

**City of Maple Ridge**

# **PUBLIC HEARING**

**June 18, 2019**

CITY OF MAPLE RIDGE

**PUBLIC HEARING AGENDA**  
**June 18, 2019**  
**7:00 pm**  
**Council Chambers, 1<sup>st</sup> Floor, City Hall**

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

**1) 2017-572-RZ**

**11703 Fraser Street and 11718 224 Street**

Lot A District Lot 398 Group 1 New Westminster District Plan EPP8898

**Maple Ridge Official Community Plan Amending Bylaw No. 7550-2019**

To re-designate the easterly portion of subject property (11703 Fraser Street) from Ground-Oriented Multi-Family to Low-Rise Apartment.

**Maple Ridge Zone Amending Bylaw No. 7422-2018**

To rezone the easterly portion of the subject property from RM-1 (Townhouse Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of a 57 unit apartment building with underground parking.

**2) 2016-031-RZ**

**13227 236 Street**

Lot 35 Section 28 Township 12 New Westminster District Plan 37422

**Maple Ridge Zone Amending Bylaw No. 7228-2016**

To rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential).

The current application is to permit a future development of 17 townhouse units.

**3) 2018-093-RZ**

**11780 Burnett Street**

Lot 103 Section 17 Township 12 New Westminster District Plan 41319

**Maple Ridge Zone Amending Bylaw No. 7485-2018**

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District).

The current application is to permit a future 2 lot subdivision.

4)

**2017-117-RZ**

**11865, 11839, 11831 232 Street**

Lot 1 Except: South 83 Feet, Section 17 Township 12 New Westminster District Plan 12599;

South 83 Feet, Lot 1 Section 17 Township 12 New Westminster District Plan 12599;

Lot 35 Section 17 Township 12 New Westminster District Plan 24972

**Maple Ridge Zone Amending Bylaw No. 7351-2017**

To rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential).

The current application is to permit the future development of 46 townhouse units.

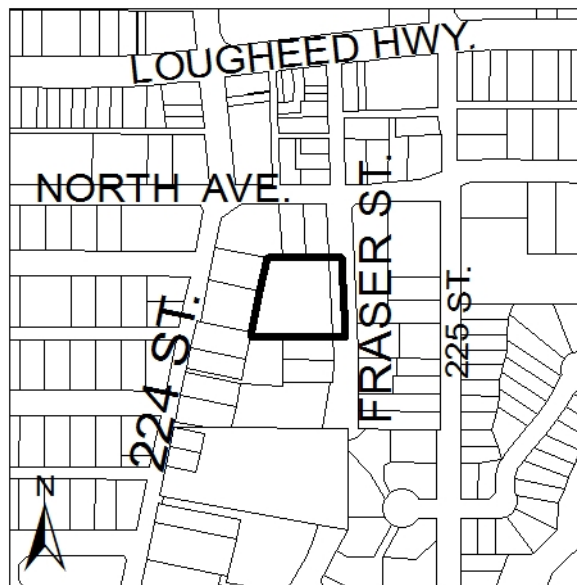
**CITY OF MAPLE RIDGE**  
**NOTICE OF PUBLIC HEARING**

**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, June 18, 2019 to consider the following bylaws:

- 1) **2017-572-RZ**  
**11703 Fraser Street and 11718 224 Street**  
Lot A District Lot 398 Group 1 New Westminster District Plan EPP8898



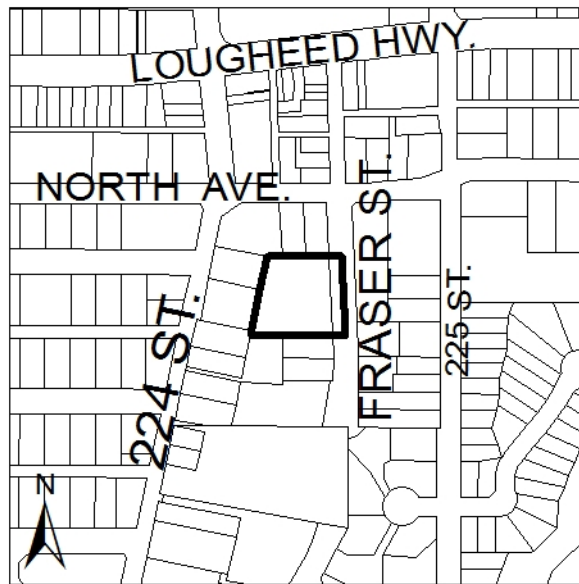
**Maple Ridge Official Community Plan Amending Bylaw No. 7550-2019**  
To re-designate the easterly portion of subject property (11703 Fraser Street) from Ground-Oriented Multi-Family to Low-Rise Apartment.





**Maple Ridge Zone Amending Bylaw No. 7422-2018**

To rezone the easterly portion of the subject property from RM-1 (Townhouse Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of a 57 unit apartment building with underground parking.



2)

**2016-031-RZ**

**13227 236 Street**

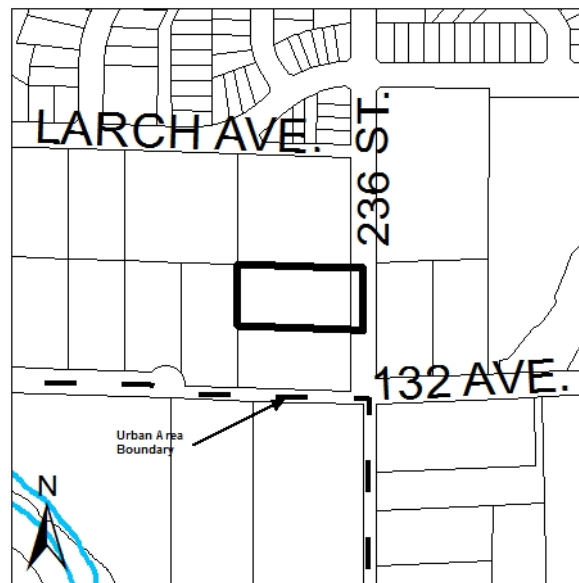
Lot 35 Section 28 Township 12 New Westminster District Plan 37422



**Maple Ridge Zone Amending Bylaw No. 7228-2016**

To rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential).

The current application is to permit a future development of 17 townhouse units.



3)

**2018-093-RZ**

**11780 Burnett Street**

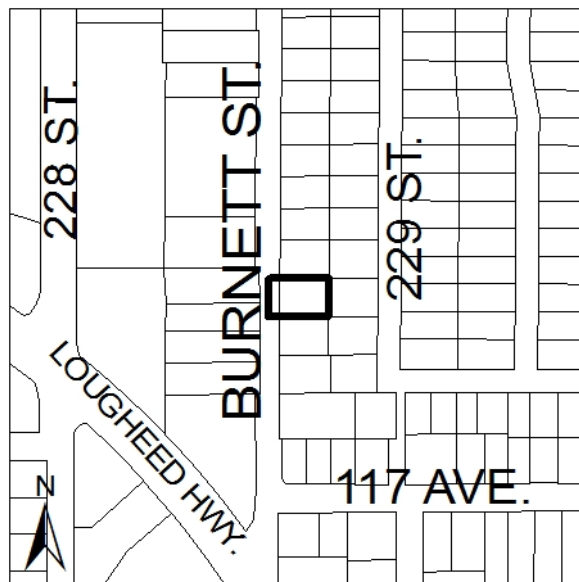
Lot 103 Section 17 Township 12 New Westminster District Plan 41319



**Maple Ridge Zone Amending Bylaw No. 7485-2018**

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District).

The current application is to permit a future 2 lot subdivision.



4)

**2017-117-RZ**

**11865, 11839, 11831 232 Street**

Lot 1 Except: South 83 Feet, Section 17 Township 12 New Westminster District Plan 12599;

South 83 Feet, Lot 1 Section 17 Township 12 New Westminster District Plan 12599;

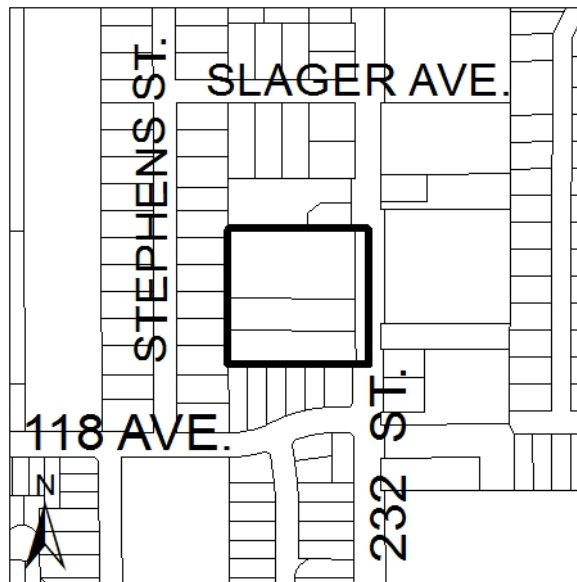
Lot 35 Section 17 Township 12 New Westminster District Plan 24972



**Maple Ridge Zone Amending Bylaw No. 7351-2017**

To rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential).

The current application is to permit the future development of 46 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 June 5, 2019 to June 18, 2019, 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, June 18, 2019. 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 5th day of June, 2019.

Laura Benson, CPA, CMA  
Corporate Officer

**DEVELOPMENT APPLICATION CHECKLIST  
FOR FILE 2017-572-RZ  
File Manager: Wendy Cooper**

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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 (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Subdivision plan layout	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Neighbourhood context plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Lot grading plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Landscape plan**	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation**.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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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## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** May 7, 2019  
**FILE NO:** 2017-572-RZ  
**MEETING:** C o W  
**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No.7550-2019;  
Second Reading  
Zone Amending Bylaw No. 7422-2018;  
11703 Fraser Street and 11718 224 Street

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### EXECUTIVE SUMMARY:

An application has been received to rezone portions of the subject property located at 11703 Fraser Street and 11718 224 Street from RM-1 (Townhouse Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of a 57 unit apartment building with underground parking. The applicant proposes to develop the project in 2 phases. Only the second phase (11703 Fraser Street) facing Fraser Street is subject to the rezoning application and proposes a 5 storey 57 residential unit apartment building with 2 storeys of underground parking (11703 Fraser Street). The proposal consists of a mixture of 1, 2 and 3 bedroom units. The applicant's first phase of the subject property fronting 224 Street (11918 224 Street) consists of, a 5 storey 25 unit residential apartment building. Both phases will share the underground parking garage and access will be from Fraser Street.

Council granted first reading to Zone Amending Bylaw No.7422-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on January 30, 2018. When Council gave first reading to Zone Amending Bylaw No. 7411-2018, the property addressed as 11703 Fraser Street and 11718 224 Street where two separate properties. These two properties have been consolidated into a single property; therefore the property that is subject to this rezoning application is split zoned and has a split Official Community Plan designation.

This application requires an amendment to the Official Community Plan (OCP) to redesignate the easterly portion of subject property (11703 Fraser Street) from Ground-Oriented Multi-Family to Low-Rise Apartment. The westerly portion of the subject property (11718 224 Street) is currently designated Low-Rise Apartment.

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 \$176,700.00.

### 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. 7550-2019 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. 7550-2019 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. 7550-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7550-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7422-2018 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) Approval from the Ministry of Transportation and Infrastructure;
  - iii) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
  - iv) Road dedication on Fraser Street as required;
  - 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; Tree Protection, 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 \$176,700.00 (\$3,100/57) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

## DISCUSSION:

### 1) Background Context:

Applicant:	Atterra Development Group Ltd. Trisha Firth
Legal Description:	Lot A District Lot 398 Group 1 New Westminster District Plan EPP8898
OCP:	
Existing:	Ground-Oriented Multi-Family
Proposed:	Low-Rise Apartment
Zoning:	
Existing:	RM-1 (Townhouse Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)

## Surrounding Uses:

North:	Use:	Apartments
	Zone:	RM-2 (Medium Density Apartment Residential) C-3 (Town Centre Commercial)
	Designation:	Low-Rise Apartment and Town Centre Commercial
South:	Use:	Residential (these lands are subject to a Land Use Inquiry application of Apartment development)
	Zone:	RM-1 (Townhouse Residential) RS-1 (One Family Urban Residential)
	Designation:	Ground-Oriented Multi-Family
East:	Use:	Street Townhouse and Residential
	Zone:	RM-2 (Medium Density Apartment Residential) RS-1 (One Family Urban Residential)
	Designation:	Ground-Oriented Multi-Family
West:	Use:	Vacant
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment
Existing Use of Property:		Vacant
Proposed Use of Property:		Apartment
Site Area:		0.46 HA. (1.13 Acres)
Access:		Fraser Street
Servicing requirement:		Urban Standard

## 2) Background:

That portion of the subject property (11703 Fraser Street) that is under application to be rezoned was once the Northumberland Court site, that contained 20 strata units in five buildings. The five buildings were demolished in 2009 as a condition to proceed with an earlier development application that did not complete and lapsed.

Since, the first reading report was presented to Council a consolidation of the former Northumberland site and 11718 – 224th Street has occurred; therefore, the rezoning application is to rezone a portion of the subject property (11703 Fraser Street) from RM-1 (Townhouse Residential) to RM-2 (Medium Density Apartment Residential). The remainder of the subject property (11718 224 Street) is already zoned RM-2 (Medium Density Apartment Residential) and Council issued Development Permit 2018-201-DP to permit the construction of a five storey residential apartment building with 23 residential units.

## 3) Project Description:

The application proposes to rezone the portion of the site remaining from RM-1 (Townhouse Residential) to RM-2 (Medium Density Apartment Residential). In addition, amend the Town Centre Area Land Use Map to re-designate portions of the subject property from Ground-Oriented Multi-Family to Low-Rise Apartment.

The applicant proposes to develop the project in 2 phases. Only the second phase (11703 Fraser Street) facing Fraser Street is subject to the rezoning application and proposes a 5 storey 57 residential unit apartment building with 2 storeys of underground parking (11703 Fraser Street). The proposal consists of a mixture of 1, 2 and 3 bedroom units. The applicant's first phase of the



subject property fronting 224 Street (11918 224 Street) consists of, a 5 storey 25 unit residential apartment building and the Development Permit was issued in 2018. Both phases will share the underground parking garage and access will be from Fraser Street.

#### **4) Planning Analysis:**

##### **i) Official Community Plan:**

The development site is located within the Town Centre Area Plan and is currently designated Ground-Oriented Multi-Family and Low-Rise Apartment. To accommodate the proposed RM-2 (Medium Density Apartment Residential) zoning for this apartment project, the eastern portion of the site (11703 Fraser Street) designated Ground-Oriented Multi-Family will be re-designated to Low-Rise Apartment.

The proposed re-designation will support the proposed RM-2 (Medium Density Apartment Residential) zoned apartment buildings as follows:

- The Zoning Matrix for the Town Centre Area Plan allows the RM-2 (Medium Density Apartment Residential) in the Low-Rise Apartment designation;
- Town Centre Area Plan Policy 3-22 for Low-Rise Apartments states that all Low-Rise Apartment development should be a minimum of 3 storeys and a maximum of 5 storeys in height. The description of the designation encourages an apartment form where units are accessed from an internal corridor and residential parking is provided underground. The preliminary site plan and design are fully compliant; and
- A similar project is being considered by Council to the south at 11650 224 Street rezoning application 2015-318-RZ

This required amendment to the Official Community Plan is supportable as the proposed development is designed for compatibility with the diverse neighbourhood context. The design of the proposed buildings of 5 storey and the grade change of the subject property will be similar in size to the surrounding development in the neighbourhood. (see Appendix B)

##### **ii) Housing Action Plan**

The application has not proposed rental housing and Council did not direct staff to secure rental housing through the first reading of Bylaw 7411-2018.

##### **iii) Zoning Bylaw:**

The western portion of the development property (11718 224 Street) is zoned RM-2 (Medium Density Apartment Residential). This portion of the development property, the eastern portion (11703 Fraser Street), which is under application for rezoning is currently zoned RM-1 (Townhouse Residential). The application is to rezone this eastern portion of the subject property to RM-2 (Medium Density Apartment Residential) which will be consistent with the western portion of the subject property. Any variations from the requirements of the proposed zone will require a Development Variance Permit application and the approval of Council. (see Appendix C)

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 \$176,700.00 for the 57 proposed units that is subject of this rezoning application which is the eastern portion of the subject property (11703 Fraser Street). The western portion of the subject property (11718 224 Street) is already zoned RM-2 (Medium Density Apartment Residential) and

Council issued a Development Permit for the 25 unit residential apartment building in 2018; therefore, the Community Amenity Contribution Program would not apply.

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

Required parking for 57 multi-family units in the RM-2 Zone is 1.5 per unit, or 86 stalls. An additional parking requirement for visitor parking is 0.2 stall per unit, or 12 stalls, for a minimum requirement of 98 stalls. The proposal contains a total of 102 stalls, of which 2 are accessible. The proposed parking fulfills the requirements of the bylaw.

The provisions for bicycle parking for Low-Rise Residential units require long term bicycle storage within their attached garage space, area as follows:

- Short term bicycle storage at a ratio of 6 per 20 units; therefore 18 stalls are required that have been provided.
- Long term bicycle parking at a ratio of 1 per 4 dwelling units; therefore 15 stalls are required that have been provided.

**v) Proposed Variances:**

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

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

*Maple Ridge Zoning Bylaw No. 3510 -1985, Section 604, Part 6 and Part 7;*

- *To vary the east setback from 7.5 metres to 6.0 metres;*
- *To vary the west setback from 7.5 metres to 6.0 metres;*
- *To vary the south setback from 7.5 metres to 6.0 metres;*
- *To vary the front roof project by 2.1 metres into the 7.5 m setback; and*
- *To vary the height of the structure from 4 storeys maximum to 5 storeys as well as, vary the height from 15 metres to 20.2 metres.*

These relaxations are reasonable with this form of development in the Town Centre. The Building Department has also noted over height retaining walls on the site plan that will require Council approval for the variance. The requested variances to the RM-2 (Medium Density Apartment Residential District) Zone and will be the subject of a future Council report.

**vi) Development Permits:**

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

**vii) Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on November 21, 2018 (see Appendix E and F)

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

*That the following concerns for File No. 2017-572-DP be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information:*

*Landscape Comments:*

- 1. Utilize courtyard to create a central plaza and gathering node that incorporates public art and seating into that space;*
- 2. Provide a paver material change to highlight public entrances to both buildings;*
- 3. Add a screen or landscape buffer beside the North-West corner unit of Phase 2;*
- 4. Consider adding program elements, such as benches and lighting, to the South-West exit walkway to reduce safety concerns. Maintain sightlines from perimeter units;*
- 5. Provide hardscape legend and details for landscape elements with the submission;*
- 6. Reflect details as required of storm water management elements within landscape plans;*
- 7. Provide irrigation plan for all softscaping;*
- 8. Add trellis or similar shelter over BBQ area in the rooftop amenity space;*
- 9. Confirm space requirements for talk tube installation on roof;*
- 10. Add garbage and recycling receptacles and hose bib to rooftop amenity space;*
- 11. Provide wall texturing and other landscape treatment to buffer wall from the view of the neighbours to the South;*
- 12. Provide lighting on rooftop amenity space;*
- 13. Consider adding gas fireplaces to rooftop amenity space;*

*Architectural Comments:*

- 1. Enlarge entrance lobby and enhance the entrance experience;*
- 2. Differentiate between the entrance and the rest of the lobby with a similar canopy treatment as Phase 1;*
- 3. Provide project identification and address location at entrance;*
- 4. Evaluate window height and bedroom placement beside North walkway.*

The ADP concerns have been addressed and are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

**viii) Development Information Meeting:**

A Development Information Meeting was held at ACT Arts Centre– Second Floor Conference Room at 11944 Haney Place, on April 1, 2019. Approximately 7 people from the community attended. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

*“The majority of questions from the residents were related to:*

- a) Building access; and*
- b) Capacity of civil infrastructure.*

*The following is a list of enquiries from the neighbours:*

*In general, the reaction to the proposal was very positive (no written comments and concerns). A number of residents commented on the proposed positive use of this land and appreciated the proposed design and layout."*

## **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:**

The Engineering Department requirements include submission of funds to be held in trust for upgrades to Fraser Street for its completion to a collector standard. Upgrades to the water system, demonstration of sanitary sewer capacity, and possible upgrades to the storm sewer will be required.

### **ii) Parks & Leisure Services Department:**

Parks staff have reviewed the proposal and do not have any specific comments with respect to this application.

### **iii) Fire Department:**

The Fire Department had no specific comments except that more comments will be provided when building plans have been submitted and reviewed.

## **7) 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 October 15, 2018 and the following response was received.

*"The proposed application would affect the student population for the catchment areas currently served by Eric Langton Elementary and Thomas Haney Secondary School.*

*Eric Langton Elementary has an operating capacity of 418 students. For the 2018-19 school year the student enrolment at Eric Langton Elementary is 440 students (105% utilization) including 306 students from out of catchment."*

*Thomas Haney Secondary School has an operating capacity of 1200 students. For 2018-2019 school year the student enrolment at Thomas Haney Secondary School is 1113 students (93% utilization) including 672 students from out of catchment."*

### **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, from Ground Oriented Multi-Family to

Low Rise Apartment, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

## **CONCLUSION:**

The proposed development will be a positive addition to this area of the Town Centre; therefore, it is recommended that first and second reading be given to OCP Amending Bylaw No. 7550-2019, that second reading be given to Zone Amending Bylaw No. 7422-2018, and that application 2017-572-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

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*Prepared by:* **Wendy Cooper, MCIP, RPP**  
**Planner**

“Original signed by Christine Carter”

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*Reviewed 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**

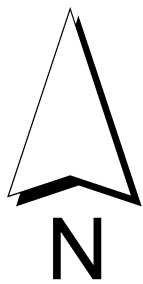
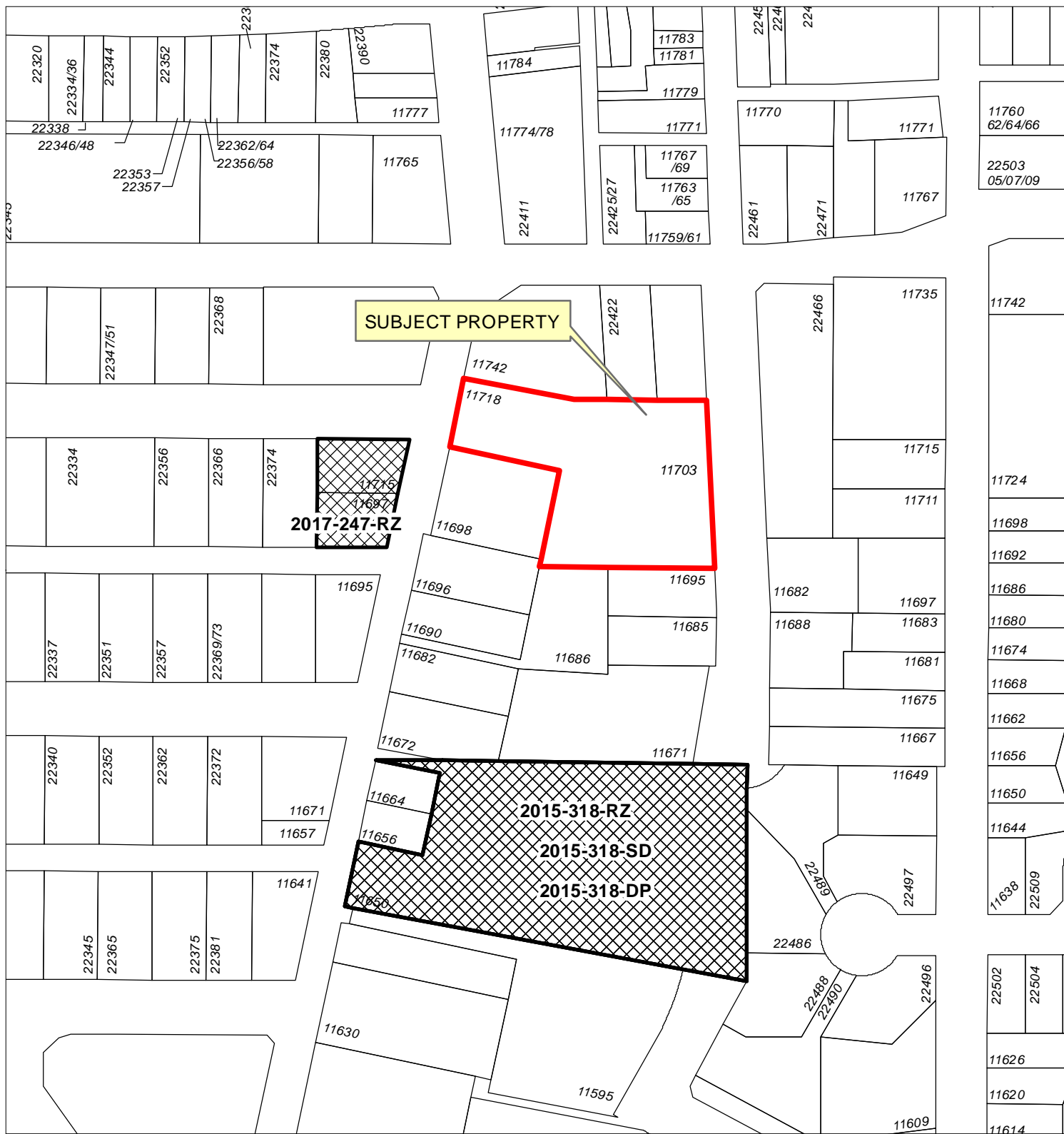
“Original signed by Kelly Swift”

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*Concurrence:* **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – OCP Amending Bylaw No. 7550-2019  
Appendix D – Zone Amending Bylaw No. 7422-2018  
Appendix E – Site Plan  
Appendix F – Building Elevation Plans  
Appendix G – Landscape Plan



Scale: 1:2,000

## Legend



Active Applications (RZ/SD/DP/VP)

**11703 FRASER STREET**  
**11718 224 STREET**

PLANNING DEPARTMENT



**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

FILE: 2017-572-RZ

DATE: Apr 30, 2019

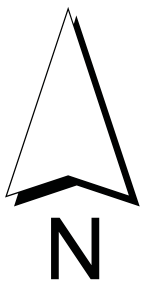
BY: DT





SUBJECT PROPERTY

Aerial Imagery from the Spring of 2013



Scale: 1:2,000

11703 FRASER STREET  
11718 224 STREET

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2017-572-RZ  
DATE: Apr 30, 2019

BY: DT

**CITY OF MAPLE RIDGE  
BYLAW NO. 7550 - 2019**

## 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 "B" 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. 7550 - 2019."
2. Schedule "A" of Town Centre Area Plan is hereby amended for that parcel or tract of land and premises known and described as:

Lot A District Lot 398 Group 1 New Westminster District Plan EPP8898

and outlined in heavy black line on Map No. 1003, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

**READ** a first time the 14<sup>th</sup> day of May, 2019.

**READ** a second time the 14<sup>th</sup> day of May, 2019.

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**ADOPTED**, the                      day of                      , 20   .

**PRESIDING MEMBER**

CORPORATE OFFICER

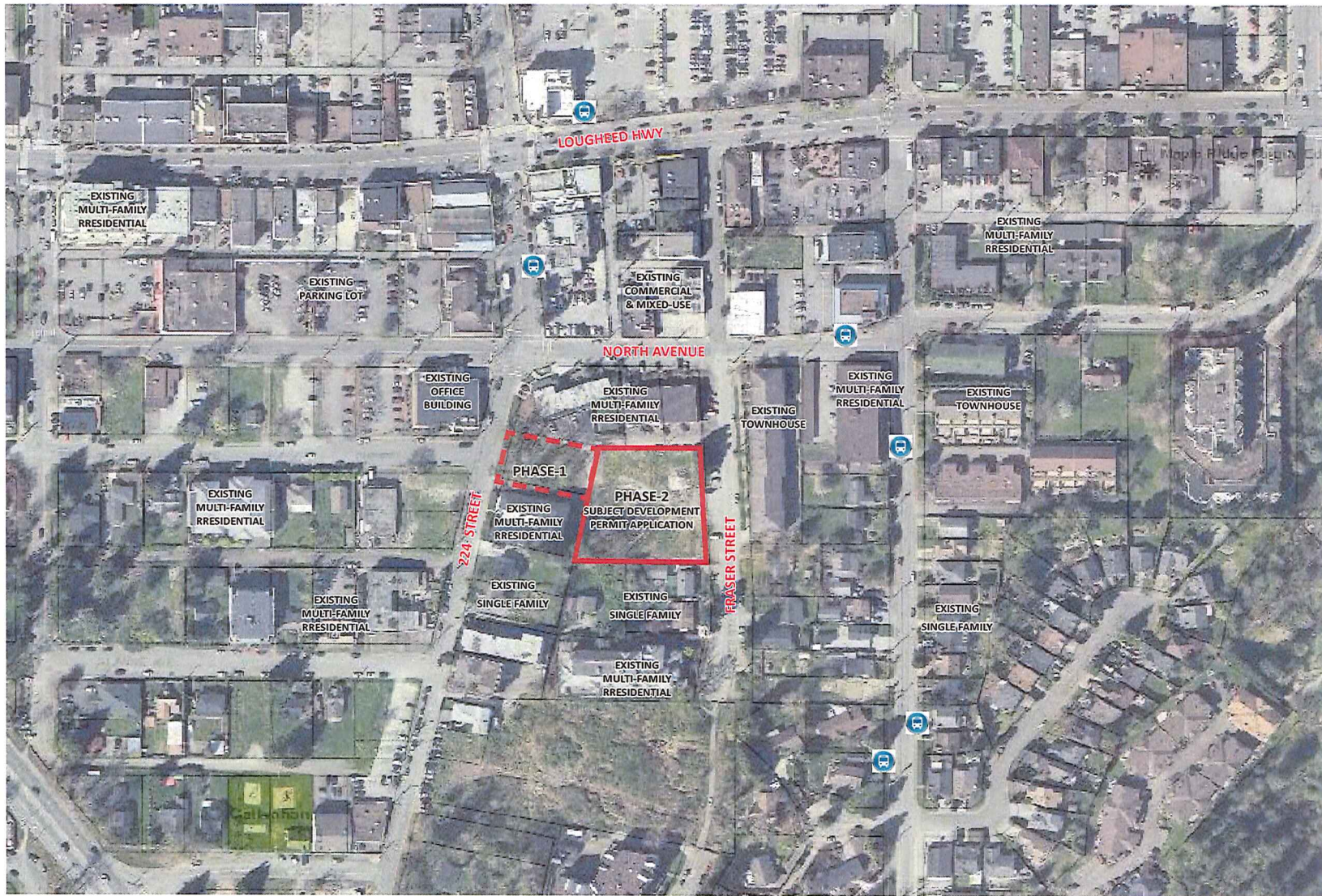




CORPORATE OFFICER







## Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATERRA DEVELOPMENT INC.  
ATELIER PACIFIC ARCHITECTURE INC.

AUGUST 20, 2018



DP 0.1

CONTEXT/AERIAL  
SITE PLAN







#### PROJECT TEAM DIRECTORY

OWNER: ATTERRA DEVELOPMENT INC.  
ARCHITECT: ATELIER PACIFIC ARCHITECTURE INC.  
LANDSCAPE CONSULTANT: PM3 LANDSCAPE ARCHITECTS.  
CIVIL CONSULTANT: R.F. BINNIE & ASSOCIATES LTD.  
GEOTECHNICAL CONSULTANT: GEOPACIFIC CONSULTANTS  
SURVEYOR: TERRA PACIFIC LAND SURVEYING LTD.  
ARBORIST: GIVE AND TAKE TREE SERVICE

#### ARCHITECTURAL DRAWING LIST

DP 0.1 CONTEXT/AERIAL SITE PLAN  
DP 0.2a DESIGN RATIONALE, CONTEXT/SITE PHOTOGRAPHS  
DP 0.2b DESIGN RATIONALE, CONTEXT/SITE PHOTOGRAPHS  
DP 0.2c ARCHITECTURAL AESTHETICS  
DP 0.3 SHADOW ANALYSIS  
DP 0.4 PROJECT DATA  
DP 1.1 SITE PLAN SHOWING PHASE-1&2  
DP 2.1 FLOOR PLAN - PARKING LEVEL P2  
DP 2.2 FLOOR PLAN - PARKING LEVEL P1  
DP 2.3 FLOOR PLAN - LEVEL 1  
DP 2.4 FLOOR PLAN - LEVEL 2-4  
DP 2.5 FLOOR PLAN - LEVEL 5  
DP 2.6 ROOF PLAN  
DP 2.7 FLOOR PLAN - ADAPTABLE UNIT  
DP 3.1 ELEVATION - EAST & NORTH  
DP 3.2 ELEVATION - WEST & SOUTH  
DP 4.1 SECTIONS  
DP 4.2 SECTIONS  
DP 5.1 STREETSCAPE  
DP 5.2 COLORED ELEVATIONS, COLOR/MATERIAL LEGEND  
DP 5.3 COLORED ELEVATIONS, COLOR/MATERIAL LEGEND  
DP 5.4 PERSPECTIVE RENDERING  
DP 5.5 PERSPECTIVE RENDERING



## DEVELOPMENT PERMIT SUBMISSION REVISION

Date: JANUARY, 2019

### Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

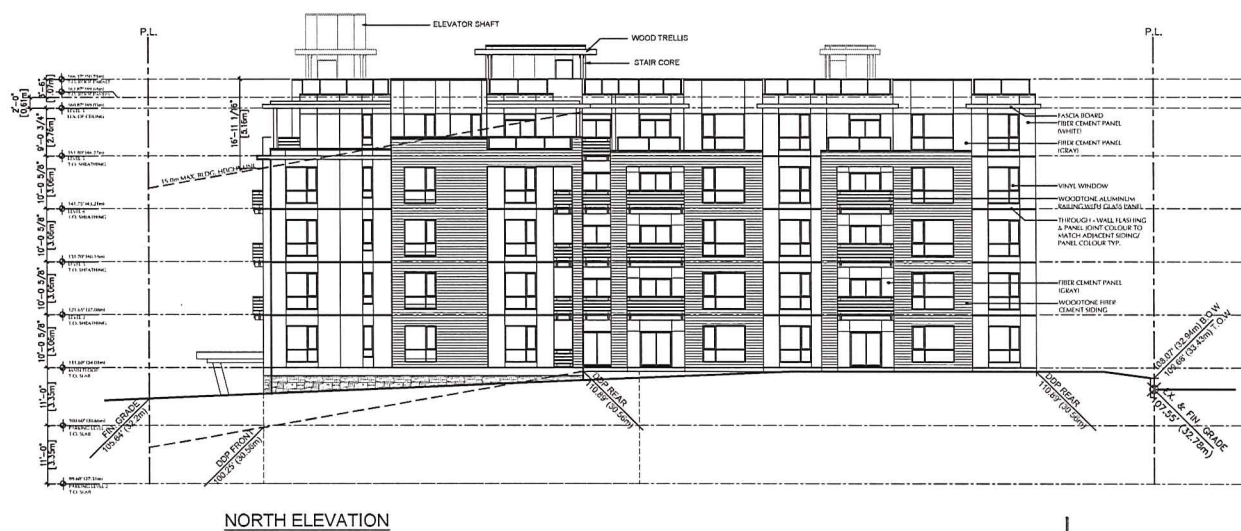
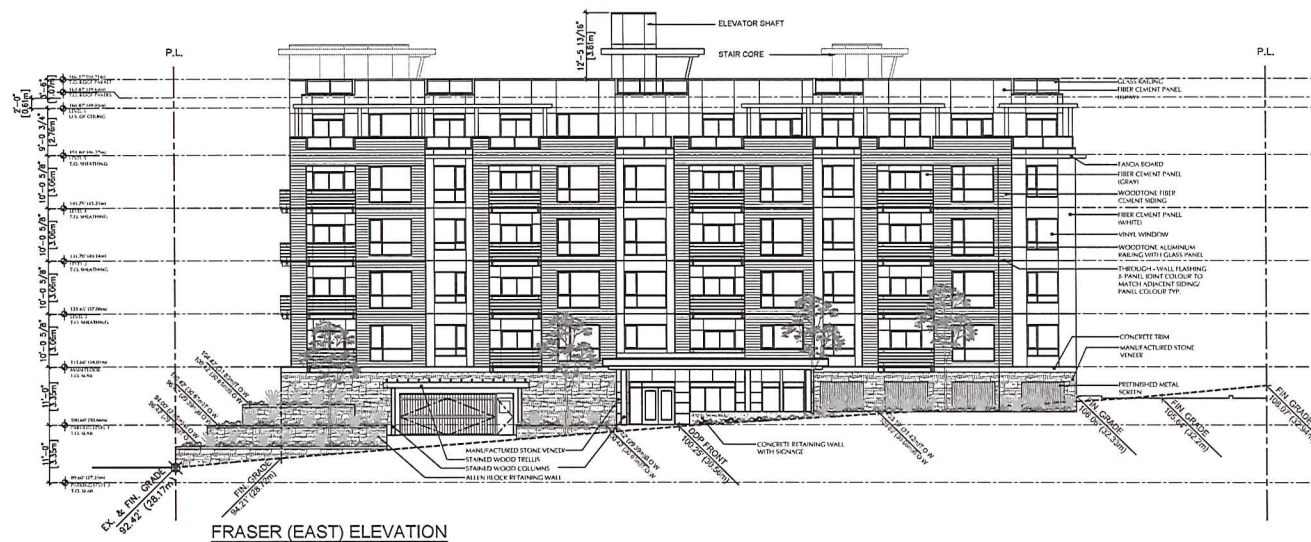
ATTERRA DEVELOPMENT INC.  
ATELIER PACIFIC ARCHITECTURE INC.

AUGUST 29, 2018



## DP 0.0

COVER PAGE



### Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.  
ATELIER PACIFIC ARCHITECTURE INC.

JANUARY 09, 2019

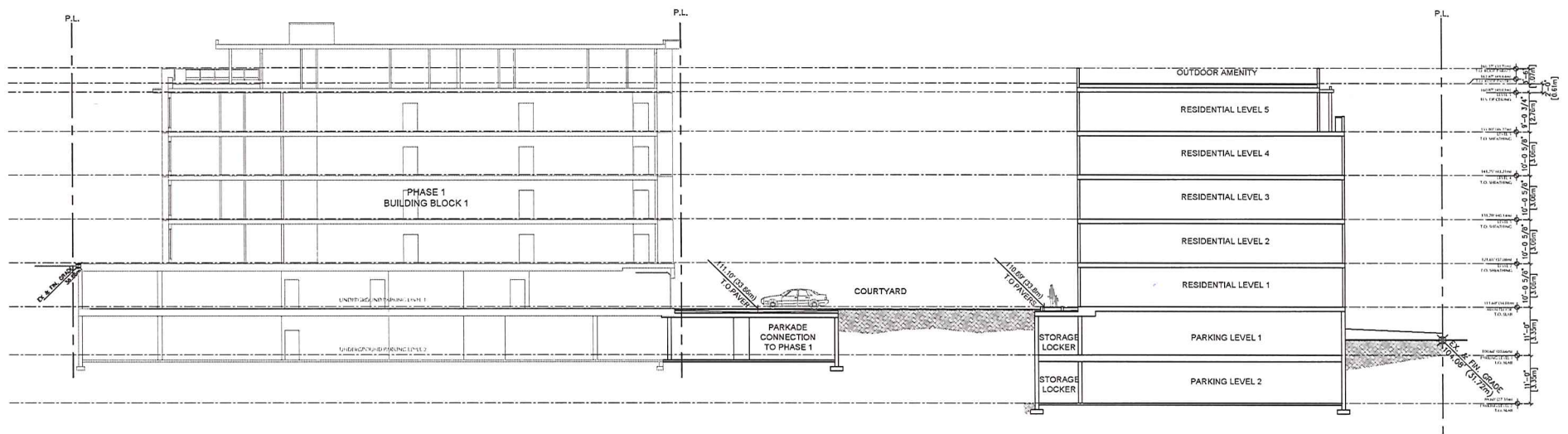


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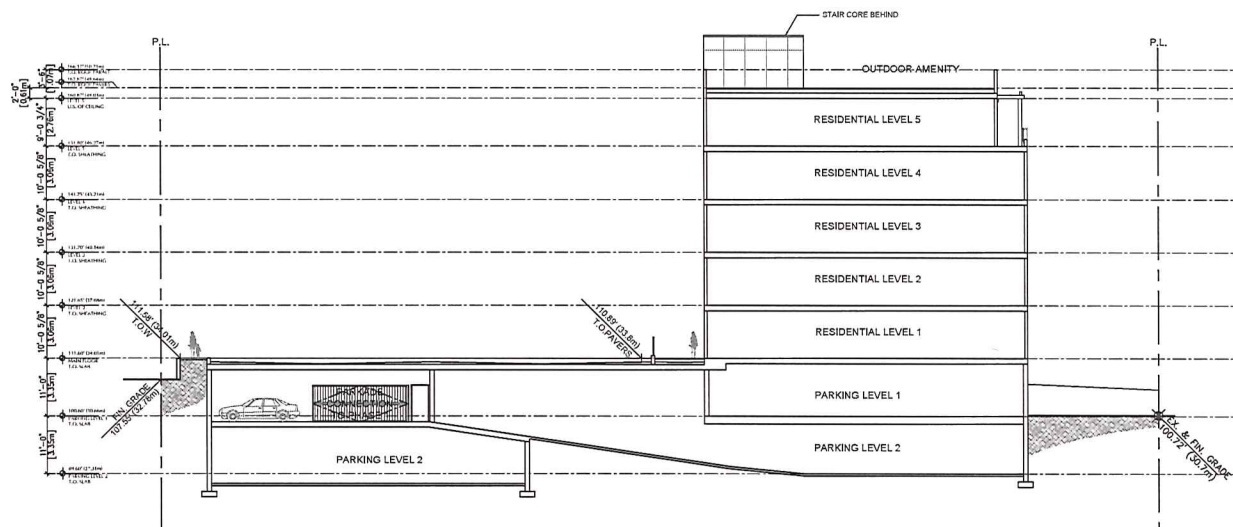
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SCALE: 3/32" = 1'-0"





SECTION 1



SECTION 2

## Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATERRA DEVELOPMENT INC.  
ATELIER PACIFIC ARCHITECTURE INC.

JANUARY 09, 2019

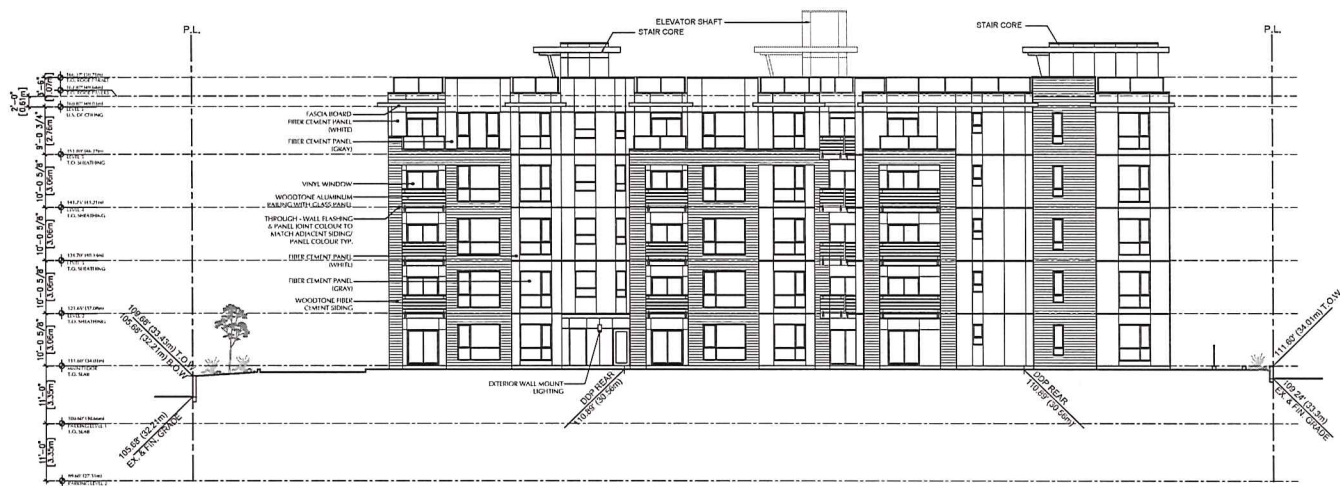


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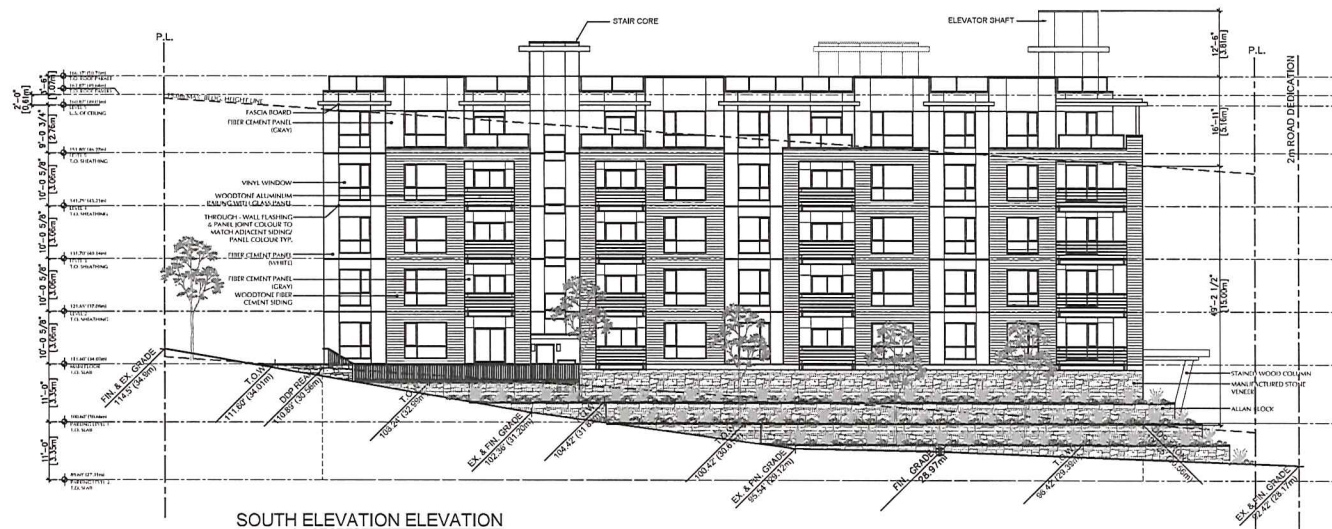
SECTIONS

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





WEST ELEVATION ELEVATION



SOUTH ELEVATION ELEVATION

## Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATERRA DEVELOPMENT INC.  
ATELIER PACIFIC ARCHITECTURE INC.

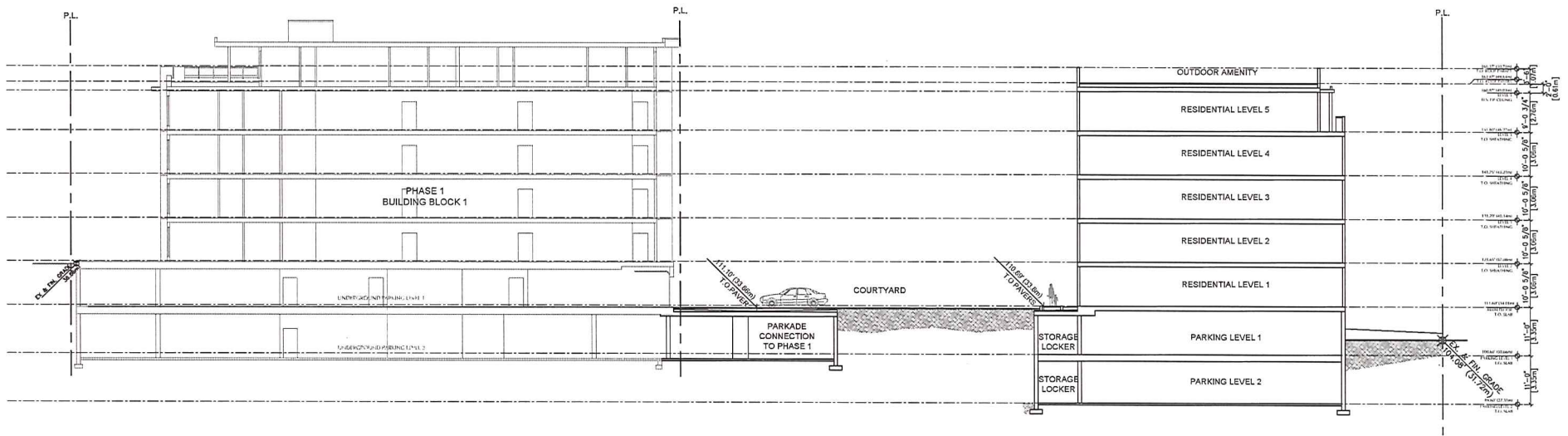
JANUARY 09, 2019



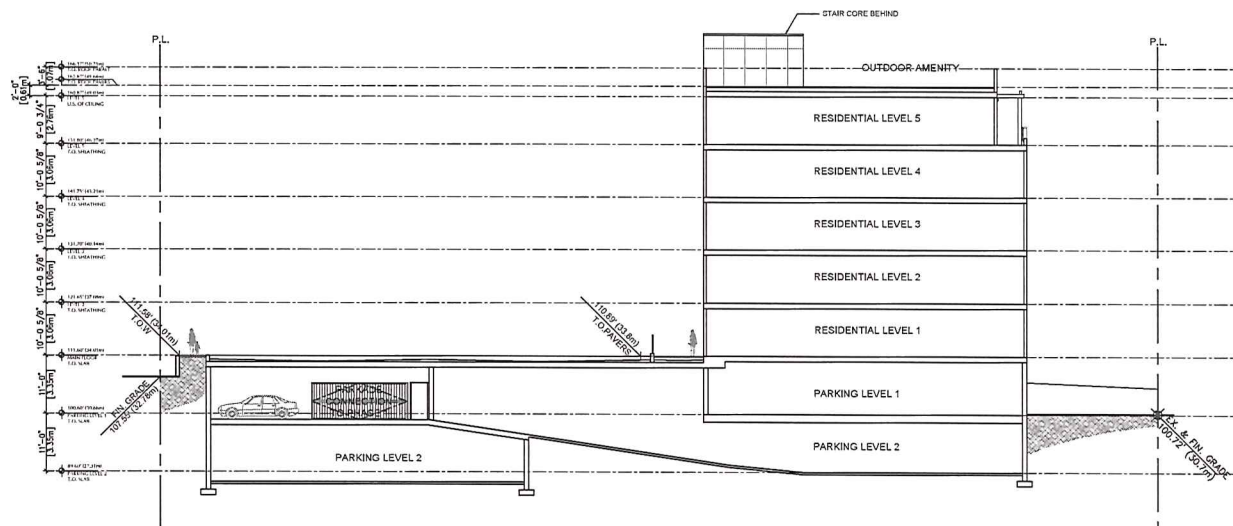
DP 3.2

ELEVATIONS

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



SECTION 1



SECTION 2

## Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATERRA DEVELOPMENT INC.  
ATELIER PACIFIC ARCHITECTURE INC.

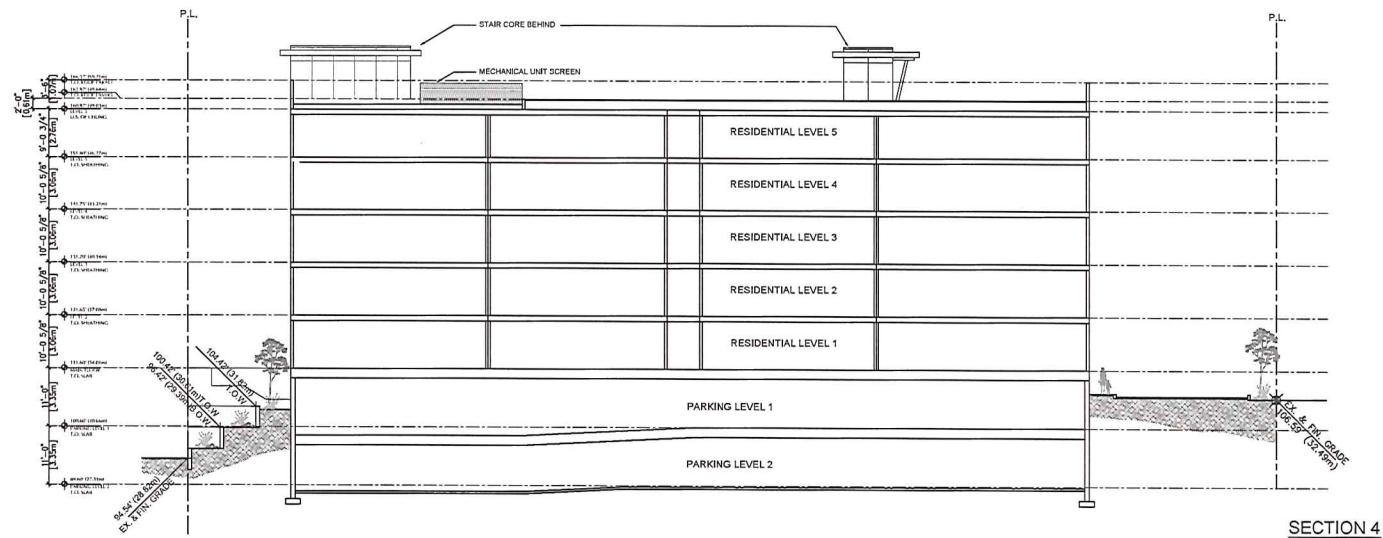
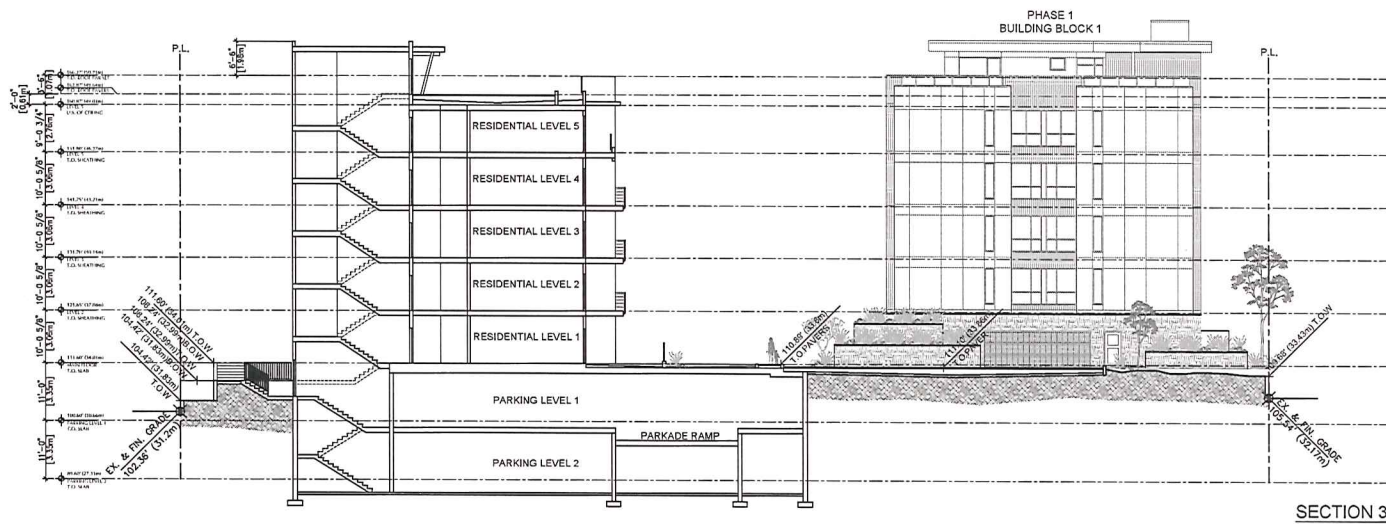
JANUARY 09, 2019



# DP 4.1

SECTIONS

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



## Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATERRA DEVELOPMENT INC.  
ATELIER PACIFIC ARCHITECTURE INC.

JANUARY 09, 2019



## DP 4.2

SECTIONS

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





STREETSCAPE - FRASER STREET

## Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.  
ATELIER PACIFIC ARCHITECTURE INC.

AUGUST 29, 2018

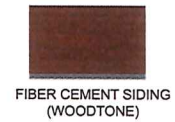
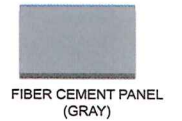
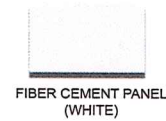


# DP 5.1

STREETSCAPE



FRASER STREET (EAST) COLOUR ELEVATION



## Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.  
ATELIER PACIFIC ARCHITECTURE INC.

AUGUST 20, 2018



## DP 5.2

COLOUR  
ELEVATIONS &  
MATERIALS





NORTH ELEVATION



## Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.  
ATELIER PACIFIC ARCHITECTURE INC.

AUGUST 20, 2018



## DP 5.3

COLOUR  
ELEVATIONS &  
MATERIALS



VIEW FROM FRASER STREET SOUTH EAST

## Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.  
ATELIER PACIFIC ARCHITECTURE INC.

AUGUST 20, 2018



## DP 5.4

PERSPECTIVE  
RENDERING





VIEW FROM FRASER STREET NORTH EAST

## Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.  
ATELIER PACIFIC ARCHITECTURE INC.

AUGUST 20, 2018



## DP 5.5

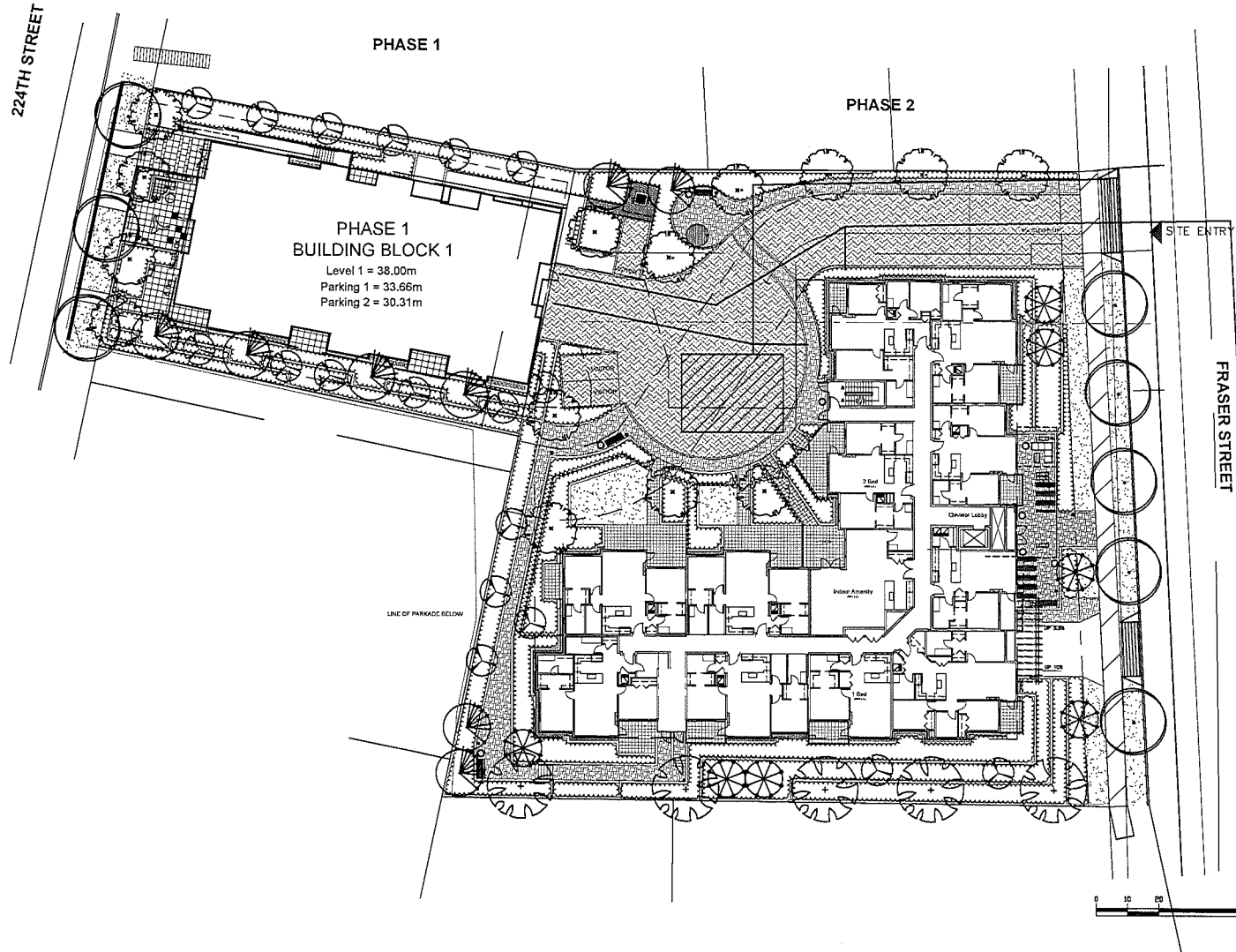
PERSPECTIVE  
RENDERING



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**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4185 888 Creek Drive  
Burnaby, British Columbia, V5C 6G8  
p: 604 294-0011 f: 604 294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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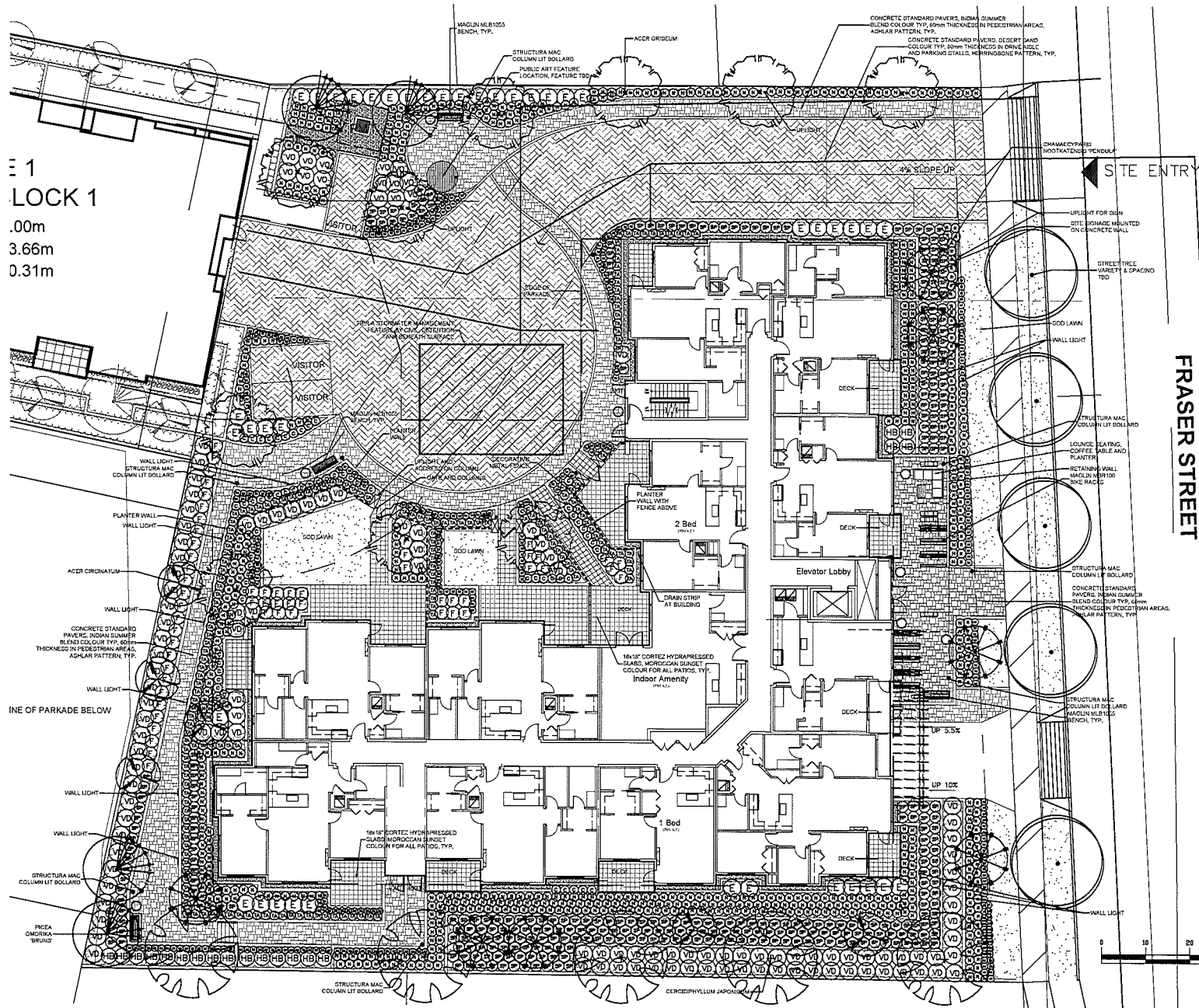
PROJECT:

**RESIDENTIAL DEV.**  
11718 224TH ST.  
MAPLE RIDGE, B.C.

DRAWING TITLE:  
**LANDSCAPE  
KEY PLAN**

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SCALE: 1/16"=1'-0"  
DRAWN: MM  
DESIGN: MM  
CHKD: MCV  
DRAWING NUMBER:  
**LO**  
OF 5

18056-B-20P PMG PROJECT NUMBER 18-056



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LANDSCAPE  
ARCHITECTS  
Suite C100 - 4185 Oak Creek Drive  
Burnaby, British Columbia, V5C 6C9  
P: (604) 294-4011 | F: (604) 294-4022

DEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21 MAR 11	INITIAL REVISIONS	ME
2	21 MAR 11	REVISIONS TO INITIAL REVISIONS	ME
3	21 MAR 11	REVISIONS TO INITIAL REVISIONS	ME
4	21 MAR 11	REVISIONS TO INITIAL REVISIONS	ME
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NO.	DATE	REVISION DESCRIPTION	DR.
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10	21 MAR 11	REVISIONS TO INITIAL REVISIONS	ME

CLIENT:

PROJECT:

RESIDENTIAL DEV.

11718 224TH ST.  
MAPLE RIDGE, B.C.

DRAWING TITLE:

LANDSCAPE PLAN  
PH. 2 - GROUND FLOOR

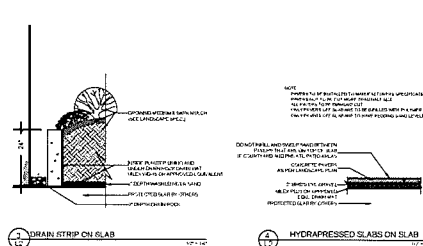
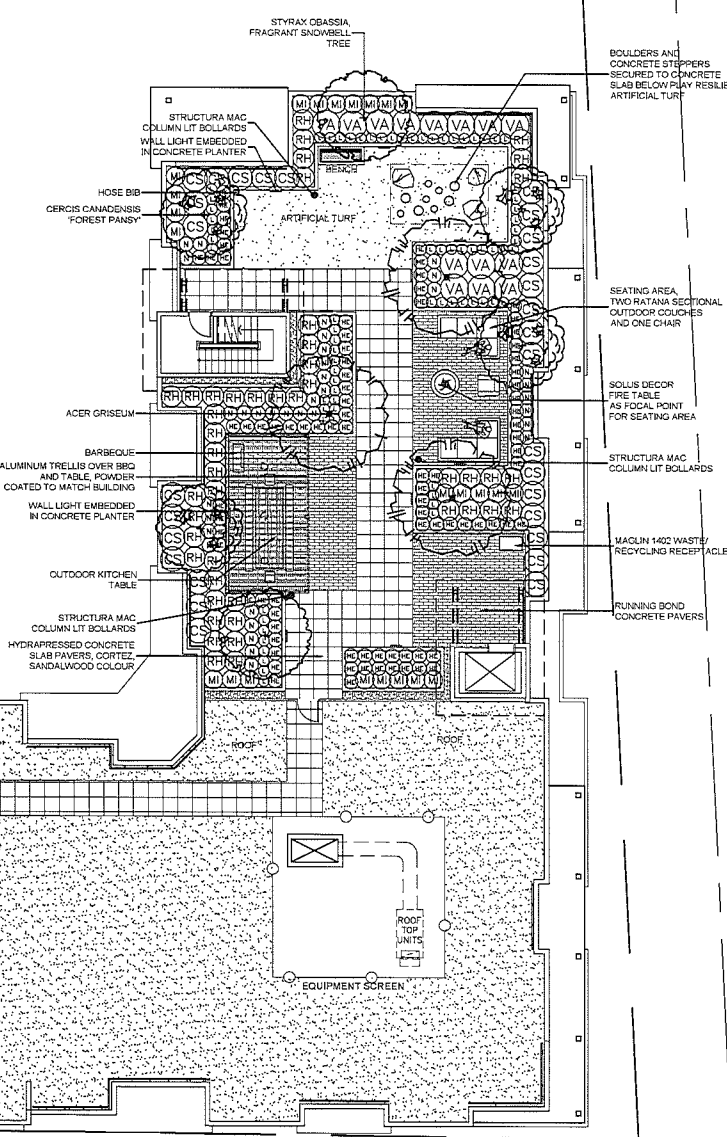
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L1  
OF 5

18056-02P

18-056

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Burnaby, British Columbia, V5C 6G6  
p. 604 294-0011 ; f. 604 294-0022

SEAL

[illegible]

NO.	DATE	REVISION DESCRIPTION	DR.
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4	20JAN07	REVISE PER NEW SITE PLAN, ADMP CHANGES	WE
3	09AUG09	REVISE PER NEW SITE PLAN	WE
2	20JUL10	NEW SITE PLAN/COMMENTS	DO
1	01JUN11	ADP SUBMITTAL	MCW

1000

PROJECT

RESIDENTIAL DEV.

11718 224TH ST.  
MAPLE RIDGE, B.C.

DRAWING TITLE:  
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DATE: 18.MAR.20 DRAWING NUMBER:  
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DESIGN: MM  
CHECK: MCY

**L2**

10.256

**DEVELOPMENT APPLICATION CHECKLIST**  
**FOR FILE 2016-031-RZ**  
**File Manager: Adam Rieu**

---

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

---

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

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

Additional reports provided:

---

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** May 7, 2019  
**FILE NO:** 2016-031-RZ  
**MEETING:** CoW  
**SUBJECT:** Second Reading  
Zone Amending Bylaw No. 7228-2016  
13227 236 Street

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 13227 236 Street, from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit the future development of 17 townhouse units. Council granted first reading to Zone Amending Bylaw No. 7228-2016 on April 12, 2016.

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 \$69,700.00.

### RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7228-2016 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
  - iii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (steep slopes) on the subject property;
  - iv) Registration of a Statutory Right-of-Way plan and agreement for Storm Sewer;
  - v) Registration of a Restrictive Covenant for Stormwater Management;
  - vi) Registration of a Restrictive Covenant for protecting Visitor Parking;
  - vii) Registration of a Restrictive Covenant for Tree Protection;
  - viii) Removal of existing buildings;

- ix) 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
- x) That a voluntary contribution, in the amount of \$69,700.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

## DISCUSSION:

### 1) Background Context:

Applicant: Florwest Homes

Legal Description: Lot 35 Section 28 Township 12 New Westminster District Plan 37422

#### OCP:

Existing: Medium/High Density Residential  
Proposed: Medium/High Density Residential

#### Zoning:

Existing: RS-2 (One Family Suburban Residential)  
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  
Zone: RS-2 (One Family Suburban Residential)  
Designation: Medium/High Density Residential

East: Use: Single Family Residential  
Zone: RS-2 (One Family Suburban Residential)  
Designation: Medium/High Density Residential

West: Use: Single Family Residential  
Zone: RS-2 (One Family Suburban Residential)  
Designation: Medium/High Density Residential and Conservation

Existing Use of Property: Single Family Residential

Proposed Use of Property: Multi-Family Residential

Site Area: 0.4 ha (1 acre)

Access: 236 Street

Servicing requirement: Urban Standard

## 2) Project Description:

The subject property is approximately 0.4 ha (1 acre) in area, and is bound by both single family lots to the west, south and east and multi-family to the north. There is currently a single family home located on the subject property that will be removed as a condition of final reading. The subject property slopes towards the south-west corner, with the steepest portion located along the western property boundary. There are trees located around the perimeter of the site (see Appendix B).

The applicant proposes to rezone the subject property to permit future construction of approximately 17 townhouse units (see Appendix D). The townhouses will be accessed via a private strata road, with an outdoor amenity space proposed in the north-west corner, consisting of a play structure and naturalized elements. Four of the units are proposed to front along 236 Street which will create an attractive pedestrian realm. All of the units are proposed to have double car garages.

## 3) Planning Analysis:

### i) Official Community Plan:

The subject property is located within the Silver Valley Area Plan, just outside the River Village. The Official Community Plan (OCP) designation for the subject property is *Medium/High Density Residential*, which allows both single family and multi-family housing forms. Densities of 30-50 units per hectare are encouraged for the River Village area and may include attached as well as detached fee-simple housing. The proposed RM-1 (Townhouse Residential) development, at 17 units per 0.4 hectares, is approximately 39 units per hectare, and therefore complies with the *Medium/High Density Residential* designation within the Silver Valley Area Plan.

Design features of the Silver Valley Area Plan include concentrating higher density residential development into the Hamlets and the River Village. These areas were planned to be within walking distance of commercial uses. Residential densities outside of these core areas were reduced overall, through clustering or retention of larger lots, to retain significant natural amenities and protect view corridors. The subject property is situated on the peripheries of River Village, but maintains the higher density found within the River Village. As per the 'Design Guidelines for Residential Developments' within the Silver Valley Area Plan, "*The form and character of townhousing developments should be compatible with neighbouring residential scale and should reflect the design variety of its context.*" This application meets the policies set out within the Silver Valley Area Plan.

### ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) (see Appendix C) to permit the future development of approximately 17 townhouse units (see Appendix D).

The maximum allowable density of the RM-1 (Townhouse Residential) zone 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 is proposing a floor space ratio of 0.58, which complies with the allowable maximum density.

A preliminary review of the plans indicates that the proposal generally complies with the *Zoning Bylaw* and the *Subdivision and Development Services Bylaw*; however, variances will be requested, as discussed below.

iii) **Proposed Variances:**

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

1. To reduce the minimum front yard setback for Building 1 from 7.5m (25 ft.) to 4.5m (15 ft.) to the principal building face.
2. To reduce the minimum side yard setback for Building 1 from 7.5m (25 ft.) to 3.5 m (11.5 ft.) to the principal building; Building 2 from 7.5m (25 ft.) to 6.0m (20 ft.) to the principal building; and Building 3, 4 and 5 from 7.5m (25 ft.) to 6.0m (20 ft.) to the deck posts.
3. To increase the maximum building height for Buildings 1-5 from 11m (36 ft.) to 12m (39 ft.) at its highest point.

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

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

The *Off-Street Parking and Loading Bylaw* requires two parking spaces per unit and 0.2 spaces per unit to be provided as visitor parking spaces, requiring 38 spaces in total. The applicant is providing a total of 34 residential parking spaces and four visitor parking spaces, for a total of 38 parking spaces. All units are proposed to have double-car garages.

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.

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

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

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

vi) **Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on March 20, 2019 (see Appendix E and F).

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



#### Landscape Comments:

- Add a gateway element to ensure prominent entry to the site;
- Improve the design of the north-west amenity space. Consider using the grade change, more play equipment, natural play features or social gathering elements;
- Add an additional row of ground cover to improve layering on south property line;
- Relocate visitor stall adjacent to Unit 11 to a more functional location;
- Provide a wider variety of surfacing materials to differentiate driveways, pedestrian walkways, and unit / garage entrances to better define pedestrian usage;
- Add decorative paving to enhance drive aisle and provide a sense of arrival at the front entry;
- Introduce alternative treatments to reduce the expanse of asphalt at the three-way intersection;
- Add wayfinding signage, etc;
- Consider multiple bike rack locations;
- Ensure landscape plans are coordinated with architectural site plan; and
- Clarify tree retention possibilities in front of Unit 4.

#### Architectural Comments:

- Reduce the building step of Unit 4 if existing trees are not retained;
- Exposed elevations to the site entry at Building 1 and Building 2 should be articulated to provide a sense of place and arrival;
- Review and consider revisions to interior layouts including:
  - Building 3: proportion of ensuite to closet in level 3;
  - Building 1: consider increasing the width (square out the room) / relocate the closet to create better access to bedroom #3;
- Consider strengthening the singular roof overhang triangles;
- Add windows and lighting to interior facing elevations between buildings to address potential CPTED concerns, safety, and liveability conditions; and
- Encourage consistent colour continuity throughout the buildings, specifically for Building 1.

The ADP concerns have been addressed and are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

#### **vii) Development Information Meeting:**

A Development Information Meeting was held at 23461 Fern Crescent (Eagle Hall) on April 12, 2019. Four 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:

- Lack of guest parking and concern that four guest stalls is not sufficient and may cause overflow parking onto 236 Street;
- Allow for larger driveway on northern units (Buildings 4 and 5) by setting them back (to allow for more parking on-site);
- Concern that neighbourhood is now dominated by on-street parking due to inadequate parking provided by multi-family developments, thereby changing the feel of the neighbourhood and creating visibility issues. Suggested that all new developments have two parking spaces per unit and on-street parking restricted.

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

- The criteria for guest parking is being met by the applicant with four stalls, where the RM-1 zone is required to provide 0.2 stalls per unit (multiplied by 17 for a total of 3.4 stalls and rounded up to 4).
- Allowing for larger driveway aprons for the northern lots would result in a significant reduction in rear yard size.
- The parking criteria requires that the RM-1 zone must provide two parking stalls per unit, plus, as mentioned above, 0.2 spaces for visitor parking, for a total of 38 parking stalls. The applicant is meeting this requirement for parking.

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

An Environmental Assessment, Arborist Report and Geotechnical Report were provided as part of the development application. The north-eastern portion of the property is higher in elevation and slopes down towards the south-west. The western section of the subject property has steep slopes that will be put into covenant, where retaining walls will be used to mitigate those grade changes adjacent to the proposed buildings. Vegetation on the subject property consists of maintained grasses and ornamental plant species consistent with urban residential uses. There are some significant trees located on the subject property that will be retained through a tree protection covenant. Some invasive, non-native plant species were found throughout the subject property and will be removed as part of the Natural Features Development Permit (2017-133-DP), which will be the subject of a future report to the Director of Planning.

#### **5) Interdepartmental Implications:**

##### **i) Engineering Department:**

The proposed development will required upgrades to 236 Street to an urban collector road standard. These upgrades include, concrete sidewalk across the property frontage; ditch enclosure, with road runoff directed to City storm systems; curb and gutter; street lights and street trees; the storm sewer alignment requires a Statutory Right of Way to be obtained from the neighbouring property to the west; replacement of a portion of watermain fronting the subject property and new connections for water and sanitary.

##### **ii) Building Department:**

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

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

A referral was sent to School District No. 42, and they provided 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 680 students. For the 2017-18 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 1,050 students. For the 2017-18 school year the student enrolment at Garibaldi Secondary School is 795 students (76% utilization) including 258 students from out of catchment."*

## **7) Citizen/Customer Implications:**

A Development Information Meeting was held on April 12, 2019. The results of the concerns expressed at that meeting are discussed above. The Public Hearing will provide an additional opportunity for citizens to express their concern or support of the development.

## **CONCLUSION:**

It is recommended that second reading be given to Zone Amending Bylaw No. 7228-2016, and that application 2016-031-RZ be forwarded to Public Hearing.

"Original signed by Adam Rieu"

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**Prepared by: Adam Rieu**  
**Planning Technician**

"Original signed by Christine Carter"

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**Reviewed 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**

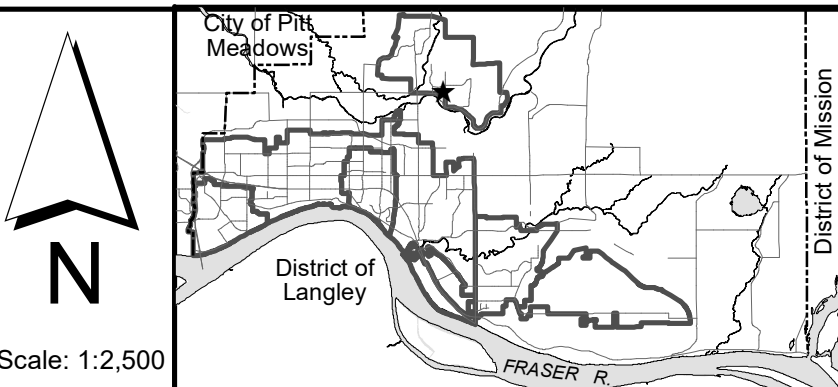
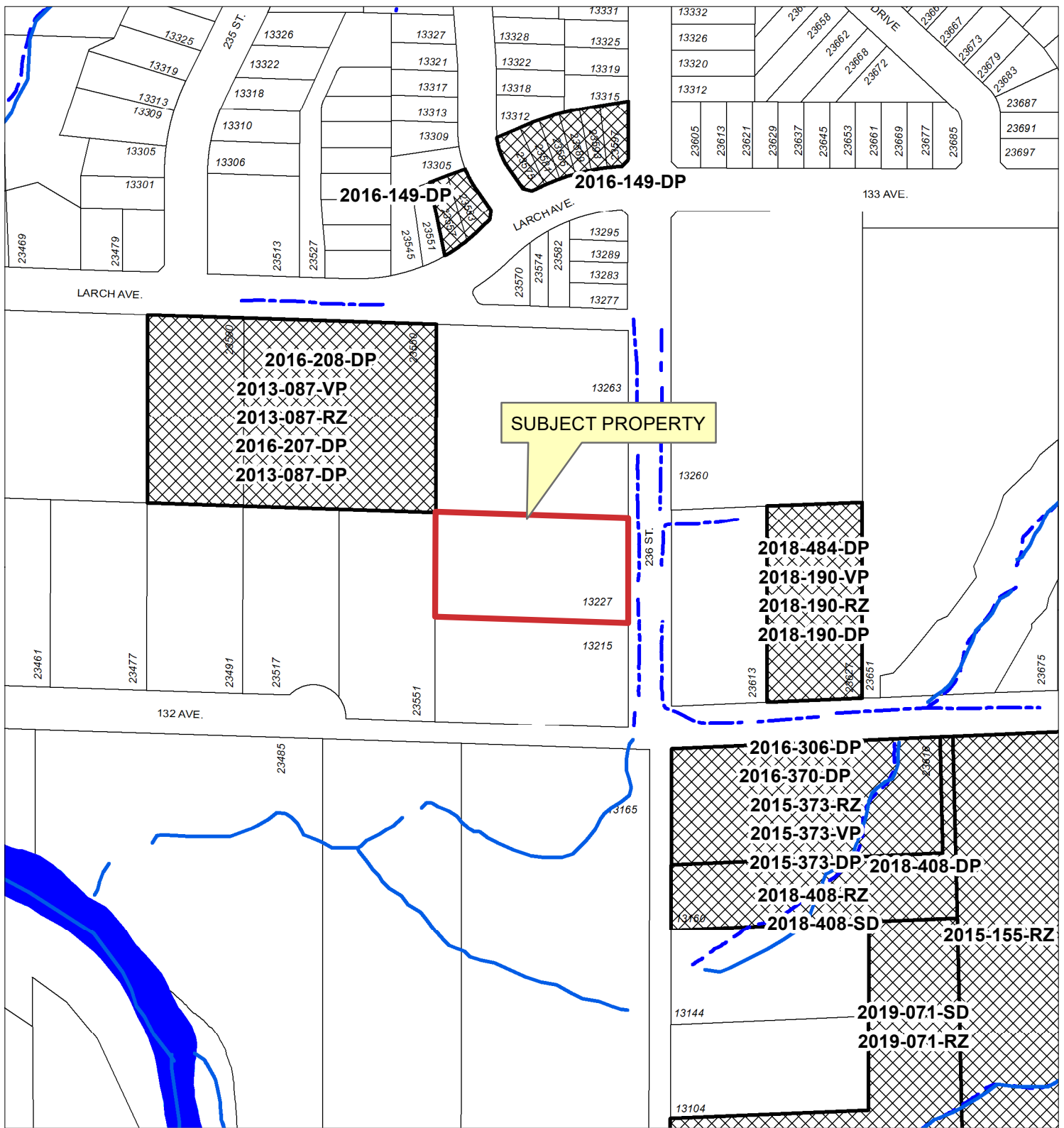
"Original signed by Kelly Swift"

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**Concurrence: Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7228-2016  
Appendix D – Site Plan  
Appendix E – Building Elevation Plans  
Appendix F – Landscape Plan  
Appendix G – Renderings



13227 236 Street

PLANNING DEPARTMENT

**MAPLE RIDGE**  
 British Columbia

**mapleridge.ca**

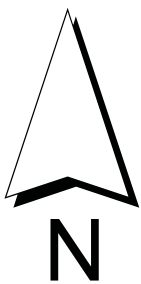
FILE: 2016-031-RZ  
 DATE: Apr 30, 2019

BY: LP

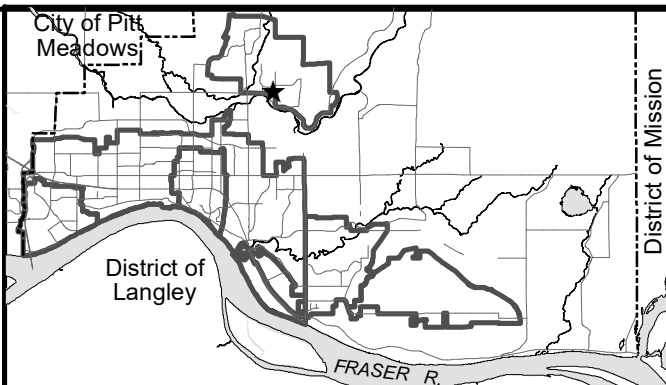




Aerial Imagery from the Spring of 2018



Scale: 1:2,500



13227 236 Street

PLANNING DEPARTMENT



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British Columbia

mapleridge.ca

FILE: 2016-031-RZ  
DATE: Apr 26, 2019

BY: LP



## BYLAW NO. 7228-2016

**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. 7228-2016."

Lot 35 Section 28 Township 12 New Westminster District Plan 37422

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a second time the 14<sup>th</sup> day of May, 2019.

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**ADOPTED** the            day of            , 20

CORPORATE OFFICER

N  
1:2,500

















**DEVELOPMENT APPLICATION CHECKLIST**  
**FOR FILE 2018-093-RZ**  
**File Manager: Adam Rieu**

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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 (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Neighbourhood context plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Lot grading plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Landscape plan <sup>++</sup>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation <sup>++</sup> .	<input type="checkbox"/>	<input checked="" 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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## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** May 7, 2019  
**FILE NO:** 2018-093-RZ  
**MEETING:** C o W  
**SUBJECT:** Second Reading  
Zone Amending Bylaw No. 7485-2018  
11780 Burnett Street

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### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11780 Burnett Street, from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision. Council granted first reading to Zone Amending Bylaw No. 7485-2018 on September 18, 2018. This application is in conformance with the Major Corridor Infill policies of the *Urban Residential* designation within the Official Community Plan.

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. 7485-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
  - i) Road dedication on Burnett Street as required;
  - ii) Registration of a Restrictive Covenant for Stormwater Management;
  - iii) Removal of existing buildings;
  - iv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
  - v) 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:

### 1) Background Context:

Applicant:	Jasminder Bajwa
Legal Description:	Lot 103, Section 17, Township 12, New Westminster District Plan 41319
OCP:	
Existing:	Urban Residential
Proposed:	No change
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Single-Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
South:	Use: Single-Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
East:	Use: Single-Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
West:	Use: Vacant (under application 2017-035-RZ for apartments) Zone: RS-1 (One Family Urban Residential) Designation: Low-Rise Apartment
Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	817 m <sup>2</sup> (0.2 acres)
Access:	Burnett Street
Servicing requirement:	Urban Standard

### 2) Background:

When this application was first received in March 2018, the applicant sought rezoning to RT-1 (Two Family Urban Residential) to permit the development of a duplex. The Zone Amending Bylaw No. 7450-2018 to support the duplex received first reading from Council on May 8, 2018. However, since this time, the applicant has decided to revise the application and prefers to seek rezoning to R-1 (Residential District) to allow subdivision into two single-family lots. The original Zone Amending Bylaw No. 7450-2018 (for duplex) was repealed and the revised Zone Amending Bylaw No. 7485-2018 (for R-1 zoning) was given first reading on September 18, 2018.

### 3) Project Description:

The subject property is a rectangular shaped lot that is 817 m<sup>2</sup> (0.2 acres) in area. The adjacent properties to the north, east and south are characterized by single-family dwellings of one to two storeys in height. The subject property is located on the eastern edge, but just outside of the *Town Centre Area Plan*. The existing house on the property will require removal as part of the rezoning approval. The site is relatively flat with a few trees spread across the lot (see Appendix B).

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit a two lot subdivision (see Appendix C). The density of the two proposed single-family lots is the same as the duplex that was previously proposed by this applicant.

### 4) Planning Analysis:

#### i) Official Community Plan:

The subject property is designated *Urban Residential*. The Major Corridor Residential Infill policies of the OCP apply because the subject property is located along Burnett Street, a collector road. No OCP amendment is required to support the proposed R-1 (Residential District) zoning.

The Major Corridor Residential Infill policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks and lot configuration with the existing pattern of development in the area. On this basis, compatibility of the current application is achieved as follows:

- Proposes housing form similar to adjacent single-family lots; and,
- Serves as transition between low rise apartment buildings on the west side of street and lower density housing to the east.

#### ii) Zoning Bylaw:

The current application proposes to rezone the subject property located at 11780 Burnett Street from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision. The minimum lot size for the current RS-1 zone is 668 m<sup>2</sup>, while the minimum lot size for the proposed R-1 zone is 371 m<sup>2</sup>. No variations from the proposed R-1 zone are required at this stage.

#### iii) Proposed Variances:

No variances are being proposed at this time.

#### iv) Advisory Design Panel:

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

#### v) Development Information Meeting:

A Development Information Meeting was not required for this development as it did not require an OCP amendment and there is less than 5 dwelling units proposed, as per Council Policy 6.20 for Development Information Meetings.

**5) Interdepartmental Implications:**

**i) Engineering Department:**

A Rezoning Servicing Agreement is not required for this rezoning application, as there are no works or services required for the rezoning. All deficient services will be provided through a Subdivision Servicing Agreement at the time of subdivision.

**CONCLUSION:**

It is recommended that second reading be given to Zone Amending Bylaw No. 7485-2018, and that application 2018-093-RZ be forwarded to Public Hearing.

“Original signed by Adam Rieu”

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*Prepared by:* **Adam Rieu**  
**Planning Technician**

“Original signed by Christine Carter”

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*Reviewed 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 Kelly Swift”

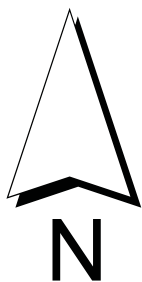
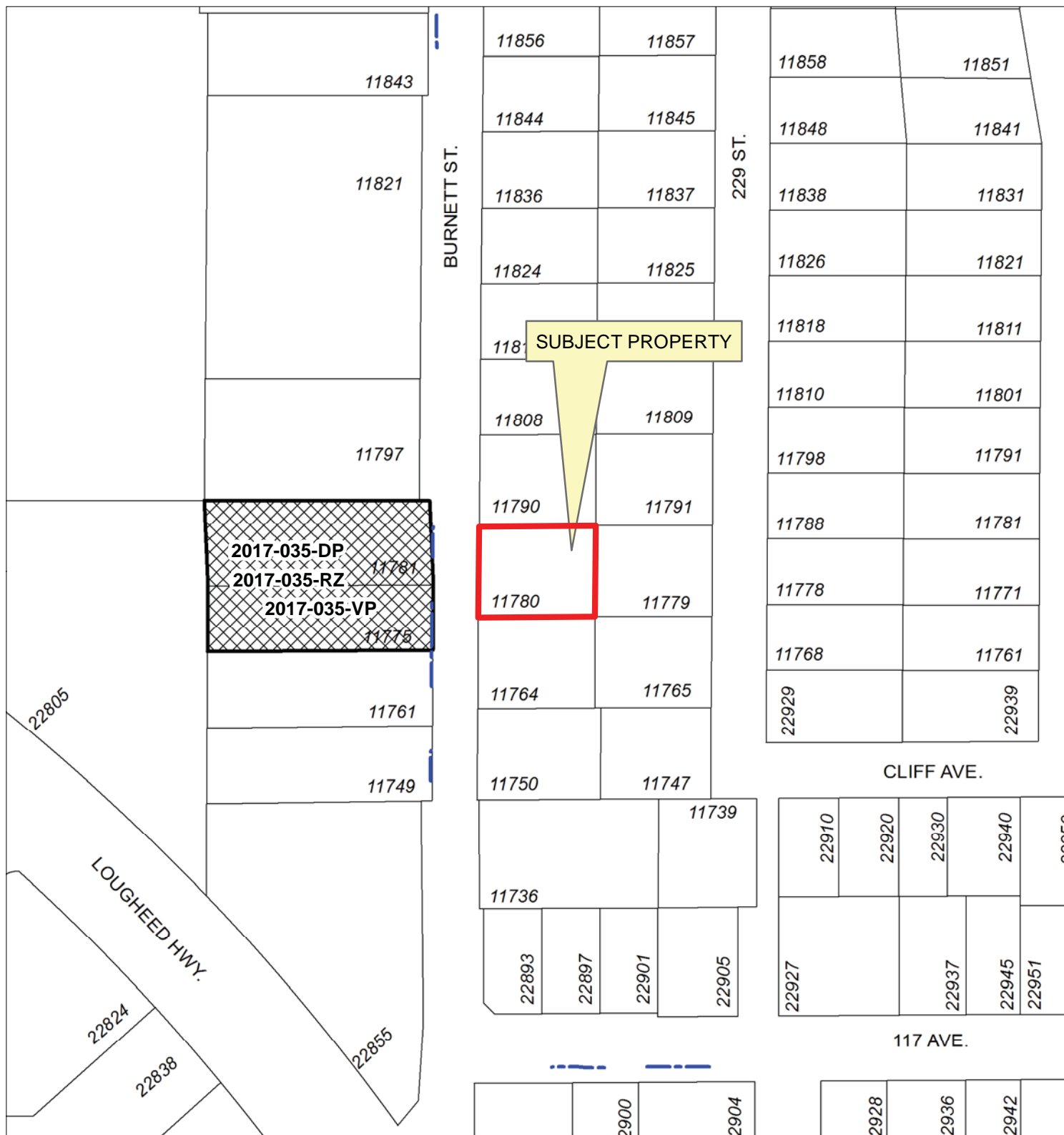
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*Concurrence:* **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7485-2018  
Appendix D – Subdivision Plan





Scale: 1:1,500

## Legend

 Ditch Centrelines

11780 Burnett Street

PLANNING DEPARTMENT



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British Columbia

[mapleridge.ca](http://mapleridge.ca)

2018-093-RZ.2

DATE: Jul 20, 2018

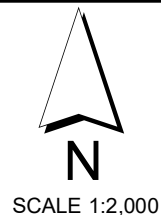
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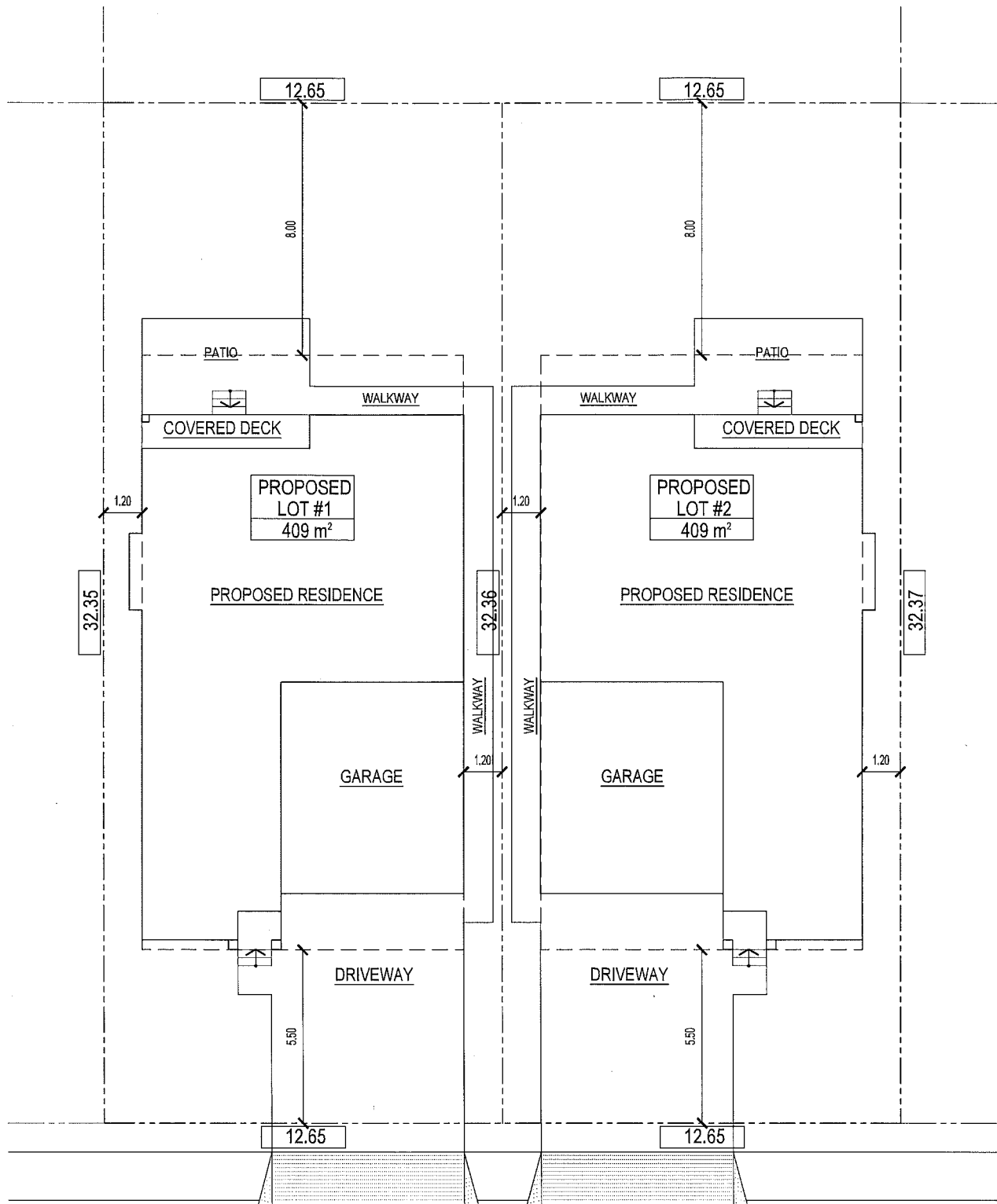




A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended







PROPOSED SUBDIVISION  
11780 BURNETT STREET

**DEVELOPMENT APPLICATION CHECKLIST  
FOR FILE 2017-117-RZ  
File Manager: Wendy Cooper**

---

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

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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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**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Second Reading  
Zone Amending Bylaw No. 7351-2017;  
11865, 11839, 11831 232 Street

**MEETING DATE:** May 21, 2019  
**FILE NO:** 2017-117-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties located at 11865, 11839, 11831 232 Street (Appendix A and B) from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit the future construction of a 46 unit residential townhouse development. Council granted first reading to Zone Amending Bylaw No. 7351-2017 on September 19, 2017.

This application is in compliance with the OCP.

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 \$188,600.00.

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7351-2017 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 232 Street 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 for protecting the Visitor Parking, and Stormwater Management;
  - vi) Removal of existing buildings;
  - 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 properties. 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 \$188,600.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

## DISCUSSION:

### 1) Background Context:

Applicant:	Planvan Development Consultants
Legal Description:	Lot 1 Except: South 83 feet, Section 17 Township 12 New Westminster District Plan 12599; South 83 feet Lot 1 Section 17 Township 12 New Westminster District Plan 12599; Lot 35 Section 17 Township 12 New Westminster District Plan 24972.
OCP:	
Existing:	Urban Residential
Proposed:	No change
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-1 (Townhouse Residential District)
Surrounding Uses:	
North:	Use: Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
South:	Use: Residential Zone: RS-1b (One Family Urban Medium Density Residential) Designation: Urban Residential
East:	Use: Residential Zone: RS-1 and RM-1 (Townhouse Residential District) Designation: Urban Residential
West:	Use: Residential Zone: RS-1 Designation: Urban Residential
Existing Use of Property:	Single family dwelling
Proposed Use of Property:	Townhouses
Site Area:	1.075 ha (2.66 acres)
Access:	232 Street
Servicing requirement:	Urban Standard

### 2) Project Description:

The applicant proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential District). The proposed development is a 46 unit, three storey, three bedroom, townhouse development with a floor space ratio (FSR) of approximately 0.6. Each unit has a two car garage with no tandem stalls or parking aprons. Nine visitor parking spaces are located around the development site and 10 are required, therefore a variance will be required. Each unit has a usable open space either as a backyard or front yard, while the site also has common outdoor amenity (see Appendix D)



### 3) Planning Analysis:

#### i) Official Community Plan:

The development site is located within the Urban Area Boundary and is currently designated Urban Residential. No OCP amendment is required to support the proposed RM-1 (Townhouse Residential District) zoning.

The development of the property is subject to the Major Corridor infill policies of the OCP. These policies require that development be compatible with the surrounding neighborhood, with particular attention given to site design setbacks and lot configuration with the existing pattern of development in the area. The proposed rezoning to RM-1 (Townhouse Residential District) is in conformance with the *Urban Residential* designation and Major Corridor infill policies.

It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1). The Major Corridor Residential Infill and Compatibility Criteria all support a change in the unit type, and specifically cite that townhouse development is both compatible and desirable in the City (Policies 3-19 and 3-20).

#### ii) Zoning Bylaw:

The application is to rezone the subject properties located at 11831, 11839, and 11865 232 Street from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential District) to permit a 46 unit residential townhouse development (see Appendix C)

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

Required parking for 46 unit residential townhouse development in the RM-1 (Townhouse Residential District) is 2.0 per unit, or 92 stalls. An additional parking requirement for visitor parking is 0.2 stalls per unit, or 10 stalls, 9 have been provided which include 2 disabled spaces. The minimum requirement of parking stalls required is 102 stalls. The proposal only contains 101 parking stalls being deficient by 1 visitor stall which will require a variance.

#### 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, Section 602, Part 6*

- *To vary the front yard setback from 7.5 metres to 6.38 metres to the building face;*
- *To vary the front yardsetback from 7.5 metres to 4.5 metres to the porch element;*
- *To vary north setback from 6.0 metres to 4.57 metres; and*
- *To vary the south setback from 6.0 metres to 2.56 metres.*

*Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, Schedule "A"*

- *To vary the visitor parking requirement from 10 stalls to 9 stalls..*

These relaxations are reasonable for this form of development. The requested variances to RM-1 (Townhouse Residential District) zone will be the subject of a future Council report.

**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.

**vi) Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on November 21, 2018 (see Appendix E and F)

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

That File No. 2017-117-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

**Landscape Comments:**

1. Difficult to interpret planting symbols on the plan – adjust scale or line weights or otherwise make clearer;
2. Consider providing more private enclosed backyard on the West property line;
3. Provide a planting strip between the yard fence and peripheral walkway of the West facing units;
4. Provide a recess in the fence line at the private yard gate locations to reduce pedestrian conflicts;
5. Provide a tree in a raised planter at children's amenity space;
6. Consider providing a shade structure at children's playground;
7. Provide suitable edge conditions between the play tiles and sod with a detail shown on the plan;
8. Provide trellis to demarcate entrance gate for amenity space;
9. Provide wayfinding at pedestrian path entrances and additional signage to direct visitors to front door of all units, and peripheral ones in particular, from the visitor parking areas and the internal road system;
10. Address the difficult wayfinding conditions that will face visitors and pedestrians by ensuring a well-coordinated wayfinding signage system with lighting, landscaping and surfacing;
11. Pedestrian path between building 2 and 3 to be coordinated, continued and extended to sidewalk along 232 Street;
12. Provide sidewalk connections from hammer heads to perimeter path on the North side of the project;
13. Provide a continuous surface treatment or accent different than asphalt road surfacing to direct pedestrians safely through the site;
14. Ensure type and location of trees along neighbouring property lines align with glazing to provide additional privacy;
15. Provide for recycling and garbage at mailbox kiosk and amenity spaces;

16. Resolve the conflict for the mailbox kiosk shown on the site plan and the landscape plan;
17. Provide main entrance feature or identifier;
18. Reflect details as required of storm water management elements within landscape plans.

Architectural Comments:

1. Provide front door appeal to the sides facing north and south along the perimeter walkway.

The ADP concerns have been addressed and are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

**vii) Development Information Meeting:**

A Development Information Meeting was held at Golden Ears Elementary School on April 8, 2019. Approximately 27 people attended the meeting plus the architect, traffic consultant facilitator and owner. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

**Summary of verbal comments:**

- Where will workers park during construction? Response: on a gravel pad on site.
- What is the setback on the south edge, and is a variance being requested? Response: South setback meets the City zoning. There is a variance request for one electrical closet.
- How will the on-site drainage work? Response: The site is designed to retain all of its onsite drainage, with a detention facility on-site under the common amenity area.
- How much visitor parking and resident parking? Response: Nine (9) visitor stalls are provided, as well as two stalls in garages for each unit. No tandem stalls are proposed.
- Verbal concerns were expressed on the amount of people not using their garage for a car, and therefore parking on the street, like 232 Street now. School is at capacity now.

**Details of Written comments:**

- ... will surely attract homebuyers either from Maple Ridge or other towns nearby. The townhomes are good as shown in the drawings, sq footage are basically normal, location is perfect in front of a school.
- .... gave us new perspective in housing needs in Lower Mainland. We hope the prices would be competitive to others.
- Needs more visitor parking – 9 spots is not enough. 232 is already at a premium. The dogwood tree should be retained. BC's tree. The City needs to address sidewalks and pedestrian crossings. It is already very dangerous.
- Street parking along 232nd needs to be reviewed. Reviewing the parking of Residence of the Complexes along 232nd – east side. Concerned with the addition of more students to the elementary school — it is already at capacity.
- ... very good and convenient. The location is right beside a school and not very far from downtown Maple Ridge. Size of the townhouse is great but would like to see more rooms, even a basement suite.
- ... very nice future development. I am looking forward this area having more living options in this area which is needed.

- ... concern will be around street parking but more importantly the amount of traffic affecting the school crossing at 118th Avenue. I would want to see a pedestrian activated light put in by the City at that crossing.
- ...support this project for low cost housing this area need to cleanup and multifamily low cost
- ...support the project...this good devement near the school...good design and layout...
- Support the project because development in the area will help people to buy the homes.
- Support the project and I am in favour of the more affordable housing.
- Support the development because townhouses are good for the first time home buyers.
- I support the development because of the good location.
- We are interested to see the development in the area so that more families can have their own homes.
- I support the development. Affordable housing and good location.

#### 4) Interdepartmental Implications:

##### i) Engineering Department:

The applicant's engineer will have to confirm that there is sufficient capacity within the City's storm and sanitary sewer, if upgrades are required they will be the sole responsibility of the applicant. Road dedication of 3 m along 232 Street is required the length of the property.

##### ii) Fire Department:

The proposed building will be reviewed in more detail at the building permit stage.

#### 5) 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 and the following response was received.

*"The proposed application would affect the student population for the catchment areas currently served by Golden Ears Elementary and Thomas Haney Secondary School.*

*Golden Ears Elementary has an operating capacity of 523 students. For the 2017-18 school year the student enrolment at Golden Ears Elementary was 491 students (94% utilization) including 178 students from out of catchment.*

*Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2017-18 school year the student enrolment at Thomas Haney Secondary School was 1162 (97% utilization) including 724 students from out of catchment."*



## CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7351-2017, and that application 2017-117-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

---

*Prepared by:* **Wendy Cooper, MCIP, RPP**  
**Planner**

“Original signed by Christine Carter”

---

*Reviewed by:* **Christine Carter, M.P.L, MCIP, RPP**  
**Director of Planning**

“Original signed by Frank Quinn”

---

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

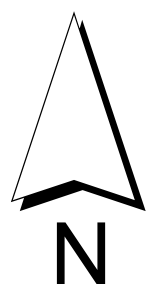
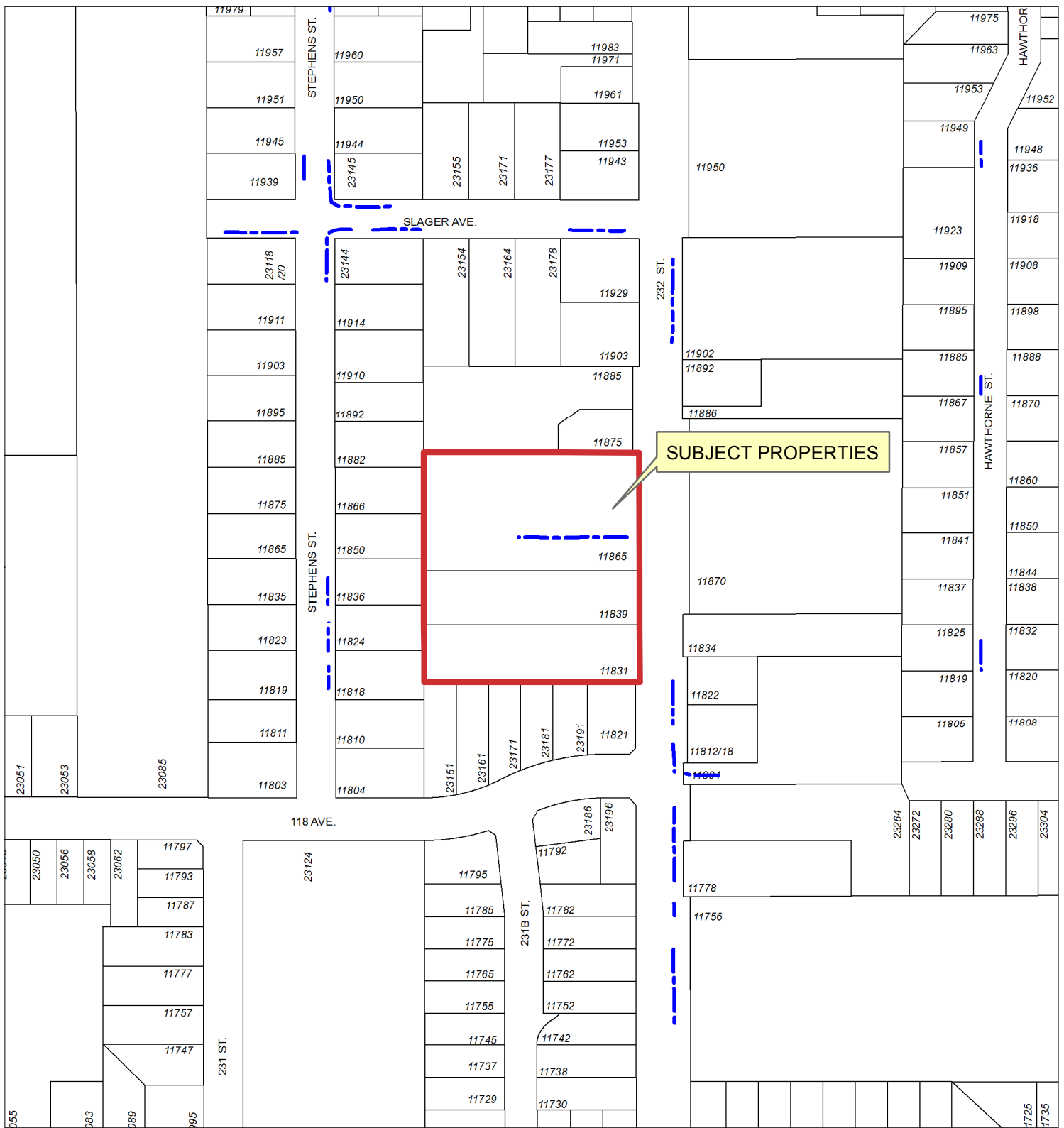
“Original signed by Frank Quinn” for

---

*Concurrence:* **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7351-2017  
Appendix D – Site Plan  
Appendix E – Building Elevation Plans  
Appendix F – Landscape Plan



Scale: 1:2,500

### Legend

--- Ditch Centreline

11839/11865/11831 232 St

PLANNING DEPARTMENT

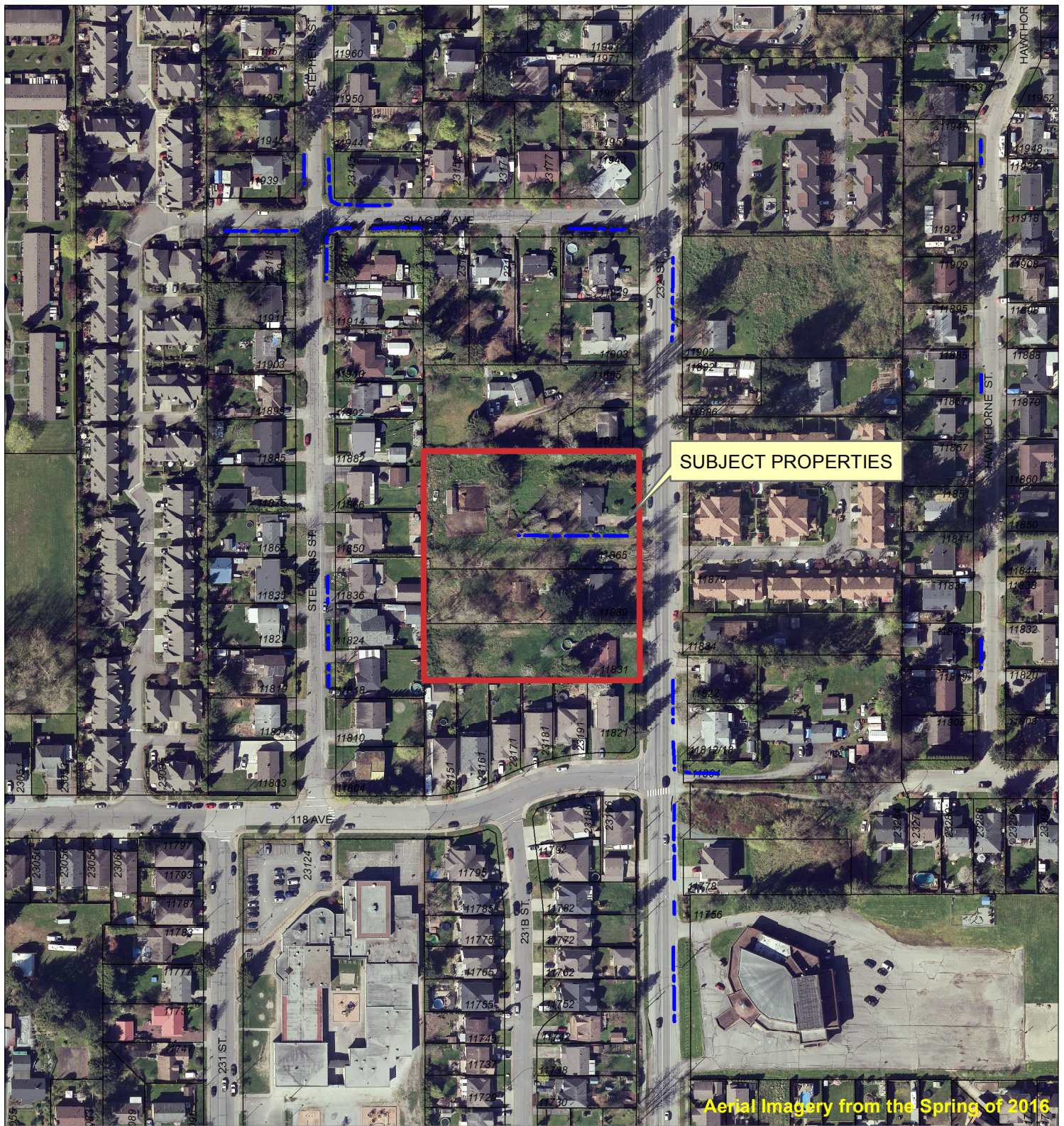
British Columbia

**mapleridge.ca**

FILE: 2017-117-RZ  
DATE: Mar 30, 2017

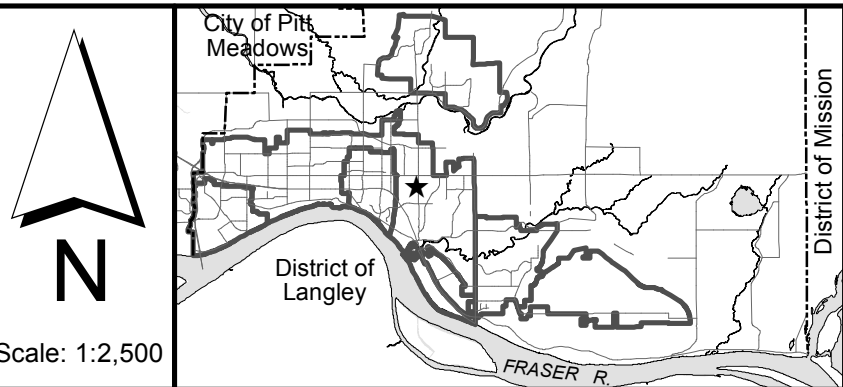
BY: LM





SUBJECT PROPERTIES

Aerial Imagery from the Spring of 2016



Scale: 1:2,500

11839/11865/11831 232 ST

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-117-DP

DATE: Mar 30, 2017

BY: LM



## BYLAW NO. 7351-2017

**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. 7351-2017."

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

Lot 35 Section 17 Township 12 New Westminster District Plan 24972;

and outlined in heavy black line on Map No. 1716 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse 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 19<sup>th</sup> day of September, 2017.

**READ** a second time the 28<sup>th</sup> day of May, 2019.

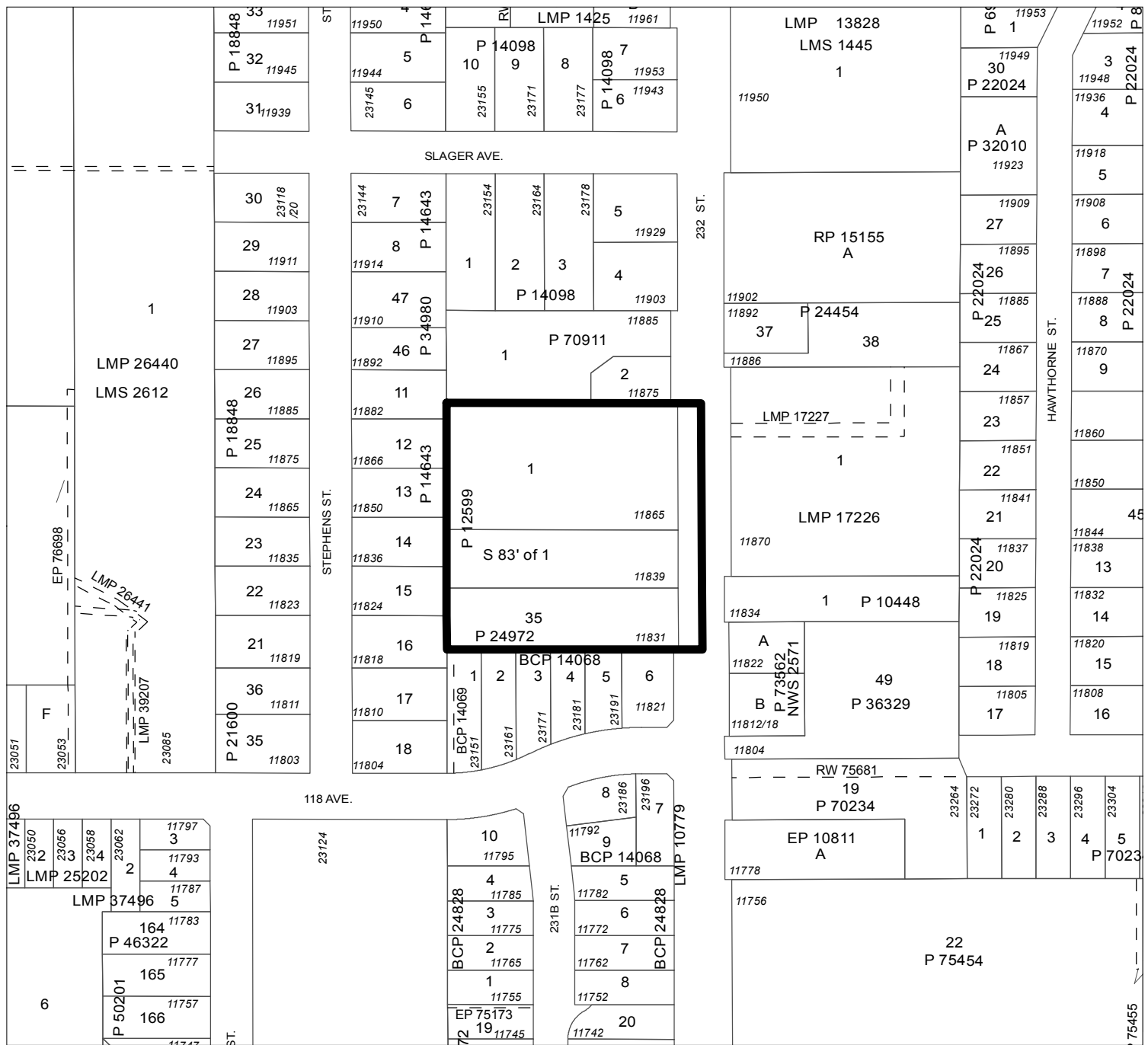
**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**ADOPTED** the            day of            , 20

CORPORATE OFFICER





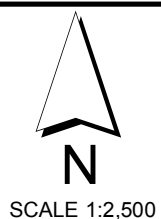
# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7351-2017

Map No. 1716

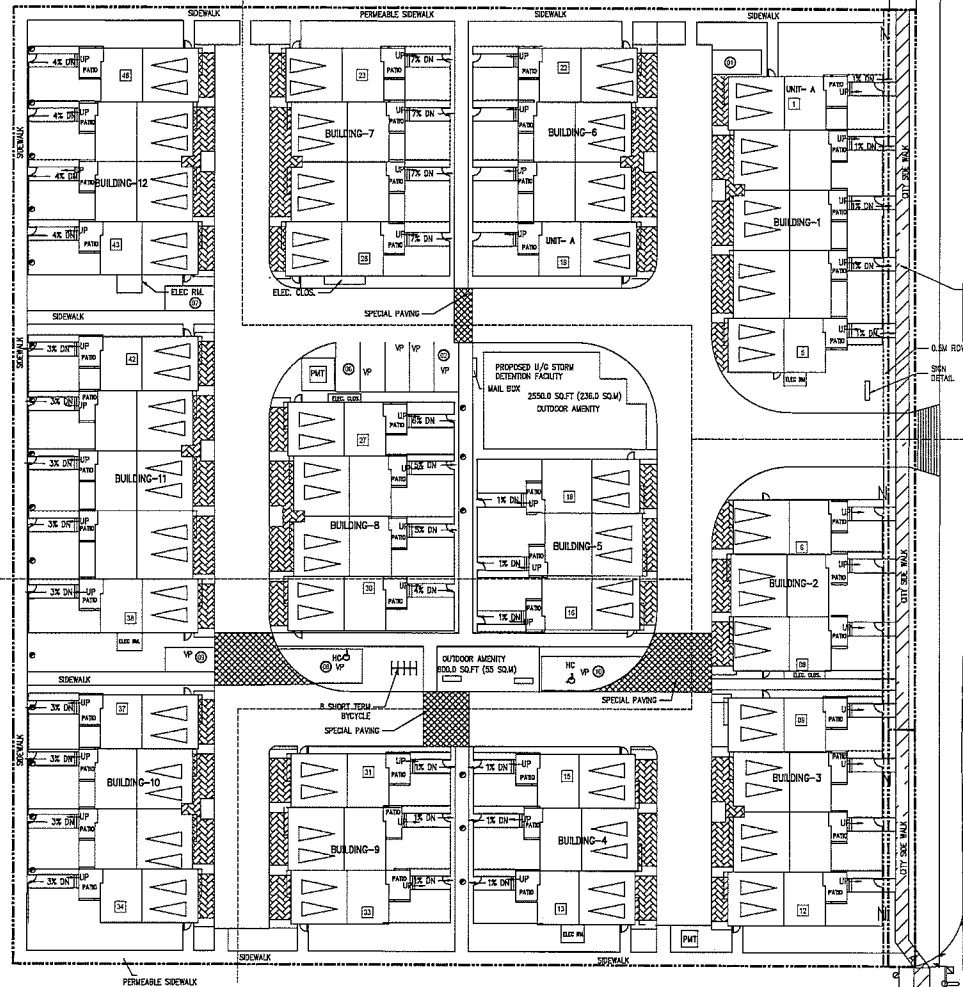
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To: RM-1 (Townhouse Residential)



L-1A

L-1B



23Z ST

L-1C



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aug/18	new site plan	3
may/18	new site plan	2
feb/18	revised site plan	1
DATE	REVISION	NO.

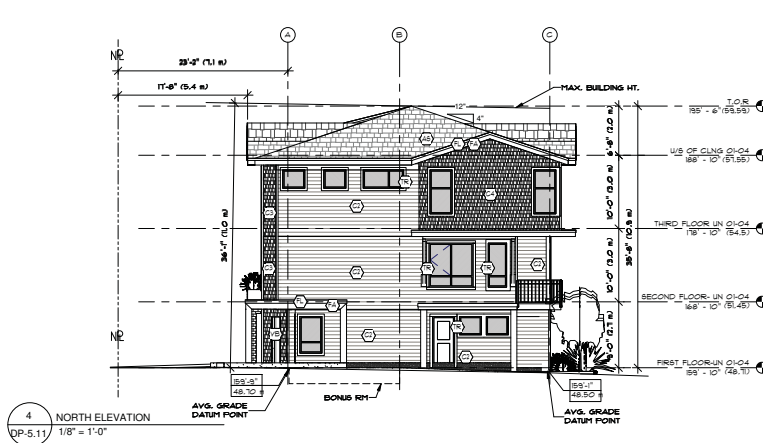
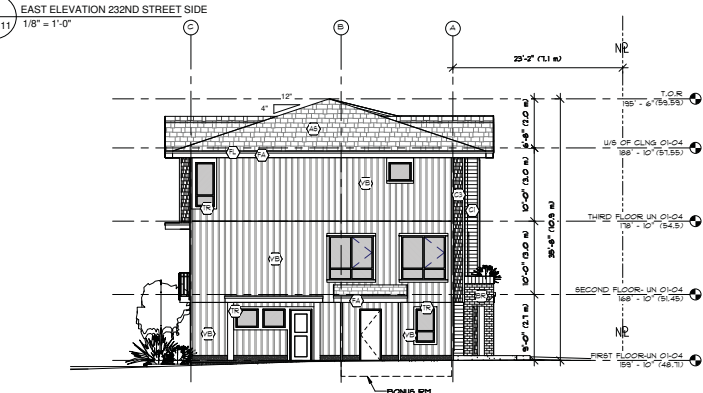
C.KAVOLINAS & ASSOCIATES INC.  
BCSA CSA  
2402 JONKIN COUNTY  
ABERFORD, S.C.  
V03 303  
PHONE (804) 857-2375

CLIENT  
UNIVERSAL HOMES  
MANUAL LT  
1/2 DOUG JOHNSON AIRPORT  
#374 - 801 WEST 3rd STREET  
NORTH WINDSOR, S.C.  
V7P 3P9  
804-

1:500  
PLAN VIEW  
CONTEXT PLAN  
PROPOSED  
TOWNHOUSE DEVELOPMENT  
11831 11839 11865 - 232 STREET  
MAPLE RIDGE, S.C.

SCALE	1:250	DATE	APR/17
DRAWN		CHECKED	
DATE		DATE	
APPROVED		BY	DATE

PRINTED  
DRAWING NO.  
L-0



# MATERIAL LEGEND :

MATERIAL	COLOR	
(FL) FLASHING	DARK GREY	
(GR) GUARDRAILING	WHITE ALUMINUM 4" PICKETS	
(TR) TRIM / FASCIA	DARK GREY	
(H1) 6" HARDY SIDING	SW 1015	
(H2) 6" HARDY SIDING	BLUE	
(H3) 6" WALL SHINGLES	RED	
(H4) 6" WALL SHINGLES	BLUE	
(H5) 6" WALL SHINGLES	SW 1015	
(VB) VERTICAL BATTENS	RED	
(BR) BRICK	DARK GREY	
(HP1) HARDY PANEL	SW 1015	
(HP2) HARDY PANEL	BLUE	
(HP3) HARDY PANEL	RED	
(WD) WINDOWS & DOORS	WHITE	
(OH) OVER HEAD DOOR	DARK GREY	
(AS) ASPHALT SHINGLES	DARK GREY	
(MR) METAL ROOF	DARK GREY	

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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**11839-TOWNHOUSES**  
11839, 11865, 11833-232 STREET, MAPLE RIDGE,  
BRITISH COLUMBIA

**BUILDING-1 (UNIT A & B) - EXT. ELEVATIONS**

**DOUGLAS R. JOHNSON**  
**ARCHITECT LTD.**  
#574-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
TEL: (604) 998-1351  
FAX: (604) 998-0217  
drjarch@shaw.ca

SCALE:	As Indicated	PROJECT NO:	
DATE:	12 SEP 2014		
DRAWN:		SHEET:	
REVISIONS:			

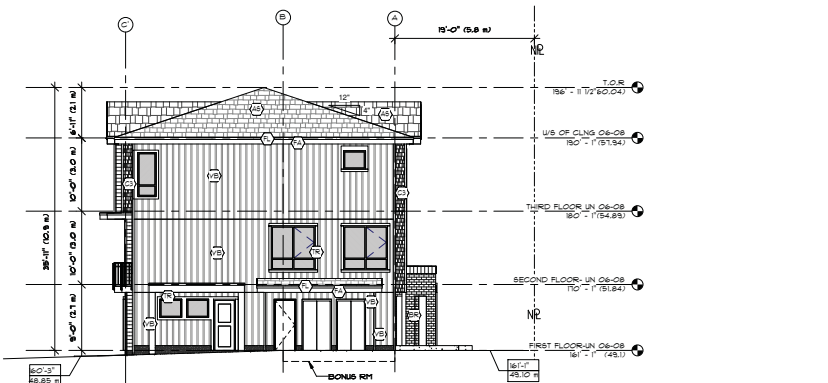
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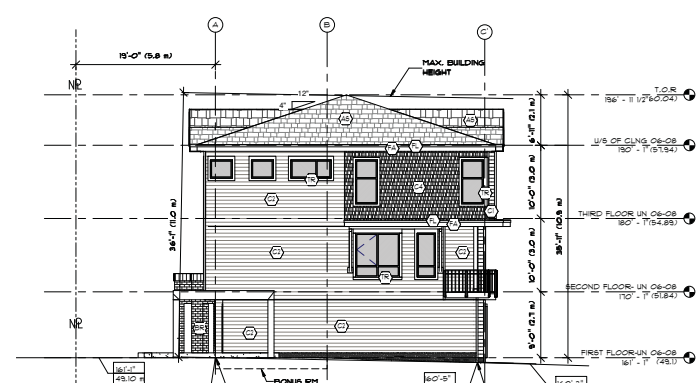
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2 232ND STREET EAST ELEVATION  
DP-5.21 1/8" = 1'-0"



3 SOUTH ELEVATION  
DP-5.21 1/8" = 1'-0"



4 NORTH ELEVATION  
DP-5.21 1/8" = 1'-0"

# MATERIAL LEGEND :

MATERIAL	COLOR	
FL FLASHING	DARK GREY	
GR GUARD/RAILING	WHITE ALUMINUM 4" PICKET	
TR TYP / FASCIA	DARK GREY	
H1 6" HARDY SIDING	SW 1015	
H2 6" HARDY SIDING	BLUE	
H3 6" WALL SHINGLES	RED	
H4 6" WALL SHINGLES	BLUE	
H5 6" WALL SHINGLES	SW 1015	
V1 VERTICAL BATTENS	RED	
BR BRICK	DARK GREY	
H6 HARDY PANEL	SW 1015	
H7 HARDY PANEL	BLUE	
H8 HARDY PANEL	RED	
WD WINDOWS & DOORS	WHITE	
OH OVER HEAD DOOR	DARK GREY	
AS ASPHALT SHINGLES	DARK GREY	
MR METAL ROOF	DARK GREY	

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04 APR 2018	ISSUED FOR CIP REVIEW/ON

11839-TOWNHOUSES

11839, 11865, 11833-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA

BUILDING-2 (UNIT A & C) - EXT. ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.

#574-901 WEST 3RD ST. NORTH VANCOUVER, BC V7P 3P9

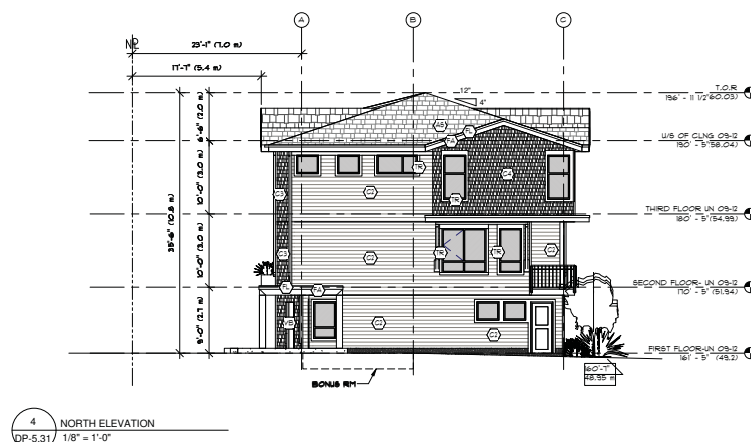
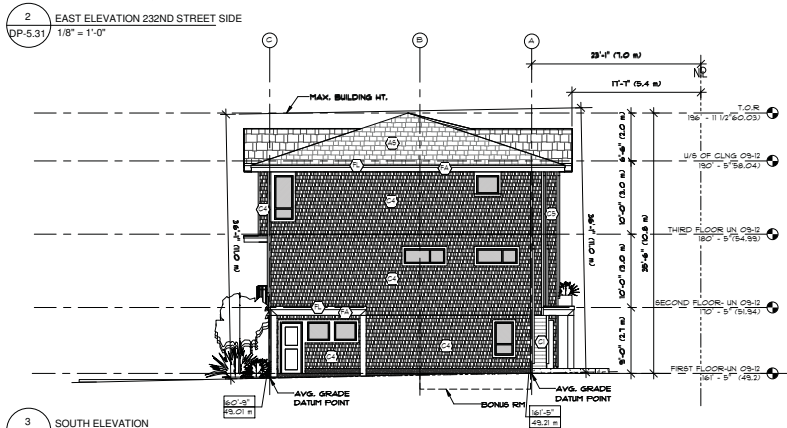
TEL: (604) 998-1381 FAX: (604) 998-0217

drjohn@shaw.ca

SCALE:	As indicated
DATE:	12 SEP 2014
DRAWN:	
CHECKED:	
REVISIONS:	

DP-5.21





# MATERIAL LEGEND :

MATERIAL	COLOR
FLASHING	DARK GREY
GUARD/RAILING	WHITE ALUMINUM 4" PICKETS
TRIM / FASCIA	DARK GREY
6" HARD SIDING	SW 7015
6" HARD SIDING	BLUE
6" WALL SHINGLES	RED
6" WALL SHINGLES	BLUE
6" WALL SHINGLES	SW 7015
VERTICAL BATTENS	RED
BRICK	DARK GREY
HARDY PANEL	SW 7015
HARDY PANEL	BLUE
HARDY PANEL	RED
WINDOWS & DOORS	WHITE
OVER HEAD DOOR	DARK GREY
ASPHALT SHINGLES	DARK GREY
METAL ROOF	DARK GREY

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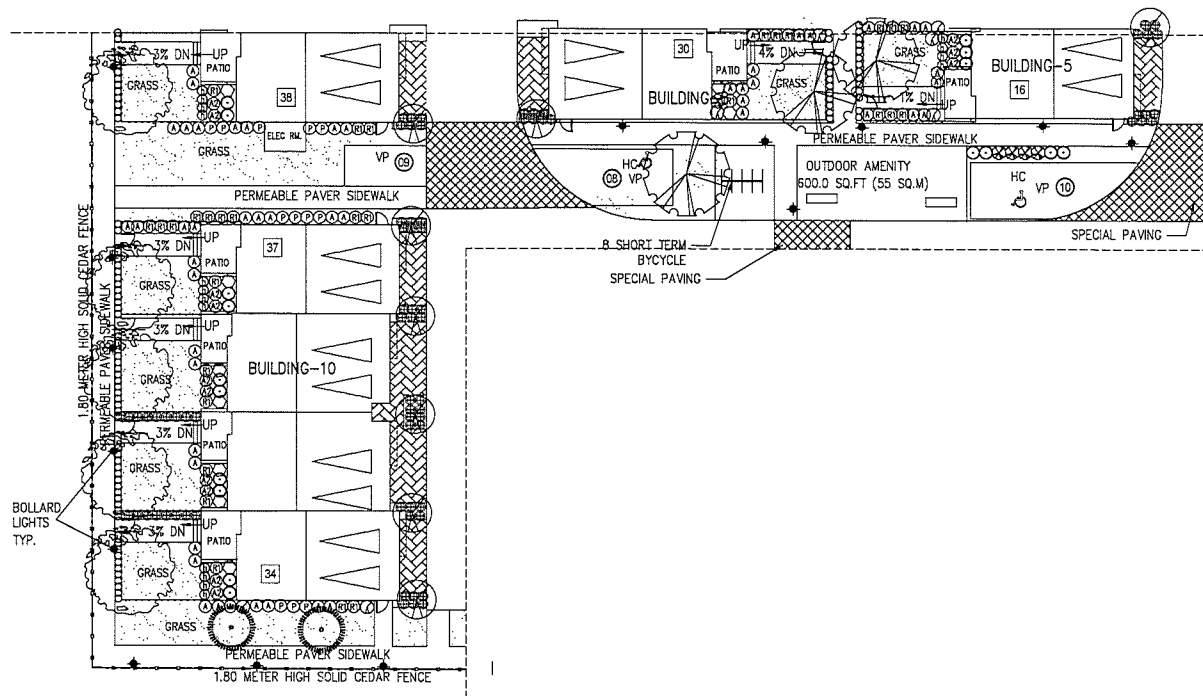
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BRITISH COLUMBIA  
**BUILDING-3 (UNIT A & B) - EXT.**  
**ELEVATIONS**

**DOUGLAS R. JOHNSON**  
**ARCHITECT LTD.**  
#574-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
TEL: (604) 298-1381  
FAX: (604) 298-0217  
drjohn@shaw.ca

SCALE	As Indicated
DATE	12 SEP 2014
DRAWN	
REVISIONS	

DP-5.31



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03/18	new site plan	3
02/18	new site plan	2
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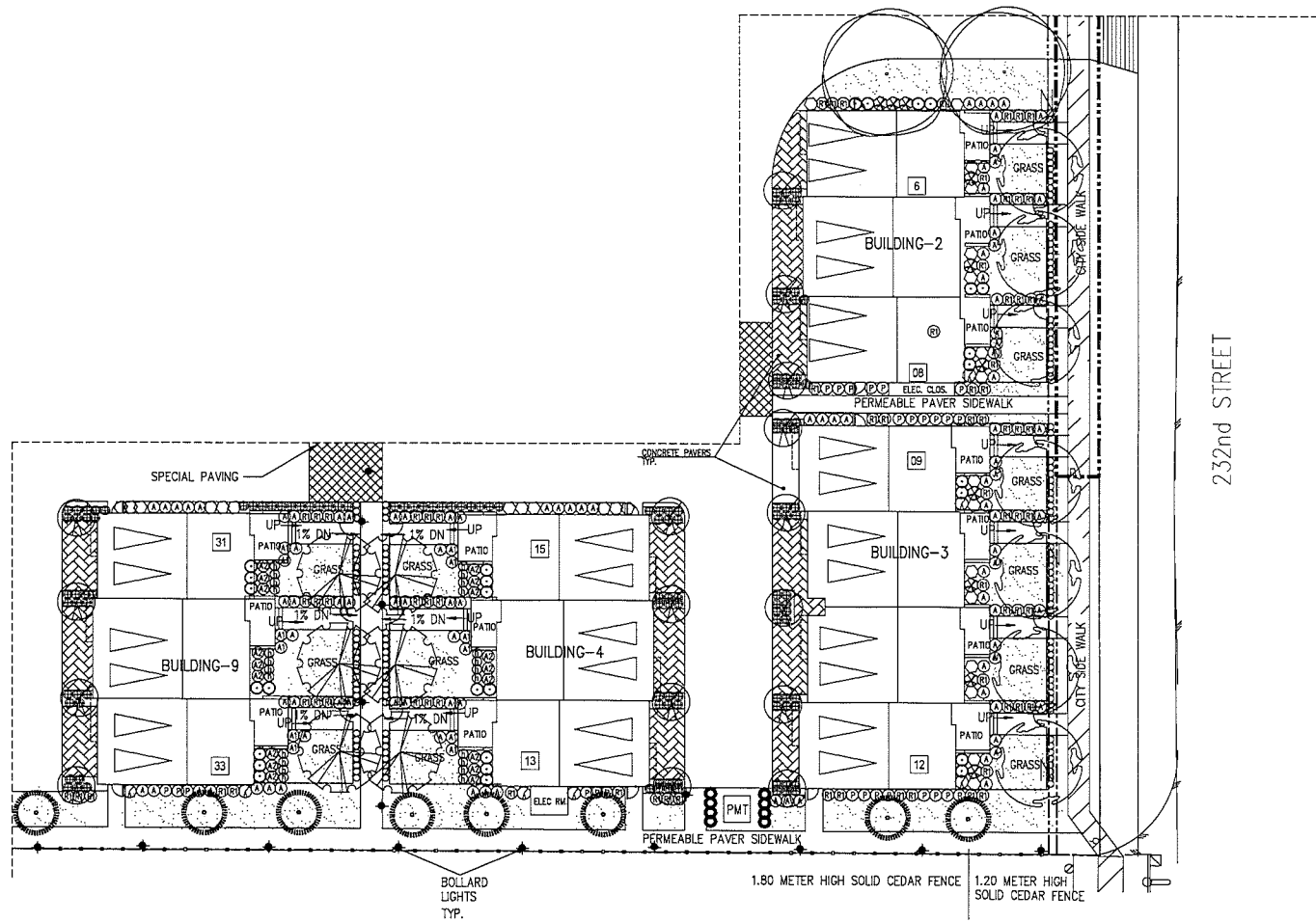
C.KAVOLINAS & ASSOCIATES INC.  
BCIA CMA  
2482 JONQUIL COURT  
ABINGFORD, B.C.  
V3G 3J8  
PHONE: (604) 837-2378

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MALLET LT  
c/o DOUG JOHNSON ARCHITECT  
1374 - 801 WEST 2ND STREET  
NORTH VANCOUVER, B.C.  
V7P 3P9  
004-

TITLE  
PLAN VIEW  
LANDSCAPE PLAN  
PROPOSED  
TOWNHOUSE DEVELOPMENT  
11831 11839 11850 - 232 STREET  
MAPLE RIDGE, B.C.

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CHECKED	DWG'S		
APPROVED	AS NOTED		

PRINTED	JOB NO.	
	DRAWING NO.	L-1B



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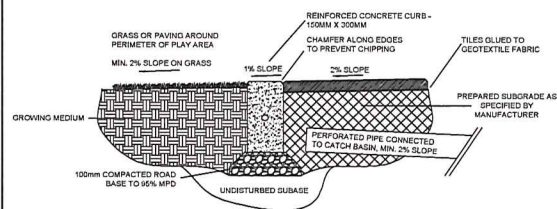
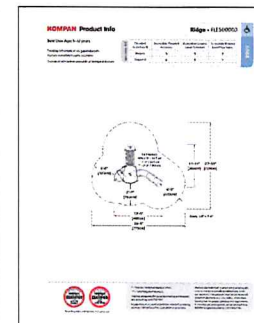
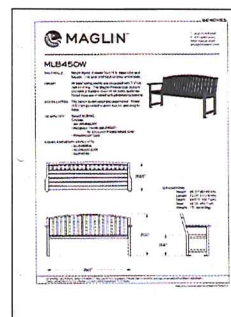
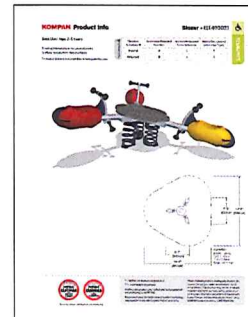
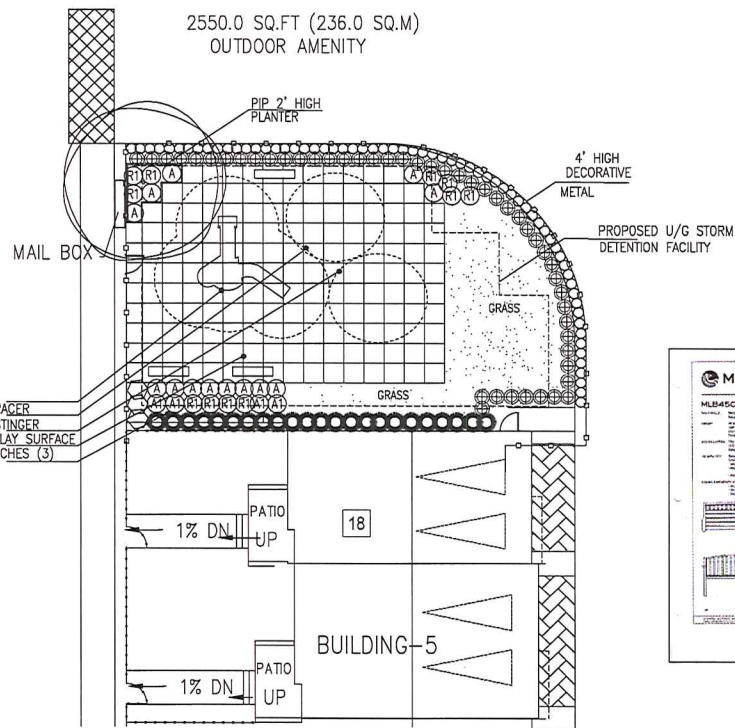
C.KAVOLINAS & ASSOCIATES INC.  
 BCALA CSLA  
 2402 JONQUIL COURT  
 ABBOTSFORD, B.C.  
 V3G 3G8  
 PHONE (604) 857-2376

CLIENT  
 UNIVERSAL HOMES  
 VANUET LT  
 c/o DOUG JOHNSON ARCHITECT  
 #374 - 801 WEST 3RD STREET  
 NORTH VANCOUVER, B.C.  
 V6P 3P6  
 SDA-

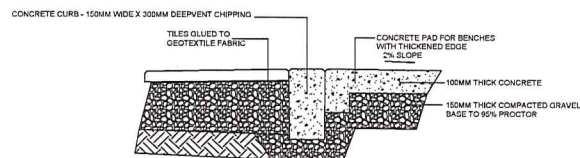
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 MAPLE RIDGE, B.C.

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CHKD	DM'S		
APPROV	JD HALL		

PRINTED	JOB NO.	
	DRAWING NO.	
		L-1C



PLAY SURFACING CONCRETE EDGE



PLAY SURFACING WITH CONCRETE APRON



4' HIGH DECORATIVE METAL FENCE

oct/18	revised site plan	4
aug/18	new site plan	3
may/18	new site plan	2
feb/18	revised site plan	1
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSA  
2482 JONQUIL COURT  
ABINGDON, B.C.  
V0G 3E8  
PHONE (504) 857-2378

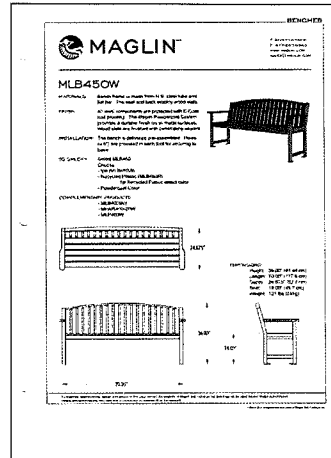
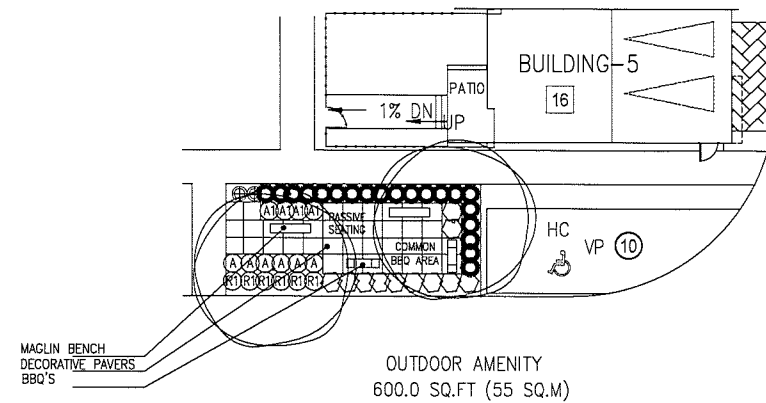
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c/o DOUG JOHNSON ARCHITECT  
8374 - 901 WEST 3RD STREET  
NORTH VANCOUVER, B.C.  
V7P 3P9  
504-

TITLE  
PLAN VIEW  
AMENITY AREA PLAN  
PROPOSED  
TOWNHOUSE DEVELOPMENT  
11831 11839 11853 - 232 STREET  
MAPLE RIDGE, B.C.

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DRAWN	SHW	DATE	
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APPROV	SHW	DATE	

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06/17/18	new site plan	2
07/17/18	revised site plan	1
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.  
 DCSA CSA  
 2402 JONKLE COURT  
 AUSTIN, TEXAS 78741  
 PHONE: (512) 857-2375

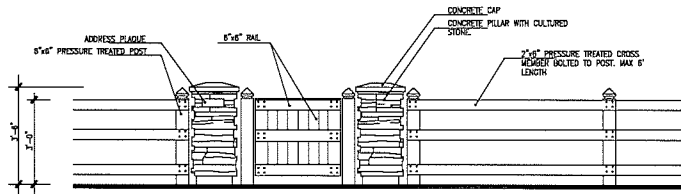
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 NORTH WICHITA, KANSAS 67207  
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 PROPOSED  
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 MAPLE RIDGE, B.C.

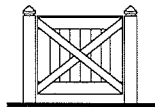
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PRINTED	DATE	18 MAY
PRINTED	DATE	18 MAY
PRINTED	DATE	18 MAY

L-2A

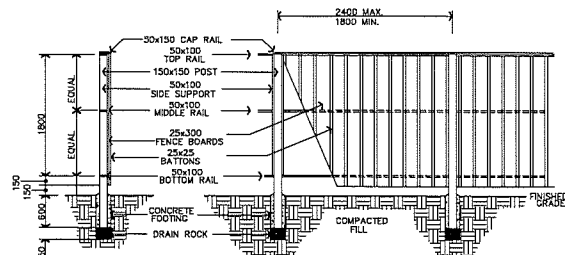


GATE AND FENCE ELEVATION  
BACK OF GATE



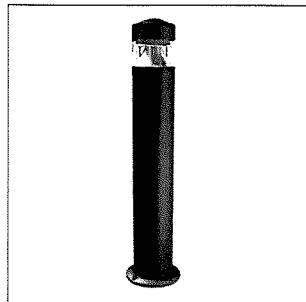
- NOTE:
- 1) ALL LUMBER PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVES.
  - 2) ALL HARDWARE HOT DIPPED GALVANIZED
  - 3) APPLY 2 COATES EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  - 4) ALL FENCES TO BE LEVEL CHANGES TO GRADE TO BE IN 12"-18" STEPS (MAX) GAPS TO GRADE TO FOLLOW FINISH GRADE. CAP TO BE 3'-6".

**FENCE DETAIL**  
(DIMENSIONS IN mm)  
N.T.S.

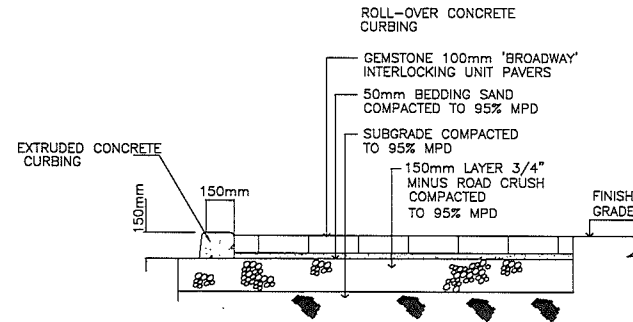


**SECTION**

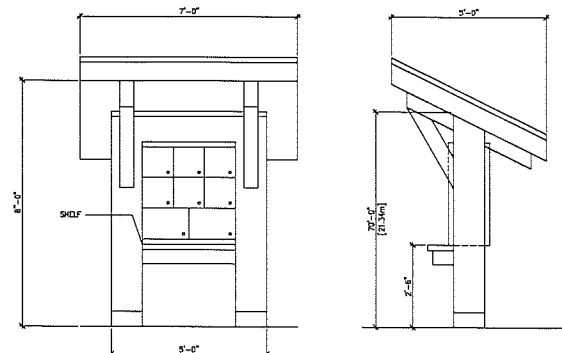
**ELEVATION**



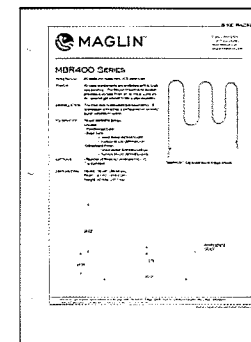
**BOLLARD LIGHT**



**INTERLOCKING PAVER DETAIL**  
TYPICAL  
N.T.S.



**MAIL KIOSK**



oct/18	revised site plan	4
aug/18	new site plan	3
may/18	new site plan	2
feb/18	revised site plan	1
DATE	REVISION	NO.

**C.KAVOLINAS & ASSOCIATES INC.**  
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2412 JONQUIL COURT  
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V6C 3C8  
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**CLIENT**  
UNIVERSAL HOMES  
SAVANT LP  
c/o DRUG JONASON ARCHITECT  
8374 - 901 WEST 3rd STREET  
NORTH VANCOUVER, B.C.  
V7P 3P9  
504-

**TITLE**  
PLAN VIEW  
LANDSCAPE DETAILS  
PROPOSED  
TOWNHOUSE DEVELOPMENT  
11831 11839 11853 - 232 STREET  
MAPLE RIDGE, B.C.

SCALE	N.T.S.	SHEET	APR/17
DRAWN	CHW		
CHECKED	CHW		
APPROVED	AS NEEDED		

**PROJECT**  
JOB NO.  
UNIVERSAL HOMES  
L-3