



**City of Maple Ridge**

# **PUBLIC HEARING**

**May 15, 2018**

CITY OF MAPLE RIDGE

***PUBLIC HEARING AGENDA  
May 15, 2018  
7:00 pm  
Council Chambers, 1<sup>st</sup> Floor, City Hall***

*The purpose of the Public Hearing is to allow all persons who deem themselves affected by any of these bylaws a reasonable opportunity to be heard before Council on the matters contained in the bylaws. Persons wishing to speak for or against a bylaw will be given opportunities. You will be asked to give your name and address. Please note that all written submissions provided in response to this consultation including names and addresses will become part of the public record which includes the submissions being made available for public inspection. Further consideration of bylaws on this agenda will be at the next regular Council meeting. The meeting is recorded by the City of Maple Ridge.*

- 1) **2016-055-RZ**  
**23183 136 Ave**  
Lot 2 Section 32 Township 12 New Westminster District Plan EPP70286

**Maple Ridge Official Community Plan Amending Bylaw No. 7446-2018**

To Amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3A - Blaney Hamlet, from Institutional, Conservation, Medium/High Density Residential to Medium/High Density Residential and Conservation

To Amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space to Add to Conservation, Remove From Conservation and Add To Trail

**Maple Ridge Zone Amending Bylaw No. 7238-2016**

To rezone from A-2 (Upland Agricultural) to RM-1 (Townhouse Residential). The current application is to permit the construction of approximately 54 townhouse units.

**CITY OF MAPLE RIDGE**  
**NOTICE OF PUBLIC HEARING**



**TAKE NOTICE THAT** a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 pm., Tuesday, May 15, 2018, to consider the following bylaws:



- 1) **2016-055-RZ**  
**23183 136 Ave**  
Lot 2 Section 32 Township 12 New Westminster District Plan EPP70286




**Maple Ridge Official Community Plan Amending Bylaw No. 7446-2018**

To Amend Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3A - Blaney Hamlet, from Institutional, Conservation, Medium/High Density

Residential to Medium/High Density Residential  and Conservation  (as shown on Map 974)

To Amend Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space to Add to Conservation , Remove From Conservation 

and Add To Trail  (as shown on Map 975)



Map 974



Map 975

**Maple Ridge Zone Amending Bylaw No. 7238-2016**

To rezone from A-2 (Upland Agricultural) to RM-1 (Townhouse Residential).

The current application is to permit the construction of approximately 54 townhouse units.



**AND FURTHER TAKE NOTICE** that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 am and 4:00 pm from May 4, 2018 to May 15, 2018, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at [www.mapleridge.ca/640](http://www.mapleridge.ca/640).

**ALL PERSONS** who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Corporate Officer or by sending an email to the Clerk's Department at [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca), by 4:00 pm, May 15, 2018. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 4<sup>th</sup> day of May, 2018.

Laura Benson, CPA, CMA  
Corporate Officer

**DEVELOPMENT APPLICATION CHECKLIST  
FOR FILE 2016-055-RZ  
File Manager: Michelle Baski**

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| <b>Official Community Plan or Zoning Bylaw Amendments:</b>   | <b>RECEIVED</b>                     | <b>NOT REQUIRED</b>                 |
|--|-------------------------------------|-------------------------------------|
| 1. A completed Application Form<br>(Schedule "A" – Development Procedures Bylaw No. 5879-1999)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. An application fee, payable to the City of Maple Ridge, in<br>accordance with Development Application Fee Bylaw no. 5949-2001.                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. A Certificate of Title and Consent Form if the applicant is different<br>from the owner shown on the Certificate of Title.                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. A legal survey of the property(ies)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Subdivision plan layout   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6. Neighbourhood context plan  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 7. Lot grading plan  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 8. Landscape plan**  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 9. Preliminary architectural plans including site plan,<br>building elevations, accessory off-street parking and<br>general bylaw compliance reconciliation**. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

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

Additional reports provided:

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Geotechnical Site Assessment, by Able Geotechnical Ltd., dated Sept 1, 2017

Environmental Assessment, by Envirowest Consultants Inc., dated Sept 14, 2017

Arboricultural Assessment Report, by Michael J. Mills Consulting, dated Sept 14, 2017

Fire Hazard Assessment, by B.A. Blackwell & Associates Ltd., dated Apr 12, 2018

**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7446-2018  
Second Reading  
Zone Amending Bylaw No. 7238-2016  
23183 136 Avenue

**MEETING DATE:** April 10, 2018  
**FILE NO:** 2016-055-RZ  
**MEETING:** Council

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 23183 136 Avenue, from A-2 (Upland Agricultural) to RM-1 (Townhouse Residential), to permit the future development of approximately 54 townhouse units. Council granted first reading to Zone Amending Bylaw No. 7238-2016 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on April 26, 2016. The proposed development has since been amended to include the northern property, which is now consolidated with the original two properties that had received first reading in 2016.

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the OCP. Ground-truthing on the site has established the developable areas, and as a result, an OCP amendment is required to revise the *Conservation* boundaries of the site.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per townhouse dwelling unit, for an estimated amount of \$221,400.00.

A text amendment to Section 602 of the Zoning Bylaw is proposed to allow a Floor Space Ratio of 0.63. In exchange for the additional density, the applicant is proposing to pay \$3,100 per unit, which is consistent with the Albion Density Bonus contribution rate, but would be applying the rate to the Silver Valley Area Plan, which has not been done before. This density bonus contribution of \$3,100.00 per unit, for an estimated amount of \$167,400.00, is in addition to the Community Amenity Contribution.

**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. 7446-2018 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. 7446-2018 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. 7446-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7446-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7238-2016, as amended in the staff report dated April 10, 2018, 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;
  - iii) Road dedication on 136 Avenue, 137 Avenue, and 232 Street, as required;
  - iv) Park dedication, as required, including construction of multi-purpose trails and removal of all debris and garbage from park land;
  - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
  - vi) Registration of a Restrictive Covenant for protecting the Visitor Parking;
  - vii) Registration of a Restrictive Covenant for Stormwater Management;
  - viii) Removal of existing buildings;
  - ix) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;
  - 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 property. 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 \$167,400.00 (\$3,100/unit) be provided in exchange for the additional density for this proposal; and
  - xii) That a voluntary contribution, in the amount of \$221,400.00 (\$4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

## DISCUSSION:

### 1) Background Context:

Applicant: D. Laird, Aplin & Martin Consultants  
Legal Description: Lot 2, Section 32, Township 12, New Westminster District Plan EPP70286

#### OCP:

Existing: Medium/High Density Residential, Conservation, Civic  
Proposed: Medium/High Density Residential, Conservation

#### Zoning:

Existing: A-2 (Upland Agricultural)  
Proposed: RM-1 (Townhouse Residential)

#### Surrounding Uses:

|        |              |   |
|--------|--------------|---|
| North: | Use:         | Multi-Family Residential  |
|        | Zone:        | RM-1 (Townhouse Residential)  |
|        | Designation: | Medium/High Density Residential   |
| South: | Use:         | Single Family Residential (under application for 5 single family lots)                        |
|        | Zone:        | RS-3 (One Family Rural Residential)   |
|        | Designation: | Low/Medium Density Residential, Eco Cluster, Conservation                                     |
| East:  | Use:         | Multi-Family Residential (under application for street Townhouses and single family lots)     |
|        | Zone:        | RST-SV (Street Townhouses – Silver Valley)  |
|        | Designation: | Medium/High Density Residential, Low Density Urban, Eco Cluster, Conservation, and Open Space |
| West:  | Use:         | Single Family Residential   |
|        | Zone:        | A-2 (Upland Agricultural)   |
|        | Designation: | Civic and Conservation  |

Existing Use of Property: Vacant  
Proposed Use of Property: Multi-Family Townhouses  
Site Area: 1.4 ha (3.5 acres)  
Access: 136 Avenue  
Servicing: Urban Standard  
Companion Applications: 2016-055-DP/VP, 2016-326-DP, 2016-410-DP

### 2) Project Description:

The subject property is located on the northwest corner of 232 Street and 136 Avenue (see Appendices A and B). The site slopes from the northeast corner down to the west. A watercourse, Cattell Brook, is located to the west of the property, running north-south.

The applicant is proposing to rezone the subject property to permit future construction of a townhouse development with approximately 54 units, all with double car garages. The proposal includes a mix of three and four bedroom units. The units are oriented in a north-south direction and accessed via a private strata road from 136 Avenue. Park dedication for conservation purposes is proposed along the western property line of the property.



### 3) Planning Analysis:

#### i) Official Community Plan:

The subject property is located within the Blaney Hamlet of the Silver Valley Area Plan and is currently designated *Medium/High Density Residential, Civic and Conservation*. The *Medium/High Density Residential* designation provides for single family, intensive residential and townhouse forms of development and aligns with the proposed RM-1 (Townhouse Residential) zone. For the proposed development, an OCP amendment will be required to adjust the *Conservation* area boundary for protection of the watercourse, and to remove the remnant 1% *Civic* designation from the north-western corner of the property (see Appendix C).

#### ii) Zoning Bylaw:

The current application proposes to rezone the subject property from A-2 (Upland Agricultural) to RM-1 (Townhouse Residential) to permit a townhouse development. The development proposal includes variance requests for setbacks, distance between buildings, and Open Space dimension requirements, as discussed below, which will require a Development Variance Permit application.

The maximum allowable density of the RM-1 (Townhouse Residential) is a floor space ratio of 0.6 times the net lot area, excluding a maximum of 50 m<sup>2</sup> of habitable basement area per unit. This development has a floor space ratio of 0.63, so a site-specific text amendment to the zone will be required to allow for the additional density. The applicant is proposing to pay \$3,100 per unit, which is consistent with the Albion Density Bonus contribution rate, but would be applying the rate to the Silver Valley Area Plan, which has not been done before. In 2016, Policy 2-9 was added to the Official Community Plan, as follows:

2-9 *Community Amenity Contributions and density bonuses may also be considered at Council's discretion for all Official Community Plan and Zoning Bylaw amending applications that are seeking a higher density than is envisioned in Schedule "A" and/or Schedule "B", to help provide a variety of amenities and facilities throughout the municipality.*

This density bonus contribution of \$3,100.00 per unit, for an estimated amount of \$167,400.00, is in addition to the Community Amenity Contribution.

In addition to the site-specific text amendment to allow for the increased density, Zone Amending Bylaw No. 7238-2016 has been amended to include the third property to the north and reflect the current consolidated legal description (see Appendix D).

#### iii) Proposed Variances:

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

1. To reduce the minimum front yard setback for Blocks 4 and 5, from 7.5 m (24.6 ft.) down to 1.5 m (4.9 ft.) at its shortest distance.
2. To reduce the minimum rear yard setback for Block 1, from 7.5 m (24.6 ft.) down to 4.1 m (13.5 ft.) at its shortest distance.

3. To reduce the minimum exterior yard setback for Blocks 1 through 4, from 7.5 m (24.6 ft.) down to 4.0 m (13.1 ft.) at its shortest distance.
4. To reduce the minimum interior yard setback for Block 9 from 7.5 m (24.6 ft.) down to 4.0 m (13.1 ft.); for Block 10 from 7.5 m (24.6 ft.) down to 1.9 m (6.2 ft.) at its shortest distance; and for Block 11 from 7.5 m (24.6 ft.) down to 3.1 m (10.2 ft.).
5. To reduce the required minimum radius of space unencumbered by buildings from living room windows from 15 m (49.21 ft.) to 12.6 m (41.3 ft.) between Blocks 1 through 4 and Blocks 5 through 7; to 9.9 m (32.5 ft.) between Blocks 5 and 11; to 14.9 m (48.9 ft.) between Blocks 7 and 8 and Blocks 9 and 10; and from 10 m (32.3 ft.) to 9.9 m (32.5 ft.) between Blocks 5 and 6 and Block 11; and
6. To reduce the minimum required Usable Open Space per three bedroom unit with a minimum dimension of not less than 6.0 m (20 ft.) to 4.0 m (13.1 ft.) for its shortest length for all units.

The requested variances to the RM-1 (Townhouse Residential) zone will be the subject of a future report to Council.

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

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires 2 parking spaces per unit and 0.2 spaces per unit to be provided as visitor parking spaces. For 54 units, this amounts to a total of 108 residential parking spaces and 11 visitor parking spaces. Double-car garages are provided for all of the units, providing the required 108 residential parking spaces. Fourteen visitor parking spaces are provided throughout the site, with 2 of them sized for disabled parking spaces. Some of the driveway aprons of Blocks 9 and 10 are also capable of providing additional off-street parking spaces within the development for the individual townhouse units.

**v) Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. Accordingly, prior to final zoning approval, the Development Permit must be reviewed and approved. An application for the Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to Council 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 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 Council 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 Advisory Design Panel (ADP) reviewed the development plans for form and character of the proposed development and the landscaping plans at a meeting held on November 15, 2017.

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

Landscape Comments:

1. *Provide a gateway structure at entry to the development emphasizing the character of the development;*
2. *Provide more energy to public amenity space/playground area (i.e. with different surface material, texture, elements and natural play elements, site furniture, etc.)*
3. *Provide pedestrian connection between public amenity space and trails;*
4. *Provide texture to pedestrian crossing and traffic calming measures at selective locations and intervals (i.e. between building breaks) to break up the length of the drive aisles;*
5. *Provide adequate pedestrian lighting in public amenity space and at exterior stairs;*
6. *Provide additional pole lights at strategic locations;*
7. *Create overhead structure at mailbox for weather protection and provide recycling and garbage receptacles at mailbox kiosks;*
8. *Provide more variety of tree species along 232 Street and internal roads;*

Architectural Comments:

9. *Have material at front elevations return along the sides of the end units;*
10. *Consider providing more variation on the facades (materials, colours, glazing, etc.);*
11. *Show rainwater leaders on elevations;*
12. *Consider using longboard for fencing at the front yard (along 232 Street);*
13. *Consider variations in gate access to the units along 232 Street;*
14. *Consider different treatments at bump out at end of buildings 1, 4, 8, 9;*
15. *Consider colour variations to the hardie panel facades labelled 6 that show the wood braces.*

Most of ADP's resolutions have been addressed appropriately and are reflected in the current plans (see Appendices E, F, and G). The applicant has not provided an overhead structure for the mailbox nor recycling/garbage receptacles (item 7); they are not providing longboard fencing (item 12); and they are not providing colour variations to the hardie panel facades (item 15). The applicant considered ADP's resolutions but has a particular style that they prefer. They are also concerned with the additional costs of the longboard fencing and mailbox shelter.

The Multi-Family Development Permit Guidelines for Building Design, Massing, and Siting state that:

5. *Larger buildings, roof forms and building frontages should include design elements and features to:*
  - a) *provide variation in the facades to help reduce the visual length of individual buildings;*

- b) *have the appearance of a series of smaller buildings, or as identifiable parts of a larger concept; and*
- c) *incorporate components that express strong unit identity and incorporate direct access to grade for ground-floor units.*

and

- 9. *Variation in individual unit designs is encouraged to provide visual interest and avoid significant repetition either within a row of townhouses, or between adjacent rows of units.*

Should Council desire the applicant to fully comply with ADP's resolutions, then minor changes should be made to the architectural plans prior to the Multi-Family Development Permit coming to Council for approval. A detailed description of how these items were or were not incorporated into the final design will be the subject of a future report to Council.

**vii) Development Information Meeting:**

A Development Information Meeting was held at Yennadon Elementary School on March 6, 2018. Approximately 12 residents attended the meeting. A summary of the comments and discussions with the attendees was provided by the applicant as follows:

**1. Traffic Concerns**

*"There were some traffic concerns with proposed access to the site off of 136 Avenue. The concerns came from the resident directly to the west of the site. The applicant advised that the majority of cars leaving the site would go east to 232 Street and would have little impact on the residents to the west."*

*"There were concerns of speeding on 136 Avenue, and one of the residents would like to see four-way stop signs at 230A Street and 136 Avenue."*

**2. Tree Removal**

*"The applicant confirmed that the existing cedar trees on the west property line that are in the proposed park will have to be removed due to fire hazard concerns. There will be extensive enhancement planting in the park."*

Note that Staff are not in support of removing the trees and have requested that the Wildfire Hazard Assessment be revised accordingly. This has since been updated and will be the subject of a future report to Council.

**3. Removal of vacant houses onsite**

*"The residents would like to see the two existing empty houses on the property removed as soon as possible."*

The applicant has confirmed that the buildings are scheduled to be demolished at the beginning of April and should be completed prior to the Public Hearing on this application.

**4. New Sanitary Sewer**

*"The applicant confirmed that a new sanitary sewer has been constructed on 136 Avenue and that people on septic could apply to the City to hook up to sewer."*

As per the *Sanitary Sewer Regulation Bylaw No. 691-1964*, connections would be required if they are smaller than 0.4 ha (1 acre).

#### **4) Environmental Implications:**

The Environmental Enhancement Plan, the Arborist Report, the Geotechnical Report, the Wildfire Hazard Assessment, and the Stormwater Management Plan have been reviewed. The Registered Professional Forester has coordinated their recommendations with the environmental consultant, civil engineer, and arborist to ensure the environmental objectives are achieved. The Wildfire Hazard Assessment has been revised to retain the row of cedar trees, as long as the tree crowns do not extend into Fire Priority Zone 1 and the requirements of Fire Priority Zone 2 also apply.

Restoration measures with a cost estimate and security deposit are required, including a five-year maintenance period.

#### **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. 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. Required servicing will include:

- Concrete curb and gutter along the frontage of the property on 136 Avenue and 232 Street.
- Road widening on 136 Avenue and 232 Street. This will be coordinated with the Capital Project on 232 Street. No improvements are required along 137 Avenue.
- Sanitary and Storm Sewer construction along 232 Street. This can be coordinated with the development on the east side of 232 Street.
- Concrete sidewalk along 136 Avenue and 232 Street.
- Onsite storm sewer services to be designed to meet the three-tier criteria for stormwater management, as outlined in the *Watercourse Protection Bylaw* and the *Subdivision and Development Services Bylaw*.
- Street lighting and street trees are required, to an arterial standard.
- Underground servicing for all utilities.

##### **ii. Parks Planning and Development:**

The Parks Planning and Development Section has reviewed the development application and supports the trail connection along the western property line. The ADP resolution regarding a public connection from the trail to the amenity space (item 3) is not supported by the Parks Department, as they don't want to encourage public use of the private, strata maintained amenity area. There will be a neighbourhood playground and park area nearby at 137 Avenue and 230A Street. There are also adequate pedestrian connections through the development to the north and south already shown, therefore this has not been incorporated into the development.

##### **iii. Fire Department:**

The Fire Department has identified that all onsite carriageways must be a minimum width of 6 m and rated to their specifications, which were provided to the developer. Signage indicating that the lanes are fire lanes and that no parking is permitted within the lanes is required. A unit directional

addressing sign, which is visible day and night, is to be permanently mounted at the main entrance, with additional directional signage at intersections within the development. A turn-around has been provided at the north-west end of the development, and emergency access only has been provided from 137 Avenue to the development, restricted to the public with bollards.

**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 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. The School District responded on February 7, 2018, with the following information:

*"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 545 students. For the 2017-18 school year the student enrolment at Yennadon Elementary was 580 students (104% 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 (75.5% utilization) including 258 students from out of catchment."*

**7) Intergovernmental Issues:**

**Local Government Act:**

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, to amend the *Conservation* boundary and the 1% *Civic* designation, 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 reading be given to OCP Amending Bylaw No. 7446-2018, that second reading be given to Zone Amending Bylaw No. 7238-2016, as amended in this report, and that application 2016-055-RZ be forwarded to Public Hearing.

“Original signed by Michelle Baski”

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

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by Frank Quinn”

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

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – OCP Amending Bylaw No. 7446-2018  
Appendix D – Zone Amending Bylaw No. 7238-2016  
Appendix E – Site Plan  
Appendix F – Typical Building Elevations  
Appendix G – Landscape Plan



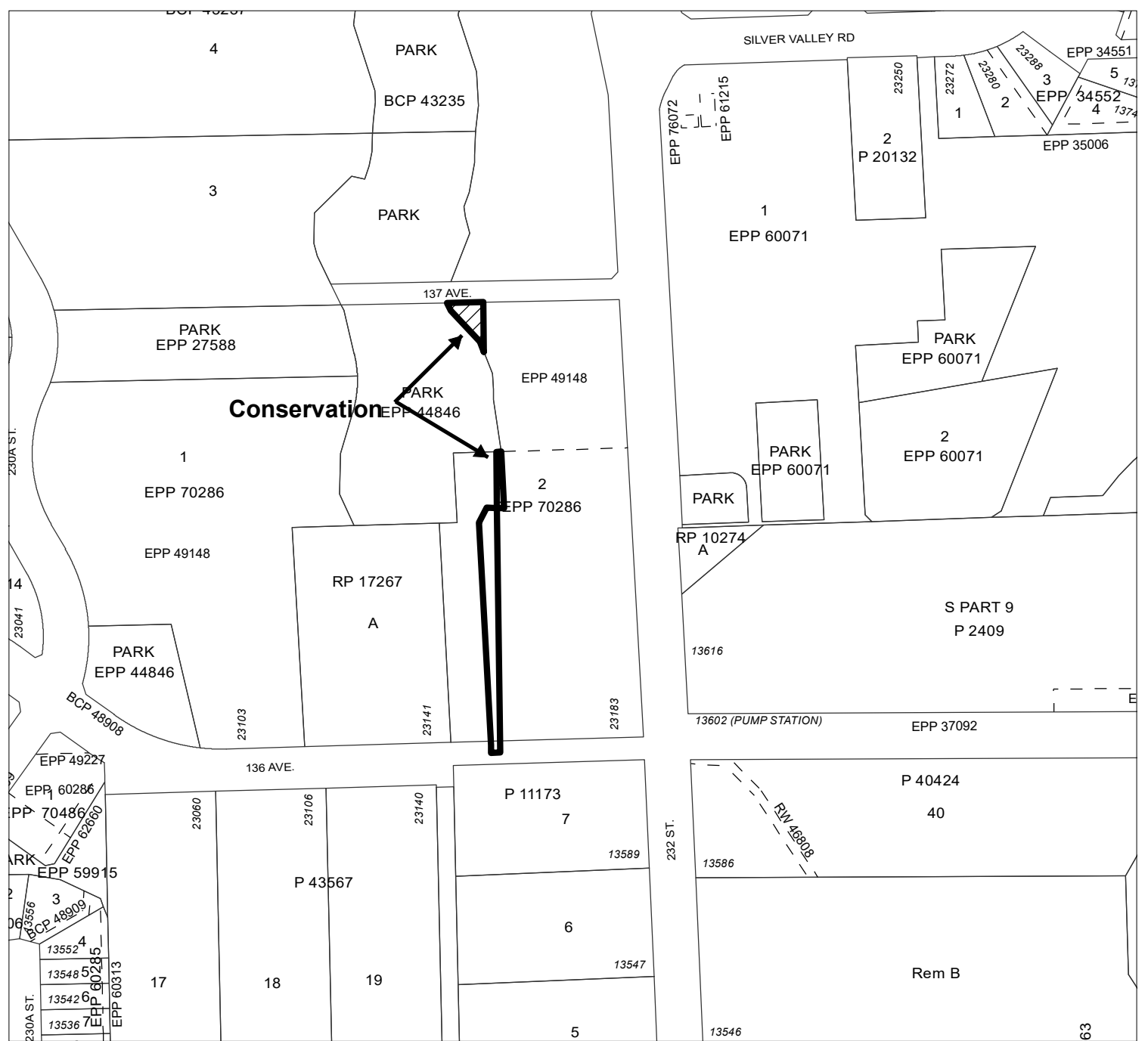






# A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

CORPORATE OFFICER



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7446-2018

Map No. 974

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

From: Institutional, Conservation, Medium/High Density Residential

To:  Medium/High Density Residential

 Conservation



SCALE 1:2,500



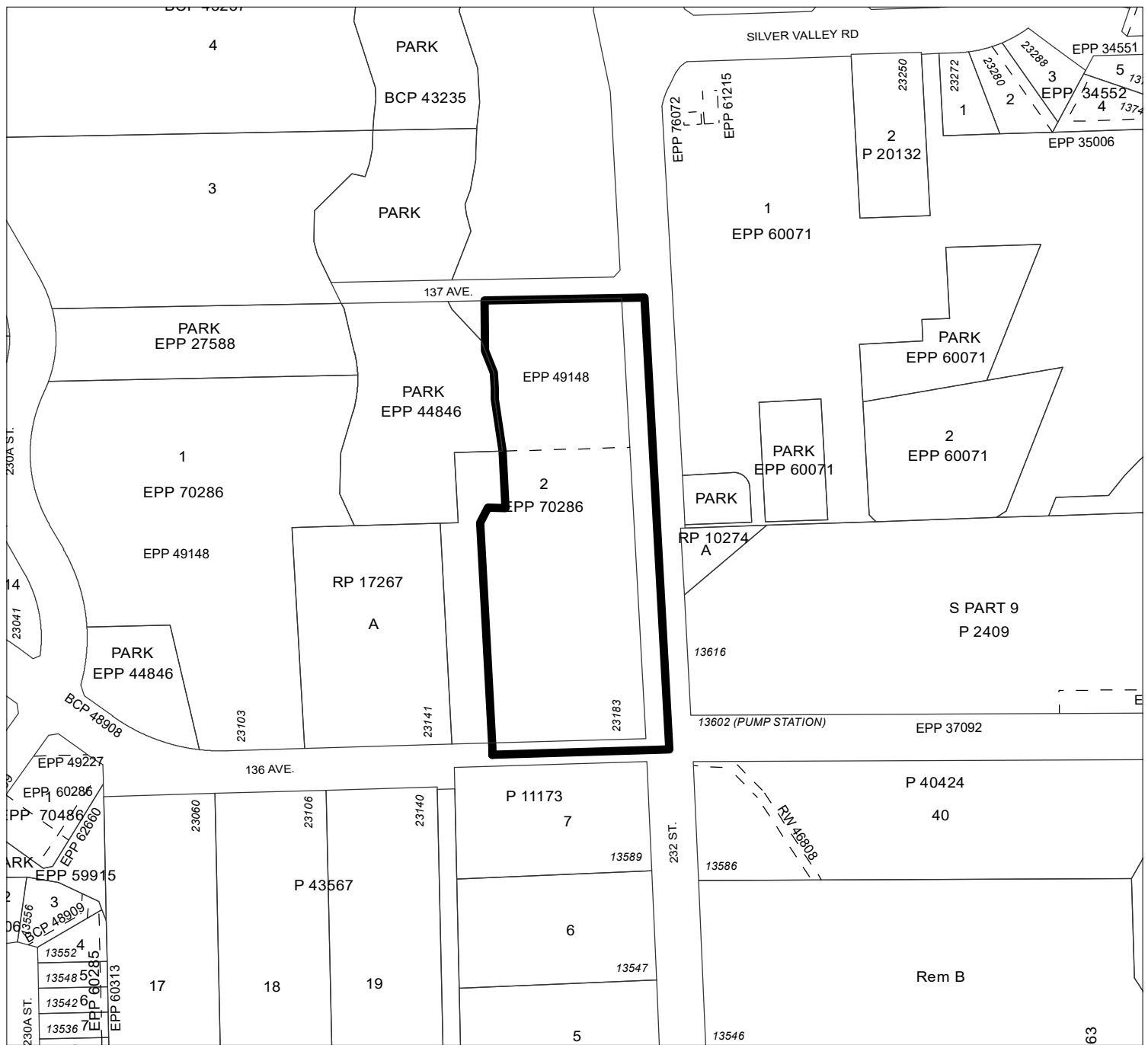
## BYLAW NO. 7238-2016

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7238-2016."
2. That PART 6 - RESIDENTIAL ZONES, Section 602, RM-1 (Townhouse Residential District) Subsection 5, DENSITY, is amended by adding point c) as follows:
  - c) Notwithstanding the above, all buildings and structures shall not exceed a floor space ratio of 0.63 times the net lot area, excluding a maximum of 50 m<sup>2</sup> of habitable basement area per unit, for the parcel or tract of land described as 23183 136 Avenue (Lot 2 Section 32 Township 12 New Westminster District Plan EPP70286)
3. Those parcels or tracts of land and premises known and described as:  
  
Lot 2 Section 32 Township 12 New Westminster District Plan EPP70286  
  
and outlined in heavy black line on Map No. 1672 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential).
4. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**ADOPTED,** the            day of            , 20

CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7238-2016

Map No. 1672

From: A-2 (Upland Agricultural)

To: RM-1 (Townhouse Residential)



SCALE 1:2,500



# UNIT BREAKDOWN

| UNIT TYPE       | # OF BED ROOMS | # OF UNITS | BASEMENT S.F. (EXCL. 50m2 OF BASEMENT) | MAIN S.F.            | UPPER S.F.            | TOTAL S.F. PER UNIT (EXCLUDING GARAGE & 50m2 OF BASEMENT) | TOTAL S.F. (EXCLUDING GARAGE & 50m2 OF BASEMENT) |
|-----------------|----------------|------------|--|----------------------|-----------------------|---|--|
| UNIT A          | 3              | 27 UNITS   | 14.6 S.F. (1.35m2)                     | 642.2 S.F. (59.66m2) | 664.4 S.F. (61.72m2)  | 1321.2 S.F. (122.7 m2)                                    | 35856.2 S.F. (3312.6 m2)                         |
| UNIT A1         | 3              | 5 UNITS    | 14.6 S.F. (1.35m2)                     | 646.8 S.F. (60.09m2) | 681.1 S.F. (63.27m2)  | 1342.5 S.F. (124.7 m2)                                    | 6,112.5 S.F. (623.5 m2)                          |
| UNIT A2         | 3              | 6 UNITS    | 17 S.F. (1.58m2)                       | 650.8 S.F. (60.46m2) | 673.3 S.F. (62.55m2)  | 1341.0 S.F. (124.6 m2)                                    | 8,046 S.F. (747.6 m2)                            |
| UNIT A3         | 3              | 3 UNITS    | 14.6 S.F. (1.35m2)                     | 646.8 S.F. (60.8m2)  | 669.2 S.F. (62.17m2)  | 1330.5 S.F. (123.6 m2)                                    | 3,991.5 S.F. (370.8 m2)                          |
| UNIT A4         | 3              | 2 UNIT     | 17 S.F. (1.58m2)                       | 650.8 S.F. (60.46m2) | 685.5 S.F. (63.7m2)   | 1383.3 S.F. (125.7m2)                                     | 2,706.6 S.F. (251.4 m2)                          |
| UNIT B          | 4              | 2 UNITS    | 104.5 S.F. (9.7m2)                     | 683.1 S.F. (63.5m2)  | 1,015.4 S.F. (94.3m2) | 1,803.5 S.F. (167.5 m2)                                   | 3,607 S.F. (335.0 m2)                            |
| UNIT B1         | 4              | 5 UNITS    | 160.2 S.F. (14.88m2)                   | 681.3 S.F. (63.29m2) | 1,003.4 S.F. (93.2m2) | 1,844.9 S.F. (171.4 m2)                                   | 9,224 S.F. (857.0 m2)                            |
| UNIT B2         | 4              | 2 UNITS    | 160.2 S.F. (14.88)                     | 681.3 S.F. (63.29m2) | 1,003.4 S.F. (93.2m2) | 1,844.9 S.F. (171.4 m2)                                   | 3,689.8 S.F. (342.8 m2)                          |
| UNIT C          | 4              | 2 UNITS    | 125 S.F. (6.13m2)                      | 613.7 S.F. (56.6m2)  | 665 S.F. (60.4m2)     | 2,403.7 S.F. (223.3 m2)                                   | 4,807.4 S.F. (446.6 m2)                          |
| 6 ELEC. ROOMS   |                |            |  |                      |                       |   | 468.0 S.F. (44.0 m2)                             |
| TOTAL: 54 UNITS |                |            |  |                      |                       |   | 78,925.2 S.F. (7,331.6 m2)                       |

ZONING: RM-1

GROSS SITE A: 112,002.1 S.F.

GROSS SITE B: 40,664 S.F.

TOTAL GROSS SITE AREA: 152,617.7 S.F. (3,504 Ac) (14,706.5 m2) (1,418 Ha)

ROAD DEDICATION: 5017.68 S.F. (466.16 m2)

PARK AREA: 23,458 S.F. (2,150.3 m2)

NET SITE AREA: 124,454.22 S.F. (2,857 Ac) (11,562.18 m2) (1,156 Ha)

DENSITY: 18.9 U.P.A. 46.71 U.P.Ha (54 UNITS)

SITE COVERAGE: 40.4% (50,307 S.F.) (4,674 m2)

F.A.R.: 0.63 (78,925.2 S.F.) (7,331.6 m2)

AMENITY SPACE:

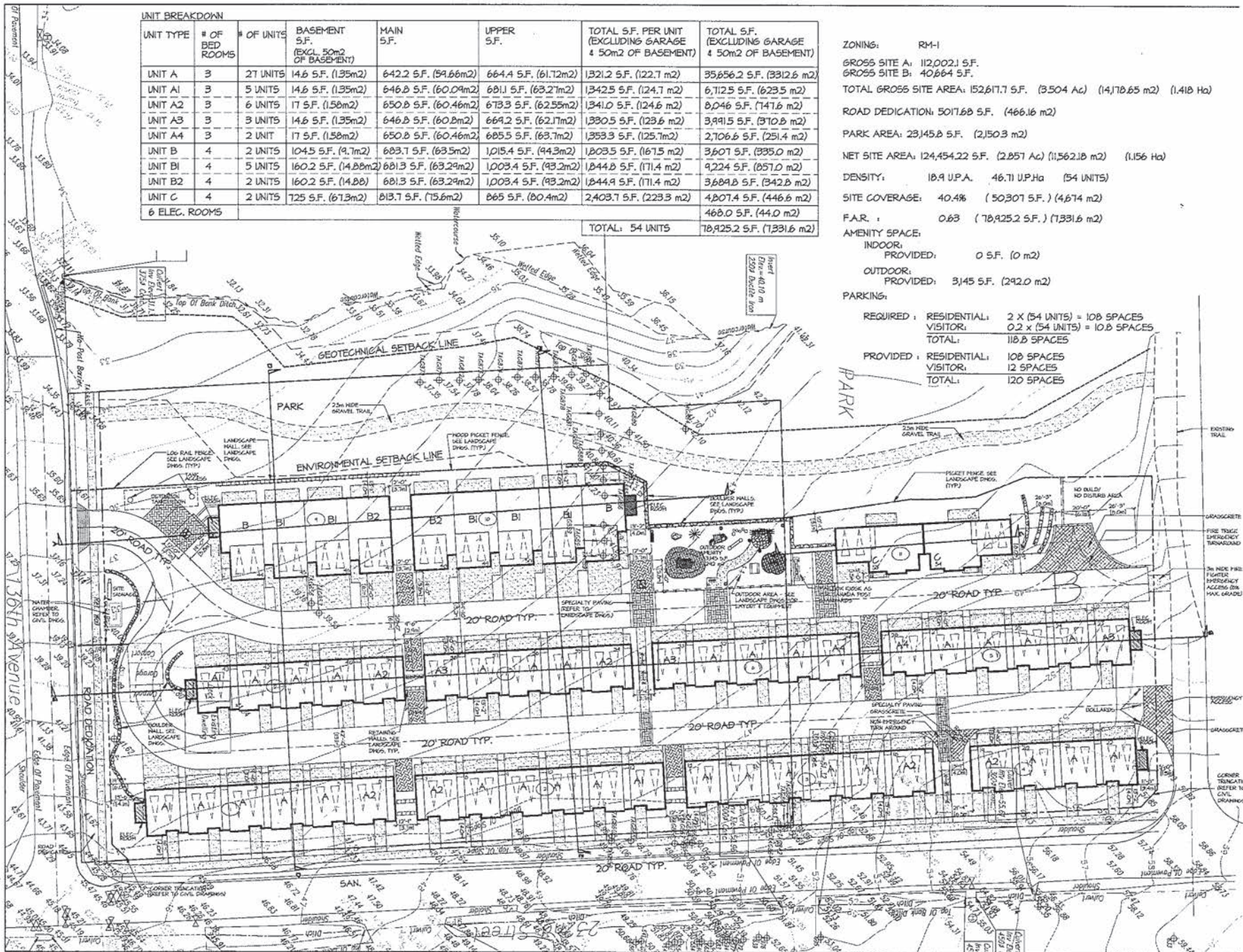
INDOOR: PROVIDED: 0 S.F. (0 m2)

OUTDOOR: PROVIDED: 3,145 S.F. (292.0 m2)

PARKING:

REQUIRED: RESIDENTIAL: 2 X (54 UNITS) = 108 SPACES  
VISITOR: 0.2 X (54 UNITS) = 10.8 SPACES  
TOTAL: 118.8 SPACES

PROVIDED: RESIDENTIAL: 108 SPACES  
VISITOR: 12 SPACES  
TOTAL: 120 SPACES



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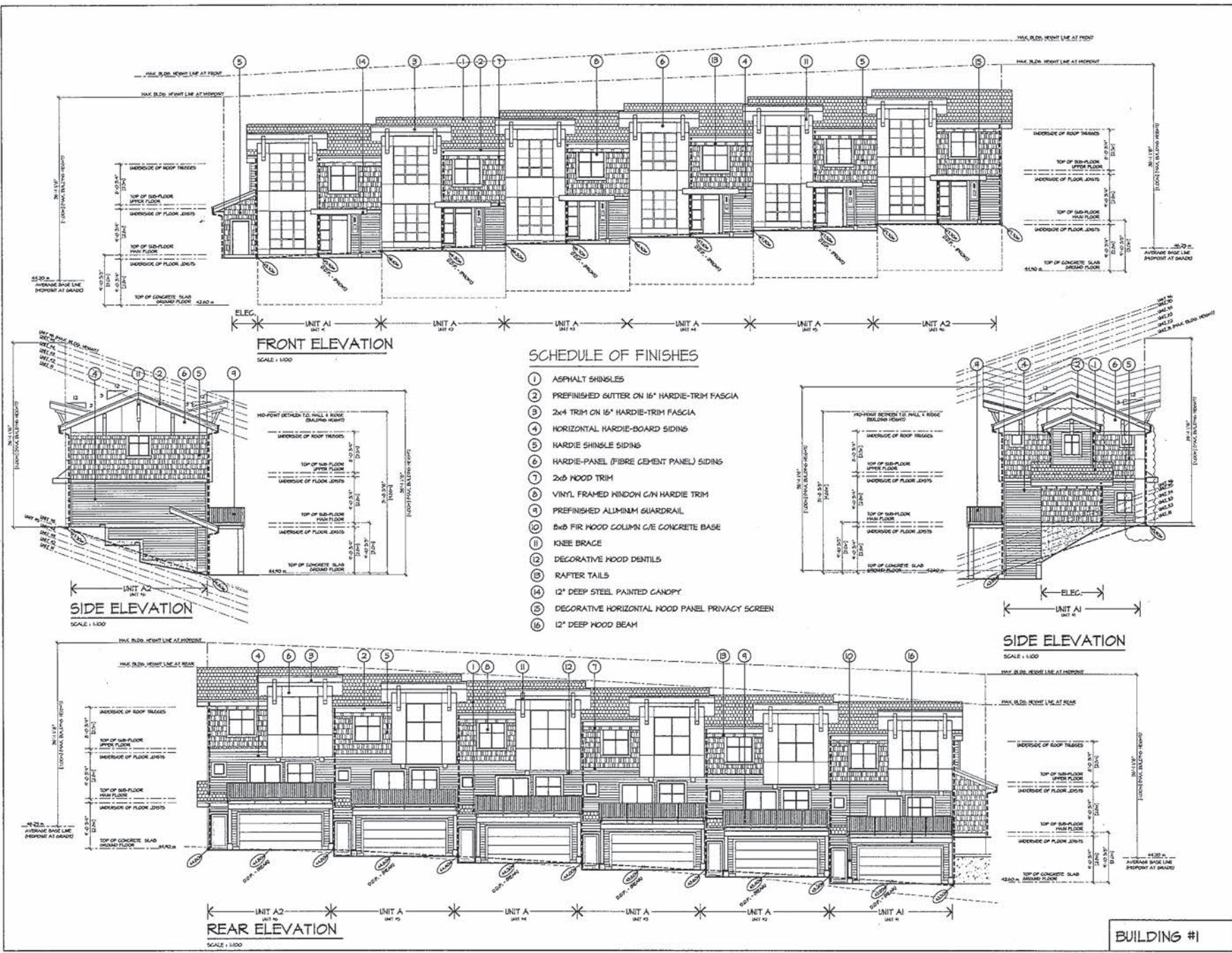
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CLIENT: PAVILION HOMES INC.  
PROJECT: 54 TONHOUSE DEVELOPMENT  
180TH AVENUE & 232 ST, MAPLE RIDGE, B.C.  
SHEET CONTAINS: CONCEPTUAL SITE PLAN

barnett dembek  
ARCHITECTS INC.  
UNIT 135,  
7538 130 STREET,  
SURREY, B.C.  
V3W 7H5  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnett.com

| CLIENT NO.  | SHEET NO. |
|-------------|-----------|
| 16005       | AC-10a    |
| PROJECT NO. | REV. NO.  |
|             |           |





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| NO. | DATE       | BY   | CHKD | APP'D |
|-----|------------|------|------|-------|
| 1   | 2017-07-20 | J.S. |      |       |
| 2   |            |      |      |       |
| 3   |            |      |      |       |
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| 13  |            |      |      |       |
| 14  |            |      |      |       |
| 15  |            |      |      |       |
| 16  |            |      |      |       |

CLIENT: FAVILOR HOMES INC.  
PROJECT: 84 TOWNHOUSE DEVELOPMENT  
1000 AVENUE 4 235 ST. MAPLE RIDGE  
SURREY, B.C.  
V3W 1H8

CLIENT: FAVILOR HOMES INC.  
PROJECT: 84 TOWNHOUSE DEVELOPMENT  
1000 AVENUE 4 235 ST. MAPLE RIDGE  
SURREY, B.C.  
V3W 1H8

**barnett dembek**  
ARCHITECTS INC.  
UNIT 135  
7338 130 STREET  
SURREY, B.C.  
V3W 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: info@barnett-dembek.com

CLIENT NO. SHEET NO.  
PROJECT NO. AC-4  
16005 REV. NO.

**BUILDING #1**





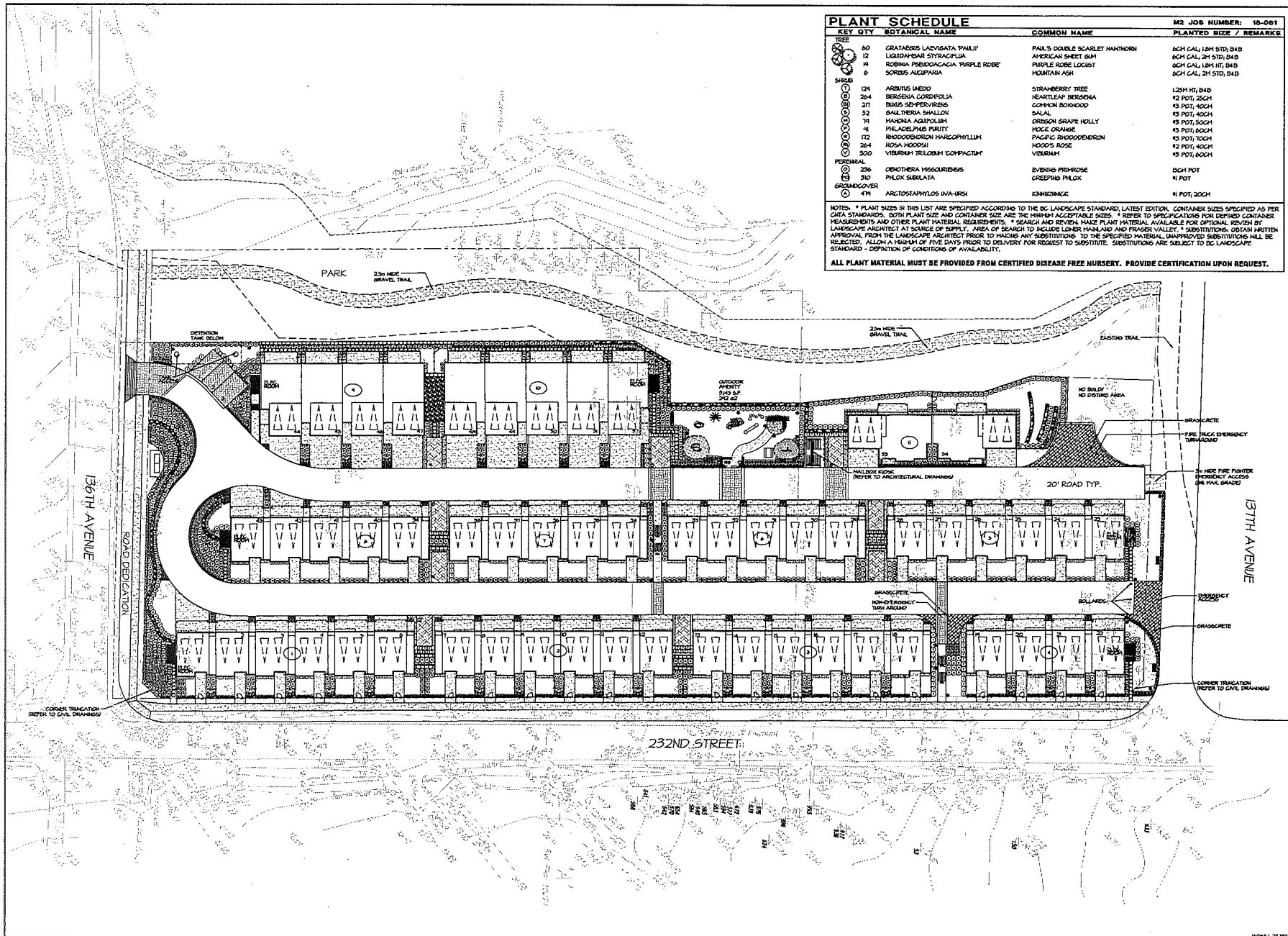












# PLANT SCHEDULE

| KEY QTY      | BOTANICAL NAME                    | COMMON NAME                    | M2 JOB NUMBER: 10-001  |
|--------------|-----------------------------------|--------------------------------|------------------------|
|              |                                   |                                | PLANTED SIZE / REMARKS |
| TREE         |                                   |                                |                        |
| 80           | CRATAEGUS LAEVIGATA 'PAULI'       | PAUL'S DOUBLE SCARLET HAWTHORN | 6CM CAL, 1.8M STD, 04B |
| 12           | LOQUAT 'SWEET SYCAMORE'           | AMERICAN SWEET BAY             | 6CM CAL, 2H STD, 04B   |
| 18           | ROBINIA PSEUDACACIA 'PURPLE ROSE' | PURPLE ROSE LOCUST             | 6CM CAL, 1.8M HT, 04B  |
| 6            | SORBUS AUCUPARIA                  | MOUNTAIN ASH                   | 6CM CAL, 2H STD, 04B   |
| SHRUB        |                                   |                                |                        |
| 124          | ARUNDO DONAX                      | STRAWBERRY TREE                | 1.2M HT, 04B           |
| 264          | BERGENIA CORDIFOLIA               | HEARTLEAF BERGENIA             | 42 POT, 25CM           |
| 211          | BIUNY SPERBERGII                  | COMMON BIRCHWOOD               | 45 POT, 40CM           |
| 12           | SALIX TRIENIS SHALLOE             | SALIX                          | 45 POT, 40CM           |
| 18           | HAKONIA AGASTOLIM                 | ORISSON GRAPE HOLLY            | 45 POT, 50CM           |
| 41           | PHILADELPHUS PURITY               | HEDGE ORANGE                   | 45 POT, 60CM           |
| 112          | RODOXYLON HARCOPHYLLUM            | PACIFIC RODOXYLON              | 45 POT, 10CM           |
| 264          | ROSA HOODII                       | HOOD'S ROSE                    | 45 POT, 40CM           |
| 300          | VIBURNUM TRILOBUM 'COMPACTUM'     | VIBURNUM                       | 45 POT, 60CM           |
| PERENNIAL    |                                   |                                |                        |
| 256          | DIANTHERA MISSOURIENSIS           | EVENING PINK ROSE              | 12CM POT               |
| 310          | PHLOX SUBULATA                    | CREeping PHLOX                 | 45 POT                 |
| GROUND COVER |                                   |                                |                        |
| 474          | ARGENTOPHYLLIS INVA-RENS          | IRIS/GRASS                     | 45 POT, 20CM           |

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HARBOR AND FRANKS 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 LEAD TIME OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

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|    |                                |     |
|----|--------------------------------|-----|
| 10 | PAUL'S DOUBLE SCARLET HAWTHORN | 45B |
| 11 | AMERICAN SWEET BAY             | 45B |
| 12 | PURPLE ROSE LOCUST             | 45B |
| 13 | MOUNTAIN ASH                   | 45B |
| 14 | STRAWBERRY TREE                | 45B |
| 15 | HEARTLEAF BERGENIA             | 45B |
| 16 | COMMON BIRCHWOOD               | 45B |
| 17 | SALIX                          | 45B |
| 18 | ORISSON GRAPE HOLLY            | 45B |
| 19 | HEDGE ORANGE                   | 45B |
| 20 | PACIFIC RODOXYLON              | 45B |
| 21 | HOOD'S ROSE                    | 45B |
| 22 | VIBURNUM                       | 45B |
| 23 | EVENING PINK ROSE              | 45B |
| 24 | CREeping PHLOX                 | 45B |
| 25 | IRIS/GRASS                     | 45B |

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|------|----------------------|-----|
|-----|------|----------------------|-----|

PROJECT:  
**54 TOWNHOUSE DEVELOPMENT**  
136TH AVENUE & 232 STREET  
MAPLE RIDGE, B.C.

PAULSON HOMES ASSOCIATES INC.

DRAWING TITLE:  
**SHRUB PLAN**

|                     |                 |
|---------------------|-----------------|
| DATE: JUNE 23, 2000 | DRAWING NUMBER: |
| SCALE: 1/8" = 1'-0" | <b>L2</b>       |
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| DESIGN: PHD         |                 |
| CHECK: MHL          |                 |

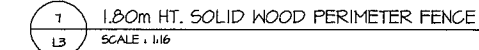
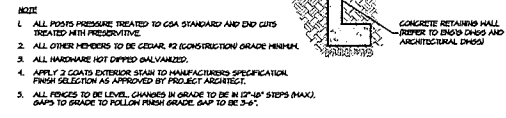
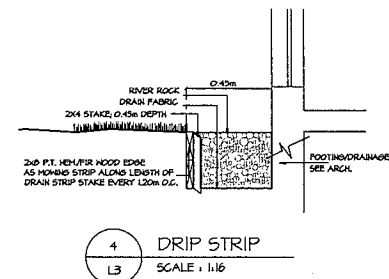
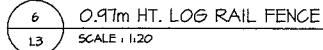
M2LA PROJECT NUMBER: 10-001



1. ALL POSTS/PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE NOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FINCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 0.3-0.45m STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 75-150mm.



- NOTES: 1. ALL VERTICALS 4X4 ROUGH (IRREGULAR) CEDAR  
SPIKED TO TOP OF ADJACENT RAIL BELOW  
2. ALL HARDWARE GALVANIZED, HOTDIPPED



- NOTES:  
1. ALL WOOD P.T. HEMPIR  
2. STAIN TO MATCH ARCH. TWO COATS PREMIUM HEATHER PROOFING STAIN  
3. ALL FASTENERS HOT-DIPPED GALVANIZED



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|    |          |                               |      |
|----|----------|-------------------------------|------|
| 16 | APR28/88 | REVIEW-BOOK FOR CITY COMMENTS | JMS  |
| 17 | APR28/88 | REV. FOR CITY COMMENTS        | PHAT |
| 18 | JAN06/88 | REV. PER ALBERTSON INFO       | PHAT |
| 19 | DEC30/87 | REV. PER GROUND CLEARING      | PHAT |
| 20 | NOV20/87 | REV. FOR ADP COMMENTS         | PHAT |
| 21 | OCT20/87 | REV. FOR CITY COMMENTS        | PHAT |
| 22 | SEP14/87 | REV. FOR CITY COMMENTS        | PHAT |
| 23 | AUG18/87 | REV. FOR CITY COMMENTS        | PHAT |
| 24 | JUN01/87 | REV. PLANNING & DESIGN        | PHAT |
| 25 | MAY01    | REVISED DECISION              | PHAT |
| 26 | APR24/87 | REV. PER MDN PLANS & GRADINGS | PHAT |
| 27 | FEB08/87 | ADDITIONAL PERM SAFETY NOTIS  | PHAT |
| 28 | JAN01/87 | REV. FOR MDN PLANS & COMMENTS | PHAT |
| 29 | AGO12/86 | REVISED PER PLANNING          | PHAT |
| 30 | JUL22/86 | REVISED PER GRADINGS          | PHAT |
| 31 | JUL22/86 | PRELIMINARY DESIGN            | PHAT |

PROJECT:

**54 TOWNHOUSE  
DEVELOPMENT**

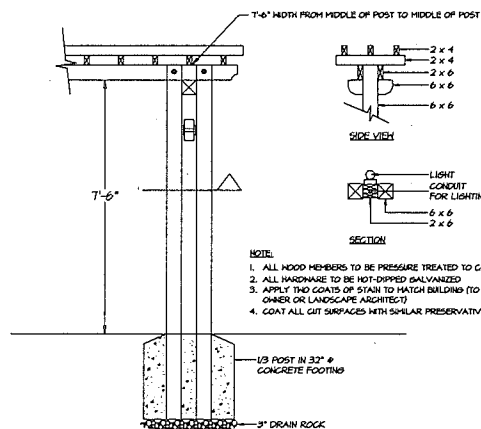
**136TH AVENUE & 232 STREET  
MAPLE RIDGE, B.C.**

DRAWING TITLE:

**LANDSCAPE  
DETAILS**

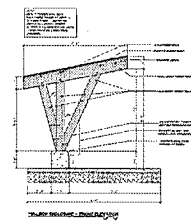
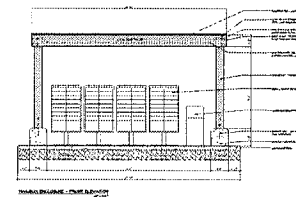
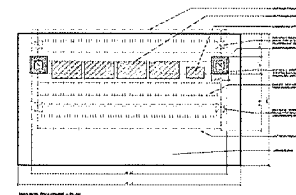
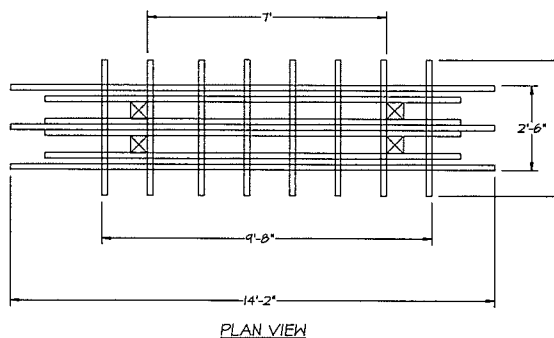
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| CHECKED: HILM               |  |
| MILA PROJECT NUMBER: 15-051 |  |



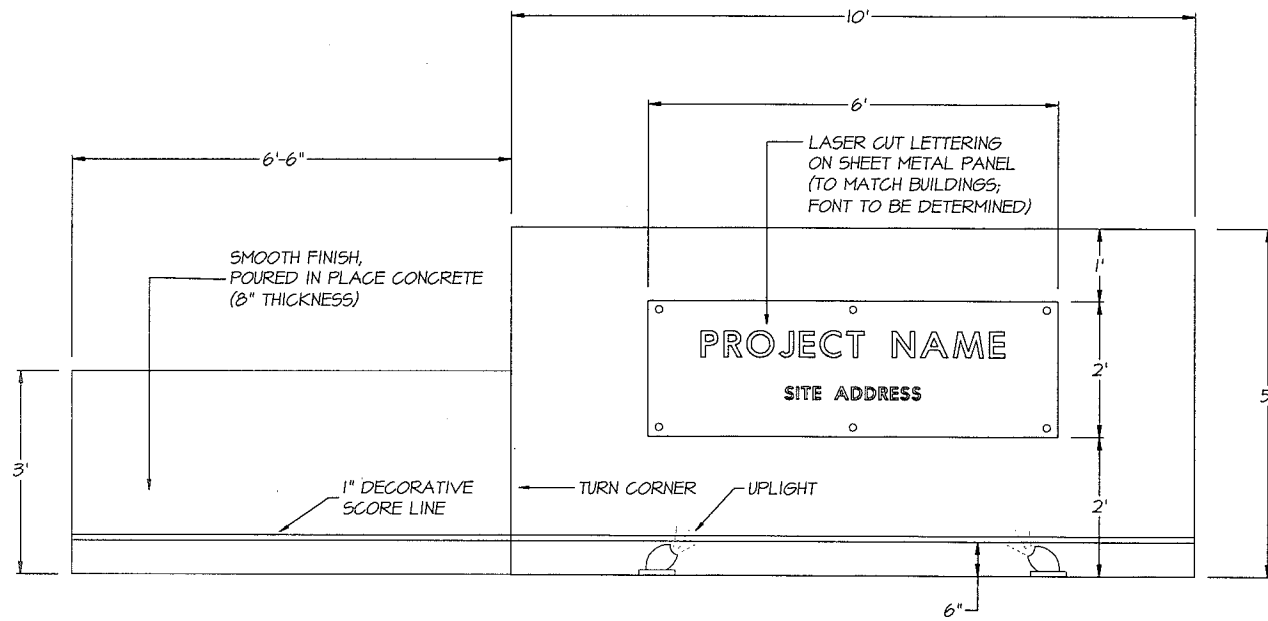


FRONT VIEW

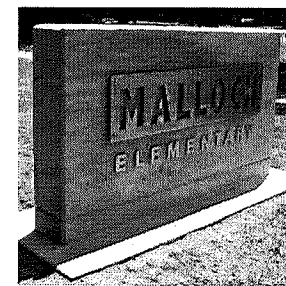
1 WOOD ARBOR @ AMENITY AREA  
L4 SCALE: 1:120



3 MAILBOX ENCLOSURE  
L4 NTS-REFER TO ARCHITECTURAL DETAILS



2 ENTRY SIGNAGE FEATURE  
L4 SCALE: 1:10



REFERENCE IMAGE FOR ENTRY SIGNAGE

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|     |          |                               |     |
|-----|----------|-------------------------------|-----|
| 10  | REVISED  | REVISED FOR CITY COMMENTS     | JAB |
| 9   | REVISION | REV. FOR CITY COMMENTS        | PHI |
| 8   | REVISION | REV. FOR ARCHITECT INFO       | PHI |
| 7   | REVISION | REV. FOR CLIENT MEETING       | PHI |
| 6   | REVISION | REV. FOR ARCH COMMENTS        | PHI |
| 5   | REVISION | REV. FOR CITY COMMENTS        | PHI |
| 4   | REVISION | REV. FOR CITY COMMENTS        | PHI |
| 3   | REVISION | REV. FOR NEW PLANS & GRADING  | PHI |
| 2   | REVISION | REVISED FOR PLAN              | PHI |
| 1   | REVISION | REV. FOR NEW PLANS & GRADING  | PHI |
| 0   | REVISION | ADDITIONAL PRELIMINARY NOTES  | PHI |
| 1   | REVISION | REV. FOR NEW PLANS & COMMENTS | PHI |
| 2   | REVISION | REVISED FOR PLANNING          | PHI |
| 3   | REVISION | REVISED FOR GRADING           | PHI |
| 4   | REVISION | FINAL PRELIMINARY DESIGN      | PHI |
| NO. | DATE     | REVISION DESCRIPTION          | DR. |

SEAL:

PROJECT:  
54 TOWNHOUSE DEVELOPMENT  
136TH AVENUE & 232 STREET  
MAPLE RIDGE, B.C.  
PAULSON HOMES ASS INC.

DRAWING TITLE:  
LANDSCAPE DETAILS

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| DESIGN:  | PHI      |                 |        |
| CHECK:   | PHI      |                 |        |
| DATE:    | JAN-2016 | OF 6            | 18-001 |

MOLA-212P

MOLA PROJECT NUMBER:

