



**City of Maple Ridge**

**PUBLIC  
HEARING**

**April 17, 2018**

CITY OF MAPLE RIDGE

***PUBLIC HEARING AGENDA  
April 17, 2018  
7:00 pm  
Council Chambers, 1<sup>st</sup> 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) **2017-078-RZ**  
**22368 North Avenue**  
Lot 50 Except: Part Dedicated Road on Plan BCP 14057 Block 5  
District Lot 398 Group 1 New Westminster District Plan 155  
  
**Maple Ridge Official Community Plan Amending Bylaw No. 7436-2018**  
To Amend Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1: from Low-Rise Apartment to Town Centre Commercial.  
  
**Maple Ridge Zone Amending Bylaw No. 7316-2017**  
To rezone from RM-3 (High Density Apartment Residential) to C-3 (Town Centre Commercial). The current application is to permit the construction of a four storey mixed-use building.

**CITY OF MAPLE RIDGE**

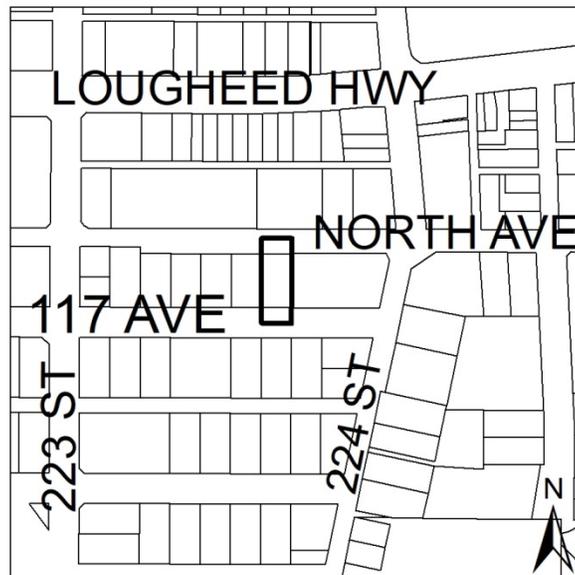
**NOTICE OF PUBLIC HEARING**

**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, April 17, 2018 to consider the following bylaws:

- 1) **2017-078-RZ**  
**22368 North Avenue**  
Lot 50 Except: Part Dedicated Road on Plan BCP 14057 Block 5  
District Lot 398 Group 1 New Westminster District Plan 155

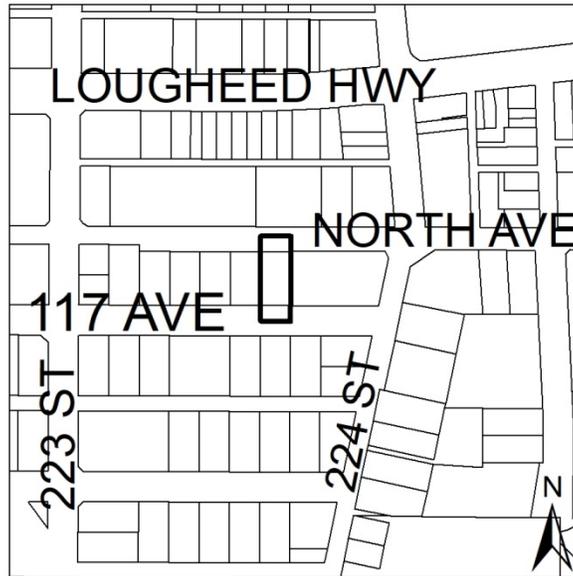


**Maple Ridge Official Community Plan Amending Bylaw No. 7436-2018**  
To Amend Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1: from Low-Rise Apartment to Town Centre Commercial.



**Maple Ridge Zone Amending Bylaw No. 7316-2017**

To rezone from RM-3 (High Density Apartment Residential) to C-3 (Town Centre Commercial). The current application is to permit the construction of a four storey mixed-use building.



**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 April 6, 2018 to April 17, 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](http://www.mapleridge.ca/640).

**ALL PERSONS** who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Corporate Officer or by sending an email to the Clerk's Department at [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca), by 4:00 pm, April 17, 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 6<sup>th</sup> day of April, 2018.

Laura Benson, CPA, CMA  
Corporate Officer

**DEVELOPMENT APPLICATION CHECKLIST  
FOR FILE 2017-078-RZ  
File Manager: Chee Chan**

<b>Official Community Plan or Zoning Bylaw Amendments:</b>	<b>RECEIVED</b>	<b>NOT REQUIRED</b>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
7. Lot grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Landscape plan**	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation**.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Additional reports provided: \_\_\_\_\_

**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. 7436-2018;**  
**Second Reading**  
**Zone Amending Bylaw No. 7316-2017**  
**22368 North Avenue**

**MEETING DATE:** March 13, 2018  
**FILE NO:** 2017-078-RZ  
**MEETING:** Council

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 22368 North Avenue, from RM-3 (High Density Apartment Residential) to C-3 (Town Centre Commercial). This application is to permit the construction of a four storey mixed-use building, which will serve as the new head office of the Ridge Meadows Community Living Foundation (the Foundation). It will contain 907 m<sup>2</sup> (9,762 sf) of gross floor area of commercial and office space over the first three storeys and six rental apartment units with 345 m<sup>2</sup> (3,721 sf) of gross floor area on the fourth floor. The Foundation provides programs and services for over 600 children and adults with developmental disabilities in Maple Ridge and Pitt Meadows.

This application also requires an amendment to the Official Community Plan (OCP) to re-designate the land use from *Low-Rise Apartment* to *Town Centre Commercial* to permit the mixed-use building. Council considered the early consultation requirements for the OCP amendment on April 25, 2017, and granted first reading to Zone Amending Bylaw No. 7316-2017 at the same meeting.

This application is exempt from the Community Amenity Contribution (CAC) Program Policy 6.31, as it is mainly for a commercial development with six affordable rental units. The applicant is willing to enter into a Housing Agreement to secure the six affordable rental apartment units in perpetuity for persons with developmental disabilities, a condition of exemption from the CAC policy. A separate staff report to adopt a Housing Agreement Bylaw 7443-2018 will come to Council at a future date.

The applicant will be requesting variances, among other items, to relax the parking requirement for this project by 11 parking stalls, more small car spaces than usual, and no handicapped parking because the subject project is small and constrained. The Foundation has demonstrated that the proposed parking is sufficient to meet its staff and tenant needs. Furthermore, the Foundation is a non-profit organization providing special needs programming, services and housing in the community, reasons for which Planning staff are supportive of these variances.

**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. 7436-2018 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. 7436-2018 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. 7436-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7436-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7316-2017 as amended be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Approval from the Ministry of Transportation and Infrastructure;
  - iii) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
  - iv) Registration of a Restrictive Covenant for Stormwater Management;
  - v) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Section 219 Restrictive Covenant stating that the six residential units will be affordable, rental units for persons with development disabilities in perpetuity.

**DISCUSSION:**

**1) Background Context:**

Applicant: Tekton Project Management

Legal Description: Lot 50 Except: Part Dedicated Road on Plan BCP 14057, Block 5, District Lot 398, Group 1, New Westminster District Plan 155

OCP:

Existing: Low-Rise Apartment  
Proposed: Town Centre Commercial

Zoning:

Existing: RM-3 (High Density Apartment Residential)  
Proposed: C-3 (Town Centre Commercial)

Surrounding Uses:

North: Use: Parking Lot (Office Use and Monthly Parking)  
Zone: C-3 (Town Centre Commercial)  
Designation: Town Centre Commercial

South:	Use:	Single-Family and Multi-Family Residential
	Zone:	RS-1 (One Family Urban Residential) and RM-3 (High Density Apartment Residential)
	Designation:	Port Haney Multi-Family, Commercial and Mixed Use
East:	Use:	Offices (Haney Professional Building)
	Zone:	C-3
	Designation:	Low-Rise Apartment
West:	Use:	Vacant (ad-hoc parking lot)
	Zone:	RM-3
	Designation:	Low-Rise Apartment
Existing Use of Property:		Parking lot
Proposed Use of Property:		Commercial and Residential
Site Area:		718 m <sup>2</sup> (0.2 acres)
Access:		Pedestrian access from North Avenue and 117 Avenue, Parking access from 117 Avenue
Servicing:		Urban Standard
Companion Applications:		2017-078-DP, 2017-078-VP

## 2) Project Description:

The subject property, located at 22368 North Avenue, is a rectangular shaped lot with street frontages on North Avenue and 117 Avenue. The lot slopes gently from the northeast to the southwest corner. The lot is almost entirely paved for use as a parking lot and is currently vacant. There are no trees on the lot, although a row of mature trees borders the edge of the adjacent property to the east (see Appendices A and B).

The proposal is for a four storey mixed-use building with 1,252 m<sup>2</sup> (13,483 sf) of gross floor area. The building will serve as the new head office of the Ridge Meadows Community Living Foundation (the Foundation). The ground floor is to be used for flexible training, gallery or commercial space with at grade parking behind the building. The second and third floors are office space for the Foundation. Six rental apartment units are located on the fourth floor to house clients of the Foundation. One of the units will be designed as adaptable for persons with mobility impairments. Off-street parking is located at ground level partially underneath and behind the building, and accessed from 117 Avenue. The landscaping on the site is confined to small screening bands along the western and eastern edges of the parking lot, as well as in planters on the second floor and third floor decks.

## 3) Planning Analysis:

### i) Official Community Plan:

The property is located within the South of Lougheed (SOLO) Precinct of the Town Centre Area Plan. The SOLO precinct supports, among other uses, mixed-use commercial and higher density residential development within its boundaries. The subject property is also located adjacent to the Central Business District and within walking distance to a wide range of shopping and services, as well as to bus routes and the West Coast Express.

The subject property is located within the Town Centre Area Plan and is currently designated *Low Rise Apartment*. For the proposed development, an OCP amendment will be required to re-designate the site to *Town Centre Commercial* to allow the proposed C-3 (Town Centre Commercial) zoning and mixed-use building (see Appendix C).

The re-designation to *Town Centre Commercial* is supportable because the mixed-used building will be going into an area with existing and future commercial and mixed-use development. It is bordered by commercial uses to the north (e.g. shops and services along Lougheed Highway) and east (e.g. Haney Professional Building), as well as some proposed mixed-use development occurring within the Port Haney area to the south. Furthermore, conformance with the Town Centre Area Plan Policies below provide further support for the re-designation of the subject property to *Town Centre Commercial*.

### **Town Centre Area Plan Policies**

*3-1 An increase in residential and commercial density is encouraged in the Town Centre, particularly within the Central Business District... Land-use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.*

This project includes a mix of commercial office space and residential uses, and includes affordable, special needs housing. It is located within walking distance to a range of shops, services, and transit in and around the Central Business District.

*3-2 Office use will be encouraged, particularly over ground level units in a mixed-use development, within and around the Central Business District.*

This project has two levels of office space for the use of the Foundation and other associated service organizations.

*3-7 To ensure a wide range of housing needs are accommodated within the Town Centre Area, Maple Ridge will work with other areas of government and housing agencies to encourage and support development that provides:*

- a. for those with special housing needs due to income, age, or disability, as an appropriate share of the Town Centre's housing stock;*
- b. special needs housing incorporated within the Town Centre community and located close to public transit, shopping and services, and parks and recreation.*

This project will serve as the head office for the administrative and programmatic functions of the Foundation, which serve special needs children and adults with developmental disabilities in Maple Ridge and Pitt Meadows. The apartment units would be rented out by the Foundation to their clients with special needs.

*3-31 Within a Mixed-Use development, retail, service, and entertainment uses shall be encouraged at ground level with office and/or residential uses encouraged above-grade.*

This mixed-use project conforms with the intent of this policy, and the property is surrounded by commercial uses to the north and east, and some proposed mixed-use development in the Port Haney Area to the south.

Therefore, this project and OCP re-designation are supportable, as they will facilitate mixed-use and office use in the Town Centre in close proximity to transit and services. The building will provide space for programs, services and housing for special needs individuals in the community.

**ii) Zoning Bylaw:**

The current application proposes to rezone the subject property from RM-3 (High Density Apartment Residential) to C-3 (Town Centre Commercial) to permit a four storey mixed use building (see Appendix D). The project conforms with the requirements of the proposed C-3 (Town Centre Commercial) zone with the exception of several variances to parking and building setbacks which are detailed below.

First reading was granted to Zone Amending Bylaw No. 7316-2017 on April 25, 2017. The Zone Amending Bylaw has been amended in this report to correct a minor spelling mistake in the bylaw that was given first reading.

The minimum lot size for the current RM-3 (High Density Apartment Residential) zone is 1,300 m<sup>2</sup> (13,993 sf) while the minimum lot size for the proposed C-3 (Town Centre Commercial) zone is 186 m<sup>2</sup> (2,002 sf).

**iii) Community Amenity Contribution Policy:**

This application is exempt from the Community Amenity Contribution (CAC) Program Policy 6.31, because the applicant is willing to enter into a Housing Agreement to secure the six special needs, rental apartment units, a condition of exemption from the CAC policy. Furthermore, commercial development is exempt from the CAC Program.

**iv) Off-Street Parking and Loading Bylaw:**

The subject property is located adjacent to, but just outside of, the Central Business District (*Off-Street Parking Bylaw 4350 - 1990, Schedule D*), where reduced parking requirements apply. Therefore, the usual requirements of the *Off-Street Parking Bylaw, Schedule A*, apply to the current application. The table below summarizes the vehicle parking space requirements versus what is provided in this project:

<b>Required Parking Spaces</b>		<b>Provided Parking Spaces</b>
Apartment use	8	None
Office and commercial use	23	20
Allowed small car	3	20 - all small car
Handicapped	1	None

Therefore, the project has 11 fewer parking spaces than required, 17 more “small car” parking stalls than allowed, and no accessible parking space for persons with disabilities.

The applicant has provided justification to support the relaxation of parking requirements. No parking spaces are required for the apartment units because it is expected that tenants will not be able to drive. Visitor parking can be accommodated off-street outside of business hours, and on-street otherwise. The Foundation has also tracked their parking requirements for their staff, and confirmed that 20 small car stalls are sufficient to meet their needs. They estimate the average

number of parking stalls occupied was 16 per day, with a current maximum of up to 19. The Foundation has asked that the accessible parking space requirement for persons with disabilities be waived because providing the larger space on the development site would further reduce the number of off-street spaces. The applicant suggests that handicapped pick-up and drop-off can be accommodated on the curbside in front of the building, or in the parking lot, both during and after business hours.

These parking variances, and other variances, will be the subject of a future report to Council. However, if Council prefers, the *Off-Street Parking Bylaw* has a provision (*Part 3, 3.4 (a)*) that allows payment of cash-in-lieu of parking spaces, which would equal approximately \$85,500 for this project. Staff are supportive of the variance option because the Foundation is a non-profit organization providing special needs programming, services and housing in the community.

The project provides four short-term and two long-term bicycle parking spaces for the office/commercial spaces in accordance with the *Off-Street Parking Bylaw*. Bicycle parking for the rental apartments can be accommodated within the unit if necessary.

**v) Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations to the C-3 (Town Centre Commercial) zone (see Appendix E):

- Relaxation of the front yard setback requirement of 7.5 m (24.6 ft) above the second storey to 1.959 m (6.4 ft);
- Relaxation of the side yard setback requirement above the third storey of 4.5 m (14.8 ft) to 0 m;
- Reduction in the number of parking spaces from 31 to 23 spaces (see previous discussion);
- Allowance of 17 more small car parking spaces (see previous discussion); and
- Elimination of the requirement for an accessible parking for persons with disabilities (see previous discussion).

Staff are supportive of these variances because of the mandate of the Foundation and the role they play in the community. The requested variances to the C-3 (Town Centre Commercial) zone will be the subject of a future Council report.

**vi) Development Permits:**

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application for the SOLO Precinct is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre. The Development Permit will be the subject of a future Council report.

**vii) Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on November 15, 2017 (see Appendices E, F and G)

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

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

**Landscape Comments:**

1. Provide a fence/guardrail on West elevation;
2. Provide taller evergreen shrub and screen to block vehicle headlights from light pollution to neighbours on West side;
3. Show sections on the property through the parking lot;
4. Show the landscape treatment to the south of the garbage enclosure;
5. Revise the design of the garbage enclosure to incorporate architectural features of the building (ie: colour, materials, etc);

**Architectural Comments:**

6. Treatment of fire wall as presented is acceptable;
7. Encouraged to provide a wayfinding means to assist people with disabilities;
8. Improve the expression of type of construction as shown in the rendering and explanations;
9. Provide guardrail at drops of more than 600 mm;
10. Design of guardrails higher than 600 mm (2 ft) to be submitted for review of the colour and safety;
11. Consider extending blue horizontal member at 90 degrees on both sides of the building;
12. Consider the corner recess areas to be coloured orange as elsewhere on the façade;
13. Consider using machine-room-less elevator;
14. Indicate on plans the location of the roof access;
15. In the event that there is roof equipment, details should be provided as to its location and how it will be screened from neighbours, streets and overview.

Furthermore, the ADP encouraged the applicant to provide at least one adaptive unit as defined by the BC Building Code. The applicant has provided one adaptive unit as requested.

The ADP suggestions, comments and concerns have been addressed by the applicant where applicable 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.

**viii) Development Information Meeting:**

A Development Information Meeting (DIM) was held in the library of the Eric Langton Elementary School on December 7, 2017. Four individuals attended the meeting. A summary of the main comments and discussions with the attendees, as well as responses by the applicant, are provided below:

**Zero Lot Line:** *The property owner immediately to the west of the development site expressed concern that he may not also be permitted to build to a zero lot line on his property if he chooses to develop his site in the future;*

**Response:** Future applications for rezoning or development along the street will be considered based on the proposed zone and merits of the application. It is premature to determine at this stage what can be supported.

**Accessibility:** *An attendee requested both through a written letter and comments at the DIM that the building be built in compliance with the BC Human Rights Code, specifically with regards to accessibility;*

Response: This project will be built in compliance with the BC Building Code, which takes accessibility issues into consideration. As a non-profit organization focused on serving individuals with developmental disabilities such as Autism, Down Syndrome, and Cerebral Palsy, the Foundation shares the stated concerns about accessibility for their clients and is keenly aware of their accessibility needs. There is no desire to construct a building that is not suitable for their clients.

**More Affordable Housing:** *An attendee felt that the building should be much larger and higher so as to provide far more residential units for individuals with developmental disabilities;*

Response: There are several reasons why the building is not larger:

- The Foundation does not wish to create one building where all of their clients live together and be segregated from the rest of the community. It is a healthier practice to create small housing clusters throughout the City which allow their clients to live in the community;
- Creating more residential units would require an even greater parking variance as there is no more room on this small urban lot;
- Finding housing for their clients is not the primary goal of this application. Rather, the primary purpose of the building is to house the Foundation's new head office. The six proposed residential units are secondary to the primary purpose of the building;
- The Foundation does not currently have the staffing necessary to support a taller building, nor do they wish to expand to be able to do so; and,
- The Foundation, as a non-profit organization with a modest budget, cannot afford at this time to make the building any larger.

**Hydro Pole:** *An attendee expressed concern about the proximity of the hydro pole on North Avenue to the building;*

Response: The building has been designed to step back, away from the existing hydro pole and will be in compliance with BC Hydro's clearance requirements.

**Parking:** *All attendees expressed concern over the relaxation of parking for the six residential units. Furthermore:*

- *It was noted that it can be very difficult to find street parking on 224 Street, presumably due to employees of the nearby bank and medical buildings and users of the West Coast Express Train parking on 224 Street during the workday;*
- *An attendee requested that the project include an additional eight handicapped parking stalls;*

Response: The users of the residential units cannot obtain a driver's licence and therefore will not have a need for a parking space; Nine of the twenty onsite parking stalls are located outside the enclosed portion of the parkade. As such, they will be available for the use of guests and visitors to the residential area during evenings, weekends, and holidays. As most, if not all, of the residents will have jobs during regular working hours, it's reasonable to expect that their guests will only need off-street visitor parking on evenings, weekends, and holidays. Furthermore, as there is a sufficient amount of off-street parking available for guests of the residential units at these times, any on-street parking required will be minimal, if any at all.

**Request Project Moratorium:** *An attendee requested a moratorium on this development until the accessibility concerns are addressed and more housing units are provided.*

Response: The Foundation is currently renting the building that houses their head office and each month that this development is delayed adds a significant cost to them. They do not wish to see a moratorium placed on the application. Requesting a moratorium on this project is also not consistent with the rezoning process.

**ix) Environmental Comments**

The applicant has proposed a stormwater management plan for the site which is integrated with the landscaping on site. This plan must be registered as a restrictive covenant on title as a condition of final approval.

While there are no trees on the development site, a row of six mature ash trees sits on the adjacent property to the east. Due to the zero setback to the side, a best level of effort must be made by the applicant to retain these trees. Furthermore, the Foundation has entered into a private agreement with the neighbouring property owner to replace any tree that may not survive building construction.

A proposal to plant trees on the development site has been submitted and accepted in accordance with the *Tree Protection and Management Bylaw* requirements.

**4) Traffic Impact:**

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of this development application.

**5) Interdepartmental Implications:**

**i) Engineering Department:**

Comments provided by the Engineering Department pertain to required servicing upgrades and road dedication. The conditions set out by the Engineering Department will be included as part of the Rezoning Servicing Agreement, stated as a condition of final approval, or will be addressed during the construction phase by the Building Department.

**ii) Building Department:**

The Building Department has conducted a preliminary review of plans submitted as part of this rezoning and Development Permit applications and provided comments to the applicant. Comments, where applicable have been addressed in the current plans, or will be addressed as part of detailed plans to be received at the Building Permit stage. There are no outstanding or unresolved issues flagged at this time.

**iii) Fire Department:**

The Fire Department has reviewed the project. They outlined the typical details that are addressed at the Building Permit stage, including the requirements for a construction fire safety plan, alarms, site access requirements, sprinkler requirements, and address visibility. The matters identified do not affect the proposed siting or the form and character of the project.

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

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on August 17, 2017. The School District provided the comments below on the capacity of local schools:

*The development site and proposed OCP amendment may affect the student population and catchment areas currently served by Eric Langton Elementary School and Maple Ridge Secondary School. In the 2016-2017 year, Eric Langton Elementary had 419 students (103% utilization), while Maple Ridge Secondary had 1317 students (101% of utilization).*

**7) 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 OCP amendment required for this application 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.

**CONCLUSION:**

The current application requires an OCP amendment to re-designate the subject property as *Town Centre Commercial* in the Town Centre Area Plan. Justification has been provided to support the OCP amendment, as well as rezoning of the subject property to C-3, in order to permit the development of a four storey mixed-use building. The proposed building will serve as the new head office of the Ridge Meadows Community Living Foundation, and also provide six affordable, rental apartments in perpetuity for persons with developmental disabilities. A Housing Agreement Bylaw to secure these rental units will be forthcoming in a future report to Council.

To support this application, variances to the parking requirements of the proposed C-3 (Town Centre Commercial) zone will also be required to permit this development. A decision on these variances will be made when a future Development Variance Permit report comes before Council prior to final approval of this rezoning application. However, Council may provide comment or feedback at this time regarding the requested variances.

Therefore, it is recommended that first and second reading be given to OCP Amending Bylaw No. 7436-2018, that second reading be given to Zone Amending Bylaw No. 7316-2017 as amended, and that application 2017-078-RZ be forwarded to Public Hearing.

“Original signed by Chee Chan”

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**Prepared by:** Chee Chan, MUP, MCIP, RPP, BSc  
Planner 1

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by Paul Gill”

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7436-2018
- Appendix D – Zone Amending Bylaw No. 7316-2017
- Appendix E – Site Plan
- Appendix F – Building Elevations
- Appendix G – Landscape Plan



Scale: 1:1,500

### Legend

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

22368 North Avenue



2017-078-RZ  
DATE: Apr 13, 2017

BY: JV



Aerial Imagery from the Spring of 2016



Scale: 1:1,500

### Legend

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

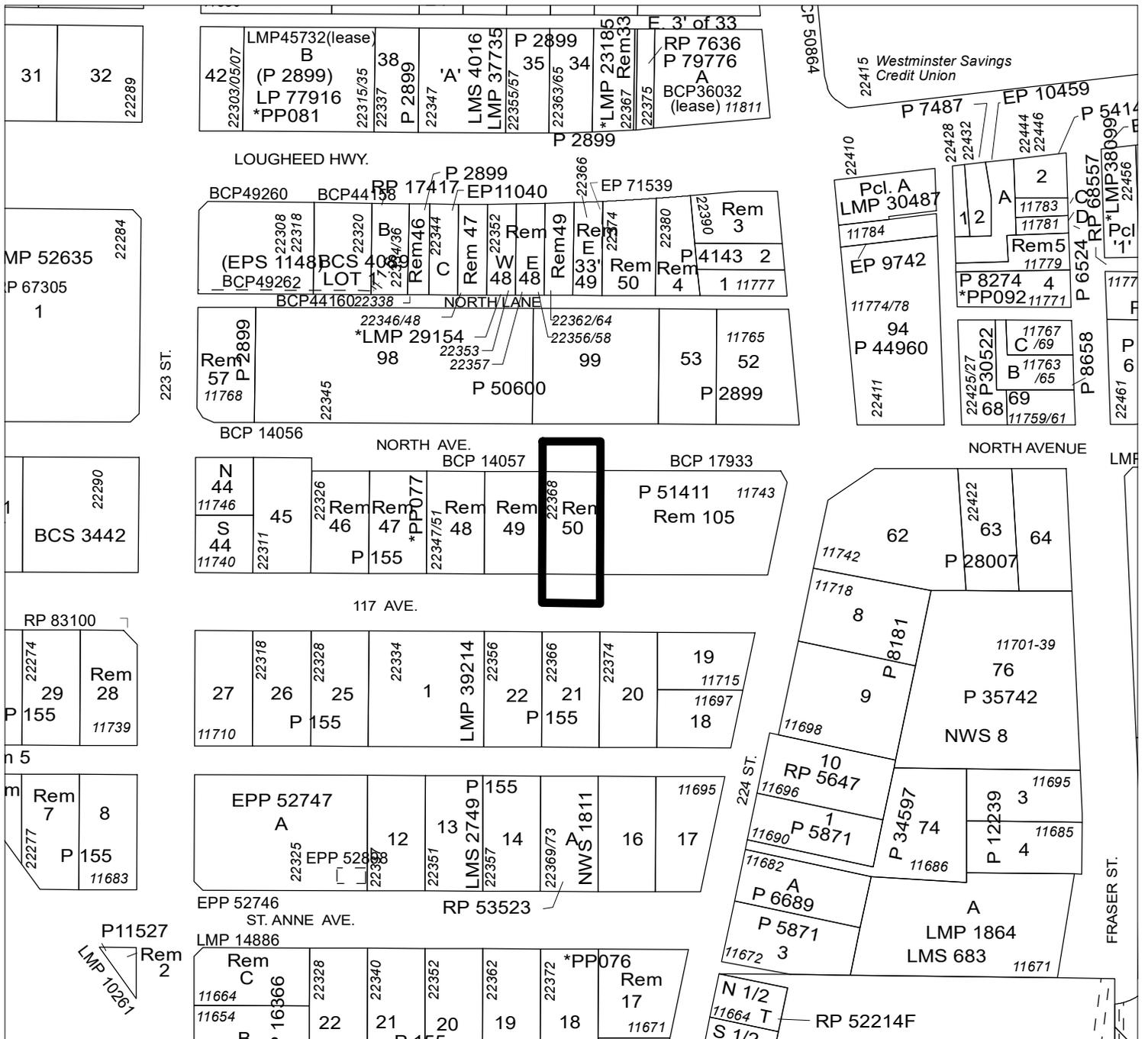
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2017-078-RZ  
DATE: Apr 13, 2017

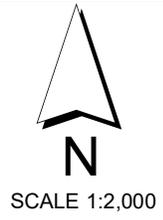
BY: JV



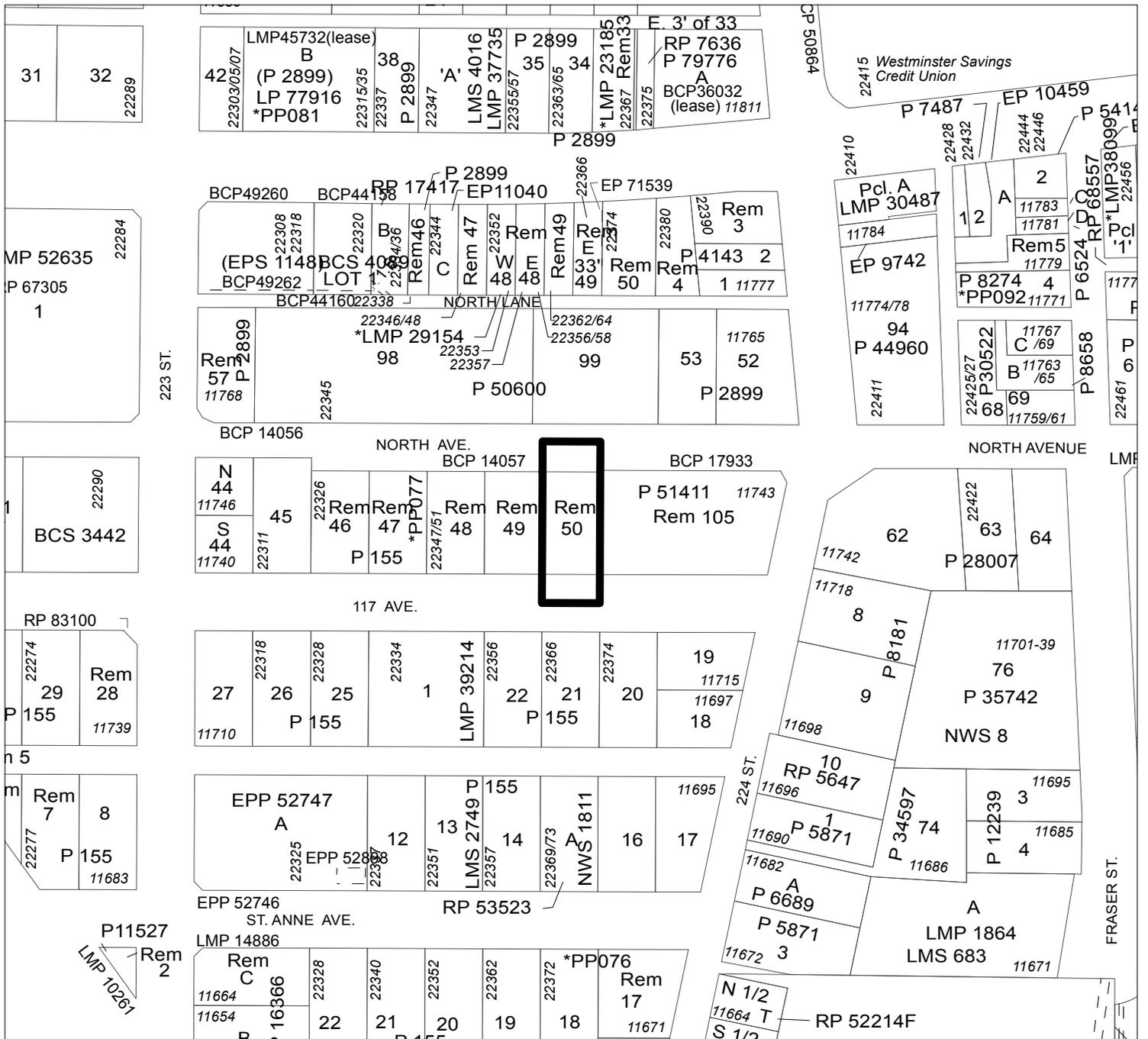


# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7436-2018  
 Map No. 973  
 Purpose: To Amend Town Centre Area Plan Schedule 1  
 From: Low-Rise Apartment  
 To: Town Centre Commercial







# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7316-2017  
 Map No. 1708  
 From: RM-3 (High Density Apartment Residential)  
 To: C-3 (Town Centre Commercial)





PRELIMINARY ONLY NOT FOR CONSTRUCTION

Existing Offsite Tree Table

Read in conjunction with Arborist Report

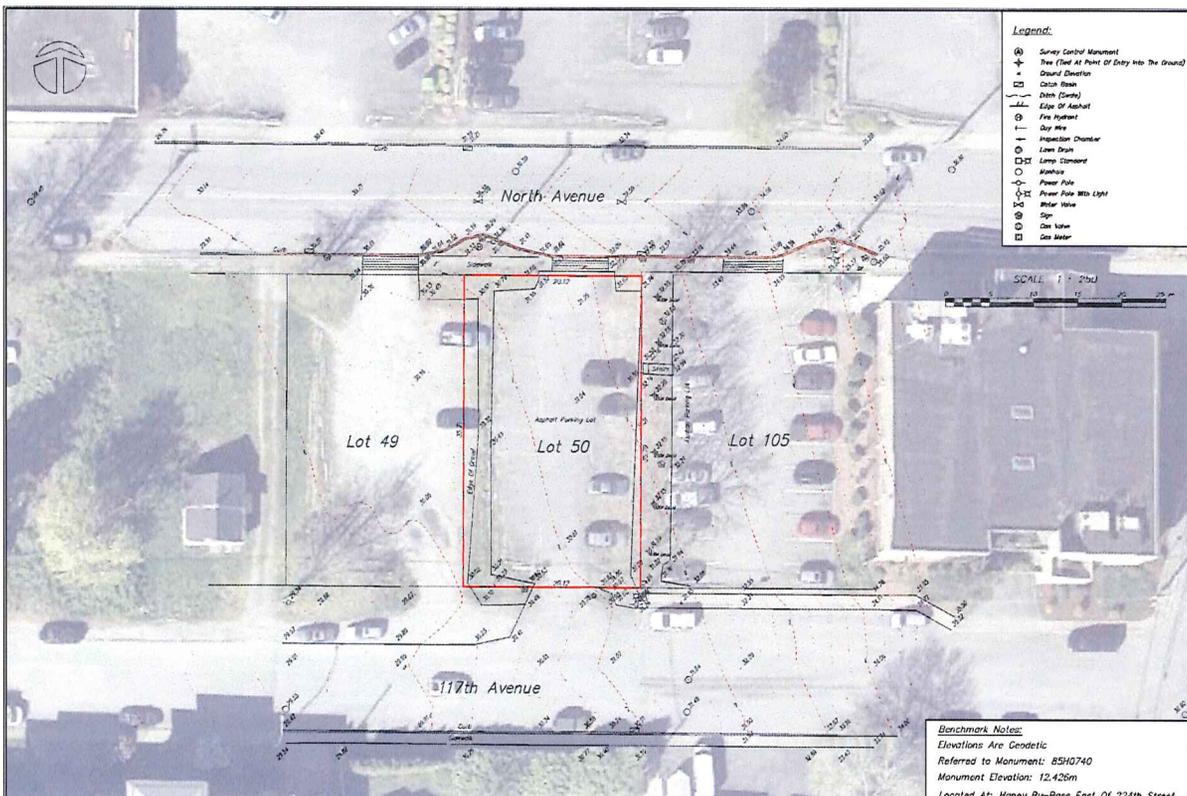
Arborist Tag	Common Name	Count	DBH (cm)	Drip Line (m)	Permit Status	Remove / Retain	Surveyed
OS1	European Ash	1	0.23	6.00	PT	Retain	Yes
OS2	European Ash	1	0.36	6.00	PT	Retain	Yes
OS3	European Ash	1	0.23	6.00	PT	Retain	Yes
OS4	European Ash	1	0.29	6.00	PT	Retain	Yes
OS5	European Ash	1	0.31	6.00	PT	Retain	Yes
OS6	European Ash	1	0.48	6.00	PT	Retain	Yes

Total Count: 6

PT = Permit Tree (DBH > 20cm)

ST = Significant Tree (DBH > 50cm)

STS = Significant Tree Stand (DBH > 50cm of 2 trees within 10m)



- Legend:**
- (S) Survey Control Monument
  - (T) Tree (Mark At Point Of Entry Into The Ground)
  - (D) Ground Direction
  - (C) Catch Basin
  - (S) Storm (Storm)
  - (E) Edge Of Asphalt
  - (F) Fire Hydrant
  - (S) Day Sign
  - (C) Impediment Obstruction
  - (D) Lawn Drain
  - (C) Lamp Column
  - (S) Manhole
  - (P) Power Pole
  - (P) Power Pole With Light
  - (W) Water Valve
  - (S) Sign
  - (D) Gas Valve
  - (S) Gas Meter

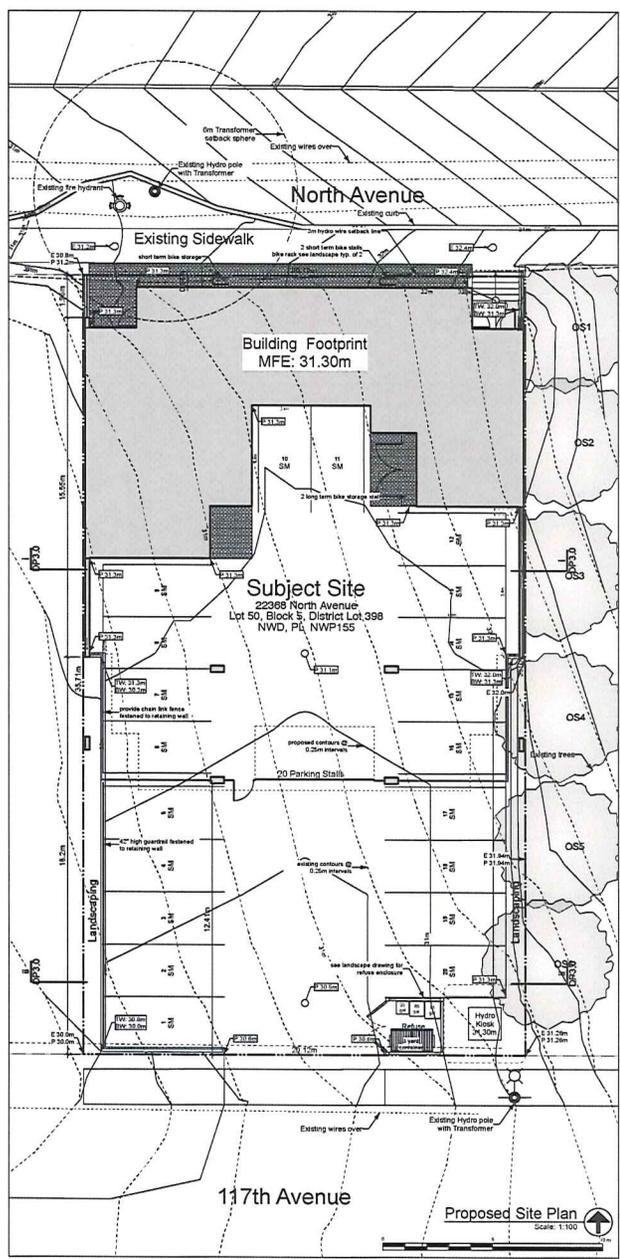
**Benchmark Notes:**  
Elevations Are Geodetic  
Referred to Monument: 85H0740  
Monument Elevation: 12.426m  
Located At: Honey By-Pass East Of 224th Street

Scale: 1:250  
Date: Mar 22 2017  
File: MR17-765Topo  
Certified Correct  
This Drawing Is New 2017  
Mike Bertram, BCLC



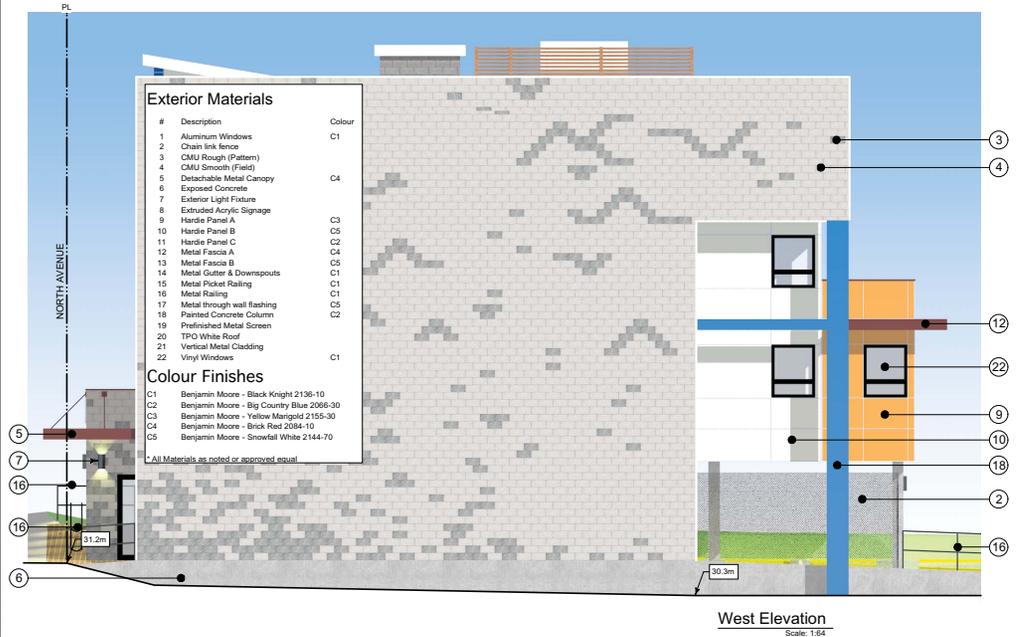
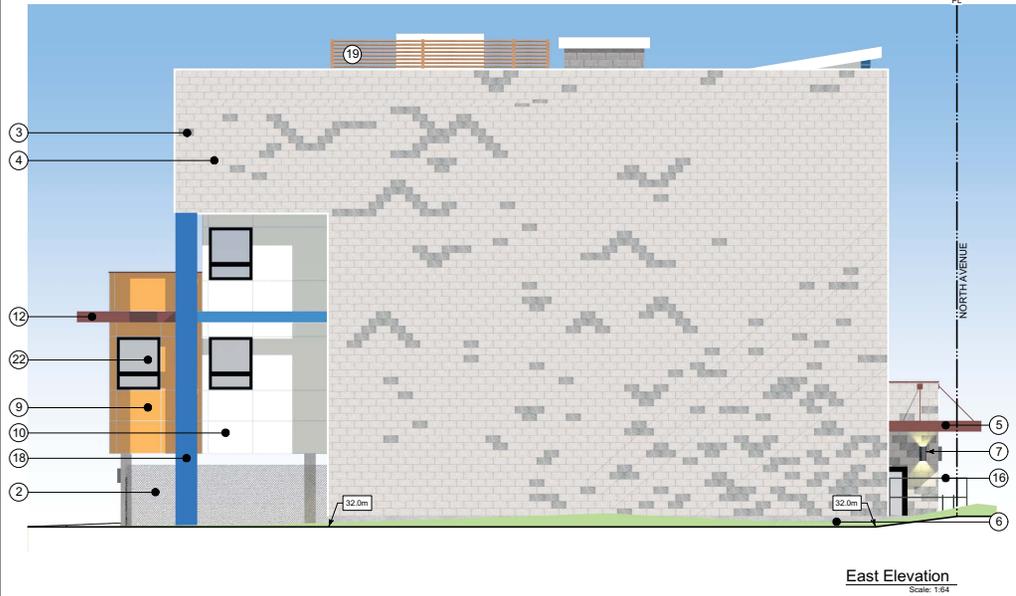
**Client:** Ridge Meadows Community Living Foundation  
**Project:** 117th Avenue Maple Ridge, BC

**Drawing Title:** Survey Plan Of Lot 50  
Except: Part Dedicated Road On Plan BCP14057  
Block 5 District Lot 398 Group 1 New Westminster District Plan 155



Date	2015-02-23
Scale	Scale 1:100
Drawn	WBZ/M
Project #	1630
Sheet	DP1.0
<p>PRELIMINARY ONLY NOT FOR CONSTRUCTION</p>	
<p><b>Wayne Stephen Bissky</b> Professional Planner Interior Design 100-2200 Macmillan Northridge, BC V4T 2E7 www.wsbdesign.com</p>	
<p><b>RMACL</b> Site Plan &amp; Existing Survey 100-2200 Macmillan (Between 117th and 109th) Northridge, BC V4T 2E7 100-2200 Macmillan Northridge, BC V4T 2E7 www.wsbdesign.com</p>	
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DIMENSIONS AND SPACES ARE NOT FINAL SUBJECT TO CHANGE TO SCALE WHEN PRINTED ON ARCH D (36" x 24")



#	Description	Colour
1	Aluminum Windows	C1
2	Chain Link Fence	
3	CMU Rough (Pattern)	
4	CMU Smooth (Field)	
5	Detachable Metal Canopy	C4
6	Exposed Concrete	
7	Exterior Light Fixture	
8	Etched Acrylic Signage	
9	Handle Panel A	C3
10	Handle Panel B	C5
11	Handle Panel C	C2
12	Metal Fascia A	C4
13	Metal Fascia B	C5
14	Metal Gutter & Downspouts	C1
15	Metal Picket Railing	C1
16	Metal Railing	C3
17	Metal through wall flashing	C2
18	Painted Concrete Column	
19	Prefinished Metal Screen	
20	TPO White Roof	
21	Vertical Metal Cladding	C1
22	Vinyl Windows	C1

Colour Finishes
C1 Benjamin Moore - Black Knight 2136-10
C2 Benjamin Moore - Big Country Blue 2056-30
C3 Benjamin Moore - Yellow Mangold 2155-30
C4 Benjamin Moore - Brick Red 2084-10
C5 Benjamin Moore - Snowfall White 2144-70

\* All Materials as polished or approved equal



Date	Note
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<p><b>RMACL</b>                  Civic Address: North Avenue                  (Between 117th and North)                  Legal Address: Lot 150, Block 5, District Lot 398, NW/4, P.L. N/YP1/05                  PID #: 011-503-542</p>	
<p><b>Building Elevations</b></p>	
<p><b>WAYNE STEPHEN BISSKY ARCHITECTURE &amp; URBAN DESIGN INC.</b>                  PLANNING INTERIOR DESIGN                  4224 232nd Avenue Highway                  P.O. Box 207 2300 Box 404 404-8305                  email: wsb@wsa.ca</p>	
Date:	2018-02-23
Scale:	
Drawn:	WB/JM
Project #:	1636
<p>PRELIMINARY ONLY                  NOT FOR CONSTRUCTION</p>	
Sheet	DP4.1



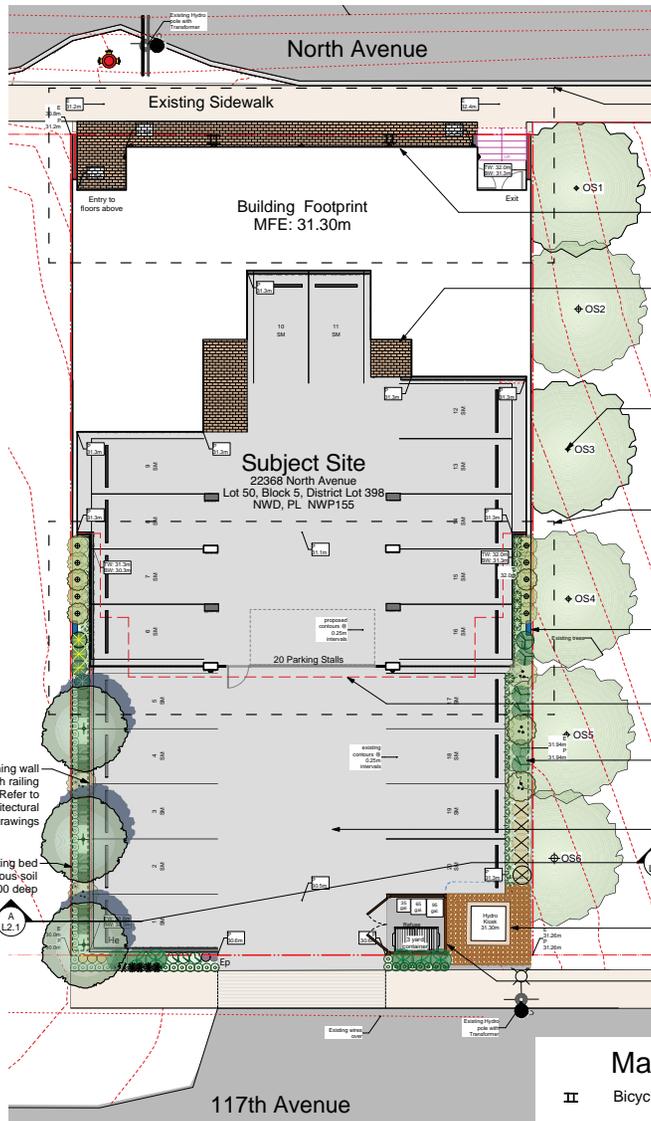
PRELIMINARY ONLY NOT FOR CONSTRUCTION



Plot Date:

DIMENSIONS AND SPACES ARE NOT FINAL SUBJECT TO CHANGE TO SCALE WHEN PRINTED ON ARCH D (36" x 24")

Date	Note
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	<p><b>Project Information:</b>                      Project Name: Perspective Vignette Looking North East                      City Address: [Redacted]                      Legal Address: Lot 150, Block 5, District Lot 398, NYCD, Pk. NYCP105                      PG # : 011-1039-042</p>
	<p><b>Wayne Stephen Bissky Architecture &amp; Urban Design Inc.</b>                      PLANNING INTERIOR DESIGN                      4204 222nd Avenue Highway                      PM 90-067-0300 Fax 904-492-8305                      email: wsb@wsbua.com</p>
	<p>Date: 2018-02-23                      Scale: NTS                      Drawn: WB/JM                      Project #: 1636</p>
	<p>PRELIMINARY ONLY                      NOT FOR CONSTRUCTION</p>
	<p>Sheet                      DP5.1</p>



Second Floor Roof Deck  
Refer to drawing this page

Pedestrian unit paving  
Running Bond pattern, desert sand colour  
blend, 60mm thick  
Bicycle Racks - two

Pedestrian unit paving  
Running Bond pattern, desert sand colour  
blend, 60mm thick

Existing trees on neighbouring property  
Protect roots during construction.  
Refer to arborist report and recommendations.

Third Floor Roof Deck  
Refer to drawing this page

Building Column

Extent of building above  
Refer to third floor roof deck drawing

Planting bed  
Continuous soil trench 450 deep  
low planting after curb stop  
planting within parking stall depth  
Protect tree roots during excavation as directed by arborist.

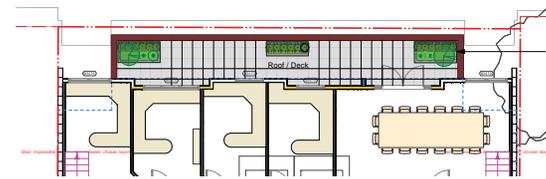
Asphalt paving

Pad Mounted Transformer  
Place gravel apron around all sides, with timber  
edge to separate to planting bed.

Refuse Enclosure  
Metal posts and panels, with double swing gate  
Refer to details sheet L2.1

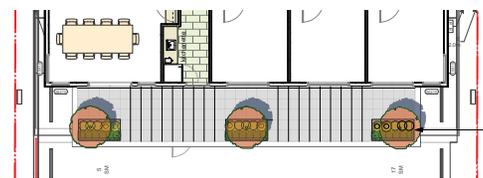
### Materials Legend

- Bicycle Rack: painted metal, 2 bike capacity
- Unit Paving: standard paver by Abbotsford Pavers  
Running bond pattern, Desert Sand colour blend
- Rooftop Patios: hydropressed slab by Abbotsford Pavers  
18" x 18" natural colour
- Planter Box: aluminum frame and synthetic timber slats  
Rutherford by Wishbone Industries  
2' and 3' wide x 6' long x 26" tall



Rooftop patios  
Planter boxes with shrubs and groundcovers  
Rutherford Planter 3' x 6' x 26" tall by Wishbone Industries  
Aluminum frame with synthetic lumber sides.  
Synthetic lumber decking on pedestals  
Parapet wall with railing: refer to architectural drawings  
Paving: 450 square slab, natural colour

1 Second Floor Roof Deck  
Scale 1 : 100 metric



Rooftop patios  
Planter boxes with shrubs and groundcovers  
Rutherford Planter 3' x 6' x 26" tall by Wishbone Industries  
Aluminum frame with synthetic lumber sides.  
Synthetic lumber decking on pedestals  
Parapet wall with railing: refer to architectural drawings  
Paving: 450 square slab, natural colour

2 Third Floor Roof Deck  
Scale 1 : 100 metric

### PLANT LIST - RMACL 22368 North Avenue

updated November 23, 2017

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>					
	3	Acer rubrum 'Armstrong'	Armstrong Red Maple	8cm cal. B&B	Multi stem
<b>SHRUBS</b>					
	10	Hydrangea macrophylla	Big Leaf Hydrangea	#2 pot	750 o.c.
	5	Pieris japonica	Lily-of-the-valley Pieris	#2 pot	500 o.c.
	5	Potentilla fruticosa Red Ace	Red Ace Shrubby Cinquefoil	#2 pot	650 o.c.
	4	Prunus laurocerasus Zabeliana	Zabel Cherry Laurel	#5 pot	600 o.c.
	6	Salix purpurea 'Nana'	Purple Willow	#1 pot	750 o.c.
	15	Taxus x media Hickslii	Hick's Yew	1.5m tall	500 o.c.
	6	Vaccinium ovatum	Evergreen Huckleberry	#5 pot	900 o.c.
<b>GROUND COVERS</b>					
	62	Gaetheria shallon	Salal	#1 pot	500 o.c.
	43	Hypericum calycinum	St Johnswort	#1 pot	300 o.c.
<b>PERENNIALS</b>					
	Ep 2	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	#1 pot	450 o.c.
	He 3	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 pot	500 o.c.
	3	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	#1 pot	500 o.c.
	12	Stipa tenuissima	Mexican Feather Grass	#1 pot	300 o.c.

### PLANT LIST - RMACL - Roof Deck Planter Boxes

updated November 23, 2017

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>SHRUBS</b>					
	3	Magnolia x Betty	Betty Magnolia	1.5m tall specimen	
	36	Buxus m. Winter Gem	Asian Boxwood	#1 pot	400 o.c.
	2	Rhododendron Blue Diamond	Blue Rhodo (med-low)	#2 pot	600 o.c.
	4	Sarcococca h. Humilis	Himalayan Sweet Box	#2 pot	600 o.c.
<b>GROUND COVERS</b>					
	Au 9	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	400 o.c.
<b>ORNAMENTAL GRASSES</b>					
	6	Stipa tenuissima	Mexican Feather Grass	#1 pot	400 o.c.

- NOTES:**
- In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
  - All planting shall be in accordance with BCSLA/BCOLNA Landscape Standard, latest edition.
  - All maintenance shall be in accordance with BCSLA/BCOLNA Landscape Standard, latest edition.
  - All planting beds: 450 soil plus 75mm of decomposed organic mulch or approved equal.
  - Planter boxes and soil as per specification.



ISSUED DRAWINGS

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Legal Address: Lot 155, Block 5, District Lot 398, NW10, P.L. NWP155  
PID #: 011-638-642

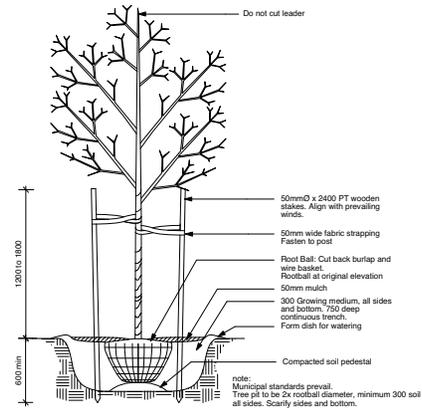
RMACL

Landscape Plan

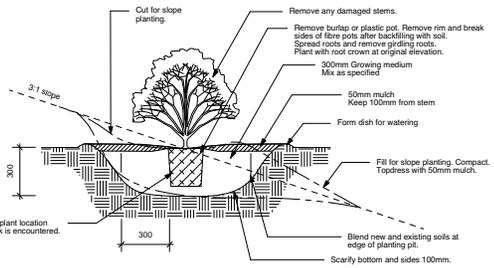
Greenway  
Landscape Architecture  
2230 Park Crescent  
Coquitlam BC V3J 6T4  
T: 604-461-9120  
E: paul@greenwayla.ca

Date: 2017-05-29  
Scale: As Noted  
Drawn: PACW  
Project ID: 1710

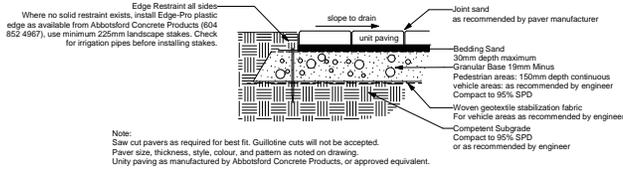
Sheet  
L1.0



**1 Tree Planting**  
1cm = 20cm



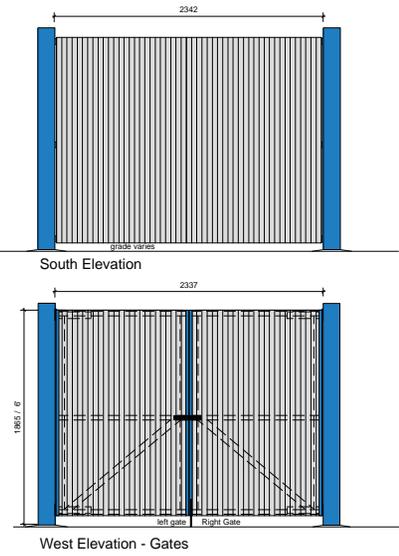
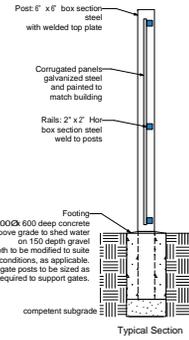
**2 Shrub Planting**  
1cm = 10cm



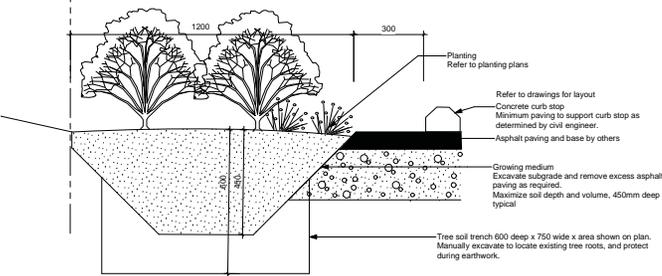
**4 Unit Paving**  
1cm = 10cm



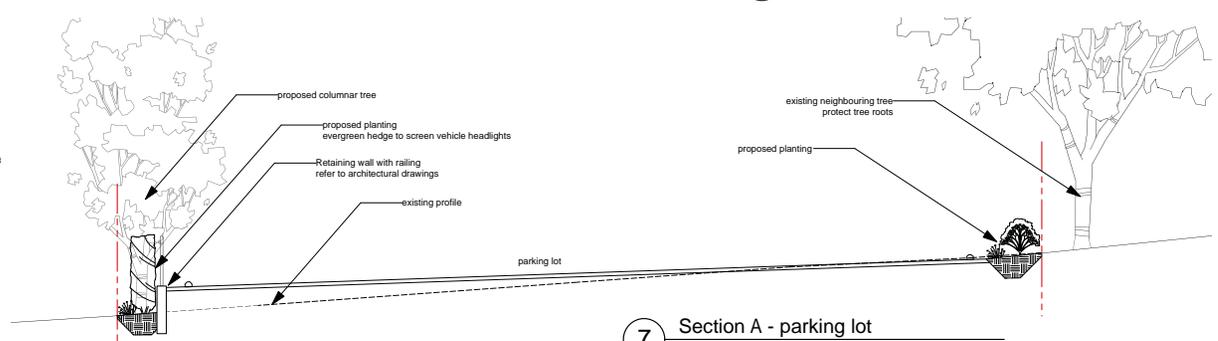
**5 Rooftop Planter Box**  
not to scale



**6 Refuse Enclosure 1.8m Tall**  
1: 20 metric



**3 Planting Strip in Parking lot**  
1cm = 10cm



**7 Section A - parking lot**  
1: 50 metric

ISSUED DRAWINGS	17-11-2017 REVERSE/ISSUE FOR DP
	17-11-2017 DEVELOPMENT PERMIT
	17-11-2017 DEVELOPMENT PERMIT
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	City Address: 22365 North Avenue, Maple Ridge Legal Address: Lot 150, Block 5, District Lot 398, NW10, Pk. NW10155 PID #: 011-5-29-6-42
RMACL	
Landscape Details	
Greenway Landscape Architecture	Date: 2017-05-29
2230 Park Crescent Coquitlam BC V3J 6T4 T: 604-461-9720 E: paul@greenwayla.ca	Scale: As Noted
	Drawn: PACW
	Project ID: 1710
Sheet	L2.1