



City of Maple Ridge

**PUBLIC
HEARING**

March 21, 2017

CITY OF MAPLE RIDGE

PUBLIC HEARING

AGENDA

7:00 P.M.

DATE: March 21, 2017

1a) 2016-175-RZ

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 7305-2016

LEGAL: Lot 23, Section 28, Township 12, New Westminster District,
Plan 48925

LOCATION: 23711 132 Avenue

PURPOSE: Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land
Use Plan, and Figure 3C - River Hamlet, are hereby amended as
shown on Map No.937

FROM: Conservation

TO: Low Density Urban

AND: Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 –
Trails/Open Space is hereby amended as shown on Map No. 938 to
remove from conservation.

1b) 2016-175-RZ

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7258-2016

LEGAL: Lot 23, Section 28, Township 12, New Westminster District,
Plan 48925

LOCATION: 23711 132 Avenue

FROM: RS-2 (One Family Suburban Residential) and
RS-3 (One Family Rural Residential)

TO: RS-1b (One Family (Medium Density) Urban Residential)

PURPOSE: To Rezone to RS-1b, as above. The current application is to permit
future subdivision into three single family residential lots, and one
remainder lot.

2) 2016-034-RZ

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7247-2016

LEGAL: Lot "B", District Lot 245, Group 1, New Westminster District, Plan 74894

LOCATION: 12358 216 Street

FROM: RS-1 (One Family urban Residential)

TO: RS-1b (One Family (Medium Density) Urban Residential)

PURPOSE: To Rezone to RS-1b, as above. The current application is to permit a future subdivision of approximately two lots.

3) 2015-345-RZ

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7205-2016

LEGAL: Lot 32, Section 20, Township 12, New Westminster District, Plan 24720

LOCATION: 12106 230 Street

FROM: RS-1 (One Family Urban Residential) & RS-3 (One Family Rural Residential)

TO: R-1 (Residential District)

PURPOSE: To Rezone to R-1, as above. The current application is to permit a future subdivision of approximately 2 lots.

4) 2016-009-RZ

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7220-2016

LEGAL: Parcel "2", (J43410E) of Parcel "A" (Explanatory Plan 1734) of the South East Quarter, Section 21, Township 12, Except Firstly: Parcel "One" (Explanatory Plan 17000); Secondly: Part Subdivided by Plan LMP36965; New Westminster District

LOCATION: 23729 Dewdney Trunk Road

FROM: RS-3 (One Family Rural Residential)

TO: RM-1 (Townhouse Residential)

PURPOSE: To Rezone to RM-1, as above. The current application is to permit the future construction of a 41 unit multi-family development.

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 p.m., Tuesday, March 21, 2017 to consider the following bylaws:

1a) 2016-175-RZ

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 7305-2016

LEGAL: Lot 23, Section 28, Township 12, New Westminster District, Plan 48925

LOCATION: 23711 132 Avenue

PURPOSE: Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3C - River Hamlet, are hereby amended as shown on Map No.937

FROM: Conservation

TO: Low Density Urban

AND: Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails/Open Space is hereby amended as shown on Map No. 938 to remove from conservation.



Map 937



Map 938

1b) 2016-175-RZ

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7258-2016

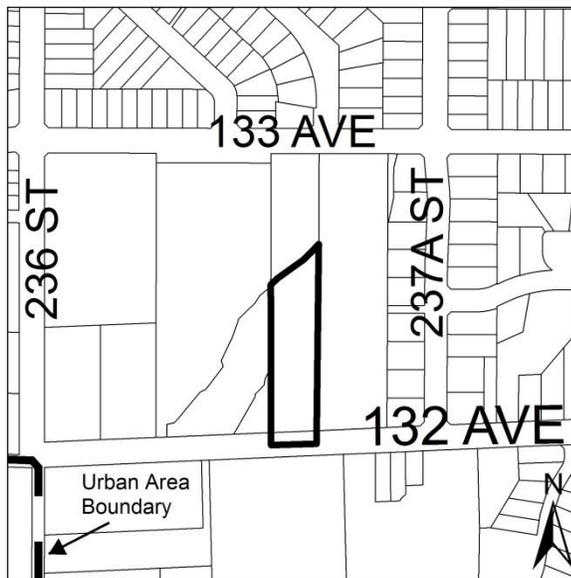
LEGAL: Lot 23, Section 28, Township 12, New Westminster District, Plan 48925

LOCATION: 23711 132 Avenue

FROM: RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)

TO: RS-1b (One Family (Medium Density) Urban Residential)

PURPOSE: To Rezone to RS-1b, as above. The current application is to permit future subdivision into three single family residential lots, and one remainder lot.



2) 2016-034-RZ

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7247-2016

LEGAL: Lot "B", District Lot 245, Group 1, New Westminster District, Plan 74894

LOCATION: 12358 216 Street

FROM: RS-1 (One Family urban Residential)

TO: RS-1b (One Family (Medium Density) Urban Residential)

PURPOSE: To Rezone to RS-1b, as above. The current application is to permit a future subdivision of approximately two lots.



3) 2015-345-RZ

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7205-2016

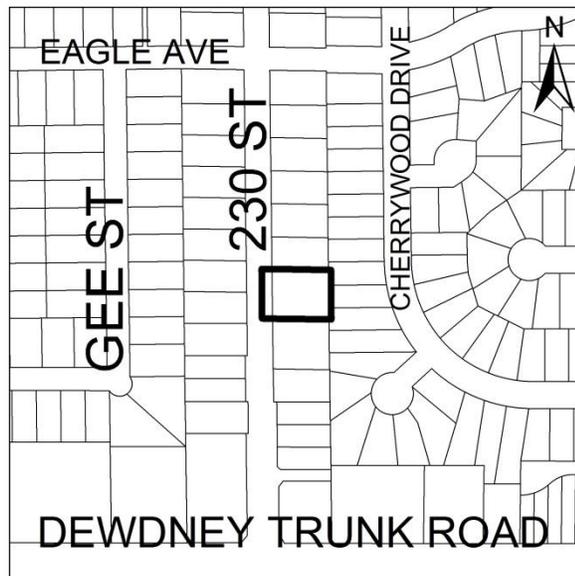
LEGAL: Lot 32, Section 20, Township 12, New Westminster District,
Plan 24720

LOCATION: 12106 230 Street

FROM: RS-1 (One Family Urban Residential) & RS-3 (One Family Rural
Residential)

TO: R-1 (Residential District)

PURPOSE: To Rezone to R-1, as above. The current application is to permit a
future subdivision of approximately 2 lots.



4) 2016-009-RZ

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7220-2016

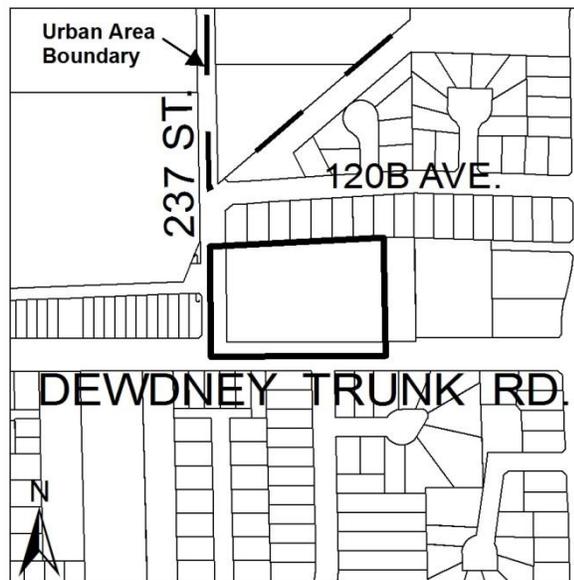
LEGAL: Parcel "2", (J43410E) of Parcel "A" (Explanatory Plan 1734) of the South East Quarter, Section 21, Township 12, Except Firstly: Parcel "One" (Explanatory Plan 17000); Secondly: Part Subdivided by Plan LMP36965; New Westminster District

LOCATION: 23729 Dewdney Trunk Road

FROM: RS-3 (One Family Rural Residential)

TO: RM-1 (Townhouse Residential)

PURPOSE: To Rezone to RM-1, as above. The current application is to permit the future construction of a 41 unit multi-family development.



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 a.m. and 4:00 p.m. from March 10, 2017 to March 21, 2017, Saturdays, Sundays and Statutory Holidays excepted. To view staff reports for Item Numbers 1, 3 and 4 go to Council Meeting dated February 28, 2017, and for Item Number 2, go to Council Meeting dated February 14, 2017, on the City website at www.mapleridge.ca/AgendaCenter.

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 e-mail to the Clerk's Department at clerks@mapleridge.ca, by 4:00 p.m., March 21, 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 10th day of March, 2017.

Laurie Darcus, MMC
Manager of Legislative Services

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-175-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: _____

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and ongoing consultation has been provided by way of posting Bylaw No. 7305-2016 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Bylaw No. 7305-2016 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Bylaw No. 7305-2016 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Bylaw No. 7305-2016 be given first and second readings and be forwarded to Public Hearing;
- 5) That Bylaw No. 7258-2016 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 10.3, Part VI, A - Silver Valley, Figure 2 - Land Use Plan, Figure 3C - River Hamlet, and Figure 4 - Trails and Conservation areas;
 - iii) Park dedication as required, including construction of a pedestrian trail and removal of all debris and garbage from park land;
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development; and
 - v) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

Addition of 7) That a voluntary contribution, in the amount of \$15,300.00 (\$5,100.00 per lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

(2016-175-RZ, 23711 132 Avenue - to revise conservation boundaries and to rezone from RS-3 [One Family Rural Residential] and RS-2 [One Family Suburban Residential] to RS-1b [One Family Urban (Medium Density) Residential] to permit future subdivision into three single family residential lots and one remainder lot)

CARRIED
 DEFEATED
 DEFERRED
 _____ "Nicole Read" _____ MAYOR

ACTION NOTICE

- TO: _____
- Chief Administrative Officer
 - Gen Mgr - Public Works & Development
 - Dir - Planning *→ prepare package for PH w/ additional contribution requirement*
 - Mgr - Bylaws & Licences
 - Municipal Engineer
 - Dir - Engineering Operations
 - Clerk's Section
 - Corporate Officer
 - Property & Risk Manager
 - Legislative Clerk
 - Confidential Secretary
 - Conveyancing Clerk

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

February 28, 2017 _____
Date

Lauri Darce

Corporate Officer

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7305-2016; and
Second Reading
Zone Amending Bylaw No. 7258-2016
23711 132 Avenue

MEETING DATE: February 20, 2017
FILE NO: 2016-175-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the southern portion of the subject property, located at 23711 132 Avenue, from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit future subdivision into three single family residential lots, and one remainder lot. A separate application, 2016-176-RZ, has been received to rezone the northern remainder portion of the subject property, from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential), and will be the subject of a separate report to Council. The applicant is pursuing separate rezoning applications in anticipation that the single family development will proceed faster than the multi-family development. Ground-truthing on site has established the developable areas, and as a result, an Official Community Plan (OCP) amendment is required to revise the *Conservation* boundaries.

Council granted first reading to Zone Amending Bylaw No. 7258-2016 and considered the early consultation requirements for the OCP amendment on July 26, 2016. Pursuant with Council resolution, the application is subject to the Community Amenity Contribution Program.

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. 7305-2016 on the municipal website, 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. 7305-2016 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. 7305-2016 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7305-2016 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7258-2016 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 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3C - River Hamlet, and Figure 4 - Trails and Conservation areas;
- iii) Park dedication as required, including construction of a pedestrian trail and removal of all debris and garbage from park land;
- iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development; and
- v) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

Applicant:	Brookside Properties Ltd.
Legal Description:	Lot 23 Section 28 Township 12 New Westminster District Plan 48925
OCP:	
Existing:	Medium/High Density Residential; Conservation; Low Density Urban
Proposed:	Low Density Urban and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
Proposed:	RS-1 (One Family Urban Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: CD-1-93 (Amenity Residential District) Designation: Medium/High Density Residential
South:	Use: Single Family Residential Zone: RS-2 (One Family Urban Residential) Designation: Conservation, Low Density Urban, Medium/High Density Residential, Open Space
East:	Use: Park Zone: P-1 (Park and School) Designation: Neighbourhood Park, Conservation, Medium/High Density Residential

West: Use: Single Family Residential, Multi Family Residential, Park
Zone: RS-1 (One Family Urban Residential), RM-1 (Townhouse Residential)
Designation: Low Density Urban, Conservation, Medium/High Density Residential

Existing Use of Property: Single Family Residential
Proposed Use of Property: Single Family Residential, Multi Family Residential
Site Area: 0.85 ha (2.09 acres)
Access: 132 Avenue
Servicing requirement: Urban Standard

2) Project Description:

The subject property is located at 23711 132 Avenue (see Appendices A and B). The applicant is proposing three single family residential lots on the southern portion of the subject property, south of Maple Ridge Park Creek. Two of the lots will front 132 Avenue, and a third lot, the existing home, is proposed as a panhandle lot. Council Policy 6.02 indicates that panhandle lots are permitted “where there is no other subdivision possibility in an established area, and where there is no possibility of a road being created to eliminate any need of a panhandle subdivision, and when the lot being created will not affect the established amenity of the area by blocking views from adjoining parcels.” In this instance, it is not possible for a road to be developed to access the existing house, nor will any views be blocked from adjoining parcels. All three lots will have access from 132 Avenue, with the existing house utilizing a panhandle driveway located between the two new lots fronting 132 Avenue (see Appendix E). The area surrounding Maple Ridge Park Creek will be dedicated to the City as Park, and will include a pedestrian trail on the north side of the creek that will connect to an existing trail in the adjacent Cedar Park.

The same applicant is proposing a sixteen unit townhouse development through a separate application, 2016-176-RZ, on the northern half of the subject property, north of Maple Ridge Park Creek (see Appendix F). Application 2016-176-RZ will be accessed from 133 Avenue, which is a separate access from the subject application. There is no access proposed between the townhouse site to the north and the single family lots to the south. The applicant is pursuing separate rezoning applications in anticipation that the single family development will proceed faster than the multi-family application.

3) Planning Analysis:

i) Official Community Plan:

The land use designations for the subject property are outlined in the Silver Valley Area Plan. The southern portion of the site is designated *Low Density Urban*, which supports densities ranging from 8 to 18 units per hectare. The applicant is proposing the RS-1b (One Family Urban (Medium Density) Residential) zone, which is consistent with the *Low Density Urban* land use designation. The balance of the site is designated *Conservation* and *Medium/High Density Residential*. The applicant is proposing a sixteen unit townhouse development on the northern *Medium/High Density Residential* designated portion of the property, under a separate application, 2016-176-RZ. An amendment to the OCP is required for the *Conservation* boundary around Maple Ridge Park Creek (see Appendix C).

Design features of the Silver Valley Area Plan include concentrating higher density residential development into the Hamlets and the River Village. These areas were planned to be within walking distance of commercial uses. Residential densities outside of these core areas were reduced

overall, through clustering or retention of larger lots, to retain significant natural amenities and protect view corridors. The subject property is situated between, but outside of the peripheries of River Village and Horse Hamlet. It is, therefore, located in an area that is generally associated with lower density residential development, as reflected by its current designation.

ii) Zoning Bylaw:

The current application proposes to rezone the southern portion of the subject property, from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) (see Appendix D), to permit subdivision into three single family residential lots, and one remainder lot (see Appendix E). The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 2.0 ha (5 acres) and RS-2 (One Family Suburban Residential) zone is 0.40 ha (1 acre), and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557 m² (5,996 ft²). The proposed RS-1b (One Family Urban (Medium Density) Residential) zoning is in compliance with the policies of the Silver Valley Area Plan of the OCP. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

A second application, 2016-176-RZ, on the northern portion of the subject property, proposes to rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit the development of sixteen townhouse units. Application 2016-176-RZ will be the subject of a separate and future report to Council.

iii) Development Permits:

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.

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

- All areas designated *Conservation* on Schedule “B” or all areas within 50 metres of an area designated *Conservation* on Schedule “B”, or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 percent;
- All floodplain areas and forest lands identified on Schedule “C”

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application has been made under the file reference 2016-035-DP for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Area, identified on Map 1 in Section 8.12 of the OCP. More information is provided within section 5) Interdepartmental Implications.

iv) Advisory Design Panel:

A Form and Character Development Permit is not required for a single family development; therefore, this application does not need to be reviewed by the Advisory Design Panel. A multi-family Development Permit will accompany file 2016-176-RZ for the townhouse component to the north.

v) 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 sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of final reading.

4) Environmental Implications:

Maple Ridge Park Creek bisects the property, and is the feature that separates the southern application, proposing three single family residential lots, and the northern application, proposing a sixteen unit multi-family townhouse development (see Appendix F). The property drains west and southwest, with a 13 percent grade. Maple Ridge Park Creek is approximately 3.5 m wide within the property boundaries and will require a 15 m setback from the top of bank. The property is vegetated with a mix of native species, and has ornamental shrubs near the existing home; as well, some invasive species were identified on the subject property. Tree retention opportunities exist in both *Conservation* and developable areas, with a significant stand of trees located in the southwest corner of the property. Large boulders and rocky outcrops were identified throughout the entire property; however, they were more prominent on the northern portion of the site. A large rocky outcrop was identified along the northeast property boundary, which will be retained as part of the northern development application, 2016-176-RZ.

5) Interdepartmental Implications:

Engineering Department:

A rezoning servicing agreement is required for the proposed pedestrian trail. All other deficient services will be provided through a Subdivision Servicing Agreement at the time of subdivision.

Parks & Leisure Services Department:

A pedestrian trail will be provided on the north side of Maple Ridge Park Creek. This trail will connect to an existing trail located within the adjacent City owned Cedar Park, located directly east of the subject property. The applicant will be responsible for the costs associated with the pedestrian trail.

Fire Department:

The subject property is located within the Wildfire Development Permit area; therefore, the applicant has provided a Wildfire Hazard Mitigation Report prepared by Diamond Head Consulting Ltd. This report also includes the adjacent northern application, located at the same address, 23711 132 Avenue, under rezoning application 2016-176-RZ. The report concludes that mitigation measures would be achieved through setbacks and fuel treatments along forested boundaries, appropriate landscaping, and fire resistant building materials.

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, to adjust the *Conservation* area

boundary, 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.

CONCLUSION:

The proposed RS-1b (One Family Urban (Medium Density) Residential) zone complies with the *Low Density Urban* designation within the Silver Valley Area Plan; however, an OCP amendment is required to revise the *Conservation* boundaries. A second application, 2016-176-RZ, on the northern portion of the subject property, proposes to rezone to RM-1 (Townhouse Residential) to permit the development of sixteen townhouse units. Application 2016-176-RZ will be the subject of a future report to Council.

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7305-2016, that second reading be given to Zone Amending Bylaw No. 7258-2016, and that application 2016-175-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”

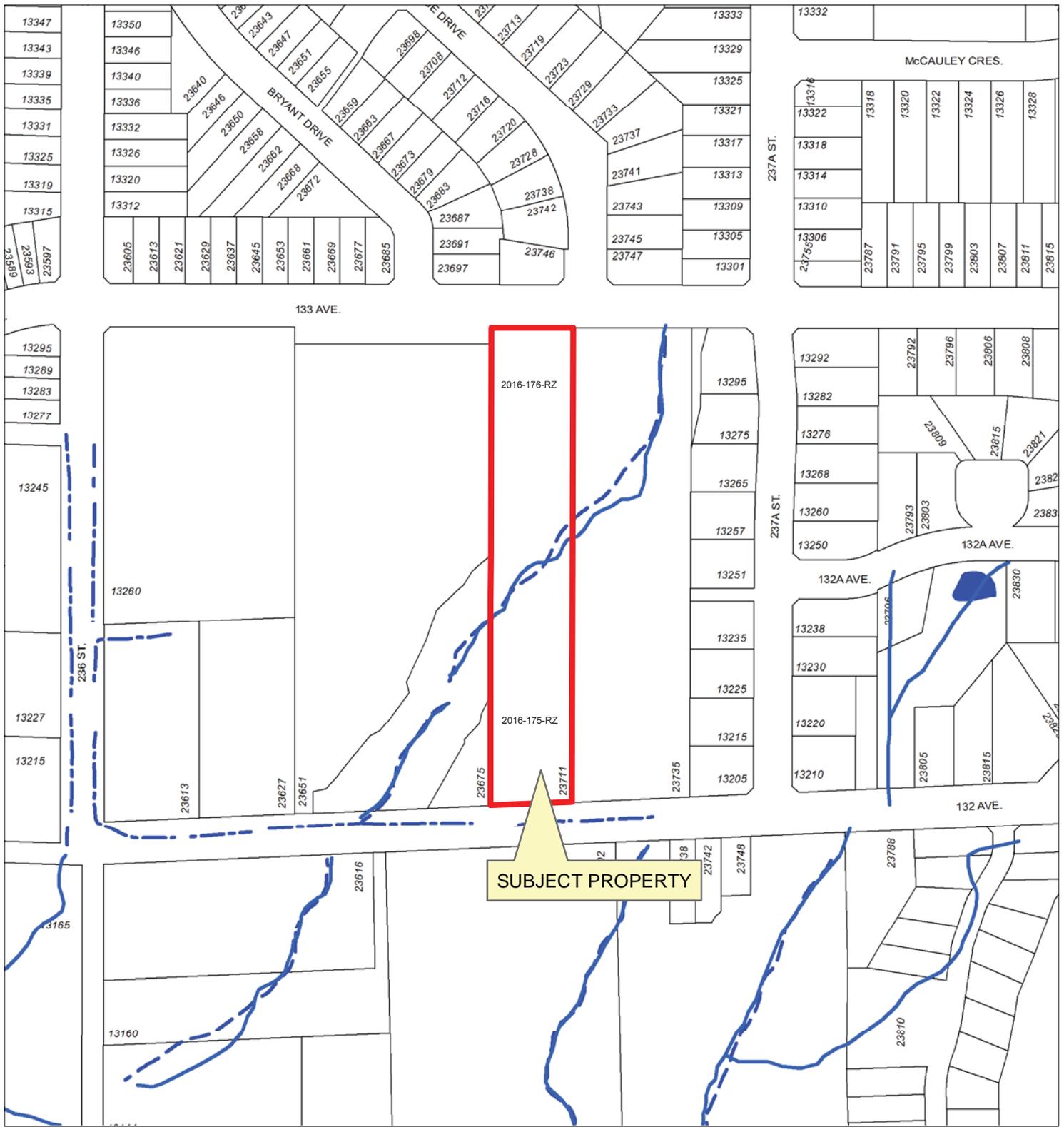
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7305-2016
- Appendix D – Zone Amending Bylaw No. 7258-2016
- Appendix E – Subdivision Plan
- Appendix F – Topographic Survey



Scale: 1:2,500

Legend

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

23711 132 Avenue

PLANNING DEPARTMENT



mapleridge.ca

2016-175-RZ
DATE: Jul 19, 2016

BY: JV



Aerial Imagery from the Spring of 2015



Scale: 1:2,500

Legend

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

23711 132 AVENUE

PLANNING DEPARTMENT



mapleridge.ca

2016-175-RZ
DATE: Jul 20, 2016

BY: JV



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7305-2016

Map No. 938

Purpose: To Amend Silver Valley Area Plan Figure 4 - Trails/Open Space as shown

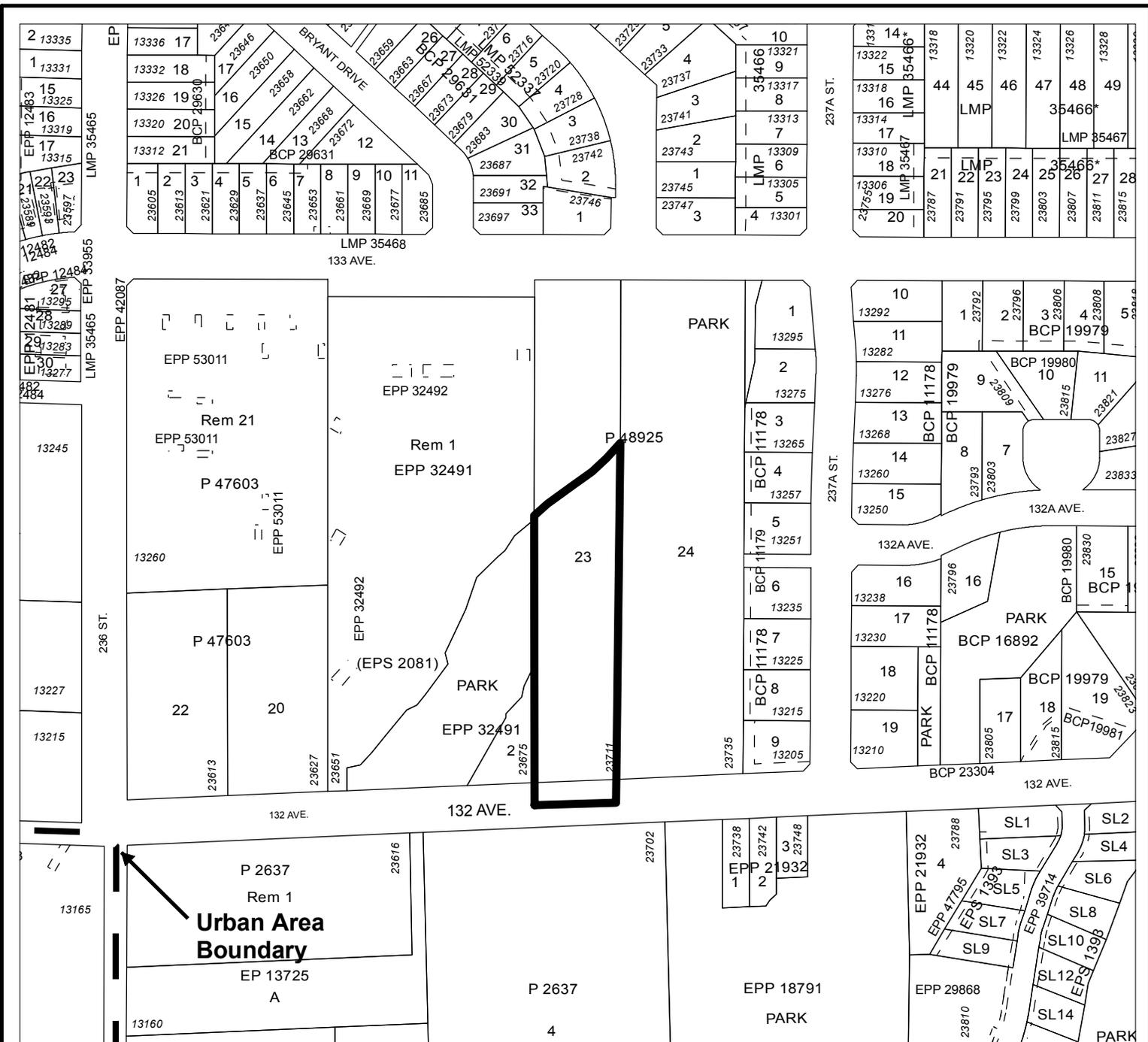
 To Remove from Conservation



 Urban Area Boundary



SCALE 1:2,500

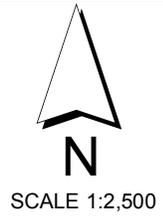


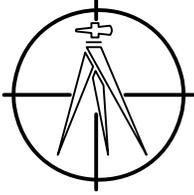
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7258-2016
 Map No. 1682
 From: RS-2 (One Family Suburban Residential)
 RS-3 (One Family Rural Residential)
 To: RS-1b (One Family Urban (Medium Density) Residential)



--- Urban Area Boundary





Terra Pacific

Land Surveying Ltd

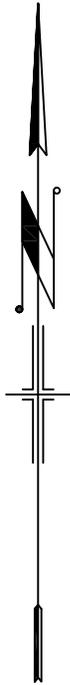
22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

Rem. 23

SKETCH PROPOSED 3 LOT SUBDIVISION

23711 132nd Avenue, Maple Ridge, BC

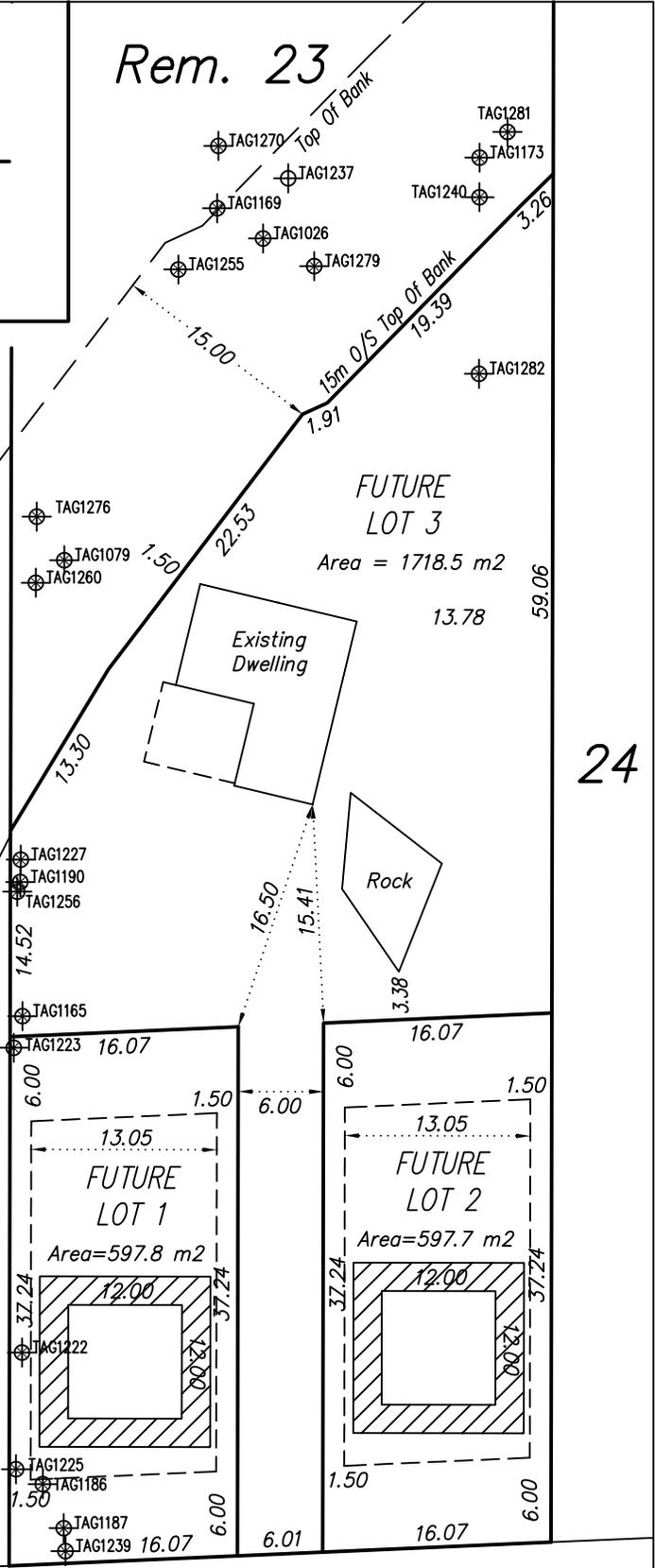
NOTE: RS-1b ZONING



Park

2

Area = 734.0 m²



24

132nd Avenue

SCALE 1 : 500

PAPER SIZE: 11" X 8.5"
DATE: FEBRUARY 1, 2017
FILE: MR16-424sk_sub A_rev5





Terra Pacific

Land Surveying Ltd

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

Client:
MDO REAL ESTATE

Project:
**23711 132nd Avenue
Maple Ridge, BC**

Notes:
All Dimensions Are In Meters
Lot Dimensions Are According to Plan 48925
Elevations Are From Monument 84H0060
Elev = 14.705m
Contour intervals are 1 meter and the contour labels are oriented to be read facing up-hill.

Drawing Title:
**Topographic Survey Plan
Over Lot 23 Sec. 28 Tp. 12
NWD Plan 48925**

Legend:

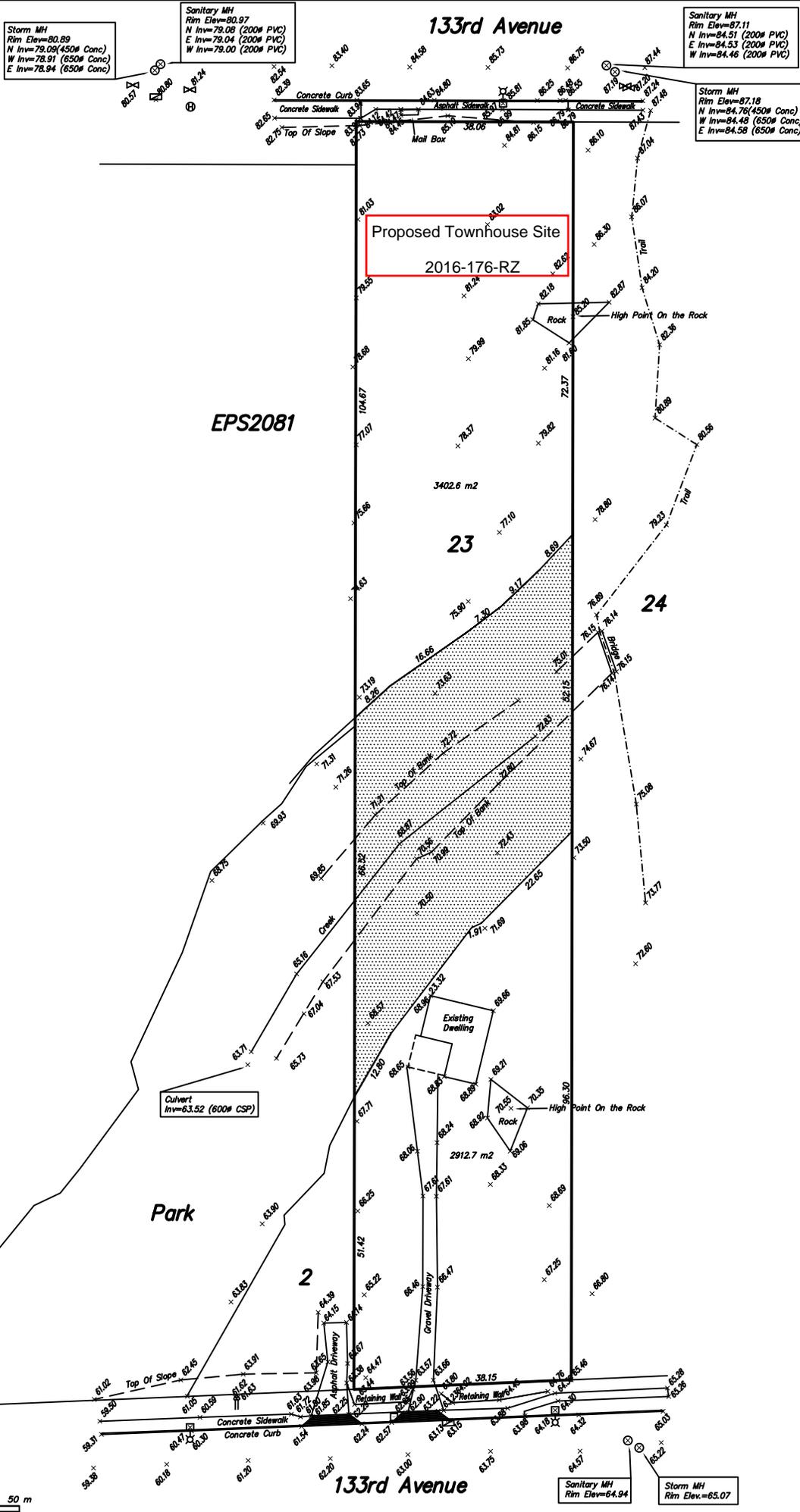
- × Ground Elevation
- ▭ Catch Basin
- ⊕ Fire Hydrant
- ⊥ Guy Wire
- ⊕ Inspection Chamber
- ⊕ Lawn Drain
- ⊕ Lamp Standard
- ⊕ Manhole
- ⊕ Power Pole
- ⊕ Water Valve
- ~ Creek (Swale)

Date: February 3rd, 2016

File: MR16-424Topo

Certified Correct
This 3rd Day Of February, 2016

Mike Bernemann



SCALE 1 : 500



**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-034-RZ
File Manager: Therese Melser**

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:

Arborist Report by Arbortech consulting

- 1) That Bylaw No. 7247-2016 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 Stormwater Management;
 - ii) Removal of existing building;
 - 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.

(2016-034-RZ, 12358 216 Street - to rezone from RS-1 [One Family Urban Residential] to RS-1b [One Family Urban (Medium Density) Residential] to permit a subdivision of approximately 2 lots)

~~CARRIED~~ DEFEATED DEFERRED "Nicole Read" _____ MAYOR

ACTION NOTICE

TO: Chief Administrative Officer
 Dir - Corporate Support
 Dir - Human Resources
 Mgr - Economic Development
 Mgr - Sustainability & Corp Planning
 Mgr - Communications
 Gen Mgr - Corporate & Financial
 RCMP
 Fire Chief
 Mgr - Accounting
 Director of Information Technology
 Gen Mgr - Public Works & Development
 Dir - Planning *Prepare PH package*
 Mgr - Bylaws & Licences
 Municipal Engineer
 Dir - Engineering Operations
 Gen Mgr - Parks, Rec & Culture
 Dir - Parks & Facilities
 Dir - Recreation & Com. Services

Clerk's Section
 Corporate Officer
 Property & Risk Manager
 Front Desk Reception
 Legislative Clerk
 Committee Clerk
 Confidential Secretary
 Conveyancing Clerk

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

February 14, 2017
Date


Corporate Officer



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. 7247-2016
12358 216 Street

MEETING DATE: February 6, 2017
FILE NO: 2016-034-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at **12358 216 Street** from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a future subdivision of approximately two lots. Council granted first reading to Zone Amending Bylaw No. 7247-2016 on May 24, 2016. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m², and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557m².

This application is in compliance with the OCP.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7247-2016 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 Stormwater Management;
 - ii) Removal of existing building;
 - 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(ies). 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: Gurlal Rakhra

Legal Description: Lot "B" District Lot 245 Group 1 New Westminster District Plan 74894

OCP:

Existing: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)

Proposed: RS-1b (One Family Urban (Medium Density) Residential)

Surrounding Uses:

North: Use: Single Family Residential
Zone: RS-1 (One Family Urban Residential)
Designation: Urban Residential

South: Use: Single Family Residential
Zone: RS-1 (One Family Urban Residential)
Designation: Urban Residential

East: Use: Single Family Residential
Zone: RS-1 (One Family Urban Residential)
Designation: Urban Residential

West: Use: Single Family Residential
Zone: RS-1b (One Family Urban (Medium Density) Residential)
Designation: Urban Residential

Existing Use of Property: Residential
Site Area: 0.113 ha (0.28 acres)
Access: 216 Street
Servicing requirement: Urban Standard

2) Project Description:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit future development into two Single Family residential lots, not less than 557m². Access for each lot is proposed to be from 216 Street. There is a residential building on the subject property, which will require removal as a condition of rezoning.

3) Planning Analysis:

i) Official Community Plan:

The development site is located within the Urban Area Boundary and is currently designated *Urban Residential*, 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 RS-1b (One Family Urban (Medium Density) Residential) is in conformance with the *Urban Residential* designation and infill policies. No OCP amendment will be required for the proposed development.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property, located at 12358 216 Street, from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit future subdivision into two lots. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m², and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557 m².

Proposed lot 2 does not meet the minimum lot width requirement of 15 metres for the RS-1b (One Family Urban (Medium Density) Residential) zone. Therefore, a Development Variance Permit application to relax the lot width of approximately 0.75 metre will be required. The variance will be subject of a future Council report.

iii) Proposed Variances:

A Development Variance Permit application has been received for this project (2016-034-VP) and involves the following relaxations (see Appendix D):

- *Maple Ridge Zoning Bylaw No. 3510 -1985, Schedule "D", Minimum Lot Area and Dimensions; to reduce the minimum lot width from 15.0m to 14.16m.*

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

4) Environmental Implications:

The Arborist Report prepared by Arbortech Consulting identifies one tree on site for retention (#979 located in the southern yard, near the proposed property line between lot 1 and 2), and protection of 4 off site trees in the neighbouring eastern and southern property boundary. Tree protection barriers will be a requirement for this site, as outlined in the report. The requirement for replacement trees on site will be a minimum of two trees, not including street trees as identified through the Subdivision Servicing Agreement. Demolishing or clearing of the property cannot happen until the Tree Permit is issued, and Tree Protection Barrier fencing is in place.

CONCLUSION:

As this application is in compliance with the Official Community Plan, it is recommended that second reading be given to Zone Amending Bylaw No. 7247-2016, and that application 2016-034-RZ be forwarded to Public Hearing.

“Original signed by Therese Melser”

Prepared by: Therese Melser
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

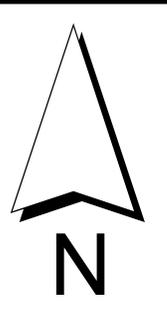
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

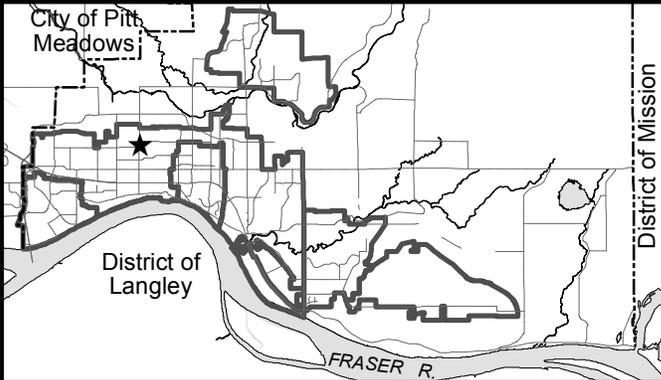
Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7247-2016
- Appendix D – Subdivision Plan

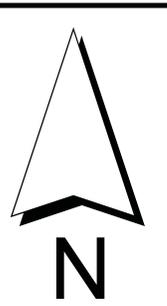
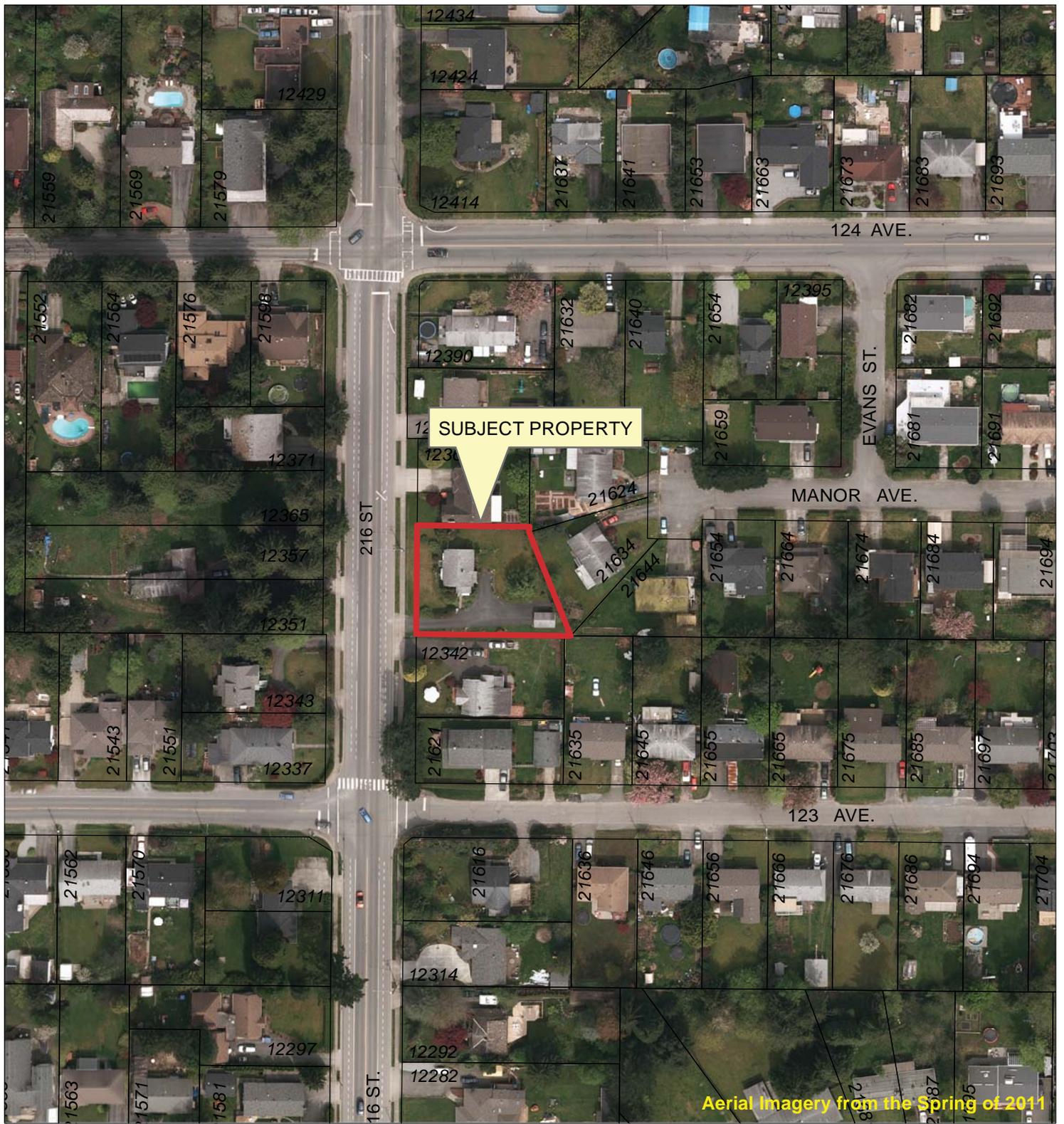


Scale: 1:1,500

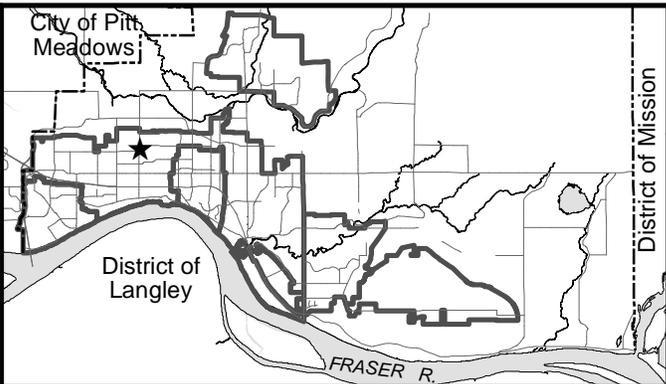


12358 216 STREET





Scale: 1:1,500

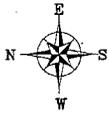


12358 216 STREET

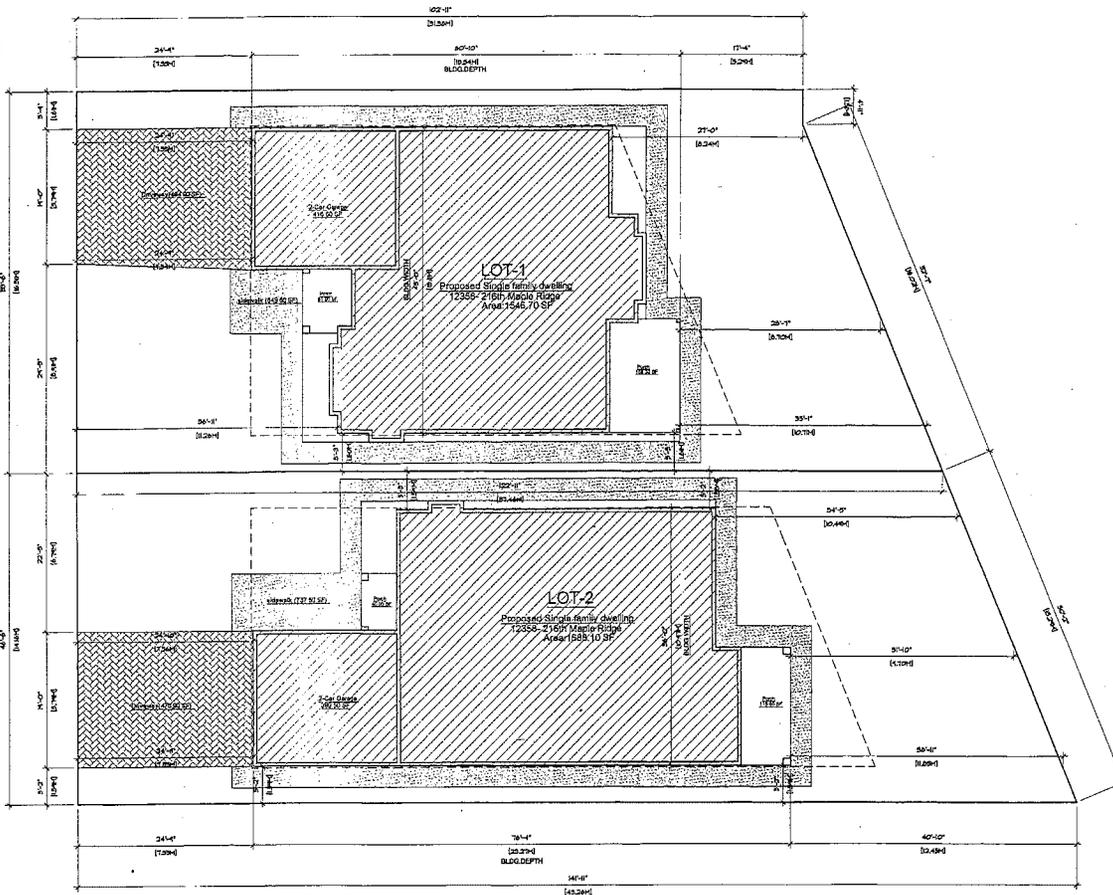


FILE: 2016-034-RZ
DATE: Feb 18, 2016

BY: PC



216th STREET



SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT DESCRIPTION:

CIVIC ADDRESS: 12358-216 STREET
MAPLE RIDGE, B.C.
LEGAL ADDRESS: LOT 8 DISTRICT LOT 245 GROUP 1
NWD PLAN 74581
PID: 107-796-986

LOT-1		
ZONE	RS-1b	
SITE SIZE	5995.50 SQFT	
LOT COVERAGE	TOTAL ALLOWABLE	5995.50 X 0.40 = 2398.20 SQFT
	BUILDINGS	5995.50 X 0.30 = 1798.65 SQFT
	PROPOSED	2170.70 SQFT
	MAIN HOUSE	1546.70 SQFT
	COVID PORCH	217.30 SQFT
	GARAGE	406.90 SQFT

LOT-2		
ZONE	RS-1b	
SITE SIZE	6147.30 SQFT	
LOT COVERAGE	TOTAL ALLOWABLE	6147.30 X 0.40 = 2458.92 SQFT
	BUILDINGS	6147.30 X 0.30 = 1844.19 SQFT
	PROPOSED	2223.16 SQFT
	MAIN HOUSE	1688.15 SQFT
	COVID PORCH	151.50 SQFT
	GARAGE	389.50 SQFT

NOTES:

1. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
2. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF BRITISH COLUMBIA CODE 2012 EDITION.
4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. S-809 LATEST EDITION.
5. CONCRETE STRENGTH AT 28 DAYS, MINIMUM 5000 PSI.
6. ALL FRAMING AND HALIBO SHALL CONFORM TO B.C. BUILDING CODE PART 4 AND DESIGN TO C.S.A. LATEST EDITION.
7. ALL FRAMING LAMBERS SHALL BE DOUGLAS FIR #2 OR BETTER.
8. ROOF TRUSSES SHALL BE DESIGNED AND SEALED BY P.E. REGISTERED IN B.C.
9. ALL FLOORING SHALL BE DOUGLAS FIR CONFORM TO C.S.A. 020 LATEST EDITION.
10. OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENT.
11. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCED. THERE IS NO RESPONSIBILITY OF THE DESIGNER THE OWNER/CONTRACTOR/BUILDER SHOULD INFORM THE DESIGNER BEFORE COMMENCEMENT OF CONSTRUCTION FOR ANY DISCREPANCY.

THESE PLANS CONFORM TO BCBC 2012

PROPOSED PLANS FOR HOUSE SITUATED
12358 - 216 STREET, MAPLE RIDGE

Builder :

SCALE :AS SHOWN

DATE:AUG.17,2016

SITE PLAN / DETAILS



Designed By:
AMARDEEP DHILLON

Drawn By:
DON DUMANDAN



SPACE SMART HOME DESIGN
8189 MAIN STREET, VANCOUVER BC V5X 3L2

PH.604 720 0825

ashhillon50@hotmail.com

ALL DRAWING CONTENTS HEREIN ARE PROPERTY OF SPACE SMART, ALL RIGHTS RESERVED.

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2015-345-RZ
File Manager: Therese Melser**

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:

Tree Assessment Report by Koome Urban Forestry

- 1) That Bylaw No. 7205-2016 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 on 230 Street, as required;
 - iii) Registration of a Restrictive Covenant for Stormwater Management; and
 - iv) 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.

(2015-345-RZ, 12106 230 Street - to rezone from RS-1 [One Family Urban Residential] and RS-3 [One Family Rural Residential] to R-1 [Residential District] to permit a future subdivision of approximately 2 lots)

~~CARRIED~~ DEFEATED DEFERRED "Nicole Read" _____ MAYOR

ACTION NOTICE

TO: ___ Chief Administrative Officer
 ___ Gen Mgr – Corporate & Financial
 ___ RCMP
 ___ Fire Chief
 ___ Mgr - Accounting
 ___ Director of Information Technology
 ___ Gen Mgr – Public Works & Development
 Dir - Planning *Prepare PH package*
 ___ Mgr - Bylaws & Licences
 ___ Municipal Engineer
 ___ Dir - Engineering Operations
 ___ Gen Mgr - Parks, Rec & Culture
 ___ Dir - Parks & Facilities
 ___ Dir – Recreation & Com. Services

Clerk's Section
___ Corporate Officer
___ Property & Risk Manager
___ Front Desk Reception
 Legislative Clerk
___ Committee Clerk
___ Confidential Secretary
___ Conveyancing Clerk

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

February 28, 2017
Date



Corporate Officer

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7205-2016
12106 230 Street

MEETING DATE: February 20, 2017
FILE NO: 2015-345-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 12106 230 Street, from RS-1 (One Family Urban Residential) and RS-3 (One Family Rural Residential) to R-1 (Residential District), to permit a future subdivision of approximately 2 lots. Council granted first reading to Zone Amending Bylaw No. 7205-2016 on February 9, 2016.

This application is in compliance with the Official Community Plan (OCP). Pursuant to Council resolution, this application is exempt from the Community Amenity Contribution Program, because it is proposing one additional lot.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7205-2016 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 on 230 Street, as required;
 - iii) Registration of a Restrictive Covenant for Stormwater Management; and
 - iv) 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: Fred Worthy
Legal Description: Lot 32, Section 20, Township 12, New Westminster District Plan 24720

OCP:
Existing: Urban Residential

Zoning:
Existing: RS-1 (One Family Urban Residential), RS-3 (One Family Rural 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-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential), and RS-3 (One Family Rural Residential)
	Designation:	Urban Residential

Existing Use of Property: Residential
Site Area: 0.12 ha. (0.30 acres)
Access: 230 Street
Servicing requirement: Urban Standard

2) Project Description:

The current application proposes to rezone the subject property, located at 12106 Street, from RS-1 (One Family Urban Residential) and RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit future subdivision into two lots. The proposed lot size of 538m² – 695m² will ensure compatibility with existing lots in the surrounding neighbourhood. The existing residence will remain on the northern portion of the property, with the new lot proposed on the southern portion. Access for the new lot is proposed to be off of 230 Street.

3) Planning Analysis:

i) Official Community Plan:

The OCP designates the subject 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 R-1 (Residential District) is in conformance with the *Urban Residential* designation and infill policies. No OCP amendment will be required to allow the proposed R-1 (Residential District) zoning.

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) and RS-3 (One Family Rural Residential), to R-1 (Residential District) to permit future subdivision into two lots. The minimum lot size for the proposed R-1 (Residential District) zone is 371m² (3993 ft²). The proposed lots will be larger than required, at 695 m² (7480 ft²) and 538 m² (5790 ft²). No variations from the requirements of the proposed zone are anticipated at this point in time of the process.

4) Environmental Implications:

The Arborist Report prepared by Koome Urban Forestry, dated April 29, 2016, identifies a number of trees for removal and a number for retention. The City required two modifications to the recommendations in the report. A Tree Permit application is required, and the permit can be issued after subdivision approval. There will be no requirement for replacement trees on site due to the number of trees being retained. Street trees will be included in the Engineering Servicing Agreement.

CONCLUSION:

The proposed rezoning to R-1 (Residential District) is in conformance with the *Urban Residential* designation and infill policies of the OCP. It is recommended that second reading be given to Zone Amending Bylaw No. 7205-2016, and that application 2015-345-RZ be forwarded to Public Hearing.

“Original signed by Chuck Goddard” for

Prepared by: Therese Melser
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

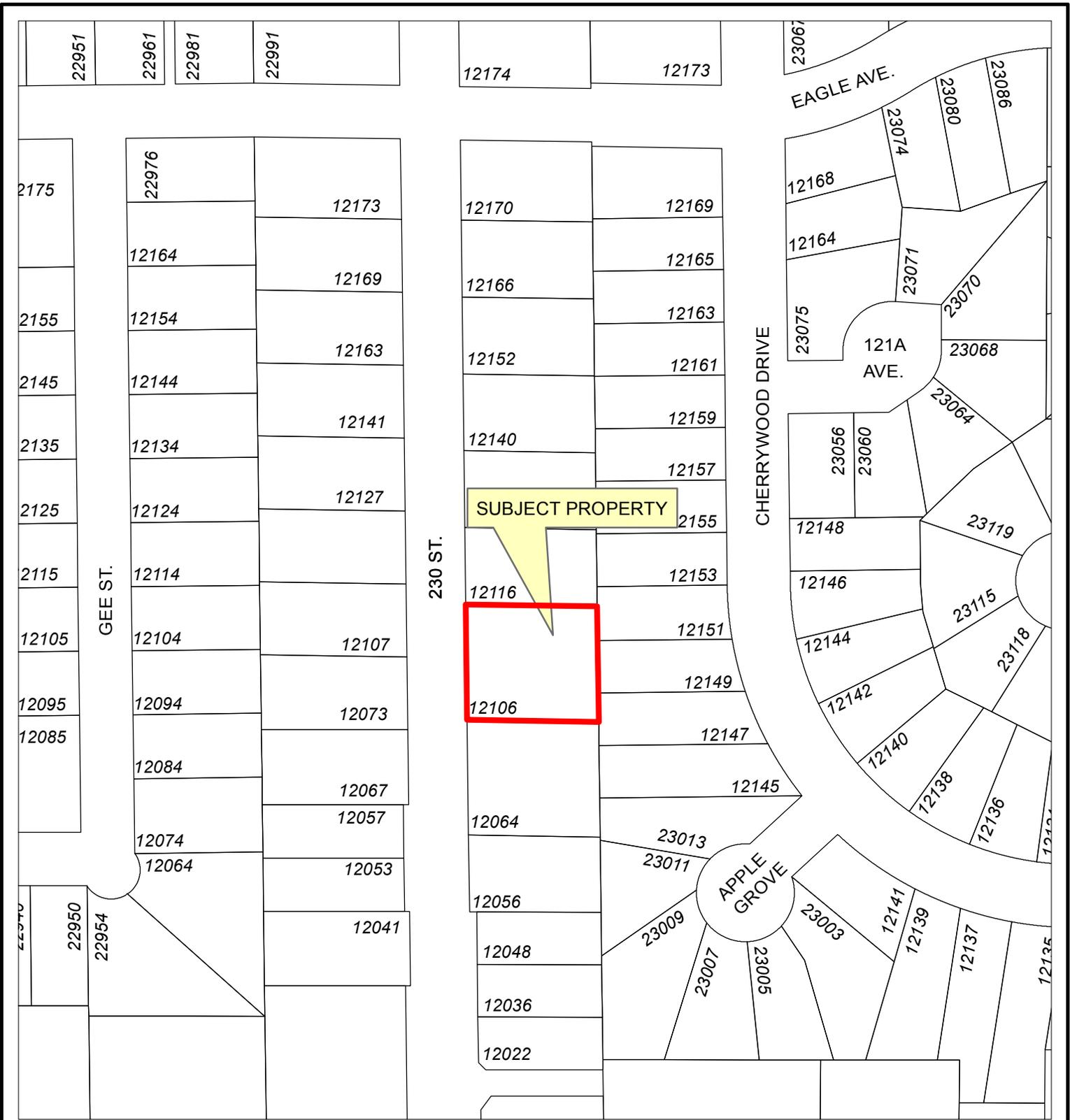
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7205-2016
- Appendix D – Subdivision Plan



SUBJECT PROPERTY

12116
12106

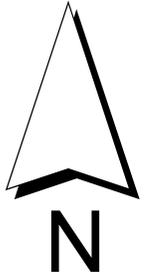
230 ST.

GEE ST.

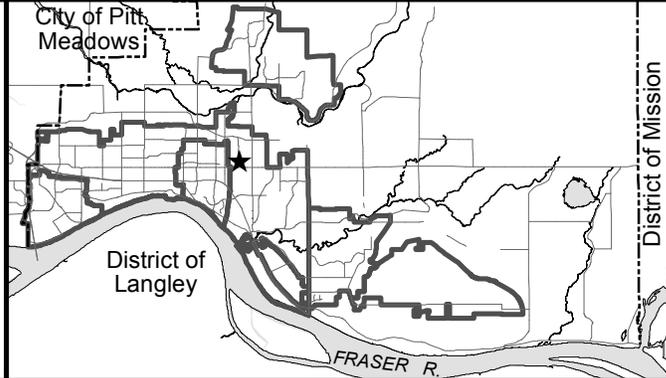
CHERRYWOOD DRIVE

EAGLE AVE.

APPLE GROVE



Scale: 1:1,500



12106 230 Street
2011 Image

PLANNING DEPARTMENT

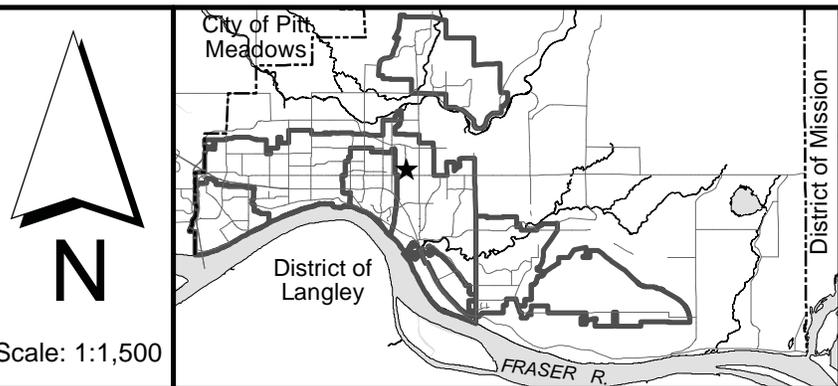
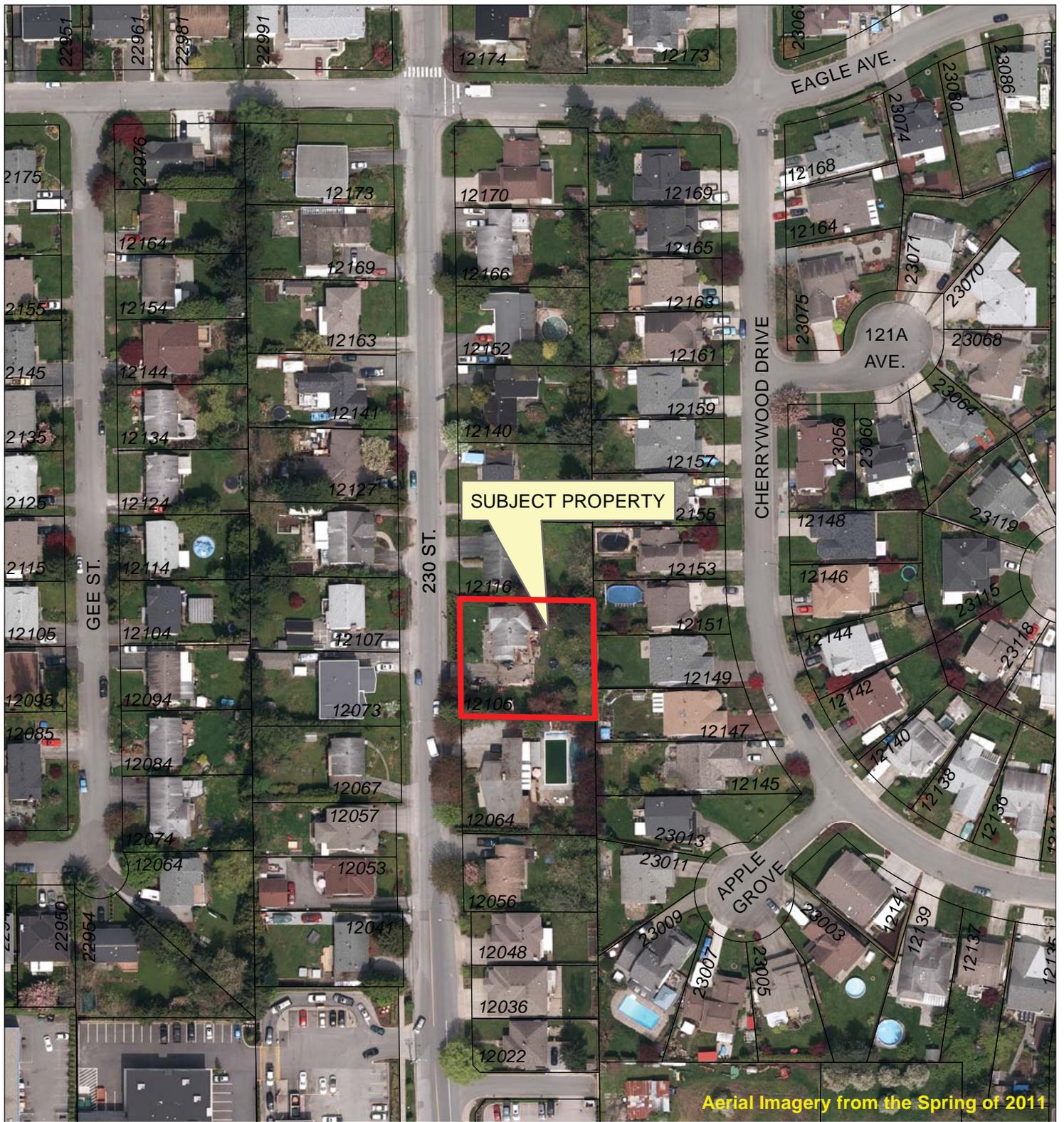


British Columbia

mapleridge.ca

2015-345-RZ
DATE: Nov 16, 2015

BY: JV



12106 230 Street
2011 Image

PLANNING DEPARTMENT

mapleridge.ca

2015-345-RZ
DATE: Nov 16, 2015

BY: JV

RECEIVED
 JUN 30 2016
 MAPLE RIDGE
 PLANNING DEPARTMENT

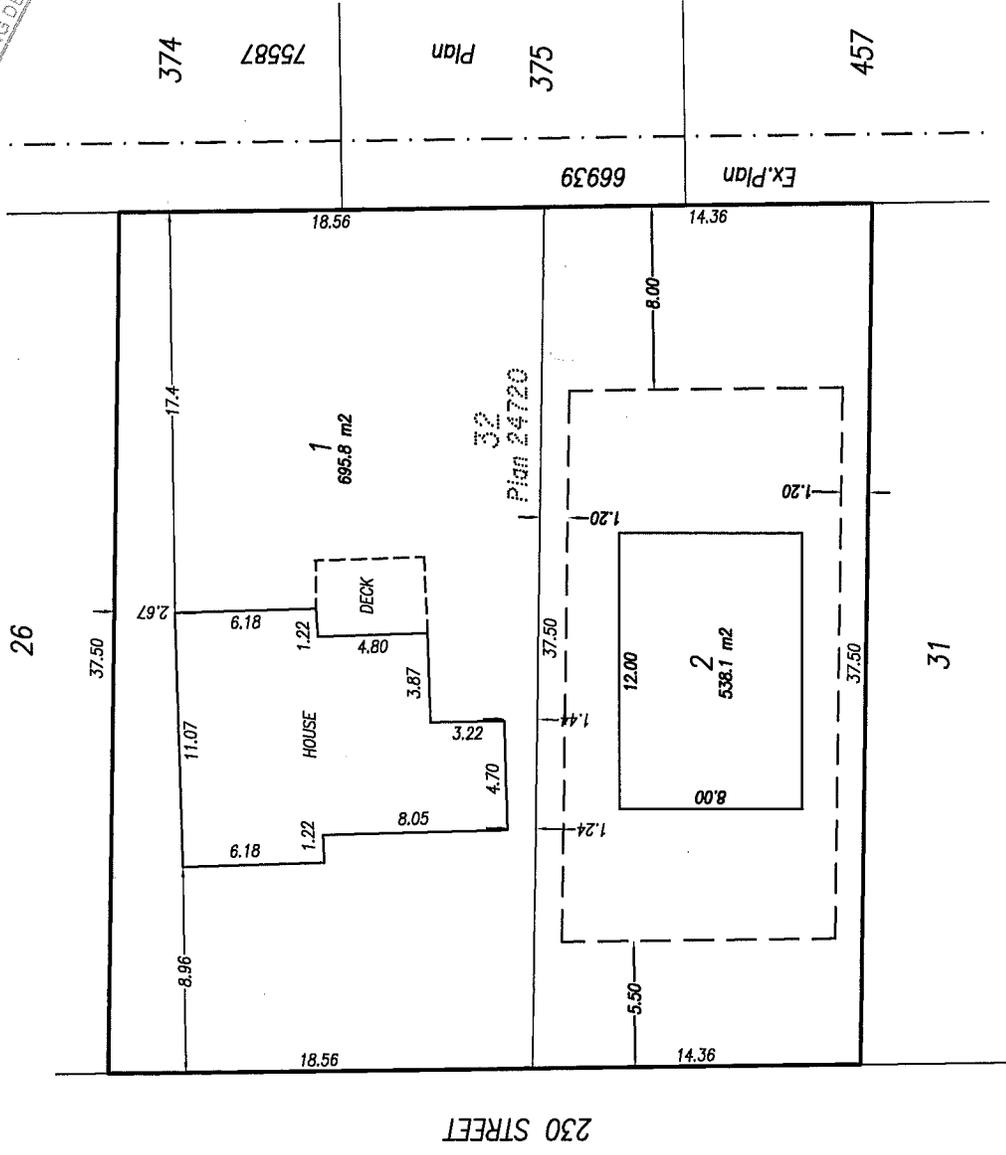
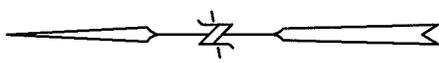
SKETCH SHOWING PROPOSED SUBDIVISION OF
 LOT 32 SEC. 20 TP.12 N.W.D. PLAN 24720

R-1 ZONE



12106 230th Street
 Maple Ridge

Site Geographic Co-ordinates
 N: 49°13'18"
 E: 122°35'10"



November 12, 2015
 Wade & Associates
 B.C. Land Surveyors
 Maple Ridge & Mission
 File: H3024-01 Phone 463-4753

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-009-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 type="checkbox"/>	<input checked="" type="checkbox"/>
6. Neighbourhood context plan	<input checked="" type="checkbox"/>	<input 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:

Traffic Study

- 1) That Bylaw No. 7220-2016 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 on Dewdney Trunk Road and for the proposed lane as required;
 - iii) Registration of a Restrictive Covenant for the Geotechnical Report;
 - iv) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - v) Registration of a Restrictive Covenant for Stormwater Management;
 - vi) 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 property;
 - vii) 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(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

Addition of 3) That a voluntary contribution, in the amount of \$168,100.00 (\$4100.00 per unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

(2016-009-RZ, 23729 Dewdney Trunk Road - to rezone from RS-3 [One Family Rural Residential] to RM-1 [Townhouse Residential] for future construction of a 41 unit multi-family development)

CARRIED
 DEFEATED
 DEFERRED
 "Nicole Read" _____ MAYOR

ACTION NOTICE

- TO: Chief Administrative Officer _____
- Gen Mgr - Corporate & Financial _____
- Mgr - Accounting _____
- Director of Information Technology _____
- Gen Mgr - Public Works & Development _____
- Dir - Planning *Prepare PH package* _____
- Mgr - Bylaws & Licences *and add community amenity* _____
- Municipal Engineer *charge* _____
- Dir - Engineering Operations _____
- Gen Mgr - Parks, Rec & Culture _____
- Clerk's Section
- Corporate Officer _____
- Property & Risk Manager _____
- Front Desk Reception _____
- Legislative Clerk _____
- Committee Clerk _____
- Confidential Secretary _____
- Conveyancing Clerk _____

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

February 28, 2017 _____
Date

Lauri Darc

Corporate Officer

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. 7220-2016
23729 Dewdney Trunk Road

MEETING DATE: February 20, 2017
FILE NO: 2016-009-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the 1.0 ha (10,000 m², 2.5 acre) subject property located at 23729 Dewdney Trunk Road from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential), for future construction of a 41 unit multi-family development. Council granted first reading to Zone Amending Bylaw No. 7220-2016 on March 8, 2016. The minimum lot size for the current RS-3 zone is 8000m² if served by community water. The proposed RM-1 Zone has a minimum parcel size of 557m².

This application is in compliance with the Official Community Plan.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7220-2016 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 on Dewdney Trunk Road and for the proposed lane as required;
 - iii) Registration of a Restrictive Covenant for the Geotechnical Report;
 - iv) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - v) Registration of a Restrictive Covenant for Stormwater Management;
 - vi) 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 property;
 - vii) 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(ies). 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: Focus Architecture Inc.
Owner: Chang Long Jay and Mee Yuen Jay

Legal Description: Parcel "2" (J43410E) of Parcel "A" (Explanatory Plan 1734) of the South East Quarter Section 21 Township 12 Except Firstly: Parcel "One" (Explanatory Plan 17000); Secondly: Part Subdivided by Plan LMP36965; New Westminster District

OCP:
Existing: Urban Residential

Zoning:
Existing: RS-3 (One Family Rural Residential)
Proposed: RM-1 (Townhouse Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential), CD-1-93 (Amenity Residential District)
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential, Multi-Family Residential
	Zone:	R-3 (Special Amenity Residential District), RM-1 (Townhouse Residential)
	Designation:	Urban Residential

Existing Use of Property: Single Family Residential
Proposed Use of Property: Multi-Family Residential
Site Area: 1.0 ha (2.5 acres)
Access: 237 Street
Servicing requirement: Urban Standard

2) Project Description:

The applicant proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit 41 townhouse units, with access from 237th Street. All of the units are proposed to have double car garages and three bedrooms. The proposed unit size ranges from 126 m² to 139 m² (1,355 ft² – 1,492 ft²). Rezoning requirements include dedication at the north property line to create a lane (120A Lane) that will eventually connect from 237th (west edge) to 238 Street (east edge). The completion of this access route will occur incrementally with successive applications for redevelopment of the remaining lots on this portion of Dewdney Trunk Road.

3) Planning Analysis:

Official Community Plan:

The subject property is located within the Urban Area Boundary and is designated *Urban Residential* in the OCP. The subject property fronts Dewdney Trunk Road, which is identified as a Major Corridor in Figure 4, Appendix E of the OCP. There are a range of development options that comply with Major Corridor Residential Infill policies subject to neighbourhood compatibility and context. Major Corridor residential infill options are described in Policy 3-20, as follows:

Major Corridor Residential Infill developments must be designed to be compatible with the surrounding neighbourhood and will be evaluated against the following criteria:

- a) building forms such as single detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21;*
- b) a maximum height of two and one-half storeys with an emphasis on ground oriented units for all developments except for apartments;*
- c) a maximum height of four storeys for apartments; and*
- d) adherence to Development Permit Guidelines for multi-family and intensive residential developments as outlined in Chapter 8 of the Official Community Plan.*

Compatibility criteria for residential infill are further detailed in Policy 3-21 which states:

All Neighbourhood and Major Corridor Residential infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to:

- a) the ability of the existing infrastructure to support the new development;*
- b) the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area;*
- c) the compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties;...*

The proposed RM-1 (Townhouse Residential) zone is in compliance with the *Urban Residential* land use designation. Neighbourhood compatibility considerations include similar height and massing to existing single family homes. Construction of 120A Lane along the north property line will ensure an additional setback distance between then existing single family homes and the new proposed townhouses.

Zoning Bylaw:

The current application proposes to rezone the subject property, located at 23729 Dewdney Trunk Road, from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit approximately 41 townhouse units. The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 8,000 m², and the minimum lot size for the proposed RM-1 (Townhouse Residential) zone is 557 m². This application includes requests for variances, which are discussed in greater detail later in this report.

Development Permits:

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

Off-Street Parking And Loading Bylaw:

The Off-Street Parking and Loading Bylaw specifies that the RM-1 Zone provide 2.0 parking stalls per dwelling unit, with an additional 0.2 stalls per unit for visitor parking. As this development proposes 41 dwelling units, the total number of required parking units is 82 regular stalls and 9 visitor stalls for a total requirement of 91 stalls.

There are 82 stalls proposed that will be enclosed in the double garage proposed for each unit. An additional 30 tandem stalls on unit aprons are proposed for units with sufficient driveway length to accommodate them. There are 12 visitor stalls proposed that are distributed throughout the site. These additional stalls amount to a total number of 124 stalls to be provided, whereas 91 stalls are required..

Proposed Variances:

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

1. Exterior Side Yard Setback: The required setback is 7.5 metres, and the proposed setback is 6.0 metres.
2. Interior Side Yard Setback. The required setbacks to the lane are 6.0 metres. The structural supports for decking are setback 4.48 metres from this property line.
3. Rear Yard Setback. The required rear yard setbacks are 7.5 metres. The structural supports for decking are 6.35 from the rear property line.
4. Siting. Required: A continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than 15 metres from the centre of all required windows in a living room. The site plan proposes a radius of 12 meters for this purpose.

These requested variances to the RM-1 Zone will be the subject of a future Council report. In addition to the above, the Engineering Department notes that under certain circumstances, the Subdivision and Development Servicing Bylaw requirement for underground Hydro and telephone wires may be varied. If eligible for this exemption, the applicant would be required to provide funds in order that in the future these services could be provided underground.

Development Permits:

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

Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscape plans at a meeting held on October 11, 2016. Following a presentation of the project plans by the project team, the Advisory Design Panel made the following resolution:

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

1. *Consider carrying forward the frontage finishes on rear of buildings for further architectural variation.*
Frontage finishes were carried forward on the area of the building for further architectural variation. These changes are reflected in revised elevation drawings and will be detailed in the Development Permit report.

2. *Consider the south façade to be more pedestrian oriented and interactive. Possibly achieved by trellis, landscape and or building elevation treatments.*
Larger windows and trellises will be provided on the Dewdney Trunk Road frontage.
3. *Consider further emphasis on the pedestrian entryways off of Dewdney Trunk Road.*
Trellises were also added at pedestrian entries off Dewdney Trunk Road.
4. *Consider wrapping the Tudor finishes around the sides of the units.*
This feature was included in the original plan.
5. *Consider additional traffic calming with different hard surface finishes accented throughout development.*
This change will be reflected in the landscape drawings.
6. *Consider internal pathway connections along rear of buildings five, six, seven and eight.*
This change would impact the provision of private backyards, which the applicant considers a greater priority for resident enjoyment. In addition, the applicant states this change would affect the required provision of usable open space specified for each dwelling unit.
7. *Provide further landscape enhancements at corner of 237th Street and Dewdney Trunk and at entryway adjacent to open space play area.*
The applicant has agreed to make these changes.

The ADP concerns have been addressed and 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 development permit report to Council.

Development Information Meeting:

A Development Information Meeting was held at Hammond Hall on September 20, 2016. A total of 17 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant. The main concern noted was parking in the area and the impacts that additional residences (and vehicles) would bring to the neighbourhood. The applicant has responded by providing more off street parking than required with 30 apron stalls and 3 extra visitor stalls.

4) Environmental Implications:

The application was referred to the Environmental Section of the Planning Department. No concerns were noted. The Arborist's report noted that all of the existing trees would need to be removed. The required process would be a tree cutting permit and provisions for replacement trees on the site.

5) Traffic Impact:

A traffic impact assessment has been submitted in support of this proposal. No significant impacts were noted.

6) Interdepartmental Implications:

Engineering Department:

The Engineering Department confirms that the site may be served by the existing sewer. Required upgrades will include 237th Street to a collector standard. Dedication will be required along Dewdney Trunk Road and for the lane at the north property line.

License, Permits and Bylaws Department:

Building Department comments will be provided for the Development Permit, and will be before Council as part of this development process.

Fire Department:

Fire Department comments include:

- the need for a Construction Fire Safety Plan;
- submission of architectural plans for pre-incident planning;
- specifications for emergency access;
- private fire hydrant requirements for this strata development; and
- security measures for existing structures prior to demolition

6) Citizen/Customer Implications:

Opportunities for public comment have been provided at the Development Information Meeting. An additional opportunity will be provided at the required Public Hearing for this application.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7220-2016, and that application 2016-009-RZ be forwarded to Public Hearing.

“Original signed by Diana Hall”

Prepared by: Diana Hall
Planner 2

“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 E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

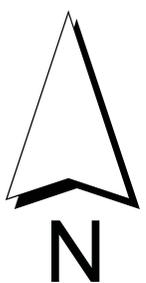
The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7220-2016
- Appendix D – Site Plan
- Appendix E – Building Elevation Plans
- Appendix F – Landscape Plan

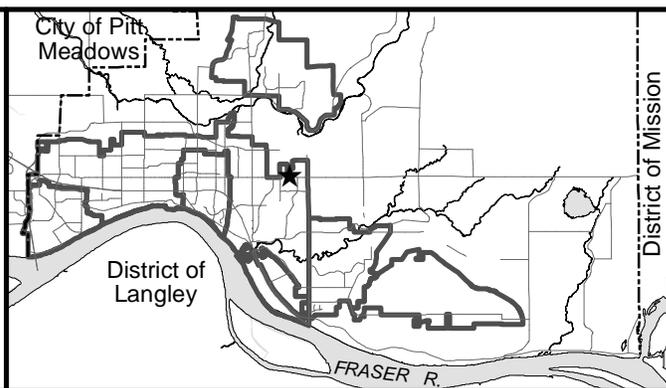


SUBJECT PROPERTY

Aerial Imagery from the Spring of 2011



Scale: 1:2,000



23729 DEWDNEY TRUNK ROAD

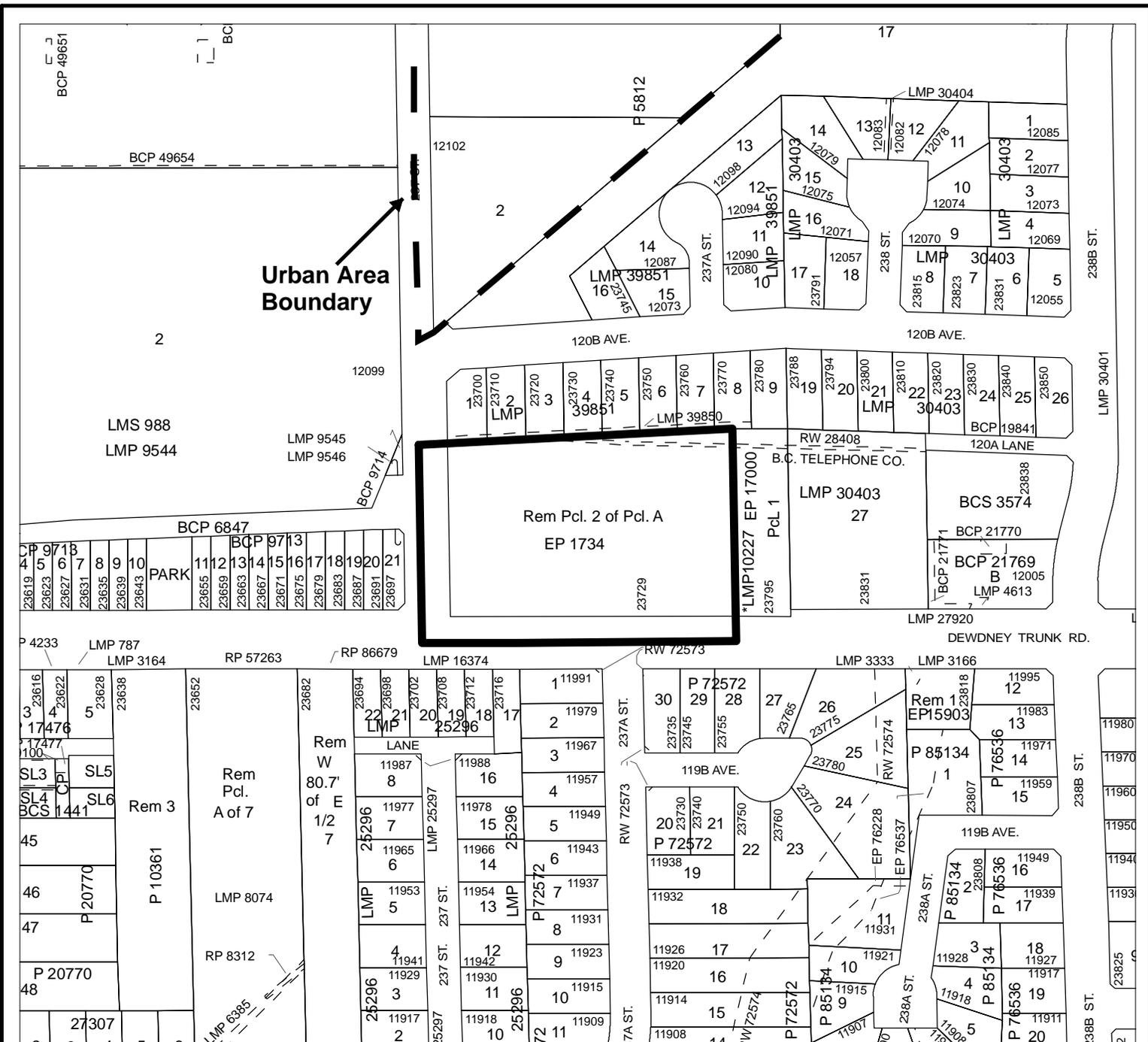
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2016-009-RZ
DATE: Jan 22, 2016

BY: PC



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7220-2016
 Map No. 1662
 From: RS-3 (One Family Rural Residential)
 To: RM-1 (Townhouse Residential)

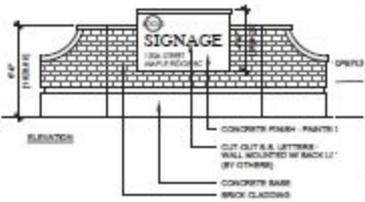
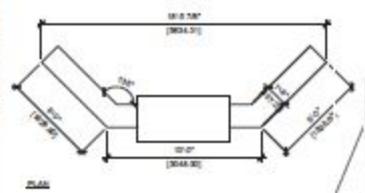


--- Urban Area Boundary



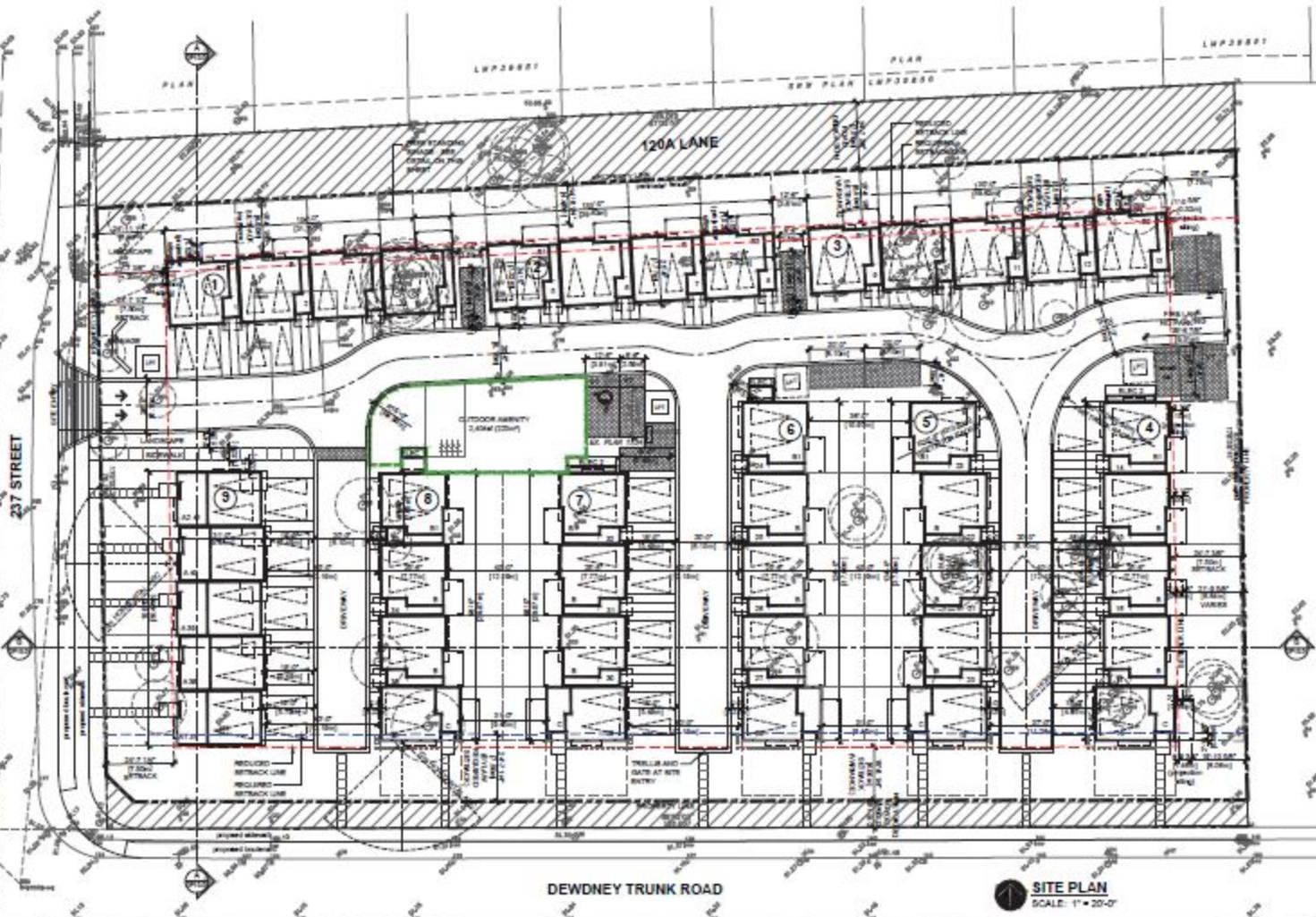
SCALE 1:2,500

DRAWING BY: ARCHITECTURE INCORPORATED



SIGNAGE DETAIL
SCALE: 1/4" = 1'-0"

FLOOR AREA SUMMARY						
UNIT TYPE	# OF UNITS	GARAGE	LOWER	MAIN	UPPER	UNIT TOTALS
A. 3 BED-PLUS	3	330 SQ FT	220 SQ FT	270 SQ FT	640 SQ FT	1,460 SQ FT
B. 2 BED	20	300 SQ FT	200 SQ FT	250 SQ FT	550 SQ FT	1,300 SQ FT
C. 1 BED	6	420 SQ FT	100 SQ FT	110 SQ FT	630 SQ FT	1,160 SQ FT
TOTAL	31					4,920 SQ FT
		GARAGE TOTAL: 10,884 SQ FT		INCLUDING GARAGE: 16,107 SQ FT		7,275 SQ FT



SITE RECONCILIATION

LEGAL DESCRIPTION	MAX FLOOR SPACE RATIO (MSR)	SETBACK	MAXIMUM BUILDING HEIGHT
SECTION 21, TOWNSHIP 12, RANGE 30, DISTRICT 10	ALLOWED: 0.40 (1.00M ² / 10.0M ²) = 10.0M ²	REQUIRED: FRONT LOT LINE: 7.5m	REQUIRED: 11m
CIVIC ADDRESS: 3709 DEWDNEY TRUNK ROAD, MAPLE RIDGE, BC	PROVIDED: (FLOOR SPACE INCLUDING GARAGE) 16,107 (16,107) / 1,038 (1,038) = 15.52	REQUIRED: REAR LOT LINE: 7.5m	PROVIDED: T.E.C.
ZONING INFORMATION:	PERMITS:	REQUIRED: SIDE LOT LINE: 7.5m	USABLE OPEN SPACE:
ZONE: R2-1	REQUIRED: #1 DOUBLE GARAGE TOWNHOUSE UNITS + 2 STALLS (UNIT = 30 STALLS)	REQUIRED: INTERIOR SIDE LOT LINE: 7.5m	REQUIRED: 45 SQM FOR EACH 3 OR MORE WINDOW UNITS
LOT AREA: 10,384 (10,384) (10,384) (10,384)	PROVIDED: 41 DOUBLE GARAGE TOWNHOUSE UNITS + 2 STALLS (UNIT = 30 STALLS)	REQUIRED: EXTERIOR SIDE LOT LINE: 7.5m	PROVIDED: 1,240M ²
LOT DEPTH: 30.0 (30.0) (30.0) (30.0)	REQUIRED: 41 DOUBLE GARAGE TOWNHOUSE UNITS + 2 STALLS (UNIT = 30 STALLS)	REQUIRED: FRONT LOT LINE: 7.5m	COMMON ACTIVITY AREA:
TOWNSHIP: 12	PROVIDED: 41 TOWNHOUSE UNITS	REQUIRED: REAR LOT LINE: 7.5m	REQUIRED: 50% FOR EACH UNIT (THIS AREA MAY FORM PART OF USABLE OPEN SPACE REQUIREMENT)
RANGE: 30		REQUIRED: INTERIOR SIDE LOT LINE: 7.5m	PROVIDED: 225% (2,040)
DISTRICT: 10		REQUIRED: EXTERIOR SIDE LOT LINE: 7.5m	

ARCHITECTURE INCORPORATED
 Suite 108 - 1028 McCowan Road
 Markham, ON L3R 9V7
 Tel: 905.477.1111 Fax: 905.477.1112
 www.archinc.com

- 201.02.01.01 REQUIRED FOR ACCESS (R/W)
- 201.02.01.02 PATHWAYS (R/W)
- 201.02.01.03 REQUIRED FOR ADJ. WINDOWS
- 201.02.01.04 REQUIRED FOR ADJ.
- 201.02.01.05 REQUIRED FOR ADJ.
- 201.02.01.06 REQUIRED FOR ADJ.
- 201.02.01.07 REQUIRED FOR ADJ.
- 201.02.01.08 REQUIRED FOR ADJ.
- 201.02.01.09 REQUIRED FOR ADJ.
- 201.02.01.10 REQUIRED FOR ADJ.

CLIENT: 1046876 BC LTD.

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT

3709 DEWDNEY TRUNK ROAD, MAPLE RIDGE, BC V4R 1W1

DRAWING TITLE: PROPOSED SITE PLAN

DWG NO: 1526

PROJECT NO: DP-00.01



SOUTH STREETScape - A
SCALE: 3/32" = 1'-0"



SOUTH STREETScape - B
SCALE: 3/32" = 1'-0"



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

- ▲ 2017.03.06 RE-VALUED FOR CP (ACCENT LINE)
- ▲ 2017.03.22 PRE-TRUCK RADIUS ADDED
- ▲ 2018.03.21 WAIVED FOR ACP (P/US/OW)
- ▲ 2018.08.14 WAIVED FOR ACP
- ▲ 2018.08.22 RE-VALUED FOR CP
- ▲ 2018.08.22 WAIVED FOR CP
- ▲ 2018.01.21 RE-APPLICATION
- ▲ 2018.10.10 WAIVED FOR PRELIMINARY REVIEW

REVISIONS
DATE: 1/1/17

CLIENT
1046876 BC LTD.

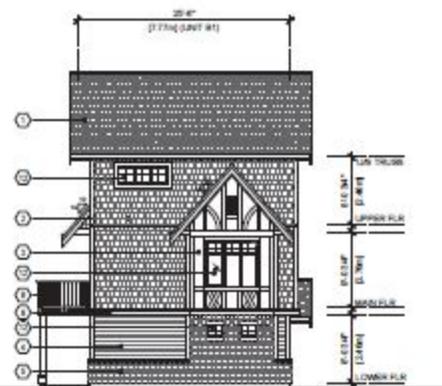
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
23709 DRIVEWAY TRUNK ROAD
MAPLE RIDGE, BC V4W 1W1

DRAWING TITLE
STREETSCAPES

DATE: 2018.08.29 FILE NO.
DRAWN BY: [initials] SHEET NO. **1526**
CHKD BY: [initials]



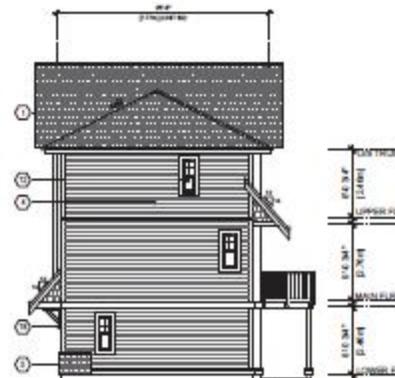
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- | | | |
|--|--|------------------------------------|
| ① ASPHALT SHINGLE ROOFING | ⑩ WOOD COLUMN - PAINT FINISHED | ⑳ GLAZED PATIO DOOR - PRE-FINISHED |
| ② WOOD OR CONCRETE BOARD SHINGLES | ⑪ ALUMINUM RAILING - PRE-FINISHED CHARCOAL | ㉑ ELECTRICAL ROOM |
| ③ HARDSHIP PANEL w/ WOOD TRIM | ⑫ PRIVACY SCREEN - PAINT FINISHED | ㉒ SINK AND LOUVERED VENT - PAINT |
| ④ HARDSHIP PLANK HORIZONTAL SIDING | ⑬ ENTRY DOOR - PAINTED | ㉓ WOOD CORNICE - PAINT FINISHED |
| ⑤ BRICK VENEER - "HERKOFF" CRIMSON CRICK | ⑭ OVERHEAD GARAGE DOOR - PRE-FINISHED | ㉔ COPPER/METAL ROOF |
| ⑥ PAINTED WOOD TRIM w/ METAL FLASHING | ⑮ P.V.C. WINDOW - PRE-FINISHED WHITE | ㉕ WOOD BRACKET - PAINT FINISHED |

- ▲ 2017-02-08 RE-VALUED FOR DP (ACCESSORY)
- ▲ 2017-01-21 PERMITTED FOR ACCESS
- ▲ 2016-02-21 VALUED FOR ADP APPROVALS
- ▲ 2016-08-14 VALUED FOR ADP
- ▲ 2016-08-22 RE-VALUED FOR DP
- ▲ 2016-08-12 VALUED FOR DP
- ▲ 2016-01-21 NO APPLICATION
- ▲ 2016-10-10 VALUED FOR PRELIMINARY REVIEW

REVISIONS

DATE/TITLE

03-0001
1046876 BC LTD.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
2270 DEWNEY TRUNK ROAD
MAPLE RIDGE, BC V6X 3W1

DRAWING TITLE

BUILDING 3 ELEVATIONS

DATE: 2018.05.28 FILE NO:
DRAWN BY: [signature] 1526
CHECKED BY: [signature]

SHEET NO.

DP-03.02

Copyright reserved. This drawing and design is the property of pmg Landscape Architects and may not be reproduced or used for other projects without their permission.



Suite C150 - 4155 588 Howe Drive
Burnaby, British Columbia, V5C 6K6
P: 604-294-0011 | F: 604-294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	BY
1	02/15/24	ISSUE FOR PERMIT	CS
2	02/15/24	ISSUE FOR COMMENTS	CS
3	02/15/24	ISSUE FOR COMMENTS	CS
4	02/15/24	ISSUE FOR COMMENTS	CS
5	02/15/24	ISSUE FOR COMMENTS	CS
6	02/15/24	ISSUE FOR COMMENTS	CS
7	02/15/24	ISSUE FOR COMMENTS	CS
8	02/15/24	ISSUE FOR COMMENTS	CS
9	02/15/24	ISSUE FOR COMMENTS	CS

CLIENT:

PROJECT:

TOWNHOME DEVELOPMENT

23729 DEWDNEY TRUNK ROAD
MAPLE RIDGE, BC

LANDSCAPE PLAN

DATE: 02/15/24 DRAWING NUMBER:

SCALE: 1/8" = 1'-0"

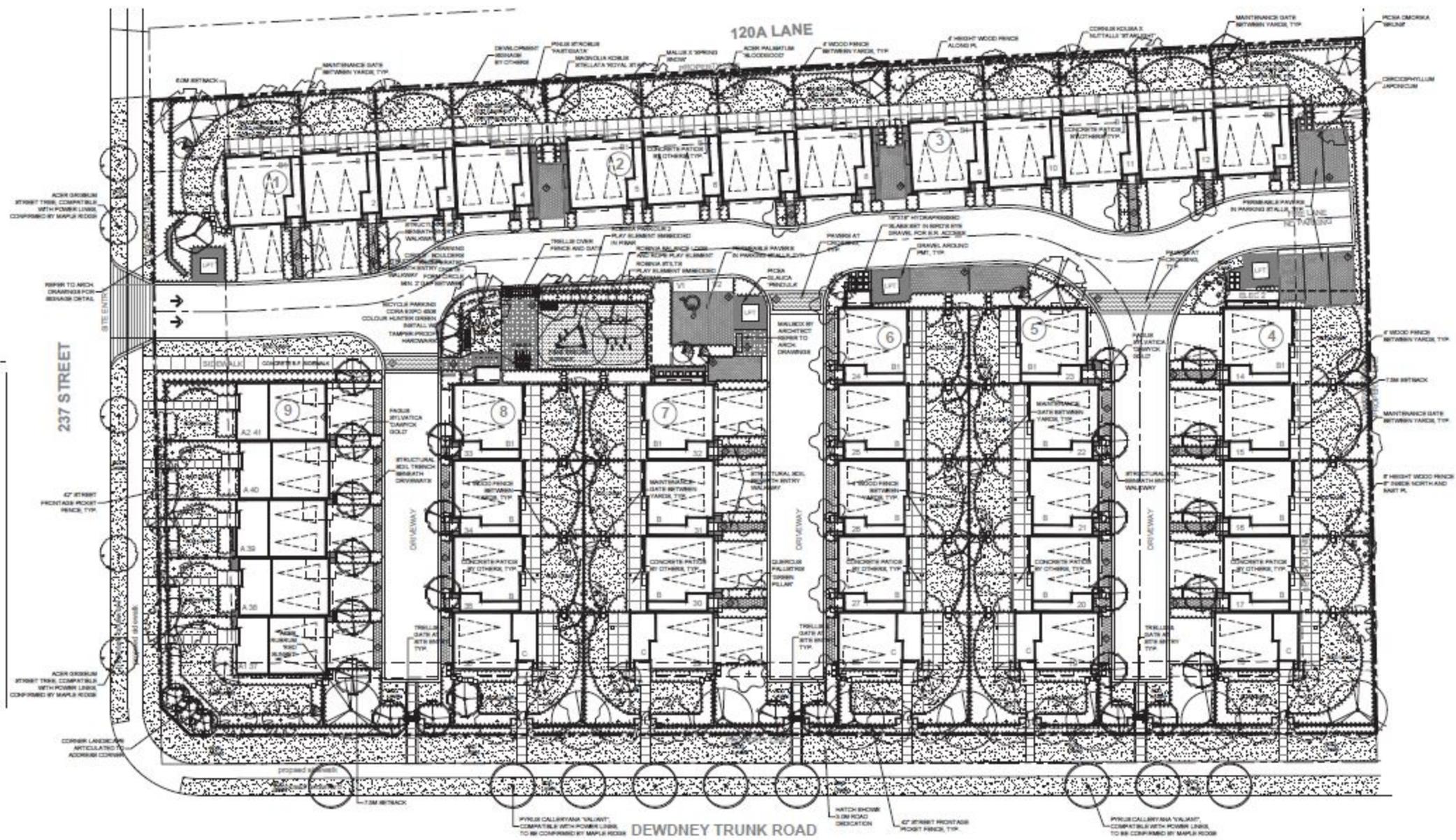
DRAWN: KCB

DESIGNED: KCB

CHECKED: MCV

L1

OF 3



NO.	PLANT NAME	COMMON NAME	PLANTED SIZE / TRIMMING
1	ACORN OREGANUM	HYPERICUM MARILE	8CM CAL, 1.5M STD, BAR
2	ACORN PALM-LIKE BLOODWOOD	RED JAPANESE MAPLE	8CM CAL
3	ACORN PALM-LIKE WED. BLOSSOM	RED BLOSSOM MAPLE	8CM CAL, 2M STD, BAR
4	CONICOPHYLLUM JAPONICUM	NATURELLE TRESE	8CM CAL, 1.5M STD, BAR
5	CORNUS KOLBA S. NUTTALLI STRAUSLANT	STARLIGHT HYBRID BLOODWOOD	8CM CAL
6	PAULUS BICOLORATA DAWYCK BOLD	DAWYCK BOLD BIRCH	8CM CAL, 1M STD, BAR
7	MADONNULA KOBUS STRELLATA ROYAL EDWY	ROYAL EDWY MADONNULA KOBUS	8CM CAL
8	MALLUS S. SPINOSA BANGKO	SPINOSA BANGKO P. DOWNYER CRANAPPL	8CM CAL, 1.5M STD, BAR
9	POCA SILVICA TRINCULO	SPINOSA WHITE SPURGE	2.5M HT, BAR
10	POCA CHOROKA TRINANT	BIRCH BIRCH SPURGE	2.5M HT, BAR
11	POCA STROBUS PASTORATA	COLLONAR BIRCH WHITE PINE	2M HT, BAR
12	PRINUS CALLERYANA VALMONT	VALMONT ORNAMENTAL PEAR	8CM CAL, 1.5M STD, BAR
13	QUERCUS PALLETIERE GREEN PILLAR	GREEN PILLAR PNO QAK	8CM CAL, 1.5M STD, BAR

NOTE: * PLANT SIZE IN THE LIST ARE SPECIFIC ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZE SPECIFIC AS PER CALL STATEMENTS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. * REFER TO SPECIFICATIONS FOR DETAILED CONTAINER SIZE REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: SOUP PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER VANCOUVER AND PRAIRIE VALLEY. * SUBSTITUTIONS: CERTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE SUBJECT TO ALL THE REQUIREMENTS OF THIS DRAWING AND NOT SUBJECT TO SUBSTITUTIONS. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

10 TOTAL PROPOSED TREES (EXCLUDING STREET TREES)