

City of Maple Ridge

COMMITTEE OF THE WHOLE

AGENDA

April 7, 2020

1:30 p.m.

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.

1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of March 24, 2020

3. DELEGATIONS / STAFF PRESENTATIONS – Nil

4. PUBLIC WORKS & 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 2017-473-RZ, 13616 and 13660 232 Street, RS-3 to RST-SV, R-2, R-1, RS-1b and RS-1

Staff report dated April 7, 2020 recommending that Maple Ridge Official Community Amending Bylaw No. 7430-2018 to revise boundaries of land use designations to fit site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7431-2018 to rezone from RS-3 (One Family Rural Residential) to RST-SV (Street Townhouse - Silver Valley), R-2 (Urban Residential District), R-1 (Residential District), RS-1b (One Family Urban [Medium Density] Residential) and RS-1 (One Family Urban Residential to allow for future development of approximately ten street townhouse units and approximately thirteen single family lots be given second reading and be forwarded to public hearing.

1102 2018-464-RZ, 11907 223 Street, RM-3 to RM-2

Staff report dated April 7, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7631-2020 to amend the five storey building height restriction in the Town Centre Area Plan be given first and second reading and be forwarded to Public Hearing and the Maple Ridge Zone Amending Bylaw No. 7563-2019 to rezone from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District) to permit construction of six storey residential building with approximately 51 units be given second reading and be forwarded to Public Hearing.

1103 2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-4

Staff report dated April 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7505-2018 to rezone from RS-1 (One Family Urban Residential) to R-4 (Single Detached [Infill] Urban Residential) to permit a future subdivision of approximately two single family lots be given second reading and be forwarded to Public Hearing.

1104 2018-004-RZ, 22567, 22583 and 22577 Brown Avenue, RS-1 to RM-2

Staff report dated April 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7445-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of a five (5) storey apartment building containing 48 dwelling units be given second reading and be forwarded to Public Hearing.

1105 2018-498-RZ, 21640 124 Avenue, RS-1 to RT-2

Staff report dated April 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7533-2019 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) to permit a four unit Courtyard Housing Project be give second reading and be forwarded to Public Hearing.

1106 2011-089-RZ, 22325 St. Anne Avenue, Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw

Staff report dated April 7, 2020 recommending that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7632-2020 to allow for an extension of the completion date for the conservation of the Morse/Turnock Residence be given first, second and third reading.

1107 2016-325-RZ, Temporary Commercial Use Permit Renewal, 22606 Dewdney Trunk Road

Staff report dated April 7, 2020 recommending that Temporary Commercial Use Permit 2016-325-RZ to permit a temporary taxi dispatch office and taxi parking on property located at 22606 Dewdney Trunk Road be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the renewed permit.

1108 Latecomer Agreement LC 167/19, 12240 Delcrest Street

Staff report dated April 7, 2020 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 167/19.

1109 Contract Award: Pavement Rehabilitation Program

Staff report dated April 7, 2020 recommending that the extension of the 2016 contract for pavement rehabilitation be awarded to BA Blacktop Ltd., that a 10% contingency be added for unplanned repairs and that the Corporate Officer be authorized to execute the contract.

5. CORPORATE SERVICES

1131 Revenue Anticipation Borrowing Bylaw

Staff report dated April 7, 2020 recommending that Maple Ridge Anticipation Borrowing Bylaw No. 7633-2020 be given first, second and third readings.

6. PARKS, RECREATION & CULTURE

7. ADMINISTRATION (including Fire and Police)

1171 Council Conduct Bylaw No. 7637-2020 in draft

Staff report dated April 7, 2020 recommending that Council Conduct Bylaw No. 7637-2020 be revised pursuant to the April 7, 2020 Committee of the Whole discussion and forwarded to the April 14, 2020 Council Meeting for discussion.

8. OTHER COMMITTEE ISSUES

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.

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 by having Council members attend remotely and having only necessary staff present in person to administer the meetings. Balancing the health and safety of citizens and our democratic processes is first and foremost in our approach during this health emergency.


If you have a question or comment that you would normally ask as part of Community Forum, you can email clerks@mapleridge.ca **before 3:00 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 mayorandcouncil@mapleridge.ca


APPROVED BY:



DATE:

2020-04-03

CHECKED BY:



DATE:

2020-04-03

CHECKED BY:



DATE:

2020-04-03

2. *Adoption and Receipts of Minutes*

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

March 24, 2020

The Minutes of the Committee of the Whole Meeting held on March 24, 2020 at 1:40 p.m. in the Blaney Room of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor K. Duncan
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

A. Horsman, Chief Administrative Officer
D. Boag, General Manager Parks, Recreation & Culture
C. Carter, General Manager Planning & Development Services
C. Crabtree, Acting General Manager Corporate Services
S. Nichols, Deputy Corporate Officer
D. Pollock, General Manager Engineering Services

Other Staff as Required

C. Goddard, Director of Planning
W. Cooper, Planner 1, Development and Environmental Services
A. Kopystynski, Planner 2, Development and Environmental Services
M. McMullen, Manager of Development and Environmental Services

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: All of Council with the exception of the Mayor attended remotely

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of March 3, 2020

It was moved and seconded

That the minutes of the March 3, 2020 Committee of the Whole Meeting be adopted.

CARRIED

3. **DELEGATIONS/STAFF PRESENTATIONS – Nil**

4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

1101 2019-216-RZ, 24392 104 Avenue, RS-3 to RM-1

Staff report dated March 24, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7628-2020 to rezone the subject property from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit future construction of 21 townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D, E and G of the Development Procedures Bylaw No. 5879-1999.

The Manager of Development and Environmental Services provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 24, 2020 titled "First Reading, Zone Amending Bylaw No. 7628-2020, 24392 104 Avenue" be forwarded to the Council Meeting of March 31, 2020.

CARRIED

1102 2019-268-RZ, 22340 and 22328 St. Anne Avenue and 11654 and 11664 223 Street, C-3 and RS-1 to RM-2

Staff report dated March 24, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7584-2019 to rezone the subject properties from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit office space at ground level and 111 apartment 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.

A. Kopystynski, Planner 2, Development and Environmental Services provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 24, 2020 titled "First Reading, Zone Amending Bylaw No. 7584-2019, 22340 and 22328 St. Anne Avenue and 11654 and 11664 223 Street " be forwarded to the Council Meeting of March 31, 2020.

CARRIED

1103 2019-392-RZ, 22904, 22910 and 22922 Dewdney Trunk Road, RS-1 to CD-2-20

Staff report dated March 24, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7627-2020 to rezone the subject properties from RS-1 (One Family Urban Residential) to CD-2-20 (Comprehensive Development) to permit the future construction of an apartment building with commercial as part of the ground floor be given first reading and that the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

The Manager of Development and Environmental Services provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 24, 2020 titled "First Reading, Zone Amending Bylaw No. 7627-2020, 22904, 22910 and 22922 Dewdney Trunk Road" be forwarded to the Council Meeting of March 31, 2020.

CARRIED

1104 2018-159-RZ, 24331 110 Avenue and 24315 110 Avenue, RS-3 to RS-1d

Staff report dated March 24, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7624-2020 to adjust areas designated Low Density Residential and to amend the Conservation boundary be given first and second reading and be forwarded to public Hearing and that Maple Ridge Zone Amending Bylaw No. 7463-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential) to permit a future subdivision of approximately 19 lots be given second reading and be forwarded to Public Hearing.

W. Cooper, Planner 1, Development and Environmental Services, provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 24, 2020 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7624-2020; Second Reading, Zone Amending Bylaw No. 7463-2018, 24331 110 Avenue and 24315 110 Avenue" be forwarded to the Council Meeting of March 31, 2020.

CARRIED

1105 2018-160-RZ, 24387 110 Avenue, RS-3 to RS-1d

Staff report dated March 24, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7625-2020 to adjust the Low Density Residential designation and the Conservation area boundary be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7464-2018 to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential), with a density bonus, to permit a future subdivision of approximately 12 lots be given second reading and be forwarded to Public Hearing.

W. Cooper, Planner 1, Development and Environmental Services, provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 24, 2020 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7625-2020; Second Reading, Zone Amending Bylaw No. 7464-2018, 24387 110 Avenue" be forwarded to the Council Meeting of March 31, 2020.

CARRIED

1106 2019-067-RZ, 23250 Silver Valley Road and 23267 137 Avenue, RS-3 to R-1

Staff report dated March 24, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7554-2019 to re-designate land uses to allow proposed R-1 zoning be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7547-2019 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit a future subdivision of approximately six single family lots be given first and second reading and be forwarded to Public Hearing and that the developer be required to pay the City an amount that equals 5% of the market value of the land required for parkland purposes.

M. Baski, Planner 2, Development and Environmental Services provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 24, 2020 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7554-2019; Second Reading, Zone Amending Bylaw No. 7547-2019, 23250 Silver Valley Road and 23267 137 Avenue" be forwarded to the Council Meeting of March 31, 2020.

CARRIED

1107 Award of Contract ITT-EN20-5: 248 Street and Dewdney Trunk Road Traffic Signal Modifications

Staff report dated March 24, 2020 recommending that Contract ITT-EN20-5: 248 Street and Dewdney Trunk Road Traffic Signal Modifications be awarded to Fraser City Installations (1989) Ltd., that a project contingency to address potential variations in field conditions be approved and that the Corporate Officer be authorized to execute the contract.

The General Manager of Engineering Services spoke to the staff report and responded to questions from Council.

It was moved and seconded

That the staff report dated March 24, 2020 titled "Award of Contract ITT-EN20-5: 248 Street and Dewdney Trunk Road Traffic Signal Modifications" be forwarded to the Council Meeting of March 31, 2020.

CARRIED

5. *CORPORATE SERVICES - Nil*

6. *PARKS, RECREATION & CULTURE - Nil*

7. *ADMINISTRATION (including Fire and Police)*

1171 Strategic Plan Progress Report & Council Strategic Check-In

Staff report dated March 24, 2020 recommending that Council reaffirm the 2019-2022 Corporate Strategic Plan per its February 3, 2020 Council Workshop directions and further, that Council endorse the revised 2020 Council Workshop Matrix (Appendix C) to reflect the shift in emphasis to Economic Development and Communication.

The Chief Administrative Officer spoke to the staff report and answered Council questions.

It was moved and seconded

That the staff report dated March 24, 2020 titled "Strategic Plan Progress Report & Council Strategic Check-In" be forwarded to the Council Meeting of March 31, 2020.

CARRIED

1172 Mayor & Council Correspondence Policy

Staff report dated March 24, 2020 recommending that the amended Mayor & Council Correspondence Policy be endorsed.

The Acting General Manager of Corporate Services spoke to the staff report and answered Council questions.

It was moved and seconded

That the staff report dated March 24, 2020 titled "Mayor & Council Correspondence Policy" be forwarded to the Council Meeting of March 31, 2020.

CARRIED

OPPOSED – Councillor Duncan

8. *OTHER COMMITTEE ISSUES* – Nil

9. *ADJOURNMENT* – 3:28 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 and Second Reading**
Official Community Plan Amending Bylaw No. 7430-2018;
Second Reading
Zone Amending Bylaw No. 7431-2018;
13616 and 13660 232 Street

MEETING DATE: April 7, 2020
FILE NO: 2017-473-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 13616 and 13660 232 Street from RS-3 (One Family Rural Residential) to RST-SV (Street Townhouse – Silver Valley), R-2 (Urban Residential District), R-1 (Residential District), RS-1b (One Family Urban (Medium Density) Residential) and RS-1 (One Family Urban Residential). The proposed rezoning is to allow for the future development of approximately ten street townhouse units and approximately thirteen single family lots.

Council granted first reading to Zone Amending Bylaw No. 7431-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on February 27, 2018.

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the Official Community Plan (OCP). Ground-truthing with respect to slopes and natural features on the subject properties has established the developable areas, and as a result, an OCP amendment is required to revise the boundaries of the land use designations to fit the site conditions.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution charge of approximately \$107,300.00 (13 times \$5,100 per single family lot and 10 times \$4,100.00 per townhouse dwelling unit).

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7430-2018 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7430-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7430-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7430-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7431-2018 as amended in this staff report dated April 7, 2020, be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii. Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3A - Blaney Hamlet, and Figure 4 - Trails / Open Space, as included within Official Community Plan Amending Bylaw No. 7430-2018;
 - iii. Road dedication on 232 Street, as required;
 - iv. Consolidation of the subject properties;
 - v. Park dedication as required, including construction of equestrian trails; and removal of all debris and garbage from park land;
 - vi. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii. Registration of a Statutory Right-of Way to allow for a temporary Turn-Around on proposed Lot 14, if the lane is not constructed within the 136 Avenue Right-of-Way;
 - viii. Registration of a Restrictive Covenant for Stormwater Management;
 - ix. Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site, as may be required;
 - x. Removal of existing buildings;
 - xi. In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
 - xii. That a voluntary contribution, in the amount of \$107,300.00 (13 times \$5,100 per single family lot and 10 times \$4,100.00 per townhouse dwelling unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) 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 2011-107-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: Single Family Residential (under application 2016-055-RZ) Zone: A-2 (Upland Agricultural) 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-SD, 2017-473-DP/DVP, 2018-326-DP, 2018-327-DP

2) Background:

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.

There is an existing single family dwelling on 13616 232 Street, which is located in the central portion of the property. The eastern half of the 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. This pattern of lot size gradient is reflected in the subdivision pattern of the lands to the north.

3) Planning Analysis:

i) Official Community Plan:

The subject properties are located within the Blaney Hamlet of the Silver Valley Area Plan and are currently designated *Low Density Urban, Medium Density Residential, Eco Clusters, Open Space* and *Conservation* (see Figure 1). For the proposed development, an OCP amendment will be required to adjust the boundaries to *Low Density Urban, Medium Density Residential, Medium/High Density Residential, Open Space* and *Conservation* designations to respect the current pattern of development in the area and better locate the *Open Space* area (see Figure 2 and Appendix C).

The current OCP designations for the properties would allow up to 24 units while the proposed development is for approximately 23 units. Therefore, the OCP amendments do not result in an increase in density from the original area plan. Furthermore, the form of the proposed development is similar to recent development to the north, with street townhouses along 232 Street and single family lots decreasing in density moving east toward the North Alouette River.

There is an amendment to the *Open Space* designated area, to re-locate it to the north-eastern portion of the properties, which is developable and is also proposed to be part of the habitat compensation requirements for the encroachment into the watercourse protection setback.

Designated *Open Spaces* are intended to be linked by a network of greenways throughout the area plan; however the locations of these *Open Space* designated areas were not ground-truthed when the Silver Valley Area Plan was developed. In this location, it appears as though there was a linkage

proposed to the North Alouette River through the un-opened 136 Avenue Right-of-Way, with additional *Open Space* to be provided on the private properties north and south of the Right-of-Way.

A horse trail will still be incorporated into the design of the development along the 136 Avenue Right-of-Way, to allow for the connection to the North Alouette River and maintains the intent of the *Open Space* designation.

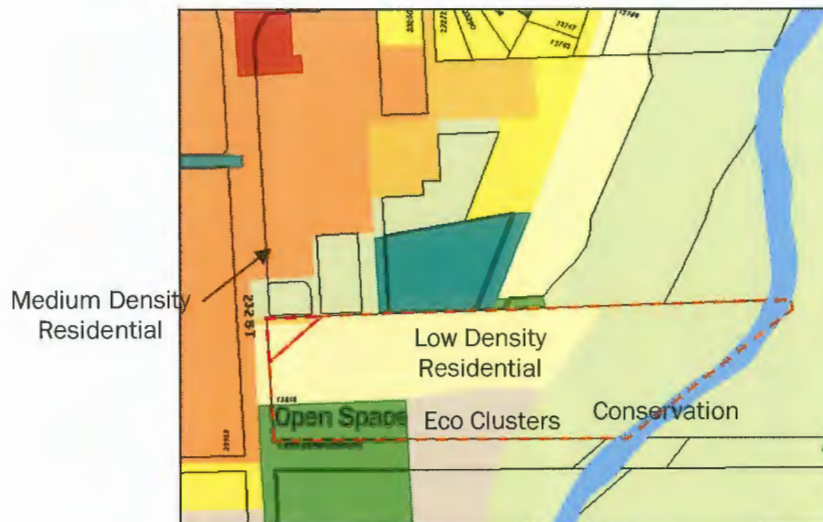


Figure 1 – Silver Valley Blaney Hamlet Current Land Use Designations

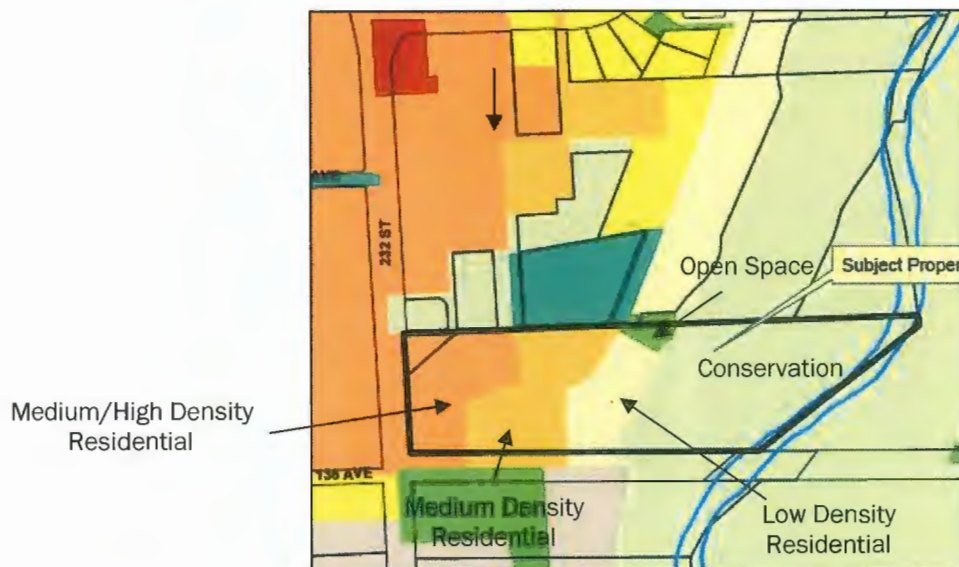


Figure 2 – Proposed Land Use Designations

The proposed OCP amendments are supportable as they create a larger *Open Space* area adjacent to the *Conservation* area, and also maintain the intent of the Silver Valley Area Plan policies, as a linkage remains along the un-opened road Right-of-Way.

ii) **Zoning Bylaw:**

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. This pattern of lot size gradient is reflected in the subdivision pattern of the lands to the north. This is slightly different from what was proposed at first reading, where the proposal was for approximately ten RST-SV (Street Townhouse-Silver Valley) townhouse units; approximately three R-3 (Special Amenity Residential District) single family lots, approximately seven R-1 (Residential District) single family lots, and approximately three RS-1 (One Family Urban Residential) single family lots. Zoning Bylaw No. 7431-2018 has been revised accordingly to reflect the proposed changes (see Appendices D and E).

iii) **Off-Street Parking And Loading Bylaw:**

The applicant will need to provide two parking spaces per dwelling unit, as per the *Off-Street Parking and Loading Bylaw No. 4350-1990*, and will need to comply with Section 403 (7) of the Zoning Bylaw, which states that there needs to be 7.5 m (24.6 ft.) of visual clearance at an intersection with a street, preventing the construction of any fence, wall, or structure within that distance. Section 401 (3) of the Zoning Bylaw also prohibits a driveway that is within 7.5 m (24.6 ft.) of the point of intersection of an exterior side lot line with a front lot line or rear lot line.

iv) **Proposed Variances:**

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

For the RST-SV lots:

- Proposed Lot 1: Reduce the lot width from 10.5m (34.4 ft.) to 9.9m (32.5 ft.)
- Proposed Lots 2 to 10: Reduce the front yard setback from 4m (13.1 ft.) to 3.6m (11.8 ft.)
- Proposed Lots 1 to 10: Increase the maximum height from 11m (36 ft.) to 11.2m (36.7 ft.)
- Proposed Lot 1: Increase the maximum height for an accessory building from 4.6m (15.1 ft.) to 5m (16.4 ft.)

For the Single Family Lots:

- Proposed Lot 13: Reduce the rear yard setback from 13m (42.7 ft.) to 12.5m (41 ft.)
- Proposed Lot 14: Reduce the rear yard setback from 13m (42.7 ft.) to 10m (32.8 ft.)
- Proposed Lot 18: Reduce the front yard setback from 6m (19.7 ft.) to 5.5m (18 ft.)
- Proposed Lot 19: Reduce the front yard setback from 6m (19.7 ft.) to 5.5m (18 ft.)
- Proposed Lot 20: Reduce the front and rear yard setbacks from 7.5m (24.6 ft.) to 4m (13.1 ft.), and reduce the lot depth from 27m (88.6 ft.) to 21.4m (70.2 ft.)
- Proposed Lot 21: Reduce the front yard setback from 5.5m (18 ft.) to 3m 9.8 ft.), and reduce the rear yard setback from 8m (26.2 ft.) to 6m (19.7 ft.)

The requested variances and any other identified variances will be the subject of a future report to Council.

v) Development Permits:

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

Pursuant to 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 Cattell Brook and the adjacent slopes. 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 is required 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. An application for the Wildfire Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to the Director of Planning and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Wildfire Development Permit Area guidelines are met.

vi) Advisory Design Panel:

The application was supported by the ADP at their meeting of October 16, 2019 and a summary of their comments and the applicant's responses have been provided (see Appendix G). A detailed description of the projects form and character will be included in a future Development Permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting was held at Yennadon Elementary School on February 19, 2020. One person attended the meeting. The attendee was interested in seeing what was proposed for the subject properties and was pleased that the equestrian trail within the 136 Avenue Right-of-Way is being retained. No further comments were received.

viii) Parkland Requirement:

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land (0.83 ha, or 32%) that is proposed to be dedicated as park on the subject properties and this land will be required to be dedicated as a condition of final reading.

4) Environmental Implications:

The Environmental Impact Assessment, the Arborist Report, the Geotechnical Report, the Wildfire Hazard Assessment, and the Stormwater Management Plan have been reviewed. The applicant has coordinated the recommendations of the environmental consultant, civil engineer, and arborist to ensure the environmental, geotechnical, and wildfire objectives are achieved.

5) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has identified that all the services required in support of this development do not yet exist. Road dedication is required along 232 Street as well as construction of the equestrian trail. It will be necessary for the owner to enter into a Rezoning Servicing Agreement and provide the securities to do the required work in that Agreement. Street lighting, street trees and all road improvements will be completed at the subdivision stage.

ii) Parks Planning and Development:

The Parks Planning and Development Section has reviewed the development application and supports the equestrian trail connection along the 136 Avenue Road Right-of-Way, and north along the eastern property lines.

iii) Fire Department:

The Fire Department has identified that all onsite roads/lanes must be a minimum width of 6m (19.7 ft.) and rated to their specifications, which were provided to the developer. Signage indicating that the roads/lanes are fire lanes and that no parking is permitted within the lanes is required. Addresses are to be visible from the street and visible at all times and in all weather conditions.

iv) Building Department:

The Building Department has reviewed the development application and has provided comments related to Building Code requirements which have been provided to the developer. These comments will be reviewed again at the Building Permit stage.

6) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 the following comments were received on October 4, 2018:

"The proposed application would affect the student population for the catchment areas currently served by Yennadon Elementary and Garibaldi Secondary School.

Yennadon Elementary has an operating capacity of 635 students. For the 2017-2018 school year, the student enrolment at Yennadon Elementary was 580 students (91% utilization) including 130 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2017-18 school year, the student enrolment at Garibaldi Secondary School was 795 students (76% utilization) including 258 students from out of catchment."

7) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local*

Government Act. The amendment required for this application, to adjust the boundaries to *Low Density Urban, Medium Density Residential, Medium/High Density Residential, Open Space* and *Conservation* to respect the current pattern of development in the area and better locate the *Open Space* area, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

CONCLUSION:

It is recommended that first and second readings be given to OCP Amending Bylaw No. 7430-2018, that second reading be given to Zone Amending Bylaw No. 7431-2018, and that application 2017-473-RZ be forwarded to Public Hearing.

"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"

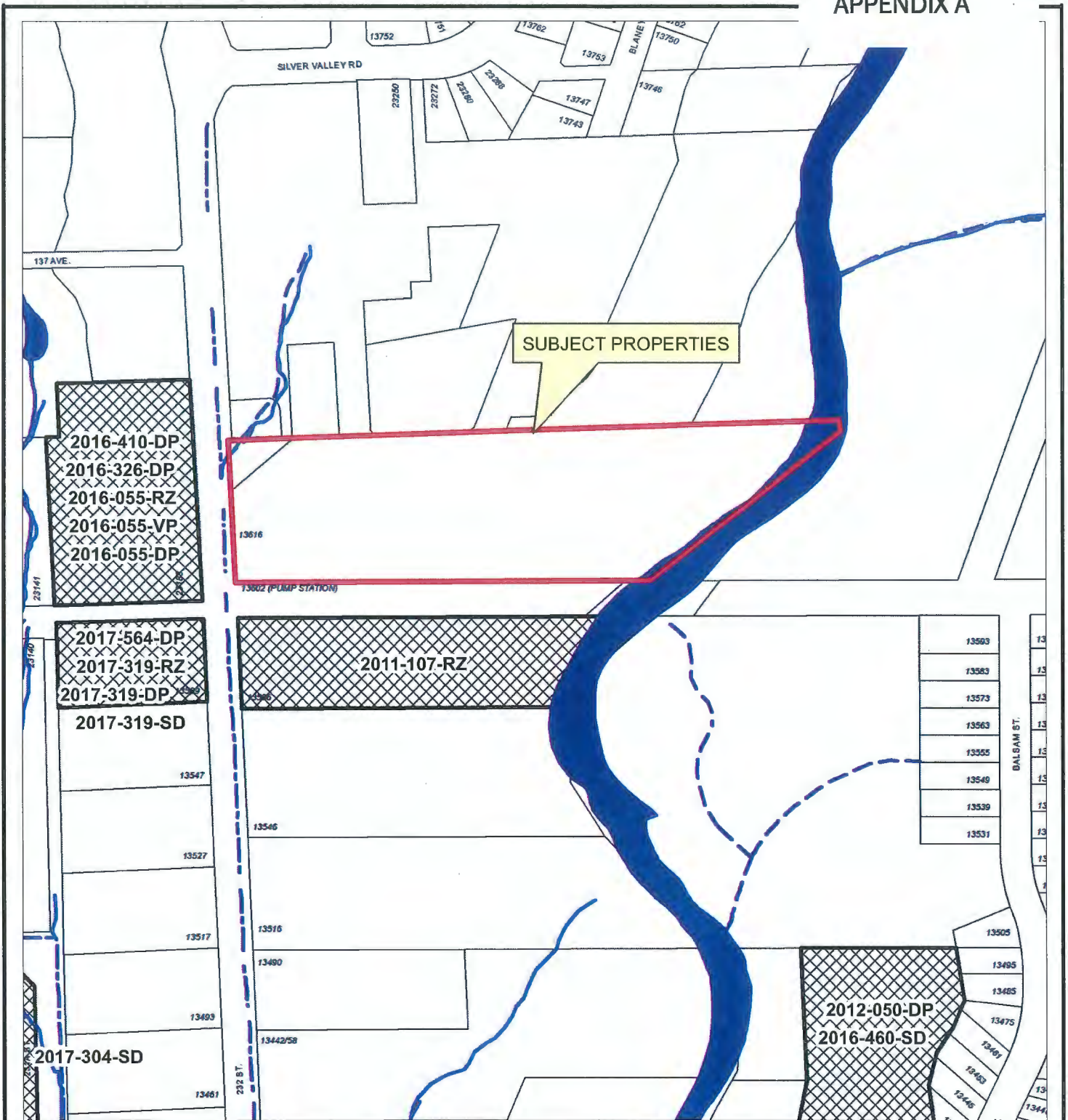
**Approved by: Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

**Concurrence: Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7430-2018
- Appendix D – Zone Amending Bylaw No. 7431-2018
- Appendix E – Proposed Subdivision Plan
- Appendix F – Architectural Plans and Landscape Plans
- Appendix G – ADP design comments



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/DPNP)

13616 & 13660 232 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

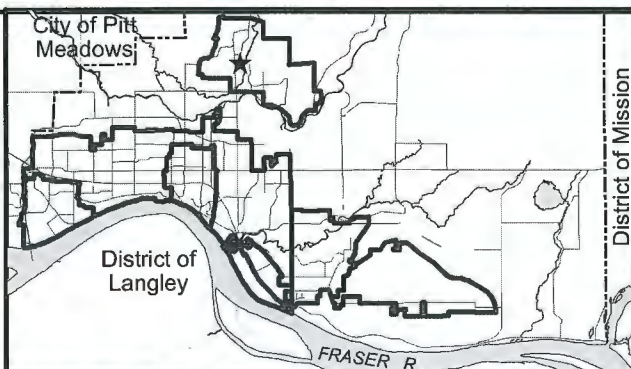
FILE: 2017-473-SD

DATE: Aug 14, 2018

BY: LP



Scale: 1:3,000



13616 & 13660 232 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-473-SD

DATE: Aug 14, 2018

BY: LP

**CITY OF MAPLE RIDGE
BYLAW NO. 7430-2018**

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

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7430-2018."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan and Figure 3A - Blaney Hamlet are hereby amended for the parcel or tract of land and premises known and described as:

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

and outlined in heavy black line on Map No. 971, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

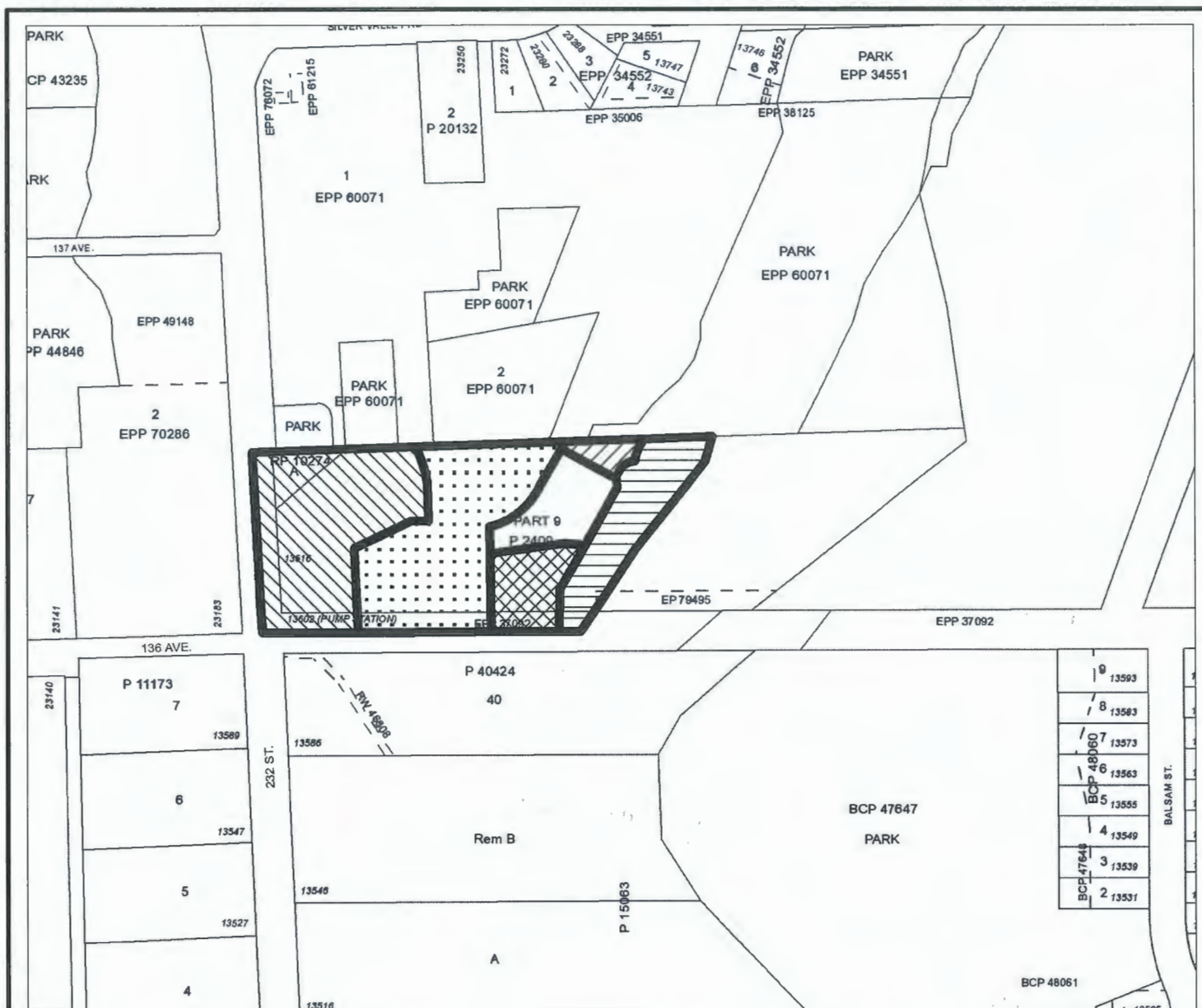
3. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space is hereby amended for the parcel or tract of land and premises known and described as:

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

and outlined in heavy black line on Map No. 972, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7430-2018

Map No. 971

Purpose: To Amend Figure 2 and Figure 3A of the Silver Valley Area Plan

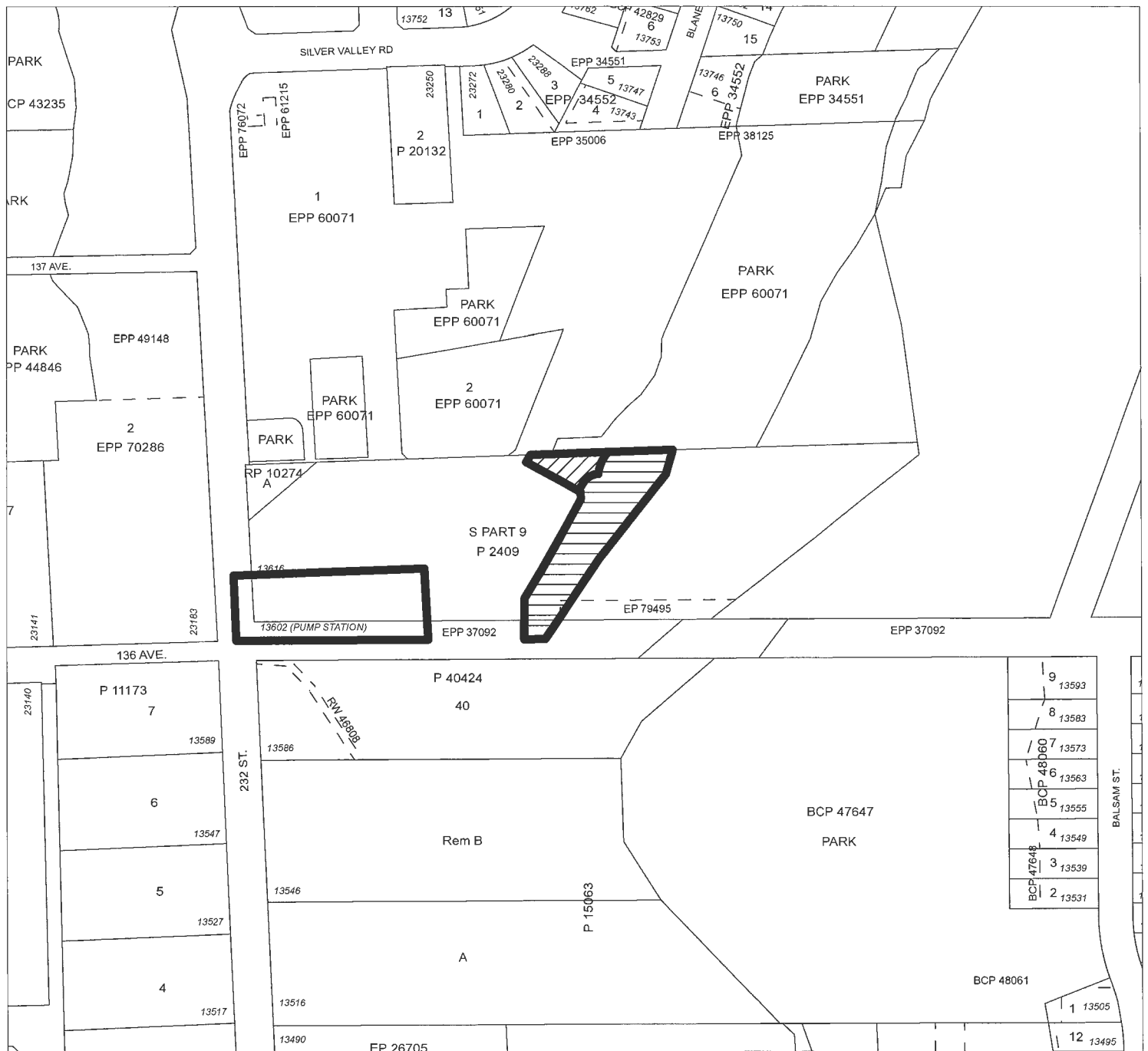
From: Open Space, Medium Density Residential,
Low Density Residential and Eco Cluster

To:

	Medium/High Density Residential		Low Density Urban
	Medium Density Residential		Conservation
	Open Space		



SCALE 1:3,000





MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7430-2018

Map No. 972

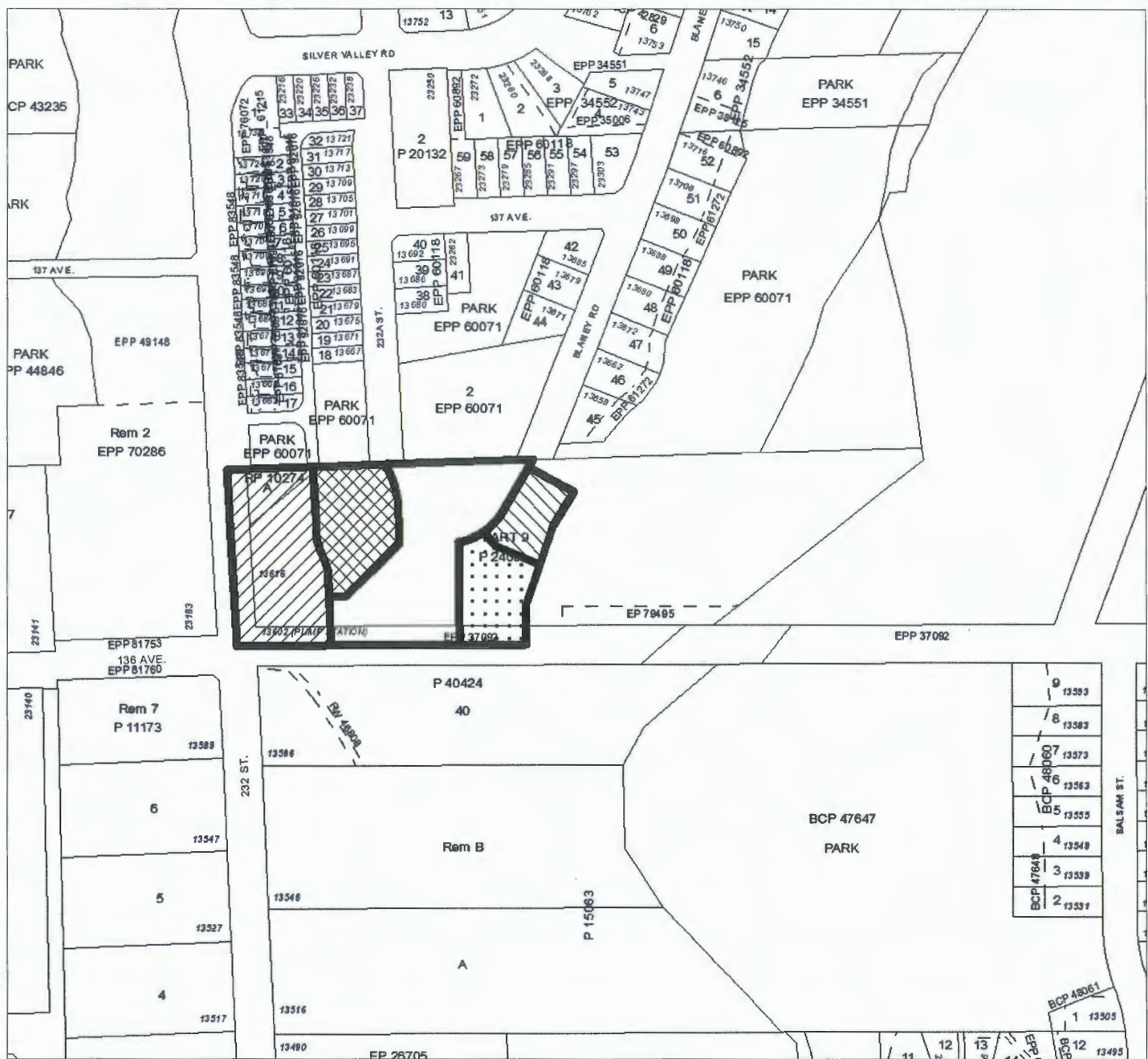
Purpose: To Amend Figure 4 Trails/Open Space as shown

 To Remove from Open Space
 To Add To Open Space

 To Add To Conservation



SCALE 1:3,000








MAPLE RIDGE ZONE AMENDING

Bylaw No. 7431-2018

Map No. 1749

From: RS-3 (One Family Rural Residential)

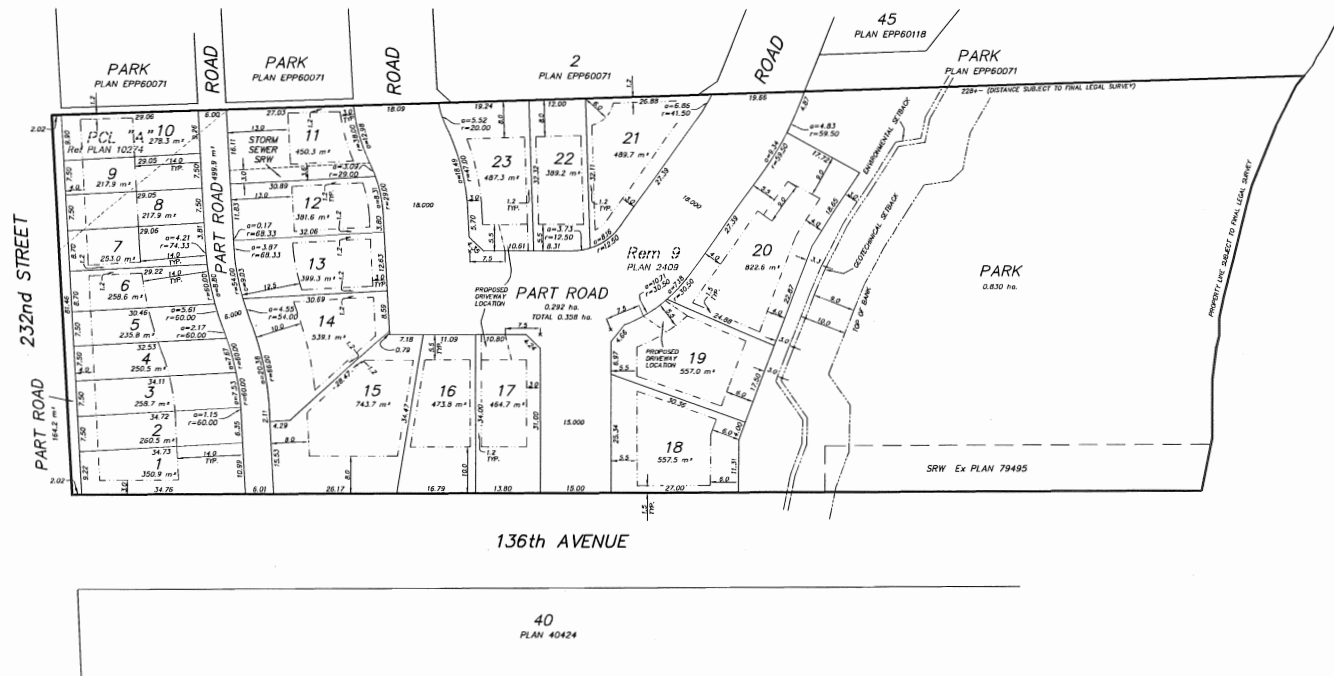
To:

-  RS-1b (One Family Urban (Medium Density) Residential)
-  RS-1 (One Family Urban Residential)
-  R-1 (Residential District)
-  R-2 (Urban Residential District)
-  RST-SV (Street Townhouse - Silver Valley)



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



APPENDIX E

[illegible]

PROJECT
10 Unit Street Townhouse
13616, 13660, 232 St, Maple Ridge
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JP Architect Inc.

10000 136th Street, Suite 100, Maple Ridge, BC V2X 6A6
Tel: 604.470.1234 Fax: 604.470.1235
www.jparchitect.com

REVISIONS
1.00 Initial Design
2.00 Final Design
3.00 Construction Documents
4.00 Construction Documents
5.00 Construction Documents
6.00 Construction Documents
7.00 Construction Documents
8.00 Construction Documents
9.00 Construction Documents
10.00 Construction Documents

1000

1000

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

Drawn by: [Signature]
Checked by: [Signature]
Project Number: 10 08



COLOR & MATERIAL LEGEND

1. Light Gray Siding	2. Dark Gray Siding	3. White Siding	4. Dark Gray Siding
5. Light Gray Siding	6. Dark Gray Siding	7. White Siding	8. Dark Gray Siding
9. Light Gray Siding	10. Dark Gray Siding	11. White Siding	12. Dark Gray Siding
13. Light Gray Siding	14. Dark Gray Siding	15. White Siding	16. Dark Gray Siding
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81. Light Gray Siding	82. Dark Gray Siding	83. White Siding	84. Dark Gray Siding
85. Light Gray Siding	86. Dark Gray Siding	87. White Siding	88. Dark Gray Siding
89. Light Gray Siding	90. Dark Gray Siding	91. White Siding	92. Dark Gray Siding
93. Light Gray Siding	94. Dark Gray Siding	95. White Siding	96. Dark Gray Siding
97. Light Gray Siding	98. Dark Gray Siding	99. White Siding	100. Dark Gray Siding



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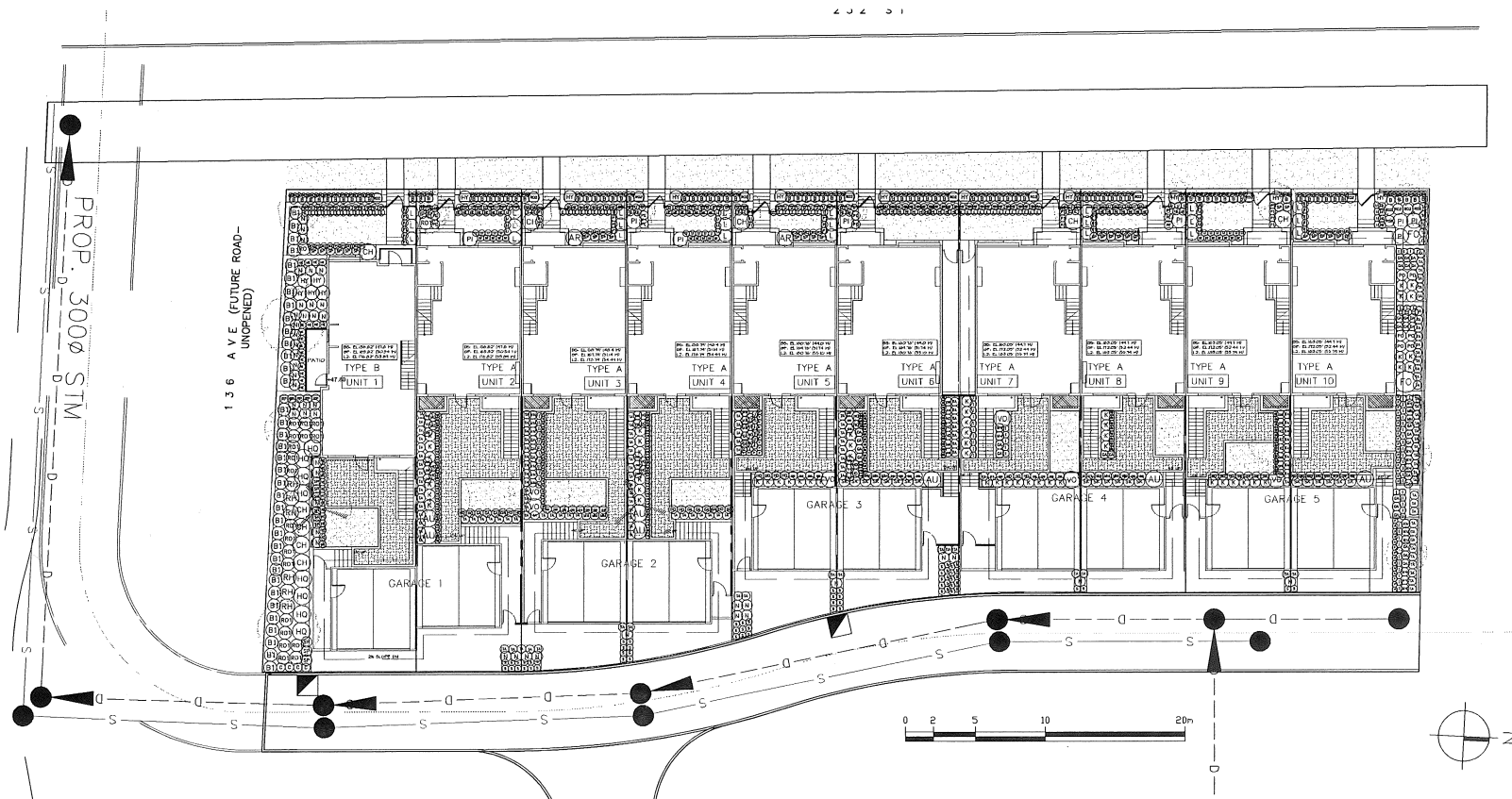
INCISAL

10 Unit Street Townhouse
13618, 13660 232 St, Maple Ridge

Lower	25	Strong
Upper	25	Weak

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10 08



PLANT SCHEDULE

PMG PROJECT NUMBER: 18-132

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
2	2	ABUTILON UNDO 'COMPACT'	COMPACT STRAWBERRY BUSH	#3 POT, 80CM
7	7	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	#3 POT, 50CM
36	36	BERBERIS THUNBERGII 'AUREA NANA'	GOLDEN DWARF BARBERRY	#3 POT, 40CM
82	82	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#2 POT, 25CM #3 POT, 40CM
4	4	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE BEARD	#2 POT, 40CM
9	9	CHOISYA TERNAIA 'SUNSHINE'	MEXICAN MOCK ORANGE	#3 POT, 30CM
9	9	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT, 30CM
2	2	FOTHERGELLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGELLA	#3 POT, 60CM
15	15	HYDRANGEA MACROPHYLLA 'SISTER THERESA'	BIGLEAF HYDRANGEA WHITE	#2 POT, 40CM
4	4	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT, 80CM
54	54	KALMA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT, 80CM
41	41	MANCINIUS NERVOZA	LONGLEAF MANHOUTA	#2 POT, 40CM
4	4	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT, 50CM
8	8	PERIS JAPONICA 'FOREST FLAME'	PERIS WHITE BLOOMS	#3 POT, 50CM
6	6	RHODOCODENDRON VRS. 'FURNIVAL'	RHODOCODENDRON ROSE PINK MAY	#3 POT, 50CM
21	21	ROSA MEDIALAND 'BONICA'	BONICA ROSE	#2 POT, 40CM
15	15	ROSA MEDIALAND 'RED'	MEDIALAND ROSE, RED	#2 POT, 40CM
5	5	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CRESPING ROSEMARY	#2 POT, 30CM
20	20	SKIMMIA JAPONICA (50% MALE)	JAPANESE SKIMMIA	#2 POT, 30CM
41	41	SPIRAEA JAPONICA 'LIMEMOUND'	BRIGHT GREEN SPIREA	#3 POT, 60CM
11	11	STIPA TENUESIMA	MEXICAN FEATHER GRASS	#1 POT
135	135	TAXUS X MEDIA 'HILL'	HILL VIEW	1.5M BAB
6	6	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT, 80CM

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 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.

PLANT SCHEDULE

PMG PROJECT NUMBER: 18-132

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
77	77	CAREX 'OSHIMENDSI EVERGLD'	SILVER VARIATED SEDGE	#1 POT
9	9	PENNISETUM ALPICURVIOIDES 'WHELEIN'	DWARF FOUNTAIN GRASS	#1 POT
66	66	PENNISETUM ALPICURVIOIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
37	37	ASTILBE X ARENDSII 'RED SENTINEL'	FALSE SPIREA, RED	#1 POT
99	99	HELLEBORUS X HYBRIDUS	LENTER ROSE	15CM POT
74	74	HEMEROCALLIS 'WHITE TEMPTATION'	DAISY LILY, WHITE	#1 POT, 30CM
40	40	HOSTA 'PATRIOT'	HOSTA, GREEN AND WHITE VARIATED	#1 POT, 1 EYE
34	34	LIRIOPE MUSCARI	BLUE LILY-TURF	#1 POT
17	17	SEDUM 'AUTUMN JOY'	STONECROP	#1 POT
105	105	SEDUM KAWESCHITZKII 'VARIETATUM'	YELLOW SEDUM	8CM POT
GC				
105	105	ARCTOSTAPHYLOS LUX-URSI	KISSONICK	#1 POT, 20CM
44	44	GAULTHERIA SHALLOON	SAUL	#1 POT, 20CM
24	24	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT, 25CM
62	62	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT, 15CM
6	6	POLYSTICHUM MANTUM	WESTERN SWORD FERN	#1 POT, 25CM

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 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.

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pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Sisk Creek Drive
Burnaby, British Columbia, V5C 6C9
p: 604 294-0011 f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	OR.
1	18 JUL 18	ISSUED FOR RFP	RL
2	18 JUL 18	ISSUED FOR RFP	RL
3	18 JUL 18	ISSUED FOR RFP	RL
4	18 JUL 18	ISSUED FOR RFP	RL
5	18 JUL 18	ISSUED FOR RFP	RL
6	18 JUL 18	ISSUED FOR RFP	RL
7	18 JUL 18	ISSUED FOR RFP	RL
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CLIENT:

PROJECT:

10-UNIT TOWNHOMES

13616 232ND STREET
MAPLE RIDGE, BC

DRAWING TITLE:

LANDSCAPE SHRUB
PLAN

DATE: 18 JUL 18

DRAWING NUMBER:

SCALE: 1:150

DRAWING: RK

DESIGN: RK

CHECK: JC

OF 2

18132-5-DP

PMG PROJECT NUMBER:

APPENDIX G

Summary of Advisory Design Panel Resolutions

Following presentations by the project Architect and Landscape Architect, the Advisory Design Panel made the following resolution that:

That File No. 2017-473-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up (responses provided by the Architect and Landscape Architect are provided in italics):

Landscape Comments:

1. Coordinate grades between architectural and landscape plans south elevation, Unit 1;

Grading has been shown from the architect's plan on the landscape plans.

2. Coordinate offsite design with City requirements, in particular existing bioswales and street trees consistent with other areas on 232 Street;

The bioswales have been simply shown with an outline and will be retained.

3. Show retaining walls and fences in elevations to demonstrate height consistently in landscape and architectural drawings;

Shown on the architectural plans.

4. Provide a section through the north/south property line to show transition to future roadway;

Shown on the architectural plans.

5. Consider providing low level landscape lighting in the paver patios;

Lighting is provided at the building doors and at the garages, which will provide lighting into the back yard.

6. Show context of pump station in plan view and elevation; and

Shown on the architectural plans.

7. Provide adequate landscape screening between Unit 1 and the pump station.

Landscape screening is provided between the pump station and Unit 1 at a typical width of 7' or more.

Architectural Comments:

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

Our design intent was to create contrast between neutral color and bright natural wood color by providing cladding in neutral tone and bright stained cedar soffit, porch door. Although by changing the cladding to warmer color, it will 'dilute' and weaken the striking effect of architectural expression that we are trying to achieve, we are considering adding "accent panel" to sprinkle a color to the project- See attached. Please let me know if this is okay with you and if we are heading in a right direction.

2. Consider modifying the roof access proportions, roof design and materiality to better fit in with the west elevation; and

ADP's comment were on the stair enclosure for rooftop access, and they want us to explore options to remove or reduce their heights. As you are aware, our original proposal was recessed stair without rooftop stair projections; the original design was revised per the City's building department and Fire department's comment that recessed stairs will collect leaves and increase fire hazard potential and also creates maintenance issue. Based on these comments, we provided stair with the minimum headroom permitted. To address ADP's comments, we have no option but going back to the recessed stair which is not supported by the city's building and fire department. We need your direction for this one; kindly advise.

3. Consider the consistency of fenestration including frames and locations on the east elevation.

ADP's comment is on rear elevation of Unit 1 for the 2nd bedroom near the demising wall. They want that window centered. We will reflect the change in our elevation.



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7631-2020;
Second Reading
Zone Amending Bylaw No. 7563-2019;
11907 223 Street

MEETING DATE: April 7, 2020
FILE NO: 2018-464-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11907 223 Street, from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District) to permit the future construction of a six (6) storey residential apartment building with approximately 51 units. On July 2, 2019, Council granted first reading to Zone Amending Bylaw No. 7563-2019.

The applicant is proposing an increase in the maximum density of 1.8 floor space ratio (FSR) by 0.56 FSR to 2.36 FSR through the recently adopted RM-2 bonus density regulation. This proposed density can be achieved through a cash contribution of approximately \$147,994.24 based on rate of \$161.46 per square metre (\$15.00 per square foot) applied to the additional 0.56 FSR being requested.

This application requires an amendment to the Official Community Plan (OCP) to exceed the five (5) storey building height restriction associated with the *Low-Rise Apartment* designation in the Town Centre Area Plan for this project. The wording of this policy is proposed to give Council the flexibility to allow an increase from five (5) to six (6) storeys where shadowing, change in neighbourhood character, view obstruction, and other negative impacts can be minimized.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of (\$3,100.00 per apartment dwelling unit), for an estimated amount of \$158,100.00.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7631-2020 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7631-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;

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- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7631-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7631-2020 be given first and second reading, and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7563-2019 be given second reading, and be forwarded to Public Hearing;
- 6) That voluntary payment of \$8,000 and receipt upon payment in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990 as cash-in-lieu for the one (1) off street parking space provided for residential use respecting the property located at 11907 223 Street;
- 7) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road corner truncation and lane widening dedication as required;
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - v) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - vi) Registration of a Restrictive Covenant for Stormwater Management;
 - vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
 - viii) That a voluntary contribution, in the amount of \$158,100.00 (\$3,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
 - ix) That a voluntary contribution, in the amount of \$147,994.24 based on rate of \$161.46 per square metre (\$15.00 per square foot) for the additional FSR being sought in accordance Section 5. Density f) of the RM-2 Zone.

DISCUSSION:

1) Background Context:

Applicant:	Bissky Architecture and Urban Design Inc.
Legal Description:	Lot 4 District Lot 398 Group 1 New Westminster District Plan 8380
OCP:	
Existing:	Low-Rise Apartment
Proposed:	Low-Rise Apartment

Zoning:

Existing:	RM-3 (High Density Apartment Residential District)
Proposed:	RM-2 (Medium Density Apartment Residential District)

Surrounding Uses:

North:	Use:	Apartment
	Zone:	RM-3 (High Density Apartment Residential District)
	Designation:	Low-Rise Apartment
South:	Use:	Single Family Residential
	Zone:	RM-3 (High Density Apartment Residential District)
	Designation:	Low-Rise Apartment
East:	Use:	Commercial
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Flexible Mixed-Use
West:	Use:	Apartment
	Zone:	RM-3 (High Density Apartment Residential District)
	Designation:	Low-Rise Apartment

Existing Use of Property:	Vacant
Proposed Use of Property:	Multi-Family Apartment
Site Area:	0.18 ha (0.43 acres)
Access:	Lane north of 119 Avenue
Servicing requirement:	Urban Standard

2) Background:

The subject property, at 11907 223 Street is located at the southwest corner of 223 Street and 119 Avenue. The property is flat with trees located around the perimeter, along with grasses and low-lying shrubs located throughout. The subject property is currently vacant (see Appendices A and B).

3) Project Description:

The current application proposes to rezone the subject property from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District) to permit the construction of a six-storey building consisting of 51 apartment units and 60 concealed parking spaces. There is an amenity space provided for residents to use on a lower roof level. The Site Plan and the Lower Roof plan with the roof top open space are shown in Appendix E. Elevations and a Rendering are shown in Appendices F and H, respectively.

Two levels of parking are provided: one is an underground structure and the other at ground level oriented to the lane and shared with apartment units facing 119 Avenue and 223 Street. This ground level parking area will have a rooftop amenity space. Access to the parking will be by separate driveways (one being a ramp) from the lane along the northern edge of the site.

The property has historical RM-3 (High Density Apartment Residential District) zoning that is intended for dense high-rise buildings. This density is based on building height for each storey built above the fifth storey, to achieve the maximum permitted density in the RM-3 (High Density Apartment Residential District) zone (i.e. 1.2 FSR plus 0.2 FSR for each storey 6 to 10) to a maximum of 2.2 FSR. Instead, the applicant is seeking to rezone and apply for the recently amended the RM-2 (Medium Density Apartment Residential District) zone, that contains a new bonus density provision to allow the density to be increased through payment of a cash contribution of \$161.46 per square

metre (\$15.00 per square foot) for additional FSR between 1.8 and 2.4. Therefore, the applicant is proposing an increase beyond the maximum density of 1.8 FSR by 0.56 FSR to 2.36 FSR. Therefore, a cash contribution of approximately \$147,994.24 based on the above quoted rate for the additional 0.56 FSR is being requested.

The proposed RM-2 (Medium Density Apartment Residential District) zone is consistent with the Low-Rise Apartment designation within Town Centre Area Plan in the Official Community Plan (OCP), thus rezoning to RM-2 (Medium Density Apartment Residential District) would bring the property into conformance with the policies of OCP and the Town Centre Area Plan.

4) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Downtown West Precinct of the Town Centre Area Plan and is designated *Low-Rise Apartment*. An OCP amendment is proposed to accommodate the proposed six-storey structure. This approach is consistent with other applications in the area, as well as, applications soon to be received who are also seeking greater building height by utilizing the density bonus option.

Changing the restriction from five (5) to six (6) storeys in the above OCP Policy would mean any site designated *Low-Rise Apartment*, would be entitled to the additional story. After further review, it was determined that such an increase could be permitted if an applicant demonstrates that adverse impacts due to shadowing, change in neighbourhood character, view obstruction and other negative impacts are sufficiently mitigated.

Therefore, the following text amendment (see underlined text) is proposed to Policy 3-22 in the Town Centre Area Plan:

Policy 3-22 All Low-Rise Apartment development should be a minimum of three (3) storeys and a maximum of five (5) storeys. In instances where there it is demonstrated shadowing, neighbourhood character, view obstruction and other negative impacts are sufficiently mitigated, the height may be increase to six (6) storeys.

The applicant has demonstrated through the plans submitted and reviewed by the Advisory Design Panel, compliance with the Policy 3-22 as proposed to be amended.

The following policies also apply to this proposal:

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

This project increases the residential density by introducing up to 51 units, including 11 one-bedroom units, 34 two-bedroom units, and six (6) three-bedroom units. The subject property is located within walking distance to a range of shops, services, parks and the Haney Place Transit Exchange.

Policy 3-12 High density development that is four or more storeys in height may be required to include a shadow study in consideration of adjacent sites to address potential impacts on available daylight.

This project will potentially have shadow impacts on the adjacent properties to the north and east of the site. The applicant will be asked to provide a shadow study to determine the extent of shadowing.

In addition to these policies, a range of environmentally sustainable policies in the Town Centre Area Plan would also apply to this application:

Policy 2-5 Incorporating Rainwater Management practices into on-site and off-site development will be encouraged [...]. Some examples of Rainwater Management practices include:

- *bioretention areas;*
- *rainwater gardens;*
- *bioswales;*
- *landscaped curb bulges on street right-of-ways;*
- *rainwater harvest for irrigation; and*
- *green roofs.*

Policy 2-9 The use of plant and tree species that are suited for Maple Ridge climate and that will attract local songbirds and pollinating insects species [...] will be encouraged in public and private development;

Policy 2-10 Landscaping, as described in policy 2-9 above, will be encouraged in all public and private outdoor spaces in the Town Centre. For areas with a large amount of paved surfaces, such as surface parking lots and public plazas, the installation of trees, rain gardens, raised planters, and/or living green walls, where feasible, is encouraged to provide some areas of refuge for wildlife, such as small birds, rainwater interception, cooling in summer months, reduced glare from pavement, carbon sequestration, and a more attractive urban environment.

ii) **Housing Action Plan:**

The City's Housing Action Plan (HAP) was endorsed by Council in 2014. It seeks to increase access to "safe, affordable, and appropriate housing that meets the diverse and changing needs of the community". The HAP also speaks of the need to provide a range of non-market, affordable and special needs housing. This was reaffirmed with the endorsement of the Housing Action Plan Implementation Framework in September, 2015.

The subject application does provide a mix of unit sizes to help in achieving housing diversity. This includes the following breakdown:

- 11 one bedroom suites (22 %);
- 34 two bedroom suites (67 %); and
- Six (6) three bedroom suites (11 %).

iii) Citywide Community Amenity Program:

The City-wide Community Amenity Contribution (CAC) Program, approved by Council on March 14, 2016 and amended on December 14, 2017, applies to this project. Consistent with this policy, a voluntary contribution of \$3,100 per apartment unit, totaling \$158,100.00, is required for this project before final reading.

iv) Zoning Bylaw:

The plans for this project are attached as Appendix C. The subject property is proposed to be rezoned to RM-2 zone and will be governed by the zone's regulations, with some variances to better accommodate the project. There is compliance with the minimum lot area, lot dimension, useable outdoor opens space and indoor amenity space.

The proposed density is 2.36 FSR, which complies with the maximum permitted FSR of 2.4. This density is achieved by utilizing the base density FSR of 1.8 and adding an additions FSR of 0.56 through providing a cash contribution of a cash contribution of approximately \$147,994.24 based on the rate of \$161.46 per square metre (\$15.00 per square foot) for the additional FSR as provided for the RM-2 Zone density regulation.

The proposed variances are described later in this report.

v) Off-Street Parking and Loading Bylaw:

The following is observed about the parking being provided:

- The Parking Bylaw requires 60.7 spaces, with rounding to 61 under the Bylaw; however, 60 parking spaces are being provided;
- One (1) of the above spaces is to be designed as a disabled parking space. This has been provided in accordance with the bylaw; and
- Not more than 10% are small car parking spaces. A total of six (6) of the required parking spaces are designed to be small car spaces, which is in compliance with the 10% restriction in the Bylaw.

With respect to parking, a variance is not required because the applicant elected to make the prescribed \$8,000 payment-in-lieu of providing parking in accordance with the Off-Street Parking and Loading Bylaw. The reduction of one parking space on the property can be justified because:

- The cash-in lieu payment will contribute to a future parking space in a municipal facility; and
- The effect of this reduction is minimal because the site is located in the Town Centre Area, where residents can walk or cycle to stores, offices and recreation, and the transit along the Lougheed Corridor is within a convenient walking distance.

The Off Street Parking and Loading Bylaw requires the following action to be taken by Council:

Where an owner has paid money to the City of Maple Ridge in lieu of providing off-street parking spaces, Council shall by resolution acknowledge receipt of such payment and the resolution shall set out the real property and the number of off-street parking spaces in respect of which the payment was received.

The necessary resolution has been included in the Recommendation section of this report.

The project will also comply with the electric vehicle charging requirements by having roughed-in infrastructure capable of providing Level 2 charging outlets for each residential parking space, and one Level 2 outlet each for every two (2) of the visitor parking spaces (i.e. at least 50%).

vi) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations to *Maple Ridge Zoning Bylaw No. 3510 -1985*.

The following requested variances to the *RM-2 Medium Density Apartment Residential District* zone will be the subject of a future Council report:

- Increasing the maximum height from four (4) storeys to six (6) storeys and the height from 15 metres to 21 metres to the top of the elevator shaft; and
- Reducing the setbacks from 7.5 metres from all lot lines to:
 - 4.0 metres from 119 Avenue and from 223 Street (with further reductions to allow for balcony and roof line feature projections) and;
 - 3.0 metres from the lane (with further reductions to allow for balcony and roof line feature projections).

vii) Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre.

viii) Advisory Design Panel:

The application was reviewed by the ADP at a meeting held on January 22, 2020 and their comments and the applicant's responses can be seen in Appendix I.

A detailed description of the projects form and character will be included in a future development permit report to Council.

ix) Development Information Meeting:

A Development Information Meeting was held at Maple Ridge Pitt Meadows Chamber of Commerce office on January 7, 2020. Two (2) people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- A resident of the building immediately to the west of the development site expressed concern about the loss of his view of existing greenery currently on the currently vacant development site and of the potential impact to the squirrels and racoons that he enjoys watching.
- Another guest noted that she liked the building.
- Another local resident that was not able to attend the meeting, but sent an email expressing concern about the impact the development will have on street parking in the neighbourhood.

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

- Impact of the View of the Neighbouring Building - The building is set back 4.0 metres from the west property line and the landscape design incorporates numerous trees and shrubs on all sides of the building, including the east side. Additionally, this is an urban infill site within the downtown core, and as such that been designed to increase the density and number of housing units in this area with close proximity to the City's services.
- Off Street Parking - The development is required to include 61 off-street parking stalls and 60 are included. The developer plans to pay cash-in-lieu to pay for the additional parking stall as permitted by the municipality. Additionally, the development is required to include 13 long-term and 16 short-term bike stalls; the project includes 14 long term and 16 short term stalls.

5) **Traffic Impact:**

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

6) **Interdepartmental Implications:**

i) **Engineering Department:**

A number of matters were noted by Engineering. These included: road and lane widening, corner truncation; road upgrading including curbs, sidewalks and street trees; service and utility upgrades and payment in lieu for matters like future ornamental street lighting. These and other matters will be governed by a future Rezoning Servicing Agreement with associated fees and securities.

ii) **Building Department:**

Comments were provided about matters to be addressed at the Building Permit stage.

iii) **Fire Department:**

The Fire Department has no issues in moving this project forward. Detailed comments will be provided on the project at the building permit stage.

iv) **Environment:**

Comments were provided about Erosion and Sediment Control requirements during site development and construction and integrating the stormwater management requirements with landscaping being provided.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7631-2020, that second reading be given to Zone Amending Bylaw No. 7563-2019, and that this rezoning application 2018-464-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen" for

Prepared by: Adrian Kopystynski M.Sc., 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

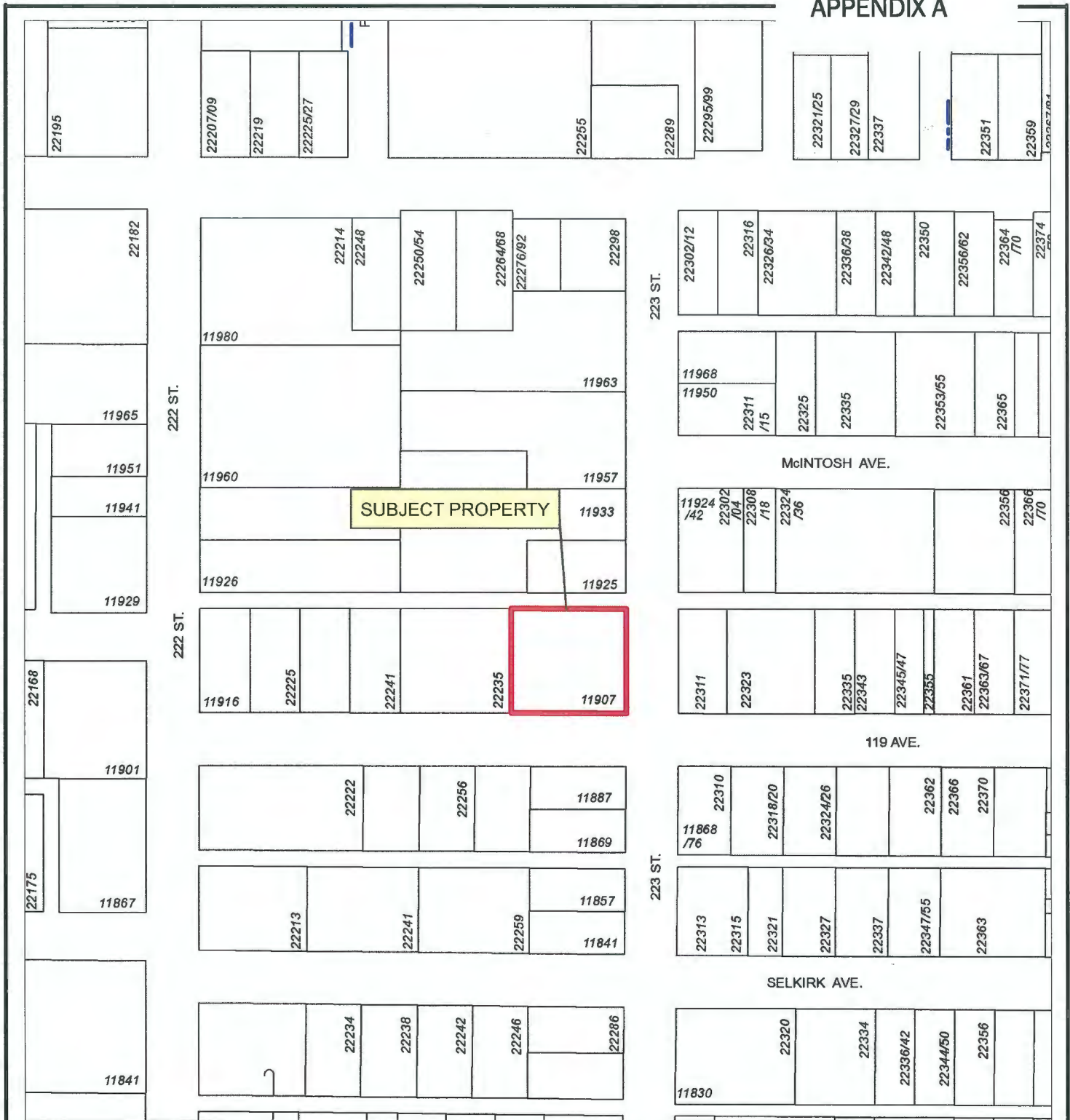
"Original signed by Al Horsman"

Concurrence: Al Horsman
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7631-2020
Appendix D – Zone Amending Bylaw No. 7563-2019
Appendix E – Site and Lower Roof Opens Space Plan
Appendix F – Building Elevation Plans
Appendix G – Landscape Plan
Appendix H – Rendering
Appendix I – ADP Design Comments

APPENDIX A



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Legend

--- Ditch Centreline

11907 223 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

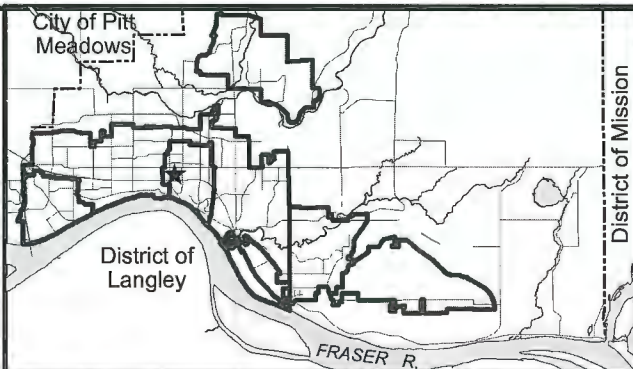
FILE: 2018-464-RZ

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11907 223 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-464-RZ
DATE: Nov 8, 2018

BY: LP

CITY OF MAPLE RIDGE

BYLAW NO. 7631-2020

A Bylaw to amend the Official Community Plan

WHEREAS the Local Government Act empowers a local government to adopt or amend an Official Community Plan;

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7631-2020".
2. That Section 10.4 Town Centre Area Plan, 3.3 Land Use Designations, Low-Rise Apartment policies be amended by adding to the existing policy 3-22 the following sentence:

In instances where it is demonstrated that shadowing, neighbourhood character, view obstruction, and other negative impacts are sufficiently mitigated, the height may be increased to six (6) storeys.

3. Maple Ridge Official Community Plan Bylaw No. 7060-2014 as amended is hereby amended accordingly.

READ A FIRST TIME the _____ day of _____, 200 .

READ A SECOND TIME the _____ day of _____, 200 .

PUBLIC HEARING HELD the day of , 200 .

READ A THIRD TIME the _____ day of _____, 200 .

ADOPTED, the day of , 200 .

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
BYLAW NO. 7563-2019**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7563-2019."
2. That parcel or tract of land and premises known and described as:

Lot 4 District Lot 398 Group 1 New Westminster District Plan 8380

and outlined in heavy black line on Map No. 1803 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-2 (Medium Density Apartment Residential District).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 9th day of July, 2019.

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

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

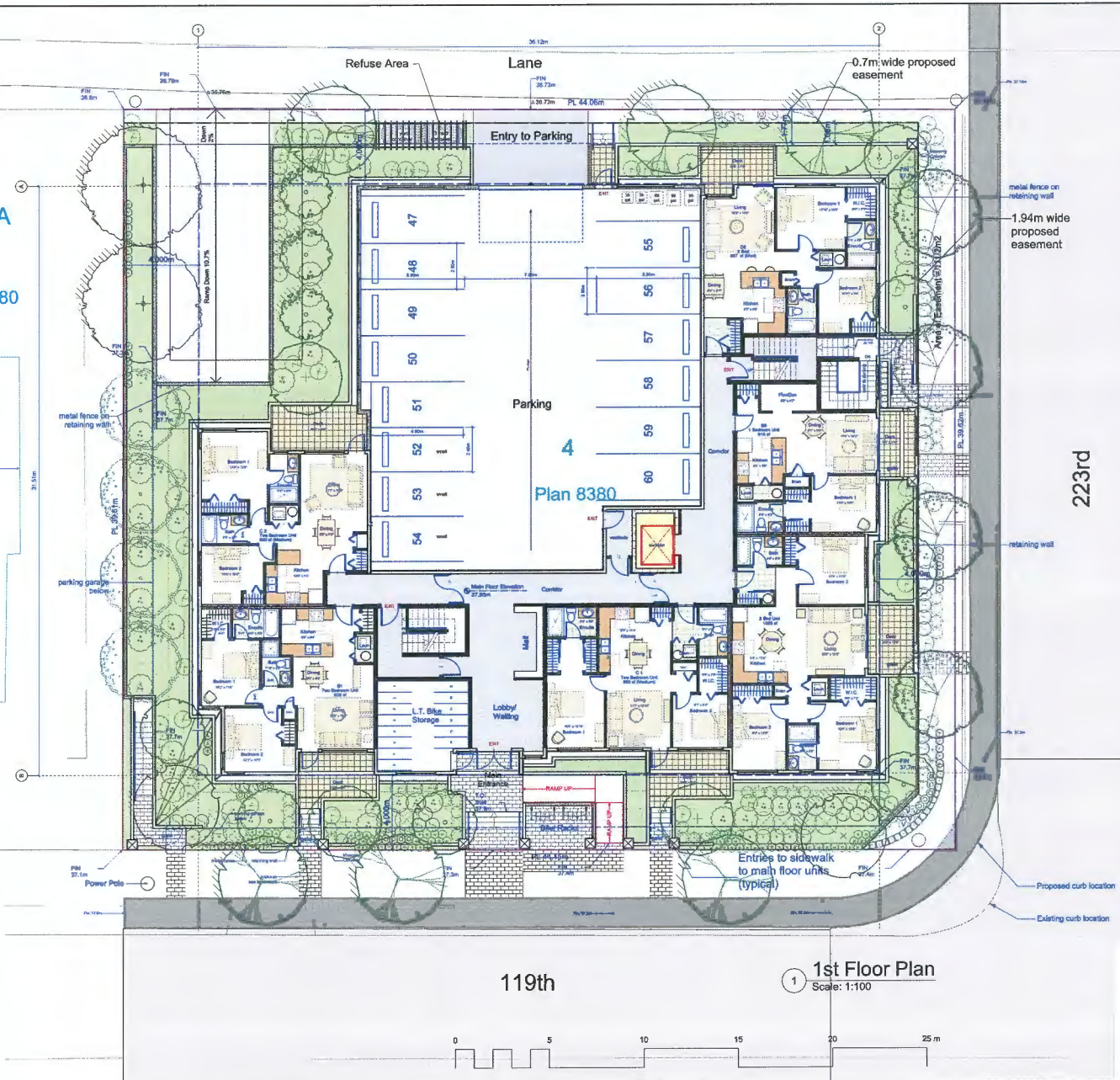
ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

A of A
Plan 8380

Adjacent 3 story
Apartment
22235 119th Ave.



119th

1st Floor Plan
Scale: 1:100



223 Street

223rd

APPENDIX E



ISSUED DRAWINGS Issued for DP 2018-11-30	Copyright Reserved. Further to AISC 2015, all plans, drawings, and specifications are the property of Wayne Stephen Bissky Planning, Inc. and shall remain the property of Wayne Stephen Bissky Planning, Inc. for all purposes. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Wayne Stephen Bissky Planning, Inc. This document is for the use of the client only and is not to be distributed to any other party without the prior written permission of Wayne Stephen Bissky Planning, Inc.
Proposed RM-2 Multi-Family Dev't City Address: 11907-223 Street, Maple Ridge, BC Legal Address: L.T. 4, 308, H.W.D., P.L. WPP380 WSP #: 011-328-001	Wayne Stephen Bissky PLANNING INTERIOR DESIGN 4025 202nd Street, Suite 101 Maple Ridge, BC V2X 6E4 Tel: 604-465-1111 www.wsbissky.com
Date: 2019-06-18 Scale: As Noted Drawn: WS / BT Project ID: 1810	Sheet A1.0



MATERIAL LEGEND

- 1 ROOF MEMBRANE
- 2 FIBRE-CEMENT PANEL SIDING CW REVEAL SYSTEM - ORANGE
- 3 FIBRE-CEMENT PANEL SIDING CW REVEAL SYSTEM - WHITE
- 4 FIBRE-CEMENT PANEL SIDING CW REVEAL SYSTEM - DARK GREY
- 5 ARCHITECTURAL CONCRETE
- 6 BRICK VENEER
- 7 DOUBLE GLAZED WINDOWS AND DOORS
- 8 TEMPERED GLASS GUARD RAIL WITH ALUMINUM POSTS
- 9 METAL FASCIA - DARK GREY
- 10 STEEL TRELLIS - PAINT FINISH
- 11 PREFINISHED METAL PICKET RAILING
- 12 OVERHEAD GARAGE DOOR
- 13 INTERIOR DOOR - PAINT FINISH
- 14 FIBRE-CEMENT SOFFIT
- 15 METAL LOUVERED GRILLE



APPENDIX F

ISSUED DRAWINGS
Issued for CP 2018-11-05

Copyright Reserved.
Further to LACIP 2021, all items submitted for review are the property of the applicant and are not to be used for any other purpose without the written consent of the applicant. The applicant warrants that the information provided is true and correct and that the applicant is not aware of any other information that may be relevant to the review process. The information and drawings are not to be used for any other purpose without the written consent of the applicant.

Proposed RM-2 Multi-Family Dev't

Client Address: 11802-223 Street, Maple Ridge BC

Legal Address: 11802-223 Street, Maple Ridge BC

PG 6 011-008-001

Elevations

WAYNE STEPHEN BISSKY
ARCHITECTURE & INTERIOR DESIGN INC.
PLANNING & DESIGN GROUP

11802-223 Street, Maple Ridge BC
V2X 6K6
Phone: 604-465-0000
Email: wsb@wbdesign.com

Date: 2018-05-18

Scale: As Noted

Drawn: WB / BT

Project ID: 1810

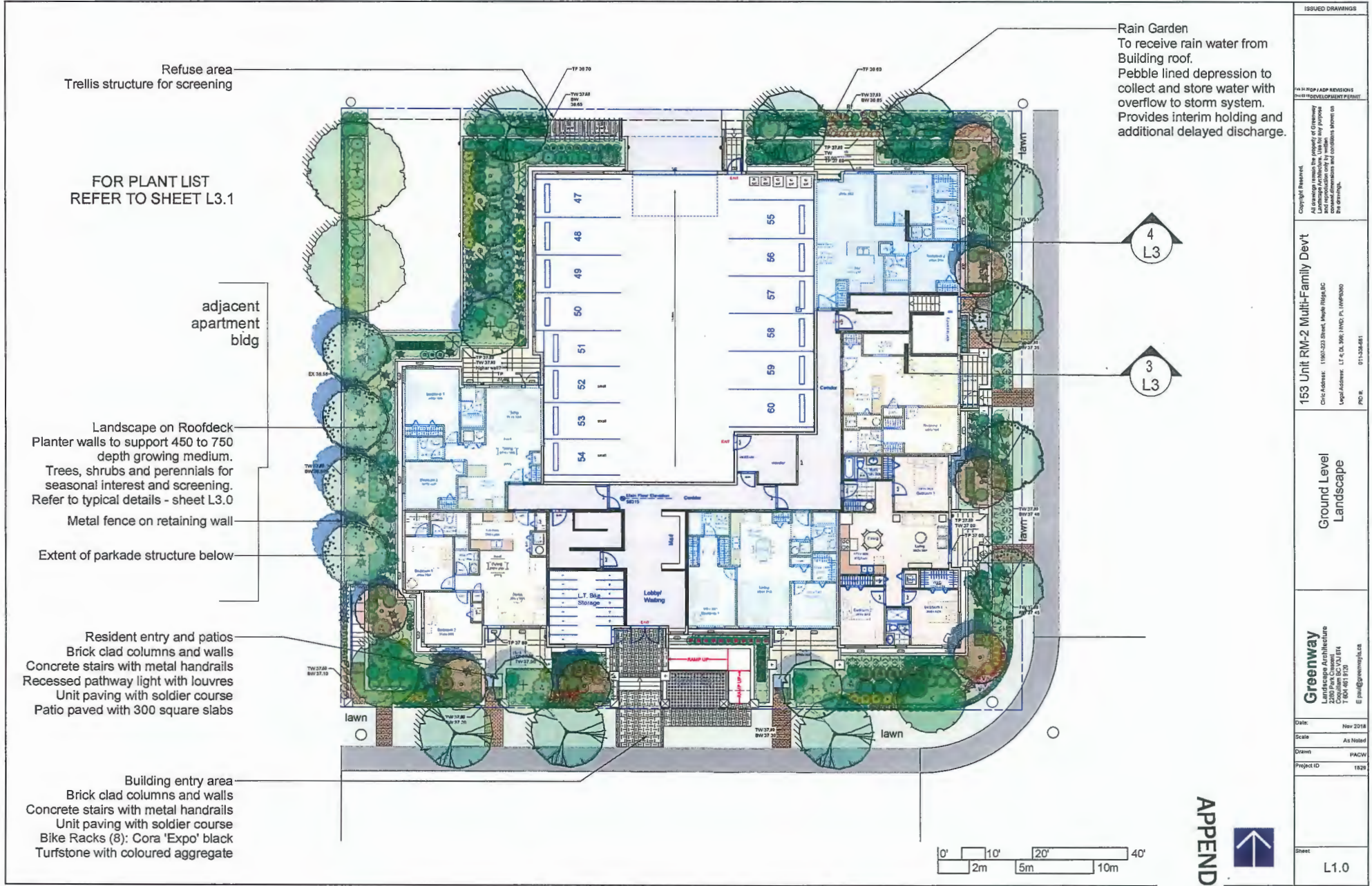
Sheet
A3.0



MATERIAL LEGEND

1	ROOF MEMBRANE
2	FIBRE-CEMENT PANEL, SIDING C/W REVEAL SYSTEM - ORANGE
3	FIBRE-CEMENT PANEL, SIDING C/W REVEAL SYSTEM - WHITE
4	FIBRE-CEMENT PANEL, SIDING C/W REVEAL SYSTEM - DARK GREY
5	ARCHITECTURAL CONCRETE
6	BRICK VENEER
7	DOUBLE GLAZED WINDOWS AND DOORS
8	TEMPERED GLASS GUARD RAIL WITH ALUMINUM POSTS
9	METAL FACIA - DARK GREY
10	STEEL TRELLIS - PAINT FINISH
11	PREFINISHED METAL PICKET RAILING
12	OVERHEAD GARAGE DOOR
13	EXTERIOR DOOR - PAINT FINISH
14	FIBRE-CEMENT SQUEEZE
15	METAL LOUVERED GRILLE



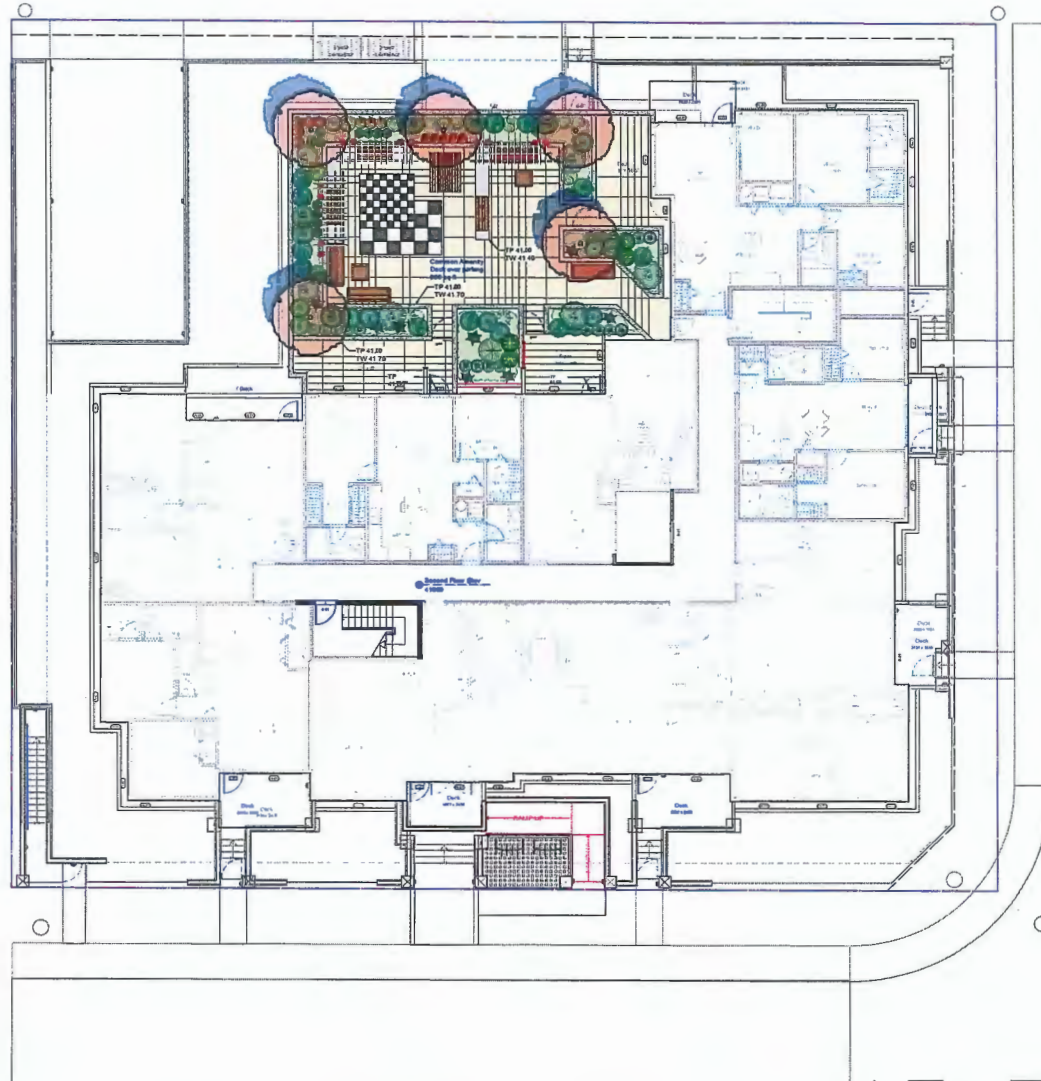


APPENDIX G

ISSUED DRAWINGS	<p>Copyright Reserved All rights reserved. The design of Greenway Landscape Architecture, Ltd. is the property of Greenway Landscape Architecture, Ltd. and may not be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without permission in writing from Greenway Landscape Architecture, Landscape Architecture, Ltd.</p>
<p>153 Unit RM-2 Multi-Family Dev't City Address: 1180-223 Street, Maple Ridge BC Legal Address: L1 & L2, 223 Street, P.L. (HWN300) P.O. Box: 971-04-01</p>	<p>Ground Level Landscape</p>
<p>Greenway Landscape Architecture 2230 Park Crescent Vancouver, BC V6J 1K4 Tel: 604-461-1155 E: info@greenwaylca.com</p>	<p>Date: Nov 2018 Scale: As Noted Drawn: PACW Project ID: 1828</p>
<p>Sheet: L1.0</p>	<p>0</p>

Rooftop social and activity area
 Family space for children's use, with seating pedestals, benches, rubber play surface, and activity/dinner table.
 Social seating nodes with benches and coffee tables.
 Planters with ornamental trees, ornamental shrubs, and perennials.
 Resident patios separated from main plaza with planters for privacy, with gated paths.
 Timber trellis with climbing vines for screening and space definition - refer to detail sheet L3.0
 Concrete planter walls
 Concrete patio slab paving

FOR PLANT LIST
 REFER TO SHEET L3.1



0' 10' 20' 40'
 2m 5m 10m



ISSUED DRAWINGS	<p>Copyright Reserved. All drawings remain the property of Greenway Landscape Architecture. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from Greenway Landscape Architecture.</p>	<p>153 Unit RM-2 Multi-Family Dev't Client Address: 1187-222 Street, Maple Ridge BC Legal Address: L1 & L2, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 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4184, 4186, 4188, 4190, 4192, 4194, 4196, 4198, 4200, 42</p>
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① View to N-W From 119th Avenue

WAYNE
STEPHEN
BISSKY

RESPONSE TO ADP RESOLUTION

ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN
204 - 22320 LOUGHEED HIGHWAY MAPLE RIDGE BC V2X 2T4 PH 604-467-8300 FAX 604-467-8305

Adrian Kopystynski
City of Maple Ridge Planning Department
11995 Haney Place
Maple Ridge, BC
V2X 6A9

Monday, February 24, 2020

Response to ADP Comments for:

Properties	Civic Address	Legal Description
1	11907-223 Street	Lot 4 ; DL 398; NWD PL NWP 8380; PID 011-308-681 (From Ridgeview)

Our Project No.: 1810

City Ref No.: 2018-464-RZ:

Dear Adrian;

We have adjusted the architectural and landscape plans in response to the resolutions following. Please note that I have commented how each one has been dealt with. The PDF files can be viewed and/or downloaded at the dropbox links following. Can you please let us know whether you need hard copies of each in addition to these links and we can have those printed and delivered to you asap.

Architectural: <https://www.dropbox.com/s/plwn2j92d4ua95p/1810%20Wayne%20%20ADP%20Apt%20at%2011907-223%20St%20BT%202020-02-18%20%28RM-2%29.pdf?dl=0>

Landscape: <https://www.dropbox.com/s/x5audnavy9kx9rs/1810%20%2011907-223Apt%20DP%20Landscape%20Feb24%202020.pdf?dl=0>

Please see our itemized response as follows with regard to : " The following resolution was passed in regards to File No. 2018-464-RZ at the January 22, 2020 Advisory Design Panel meeting. Please forward this information on to the applicant. That the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information."

No.	Comment	Response
ADP General Resolutions		
Landscape Comments		
1.	Consider materials or additional plantings for the bike rack area to soften the main entrance.	Turfstone with coloured aggregate fill has been added to the bike rack area. Grass was considered, but may be problematic for maintenance and long term viability, so was substituted with aggregate as it will soften the appearance, yet provide more utility and is easier to maintain.
2.	Consider adding an element to the street frontage to create a more prominent entry at lobby.	The entry canopy has been extended is now supported by architectural columns, which will improve the prominence of the main entrance. Gateway columns now include recessed lighting, so they will provide more utility and become more prominent at night. The paving has been enhanced with a pattern and colour unique to the main entry, which was noted but not correctly shown on the original submission.
3.	Coordinate landscape and architectural drawings for unit entries on eastside.	Drawings have been updated with revised path, patio, and column locations. Note that balconies are supported by architectural columns, which have been added to the landscape drawing.
4.	Review gate and column locations and scale in conjunction with architectural elevations and relationship to the street.	Gate and column detail has been updated to reflect size shown on architectural drawing.
5.	Consider adding a light or an address plate to the residential entry columns.	Light are included on gate columns. Raised metal numbering (unit and /or street address plate to be determined has been added to residential entry column.

WAYNE
STEPHEN
BISSKY

ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN

204 - 22320 LOUGHEED HIGHWAY MAPLE RIDGE BC V2X 2T4 PH 604-467-8300 FAX 604-467-8305

No.	Comment	Response
6.	Consider adding a vertical play element in the courtyard or additional activities to engage children.	In consideration of the amount of amenity furnishings provided and the limited space of the courtyard, the additional play element was not added. Incorporating an additional fixed play element would require either deleting furnishings or placing within an open space. The element would need to be quite small, so it may be of limited play value compared to the furnishings it would replace or space it would occupy. The preference is to allow parents/children to provide their own play elements, which could be both shared and replaced depending on changing needs.
Architectural Comments:		
1.	Consider providing stairs from the courtyard to the outside space to activate the area.	We have discussed this with the landscape architect. We don't think the stairs would be as successful as the ADP may hope, for these reasons: We are anxious to keep keeping the upper courtyard as a safe destination accessible only through the building. A stair raises the potential for determined unwanted intruders accessing this area. Parents would need to supervise kids more as they could now exit to the lane. We see it as a security risk, as now the roofdeck courtyard patios would be accessible from the lane, as would the patio adjacent to the ramp. Too, the unit/patio adjacent to the ramp would be looking at the underside of the stairs. The path and a second set of stairs would also be need to connect to the lane, as the planting bed beside the ramp is 1.2m above the lane. Amenity activity at the roofdeck courtyard would be reduced/altered to accommodate the stair access.
2.	All elevations would benefit from pedestrian scale design elements.	We have added masonry entry features for the units facing the streets to help anchor the building and emphasize the pedestrian scale at the main floor. We have also raised the fencing and brick pilasters to 42" high create a more distinct and strong line at the lower level. See Elevations on A.11 and A.12. as well as the perspectives.
3.	Provide coverage for all exterior doors.	All unit entries and the main entry have coverage for weather protection and emphasis. We have not added coverings for exit doors to ensure they are not confused with main access points into the building. These exit doors will get very little use.
4.	Provide more emphasis on the entry to the building.	See notes above.
5.	Evaluate CPTED in the laneway.	Raising the fencing around the building not only emphasizes the pedestrian experience as per above but will also more strongly distinguish the semi-private areas onsite from the adjacent public areas and discourage unwanted activity onsite. Lights are provided throughout the exterior of the building and will be placed on photocells; Turing one at twilight and off at daybreak.
6.	Provide articulation for colour and/or material transitions.	In addition to the above addition of masonry, we have selected a darker colour to compliment darker siding accents already selected. We have also adjusted some of the exterior materials around the building to ensure consistency of use in particular along both the east and west facades.
7.	Consider architectural elements for daylight control on the south and west elevation.	We will be specifying shades and sun control film on this project. https://www.newcosolarsolutions.ca/window-shades?vsrefdom=tp-newco-solar&vsrefdom=p.8254.c.44632&trkid=V3ADW523203_81758784227_kwd-299222912833_420681591330_g_c_&gclid=EAlaQobChMlp7L-l-Lq5wIVkchkCh2aMgOwEAAYAAEgLnEvD_BwE
8.	Consider using bird-friendly glazing.	
9.	Review rooflines and overhangs for consistency	We have adjusted the roof overhangs to 3.0m overhangs everywhere for consistency. See A.17 as an example although all elevations and perspectives show the change.

Sincerely,



Wayne S. Bissky
Architect, AIBC, MRAIC

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7505-2018
21188 Wicklund Avenue

MEETING DATE: April 7, 2020
FILE NO: 2016-411-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21188 Wicklund Avenue, from RS-1 (One Family Urban Residential) to R-4 (Single Detached (Infill) Urban Residential), to permit a future subdivision into approximately two single family lots of 484 sq. m in size.

The OCP and the Housing Action Plan encourage the development of increased housing options in Maple Ridge. The introduction of the R-4 zone is an expression of this goal by allowing existing larger single family lots to subdivide into slightly smaller lots that are still large by today's standards (i.e. between 371 sq. m (4000 sq. ft.) and 557 sq. m (6,000 sq. ft.) but are limited in building height and setbacks to "fit" better with existing structures in the neighbourhood.

If approved, one of the two single family lots is subject to a \$5,100 charge as part of the Community Amenity Contribution (CAC) Program Policy 6.31 as updated December 12, 2017.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7505-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Approval from the Ministry of Transportation and Infrastructure;
 - ii) Registration of a Restrictive Covenant for Stormwater Management;
 - iii) Registration of a Restrictive Covenant for Tree Protection;
 - iv) Removal of existing buildings;
 - v) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - vi) That a voluntary contribution, in the amount of \$5,100.00, be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

a) Background Context:

Applicant:	Lalsinghani, M.
Legal Description:	Lot 119 District Lot 242 Group 1 New Westminster District Plan 47383
OCP:	
Existing:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-4 (Single Detached (Infill) Urban Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) and RS-1b (One Family Urban (Medium Density) Residential)
South:	Designation: Urban Residential Use: Multi-Family Residential Zone: RG (Group Housing Zone)
East:	Designation: Urban Residential Use: Single Family Residential Zone: RS-1 (One Family Urban Residential)
West:	Designation: Urban Residential Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	969 m ² (0.24 acres)
Access:	Wicklund Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is 969 m² (0.24 acres) in size and is bounded by single family residential lots to the north, west and east, and townhomes to the south. The subject property is flat with a row of hedges to the rear of the property. There are two significant trees located on the subject property, one in the front yard and one in the rear yard (see Appendices A and B). The applicant intends to retain the significant tree in the front yard, through a Tree Protection Covenant. The tree in the rear yard will not be retained due to the proposed lot layout. There is an existing house on the property that will require removal as a condition of final reading.

c) Project Description:

The applicant is proposing to rezone the subject property from RS-1 (One Family Urban Residential) to R-4 (Single Detached (Infill) Urban Residential), a newly proposed zone, to permit future subdivision into two single family residential lots, not less than 450 m² (4,844 ft²).

d) Planning Analysis:

Official Community Plan:

The subject property is designated *Urban Residential* in the Official Community Plan (OCP), and within this designation, the Neighbourhood Residential Infill Policies allow for single detached dwellings and other housing forms. Specifically, Policy 3-19 provides for subdivision in established neighbourhoods providing that the lot area and width is not less than 80% of the lot area and width prescribed under the predominate zone in the surrounding neighbourhood. Normally this would permit a large RS-1 lot to be rezoned and subdivided to and RS-1b lot at 557 sq. m. The new R-4 zone will allow lots to be created of 450 sq. m. or larger. This new zone will fit nicely between the larger RS-1b lot (557 sq. m.) and the smaller R-1 lot size of 371 sq. m. The zoning matrix of the OCP will need to be amended to include this new zone.

The subject application to rezone the property to the new R4 (Single Detached (Infill) Urban Residential) zone, is compliant with the OCP infill policies and is, therefore, supportable.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential), to the newly proposed R-4 (Single Detached (Infill) Urban Residential) zone (see Appendix C), to permit subdivision into two lots (see Appendix D).

The new R-4 (Single Detached (Infill) Urban Residential) zone will be equivalent to 80% of the RS-1b (One Family (Medium Density) Residential) zone, with a minimum lot area of 450m² (4,844 ft²) and a minimum lot width of 12 m (39.4 ft.), consistent with the existing transition between the RS-1 (One Family Urban Residential) and RS-1b (One Family (Medium Density) Residential) zones. The new zone would also address some of the typical concerns raised by neighbours in proximity to an infill development. As new construction can often maximize the allowable height permitted under the zoning requirements, the new infill zone would have a lower height maximum of 9.5 m (31.2 ft.) compared to the typical 11 m (36 ft.) to ensure better compatibility with existing (and often smaller) developments. A maximum height of 9.5 m (31.2 ft.) would still permit a two storey home to be constructed. Additionally, front yard and side yard setbacks would also be enlarged to reflect RS-1 (One Family Urban Residential) zone requirements, so that the siting of the homes is more consistent with existing homes.

The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m² (7,191 ft²), and the minimum lot size for the newly proposed R-4 (Single Detached (Infill) Urban Residential) zone is 450m² (4,844 ft²). The subject property does satisfy the minimum zoning requirements of the newly proposed R-4 (Single Detached (Infill) Urban Residential) zone.

Any variations from the requirements of the proposed zone will require a Development Variance Permit application. There are no proposed variances at this time.

Advisory Design Panel:

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

Development Information Meeting:

A Development Information Meeting is required because of the need for the OCP amendment.

e) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has identified that all the services required in support of this development will be taken as a condition of subdivision. These service upgrades will include, new curb and gutter across property frontage, and new storm, sanitary and water connections. Cash-in-lieu may be taken for street trees and street lighting. No road dedication is required on the subject property.

ii) Building Department:

The subject property is located with the Fraser River Escarpment area; therefore, no infiltration or point discharge is permitted. The Stormwater Management Plan must meet the 3 tier requirements and will be registered on title.

f) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on February 11, 2020 and a response was received on February 14, 2020, with the following information:

"The proposed application would affect the student population for the catchment areas currently served by Glenwood Elementary and Westview Secondary.

Glenwood Elementary has an operating capacity of 360 students. For the 2019-2020 school year the student enrolment at Glenwood is 362 students (101% utilization) including 85 students from out of catchment.

Westview Secondary has an operating capacity of 1200 students. For the 2019-2020 school year the student enrolment at Westview Secondary is 655 students (55% utilization) including 412 students from out of catchment."

g) Traffic Impact:

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

CONCLUSION:

In keeping with Council's desire to increase house options and choice in the City, the adoption of the new R-4 zone will allow for an additional subdivisions option within the urban boundary in older neighborhoods. The provisions of the new zone will ensure the new homes are built more in character with existing homes. Therefore, It is recommended that that second reading be given to Zone Amending Bylaw No.7505-2018, and that application 2016-411-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen" for

Prepared by: **Adam Rieu**
Senior 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

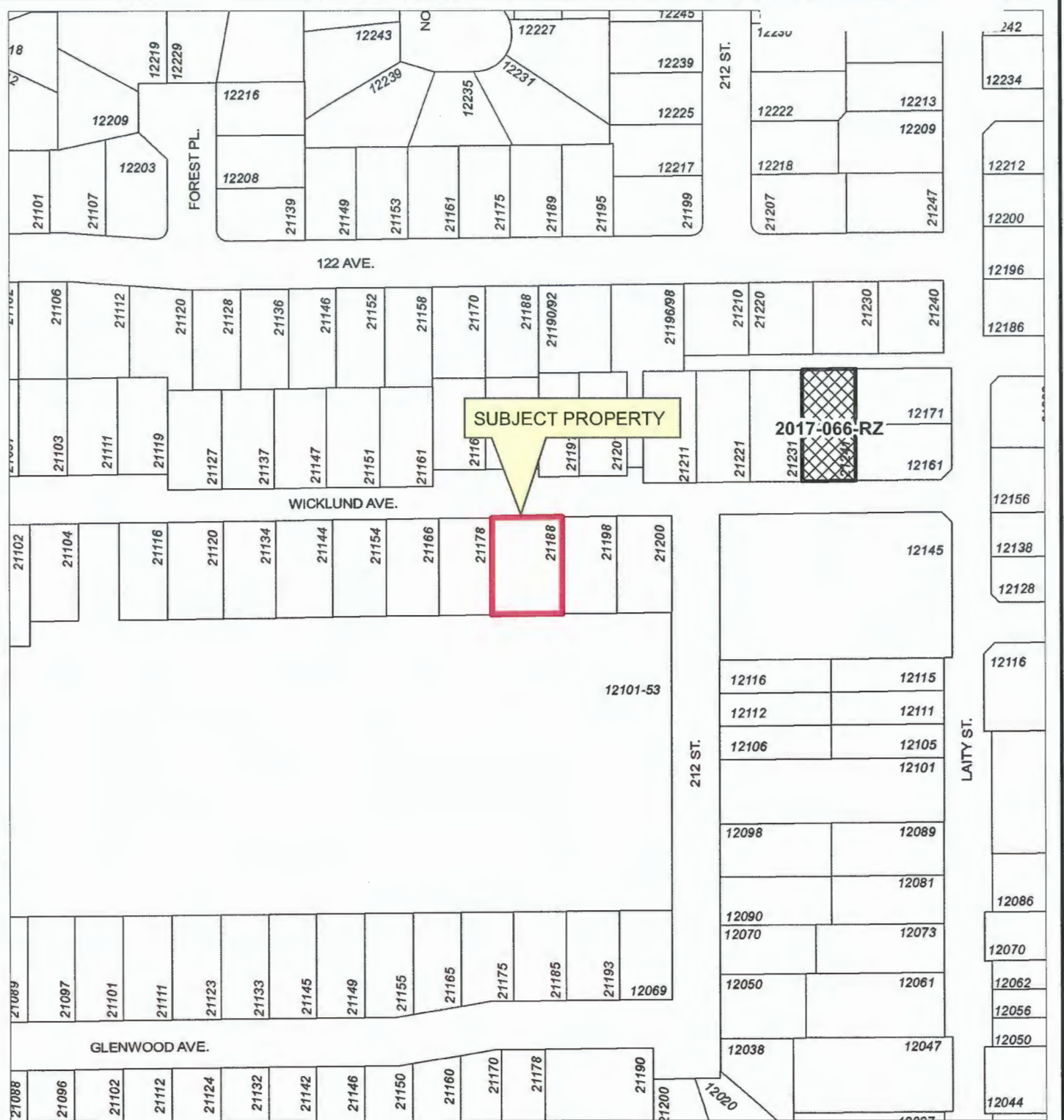
"Original signed by Al Horsman"

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. 7505-2018
- Appendix D – Subdivision Plan

APPENDIX A



Scale: 1:2,000

Legend

 Active Applications (RZ/SD/DP/VP)

21188 WICKLUND AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

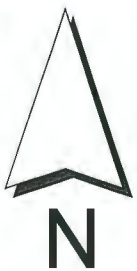
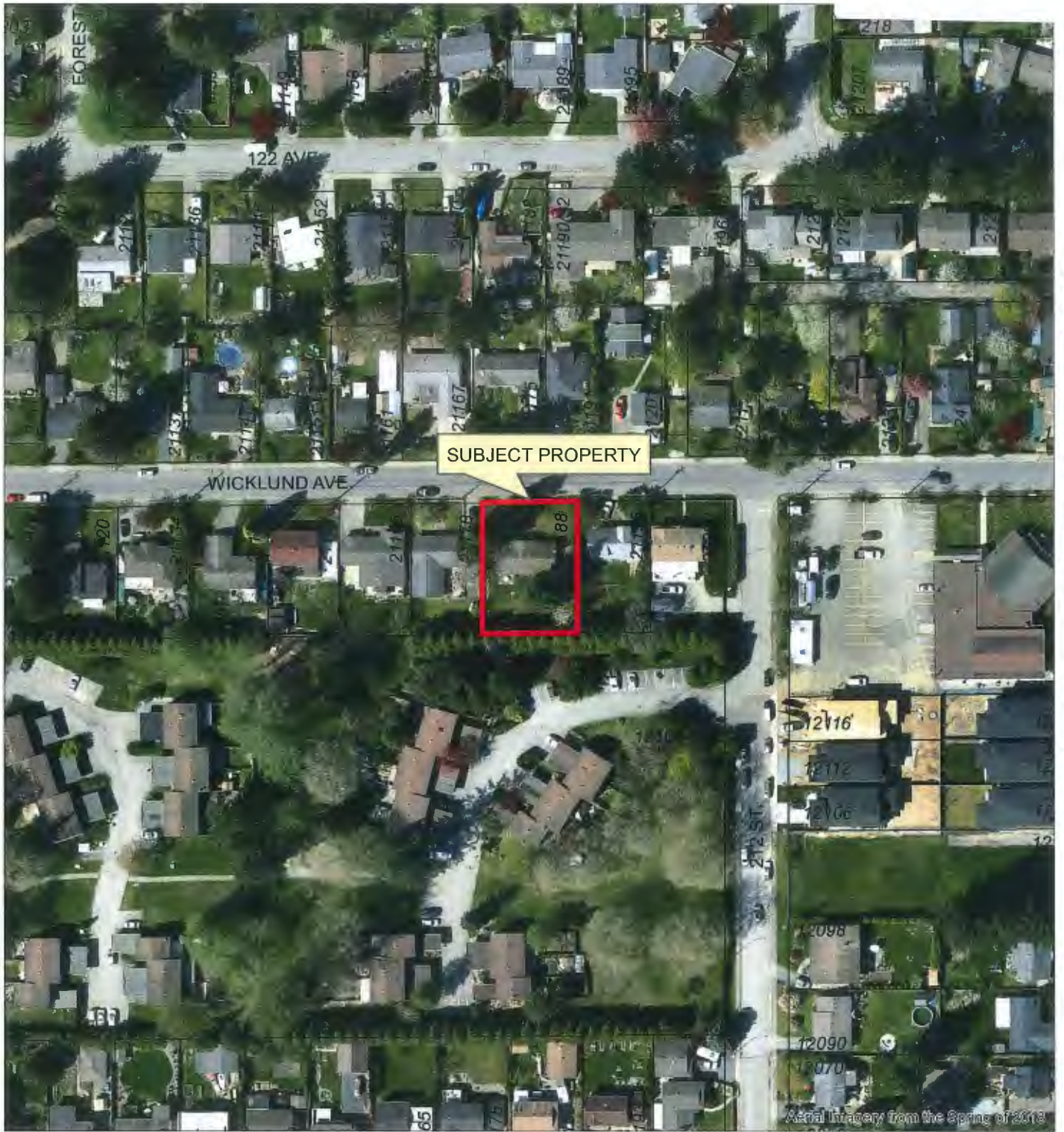
British Columbia

mapleridge.ca

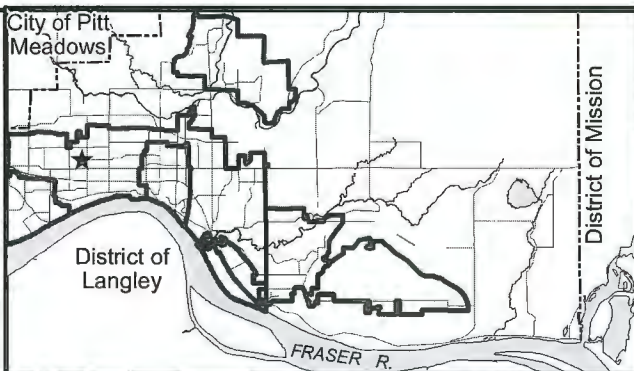
FILE: 2016-411-RZ

DATE: Aug 27, 2018

BY: LP



Scale: 1:1,500



21188 WICKLUND AVENUE
PID: 006-182-976

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Subject_Colour Map_Template.mxd
DATE: Nov 19, 2019

BY: AC

CITY OF MAPLE RIDGE
BYLAW NO. 7505-2018

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7505-2018."
2. That parcel or tract of land and premises known and described as:

Lot 119 District Lot 242 Group 1 New Westminster District Plan 47383

and outlined in heavy black line on Map No. 1779 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-4 (Single Detached (Infill) Urban Residential).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 11th day of December, 2018.

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

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

ADOPTED, the day of , 20

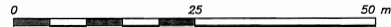
PRESIDING MEMBER

CORPORATE OFFICER

SUBDIVISION PLAN OF LOT 119 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 47383

Plan EPP91933

BCGS 92G.027



The intended plot size of this plan is 560 mm in width by 432 mm in height
(C SIZE) when plotted at a scale of 1:500

Integrated Survey Area No. 36, Maple Ridge, NAD83 (CSRS), 4.0.0.BC.1.GVRD

Grid bearings are derived from observations between
geodetic control monuments 84H0084 and 88H0087 and
are referred to the central meridian of UTM Zone 10N.

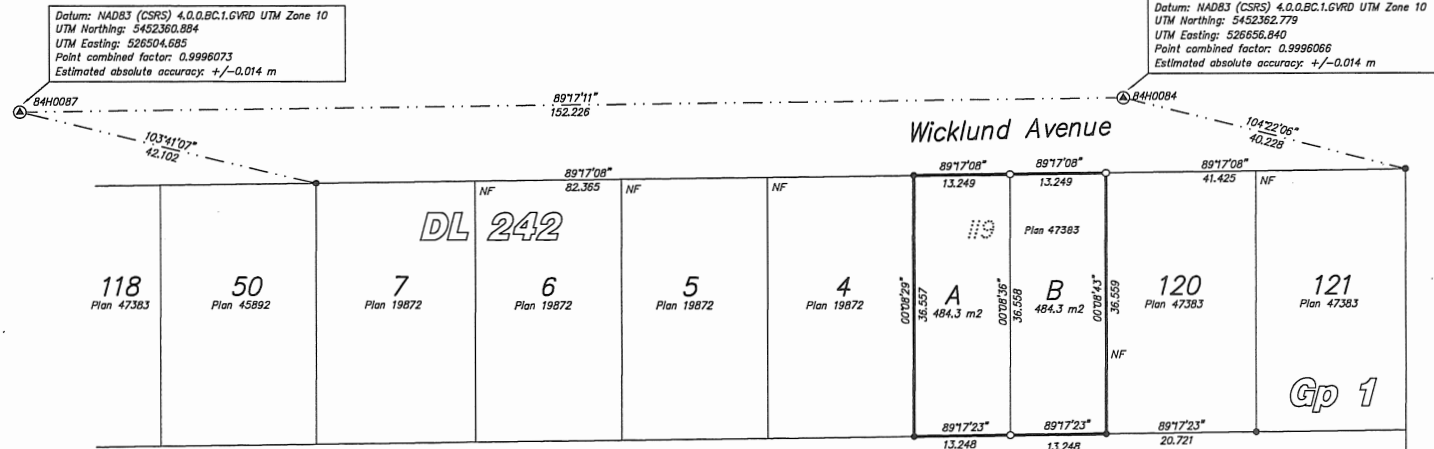
The UTM coordinates and estimated absolute accuracy achieved
are derived from the MASCOT published coordinates and standard deviations
for geodetic control monuments 84H0084 and 88H0087.

This plan shows horizontal ground-level distances unless otherwise specified.
To compute grid distances, multiply ground-level distances by the average
combined factor of 0.9996066. The average combined factor has been determined
based on geodetic control monument 84H0084.

LEGEND:

All Distances Are In Metres And Decimals Thereof

- ⊙ Control Monument Found
- Standard Iron Post Found
- Standard Iron Set
- NF Denotes No Evidence Found



This plan lies within the jurisdiction of the
Approving Officer for the City Of Maple Ridge.

This plan lies within the Metro
Vancouver Regional District.

Preliminary

The field survey represented by this plan was
completed on the 15th day of April, 2019.
Mike Bernemann, BCLS 793

Terra Pacific Land Surveying Ltd

22371 St. Anne Avenue, Maple Ridge, BC

Tel: 604-463-2509

File: MR19-307 SUB

APPENDIX D

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7445-2018
22567, 22583 and 22577 Brown Avenue

MEETING DATE: April 7, 2020
FILE NO: 2018-004-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 22567, 22583 and 22577 Brown Avenue (see Appendices A and B) from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of a five (5) storey apartment building containing 48 dwelling units. Council granted first reading to Zone Amending Bylaw No. 7445-2018 on March 27, 2018.

This application is in compliance with the Official Community Plan (OCP).

The RM-2 zone permits a maximum Floor Space Ratio (FSR) of 1.8; however, the project has an FSR of 1.83. The applicant will be utilizing the additional density bonus provision, by providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot). This voluntary payment for the additional FSR will be approximately \$9,639.16.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$3,100.00 per apartment dwelling unit, for an estimated amount of \$148,800.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7445-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on Brown Avenue and the lane to the north, as required;
 - iii) Consolidation of the subject properties;
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - v) Registration of a Restrictive Covenant protecting the Visitor Parking;

- vi) Registration of a Restrictive Covenant for Stormwater Management, including maintenance requirements;
- vii) Registration of a Restrictive Covenant securing the full and partial Adaptive Dwelling Units being constructed in the building;
- viii) Installation of public art having a value of \$50,000.00 through a Public Art Selection process or a voluntary contribution, to be determined;
- ix) Removal of existing buildings;
- x) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- xi) That a voluntary contribution, in the amount of \$148,800.00 (\$3,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- xii) Payment under the Density Bonus provision of the RM-2 (Medium Density Apartment Residential) zone, in the amount of \$9,639.16 (\$15.00 per square foot).

DISCUSSION:

1) Background Context:

Applicant: Maclean Homes (Golden Ears Ltd.)

Legal Descriptions: Lot 5 Section 20 Township 12, NWD Plan 8843
 Lot 6 Section 20 Township 12, NWD Plan 8843
 Lot 7 Section 20 Township 12, NWD Plan 8081

OCP:
 Existing: Medium and High-Rise Apartment

Zoning:
 Existing: RS-1 (One Family Urban Residential)
 Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use:	Multi-Family Residential and Single Family Residential
	Zone:	RM-3 (High Density Apartment Residential) and RS-1 (One Family Urban Residential)
	Designation:	Medium and High-Rise Apartment
South:	Use:	Vacant and a Parking Lot
	Zone:	RS-1 (One Family Urban Residential) and C-3 (Town Centre Commercial)
		(Proposed Comprehensive Development Zone for tower proposal, under application 2017-462-RZ)
	Designation:	Low-Rise Apartment and Medium and High-Rise Apartment
		(Proposed Medium and High-Rise Apartment, under application 2017-462-RZ)

East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Medium and High-Rise Apartment
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Medium and High-Rise Apartment

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.22 hectares (0.54 acres)
Access:	Lane north of Brown Street
Servicing requirement:	Urban Standard
Companion Applications:	2018-004-DP and 2018-004-VP

2) Project Description:

The proposal is for a five (5) storey apartment building containing a total of 48 dwelling units (see Appendices D and E). These will consist of: five (5) 3-bedroom units, five (5) 2-bedroom units convertible to 3-bedroom units, ten (10) 2-bedroom units, fifteen (15) 1-bedroom units with dens, eight (8) 1-bedroom units, and five (5) studio units. All parking would be underground, with vehicle access from the lane north of the site and parallel to Brown Avenue.

The applicant proposes to provide:

- 10% of the units as full or partially designed BC Building Code Section 3.8.5 Adaptive Dwelling Units to accommodate aging in place;
- All underground parking spaces will be wired for future installation of Level 2 charging stations for electric vehicles; and
- On-site public art, or a voluntary contribution in lieu, or a combination of the two, approaching a value of \$50,000.00.

The project is designed and is landscaped to allow for:

- Ground level units along Brown Avenue to have individual front yards and pedestrian gates to the street;
- A main entrance that is coordinated with architectural features including a weather protection canopy toward the sidewalk; and
- A common area accessible from the indoor common facility that is proposed to have a barbeque area (with direct natural gas connection) and garden plots for residents.

The landscaping plan also incorporates public art-inspired seating walls and light fixtures in the entry area, the common outdoor space and elsewhere on the site.

3) Planning Analysis:

i) Official Community Plan:

The subject properties are located within the Town Centre Area Plan and are currently designated *Medium and High-Rise Apartment*. The proposed designation will accommodate the proposed RM-2 (Medium Density Apartment Residential) zoning.

The proposed unit sizes, ranging from studio to 3-bedroom dwelling units, are satisfactory to accommodate a range of housing needs, including starter housing, empty nest households and families with children.

The following OCP policies apply:

- 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.*
- 3 - 33 *Maple Ridge will encourage housing that incorporates "age-in-place" concepts and seniors housing designed to accommodate special needs.*

The provision of about 10% or five (5) of the proposed 48 apartment units designed and built in entirely or partially in accordance with BC Building Code Section 3.8.5 (Adaptive Dwelling Units) will satisfy these policies with respect to providing special needs housing promoting aging in place. The apartment units will be Strata titled.

The following Town Centre Area Plan policy applies:

- 3-23 *All Medium & High-Rise Apartment developments should be a minimum of five (5) storeys and may reach over twenty (20) storeys.*

The proposed building adheres to the building heights outlined in this policy.

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject properties, located at 22567, 22583 and 22577 Brown Avenue, (see Appendices A and B) from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) (see Appendix C). The proposal is to permit a five (5) storey apartment building containing 48 dwelling units (see Appendices D and E), on an attractively landscaped site (see Appendix F). A Development Variance Permit application will be required for proposed minor setback variances to accommodate building articulation (see Appendix G).

iii) **Off-Street Parking And Loading Bylaw:**

A total of 51 residential parking spaces, including one (1) accessible parking spaces and three (3) visitor parking spaces are proposed to be provided in an underground parking structure. Six (6) of the residential parking spaces will be small car spaces. This parking will have access by way of a ramp and driveway access from the lane behind the subject properties.

This project will be required to provide one roughed-in infrastructure capable of providing Level 2 charging outlets for each required residential parking space and one such outlet each for half of the required visitor parking spaces (50% requirement).

A variance is required to reduce the residential parking requirement from 51 to 48 spaces and visitor parking spaces from five (5) to three (3) spaces.

iv) **Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations:

- *Maple Ridge Zoning Bylaw No. 3510 -1985*, is proposed to be varied to reduce the setback requirements as follows:
 - for the front lot line from 7.5 metres (24.6 ft.) to about 5.4 metres (17.7 ft.) to portions of the front façade, to about 3.9 metres (12.8 ft.) for the roof overhang and to the balconies columns, to about 3.0 metres (9.8 ft.) for the front balconies and to about 1.6 metres (5.2 ft.) for the front entrance canopy;
 - for the east side lot line from 7.5 metres (24.6 ft.) to about 5.5 metres (18 ft.) to 5.6 metres (18.4 ft.) to portions of the façade, to about 3.9 metres (12.8 ft.) for the roof overhang, to about 4.9 metres (16 ft.) from the posts to the balconies and to about 4.8 metres (15.7 ft.) for the balconies; and
 - for the rear (lane) lot line from 7.5 metres (24.6 ft.) to about 7.3 metres (23.9 ft.) to portions of the rear façade, to about 4.9 metres (16 ft.) to 5.7 metres (18.7 ft.) for the roof overhang and to the balconies columns and to about 4.9 metres (16 ft.) for the balconies.

These proposed building setback variances are shown in Appendix G.

- *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990* is proposed to be varied to reduce the number of residential parking spaces by three (3) spaces to 48 spaces and the number of visitor parking spaces by two (2) to three (3) parking spaces.

The requested variances to the RM-2 zone and parking requirements will be the subject of a future Council report.

v) **Development Permits:**

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application is required for all multifamily residential, flexible mixed-use and commercial development located in the Town Centre.

vi) **Advisory Design Panel:**

The application was reviewed by the Advisory Design Panel (ADP) at a meeting held on January 22, 2020. Panel comments and the applicant's responses are included as Appendix H. The project was supported by ADP, with some minor revisions to the landscaping and entry to the building. The architectural and landscaping plans have been revised accordingly.

A detailed description of the project's form and character will be included in a future development permit report to Council.

vii) **Development Information Meeting:**

A Development Information Meeting was held on October 17, 2019 at Eric Langton Elementary School. Four (4) people attended the meeting. There were only two (2) comments completed and both sheets are general in nature and do not require any action from applicant.

4) **Interdepartmental Implications:**

i) **Engineering Department:**

This application is subject to the typical requirements to be governed by a rezoning servicing agreement such as road and lane widening, installation of sidewalks, curbs, street light and street

trees; providing underground wiring; and any upgrades to sanitary, storm or water servicing the proposed apartment building.

ii) **Building Department:**

As part of a future application for building permits, further details will be required to allow the project to be assessed for BC Building Code compliance, including exit exposure conditions for a stairwell, main floor corridor adjacent to the amenity room, and confirmation of the civic address. The applicant is required to ensure that the units which are proposed to be Adaptive Dwelling Units will comply with the applicable section(s) of the BC Building Code. Three-tier storm water management is to follow the City's design criteria and be integrated with site landscaping plans.

iii) **Fire Department:**

Comments were provided related to details required at the building permit stage respecting the usual fire safety practices during construction and built into the proposed building in accordance with the BC Building Code and the BC Fire Code to be addressed in the Development Permit and Building Permit applications. This includes sprinklering, fire alarm panel and fire crew access.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7445-2018, and that application 2018-004-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen" for

Prepared by: **Adrian Kopystynski M.Sc., 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.P.L, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

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. 7445-2018
- Appendix D – Site Plan
- Appendix E – Building Elevation Plans
- Appendix F – Landscape Plan
- Appendix G – Setback Variances
- Appendix H – ADP design comments



SUBJECT PROPERTIES

EDGE ST.

BROWN AVE.

DEWDNEY TRUNK ROAD



Scale: 1:1,500

Legend

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

22567/22577/22583 Brown Ave

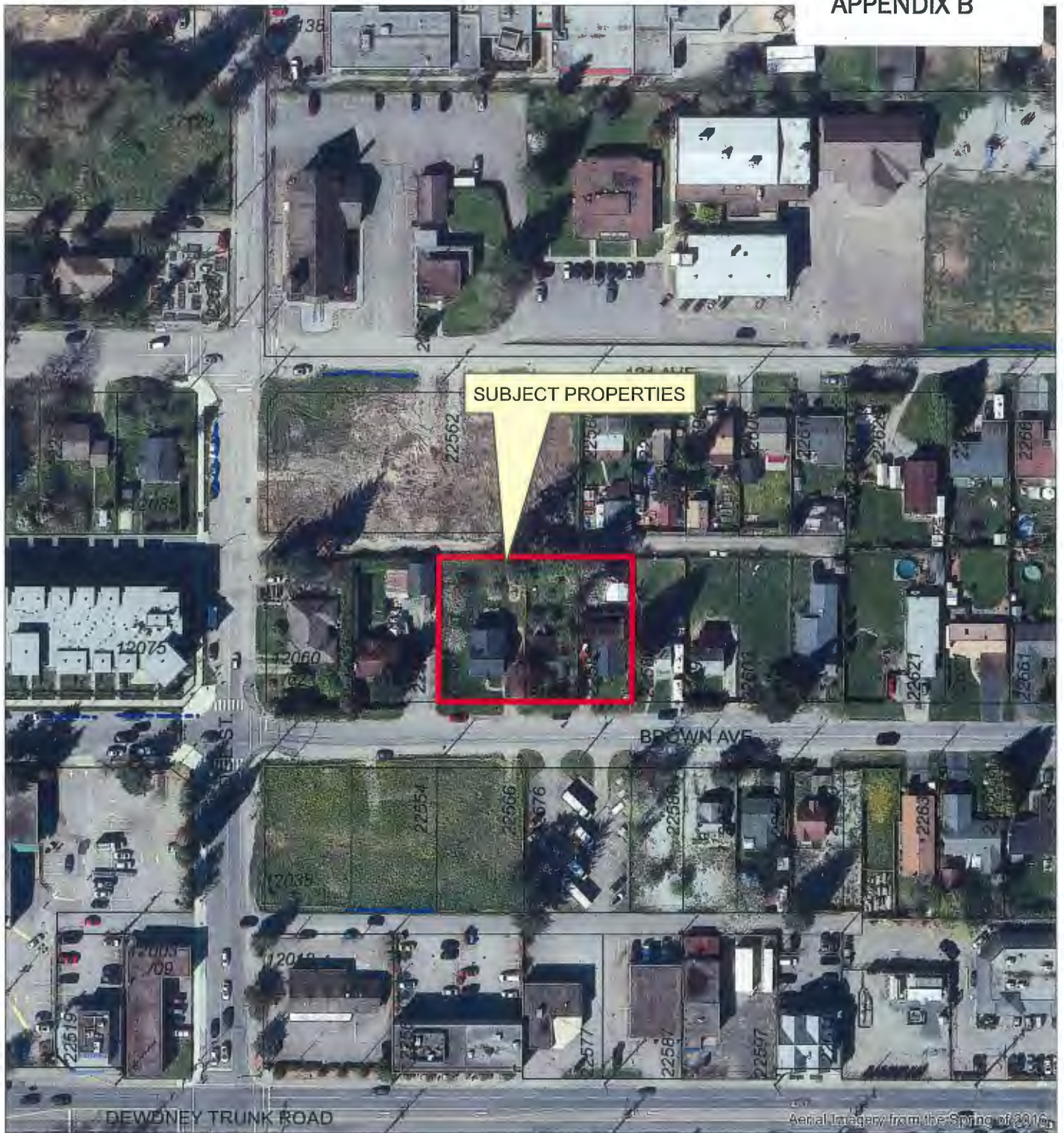
PLANNING DEPARTMENT



mapleridge.ca

2018-004-RZ
DATE: Jan 9, 2018

BY: JV



Scale: 1:1,500

Legend

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

22567/22577/22583 Brown Ave

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2018-004-RZ

DATE: Jan 9, 2018

BY: JV

CORPORATE OFFICER



NO.	DATE	DESCRIPTION
1	DEC 12, 2019	ISSUED FOR DP RESUBMISSION
2	DEC 12, 2019	ISSUED FOR DP RESUBMISSION
3	DEC 12, 2019	ISSUED FOR DP RESUBMISSION
4	DEC 12, 2019	ISSUED FOR DP RESUBMISSION



GARCIA ZUNINO
ARCHITECTS INC.
662 EAST WINDSOR RD.
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WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.

CUSTOMER:
MacLEAN HOMES

PROJECT:
EDGE 3
CONDOMINIUMS

ADDRESS:
2557, 2557 & 2585 BROWN AVE.
MAPLE RIDGE, B.C.

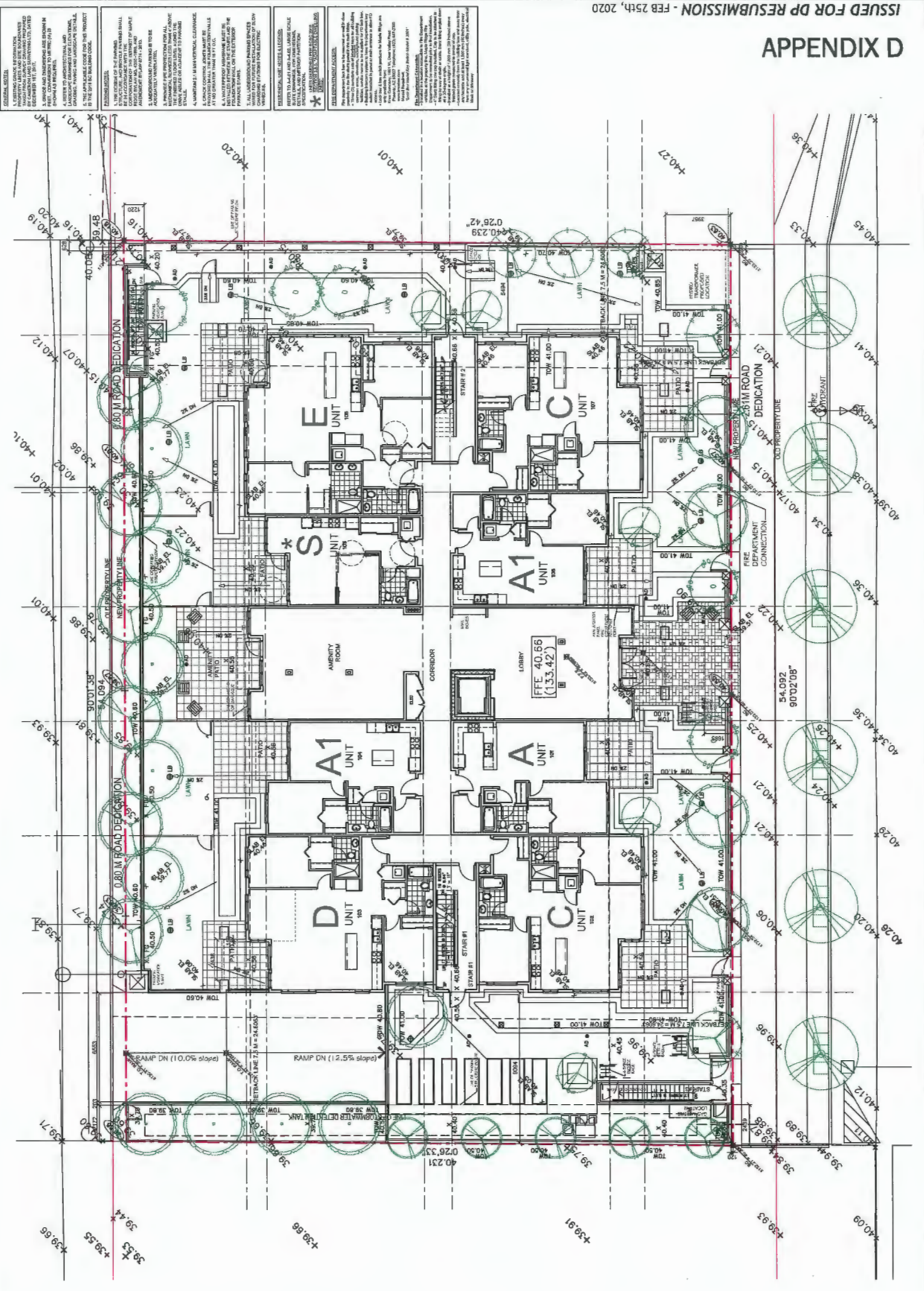
SHEET TITLE:
1ST FLOOR
PLAN

DRAWING NO.:
A-1.02

PROJECT NO.:
1710.00
SCALE: 1/100
DATE: NOV 01, 2019

APPENDIX D

ISSUED FOR DP RESUBMISSION - FEB 25th, 2020



PROPERTY LINE



PROPERTY LINE

CEILING (top plate)	178.42' (54.38M)
FIFTH FLOOR	170.42' (51.94M)
FOURTH FLOOR	161.42' (49.20M)
THIRD FLOOR	152.42' (46.46M)
SECOND FLOOR	143.42' (43.71M)
FIRST FLOOR	133.42' (40.66M)
PARKING GARAGE	122.42' (37.31M)

SOUTH ELEVATION

- CHANGES:**
1. COLUMNS AND STONE BASE: CULTURED STONE "TALL HEWN STONE"
 2. HORIZONTAL SIDING: ALLURA LAP SIDING 1" EXPOSURE TEXTURE: WOOD GRAIN COLOR: PTD BARK W/ REMNANT CHARCOAL
 3. HORIZONTAL SIDING: ALLURA LAP SIDING 1" EXPOSURE TEXTURE: WOOD GRAIN COLOR: GRANITE GRAY
 4. HORIZONTAL SIDING: ALLURA LAP SIDING 1" EXPOSURE TEXTURE: WOOD GRAIN COLOR: STERLING GRAY
 5. HORIZONTAL SIDING: ALLURA LAP SIDING 1" EXPOSURE TEXTURE: WOOD GRAIN COLOR: ROSEWOOD
 6. BOARD & BATTEN CLADDING: ALLURA VERTICAL SIDING PANEL TEXTURE: SMOOTH COLOR: BROWN
 7. FASCIA AND TRIM BOARDS: PAINT: BM 3121-10 GRAY
 8. COLUMNS AT ENTRY AND BALCONY: HANDED SIDING TEXTURE: SMOOTH ON METAL TRIM EXCEPT ON OR SIMILAR COLOR: COUNTRY LANE RED
 9. GUARDS / HANDRAILS: BLACK POWDER COATED ALUMINUM FINISH
 10. VINYL FRAME WINDOWS: COLOR: WHITE
 11. BUILDING LOBBY WINDOW FRAME: ALUMINUM 1" EXPOSURE COLOR: ANODIZED ALUMINUM

HEIGHT BASE LINE CALCULATION

FRONT	DDP ELEV = 48.33 M DDP WALK = 48.00 M (I) = 40.11 M (131.59')
REAR	DDP ELEV = 48.10 M DDP WALK = 38.73 M (I) = 35.91 M (117.93')



ISSUE	DESCRIPTION	DATE
4	DPA RESUBMISSION	FEB 25, 2020
3	ADP SUBMISSION	DEC 13, 2019
2	DPA RESUBMISSION	AUG 27, 2019
1	DPA	DEC 18, 2018



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SEAL:

CLIENT:

MacLEAN HOMES

PROJECT:

EDGE 3 CONDOMINIUMS

22567, 22577 & 22583 BROWN AVE.
MAPLE RIDGE, B.C.

SHEET TITLE:

ELEVATIONS

DRAWING NO.:

A-2.01

PROJECT NO.:

1710.00

DRAWN:

SCALE: 1:100

CHECKED: L.J. / M.G.-Z

DATE: NOV 27, 2018

ISSUED FOR DP RESUBMISSION - FEB 25th, 2020

APPENDIX E



EAST ELEVATION

BROWN AVE.

OLD PROPERTY LINE

NEW PROPERTY LINE

ROAD DEDICATION = 2.61M

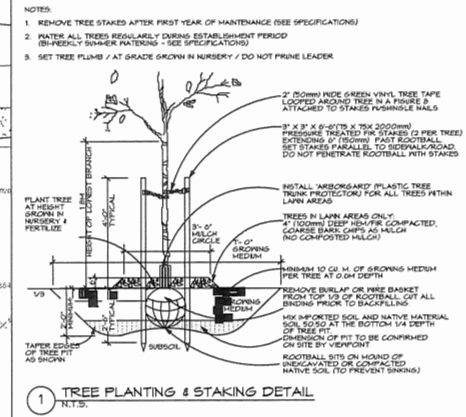
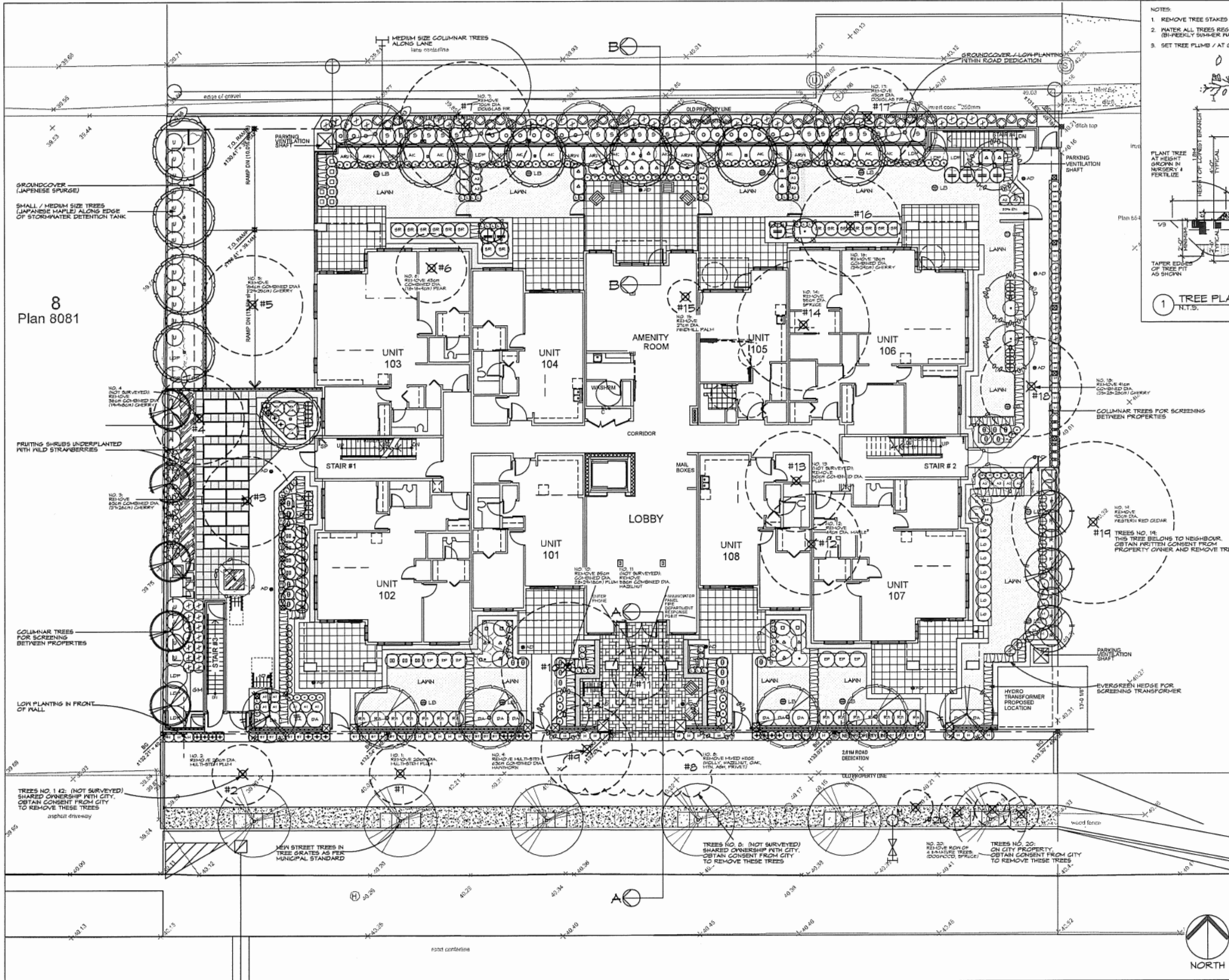
NEW PROPERTY LINE

OLD PROPERTY LINE

LANE DEDICATION = 0.80M

LANE

8
Plan 8081



25 FEB 20 CITY COUNCIL APPROVED:
 1 FEB 20 REVISED FOR D.P.
 19 DEC 14 REVISED FOR DESIGN PANEL GO-4-1815
 9 OCT 14 COLORED DRAWINGS REVISED FOR PUBLIC INFORMATION HEARING
 1 AUG 14 REVISED AS PER 15th SITE PLAN
 31 JUL 14 REVISED AS PER 15th SITE PLAN
 24 JUL 14 REVISED FOR COORDINATION OF HARDSCAPE / SITEWORK
 11 DEC 13 REVISED FOR D.P.
 28 NOV 13 REVISED CONCEPT ISSUED FOR REVISED
 27 NOV 13 REVISED FOR 15th COORDINATION
 14 NOV 13 REVISED FOR CLIENT & FINAL REVIEW

VIEWPOINT
 LANDSCAPE ARCHITECTS
 5244 Prince Edward St.
 Vancouver, BC V6N 2E5
 Tel: 604.682.0201
 Fax: 604.682.0278

project
APARTMENT PROJECT
"EDGE 3"
 22561, 22571 & 22583 BROWN AVE.
 MAPLE RIDGE, B.C.

for:
MACLEAN HOMES

drawing title:
PLANTING PLAN

project no.:
 2010-28

drawn by:
 LCH

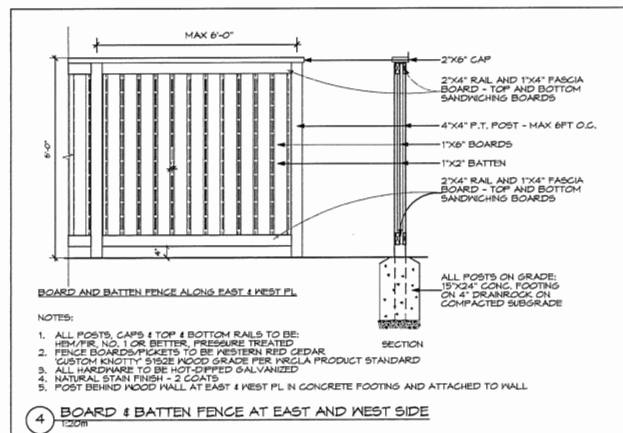
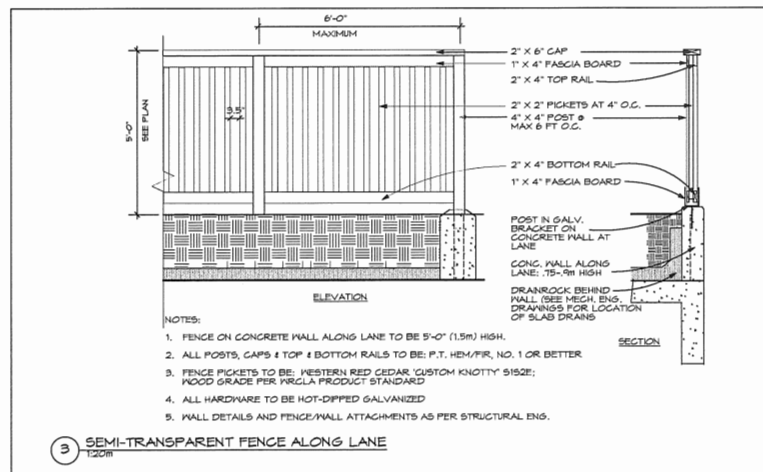
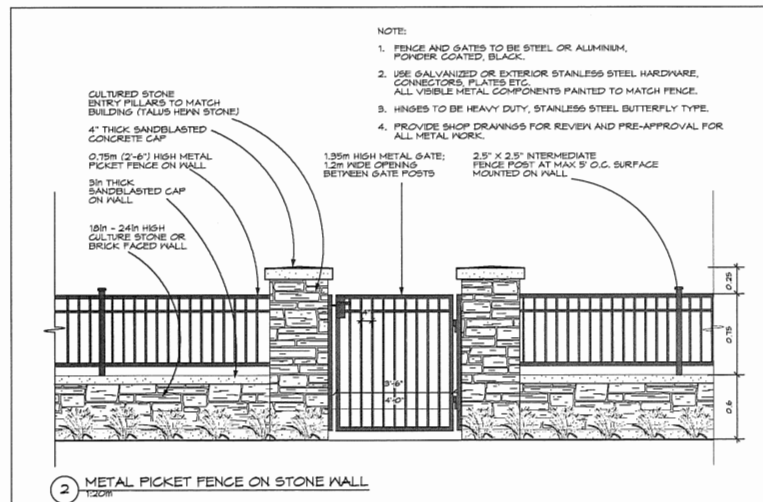
date:
 NOV. 2010

scale:
 1/100

date revised:
 25 FEB 2020

sheet no.:
 L1 OF 5

APPENDIX F

[illegible]

29 FEB-20	CITY GOVERNMENTS ADDRESSED. RE-ISSUED FOR D.P.
1 FEB-20	REVISED AS PER DESIGN PANEL GO-HERTS RE-ISSUED FOR D.P.
13 DEC-14	ISSUED FOR DESIGN PANEL.
2 OCT-14	COLORIZED DRAFTING ISSUED FOR PUBLIC INFORMATION MEETING.
1 AUG-14	REVISED AS PER NEW SITE PLAN. RE-ISSUED FOR D.P.
31 JUL-14	REVISED AS PER NEW SITE PLAN.
23 JUL-14	ISSUED FOR CLIENT REVIEW.
23 JUL-14	ISSUED FOR COORDINATION OF HARDSCAPE/ GRADING.
11 DEC-18	ISSUED FOR D.P.
28 NOV-18	REVISED CONCEPT ISSUED FOR RE/REV
21 NOV-18	ISSUED FOR ENV-DEP COORDINATION
14 NOV-18	ISSUED FOR CLIENT & A/E/R REVIEW



VIEWPOINT
LANDSCAPE ARCHITECTS

5244 Pivonia Edward St.
Missoula, MT 59801-2855

tel 406/466-9370
fax 406/466-9378

project

**APARTMENT PROJECT
"EDGE 3"**

22561, 22571 & 22583 BROWN AVE.
MAPLE RIDGE, B.C.

for:
MACLEAN HOMESdrawing title:
PLANT LIST: DETAILS

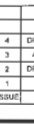
project no.:	2018-29	drawn by:	LCH
date:	NOV. 2010	scale:	AS SHOWN
date revised:	25 FEB 2020	sheet no:	L3 of 5

The authors express their appreciation to Prof. A. B. Kozlov for his support in this project. We are indebted to Dr. V. G. Zverev for his valuable comments on the manuscript.



APPENDIX G

ISSUED FOR DP RESUBMISSION - FEB 25th, 2020

4	DPA RESUBMISSION			FEB 26, 2020	
3	ASP SUBMISSION			DEC 13, 2019	
2	DPA RESUBMISSION			AUG 01, 2019	
1	DPA			DEC 14, 2018	
ISSUED		DESCRIPTION		DATE	
					
<p>GARCIA ZUNINO ARCHITECTS INC. 662 EAST WINDSOR RD. NORTH VANCOUVER B.C. CANADA V7N 1K7</p> <p>PHONE: 604.987.8304 FAX: 604.987.8371 WEB: gzararchitects.com E: gzunino@gzararchitects.com</p>					
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<p>DEAL:</p>					
<p>CLIENT:</p> <p>MacLEAN HOMES</p>					
<p>PROJECT:</p> <p>EDGE 3 CONDOMINIUMS</p>					
<p>22567, 22577 & 22583 BROWN AVE. MAPLE RIDGE, B.C.</p>					
<p>SHEET TITLE:</p> <p>SITE PLAN</p>					
<p>DRAWING NO.:</p> <p>A-0.03</p>					
PROJECT NO.:		1710.00			
DRAWING	DATE:	1:200			
ENVELOPE: L2 / M2-Z		SCALE: NOV 01, 2019			

Appendix H – ADP Comments

The following resolution was passed in regards to File No. 2018-004-RZ at the January 22, 2020 Advisory Design Panel meeting. Please forward this information on to the applicant.

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

ADP Landscape Comments and Responses from Landscape Architect:

1. Consider placing the North side fence on the edge of the slab and reducing the height or eliminating the wall adjacent to the lane.
Response: The planter wall with the fence is moved to the edge of the parking slab (approximately 3 feet from the property line), and the height of the wall is reduced.
2. Review grading and lane interface in coordination with landscape and civil.
Response: The grading along the lane is coordinated with the civil grades.
3. Provide plantings on the base of the wall adjacent to the lane.
Response: Tree and shrub planting is proposed along the base of the wall to screen and soften the wall.
4. Strongly encourage the use of an alternate material to wood for the planters at the units.
Response: The planter walls are changed from wood to Pisa Lite masonry blocks.
5. Provide adequate soil volume for proposed trees.
Response: Adequate soil volume is provided (exceeding BC Landscape Standard minimum requirements), and will be specified in the project specs.
6. Consider adding an element to the street frontage to create a more prominent entry at lobby.
Response: The entry court is revised to create a more prominent entry to the lobby, and is coordinated with the architectural drawings.
7. Confirm requirements for bike racks.
Response: 16 exterior bike stalls are provided at the project entry and at the west side in a secured space.
8. Consider moving light bollards to the planters or providing step lights in the walls along the walkway to amenity.
Response: The light bollards are moved into the planters.
9. Consider including passive seating in the amenity area – veggie garden vs. passive seating/bbq area.
Response: The amenity area is revised and a passive seating is provided.
 Community / Veggie garden is redesigned. A small planter is proposed to define the community garden and to provide an informal seating edge. The patio is deleted but a small open area is proposed as “work area” close to the garden shed.
 Gas connection is proposed for barbeque at the north Amenity area.

ADP Architectural Comments and responses from the Architect:

1. Provide more emphasis on the entry to the building.
Response: The entry to the building was highlighted by adding a new balcony portico supporting a cantilevered canopy to provide additional covered space sheltering the entrance to the building. The new canopy sits higher and reaches closer to the property line. The subtraction of the canopy front columns widens the space at the entrance. Additional emphasis to this area was created with the revised landscape plan.

2. Provide additional detailing around window trims; consider using a pre-cast trim.

Response: The window trims will be detailed similar to the two previous sister projects, including wood trims inset in the stone cladding. We believe this approach not only gives coherence to the entire building appearance, but also consistency with the two previous Edge projects in the immediate neighborhood.

3. Provide unique character to the building to distinguish from Edge 2 building including the entry, proportions and roof line.

Response: The building is unique and different from the previous Edge projects with a more contemporary exterior design:

- The Edge 3 building has very different proportion as the lot is less wide, and the building is also taller - five storeys instead of four. It is not a corner project, facing two streets as the two previous buildings.
- The roof line is simpler and streamlined. The roof at the two previous projects had a rhythm of pop-up higher roofs resulting in very different roof shape and articulation.
- The balcony portico with wide columns is a feature in all three projects, but for the Edge 3 the portico was made more contemporary with simpler forms and a brighter color compared to the previous porticos built at the other two projects.

4. The 3 bedroom unit plan has one bedroom that doesn't have an exterior window, is there a way to add a window?

Response: It is the intent of MacLean Homes to maintain the units E (and E-bw) plan layout with the internal bedroom. The building code allows the internal bedroom for this particular suite size and configuration.

Note that there is another 2-bedroom unit (Type D) which the drawings show as "convertible to three bedrooms". This unit could be an option for a prospective buyer willing to have a three bedroom suite with exterior windows in all three bedrooms.

Staff Comment: The parking requirement may change to accommodate units so changed.

5. Currently only the studios are adaptable, consider adding additional types of adaptable units.

Response: The Units E and E-bw, mentioned in item 4, were redesigned to allow partial accessibility. The revisions described below affect a total of five suites including the E and E-bw types in all five floor levels, and include:

- One bathroom made larger so it can be converted into wheelchair-accessible,
- The entry corridor made wider allowing wheelchair turning radius,
- The third bedroom made accessible with a larger door,
- The balcony door made wider to enable access to the balcony or patio by installing a small ramp, if required.

Note that the revised plans as described are not intended to be BCBC 3.8.5. Adaptive Dwelling Units in their entirety, but were redesigned to be partially adaptable to enable care of a family member requiring additional accessibility.

Staff comment: The applicant is required to ensure that the units proposed to be Adaptive Dwelling Units will comply with the applicable section(s) of the BC Building Code.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7533-2019;
21640 124 Avenue

MEETING DATE: April 7, 2020
FILE NO: 2018-498-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

On November 5, 2019, Council resolved that this application to rezone the subject property located at 21640 124 Avenue (Appendix A and B) from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) for a four (4) unit Courtyard Housing project, “be referred back to staff for further work with the applicant relative to parking and density options.”

The applicant has submitted revised plans (Appendix D) that have modified the parking and landscaping components of the project, while retaining the same four (4) unit Courtyard Housing design. The size of the parking spaces and perimeter landscaping were both expanded to address Council’s concerns.

The November 5, 2019 report to Council (Appendix E) considered this project from two perspectives. The Development Information Meeting (DIM) on June 26, 2019 and compliance with the interim Multiplex Design Guidelines together with the applicable Multi Residential Development Permit Area Guidelines. The DIM comments were related to the project being too dense, not fitting into the neighbourhood and perceived safety and traffic fears. The form and character of the project was considered as a work in progress with a report and finalized plans being forwarded to Council for issuance of a Development Permit.

This application is in compliance with the OCP with respect to use and density.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per dwelling unit, with the first of the four (4) units being exempted, for an estimated amount of \$12,300.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7533-2019 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on 124 Avenue as required;

- iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- iv) Registration of a Restrictive Covenant for Stormwater Management, including a maintenance guide;
- v) Removal of any existing buildings or structures;
- vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- vii) That a voluntary contribution, in the amount of \$12,300 (\$4,100.00 /unit based on 3 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Ryan Huctman

Legal Description: East 785 Feet Lot 2 Except Part in Plan LMP1615, District Lot 245 Group 1
NWD Plan 8586

OCP:

Existing: Urban Residential
Proposed: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: RT-2 (Ground Oriented Residential Infill)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential

Existing Use of Property: Residential

Proposed Use of Property: Residential

Site Area: 988 sq. m. (0.24 acres)

Access: Manor Avenue and 124 Avenue

Servicing requirement: Urban Standard

2) Background:

On November 5, 2019, Council resolved that this application to rezone the subject property located at 21640 124 Avenue (Appendix A and B) from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) for a four (4) unit Courtyard Housing project, “be referred back to staff for further work with the applicant relative to parking and density options.”

3) Project Description:

The proposal for the subject property at 21640 124 Avenue is for an infill development of four (4) dwelling units, in two (2) buildings, designed in the form of Courtyard Housing (Appendix E). The project includes three (3) bedroom units, with basement area. The size of the units are essentially the same as the earlier submission consisting of two (2) units of 202 square metres (2,175 square feet) each and two (2) of 188 square metres (2,024 square feet) each.

The changes since the November 5, 2019 submission include:

- There now is a landscaping strip between the fence and car parking spaces. The alternative is to place a hedge toward the street with the fence behind it;
- Each unit has a longer and wider garage.
- The building facing 124 Avenue has two single garage doors rather than one double garage door;
- The buildings have been shifted closer together to increase the landscaping and the size of the unenclosed parking spaces, particularly for the building on 124 Avenue. Consequently, the Courtyard has been reduced from about 8.4 to about 7.5 metres in depth.

4) Planning Analysis:

i) Official Community Plan:

The development site is designated Urban Residential Major Corridor, which is appropriate for the proposal. The proposal, as modified, continues to adhere to applicable OCP policies as described in the November 5, 2019 report and summarized below.

A number of OCP Infill Policies apply to this site and are evaluated with respect to the proposal's design as follows:

- In changing the single family residential to a Courtyard Housing form, Policy 3-19-b sets the criteria with respect to achieving street-oriented buildings, including developing a design “that resemble a single detached dwelling, with an emphasis on orientation to the street.”

Design comments include strengthening the prominence of the front entrances facing 124 and Manor Avenues, and additional front façade articulation and detailing for both proposed buildings to “read” more like single residential buildings from both Manor Avenue and 124 Avenue.

This will be achieved through the development permit process.

- Policy 3-21 requires attention be paid to having site plans, setbacks and building massing that respects existing development patterns and are sensitive to the surrounding neighbourhood.

Design comments include added attention to the massing along the interior side lot lines to be more sensitive to the existing single residential dwellings on abutting lands. This would include the steeping down the massing to the interior lot lines.

The proposed buildings do comply with the 9.5 metre maximum height requirement. Single residential zones allow for taller buildings (11 metres); however, there are one or 1 ½ storey homes along Manor Avenue.

This will be achieved through the development permit process.

The overall OCP objective is to encourage growth within the Urban Area Boundary (UAB), including growth through infill by a mix of housing types and tenures (Policy 3-1). This is achieved by the increased density being proposed.

ii) Zoning Bylaw:

The analysis of compliance does not change from the November 5, 2019 proposal. All variances to accommodate the existing lot and proposed setbacks as described in the November 5, 2019 report are unchanged, except that the proposed front yard setback to 124 Avenue is increased from 6.0 metres in the previous proposal to 6.68 metres in the revised proposal.

iii) Off-Street Parking And Loading Bylaw:

The project continues to provide eight (8) parking spaces, which is double the bylaw requirement.

iv) Development Permits:

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

The following is a preliminary analysis, applying the interim guidelines contained in the “Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview Report” evaluating the form and character of proposed Courtyard Housing project.”

Guideline	Staff Comment
• Not a rowhouse form.	More front façade articulation and prominence to the front facing entrance area will achieve full compliance.
• Dwelling units may be located in more than one building on a lot.	Two dwellings are located in each of the two buildings.
• Orientation is characterized by units that are facing inwards towards each other.	Inward facing orientation with direct access off the patios into the courtyard and overlook from living spaces (kitchen) is provided.
• Pedestrian walkways lead from the street to an inner courtyard area.	This is provided.
• Courtyards are programmed for flexible and interactive outdoor space but are not intended for parking.	This will be addressed through the development permit process. A gazebo is being proposed.
• Where lane access is available, parking	Not applicable.

will be located at the rear of the property.	
• Scale and massing shall be compatible with the surrounding area.	Discussed in the OCP Policy section above.
• Mix of unit sizes.	Two units have 202 square metres and two have 188 square metres of floor space.

A detailed description of the project's form and character will be included in a future Development Permit report to Council.

v) Advisory Design Panel:

This application predates the requirement for such projects to be submitted to the Advisory Design Panel. Therefore, the review was undertaken by staff based on the Courtyard Housing Project Interim Guidelines noted in the table in the previous section. Depending on the matters outlined in the Alternatives section, a referral to ADP could be required by Council in the instance of finalizing the design of this project.

vi) Development Information Meeting:

A Development Information Meeting (DIM) that was held at Maple Ridge Secondary School Library on June 26th, 2019.

There were 18 people in attendance at the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant. The public's comments focused on the following four (4) issues as described in more detail in Appendix E.

A summary of the applicant's report is as follows:

- Residents felt a rezoning to multi-residential was sudden and unexpected, with concerns being expressed about rental and safety during construction;
- Residents perceived that there would be parking, traffic and pedestrian safety problems;
- Residents expressed concerns with the way higher density could affect the character of their neighbourhood, greenery and views. They asked if an impact assessment has or could be done by the City.

The DIM meeting notes are included to the November 5, 2019 staff report (Attachment E).

5) Interdepartmental Implications:

The modified proposal did not require another interdepartmental review. The comments contained in the November 5, 2019 report continue to apply.

6) Alternatives:

There are two alternatives that Council may wish to consider:

1. Council may wish to deny this application; or
2. Council may wish to forward this application to staff to pursue a different type of infill design with the applicant, such as: a triplex or duplex as a way of achieving an infill project with some increase in density.

With Alternative No. 2, a new Development Information Meeting would be required to re-engage the neighbourhood and explain how resident's concerns are being alleviated.

CONCLUSION:

Following discussions with the applicant after this application was referred to staff, the applicant has modified the project with respect to parking issues raised by Council. It remains the preference of the client to proceed with a four (4) unit Courtyard Housing Project. As the project proceeds forward, staff will work with the applicant to finalize a design to be closer to conformity with applicable guidelines and ensuring sensitive infill and landscaping buffers are achieved. These details will be available to Council in a future Development Permit report.

It is recommended that second reading be given to Zone Amending Bylaw No. 7533-2019, and that application 2018-498-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen" for

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

"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 Al Horsman"

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. 7533-2019

Appendix D – Revised Site Plan

Appendix E – November 5, 2019 CoW Report



Scale: 1:1,500

Legend

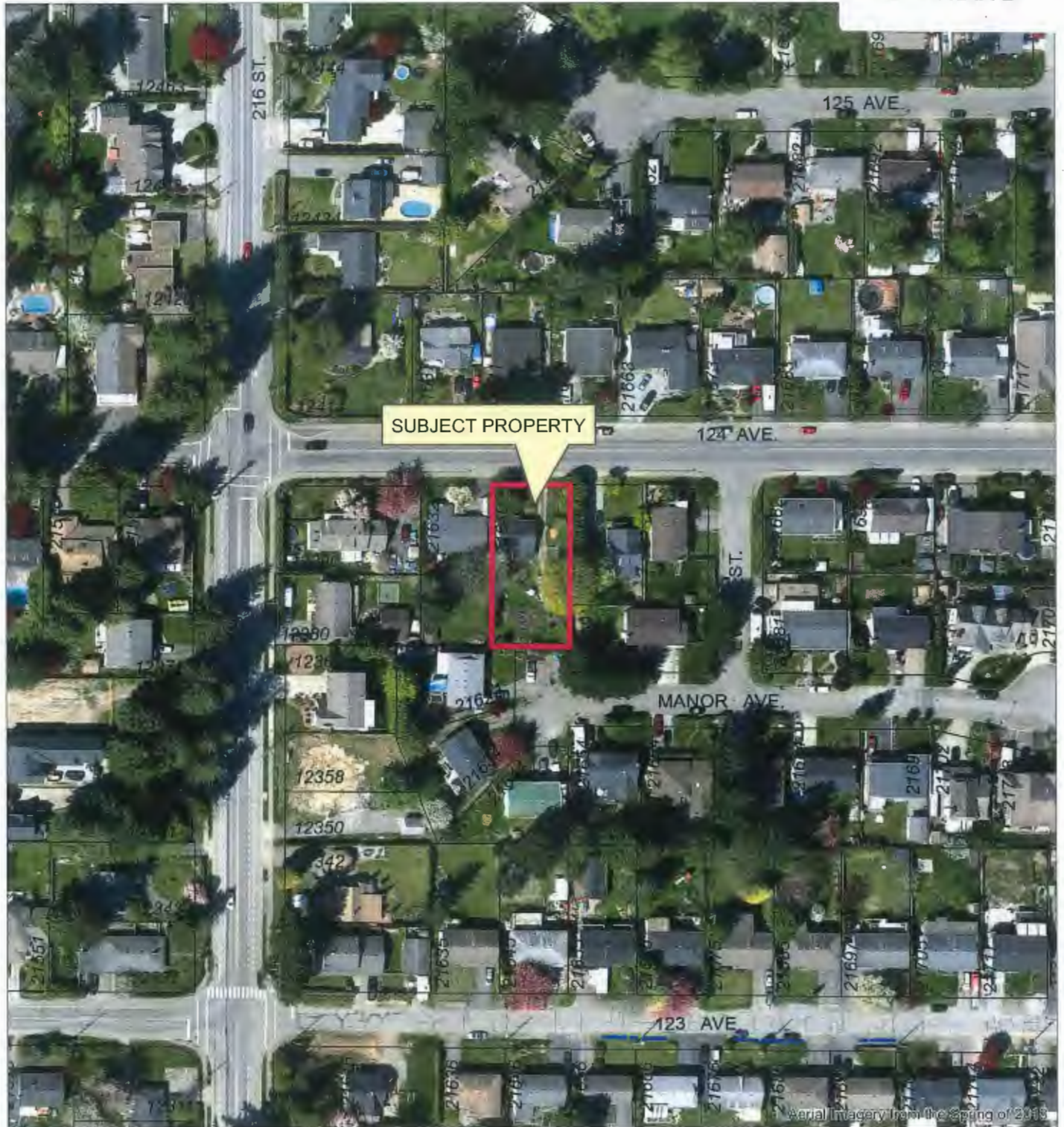
--- Ditch Centreline

21640 124 Ave
PID 011-363-797

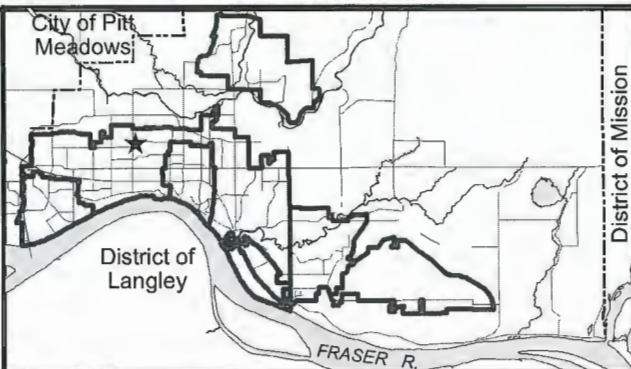


FILE: 2018-498-DP
DATE: May 21, 2019

BY: MC

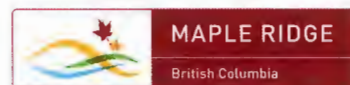


Scale: 1:1,500



21640 124 Ave
PID 011-363-797

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2018-498-DP
DATE: May 21, 2019

BY: MC

**CITY OF MAPLE RIDGE
BYLAW NO. 7533-2019**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7533-2019."
2. That parcel or tract of land and premises known and described as:

East 72 feet Lot 2, Except Part in Plan LMP16156, District Lot 245 Group 1 New Westminster District Plan 8586

and outlined in heavy black line on Map No. 1791 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-2 (Ground Oriented Residential Infill).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 19th day of March, 2019.

READ a second time the day of , 20

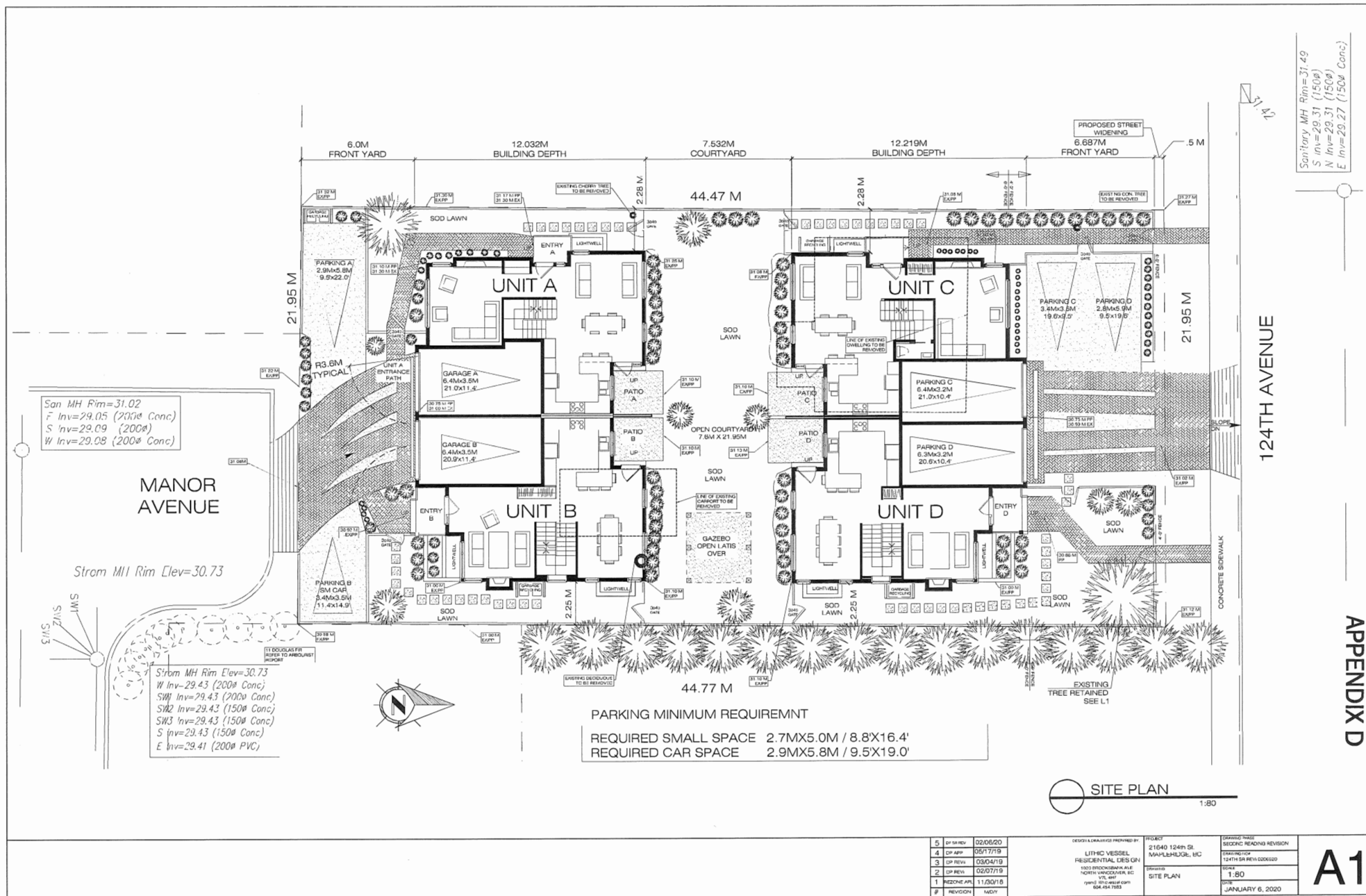
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER





mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	November 5, 2019
FROM:	Chief Administrative Officer	FILE NO:	2018-498-RZ
		MEETING:	CoW
SUBJECT:	Second Reading Zone Amending Bylaw No. 7533-2019; 21640 124 Avenue		

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 21640 124 Avenue from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill), to permit the future construction of a Courtyard Housing project with four (4) dwelling units. Council granted first reading to Zone Amending Bylaw No. 7533-20 on March 19, 2019.

This application has been evaluated against the Zoning Bylaw and the OCP infill policies. These OCP policies are designed to allow for density to be increased within residential areas to such levels and to a form and design that is keeping with the neighbourhood character or the emerging neighbourhood character.

A Development Information Meeting (DIM) was held by the applicant and described in greater detail in a later section of this report. The proposed density of a four (4) unit courtyard project appears to have been viewed by neighbours as being too dense and not fitting in with the neighbourhood character. The perceived fears are related to: the sudden change, potential of more on street parking, increased traffic in their neighbourhood and reduced safety for child at play in the cul-de-sac area. In conversation with staff, the applicant was asked to consider the alternative that might be more palatable to the neighbours, including a three-plex design; however, the applicant has requested that the four (4) unit Courtyard Housing project be brought forward for Council to consider if it is acceptable.

As to the form and character, there is general compliance with OCP guideline respecting compatibility with surrounding properties and the neighbourhood in general; however, it is being considered as a work in progress for the plans to be finalized and a separate report will be forwarded to Council for issuance of a development permit. Among the matters to be finalized are: the functionality of the Courtyard, enhancing the single residential character, better neighbourhood fit and stormwater management.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per dwelling unit, with the first of the four (4) units being exempted, for an estimated amount of \$12,300.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7533-2019 be given second reading, and be forwarded to Public Hearing;

2) That the following terms and conditions be met prior to final reading:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii) Road dedication on 124 Avenue as required;
- iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property(ies) for the proposed development;
- iv) Registration of a Restrictive Covenant for Stormwater Management, including a maintenance guide;
- v) Removal of any existing buildings or structures;
- vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- vii) That a voluntary contribution, in the amount of \$12,300 (\$4,100.00 /unit based on 3 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) **Background Context:**

Applicant: Ryan Huctman

Legal Description: East 785 Feet Lot 2 Except Part in Plan LMP1615, District Lot 245 Group 1
NWD Plan 8586

OCP:

Existing: Urban Residential
Proposed: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: RT-2 (Ground Oriented Residential Infill)

Surrounding Uses:

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

West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential
	Designation:	Urban Residential
Existing Use of Property:		Residential
Proposed Use of Property:		Residential
Site Area:		988 sq. m. (0.24 acres)
Access:		Manor Avenue and 124 Street
Servicing requirement:		Urban Standard

2) Background:

In granting first reading, Council was prepared to allow this application to move forward so that more details would be available to assess the project's compliance with the RT-2 (Ground-Oriented Residential Infill) zone, for Council to assess compliance with infill guidelines for such projects, more refined plans reflecting the sensitive integration of the project into the surrounding neighbourhood and feedback from neighbours through a Development Information Meeting held by the developer. As described later in this report, there were some concerns expressed by neighbours to the project. Alternatives such as a triplex or duplex or a single residential dwelling with a detached garden suite, were discussed by staff with the applicant; however, the preference of the applicant was to bring forward the four (4) unit Courtyard Housing project for Council to consider if it is acceptable.

3) Project Description:

The proposal for the subject property at 21640 124 Avenue (Appendix A and B) is for an infill development of four (4) dwelling units, in two (2) buildings, designed in the form of Courtyard Housing. These are three (3) bedroom units, with basement area. Two (2) units have 202 square metres (2,175 square feet) and two have 188 square metres (2,024 square feet) of floor space. The conceptual plans from first reading have been developed further, refining this courtyard housing project (Appendix C). Compliance with the guidelines governing Courtyard Housing described in the report "Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview Report" approved by Council in Workshop on April 18, 2016 report and to the applicable Multi-Residential Development Permit Guidelines are described in the subsequent sections of this report.

4) Planning Analysis:

i) Official Community Plan:

The development site is currently designated Urban Residential Major Corridor, which is appropriate for the proposal. A number of OCP Infill Policies apply to this site and are evaluated with respect to the proposal's design as follows:

- In changing the single family residential to a Courtyard Housing form, Policy 3-19-b sets the criteria with respect to achieving street-oriented buildings, including developing a design "that resemble a single detached dwelling, with an emphasis on orientation to the street."

Design comments include strengthening the prominence of the front entrances facing 124 and Manor Avenues, and additional front façade articulation and detailing for both proposed buildings to "read" more like single residential buildings from both Manor Avenue and 124 Avenue.

This will be achieved through the development permit process.

- Policy 3-21 requires attention be paid to having site plans, setbacks and building massing that respects existing development patterns and are sensitive to the surrounding neighbourhood.

Design comments include added attention to the massing along the interior side lot lines to be more sensitive to the existing single residential dwellings on abutting lands. This would include the steeping down the massing to the interior lot lines.

The proposed buildings do comply with the 9.5 metre maximum height requirement. Single residential zones allow for taller buildings (11 metres); however, there are one or 1 ½ storey homes along Manor Avenue.

This will be achieved through the development permit process.

The compliance with the Courtyard Housing Guidelines contained in the “Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview Report” is contained in the Development Permit section of this report.

The overall OCP objective is to encourage growth within the Urban Area Boundary (UAB), including growth through infill by a mix of housing types and tenures (Policy 3-1). This is achieved by the increased density being proposed.

ii) Zoning Bylaw:

Courtyard Housing in the proposed RT-2 (Ground Oriented Residential Infill) zone requires a minimum lot size of 950m², a minimum lot width of 25 metres and a minimum depth of 35 metres. This site, following road widening will comply with the minimum lot area and lot depth, with the future lot being about 975 sq. metres in area, and the depth being about 45 metres. However, the width is less than the minimum requirement and will need to be varied from 25.0 metres to 21.94 metres as described in a following section.

iii) Off-Street Parking and Loading Bylaw:

Each unit is providing two (2) parking spaces as required by the Off Street Parking and Loading Bylaw. One space for each unit is concealed in a garage and one is surface parking off the driveways. Modification of the parking layout through the development permit process may be needed to ensure impervious surfacing is not excessive, to review circulation/access and to improve the landscape buffering to adjacent lots and from 124 Avenue. There may be a variance required to accommodate the smaller sizes of the surface parking spaces.

iv) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxation:

- *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 601F RT-2 Ground-Oriented Residential Infill, Section D. Lot Area and Dimensions, Subsection 3(b) is proposed to be varied to reduce the minimum lot width from 25.0 to 21.94 metres.*

The requested variance, to accommodate the existing parcel, will be the subject of a future Council report. Any additional variances that may be required will be included in that future report.

v) Development Permits:

The process of design review for applications such as Courtyard Housing, was discussed in the “Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview Report”. These guidelines are being completed by Community Planning to bring forward in 2020 to Council, for approval and inclusion into the Development Permit Area Guidelines section of the Official Community Plan. The alternatives in assessing this and similar projects include:

- (a) Tabling such applications until such time as these guidelines are established by Council and staff cab review and report on compliance; or
- (b) Using the temporary guidelines in “Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview Report” in conjunction with the existing guidelines, to the extent applicable, in Section 8.7 of the OCP, for Multi-Family Development Permits. These multi-residential guidelines are intended in areas designated for multi-residential development and promoting a more built-up character than being envisioned for infill projects.

The following is a preliminary analysis, applying the interim guidelines contained in the “Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview Report” evaluating the form and character of proposed Courtyard Housing project.”

Guideline	Staff Comment
• Not a rowhouse form.	More front façade articulation and prominence to the front facing entrance area will achieve full compliance.
• Dwelling units may be located in more than one building on a lot.	Two dwellings are located in each of the two buildings.
• Orientation is characterized by units that are facing inwards towards each other.	Inward facing orientation with direct access off the patios into the courtyard and overlook from living spaces (kitchen) is provided.
• Pedestrian walkways lead from the street to an inner courtyard area.	This is provided.
• Courtyards are programmed for flexible and interactive outdoor space but are not intended for parking	This will be addressed through the development permit process. A gazebo is being proposed.
• Where lane access is available, parking will be located at the rear of the property	Not applicable.
• Scale and massing shall be compatible with the surrounding area	Discussed in the OCP Policy section.
• Mix of unit sizes	Two units have 202 square metres and two have 188 square metres of floor space.

A detailed description of the project’s form and character will be included in a future development permit report to Council.

vi) Advisory Design Panel:

This is one of the earlier Courtyard applications and an ADP submission was not undertaken. Subsequent infill applications do require ADP review. Staff did the design review of this application based on the Courtyard Housing Project Interim Guidelines proving comments and suggestions, including the ones noted in the table in the previous section. Depending on the matters outlined in the Alternatives section, a referral to ADP could be required by Council in the instance of finalizing the design of this project.

vii) Development Information Meeting:

A Development Information Meeting was held at Maple Ridge Secondary School Library on June 26th, 2019. There were 18 people in attendance at the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant. The public's comments focused on the following four (4) issues as described in more detail in Appendix E.

A summary of the applicant's report is as follows:

- Residents felt a rezoning to multi-residential was sudden and unexpected, with concerns being expressed about rental and safety during construction;
- Residents perceived that there would be parking, traffic and pedestrian safety problems;
- Residents expressed concerns with the way higher density could affect the character of their neighbourhood, greenery and views. They asked if an impact assessment has or could be done by the City.

5) Interdepartmental Implications:

i) Engineering Department:

A rezoning Servicing Agreement will be required for this project to address the engineering and servicing associate with this project. These include:

- Widening along the 124 Avenue frontage;
- Road, curb, gutter and sidewalk upgrading along abutting roads;
- A storm catchment analysis respecting drainage system capacity;
- Providing street lighting and street trees;
- Removal of existing buildings;
- Underground services ducting;
- A Geotechnical Report reflecting the site being located in the Fraser River Escarpment Area; and
- Compliance with stormwater and drainage requirements.

ii) License, Permits and Bylaws Department:

A Stormwater Management Plan is required for this project. The calculations and details such reports contain are necessary to determine if the proposed addresses the Fraser River Escarpment Area guidelines, if the release rate for the proposed proportions of impervious and pervious area complies with City standards and if the size and location of the infiltrators may change the layout.

Matters to be addressed through at building permit stage include: the need to retain a Coordinating Registered Professional for this project, unit numbering and special separation (including combustible projection) complying with the BC Building Code (2018).

6) Alternatives:

There are three alternatives that Council may wish to consider:

1. Council may wish to deny this application; or
2. Council may wish to table this application until such time as the Guidelines for Infill Housing are completed early next year. Through these guidelines, the assessment neighbours enquired about at DIM, could take place either through the ADP and/or through staff input. Council could then consider granting Second Reading and setting a Public Hearing; or
3. Council may wish to forward this application to staff to pursue a different type of infill design with the applicant, such as: a triplex, duplex or single residential use with a detached garden suite, as a way of achieving an infill project with some increase in density.

With either of alternatives 2 or 3, a new Development Information Meeting would be required to re-engage the neighbourhood and explain how their concerns are being alleviated.

CONCLUSION:

Following discussions with the applicant after the Development information meeting, the applicant has chosen to proceed with their Courtyard Housing Project. As the project proceeds forward, the project will be brought closer to conformity with applicable guidelines for achieving sensitive infill and landscaping buffers. These details will be available to Council in a future development permit report.

It is recommended that second reading be given to Zone Amending Bylaw No. 7533-2019, and that application 2018-498-RZ be forwarded to Public Hearing.

"Original signed by Adrian Kopystynski"

Prepared by: **Adrian Kopystynski, 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 Al Horsman"

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. 7533-2019
- Appendix D – Site Plan
- Appendix E – Building Elevation Plans
- Appendix F – Landscape Plan
- Appendix G – DIM comment summary

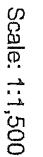


124 AVE.

MANOR AVE.

EVANS ST.

123 AVE.



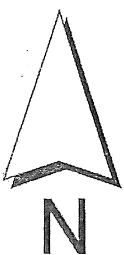
Ditch Centreline

PLANNING DEPARTMENT

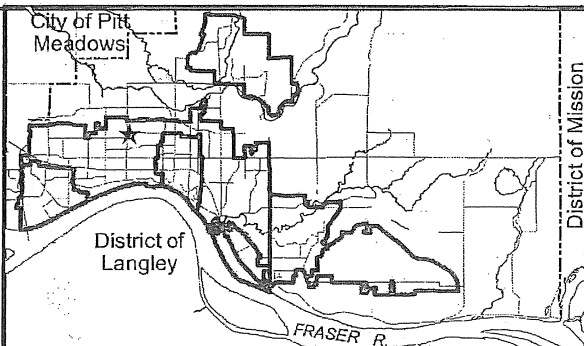


BY: MC

APPENDIX B



Scale: 1:1,500



21640 124 Ave
PID 011-363-797

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2018-498-DP
DATE: May 21, 2019

BY: MC

**CITY OF MAPLE RIDGE
BYLAW NO. 7533-2019**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7533-2019."
2. That parcel or tract of land and premises known and described as:

East 72 feet Lot 2, Except Part in Plan LMP16156, District Lot 245 Group 1 New Westminster District Plan 8586

and outlined in heavy black line on Map No. 1791 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-2 (Ground Oriented Residential Infill).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 19th day of March, 2019.

READ a second time the day of , 20

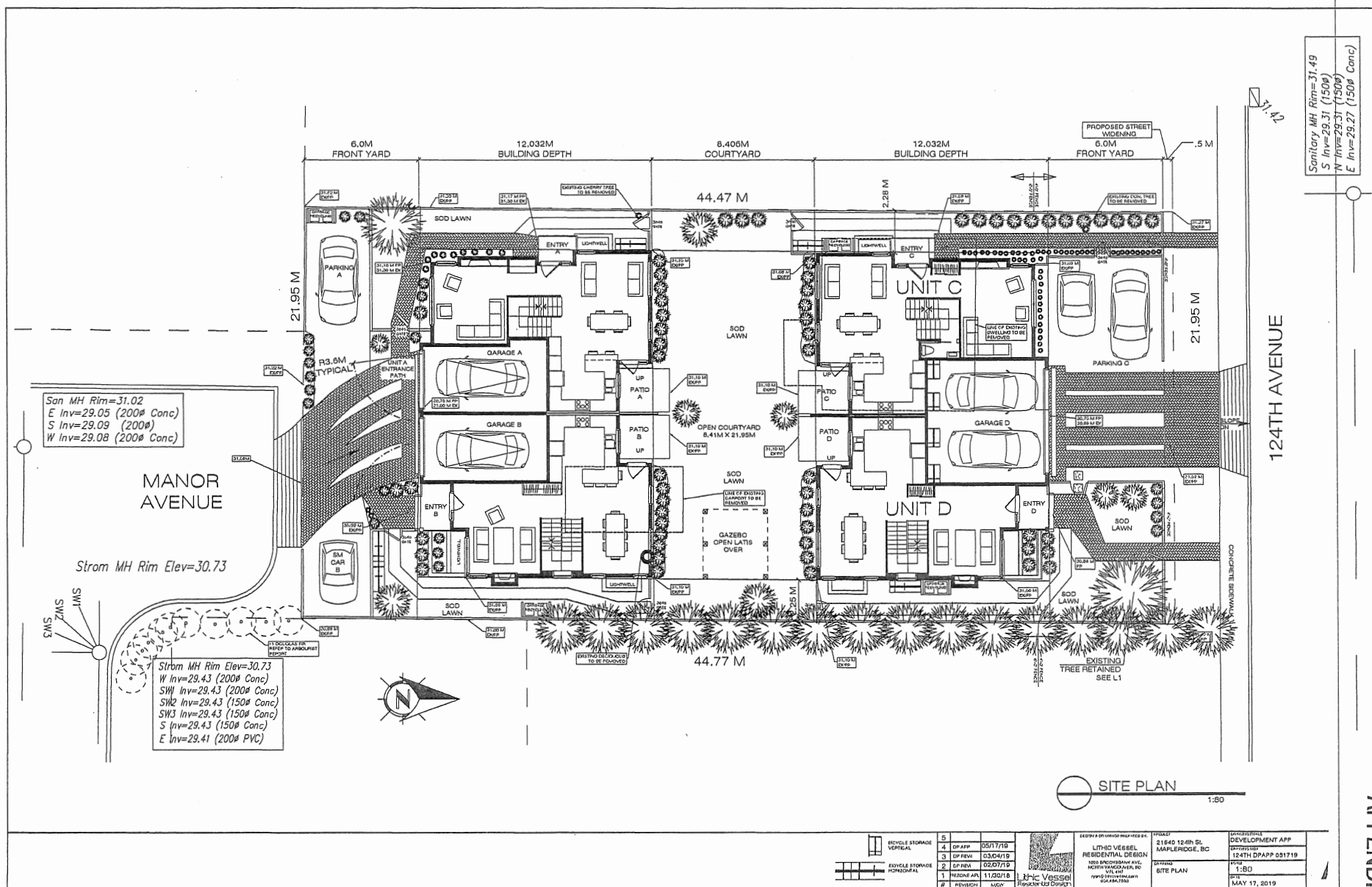
PUBLIC HEARING held the day of , 20

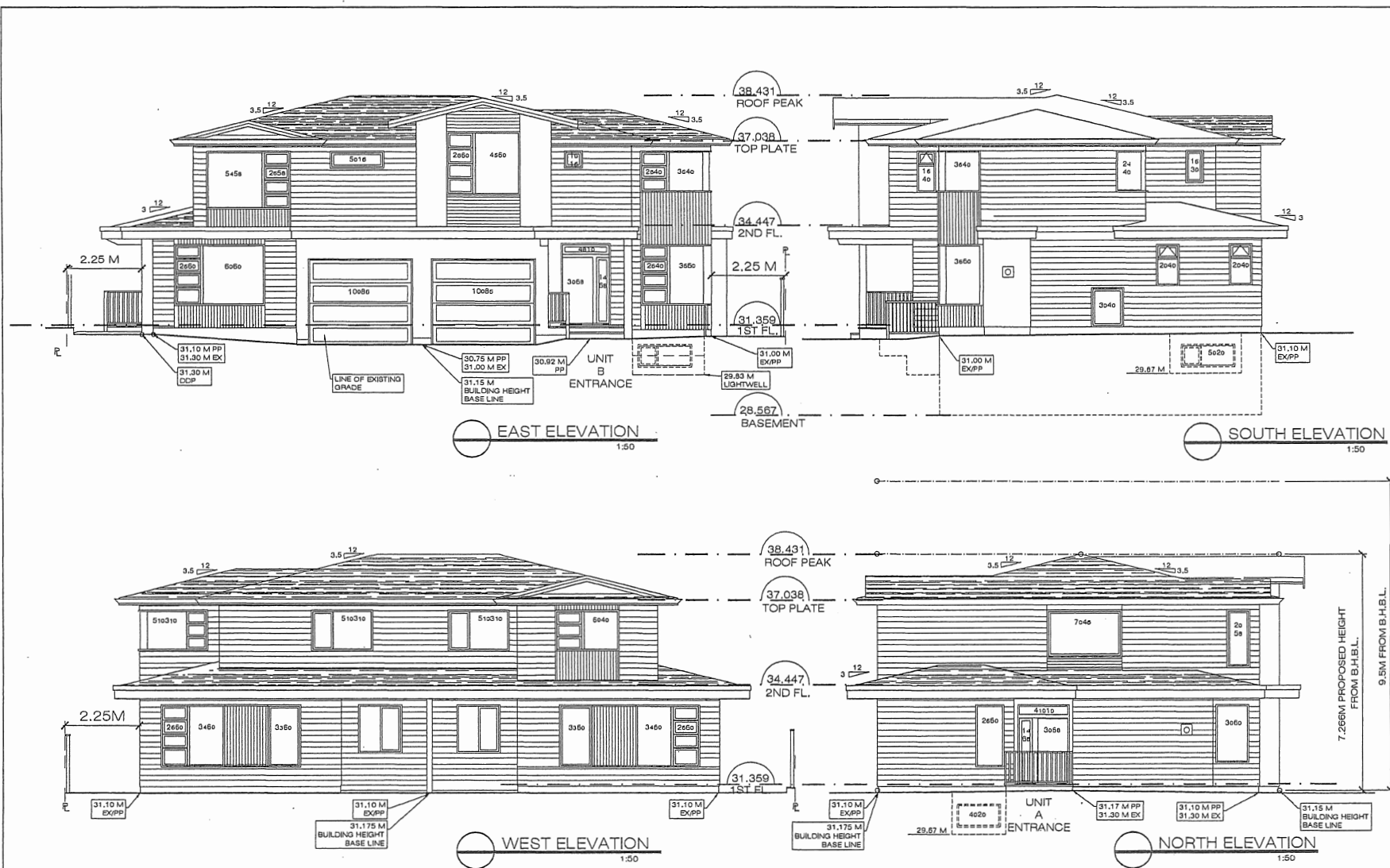
READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

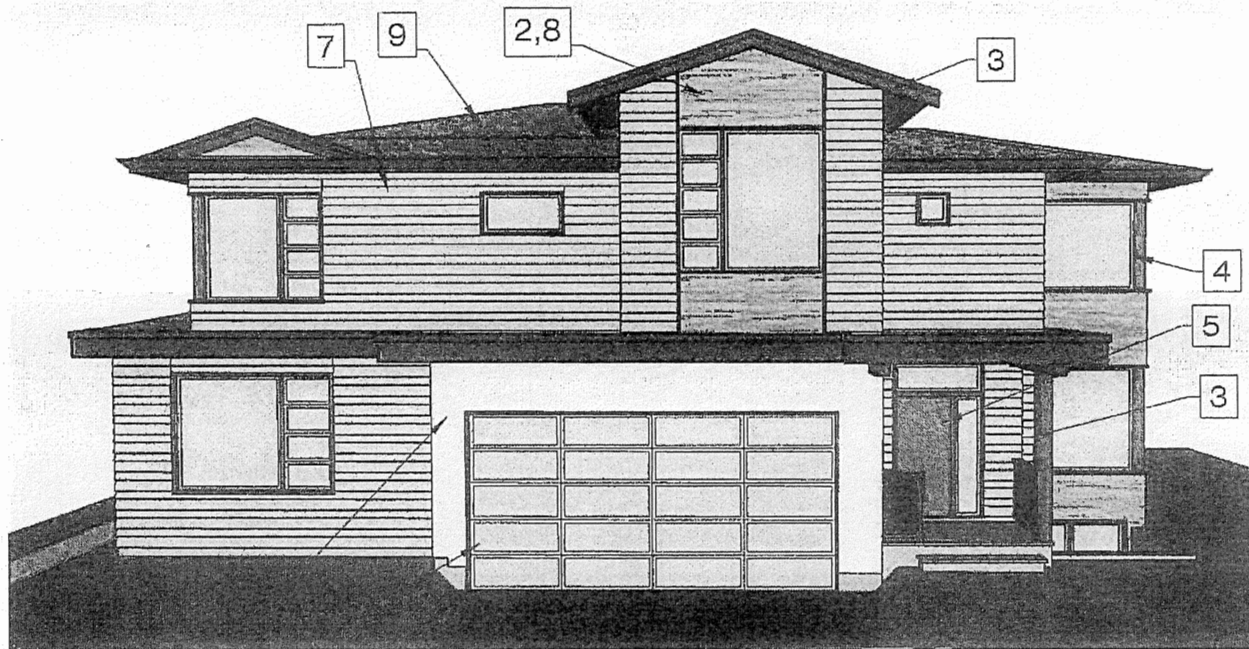




APPENDIX E

5	DP APP	05/17/19	UTRIC VESSEL RESIDENTIAL DESIGN	21040 124th St. MAPLERIDGE, BC	DEVELOPMENT APP
4	DP REV	03/04/19			124TH DPAPP 051719
3	DP REV	02/07/19			DATE
2	DP REV	11/00/18			1:50
1	PRELIM APP				DATE
#	REVISION	DATE			DATE

A4



BENJAMINE MOORE

1 STUCCO
REVERE PEWTER
HC-172

2 CEDAR SIDING

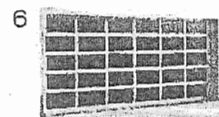
ARBOURCOAT CLEAR COAT
LOW LUSTRE (6039)

3 POSTS, TRIM,
FASCIA
WILLOW
003-6412

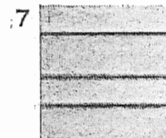
4 WINDOW SASH
MOUNTAIN AIR
003-509



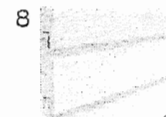
FRONT DOOR



GARAGE DOOR
SILVER ANODIZED



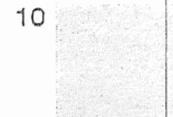
HARDIEPLANK
LAP SIDING
7" & 4" EXPOSURE
ALTERNATING
SMOOTH
QUARRY GRAY



CEDAR CHANNELING



DUROID ROOFING
SHINGLE 40 YR.
PEWTER OR DARK
GRAY



STUCCO
SMOOTH
B.M. HC-172

1	06/17/19
2	06/17/19
3	06/17/19
4	06/17/19
5	06/17/19
6	06/17/19
7	06/17/19
8	06/17/19
9	06/17/19
10	06/17/19



LINK VESSEL
RESIDENTIAL DESIGN

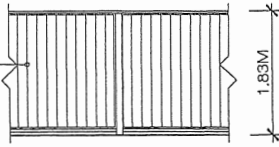
21640 124th BL.
MAPLE RIDGE, WY

DEVELOPMENT APP.
12/11/11 DRAFT 05/17/19

MC

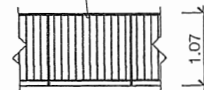
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
B	BUXUS SEMPERVIRENS	BOX WOOD	#2	9
Y	TAXUS BACATA	YEW	#3	42
SM	MAGNOLIA STELLATA	STAR MAGNOLIA	#5	1
M	ACER PALMATUM	JAPANESE MAPLE	#5	1
A	AZALEA JAPONICA 'HINO CRIMSON'	EVERGREEN AZALEA	#5	2
H	ERICA CARNEA 'SPRINGWOOD PINK'	HEATHER	#1	19
F	POLYSTICHUM MUNITUM	WESTERN SWORFERN	#2	5
G	GAULTHERIA SHALLON	SALAL	#2	28
IH	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	#3	2
R	RHODODENDRON WARDI VAR. PURPUREUM	RHODODENDRON	#5	2
	PACHYSTACHIA TERMINALIS	JAPANESE SPURGE	#2	20
	ASSORTED GROUND COVERS AND PERENNIALS		10CM	60
	SOD LAWN			
PLANT MATERIAL TO BONA STANDARDS		MIN SOIL DEPTHS	LANDSCAPE TREES	150CM

CEDAR FENCE #1
2X4, 1X6 4X4 POST



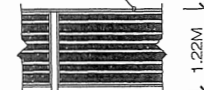
FENCE #1
1:30

METAL GUARDRAIL #3



GUARDRAIL
1:30

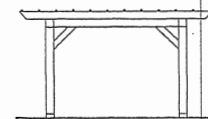
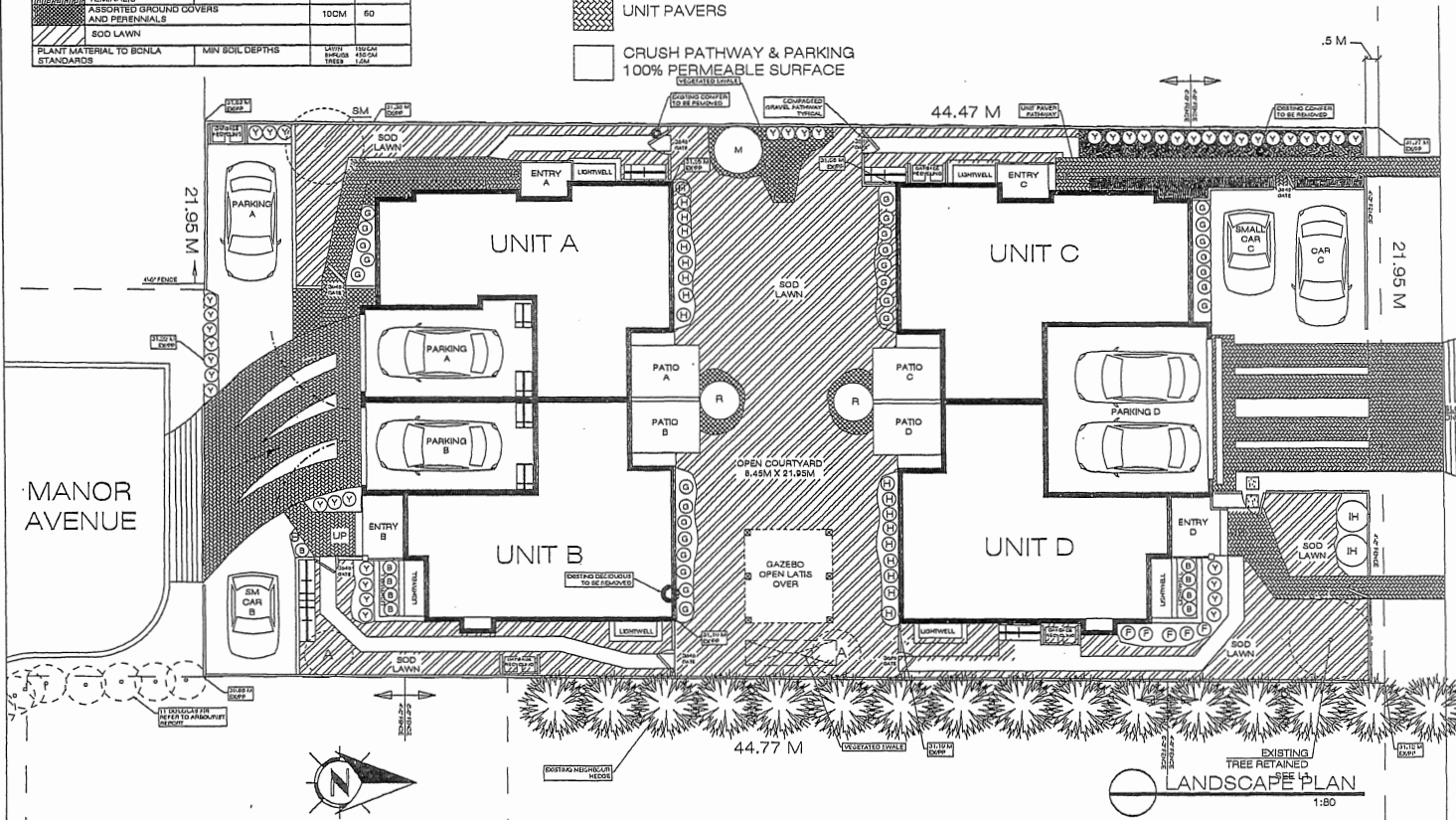
CEDAR FENCE #2
2X4, 1X4, 1X6 4X4 POST



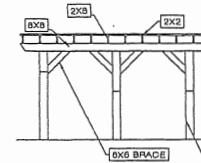
FENCE #2
1:30

UNIT PAVERS

CRUSH PATHWAY & PARKING
100% PERMEABLE SURFACE



GAZEBO
(EAST & WEST)
1:50



GAZEBO
(NORTH & SOUTH)
1:50

124TH AVENUE

MANOR AVENUE

APPENDIX F

5	DATE	05/17/19	REVISION	NOV 17, 2018
4	DATE	04/09/19	REVISION	
3	DATE	03/07/19	REVISION	
2	DATE	11/28/18	REVISION	
1	DATE		REVISION	



LITHIO VESSEL
RESIDENTIAL DESIGN
1022 PROGRESS AVE
NORTH VANCOUVER, BC
V8P 1A3

PROJECT
21640 124TH BL
MAPLE RIDGE, BC
DEVELOPMENT APP
124TH DRAPP 051719
SCALE
1:50
DATE
MAY 17, 2018

APPENDIX G

Development Information Meeting Summary

<p>Development Questions:</p> <ul style="list-style-type: none"> The suddenness of rezoning of the neighbourhood from single-family to multi-family. inquiry about the property being developed as low-income rentals. How long it would take to rezone the property and what would the city do to ensure safety during construction. 	<ul style="list-style-type: none"> It was noted that according to public information, the city recently created the RT-2 zone to allow for sensitive infill of multi-residential projects within existing neighbourhoods to provide more diverse housing options. It was stated that he had no plans to develop the property and rent out four units as the landlord. He plans to sell them as individual dwellings. It was suggested to contact the city to respond regarding timelines for zoning amendments.
<p>Parking and Traffic Questions:</p> <ul style="list-style-type: none"> Concern with the additional parking needs the development would likely bring. There was concern with more cars in the neighbourhood; also means more traffic. Many children play in the cul-de-sac; thus concern over more vehicles coming and going into the cul-de-sac due to the new driveway. Increased cars and speeding, particularly on 124th and the dangers of accessing driveways from 124th. 	<ul style="list-style-type: none"> It was pointed out each dwelling unit will have 2 parking spaces. In their analysis, the applicant feels confident the new development will not significantly contribute to parking issues either on 124th or Manor Avenues
<p>Neighbourhood Character:</p> <ul style="list-style-type: none"> There were concerns over the impact higher density and multi-residential dwellings will have on the neighbourhood's character and its family-oriented setting. Neighbourhood; Long term resident (for over 25-years) questioned how any multi-unit dwelling can "fit in" with a single-family dwelling neighbourhood. There was concern over the impact on the neighbourhood's natural landscape, greenery and trees, specifically for the proposed entrance on Manor Ave. There was concern about the impact of removal of a maple tree on small animals that inhabit the tree. The new dwellings would impact the views of the mountains. Has the City done or will do a community impact assessment? See Staff comment (1) below 	<ul style="list-style-type: none"> It was indicated that the proposed project is designed to look like single-family dwellings with each building having one distinct front entrance. It was indicated that the proposed landscape design and highlighted the use of smaller scale trees to create screening and improve daylight angles. It was explained that the proposed building would be lower than the allowable height and floor setbacks and low roof angles have also been implemented into the design
<p>Development/Construction</p> <ul style="list-style-type: none"> Frustration was expressed with ongoing development in the area and the constant disruption for neighbourhoods. Work sites can be also dangerous and often prevents kids from playing outside. 	<ul style="list-style-type: none"> It was indicated this would be passed on to the City.

Staff Comments:

- (1) It is the responsibility of the applicants to undertake assessments for such infill projects as part of their development application proposals.
- (2) Construction site safety practices need to be implemented by applicants and their consultants in conjunction with the building permit process.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First, Second and Third Reading
Maple Ridge Heritage Designation and Revitalization and Tax Exemption
Agreement Amending Bylaw No. 7632-2020;
22325 St. Anne Avenue

MEETING DATE: April 7, 2020
FILE NO: 2011-089-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to extend the completion date in the Heritage Revitalization Agreement for the conservation of the Morse / Turnock Residence (Turnock Residence) on the subject site located at 22325 St. Anne Avenue to October 1, 2020.

Construction of the four (4) storey 66 unit apartment building and conservation and conversion of Turnock Residence into a duplex, ceased about half a year ago due to financial problems faced by the developer. On February 4, 2020, a Court Order in The Supreme Court of BC was made, to appoint a Monitor to complete this project. This Monitor has applied for an extension to allow the conservation works, as well as the associated apartment building, to be completed.

The project Architect indicated that there is about four (4) months worth of work to complete the conservation works on the Turnock Residents. The attached bylaw (Schedule C) provides for a completion date of December 31, 2020 plus a six (6) month extension by mutual written agreement. to accommodate the time for this application to be approved, including approval of the bylaw by the Ministry of Highways and Infrastructure, and for the construction to be reactivated.

RECOMMENDATIONS:

That Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7632-2020 be given first, second and third reading.

DISCUSSION:

Legislative Background:

Council is granted the authority to enter into and amend Heritage Revitalization Agreements under Section 610 of the Local Government Act. The specific provision concerning amendments is the following:

- (4) *A heritage revitalization agreement may be amended by bylaw only with the consent of the owner.*

The authorized signatory for the company that owns the subject site has signed the Agreement thus providing his consent in accordance with Section 610 (Appendix E).

Under the Section 52 of the Transportation Act, the bylaw will need to be referred to the Ministry of Transportation and Infrastructure ("MOTI") to be approved before Council considers granting adoption.

History:

Council adopted the Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-201 (HRA Bylaw) on January 26, 2016. The Heritage Alteration Permit 2015-287-DP for the conservation work and the development permit 2011-089-DP for the apartment have both been approved and issued by Council on January 26, 2016. The site plan is attached as Appendix F.

The development is close to completion, but construction stopped about half a year ago due to financial problems experienced by the developer. The project consist of:

1. The Heritage Residence that has been moved to a new foundation close to the corner of St. Anne Avenue and 223 Street and adapted into a duplex as part of the conservation work;
2. Council gave approval on January 26, 2016 to issue two permits: (1) the Heritage Alteration Permit (HAP) for the Turnock Residence conservation works; and (2) a development permit for the Apartment building. The HAP contains the provision that the occupancy for the apartment building will only be granted once the Turnock Residence is fully completed and is certified to comply by the Heritage consultant; and
3. A four (4) storey 66 unit apartment building built behind the heritage residence. The apartment units may not be occupied until the conservation of the Turnock Residence is certified by the heritage consultant of record as being in compliance with the Heritage Revitalization Agreement.

Agreement Requirements:

The HRA Bylaw was adopted by Council on January 26, 2016. Construction did not commence until the property was sold and possession was taken by the new owner/developer in early 2017.

To accommodate the additional time the new developer needed to proceed with the project, an application was made to extend the completion date from 24 to 30 months. Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016 (First HRA Amendment Bylaw) was adopted by Council on July 25, 2017. This previous bylaw provided for January 25, 2020 as the completion deadline with the 30 month period granted by Council.

However, this owner ceased construction about a half year ago and the project was not completed before the Agreement's amended completion date as noted above.

Applicant's Request:

The Court-appointed Monitor has requested and consented that the completion date be changed from expired deadline to December 31, 2020 plus a six (6) month extension by mutual written agreement. The Court Order of February 4, 2020 empowers the Monitor to pursue completing the project. This extension is necessary to permit the terms of the Agreement, conservation of the Turnock Residence and construction of the apartment building to be completed.

The Monitor is ensuring that the site continues to be secure and the security measures will be kept in place. The City also hold a forfeitable performance security of \$100,000 to ensure that the

Turnock Residence will be conserved in accordance with the Heritage Conservation Plan attached to and forming part of the Agreement.

Assessment and Council Action:

A change to the completion dates is considered to be a minor amendment. As this change does not involve modifying the use or density, a Public Hearing is not necessary. Therefore, Council can consider granting first, second and third reading to Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7632-2020 (Second HRA Amendment Bylaw). Council may consider adopting this bylaw following approval by MOTI.

The Heritage Alteration Permit provides for a \$100,000 security being held by the City and a hold on occupancy for the apartment building which are strong incentives for the conservation work to be completed.

In light of the recent circumstances surrounding appointment of a Monitor by the Court to complete this project, proceeding with the attached bylaw authorizing the City to enter into an Amending Agreement to the Heritage Revitalization and Tax Exemption Agreement, as amended, is a reasonable request.

CONCLUSION:

It is recommended that Council grant first, second and third reading to Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7632-2020. Adoption can be considered once the Ministry of Highways and Infrastructure approves the bylaw.

"Original signed by Mark McMullen" for

Prepared by: **Adrian Kopystynski M.Sc., 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 Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

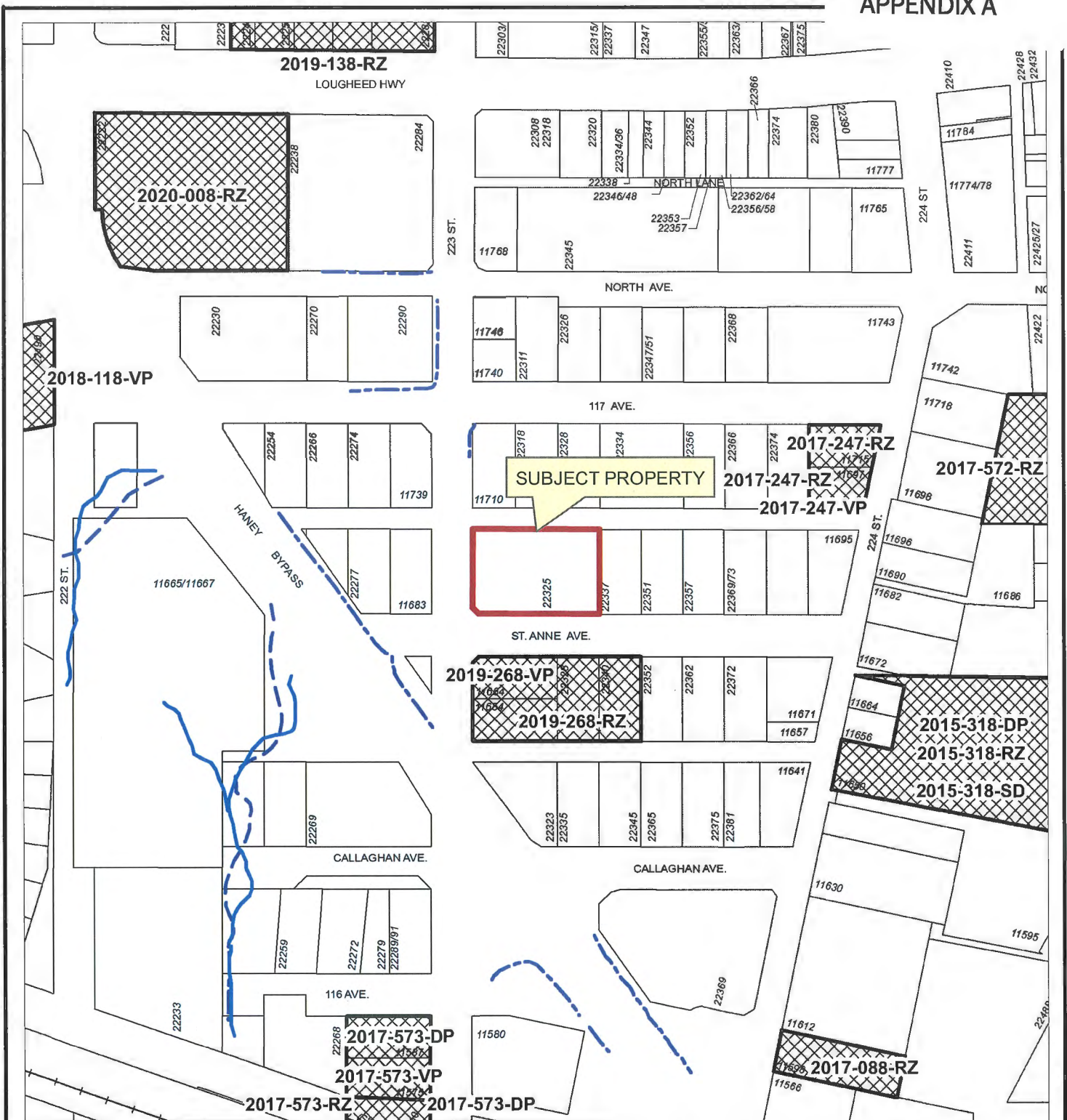
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Heritage Designation and Revitalization and Tax Exemption Agreement Amending
Bylaw No. 7632-2020

APPENDIX A



Legend

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

22325 ST. ANNE AVENUE
PID: 029-774-071

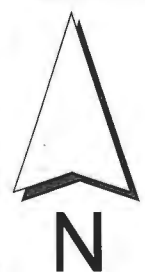
PLANNING DEPARTMENT



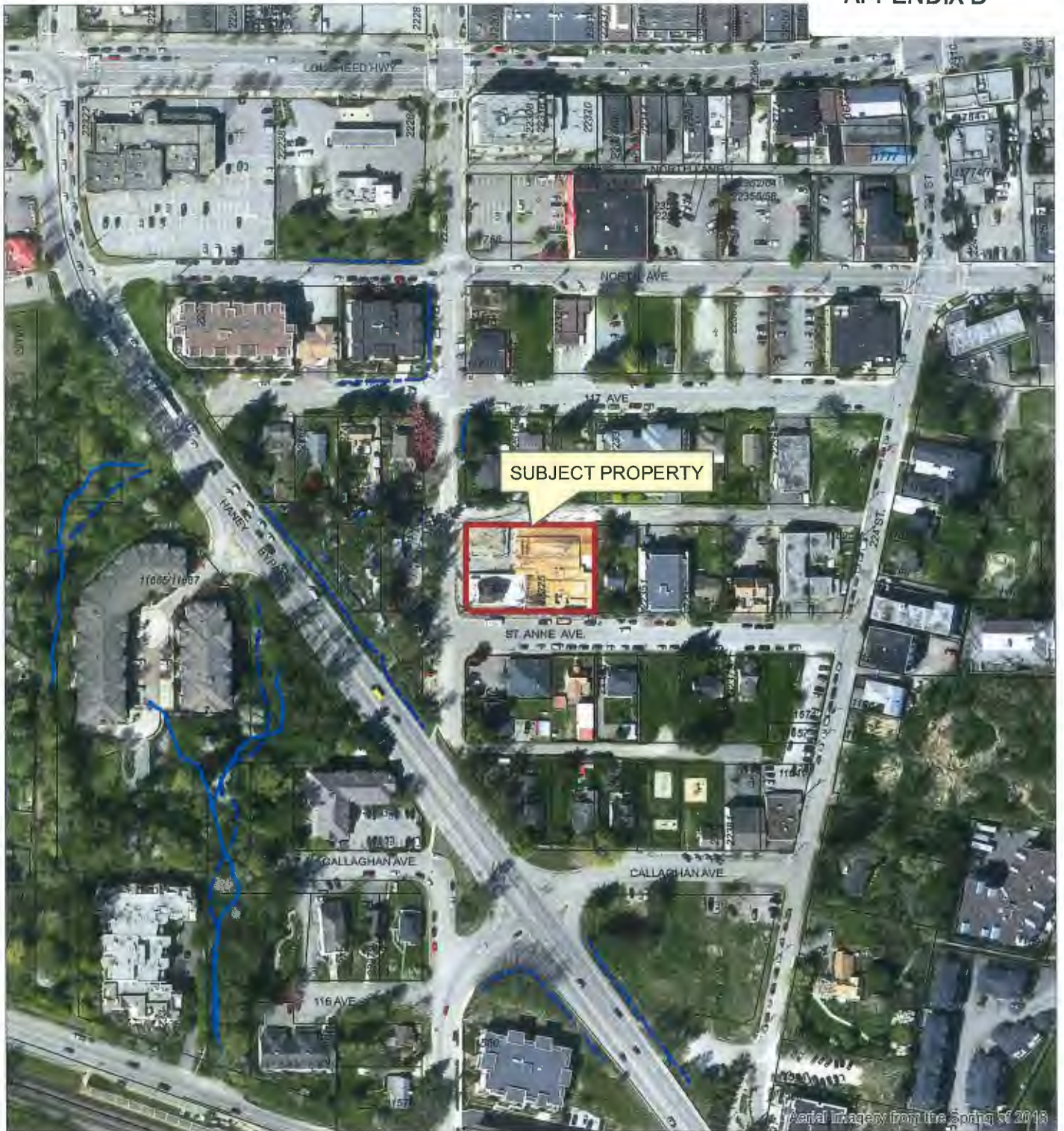
mapleridge.ca

FILE: 2011-089-RZ.02
DATE: Mar 16, 2020

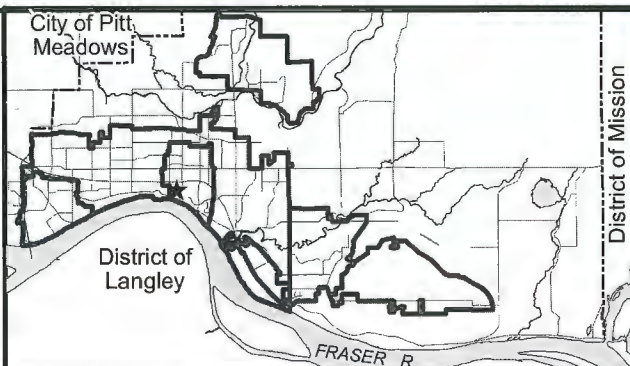
BY: PC



Scale: 1:2,500



Scale: 1:2,500



22325 ST. ANNE AVENUE
PID: 029-774-071

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2011-089-RZ.02
DATE: Mar 16, 2020

BY: PC

CORPORATE OFFICER

APPENDIX "1"

DESIGNATION AND HERITAGE REVITALIZATION AND TAX EXEMPTION AMENDING AGREEMENT No. 2

THIS AGREEMENT dated for reference the day of , 2020 is

BETWEEN:

1034179 B.C. Ltd.
15245-18th Avenue
Surrey, BC V4V 1W9

(the "Owners")

AND:

THE CITY OF MAPLE RIDGE
11995 Haney Place
Maple Ridge, British Columbia
V2X 6A9

(the "City")

WHEREAS:

- A. The City and a previous owner entered into a Heritage Revitalization and Tax Exemption Agreement (the "Original Agreement") setting out the terms and conditions by which the heritage value of the Existing Heritage Building is to be preserved and protected, in return for specified supplements and variances to City bylaws and the exemption of the Existing Heritage Building from City property taxation for a specified term;
- B. This agreement applies to land and all improvements located at 22325 St. Anne Avenue, Maple Ridge, B.C. and legally described as:

PID: 029-774-071
Lot A DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP52747

("the Lands");
- C. The agreement has been approved by the Monitor, or the Court, as required; and
- D. The City and the Court appointed Monitor for the Owners wish to amend the terms of the Original Agreement, as amended, to allow the completion date to be extended.

THIS AGREEMENT is evidence that in consideration of the sum of ten dollars (\$10.00) now paid by each party to the other and for other good and valuable consideration (the receipt of which each party hereby acknowledges) the Court appointed Monitor for the Owners and the City each covenant with the other as follows:

Amendment

1. The Agreement is hereby amended by deleting and replacing Section 8 by the following:

Section 8. The Owners shall commence and complete all actions required for the completion of the Work in accordance with this Agreement by December 31, 2020 (the "Completion Date"). The Completion Date may be extended by mutual written agreement of the Owners and the City, for up to an additional 6 months.

Statutory Authority Retained

2. Nothing in this Amendment Agreement shall limit, impair, fetter or derogate from the statutory powers of the City, all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled.

Full Force and Effect

3. The City and the Court appointed Monitor for the Owners hereby agree that the Agreement shall hereinafter be read and construed in conjunction with this Amending Agreement and be regarded as being amended only to the extent herein provided, that all the terms, covenants, provisos, conditions and provisions of the Agreement, as amended hereby, shall continue to be in full force and effect and that nothing herein contained shall operate or be construed to modify or otherwise affect the rights and obligations created by the Agreement as amended hereby.

No Waiver

4. No restrictions, requirements or other provisions of this Amending Agreement shall be deemed to have been waived by the City unless a written waiver signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default, nor any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way defeat or affect the rights and remedies of the City.

Headings

5. The headings in this Amending Agreement are inserted for convenience only and shall not affect the interpretation of this Agreement or any of its provisions.

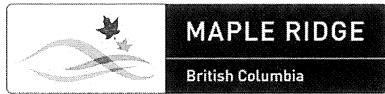
Successors Bound

6. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Owners and the City have executed this Agreement on the dates set out below.

_____)	
Name)	1034179 B.C Ltd.
)	by its authorized signatory
_____)	
Address)	
)	
_____)	Print Name _____
Occupation)	
)	
_____)	
Date)	
)	

The Corporate Seal of the CITY OF MAPLE)	
RIDGE was hereunto affixed in the presence of:)	
)	
_____)	
Mayor:)	
)	C/S
_____)	
Corporate Officer:)	
)	
_____)	
Date)	



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Temporary Commercial Use Permit Renewal
22606 Dewdney Trunk Road

MEETING DATE: April 7, 2020
FILE NO: 2016-325-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7283-2016 was adopted on February 28, 2017, which permitted the temporary taxi dispatch office and taxi parking to be located on the subject property, located at 22606 Dewdney Trunk Road (see Appendices A and B). A Temporary Commercial Use Permit was authorized on March 28, 2017, and expired on March 28, 2020. The owner would like to renew the Temporary Commercial Use Permit for an additional three years. A Temporary Commercial Use Permit may only be renewed once, therefore, this will be the final Temporary Commercial Use Permit that can be issued for the subject property.

RECOMMENDATION:

That Temporary Commercial Use Permit 2016-325-RZ, respecting property located at 22606 Dewdney Trunk Road, be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the renewed permit.

DISCUSSION:

a) Background Context:

Applicant: SDM Transport Ltd.

Legal Description: Lot 4 Except Westerly 81.1 Feet, District Lot 401 Group 1, New Westminster Plan 7863

OCP:
Existing: Town Centre Commercial
Proposed: Temporary Use Permit

Zoning:
Existing: CS-1 (Service Commercial)

Surrounding Uses:

North: Use: Commercial (Automotive Repair, Indoor Recreation)
Zone: CS-1 (Service Commercial)
Designation: Town Centre Commercial

South:	Use:	Road, Vacant, Bus Loop
	Zone:	RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial)
	Designation:	Medium and High-Rise Apartment, Town Centre Commercial
East:	Use:	Commercial (Child Care)
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
West:	Use:	Commercial (Restaurant, Office)
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
Existing Use of Property:	Vacant	
Proposed Use of Property:	Temporary Taxi Dispatch Office and Taxi Parking	
Site Area:	0.17 ha. (0.4 acres)	
Access:	Dewdney Trunk Road, 226 Street	
Servicing requirement:	Urban Standard	

b) Background:

Official Community Plan Amending Bylaw No. 7283-2016 (see Appendix C) amended Appendix D – Temporary Use Permits of the Official Community Plan (OCP) to allow the temporary taxi dispatch office and taxi parking on the subject property. The owner would like to renew the Temporary Commercial Use Permit for an additional three years. Should there be issues or concerns with continuation of this use on the subject property, Council is under no obligation to approve an extension to the permit. Should Council approve the extension, this will be the only extension permitted for this temporary taxi service, as provided under the Local Government Act.

The subject property is located within the Town Centre Area Plan and is currently designated *Town Centre Commercial*. This land use designation aligns with the C-3 (Town Centre Commercial) zone, which permits a range of uses in a high density, pedestrian friendly form. Supported uses include professional services, retail, and apartment. As the proposed taxi dispatch office, fuelling, and parking uses are service commercial in nature, and are incompatible with the desired Town Centre policies, a Temporary Use Permit is more appropriate for this application instead of a rezoning application.

CONCLUSION:

It is recommended that Temporary Commercial Use Permit 2016-325-RZ, respecting property located at 22606 Dewdney Trunk Road, be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the renewed permit.

"Original signed by Michelle Baski"

Prepared by: **Michelle Baski, ASCT, MA**
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 Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

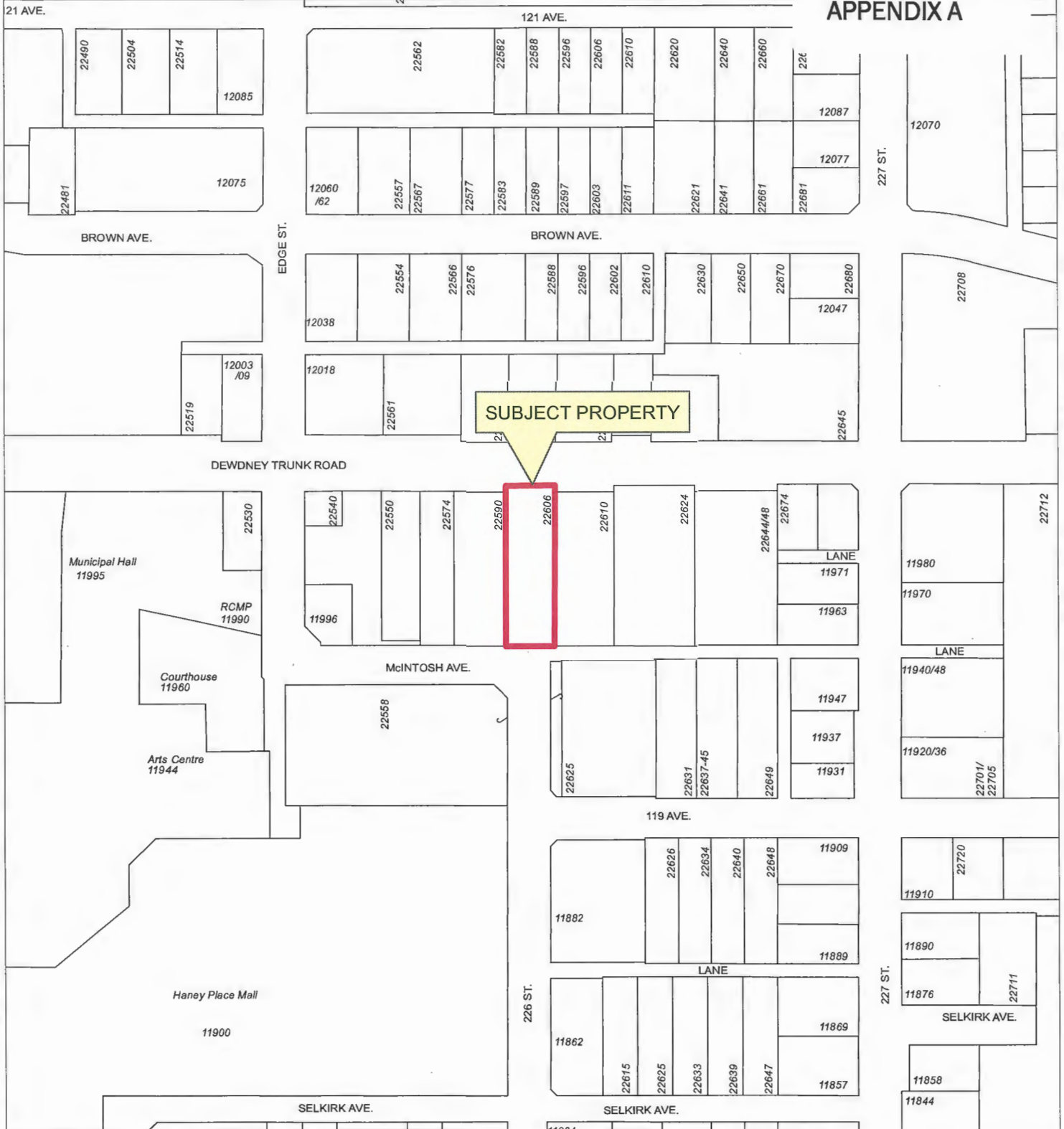
The following appendices are attached hereto:

Appendix A – Subject Map

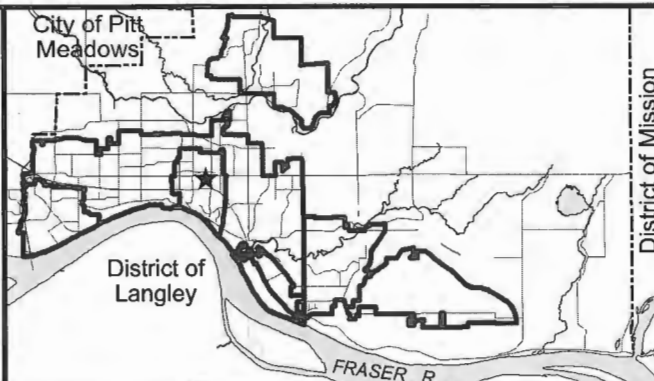
Appendix B – Ortho Map

Appendix C – Temporary Commercial Use Permit Report dated February 28, 2017

APPENDIX A



Scale: 1:2,500



22606 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-325-RZ
DATE: Aug 22, 2016

BY: PC

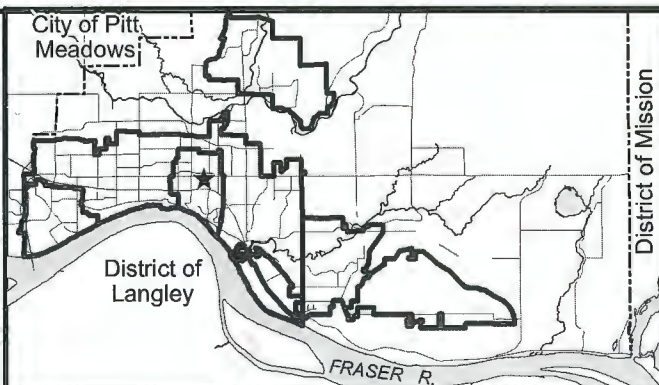
APPENDIX B



Aerial Imagery from the Spring of 2018



Scale: 1:2,500



22606 DEWDNEY TRUNK ROAD
PID: 011-268-646

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2016-325-RZ
DATE: Mar 18, 2020

BY: PC

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
Official Community Plan Amending Bylaw No. 7283-2016
Temporary Use Permit
22606 Dewdney Trunk Road

MEETING DATE: February 28, 2017
FILE NO: 2016-325-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7283-2016 has been considered by Council and at Public Hearing and subsequently was granted third reading. The applicant has requested that final reading be granted. The purpose of the Temporary Use Permit is to allow for a taxi dispatch office and taxi parking on the subject property, located at 22606 Dewdney Trunk Road. A one-time extension for an additional three years may be granted by Council, should the applicant choose to apply for an extension.

Council granted first reading for Official Community Plan Amending Bylaw No. 7283-2016 on September 20, 2016, and second reading on December 5, 2016. This application was presented at Public Hearing and granted third reading on January 17, 2017.

RECOMMENDATION:

That Official Community Plan Amending Bylaw No. 7283-2016 be adopted; and

That the Corporate Officer be authorized to sign and seal 2016-325-CU respecting property located at 22606 Dewdney Trunk Road.

DISCUSSION:

a) Background Context:

The purpose of the Temporary Use Permit is to allow for a taxi dispatch office and taxi parking, for the subject property located at 22606 Dewdney Trunk Road (see Appendix A). Council considered this application at a Public Hearing held on January 17, 2017, and granted third reading to Official Community Plan (OCP) Amending Bylaw No. 7283-2016 (see Appendix B) with the stipulation that the following conditions be addressed:

- i) Amendment to Official Community Plan Appendix D – Temporary Use Permits, to add the subject property to the list of properties; and
- ii) A refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping (see Appendix C), in accordance with the terms and conditions of the Temporary Use Permit.

The following applies to the above:

- i) Official Community Plan Appendix D – Temporary Use Permits will be amended with the adoption of Official Community Plan Amending Bylaw No. 7283-2016; and
- ii) A refundable security equivalent to 100% of the estimated landscape has been provided in the amount of \$3,860.00.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to OCP Amending Bylaw No.7283-2016. Furthermore, it is recommended that the Corporate Officer be authorized to sign and seal 2016-325-CU.

"Original signed by Amelia Bowden"

Prepared by: Amelia Bowden, M. Urb
Planner 1

"Original signed by Chuck Goddard" for

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

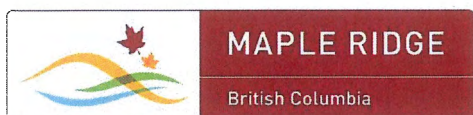
"Original signed by Frank Quinn"

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

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – OCP Amending Bylaw No. 7283-2016
Appendix C – Site Plan



mapleridge.ca

CITY OF MAPLE RIDGE

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	April 7, 2020
FROM:	Chief Administrative Officer	FILE NO:	11-5245-B383 & 06-2240-20
SUBJECT:	Latecomer Agreement LC 167/19	MEETING:	CoW

EXECUTIVE SUMMARY:

The lands at 12240 Delcrest Street have been developed through a building permit. Part of the servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 167/19 provides the municipality's assessment of the attribution of the costs of the excess or extended servicing to the benefiting lands.

The developers have the opportunity to recover costs for service capacity over and above that required for their specific development should development occur on those parcels identified in Schedule A. Cost recovery may also be possible where a property connects to the Latecomer-eligible utility.

RECOMMENDATION:

That the cost to provide the excess or extended services at 12240 Delcrest Street is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being developed; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 167/19 with the developer of the lands at 12240 Delcrest Street.

DISCUSSION:

a) Background Context:

The lands at 12240 Delcrest Street have been developed under a building permit. Part of the servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the development and those which will benefit from the excess or extended services and land to which the developer provided services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

In addition, a copy of Latecomer Agreement LC 167/19 is also attached for information purposes.

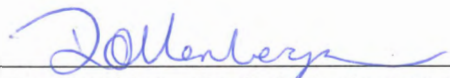
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b) **Policy Implications:**

Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the municipality shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the municipality considers will benefit from the service. Latecomer Agreement LC 167/19 will provide such determination for Building Permit 16-124218.

CONCLUSION:

A developer has provided certain services in support of development through Building Permit 16-124218. Some of the services benefit adjacent lands therefore, it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 167/19 summarizes the municipality's determination of benefitting lands and cost attribution and also establishes the term over which such Latecomer Charges will be applied.



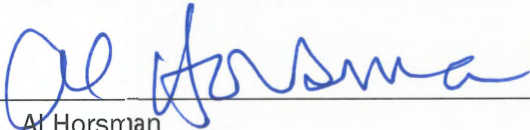
Prepared by: Rachel Ollenberger, ASCT.
Acting Manager of Infrastructure Development



Reviewed by: Michael Canning, PEng.
Acting Municipal Engineer



Approved by: David Pollock, PEng.
General Manager Engineering Services



Concurrence: Al Horsman
Chief Administrative Officer

Attachments:

- (A) Schedule A
- (B) Benefiting Property Map
- (C) Latecomer Agreement

Schedule A

TYPE OF EXCESS OR EXTENDED SERVICE

1. OVERSIZE ON SITE

Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefiting Property	Benefit Attributed By Property Excluding Development
Sanitary Sewer - Delcrest St	8	\$103,867.00	\$12,983.00	1	Lot 5, NWD PL15728 RN 42251-0205-1 1 x \$12,983.00
				1	Lot 6, NWD PL15728 RN 42251-0205-1 1 x \$12,983.00
				1	Lot 7, NWD PL15728 RN 42251-0205-1 1 x \$12,983.00
				1	Lot 8, NWD PL15728 RN 42251-0205-1 1 x \$12,983.00
				1	Lot 9, NWD PL15728 RN 42251-0205-1 1 x \$12,983.00
				1	Lot 10, NWD PL15728 RN 42251-0205-1 1 x \$12,983.00
				1	Lot 11, NWD PL15728 RN 42251-0205-1 1 x \$12,983.00

A total of all of the aforementioned services for each property is as follows:

Lot 5, DL 396, NWD Pan 15728 RN 42251-0205-1	\$12,983.00
Lot 6, DL 396, NWD Pan 15728 RN 42251-0205-1	\$12,983.00
Lot 7, DL 396, NWD Pan 15728 RN 42251-0205-1	\$12,983.00
Lot 8, DL 396, NWD Pan 15728 RN 42251-0205-1	\$12,983.00
Lot 9, DL 396, NWD Pan 15728 RN 42251-0205-1	\$12,983.00
Lot 10, DL 396, NWD Pan 15728 RN 42251-0205-1	\$12,983.00
Lot 11, DL 396, NWD Pan 15728 RN 42251-0205-1	\$12,983.00

LATECOMER AGREEMENT

LC 167/19 - BP 16-124218

THIS AGREEMENT made the ____ day of _____, 20__

BETWEEN: Kevin Olsen
12240 Delcrest Street
Maple Ridge, BC V2X 5T8

(Hereinafter called the "Developer")

OF THE FIRST PART

AND: City of Maple Ridge
11995 Haney Place
Maple Ridge BC V2X 6A9

(Hereinafter called the "City")

OF THE SECOND PART

WHEREAS:

- A. The Developer has developed certain lands and premises located within the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

Lot 4, District Lot 396, NWD, Plan NWD15728

(Hereinafter called the "said lands");

- B. In order to facilitate the approval of the development of the said lands, the Developer has constructed and installed a sanitary sewer shown on the design prepared by ABM Engineering Services, file No.: C-2079-01, sheets 1-10 of 10 dated February 2017 and stamped "Reviewed as Noted" by the City April 28, 2017.
Municipal Project No. 11-5245-20-B383.

(Hereinafter called the "Extended Services");

- C. The extended services have been provided with a capacity to service the said lands and other than the said lands;
- D. The City considers its cost to provide the Extended Services to be excessive;
- E. The Developer has provided the Extended Services in the Amount of \$12,983.00.

F. The City has determined that:

Lot 5, DL 396, NWD Plan 15728
Lot 6, DL 396, NWD Plan 15728
Lot 7, DL 396, NWD Plan 15728
Lot 8, DL 396, NWD Plan 15728
Lot 9, DL 396, NWD Plan 15728
Lot 10, DL 396, NWD Plan 15728
Lot 11, DL 396, NWD Plan 15728

(the "Benefitting Lands") will benefit from the Extended Services;

G. The City has imposed as a condition of the owner of the Benefitting Lands connecting to or using the Extended Services, a charge (the "Latecomer Charge") on the Benefitting Lands in the following amounts:

Lot 5, DL 396, NWD Plan 15728
RN 42251-0205-1

- \$12,983.00 for use of the sanitary sewer constructed on Delcrest Street

Lot 6, DL 396, NWD Plan 15728
RN 42251-0205-1

- \$12,983.00 for use of the sanitary sewer constructed on Delcrest Street

Lot 7, DL 396, NWD Plan 15728
RN 42251-0205-1

- \$12,983.00 for use of the sanitary sewer constructed on 123 Avenue

Lot 8, DL 396, NWD Plan 15728
RN 42251-0205-1

- \$12,983.00 for use of the sanitary sewer constructed on 123 Avenue

Lot 9, DL 396, NWD Plan 15728
RN 42251-0205-1

- \$12,983.00 for use of the sanitary sewer constructed on 123 Avenue

Lot 10, DL 396, NWD Plan 15728
RN 42251-0205-1

- \$12,983.00 for use of the sanitary sewer constructed on 123 Avenue

Lot 11, DL 396, NWD Plan 15728
RN 42251-0205-1

- \$12,983.00 for use of the sanitary sewer constructed on Delcrest Street or 123 Avenue

plus interest calculated annually from the date of completion of the Extended Services as certified by the General manager Engineering Services of the City (the "Completion Date") to the date of connection of the Benefitting Lands to the Extended Services;

H. The Latecomer Charge when paid by the owner of the Benefitting Lands and collected by the City shall pursuant to Section 508 (2) of the Local Government Act R.S.B.C. 2015, c.1 be paid to the Developer as provided for in this Agreement.

NOW THEREFORE AS AUTHORIZED BY Section 508 (5) of the Local Government Act R.S.B.C 2015, c.1, the parties hereto agree as follows:

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Developer and in such case payment will be made within 30 days of the next June 30th or December 31st that follows the date on which the Latecomer Charge was collected by the City.

2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Developer, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.

3. The Developer represents and warrants to the City that the Developer has not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represents and warrants that he has not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations and warranties of the Developer herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.

4. The Developer (if more than one corporate body or person) hereby agrees that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.

5. If the Developer is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):

6. In the event that the Developer is not the owner of the said lands, the owner shall hereby grant, assign, transfer and set over unto the Developer, his heirs and assigns, all rights, title and interest under this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective Corporate Seals, attested by the hands of their respective officers duly authorized in that behalf, the day and year first above written.

DEVELOPER

Company: _____

Print Name: _____

Developer - Authorized Signatory

Company: _____

Print Name: _____

Developer - Authorized Signatory

CITY OF MAPLE RIDGE

Corporate Officer - Authorized Signatory

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	April 7, 2020
FROM:	Chief Administrative Officer	FILE NO:	11-5400-01
		MEETING:	CoW
SUBJECT:	Contract Award: Pavement Rehabilitation Program		

EXECUTIVE SUMMARY:

As part of Council's commitment to infrastructure renewal and replacement, the City developed a pavement rehabilitation program intended to maintain the condition of the road network in the most cost effective and sustainable manner. The program regularly assesses the overall road condition and prioritizes the roads and rehabilitation methods to provide the maximum life while incurring the lowest annual costs. This year's program is for a total investment of \$2.098 million in road maintenance resurfacing and associated works on 13.24 km of roads.

RECOMMENDATION:

That the extension for the 2016 contract for pavement rehabilitation be awarded to BA Blacktop Ltd. in the amount of \$2,098,274.06 excluding taxes; and

That a 10% Contingency amount of \$200,000 be added for unplanned repairs; and further,

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

In 2016 the City entered a unit price paving contract which contained multiple year renewals. This is the fifth and final year of renewal. The program will be retendered in 2021.

For 2020 there is approximately 13.24 km of roads identified for rehabilitation. A contingency of \$200,000 or approximately 10% has been allotted to mitigate against additional works needed to address any unknown defects such as degraded base gravels. In addition, one gravel road will be reviewed and added to the paving contract as an annual program moving forward.

The roads identified for rehabilitation under the program this year are:

1. Dewdney Trunk Road- Edge street to 230th street
2. 248 street -100 Avenue to 102 avenue
3. 232 Street – 122 Avenue to Abernethy Way
4. Carr street-River Road to Lougheed Highway
5. Carshill Street – River Road to Lougheed Highway
6. 210 Street – Neaves Road to Abernethy Way

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7. 112 Avenue 113 Avenue to Bosonworth Street
8. 116 Avenue – West of 272nd Street
9. 248 Street – Halnor Avenue to 128 Avenue
10. 210 Street – Dewdney Trunk Road to 123 Avenue
11. 108 Avenue- 272 Street to 268 Street
12. Thorne Avenue -207 Street to 203 Street
13. 209 Street – Wicklund Avenue to Dewdney Trunk Road
14. Dewdney Trunk Road- West of 256 Street to 261 Street
15. 124 Avenue – Ansell Street to 241 Street
16. Ansell Street – 124 Avenue to North End
17. 203 Street – Powell Avenue to 132 Street
18. Evans Street & Manor Avenue

FINANCIAL IMPLICATIONS

Funding for the pavement rehabilitation program comes from the Infrastructure Renewal fund and is within the budget set by the 2020 Financial Plan of \$2,873,284.

STRATEGIC ALIGNMENT

Improved road conditions align with Council's Growth Section of the Council Strategic Plan in support of community growth by providing reliable and safe transportation routes.

CITIZEN IMPLICATIONS

During paving operations there may be some traffic disruptions. These will be advertised ahead of time through the city's communications platforms and proper traffic management plans put in place to minimize delays for the public.

INTERDEPARTMENTAL IMPLICATIONS

City departments including Planning, Parks, and Engineering are consulted prior to finalizing the list of roads to be included in the contract to ensure that pavement rehabilitation is not done prior to development or other underground works.

POLICY IMPLICATIONS

This policy is consistent with the City's Corporate Asset Management Policy # 9.13 which details the principles for implementing a consistent and coordinated approach in managing City assets to demonstrate sound fiscal stewardship and secure long term infrastructure sustainability within the City.

ALTERNATIVES

An alternative approach would be to defer road rehabilitation projects. This would significantly reduce the road conditions over the next several years but significantly increase the longer term rehabilitation costs the City would incur. Once a road reaches complete failure, it must be completely reconstructed as opposed to a rehabilitation approach. Full road reconstruction is more than three times the cost of scheduled rehabilitation and is not a recommended approach.

CONCLUSION:

The recommended contract extension continues Council's commitment to infrastructure renewal and replacement. Upon award of the contract the work will be completed through the spring and summer of 2020.



Prepared by: **Walter Oleschak**
Superintendent of Roads and Fleet



Reviewed by: **Daniela Mikes**
Manager of Procurement



for Reviewed by: **James Storey, ASCT**
Director of Engineering Operations



Approved by: **David Pollock**
General Manager, Public Works and Development
Services



Concurrence: **Al Horseman**
Chief Administrative Officer

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: April 7, 2020
FILE NO: 05-1880-20

FROM: Chief Administrative Officer

MEETING: COW

SUBJECT: Revenue Anticipation Borrowing Bylaw

EXECUTIVE SUMMARY:

The Community Charter allows municipalities to borrow funds to meet legal financial obligations in advance of the collection of property taxes through the adoption of a Revenue Anticipation Borrowing Bylaw. Adopting such a bylaw would allow the City to access temporary funds to meet our financial obligations in the event of unanticipated delays in receiving revenues and property taxes. Staff recommend this as a prudent and proactive measure to have in place at this time.

RECOMMENDATION:

That Maple Ridge Revenue Anticipation Borrowing Bylaw No. 7633-2020 be given first, second and third readings.

DISCUSSION:

a) Background Context

Section 177 of the Community Charter anticipates that some municipalities may need to borrow funds on a short term basis each year to meet the legal financial obligations prior to the collection of the main source of municipal funds – property taxes.

While the City does not anticipate requiring to borrow in order to meet our financial obligations having a Revenue Anticipation Borrowing Bylaw in place would provide an additional tool to manage our obligations in the event of a delay in receiving revenues and property tax payments. Given the emerging situation associated with the COVID-19 pandemic staff consider putting this tool in place to be a prudent and proactive measure.

b) Desired Outcome

To provide the City with additional tools to manage cash flow requirements.

c) Business Plan/Financial Implications

This bylaw would allow staff some flexibility to deliver on business plan objectives as outlined in the Financial Plan should we experience timing differences in cash flow requirements due to possible delays in receiving revenues or property taxes.

d) Alternatives

In the absence of a Revenue Anticipation Borrowing Bylaw, the City may be required to redeem investments early to ensure cash flow obligations can be met in a timely manner. This will result in a reduction in investment income.

CONCLUSION:

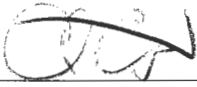
Approval of a Revenue Anticipation Borrowing Bylaw will provide staff with an additional tool to manage the City's cash flow obligations and is recommended as a prudent and proactive measure given the emerging situation with the ongoing COVID-19 Pandemic.



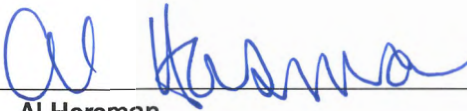
Prepared by: **Catherine Nolan, CPA, CGA**
Corporate Controller



Reviewed by: **Trevor Thompson, BBA, CPA, CGA**
Chief Financial Officer



Approved by: **Christina Crabtree**
Acting GM, Corporate Services



Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:

(A) Bylaw 7633-2020 Revenue Anticipation Borrowing Bylaw

CITY OF MAPLE RIDGE

BYLAW NO. 7633-2020

A Bylaw to provide for the borrowing of money in anticipation of revenue

WHEREAS it is provided by Section 177 of the Community Charter that Council may, without the assent of electors or the approval of the Inspector of Municipalities, provide for the borrowing of such sums of money as may be necessary to meet the current lawful expenditures of the City provided that the total of the liability does not exceed the sum of:

- a) The whole amount remaining unpaid of the taxes for all purposes levied during the current year, provided that prior to the adoption of the annual property tax bylaw in year, the amount of the taxes during the current year for this purpose shall be deemed to be 75% of the taxes levied for all purposes in the immediately preceding year; and
- b) The whole amount of any sums remaining due from other governments;

AND WHEREAS the total amount of liability that Council may incur is Forty Three Million, Eight Hundred and Forty Two Thousand Dollars (\$43,842,000) being 50% of the taxes levied for all purposes in 2019;

AND WHEREAS there are no liabilities outstanding under Section 177;

NOW THEREFORE the Council of the City of Maple Ridge, in open meeting assembled, enacts as follows:

1. This bylaw shall be cited as Revenue Anticipation Borrowing Bylaw No. 7633-2020.
2. The Council shall be and is hereby empowered and authorized to borrow upon the credit of the municipality an amount or amounts not exceeding the sum of Forty Three Million, Eight Hundred and Forty Two Thousand Dollars (\$43,842,000)
3. The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and Financial Administrator.
4. All unpaid taxes and the taxes of the current year when levied or so much thereof as may be necessary shall, when collected, be used to repay the money so borrowed.

READ a first time the day of , 2020.

READ a second time the day of , 2020.

READ a third time the day of , 2020

RECONSIDERED AND ADOPTED the day of , 2020

PRESIDING MEMBER

CORPORATE OFFICER

Certified a true copy of Bylaw No. 7633-2020 as adopted.

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Council Conduct Bylaw No. 7637-2020 in draft

MEETING DATE: April 7, 2020
FILE NO:
MEETING: Committee of the Whole

EXECUTIVE SUMMARY:

Council members elected to hold office for the City must conduct themselves in a manner that will hold up to close public scrutiny and ensure the office is trusted and respected. This report introduces a proposed bylaw to set standards of conduct for Council, set out how complaints of misconduct can be made, how complaints will be investigated, and the penalties that can be imposed. This bylaw allows for complaints by Council members, staff and contracted service providers.

The purpose is to:

- a) Establish, and identify existing, standards of conduct for members of Council relating to their duties and obligations as elected representatives of the City,
- b) Establish a process for making and investigating misconduct complaints, and
- c) Outline an escalating set of sanctions to deter misconduct and maintain public confidence.

The process and sanctions established in this Bylaw may be in addition to measures imposed by other government authorities for contraventions of provincial and federal enactments.

RECOMMENDATION:

That Council Conduct Bylaw No. 7637-2020 be revised pursuant to the April 7, 2020 Committee of the Whole discussion and forwarded to the April 14, 2020 Council Meeting for consideration.

CONCLUSION:

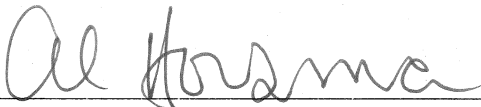
The Council Conduct Bylaw aligns with Council's desire to hold itself accountable to established standards of conduct. In addition, policies approved by Council are strengthened by inclusion under this Council Conduct Bylaw, and will be reviewed and updated as necessary.



Prepared by: Laura Benson, CMA, CPA
Senior Policy and Sustainability Analyst

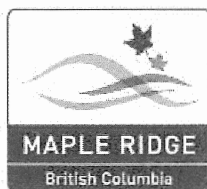


Approved by: Christina Crabtree
General Manager Corporate Services



Concurrence: Al Horsman
Chief Administrative Officer

Attachment: Council Code of Conduct Bylaw No. 7637-2020



City of Maple Ridge

Council Conduct Bylaw No. 7637-2020

A bylaw to govern the conduct of City of Maple Ridge elected officials

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WHEREAS the public expects elected representatives to be held to a professional standard of conduct with accountability mechanisms to motivate compliance with that standard;

AND WHEREAS the conduct required and expected of Council Members is defined within numerous enactments passed by various legislative authorities;

AND WHEREAS the City of Maple Ridge Council desires to be open, transparent and comprehensive in communicating conduct-related requirements to the public and its Members;

NOW THEREFORE pursuant to the above-recited rationale, the Council of the City of Maple Ridge, in open meeting assembled, enacts as follows:

Part 1 – INTRODUCTORY ELEMENTS

1. Name of Bylaw

- a) This Bylaw may be cited as “Council Conduct Bylaw No. 7637-2020”.

2. Purpose

To set standards of conduct for Council, set out how complaints of misconduct can be made, how complaints will be investigated, and the penalties that can be imposed. This bylaw allows for complaints by Council members, staff and contracted service providers. The purpose is:

- a) Establish, and identify existing, standards of conduct for members of Council relating to their duties and obligations as elected representatives of the City,
- b) Establish a process for making and investigating misconduct complaints, and
- c) Outline an escalating set of sanctions to deter misconduct and maintain public confidence.

The process and sanctions established in this Bylaw may be in addition to measures imposed by other government authorities for contraventions of provincial and federal enactments.

3. Definitions

- a) “Accountability” – means an obligation and willingness to accept responsibility or to account for ones actions. Conduct under this principle is demonstrated when council Members, individually and collectively, accept responsibility for their actions and decisions.
- b) “Administration” – means the collective body of City employees, those providing municipal services and contractors hired to provide municipal services under the leadership of the Chief Administrative Officer.
- c) “Complainant” – means a Member who makes a complaint under the Formal Complaint process set out in *Schedule 2*.
- d) “Integrity” – means being honest and demonstrating strong ethical principles. Conduct under this principle upholds the public interest, is truthful and honourable.
- e) “Legislative Authority” – means the statutory authority of the order of government referenced.
- f) “Medical Professional” – means a physician registered with the College of Physicians and Surgeons of British Columbia.
- g) “Members” – means the Mayor and Councillors of the City of Maple Ridge.

- h) "Respect" – means having due regard for others' perspectives, wishes and rights; it also means displaying deference to the offices of local government, and the role of local government in community decision making. Conduct under this principle is demonstrated when a Member fosters an environment of trust by demonstrating due regard for the perspectives, wishes and rights of others and an understanding of the role of the local government.
- i) "Subject" – means the Member who is the subject of a complaint made under the Formal Complaint process under *Schedule 2*.

Part 2 – CONDUCT AND EXPECTATIONS

4. Adherence to the Law

- a) Members shall comply with the law applicable to Members and Council established by Government of Canada, including but not limited to the *Canadian Charter of Rights and Freedoms*, and the *Criminal Code of Canada*.
- b) Members shall comply with the law applicable to Members and Council established by Government of British Columbia, including but not limited to the *Community Charter*, and the *Local Government Act*.
- c) Members shall comply with the bylaws and policies applicable to Members and Council established by the City of Maple Ridge, including those referenced within this Bylaw, and all other bylaws, policies and Council resolutions made by the current and past Councils that remain unrepealed.
 - i) If a discrepancy between a bylaw or policy exists between the City's website version and the official records, the latter shall prevail.
- d) Members shall recognize that any inconsistency between a provision of this Bylaw and Provincial enactments will be subject to section 10 of the *Community Charter*.

5. Oath of Office (and see Appendix A)

- a) Members shall, for their full term of office, uphold their *Oath of Office*, reproduced for convenience in *Appendix A*.

6. Code of Conduct (and see Schedule 1)

- a) Members shall comply with the provisions in *Schedule 1 – Council Code of Conduct* of this bylaw.
- b) Within the first three months of each Council term of office, Council will review and endorse *Schedule 1 - Code of Conduct* or an amendment thereof.

7. Interactions with Administration

- a) Members shall comply with the requirements established by Worksafe BC to provide a healthy and safe workplace for employees.
- b) Members shall comply with the requirements established by the City's Respectful Workplace Policy No. 30.11 to provide a respectful work environment.
- c) Members shall not communicate with Administration except where Council has approved it or there is legislative authority for it.

8. Council Meetings and Attendance

- a) Members shall comply with the provisions of Council Procedure Bylaw No. 6472-2007.
- b) Members requesting an exemption from disqualification from holding office under section 125(5) of the *Community Charter* due to consecutive absences under section 125(7) of the *Community Charter* must produce to the Mayor a note from a medical professional indicating the Member's illness or injury and the expected date upon which the Member may resume the

Member's duties on Council. The note from the medical professional must be received on or before the disqualifying period of absences expire.

- i) In the case of the Mayor requesting an exemption, the note from the medical professional must be provided to the Acting Mayor.

9. Communication

- a) Members shall comply with the provisions of the City's most current Communication Policy No. 5.41.

10. Social Media

- a) Members shall comply with the provisions of the City's most current Social Media Policy No. 30.10.

11. Mayor and Council Correspondence

- a) Members shall comply with the provisions of the City's most current Mayor and Council Correspondence Policy No. 3.08.

12. Training, Conference and Association-Building

- a) Members shall comply with the provisions of the City's most current Training, Conference and Association Building Policy No. 3.07.
- b) Members shall make every effort to attend the Local Government Leadership Academy's annual Local Government Forum.

13. Council Expenses

- a) Members shall comply with the provisions of the City's most current Expense Policy for Council, Employees & Other Authorized Persons No. 5.35.

14. Duty to Respect Confidentiality

- a) Members shall comply with the requirements of Part 5, Division 1, of the *Community Charter*, including section 117, "Duty to Respect Confidentiality."

15. Conflict of Interest and Gifts

- a) Members shall comply with the requirements of the *Community Charter*, Part 5, Division 4, "Conflict of Interest," and the Conflict of Interest Exceptions Regulation BC Regulation 91/2016.
- b) Members may reference related resources such as the Union of BC Municipalities' Fact Sheet on Conflict of Interest; however, Members are subject to the conflict of interest provisions in the *Community Charter* and the common law that interprets them.

16. Use of City Assets and Services

- a) Members must read Information Security Policy No. 5.47 and associated Procedure document, and sign and return "Acknowledgment of Information Security Policy and Procedures" to the Human Resources department prior to receiving City-owned devices and accounts.
- b) Members acknowledge the difference between City business and political and campaigning activity, and will refrain from using City resources for political and campaigning purposes.

17. Election Proceedings

- a) Members shall comply with the requirements of the Local Government Act, Part 3 Electors and Elections, including:
 - i) Division 8, Campaign Financing, and
 - ii) Division 17, Election Offences.
- b) Members shall comply with the requirements of the Local Elections Campaign Financing Act.
- c) Members shall comply with the requirements of the Financial Disclosure Act.

18. Use of City Legal Counsel

- a) Members requiring specific legal advice about whether the Member is compliant with this Bylaw may request, through the Chief Administrative Officer, permission to receive advice from the City's legal counsel, however, should Council grant this permission, the legal advice received belongs to the Council and not the Member.

19. *Freedom of Information and Protection of Privacy Act*

- a) Members shall comply with the requirements of the *Freedom of Information and Protection of Privacy Act*.

Part 3 – COMPLAINT PROCESS

20. Informal Complaint Process

- a) Any Member who has identified or witnessed conduct by another Member that they believe to be noncompliant with this Bylaw may take the following steps:
 - i) Advise the Member of the alleged noncompliance and follow up on the facts.
 - (1) If the noncompliance occurred, encourage the Member to come into compliance with this Bylaw; or
 - ii) Request the Mayor to speak to the Member to follow up on the facts and if the noncompliance occurred, encourage the Member to come into compliance with this Bylaw.
 - (1) If the subject of the complaint is the Mayor, the complaining Member may request that the Acting Mayor follow up on the facts and if the noncompliance occurred, encourage the Member to come into compliance.
- b) Members are encouraged to use the Informal Complaint Process in Part 3 of this Bylaw as a first step in resolving any complaint.
- c) A Member who is unsatisfied with the outcome of the Informal Complaint Process may escalate the complaint to the Formal Complaint Process set out in section 21 of the Council Conduct Bylaw.
- d) Despite this section, a Member may refer a complaint directly to the Formal Complaint Process.

21. Formal Complaint Process (and see Schedule 2)

- a) Members shall participate as required in the Formal Complaint Process outlined in *Schedule 2*.

22. Compliance and Enforcement (and see Schedule 3)

- a) Members shall acknowledge the high standards of public office and the spirit and intent of this Bylaw to hold Members accountable and foster public trust.
- b) Members shall cooperate fully and in good faith to remain in compliance with this Bylaw.
- c) Should a Member become the subject of an informal or formal investigation, they shall cooperate fully in bringing a complaint to a satisfactory conclusion.
- d) A Member who is the subject of a complaint shall not
 - i) undertake any act or threat of reprisal against a complainant or witness to the investigation,
 - ii) obstruct Council, the Investigator or any other person, in carrying out the spirit and intent of the informal or formal complaint process in this Bylaw.
- e) If Council determines a Member has not complied with this Bylaw, any of the sanctions outlined in *Schedule 3* may be imposed by a majority vote of Members

Part 4 – GENERAL PROVISIONS

23. Review

- a) This Bylaw shall be brought forward for review by Council after each local government election, and at any other time deemed necessary by Council, to ensure that it accurately reflects the current standards conduct and expectations of Council Members.

24. Severability

- a) If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

25. No Offences

- a) Section 5 of the *Offence Act* does not apply to this Bylaw.

READ a first time the ____ day of _____, 2020.

READ a second time the ____ day of _____, 2020.

READ a third time the ____ day of _____, 2020.

ADOPTED, the ____ day of _____, 2020..

PRESIDING MEMBER

CORPORATE OFFICER

Part 5 – SCHEDULES and APPENDICES

The following Schedules form part of this Bylaw.

Any and all Appendices are provided for convenience only and do not form part of this Bylaw.

The City of Maple Ridge Council Code of Conduct details the shared expectations for responsible conduct as determined by the City of Maple Ridge Council for the 2018-2022 municipal term. Responsible conduct is grounded in conducting oneself with honesty, integrity, and in a way that furthers the City's ability to provide good governance to the community. Outcomes of responsible conduct include transparency, accountability, effective and efficient decision-making, and a safe and welcoming environment for everyone.

It is each Council Member's individual responsibility to uphold both the letter and the spirit of this Code of Conduct in their dealings with other Members, staff, and the public.

Standards of Conduct for Working with Each Other

As elected representatives of the City of Maple Ridge, we have a responsibility to listen, to consider, and to communicate respectfully with each other, staff, and Members of the public to make decisions that shape our community. By working together with professionalism, respect, and open minds, we can be successful in our role as community leaders, regardless of differences of opinion.

To this end, we commit to:

- Demonstrating respect through:
 - Fostering a safe and welcoming space for debate and decision-making;
 - Professional and respectful verbal and body language;
 - Seeking to understand, and asking questions rather than making assumptions;
 - Arriving prepared for Council meetings and specific agenda items;
 - Approaching issues with an open mind to consider new information;
 - Directing critique at the issue, and not the individual that raises it;
 - Providing direct, honest and timely feedback to questions and concerns; and
 - Being sensitive to others' emotions when they are feeling very passionate about an issue.
- Ensuring commentary at Council meetings remains focused on the issues, avoiding repetition.
- Chairing meetings in a consistent manner that keeps the meeting on task, respects everyone's time, and ensures each Member of Council has an equal opportunity to be heard.
- Attending all Council and assigned Committee meetings regularly and punctually, and providing the Chair with as much notice as possible when unable to attend a meeting due to extraordinary circumstances.
- Making a collective effort to ensure a united voice for Council by:
 - Respecting the collective decision of Council when representing Council in other public forums and in intergovernmental relations;
 - Working together for effective governance; and
 - Holding each other accountable for our conduct.

Standards of Conduct for Interacting With the Public

As elected officials, our role is to listen to a wide variety of community stakeholders, deliberate as a Council, and make decisions on behalf of the City of Maple Ridge in a manner that is professional, inclusive, and maintains public confidence. Ensuring a fair, consistent, and professional process at Council meetings will support a welcoming environment in which all Members of the community feel safe to share their views with Council.

To this end, we commit to:

- Maintaining a safe, professional and welcoming tone at the Council table through:
 - Respectful verbal and body language, making few interjections;
 - Seeking to understand, and asking questions in an inquiring tone;
 - Directing critique at the issue, and not the individual that raises it, understanding that speakers may be representing the view of their organization, not their own;
 - Avoiding repetition or re-stating what was just said;
 - Acknowledging how speakers are feeling, and recognizing the vulnerability that speakers may feel when presenting their issues to Council; and
 - Giving acknowledgement and thanks to Members of the public for their contribution to the meeting.
- Fostering public confidence by:
 - Leading by example through respectful and professional conduct and an open mind;
 - Explaining meeting guidelines as appropriate;
 - Ensuring all Members of the public are treated in the same manner and in accordance with this Code of Conduct;
 - Ensuring that the public feels heard by avoiding inflammatory comments;
 - Ensuring that Council is heard by those present and watching online by speaking clearly and at a moderate volume;
 - Diffusing elevated situations to promote a safe and respectful environment; and
 - Keeping the meeting on task, listening to all opinions and summarizing what was heard around the table when acting as Chair.

These commitments will be supported by City staff who will:

- Ensure high quality presentations are brought to the Council table;
- Invite Members of the public to state their name and municipality of residence before addressing Council; and
- Set speakers up for success by providing them with an orientation to the technology, the Council forum and time limits.

This Formal Complaints Process is intended for the purpose of one or more Council Members to file a formal complaint against one or more Council Members.

- a) A Council Member shall make a formal complaint in writing, with date and signature, and addressed to *Complaints Investigator*. The complaint shall name the Council Member who is the subject of the complaint, refer specifically to the section(s) of this Bylaw, and set out reasonable and probable grounds for the allegation that a Member has contravened the section(s).
- b) The Complaints Investigator shall be selected by Council to be one of:
 - i) A member of Council or a subcommittee of Council, with the exception of the complainant and the subject of the complaint, or
 - ii) A third party investigator.
- c) The Subject of the complaint shall be provided with a copy of the complaint, with written instructions informing the Subject that they have 14 days within which to respond to the Complaints Investigator.
- d) The Subject of the complaint shall provide a written, signed and dated response to the allegation(s) of the complaint, addressed to the Complaints Investigator.
- e) The Complaints Investigator shall review the complaint and the Subject's response, and determine whether to proceed further with the investigation.
 - i) Where a complaint is deemed by the Complaints Investigator to be frivolous, vexatious, not made in good faith, or based on insufficient grounds, the Complaints Investigator may decide to terminate the investigation and the complaint process.
 - ii) The Complaints Investigator will provide the recommended next steps to Council.
- f) For continuing investigations, the Complaints Investigator shall take steps deemed appropriate which may include seeking legal advice.
- g) The Complaints Investigator shall issue a final report of the results of the investigation process to Council, for Council to determine whether this Bylaw has been contravened.
- h) Following receipt of the Complaints Investigator's final report, Council, may choose to proceed with a hearing of a Motion of Censure.
- i) Should Council vote to proceed with a hearing of the motion of censure against the subject of the complaint, the Subject of the complaint shall be afforded procedural fairness including:
 - i) an opportunity to respond further in writing to the allegations and the Complaint Investigator's final report,
 - ii) a minimum of two weeks to prepare their formal response, and
 - iii) the opportunity to be represented by legal counsel or another representative at the council meeting where a decision on the motion of censure and other accompanying sanctions in Schedule 3 may be imposed.

- k) The motion of censure hearing will be scheduled for an open Council meeting within 30 days of the Council's decision to proceed, provided section 90 of the Community Charter does not require or permit the meeting to be a closed meeting.
- l) At the Council meeting where the hearing of the motion of censure takes place, the following will occur:
 - i) The Complainant may make a statement, setting out the rationale for the complaint.
 - ii) The Complaints Investigator shall provide a verbal summary of the facts and findings expressed in the final report.
 - iii) The Subject of the complaint or their legal counsel or other representative may make a statement of response, responding to the complaint allegations and the Complaint Investigator's final report.
 - iv) Council will discuss, propose debate and vote on whether to make a motion of censure, including the sanctions referenced in *Schedule 3*.

If Council determines a Member has contravened this Bylaw, it may choose to impose any of the following sanctions, providing they do not prevent the Member from fulfilling the Members' legislated duties of elected office.

Possible sanctions:

- a) Formal warning letter
- b) Pledge to immediate and ongoing compliance with the Council Conduct Bylaw
- c) A letter of reprimand
- d) A request that the Member issue a letter of apology
- e) Publication of a letter of reprimand or request for apology, and the Member's response
- f) Requirement to attend training
- g) Suspension or removal of the appointment of the Member as Acting Mayor
- h) Suspension or removal from some or all internal and external committees and bodies to which Council or the Mayor has the right to appoint Members
- i) Imposing limits on travel and expenses
- j) Requiring the return of municipal property provided for convenience
- k) Limiting access to certain municipal facilities or portions thereof
- l) Restricting how and when documents are provided to the Member, and
- m) Any other sanctions Council deems reasonable and appropriate.

Appendix A – Oath of Office

This Appendix is included for convenience only. It does NOT form a part of Bylaw 7637-2020.

I do solemnly affirm that:

I am qualified to hold the office of [Mayor/Councillor] for the City of Maple Ridge to which I have been elected;

I have not, by myself or any other person, knowingly contravened the *Local Government Act* respecting vote buying or intimidation in relation to my election to the office;

I will faithfully perform the duties of my office and will not allow any private interest to influence my conduct in public matters;

As required by the *Community Charter*, I will disclose any direct or indirect pecuniary interest I have in a matter and will not participate in the discussion of the matter and will not vote in respect of the matter.