



City of Maple Ridge

PUBLIC HEARING

December 4, 2018

CITY OF MAPLE RIDGE

**PUBLIC HEARING AGENDA
December 4, 2018
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) **2017-580-RZ**
22866 128 Avenue
Lot 52 Section 20 Township 12 New Westminster District Plan 40879

Maple Ridge Zone Amending Bylaw No. 7421-2018

To rezone the subject property from RS-2 (One Family Suburban Residential) to R-1 (Residential District). The minimum lot size for the current RS-2 (One Family Suburban Residential) zone is 0.4 ha (1 acre), and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m² (3,994 ft²). The current application is to permit a future subdivision into approximately seven single family residential lots.

- 2) **2018-332-RZ**
11641 227 Street
Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521

Maple Ridge Official Community Plan Amending Bylaw No. 7509-2018

An OCP amendment is required to add the subject property into Appendix D – Temporary Use Permits of the OCP. The current application is to allow a sales centre for a future apartment use.

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

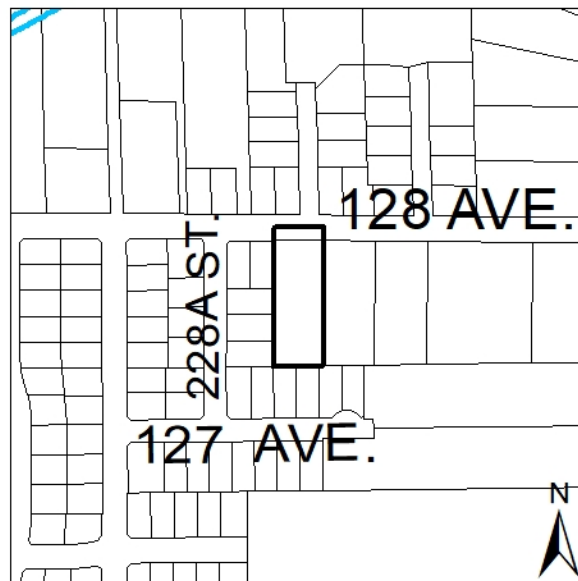
TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 pm., Tuesday, December 4, 2018 to consider the following bylaws:

- 1) **2017-580-RZ**
22866 128 Avenue
Lot 52 Section 20 Township 12 New Westminster District Plan 40879



Maple Ridge Zone Amending Bylaw No. 7421-2018

To rezone the subject property from RS-2 (One Family Suburban Residential) to R-1 (Residential District). The minimum lot size for the current RS-2 (One Family Suburban Residential) zone is 0.4 ha (1 acre), and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m² (3,994 ft²). The current application is to permit a future subdivision into approximately seven single family residential lots.



- 2) **2018-332-RZ**
11641 227 Street
Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521



Maple Ridge Official Community Plan Amending Bylaw No. 7509-2018

An OCP amendment is required to add the subject property into Appendix D – Temporary Use Permits of the OCP. The current application is to allow a sales centre for a future apartment use.



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 November 21, 2018 to December 4, 2018, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at 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 Corporate Officer or by sending an email to the Clerk's Department at clerks@mapleridge.ca by 4:00 pm, December 4, 2018. 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 21st day of November, 2018.

Laura Benson, CPA, CMA
Corporate Officer

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-580-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 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: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7421-2018
22866 128 Avenue

MEETING DATE: November 13, 2018
FILE NO: 2017-580-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 22866 128 Avenue, from RS-2 (One Family Suburban Residential) to R-1 (Residential District), to permit a future Bare Land Strata subdivision of approximately seven lots. Council granted first reading to Zone Amending Bylaw No. 7421-2018 on January 30, 2018.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$35,700.00.

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval. There is not sufficient suitable land for park dedication on the subject property; therefore, it is recommended that Council require the developer to pay to the City an amount that equals 5% of the market value of the land required for parkland purposes, as determined by an independent appraisal.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7421-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the *Local Government Act*; and,
- 3) That the following terms and conditions be met prior to final reading:
 - i) Road dedication on 128 Avenue, as required;
 - ii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - iii) Registration of a Restrictive Covenant for Tree Protection;
 - iv) Registration of a Restrictive Covenant for Stormwater Management;

- v) Registration of a Restrictive Covenant for Building Scheme Design for single-storey homes with no basements;
- vi) Registration of a Restrictive Covenant for Visitor Parking;
- vii) Removal of existing buildings;
- 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; and
- ix) That a voluntary contribution, in the amount of \$35,700.00 (\$5,100/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Florwest Homes
Legal Description:	Lot 52 Section 20 Township 12 New Westminster District Plan 40879
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Single-Family Residential
	Zone: RS-3 (One Family Rural 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-2 (One Family Suburban 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:	Single-Family Residential
Site Area:	0.40 ha (1 acre)
Access:	128 Avenue and a new private internal road
Servicing requirement:	Urban Standard

2) Project Description:

The subject property is approximately one acre in size and is bound by urban sized single-family lots to the north, west and south, and a one acre single-family property to the east (see Appendices A and B). The subject property is relatively flat with no steep slopes or watercourses. A few trees are located on the northern, central and eastern sections of the subject property.

The applicant proposes to rezone the subject property from RS-2 (One Family Suburban Residential) to R-1 (Residential District) (see Appendix C) to permit future Bare Land Strata subdivision into approximately seven single family residential lots. The applicant is requesting that the proposed residential units be created as a Bare Land Strata development, as consolidation with the neighbouring properties for a larger more cohesive development, was not an option for the applicant at this time. The applicant is also proposing that the development is geared for people over 55 years of age.

Access to the proposed lots will be provided from 128 Avenue and a new private strata road (see Appendix D). Single family residential zones do not require visitor parking; however, the applicant is proposing an additional 15 visitor parking stalls to be located along the eastern property boundary. At the Development Information Meeting (DIM), a re-occurring concern from neighbours was the impact that this development would have on adjacent street parking. The applicant has proposed this extra amount of parking to help alleviate the potential overflow of street parking to those surrounding streets.

3) Planning Analysis:

i) Official Community Plan:

The Official Community Plan (OCP) designates the property *Urban Residential*, and development of the property is subject to the *Major Corridor Residential 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 R-1 (Residential District) is in conformance with the *Urban Residential* designation and *Major Corridor Residential Infill* policies.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit subdivision into approximately seven single family residential lots. The minimum lot size for the current RS-2 (One Family Suburban Residential) zone is 0.4 ha (1 acre), and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m² (3,994 ft²).

iii) Proposed Variances:

The applicant does not require any variances as part of the subject application.

iv) Advisory Design Panel:

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

v) Development Information Meeting:

A Development Information Meeting was held at the Eagle Hall on October 19, 2018. Eleven people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Concern that the new houses will have suites and the amount of on-street parking that will impact adjacent streets;
- Concern over the removal of trees; and
- Concern over the level of servicing and the speed at which people drive on 128 Avenue.

The following are provided in response to the issues raised by the public:

- The applicant has suggested that the proposed houses will be single-storey without basements. The applicant is also proposing an additional 15 parking stalls along the eastern property boundary (see Appendix D), above the zoning requirements ;
- The applicant has provided an Arborist Report, prepared by Central Valley Arborist Consulting Ltd., which speaks to the removal and retention of trees on site. The applicant is required to work with City Staff, through the Tree Permit process, to determine how many replacement trees need to be planted for those trees that are proposed to be removed; and
- The applicant is responsible for any upgrades in servicing along the property frontage of 128 Avenue. Comments regarding speed along 128 Avenue have been forwarded to the Engineering Department. As well, a suggestion to the developer is to have residents concerned with the speed of traffic along 128 Avenue contact the RCMP.

vi) Parkland Requirement:

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval. For this project, there is no suitable land for park dedication on the subject property, therefore, it is recommended that Council require the developer to pay to the City an amount that equals the market value of 5% of the land required for parkland purposes. The amount payable to the City in lieu of park dedication must be derived by an independent appraisal at the developer's expense.

4) Interdepartmental Implications:

i) Engineering Department:

Road dedication along 128 Avenue, in the amount of 2 m (6.5 ft.), is required as part of Rezoning conditions. All other deficient servicing will be required as part of the Subdivision application process. The applicant is proposing a Bare Land Strata development; therefore, are required to provide all on-site servicing via a private system.

ii) Building Department:

The subject property is located within the floodplain, and as such, the development must adhere to the appropriate Flood Construction Level, as determined through an approved Geotechnical Report. Therefore, no basements will be permitted in the future homes.

5) School District No. 42 Comments:

The proposed application would affect the student population for the catchment areas currently served by Harry Hooe Elementary School and Maple Ridge Secondary School. The School District 42 website has the following information related to enrolment and utilization for the above mentioned schools:

Harry Hooge Elementary has an operating capacity of 410 students. For the 2016 school year the student enrolment at Harry Hooge Elementary was 414 students (105% utilization).

Maple Ridge Secondary has an operating capacity of 1,300 students. For the 2016 school year the student enrolment at Maple Ridge Secondary was 1,317 students (101% utilization).

6) Citizen/Customer Implications:

A Development Information Meeting was held on October 19, 2018. The results of the concerns expressed at that meeting are discussed above. The Public Hearing will provide an additional opportunity for citizens to express their concern or support for the development.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7421-2018 and that application 2017-580-RZ be forwarded to Public Hearing.

It is further recommended that Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication.

“Original signed by Adam Rieu”

Prepared by: Adam Rieu
Planning Technician

“Original signed by Chuck Goddard” for

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. 7421-2018
Appendix D – Subdivision Plan



Legend

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

22866 128 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

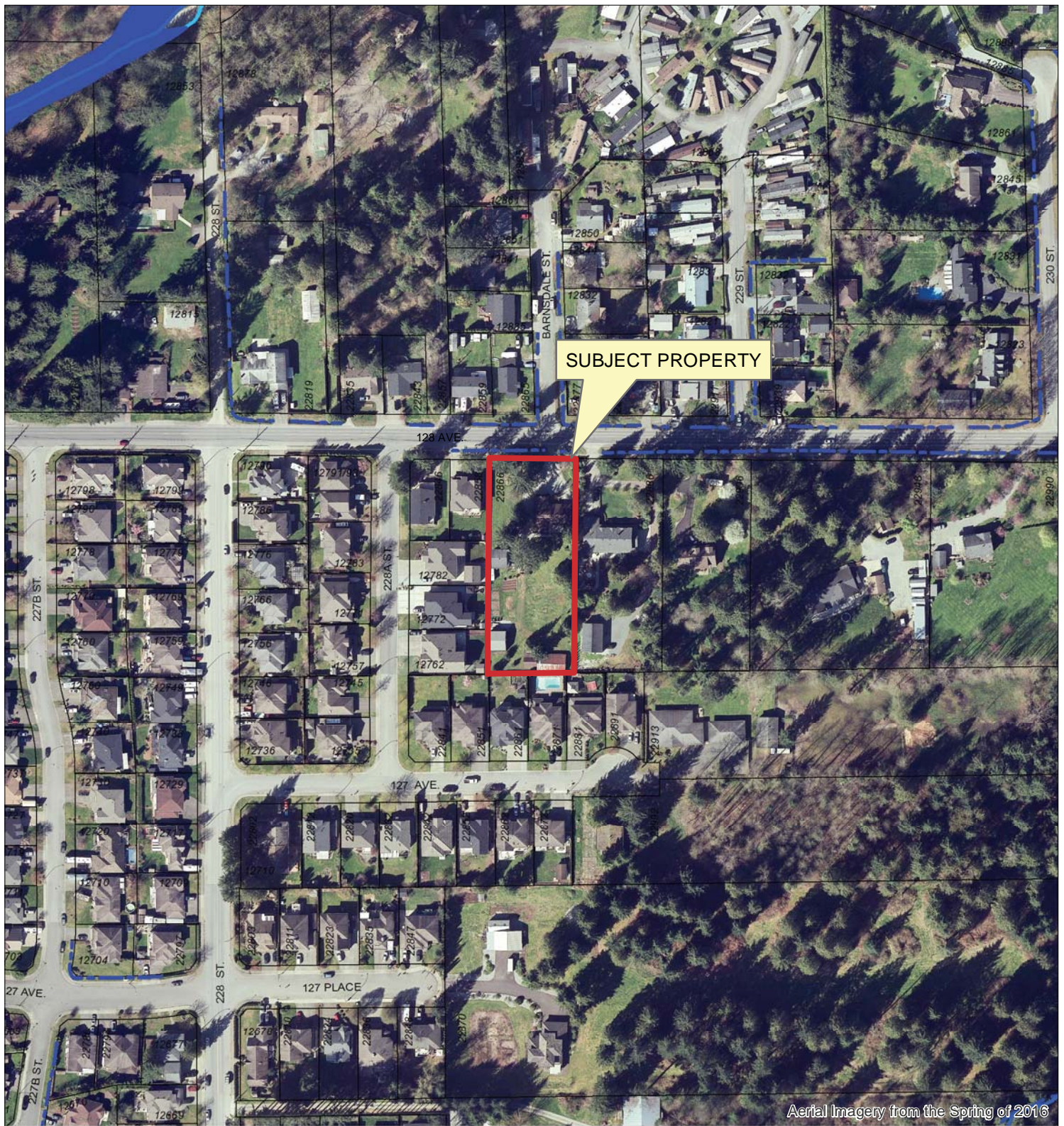
mapleridge.ca

FILE: 2017-580-RZ

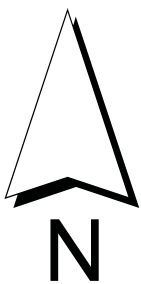
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BY: LP

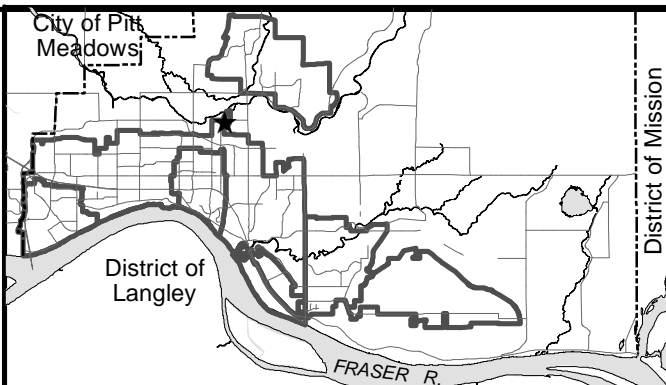
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Aerial Imagery from the Spring of 2016



Scale: 1:2,500



22866 128 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-580-RZ
DATE: Dec 20, 2017

BY: LP

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:

- READ** a first time the 30th day of January, 2018.

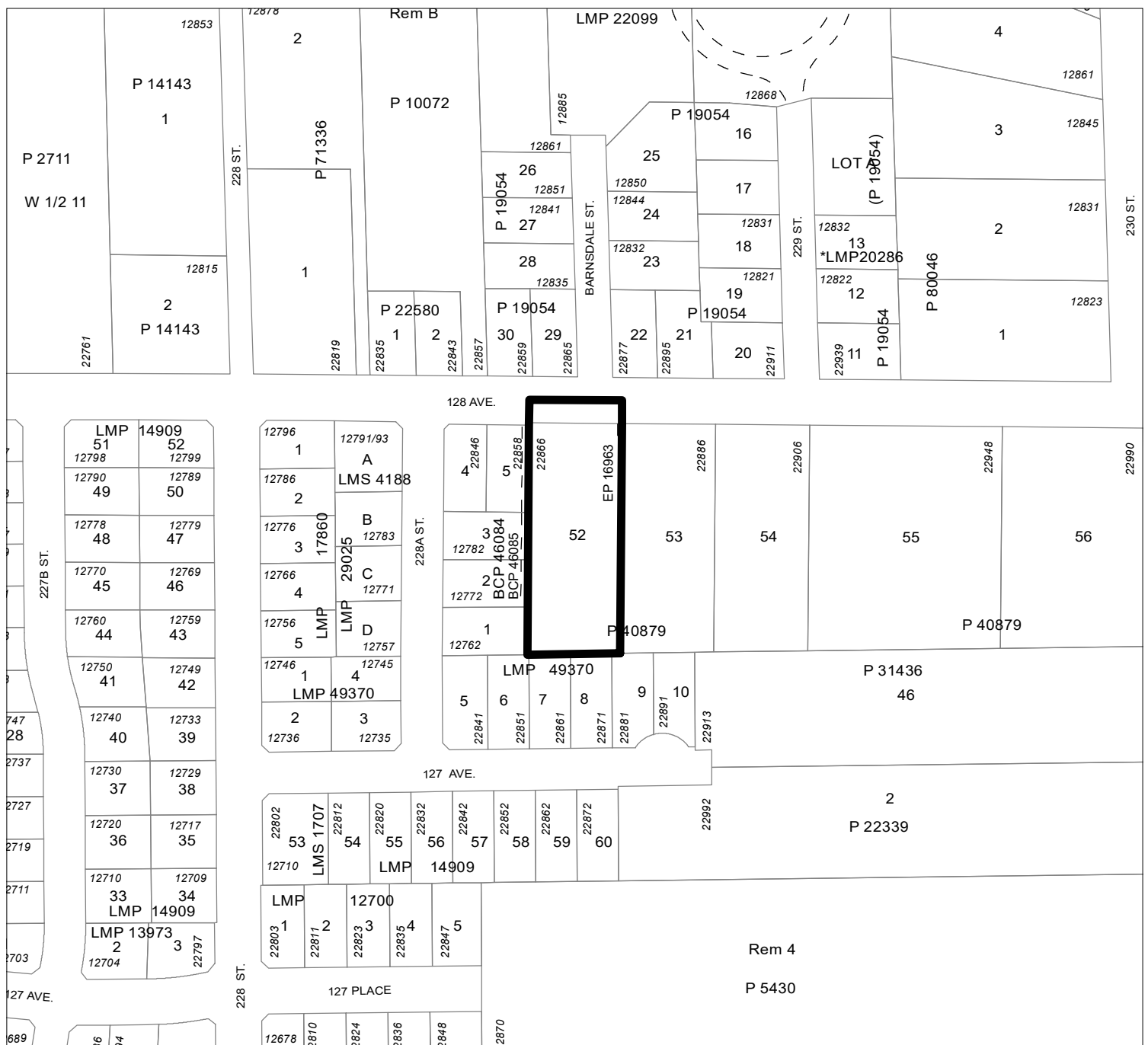
READ a second time the 13th day of November, 2018.

PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

CORPORATE OFFICER



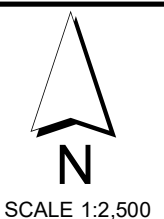
MAPLE RIDGE ZONE AMENDING

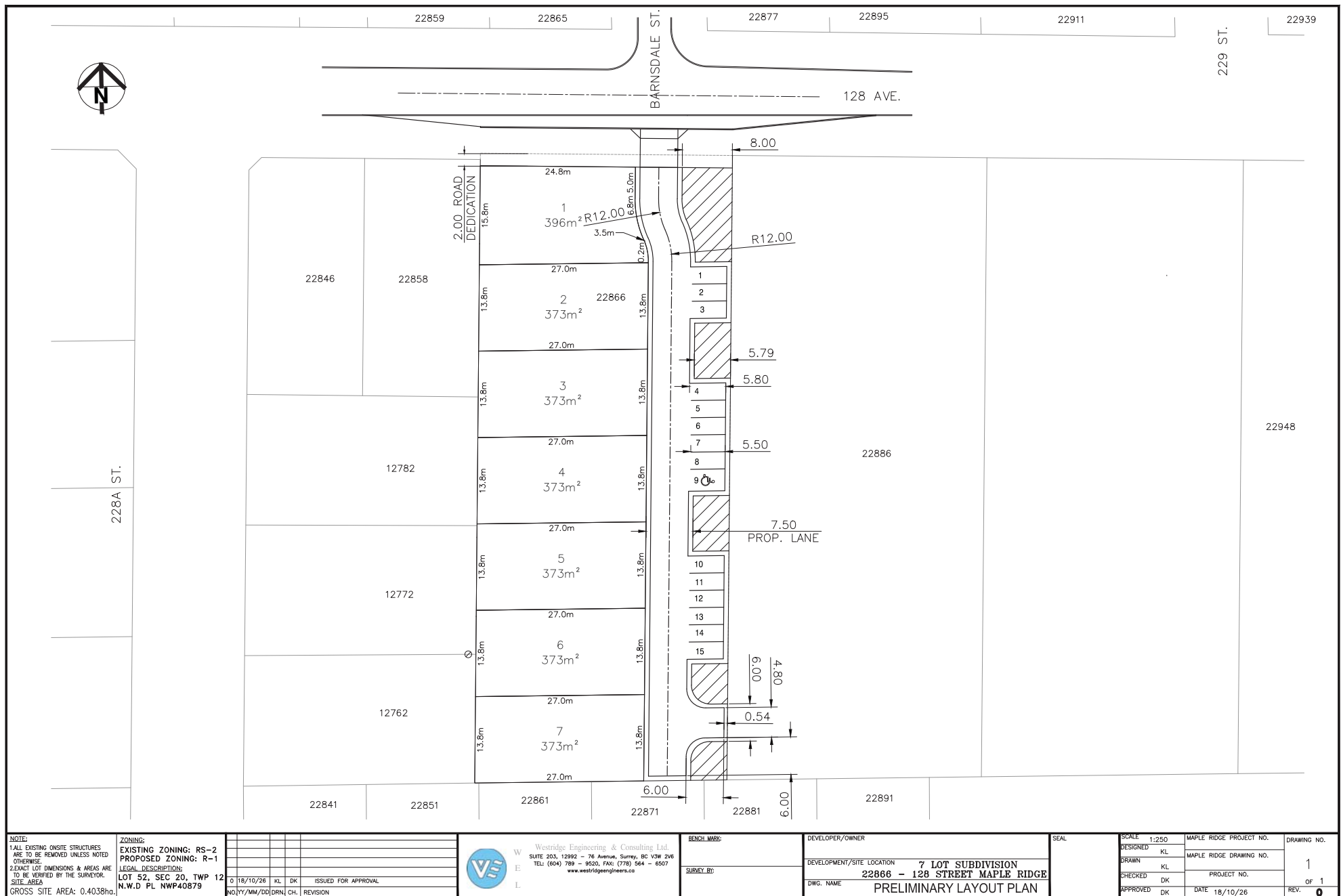
Bylaw No. 7421-2018

Map No. 1744

From: RS-2 (One Family Suburban Residential)

To: R-1 (Residential District)





DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-332-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 type="checkbox"/>	<input checked="" type="checkbox"/>
5. Subdivision plan layout	<input type="checkbox"/>	<input checked="" 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 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: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Official Community Plan Amending Bylaw No. 7509-2018
11641 227 Street

MEETING DATE: November 13, 2018
FILE NO: 2018-332-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to amend the Official Community Plan (OCP), Appendix D – Temporary Use Permits, to designate the subject property as a *Temporary Commercial Use Permit Area* to allow a Sales Centre for a future apartment use. The subject property is currently zoned RS-1 (One Family Urban Residential), and is under application, at first reading (2017-461-RZ), to rezone to RM-2 (Medium Density Apartment Residential). This Temporary Commercial Use application was granted first reading on October 16, 2018, and will run separately from rezoning application 2017-461-RZ.

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. 7509-2018 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. 7509-2018 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. 7509-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7509-2018 be given second reading and be forwarded to Public Hearing; and
- 5) That the following terms and conditions be met prior to final reading:
 - i) Amendment to Official Community Plan Appendix D – Temporary Use Permits, to add the subject property to the list of properties; and
 - ii) Provision of a refundable security equivalent to 100% of the estimated landscape cost, in accordance with the terms and conditions of the Temporary Commercial Use Permit.

DISCUSSION:

1) Background Context:

Applicant:	Bissky Architecture and Urban Design Inc.
Legal Description:	Lot1, D.L. 401, NWD, Plan BCP24521
OCP:	
Existing:	Low-Rise Apartment and Conservation
Proposed:	Temporary Commercial Use Permit – Sales Centre
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	No change in zoning proposed
Surrounding Uses:	
North:	Use: Park Zone: RS-1 (One Family Urban Residential) Designation: Conservation, Low-Rise Apartment
South:	Use: Apartment Zone: RM-2 (Medium Density Apartment Residential) Designation: Low-Rise Apartment, Conservation
East:	Use: Single Family, Senior's Assisted Living Apartment Zone: RS-1 (One Family Urban Residential), CD-1-00 (Comprehensive Development) Designation: Single Family Residential, Low-Rise Apartment
West:	Use: Park Zone: RS-1 (One Family Urban Residential) Designation: Conservation, Low-Rise Apartment
Existing Use of Property:	Vacant, except for a discontinued site construction office
Proposed Use of Property:	Temporary Commercial Use – Sales Centre
Site Area:	1.4 ha (3.5 acres)
Access:	227 th Street
Servicing requirement:	Urban Standard

2) Project Description:

The subject property is located on the west side of 227th Street, north of Holyrood Avenue and south of the gaming facility at 22710 Lougheed Highway. The site slopes gradually from 227th Street down to the west and more steeply down to the northwest corner of the property. Dedicated park land surrounds the property to the north and west for the protection of steep slopes, as well as a watercourse to the north. A portion of the 15 m setback from the watercourse top of bank extends onto the subject property. There is a four storey apartment located to the south; single family housing and a senior's assisted living apartment located east of the subject property.

The applicant is proposing a Sales Centre in the northeast corner of the subject property for a proposed future apartment use (application 2017-461-RZ currently at first reading). The temporary

building will provide a sample apartment and display centre, which will include two offices, as well as flooring and cabinet samples, colour boards, floor plans and marketing supplies. Hours of operation will be from 12pm – 6pm, seven days per week, and it is estimated that six to ten visitors per day will pass through the Sales Centre. The applicant will provide approximately 17 parking stalls, to be located to the south of the Sales Centre. Access to the building will include a walkway, stairs, and a ramp for persons with mobility limitations. The building will be relocated off-site once the apartment application progresses and the need for the temporary Sales Centre ceases to exist. As per the *Local Government Act*, a Temporary Use Permit is valid for up to three years, with the possibility of another three year extension.

3) Planning Analysis:

i) Official Community Plan:

An OCP amendment is required to add the subject property into Appendix D – Temporary Use Permits of the OCP. Appendix D of the OCP states the following:

- 1. Lands in the City may be designated to permit temporary uses if a condition or circumstance exists that warrants the use for a short period of time but does not warrant a change of land use designation or zoning of the property.*
- 2. Council has the authority by resolution to issue Temporary Use Permits to allow temporary uses on specific properties. Council may specify conditions for the temporary use.*
- 3. Designated Temporary Use Permit areas will require guidelines that specify the general conditions regarding the issuance of permits, the use of the land, and the date the use is to terminate.*
- 4. As a condition of issuing the permit, Council may require applicants or owners to remove buildings, to restore the property to a specific condition when the use ends, and to post a security bond. A permit may be issued for a period of up to three years, and may be renewed only once.*
- 5. Council may issue Temporary Use Permits to allow:*
 - a) temporary commercial uses, i.e., temporary parking areas; and*
 - b) temporary industrial uses, i.e. soil screening.*
 - c) other temporary uses.*
- 6. A Temporary Use Permit is issued in accordance with the provisions of Section 492 of the Local Government Act.*
- 7. The following section lists areas designated for Temporary Uses and describes the purpose of the use. The described purpose and the specified general conditions for issuing a Permit for the declared areas are described as part of the Temporary Use Permit.*

The main difference between rezoning and temporary use permits is the duration of time that the use is permitted on the property, and the removal and restoration requirements.

ii) Zoning Bylaw:

The current application does not propose to rezone the subject property's current RS-1 (One Family Urban Residential) zoning. Instead, the Temporary Use Permit is valid for up to three years, and may only be extended once for another three years subject Council approval.

iii) Off-Street Parking And Loading Bylaw:

The applicant is proposing 17 parking stalls on the subject property, with a temporary access just south of the proposed Sales Centre. The applicant anticipates six to ten visitors per day to the Sales Centre. The amount of proposed parking for this commercial use is well above the requirement of the Off-Street Parking and Loading Bylaw.

iv) Development Permits:

A Development Permit is not required as part of this Temporary Use Permit application; however, a Town Centre Development Permit and Natural Features Development Permit will be required as part of the rezoning application for the proposed apartment use (2017-461-RZ).

v) Development Information Meeting:

A Development Information Meeting was held at 22610 116 Avenue (Fraserview Village Fireside Lounge) on November 1, 2018. Twelve people attended the meeting. No comments were received for the specific Sales Centre use; however, some comments were received for the future development. These items will be addressed at a future report to Council for the proposed apartment use, under application 2017-461-RZ.

4) Interdepartmental Implications:

i) Engineering Department:

The proposed Sales Centre does not require use of any City services for water, sanitary or storm sewer. A new driveway letdown is to be installed by the applicant for the temporary use only, with the existing access on the southern portion of the site to be used as the construction access. The site's ultimate single access for the future apartment use will be determined at a later stage along with the Civil drawing submission for future development.

ii) Building Department:

A full Building Permit will be required, including exit and emergency lighting. Also, building anchorage will need to be addressed through the permitting process.

iii) Planning Department:

A landscaping security is required to ensure that the appropriate plantings are provided in accordance with the approved Landscape Plan.

5) 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, to amend Appendix D - Temporary Use Permits of the Official Community Plan (OCP) is proposed to allow a Temporary Use Permit on the subject property, 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.

6) Citizen/Customer Implications:

Public Hearing will be an opportunity for neighbours to voice their concerns or support. If Council gives second reading to the bylaw on November 13, 2018, this application is anticipated to be on the December 4, 2018 Public Hearing agenda.

CONCLUSION:

It is recommended that second reading be given to OCP Amending Bylaw No. 7509-2018, and that application 2018-332-RZ be forwarded to Public Hearing.

“Original signed by Adam Rieu”

Prepared by: Adam Rieu
Planning Technician

“Original signed by Chuck Goddard” for

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

“Original signed by Frank Quinn”

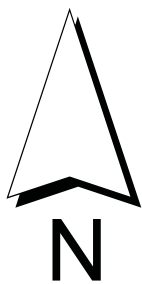
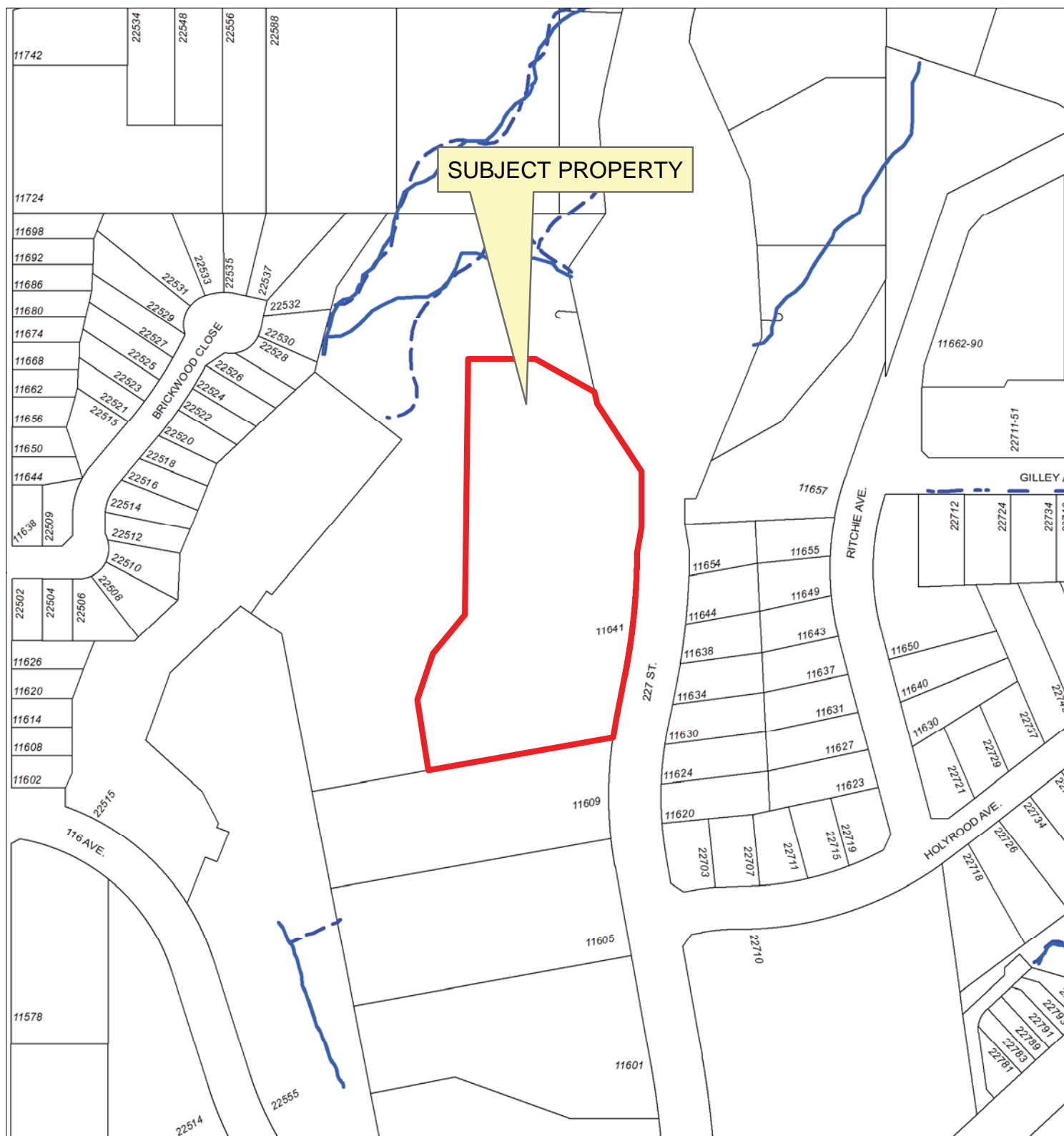
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

“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. 7509-2018
- Appendix D – Site Plan
- Appendix E – Building Elevation Plans
- Appendix F – Landscape Plan



Scale: 1:2,500

Legend

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

11641 227 Street

PLANNING DEPARTMENT



MAPLE RIDGE

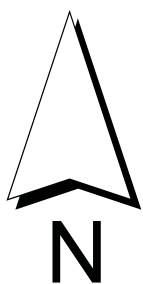
British Columbia

mapleridge.ca

2018-332-RZ

DATE: Aug 16, 2018

BY: JV



Scale: 1:2,500

Legend

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

11641 227 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2018-332-RZ

DATE: Aug 16, 2018

BY: JV

**CITY OF MAPLE RIDGE
BYLAW NO. 7509-2018**

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

WHEREAS Section 882 of the Local Government Act provides that the Council may revise the Official Community Plan;

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

NOW THEREFORE, the Municipal Council of the City of Maple Ridge, in open meeting assembled,
ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7509-2018."
2. Appendix D. Temporary Use Permits, Section TEMPORARY USE PERMIT AREA is amended by the addition of the following:

“TEMPORARY COMMERCIAL USE PERMIT AREA LOCATION No. 7”

Purpose:

To permit a temporary sales centre for a future apartment use.

Location:

Those parcels or tracts of land and premises shown on Temporary Commercial Use Permit Area Location No. 7 map, and known and described as:

Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521

3. Appendix D. Temporary Use Permits, Section TEMPORARY USE PERMIT AREA is amended by the addition of the attached Temporary Commercial Use Permit Area Location No. 7 map in sequential numeric order after Temporary Commercial Use Permit Area Location No. 6.
4. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

READ a first time the 16th day of October, 2018.

READ a second time the 13th day of November, 2018.

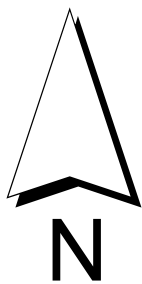
PUBLIC HEARING held the day of _____.

READ a third time the day of .

ADOPTED the day of .

PRESIDING MEMBER

CORPORATE OFFICER



Scale: 1:2,500

CITY OF MAPLE RIDGE
PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

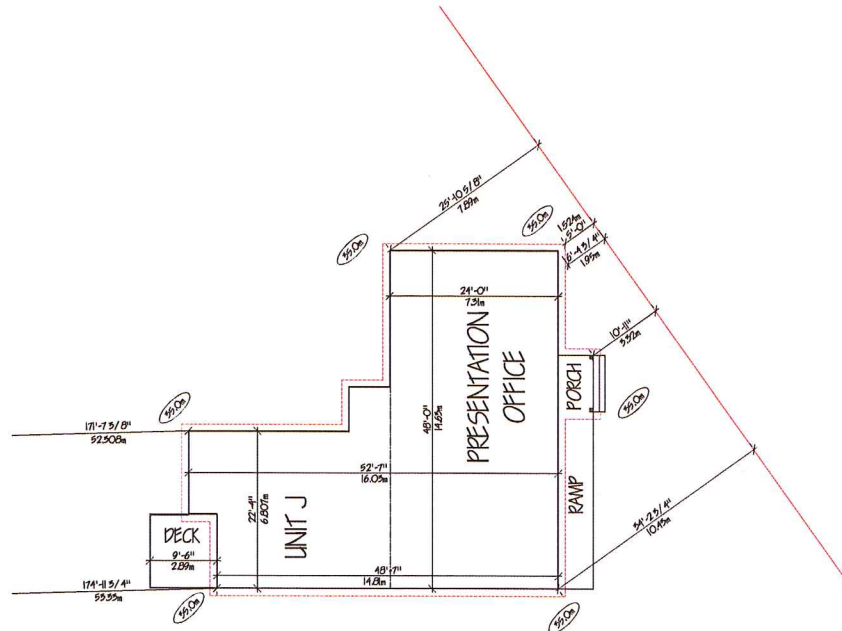
DATE: Oct 10, 2018

BY: DT

NOT TO SCALE



227TH STREET



CONCORDIA HOMES

LEGAL DESCRIPTION
LOT 1 DL 401
NWD PLAN DCP24921

CIVIC ADDRESS
11641 227 STREET
MAPLE RIDGE, BC

LOT AREA
14295.3 sq. m. 159448.0 sq. ft.

SITE COVERAGE
EXISTING SITE OFFICE = 56.18 sq. m. 608.0 sq. ft. 0.39%
PROPOSED PRESENTATION CENTER = 169.82 sq. m. 1799.0 sq. ft. 1.16%
TOTAL = 222.50 sq. m. 2999.0 sq. ft. 1.55%

ZONING
RS-1

ELEVATIONS - PRESENTATION CENTER
N.E.E. =
MAIN FLOOR = 59.61m
TOP PLATE = 58.35m
ROOF = 55.75m

LANDSCAPE REQUIREMENTS
AS PER SUBDIVISION GUIDELINES

SITE PLAN
SCALE: 1/8" = 1'-0"
DATE: JULY 10, 2018

227TH STREET



COLUMBUS
PROJECTS INC

THIS DRAWING COMPLY TO THE
2012 BCBC INCLUDING
DECEMBER 2014 REVISIONS.

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS

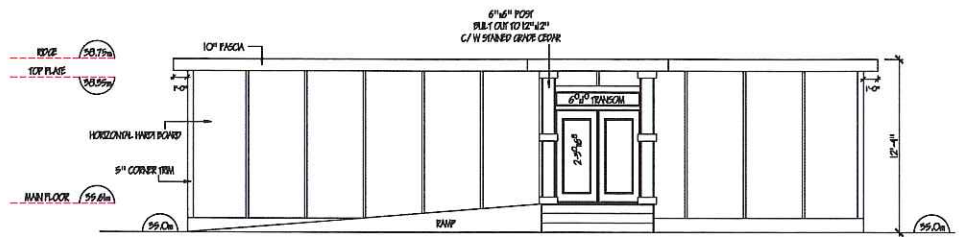
CONCORDIA
PRESENTATION CENTER
11641 227 STREET
MAPLE RIDGE, BC.

DRAWING TITLE

PRESENTATION CENTER
& UNIT "J" LAYOUT

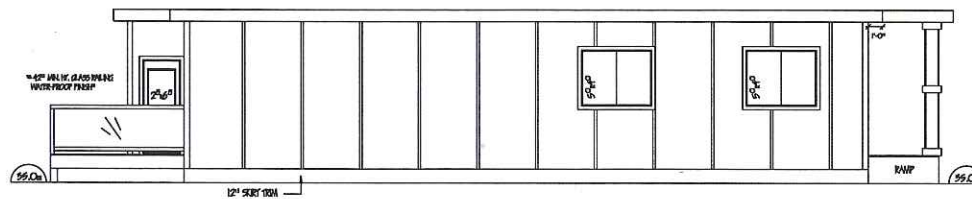
DRAWN C. FOX	PLANNED C. FOX
DATE JULY 10, 2018	DATE JULY 10, 2018
SCALE AS NOTED	SCALE 1 OF 5

200 - 22716 DEWDNEY TRUNK ROAD
MAPLE RIDGE, BC, CANADA V2X 3K2
PHONE: 604 - 380 - 1256
www.columbusprojects.com
info@columbusprojects.com



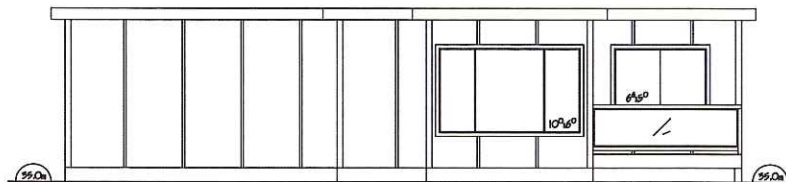
FRONT ELEVATION

SCALE - 1/4\" = 1'-0"



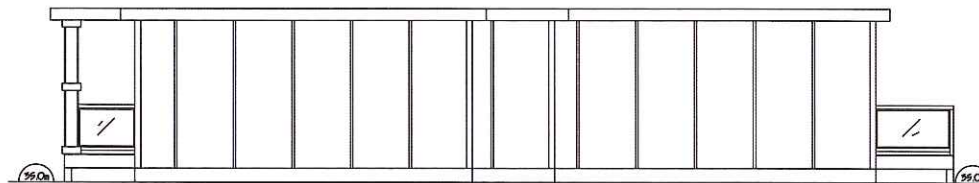
LEFT ELEVATION

SCALE - 1/4\" = 1'-0"



REAR ELEVATION

SCALE - 1/4\" = 1'-0"



RIGHT ELEVATION

SCALE - 1/4\" = 1'-0"

200 - 22716 DEWDNEY TRUNK ROAD
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COLUMBUS
PROJECTS INC

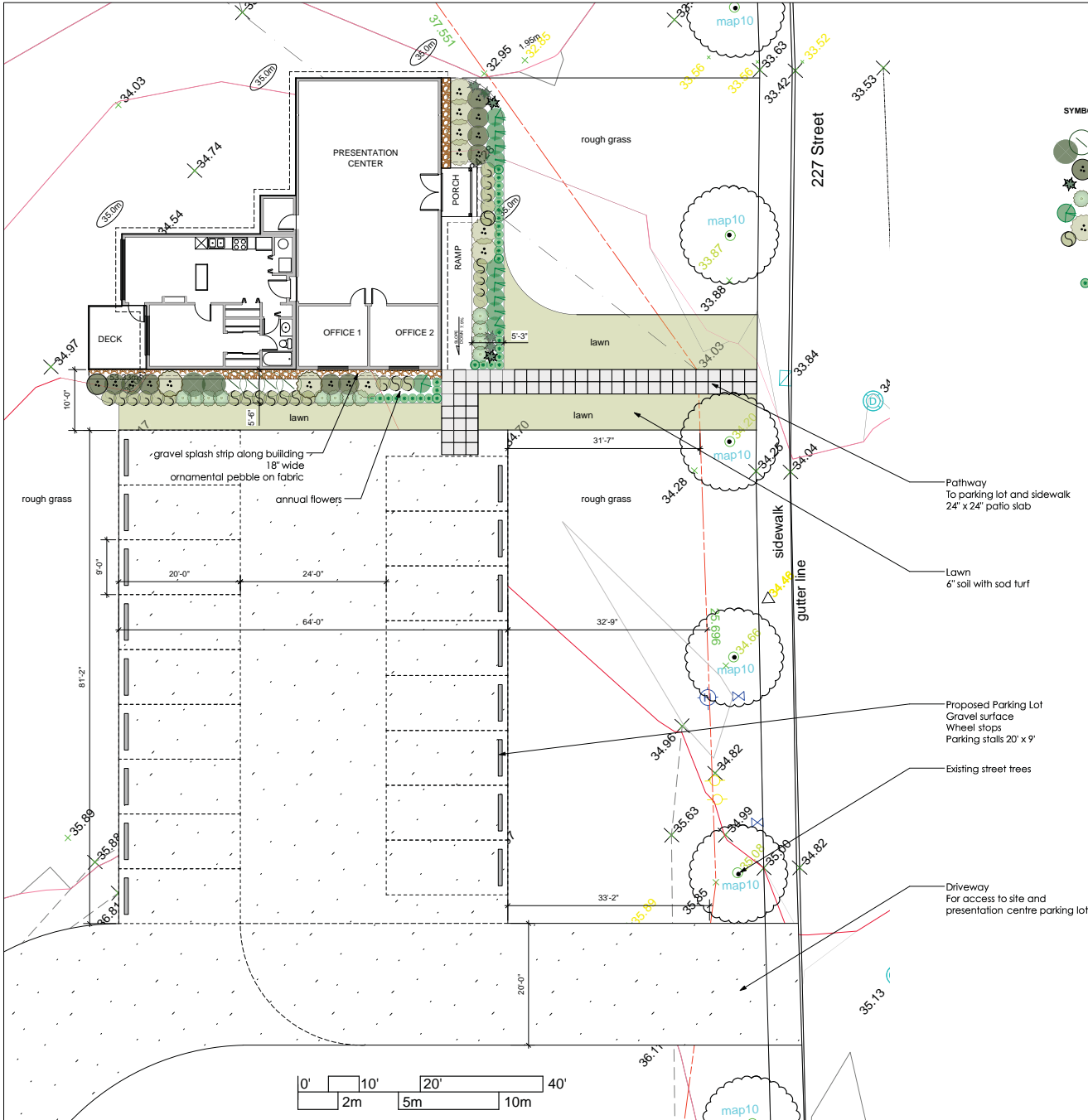
THE DRAWINGS COMPLY TO THE
2012 IBCS INCLUDING
DECEMBER 2014 REVISIONS.

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS
CONCORDIA
PRESENTATION CENTER
11641 227 STREET
MAPLE RIDGE, BC.

DRAWING TITLE
PRESENTATION CENTER
& UNIT "J" LAYOUT

DESIGNER	C. FOX	DRAWN	
DATE	JULY 10, 2018	CHECKED	
SCALE	AS NOTED	PAGE	4 OF 5



PLANT LIST - 227 Street - Presentation Center

October 22, 2018

total

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
4		Cornus stolonifera	redtwig Dogwood	#1 pot	900 o.c.
2		Euonymus alata 'Compactus'	Dwarf Burning Bush	#2 pot	900 o.c.
10		Pieris japonica compacta	Dwarf Pieris	#2 pot	800 o.c.
5		Polystichum munitum	Western Sword Fern	#1 pot	600 o.c.
12		Potentilla fruticosa Red Ace	Red Ace Shrubby Cinquefoil	#1 pot	650 o.c.
10		Rhododendron 'Ramapo'	Dwarf Red Rhodo	#2 pot	750 o.c.
9		Rhododendron 'Vulcan'	Red Vulcan Rhododendron	#5 pot	900 o.c.
25		Spiraea x Bumalda Gold Flame	Gold Flame Spirea	#2 pot	900 o.c.

GROUND COVERS

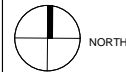
31	Mahonia nervosa	Longleaf Mahonia	#1 pot	450 o.c.
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NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the plan shall prevail.
- 2) All planting shall be in accordance with BCSLA/BCLNA Landscape Standard, latest edition.
- 3) All planting beds: 450 growing medium with 75mm of mulch (decomposed hem/fir bark)
- 4) All off site work and plant material to satisfaction of the City of Maple Ridge

All drawings remain the property of Greenway Landscape Architecture. Use for any purpose and reproduction only by written consent.

#	DATE	REVISION/REVISION DATE
1	Oct 25, 2018	Temporary Use Permit Application



Greenway

Landscape Architecture
2280 Park Crescent
Coquitlam BC V3J 5T4
T 604 461 9120
E paul@greenway.ca

Paul Whitehead BCLSA
Registered Landscape Architect #246

CLIENT
Concordia Homes

PROJECT
PRESENTATION
CENTER
227 Apartments
11641-227 Street
Maple Ridge BC

DRAWING
LANDSCAPE
PLAN

DRAWING NUMBER

L1

SCALE 1" = 8' - 0"

DRAWN PACW

SHEET 1 of 1

PROJECT NUMBER 1811