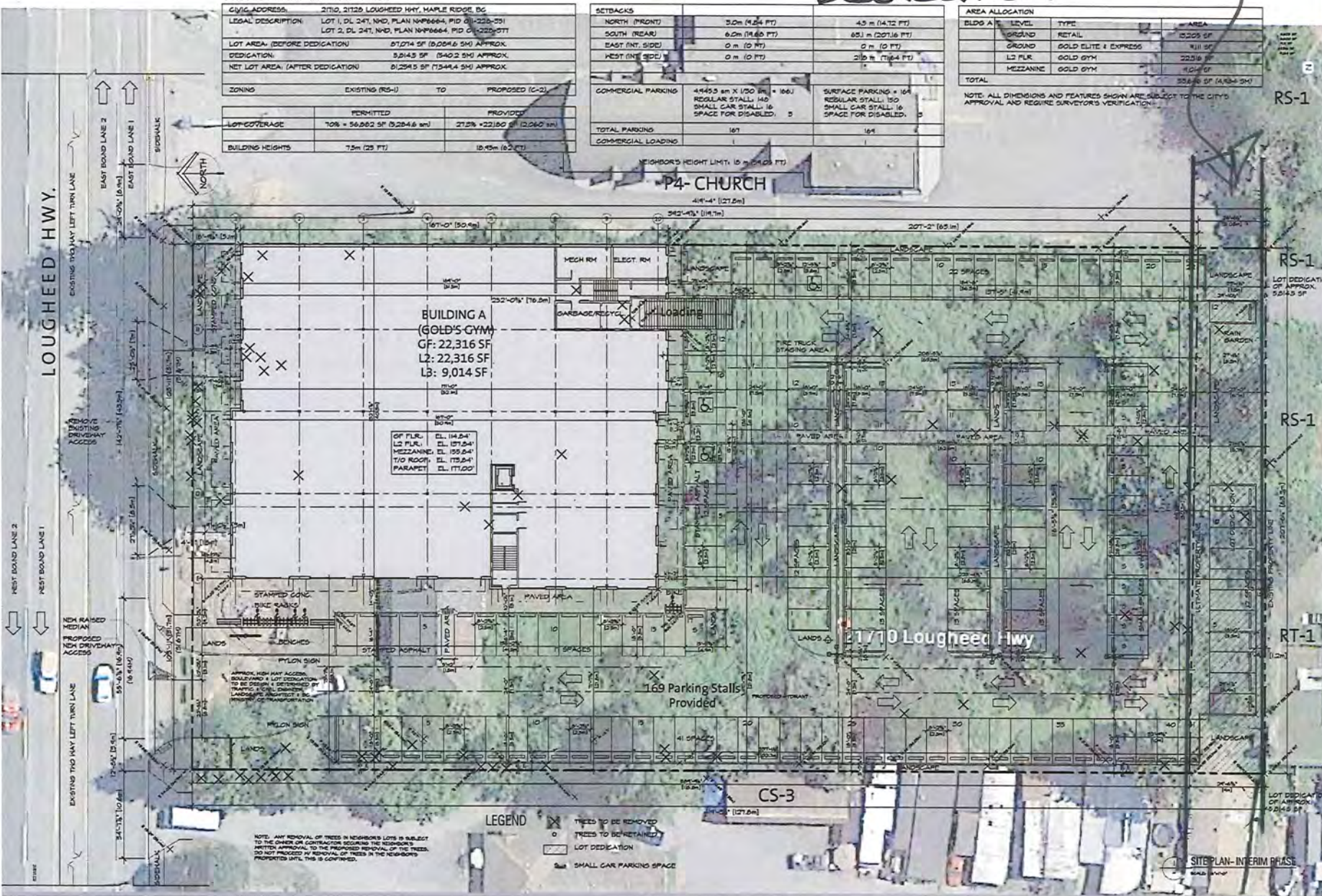
CIVIC ADDRESS	21710, 21726 LOUGHEED HWY, MAPLE RIDGE, BC
LEGAL DESCRIPTION	LOT 1, DL 241, NRD, PLAN NRP6664, PID 01-0220-001 LOT 2, DL 241, NRD, PLAN NRP6664, PID 01-0220-001
LOT AREA: (BEFORE DEDICATION)	81,074 SF (8,288.6 SQ M) APPROX.
DEDICATION	9,214.3 SF (840.2 SQ M) APPROX.
NET LOT AREA: (AFTER DEDICATION)	81,259.3 SF (7,944.4 SQ M) APPROX.

ZONING	EXISTING (RS-1)	TO	PROPOSED (C-3)
PERMITTED			PROVIDED
LOT COVERAGE	70% = 56,852 SF (5,284.6 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	4,445.3 sq m (100 sq ft) + 1861 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		

AREA ALLOCATION		
BLDG A	LEVEL	TYPE
	GROUND	RETAIL
	GROUND	GOLD ELITE & EXPRESS
	L3 FLR	GOLD GYM
	MEZZANINE	GOLD GYM
TOTAL		33,616 SF (3,104 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
V2S 2G6
Tel: 604-271-1111
Fax: 604-271-1112
www.jparchitect.com

Joseph Park Architecture

NO.	DATE	REVISION
001	2015	ISSUED FOR APPLICATION FOR PERMIT
002	2015	ISSUED FOR APPLICATION FOR PERMIT
003	2015	ISSUED FOR APPLICATION FOR PERMIT
004	2015	ISSUED FOR APPLICATION FOR PERMIT
005	2015	ISSUED FOR APPLICATION FOR PERMIT
006	2015	ISSUED FOR APPLICATION FOR PERMIT
007	2015	ISSUED FOR APPLICATION FOR PERMIT
008	2015	ISSUED FOR APPLICATION FOR PERMIT
009	2015	ISSUED FOR APPLICATION FOR PERMIT
010	2015	ISSUED FOR APPLICATION FOR PERMIT

REVISIONS

1. Date: 2015

2. Date: 2015

CONTRACT

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



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

Site Plan- Interim Phase (overlay)

A02a

CIVIC ADDRESS: 2710, 2728 LOUGHEED WAY, MAPLE RIDGE, BC		
LEGAL DESCRIPTION: LOT 1, DL 247, N40, PLAN NHP6664, PID 011-228-351 LOT 2, DL 247, N40, PLAN NHP6664, PID 011-228-371		
LOT AREA, (BEFORE DEDICATION) 81,074 SF (8,204.6 SQ) APPROX.		
DEDICATION: 384.5 SF (840.2 SQ) APPROX.		
NET LOT AREA, (AFTER DEDICATION) 81,294.5 SF (7,344.4 SQ) APPROX.		
ZONING	EXISTING (RS-1)	TO PROPOSED (C-2)
LOT COVERAGE	70% = 56,800 SF (5,204.6 sq)	27.5% = 22,150 SF (2,060 sq)
BUILDING HEIGHTS	7.5m (25 FT)	15.93m (62 FT)

NETBACKS		
NORTH (FRONT)	5.0m (16.4 FT)	4.5 m (14.7 FT)
SOUTH (REAR)	6.0m (19.6 FT)	6.5 m (21.3 FT)
EAST (INT. SIDE)	0 m (0 FT)	0 m (0 FT)
WEST (INT. SIDE)	0 m (0 FT)	21.0 m (71.6 FT)
COMMERCIAL PARKING		
4,945.5m X 150 m = 166.1 REGULAR STALL: 140 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	

AREA ALLOCATION			
BLDG A	LEVEL	TYPE	AREA
	GROUND	RETAIL	13,205 SF
	GROUND	GOLD ELITE & EXPRESS	4,111 SF
	L2 FLR	GOLD GYM	22,516 SF
	MEZZANINE	GOLD GYM	4,014 SF
TOTAL			53,846 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**

20220112
 Direct 604-771-5695
 Telephone 604-213-0154
 Facsimile 604-265-0234
 www.jdb.ca
 #203-1108 Austin Ave
 Coquitlam BC Canada V3K 3P5

Joseph Park Architecture

Date	Account for
05/17/2016	ISSUED FOR REAPPLICATION 1ST ROUND ON F
06/16/2016	1ST ROUND - ISSUED FOR CLIENTS REVIEW
06/16/2016	ISSUED FOR REAPPLICATION 2ND ROUND ON F
06/25/2016	ISSUED ON REGULAR REVIEW FOR JACK - COUNCIL ME
07/12/2016	ISSUED ON REGULAR REVIEW FOR JACK - COUNCIL ME
07/27/2016	ISSUED ON REGULAR REVIEW FOR JACK - COUNCIL ME
07/27/2016	SOME ARE ISSUED FOR CLIENTS REVIEW
08/02/2016	ISSUED FOR MEETING WITH CITY
08/15/2016	SOME ARE ISSUED FOR CLIENTS COMMENTS
08/15/2016	ISSUED ON CLIENTS DECISION APPROVAL
08/16/2016	ISSUED ON REQ'D & APP REVIEW
11/17/2016	ISSUED ON REAPPLICATION
01/21/2017	REVISED FOR CLIENT COMMENTS

REVISIONS		
#	Date	Remarks
001	07-18-2013	REVISED ALPHAS CLIENTS COMMENTS
002	07-26-2013	REVISED ALPHAS CLIENTS COMMENTS

ZUSAMMENFASSUNG

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



Date: YY	Designed -
Checked: JF	Drawn:
Project Number	10 --

10 --

A03

Site Plan- After Lot Dedication

NEIGHBOR'S HEIGHT LIMIT: 15 m (54.05 FT.)

P4- CHURCH

BUILDING A
(GOLD'S GYM)
GF: 22,316 SF
L2: 22,316 SF
L3: 9,014 SF

~~154~~ Parking Stalls
Provided

CS-3

2 SITE PLAN- AFTER LOT DEDICATION


FUTUR

RT-1

LEVEL AND
LOCATION TO BE
DETERMINED BY

LOT DEDICATION
OF APPROX.
4-5849 SF

LEGEND

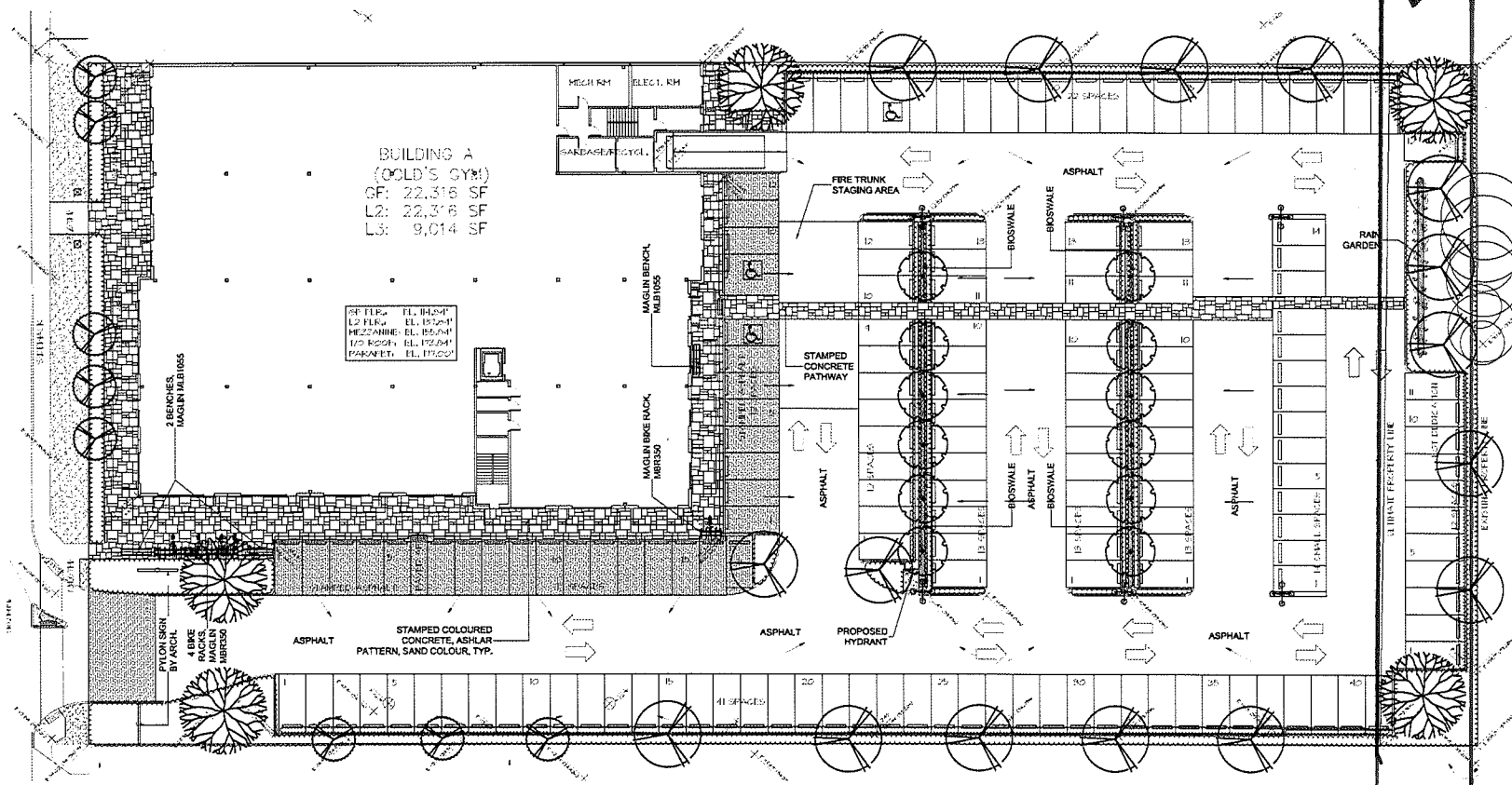
X TREES TO BE REMOVED
 O TREES TO BE RETAINED
 LOT DEDICATION
 S SMALL CAR PARKING SPACE

NOTE: ANY REMOVAL OF TREES IN NEIGHBOR'S LOTS IS SUBJECT TO THE OWNER OR CONTRACTOR OBTAINING THE NEIGHBOR'S WRITTEN APPROVAL TO THE PROPOSED REMOVAL OF THE TREES. DO NOT PROCEED W/ REMOVAL OF TREES IN THE NEIGHBOR'S PROPERTIES UNTL THIS IS CONFIRMED.

NOTE: ALL FEATURES SHOWN IN THIS DRAWING IS FOR CONCEPTUAL AND PRELIMINARY REVIEW 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.

the thousands of photographs and film now documenting the war against the Palestinian people, it is striking how few of the young and middle-aged men involved in the violence have been injured. This suggests that the war has not been a struggle for the liberation of the Palestinian people, but rather a struggle for the liberation of the Israeli state.

ROAD
Dedication



BUILDING A
(GOLD'S GYM)
GF: 22,316 SF
L2: 22,316 SF
L3: 9,014 SF

GF FLOOR: EL. 105.00
L2 FLOOR: EL. 105.00
MEZZANINE: EL. 105.00
L3 FLOOR: EL. 102.00
TERRACE: EL. 102.00

PLANT SCHEDULE - INTERIM PHASE PRIOR TO ROAD DEDICATION PWD PROJECT NUMBER: 19-231

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		
8	8	PIRUS CALLERYANA 'CHANTELIER'	CHANTELIER PEAR	6CM CAL; 1.8M STD; 8M8
SHRUB				
191	191	PRUNUS LAUROCESTRUS '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 CHENEAULTI 'HAWDOCK'	TRAILING SNOWBERRY	#2 POT; 30CM
GRASS				
34	34	CAREX OMANA 'FROSTED CURLS'	FROSTED CURLS NEW ZEALAND SEDGE	#1 POT
128	128	HELIOTROPICUM SCARPENTREIS	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 HYBRIDS	BEARD-TONGUE	15 CM POT
108	108	RUDIBECKIA FLUIDA VAR 'SULLIVANTS'	'GOLDSTURM' RUDIBECKIA	#1 POT
85	85	ARCTOSTAPHYLOS UVA-URSI	WINTERGREEN	#1 POT; 20CM
874	874	GENISTA PULSATA '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 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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SCALE

NO.	DATE	REVISION DESCRIPTION	DR.
1	2017 MAY 17	REVISED SITE PLAN, NEW COMMENTS	PM
2	2017 MAY 18	REVISED PLAN	PM
3	2017 MAY 18	REVISED PLAN	PM
4	2017 MAY 18	REVISED PLAN	PM
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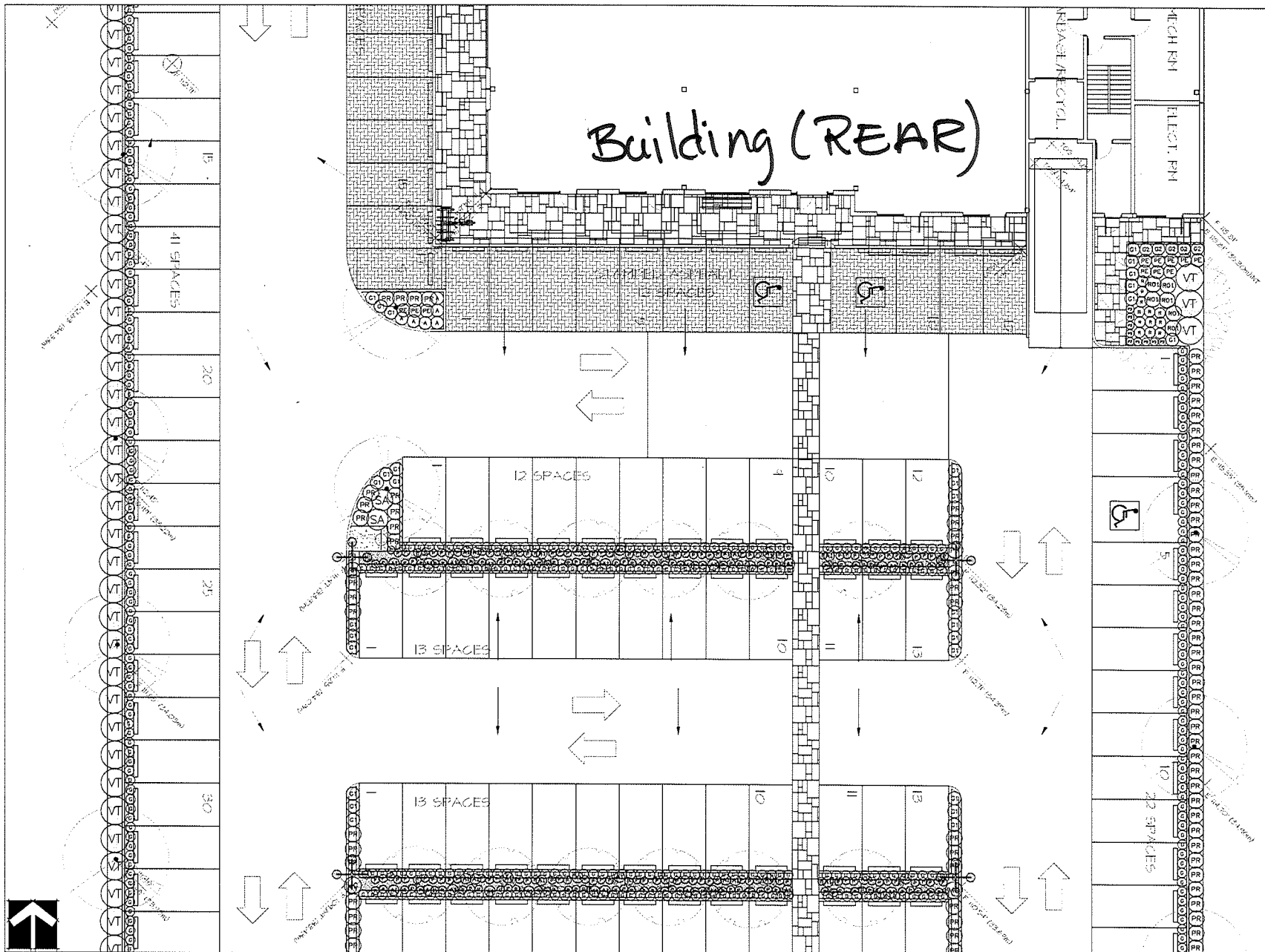
PROJECT:
GOLD'S GYM
23710, 23728 LOUGHEED HIG
MAPLE RIDGE

DRAWING TITLE:
**LANDSCAPE PLAN
(INTERIM PHASE)**

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

PMG PROJECT NUMBER:

APPENDIX F



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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)**

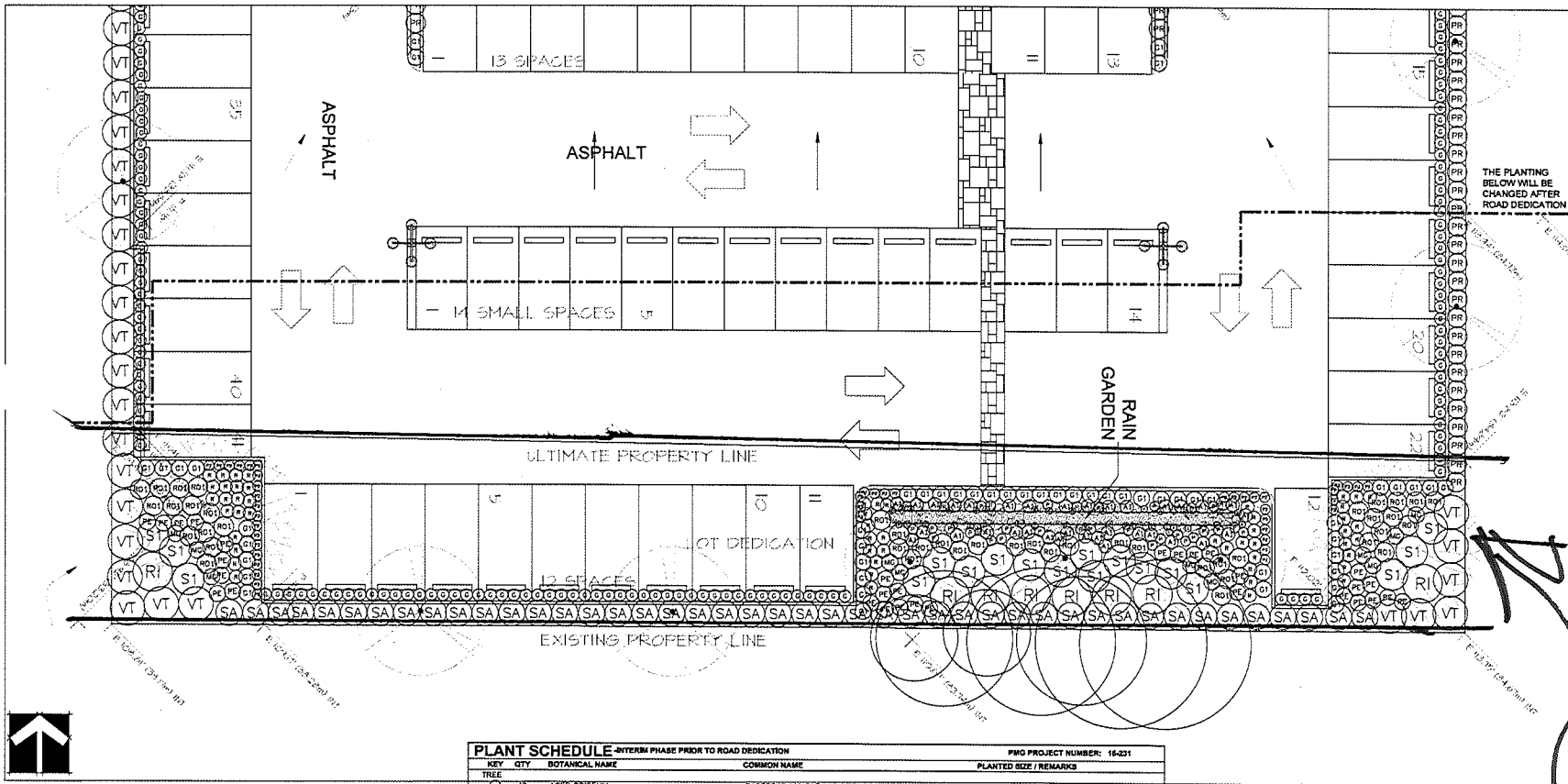
DATE: 2017 MAY 17 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: YR
DESIGN: YR
CHECK: PM

L5

OF 7

REAL:

THE PLANTING
BELOW WILL BE
CHANGED AFTER
ROAD DEDICATION



PLANT SCHEDULE - INTERIM PHASE PRIOR TO ROAD DEDICATION				PMG PROJECT NUMBER: 16-231
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	12	ACER GRESLUM	PAPERBARK MAPLE	6CM GAL; 1.5M STD; B&B
	5	ACER X FREEDMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	6CM GAL; 2.0M STD; HB
	8	CORNUS N. 'EDDIE'S'	EDDIE'S WHITE WONDER DOGWOOD	3CM GAL; STD FORM
	7	EXISTING TREE		
SHRUB	16	PRUNUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM GAL; 1.5M STD; B&B
	101	PRUNUS LAURDORASIS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT; 50CM
	8	RIBES SANGUINELUM	RED FLOWERING CURRANT	#3 POT; 80CM
	80	ROSA 'NOASON'	CARPET ROSE; YELLOW	#2 POT; 45CM
GRASS	80	ROSA PERSIAN YELLOW	PERSIAN YELLOW ROSE	#2 POT; 45CM
	46	SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT; 30CM
	18	SYMPHORICARPOS CHENAUULTI 'HAWDOCK'	TRAILING SNOWBERRY	#2 POT; 30CM
	34	CAREX COMANS 'FROSTED CURLS'	FROSTED CURLS NEW ZEALAND SEDGE	#1 POT
PERENNIAL	128	HELIOTROPICUM SEMPERVIRENS	BLUE OAT GRASS	#1 POT
	13	MISCANTHUS SINENSIS 'ORAZILLIMUS'	MANDEN GRASS	#1 POT
	20	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
	225	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	#1 POT
C	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	RUBROCHIA FULGIDA VAR SULLIVANTII 'GOLDSTURM/ALDOCKIA'		#1 POT
C	85	ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	#1 POT; 20CM
	574	GEMATA PILOSA 'VANCOUVER GOLD'	VANCOUVER GOLD BROOM	#1 POT; 15CM

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE PER CHLANT STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE SHRUB/UM ACCEPTABLE SIZES. 2. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 3. SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY THE LANDSCAPE ARCHITECT. 4. AREA OF CONTRACT TO INCLUDE LOWER MAINLAND AND PRAGER VALLEY. 5. 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 LATEST EDITION. 6. DEFERRED REPLACEMENT OF ANY PLANT MATERIAL AND WORKMANSHIP MUST BE EXERCISED ACCORDING TO CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CHLA 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

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"

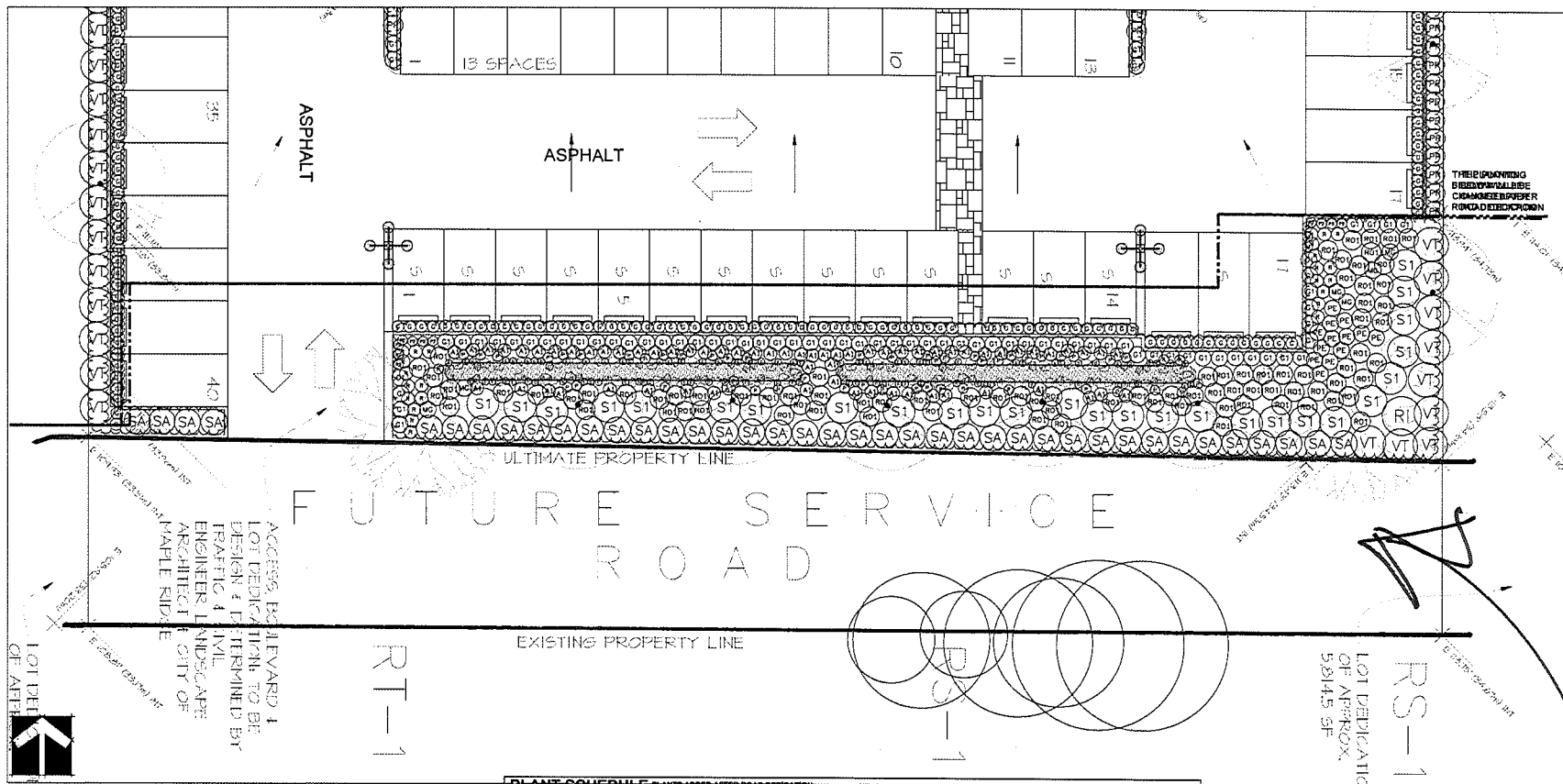
DRAWN: YR

DESIGN: YR

CHECK: PM

L6

OF 7



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	SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT; 30CM	
SHRUB	27	SYMPHORICARPOS CHENAUULTI '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'	DWARF FOUNTAIN GRASS	#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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REAL:

STAGE 11: REVIEW PERIOD/DATE PLAN AND COMMENTS		
1	2/17/2015	REVIEW PLAN
NO	DATE	REVISION DESCRIPTION
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

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-109-RZ
File Manager: Adam Rieu

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Neighbourhood context plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Lot grading plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Landscape plan ⁺⁺	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation ⁺⁺ .	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* These items may not be required for single-family residential applications

+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

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: 2016-109-RZ
MEETING: Council
SUBJECT: Second Reading
Zone Amending Bylaw No. 7249-2016
21137 River Road

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 m² (8,073 ft²) 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: 750m² (8,073 ft²) 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 ² (9,031 ft ²)
Access:	River Road
Servicing requirement:	Urban Standard

2) Project Description:

The subject property is 839m² (9,031 ft²) 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 m² (9,591 ft²) to 750 m² (8,073 ft²), 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 668m² (7,191 ft²), and the minimum lot size for the proposed RT-1 (Two Family Urban Residential) zone is 891m² (9,591 ft²). 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 750m² (8,073 ft²) 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”

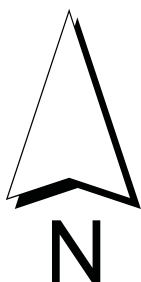
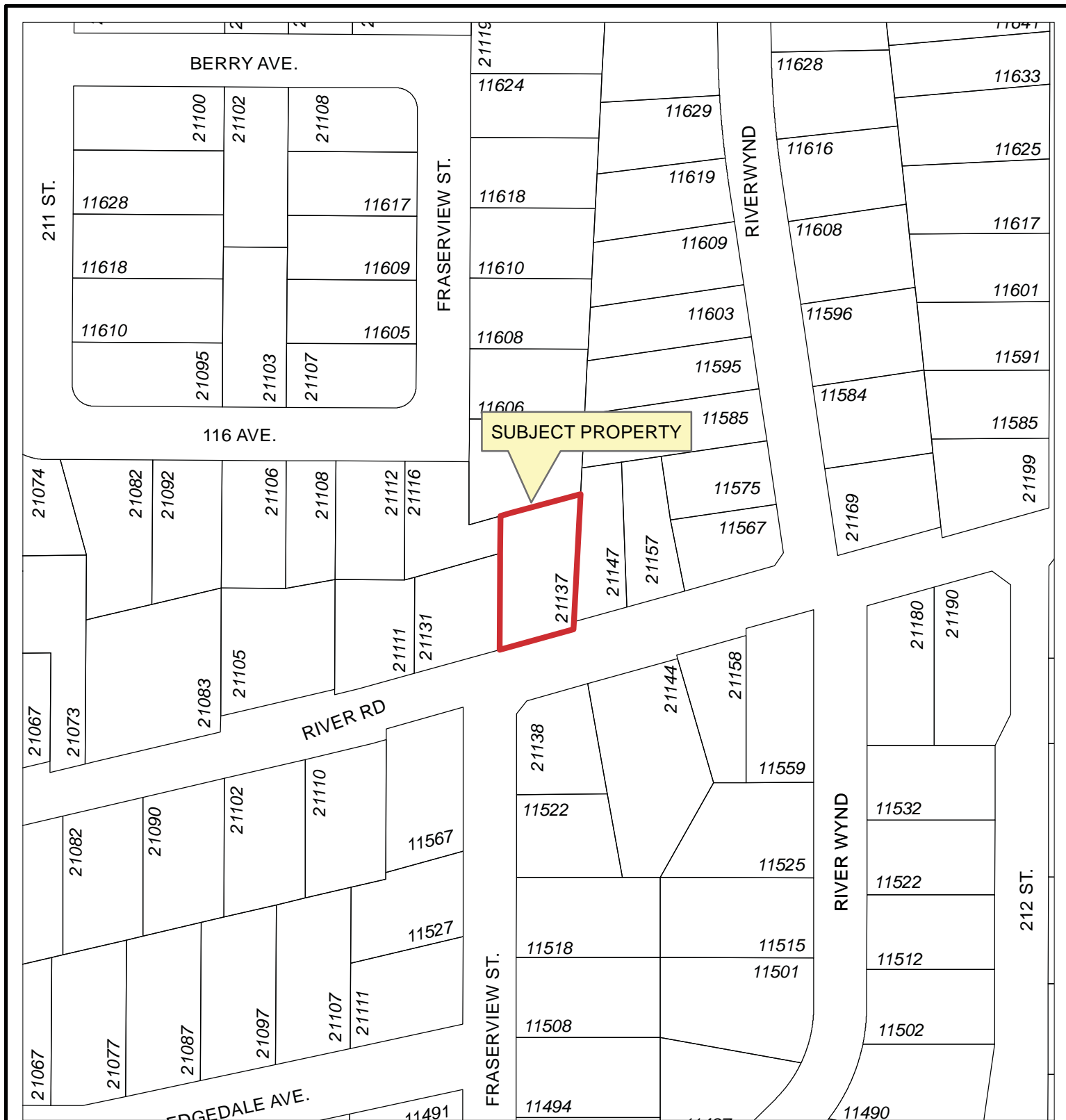
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by Paul Gill”

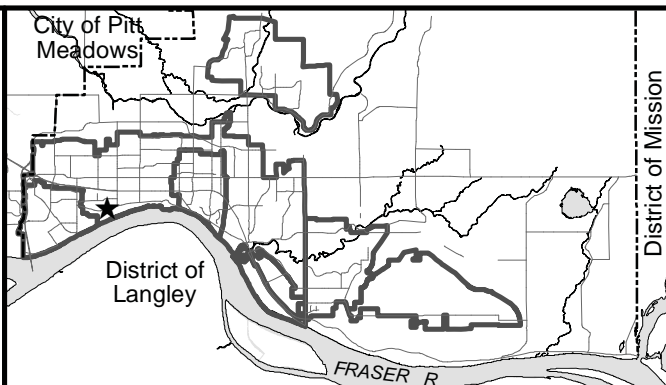
Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

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



Scale: 1:1,500



21137 RIVER ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

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 m².

(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 m².

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 ²	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 m².

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 14th day of June, 2016.

READ a second time the 19th day of September, 2017.

PUBLIC HEARING held the day of , 20

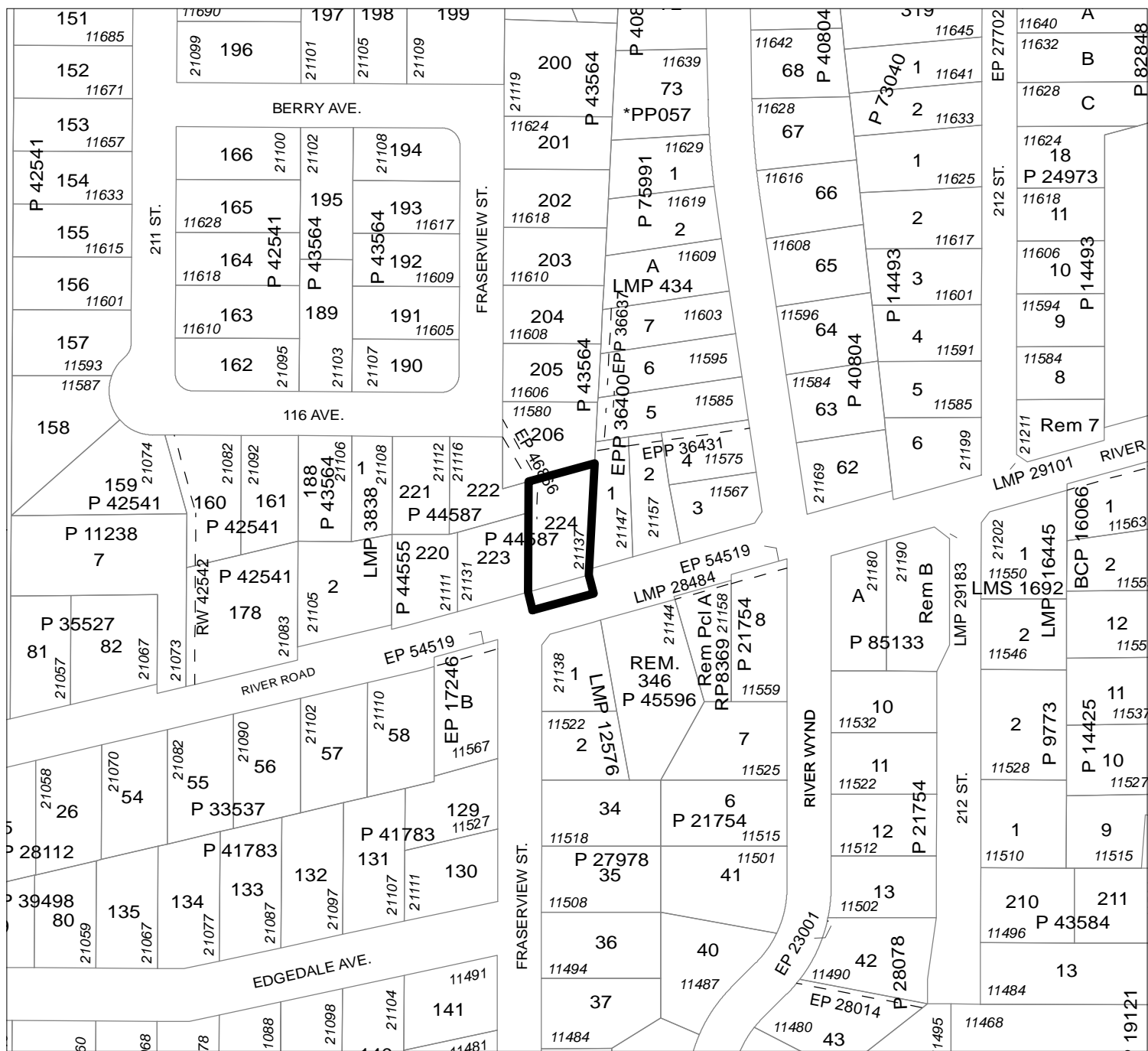
READ a third time the _____ day of _____, 20_____

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

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



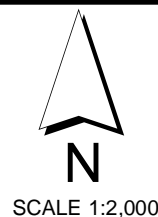
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7249-2016

Map No. 1677

From: RS-1 (One Family Urban Residential)

To: RT-1 (Two Family Urban Residential)



SITE PLAN



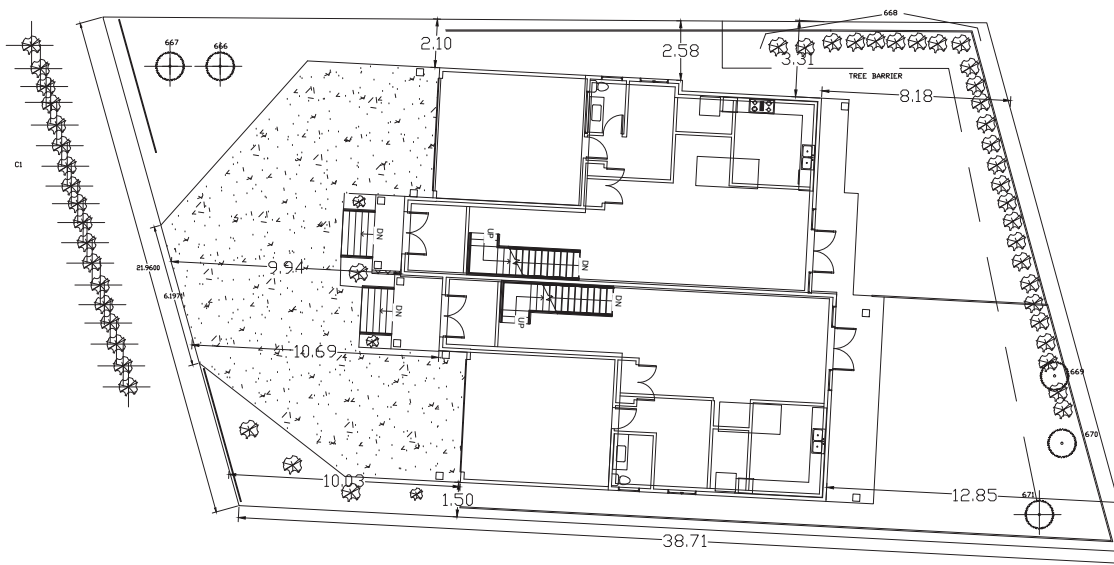
E5 HOME DESIGNS INC.

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



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

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-066-RZ
File Manager: Wendy Cooper**

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Neighbourhood context plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Lot grading plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Landscape plan ⁺⁺	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation ⁺⁺ .	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* These items may not be required for single-family residential applications

+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

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”

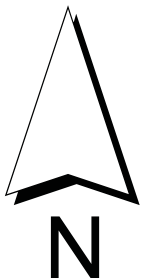
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“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

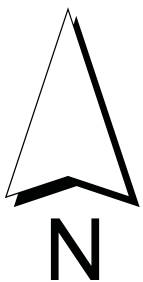
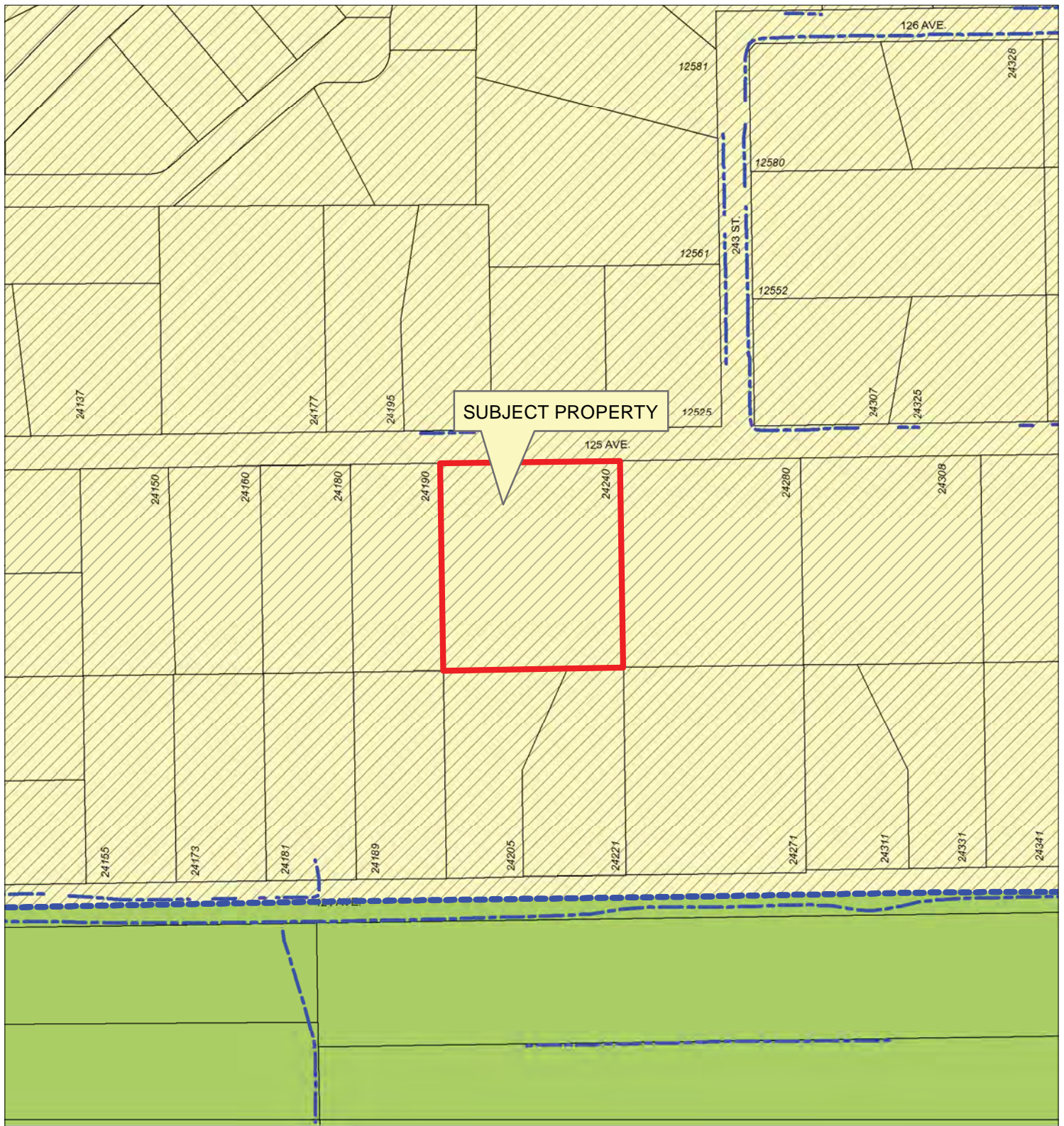
PLANNING DEPARTMENT



mapleridge.ca

2016-066-RZ
DATE: Mar 10, 2016

BY: JV



Scale: 1:2,500

Legend



Agricultural



Estate Suburban Residential

24240 125 Avenue
2011 Image

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

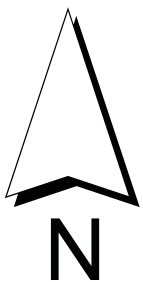
mapleridge.ca

2016-066-RZ
DATE: Mar 10, 2016

BY: JV



Aerial Imagery from the Spring of 2011



Scale: 1:2,500

Legend

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

24240 125 Avenue
2011 Image

PLANNING DEPARTMENT



mapleridge.ca

2016-066-RZ
DATE: Mar 10, 2016

BY: JV

BYLAW NO. 7239-2016

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

CORPORATE OFFICER

Subject Property



125th AVE

125TH AVENUE

LEGEND

- | | |
|----------------|----------------------------------|
| ● | DENOTES STANDARD IRON POST FOUND |
| ha | DENOTES HECTARES |
| m ² | DENOTES SQUARE METRES |
| ⊗ | DENOTES CATCH BASIN - TOP ENTRY |
| ⊕ | DENOTES UTILITY POLE |
| ⊞ | DENOTES WATER METER |
| ⊞ | DENOTES SANITARY MANHOLE |
| ⊙ | DENOTES TREE AND CANOPY EXTENT |
| X | DENOTES GROUND ELEVATION |
| ⊕ | DENOTES FIRE HYDRANT |

Survey provided by



FILE: 7950 Logo

Lot dimensions are derived from FIELD SURVEY

Elevations are Geodetic (CVD28 OVRD-2005 - IN METERS) Derived from
Control Monument 88H4346 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 30cm and larger on project are shown. Refer to Arborist report(s) 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, 2016

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


M. Adam Fulkerson

B.C.L.S.

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



makeidcignandgraphics.com
714.935.0726



PRELIMINARY
ISSUE
NOT FOR CONSTRUCTION
Mar 08, 2018

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Pensions

Ln	Description	r
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4240 - 125 AVE MAPLE RIDGE

APPENDIX E

SITE PLAN

215 (b)	Speci H ^o
---------	----------------------

5405
pd A-01

10

Not Cont'd	Revision	4
CONFIDENTIAL		

.....

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-244-RZ
File Manager: Diane Hall

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Neighbourhood context plan	<input type="checkbox"/>	<input type="checkbox"/>
7. Lot grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Landscape plan**	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation**.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* These items may not be required for single-family residential applications

+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

Environmental Assessment
Geotechnical Report
Stormwater Management Plan

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 8000m² (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: 112th Avenue or 240th 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 112th Avenue. An additional emergency access from 240th 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 240th Street and 112th Avenue, is well suited to accommodate both vehicular and pedestrian traffic. The proposed access from 112th will help to minimize impacts to the 240th 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 m², where community water is provided. The combined developable area of the subject properties is 31,031 m². The proposed RM-1 Zoning has a minimum lot size of 557 m², and the proposed C-5 Village Commercial Zone has a minimum lot size of 668 m².

Usable open space requirements of 45 m² for each 3 bedroom unit have been met with this proposal. In addition, a 670.3 m² 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 m² 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 112th 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 112th 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 240th 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 240th 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 240th 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 240th Street, including a centre median. This will involve 3.0 metres of road dedication along 240th Street, and corner truncation along 112th.
- 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 112th 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”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

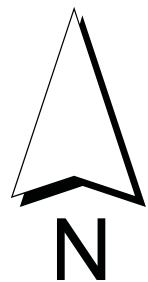
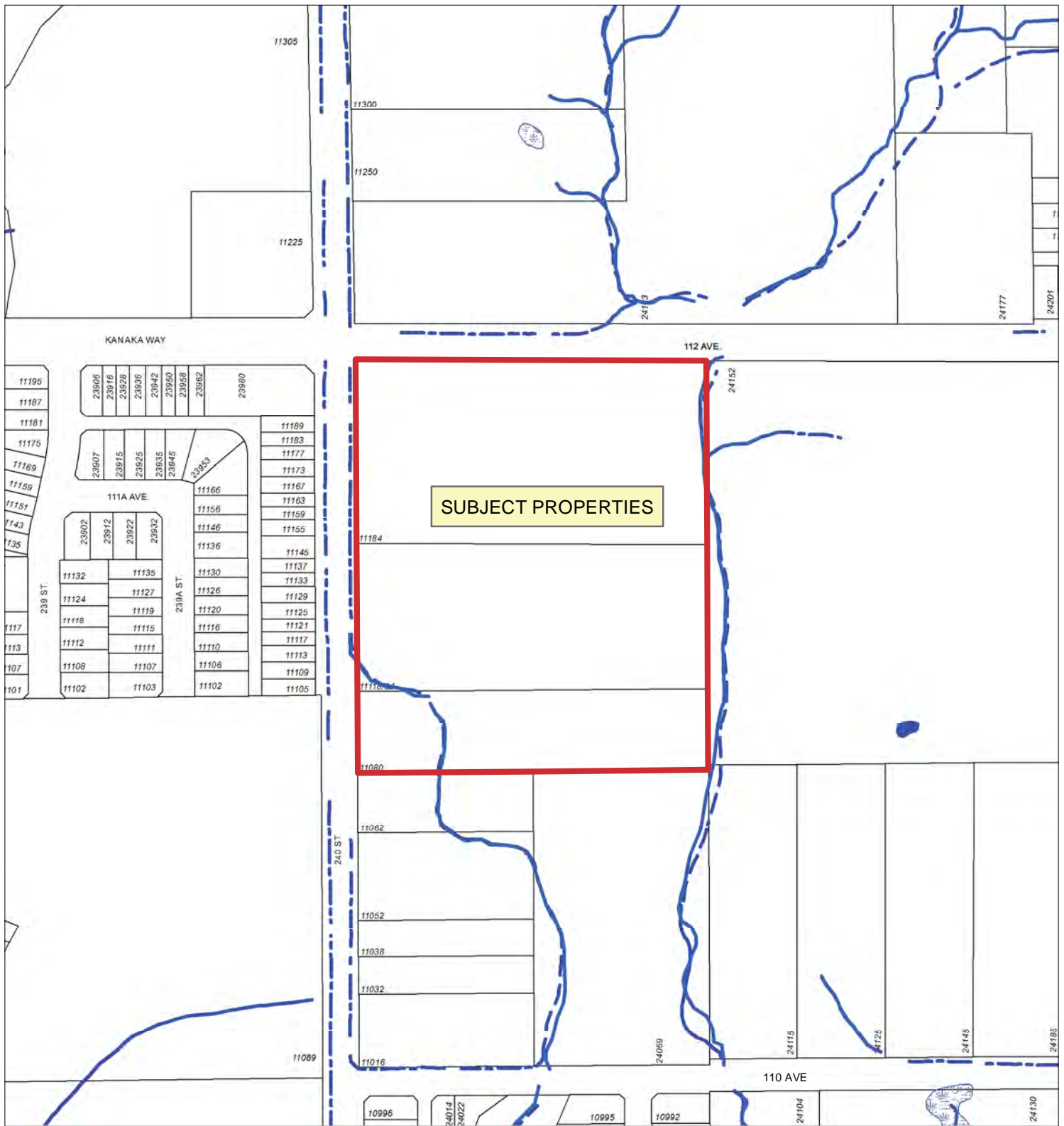
Appendix C – OCP Amending Bylaw No. 7381-2017

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

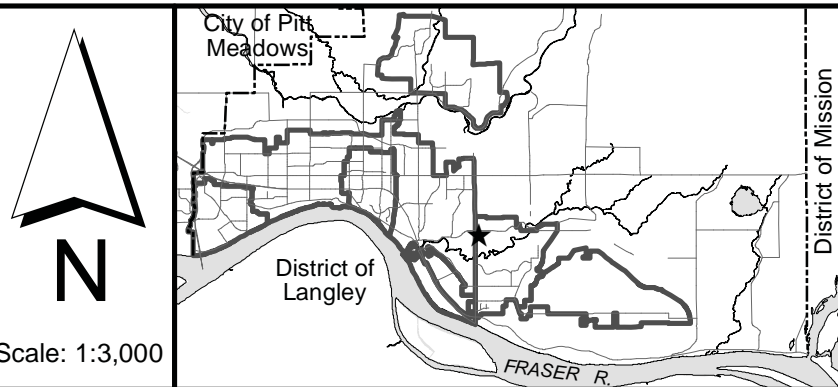


mapleridge.ca

FILE: 2016-244-RZ

DATE: Jun 30, 2016

BY: PC



11080, 11154 & 11184 240 STREET



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.

CORPORATE OFFICER

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

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

- ADOPTED** the day of , 20

CORPORATE OFFICER





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

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMS PROJECT NUMBER: 16-133	PLANTED SIZE / REMARKS
11		ABIES FRASERI	FRASER FIR		2.5M HT. BAB
12		ACER CIRCINATUM	VINE MAPLE		3M HT. BAB 3 STEM CLUMP
13		ACER X FRIEDMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE		SCM CAL. 1.5M STD. BAB
14		CARPINUS BETULUS	EUROPEAN HORNBEAM		SCM CAL. 1.5M STD. BAB
15		CHAMAECYPARIS NORTONENSIS 'PENCILAR'	WEEDING NOTKA CYPRUS		2.5M HT. BAB
16		CORNUS KUSA X NUTTALLI 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD		SCM CAL. BAB
17		FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH		SCM CAL. 1.5M STD. BAB
18		FILIX CAMBRIA	MOSSBARK SPRUCE		2.5M HT. BAB
19		PRUNUS BERRILLATA 'AMANDAGHNI'	AMANDAGHNI FLOWERING CHERRY		SCM CAL. 1.5M STD. BAB
20		PRUNUS YEDOENSIS 'AKESONO'	DAYBREAK CHERRY		SCM CAL. BAB
21		STREET TREE	40CM CAL. 1.5M STD. BAB		
22		STYRAX JAPONICUS	JAPANESE ENDORELL		SCM CAL. BAB
23		STYRAX JAPONICUS 'PINK CHERRY'	PINK FLOWERS JAPANESE ENDORELL		SCM CAL. BAB
24		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 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 OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALL ON 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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p: 604 294-0011 : f: 604 294-0022

DEAL

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30	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: 1:500
DRAWN: CO
DESIGN: MCY
CHKD: MCY
L1
OF 8

PMS PROJECT NUMBER: 16-133