

City of Maple Ridge

COMMITTEE OF THE WHOLE

AGENDA

January 5, 2021

1:30 p.m.

Virtual Online Meeting including Council Chambers

Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council.

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

For virtual public participation during the Community Forum register by going to www.mapleridge.ca/640/Council-Meetings and clicking on the meeting date.

1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of December 1, 2020

3. DELEGATIONS / STAFF PRESENTATIONS

4. PLANNING AND DEVELOPMENT SERVICES

Note:

- Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.
- The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.

1101 2020-250-RZ, 23939 Fern Crescent, RS-2 to RS-1b

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7692-2020 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of five lots be given first reading and that the applicant provide further information as described on Schedules A, B, E, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1102 2020-256-RZ, 12333 227 Street, RS-1 to R-2

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7694-2020 to rezone from RS-1 (Single Detached Residential) to R-2 (Single Detached (Medium Density) Urban Residential) to permit a future subdivision of two lots be given first reading, that the Bylaw not proceed to second reading until an OCP amendment process is concluded, and that the applicant provide further information as described on Schedules A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1103 2020-403-RZ, 12077 240 Street and 12079 240 Street, RS-3 to R-1

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7695-2020 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of four lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1104 2020-411-RZ, 21429 121 Avenue, RS-1 to R-1

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7689-2020 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of two lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1105 2017-473-DVP, 2017-473-DP, 13616 and 13660 232 Street

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-473-DVP to provide variances for highest building face height, length of the building face, maximum height, maximum height for an accessory building, front yard setbacks, and lot width for specified townhouse lots, and to provide front and rear yard setback variances for specified single family lots, and that the Corporate Officer be authorized to sign and seal 2017-473-DP to permit the development of approximately ten street townhouse units, and thirteen single family lots.

1106 2020-308-DVP, 2020-308-DP, 24018 112 Avenue

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-308-DVP to provide variances for the requirement for concealed parking for the apartment uses and the allowable height for a commercial building in the C-5 zone, and that the Corporate Officer be authorized to sign and seal 2020-308-DP to permit the construction of a commercial building with eight rental apartments on the second storey.

1107 2020-211-DVP, 2020-211-DP, 11280 Pazarena Place

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-211-DVP to provide variances for the setback from an interior side lot line and the accessory building height, and that the Corporate Officer be authorized to sign and seal 2020-211-DP to permit construction of an amenity building associated with the Polygon Provenance project.

1108 2019-370-DVP, 14155 Marc Road

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-370-DVP to provide variances for the rear yard setbacks for a specified lot, the height restriction for the R-1 and R-2 lots, and for the recess between the attached garage face and principal building face for specified lots.

1109 2020-400-DVP, 25241 Dewdney Trunk Road

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-400-DVP to provide variances for the maximum area and maximum depth of the farm home plate, and the maximum height for an accessory building in the Agriculture Land Reserve.

1110 2020-083-DP, 24305 and 24303 101A Avenue

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-083-DP to permit the development of five single family residential lots.

5. ENGINEERING SERVICES

6. CORPORATE SERVICES

1151 Community Emergency Preparedness Fund - Evacuation Route Planning Grant Application

Staff report dated January 5, 2021 recommending that the Evacuation Route Planning Grant application be supported.

7. PARKS, RECREATION & CULTURE

8. ADMINISTRATION

9. ADJOURNMENT

10. COMMUNITY FORUM

COMMUNITY FORUM

The Community Forum provides the public with an opportunity to speak with Council on items that are of concern to them, with the exception of Public Hearing bylaws that have not yet reached conclusion.

There is a 2 minute time limit per speaker with a second opportunity provided if no one else is waiting to speak, and a total of 15 minutes is provided for the Community Forum. Respectful statements and/or questions must be directed through the Chair and not to individual members of Council.

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. We are doing business a bit differently during this time as we balance the health and safety of citizens and staff with our democratic processes. While City Hall is now open to the public, Council meetings are being held virtually and only necessary staff are present. In-person attendance by the public at Council meetings is not available and we encourage the public to watch the video recording of the meeting via live stream or any time after the meeting via <http://media.mapleridge.ca/Mediasite/Showcase>.

Using Zoom, input from the public during Community Forum is being facilitated via email to clerks@mapleridge.ca and/or via the *raised hand* function through the Zoom meeting. For virtual public participation during Community Forum please register in advance by clicking on the date of the meeting at <https://www.mapleridge.ca/640/Council-Meetings>. When the meeting reaches the Community Forum portion, please raise your virtual hand to indicate you would like to speak.

For detailed information on how to register for the meeting of interest, please refer to <https://www.mapleridge.ca/DocumentCenter/View/24663/Launch-Virtual-Meeting>

If you have a question or comment that you would normally ask as part of Community Forum, you can email clerks@mapleridge.ca before **1:00 p.m. on the day of the meeting** and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens' voices are being heard as part of our meetings. We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information contact:

Clerk's Department at 604-463-5221 or clerks@mapleridge.ca
Mayor and Council at mayorcouncilandcaol@mapleridge.ca

APPROVED BY:

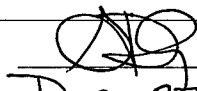
DATE:

PREPARED BY:

DATE:

CHECKED BY:

DATE:


Dec. 23/20
Eunmail
Dec. 23/20

A. Saint
Dec. 23, 2020

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

December 1, 2020

The Minutes of the Committee of the Whole Meeting held on December 1, 2020 at 1:33 p.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	Appointed Staff
Elected Officials	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	S. Nichols, Corporate Officer
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	Other Staff as Required
	M. Baski, Planner
	A. Kopystynski, Planner
	M. McMullen, Manager of Development & Environmental Services
	J. Mickleborough, Director of Engineering
	L. Benson, Senior Policy and Sustainability Analyst
	D. Denton, Property & Risk Manager

Note: These Minutes are posted on the City website at mapleridge.ca/AgendaCenter/
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Councillor Yousef and Councillor Duncan chose to participate electronically.

Note: Councillor Meadus and Councillor Robson were not in attendance at the start of the meeting.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of November 17, 2020

It was moved and seconded

That the minutes of the November 17, 2020 Committee of the Whole Meeting be adopted.

CARRIED

4. **PLANNING AND DEVELOPMENT SERVICES**

1101 2020-301-RZ, 21643 River Road, RS-1 to RT-2

Staff report dated December 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7686-2020 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit a future Courtyard Housing development with approximately eight (8) dwelling units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

Adrian Kopystynski, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated December 1, 2020 titled "First Reading, Zone Amending Bylaw No. 7686-2020, 21643 River Road" be forwarded to the Council Meeting of December 8, 2020.

CARRIED

1102 2020-389-RZ, Temporary Use Permits

Staff report dated December 1, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7685-2020 to designate the entire City as a Temporary Use Area removing the requirement to amend the Official Community Plan for each application, be given first and second reading and be forwarded to Public Hearing.

Mark McMullen, Manager of Development and Environmental Services, provided a summary presentation and staff answered Council questions.

Note: Councillor Meadus entered the meeting at 1:48 p.m. during the staff presentation.

Note: Councillor Robson entered the meeting at 1:53 p.m. during questions from Council.

It was moved and seconded

That the staff report dated December 1, 2020 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7685-2020, Temporary Use Permits" be forwarded to the Council Meeting of December 8, 2020.

CARRIED

1103 2020-362-RZ, 11300 Pazarena Place, RM-1 to C-1

Staff report dated December 1, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7678-2020 to redesignate from Urban Residential to Commercial be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7679-2020 to rezone from RM-1 (Townhouse Residential) to C-1 (Neighbourhood Commercial) to adjust zone boundaries to match subdivision boundaries for a mixed use site and adjacent townhouse site be given first and second reading and be forwarded to Public Hearing.

Adrian Kopystynski, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated December 1, 2020 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7678-2020; First and Second Reading, Zone Amending Bylaw No. 7679-2020, 11300 Pazarena Place" be forwarded to the Council Meeting of December 8, 2020.

CARRIED

1104 2018-243-RZ, 21963 Dewdney Trunk Road, unaddressed lot and 12029 220 Street, RS-1 to RM-5

Staff report dated December 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7484-2018 to rezone from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential) to permit construction of approximately twelve (12) townhouse units be given second reading as amended and be forwarded to Public Hearing.

Adrian Kopystynski, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated December 1, 2020 titled "Second Reading, Zone Amending Bylaw No. 7484-2018, 21963 Dewdney Trunk Road, unaddressed lot and 12029 220 Street" be forwarded to the Council Meeting of December 8, 2020.

CARRIED

1105 2016-055-DVP, 2016-055-DP, 23183 136 Avenue

Staff report dated December 1, 2020 recommending that the Corporate Officer be authorized to sign and seal 2016-055-DVP to reduce minimum yard setbacks, to reduce minimum radius of space unencumbered by buildings from living room windows and from the centre of all other required windows, and to reduce minimum Usable Open Space per three bedroom unit and that the Corporate Officer be authorized to sign and seal 2016-055-DP for a 54-unit townhouse development consisting of eleven buildings under the RM-1 (Townhouse Residential) zone.

Michelle Baski, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated December 1, 2020 titled "Development Variance Permit and Development Permit, 23183 136 Avenue" be forwarded to the Council Meeting of December 8, 2020.

CARRIED

5. ENGINEERING SERVICES

1131 Award of Contract RFP-EN20-45: Engineering Services for the Quantitative Risk Assessment - Fraser River Escarpment Area

Staff report dated December 1, 2020 recommending that Contract RFP-EN20-45: Engineering Services for the Quantitative Risk Assessment - Fraser River Escarpment Area be awarded to BGC Engineering Inc., that a contingency for unanticipated additional works be approved and that the Corporate Officer be authorized to execute the contract.

Josh Mickleborough, Director of Engineering, provided an overview of the report and staff answered Council questions.

It was moved and seconded

That the staff report dated December 1, 2020 titled "Award of Contract RFP-EN20-45: Engineering Services for the Quantitative Risk Assessment - Fraser River Escarpment Area" be forwarded to the Council Meeting of December 8, 2020.

CARRIED

1132 Latecomer Agreement LC 174/20

Staff report dated December 1, 2020 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 174/20 for lands at 20658 and 20668 113 Avenue.

It was moved and seconded

That the staff report dated December 1, 2020 titled "Latecomer Agreement LC 174/20" be forwarded to the Council Meeting of December 8, 2020.

CARRIED

6. CORPORATE SERVICES

1151 First Reading, Greenhouse Gas Reduction Targets, Official Community Plan Amending Bylaw No. 7688-2020

Staff report dated December 1, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7688-2020 to adopt the regional target for reduction of community greenhouse gas emissions be given first reading.

Laura Benson, Senior Policy and Sustainability Analyst, provided an overview of the report and staff answered Council questions.

It was moved and seconded

That the staff report dated December 1, 2020 titled "First Reading, Greenhouse Gas Reduction Targets, Official Community Plan Amending Bylaw No. 7688-2020" be forwarded to the Council Meeting of December 8, 2020.

CARRIED

1152 Infrastructure Inspection Policy No. 9.12 Amendment

Staff report dated December 1, 2020 recommending that Infrastructure Inspection Policy No. 9.12 be adopted as amended.

It was moved and seconded

That the staff report dated December 1, 2020 titled "Infrastructure Inspection Policy No. 9.12 Amendment" be forwarded to the Council Meeting of December 8, 2020.

CARRIED

1153 Municipal Security Issuing Resolution

Staff report dated November 24, 2020 recommending approval of borrowings from the Municipal Finance Authority of British Columbia as part of the 2021 Spring Borrowing Session with a request that Metro Vancouver Regional District consent to the borrowings over the terms noted and include the borrowing in their Security Issuing Bylaw.

Trevor Thompson, Chief Financial Officer, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated December 1, 2020 titled "Municipal Security Issuing Resolution" be forwarded to the Special Council Meeting of December 1, 2020.

CARRIED

Councillor Robson – OPPOSED

1154 Recommendations for Inclusion in the 2021-2025 Financial Plan Bylaw

Approval of recommendations included in the Financial Overview Report for inclusion in the 2021-2025 Financial Plan Bylaw.

Trevor Thompson, Chief Financial Officer, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the "Recommendations presented for Inclusion in the 2021-2025 Financial Plan Bylaw" be forwarded to the Special Council Meeting of December 1, 2020.

CARRIED

Councillor Yousef and Councillor Robson – OPPOSED

9. ADJOURNMENT – 3:30 p.m.

Mayor Morden, Chair
Presiding Member of the Committee

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7692-2020
23939 Fern Crescent

MEETING DATE: January 5, 2021
FILE NO: 2020-250-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 23939 Fern Crescent, from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of five (5) lots. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$5,100 per lot. Therefore, an estimated CAC amount of \$25,500.00 would be required.

RECOMMENDATIONS:

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvements District Boards; and
 - vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. That Zone Amending Bylaw No. 7692-2020 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, E, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Aplin & Martin Consultants Ltd. David Laird		
Legal Description:	Lot 45, Section 28, Township 12, New Westminster District Plan 63118		
OCP:			
Existing:	Low Density Urban, Conservation		
Proposed:	Low Density Urban, Conservation		
Zoning:			
Existing:	RS-2 (Single Detached Suburban Residential)		
Proposed:	RS-1b (Single Detached (Medium Density) Residential)		
Surrounding Uses:			
North:	Use:	Residential Single Family	
	Zone:	RS-2 (Single Detached Suburban Residential)	
	Designation:	Medium Density Residential, Conservation	
South:	Use:	Residential Single Family	
	Zone:	RS-2 (Single Detached Suburban Residential)	
	Designation:	Estate Suburban Residential	
East:	Use:	Residential Single Family	
	Zone:	RS-2 (Single Detached Suburban Residential)	
	Designation:	Low Density Urban, Conservation	
	Active		
	Application:	2017-140-RZ (Rezone from RS-2 to RS-1b)	
West:	Use:	Residential Single Family	
	Zone:	RS-2 (Single Detached Suburban Residential)	
	Designation:	Low Density Urban, Conservation	
Existing Use of Property:	Residential Single Family		
Proposed Use of Property:	Residential Single Family		
Site Area:	0.399 HA. (0.985 acres)		
Access:	Sheldrake Court		
Servicing requirement:	Urban Standard		

b) Site Characteristics:

The subject property is located on the Northwest corner of Fern Crescent and Sheldrake Court (see appendices A and B) and is 0.399 hectares in size. The subject property is relatively flat with slight grade changes on the peripheries. Additionally, there are two creeks located north and east of the subject property. These creeks are within 50.0 metres of the proposed development and will be subject to a Watercourse Protection Development Permit. The property located directly east of the subject property is under a development application (2017-140-RZ) which includes rezoning,

subdivision and development permit applications. The development proposal is to permit a five (5) lot subdivision with park dedication.

Existing ornamental vegetation can be found throughout the site whilst indigenous vegetation can be found along the periphery, most notably abutting Sheldrake Court and Fern Crescent.

c) Project Description:

The current application is proposing to rezone the subject property from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit future subdivision into five (5) single family lots with parkland dedication. Proposed Lots 1-5 will be between approximately 602m² to 685m² in area, with 539m² of the subject property being dedicated as parkland (See Appendices A, B, and D). Preliminary review of the application indicates that road dedication will be required. Sheldrake Court is currently 14.0 metres wide and requires one (1.0) metre of road dedication to meet 'Limited Local Street Urban Standard' width of 15.0 metres. This is being achieved from application 2017-140-RZ to the east of the proposed development (Appendix A). Road dedication is also required for Fern Crescent; the applicant will dedicate approximately 290m² from the proposed development (Appendix D). Furthermore, an application for a Development Variance Permit will be required as the proposed lot widths of 14.0 metres do not meet the RS-1b zone's minimum width of 15.0 metres.

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

d) Planning Analysis:

Official Community Plan:

The development site is located within the Silver Valley Area Plan and is currently designated *Low Density Urban* and *Conservation*. The *Low Density Urban* designation permits 8 to 18 units per hectare which typically consist of single family residential dwelling types. No changes to these designations are required to support the proposed RS-1b rezoning, although an OCP amendment application will be required to adjust conservation boundaries to accommodate the final subdivision layout and parkland dedication.

Zoning Bylaw:

The current application proposes to rezone the property located at 23939 Fern Crescent from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) (see Appendix C) to permit future subdivision of five (5) lots (see Appendix D). The minimum lot size for the current RS-2 zone is 4,000m², and the minimum lot size for the proposed RS-1b zone is 557m². The new lots being proposed will match those currently at 3rd Reading on the east side of Sheldrake Court. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

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. There are two (2) watercourses that are located adjacent to the subject property. The watercourse to the north is fish bearing and require a minimum 30.0 metre setback from top of bank. The watercourse along Sheldrake Court requires a 15.0 metre setback as it is considered food and nutrient bearing.

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 %;
- All floodplain areas and forest lands identified on Natural Features 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 is required 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 Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading, a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

Advisory Design Panel:

Not required.

Development Information Meeting:

A Development Information Meeting is required for this application as the proposal is creating five (5) lots. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;

- e) Parks, Recreation and Culture Department;
- f) School District;
- g) Utility companies; and
- h) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above. This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

f) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

g) Development Applications:

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Development Variance Permit (Schedule E);
4. A Watercourse Protection Development Permit Application (Schedule F);
5. A Natural Features Development Permit Application (Schedule G);
6. A Wildfire Development Permit Application (Schedule J); and
7. A Subdivision Application.

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

CONCLUSION:

The development proposal is in compliance with the policies of the OCP, except for a supported OCP amendment to adjust the existing Conservation boundaries to encompass the proposed parkland area. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

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

"Original signed by Tyson Baker"

Prepared by: **Tyson Baker, B.Pl.
Planning Technician**

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA
Director of Planning**

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Christine Carter" for

Concurrence: **Al Horsman
Chief Administrative Officer**

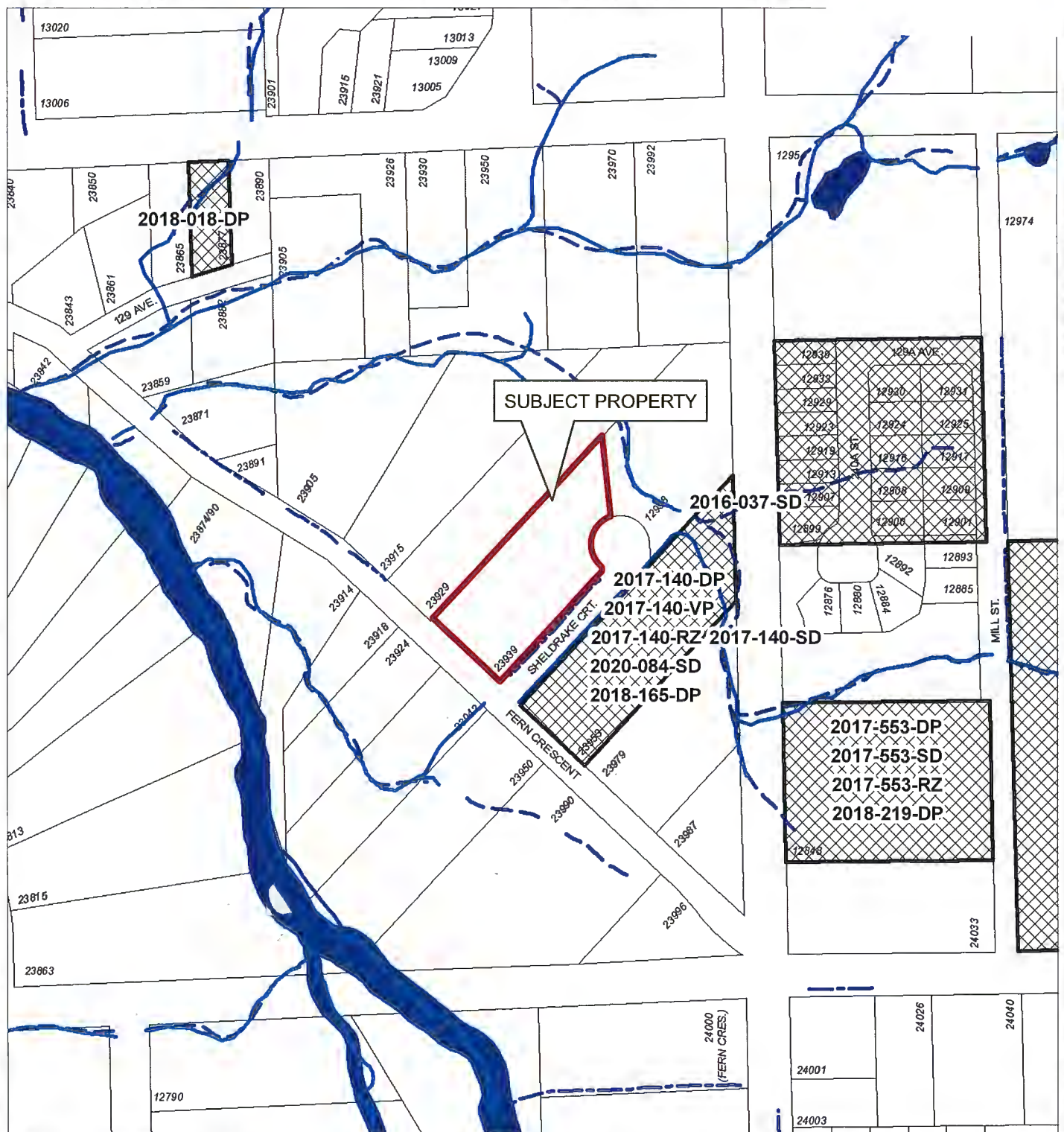
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map









Appendix C – Zone Amending Bylaw No. 7692-2020

Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River Centreline
-  Lake or Reservoir
-  River
-  Active Applications (RZ/SD/DP/VP)

23939 FERN CRESCENT
PID: 002-196-425

PLANNING DEPARTMENT



MAPLE RIDGE

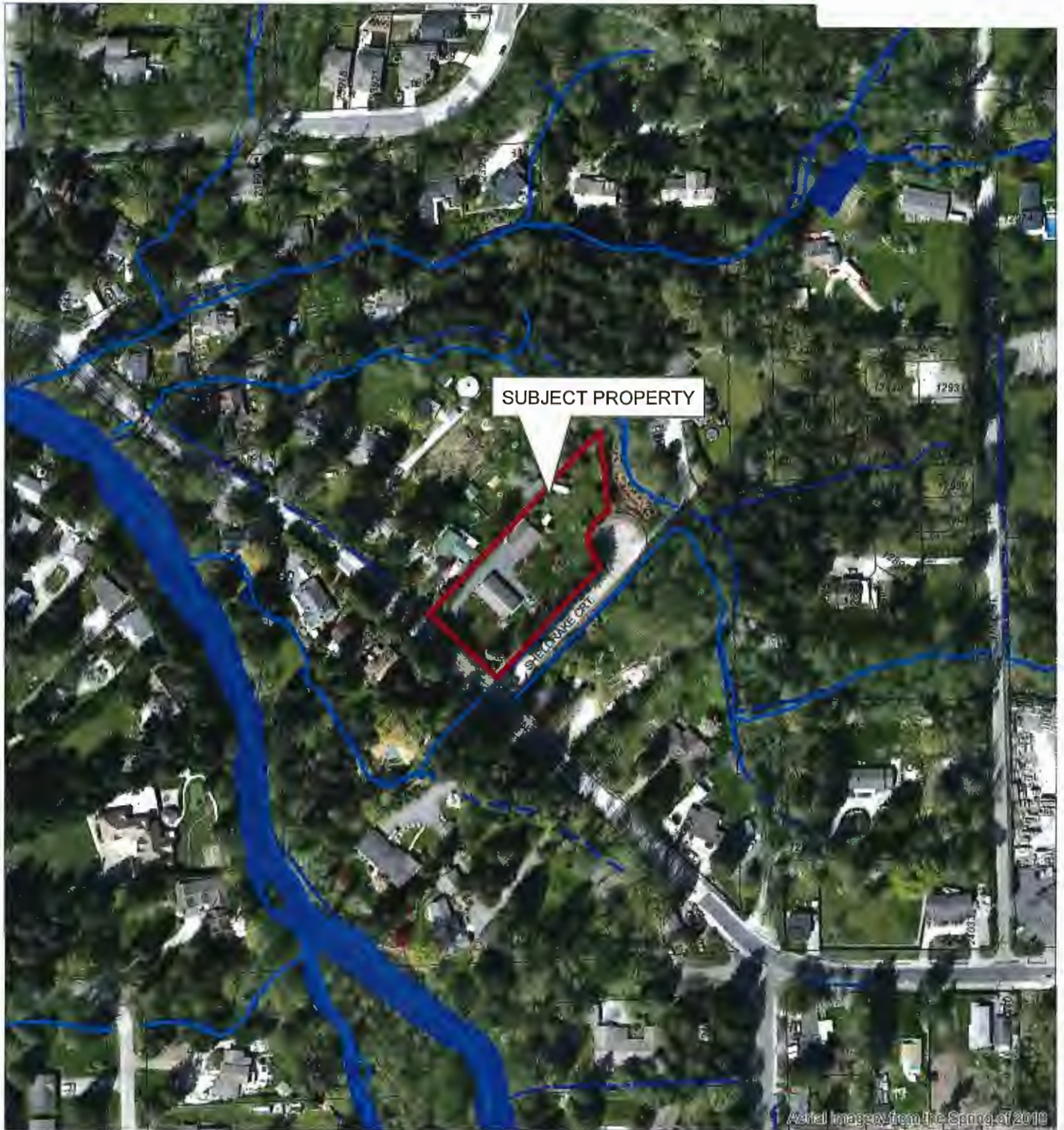
British Columbia

mapleridge.ca

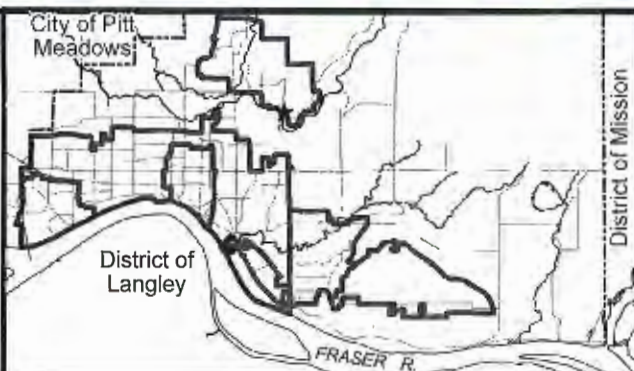
FILE: 2020-250-RZ

DATE: Aug 14, 2020

BY: PC



Scale: 1:2,500



23939 FERN CRESCENT
PID: 002-196-425

PLANNING DEPARTMENT



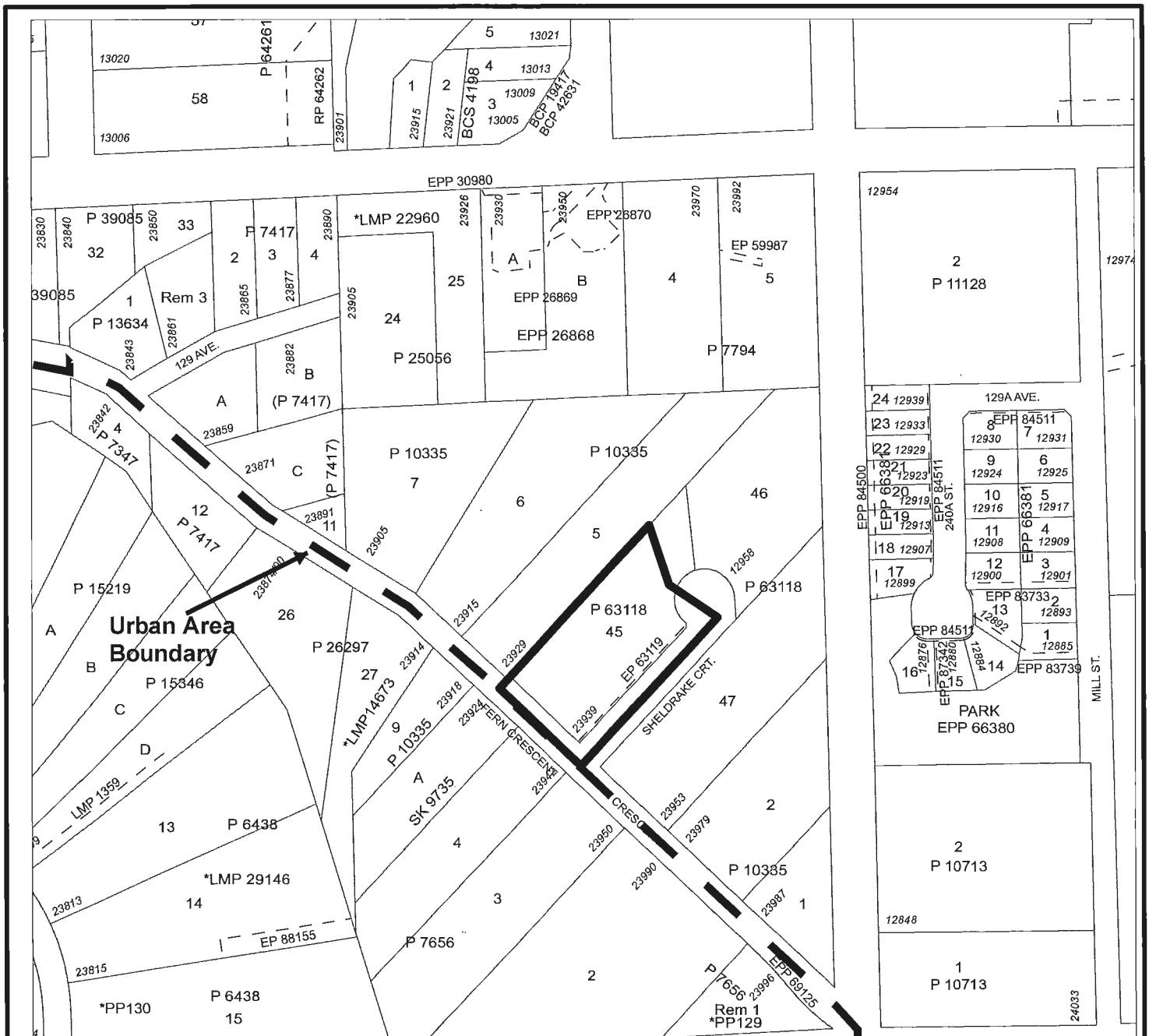
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-250-RZ
DATE: Aug 14, 2020

BY: PC

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7692-2020

Map No. 1856

From: RS-2 (Single Detached Suburban Residential)

To: RS-1b (Single Detached (Medium Density) Residential)



--- Urban Area Boundary



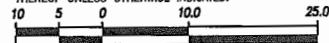
SCALE 1:2,500

**PROPOSED SUBDIVISION PLAN OF
LOT 45 SECTION 28 TOWNSHIP 12
NEW WESTMINSTER DISTRICT PLAN 63118**

APPENDIX D

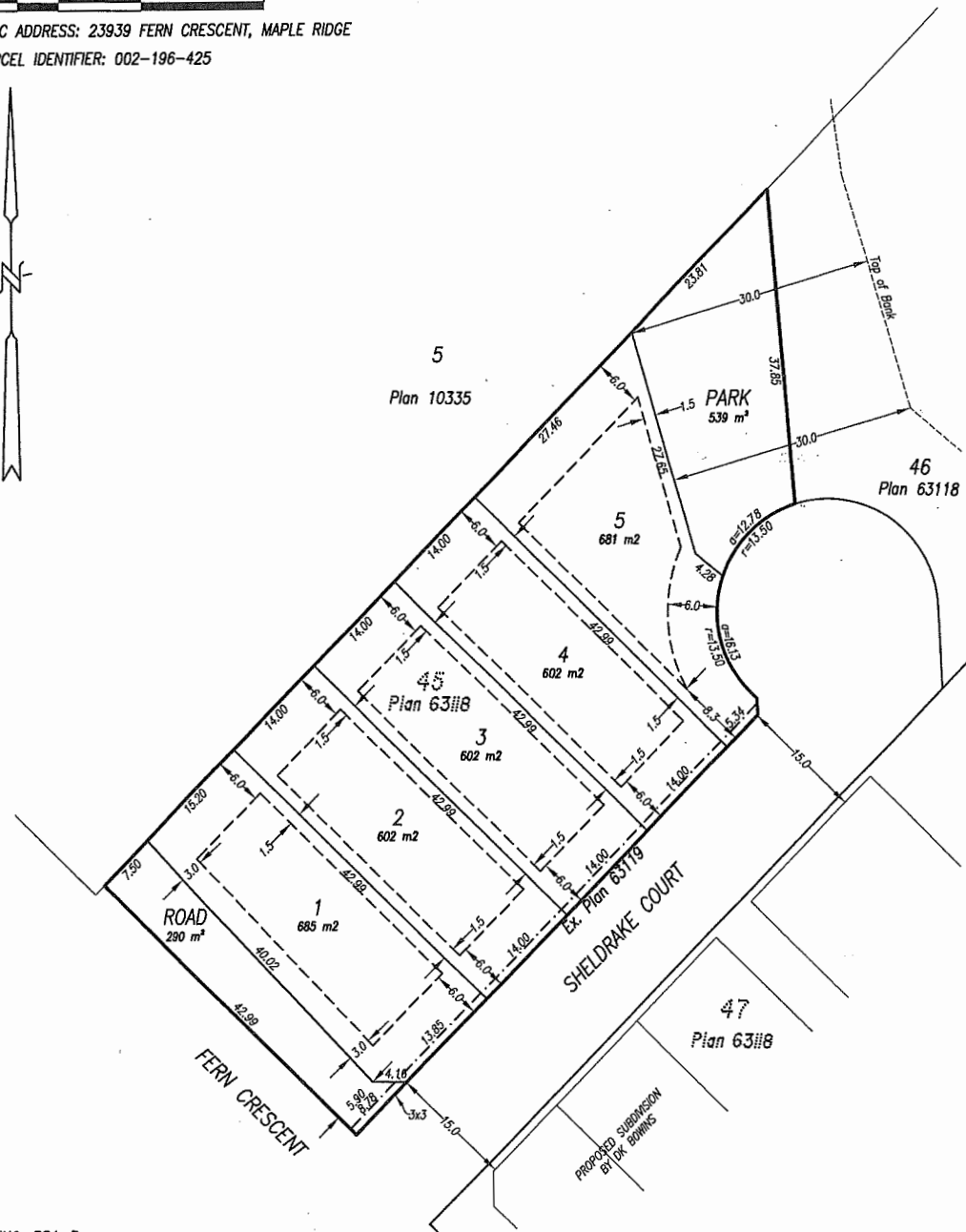
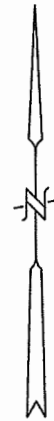
SCALE 1 : 500

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED.



CIVIC ADDRESS: 23939 FERN CRESCENT, MAPLE RIDGE

PARCEL IDENTIFIER: 002-196-425



ZONING: RS1-B

LOTS DVP TO REDUCE MINIMUM WIDTH FROM
15m TO 14m

LOT DIMENSIONS DERIVED FROM
PLAN 63118

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
T103096 STATUTORY RIGHT OF WAY

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: H3080-01

PREPARED FOR: WEST COAST DREAM HOMES

S.P. WADE, BCLS

DATE OF DRAWING: JULY 28, 2020

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7694-2020
12333 227 Street

MEETING DATE: January 5, 2021
FILE NO: 2020-256-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12333 227 Street, from RS-1 (Single Detached Residential) to R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of two (2) lots. To proceed further with this application, additional information is required as outlined in this report.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$5,100 per lot. However, because the application is proposing for less than three (3) lots, the original lot is exempt. Therefore, an estimated CAC amount of \$5,100.00 would be required.

The R-2 zone permits a minimum lot size of 315m². The site is designated *Single-Family Residential* in the Town Centre Area Plan, which includes a policy that a lot size less than 371m² is permitted where access is via rear lane only. This subdivision is proposed without a laneway and a separate OCP amendment process is proposed to consider amending Section 3-17 of the Town Centre Area Plan that would allow an R-2 use with a front driveway access.

Upon Council direction, the proposed OCP amendment process would be undertaken by the Planning Department to hold a virtual public open house and solicit community feedback on a change to Section 3-17 of the Town Centre Area Plan, which would permit the creation of R-2 lots (minimum 315m² lot) with street driveway access. It is proposed that lots that are created with an area of less than 315m² (i.e. R-3 zoned lots) would still be required to provide driveway access from a laneway. The outcomes of the public open house would be reported to Council, with a possible draft OCP Amending Bylaw required to remove the lane requirement.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7694-2020 be given first reading;
2. That Zone Amending Bylaw No. 7694-2020 shall not proceed to second reading until a Council directed OCP amendment process is concluded by considering the removal of the rear lane requirement for R-2 lots in the Town Centre Area Plan; and
3. That the applicant provide further information as described on Schedules A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Pavan Rakhra
Legal Description:	Lot 195, Section 20, Township 12, New Westminster District Plan 39421
OCP:	
Existing:	SF (Single-Family Residential)
Proposed:	SF (Single-Family Residential)
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	R-2 (Single Detached (Medium Density) Urban Residential)
Surrounding Uses:	
North:	Use: Residential Single Family Zone: RS-1 (Single Detached Residential) Designation: Urban Residential
South:	Use: Residential Single Family Zone: RS-1 (Single Detached Residential) Designation: Single-Family Residential
East:	Use: Residential Single Family Zone: RS-1 (Single Detached Residential) Designation: Single-Family Residential
West:	Use: Residential Single Family Zone: RS-1 (Single Detached Residential) Designation: Single-Family Residential
Existing Use of Property:	Residential Single Family
Proposed Use of Property:	Residential Single Family
Site Area:	761.5m ² (0.188 acres)
Access:	Lee Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is 761.5m² (0.188 acre) in area and is bounded by single-family residential lots on the south and west sides, Lee Avenue to the north and 227 Street to the east (see Appendices A and B). The subject property is relatively flat and there is vegetation located on the peripheries of the subject property, most notably along 227 Street. There is an existing house on the site that will require removal as a condition of rezoning.

c) Project Description:

The current application is proposing to rezone the subject property from RS-1 (Single Detached Residential) to R-2 (Single Detached (Medium Density) Urban Residential) to permit future subdivision into two (2) residential single-family lots. Proposed Lot 1 will be approximately 333.24m² and proposed Lot 2 will be 385.95m²; both will be accessed from Lee Avenue (See Appendices A, B, and D).

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

d) Planning Analysis:

Official Community Plan:

The development site is located within the Town Centre Area Plan and is currently designated *Single-Family Residential*. The *Single-Family Residential* designation is intended to provide options for increasing density and choice of housing form, while retaining the single-family character in established neighbourhoods in the Town Centre. As such, a variety of smaller, single-family lot sizes are supportable in this area.

The R-2 (Single Detached (Medium Density) Urban Residential) zone was adopted in February, 2012 and has since been utilized in several areas of Maple Ridge. The R-2 zone allows a minimum lot size of 315m² and is intended to provide an option for single-family lots that are larger than the R-3 (Single Detached (Intensive) Urban Residential) zone with a 213m² minimum lot area, but smaller than the R-1 (Single Detached (Low Density) Urban Residential) zone with a 371m² minimum lot area.

Proposed Text Amendment to the OCP:

Town Centre Area Plan Policy 3-17 requires that smaller single-family lot sizes, between 213m² and 370m², provide vehicle driveway access from a rear lane only. This driveway access requirement applies to minimum lot sizes that align with the R-2 and R-3 single-family zones.

Upon Council direction, the Planning Department will undertake public consultation (separate from the subject rezoning application), through a virtual open house event, to consider an OCP amendment that would have broad implications for Policy 3-17 within the Town Centre Area Plan. It is proposed that lots in the Town Centre, with an area in excess of 315m², be permitted to have street driveway access. Effectively, this would permit the creation of some R-2 lots with a front driveway access and leave only the R-3 zone (minimum lot size of 213m²) with a requirement for a rear or corner lot driveway access. Such an amendment would directly impact the ability for this application to proceed as proposed, with a broader intention to facilitate more options for smaller single-family lot sizes within the Town Centre Area Plan. Outcomes of the proposed public open house event would be reported to Council and include an OCP amending bylaw for Council to consider for first and second reading. This could occur at the same time that the Zoning Bylaw Amendment application proceeds to second reading.

It should be noted that the majority of R-2 zoned lots that have been created outside of the Town Centre Area have driveway access from the street, which is permitted under the existing R-2 zone regulations.

Zoning Bylaw:

The current application proposes to rezone the property located at 12333 227 Street from RS-1 (Single Detached Residential) to R-2 (Single Detached (Medium Density) Urban Residential) (see Appendix C) to permit future subdivision of two (2) single-family lots (see Appendix D). The minimum lot size for the current RS-1 (Single Detached Residential) zone is 668m², and the minimum lot size for the proposed R-2 (Single Detached (Medium Density) Urban Residential) zone is 315m². Given the sensitivities with the heights of infill development, staff will require that the building height be limited to 8.0 metres (2.5 storeys). This limitation will compliment existing housing, which is predominately one or two storeys in height, on the adjacent properties. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

An application for a Development Permit is not required.

Advisory Design Panel:

Not required.

Development Information Meeting:

A Development Information Meeting is not required for this application, as the proposal is creating less than five (5) lots and there is no change in use as per Council Policy 6.20.

e) Interdepartmental Implications:

Preliminary comments have been received from the Engineering Department confirming a preference that a lane not be created within the block where the subject property is located.

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District; and
- g) Canada Post.

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

f) Development Applications:

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

- 1. An OCP Application (Schedule A);
- 2. A complete Rezoning Application (Schedule B);and

3. A Subdivision Application.

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

CONCLUSION:

The development proposal is meeting the intent of the policies of the Town Centre Area Plan in the OCP, providing options for increasing density within single-family character areas.

This report also seeks Council direction to undertake public consultation, through a public open house, for a proposed OCP amendment to consider allowing lots larger than 314m² to have driveway access from the street. For the subject application, it is recommended that Council grant first reading, subject to additional information being provided and assessed prior to second reading. Additionally, it is recommended that the subject rezoning application not proceed to second reading until the OCP policy question related to access lane for the R-2 zone be determined.

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

"Original signed by Tyson Baker"

Prepared by: **Tyson Baker, B.Pl.
Planning Technician**

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA
Director of Planning**

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Christine Carter"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

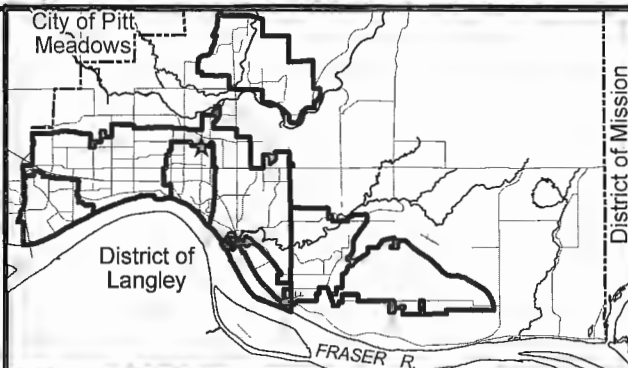
Appendix C – Zone Amending Bylaw No. 7694-2020

Appendix D – Proposed Subdivision Plan

APPENDIX A



Scale: 1:2,000



12333 227 STREET
PID: 005-085-357

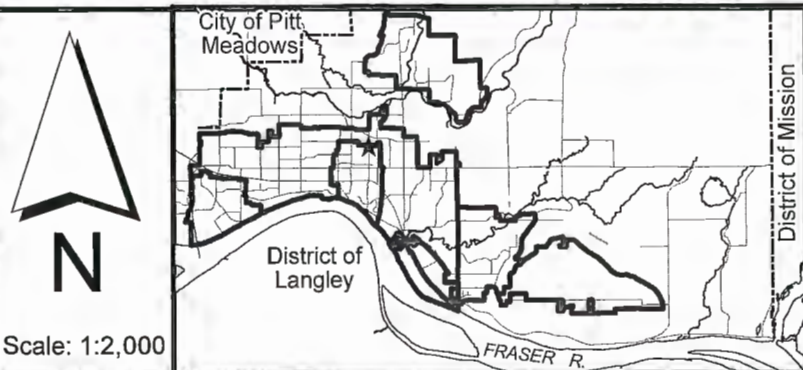
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-256-RZ
DATE: Aug 19, 2020

BY: PC



12333 227 STREET
PID: 005-085-357

PLANNING DEPARTMENT

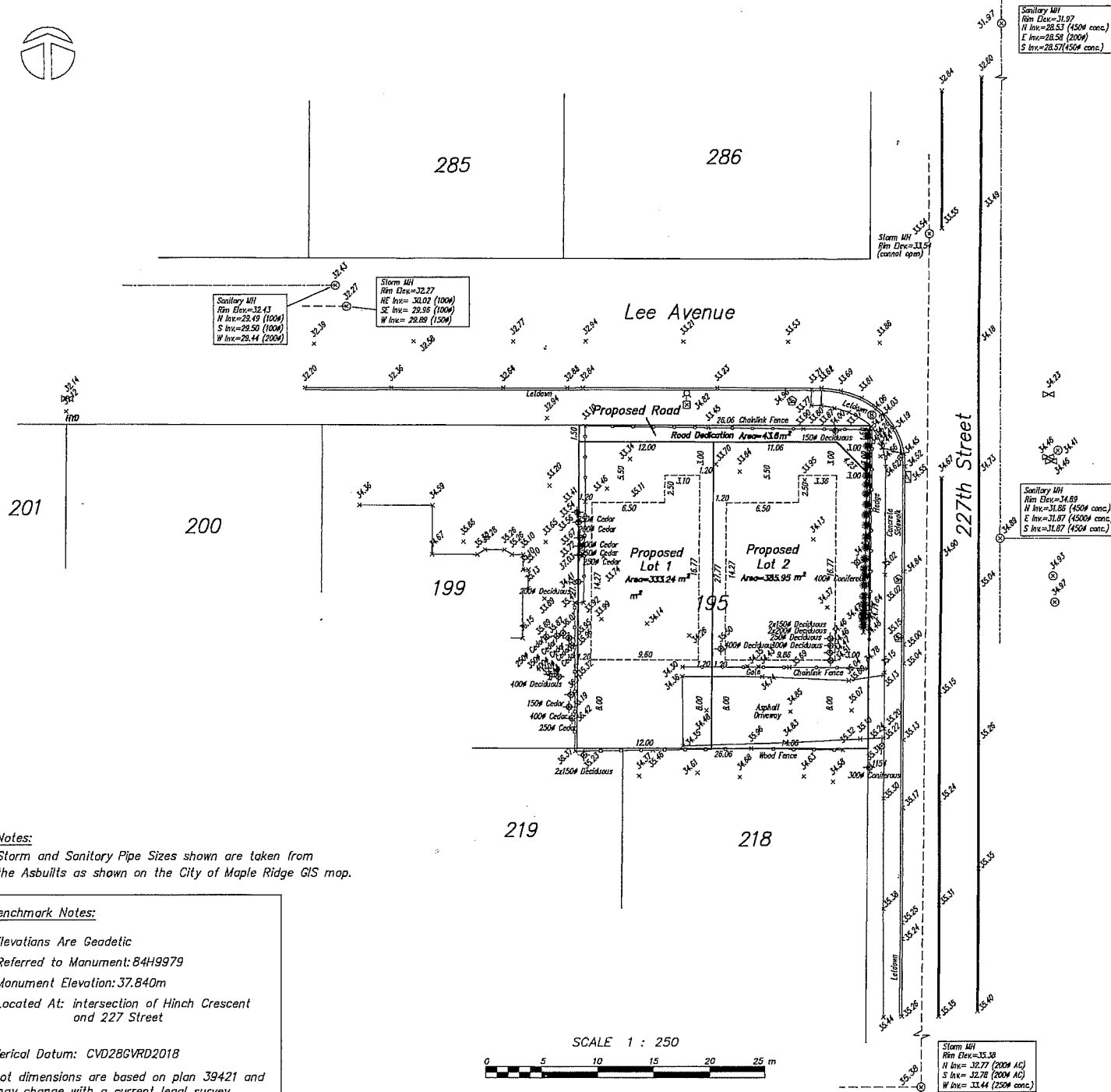


mapleridge.ca

FILE: 2020-256-RZ
DATE: Aug 19, 2020

BY: PC

CORPORATE OFFICER



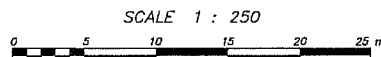
Notes:
Storm and Sanitary Pipe Sizes shown are taken from the Asbuils as shown on the City of Maple Ridge GIS map.

Benchmark Notes:

Elevations Are Geodetic
Referred to Monument: 84H9979
Monument Elevation: 37.840m
Located At: intersection of Hinch Crescent and 227 Street

Vertical Datum: CVD28GVRD2018

Lot dimensions are based on plan 39421 and may change with a current legal survey.



Terra Pacific

Land Surveying Ltd

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

Client:

Pavan Rakhra
Proposed Subdivision

Project:

12333 227 Street
Maple Ridge, BC

PID: 005-085-357

Current Zoning: RS1
Proposed Zoning: RS2

Drawing Title:

Topographic Survey
Plan of Lot 195
Sec 20, Tp 12
New Westminster District
Plan 39421

Certified Correct
This 17th Day Of August, 2020

Mike Bernemann, BCLS

Legend:

- Survey Control Monument
- Tree (Tied At Point Of Entry Into The Ground)
- Ground Elevation
- Catch Basin
- Ditch (Swale)
- Edges Of Asphalt
- Fire Hydrant
- Guy Wire
- Inspection Chamber
- Lawn Drain
- Lamp Standard
- Manhole
- Power Pole
- Power Pole With Light
- Water Valve
- Sign
- Gas Valve
- Gas Meter
- Water Meter

Scale: 1:250

Date: Aug. 17th, 2020

File: MR20-615 TOPO

Of
1

APPENDIX D

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7695-2020
12077 240 Street and 12079 240 Street

MEETING DATE: January 5, 2021
FILE NO: 2020-403-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 12077 240 Street and 12079 240 Street, from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of four (4) lots. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$5,100 per lot. Therefore, an estimated CAC amount of \$20,400.00 would be required.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7695-2020 be given first reading; and
2. That the applicant provide further information as described on Schedule B, of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant: Don Bowins

Legal Description: Lot 2, Section 21, Township 12, New Westminster District Plan 18013
Lot 3, Section 21, Township 12, New Westminster District Plan 18013

OCP:
Existing: Urban Residential
Proposed: Urban Residential

Zoning:
Existing: RS-3 (Single Detached Rural Residential)
Proposed: R-1 (Single Detached (Low Density) Urban Residential)

Surrounding Uses:

North:	Use:	Residential Single Family
	Zone:	R-2 (Single Detached (Medium Density) Urban Residential)
	Designation:	Urban Residential
South:	Use:	Residential Single Family
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Urban Residential
East:	Use:	Residential Single Family
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Estate Suburban Residential
West:	Use:	Civic (City of Maple Ridge Operations Centre)
	Zone:	P-6 (Civic Institutional)
	Designation:	Institutional

Existing Use of Property:	Residential Single Family
Proposed Use of Property:	Residential Single Family
Site Area:	0.123 HA (0.303 acres)
Access:	120B Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties are 0.123 ha (0.303 acres) each in area and are bounded by residential single family lots on the north and south sides and 240 Street on the east. The City of Maple Ridge Operations Centre is located directly west of the subject site. The subject properties each consist of a residential single family dwelling which will be demolished as a condition of rezoning. Furthermore, vegetation is located throughout the two properties and the lot grades are relatively flat.

c) Project Description:

The current application is proposing to rezone the subject properties from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit future subdivision into four (4) lots (See Appendices A or B). Due to access needing to be from 120B Street and existing lot dimensions, the proposed lots will range from 378m² to 796m² in size which meets the minimum lot requirements of 371m² in the R-1 (Single Detached (Low Density) Urban Residential) zone.

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

d) Planning Analysis:

Official Community Plan:

The development site is located within the Urban Area Boundary and is currently designated *Urban Residential* and is subject to *Major Corridor Residential* Policies. The OCP *Major Corridor Residential* policies, as per the Zoning Matrix, supports the proposed R-1 zone which permits the construction of residential single family dwellings on lots exceeding 371m². The proposed development compliments adjacent land uses and lot sizes to the north and any possible development to the south. Therefore, after preliminary review of the proposal, the application to rezone the properties to the R-1 (Single Detached (Low Density) Urban Residential) zone is consistent with the OCP infill policies and is thus supportable.

Zoning Bylaw:

The current application proposes to rezone the properties located at 12077 240 Street and 12079 240 Street from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) (see Appendix C) to permit the creation of four (4) lots through subdivision (see Appendix D). The minimum lot size for the current RS-3 (Single Detached Rural Residential) zone is 8,000m², and the minimum lot size for the proposed R-1 (Single Detached (Low Density) Urban Residential) zone is 371m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Not required.

Advisory Design Panel:

Not required.

Development Information Meeting:

A Development Information Meeting is not required for this application as the proposal indicates the creation less than five (5) lots.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department; and
- f) Canada Post.

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

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

f) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

g) Development Applications:

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

1. A complete Rezoning Application (Schedule B); and
2. A Subdivision Application.

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

CONCLUSION:

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

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

"Original signed by Tyson Baker"

Prepared by: **Tyson Baker, B.Pl.**
Planning Technician

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

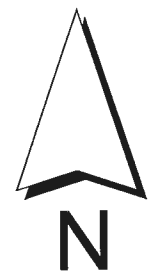
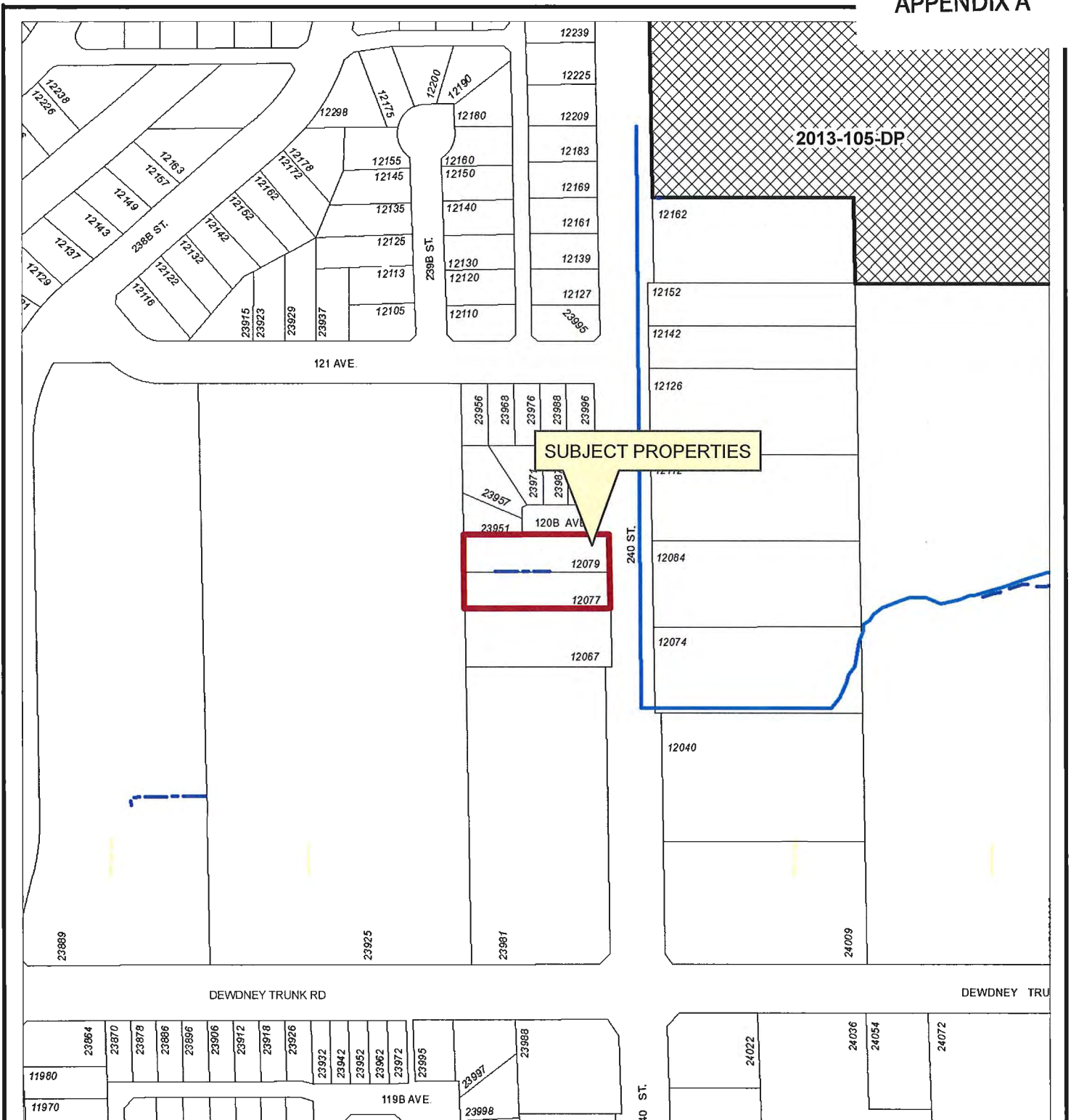
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Christine Carter" _____ for _____

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7695-2020
- Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Active Applications (RZ/SD/DP/VP)

12077/79 240 STREET
PID'S: 001-740-628 & 000-836-265

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-403-RZ

DATE: Nov 13, 2020

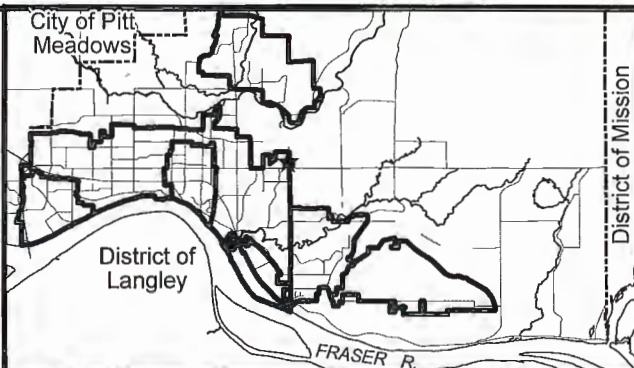
BY: PC



SUBJECT PROPERTIES



Scale: 1:2,500



12077/79 240 STREET
PID'S: 001-740-628 & 000-836-265

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-403-RZ
DATE: Nov 13, 2020

BY: PC

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600 - 2019 as amended;

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7695-2020."

2. Those parcels or tracts of land and premises known and described as:

Lot 2 Section 21 Township 12 New Westminster District Plan 18013

Lot 3 Section 21 Township 12 New Westminster District Plan 18013

and outlined in heavy black line on Map No. 1860 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential).

3. Maple Ridge Zoning Bylaw No. 7600 - 2019 as amended and Map "A" attached thereto are hereby amended accordingly.

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

READ a second time the _____ day of _____, 20____

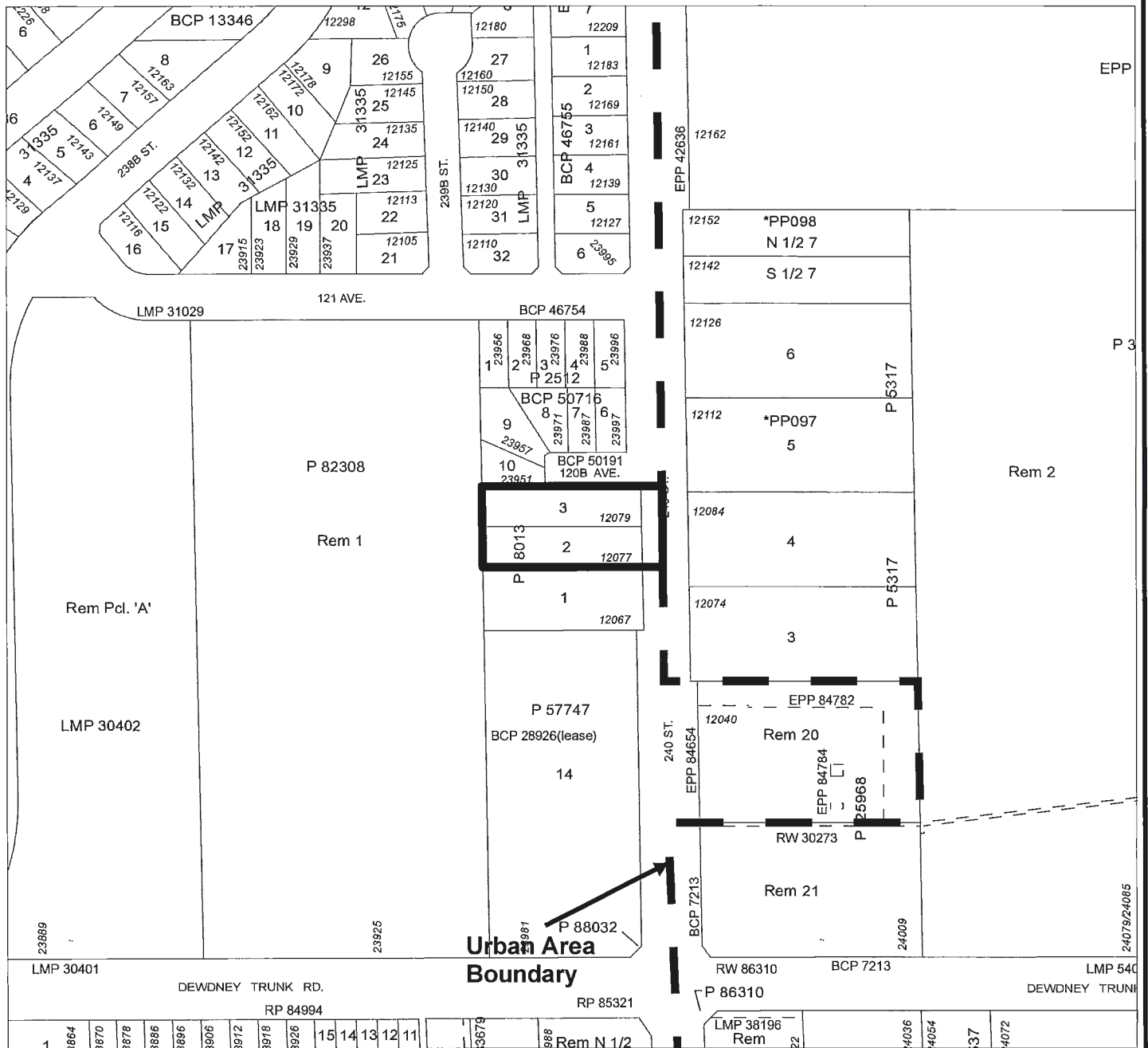
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7695-2020

Map No. 1860

From: RS-3 (Single Detached Rural Residential)

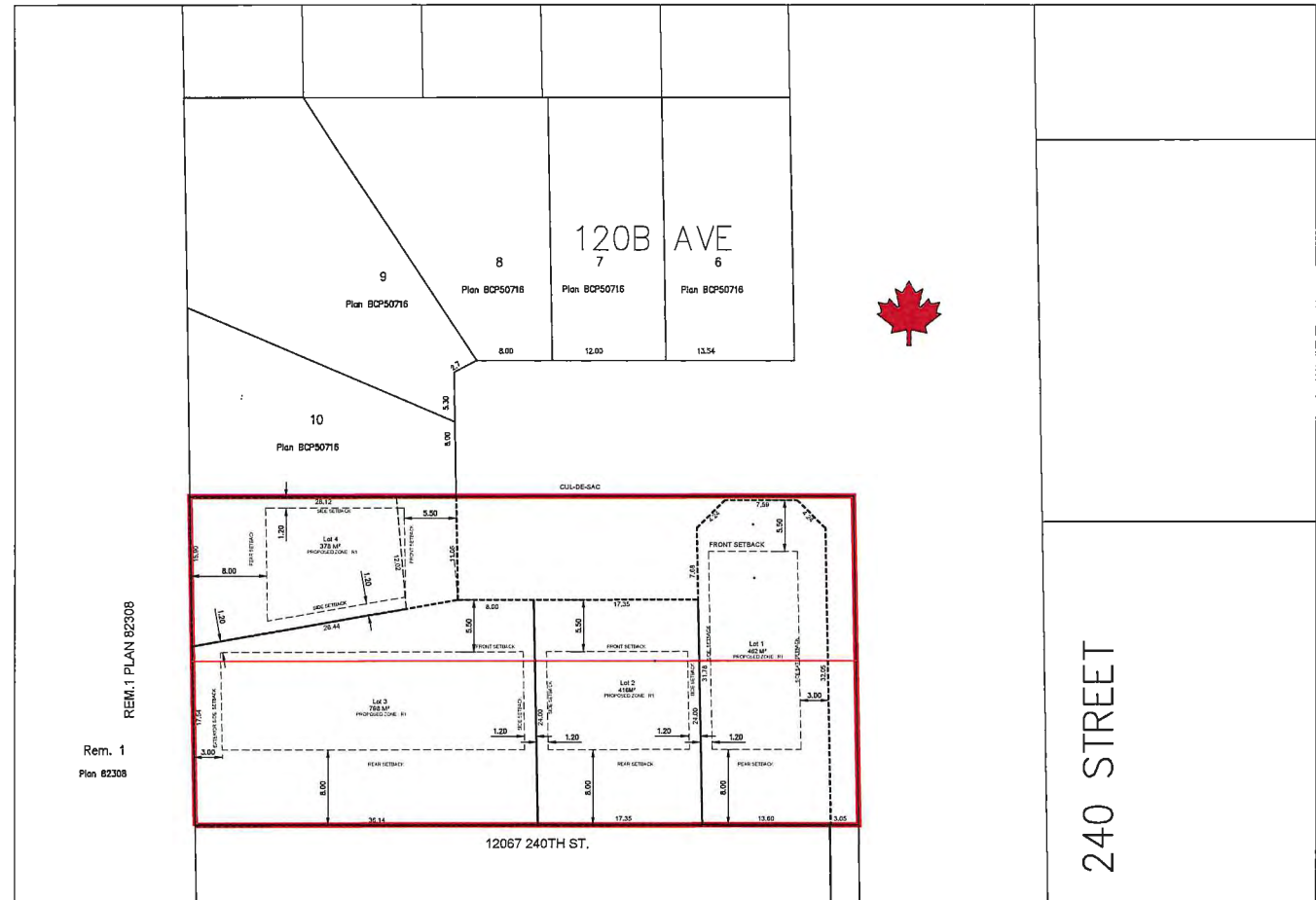
To: R-1 (Single Detached (Low Density) Urban Residential)



-- Urban Area Boundary



SCALE 1:2,500



4 R-1 SINGLE FAMILY LOTS

ZONING	
MIN LOT SIZE	371m ²
MIN LOT DEPTH	24.00m
MIN LOT WIDTH	12.00m

FRONT YARD SETBACK	5.5m
REAR YARD SETBACK	8.00m
INT. SIDE SETBACK	1.2m
EXT. SIDE YARD	3.0m

No	Date	Revision	BY	D.K. BOWINS & ASSOCIATES INC. 8555 EMIRY STREET, MISSION, B.C. V4S 1A6 FAX: 604-826-4399, EMAIL: dbowins@shaw.ca	EXISTING PROPOSED STORM SEWER SANITARY SEWER GAS WATER U.G. LIGHTING U.G. FIBRE U.G. TELEPHONE MANHOLE CATCH BASIN WATER OR GAS VALVE	DITCH UTILITY POLE / ANCHOR FIRE HYDRANT IRON PIVOT BASEMENT ELEV. EDGE OF PAVEMENT FENCE SIDEWALK SURVEY MONUMENT SIGN INSPECTION CHAMBER STREET LIGHT	EDGE OF GRAVEL SLOPE LEFT / RIGHT HEDGE TRAIL BUILDING	DRAWN: A.J.D. DESIGNED: D.K.B. CHECKED: APPROVED: FIELD BOOK: SCALES: HORIZ. 1:250 VERT. -	SEAL: CITY OF MAPLE RIDGE ENGINEERING DEPARTMENT SUBDIVISION PLAN R-1 LOTS	Date: NOV 2020 SHEET 1 OF Dwg. No. 0
----	------	----------	----	---	--	---	---	--	--	--

This drawing and design is the property of D.K. BOWINS & ASSOCIATES Inc. and cannot be used, reused or replicated without the written consent of said company.



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7689-2020;
21429 121 Avenue

MEETING DATE: January 05, 2021
FILE NO: 2020-411-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21429 121 Avenue, from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of two lots, each approximately 507m² in area. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program, and will be requested to pay \$5,100.00 for the additional proposed single family residential lot, as the original lot is exempt when proposing fewer than three lots.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7689-2020 be given first reading; and
2. That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	True Light Building & Development
Owner:	Kevin D Kennedy
Legal Description:	Lot C, District Lot 245, Group 1, New Westminster District Plan 19628
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	R-1 (Single Detached (Low Density) Urban Residential)

1104

Surrounding Uses:

North:	Use:	Single family residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
South:	Use:	Single family residential
	Zone:	R-1 (Single Detached (Low Density) Urban Residential)
	Designation:	Urban Residential
East:	Use:	Single family residential
	Zone:	R-1 (Single Detached (Low Density) Urban Residential)
	Designation:	Urban Residential
West:	Use:	Single family residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential

Existing Use of Property:	Single family residential
Proposed Use of Property:	Single family residential
Site Area:	0.111 Ha. (0.27 acres)
Access:	121 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is located at 21429 121 Avenue, and designated *Urban Residential*. 121 Avenue is considered a Collector Road under the city's road classification and is a major corridor under the OCP. The subject property is bounded by single family residential lots and 121 Avenue to the south, and is generally flat with hedges as perimeter fencing.

c) Project Description:

The current application proposes to rezone the subject property, located at 21429 121 Ave, from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential), in order to create two single family residential lots of approximately 507 m² in area, after road dedication of approximately 2.8m (see Appendices A and B). The two new lots are approximately 30.5 metres in depth and are each 16.61 metres wide.

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

d) Planning Analysis:

Official Community Plan:

The development site is currently designated *Urban Residential*, and is located on a corner lot with major corridors on both sides. The Major Corridor Infill policies allow for the proposed R-1 (Single Detached (low density) Urban Residential) zoning. Furthermore it is noted that the adjacent properties to the east and to south have been rezoned to the same R-1 (Single Detached (Low Density) Urban Residential) zoning.

Zoning Bylaw:

The current application proposes to rezone the property located at 21429 121 Avenue from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) (see Appendix C) to permit a future subdivision into two single family residential lots (see Appendix D).

The proposed zone requires a minimum area of 371 m², a minimum width of 12 metres, and a depth of 24 metres, under the updated Zoning Bylaw. The subject proposal is for two single family residential lots of approximately 507 m² in area, after road dedication of approximately 2.8m. The two new lots are approximately 30.5 metres in depth and are each 16.61 metres wide.

Advisory Design Panel:

As no Development Permit application is required, the subject application will not be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

A Development Information Meeting is not required for a rezoning to accommodate a two-lot subdivision application.

e) Interdepartmental Implications:

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

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

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule B); and
2. A Subdivision Application.

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

CONCLUSION:

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

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

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Christine Carter" for

Concurrence: **Al Horsman**
Chief Administrative Officer

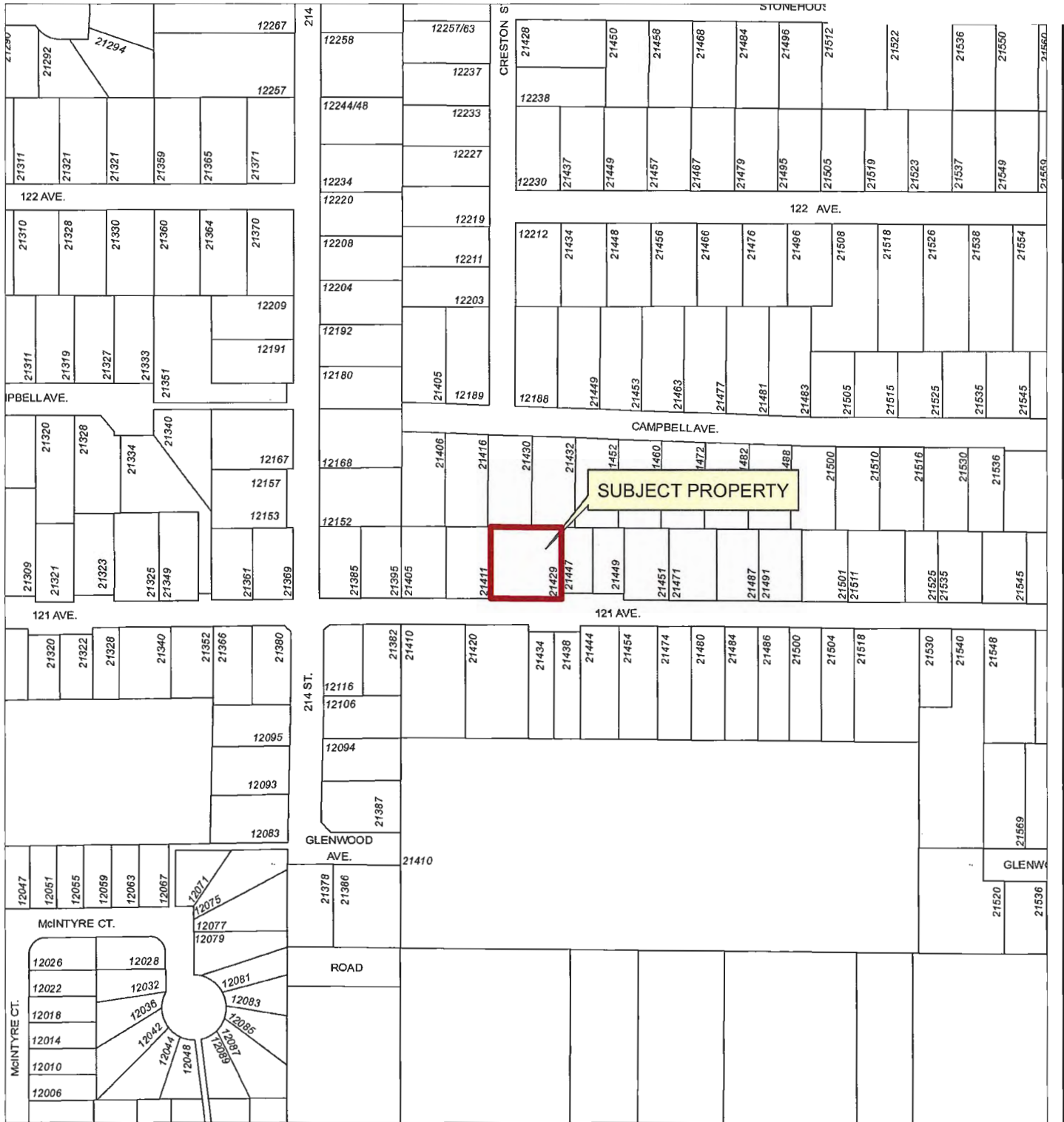
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7689-2020

Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend



Active Applications (RZ/SD/DP/VP)

No Current Development Applications

21429 121 AVENUE
P.I.D.010-509-739

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-411-SD / 2020-411-RZ

DATE: Nov 23, 2020

BY: BD



21429 121 AVENUE
P.I.D.010-509-739

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-411-SD / 2020-411-RZ

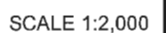
DATE: Nov 23, 2020

BY: BD



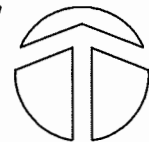
Scale: 1:2,500

CORPORATE OFFICER



SKETCH PLAN SHOWING PROPOSED 2 LOT SUBDIVISION

21429 121st Avenue, Maple Ridge, BC



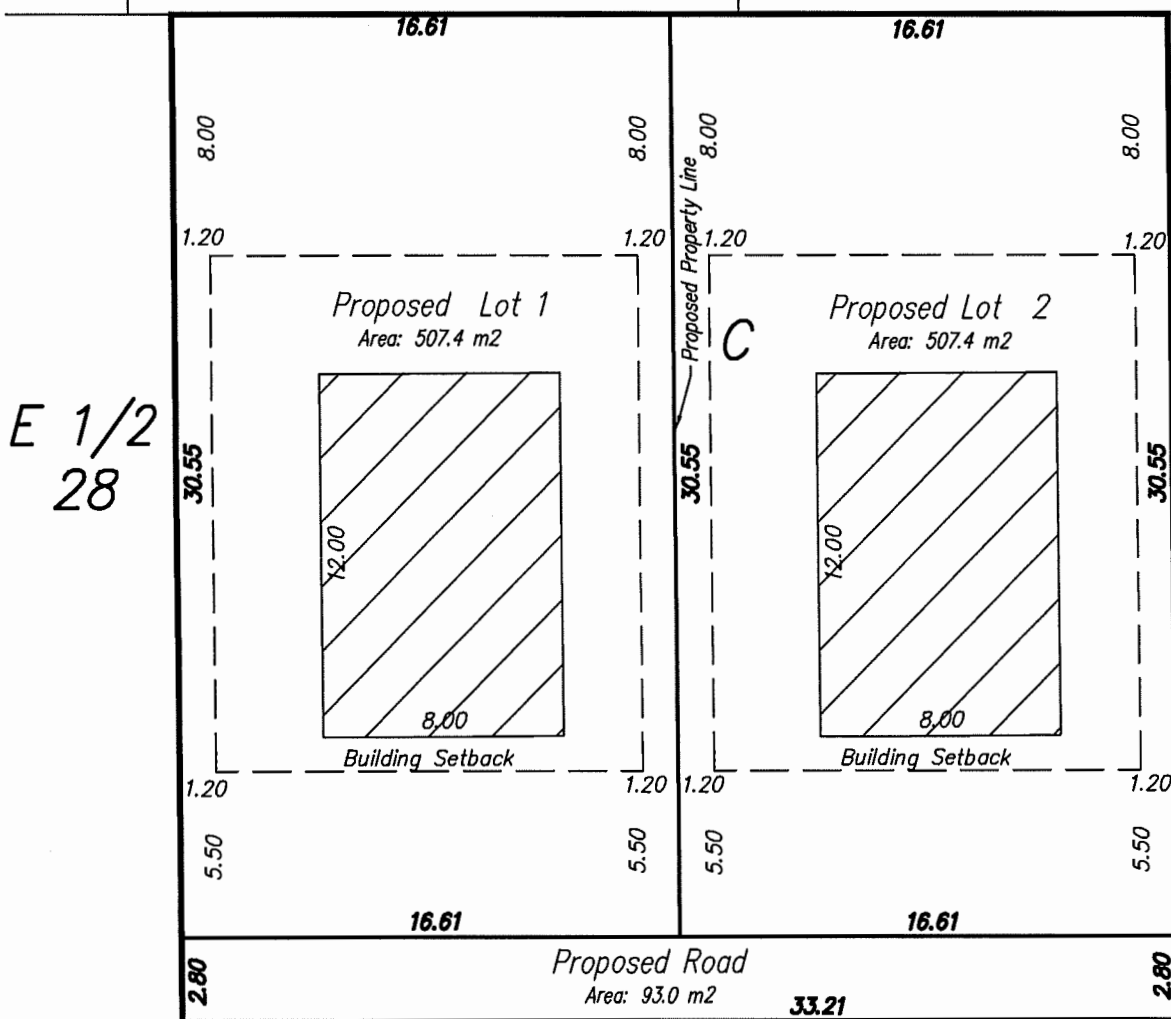
17

16

15

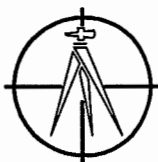
14

APPENDIX D



121st Avenue

SCALE 1 : 250



Terra Pacific

Land Surveying Ltd

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

NOTES:

Current Zoning: RS-1
Proposed Zoning: R-1

Lot dimensions are based on plan 19628
and may change with the current legal survey.

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: January 5, 2021

FILE NO: 2017-473-DVP
2017-473-DP

FROM: Chief Administrative Officer

MEETING: C o W

SUBJECT: Development Variance Permit
Development Permit
13616 and 13660 232 Street

EXECUTIVE SUMMARY:

A Multi-Family Development Permit application has been received for the subject properties, located at 13616 and 13660 232 Street, for 10 street townhouses fronting 232 Street, under the RST-SV (Street Townhouse – Silver Valley) zone and 13 single family lots. This application is subject to the Multi-Family Residential Development Permit Area Guidelines for the street townhouses, which establish the form and character of multi-family development, with the intent to enhance the existing neighbourhood with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses. The 13 single family lots proposed with this redevelopment application are not subject to the Multi-Family Development Permit.

In addition to the Multi-Family Development Permit, the applicant has requested several variances to *Zoning Bylaw No. 3510-1985* to accommodate the proposed development, as follows:

For the RST-SV (Street Townhouse – Silver Valley) zoned lots:

1. To increase the Highest Building Face height from 7.0m (23.0 ft.) to 7.7m (25.3 ft.) for proposed Lot 1, and to 7.4m (24.3 ft.) for proposed Lots 2 through 10;
2. To increase the 40% of the length of the building face exemption to 100% for proposed Lot 1, and to 41% for proposed Lots 2 through 10;
3. To increase the maximum height from 11.0m (36 ft.) to 11.2m (36.7 ft.) for proposed Lots 1 through 10;
4. To increase the maximum height for an accessory building from 4.6m (15.1 ft.) to 5.0m (16.4 ft.) for proposed Lot 1;
5. To reduce the front yard setback from 4.0m (13.1 ft.) to 3.6m (11.8 ft.) for proposed Lots 2 through 10; and
6. To reduce the lot width from 10.5m (34.4 ft.) to 9.9m (32.5 ft.) for proposed Lot 1.

For the Single Family Lots:

1. To reduce the front and rear yard setbacks from 7.5m (24.6 ft.) to 4.0m (13.1 ft.), and reduce the lot depth from 27.0m (88.6 ft.) to 21.4m (70.2 ft.) for proposed Lot 20;
2. To reduce the front yard setback from 6.0m (19.7 ft.) to 5.5m (18 ft.) for proposed Lots 18 and 19;
3. To reduce the front yard setback from 5.5m (18 ft.) to 3.0m (9.8 ft.), and reduce the rear yard setback from 8.0m (26.2 ft.) to 6.0m (19.7 ft.) for proposed Lot 21; and
4. To reduce the rear yard setback from 13.0m (42.7 ft.) to 12.5m (41 ft.) for proposed Lot 13 and to 10.0m (32.8 ft.) for proposed Lot 14.

Council considered rezoning application 2017-473-RZ and granted first reading for Zone Amending Bylaw No. 7431-2018 on February 27, 2018. Council granted first and second reading for Official

1105

Community Plan Amending Bylaw No. 7430-2018, and second reading for Zone Amending Bylaw No. 7431-2018 on April 14, 2020. This application was presented at Public Hearing on May 19, 2020, and Council granted third reading on May 26, 2020. Council will be considering final reading for the amending bylaws on January 12, 2021.

RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2017-473-DVP respecting properties located at 13616 and 13660 232 Street; and
2. That the Corporate Officer be authorized to sign and seal 2017-473-DP respecting properties located at 13616 and 13660 232 Street.

DISCUSSION:

a) Background Context:

Applicant:	A. Paskovic, Aplin & Martin Consultants Ltd.
Legal Descriptions:	South Part Lot 9, Except: Parcel "A" (Reference Plan 10274), Block "A" Section 33, Township 12, New Westminster District Plan 2409, Being All That Portion of Said Lot Lying to the South of a Straight Line Drawn Parallel to and Perpendicularly Distant 200 Feet South from the North Boundary; and Parcel "A" (Reference Plan 10274) South Part Lot 9, Block "A" Section 33, Township 12, New Westminster District Plan 2409
OCP:	
Existing:	Low Density Urban, Medium Density Residential, Eco Clusters, Open Space and Conservation
Proposed:	Low Density Urban, Medium Density Residential, Medium/High Density Residential, Open Space and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RST-SV (Street Townhouse - Silver Valley), R-1 (Residential District), R-2 (Urban Residential District), RS-1b (One Family Urban (Medium Density) Residential), and RS-1 (One Family Urban Residential)
Surrounding Uses:	
North:	Use: Conservation and Neighbourhood Park Zone: RS-3 (One Family Rural Residential) and P-1 (Park and School) Designation: Conservation and Neighbourhood Park
South:	Use: Single Family Residential (under application 2020-009-RZ) Zone: RS-3 (One Family Rural Residential) Designation: Eco Clusters, Open Space, and Conservation
East:	Use: North Alouette River, vacant Zone: RS-3 (One Family Rural Residential) Designation: Low Density Urban and Conservation
West:	Use: Vacant (recently approved application 2016-055-RZ) Zone: RM-1 (Townhouse Residential) Designation: Medium/High Density Residential, Conservation, and Civic

Existing Use of Properties:	Vacant and Single Family Residential
Proposed Use of Property:	Multi-Family Residential and Single Family Residential
Site Area:	2.56 ha (6.3 acres)
Access:	Future Blaney Road and future Lane from the north
Servicing requirement:	Urban Standard
Companion Applications:	2017-473-RZ, 2017-473-SD, 2018-326-DP, 2018-327-DP

b) Project Description:

The subject properties, located at 13616 and 13660 232 Street, are located on the north-east corner of the intersection of 232 Street and the un-constructed 136 Avenue (see Appendices A and B). The property located at 13660 232 Street is a vacant triangular property, with a tributary of Cattell Brook that traverses the north-western point of the property. This tributary will be diverted with the development to the north to re-align with 232 Street. A reduced watercourse protection setback is required along the frontage of both properties and is compensated for in the habitat balance and re-planting areas, as determined through the rezoning process.

The eastern half of the 13616 232 Street property is heavily treed and slopes down toward the North Alouette River. The western half of the property slopes more gradually toward 232 Street. There is an existing pump station located within the un-opened 136 Avenue Right-of-Way. The City's pump station will eventually be relocated or removed with future improvements to the water system.

The applicant is proposing to rezone and redevelop the subject properties to allow for approximately:

- ten RST-SV (Street Townhouse - Silver Valley) townhouse units along 232 Street;
- four R-2 (Urban Residential District) single family lots;
- six R-1 (Residential District) single family lots;
- two RS-1b (One Family Urban (Medium Density) Residential) single family lots; and
- one RS-1 (One Family Urban Residential) single family lot.

The proposal gradually decreases in density from west to east (see Appendix C). This pattern of lot size gradient is reflected in the subdivision pattern of the lands to the north. The Multi-Family Development Permit only applies to the 10 RST-SV (Street Townhouse – Silver Valley) townhouse units. The Development Variance Permit applies to the townhouse units and some of the single family lots, as discussed below.

The street-oriented townhouse units are designed in response to the slope of 232 Street. The blocks follow the slope closely. The units are broken down into two blocks: one block of six units and one block of four units, with an open space in the middle to decrease the massing. Each unit has its main entrance on the basement level, fronting 232 Street with access to the rear yard and to its garage through an exterior door on the ground floor level, located above the basement. The top floors are recessed back to bring down the building height perceived from street level, and to match the adjacent development to the north. The units all have four bedrooms and are provided with two parking spaces within detached garages, accessed from the rear lane. Visitor parking is not required for the RST-SV (Street Townhouse – Silver Valley) zone.

c) Planning Analysis:

Official Community Plan

Pursuant to Sections 8.7 Multi-Family Development Permit Area Guidelines of the Official Community Plan (OCP), a Multi-Family Development Permit is required for all new Multi-Family development on land designated *Urban Residential* on Schedule B of the OCP or Multi-Family development within an Area Plan. The purpose of the Multi-Family Development Permit is to enhance existing neighbourhoods with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses. The guidelines for a Multi-Family Development Permit, as outlined in the OCP, are summarized below, with responses from the Project Architect on how they are met:

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

"In consideration of the neighbours' private space, the proposed street townhouse units have a minimum number and size of windows placed on the north side, facing the exterior lot line and no windows placed facing the interior yard. The design follows the slope closely with repeating architectural elements. The units are broken down into two blocks with a space in between to avoid monotonous massing. The form and scale is consistent with the street townhouses to the north. Top floors of the units are recessed to bring down the scale and perceived height to the building to a pedestrian-friendly level."

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

"The proposal continues the street townhouses from the north and decreases in density [and massing] of single family lots as it progresses to the east."

3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.

"The street townhouses are broken down into two blocks and a space is provided in between to provide a visual break and avoid monotonous building massing and improve visual attractiveness of the street facades."

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

"Each unit has a main entrance facing 232 Street, providing pedestrian access to the street. Retaining walls are proposed to separate the front yard of the units and the sidewalk. The walls accommodate grade transition between the front yard and the street, with an elevation change of approximately four feet. The retaining wall steps down, following the slope along 232 Street to reduce the visual appearance of blank walls and to make the height more approachable for pedestrians. All required parking spaces are provided in detached garages accessed from the rear lane."

Based on the above review and analysis, the proposed development complies with the Key Guideline Concepts of the Multi-Family Development Permit.

Zoning Bylaw

The application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) to the RST-SV (Street Townhouse - Silver Valley), R-1 (Residential District), R-2 (Urban Residential District), RS-1b (One Family Urban (Medium Density) Residential), and RS-1 (One Family Urban Residential) zones. The development proposal includes variance requests for setbacks, lot width, lot depth, and height, as discussed below.

The RST-SV (Street Townhouse - Silver Valley) zone has a maximum density of 233 m² (2,400 ft²) gross floor area per unit, excluding the basement, garage, and accessory buildings, in addition to a maximum lot coverage of 45% to 65%, depending on the type of unit. The applicant is proposing a maximum gross floor area of 188 m² (2,024 ft²) per unit, and a maximum lot coverage of 56%.

Proposed Variances:

Zoning Bylaw No. 3510 - 1985 establishes general minimum and maximum regulations for Multi-Family development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below and shown on Appendix D:

For the RST-SV (Street Townhouse – Silver Valley) zoned lots:

1. *Zoning Bylaw No. 3510 -1985*, Part 4, Section 403, (9) Highest Building Face a): To increase the Highest Building Face height from 7.0m (23.0 ft.) to 7.7m (25.3 ft.) for proposed Lot 1 and to 7.4m (24.3 ft.) for proposed Lots 2 through 10;
2. *Zoning Bylaw No. 3510 -1985*, Part 4, Section 403, (9) b) (i) To increase the 40% of the length of the building face exemption to 100% for proposed Lot 1, and to 41% for proposed Lots 2 through 10.

These two related variances can be supported as they are complementary to the townhouses across 232 Street, that have building heights of 11.0m (36 ft.) without being subject to a Highest Building Face, as they are not considered single family dwellings.

3. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 601E, 5.0, Height of a Building or Structure: To increase the maximum height from 11.0m (36 ft.) to 11.2m (36.7 ft.) for proposed Lots 1 through 10;

This variance can be supported as it is minor in nature and is not out of form with the adjacent developments.

4. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 601E, 5.0, Height of a Building or Structure: To increase the maximum height for an accessory building from 4.6m (15.1 ft.) to 5.0m (16.4 ft.) for proposed Lot 1;

This minor variance can be supported as the garage is combined with the garage for proposed Lot 2, and there is a change in grade going from proposed Lot 1 to proposed Lot 2.

5. *Zoning Bylaw No. 3510 -1985, Part 6, Section 601E, 6.0, Setbacks:* To reduce the front yard setback from 4.0m (13.1 ft.) to 3.6m (11.8 ft.) for proposed Lots 2 through 10; and

This variance can be supported as it is minor in nature and is necessitated by the development site being restricted by the watercourse along 232 Street and the North Alouette River.

6. *Zoning Bylaw No. 3510 -1985, Part 6, Section 601E, 7.0, Minimum Lot Size:* To reduce the lot width from 10.5m (34.4 ft.) to 9.9m (32.5 ft.) for proposed Lot 1.

This variance can be supported as 136 Avenue is an unopened right-of-way, therefore the width is not required to allow for the visual clearance at the intersection.

For the Single Family Lots:

1. *Zoning Bylaw No. 3510 -1985, Part 6, Part 6, Section 601, C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES, (3) Buildings and Structures for One Family Residential Use in the RS-1 zone:* To reduce the front and rear yard setbacks from 7.5m (24.6 ft.) to 4.0m (13.1 ft.), and reduce the lot depth from 27.0m (88.6 ft.) to 21.4m (70.2 ft.) for proposed Lot 20;

This variance can be supported as it is an irregular-shaped lot that is fairly large in area, but not very deep due to the North Alouette River and associated steep slopes to the east.

2. *Zoning Bylaw No. 3510 -1985, Part 6, Part 6, Section 601, C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES, (9) Buildings and Structures for One Family Residential Use in the RS-1b zone:* To reduce the front yard setback from 6.0m (19.7 ft.) to 5.5m (18 ft.) for proposed Lots 18 and 19;

This variance can be supported as these lots are restricted by the North Alouette River and associated steep slopes to the east.

3. *Zoning Bylaw No. 3510 -1985, Part 6, Part 6, Section 601, C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES, (11) Buildings and Structures for One Family Residential Use in the R-1 zone:* To reduce the front yard setback from 5.5m (18 ft.) to 3.0m (9.8 ft.), and reduce the rear yard setback from 8.0m (26.2 ft.) to 6.0m (19.7 ft.) for proposed Lot 21; and

This variance can be supported as it is a large lot but is triangular in shape, therefore a typical building envelope is difficult to accommodate.

4. *Zoning Bylaw No. 3510 -1985, Part 6, Section 601B, R-2 Urban Residential District, D. Yard Requirements:* To reduce the rear yard setback from 13.0m (42.7 ft.) to 12.5m (41 ft.) for proposed Lot 13, and to 10.0m (32.8 ft.) for proposed Lot 14.

This variance can be supported as there is a slight bend in the road that constricts the lot depth.

Although there are several variances being requested for the proposed development, staff can support the variances as the developable area of the subject properties has been restricted due to setbacks required for the watercourses to the east and west, and steep slopes to the east.

Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires two parking spaces per street townhouse unit. Detached double-car, side-by-side garages are provided for each of the street townhouse units, accessed from the rear lane. Visitor parking is not a requirement in the RST-SV (Street Townhouse – Silver Valley) zone. The single family lots will be provided with two off-street parking spaces as a condition of the Building Permits for each house.

d) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character and the landscaping plans for the street townhouses at a meeting held on October 16, 2019. Following presentations by the Project Architect and Landscape Architect, the ADP made the resolution below. The Project Architect and Landscape Architect have responded to each resolution item as noted below.

That application 2017-473-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Coordinate grades between architectural and landscape plans south elevation, Unit 1;
Grade designs and retaining structures have been coordinated between architectural and landscape plans.
2. Coordinate offsite design with City requirements, in particular existing bioswales and street trees consistent with other areas on 232 Street;
Landscape plans have been updated to be coordinated.
3. Show retaining walls and fences in elevations to demonstrate height consistently in landscape and architectural drawings;
Retaining walls and fences are now shown on architectural elevations.
4. Provide a section through the north/south property line to show transition to future roadway;
A north/south section has been provided.
5. Consider providing low level landscape lighting in the paver patios;
The landscape plan has been updated with lighting.
6. Show context of pump station in plan view and elevation; and
A context plan and elevations have been provided.
7. Provide adequate landscape screening between Unit 1 and the pump station.
The landscape plan has been updated to show the screening between Unit 1 and the pump station.

Architectural Comments:

1. Consider providing a warmer colour palette and enhanced architectural elements on the east, south, and north elevations;

- The design of the east, south, and north elevations are developed further and accent colours in bright tones have been added.*
2. Consider modifying the roof access proportions, roof design and materiality to better fit in with the west elevation; and
Roof massing is reduced and roof access stairs are redesigned to have a triangular shape to minimize their impact and clear vision line form the street and pedestrian view along the 232 Street sidewalk.
 3. Consider the consistency of fenestration including frames and locations on the east elevation.
Windows along the east elevations are re-designed and centered.

The ADP's resolutions have been addressed appropriately and are reflected in the current plans (see Appendices E and F). Staff can support the development as proposed based on the Project Architect and Landscape Architect responses to the recommendations of ADP.

e) Environmental Implications:

Pursuant to Sections 8.9 and 8.10 of the OCP, a Watercourse Protection and Natural Features Development Permit application has been received to ensure the preservation and protection of the natural environment of the North Alouette River and the adjacent slopes, with park dedicated 10m (33 ft.) from the top of the ravine bank. The developer will provide restoration, enhancement and replanting works as required, and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application has been received for all development 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.

Adherence of this project to the Watercourse Protection, Natural Features, and Wildfire Development Permit guidelines will be the subject of future reports to the Director of Planning and securities will be taken as a condition of the issuance of the Development Permits to ensure that the Watercourse Protection, Natural Features and Wildfire Development Permit Area guidelines are met.

f) Citizen Implications:

A Development Information Meeting was held at Yennadon Elementary School on February 19, 2020, and Public Hearing was held on May 19, 2020. A summary of the comments and discussions with the attendees was summarized in the second reading report, dated April 7, 2020.

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$105,753.92, the security will be \$105,753.92.

CONCLUSION:

The proposed variances are supported for the reasons described above, it is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-473-DVP.

As the development proposal complies with the Multi-Family Development Permit Area Guidelines of the OCP for form and character, it is recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Permit 2017-473-DP.

"Original signed by Michelle Baski"

Prepared by: **Michelle Baski, AScT, MA
Planner**

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA
Director of Planning**

"Original signed by Christine Carter"

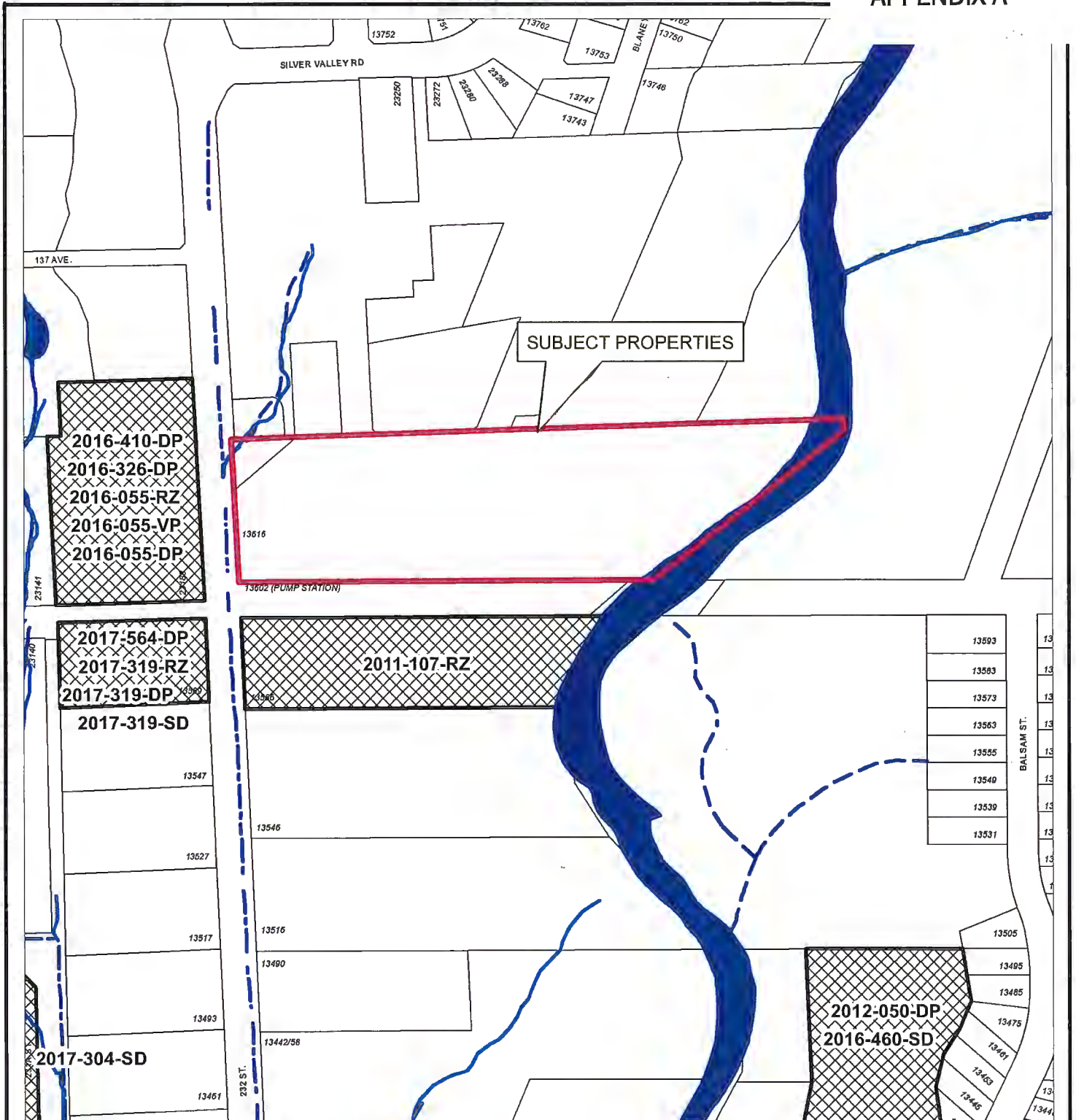
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Christine Carter" for

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Photo
Appendix C – Site Plan and Subdivision Plan
Appendix D – Proposed Variances
Appendix E – Building Elevations
Appendix F – Landscaping Plans



Scale: 1:3,000

Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- River
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/VP)

13616 & 13660 232 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

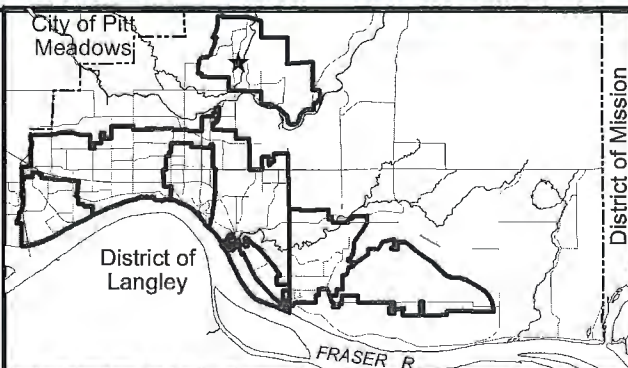
FILE: 2017-473-SD

DATE: Aug 14, 2018

BY: LP



Scale: 1:3,000



13616 & 13660 232 STREET

PLANNING DEPARTMENT



mapleridge.ca

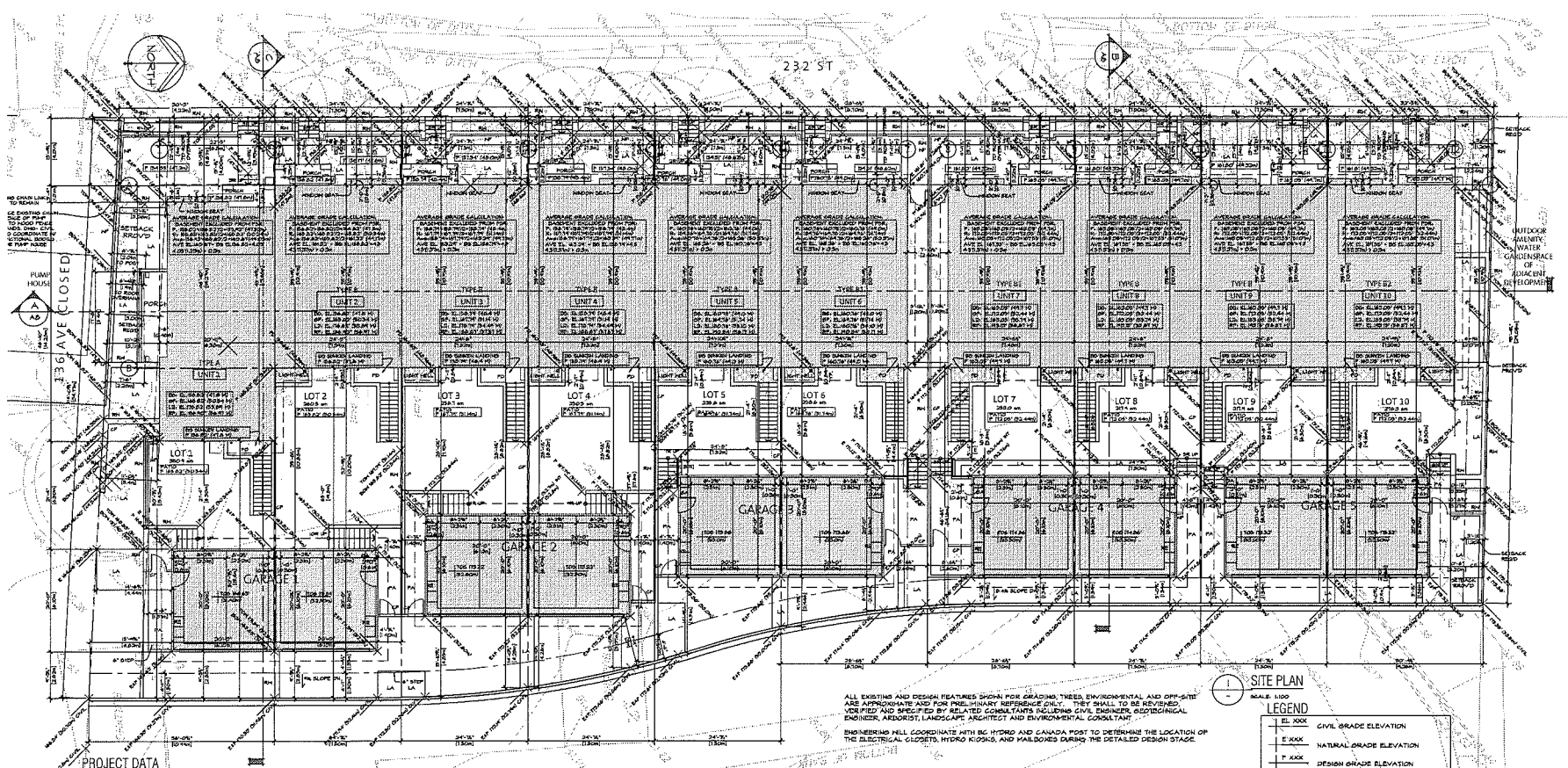
FILE: 2017-473-SD
DATE: Aug 14, 2018

BY: LP

Project # 13616
13616, 13660 232 St, Maple Ridge
4700-1100 Avenue Ave
Coquitlam BC Canada V3R 3P5

JP ARCHITECT INC.
13616, 13660 232 St, Maple Ridge
4700-1100 Avenue Ave
Coquitlam BC Canada V3R 3P5

- REVISIONS**
- | NO. | DATE | DESCRIPTION |
|-----|------------|----------------------------|
| 1 | 2018.01.10 | ISSUED FOR PERMIT REVIEW |
| 2 | 2018.01.10 | REVISIONS TO PERMIT REVIEW |
| 3 | 2018.01.10 | REVISIONS TO PERMIT REVIEW |
| 4 | 2018.01.10 | REVISIONS TO PERMIT REVIEW |
| 5 | 2018.01.10 | REVISIONS TO PERMIT REVIEW |
| 6 | 2018.01.10 | REVISIONS TO PERMIT REVIEW |
| 7 | 2018.01.10 | REVISIONS TO PERMIT REVIEW |
| 8 | 2018.01.10 | REVISIONS TO PERMIT REVIEW |
| 9 | 2018.01.10 | REVISIONS TO PERMIT REVIEW |
| 10 | 2018.01.10 | REVISIONS TO PERMIT REVIEW |



PROJECT DATA

CIVIC ADDRESS:	LOT 1 TO 10 OF 13616 AND 13660 232 STREET, MAPLE RIDGE, BC
LEGAL DESCRIPTION:	SOUTH PART LOT 4 & 1 PARCEL, A1 BLOCK, A SECTION 35 TOWNSHIP 12 AND PLAN 240N, P.D. 2004-02-17
ZONING:	R25-SV STREET TOWNHOUSE RESIDENTIAL - SILVER VALLEY
OCIP:	LOW DENSITY URBAN, CONSERVATION SILVER VALLEY (ECO CLUSTERS, OPEN SPACE AND LOW DENSITY URBAN)
LOT SIZE:	MIN. 254 sqm FOR EXT. LOT MIN. 191 sqm FOR INT. LOT
DENSITY:	MAX. 2,400 SF (225 sqm) MAX. 456 SF (42.5 sqm) FOR EXT. LOT MAX. 456 SF (42.5 sqm) FOR INT. LOT
LOT COVERAGE:	MAX. 456 SF (42.5 sqm) FOR EXT. LOT MAX. 456 SF (42.5 sqm) FOR INT. LOT
OFF-STREET PARKING:	2 SPACES PER UNIT 2 SPACES PER UNIT
AMENITY SPACE:	N/A

REQUIRED	PROVIDED	VARIANCE
BUILDING SETBACKS - MAIN BUILDINGS		
FRONT (232 ST)	MIN. 4.0m (13.12')	4.0m (13.12') TO MAIN BLDG 3.7m (12.14') TO HATCH SEATS OF 1.3m
REAR (EAST) - LAKE	MIN. 0.0m (0')	0.0m (0')
INTERIOR SIDE - B/W LOTS	MIN. 0.0m (0')	0.0m (0')
EXTERIOR SIDE (SOUTH) - STREET CORNER	MIN. 5.0m (16.4')	5.0m (16.4') TO MAIN BLDG 4.4m (14.45') TO GARAGE
EXTERIOR SIDE - END LOT	MIN. 1.2m (3.94')	LOT 6, 7, 12m (39.45') LOT 2, 3, 4, 5, 6, 4.0m (13.12')
REAR (EAST) - LAKE	MIN. 1.2m (3.94')	LOT 6, 7, 12m (39.45') LOT 2, 3, 4, 5, 6, 4.0m (13.12')
SETBACK EXCEPTIONS (NEEDED SETBACKS)		
FRONT (232 ST)	MIN. 3.7m (12.14') PORCH BALCONY MIN. 3.7m (12.14') BAY WINDOW	3.7m (12.14') PORCH BALCONY 3.7m (12.14') BAY WINDOW
INTERIOR SIDE (NORTH)	MIN. 0.0m (0')	0.0m (0')
EXTERIOR SIDE (SOUTH) CORNER - FUTURE 136 AV	MIN. 1.2m (3.94') PORCH BALCONY MIN. 1.2m (3.94') GARAGE EAVES	1.2m (3.94') PORCH BALCONY 1.2m (3.94') GARAGE EAVES
REAR (EAST)	MIN. 0.0m (0')	0.0m (0')
BUILDING HEIGHTS		
MAIN BLDG	MAX. 10m (32.81')	10m (32.81') ROOF MEAN HT
GARAGE	MAX. 4.5m (14.78')	4.5m (14.78') ROOF MEAN HT
ENCROACHMENT		
FOR CLADDING, SOFFIT, TRIM BD, EXTERIOR HALL, ROOF OVERHANGS		FOR CLADDING, SOFFIT, TRIM BD, EXTERIOR HALL, ROOF OVERHANGS

SITE PLAN
SCALE: 1:100

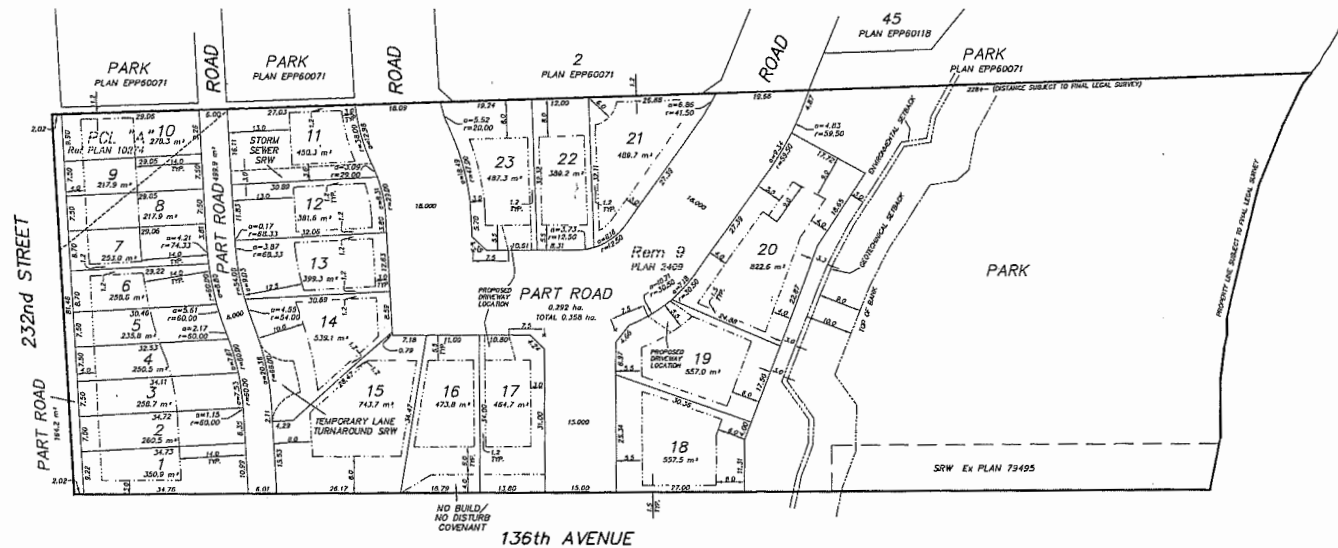
LEGEND

- EL. XXX CIVIL GRADE ELEVATION
- E. XXX NATURAL GRADE ELEVATION
- P. XXX DESIGN GRADE ELEVATION
- TOP. XXX TOP OF SLAB ELEVATION
- TOH. XXX TOP OF HALL ELEVATION
- TOG. XXX TOP OF CURB ELEVATION
- LA LANDSCAPE AREA
- PF PERMEABLE PAVING PATIWAY
- PH RETAINING WALL (ALAN BLOCK)
- HP 12m (40') HORIZ. WOOD SLAT FENCE
- GP 12m (40') GEDAR FENCE
- PF PERMEABLE PAVING
- TV TREE TO BE REMOVED
- O TREE TO BE RETAINED
- GA GARAGE BOX
- RE RECYCLING BIN

Unit	Cov. (sqm)	Unit	Cov. (sqm)	Unit	Cov. (sqm)	Unit	Cov. (sqm)
1	100.00	2	100.00	3	100.00	4	100.00
5	100.00	6	100.00	7	100.00	8	100.00
9	100.00	10	100.00	11	100.00	12	100.00
13	100.00	14	100.00	15	100.00	16	100.00
17	100.00	18	100.00	19	100.00	20	100.00
21	100.00	22	100.00	23	100.00	24	100.00
25	100.00	26	100.00	27	100.00	28	100.00
29	100.00	30	100.00	31	100.00	32	100.00
33	100.00	34	100.00	35	100.00	36	100.00
37	100.00	38	100.00	39	100.00	40	100.00
41	100.00	42	100.00	43	100.00	44	100.00
45	100.00	46	100.00	47	100.00	48	100.00
49	100.00	50	100.00	51	100.00	52	100.00
53	100.00	54	100.00	55	100.00	56	100.00
57	100.00	58	100.00	59	100.00	60	100.00
61	100.00	62	100.00	63	100.00	64	100.00
65	100.00	66	100.00	67	100.00	68	100.00
69	100.00	70	100.00	71	100.00	72	100.00
73	100.00	74	100.00	75	100.00	76	100.00
77	100.00	78	100.00	79	100.00	80	100.00
81	100.00	82	100.00	83	100.00	84	100.00
85	100.00	86	100.00	87	100.00	88	100.00
89	100.00	90	100.00	91	100.00	92	100.00
93	100.00	94	100.00	95	100.00	96	100.00
97	100.00	98	100.00	99	100.00	100	100.00

SKETCH SHOWING PROPOSED SUBDIVISION OF
SOUTH PART LOT 9 EXCEPT: PARCEL "A" (REFERENCE PLAN 10274),
BLOCK "A" SECTION 33 TOWNSHIP 12 NEW WESTMINSTER DISTRICT
PLAN 2409 BEING ALL THAT PORTION OF SAID LOT LYING TO THE
SOUTH OF A STRAIGHT LINE DRAWN PARALLEL TO AND PERPENDICULARLY
DISTANT 200 FEET SOUTH FROM THE NORTH BOUNDARY
AND
PARCEL "A" (REFERENCE PLAN 10274) SOUTH PART LOT 9 BLOCK "A"
SECTION 33 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 2409

SCALE 1 : 500
ALL DISTANCES ARE IN METRES



Proposed Variance
Highest Building Face

DATE	REVISION
04/12/2018	ISSUED FOR CONSULTATION REVIEW
04/27/2018	COMPLETED CONSULTATION REVIEW
05/01/2018	COMPLETED CONSULTATION REVIEW
05/02/2018	REVISED FOR CONSULTATION REVIEW
05/03/2018	REVISED FOR CONSULTATION REVIEW
05/04/2018	REVISED FOR CONSULTATION REVIEW
05/05/2018	REVISED FOR CONSULTATION REVIEW
05/06/2018	REVISED FOR CONSULTATION REVIEW
05/07/2018	REVISED FOR CONSULTATION REVIEW
05/08/2018	REVISED FOR CONSULTATION REVIEW
05/09/2018	REVISED FOR CONSULTATION REVIEW
05/10/2018	REVISED FOR CONSULTATION REVIEW
05/11/2018	REVISED FOR CONSULTATION REVIEW
05/12/2018	REVISED FOR CONSULTATION REVIEW
05/13/2018	REVISED FOR CONSULTATION REVIEW
05/14/2018	REVISED FOR CONSULTATION REVIEW
05/15/2018	REVISED FOR CONSULTATION REVIEW
05/16/2018	REVISED FOR CONSULTATION REVIEW
05/17/2018	REVISED FOR CONSULTATION REVIEW
05/18/2018	REVISED FOR CONSULTATION REVIEW
05/19/2018	REVISED FOR CONSULTATION REVIEW
05/20/2018	REVISED FOR CONSULTATION REVIEW
05/21/2018	REVISED FOR CONSULTATION REVIEW
05/22/2018	REVISED FOR CONSULTATION REVIEW
05/23/2018	REVISED FOR CONSULTATION REVIEW
05/24/2018	REVISED FOR CONSULTATION REVIEW
05/25/2018	REVISED FOR CONSULTATION REVIEW
05/26/2018	REVISED FOR CONSULTATION REVIEW
05/27/2018	REVISED FOR CONSULTATION REVIEW
05/28/2018	REVISED FOR CONSULTATION REVIEW
05/29/2018	REVISED FOR CONSULTATION REVIEW
05/30/2018	REVISED FOR CONSULTATION REVIEW
05/31/2018	REVISED FOR CONSULTATION REVIEW

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

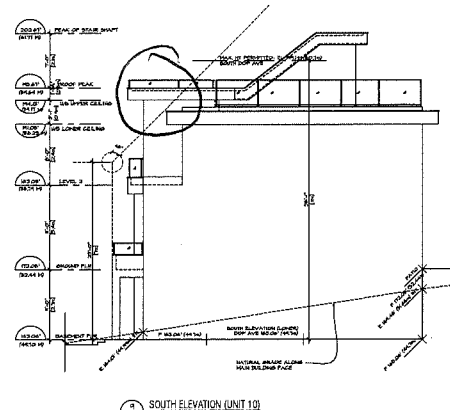
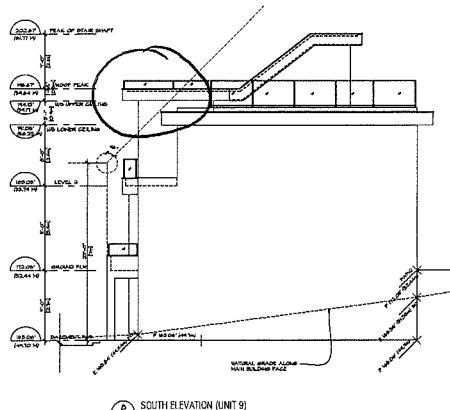
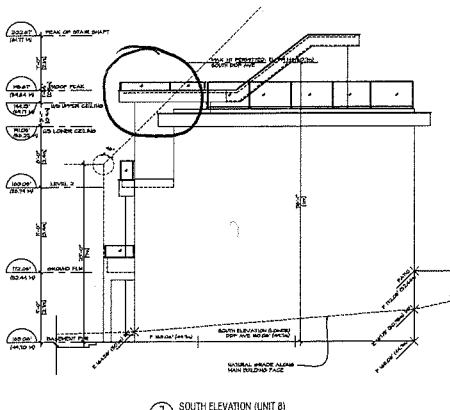
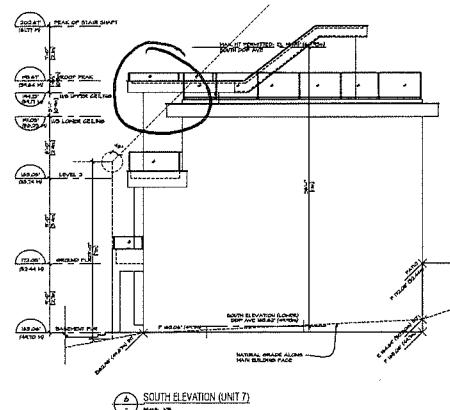
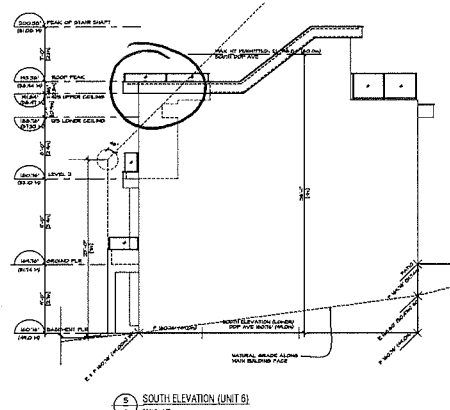
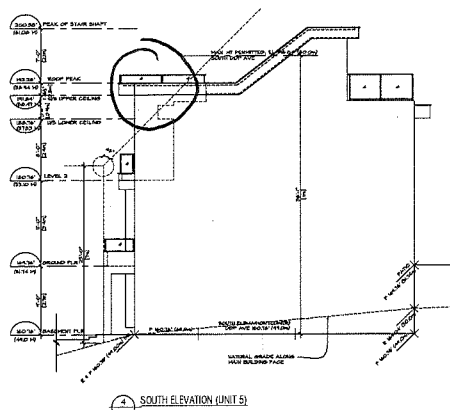
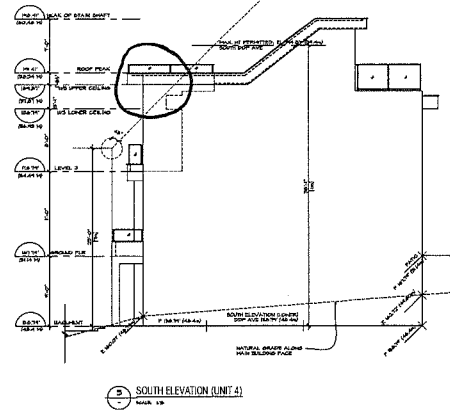
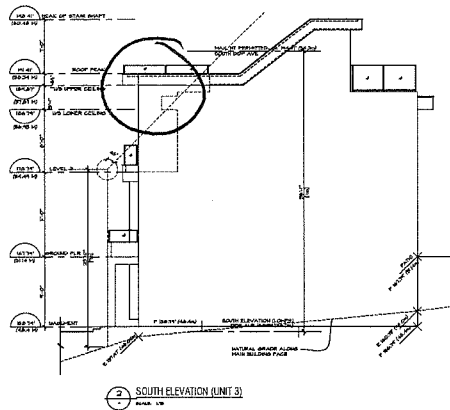
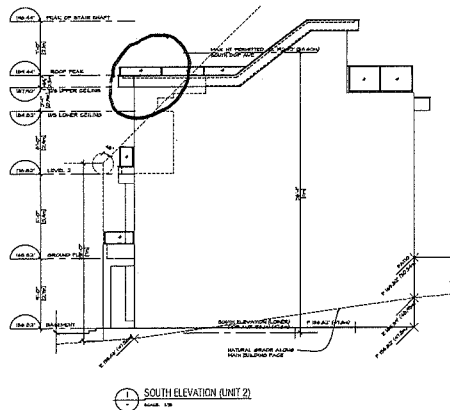
Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown

Scale: As Shown



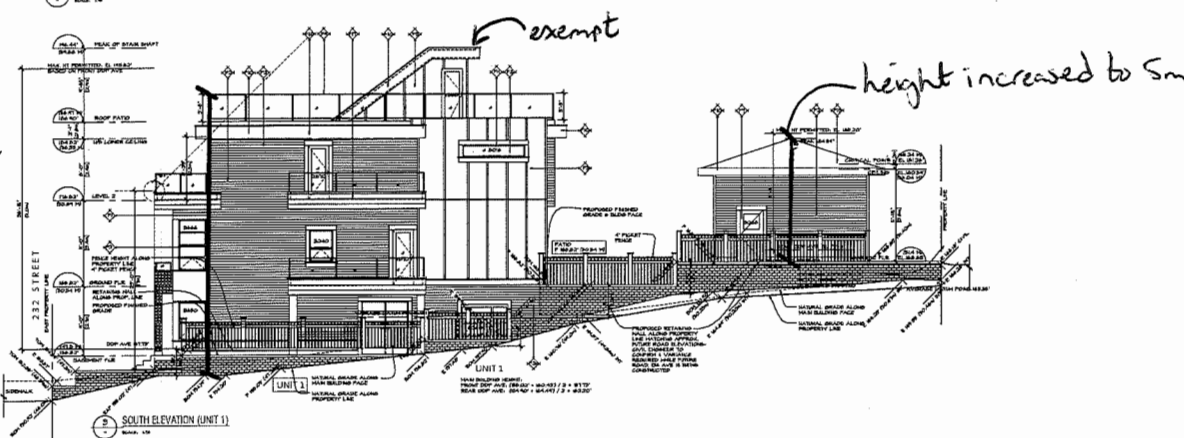
[illegible]

```

=====
Draw: JS                      Defect:
Checked: JP                   Check:
=====
Project Number: 1008

```

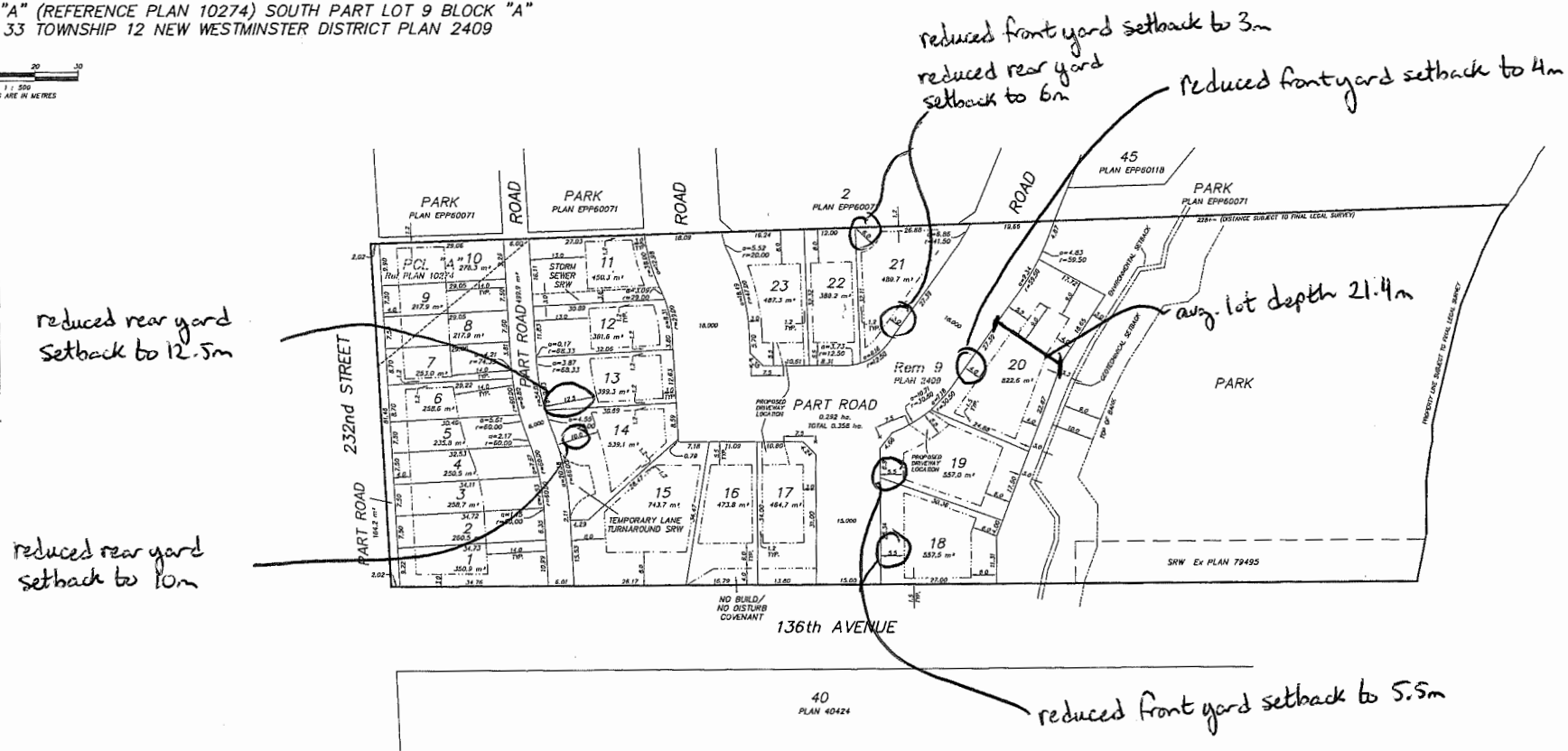
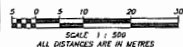
A4



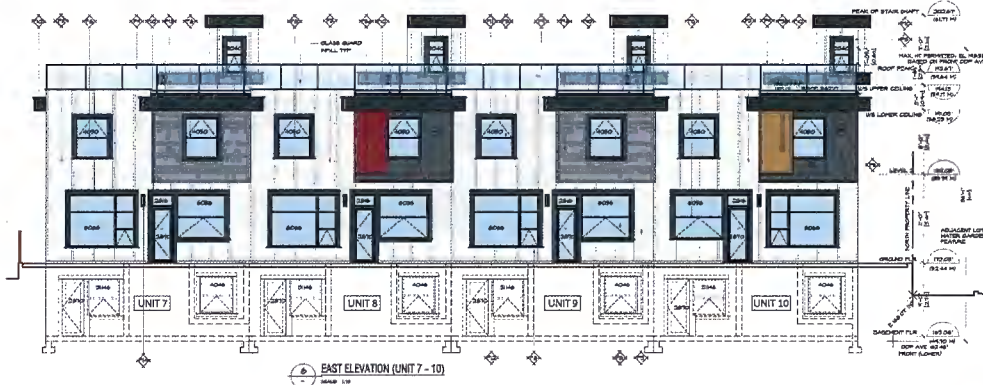
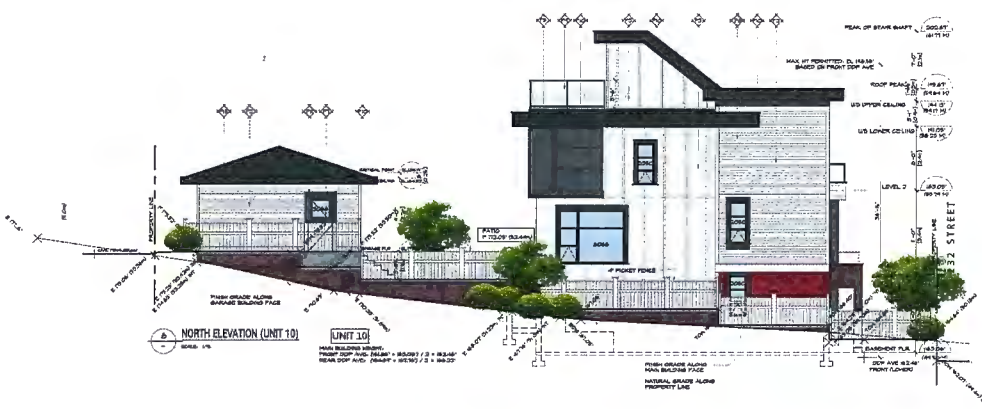
height increased
to 11.2m

SKETCH SHOWING PROPOSED SUBDIVISION OF
SOUTH PART LOT 9 EXCEPT: PARCEL "A" (REFERENCE PLAN 10274),
BLOCK "A" SECTION 33 TOWNSHIP 12 NEW WESTMINSTER DISTRICT
PLAN 2409 BEING ALL THAT PORTION OF SAID LOT LYING TO THE
SOUTH OF A STRAIGHT LINE DRAWN PARALLEL TO AND PERPENDICULARLY
DISTANT 200 FEET SOUTH FROM THE NORTH BOUNDARY
AND

PARCEL "A" (REFERENCE PLAN 10274) SOUTH PART LOT 9 BLOCK "A"
SECTION 33 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 2409



Proposed Variances (cont.)
Lot depth & setbacks

[illegible]



COLOR & MATERIAL LEGEND

- [illegible]

10 Unit Street Townhouse
13616, 13660 232 St, Maple Ridge

Case: JS
 Checked: JP
 Project Number: 10.09

EAST GARAGE ELEVATION (LANE), EAST & WEST BUILDING ELEVATIONS - COLORED

A14

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	18 JUL 16	REVISED PER ARCHITECT	PM
2	18 JUL 16	REVISED PER ARCHITECT	PM
3	18 JUL 16	REVISED PER ARCHITECT	PM
4	18 JUL 16	REVISED PER ARCHITECT	PM
5	18 JUL 16	REVISED PER ARCHITECT	PM
6	18 JUL 16	REVISED PER ARCHITECT	PM
7	18 JUL 16	REVISED PER ARCHITECT	PM
8	18 JUL 16	REVISED PER ARCHITECT	PM
9	18 JUL 16	REVISED PER ARCHITECT	PM
10	18 JUL 16	REVISED PER ARCHITECT	PM

CLIENT:

PROJECT:

10-UNIT TOWNHOMES

13616 232ND STREET
MAPLE RIDGE, BC

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: 18 JUL 16 DRAWN:

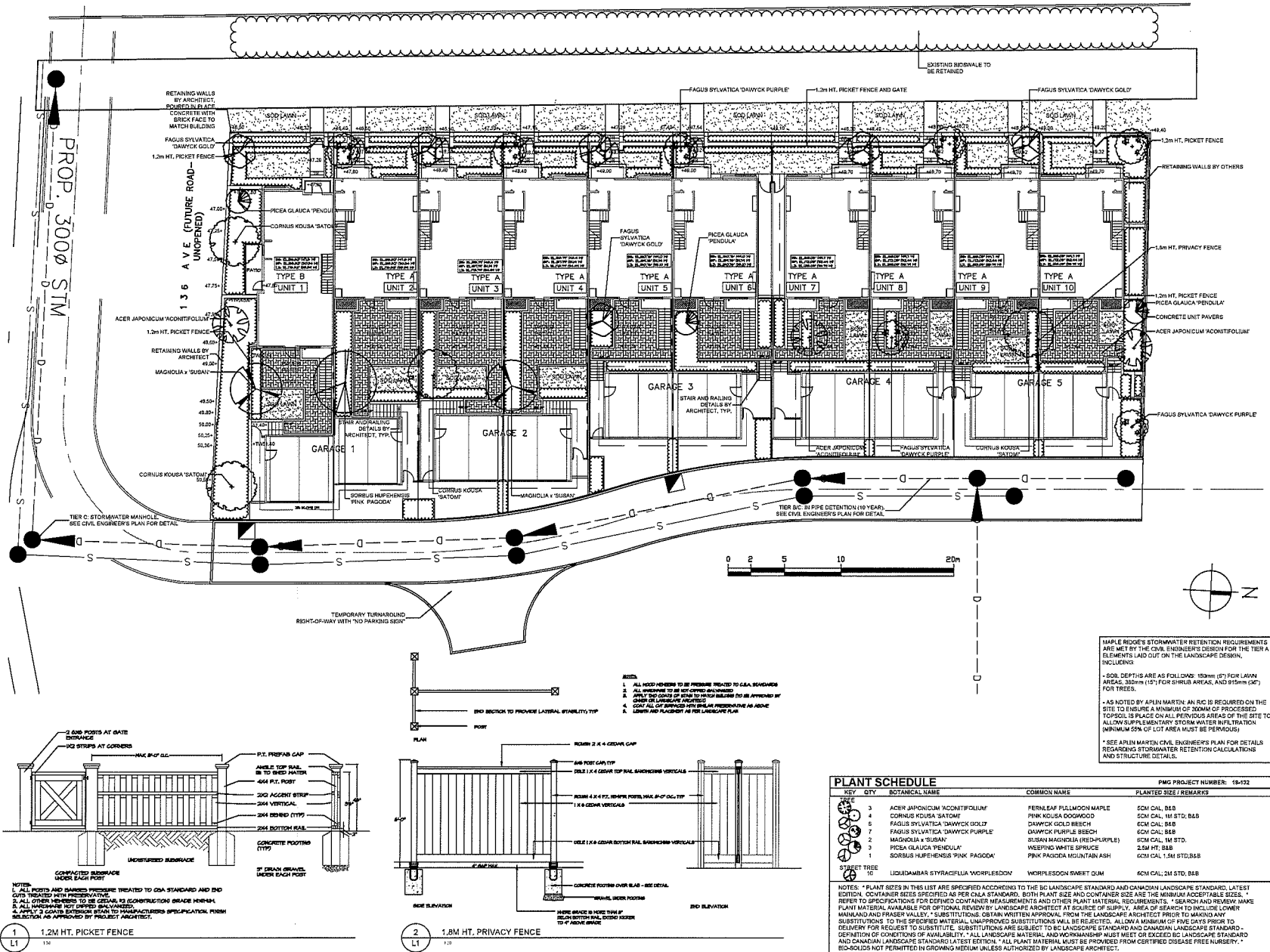
SCALE: 1:150

DESIGN: KC

CHECK: PC

PHO PROJECT NUMBER:

18133-52P

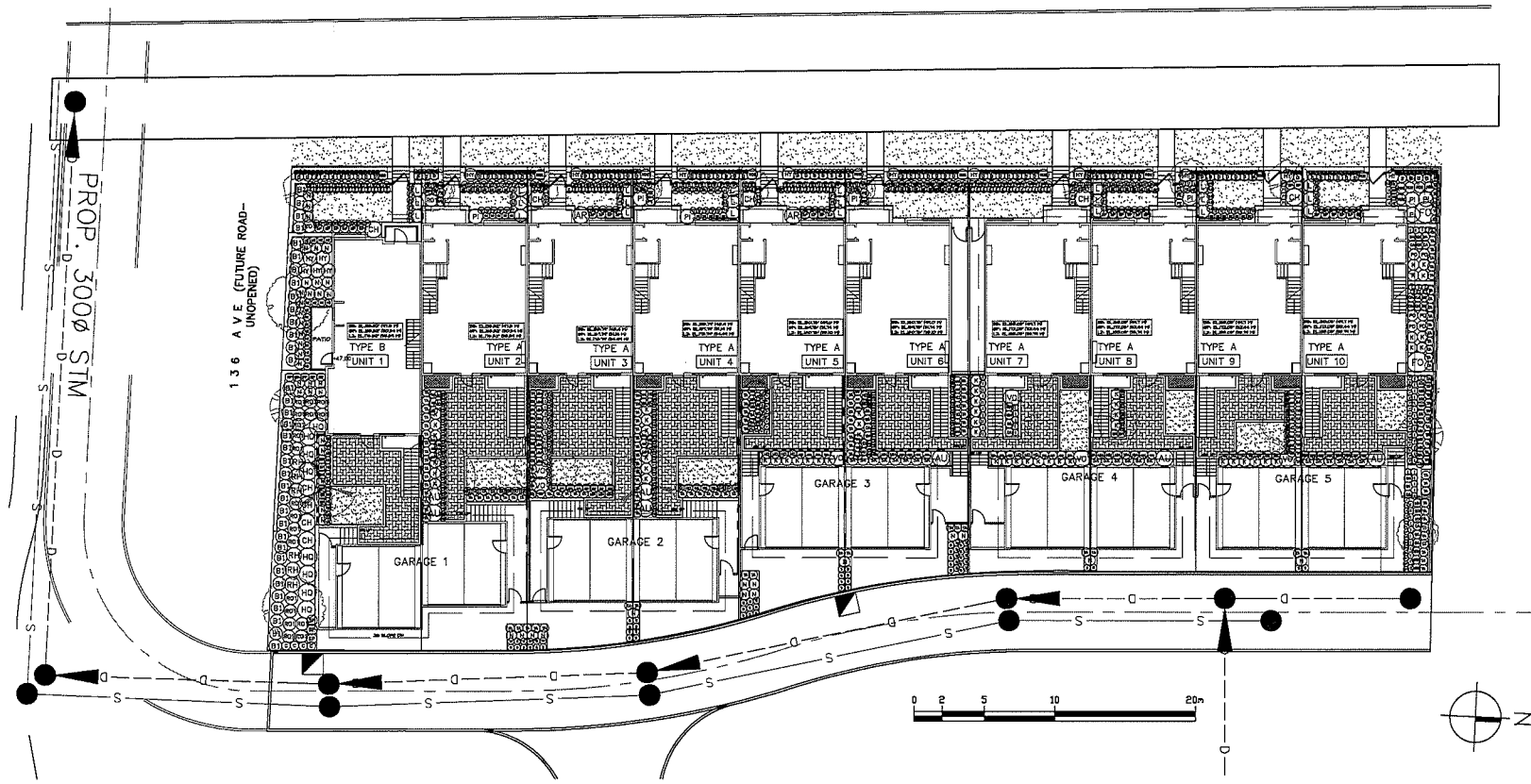


PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 18-022
1	10	LIQUIDAMBAR STYRACIFLUA 'WORPLEDON'	WORPLEDON SWERT GUM	6CM CAL; 2M STD; 8.8B
2	10	LIQUIDAMBAR STYRACIFLUA 'WORPLEDON'	WORPLEDON SWERT GUM	6CM CAL; 2M STD; 8.8B
3	10	LIQUIDAMBAR STYRACIFLUA 'WORPLEDON'	WORPLEDON SWERT GUM	6CM CAL; 2M STD; 8.8B
4	10	LIQUIDAMBAR STYRACIFLUA 'WORPLEDON'	WORPLEDON SWERT GUM	6CM CAL; 2M STD; 8.8B
5	10	LIQUIDAMBAR STYRACIFLUA 'WORPLEDON'	WORPLEDON SWERT GUM	6CM CAL; 2M STD; 8.8B
6	10	LIQUIDAMBAR STYRACIFLUA 'WORPLEDON'	WORPLEDON SWERT GUM	6CM CAL; 2M STD; 8.8B
7	10	LIQUIDAMBAR STYRACIFLUA 'WORPLEDON'	WORPLEDON SWERT GUM	6CM CAL; 2M STD; 8.8B
8	10	LIQUIDAMBAR STYRACIFLUA 'WORPLEDON'	WORPLEDON SWERT GUM	6CM CAL; 2M STD; 8.8B
9	10	LIQUIDAMBAR STYRACIFLUA 'WORPLEDON'	WORPLEDON SWERT GUM	6CM CAL; 2M STD; 8.8B
10	10	LIQUIDAMBAR STYRACIFLUA 'WORPLEDON'	WORPLEDON SWERT GUM	6CM CAL; 2M STD; 8.8B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR OPTIMUM CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMUM REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRINCE GEORGE. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BLS-100S NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

2023



KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	2	ARBITUS UNDO COMPACTA	COMPACT STRAWBERRY BUSH	15 POT, 80CM
2	7	AUCUBA JAPONICA 'TERRATOPOL'	SAWTOOTHED JAPANESE AUCUBA	15 POT, 80CM
3	6	BERBERIS THUNBERGII 'AUREA NANA'	GOLDEN DWARF BARBERY	15 POT, 40CM
4	12	BULBS MICROPHYLLA 'WALTER DEW'	LITTLE LEAF BOX	15 POT, 25CM 15 POT, 40CM
5	4	CARYOPTERIS Y. GUNDOONENSIS DARK KNIGHT	BLUESBARD	15 POT, 40CM
6	9	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	15 POT, 50CM
7	15	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	15 POT, 30CM
8	2	FOTHERGILLIA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLIA	15 POT, 80CM
9	15	HYDRANGEA MACROPHYLLA 'SISTER THERESA'	BIG LEAF HYDRANGEA, WHITE	15 POT, 80CM
10	8	HYDRANGEA ODOBORATA	BIG LEAF HYDRANGEA	15 POT, 80CM
11	54	KALAMA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	15 POT, 30CM
12	41	MAHONIA NERVOZA	LONG LEAF MAHONIA	15 POT, 40CM
13	45	MAHONIA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	15 POT, 80CM
14	8	PIERIS JAPONICA 'FOREST FLAME'	PIERIS WHITE BLOOMS	15 POT, 30CM
15	8	RHOCHODENDRON 'MRS. FURNIVAL'	RHOCHODENDRON, ROSE PINK; MAY	15 POT, 40CM
16	21	ROSA MEDIOLAND 'BONICK'	BONICK ROSE	15 POT, 40CM
17	15	ROSA MEDIOLAND 'RED'	MEDIOLAND ROSE, RED	15 POT, 40CM
18	20	ROSGARINUS OFFICINALIS 'PROSTRATUS'	CREeping ROSEMARY	15 POT, 30CM
19	39	SORBARIA JAPONICA (100% MALE)	JAPANESE SORBARIA	15 POT, 80CM
20	39	SPRAEA JAPONICA 'LIMBODUND'	BRIGHT GREEN SPIREA	15 POT, 80CM
21	61	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	15 POT
22	105	TAXUS X JEDDA 'MILL'	HILL YEW	15M B&B
23	6	VACCINIUM OVATUM THUNDERBOLT	EVERGREEN HUCKLEBERRY	15 POT, 80CM

NOTE: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	77	CAREX 'ODINEMENSIS EVERGOLD'	SILVER VARIATED SEDGE	15 POT
2	9	PENNAETUM ALCOPECUROIDES 'VAMBLIN'	DWARF FOUNTAIN GRASS	15 POT
3	66	PENNAETUM ALCOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	15 POT
4	57	ASTILBE 'ARENDSII RED SENTINEL'	FALSE SPirea, RED	15 POT
5	19	HELLBORUS 'HYBRIDUS'	Lenten ROSE	15CM POT
6	74	HEMEROCALLIS 'WHITE TEMPTATION'	DAYLILY, WHITE	15 POT, 20CM
7	40	HOSTA 'PATRIOT'	HOSTA, GREEN AND WHITE VARIATED	15 POT, 1 EYE
8	34	LIQUIDAMBAR 'MUSCATA'	BLUE LILY TURF	15 POT
9	17	SEDUM 'AUTUMN JOY'	STONECROP	15 POT
10	165	SEDUM KAMTSCHATICUM 'VARIATUM'	YELLOW SEDUM	5CM POT
11	105	ARCTOSTAPHYLOS UVA-URSI	KINNONICK	15 POT, 20CM
12	44	CAULOTHEA SPALLON	SALAL	15 POT, 20CM
13	24	LONGICHA FLESTA	PRINCE HONEYSUCKLE	15 POT, 20CM
14	62	PACHYSAUNDRA TERMINALIS	JAPANESE SPURGE	15 POT, 15CM
15	6	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	15 POT, 25CM

NOTE: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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.

pmg
LANDSCAPE
ARCHITECTS

Suite C102 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6S9
p. 604-284-0011 / f. 604-284-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	18 JUL 16	ISSUE FOR APPROVAL	RL
2	18 JUL 16	REVISED APP.	RL
3	18 JUL 16	FINAL FOR PERMIT	RL
4	18 JUL 16	REVISED PLAN	RL
5	18 JUL 16	REVISED PLAN	RL
6	18 JUL 16	REVISED PLAN	RL
7	18 JUL 16	REVISED PLAN	RL
8	18 JUL 16	REVISED PLAN	RL
9	18 JUL 16	REVISED PLAN	RL
10	18 JUL 16	REVISED PLAN	RL
11	18 JUL 16	REVISED PLAN	RL
12	18 JUL 16	REVISED PLAN	RL
13	18 JUL 16	REVISED PLAN	RL
14	18 JUL 16	REVISED PLAN	RL
15	18 JUL 16	REVISED PLAN	RL
16	18 JUL 16	REVISED PLAN	RL
17	18 JUL 16	REVISED PLAN	RL
18	18 JUL 16	REVISED PLAN	RL
19	18 JUL 16	REVISED PLAN	RL
20	18 JUL 16	REVISED PLAN	RL
21	18 JUL 16	REVISED PLAN	RL
22	18 JUL 16	REVISED PLAN	RL
23	18 JUL 16	REVISED PLAN	RL
24	18 JUL 16	REVISED PLAN	RL
25	18 JUL 16	REVISED PLAN	RL
26	18 JUL 16	REVISED PLAN	RL
27	18 JUL 16	REVISED PLAN	RL
28	18 JUL 16	REVISED PLAN	RL
29	18 JUL 16	REVISED PLAN	RL
30	18 JUL 16	REVISED PLAN	RL
31	18 JUL 16	REVISED PLAN	RL
32	18 JUL 16	REVISED PLAN	RL
33	18 JUL 16	REVISED PLAN	RL
34	18 JUL 16	REVISED PLAN	RL
35	18 JUL 16	REVISED PLAN	RL
36	18 JUL 16	REVISED PLAN	RL
37	18 JUL 16	REVISED PLAN	RL
38	18 JUL 16	REVISED PLAN	RL
39	18 JUL 16	REVISED PLAN	RL
40	18 JUL 16	REVISED PLAN	RL
41	18 JUL 16	REVISED PLAN	RL
42	18 JUL 16	REVISED PLAN	RL
43	18 JUL 16	REVISED PLAN	RL
44	18 JUL 16	REVISED PLAN	RL
45	18 JUL 16	REVISED PLAN	RL
46	18 JUL 16	REVISED PLAN	RL
47	18 JUL 16	REVISED PLAN	RL
48	18 JUL 16	REVISED PLAN	RL
49	18 JUL 16	REVISED PLAN	RL
50	18 JUL 16	REVISED PLAN	RL
51	18 JUL 16	REVISED PLAN	RL
52	18 JUL 16	REVISED PLAN	RL
53	18 JUL 16	REVISED PLAN	RL
54	18 JUL 16	REVISED PLAN	RL
55	18 JUL 16	REVISED PLAN	RL
56	18 JUL 16	REVISED PLAN	RL
57	18 JUL 16	REVISED PLAN	RL
58	18 JUL 16	REVISED PLAN	RL
59	18 JUL 16	REVISED PLAN	RL
60	18 JUL 16	REVISED PLAN	RL
61	18 JUL 16	REVISED PLAN	RL
62	18 JUL 16	REVISED PLAN	RL
63	18 JUL 16	REVISED PLAN	RL
64	18 JUL 16	REVISED PLAN	RL
65	18 JUL 16	REVISED PLAN	RL
66	18 JUL 16	REVISED PLAN	RL
67	18 JUL 16	REVISED PLAN	RL
68	18 JUL 16	REVISED PLAN	RL
69	18 JUL 16	REVISED PLAN	RL
70	18 JUL 16	REVISED PLAN	RL
71	18 JUL 16	REVISED PLAN	RL
72	18 JUL 16	REVISED PLAN	RL
73	18 JUL 16	REVISED PLAN	RL
74	18 JUL 16	REVISED PLAN	RL
75	18 JUL 16	REVISED PLAN	RL
76	18 JUL 16	REVISED PLAN	RL
77	18 JUL 16	REVISED PLAN	RL
78	18 JUL 16	REVISED PLAN	RL
79	18 JUL 16	REVISED PLAN	RL
80	18 JUL 16	REVISED PLAN	RL
81	18 JUL 16	REVISED PLAN	RL
82	18 JUL 16	REVISED PLAN	RL
83	18 JUL 16	REVISED PLAN	RL
84	18 JUL 16	REVISED PLAN	RL
85	18 JUL 16	REVISED PLAN	RL
86	18 JUL 16	REVISED PLAN	RL
87	18 JUL 16	REVISED PLAN	RL
88	18 JUL 16	REVISED PLAN	RL
89	18 JUL 16	REVISED PLAN	RL
90	18 JUL 16	REVISED PLAN	RL
91	18 JUL 16	REVISED PLAN	RL
92	18 JUL 16	REVISED PLAN	RL
93	18 JUL 16	REVISED PLAN	RL
94	18 JUL 16	REVISED PLAN	RL
95	18 JUL 16	REVISED PLAN	RL
96	18 JUL 16	REVISED PLAN	RL
97	18 JUL 16	REVISED PLAN	RL
98	18 JUL 16	REVISED PLAN	RL
99	18 JUL 16	REVISED PLAN	RL
100	18 JUL 16	REVISED PLAN	RL

PROJECT:
10-UNIT TOWNHOMES
13616 232ND STREET
MAPLE RIDGE, BC

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 18 JUL 16 DRAWING NUMBER:
SCALE: 1:150
DRAWN: RL
DESIGN: RL
CHK'D: PC OF 2

18131-52P PMG PROJECT NUMBER 18-132

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	January 5, 2021
		FILE NO:	2020-308-DVP 2020-308-DP
FROM:	Chief Administrative Officer	MEETING:	C o W
SUBJECT:	Development Variance Permit and Development Permit 24018 112 Avenue		

EXECUTIVE SUMMARY:

A Commercial Development Permit application has been received for the subject property, located at 24018 112 Avenue. The development proposal is for the construction of a commercial building of 909m² with residential uses on the second storey comprising 624m² and eight (8) rental apartments.

The existing Village Commercial designation in the Albion Area Plan supports convenience shopping and personal services for residents of the surrounding neighbourhoods in a compact village form. This application is subject to the Commercial Development Permit Guidelines, which are meant to foster attractive commercial areas that are compatible with adjacent development and enhance the unique character of the community. The subject site is currently zoned C-5 (Village Centre Commercial).

In addition to a Commercial Development Permit, the applicant has requested several variances to accommodate the proposed development, as follows:

1. To waive the requirement for concealed parking for the apartment uses.
2. To increase the allowable height for a commercial building in the C-5 zone from 9.5 metres to 10.0 metres.

The property was subject to a previous Development Permit (2017-027-DP) and Development Variance Permit application (2016-244-VP) to construct the proposed commercial building. Both permits were issued by Council on June 12, 2018, and have subsequently expired on June 12, 2020, as the building was never constructed.

The property has been sold, and the new owner wishes to proceed with the construction of the building as regulated under the original Development Permit and Development Variance Permit. Prior to the issuance of a Building Permit, a new Development Permit and Development Variance Permit are required. The proposed development permit application is nearly identical to the previous development permit (2017-027-DP), which was issued by Council on June 12, 2018 for the same building.

RECOMMENDATION:

1. That the Corporate Officer be authorized to sign and seal 2020-308-DVP respecting property located at 24018 112 Avenue.
2. That the Corporate Officer be authorized to sign and seal 2020-308-DP respecting property located at 24018 112 Avenue.

1106

DISCUSSION:

a) Background Context:

Applicant:	Ankenman Associates Architects Inc. (Mark Lesack)
Legal Description:	Lot B, Section 10, Township 12, Plan EPP83424
OCP :	
Existing:	Village Commercial
Proposed:	Village Commercial
Zoning:	
Existing:	C-5 (Village Centre Commercial)
Proposed:	C-5 (Village Centre Commercial)
Surrounding Uses	
North:	Use: Vacant
Zone:	RS-3 (Single Detached Rural Residential)
Designation:	Low Density Residential, Medium Density Residential, and Conservation
South:	Use: Townhouse Residential
Zone:	RM-1 (Low Density Townhouse Residential)
Designation:	Medium Density Residential
East:	Use: Townhouse Residential
Zone:	RM-1 (Low Density Townhouse Residential)
Designation:	Medium Density Residential
West:	Use: Commercial and Street Townhouses
Zone:	RST (Street Townhouse Residential) and C-1 (Neighborhood Commercial)
Designation:	Urban Residential and Commercial
Existing Use of Property:	Vacant lot
Proposed Use of Property:	Commercial
Site Area:	0.36 hectare (0.89 acres)
Access:	112 th Avenue
Servicing:	Urban Standard
Previous Applications:	2016-244-RZ/VP, 2017-027-DP

b) Project Description:

Background

The subject site was rezoned from RS-3 (Single Detached Rural Residential) to C-5 (Village Centre Commercial) as part of application 2016-244-RZ, which was granted final reading by Council on June 12, 2018. As part of the rezoning application, a Housing Agreement was secured in order to restrict the residential component of the commercial building to rental units only. Development Permit Application 2017-027-DP and Development Variance Permit application 2016-244-DVP were approved by Council in conjunction with the rezoning application, however, the proposed building

was never constructed. Both permits have since expired, therefore, a new Development Permit and Development Variance Permit are required.

Current Proposal

The current proposal is nearly identical to the previously issued development permit for the site, and includes a mixed-use commercial building with eight (8) rental housing units. As part of the new proposal, the applicant is seeking to include a childcare space on the south west corner of the commercial building. The proposed childcare space has necessitated some minor changes to the landscaping, changes that are reflected in a new landscape cost estimate for the building.

c) Planning Analysis:

i. Official Community Plan (OCP)

The development is consistent with the Village Commercial designation in the Albion Area Plan in the Official Community Plan (OCP). The Village Commercial designation is meant to provide for convenience shopping and services to neighbourhood residents of surrounding neighbourhoods in a compact village form. The commercial area is encouraged to incorporate a building form that is streetfront oriented, pedestrian friendly, and accommodates apartments above commercial space. Village Commercial development must also adhere to the Design Guidelines detailed in Section 8 Development Permit Guidelines.

The following policies apply to the Village Commercial land use designation in the Albion Plan:

10-17 The siting and form of commercial buildings and areas for parking and storage should facilitate orderly development and ensure the area presents a coherent image identifying a pedestrian oriented village centre that appropriately integrates adjacent residential uses.

In addition, by providing for the provision of rental housing and childcare spaces, the proposed development supports the following OCP policies:

3-32 Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans.

4-36 Maple Ridge supports the establishment of child-care facilities in Residential, Institutional, Commercial and Industrial land use designations subject to compliance with District bylaws and regulations.

Development Permit Guidelines. The new Development Permit application made to the City is based on the previous application submission and is subject to the Key Guidelines and the Design Guidelines of Section 8.5 Commercial Development Permit.

Key Guidelines:

The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit (DP) Guidelines:

Applications for Development Permits will be assessed against the following key DP guideline concepts:

- 1. Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.*

The scale and siting of this building is consistent with the buildings across 240th Street. Separation between residential and commercial uses is provided by landscaping on the south and east sides of the lot.

- 2. Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.*

Glazing has been used along the commercial streetfront to create a visually interesting pedestrian environment. Parking is screened from adjacent uses with landscaping.

- 3. Promote sustainable development with multimodal transportation circulation, and low impact building design.*

The circulation provided is appropriate for pedestrians, bicycles, and vehicles.

- 4. Respect the need for private areas in mixed use development and adjacent residential areas.*

The residential component of the building is isolated from the commercial component by a separated and well-defined entrance.

- 5. The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.*

Architectural elements from adjacent developments have been incorporated into the character of this building. There is also similarity with materials used, proportions, and building articulation.

ii. Proposed Variances

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

1. Zoning Bylaw No. 7600-2019, Part 7, Section 705, 705.11 For Residential Uses 2.d be permitted only where all parking for such use is Concealed Parking:

The requested variance is to waive the requirement for the Residential Uses to have Concealed Parking.

The variance can be supported because the provisions meet the requirement of the Zoning Bylaw for the required number of stalls and accessible parking stalls. Furthermore, the commercial development is situated along the frontages of 240 Street and 112th Avenue, thereby providing a strong street presence, minimizing the visual impact of the parking lot as all parking is located behind the commercial structures. The provision of rental accommodation at this location was in response to Council direction provided under the previous application for the proposed building.

2. Zoning Bylaw No. 7600-2019, Part 7, Section 705, 705.8, 1. Building height for Buildings and Structure shall not exceed 9.5 metres:

The requested variance is to increase the maximum height for Buildings and Structures to 10.0 metres.

The variance can be supported because the building height is similar to that previously approved under Development Permit (2017-027-DP). The building height is within the maximum permitted under the old Zoning Bylaw No 3510-1985, which permitted a maximum height of 11 metres in the C-5 Village Centre Commercial Zone.

d) Advisory Design Panel:

The applicant initially presented this proposal to the Advisory Design Panel on May 9, 2017. At the Panel's request the applicant revised the plans and resubmitted to the Advisory Design Panel (ADP) on September 20, 2017. In response, the ADP resolution for the Commercial portion was as follows:

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

1. *Commercial project 2016-119-DP across street has proposed horizontally installed cementitious siding and cementitious panels and not vinyl.*

Applicant's response. *A high quality vinyl siding has been used that provides a similar finish to cementitious siding in variety, style and texture.*

The Panel's concerns have been considered by the applicant and addressed without a strict adherence to the Panel's direction but as addressed above. As the ADP is an advisory committee to Council, Council is not required to insist on ADP recommendations being followed in their entirety.

e) Citizen/Customer Implications:

Public Consultation has been provided through the requirement for a Development Sign on the subject site. In addition, a Development Variance Permit is also being pursued, for relaxations to the requirement for concealed parking for the rental housing units. This variance request will generate additional neighbour notification requirements.

f) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, a security of \$ 159,441.28 will be provided.

CONCLUSION:

The subject application is in compliance with the Commercial Development Permit Guidelines and several goals of the Official Community Plan. It is recommended that the Corporate Officer be authorized to sign and seal 2020-308-DP respecting the property located at 24018 112 Avenue.

"Original signed by René Tardif"

Prepared by: **Rene Tardif**
Planner

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

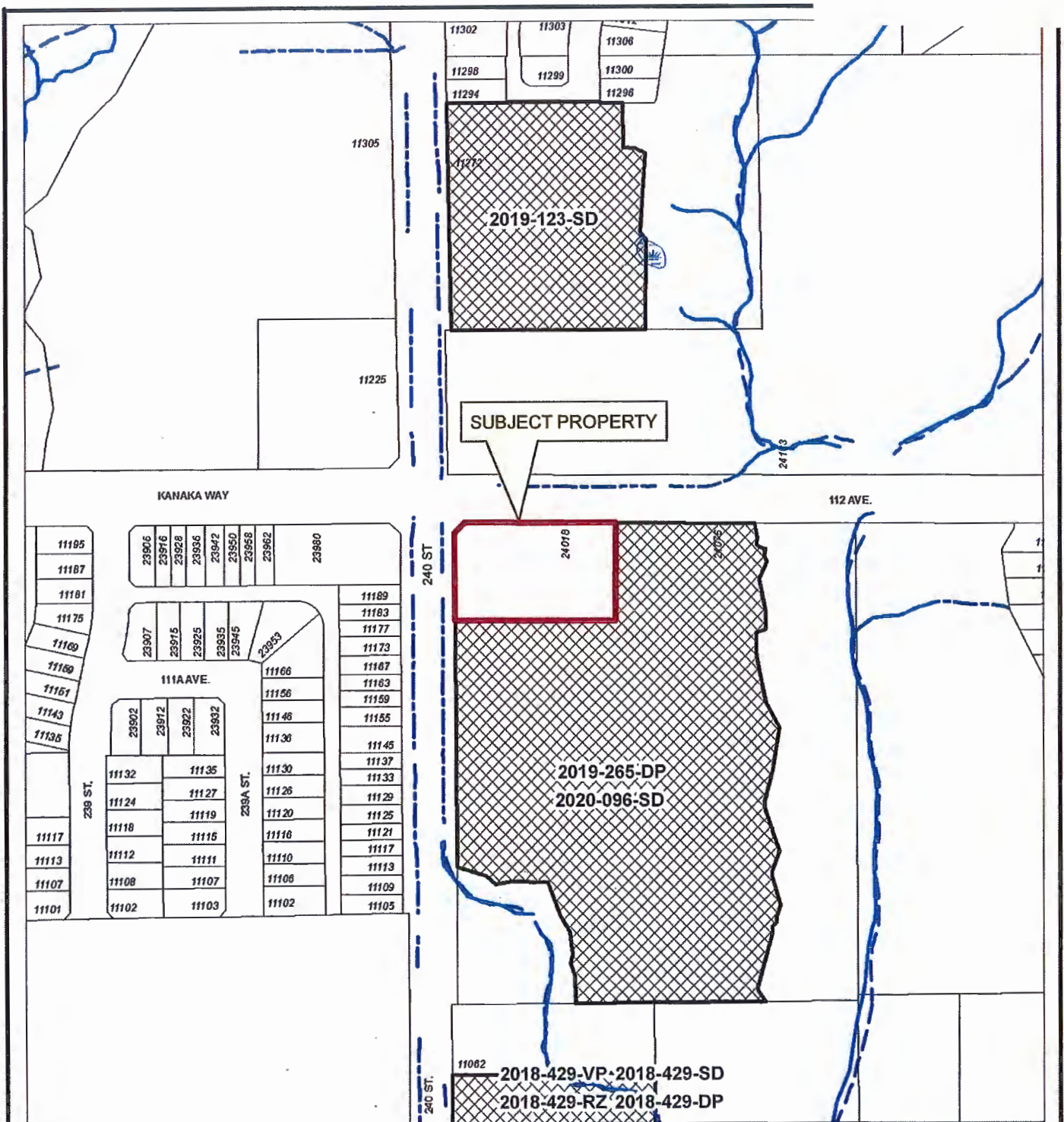
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Christine Carter" for

Concurrence: **Al Horsman**
Chief Administrative Officer








The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Photo
Appendix C – Site Plan
Appendix D – Proposed Variances
Appendix E – Building Elevations
Appendix F – Landscape Plan



Scale: 1:2,500

Legend

-  Stream
-  Ditch Centreline
-  Edge of Marsh
-  Indefinite Creek
-  River Centreline
-  Marsh
-  Active Applications (RZ/SD/DP/VP)

24018 112 AVENUE
PID: 030-517-397

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-308-DP
DATE: Sep 21, 2020

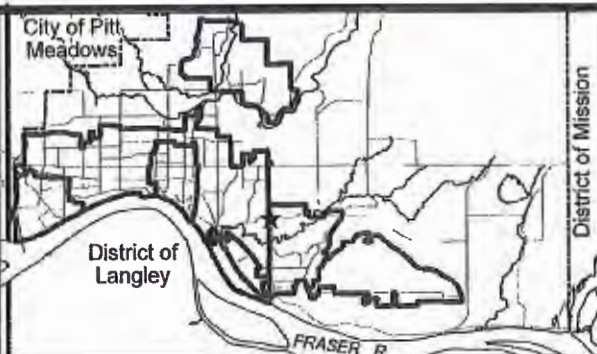
BY: PC



Aerial Imagery from the Spring of 2012



Scale: 1:2,500



24018 112 AVENUE
PID: 030-517-397

PLANNING DEPARTMENT

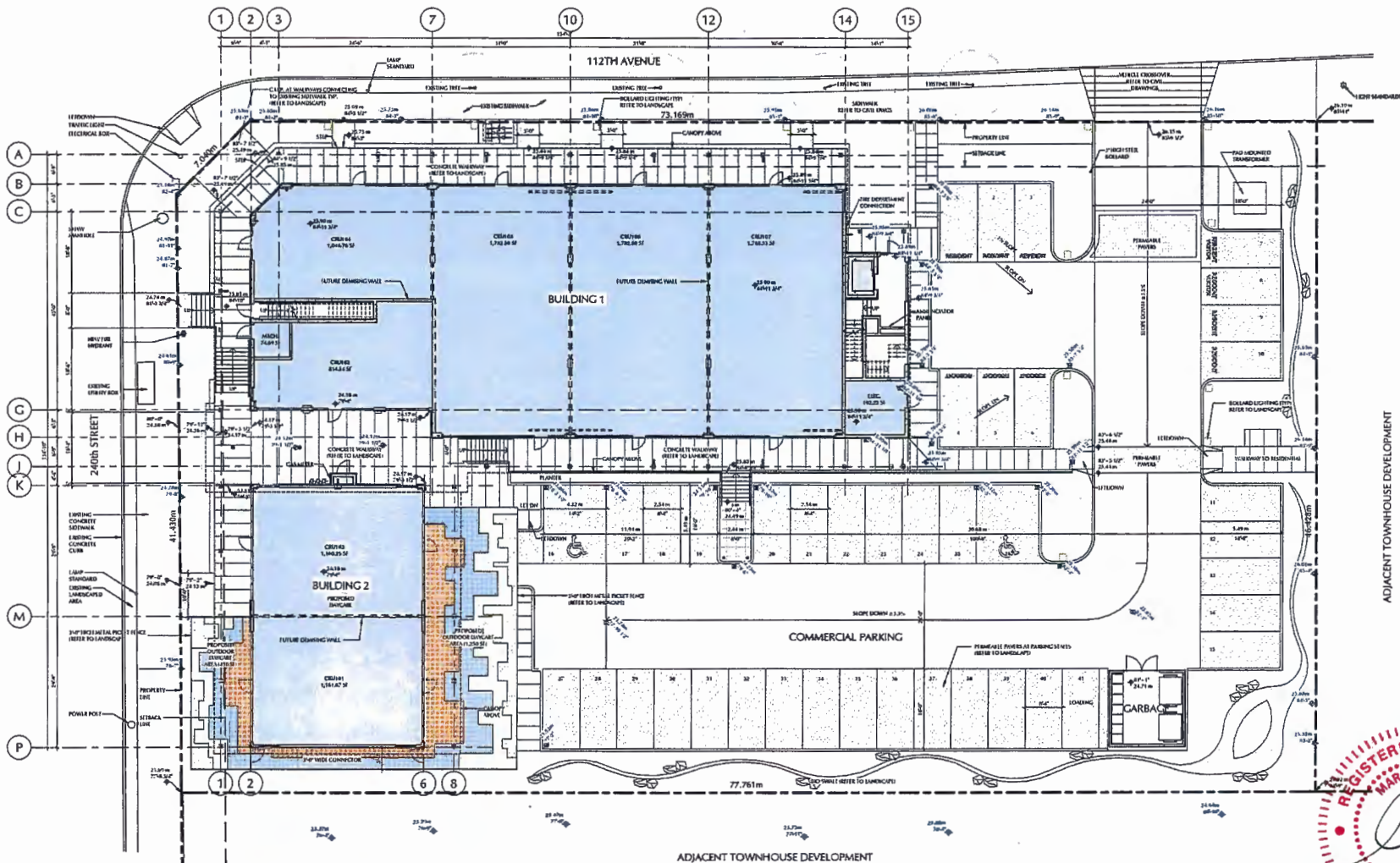


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-308-DP
DATE: Sep 21, 2020

BY: PC



1 SITE PLAN
A1.2 SCALE: 3/32" = 1'-0"



CREEKSIDE MIXED USE

24018 112 AVE, MAPLE RIDGE

Ankenman Associates Architects Inc.
12321 Beecher St, Crescent Beach, BC V4A 3A7 604.536.1600

Development For 591955 BC LTD.

SITE PLAN

2002

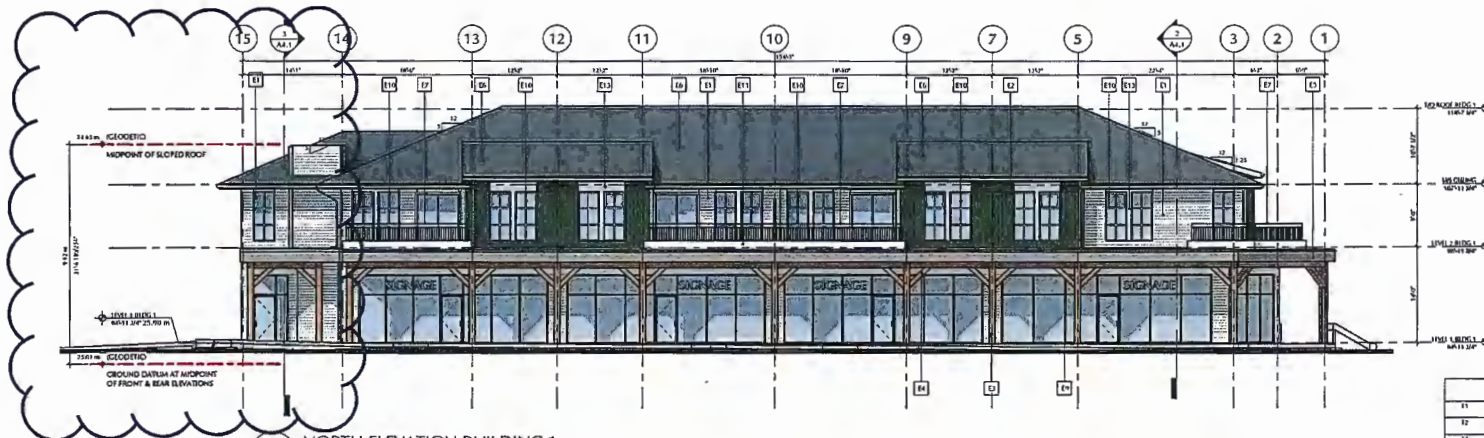
REV	DATE	DESCRIPTION	BY
1	DEC 8, 2020	REVISION FOR CP	ML
2	SEP 14, 2020	ISSUED FOR CP	ML
3	DEC 8, 2020	DESCRIPTION	BY

SCALE: 3/32" = 1'-0"

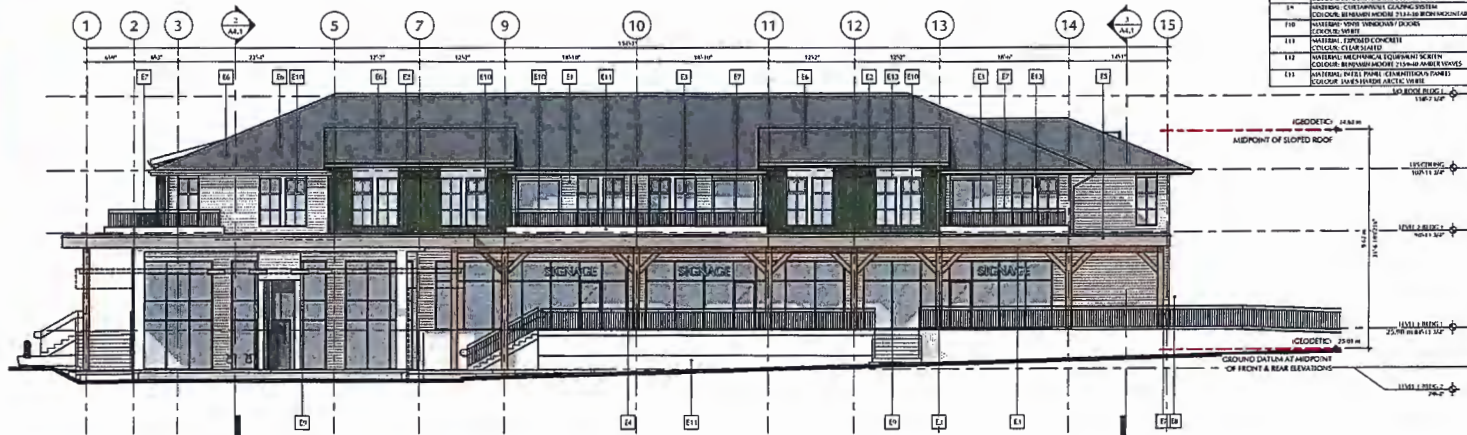


A1

APPENDIX C



1 NORTH ELEVATION BUILDING 1
A3.1 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION BUILDING 1
A3.1 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
11	NATURAL HORIZONTAL CEDARWOOD LAP SIDING PLANKS COLOR: WHITE WASHED CEDAR
12	NATURAL VERTICAL CEDARWOOD SIDING PLANKS COLOR: WHITE WASHED CEDAR
13	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
14	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
15	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
16	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
17	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
18	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
19	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
20	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
21	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
22	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
23	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
24	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
25	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
26	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
27	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
28	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
29	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
30	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
31	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
32	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
33	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
34	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
35	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
36	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
37	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
38	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
39	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
40	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
41	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
42	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
43	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
44	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
45	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
46	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
47	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
48	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
49	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
50	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
51	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
52	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
53	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
54	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
55	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
56	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
57	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
58	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
59	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
60	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
61	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
62	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
63	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
64	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
65	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
66	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
67	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
68	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
69	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
70	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
71	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
72	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
73	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
74	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
75	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
76	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
77	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
78	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
79	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
80	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
81	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
82	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
83	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
84	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
85	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
86	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
87	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
88	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
89	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
90	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
91	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
92	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
93	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
94	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
95	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
96	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
97	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
98	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
99	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR
100	NATURAL CEDARWOOD SHINGLES COLOR: WHITE WASHED CEDAR



AN CREEKSIDE MIXED USE
Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

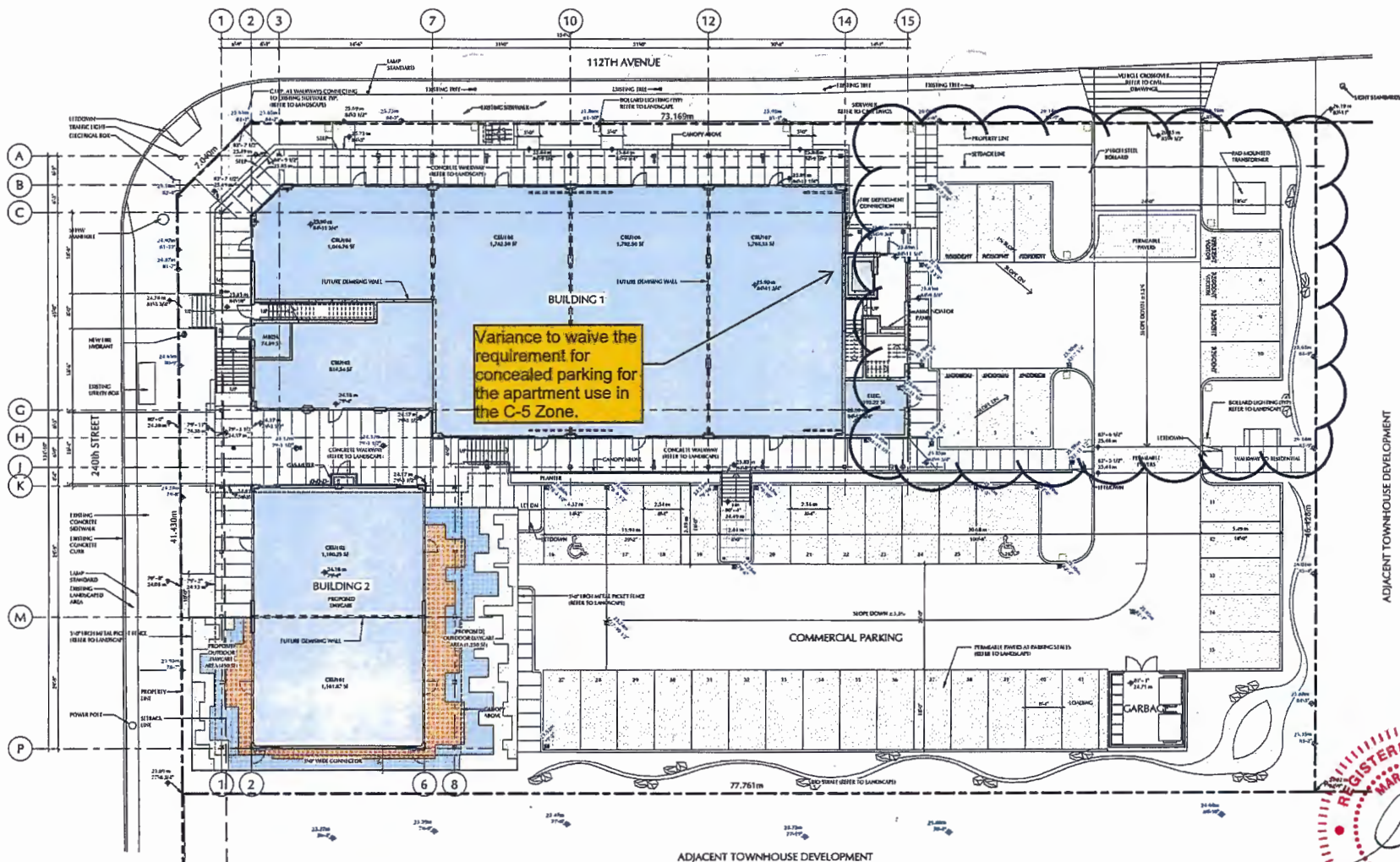
24018 112 AVE, MAPLE RIDGE
Development For 591955 BC LTD.

ELEVATIONS
2002

REV	DATE	DESCRIPTION	BY
1	DEC 8, 2002	ISSUED FOR OP	ASL
2	SEP 10, 2003	ISSUED FOR OP	ASL
3	DEC 8, 2020	DESCRIPTION	BY

A3

APPENDIX D



1 SITE PLAN
A1.2 SCALE: 3/32" = 1'-0"



CREEKSIDE MIXED USE

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

24018 112 AVE, MAPLE RIDGE

Development For 591955 BC LTD.

SITE PLAN

2002

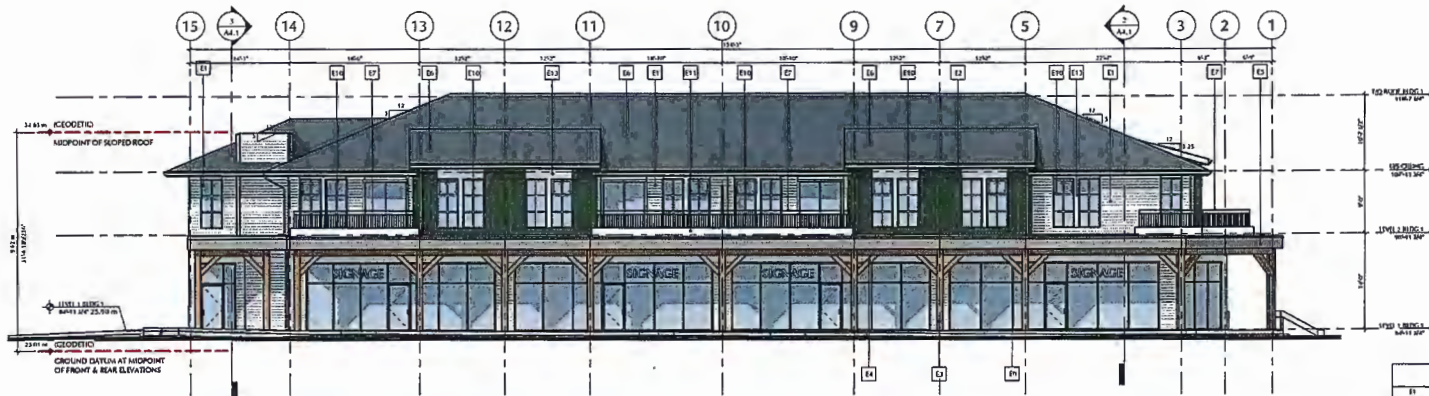
REV	DATE	DESCRIPTION	BY
1	DEC 8, 2020	RELIEF FOR DP	ML
2	SEP 15, 2020	ISSUED FOR DP	ML
3	DEC 8, 2020	DESCRIPTION	BY

SCALE: 3/32" = 1'-0"

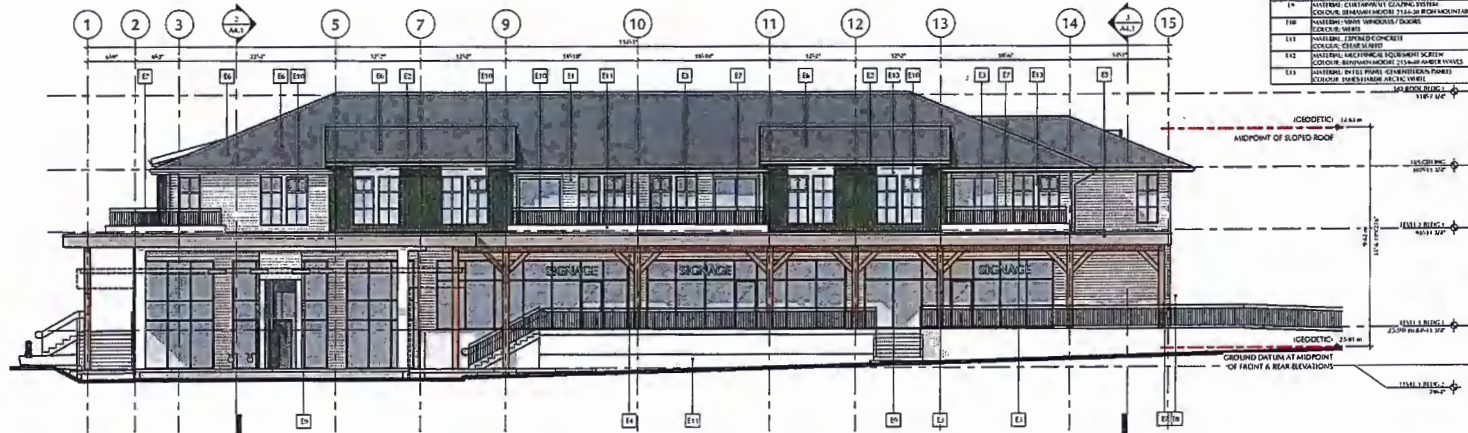
DEC. 8, 2020



A1.2



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



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

MATERIAL LEGEND	
11	INTERIOR: FIBROUS/CEMENT BOARD, 1/2" GYPSUM, 5/8" EXPOSED
12	EXTERIOR: VERTICAL BOARD & BATTEN, CEMENTitious SLURRY, 1/4" BOND, 1/2" BATTEN, 1/4" BATTEN, 1/4" BATTEN
13	EXTERIOR: VERTICAL BOARD & BATTEN, CEMENTitious SLURRY, 1/4" BOND, 1/2" BATTEN, 1/4" BATTEN, 1/4" BATTEN
14	EXTERIOR: VERTICAL BOARD & BATTEN, CEMENTitious SLURRY, 1/4" BOND, 1/2" BATTEN, 1/4" BATTEN, 1/4" BATTEN
15	EXTERIOR: VERTICAL BOARD & BATTEN, CEMENTitious SLURRY, 1/4" BOND, 1/2" BATTEN, 1/4" BATTEN, 1/4" BATTEN
16	EXTERIOR: VERTICAL BOARD & BATTEN, CEMENTitious SLURRY, 1/4" BOND, 1/2" BATTEN, 1/4" BATTEN, 1/4" BATTEN
17	EXTERIOR: VERTICAL BOARD & BATTEN, CEMENTitious SLURRY, 1/4" BOND, 1/2" BATTEN, 1/4" BATTEN, 1/4" BATTEN
18	EXTERIOR: VERTICAL BOARD & BATTEN, CEMENTitious SLURRY, 1/4" BOND, 1/2" BATTEN, 1/4" BATTEN, 1/4" BATTEN
19	EXTERIOR: VERTICAL BOARD & BATTEN, CEMENTitious SLURRY, 1/4" BOND, 1/2" BATTEN, 1/4" BATTEN, 1/4" BATTEN
20	EXTERIOR: VERTICAL BOARD & BATTEN, CEMENTitious SLURRY, 1/4" BOND, 1/2" BATTEN, 1/4" BATTEN, 1/4" BATTEN
21	EXTERIOR: VERTICAL BOARD & BATTEN, CEMENTitious SLURRY, 1/4" BOND, 1/2" BATTEN, 1/4" BATTEN, 1/4" BATTEN
22	EXTERIOR: VERTICAL BOARD & BATTEN, CEMENTitious SLURRY, 1/4" BOND, 1/2" BATTEN, 1/4" BATTEN, 1/4" BATTEN
23	EXTERIOR: VERTICAL BOARD & BATTEN, CEMENTitious SLURRY, 1/4" BOND, 1/2" BATTEN, 1/4" BATTEN, 1/4" BATTEN
24	EXTERIOR: VERTICAL BOARD & BATTEN, CEMENTitious SLURRY, 1/4" BOND, 1/2" BATTEN, 1/4" BATTEN, 1/4" BATTEN
25	EXTERIOR: VERTICAL BOARD & BATTEN, CEMENTitious SLURRY, 1/4" BOND, 1/2" BATTEN, 1/4" BATTEN, 1/4" BATTEN

AN CREEKSIDE MIXED USE

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

24018 112 AVE, MAPLE RIDGE
Development For 591955 BC LTD.

ELEVATIONS

2022

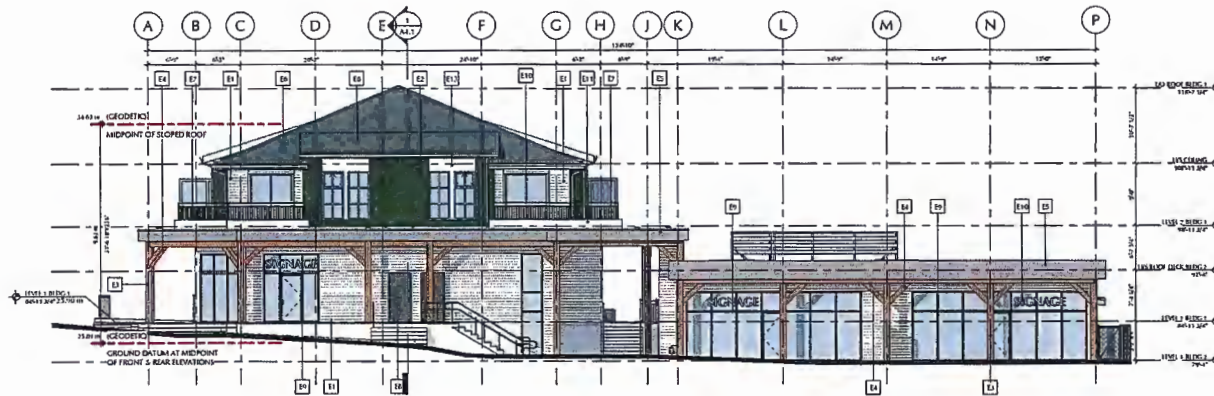
DATE	BY	DESCRIPTION
SEP 15, 2020	MARK LESACK	ISSUED FOR OP
DEC 8, 2020	MARK LESACK	DESCRIPTION

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

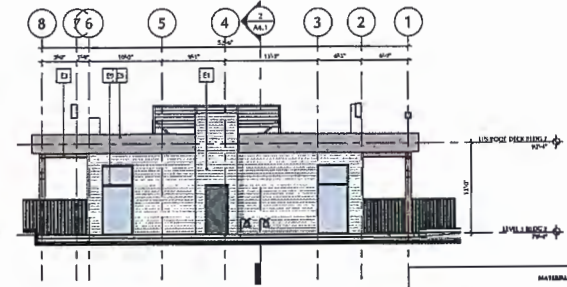


A3.

APPENDIX E

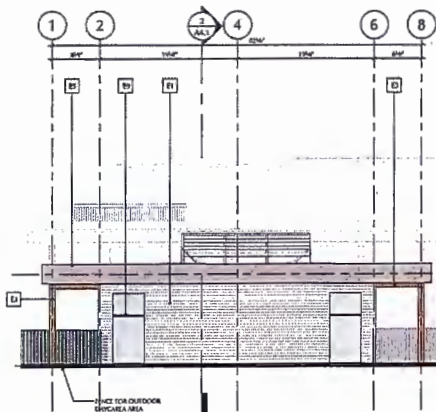


1 WEST ELEVATION BUILDINGS 1 & 2
A3.2 SCALE: 1/8" = 1'-0"

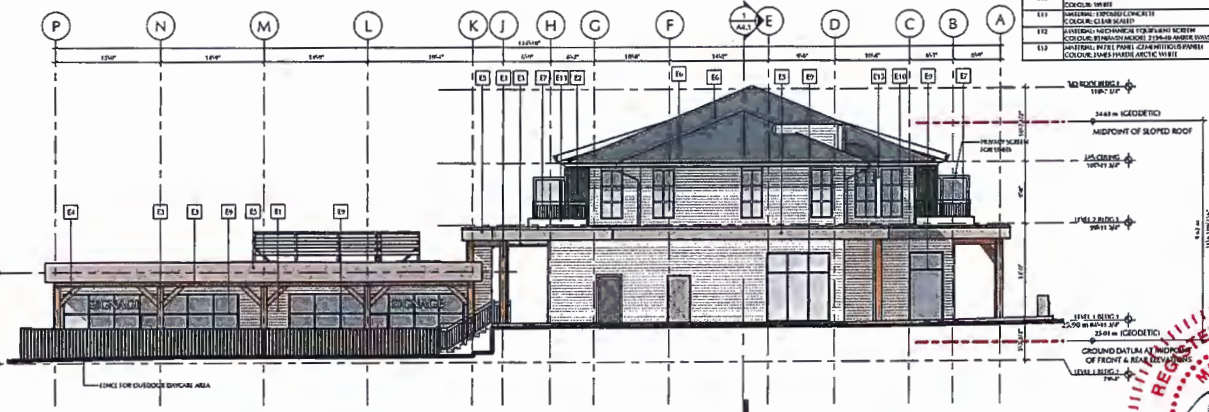


3 NORTH ELEVATION BUILDING 2
A3.2 SCALE: 1/8" = 1'-0"

MATERIALS LIST	
11	MATERIALS LISTED ON SHEET A3.2
12	MATERIALS LISTED ON SHEET A3.2
13	MATERIALS LISTED ON SHEET A3.2
14	MATERIALS LISTED ON SHEET A3.2
15	MATERIALS LISTED ON SHEET A3.2
16	MATERIALS LISTED ON SHEET A3.2
17	MATERIALS LISTED ON SHEET A3.2
18	MATERIALS LISTED ON SHEET A3.2
19	MATERIALS LISTED ON SHEET A3.2
20	MATERIALS LISTED ON SHEET A3.2
21	MATERIALS LISTED ON SHEET A3.2
22	MATERIALS LISTED ON SHEET A3.2
23	MATERIALS LISTED ON SHEET A3.2
24	MATERIALS LISTED ON SHEET A3.2
25	MATERIALS LISTED ON SHEET A3.2
26	MATERIALS LISTED ON SHEET A3.2
27	MATERIALS LISTED ON SHEET A3.2
28	MATERIALS LISTED ON SHEET A3.2
29	MATERIALS LISTED ON SHEET A3.2
30	MATERIALS LISTED ON SHEET A3.2
31	MATERIALS LISTED ON SHEET A3.2
32	MATERIALS LISTED ON SHEET A3.2
33	MATERIALS LISTED ON SHEET A3.2
34	MATERIALS LISTED ON SHEET A3.2
35	MATERIALS LISTED ON SHEET A3.2
36	MATERIALS LISTED ON SHEET A3.2
37	MATERIALS LISTED ON SHEET A3.2
38	MATERIALS LISTED ON SHEET A3.2
39	MATERIALS LISTED ON SHEET A3.2
40	MATERIALS LISTED ON SHEET A3.2
41	MATERIALS LISTED ON SHEET A3.2
42	MATERIALS LISTED ON SHEET A3.2
43	MATERIALS LISTED ON SHEET A3.2
44	MATERIALS LISTED ON SHEET A3.2
45	MATERIALS LISTED ON SHEET A3.2
46	MATERIALS LISTED ON SHEET A3.2
47	MATERIALS LISTED ON SHEET A3.2
48	MATERIALS LISTED ON SHEET A3.2
49	MATERIALS LISTED ON SHEET A3.2
50	MATERIALS LISTED ON SHEET A3.2
51	MATERIALS LISTED ON SHEET A3.2
52	MATERIALS LISTED ON SHEET A3.2
53	MATERIALS LISTED ON SHEET A3.2
54	MATERIALS LISTED ON SHEET A3.2
55	MATERIALS LISTED ON SHEET A3.2
56	MATERIALS LISTED ON SHEET A3.2
57	MATERIALS LISTED ON SHEET A3.2
58	MATERIALS LISTED ON SHEET A3.2
59	MATERIALS LISTED ON SHEET A3.2
60	MATERIALS LISTED ON SHEET A3.2
61	MATERIALS LISTED ON SHEET A3.2
62	MATERIALS LISTED ON SHEET A3.2
63	MATERIALS LISTED ON SHEET A3.2
64	MATERIALS LISTED ON SHEET A3.2
65	MATERIALS LISTED ON SHEET A3.2
66	MATERIALS LISTED ON SHEET A3.2
67	MATERIALS LISTED ON SHEET A3.2
68	MATERIALS LISTED ON SHEET A3.2
69	MATERIALS LISTED ON SHEET A3.2
70	MATERIALS LISTED ON SHEET A3.2
71	MATERIALS LISTED ON SHEET A3.2
72	MATERIALS LISTED ON SHEET A3.2
73	MATERIALS LISTED ON SHEET A3.2
74	MATERIALS LISTED ON SHEET A3.2
75	MATERIALS LISTED ON SHEET A3.2
76	MATERIALS LISTED ON SHEET A3.2
77	MATERIALS LISTED ON SHEET A3.2
78	MATERIALS LISTED ON SHEET A3.2
79	MATERIALS LISTED ON SHEET A3.2
80	MATERIALS LISTED ON SHEET A3.2
81	MATERIALS LISTED ON SHEET A3.2
82	MATERIALS LISTED ON SHEET A3.2
83	MATERIALS LISTED ON SHEET A3.2
84	MATERIALS LISTED ON SHEET A3.2
85	MATERIALS LISTED ON SHEET A3.2
86	MATERIALS LISTED ON SHEET A3.2
87	MATERIALS LISTED ON SHEET A3.2
88	MATERIALS LISTED ON SHEET A3.2
89	MATERIALS LISTED ON SHEET A3.2
90	MATERIALS LISTED ON SHEET A3.2
91	MATERIALS LISTED ON SHEET A3.2
92	MATERIALS LISTED ON SHEET A3.2
93	MATERIALS LISTED ON SHEET A3.2
94	MATERIALS LISTED ON SHEET A3.2
95	MATERIALS LISTED ON SHEET A3.2
96	MATERIALS LISTED ON SHEET A3.2
97	MATERIALS LISTED ON SHEET A3.2
98	MATERIALS LISTED ON SHEET A3.2
99	MATERIALS LISTED ON SHEET A3.2
100	MATERIALS LISTED ON SHEET A3.2



4 SOUTH ELEVATION BUILDING 2
A3.2 SCALE: 1/8" = 1'-0"



2 EAST ELEVATIONS BUILDINGS 1 & 2
A3.2 SCALE: 1/8" = 1'-0"



CREEKSIDE MIXED USE

24018 112 AVE, MAPLE RIDGE

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For 591955 BC LTD.

ELEVATIONS

2002

REV	DATE	DESCRIPTION	BY
1	DEC 8, 2002	ISSUE FOR DP	AA
2	SEPT 15, 2020	ISSUED FOR DP	AA
3	DEC 8, 2020	DESCRIPTION	BY

DEC 08 2020







A3.2





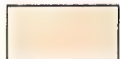

NORTH ELEVATION



WEST ELEVATION

-  **E1** MATERIAL: HORIZONTAL CEMENTITIOUS LAP SIDING 5" EXPOSED
COLOUR: JAMES HARDIE SANDSTONE BEIGE
-  **E2** MATERIAL: VERTICAL BOARD & BATTEN CEMENTITIOUS SIDING 1x6 BOARD WITH 1x3 BATTENS
COLOUR: JAMES HARDIE MOUNTAIN SAGE
-  **E3** MATERIAL: STAINED WOOD CLAD CONCRETE BEAM (ROUGH SAWN DOUGLAS FIR)
COLOUR: CLEAR SEALANT
-  **E4** MATERIAL: STAINED KNEE BRACING (ROUGH SAWN DOUGLAS FIR)
COLOUR: CLEAR SEALANT

-  **E5** MATERIAL: CEMENTITIOUS PANEL TRIM
COLOUR: JAMES HARDIE AGED PEWTER
-  **E6** MATERIAL: ASPHALT SHINGLE ROOFING
COLOUR: IKO CAMBRIDGE DUAL GREY
-  **E7** MATERIAL: ALUMINUM GUARDRAIL
COLOUR: BENJAMIN MOORE 2134-30 IRON MOUNTAIN
-  **E8** MATERIAL: INSULATED METAL SERVICE DOORS
COLOUR: BENJAMIN MOORE 2134-30 IRON MOUNTAIN
-  **E9** MATERIAL: CURTAINWALL GLAZING SYSTEM
COLOUR: BENJAMIN MOORE 2134-30 IRON MOUNTAIN

-  **E10** MATERIAL: VINYL WINDOWS / DOORS
COLOUR: WHITE
-  **E11** MATERIAL: EXPOSED CONCRETE
COLOUR: CLEAR SEALED
-  **E12** MATERIAL: MECHANICAL EQUIPMENT SCREEN
COLOUR: BENJAMIN MOORE 2159-40 AMBER WAVES
-  **E13** MATERIAL: IN FILL PANEL (CEMENTITIOUS PANEL)
COLOUR: JAMES HARDIE ARCTIC WHITE

AN CREEKSIDE MIXED USE

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

24018 112 AVE, MAPLE RIDGE

Development For 591955 BC LTD.

COLOUR BOARD

2002

REV	DATE	DESCRIPTION	BY
1	DEC 8, 2020	REVISABLE FOR DDP	
2			

SCALE: As indicated
DEC. 8, 2020



DEC 08 2020

A3.3

PLANT SCHEDULE

M2 JOB NUMBER: 20-035

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
23	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	6CM CAL; B4B
1	FAGUS SYLVATICA	EUROPEAN BEECH	6CM CAL; B4B
7	FAGUS SYLVATICA 'DAHYCKII'	DAHYCK BEECH	6CM CAL; B4B
4	PICEA OMORICA	SERBIAN SPRUCE	2.5M HT; B4B
13	PRUNUS SERRULATA 'AMANOBAMA'	AMANOBAMA CHERRY	6CM CAL; 1.5M STD; B4B

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

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

HARDSCAPE LEGEND

- 80MM AGUAPAVE STANDARD; HERRINGBONE PATTERN; DARK GREY COLOR; ABBOTSFORD CONC.
- BROOM FINISHED CONCRETE
- 60MM CONCRETE UNIT PAVES; STRETCHER BOND PATTERN; ABBOTSFORD CONC. NATURAL COLOR; TYP
- NORTHWEST LANDSCAPE SUPPLY AND STONE - DRAIN ROCK - BULK CLEAR CRUSHED GRAVEL 3/4"
- LANDSCAPE RUBBER SURFACE - SPEC BY RECTEC INDUSTRIES

FURNITURE LEGEND

- FRANCIS ANDREW LOOPY BIKE RACK
- FRANCIS ANDREW BENCH; SERIES 6; BENCH SURFACE MOUNT

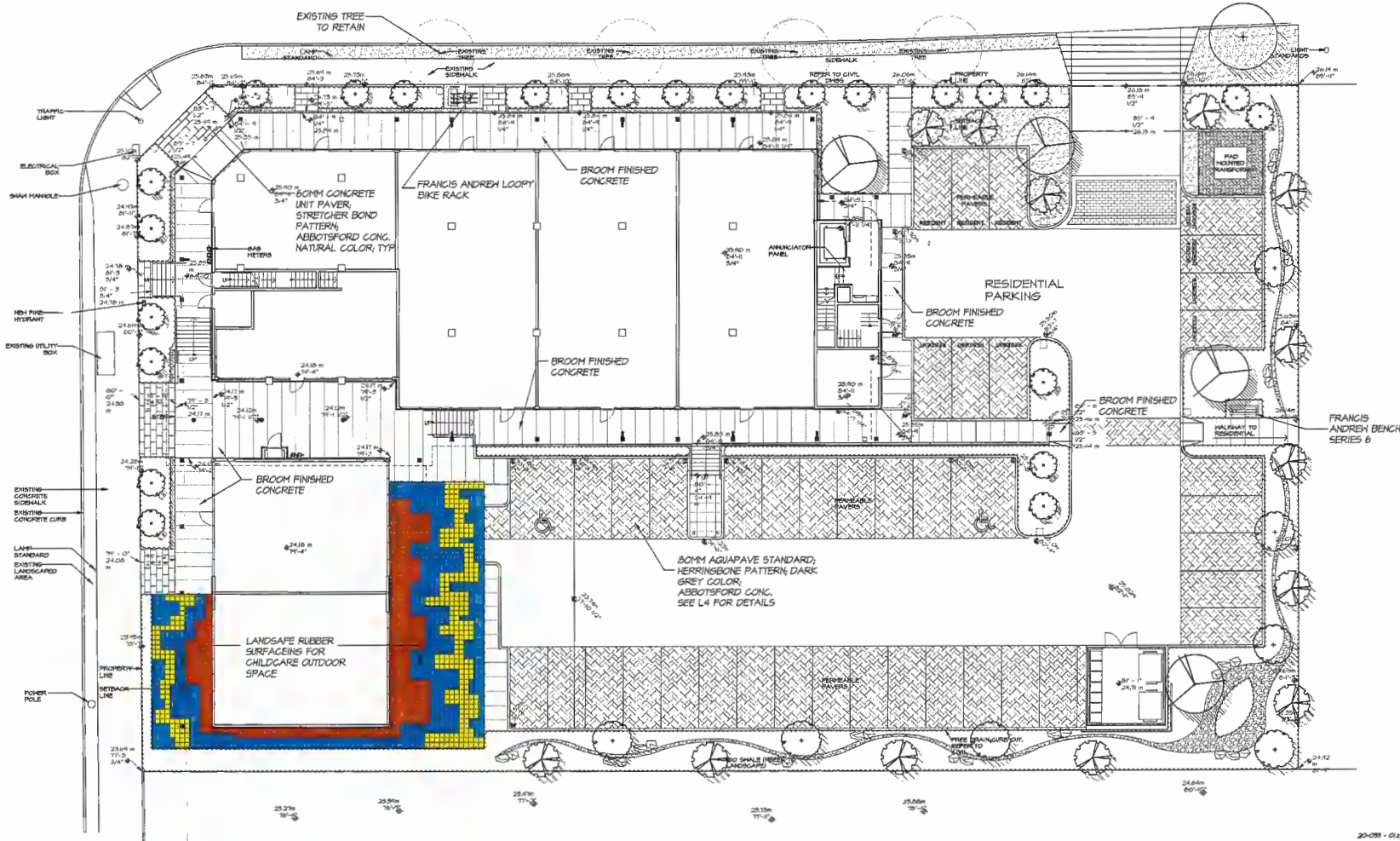
TREE LEGEND

- PROPOSED TREE
- EXISTING TREE TO RETAIN

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	2020.07.30	ISSUED FOR OP.	GL
2	2020.08.04	REVISED ARCHITECT'S COMMENT	GL
3	2020.08.04	ISSUED FOR OP.	GL
4	2020.08.04	ISSUED FOR OP.	GL

PROJECT:
CREEKSIDE-COMMERCIAL DEVELOP
11080, 1115 MAPLE RIL

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 2020.07.30
SCALE: 1" = 30'-0"
DRAWN: GL
DESIGN: GL
CHECK: MTLH

M2LA PROJECT NUMBER:

APPENDIX F

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	January 5, 2021
FROM:	Chief Administrative Officer	FILE NO:	2020-211-DVP 2020-211-DP
SUBJECT:	Development Variance Permit Development Permit 11280 Pazarena Place	MEETING:	C o W

EXECUTIVE SUMMARY:

A Development Permit application (2020-211-DP) and a Development Variance Permit application (2020-211-DVP) has been received to allow for the development of an amenity building at 11280 Pazarena Place (Appendices A and B), which is associated with the Polygon Provenance project.

The original Polygon Provenance Project site was rezoned in May 2018 for a comprehensively planned development with single-family residential subdivisions; two townhouse phases/projects; a mixed-use commercial rental apartment and a neighbourhood park. The first townhouse phase has been developed with 125 dwelling units.

This Development Permit application is for a site that contains the second townhouse phase/project, and Clubhouse, stretching from from Pazarena Place to the Haney Bypass. The subject site will have two separate development permit applications:

1. Clubhouse portion: This first application now being considered is for an amenity building that the developer refers to as a Clubhouse. It is to contain 654.47 sq. m. (7,055.7 sq. ft.) of amenity space, a guest suite and outdoor facilities, including a swimming pool and hot tub.
2. Townhouse portion: The second application on this subject site will be forwarded to Council shortly, for for approximately 147 townhouses.

The requested variances to Zoning Bylaw No. 7600-2019 for the Clubhouse are:

1. To reduce the setback from the interior side lot line (north lot line) from 7.5 metres to 3.0 metres and to 1.4 metres for the dog wash structure; and
2. To increase the accessory building height from 4.5 metres to 11 metres.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2020-211-DVP and 2020-211-DP respecting the Clubhouse on the property located at 11280 Pazarena Place.

DISCUSSION:

a) Background Context:

Applicant:	Polygon Development 352 Ltd (Emma Hodgson)
Legal Description:	Lot E District Lot 403 Plan EPP79514

1107

OCP:

Existing: Urban Residential

Zoning:

Existing: RM-1 (Townhouse Residential)

Surrounding Uses

North:	Use:	Mixed Use Commercial/Residential
	Zone:	C-1 (Neighbourhood Commercial)
	Designation:	Commercial
South:	Use:	Townhouse Residential on the remainder of the subject site
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
East:	Use:	Park
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation
West:	Use:	Park and Townhouse Residential
	Zone:	P-1 (Park and School) and RM-1 (Townhouse Residential)
	Designation:	Park and Urban Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Amenity Building (Clubhouse) and future Townhouses
Site Area:	3.73 Ha. (9.22 Acres) for Clubhouse and future Townhouses
Access:	Pazarena Place (Through the Townhouse Phase 2 Project)
Servicing:	Urban

a) Project Description:

This application is for an amenity building that the developer refers to as a "Clubhouse". It is designed and placed on the site evoking the image of a traditional Maple Ridge farmhouse, preserved and sensitively integrated on the subject site, to be an amenity for the overall Provenance project residents. The building contains 654.47 sq. m. (7,055.7 sq. ft.) of amenity space, a guest suite and outdoor facilities.

The Clubhouse is placed such that there is a two-storey massing fronting onto Pazarena Place and a three-storey massing onto a rear swimming pool and hot tub deck that back on the conservation area to the east. The main entry that is located on the main floor off a wrap-around porch and situated at the southwest corner of the building, to engage the views to the South.

The fictional story of this new Clubhouse amenity building is that it was once the original farmhouse building on the property and it has been restored and renovated into a new amenity building for the development and used to inspire the "Farmhouse" character of the townhouses already constructed in Phase 1 and to be constructed in Phase 2.

b) Planning Analysis:

The overall Polygon Provenance development is a comprehensively planned neighborhood, based on a development concept and Provenance Development Supplementary Design Guidelines that are registered as a covenant on title as part of the original rezoning. The form and character of the

Clubhouse complies with the Provenance Development Supplementary Design Guidelines and with the OCP Multi-Family Design Guidelines.

The Clubhouse is located in the core area of Provenance neighborhood, with the mixed use commercial / rental apartment building (subject to a separate Development Permit application to be forwarded to Council shortly) to the north and a Neighborhood Park to the southwest.

Therefore, the location, size, function and the associated outdoor amenities being provided by the Clubhouse fulfill the requirement of the original rezoning commitment of Polygon as governed by the overall covenant to provide shared amenity space for all phases within the Provenance Project. The architectural and landscaping plans for the Clubhouse are attached in Appendix C.

The proposed Clubhouse respects the Key Guideline Concepts of the OCP Multi-Family Design Guidelines as described below.

<i>Key Guideline Concept</i>	<i>Project Architect Response</i>
1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.	The proposed clubhouse building is designed to integrate with the new townhouses at Provenance. The clubhouse design shares similar character elements, materials and colours with the townhouses and introduces some new character elements and materials to provide more articulation to the design to distinguish the building as the community clubhouse.
2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of a higher density developments.	The new clubhouse massing is two (2) stories at the front and three (3) stories at the rear. Similar to some of the townhouse buildings in Provenance.
3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.	The new clubhouse is located at a high point of the Provenance community making it visually distinguished as the community center for Provenance.
4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.	The new clubhouse connects to the sidewalk at the front and to public trails to the North and South.

c) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for residential development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances (Appendix D) and rationale for support are described below:

1. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 617 Zone: RM-1 Low Density Townhouse, Section 717.7 Setbacks, 5. c:* To reduce the interior side lot line (north lot line) from 7.5 metres to 3.0 metres for the building, to 1.4 metres for the dog wash portion of the building and to 0.6 metres for projections; and
2. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 617 Zone: RM-1 Low Density Townhouse, Section 717.8 Height, 2:* To increase the height from 4.5 metres to 11 metres.

Given the location of the Clubhouse within the future Phase 2 townhouse project/site and the mixed use commercial / rental apartment building to the north, special design consideration are warranted within this surrounding context with respect to assimilating the Clubhouse with its context. This includes the surrounding three-storey massing and visually connectivity with the Public Trail (ROW) along the north lot line. The height variance achieves the consistent massing that the Provenance Development Supplementary Design Guidelines have envisioned. The reduced setback to the north lot line achieves the desired connectivity with the Public Trail, allows for a larger open space area associated with the Clubhouse and facilitates safe placement of three (3) parking spaces accessed off the phase 2 townhouse project internal drive aisle serving the Clubhouse.

d) Advisory Design Panel:

All concerns and suggestions made by the Advisory Design Panel meeting on November 18, 2020, are reflected into the final plans attached to this report as described in Appendix E.

e) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, the security will be \$105,439.75

f) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

Both the Development Permit application for the form and character of the Clubhouse and the associated landscaping, and the Development Variance Permit application are supported. The Clubhouse complies with the Polygon Providence Covenant in providing the amenity facility for

Provenance residents, designed in to evoke the image of a traditional Maple Ridge farmhouse and in accordance with the Provenance Development Supplementary Design Guidelines.

The proposed variance for height and reduced north lot line setback is supported in being instrumental to achieve the desired design objectives, having an open space that encourages active recreation and improving vehicle circulation safety.

It is recommended that these applications be favourably be considered and the Corporate Officer be authorized to sign and seal both.

"Original signed by Adrian Kopystynski"

Prepared by: **Adrian Kopystynski, MSc, MCIP, RPP, MCAHP
Planner**

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA
Director of Planning**

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

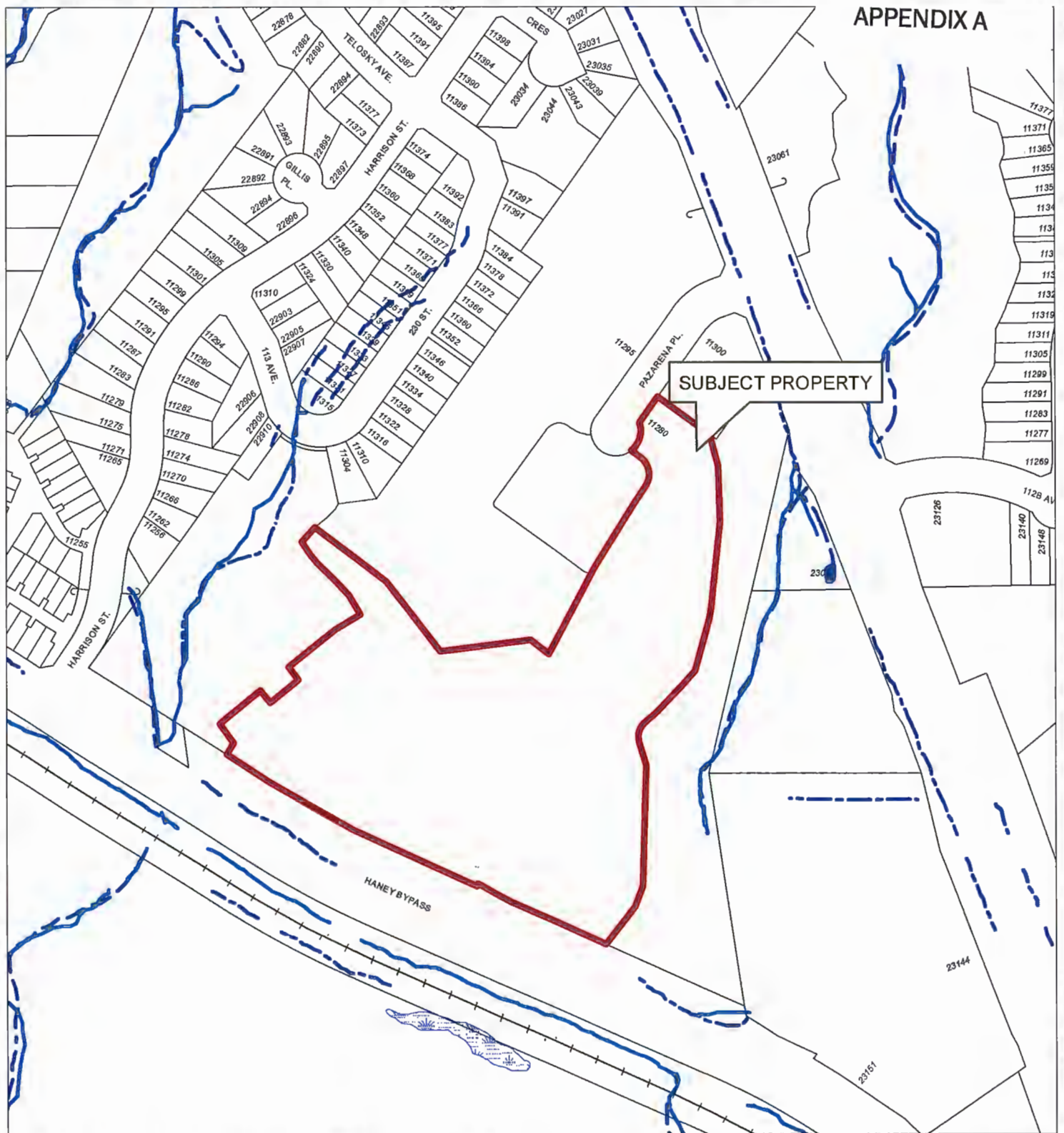
"Original signed by Christine Carter"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Architectural and Landscaping Plans
Appendix D – Variances
Appendix E – ADP Comments

APPENDIX A



SUBJECT PROPERTY



Scale: 1:3,000

Legend

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

11280 PAZARENA PLACE
PID: 030-627-800

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-211-DP
DATE: Jul 15, 2020

BY: PC

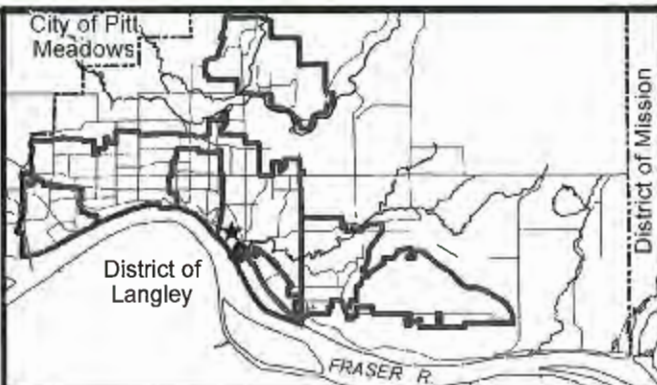
APPENDIX B



Aerial imagery from the Spring of 2018



Scale: 1:3,000



11280 PAZARENA PLACE
PID: 030-627-800

PLANNING DEPARTMENT

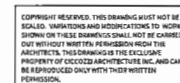


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-211-DP
DATE: Jul 15, 2020

BY: PC

[illegible]

ISSUE:	
DATE	DESCRIPTION
24 08 20	ISSUE FOR DP SUBMISSION
09 12 20	ISSUE FOR DP RE-Submission

364

CICCOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741



POLYGON

PROJECT

**PROVENANCE
AMENITY**

11280 PAZARENA
MAPLE RIDGE, BC

DATE	AL	CHECKED BY	RC
SCALE	1/800	PROJECT NO.	CA 01
SHEET TITLE			
SITE PLAN			
DRAWING NO.		SHEET NO.	
-		A1.	

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE
 SCALED. VARIATIONS AND MODIFICATIONS TO WORK
 SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED
 OUT WITHOUT WRITTEN PERMISSION FROM THE
 ARCHITECT. THIS DRAWING IS THE EXCLUSIVE
 PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN
 BE REPRODUCED ONLY WITH THEIR WRITTEN
 PERMISSION.

REVISION:
 NO. DATE DESCRIPTION

ISSUE:
 DATE DESCRIPTION

24-12-2020 SCALE FOR D1 DIMENSION
 09-12-2020 SCALE FOR D1 & D2 DIMENSION



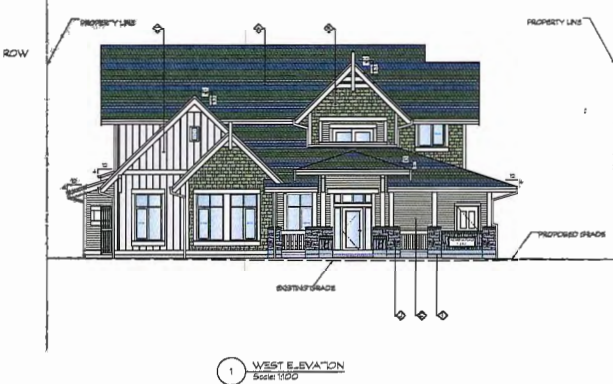
CICCOTZI
 ARCHITECTURE

15TH FLOOR
 1095 WEST PENDER STREET
 VANCOUVER, B.C.
 CANADA V6E 2M6
 TEL: (604) 687-4741



PROJECT
**PROVENANCE
 AMENITY**
 1080 PAZARENA
 MAPLE RIDGE, BC

DATE	AL	DATE	EC
SCALE	1/8" = 1'-0"	PROJECT NO.	CA 665
SHEET TITLE	ELEVATIONS		
REVISIONS	A 3.0		



1 WEST ELEVATION
 Scale 1/8" = 1'-0"



2 SOUTH ELEVATION
 Scale 1/8" = 1'-0"



3 EAST ELEVATION
 Scale 1/8" = 1'-0"

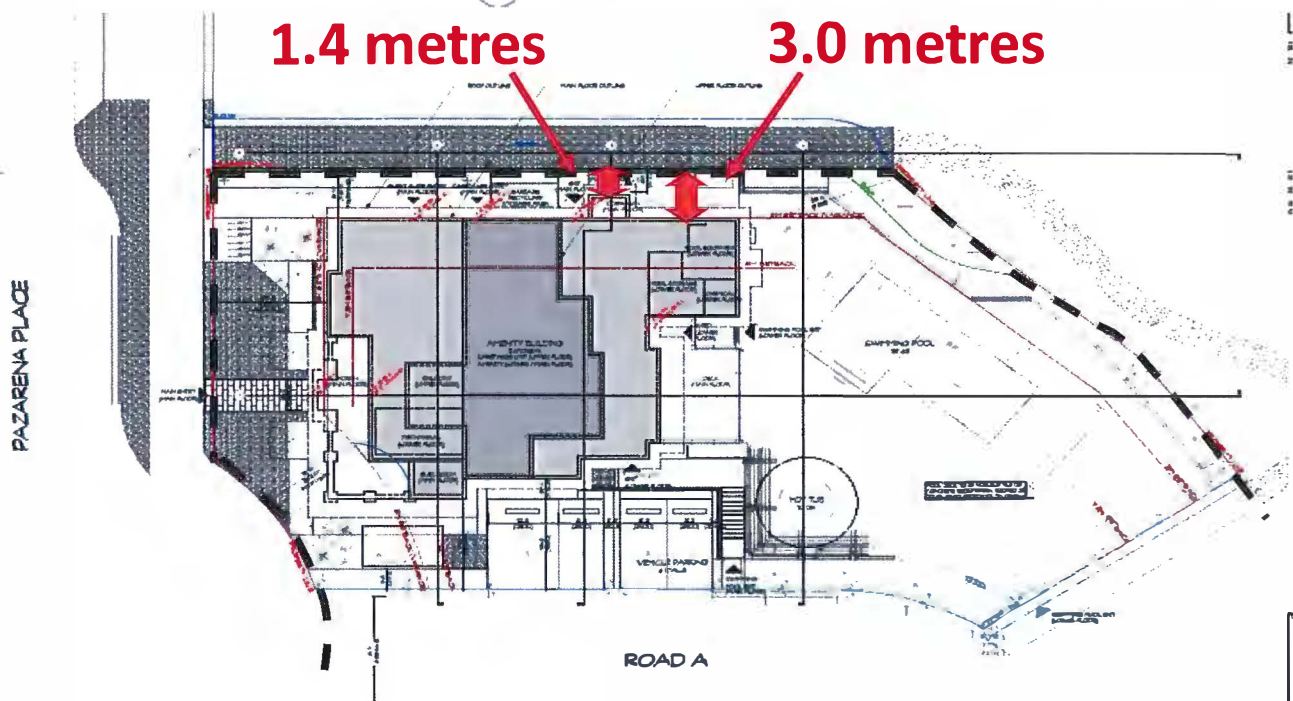
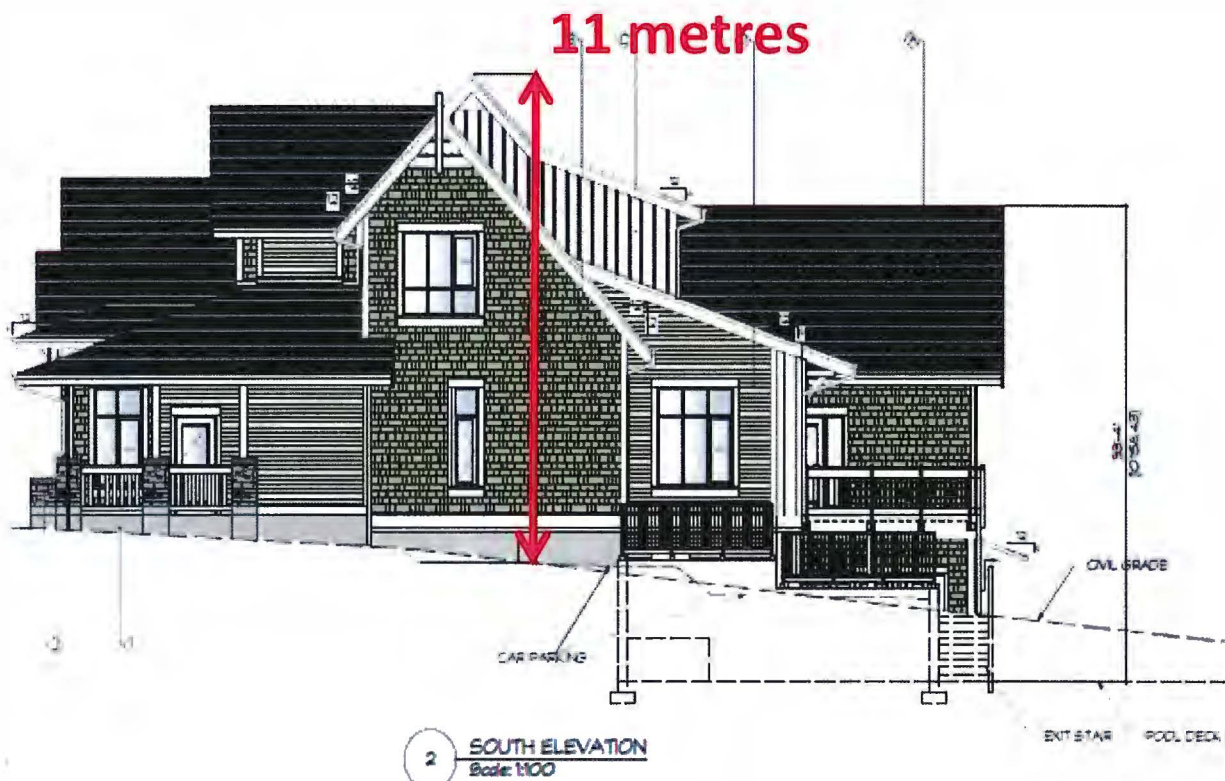


4 NORTH ELEVATION
 Scale 1/8" = 1'-0"

- | | | | |
|---|--|---|-------------------------------|
| A ROOF SHINGLES
1/2" RESIDENTIAL ASPHALT SHINGLES
1/2" x 1/2" x 1/2" DIM. S&S | D 3" HORIZONTAL VINYL SIDING
EXTERIOR B&B VINYL | G ALUM. GUTTER / GUARDRAILS
WHITE | J CULTURE STONE |
| B PAINTED HARDIE SHINGLE SIDING
B&B VINYL SHINGLES
1/2" x 1/2" x 1/2" DIM. S&S | E PAINTED WOOD TRIMS & FASCIA
B&B VINYL SHINGLES
1/2" x 1/2" x 1/2" DIM. S&S | H VINYL WINDOWS & GLAZING
WHITE VINYL
1/2" x 1/2" x 1/2" DIM. S&S | |
| C PAINTED VERTICAL HARDIE BOARD & BATTEN
B&B VINYL SHINGLES
1/2" x 1/2" x 1/2" DIM. S&S | F PAINTED METAL GLAD DOORS
WHITE | I CONCRETE | |

Analysis of Key Guideline Concepts

<p>1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.</p>	<p>The proposed clubhouse building is designed to integrate with the new townhouses at Provenance... The clubhouse design shares similar character elements, materials and colours with the townhouses and introduces some new character elements and materials to provide more articulation to the design to distinguish the building as the community clubhouse.</p>
<p>2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of a higher density developments.</p>	<p>The new clubhouse massing is 2 stories at the front and 3 stories at the rear... Similar to some of the townhouse buildings in Provenance.</p>
<p>3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.</p>	<p>The new clubhouse is located at a high point of the Provenance community making it visually distinguished as the community center for Provenance.</p>
<p>4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.</p>	<p>The new clubhouse connects to the sidewalk at the front and to public trails to the North and South.</p>



Appendix E: ADP Comments and Suggestions

Architectural Comments: Nil

There were no comments.

Landscape Comments:

- Consider reviewing up light at trellis in pool area for dark skies compliance;
Response from Landscape Architect: Note added to trellis lighting to indicate downward lighting direction, and not added to material key that landscape lighting to be dark sky compliant.
 - Consider reducing the front walk way slope;
Response from Landscape Architect: No change at the direction of Polygon.
 - Consider privacy conditions for pool enclosure area on all sides; additional tree planting may be beneficial;
Response from Landscape Architect: The pool deck currently sits above the adjacent trail landscape (0.5m at the north corner and 1.2m at the south) and additional trees have been added and respaced along the lower elevation to further screen views of the pool deck from the trail.
 - Consider reviewing edge conditions between the north side path and future parkade ramp to ensure safety and provide landscape buffer;
Response from Landscape Architect: Discussed and reviewed with the City. Trail to slope between buildings with stepped planters on either side. A planter on Lot C separates the trail from the adjacent driveway.
 - Consider alternate location for dog wash;
Response from Landscape Architect: Revised/Reconfigured exiting strategy along north face of the building ensures no circulation conflict with the dog wash.
 - Consider gates and decorative paving for the guest suite and caretaker patios;
Response from Landscape Architect: Revised exiting strategy to accommodate grading concern and code compliance requires the removal patio/porch. Paving to be CIP Concrete for durability and maintenance.
 - Consider placing visitor parking closer to the guest suite;
Response from Landscape Architect: The architect has reviewed and concluded moving the onsite parking stalls here is not feasible.
Staff Comment: There will be on-street parking along Pazerena Place that is closer and can be used.
 - Consider extending fence materials such as boulders and stone columns around all sides of the pool deck
Response from Landscape Architect: Design of the corner trellis has been altered to allow for a code compliant building exit strategy. As such, the pool deck planting with boulders has been deleted. Columns are only proposed at the highly visible south side of the pool given the other sides are now screened from visibility with trees and planting per earlier comments.
-

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: January 5, 2021
FILE NO: 2019-370-DVP
MEETING: C o W

SUBJECT: Development Variance Permit
14155 Marc Road

EXECUTIVE SUMMARY:

A Development Variance Permit application (2019-370-DVP) has been received in support of continuation of a development plan and rezoning that was given final reading in 2019. This development plan is for a 109 lot residential subdivision of R-1 Single Detached (Low Density) Urban Residential and R-2 Single Detached (Medium Density) Urban Residential lots. The requested variances to Zoning Bylaw No. 7600-2019 are to:

1. Reduce the rear yard setback in the R-2 Single Detached (Medium Density) Urban Residential Zones from 6.0 metres to 5.5 metres for Lot 102;
2. Blanket increase of the height restriction from 9.5 metres to 10.0 metres in the R-1 Single Detached (Low Density) Urban Residential Zones and R-2 Single Detached (Medium Density) Urban Residential Zones for the lots that will be subject to the 2019 Zoning Bylaw for development;
3. Waive the requirement for the 0.6 meter recess between the attached garage face and the principal building face in the R-2 Single Detached (Medium Density) Urban Residential Zone for Lots 34 and 83.

Final reading for the rezoning application was granted by Council on July 25, 2019 (2016-091-RZ) for the subject development.

With the exception of the variance request for the rear yard setback, these variance requests are made for the transition to the new Zoning Bylaw No. 7600-2019. This development application dates to 2016, and the development style, house models, show homes, and corporate marketing strategy were developed in accordance with the old Zoning Bylaw No. 3410-1985. Certain differences between the bylaws have made this variance request necessary for the applicant to continue with their existing development plan.

In almost all circumstances, there will be compliance between the building plans and the new Zoning Bylaw. However, there are a few exceptions, and specific circumstances where some of the house models may not comply with the new Zoning Bylaw on some of the lots, due to complex site topography. The proposed redress for this potential conflict is to grant a blanket variance for the lots that have not yet had building permits, with the understanding that this variance will allow the development to proceed in accordance with the construction of the earlier phase.

It is recommended that Development Variance Permit 2019-370-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-370-DVP respecting property located at 14155 Marc Road.

1108

DISCUSSION:

a) Background Context

Applicant:	Morning Homes Ltd.
Legal Description:	Lot 3, Section 32, Township 12, Plan LMP14126
OCP:	
Existing:	Eco Clusters, Conservation, Rural Residential
Proposed:	Eco Clusters, Conservation
Zoning:	
Existing:	A-2 (Upland Agricultural)
Proposed:	R-1 (Residential District), R-2 (Urban Residential District)
Surrounding Uses:	
North: Use:	Vacant
Zone:	A-2 (Upland Agricultural)
Designation:	Rural Residential & Agricultural
South: Use:	Single Family Residential
Zone:	R-1 (Residential District)
Designation:	Eco Clusters
East: Use:	Single Family Residential
Zone:	RS-3 (One Family Rural Residential)
Designation:	Eco Clusters and Conservation
West: Use:	Blaney Bog
Zone:	A-5 (Agriculture Only)
Designation:	Park within the ALR and Rural Residential
Existing Use of Property:	Vacant
Proposed Use of Property:	Urban Residential
Site Area:	30.079 Ha. (74.32 acres)
Access:	Marc Road
Servicing requirement:	Urban Standard

b) Project Description:

This Development Variance Permit application is to support an approved rezoning and subdivision applications for 109 single family houses in the Silver Valley Area. The site is characterized by complex topography, with steep slopes and watercourses.

This rezoning and subdivision applications for this development date to 2016, the development style, house models, show homes, and corporate marketing strategy were developed in accordance with the Zoning Bylaw No. 3510-1985, which was rendered obsolete on December 8, 2020 with the adoption of the new Zoning Bylaw No. 7600-2019. Phase One of this development is now under construction and not all building permit applications have been submitted.

All building permit applications made after December 8, 2020 are subject to the new Zoning Bylaw No. 7600-2019. Certain differences between the bylaws have made this variance request necessary for the applicant to continue with their existing development plan. Further details of the variance request are discussed below.

c) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process.

1. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 602.7, 2b:*

In the R-2 Zone on Lot 102, to reduce the minimum setback from the Principal Building to the Rear lot line from 6.0 metres to 5.5 metres where there is no lane.

A site plan for the subject property (lot 102) is attached as Appendix C. The site plan shows the irregular shaped lot is over 20 metres wide at the rear lot line, providing a significant amount of usable outdoor space despite the intrusion into the setback area. On this basis, this variance request is found to be supportable.

2. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 601.8, 1:*

In the R-1 Zone on Lots 31, 32, 36, 37, 42, 53-57, 58, 68, 80-83, 95-97, and Lot 101 to increase maximum building height of the principal structure from 9.5 metres to 10.0 metres.

3. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 602.8, 1:*

In the R-2 Zone on Lots 18-30, 33-35, 38, 39, 52, 59-67, 69-79, 83-94, 98-100, and Lots 102-109 to increase maximum building height of the principal structure from 9.5 metres to 10.0 metres.

The above variances have emerged out of differences between the new Zoning Bylaw and the older 1985 Zoning Bylaw, which was used to guide the development plan now under construction. Generally, there will not be conflicts between the two sets of regulations. The few exceptions relate to the site's complex topography, and the range of housing models that could be chosen by prospective purchasers. As there is some variation with the siting of different housing models, specific variance requirements cannot be outlined at this time. The proposed redress of these potential conflicts is to grant a blanket minor height variance for the lots that have not yet received building permits, with the understanding that this variance will allow the development to proceed in accordance with the development pattern that has been established for the site.

The development plan showing the applicable properties is attached as Appendix D.

4. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 602.7, 2a:*

To waive the requirement in the R-2 Zone for a 0.6 metre recess from the attached garage front and the principal building face for lots 34 and 83.

This variance request is a reflection of the challenges faced by the applicant in the transition between the Zoning Bylaw No. 3510-1985 and the new Zoning Bylaw No. 7600-2019 in regards to a regulation concerning the front building face. The overall requirement for a 5.5 metre front yard setback will be met.

d) Citizen/Customer Implications:

This site is developing, and is relatively isolated, surrounded by significant greenspace. In addition, the proposed variances are consistent with the development plan that was presented at the Public Hearing for the approved Rezoning Application 2016-091-RZ.

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

e) Interdepartmental Considerations:

These variance requests will resolve anticipated conflicts between the approved development and subdivision plans and Zoning Bylaw No. 7600-2019. Any building permit applications that are received will be referred to the Engineering Department and reviewed in the context of servicing and infrastructure implications. Should conflicts arise as a result of this review, another DVP application may be required.

CONCLUSION:

The proposed variances are supported because they are minimal in terms of impact and in support of a development plan that has been before Council previously.

Therefore it is recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2019-370-DVP.

"Original signed by Chuck Goddard" for

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

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Christine Carter" for

Concurrence: **Al Horsman**
Chief Administrative Officer

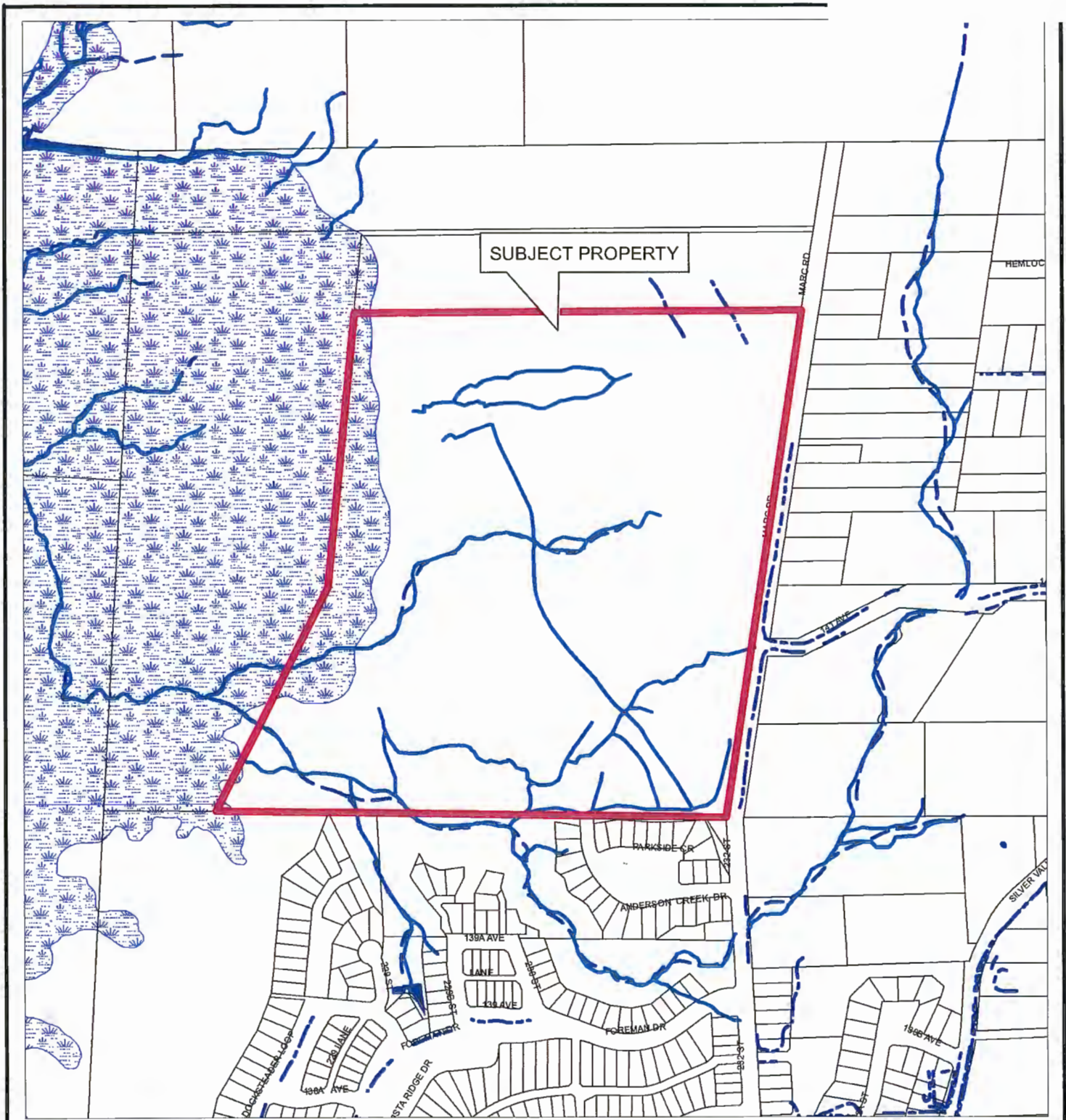
The following appendices are attached hereto:

Appendix A - Subject Map

Appendix B - Ortho Map

Appendix C - Site plan for Lot 102, requesting a variance for rear yard setbacks

Appendix D - Development plan showing properties requesting blanket height variance



SUBJECT PROPERTY



Scale: 1:6,000

Legend

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

14155 Marc Rd
PID 018-620-850

PLANNING DEPARTMENT

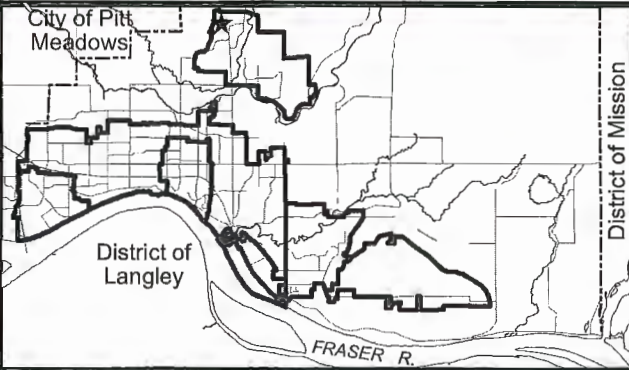


2019-370-VP
DATE: Oct 18, 2019

BY: MC



Scale: 1:6,000



14155 Marc Rd
PID 018-620-850

PLANNING DEPARTMENT

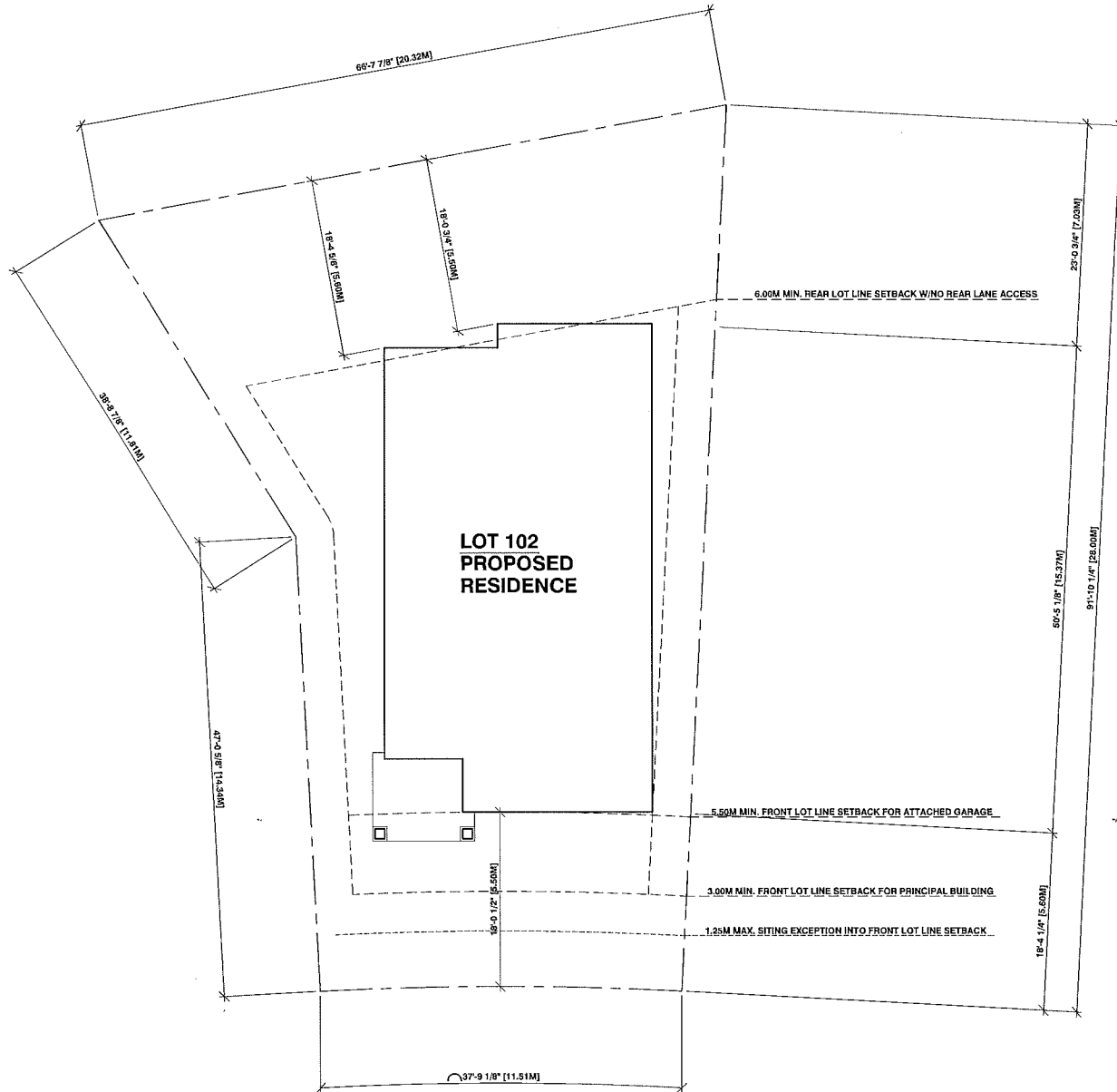


MAPLE RIDGE
British Columbia

mapleridge.ca

2019-370-VP
DATE: Oct 17, 2019

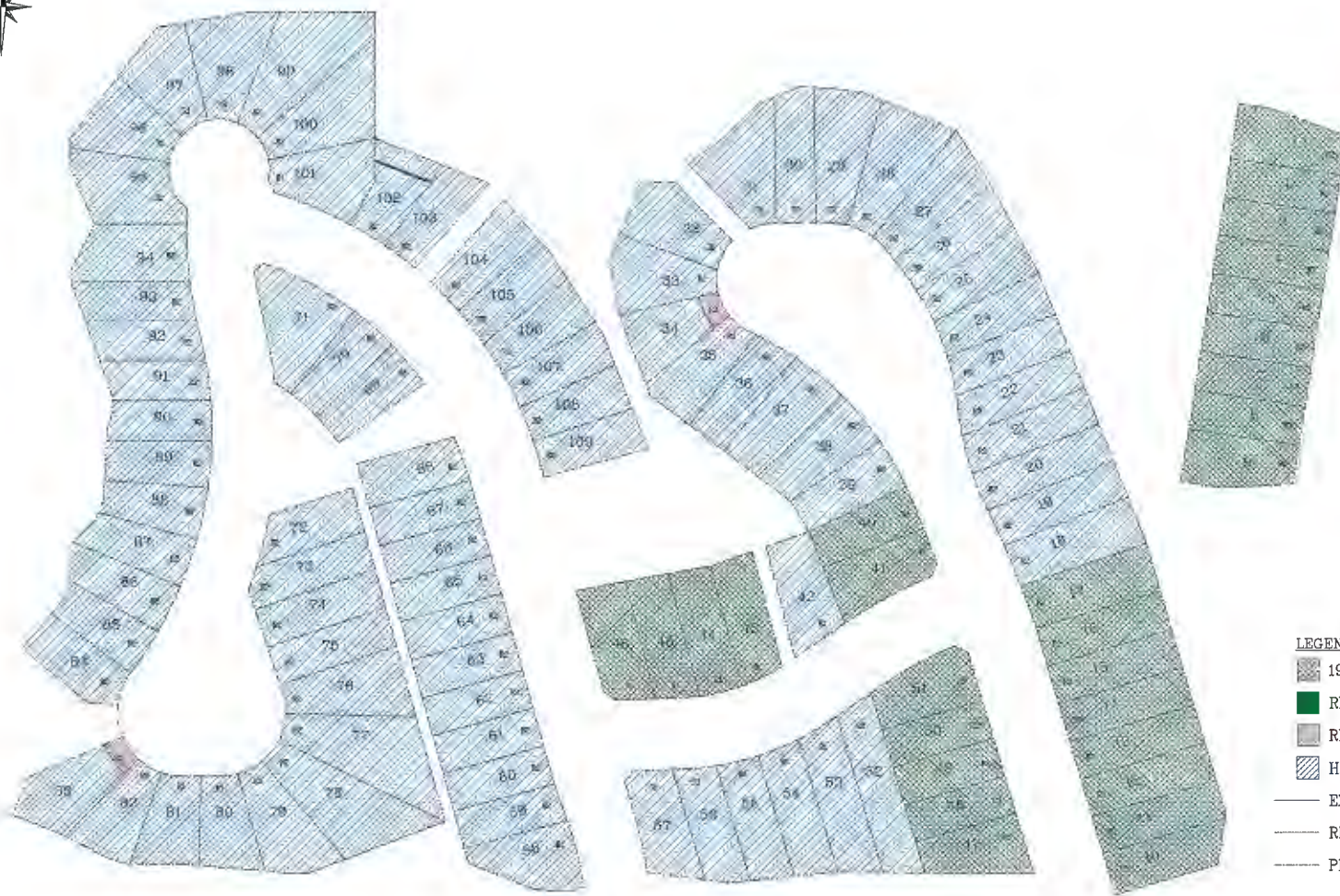
BY: MC










SITE PLAN - REAR YARD SETBACK VARIANCE

LOT:	SHEET:	PROJECT:	DESIGNED BY:	REVISIONS:	ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR BEFORE START OF CONSTRUCTION & ANY DISCREPANCIES REPORTED.	MORNINGSTAR <small>DEFINING SINGLE FAMILY HOMES</small> 946 BRUNETTE AVENUE COQUITLAM, B.C. V3K 1C9 HEAD OFFICE: (604) 521-0038 FAX: (604) 521-0078 WWW.MSTARHOMES.COM
102	1 OF 1	BRIDLE RIDGE ADDRESS: MODEL:	DATE: DEC. 11, 2020 DRAWN BY: B.C.	SCALE: 1/8" = 1'-0" CHECKED BY:		

THESE DRAWINGS CONFORM TO THE LATEST EDITION OF THE 2012 BRITISH COLUMBIA BUILDING CODE



- LEGEND**
-  1985 BYLAW REQUIREMENTS - NO VARIANCES REQUESTED
 -  REAR YARD SETBACK VARIANCE REQUIRED TO 2019 ZONING BYLAW
 -  RECESSED GARAGE REQUIREMENT TO BE WAIVED (LOT GEOMETRY)
 -  HEIGHT VARIANCE REQUESTED - 2019 BYLAW REQUIREMENTS
 -  EXISTING SETBACK REQUIREMENT (2019)
 -  REQUESTED SETBACK VARIANCE
 -  PROPERTY LINE

MORNINGSTAR HOMES LTD. - REQUESTED VARIANCES FOR BRIDLE

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
25241 Dewdney Trunk Road

MEETING DATE: January 5, 2021
FILE NO: 2020-400-DVP
MEETING: C o W

EXECUTIVE SUMMARY:

A Development Variance Permit application has been received in conjunction with a building permit application for an Accessory Building in the Agricultural Land Reserve. The property is zoned RS-1 (One Family Urban Residential) and is subject to the Farm Home Plate regulations in the Zoning Bylaw, which restricts the area and setbacks on a property that can be developed for residential and accessory residential uses.

The requested variances to the Zoning Bylaw No. 7600-2019 are to:

1. Vary the maximum area of the farm home plate from 0.2 hectares (0.5 acres) to 0.75 hectares (1.86 acres).
2. Vary the maximum depth of the farm home plate from the front lot line from 60 meters (197 feet) to 149.35 metres (490.0 feet).
3. Vary the maximum height for an Accessory Building in the RS-1 Zone from 4.5 metres (14 feet 9 inches) to 5.31 metres (17 feet 5 inches).

A review of this application is provided further in this report, including an assessment of the factors that could support or not support this application. These factors are based on the objectives of the farm home plate regulations, the site context, and on correspondence with the applicant.

It is recommended that Development Variance Permit 2020-400-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2020-400-DVP respecting property located at 25241 Dewdney Trunk Road.

DISCUSSION:

a) Background Context

Applicant:	John Veenstra
	Traditions West Designs
Legal Description:	Lot B, Section 23, Township 12, Plan NWP4505
OCP :	
Existing:	Agricultural
Proposed:	Agricultural

1109

Zoning:		
	Existing:	RS-1 (One Family Urban Residential)
	Proposed:	RS-1 (One Family Urban Residential)
Surrounding Uses:		
North:	Use:	One Family Rural Residential
	Zone:	RS-3 (One Family Rural Residential) RS-1 (One Family Urban Residential)
	Designation:	Agricultural
South:	Use:	One Family Rural Residential
	Zone:	RS-3 (One Family Rural Residential) RS-1 (One Family Urban Residential)
	Designation:	Agricultural
East:	Use:	One Family Rural Residential
	Zone:	RS-3 (One Family Rural Residential) RS-1 (One Family Urban Residential)
	Designation:	Agricultural
West:	Use:	One Family Urban Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Agricultural
Existing Use of Property:		Rural Residential
Proposed Use of Property:		Rural Residential
Access:		Dewdney Trunk Road
Servicing:		Community water, septic.
Lot Size:		2.525 ha (6.24 acres)

b) Project Description:

The applicant is seeking to develop an accessory building on a property that is located in the Agricultural Land Reserve. The subject site currently has a dwelling and accessory buildings and is classified as "Residential" under the Assessment Act, however, the new owner intends to return the property to "Farm Status". The property owner is planning on planting vegetables and fruit trees in the coming spring. The proposed building is intended to be used for the storage of farm equipment, growing containers and fertilizers and is consistent with the development of future farm use on the property. The size of the proposed accessory building will require an engineered designed rock pit for drainage purposes.

The placement of the proposed accessory building is constrained by the location of the existing septic field, the requirement for the future rock pit and the required setbacks between accessory buildings as stated in the Zoning Bylaw. The applicant is therefore requesting several variances to the Zoning Bylaw, in order to accommodate the placement of the proposed structures. By clustering the proposed storage building and rock pit adjacent to the existing shed and barn on site, the applicant is seeking to limit the disturbance to the farmable area on the subject property.

Appendix C provides a diagram of measurements that are relevant to this application. The proposed farm home plate, at 0.75 hectares (1.86 acres), is compared with the permitted farm home plate of 0.2 hectares (0.5 acres) under the Zoning Bylaw. The proposed accessory building height is also shown.

Analysis

On December 6, 2016, Council adopted a bylaw amendment for farm home plate regulations on properties within the Agricultural Land Reserve. This initiative came out of the work of the Ministry of Agriculture. The Ministry's purpose and goals were to establish criteria:

...to minimize the impact of residential uses on the current and future farming capability of land in the ALR while not unduly limiting the residential needs of farmers.

These criteria:

- 1. do not restrict agricultural activities;*
- 2. direct the largest residential uses in a community to non-farming areas;*
- 3. minimize the impact of residential uses on farm practices and farming potential in farming areas;*
- 4. minimize loss and/or fragmentation of farmland due to residential uses; and*
- 5. minimize the impact of residential uses on increasing costs of farmland.*

The impacts due to residential development on farmland can be numerous. Other Metro Vancouver municipalities are contending with large estate development on farmland, which can increase competition to purchase agricultural properties, making it difficult for legitimate farming interests to acquire land for this purpose. The presence of high residential improvement values on farmland can increase the costs of purchasing agricultural land.

There can be impacts to neighbouring properties as well. Large residential estates and front yard setbacks can impact adjacent agricultural properties by siting residential development deeper into agricultural properties and closer to agricultural activities, increasing the potential for conflicts between these different uses.

The implications of the proposed variance requests are reviewed in light of the following considerations:

- **Site / application background.** *When was the property purchased, and what were the site development objectives?*
- **Extent of variance requests.**
- **Adjacent impacts.** *Does the larger setback increase the potential for conflicts between neighbouring farm operations and residential users?*
- **Will the property be farmed?**
- **Does proposed siting interfere or assist with the agricultural potential of the property?**

c) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for single family residential development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below. As noted, Appendix C shows the proposed site plan with the proposed and permitted home farm plate outlined.

1. *Maple Ridge Zoning Bylaw No 7600-2019, Part 4, Section 402.11, 1. a):* To vary the area of the farm home plate from a maximum of 0.2 hectares (0.5 acres) to 0.75 hectares (1.86 acres).
2. *Maple Ridge Zoning Bylaw No 7600-2019, Part 4, Section 402.11, 1. b):* To vary the maximum depth of a farm home plate from 60 meters (197 feet) to 149.35 metres (490.0 feet) from the lot line that abuts the fronting road to the rear of the farm home plate.
4. *Maple Ridge Zoning Bylaw No 7600-2019, Part 6, Section 605.8, 2:* To vary the maximum Building Height for an Accessory Building from 4.5 metres (14 feet 9 inches) to 5.31 metres (17 feet 5 inches).

The proposed variance requests will be reviewed in light of the following considerations:

- **Site / application background.** As noted, the property is currently classified as “Residential” under the Assessment Act and is not currently being farmed. The site is constrained by several pre-existing outbuildings and a septic field that limits the ability to locate the proposed structure closer to the principal dwelling and within the allowable farm home plate area. The property owner has recently purchased the property and intends to return the property to “Farm Status” under the Assessment Act, by planting a fruit orchard and constructing some greenhouses for vegetables. The new building would support future farm operations.
- **Extent of variance requests.** The main reason for requiring a compact farm home plate is to discourage the use of agricultural land for estate residential purposes. Generally, large front yard setbacks are associated with landscaping for residential uses, often with vast expanses of lawn. Agricultural uses typically are sited further to the rear of the property. The proposed increase to the farm home plate area and setback are significant, however, they should be viewed in the context of the future plans for the site. If the property was currently classified as “Farm Status”, the proposed structures would not require any variances to the Zoning Bylaw.
- **Adjacent impacts.** The siting of the proposed building and rock pit is consistent with the existing shed and garage to the south. By siting both the building and rock pit at 7.62 metres (25 feet) from the Interior Side Lot Line to the east, the proposal ensures that the impacts on the adjacent property will be minimal. The larger setback will ensure that any potential conflicts between neighboring farm operations and residential uses are minimized.
- **Will the property be farmed?** As noted, the property owner is planning to farm the property in the future by planting a fruit orchard and constructing greenhouses for organic vegetables. The proposed building will be used for farm purposes and would have been exempt from the farm home plate provisions of the Zoning Bylaw, if the property was currently classified as “Farm Status” under the Assessment Act.
- **Does proposed siting interfere or assist with the agricultural potential of the property?**
The proposed building and rock pit are clustered amongst several existing buildings on site; this includes an existing shed and barn. By locating the proposed building and rock pit close to other existing structures, the impact on the farmable area of the subject property is minimized. The proposed building will not impact the area required for the future fruit orchard or area for future greenhouses.

d) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

The proposed variances are supported because they are conducive to an agricultural future for the subject property, and are unlikely to present intrusive effects on neighbouring agricultural properties.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2020-400-DVP.

"Original signed by René Tardif"

Prepared by: **Rene Tardif**
Planner

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Christine Carter" for

Concurrence: **Al Horsman**
Chief Administrative Officer

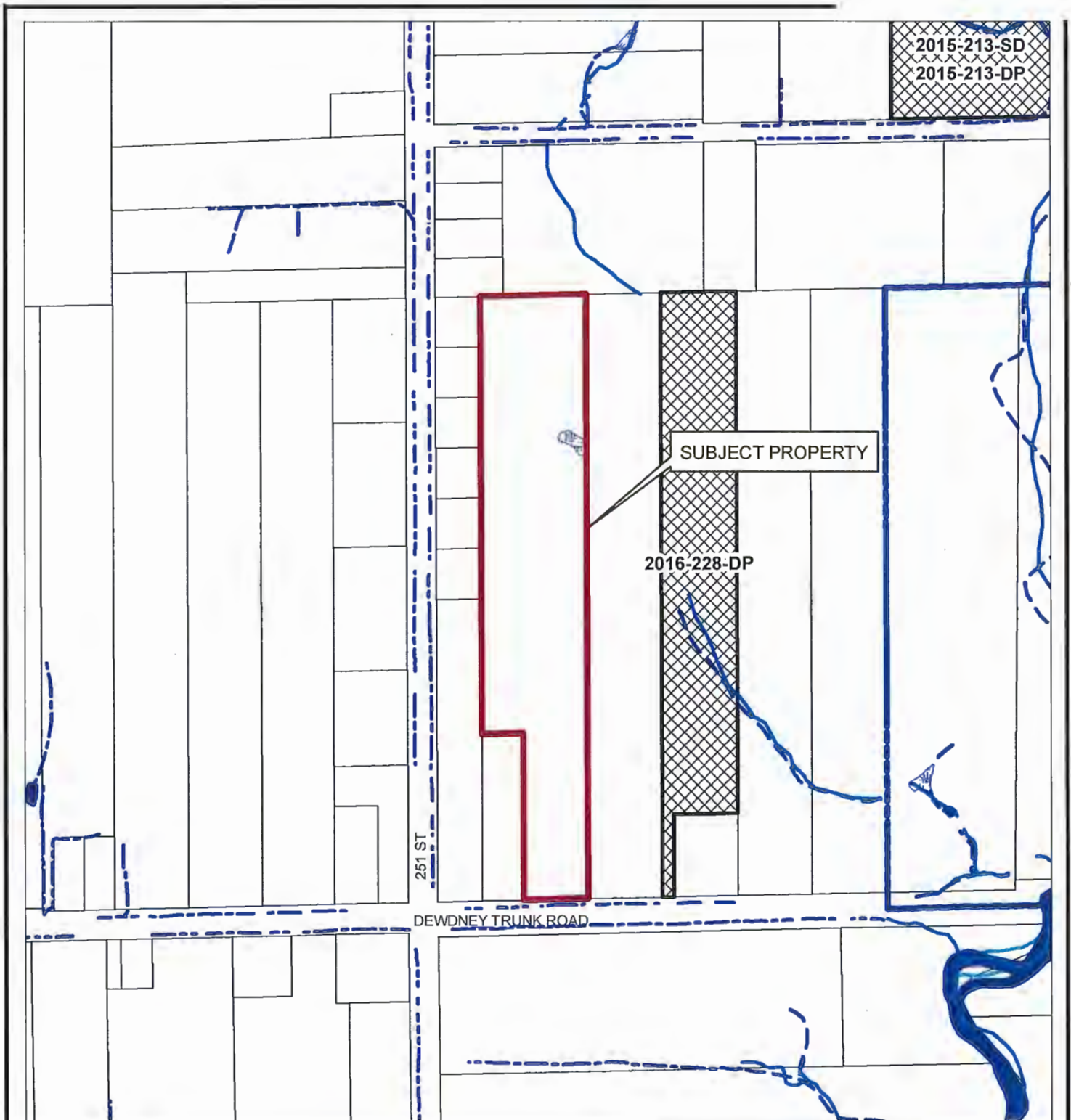
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Overlay of permitted farm home plate with development footprint

Appendix D – Proposed Variances



Scale: 1:3,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- █ River
- Active Applications (RZ/SD/DP/VP)

25241 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-400-VP

DATE: Nov 10, 2020

BY: BD



Scale: 1:3,500

Legend

- Stream
- - - Ditch Centreline
- - - Indefinite Creek
- █ River

25241 DEWDNEY TRUNK ROAD

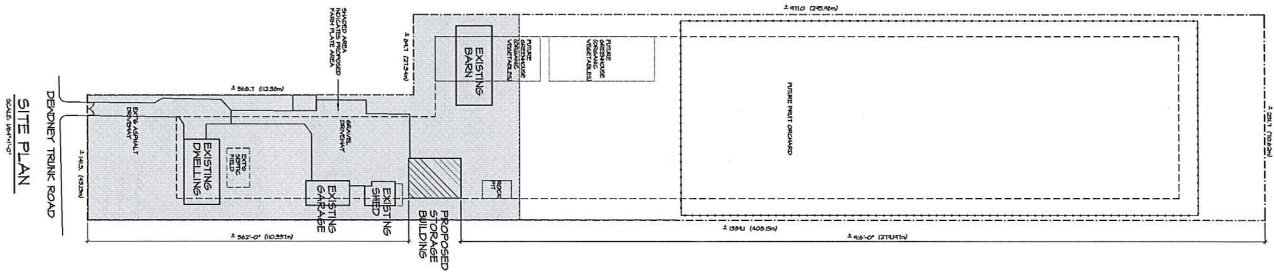
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-400-VP
DATE: Nov 10, 2020

BY: BD



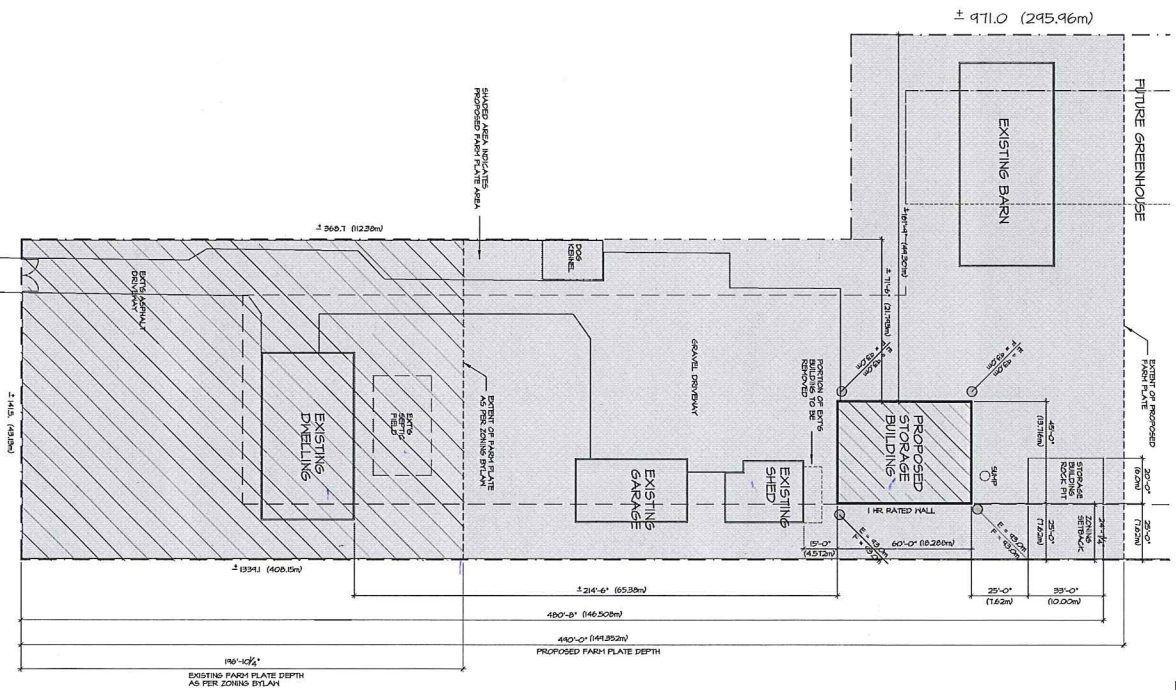
DEWDNEY TRUNK ROAD
SITE PLAN
SCALE 1:2000

LEGAL

LOT B, SECTION 23
TOWNSHIP 12, N.W.D.,
PLAN NWP/4505
P.D. 010-04-001



- SITE DATA**
- 66.1
 - 37711.34' (11502.8m)
 - 10200.44' (3100.0m)
 - 1348.54'
 - 1328.54'
 - 1328.54'
 - 2100.54'
 - 4287.54' (1307.0m)
 - 37711.34' (11502.8m)
 - 6460.54' (1968.0m)
 - 40277.54' (12282.0m)
 - 3146' (958m)
- LEGAL**
- LOT B, SECTION 23
TOWNSHIP 12, N.W.D.,
PLAN NWP/4505
P.D. 010-04-001



DEWDNEY TRUNK ROAD
PARTIAL SITE PLAN
SCALE 1:2000

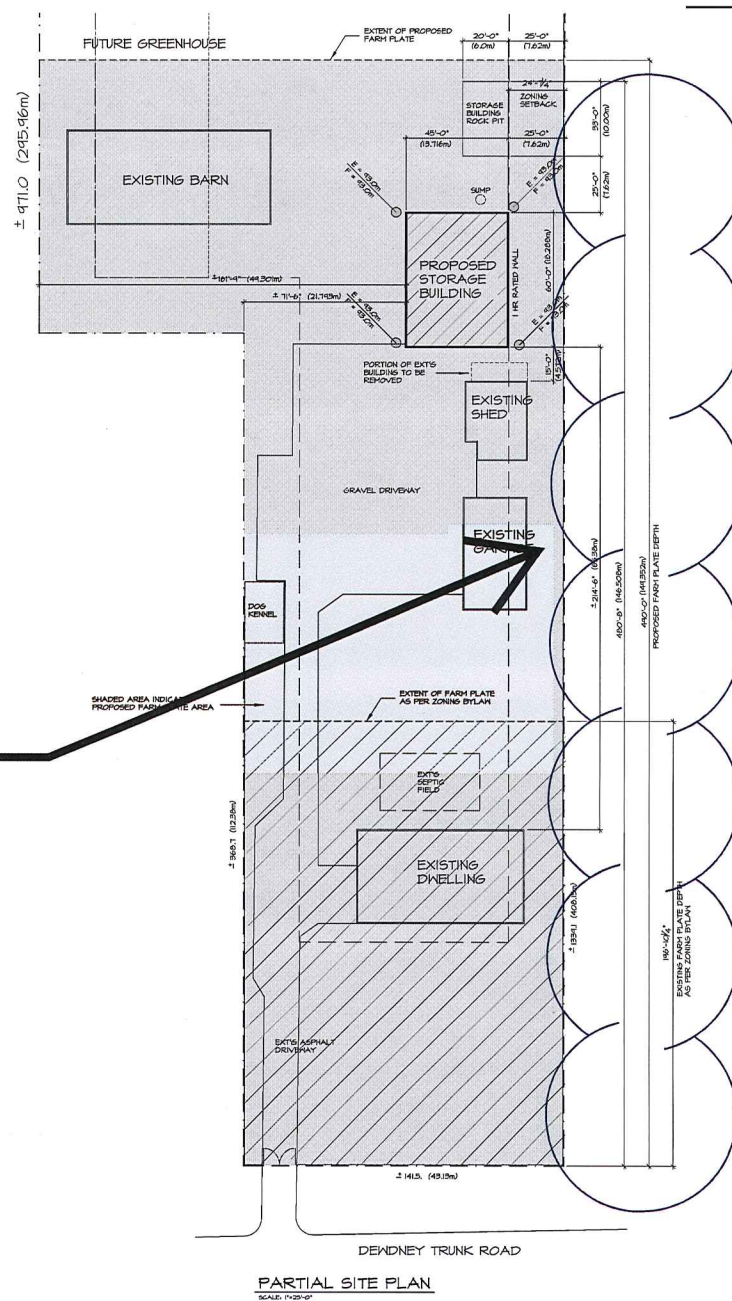
SHEET A-1	CONSULTANT : DATE : JUNE 2020 SCALE : AS NOTED JOB NO. 1, 2020-124 DR. JOHN CH.	DRAWING TITLE : SITE PLAN	PROJECT : PROPOSED STORAGE BUILDING 25241 DENNET TRUNK ROAD, MAPLE RIDGE BC	DATE REVISIONS		DATE	ISSUED	TRADITIONS WEST DESIGNS custom home and renovation design 137 - 21751 7th Ave Mission BC V2V 7C1 604-826-9266 traditionswestdesign@gmail.com
				1	NOV. 04/20 DY PERMIT	2	RE-ISSUED FOR DVP	

To increase the maximum depth of the farm home plate from the front lot line from 60 metres to 149.352 metres.

ZONING	= RS-1
SITE AREA	
MAXIMUM LOT COVERAGE (40%)	
PROPOSED LOT COVERAGE	= 21,711 S.F. (2524+13m2)
EXISTING HOUSE	= 1,248 S.F.
EXISTING SHED	= 280 S.F.
EXISTING GARAGE	= 1,228 S.F.
EXISTING BARN	= 3,100 S.F.
PROPOSED BUILDING	= 2,700 S.F.
TOTAL LOT COVERAGE	= 4,575 S.F. (561m2)
MAXIMUM LOT COVERAGE AGRICULTURAL USE (20%)	
PROPOSED LOT COVERAGE AGRICULTURAL USE	= 21,711 S.F. (2524+13m2)
PROPOSED FARM PLATE AREA	= 4,600 S.F. (602m2)
PROPOSED BUILDING	= 6,027 S.F. (1,491.7m2)
MAXIMUM BUILDING HEIGHT ALLOWED	= 31'5" (9.5m)
PROPOSED BUILDING HEIGHT	= 21'6" (5.34m)
MINIMUM BUILDING SETBACKS	
REAR	= 24'6" (7.50m)
INTERIOR SIDE	= 4'-0" (1.20m)

LOT B, SECTION 23,
TOWNSHIP 12, N.W.D.,
PLAN NWP4505

PID: 011-104-8301

[illegible]

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Intensive Residential Development Permit
24305 and 24303 101A Avenue

MEETING DATE: January 5, 2021
FILE NO: 2020-083-DP
MEETING: C o W

EXECUTIVE SUMMARY:

An application was received to subdivide the properties located at 24305 and 24303 101A Avenue into five single family residential lots under the existing R-3 (Single Detached (Intensive) Urban Residential) zone. The subdivision application is near completion, and will be finalized shortly after approval of the subject application. The applicant is seeking approval for the form & character of the proposed design, as required for this zone.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2020-083-DP respecting property located at 24305 and 24303 101A Avenue.

DISCUSSION:

a) Background Context:

Applicant: 0986783 BC Ltd
Owner: 0986783 BC Ltd

Legal Description: Lot 1, Section 3, Township 12, New Westminster
District Plan BCP17490;
Lot 12, Section 3, Township 12, New Westminster
District Plan EPP44961

OCP :

Existing: Medium Density Residential
Proposed: Medium Density Residential

Zoning:

Existing: R-3 (Single Detached (Intensive) Urban
Residential)
Proposed: R-3 (Single Detached (Intensive) Urban
Residential)

Surrounding Uses

North:	Use:	Single Family Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential)
	Designation	Medium Density Residential

1110

South:	Use:	Single Family Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential)
East:	Designation:	Medium Density Residential
	Use:	Single Family Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential)
West:	Designation:	Medium Density Residential
	Use:	Single Family Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential)
	Designation:	Medium Density Residential
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		777m ² + 326m ² , totaling 1,103m ² (0.25 acre)
Access:		101A Street
Servicing:		Urban Residential
Previous Applications:		RZ/037/03 and 2013-013-RZ

b) Project Description:

The subject properties, located at 24303 and 24305 101A Street, were previously rezoned and subdivided in 2005. These two (2) subject properties each have single-family homes on them and are included within a subdivision of five (5) lots under the existing R-3 (Single Detached (Intensive) Urban Residential) zone (2018-128-SD). Approval of the subject Intensive Residential Development Permit for the three (3) new lots is a requirement for subdivision approval.

c) Planning Analysis:

The subject properties are zoned R-3 (Single Detached (Intensive) Urban Residential). An Intensive Residential Development Permit is required for the subject zone. Such Development Permit will be assessed against the following key guideline concepts as follows:

1. Neighbourhood cohesiveness and connectivity should be maintained through the design of varied yet compatible buildings, in materials used and in architectural styles, in landscapes and in recreational areas, and by facilitating a range of transportation choices.
2. A vibrant street presence is to be maintained through a variety of housing styles, by maintaining street parking and by directing garage structures and off-street parking to the rear of a property accessible by a lane.

The existing subject properties are 777m² and 326m² in area, a total area of 1103m². The subject R-3 zone requires a minimum area of 213m². The proposed five (5) lots to be subdivided from the original two (2) lots, all meet the lot area requirement of 213m² each with the R-3 zone. The lot layout and design of the houses are very similar to the two (2) homes on the existing subject properties and neighbourhood, to guarantee cohesiveness (Attachment C).

The existing subject property at 24305 101A Street is a hooked parcel, originally containing a detention pond. This pond is decommissioned and as a condition of subdivision the applicant took care of releasing the respecting registered covenants for protection and no-build on Title, and is being subdivided.

d) Intergovernmental Issues:

The initial plans include detached garages on Lots B, C & E. The BC Building Code prohibits the construction of projecting roof soffits above the exposing building face on the 0.45m side, and thus the roof soffits may not project closer than 0.45m from the property line.

The applicant is to ensure visual clearance at intersections is maintained as per the Zoning Bylaw, where no fence, wall, structure, or landscaping greater than 1.0m is permitted near the intersection.

CONCLUSION:

The proposed development is meeting the form & character guidelines for Intensive Residential development, and it is therefore recommended that the Corporate Officer be authorized to sign and seal 2020-083-DP respecting property located at 24305 and 24303 101A Avenue.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Christine Carter" for

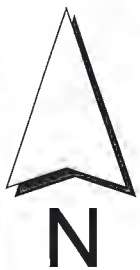
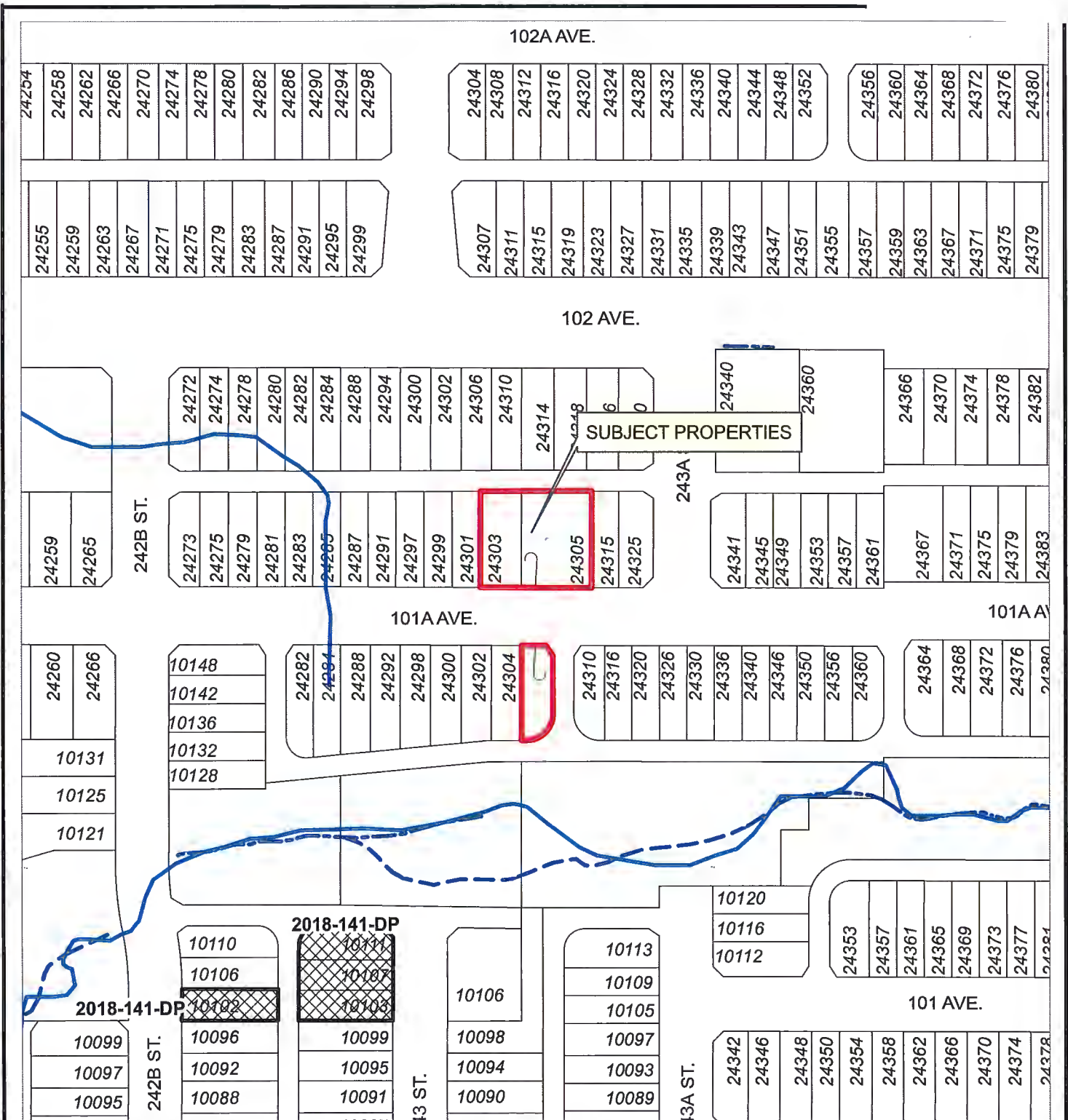
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Design Plans and Draft Subdivision Plan



Scale: 1:1,500

Legend

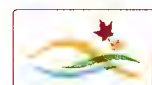
- Stream
- Ditch Centreline
- Indefinite Creek
- Active Applications (RZ/SD/DP/VP)

24303 & 24305 101A AVENUE

PID: 029-634-652

026-283-182

PLANNING DEPARTMENT



MAPLE RIDGE

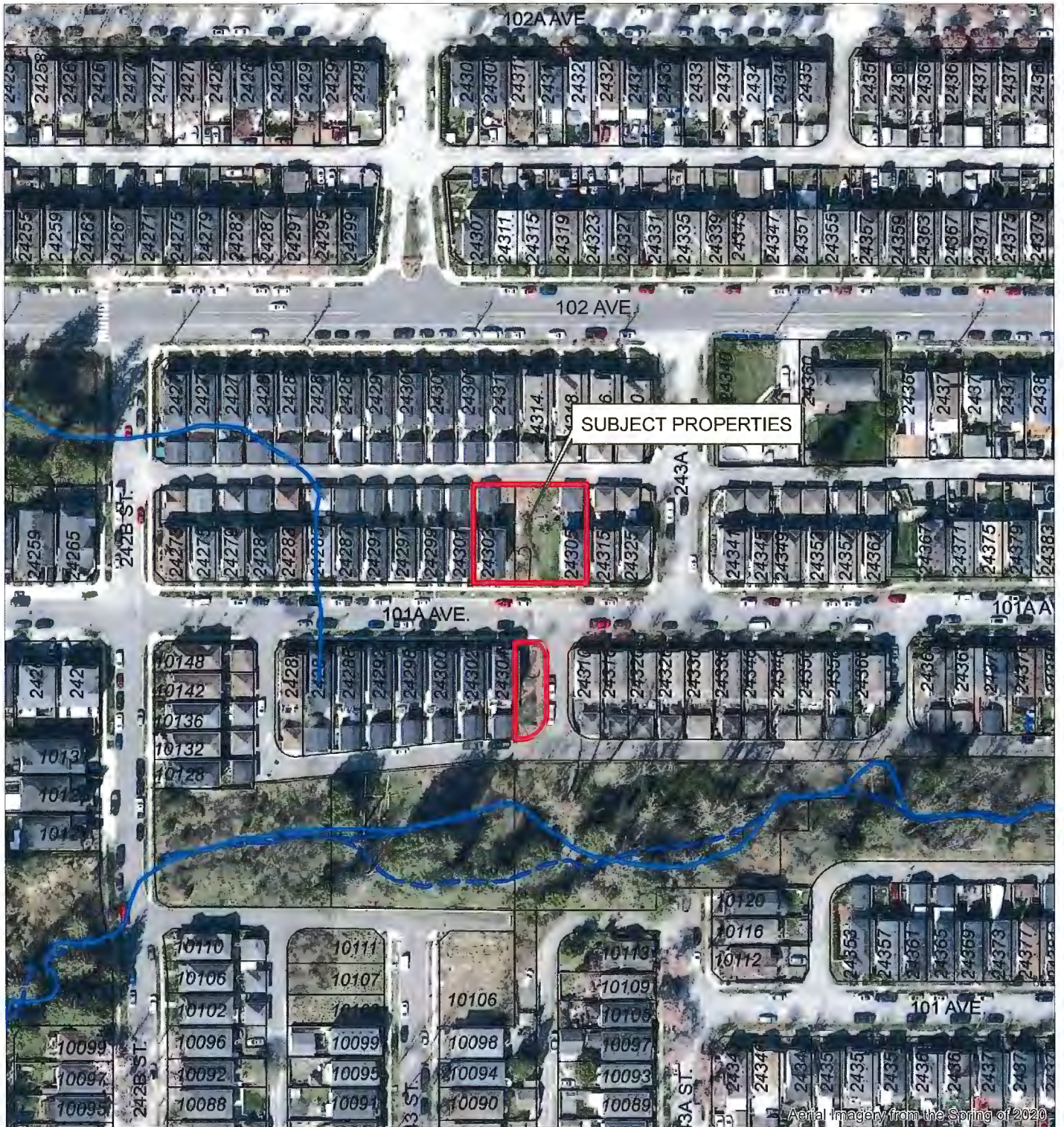
British Columbia

mapleridge.ca

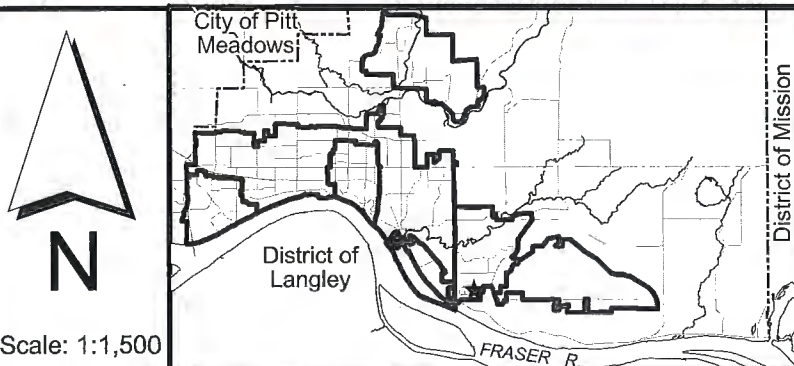
FILE: 2020-083-DP

DATE: Dec 14, 2020

BY: DT



SUBJECT PROPERTIES



24303 & 24305 101A AVENUE

PID: 029-634-652

026-283-182

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-083-DP

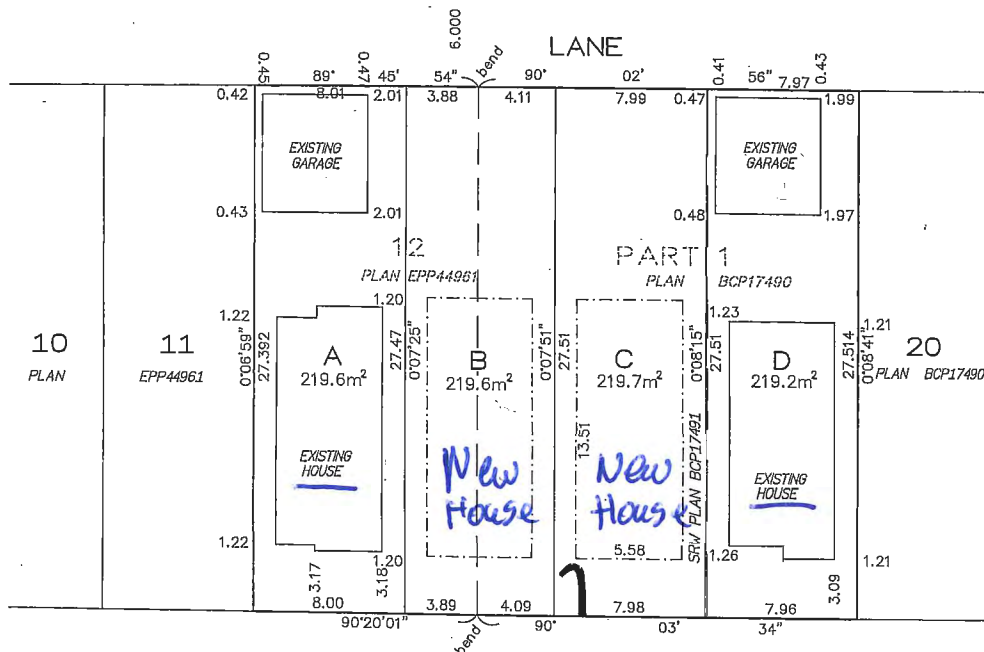
DATE: Dec 14, 2020

BY: DT

PROPOSED SUBDIVISION PLAN OF:
LOT 12 PLAN EPP44961 AND
LOT 1 PLAN BCP 17490
ALL OF SECTION 3 TOWNSHIP 12 NWD

DRAFT: MARCH 26, 2018

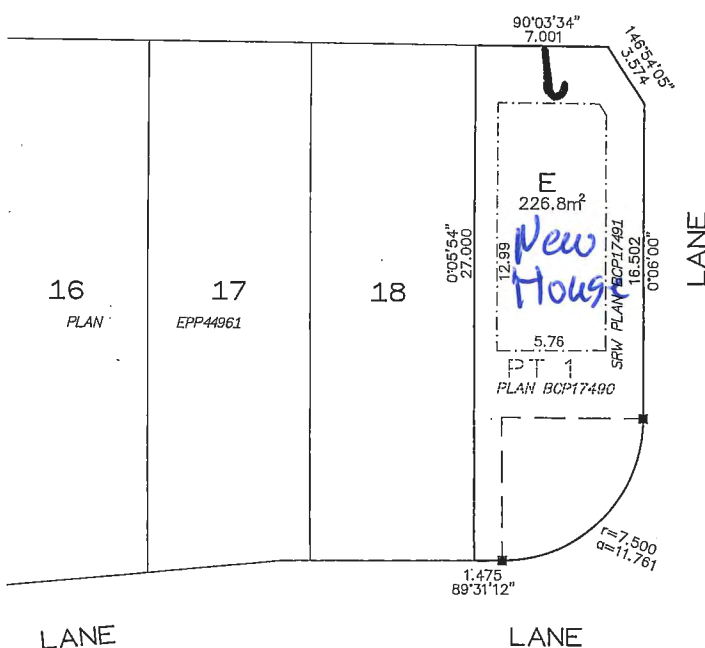
4 PLAN	5	6 EPP44961	1 PLAN SRW PLAN	2 BCP32285 BCP17498	3
-----------	---	---------------	-----------------------	---------------------------	---

CIVIC ADDRESS:

24303 101A Avenue, Maple Ridge, BC
P.I.D. 029-634-652
(LOT 12 PLAN EPP44961)

24305 101A Avenue, Maple Ridge, BC
P.I.D. 026-283-182
(LOT 1 PLAN BCP17490)

101 A AVE.

EXISTING R-3 ZONING AREA

Minimum Lot Area - 213m²
Minimum Lot Width - 7.9m
Minimum Lot Depth - 27m

Building Envelope
Front Setback: 3.0m
Rear Setback: 11.0m
Sideyard Setback: 1.2m
Exterior Sideyard Setback: 2.0m

SCALE 1 : 250

2.5 0 5 10
ALL DISTANCES ARE IN METRES

Lot dimensions are derived from field survey.

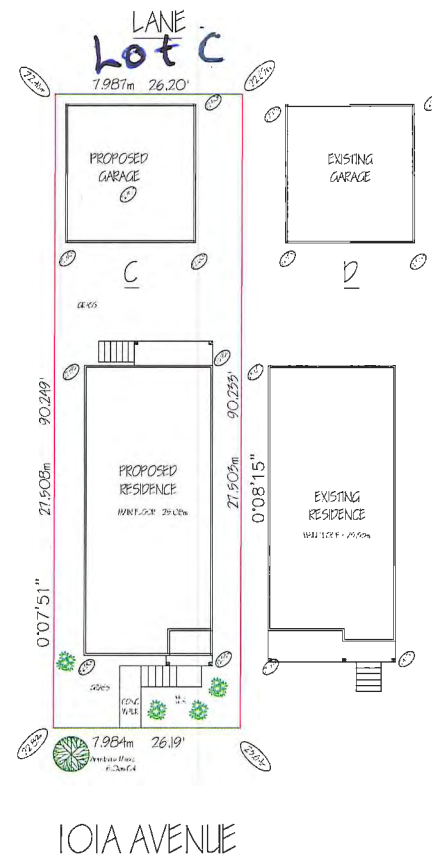
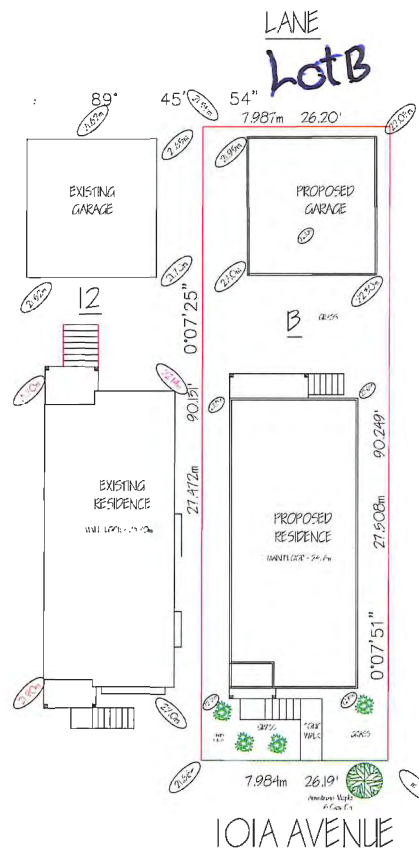
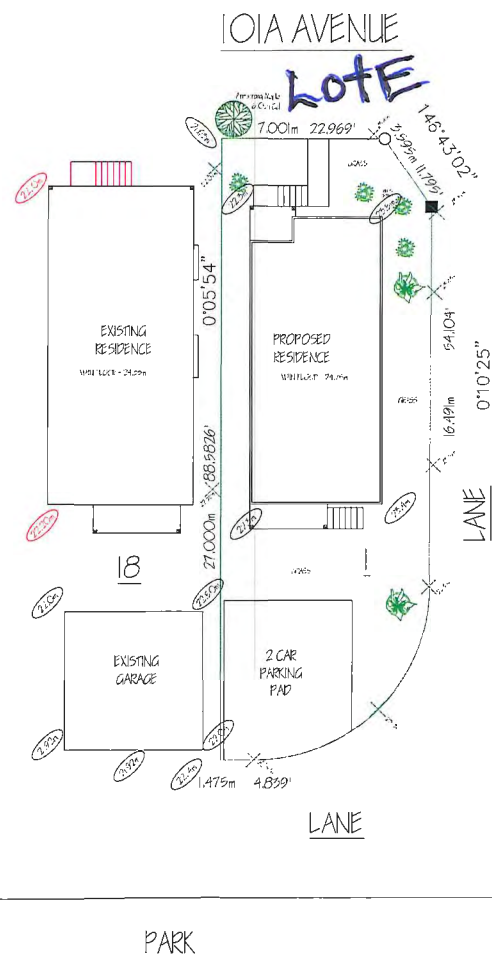
This Plan was prepared for CITY APPLICATION
AND permit purposes, and is for the exclusive
use of our client.

Subject to City review and approval.

Target Land Surveying (Surlong) Ltd. accepts no
responsibility or liability for any damages that
may be suffered by a third party as a result
of reproduction, transmission or alteration to this
document without consent of the signatory.

TARGET
LAND SURVEYING
SURREY B.C.
604-583-6161

FILE: 7020-18-Site



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

Cp

COLUMBUS PROJECTS INC

THE DRAWINGS COMPLY TO THE 2018 BCBC

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS
0986783 BC LTD
3 LOTS
101 A AVENUE

DRAWING TITLE
PROPOSED SUBDIVISION

DESIGN	G.M.J.	DATE
DRAWN	G.M.J.	
DATE	MAR. 9, 2020	8 OF 9
SCALE	AS NOTED	



EXISTING LOT 12
SCALE = 1/4" = 1'-0"

FRONT ELEVATION LOT B
SCALE = 1/4" = 1'-0"

FRONT ELEVATION LOT C
SCALE = 1/4" = 1'-0"

EXISTING LOT D
SCALE = 1/4" = 1'-0"

STREETSCAPE - NORTH SIDE 101A AVENUE



FRONT ELEVATION LOT 1
SCALE = 1/4" = 1'-0"

EXISTING LOT 1B
SCALE = 1/4" = 1'-0"

STREETSCAPE - SOUTH SIDE 101A AVENUE

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



COLUMBUS
PROJECTS INC

THE DRAWINGS COMPLY TO THE
2018 BCBC

NO	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS

0986783 BC LTD
3 LOTS
101 A AVENUE

SUBDIVISION

PROPOSED
SUBDIVISION

DESIGN	DATE	SCALE
DESIGN	C.M.J.	
ARCHITECT	C.M.J.	
DATE	MAR. 9, 2020	
SCALE	AS NOTED	

9 OF 9

TO: His Worship Mayor Mike Morden
and Members of Council
MEETING DATE: January 5, 2021
FILE NO: 05-1855-20

FROM: Chief Administrative Officer
MEETING: COW

SUBJECT: Community Emergency Preparedness Fund -
Evacuation Route Planning Grant Application

EXECUTIVE SUMMARY:

This report describes a current evacuation route planning grant opportunity that will support our Emergency Preparedness Program. Council is being asked to support the application.

RECOMMENDATION:

That the Evacuation Route Planning Grant application be supported.

DISCUSSION:

a) Background Context:

The Community Emergency Preparedness Fund (CEPF) is a suite of funding programs intended to enhance the resiliency of local governments and their residents in responding to emergencies. Funding is provided by the Province of BC and is administered by UBCM.

The intent of this funding stream is to support the development of an Evacuation Route Plan that the City of Maple Ridge's Emergency Operations Centre (EOC) would utilize in the event an evacuation operation was needed during an emergency.

This is a regional application submitted in conjunction with the District of Mission and the City of Pitt Meadows. Only one applicant is required to submit a funding proposal on behalf of those participating in the region. The application deadline was November 6, 2020 and Pitt Meadows submitted the application on behalf of Mission and Maple Ridge. Pitt Meadows and Mission are seeking a resolution in support of the application from their respective Councils in January and have requested that Maple Ridge do the same. This joint approach to Evacuation Route Planning will ensure an effective, coordinated and efficient movement of evacuees along predetermined routes in the event of evacuation orders being issued.

The grant funding will cover all the costs of developing an Evacuation Plan. The project must be completed within one year of the grant approval date. Estimated time of grant approval is March 2021, therefore completion is expected to be March 2022.

The requested grant funding for the City of Maple Ridge is \$25,000, with a combined request of \$75,000.

b) Desired Outcome:

That Council support the grant application mentioned herein and that the City is successful in attracting this funding.

c) Strategic Alignment:

The project aligns with Council's Strategic Plan around Community Safety and Inter-Governmental Relations.

d) Interdepartmental Implications:

The Evacuation Plan will be a tool utilised by the Emergency Operations Centre, Maple Ridge Fire Rescue, Maple Ridge Engineering Operations and the Ridge-Meadows RCMP. Planning and Information Technology will also be involved in the development and maintenance of the completed plan.

e) Business Plan/Financial Implications:

Any additional grant funding allows the municipality to achieve more than could be achieved within current budgets. The grant will cover the full cost of the plan, replacing the 10-year old evacuation plan.

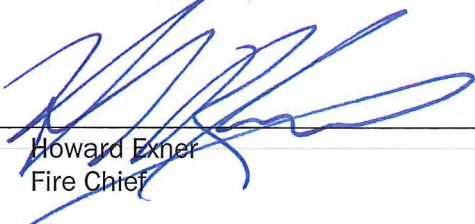
f) Alternatives:


If the grant application is not supported, revision of the Evacuation Plan would not take place until a later date when funding allows.

CONCLUSIONS:

Whenever possible it is a benefit to apply for grants that will provide value to the City.


Prepared by: James Clelland
Assistant Chief – Fire Prevention & Emergency Planning


Approved by: Howard Exner
Fire Chief


Concurrence: Al Horsman,
Chief Administrative Officer