

City of Maple Ridge

COUNCIL MEETING AGENDA

July 13, 2021

7:00 p.m.

Virtual Online Meeting including Council Chambers

Meeting Decorum:

Council would like to remind all people present tonight that serious issues are decided at Council meetings which affect many people's lives. Therefore, we ask that you act with the appropriate decorum that a Council Meeting deserves. Commentary and conversations by the public are distracting. Should anyone disrupt the Council Meeting in any way, the meeting will be stopped and that person's behavior will be reprimanded. The meeting is live streamed and recorded by the City of Maple Ridge.

Note: This Agenda is also posted on the City's website at www.mapleridge.ca

The purpose of a Council meeting is to enact powers given to Council by using bylaws or resolutions. This is the venue for debate of issues before voting on a bylaw or resolution.

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

100 CALL TO ORDER

200 AMENDMENTS TO THE AGENDA

300 APPROVAL OF THE AGENDA

400 ADOPTION OF MINUTES

401 Minutes of the Regular Council Meeting of June 22, 2021

500 PRESENTATIONS AT THE REQUEST OF COUNCIL

600 DELEGATIONS

700 ITEMS ON CONSENT

701 Minutes

701.1 Development Agreements Committee Meetings

- June 17, 2021
- June 22, 2021
- June 29, 2021
- July 2, 2021
- July 6, 2021

701.2 Committees and Commissions of Council Meetings

- Municipal Advisory Committee on Accessibility and Inclusiveness – April 15, 2021
- Transportation Advisory Committee – April 28, 2021
- Advisory Design Panel – May 19, 2021
- Agricultural Advisory Committee – May 27, 2021
- Transportation Advisory Committee – May 26, 2021
- Advisory Design Panel – June 16, 2021

702 Reports

703 Correspondence

704 Release of Items from Closed Council Status

705 Recommendation to Receive Items on Consent

800 UNFINISHED BUSINESS

900 CORRESPONDENCE

1000 BYLAWS

Bylaws for Second and Third Reading

1001 Development Services Fee Review

Staff report dated July 13, 2021 recommending that Maple Ridge Fees & Charges Amending Bylaw No. 7755-2021 to include additional schedules for Development Application and Engineering Subdivision and Development Servicing fees be given second reading as amended and be given third reading and that Maple Ridge Building Amending Bylaw No. 7756-2021 to incorporate new rates for services that reflect current labour costs and market rates.be given second and third reading.

Bylaws for Third Reading and Adoption

1002 Maple Ridge Off-Street Parking and Loading Bylaw No. 7565-2019

To provide storage space and long driveway options (Bylaw No. 7565-2019 was given first and second reading in conjunction with Maple Ridge Zone Amending Bylaw No. 7564-2019 adopted at the June 22, 2021 Council Meeting and the Tandem Parking Garage Units Within Townhouse Developments Policy adopted at the May 25, 2021 Council Meeting)

Bylaws for Adoption

1003 Maple Ridge Soil Removal Amending Bylaw No. 7761-2021

To set out a maximum allowable rate of gravel extraction from a number of properties

1004 2017-061-RZ, 22265, 22289, 22295, 22321, 22337, 22351, 22359 and 22367 Dewdney Trunk Road; 12032, 12038 12052 and 12051/12061 223 Street; 12021, 12026, 12027, 12034, 12042, 12043 and 12052 Garden Street; 030-857-228 and 001-115-341

Staff report dated July 13, 2021 recommending adoption

1004.1 Maple Ridge Zone Amending Bylaw No. 7336-2017

To amend the text of the bylaw to create the CD-1-17 (Comprehensive Development) zone and to replace Schedule "G" and to rezone from RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial) and CS-1 (Service Commercial) and LUC No. 2435-1977 to CD-1-17 (Comprehensive Development) to permit a 7 phase mixed-use commercial/office and residential development in the Town Centre Area.

1004.2 Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017

To terminate LUC No. 2435-1977 for the properties located at 12051 and 12061 223 Street

1005 2017-319-RZ, 13589 232 Street

Staff report dated July 13, 2021 recommending adoption

1005.1 Maple Ridge Official Community Plan Amending Bylaw No. 7391-2017

To amend the Silver Valley Area Plan/Official Community Plan Land Use Designation Map to adjust the Conservation boundary and to replace the Eco Cluster designation with the Low/Medium Density Residential designation

1005.2 Maple Ridge Zone Amending Bylaw No. 7387-2017

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit subdivision into approximately five single family lots

1006 2019-310-RZ, 11232 Dartford Street

Staff report dated July 13, 2021 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7603-2019

To rezone from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial) to allow the licensee retail store to operate as an independent principle use and the pub be discontinued as a use

1007 2020-362-RZ, 11300 Pazarena Place

Staff report dated July 13, 2021 recommending adoption

1007.1 Maple Ridge Official Community Plan Amending Bylaw No. 7678-2020

To re-designate the Urban Residential designated portion of the subject site to Commercial

1007.2 Maple Ridge Zone Amending Bylaw No. 7679-2020

To rezone the RM-1 (Townhouse Residential) zoned portion of the subject site to C-1 (Neighbourhood Commercial) so that the entire subject site has the same C-1 zoning to permit a mixed use commercial and 24 unit rental apartment building

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

*The items in the "Committee Reports and Recommendations" category are staff reports presented at an earlier Committee of the Whole meeting, typically a week prior, to provide Council with an opportunity to ask staff detailed questions. The items are now before the regular Council Meeting for debate and vote. Both meetings are open to the public. **The reports are not reprinted again in hard copy**, however; they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.*

Planning & Development Services

1101 2021-195-AL, 12705 248 Street, Non-Adhering Residential Use in the Agricultural Land Reserve

Staff report dated July 6, 2021 recommending that Application 2021-195-AL to construct a new house on the property while living in an existing house on the same property be forwarded to the Agricultural Land Commission.

1102 2021-023-RZ, 12080 228 Street, RS-1 to R-3

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7762-2021 to rezone from RS-1 (Single Detached Residential) to R-3 (Single Detached [Intensive] Urban Residential) to permit a future subdivision of approximately three lots and a rear access lane be given first reading and that the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

1103 2021-280-RZ, 22306 122 Avenue, RS-1 to RT-2

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7773-2021 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the future construction of a fourplex be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

Note: *Item 1104 was referred back to staff at the July 6, 2021 Committee of the Whole*

1104 2021-320-RZ, 12209, 12219, 12231, 12241 and 12251 222 Street and 22190 123 Avenue, RS-1 to RM-2

Staff report dated July 6, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7771-2021 to redesignate from Single-Family Residential to Low-Rise Apartment Residential within the Town Centre and that Maple Ridge Zone Amending Bylaw No. 7772-2021 to rezone from RS-1 (Single-Family Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of two 4-storey buildings containing approximately 117 residential units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

1105 2021-244-RZ, 13917 and 13992 Silver Valley Road, RS-3 to R-1 and R-2

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7768-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached [Low Density] Urban Residential) and R-2 (Single Detached [Medium Density] Urban Residential) to permit a future subdivision of approximately 17 residential lots be given first reading and that the applicant provide further information as described on Schedules A, B, D, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application

1106 2019-341-RZ, 12162, 12170 and 12178 Fletcher Street, RS-1 to RM-1

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7587-2019 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit the future construction of 15 dwelling units be given second reading and be forwarded to Public Hearing.

1107 2017-319-DVP, 13589 232 Street

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-319-DVP to reduce front and rear yard setbacks and lot depth for Lots 4 and 5 and to reduce the road Right-Of-Way width for proposed 231A Street.

1108 2019-310-DVP, 11232 Dartford Street

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-310-DVP to reduce the rear lot line setback to permit the building as built under the H-1 (Heritage Commercial) zone.

1109 2021-248-DVP, 26475 108 Avenue

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2021-248-DVP to vary the maximum area of the farm home plate, the maximum depth of the farm home plate from the front lot line and the maximum distance from the front lot line to any portion of the single detached residential building.

1110 2020-414-DVP, 2020-414-DP, 22311 North Avenue

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-414-DVP to reduce required parking spaces, to vary rear yard setbacks and to waive the requirements for concealed parking for the apartment uses and private outdoor areas for each dwelling unit and that the Corporate Officer be authorized to sign and seal 2020-414-DP to permit construction of a six (6) storey mixed use Commercial/Residential building with 34 apartment units for supportive rental housing and approximately 24 m² of office space on the ground floor.

1111 2020-362-DVP, 2020-362-DP, 11300 Pazarena Place

Staff report dated recommending that the Corporate Officer be authorized to sign and seal 2020-362-DVP for a reduction to the exterior side line and the front lot line and that the Corporate Officer be authorized to sign and seal 2020-362-DP to permit a three storey mixed-used commercial rental housing project.

Engineering Services

1131 Latecomer Agreement LC 176/21

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 176/21.

Corporate Services

Parks, Recreation and Culture

1171 Award of Contract ITT-PL21-19: New Park Construction: Silver Valley Gathering Place

Staff report dated July 6, 2021 recommending that Contract ITT-PL21-19; New Park Construction: Silver Valley Gathering Place be awarded to GPM Civil Contracting Inc., that a contingency be authorized, that the project budget be increased with funding from the Park Development Cost Charge, that the next Financial Plan Bylaw be amended and that the Corporate Officer be authorized to execute the contract.

Administration (including Fire and Police)

1200 STAFF REPORTS

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 PUBLIC QUESTION PERIOD

1500 MAYOR AND COUNCILLOR REPORTS

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1700 ADJOURNMENT

PUBLIC QUESTION PERIOD

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. We are doing business a bit differently during this time by having Council members attend remotely and having only necessary staff present in person to administer the meetings. Balancing the health and safety of citizens and our democratic processes is first and foremost in our approach during this health emergency.

The purpose of the Public Question Period is to provide the public with an opportunity to ask questions of Council on items that are of concern to them, with the exception of Public Hearing bylaws which have not yet reached conclusion.

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens' voices are being heard as part of our meetings. For more information on virtual participation please go to <http://mapleridge.ca/640/Council-Meetings>. Each person will be permitted 2 minutes to ask their question (a second opportunity is permitted if no one else is sitting in the chairs in front of the podium). Questions must be directed to the Chair of the meeting and not to individual members of Council. The total session is limited to 15 minutes.

If you have a question or comment that you would normally ask as part of Public Question Period, you can email clerks@mapleridge.ca before 4:00 p.m. on the day of the meeting and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

Council reserves the right to defer responding to a question in order to obtain the information required to provide a complete and accurate response.

Council will not tolerate any derogatory remarks directed at Council or staff members.

We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information on these opportunities contact:

Clerk's Department at 604-463-5221 or clerks@mapleridge.ca

Mayor and Council at mayorcouncilandcaol@mapleridge.ca

APPROVED BY:

DATE:

PREPARED BY:

DATE:

CHECKED BY:

DATE:

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

June 22, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on June 22, 2021 at 7:01 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

Appointed Staff

A. Horsman, Chief Administrative Officer
C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
S. Hartman, General Manager Parks, Recreation & Culture
S. Nichols, Corporate Officer
D. Pollock, General Manager Engineering Services
T. Thompson, Director of Finance

Other Staff as Required

C. Goddard, Director of Planning
P. Hlavac-Winsor, General Counsel and Executive Director,
Legislative Services
R. Stott, Environmental Planner 2

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Councillor Robson and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

Note: Councillor Duncan was not in attendance at the start of the meeting.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2021-CM-216

It was moved and seconded

That the agenda of the Regular Council Meeting of June 22, 2021 be adopted as circulated.

CARRIED

400 *ADOPTION AND RECEIPT OF MINUTES*

401 Minutes of the Regular Council Meeting of June 8, 2021

R/2021-CM-217

It was moved and seconded

That the minutes of the Regular Council Meeting of June 8, 2021 be adopted as circulated.

CARRIED

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL – Nil*

600 *DELEGATIONS – Nil*

700 *ITEMS ON CONSENT*

701 Minutes

701.1 Development Agreements Committee Meetings

- June 8, 2021
- June 9, 2021

701.2 Committees and Commissions of Council Meetings

- Economic Development Committee – April 8, 2021
- Audit & Finance Committee – May 3, 2021
- Community Development & Enterprise Services Committee – May 3, 2021

702 Reports

702.1 Disbursements for the month ended April 30, 2021

Staff report dated June 22, 2021 providing information on disbursements for the month ended April 30, 2021.

702.2 2021 Council Expenses

Staff report dated June 22, 2021 providing information on Council expenses recorded to May 31, 2021.

703 Correspondence

704 Release of Items from Closed Council Status

From the Closed Council Meeting of May 18, 2021

- Item 04.01 2017-124-RZ, 12555, 12599 and 12516 240 Street and 12511 241 Street – resolution only

“In light of issues relating to the Alouette River Management Society (ARMS) threatening to pursue potential litigation against the City as well as other related concerns be it resolved that Council suspend liaison appointee participation on the ARMS Board until further notice.

That the Council Correspondence Policy be amended to address correspondence received after a Public Hearing has taken place.”

705 Recommendation to Receive Items on Consent

R/2021-CM-218

It was moved and seconded

That Item 702.3 Drinking Water Quality Report 2020 be removed from the consent agenda for discussion and that the remaining items on the consent agenda of the Council Meeting of June 22, 2021 be received into the record.

CARRIED

Note: Item 702.3 was removed the consent agenda for questions and discussion.

702.3 **Drinking Water Quality Report 2020**

Staff report dated June 22, 2021 providing information on the water quality monitoring program and test results.

The General Manager Engineering Services provided clarification on the water temperature recordings in the report.

Note: Councillor Duncan joined the meeting at 7:06 p.m. during the discussion of Item 702.3. She participated electronically.

R/2021-CM-219

It was moved and seconded

That the Drinking Water Quality Report 2020 be received.

CARRIED

800 **UNFINISHED BUSINESS – Nil**

900 **CORRESPONDENCE** – Nil

1000 **BYLAWS**

Note: Items 1001 to 1003 are from the June 15, 2021 Public Hearing

Bylaws for Third Reading

1001 2020-168-RZ 13960 232 Street, 13897 and 14027 Silver Valley Road

1001.1 Maple Ridge Official Community Plan Amending Bylaw No. 7739-2021
To amend Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 2 -
Land Use Plan; Figure 3A – Blaney Hamlet; and Figure 4 – Trails / Open Space
to revise boundaries of the land use designations.

R/2021-CM-220

Moved and seconded

That Official Community Amending Bylaw No. 7739-2021 be given third
reading.

CARRIED

Councillor Robson - OPPOSED

1001.2 Maple Ridge Zone Amending Bylaw No. 7662-2020

To rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single
Detached [Low Density] Urban Residential), R-2 (Single Detached [Medium
Density] Urban Residential) and RST (Street Townhouse Residential).

The current application is to permit a future subdivision of approximately 64
lots which includes 51 single-family lots and 13 street townhouse units.

R/2021-CM-221

Moved and seconded

That Zone Amending Bylaw No. 7662-2020 be given third reading.

CARRIED

Councillor Robson - OPPOSED

Bylaws for Third Reading and Adoption

- 1002 **2013-096-RZ, Tandem Parking
Maple Ridge Zone Amending Bylaw No. 7564-2019**
To provide a definition for tandem parking, and to provide restrictions around the percentage of tandem parking allowed, and conditions to regulate building block size requirement for townhouse units in the RM-1 (Low Density Townhouse Residential) zone.

The current application is to provide a definition for tandem parking, and to provide restrictions around the percentage of tandem parking allowed, and conditions to regulate building block size requirement for townhouse units in the RM-1 (Low Density Townhouse Residential) zone.

R/2021-CM-222

Moved and seconded

That Zone Amending Bylaw No. 7564-2019 be given third reading and be adopted.

CARRIED

- 1003 **2017-124-RZ 12555, 12599, 12516 240 Street and 12511 241 Street**
Staff report dated June 22, 2021 recommending third reading and adoption

The Chief Administrative Officer advised that Item 1003 was at Public Hearing on June 15, 2021 and that staff will address questions from the public on the five themes heard at that hearing.

Staff addressed and provided clarification on questions and concerns relating to Official Community Plan compliance, environmental impacts, legal process, hydrological studies, future transportation systems, density bonusing for the proposed development and outlined net benefits which will be achieved as a result of the proposed development.

- 1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019**
1. To amend Schedule "B" from areas designated Estate Suburban Residential to Conservation and Forest;
2. To amend Schedule "C" by adding areas designated to Conservation and to Forest.

Prior to the vote, General Counsel provided a legal aspect on the question of conflict and campaign contributions.

R/2021-CM-223

Moved and seconded

That Official Community Plan Amending Bylaw No. 7537-2019 be given third reading and be adopted.

CARRIED

Councillor Duncan, Councillor Robson, Councillor Yousef - OPPOSED

1003.2 Maple Ridge Zone Amending Bylaw No. 7343-2017

1. To rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), which will:
 - a. continue to permit single detached residential as a principal use, and will permit a variety of accessory uses;
 - b. provide for a reduction of the minimum lot area to 0.4 hectares;
 - c. provide other regulations for matters such as lot coverage, setbacks, and building height.
2. To provide for a density bonus, under which:
 - a. the base density permitted will be subdivision of the land into minimum 0.4 hectare lots with a prescribed minimum lot width and depth;
 - b. the density may be increased to a minimum lot area of 1,012 m², with a prescribed minimum lot width and depth, provided that in addition to park land dedication required under the *Local Government Act*, the owner dedicates park land for the protection of environmentally sensitive areas and recreation;
 - c. where the bonus density is used, the zoning requirements for the SRS (Special Urban Residential) zone shall apply and supersede the zoning requirements for the RS-2 zone.

The current application is to create a subdivision of up to 26 lots with park dedication on a 8.19 hectare (20 acre) site.

R/2021-CM-224

Moved and seconded

That Zone Amending Bylaw No. 7343-2017 be given third reading and be adopted.

CARRIED

Councillor Duncan, Councillor Robson, Councillor Yousef - OPPOSED

R/2021-CM-225

Moved and seconded

That staff be directed to prepare a review of density bonus provisions on properties that are outside of the designated Maple Ridge Urban Area Boundary, and that in the interim, similar applications that have not received third reading proposing density bonus measures be held in abeyance pending the outcome of the review.

CARRIED

Bylaws for Adoption

1004 2020-228-RZ, 25629 Bosonworth Avenue
Staff report dated June 22, 2021 recommending adoption

1004.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7733-2021**
To amend the Official Community Plan Land Use Designation Map to adjust the designation on the panhandle portion of the subject property from "Suburban Residential" to "Agricultural".

R/2021-CM-226

Moved and seconded

That Official Community Plan Amending Bylaw No. 7733-2021 be adopted.

CARRIED

Councillor Duncan - OPPOSED

1004.2 **Maple Ridge Zone Amending Bylaw No. 7672-2020**
To rezone the panhandle portion of the subject property from RS-2 (Single Detached Suburban Residential) to RS-3 (Single Detached Rural Residential) to permit the panhandle portion of the subject property to be consolidated for the subdivision of lands to the north of the subject site.

R/2021-CM-227

Moved and seconded

That Zone Amending Bylaw No. 7672-2020 be adopted.

CARRIED

Councillor Duncan - OPPOSED

1100 **REPORTS AND RECOMMENDATIONS**

Planning and Development Services

1101 **2021-107-RZ, 20886 River Road. RS-1 to R-1 and RT-1**

Staff report dated June 15, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7718-2021 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached [Low Density] Urban Residential) and RT-1 (Two-Unit Urban Residential) to permit the future subdivision of approximately eight single-family lots and one duplex lot be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2021-CM-228

Moved and seconded

1. That Zone Amending Bylaw No. 7718-2021 be given first reading; and
2. That the applicant provide further information as described on Schedules B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

Councillor Robson - OPPOSED

1102 **2019-392-RZ, 22904, 22910 and 22922 Dewdney Trunk Road, RS-1 to CD-2-20**

Staff report dated June 15, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7759-2021 to re-designate land use from Urban Residential to Commercial be given first and second reading and be forwarded to Public Hearing; that Maple Ridge Zone Amending Bylaw No. 7760-2021 to amend the Zoning Bylaw text to create the CD-2-20 Zone be given first and second reading and be forwarded to Public Hearing; that Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7763-2021 to establish parking requirements for the new CD-2-20 zone be given first and second reading; and that Maple Ridge Zone Amending Bylaw No. 7627-2020 to rezone from RS-1 (Single Detached Residential) to CD-2-20 (Comprehensive Development) to permit the construction of a six-storey, mixed use building be given second reading as amended and be forwarded to Public Hearing

R/2021-CM-229

Moved and seconded

- 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. 7759-2021 on the municipal website and requiring that the applicant host a Virtual 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. 7759-2021 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. 7759-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7759-2021 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7760-2021 be given first and second reading, and be forwarded to Public Hearing;
- 6) That Off-Street Parking and Loading Amending Bylaw No. 7763-2021 be given first and second reading;
- 7) That Zone Amending Bylaw No. 7627-2020 be given second reading as amended, and be forwarded to Public Hearing; and
- 8) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "B";
 - iii) Road dedication for the lane as required;
 - iv) Consolidation of the subject properties;
 - v) Removal of the existing buildings;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property(ies) for the proposed development;
 - vii) Registration of a Statutory Right-of-Way plan and agreement for lane access over 22882 Dewdney Trunk Road;
 - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;

- ix) Registration of a Restrictive Covenant for Stormwater Management including maintenance requirements;
- x) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- xi) That a voluntary contribution, in the amount of\$ 393,700.00 (\$3,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions;
- xii) That a voluntary contribution, in the amount of \$395,093.00.00 based on rate of \$161.46 per square metre (\$15.00 per square foot) for the additional density being sought in accordance with the proposed CD-2-20 zone in Zoning Bylaw No. 7600-2019; and
- xiii) That voluntary payment of \$16,000 be received in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990 as cash-in-lieu for two (2) off street parking spaces provided for residential use respecting the properties located at 22904, 22910 and 22922 Dewdney Trunk Road.

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

1103 2021-198-RZ, Termination and Replacement of Land Use Contracts

Staff report dated June 15, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7708-2021 for property located at 11670/90 243 Street, Maple Ridge Zone Amending Bylaw No. 7741-2021 for property located at 12170 222 Street; Maple Ridge Zone Amending Bylaw No. 7742-2021 for property located at 22509 Royal Crescent and 11760 225 Street; Maple Ridge Zone Amending Bylaw No. 7743-2021 for property located at 11742 225 Street; Maple Ridge Zone Amending Bylaw No. 7744-2021 for the creation of Zone CD-1-21; Maple Ridge Zone Amending Bylaw No. 7745-2021 for property located at 12128 222 Street; Maple Ridge Zone Amending Bylaw No. 7746-2021 for property located at 12184-12190 224 Street; and Maple Ridge Zone Amending Bylaw No. 7751-2021 for property located North/East of 12184-12190 224 Street to start the early termination process for land use contracts and rezoning be given first and second reading and be forwarded to Public Hearing.

R/2021-CM-230

Moved and seconded

11670/90 243 Street

1. That Zone Amending Bylaw No. 7708-2021 be given first and second reading and forwarded to Public Hearing;

12170 222 Street

2. That Zone Amending Bylaw No. 7741-2021 be given first and second reading and forwarded to Public Hearing;

22509 Royal Crescent and 11760 225 Street

3. That Zone Amending Bylaw No. 7742-2021 be given first and second reading and forwarded to Public Hearing;

117 42 225 Street

4. That Zone Amending Bylaw No. 7743-2021 be given first and second reading and forwarded to Public Hearing;

Creation of Zone CD-1-21

5. That Zone Amending Bylaw No. 7744-2021 be given first and second reading and forwarded to Public Hearing;

12128 222 Street

6. That Zone Amending Bylaw No. 7745-2021 be given first and second reading and forwarded to Public Hearing;

12184-12190 224 Street

7. That Zone Amending Bylaw No. 7746-2021 be given first and second reading and forwarded to Public Hearing; and

North/East of 12184-12190 224 Street

8. That Zone Amending Bylaw No. 7751-2021 be given first and second reading and forwarded to Public Hearing.

CARRIED

1104 2019-393-RZ, 20786 River Road, RS-1 to RT-2

Staff report dated June 15, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7614-2020 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit future construction of eight dwelling units in the form of Courtyard Housing be given second reading as amended and be forwarded to Public Hearing.

R/2021-CM-231

Moved and seconded

- 1) That Zone Amending Bylaw No. 7614-2020 be given second reading as amended, 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) Approval from the Ministry of Transportation and Infrastructure;
- iii) Road dedication on River Road as required;
- iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- v) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- vi) Registration of a Restrictive Covenant for Tree Protection;
- vii) Registration of a Restrictive Covenant for Stormwater Management, including maintenance requirements;
- viii) Removal of existing building;
- 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.
- x) That a voluntary contribution, in the amount of \$32,800.00 (\$4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Councillor Robson - OPPOSED

1105 2020-363-DVP/DP, 11280 Pazarena Place

Staff report dated June 15, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-363-DVP to reduce setbacks and projecting features along the sides of some units and to allow minor increases to retaining wall heights and that the Corporate Officer be authorized to sign and seal 2020-363-DP to permit a 147 unit townhouse complex.

R/2021-CM-232

Moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2020-363-DVP respecting property located at 11280 Pazarena Place; and
2. That the Corporate Officer be authorized to sign and seal 2020-363-DP respecting property located at 11280 Pazarena Place.

CARRIED

1106 Maple Ridge Taxi Regulation Bylaw No. 6409-2006

Staff report dated June 15, 2021 recommending that Maple Ridge Tax Regulation Bylaw No. 6409-2006 for licencing and regulating the owners and drivers of cabs in Maple Ridge be repealed in its entirety.

R/2021-CM-233

Moved and seconded

That Taxi Regulation Bylaw No. 6409-2006 be repealed in its entirety.

CARRIED

Engineering Services

1131 Final Maple Ridge-Pitt Meadows Area Transport Plan

Staff report dated June 15, 2021 recommending that TransLink's Maple Ridge-Pitt Meadows Area Transport Plan be endorsed.

R/2021-CM-234

Moved and seconded

That TransLink's Maple Ridge-Pitt Meadows Area Transport Plan be endorsed.

CARRIED

1132 Maple Ridge Soil Removal Amending Bylaw No. 7761-2021

Staff report dated June 15, 2021 recommending that Maple Ridge Soil Removal Amending Bylaw No. 7761-2021 to set out a maximum allowable rate of gravel extraction from a number of properties be given first, second and third reading.

Note: Councillor Duncan left the meeting at 8:42 p.m. She was absent for the vote for Items 1132, 1151 and 1171.

R/2021-CM-235

Moved and seconded

That Soil Removal Amending Bylaw No. 7761-2021 be given first, second and third reading.

CARRIED

Corporate Services

1151 2020 Annual Report and 2020 Statement of Financial Information

Staff report dated June 15, 2021 recommending that the 2020 Annual Report be received as required by the Community Charter and that the 2020 Statement of Financial Information be approved as required by the Financial Information Act.

R/2021-CM-236

Moved and seconded

That the 2020 Annual Report be received as required by the Community Charter, and

That the 2020 Statement of Financial Information be approved as required by the Financial Information Act.

CARRIED

Parks, Recreation & Culture

1171 Award of Contract – RFP-PL21-16 Supply & Install of Synthetic Turf: Westview Sport Field

Staff report dated June 15, 2021 recommending that RFP-PL21-16 Supply & Install of Synthetic Turf: Westview Sport Field at Westview Secondary School be awarded to AstroTurf West Distributors Ltd., that the next Financial Plan bylaw amendment include a draw from the Turf Field Replacement Reserve to fund the replacement of the synthetic turf and that the Corporate Officer be authorized to execute the contract.

R/2021-CM-237

Moved and seconded

That RFP-PL21-16 Supply & Install of Synthetic Turf: Westview Sport Field at Westview Secondary School be awarded to AstroTurf West Distributors Ltd. in the amount of \$842,000 (excluding GST); and

That the next Financial Plan Bylaw amendment include a draw of \$842,000 from the Turf Field Replacement Reserve to fund the replacement of the synthetic turf at Westview Secondary Field; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Administration – Nil

1200 **STAFF REPORTS – Nil**

1300 **OTHER MATTERS DEEMED EXPEDIENT – Nil**

1400 **PUBLIC QUESTION PERIOD**

Note: Councillor Duncan returned to the meeting at 8:45 p.m.

Rayne and Lisa Beverage

Mr. Beverage asked if the process of inspecting gazeboes and issuing permits to allow his business to continue can be expedited. He expressed concern with his crops dying should permits not be issued in short order and spoke on the length of time it has taken with the process of obtaining permits.

The Mayor addressed Mr. Beverage's question and concerns.

Olivia Krowicka

Ms. Krowicka asked why the City can't expedite permits for small businesses and why more incentives and concessions for small businesses are not being offered.

1500 **MAYOR AND COUNCILLORS' REPORTS**

Council members provided their reports on activities participated in during the past few weeks.

1600 **NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS – Nil**

1700 **ADJOURNMENT – 9:00 p.m.**

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer

700 *ITEMS ON CONSENT*

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

June 17, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2018-464-RZ

LEGAL: Lot 4 District Lot 398 Group 1 New Westminster District Plan 8380
PID: 011-308-681

LOCATION: 11907 223 Street

OWNER: 1153922 B.C. Ltd. (Rick Kazemi)

REQUIRED AGREEMENTS: Visitor Parking Covenant
Stormwater Management Covenant
Geotechnical Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2108-464-RZ.

CARRIED

2. 20-126181 BG

LEGAL: Lot 1 Section 19 Township 15 New Westminster District Plan
EPP85379
PID: 030-836-964

LOCATION: 12116 270 Street

OWNER: Carl McLean Davis

REQUIRED AGREEMENTS: Detached Garden Suite Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-126181 BG.

CARRIED

3. 5245-20-2012-049 SD

LEGAL: Lots 14, 15, 16, 17 all of: District Lot 7890 Group 1 New
Westminster District Plan EPP48380
PID: 029-627-061/029-627-079/029-627-087/029-627-095
LOCATION: 12662/12682/12702 and 12722 271 Street
OWNER: Maple Benchlands Holdings Inc. (Michelle De Cotiis)
REQUIRED AGREEMENTS: Statutory Right of Way (drainage)

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 5245-20-2012-049-SD.**

CARRIED

4. 2017-319-RZ

LEGAL: Lot 7 Section 29 Township 12 New Westminster District Plan 11173
Except Part In Plan EPP81760
Lot 4 and 5 both of: Section 29 Township 12 New Westminster
District Plan EPP94217 Except Plans EPP81760 and EPP95006
PID: 009-483-322
LOCATION: 13589 232 Street
OWNER: Urban Legacy Development Inc. (Makhan Rai)
REQUIRED AGREEMENTS: Rezoning Servicing Agreement
Subdivision Servicing Agreement
Enhancement and Maintenance Agreement
Easement (Over Lot 5 to serve Lot 4)
Stormwater Management Covenant
Geotechnical Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO 2017-319-RZ.**

CARRIED

5. 2020-362-DP

LEGAL: Lot C District Lots 402 and 403 Group 1 New Westminster District
Plan EPP79514
PID: 030-627-788
LOCATION: 11300 Pazarena Place
OWNER: Polygon Provenance Homes Ltd. (G. Scott Baldwin & Robert Bruno)
REQUIRED AGREEMENTS: Release of Covenant (Visitor Parking) (CA7624625)
Stormwater Management Covenant
Visitor Parking Covenant

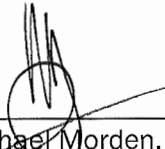
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2020-362-DP.

6. 2020-363-DP

LEGAL: Lot E District Lots 402 and 403 Group 1 New Westminster District
Plan EPP79514
PID: 030-627-800
LOCATION: 11280 Pazarena Place
OWNER: Polygon Provenance Homes Ltd. (G. Scott Baldwin & Robert Bruno)
REQUIRED AGREEMENTS: Stormwater Management Covenant
Release of Covenant (Visitor Parking) (CA7624627)
Visitor Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2020-363-DP.

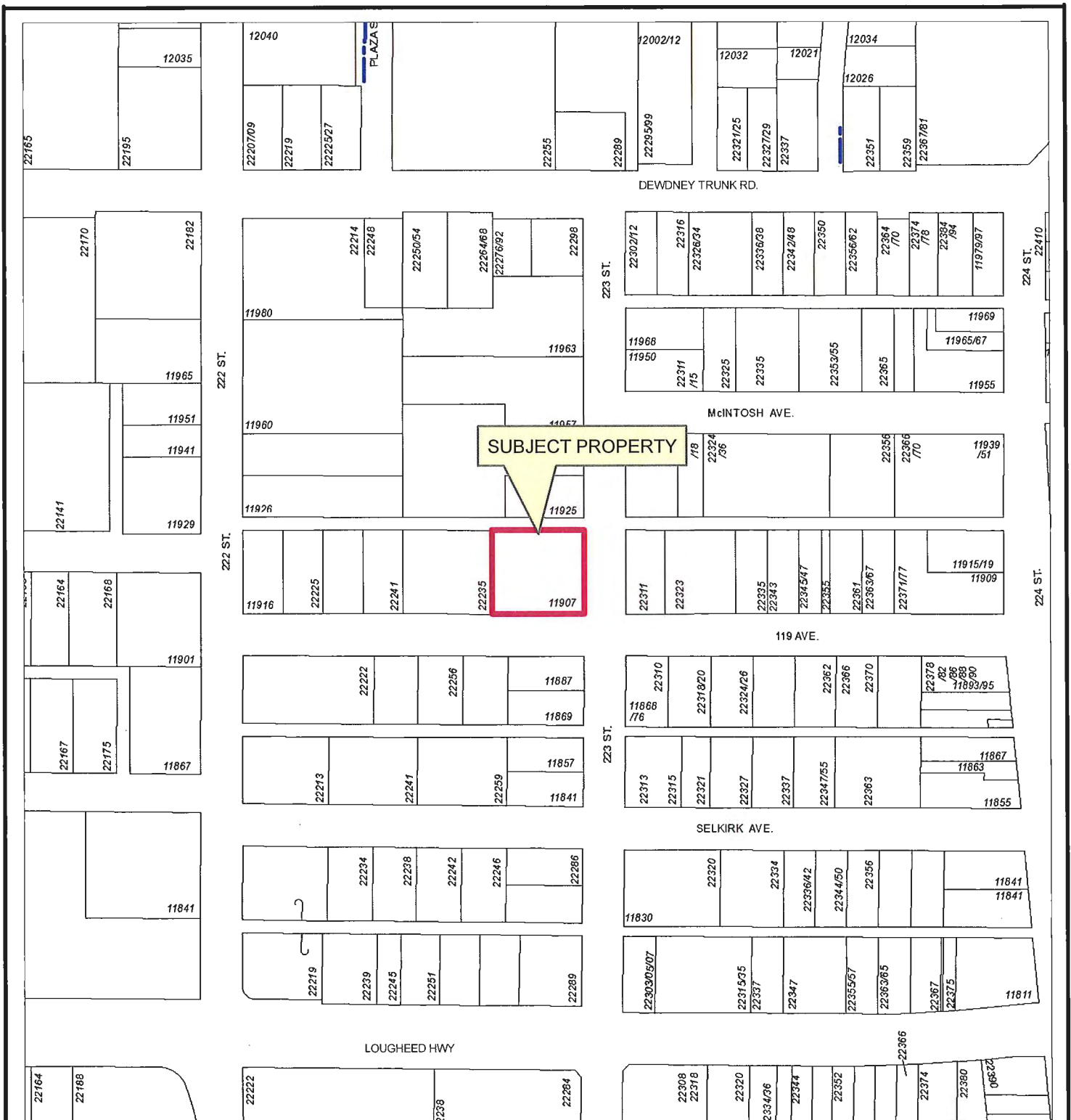
CARRIED



Michael Morden, Mayor
Chair



Al Horsman, Chief Administrative Officer
Member



SUBJECT PROPERTY

11907 223 ST.

Legend

--- Ditch Centreline

PLANNING DEPARTMENT



British Columbia

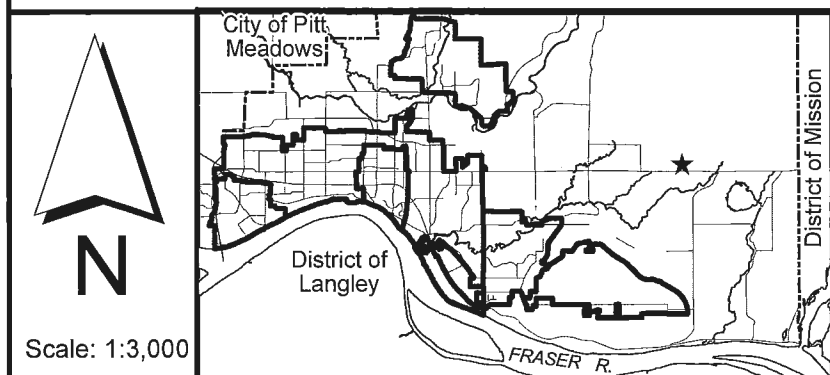
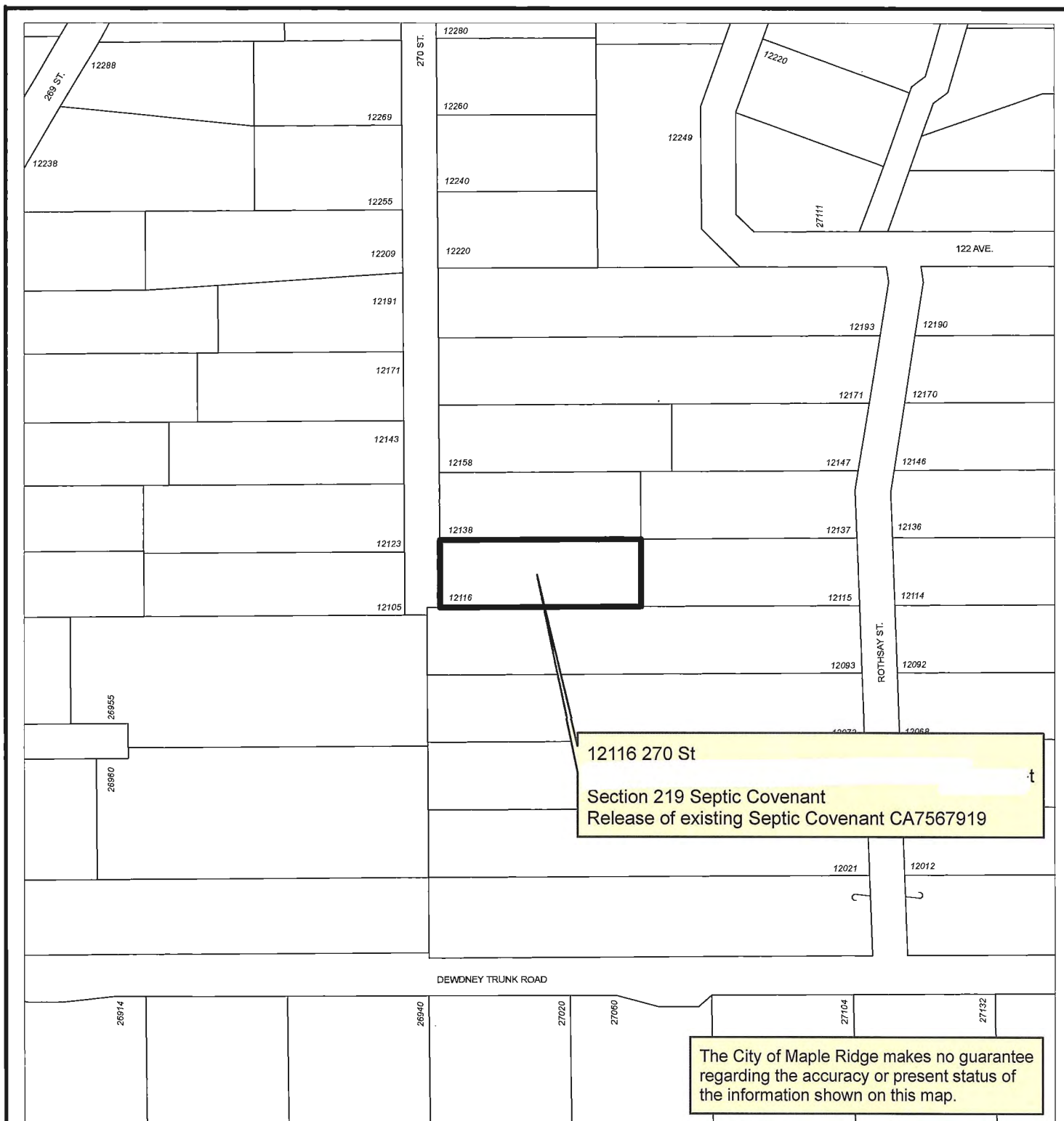
mapleridge.ca

FILE: 2018-464-VP

DATE: Dec 5, 2018

BY: RA

Scale: 1:2,500

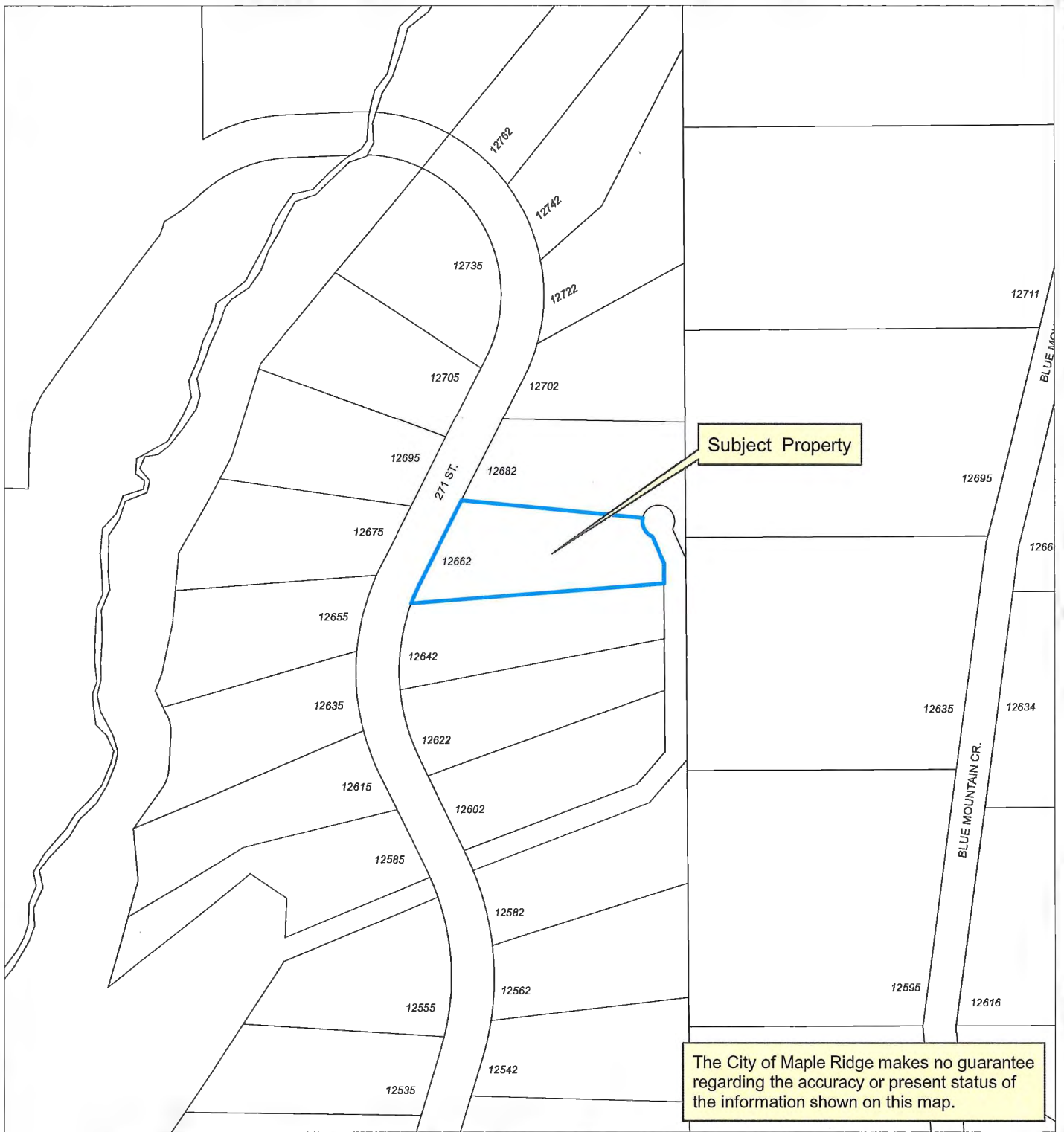


12116 270 St
PID 030-836-964

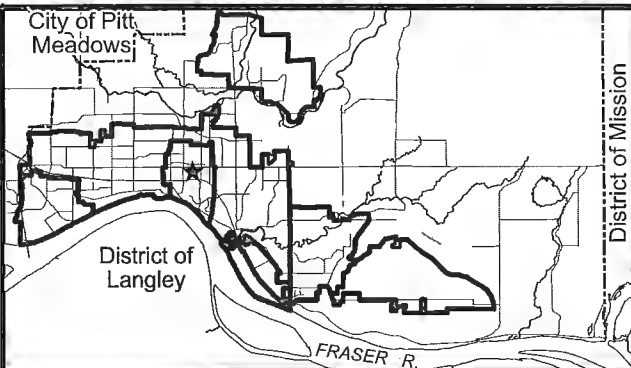


FILE: 20-126181
DATE: Mar 31, 2021

BY: CC



Scale: 1:2,500



12662 271 Street

ENGINEERING DEPARTMENT



MAPLE RIDGE

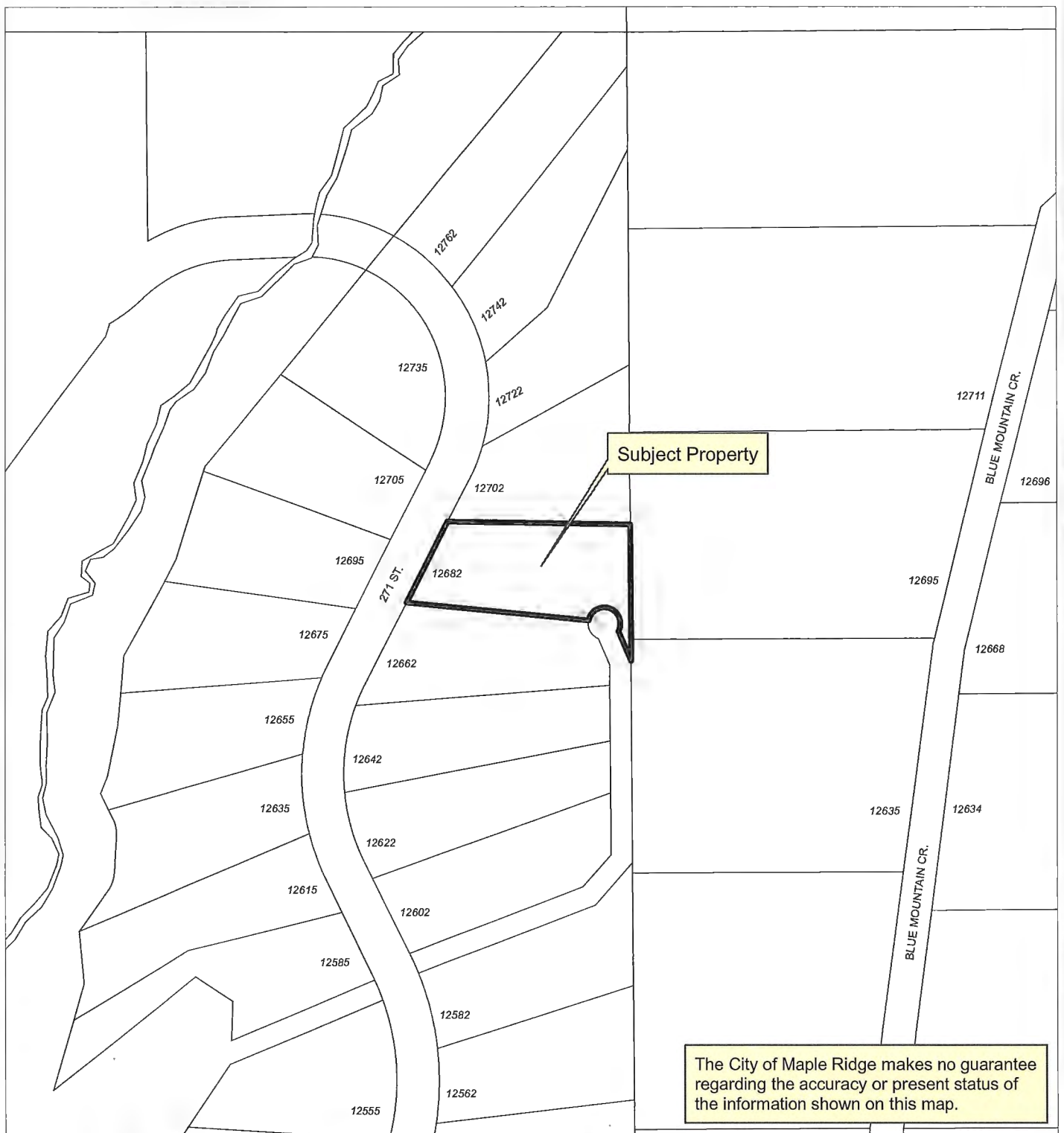
British Columbia

mapleridge.ca

FILE: Untitled

DATE: Jun 10, 2021

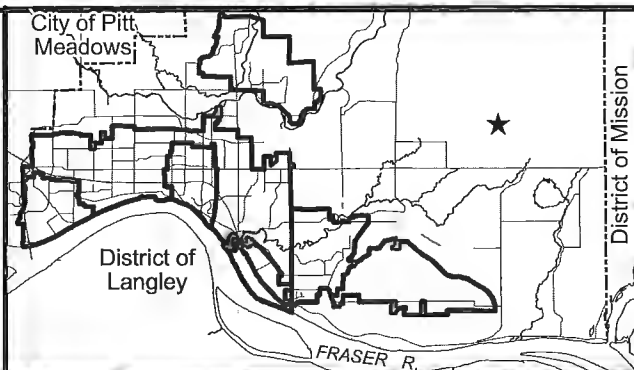
BY: AA



The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



Scale: 1:2,500



12682 271 Street

ENGINEERING DEPARTMENT



MAPLE RIDGE

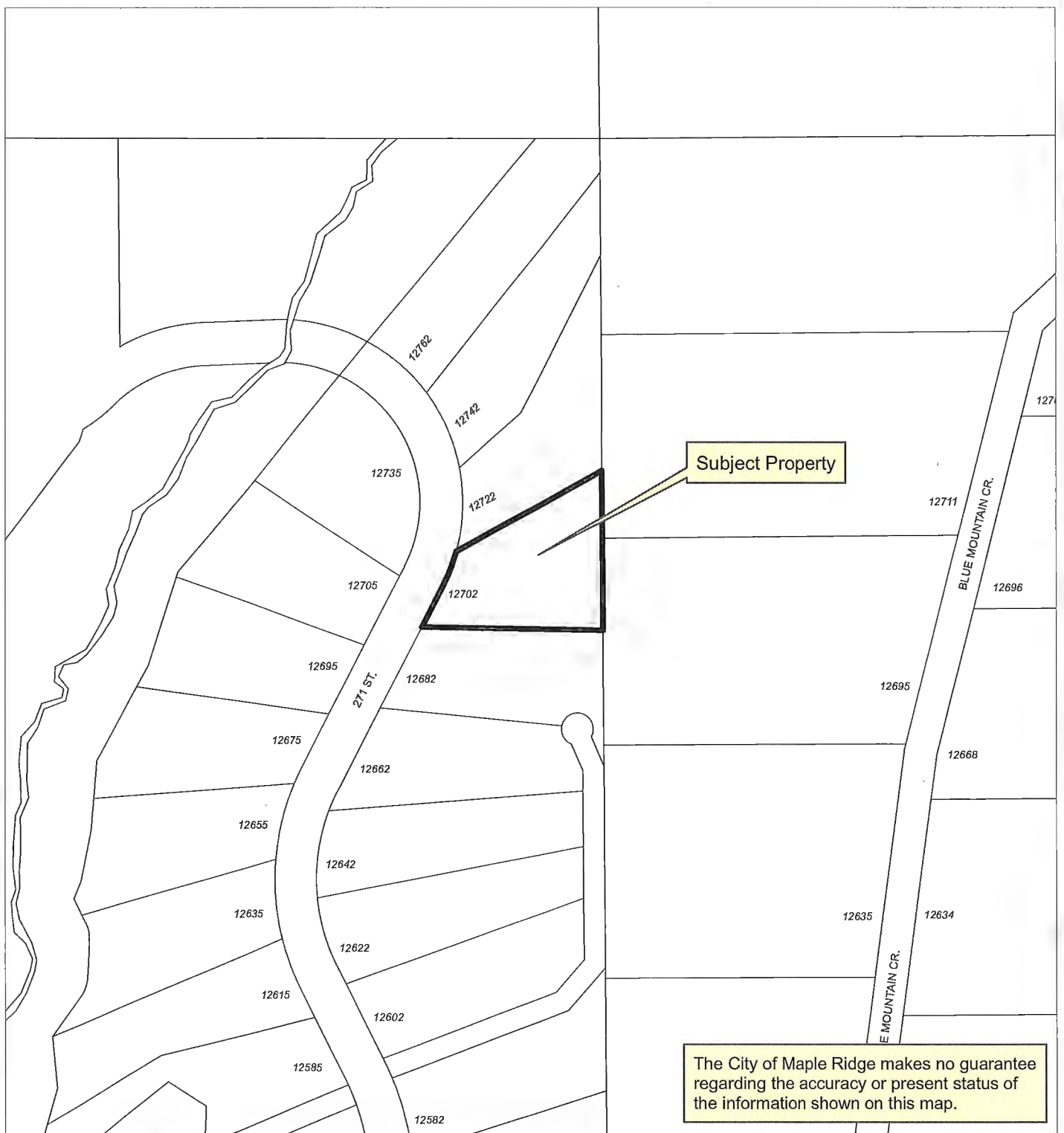
British Columbia

mapleridge.ca

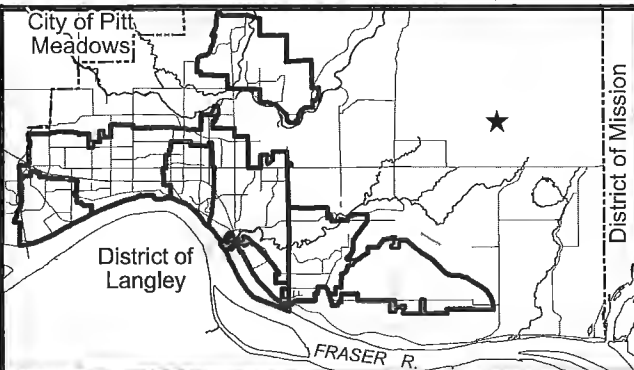
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DATE: Jun 10, 2021

BY: AA



Scale: 1:2,500



12702 271 Street

ENGINEERING DEPARTMENT

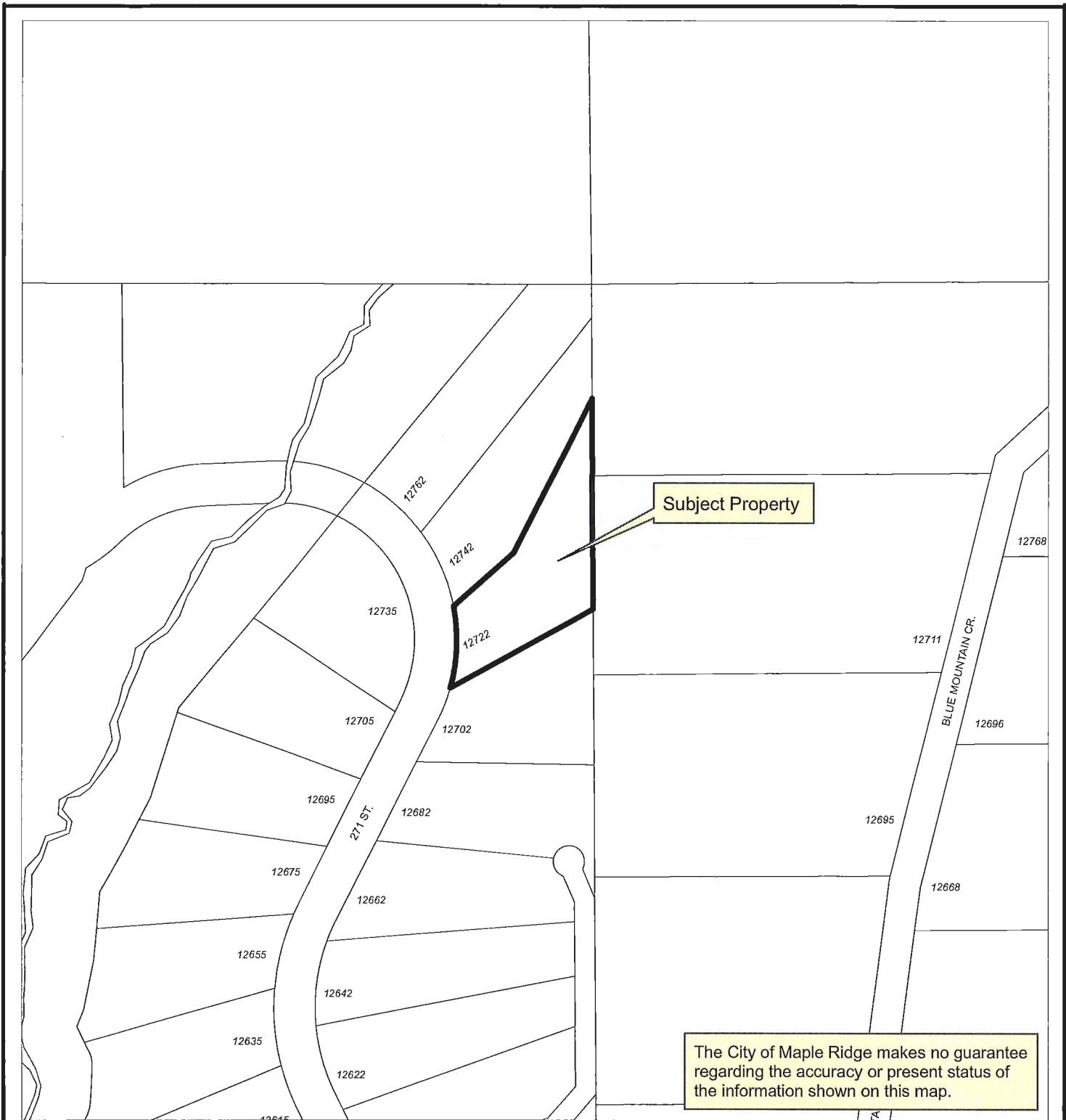


mapleridge.ca

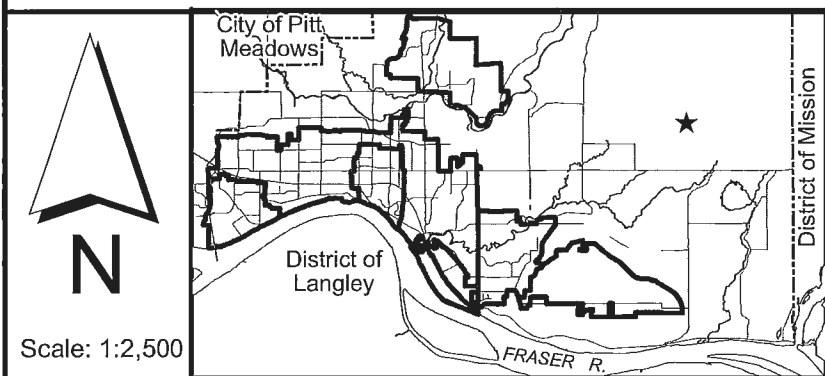
FILE: Untitled

DATE: Jun 10, 2021

BY: AA



The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



Scale: 1:2,500

12722 271 Street

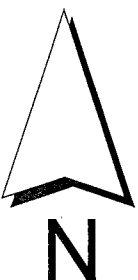
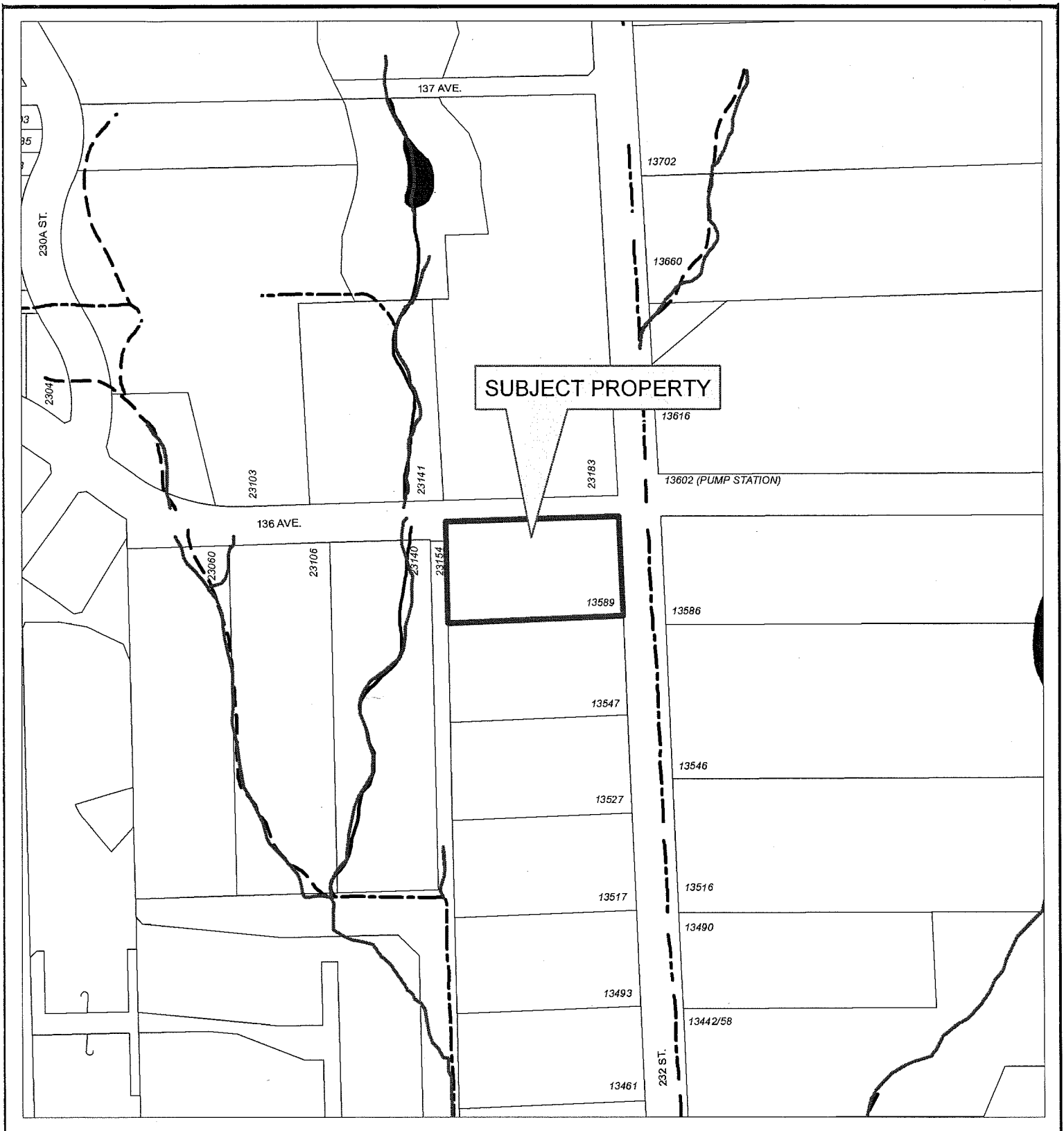
ENGINEERING DEPARTMENT

 **MAPLE RIDGE**
British Columbia

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FILE: Untitled
DATE: Jun 10, 2021

BY: AA



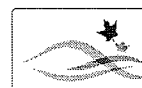
Scale: 1:2,500

Legend

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

13589 232 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

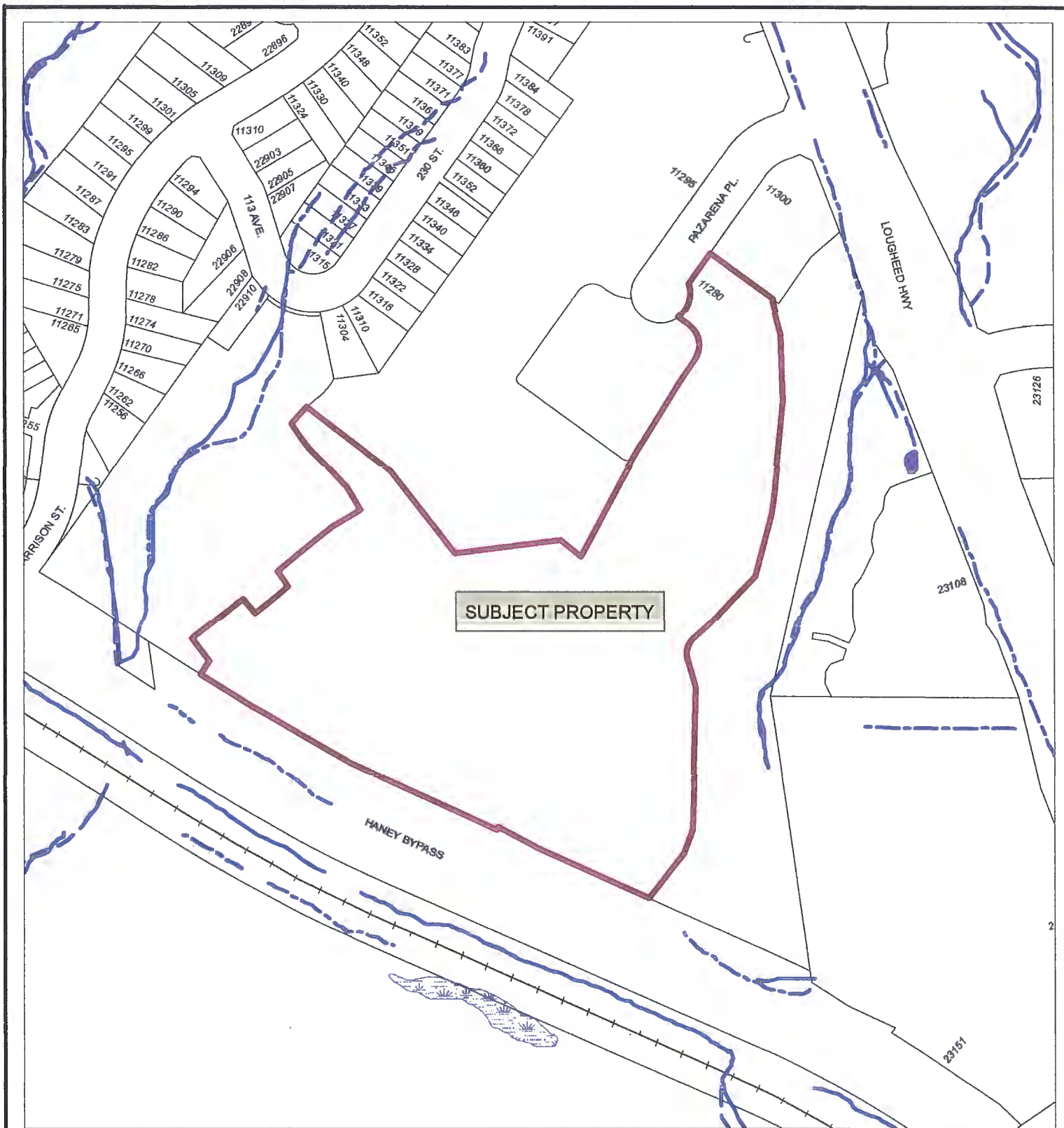
mapleridge.ca

2017-319-RZ
DATE: Jul 26, 2017

BY: JV









BY: PC



Scale: 1:2,500

Legend

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

11280 PAZARENA PLACE
PID: 030-627-800

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-363-DP

DATE: Oct 20, 2020

BY: PC

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

June 22, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 20-120769 BG

LEGAL: Lot 19 District Lot 440 Group 1 New Westminster District Plan 2788
PID: 004-400-275

LOCATION: 9849 286 Street

OWNER: Susan and Salim Sadet

REQUIRED AGREEMENTS: Geotechnical Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-120769 BG.

CARRIED

2. 5245-20-B542

LEGAL: Lot L District Lot 248 Group 1 New Westminster District Plan 692
PID: 000-499-625

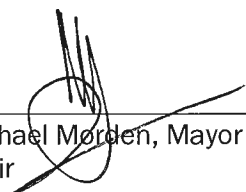
LOCATION: 21290 River Road

OWNER: Amanda Griffin

REQUIRED AGREEMENTS: Building Development Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 5245-20-B542.

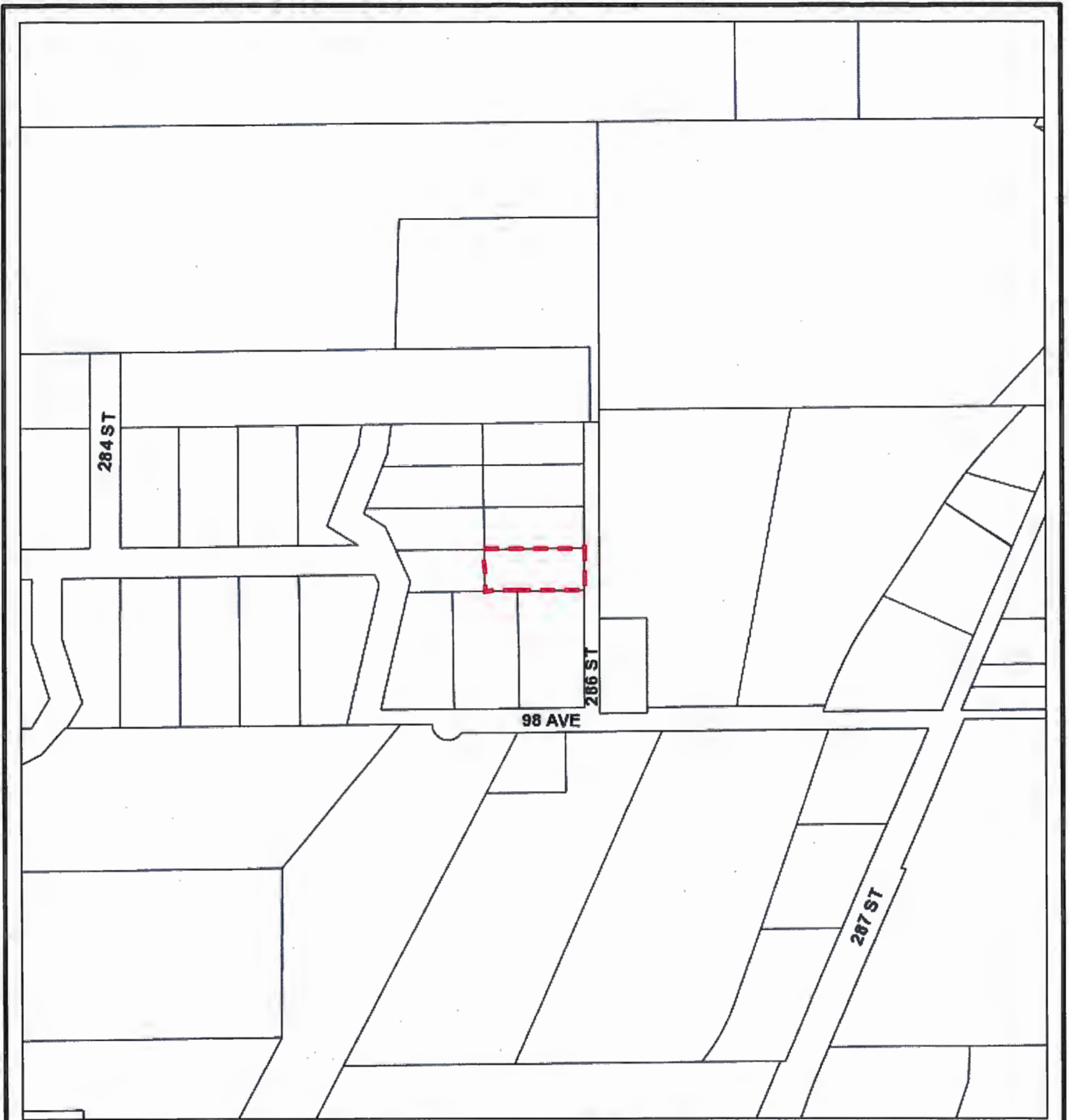
CARRIED



Michael Morden, Mayor
Chair



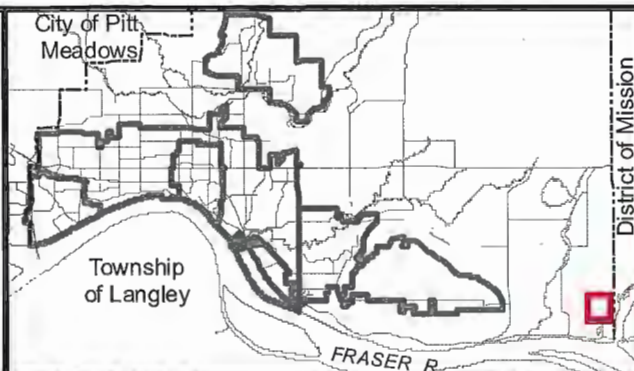
Al Horsman, Chief Administrative Officer
Member



9849 286 St.



Scale: 1:3,500



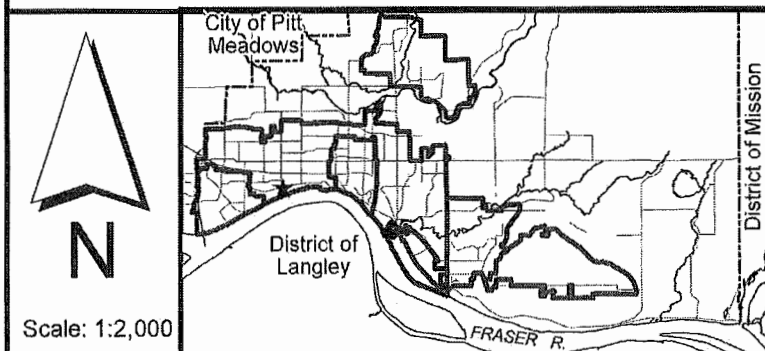
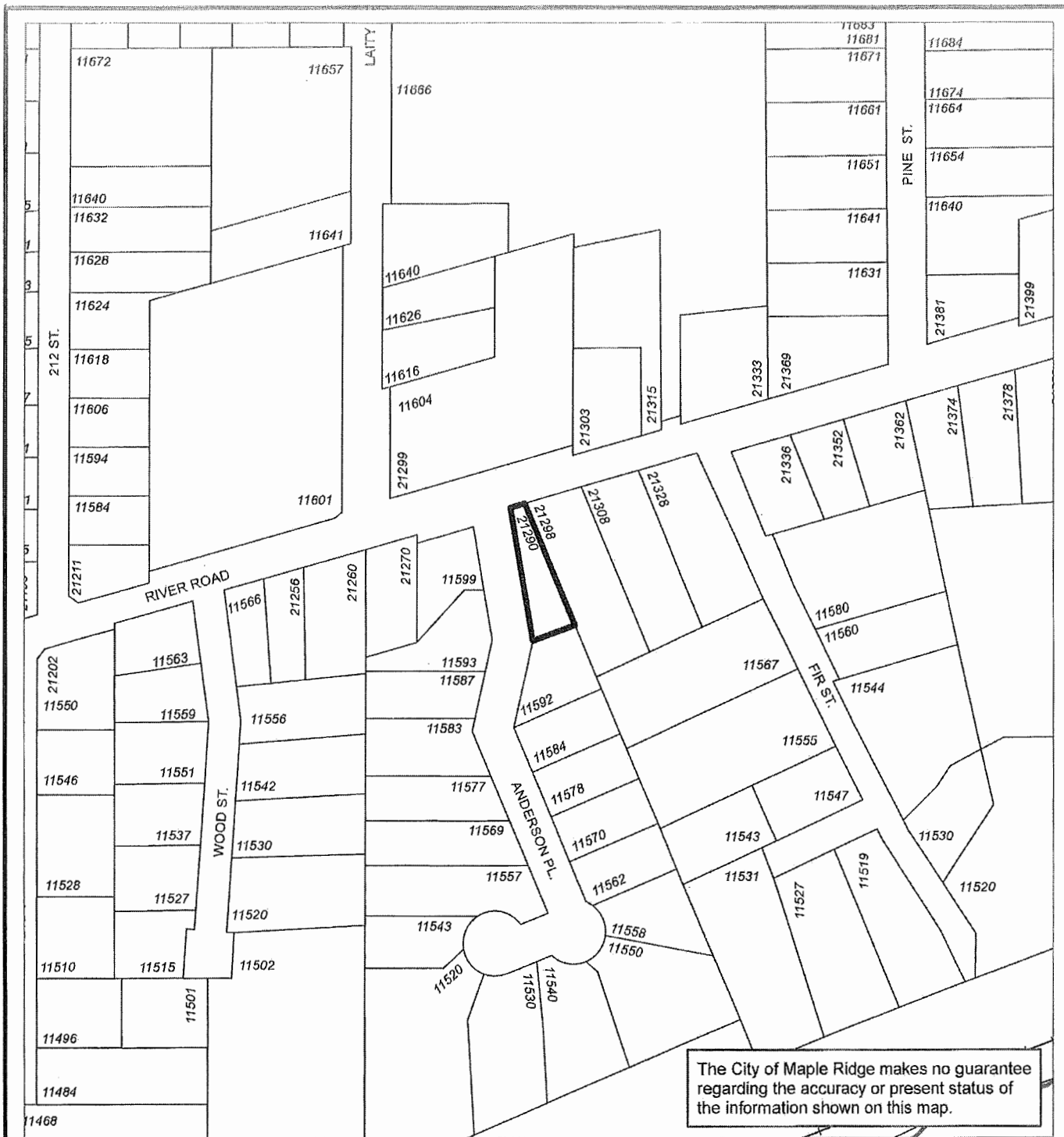
0 15 30 60 90 120 m

0 62.5 125 250 375 500 ft

The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.

Department: Building

Date: Jun 18, 2021



21290 River Road

ENGINEERING DEPARTMENT

MAPLE RIDGE

British Columbia

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FILE: Untitled

DATE: Jun 21, 2021

BY: NV

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

June 29, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

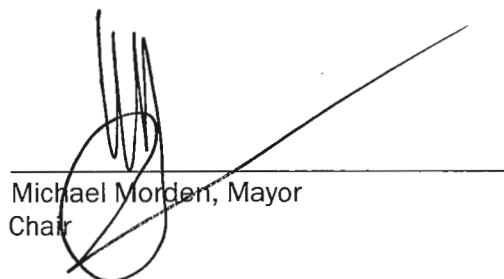
Catherine Schmidt, Recording Secretary

1. 21-104641 BG

LEGAL:	Lot 1 District Lot 280 Group 1 New Westminster District Plan LMP6280
PID:	017-920-795
LOCATION:	11627 203 Street
OWNER:	Ray Bosa, Tammy Lee Bosa, Brandon Bosa
REQUIRED AGREEMENTS:	Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-104641 BG.

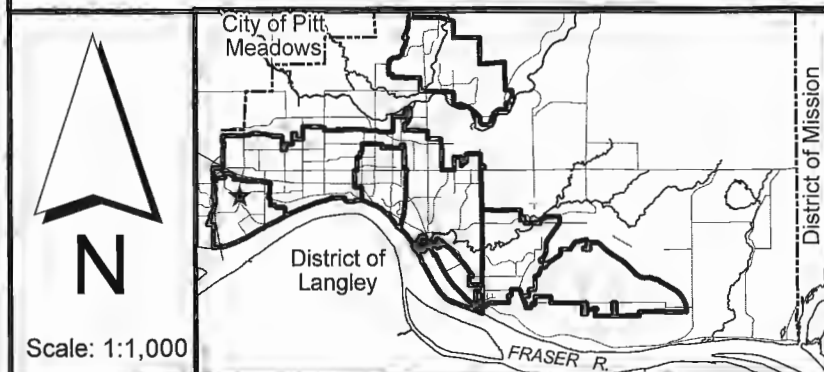
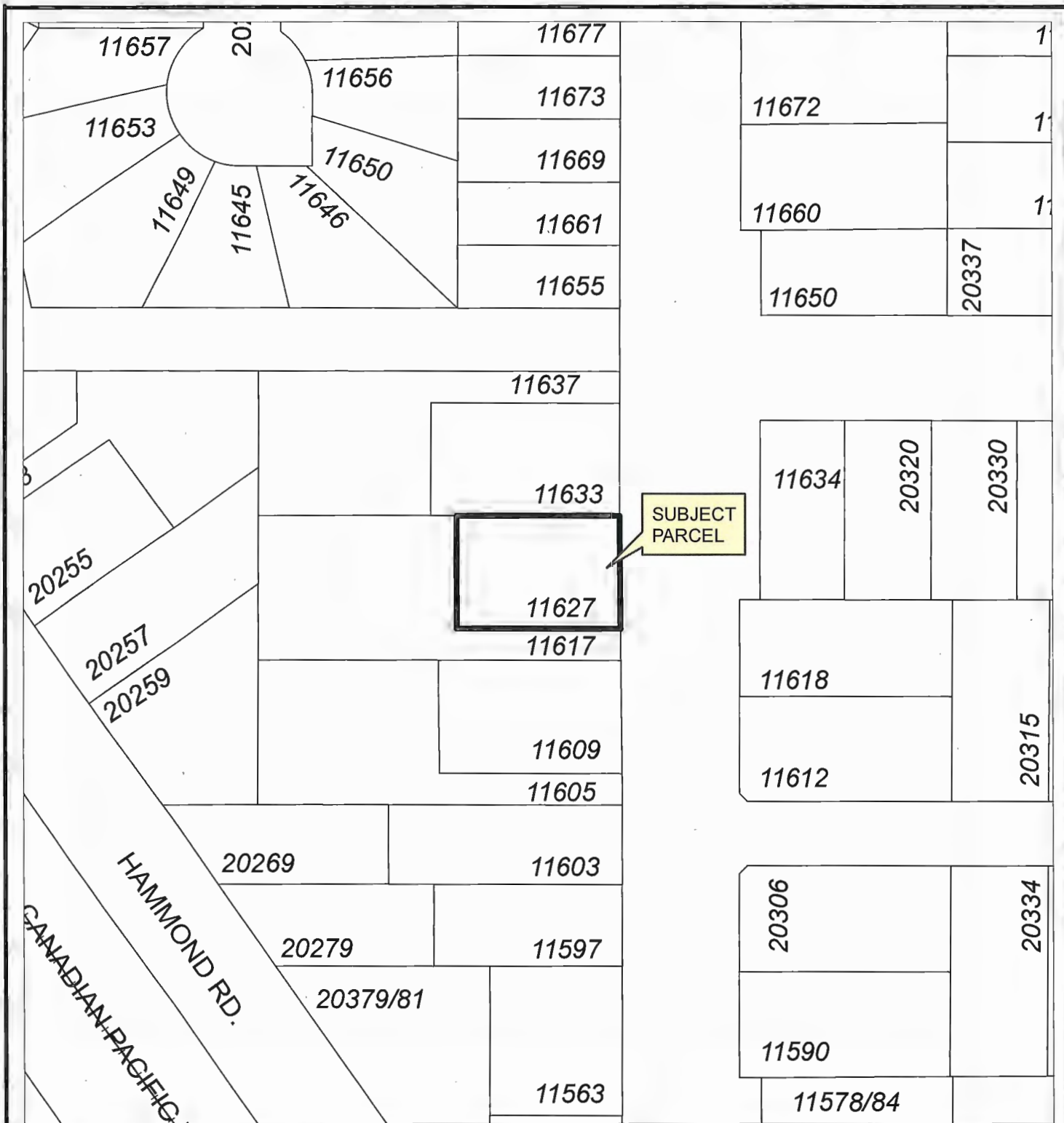
CARRIED



Michael Morden, Mayor
Chair



Al Horsman, Chief Administrative Officer
Member



11627 203 STREET

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: Untitled
DATE: Jun 28, 2021
BY: MS

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

July 2, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2017-061-RZ

LEGAL: Lot 1 District 399 Group 1 New Westminster District Plan EPP88082
PID: 030-857-210

LOCATION: 22255 Dewdney Trunk Road

OWNER: 487559 B.C. Ltd. (Tom Meier)

REQUIRED AGREEMENTS: No Build Covenant (Phase 1)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2017-061-RZ.

CARRIED

2. 2017-061-RZ

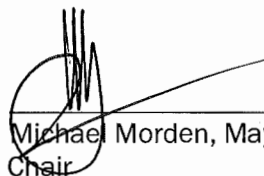
LEGAL: See Attached
PID: See Attached

LOCATION: See Attached Map and Subject Properties

OWNER: 487559 B.C. Ltd. (Tom Meier)

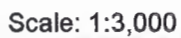
REQUIRED AGREEMENTS: No Build and Future Servicing (Phases 2 to 7)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2017-061-RZ.



Michael Morden, Mayor
Chair


for _____
Al Horsman, Chief Administrative Officer
Member



BY: LP



City of Pitt Meadows

District of Langley

District of Mission

FRASER R

BY: PC

2017-061-RZ Dewdney Trunk Road Garden Street,
"Attachment" 223 Street and 224 Street (ERA Development)

Subject Properties

030-857-228	LOT 2 DISTRICT LOT 399 GROUP 1 WESTMINSTER DISTRICT PLAN EPP88082
001-115-341	LOT 9 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094
22289 DEWDNEY TRUNK RD	LOT 10 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094
22295 DEWDNEY TRUNK RD	LOT 50 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 48265
22321 DEWDNEY TRUNK RD	LOT 1 EXCEPT: THE EAST 47 FEET; DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
22337 DEWDNEY TRUNK RD	LOT 27 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845
22351 DEWDNEY TRUNK RD	LOT 1 BLOCK 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
22359 DEWDNEY TRUNK RD	PARCEL "B" (EXPLANATORY PLAN 9471) OF LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1112
22367 DEWDNEY TRUNK RD	LOT 52 EXCEPT: PART DEDICATED ROAD ON PLAN 81647, DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 49034
12032 223 ST	LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
12038 223 ST	LOT 3 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
12052 223 ST	LOT 4 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
12051/12061 223 ST	LOT 55 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53750
12021 GARDEN ST	LOT 26 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845
12026 GARDEN ST	LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
12027 GARDEN ST	LOT 24 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 15679
12034 GARDEN ST	LOT 3 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
12042 GARDEN ST	LOT 4 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
12043 GARDEN ST	LOT 18 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14549
12052 GARDEN ST	LOT 5 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

July 6, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 20-121767 BG

LEGAL: Lot 2 Section 28 Township 12 New Westminster District Plan 77771
PID: 011-083-271

LOCATION: 12865 234B Street

OWNER: Joan Granholm

REQUIRED AGREEMENTS: Flood Protection Covenant
Detached Garden Suite – Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 20-121767 BG.

CARRIED

2. 20-117334 BG

LEGAL: Lot 5 Section 11 Township 12 New Westminster District Plan
BCP33200
PID: 027-266-494

LOCATION: 24943 108 Avenue

OWNER: Lisa and David Craik

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-117334 BG.

CARRIED

3. 18-124005 BG

LEGAL: The Common Property DL 5326 Group 1 New Westminster District
Strata Plan BCS3387

PID: n/a

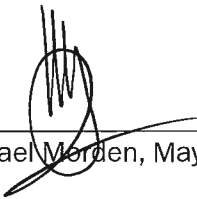
LOCATION: 14301 256 Street

OWNER: The Owners of Strata Plan BCS3387 (Philip Cooper)
Webster's Corner Business Park Inc. (Philip Cooper)

REQUIRED AGREEMENTS: Restrictive Covenant (No Cutting/Coring of Soil in Geogrid
Area)

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 18-124005 BG.**

CARRIED



Michael Morden, Mayor
Chair

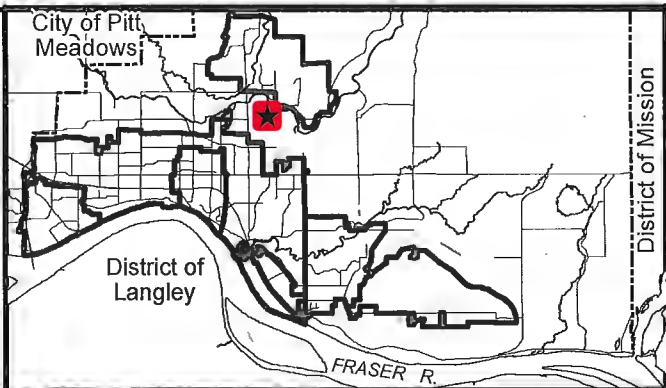
Al Horsman, Chief Administrative Officer
Member



SUBJECT PROPERTY



Scale: 1:2,500



12865 234B STREET
PID: 011-083-271

CLERKS DEPARTMENT

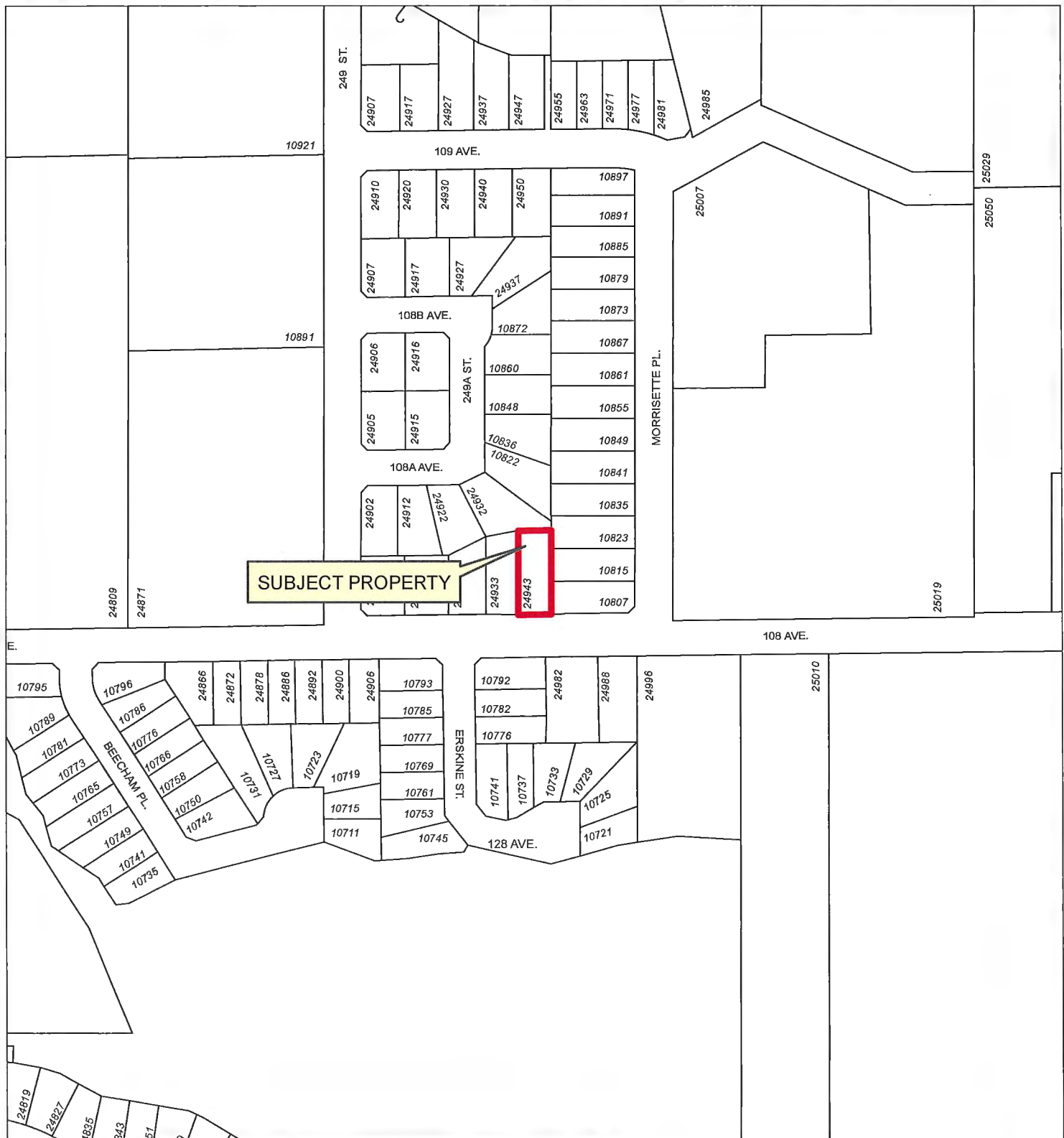


MAPLE RIDGE
British Columbia

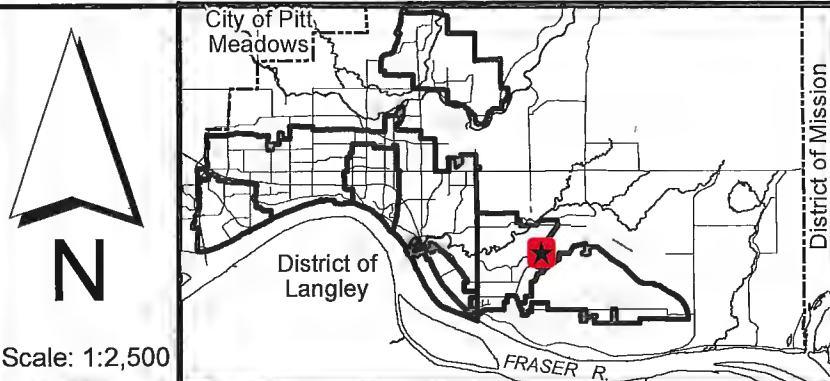
mapleridge.ca

FILE: 12865 234B STREET
DATE: Jul 5, 2021

BY: DT



SUBJECT PROPERTY



Scale: 1:2,500

24943 108 AVENUE
PID: 027-266-494

CLERKS DEPARTMENT

British Columbia

mapleridge.ca

FILE: 24943 108 AVE
 DATE: Jul 5, 2021

BY: DT

SUBJECT PROPERTY

14320

14310

14301

256 ST.

14245

14250

14225

128 AVE.

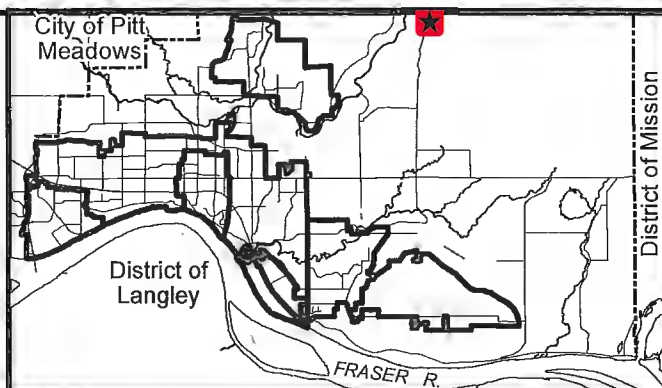
14205

25755 (Unicorn Site)

142 AVE.



Scale: 1:2,500



14301 256 STREET
PID: 027-869-466

CLERKS DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 14301 256 ST

DATE: Jul 5, 2021

BY: DT

701.2 Minutes of Meetings of Committees and Commissions of Council

**MAPLE RIDGE/PITT MEADOWS
MUNICIPAL ADVISORY COMMITTEE ON ACCESSIBILITY AND INCLUSIVENESS**

The Minutes of the Regular Meeting of the Maple Ridge/Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness, held via Zoom teleconference on April 15, 2021 at 4:30 pm.

COMMITTEE MEMBERS PRESENT

Councillor Chelsa Meadus	Council Liaison, City of Maple Ridge
Councillor Gwen O'Connell	Council Liaison, City of Pitt Meadows
Michael Biggar	Member at Large, Maple Ridge
Laurie Geschke	Member at Large, Maple Ridge
Suzanna Kaptur	Fraser Health
Don Mitchell	Member at Large, Maple Ridge
Trina Prince	Member at Large, Pitt Meadows
Pascale Shaw	School District 42 Board Trustee

STAFF PRESENT

Petra Frederick	Staff Liaison, City of Maple Ridge
Jackie Senchyna	Staff Liaison, City of Pitt Meadows
Sabina Chand	Committee Clerk, Legal and Legislative Services

ABSENT

Carolina Echeverri	Family Education and Support Centre Representative
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1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-006

It was moved and seconded

That the April 15, 2021 Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness agenda be adopted.

CARRIED

3. ADOPTION OF MINUTES

R/2021-007

It was moved and seconded

That the minutes of the Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness dated February 18, 2021 be adopted as circulated.

CARRIED

At this time, Councillor O'Connell introduced Trina Prince, new Member at Large, Pitt Meadows.

4. DELEGATIONS

4.1 HandyDART Modernization - Ross McFarland and Fay Kramer, TransLink

Ross McFarland and Fay Kramer provided a presentation on the HandyDART Modernization Program, highlights included: improvements ongoing on service, improvements to dispatching, shared key changes from the current process surrounding applications and eligibility and next steps. Engagement survey available until April 25 translink.ca/hdm or call 604 953 3648.

Note: Ross McFarland and Fay Kramer left at 4:58 pm

4.2 Maple Ridge, Pitt Meadows Community Network - Christina Shearma, Community Network

Christina Shearma provided an update on Community Network's current initiative surrounding creating a trans-inclusive workplace. C. Shearma Spoke about the importance of adding gender pronouns to work email signatures and shared the link for trans-care training opportunity for the public: <https://learninghub.phsa.ca/Courses/8141/exploring-gender-diversity#info>

5. QUESTION PERIOD – NIL

At this time the Chair advised that Alfiya has joined the meeting and encourage members to connect with her directly to participate in the Mobility Project interviews alfiya06@gmail.com.

Note: Christina Shearma left at 5:14 pm

6. NEW AND UNFINISHED BUSINESS

6.1. Age Friendly Subcommittee Terms of Reference Renewal

The Staff Liaison provided an update on the current Terms of Reference that expired in 2020 and requires renewal and approval from Council.

R/2021-008

It was moved and seconded

That the Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness recommends the Age Friendly Subcommittee Terms of Reference be renewed and be endorsed by Council.

CARRIED

6.2. Anti-Discrimination Policy

The Staff Liaison noted that the Anti-Discrimination HR policy applies to all employees and volunteers working for the City of Maple Ridge and is to be reviewed and acknowledged by the Committee

6.3. Respectful Workplace Policy

The Staff Liaison noted that the Respectful Workplace HR policy applies to all employees and volunteers working for the City of Maple Ridge and is to be reviewed and acknowledged by the Committee.

6.4 CMR Accessibility and Inclusiveness Framework

The Staff Liaison presented the draft Framework and asked for the Committee's feedback in which they provided.

R/2021-009

It was moved and seconded

That the Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness accepts the CMR Accessibility and Inclusiveness Framework with the recommended changes to be endorsed by Council.

CARRIED

Note: Following the meeting, the Chair noted additional changes to the Framework that were incorporated into the final draft prior to Council submission.

7. LIAISON UPDATES

7.1 City of Pitt Meadows

The Staff Liaison provided updates on the following:

- welcomed new Pitt Meadows Member at Large, Trina Prince;
- recreation service updates due to COVID-19;
- will share presentation on new parks signage with the Katzie language.

7.2 City of Maple Ridge

Councillor Meadus provided updates on the following:

- dog friendly initiative in Maple Ridge;
- transportation strategy is being worked on and MACAI will be involved in the planning stages;
- applied for UBCM grant for homeless outreach.

8. SUBCOMMITTEE AND TASK FORCE UPDATES

8.1 Age-Friendly Subcommittee - NIL

8.2 2021 Work Plan Update

P. Frederick spoke about the two community based workshops included in the Work Plan and asked the members to provide suggestions on specific topics:

- post pandemic;
- help families/individuals access facilities with reduced rates.

8.3 2021 MACAI Awards

The Committee engaged in discussion on recommendations for nominations timeline and agreed to extend until August 2021 and finalize the awards video in September 2021.

Discussion continued on videographer/photographer, budget and overall costs.

R/2021-010

It was moved and seconded

That the Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness directs Maple Ridge and Pitt Meadows Staff Liaisons to create a letter addressed to all local schools re: honorarium opportunity for students/class rooms to create and publish the 2021 MACAI Awards video.

CARRIED

9. ROUNDTABLE - NIL

10. ADJOURNMENT - 6:00 p.m.



Laurie Geschke, Chair

/sc



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**City of Maple Ridge
Transportation Advisory Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Transportation Advisory Committee (TAC),
held via Zoom teleconference on April 28, 2021 at 7:15 pm.

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson	Council Liaison
Gary Hare, Chair	Member at Large
Eric Phillips, Vice Chair	Member at Large
Jennifer Wright	Member at Large
Vijay Soparkar	Member at Large

STAFF MEMBERS PRESENT

Josh Mickleborough	Director of Engineering
Mark Halpin	Staff Liaison; Manager of Transportation
Sabina Chand	Committee Clerk

ABSENT

Pascale Shaw	School District No. 42 Board Trustee
Ineke Boekhorst	Member at Large

Eric Phillips, Vice Chair, chaired the meeting in the absence of the Chair.

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-009

It was moved and seconded

That the agenda for the April 28, 2021 Transportation Advisory Committee be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

3.1 February 24, 2021 – Regular Meeting

R/2021-010

It was moved and seconded

That the minutes of the Maple Ridge Transportation Advisory Committee meeting dated February 23, 2021 be adopted.

CARRIED

3.2 March 24, 2021 – Special Meeting

R/2021-011

It was moved and seconded

That the minutes of the Maple Ridge Transportation Advisory Committee special meeting dated March 24, 2021 be adopted.

CARRIED

4. DELEGATIONS

4.1 ICBC Road Safety Overview – Kate Woouchuk, Road Safety & Community Coordinator

Kate Woouchuk provided a presentation on ICBC road safety and community and answered questions from the Committee. Highlights included: top causes for crashes is distracted, speed and impaired, crash map statistics available on ICBC's website, pedestrian safety initiatives, activities and training to support the indigenous community, youth initiatives and back to school awareness.

The Staff Liaison thanked K. Woouchuk for the presentation and acknowledged the continued partnership and dedication to supporting municipalities.

Note: Gary Hare joined at 7:35 pm

Note: Kate Wookchuk left at 7:47 pm

Note: Gary Hare presided as Chair at 7:48 pm

4.2 T2050 TransLink – Vincent Gonsalves, Manager Community Relations, TransLink and Caitlin Cooper, Project Manager, TransLink

Caitlin Cooper provided an overview presentation on Transport2050 and highlights included: regional transportation strategies in development to improve transportation for everyone, shifts in transportation due to COVID-19, 2050 trends to create more people first streets for walking safe, benefits and risks of automated vehicles, looking for feedback from public and spoke about survey at transport2050.ca and draft will be shared in fall 2021. The Chair thanked TransLink for their presentation and asked members to please fill out the TransLink survey online.

Note: Vincent Gonsalves and Caitlin Cooper left at 8:12 pm

At this time the Committee discussed the resolution passed at the previous meeting held on March 24, 2021 and Councillor Robson clarified TAC's mandate.

5. QUESTION PERIOD - NIL

6. NEW AND UNFINISHED BUSINESS

6.1. Anti Discrimination Policy

The Committee Clerk noted that the Anti-Discrimination HR policy applies to all employees and volunteers working for the City of Maple Ridge and is to be reviewed and acknowledged by the Committee.

6.2. Respectful Workplace Policy

The Committee Clerk noted that the Respectful Workplace HR policy applies to all employees and volunteers working for the City of Maple Ridge and is to be reviewed and acknowledged by the Committee.

Note: Vijay Soparkar left at 8:34 pm

6.3 Strategic Transportation Plan Project Overview

The Staff Liaison provided a PowerPoint presentation on the Strategic Transportation Plan (STP) project, highlights included: background information on the current STP, the work plan for developing the STP was endorsed by Council on April 13, 2021, overview of the transportation system, the importance of the Committee's role in development of the Plan as the Stakeholder Advisory Committee, public input and engagement survey, project timeline with interim reports to Council to summarize how the plan is developing, next steps to initiate Committee and public engagement before the June 23rd Transportation Advisory Committee.

R/2021-012

It was moved and seconded

That the Transportation Advisory Committee consider a special meeting at end of May 2021 to discuss Phase 2 of the Strategic Transportation Plan.

CARRIED

Jenny Wright OPPOSED

7. LIAISON UPDATES

7.1 Staff Liaison – NIL

7.2 Council Liaison - NIL

8. ROUNDTABLE - NIL

9. ADJOURNMENT

The meeting adjourned at 9:06 pm.

The next regular meeting of the Transportation Advisory Committee will be held on Wednesday, June 23, 2021 at 7:00 pm.

Gary Hare, Chair

/sc



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**City of Maple Ridge
Advisory Design Panel
MEETING MINUTES**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, May 19, 2021 at 4:00 pm.

PANEL MEMBERS PRESENT

Stephen Heller, Chair	Landscape Architect BCSLA
Meredith Mitchell, Vice Chair	Landscape Architect BCSLA
Steven Bartok	Architect AIBC
Emily Kearns	Architect AIBC
Andrea Scott	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
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1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-025

It was moved and seconded

That the agenda for the May 19, 2021 Advisory Design Panel meeting be approved as circulated.
CARRIED

3. ADOPTION OF MINUTES

R/2021-026

It was moved and seconded

That the minutes for the May 12, 2021 Special Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. NEW AND UNFINISHED BUSINESS

5. PROJECTS

At this time, Meredith Mitchell recused herself from item 5.1 due to conflict of interest.

5.1 Development Permit No: 2019-268-RZ

22340 & 22328 St. Anne Avenue and 11654 & 11664 223 Street

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of a mixed use commercial and apartment building consisting of approximately 568 m² of space at the ground level and 111 apartment units. The project team presented the development plans and answered questions from the Panel.

R/2021-027

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2019-268-RZ and recommends the following concerns 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.

Comments from the Panel included:

Architectural Comments:

- Consider lowering main floor elevation for a more engaged commercial interface at St. Anne Avenue;
- Considering adding an indoor amenity space to incorporate a water closet for the roof top deck if height allows;
- Consider providing a horizontal element to break up the south elevation;
- Providing signage information including type and size to integrate with the architecture aesthetic.

Landscape Comments:

- Add cross sections to plans as off-site design evolves;
- Consider enhancing the lobby entrances through paving and site furniture;
- Considering adding west access to the ground level court yard, as well as gate from the adjacent patios;
- Consider a shade structure or trellis on the roof top.

CARRIED

Meredith Mitchell did not vote

At this time, Meredith Mitchell recused herself from item 5.2 due to conflict of interest.

**5.2 Development Permit No: 2017-485-DP
10640 248 Street**

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the proposed 61 unit townhouse development in the Albion neighbourhood. The project team presented the development plans and answered questions from the Panel.

R/2021-028

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2017-485-DP and recommends the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Comments from the Panel included:

Architectural Comments:

- Provide alternative colours/materials schemes with lighter pallet and additional variety. Consider differentiate each row;
- Provide community identity feature;
- Remove visitor parking space at front entrance beside block nine (9);
- Provide additional articulation on the west side of units facing 106th Avenue (Block 1).

Landscape Comments:

- Consider adding trees along interior roads.

CARRIED

Meredith Mitchell did not vote

Note: Meredith Mitchell left at 5:30 pm

6. QUESTION PERIOD - NIL

7. CORRESPONDENCE - NIL

8. ADJOURNMENT

There being no further business, the meeting adjourned at 6.00 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, June 16, 2021.



Stephen Heller, Chair

/wc

**City of Maple Ridge
Agricultural Advisory Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Agricultural Advisory Committee,
held via Zoom teleconference on May 27, 2021 at 7:00 pm

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson
Bill Hardy, Chair
Carla Schiller, Vice Chair
Pascale Shaw
Lorraine Bates
Conley Keyes
Angela Boss

Council Liaison
Member at Large
Member at Large
Member at Large
Agricultural Fair Board Representative
B.C. Ministry of Agriculture (Non-voting member)
B.C. Ministry of Agriculture (Non-voting member)

STAFF MEMBERS PRESENT

Adam Rieu
Sabina Chand

Staff Liaison, Planner 1
Committee Clerk, Legal and Legislative Services

COMMITTEE MEMBERS ABSENT

Melissa Maltais
Andrew Pozsar
Shannon Lambie

Fraser North Farmers Market Society Representative
Member at Large
Agriculture Land Commission (Non-voting member)

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-009

It was moved and seconded

That the agenda for the May 27, 2021 Agricultural Advisory Committee meeting be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

R/2021-010

It was moved and seconded

That the minutes of the April 22, 2021 Agricultural Advisory Committee meeting be adopted as circulated.

CARRIED

4. DELEGATIONS

Note: Carla Schiller joined at 7:17 pm

**4.1 Proposed Innovation District on Sumas Mountain –
Gavin Dew, Chief Strategic Advisor to Abbotsford Tech District**

Gavin Dew presented on the Abbotsford Tech District project, highlights included: a proposed development of a high-tech hub located on Sumas Mountain, agriculture innovation in BC and establishment of the B.L. Au Centre for innovation and food security.

Note: G. Dew left at 7:37 pm

At this time the Committee welcomed new member Conley Keyes, B.C. Ministry of Agriculture representative. The Chair thanked previous representative, Angela Boss for all her support and commitment on the Committee.

5. NEW AND UNFINISHED BUSINESS

5.1 2021 Grant Application

Lorraine Bates proposed a grant application for the 2021 Country Festival which is scheduled for July 16 to July 29, 2021. L. Bates spoke about key elements of the project and challenges associated with raising funds during the pandemic. The Committee discussed the importance of supporting agriculture and farmers during COVID-19.

R/2021-011

It was moved and seconded

That the Agricultural Advisory Committee approves the 2021 Country Festival grant application for \$1,000.

CARRIED

Lorraine Bates did not vote

5.2 Annual Presentation to Council

The Chair advised that the Staff Liaison and Chair will provide a report to Council this year that summarizes AAC's initiatives over the past and asked the Committee to provide their feedback.

5.3 AAC Educational Opportunities

The Committee discussed many ways to promote and educate the public on agriculture:

- speaker series webinars open to the public: topics included pollinators, understanding what it means to live in a farming community, celebrate agriculture week, soil health and food security;
- C. Keyes to provide a report on Maple Ridge agriculture community feedback;
- short videos to display different examples of agriculture in Maple Ridge;
- B.C farming resource link: https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/planning-for-agriculture/countryside_and_you_booklet.pdf
- Staff Liaison and C. Keyes to organize a webinar for June 2021.

5.4 Farm Vehicle Awareness in Maple Ridge

The Staff Liaison advised that the City's Engineering Department is supportive of raising public awareness on farm vehicles in Maple Ridge. The Staff Liaison will work with Conley Keyes and the Communications Department to introduce information on farm vehicle awareness on the City's website. Further update will be provided at the next meeting.

6. LIAISON UPDATES

6.1 Staff Liaison

The Staff Liaison advised that AAC previously received \$2,250 from Metro Vancouver for outreach education that has yet to be used.

6.2 Council Liaison - NIL

Note: A. Boss left at 8:27 pm

7. TASK FORCE UPDATES

7.1 2021 Food and Garden Contest

The Staff Liaison shared that the contest has received over 60 entries. Discussion followed on submission guidelines and promotion of early bird draw prizes.

7.2 Promotion of Agriculture – Booth in a Box Project

No further update.

8. QUESTION PERIOD – NIL

9. ROUNDTABLE

Members provided verbal reports on local agricultural topics and activities.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 8:52 p.m.

The next regular meeting of the Agricultural Advisory Committee will be held on Wednesday, June 24, 2021 at 7:00 pm.



Bill Hardy, Chair

/sc



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**City of Maple Ridge
Transportation Advisory Committee
SPECIAL MEETING MINUTES**

The Minutes of the Regular Meeting of the Transportation Advisory Committee (TAC),
held via Zoom teleconference on May 26, 2021 at 7:03 pm.

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson	Council Liaison
Eric Phillips, Vice Chair	Member at Large
Ineke Boekhorst	Member at Large
Pascale Shaw	School District No. 42 Board Trustee

STAFF MEMBERS PRESENT

Mark Halpin	Staff Liaison; Manager of Transportation
Stephanie Nichols	Recording Secretary

ABSENT

Vijay Soparkar	Member at Large
Jennifer Wright	Member at Large

1. CALL TO ORDER

2. NEW AND UNFINISHED BUSINESS

2.1 Strategic Transportation Plan Phase 2 Development

The Staff Liaison acknowledged that the Chair had recently resigned and that the position would be addressed at the regular meeting scheduled for June 23, 2021.

Mr. Halpin spoke to the purpose of the meeting advising the committee of the public engagement webpage available to the public until Monday, May 31, 2021.

Mr. Halpin introduced the consultant Allison Clavelle, Urban Systems and provided background information on the work plan for the Strategic Transportation Plan (STP) development.

A. Clavelle spoke to the purpose of the Strategic Transportation Plan and provided a detailed presentation which included: project timeline, key transportation issues, infrastructure and network gaps, community engagement, TAC's role in development of the STP, gaps in the network, future project opportunities and infrastructure changes to improve safety. It was noted that 2019 data was used as a baseline due to the impact of COVID in 2020 on transportation.

Mr. Halpin advised that staff are currently working with TransLink to update the Area Transport Plan which will result in more frequency and bus hours. Ms. Clavelle acknowledged that this updated information will be reflected in the final STP.

The Staff Liaison clarified that there is a coordinated regional emerging modes.

After the presentation, the Committee was presented with the following questions and provided the following feedback:

1. What are top issues facing Maple Ridge now and into the future?
 - Intersection lighting needs to be upgraded throughout the City;
 - Bike safety training for kids;
 - Bike lane standard throughout City;
 - Increased enforcement of unsafe behaviors of drivers and cyclists;
 - Extension of transit routes throughout the City;
 - Additional charging stations and a standard rates;
 - Walking and wheeling graphics, especially at schools in East Maple Ridge;
 - Additional sidewalks;
 - Increased cycling infrastructure;
 - Park and Ride infrastructure, potentially at the parking lot across from the bus loop;
 - Additional crossing / access to Silver Valley/Fern Crescent.

Mr. Halpin provided a list of stakeholders engaged and advised that a report will be coming to Council in July. Mr. Halpin advised that the ATP is planned for Committee of the Whole on June 15, 2021.

2. Understanding that available capital is limited and different types of improvements can benefit different groups and at different intensities... What aspects of the transportation system should be given the highest priority moving forward?
 - Safety and movement of transportation;
 - Encourage walking, manual transportation modes to take more cars off the road;
 - Cost saving and quick solutions;
 - Increased signage throughout the City regarding cycling paths, public parking, how to avoid congestion, etc;
3. Thinking about cycling infrastructure overall, what is the relative importance of regional / longer distance connections compared to local neighbourhood connections to community destinations and commercial hubs?
 - Increased cycling infrastructure and encouragement of cycling;
 - Educate the public to get them out of their vehicles and start using other modes of transportation.
4. Thinking about cycling infrastructure retrofit to existing roads, what types of cycling infrastructure do you prefer? What is your perspective of the benefits and challenges of different types of infrastructure? Does your perspective change for infrastructure in new neighbourhoods?
 - Defer to cycling experts;
 - Multi-use paths are dangerous for all users, need dedicated lanes;
 - Divided pathways are great;
 - Connect infrastructure paths;
 - Standardization of different aspects on roadways throughout the community.
5. What are your thoughts on transit in Maple Ridge and are there areas where you would like to see improvements?
 - Albion / East Maple Ridge
6. The previous STP identified new connections and road network improvements for the medium and long terms that will be reconsidered as part of this plan. Which new

connections and / or major roadway capital improvements that should be considered as part of this work?

- Albion streets too narrow due to residents parking on both sides of the street;
- Review of large vehicle movement

Mr. Halpin advised that the Subdivision and Services Bylaw is currently under review

7. What should the City consider when planning for emerging trends in transportation such as electric and autonomous vehicles and advancements in micro-mobility?
 - No comments were received

3. QUESTION PERIOD

Steve Ranta

Mr. Ranta asked how GHG reduction goals will fit into the STP and what the larger vision is to move all modes of transportation throughout the City. Mr. Halpin advised that the next phase of the plan will include these details.

Jackie Chow

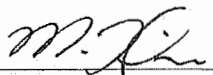
Ms. Chow asked why horse trails were included in the maps presented? Mr. Halpin advised that the GIS system picked these up on the cycling map layer and that this will be adjusted.

Mr. Halpin spoke to the next steps in the process and advised that over 200 survey responses had been received and the survey is open for another week

4. ADJOURNMENT

The meeting adjourned at 9:04 pm.

The next regular meeting of the Transportation Advisory Committee will be held on Wednesday, June 23, 2021 at 7:00 pm.



Mark Halpin, Acting-Chair,
Staff Liaison

/sn



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**City of Maple Ridge
Advisory Design Panel
MEETING MINUTES**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, June 16, 2021 at 4:03 pm.

PANEL MEMBERS PRESENT

Stephen Heller, Chair	Landscape Architect BCSLA
Meredith Mitchell, Vice Chair	Landscape Architect BCSLA
Steven Bartok	Architect AIBC
Emily Kearns	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Sabina Chand	Committee Clerk

ABSENT

Andrea Scott	Architect AIBC
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1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-029

It was moved and seconded

That the agenda for the June 16, 2021 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2021-030

It was moved and seconded

That the minutes for the May 19, 2021 Advisory Design Panel meeting be adopted as circulated.

CARRIED

Note: Steven Bartok joined at 4:07 pm

4. NEW AND UNFINISHED BUSINESS

5. PROJECTS

Note: Meredith Mitchell recused herself from item 5.1 due to conflict of interest.

5.1 Development Permit No: 2020-309-DP –12297 222 St. | 22175, 22185 123 Ave Maple Ridge, BC

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of a multi-storey (7) residential development. The project team presented the development plans and answered questions from the Panel.

R/2021-031

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2020-309-DP and recommends the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

Note: Meredith Mitchell left at 5:00 pm

Architectural Comments:

- Height of the building is out of scale given the context:
 - reconsider 7 storey volume to a height more in keeping within the neighbourhood
 - Gable roof is exacerbating the height of the roof
 - Please provide shadow studies, extended street elevations and larger reaching sections to show the impact of the building on the surrounding context
- Consider the Human scale of the building and introduce elements to lower the overall massing;
- Provide more celebration/distinction of entry and more articulation/visual interests on the street fronting facades;
- Consider softening material pallet to add warmth to the façade;
- Consider opportunities for the indoor/outdoor relationship at the ground plane.

Landscape Comments:

- Provide more clarification on perimeter grades and relationship to neighbouring property;
- Provide terraced landscape retaining walls to soften the edges of the exposed parkade;
- Provide removable bollards at the 123rd street let down in front of the garbage collection – evaluate if this let down is needed as garbage truck could use podium access same as the firetruck;
- Consider to blend and expand the amenity area into the environmental setback;
- Maintenance path of the Westside of the building is hidden – provide a looping path or additional connections to the building to reduce CPTED concerns;
- Consider more variety in the play structures.

CARRIED

Meredith Mitchell did not vote

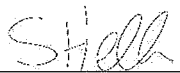
6. QUESTION PERIOD - NIL

7. CORRESPONDENCE - NIL

8. ADJOURNMENT

There being no further business, the meeting adjourned at 5:31 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, July 21, 2021.



Stephen Heller, Chair

/sc

1000 Bylaws

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

MEETING DATE: July 13, 2021
FILE NO: 01-0110-01
MEETING: Council

SUBJECT: Development Services Fee Review

EXECUTIVE SUMMARY:

The City of Maple Ridge conducted a review of development approval fees earlier in 2021. Council received the results and recommendations from the review process at the Community Development and Enterprise Services Committee on May 3, 2021; Committee of the Whole on May 18; and completed First Reading of the updated fee bylaws at a Council Meeting on May 25, 2021.

Since that time, staff have received feedback from members of the local development community on proposed increases by way of the Maple Ridge Municipal Development Liaison Committee, which includes members of the Urban Development Institute and Home Builders Association of Vancouver, and individual community members. Overall, feedback indicates support for increases to the fees and additional resources that they provide, which will aid the City's internal development approvals process.

It is proposed that the new rates come into effect for any new applications received as of September 1, 2021, pending final reading of the amended bylaws. Once approval is received for the bylaws, development services departments, in partnership with the Human Resources Department, are prepared to initiate the recruitment process for the new positions immediately.

RECOMMENDATION:

That Fees & Charges Amending Bylaw No. 7755-2021 be given second reading as amended and be given third reading; and further

That Building Amending Bylaw No. 7756-2021 be given second and third reading.

DISCUSSION:

a) Background Context:

Council initially received the results and recommendations from the Development Services Fee Review on May 3, 2021 at the Community Development and Enterprise Services Committee with subsequent discussion at the Committee of the Whole and Council. First reading for the amending bylaws, which include new and increased fees, was received on May 25, 2021.

Since first reading, staff have engaged the Maple Ridge Municipal Liaison Committee, which includes members of the Urban Development Institute (UDI) and the Home Builders Association of Vancouver (HAVAN), as a formal process of consultation with the development

community. Representatives from HAVAN and UDI have provided formal feedback indicating support for proposed increases identified in the Development Services Fee Review report, per Attachment A – Development Services Fee Review UDI & HAVAN Correspondence.

Specifically, it is recognized that the proposed fees are in a comparable range to other municipalities and that increases are a mechanism to enhance service levels by funding critical staff resources. To ensure that the new staff positions are filled in conjunction with proposed rate increases, which would take effect September 1, development services departments are prepared to initiate recruitment upon final approval of the amended bylaws.

The City's data reporting initiatives have been identified by consulted stakeholders as an important facet to the fee and service level changes, in particular, processing times and volumes reported on the Strategic Performance Dashboards and Quarterly Reports. Staff are continuing to further develop internal operational dashboards to measure, track, and monitor performance.

In addition to the commentary provided by the development stakeholders, consultation was received by community members with an interest in heritage preservation. The increase to the Heritage Alteration Permit fee was identified as non-prohibitive, particularly within the context of the full scope of heritage preservation costs.

Fees & Charges Bylaw Amendments

Two minor changes have been made to the Fees & Charge Bylaw since first reading. For the purposes of transparency and ease of identification, the City's Engineering Inspection and Review fee has been added to the Subdivision and Development Servicing table. This fee has not changed as it remains in line with industry levels.

The second adjustment is a clarification of language for tree cutting permits in the Rural Area. Amended verbiage matches language in the current bylaw that governs this fee. A comparison of the change is noted in Table 1.

First Reading	Per tree in Urban area and Urban Reserve and Rural parcels greater than .5 ha
To be adopted	Trees in the Rural Area on parcels greater than 0.5 ha

b) Alternatives:

The Development Liaison Committee requested clarity with regard to the implementation timeline of new rates, noting that phasing increases over an extended period is preferred by its membership. Two options are available for Council consideration.

Option 1 – Phased Implementation

A phased approach to increases is possible for established processes and fees for which the 17% labour cost increase is being applied. These fees include those captured in the Building Bylaw only, the rationale being that due to the change to the Development Application fee model, a reduction in the base or variable rate could subject the City to a decrease in revenue from current levels, depending on the type of application. Furthermore, new Engineering Subdivision and Servicing fees are low value processes that only cover current costs to provide those services and do not represent significant revenue generating potential.

Option 2 – Delayed Implementation

Council could consider delaying the implementation of the new and amended fees until the beginning of 2022. While this approach would provide additional notice to the development community, delaying revenue increases will put short-term pressure on the City to accommodate the additional staffing costs for the new positions.

In the long-term, postponing changes prolongs the City lagging behind regional peers in development fees and supporting service level enhancements. Therefore this option is also not recommended.

CONCLUSION:

Consultation with development stakeholders indicates general support for proposed fee changes and the associated service level increases. If approved, new rates come into effect on September 1, 2021.


Prepared by: **Dan Olivieri**
Research Technician


Reviewed by: **Chuck Goddard**
Director of Planning


Approved by: **Christina Crabtree**
General Manager, Corporate Services


Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:

- (A) Development Services Fee Review UDI & HAVAN Correspondence
- (B) Fees & Charges Amending Bylaw No. 7755-2021
- (C) Building Amending Bylaw No. 7756-2021



URBAN DEVELOPMENT INSTITUTE – PACIFIC REGION
#1100 – 1050 West Pender Street
Vancouver, British Columbia V6E 3S7 Canada
T. 604.669.9585 F. 604.689.8691
www.udl.bc.ca



HOME BUILDERS ASSOCIATION VANCOUVER
#1011, 7445 132 Street
Surrey, British Columbia V3W 1J8
T. 778.565.4288
www.havan.ca

June 23, 2021

Dan Olivieri, Corporate Support Coordinator
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Dear Mr. Olivieri,

Re: Development Services Fee Review

On behalf of the members of the Urban Development Institute (UDI) and the Homebuilders Association of Vancouver (HAVAN), we would like to respectfully submit our feedback on the proposed *Development Services Fee Review (DSFR)*. We recognize that this requires additional fees for development services, and we generally support the proposal that staff have put forward.

We also are in favour of the City establishing clear expectations with a proposed implementation timeline for the changes in the *Fees and Charges Bylaw* (for Planning and Engineering Fees), as well as the *Building Bylaw* for building fees. The approach of phasing the increases over an extended period of time is much preferred by our members over sudden and significant increases because of the early notice and predictability that it provides. While the initial fee increases outlined in the report are relatively significant, the changes also appear to be within a comparable range to other municipalities.

We are pleased with Maple Ridge's plan to update Council with a Quarterly Report to quantify the performance of the City's operational departments. This would also assist our members to better understand current timeframes for development reviews, and allow for informative discussions at the Maple Ridge UDI/ HAVAN Development Liaison Committee meetings. We also recommend that Maple Ridge consider establishing approval timeline targets/ goals now that this data will be monitored.

One issue that needs to be addressed is current key budgeted staff positions in the development review process have not been filled. It is important that these openings as well as the new positions be filled as quickly as possible as to ensure that applications are able to be advanced.

Overall, we support increasing staffing capacity in Maple Ridge to reduce the length of time for approvals of all development applications (building permits, rezoning applications, development permits, variance permits, etc.), this will help our members better deliver the new homes and job spaces Maple Ridge needs. As such, UDI and HAVAN support the proposed updates outlined in the *DSFR* report.

Yours sincerely,



Anne McMullin
President, & CEO, UDI



Ron Rapp
CEO, HAVAN

CC: Hugh Carter, Chair, UDI Fraser Valley Committee

**CITY OF MAPLE RIDGE
BYLAW NO. 7755-2021**

A bylaw to amend Maple Ridge Fees & Charges Bylaw No. 7575-2019

WHEREAS it is deemed expedient to amend Maple Ridge Fees & Charges Bylaw No. 7575-2019;

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 Fees & Charges Amending Bylaw No. 7755-2021".
2. Maple Ridge Fees & Charges Bylaw No. 7575-2019 be amended as follows:

By removing the Table of Contents in its entirety, and replacing it with following named schedules and descriptions:

TABLE OF CONTENTS

FEES	DESCRIPTION
Schedule A ENGINEERING FEES	Subdivision & Development Servicing Fees
Schedule B PARKS, RECREATION & CULTURE FEES	Recreation Admission & Facility Fees
Schedule C PLANNING FEES	Development Application Fees

3. By adding a new "Schedule A - Engineering Fees", which replaces any previous Schedule A, as attached hereto and forming part of this bylaw.
4. By renaming Schedule A - Parks, Recreation & Culture Fees to "Schedule B – Parks, Recreation & Culture Fees", with attachments thereto and forming part of this bylaw.
5. By adding a new "Schedule C – Planning Fees", with attachments hereto and forming part of this bylaw.
6. By amending Part 5 by removing reference to Schedule A and replacing with the new "Schedule A – Engineering Fees, Schedule B – Parks, Recreation & Culture Fees, Schedule C – Planning Fees".

7. Maple Ridge Fees & Charges Bylaw No. 7575-2019 be amended accordingly to reflect the addition and renaming of schedules and updating the table of contents.

READ a first time the 25th day of May, 2021.

READ a second time the day of , 2021

READ a third time the day of , 2021

ADOPTED, the day of , 2021

PRESIDING MEMBER

CORPORATE OFFICER

Schedule "A" – Engineering Fees

Note:

1. All fees are exclusive of tax, which will be added, if applicable.
2. Rate increases come into effect April 1 of each year.

Subdivision & Development Servicing	2021	2022	2023	2024
Building Permit Engineering Service Review	\$ 50	\$ 51	\$ 52	\$ 53
Yards Inspection - Single Family	\$ 50	\$ 51	\$ 52	\$ 53
Yards Inspection - MF/Commercial/Industrial	\$100	\$ 102	\$ 104	\$ 106
Yards Re-inspection, If Work Incomplete	\$250	\$ 255	\$ 260	\$ 265
Engineering Inspection & Review	4% of Works and Services Costs			

Schedule "B" – Parks, Recreation & Culture Fees

Note:

1. All fees are exclusive of tax, which will be added, if applicable.
2. Non-Prime time rates will be a 50% reduction of the regular rates and applied to all hours outside of the prime time windows listed below:

Days	Hours
Monday – Friday	5:00 pm – 9:00 pm
Saturday/Sunday (Year Round)	8:00 am – 9:00 pm

Admissions	
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Children	
Single	\$ 2.90
10 Pass	\$ 26.10
20 Pass	\$ 46.40
1 Month	\$ 26.10
3 Months	\$ 69.60
6 Months	\$ 130.50
1 Year	\$ 261.00

Youth/Senior	
Single	\$ 3.90
10 Pass	\$ 35.10
20 Pass	\$ 62.40
1 Month	\$ 35.10
3 Months	\$ 93.60
6 Months	\$ 175.50
1 Year	\$ 351.00

Adult	
Single	\$ 5.70
10 Pass	\$ 51.30
20 Pass	\$ 91.20
1 Month	\$ 51.30
3 Months	\$ 136.80
6 Months	\$ 256.50
1 Year	\$ 513.00

Family	
Single	\$ 10.44
10 Pass	\$ 98.46
20 Pass	\$ 167.04
1 Month	\$ 98.46
3 Months	\$ 262.56
6 Months	\$ 492.30
1 Year	\$ 984.60

Drop-In Skating - Single	Single
Child	\$ 2.60
Youth/Senior	\$ 3.50
Adult/Parent & Tot	\$ 4.73
Family	\$ 8.33

Outdoor Pool Admission	Single	Season Pass
Child	\$ 1.76	\$ 31.68
Youth/Senior	\$ 2.37	\$ 42.66
Adult	\$ 3.03	\$ 54.54
Family	\$ 6.68	\$ 120.24

Arenas (Hourly)	
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Ice - Prime Time	
Youth/Senior Non-Profit	\$ 110.34
Adult Non-Profit	\$ 165.50
Private	\$ 275.84
Commercial	\$ 304.99
Non-Resident	\$ 295.04

Ice - Non-Prime Time	
Youth/Senior Non-Profit	\$ 82.76
Adult Non-Profit	\$ 124.13
Private	\$ 206.88
Commercial	\$ 228.74
Non-Resident	\$ 221.28

Dry Floor - Prime Time	
Youth/Senior Non-Profit	\$ 44.03
Adult Non-Profit	\$ 66.05
Private	\$ 110.08
Commercial	\$ 139.61
Non-Resident	\$ 131.85

Fairgrounds (Hourly)

Stage included at no-charge when booking grounds
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Barns Beef, Exhibition, Commercial	
Youth/Senior Non-Profit	\$ 8.16
Adult Non-Profit	\$ 12.24
Private	\$ 20.40
Commercial	\$ 22.44
Non-Resident	\$ 24.48

Grounds & Show Rings	
Youth/Senior Non-Profit	\$ 7.14
Adult Non-Profit	\$ 10.71
Private	\$ 17.85
Commercial	\$ 19.64
Non-Resident	\$ 21.42

Sports Fields (Hourly)			
	CLASS A	CLASS B	CLASS C
Youth/ Senior Non-Profit			
Commercial Use	\$ 22.07	\$ 16.44	\$ 5.49
Fundraising	\$ 11.04	\$ 8.22	\$ 2.75
Special Event	\$ 5.52	\$ 4.11	\$ 1.37
Regular Use	\$ 0.00	\$ 0.00	\$ 0.00
Adult Non Profit			
Commercial Use	\$ 22.07	\$ 16.44	\$ 5.49
Fundraising	\$ 22.07	\$ 16.44	\$ 5.49
Special Event	\$ 17.07	\$ 11.44	\$ 2.75
Regular Use	\$ 12.70	\$ 6.65	\$ 0.00
Local, Private or Political Groups			
Fundraising	\$ 33.11	\$ 24.66	\$ 8.24
Special Event	\$ 27.59	\$ 20.55	\$ 6.86
Regular Use	\$ 22.07	\$ 16.44	\$ 5.49
Local Commercial			
Fundraising	\$ 35.31	\$ 26.30	\$ 8.78
Special Event	\$ 29.79	\$ 22.19	\$ 7.41
Regular Use	\$ 24.28	\$ 18.08	\$ 6.04
Non Resident Group			
Fundraising	\$ 37.52	\$ 27.95	\$ 9.33
Special Event	\$ 32.00	\$ 23.84	\$ 7.96
Regular Use	\$ 26.48	\$ 19.73	\$ 6.59
Sports Field User Annual Contribution			
Fall/Winter Clubs	\$30 per registration		
Spring/Summer Clubs	\$15 per registration		

Class A
Synthetic Fields at Samuel Robertson Secondary, Westview Secondary, Golden Ears, Karina LeBlanc, Telosky; Hammond Stadium; Merkley Grass Throw Area; Albion Sports Complex (grass); Cliff Park, Upper Albion

Class B
Jordan Park; Selvey Park; Tolmie Park

Class C
Ruskin; All weather fields at Albion Sports Complex

Halls

Non-Prime time rates will be a 50% reduction of the regular rates.
--

Hammond Hall (Hourly)	
Youth/Senior Non-Profit	\$ 25.46
Adult Non-Profit	\$ 38.20
Private	\$ 63.66
Commercial	\$ 83.17
Non-Resident	\$ 78.12

Whonnock Lake Centre (Hourly)	
Youth/Senior Non-Profit	\$ 83.18
Adult Non-Profit	\$ 124.77
Private	\$ 207.95
Commercial	\$ 232.68
Non-Resident	\$ 232.68

Kitchen (Daily)	
Youth/Senior Non-Profit	\$ 34.16
Adult Non-Profit	\$ 51.25
Private	\$ 85.41
Commercial	\$ 120.30
Non-Resident	\$ 120.30
<ul style="list-style-type: none"> • Fairgrounds • Hammond Hall • Whonnock Lake Centre • Greg Moore Youth Centre 	

Pools (Hourly)

Competition and Teach Pool (Per Lane)		
Swim Club	Competition Pool	\$ 5.96
	Teach Pool	\$ 5.07
Youth/Senior Non-Profit		\$ 9.88
Adult Non-Profit		\$ 14.82
Private		\$ 24.70
Commercial		\$ 31.38
Non-Resident		\$ 29.28

Swim Club	Competition Pool	\$ 5.96
	Teach Pool	\$ 5.07
Youth/Senior Non-Profit		\$ 9.88
Adult Non-Profit		\$ 14.82
Private		\$ 24.70
Commercial		\$ 31.38
Non-Resident		\$ 29.28

Hammond Pool (Whole Pool)	
Youth/Senior Non-Profit	\$ 26.75
Adult Non-Profit	\$ 40.13
Private	\$ 66.88
Commercial	\$ 70.54
Non-Resident	\$ 68.14

Hammond Pool (Whole Pool)	
Youth/Senior Non-Profit	\$ 26.75
Adult Non-Profit	\$ 40.13
Private	\$ 66.88
Commercial	\$ 70.54
Non-Resident	\$ 68.14

Rooms (Hourly)

Non-Prime time rates will be a 50% reduction of the regular rates.

Multi-Purpose Room (capacity 1-15)

Youth/Senior Non-Profit	\$ 4.51
Adult Non-Profit	\$ 6.76
Private	\$ 11.27
Commercial	\$ 13.84
Non-Resident	\$ 13.84
• Whonnock Lake Centre – Meeting Room	

Multi-Purpose Room (capacity 15-30)

Youth/Senior Non-Profit	\$ 9.01
Adult Non-Profit	\$ 13.52
Private	\$ 22.53
Commercial	\$ 27.67
Non-Resident	\$ 27.67
<ul style="list-style-type: none"> • Leisure Centre - Training Studio • Hammond Hall – Preschool • Library - Alouette Room • Planet Ice - Meeting Room • Whonnock Lake Centre – Preschool 	

Multi-Purpose Room (capacity 40-60)

Youth/Senior Non-Profit	\$ 11.83
Adult Non-Profit	\$ 17.75
Private	\$ 29.58
Commercial	\$ 35.57
Non-Resident	\$ 32.62
• Leisure Centre - Preschool	

Multi-Purpose Room (capacity 60-80)	
Youth/Senior Non-Profit	\$ 13.94
Adult Non-Profit	\$ 20.91
Private	\$ 34.85
Commercial	\$ 48.36
Non-Resident	\$ 45.36
<ul style="list-style-type: none"> • Leisure Centre - Multipurpose Room • Greg Moore Youth Centre - Lounge & Multipurpose Room • Library - Fraser Room 	

Gymnasium	
Youth/Senior Non-Profit	\$ 49.35
Adult Non-Profit	\$ 74.02
Private	\$ 123.37
Commercial	\$ 154.31
Non-Resident	\$ 132.64
<ul style="list-style-type: none"> • Leisure Centre – Gymnasium • Greg Moore Youth Centre - Active Area 	

Miscellaneous

Miscellaneous Fees	
Park Shelter (up to a full day)	\$ 70.00
Event Trailer (day rate)	\$ 147.31
Tennis/Sport Court (Commercial use only)	\$ 15.00

Schedule "C" – Planning Fees

Note:

1. All fees are exclusive of tax, which will be added, if applicable.
2. Rate increases come into effect April 1 of each year.
3. Notwithstanding anything in the bylaw contained, where an applicant has paid to the Corporation of the City of Maple Ridge a Subdivision or Rezoning fee contained within this schedule and thereafter:

- a. the applicant withdraws the application; or
- b. the Council of the City determines not to proceed with the application or with any proposed bylaw resulting therefrom;

then in either case above (hereinafter referred to as a "refund event") the applicant shall be entitled to a refund of the fee actually paid determined as follows:

- c. where a refund even occurs prior to fourteen (14) days after submission 90% of fees paid shall be refunded;
 - d. where a refund event occurs after fourteen (14) days has lapsed since the submission date and prior to statutory notice pursuant to the Local Government Act having been given the amount refunded shall be no greater than the Public Hearing fee;
 - e. where a refund event occurs after an application has been given statutory notice pursuant to the Local Government Act, advertised to proceed to Public Hearing, there shall be no refund of fees paid;
4. There shall be no refund event permitted for a development application that does not require public hearing (subdivision, development variance permit, development permit, temporary commercial or industrial permits, soil permits and tree cutting permits).

Subdivision	2021	2022	2023	2024
Subdivision Base:	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653
Per Lot	\$ 100	\$ 102	\$ 104	\$ 106
Subdivision Review (Lot-line adjustment & consolidation)	\$ 1,270	\$ 1,295	\$ 1,321	\$ 1,348
Phased Strata Plan Approval	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061
Each Phase Review	\$ 500	\$ 510	\$ 520	\$ 531
Phased Strata Plan Amendments	\$ 500	\$ 510	\$ 520	\$ 531
Form P Approval	\$ 500	\$ 510	\$ 520	\$ 531
Strata Title Conversions	\$ 2,400	\$ 2,448	\$ 2,497	\$ 2,547
Phased Strata Plan Amendments	\$ 500	\$ 510	\$ 520	\$ 531
Subdivision Extension Fee	50% of Subdivision Application Fee			
PRL Extension Fee	\$ 250	\$ 255	\$ 260	\$ 265
Subdivision Plan Stale Dated Approval	\$ 250	\$ 255	\$ 260	\$ 265

Rezoning	2021	2022	2023	2024
Single Family - plus:	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Per Lot	\$ 100	\$ 102	\$ 104	\$ 106
Multi-Family - plus:	\$ 3,800	\$ 3,876	\$ 3,954	\$ 4,033
Per Lot	\$ 80	\$ 82	\$ 83	\$ 85
Commercial - plus:	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714
Per 100 sq. m.	\$ 100	\$ 102	\$ 104	\$ 106
Industrial - plus:	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714
Per 100 sq. m.	\$ 50	\$ 51	\$ 52	\$ 53
Comprehensive Development - plus:	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306
Residential - Per Unit:	\$ 100	\$ 102	\$ 104	\$ 106
Commercial - Per 100 sq. m.:	\$ 100	\$ 102	\$ 104	\$ 106
Industrial - Per 100 sq. m.:	\$ 100	\$ 102	\$ 104	\$ 106
Rezoning Extension at 1st and 3rd Reading	50% of Rezoning Application Fee			
Zoning Bylaw Text Amendment	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714
Official Community Plan Amendment	\$ 4,000	\$ 4,080	\$ 4,162	\$ 4,245
Official Community Plan Amendment Extension at 1st or 3rd Reading	50% of Rezoning Application Fee			
Official Community Plan Text Amendment	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653

Development Permits	2021	2022	2023	2024
Multi-family Residential/Intensive Infill - plus:	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Per unit	\$ 100	\$ 102	\$ 104	\$ 106
Commercial - plus:	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Per 100 sq. m.	\$ 100	\$ 102	\$ 104	\$ 106
Industrial - plus:	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Per 100 sq. m.	\$ 100	\$ 102	\$ 104	\$ 106
Environmental Development Permit	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Single-family Environmental Development Permit	\$ 750	\$ 765	\$ 780	\$ 796
Development Variance Permit	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Single-Family Development Variance Permit	\$ 1,500	\$ 1,530	\$ 1,561	\$ 1,592
Development Permit Minor Amendment	\$ 500	\$ 510	\$ 520	\$ 531
Heritage Revitalization Agreement	\$ 500	\$ 510	\$ 520	\$ 531
Heritage Alteration Permit Agreement	\$ 500	\$ 510	\$ 520	\$ 531
Heritage Alteration Permit	\$ 500	\$ 510	\$ 520	\$ 531

Other Fees	2021	2022	2023	2024
Temporary Use Permit	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653
Temporary Use Permit Extension	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653
Development Information Meeting	\$ 500	\$ 510	\$ 520	\$ 531
Board of Variance	\$ 500	\$ 510	\$ 520	\$ 531
Illegal Work Penalty	\$ 250	\$ 255	\$ 260	\$ 265
Legal Document Registration, Discharge or Modification	\$ 200	\$ 204	\$ 208	\$ 212
With Council Approval	\$ 400	\$ 408	\$ 416	\$ 424
Legal Document Review	Reimbursement of City Costs			
Advisory Design Panel Submission	\$ 150	\$ 153	\$ 156	\$ 159
Lidar Investigation Map	\$ 50	\$ 51	\$ 52	\$ 53
Landscape Inspection Request	\$ 150	\$ 153	\$ 156	\$ 159
Landscape Design Review and Inspection	2% of Landscape Value			
Minimum	\$ 300	\$ 306	\$ 312	\$ 318
Maximum	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Letter of Inquiry	\$ 250	\$ 255	\$ 260	\$ 265
Public Hearing	\$ 1,200	\$ 1,224	\$ 1,248	\$ 1,273
Pre-Application Meeting	\$ 350	\$ 357	\$ 364	\$ 371
With Engineering Participation	\$ 500	\$ 510	\$ 520	\$ 531
Telecommunication Tower/Antennae Report	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184

Tree Cutting Permit (see Bylaw 7133-2015)	2021	2022	2023	2024
Trees in Urban Area and Urban Reserve and Rural parcels less than 0.5 ha	\$75 for first tree + \$25 each additional tree			
Trees in the Rural Area on parcels greater than 0.5 ha	\$75 for 11th tree + \$25 each additional tree			
Development & Large Scale Clearing	\$300 base fee + \$25 per tree			
Tree Replacement	\$600			
Parcels With Active Farm Use	\$0			

**CITY OF MAPLE RIDGE
BYLAW NO. 7756-2021**

A Bylaw to amend Maple Ridge Building Bylaw No. 6925-2012

WHEREAS it is deemed expedient to amend Maple Ridge Building Bylaw No. 6925-2012;

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 Building Amending Bylaw No. 7756-2021".
2. Maple Ridge Building Bylaw No. 6925-2012 be amended as follows:
 - (a) By deleting "Schedule A - Building Permit Fees" in its entirety and replacing with a new "Schedule A - Building Permit Fees" to be effective September 1, 2021, as attached hereto and forming part of this bylaw;
 - (b) By deleting "Schedule D - Plumbing Permit Fees" in its entirety and replacing with a new "Schedule D - Plumbing Permit Fees" to be effective September 1, 2021, as attached hereto and forming part of this bylaw;
 - (c) By deleting "Schedule E - Gas Permit Fees" in its entirety and replacing with a new "Schedule E - Gas Permit Fees" to be effective September 1, 2021, as attached hereto and forming part of this bylaw; and
 - (d) By deleting "Schedule F - Electrical Permit Fees" in its entirety and replacing with a new "Schedule F - Electrical Permit Fees" to be effective September 1, 2021, as attached hereto and forming part of this bylaw.
3. Maple Ridge Building Bylaw No. 6925-2012 as amended, be amended accordingly.

READ a first time the 25th day of May, 2021.

READ a second time the day of , 2021

READ a third time the day of , 2021

ADOPTED, the day of , 2021

PRESIDING MEMBER

CORPORATE OFFICER

SCHEDULE "A" – Building Permit Fees

Effective September 1, 2021

The following fees shall be paid by the applicant for a **Permit** to construct a Building or a **Pool plus taxes where applicable**:

BASE FEES

For market value of Building or **Pool** or **Construction** to be done thereon of up to \$5000.00 - **\$150.00**

For market value of **Building** or **Pool** or **Construction** to be done thereon of **\$150.00** plus:

- | | |
|----------------|--|
| \$13.75 | for each additional \$1000.00 or part thereof up to \$25,000.00, plus |
| \$13.10 | for each additional \$1000.00 or part thereof up to \$50,000.00, plus |
| \$10.50 | for each additional \$1000.00 or part thereof up to \$75,000.00, plus |
| \$10.00 | for each additional \$1000.00 or part thereof up to \$100,000.00, plus |
| \$9.75 | for each additional \$1000.00 or part thereof up to infinite. |

NOTE: Building Values shall be based upon current estimated **Construction** costs. The current edition of the Marshall Valuation Service, the Marshall and Swift Residential Cost Handbook or other valuation tables may be used by the **Chief Building Official** to determine the market value for the purpose of assessing **Permit** fees.

OTHER FEES

Where an application is made for a Building **Permit** for other than Single Family Detached Dwellings, there will be an additional fee of **\$100.00** per dwelling unit.

In addition to the above, the following fees shall be paid by the applicant for a **Permit** pursuant to this Bylaw:

1. **Permit** application fee of:
 - a. \$585.00 per **permit** for other than single family & duplex
 - b. \$175.00 per **permit** for other than single family & duplex
2. **Permit** to erect a retaining wall - first 20m or portion thereof **\$117.00** for each additional 10m or portion thereof - **\$53.00**
3. **Permit** to install a fireplace, stove or chimney - **\$117.00** for each fireplace, stove or flue.
4. **Permit** to install a Dry Chemical Fire Extinguishing System - **\$117.00**

SCHEDULE "A" – Building Permit Fees

Effective September 1, 2021

5. Building Demolition *Permit* - **\$175.00** per building
6. *Temporary* Building *Permit* **\$175.00** (see bylaw for additional securities)
7. *Temporary* Second Dwelling *Permit* - **\$175.00** (see bylaw for additional securities)
8. Provisional Occupancy *Permit* -
 - (a) SINGLE FAMILY DWELLING
 - (i) **\$250.00** (90 day maximum period)
 - (ii) **\$125.00** renewal (90 day maximum period)
 - (b) MULTI FAMILY DWELLING
 - (i) **\$120.00** per unit (120 day maximum period)
 - (ii) **\$60.00** renewal per unit (60 day maximum)
 - (c) OTHER THAN RESIDENTIAL
 - (i) **\$585.00** per unit (60 day maximum period)
 - (ii) **\$250.00** renewal per unit (60 day maximum)
9. For Change of Occupancy or use where a Building *Permit* is not required - **\$175.00**
10. *Permit* Assignment or Transfer Fee - **\$150.00**
11. *Permit* Renewal Fee - **\$150.00**
12. Re-inspection Fee where more than 1 re-inspection is required due to the fault of the holder of a Building *Permit* - **\$150.00** for each extra re-inspection required.
13. Address Changes and Additional Unit Numbers:
 - (i) If *Permit* has been issued but no occupancy *Permit* issued - **\$175.00** per unit;
 - (ii) *Permit* application in process but *Permit* not issued - **\$87.50** per unit
 - (iii) Occupancy *Permit* issued or existing buildings, follow fee schedule in accordance with Maple Ridge Building Numbering Bylaw
14. Additional fee for any inspection performed outside the boundaries of the **Municipality \$0.58** per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
15. Miscellaneous, House Move and Special Inspections:
 - (a) during normal working hours - **\$105.00** per hour;
 - (b) outside normal working hours - **\$140.00** per hour;
 - (c) minimum charge - 1 hour or as determined by collective agreement

SCHEDULE "A" – Building Permit Fees

Effective September 1, 2021

16. A fee of **\$5.85** per page, for plans for micro film charge or digitization of data over and above the Building **Permit** Fee. 50 page minimum for single family and duplexes and 300 page minimum for multi residential, commercial, industrial and institutional.
17. Charges as shown below will be applicable for examination of alternate solutions, plans and specifications:
 - (a) Plan Check Fee - **\$175.00** including up to two hours and **\$87.50** per hour thereafter
 - (b) Single or Two Family - minimum **\$175.00** per unit
 - (c) Other than Single or Two Family - minimum **\$175.00** per Building
 - (d) Initial review of each alternate solution - **\$468.00** and **\$235.00** per revision thereof
18. For each written Building record search, for legal purposes a fee of **\$200.00** per parcel or file is applicable plus a fee of **\$12.00** per page for supporting documentation.
19. Business License Inspection Fee - minimum **\$87.50** per inspection, maximum **\$175.00** per inspection.
20. Where **Construction** is started prior to obtaining a **Permit**, the applicable **Permit** fee shall be doubled but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
21. If the applicant makes an erroneous declaration on the **Permit** application to obtain a lesser **Permit** fee, the **Permit** shall be revoked and a new **Permit** issued using the corrected value. The new **Permit** shall be calculated according to the corrected **Permit** value and a **50%** administrative fee shall be added to the calculated fee.
22. A fee of **\$87.50** for environmental inspection shall be paid for each residential unit with a value in excess of \$20,000.00. For each non residential unit a fee of **\$87.50** per unit shall be paid where the value exceeds \$40,000.00.
23. A fee of **\$150.00** is required for each submission for minor revisions being requested to plans issued in support of a building permit. Any major revisions or revisions requiring structural modifications will be assessed and additional plan check fee as specified in item 16 of schedule "A".
24. Notwithstanding the permit fees set out in Schedule "A", a building **permit** fee may be reduced or waived should the application for the works be made under a **City** initiated revitalization program. The amount or percentage of reduction applicable will be that value as expressed within the most current revitalization report endorsed by the council of the **City**. Should a dispute as to the amount of reduction arise the form as retained by the **City's** Clerks Department will be the enforceable copy.

SCHEDULE "D" – Plumbing Permit Fees

Effective September 1, 2021

The following fees shall be paid by the applicant for a **Permit** to install, alter or repair **Plumbing plus taxes where applicable**:

1. Minimum fee for any **Plumbing Permit** or inspections - **\$100.00**
2. For **Plumbing Construction** which involves the installation of fixtures:
 - \$23.00** for the first fixture plus
 - \$22.00** for each additional fixture
 - \$12.00** for each roughed in fixture location

For the purpose of this Bylaw, "fixtures" shall include **Pools**, interceptors, hot water storage tanks, automatic washers, roof drains, rainwater leaders, floor drains, radiant heating loops, solar panels, geothermal and built-in dishwashers.

Where an application is made for a **Plumbing Permit** for other than single family detached dwellings, there will be an additional fee of **\$47.00** per dwelling unit.

Permit fees for finishing **Plumbing** only (installation of fixtures where rough-in **Plumbing** exists) shall be 50% of the above fees.

3. For **Plumbing Construction** which involves the connection of hydraulic equipment or the installation of vacuum breakers, backflow prevention devices or similar equipment - **\$47.00** per item connected or installed.
4. For **Plumbing Construction** which involves the installation of lawn irrigation systems - **\$75.00**
5. For **Plumbing Construction** which involves the installation of fire sprinkler systems:
 - (a) for up to fifteen (15) sprinkler heads - **\$150.00**
 - (b) for each additional sprinkler head - **\$ 1.20**
6. For **Plumbing Construction** which involves the installation of standpipes, Fire Department connections, fire hose connections and fire hydrants - **\$41.00** for each hydrant or hose connection.
7. For **Plumbing Construction** which involves the replacement of a buildings water piping system or portion thereof:
 - (a) in multi-family residential buildings, hotels and motels - **\$28.00 per unit**
 - (b) in all other buildings;
 - (i) first 30 metres or part thereof - **\$70.00 each**
 - (ii) each additional 30 metres or part thereof - **\$35.00 each**

SCHEDULE "D" – Plumbing Permit Fees

Effective September 1, 2021

8. For **Plumbing Construction** which involves the installation of storm sewers, perimeter foundation drains, sanitary sewers or water service lines:
 - (a) for single or two-family dwellings - **\$70.00** each
 - (b) for other than single or two-family dwellings:
 - (i) first 30 metres or part thereof - **\$70.00** each
 - (ii) each additional 30 metres or part thereof - **\$70.00** each
 - (iii) each sump, catch basin, rock pit, dry well or manhole - **\$35.00**
9. Re-inspection fee where more than 1 re-inspection is required due to the fault of the **Permit** holder - **\$175.00** for each extra re-inspection required.
10. **Permit** assignment or transfer fee - **\$150.00**
11. **Permit** renewal - **\$75.00**
12. Miscellaneous and special inspections:
 - (a) During normal working hours - **\$105.00** per hour;
 - (b) Outside normal working hours - **\$140.00** per hour;
 - (c) Minimum Charge - 1 Hour or as determined by collective agreement.
13. Charges as shown below will be applicable for examination of plans and specifications:
 - (a) Plan Check Fee - **\$175.00** including up to two hours and **\$87.50** per hour thereafter
 - (b) Single or Two Family Dwellings - minimum **\$175.00** per unit.
 - (c) Other than Single or Two Family Dwellings - minimum **\$175.00** per Building.
14. Additional fee for any inspection performed outside the boundaries of the **Municipality \$0.58** per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
15. Business License Inspection Fee - minimum **\$87.50** per inspection, maximum **\$175.00** per inspection.
16. Where **Construction** is started prior to obtaining a **Permit**, the applicable **Permit** fee shall be doubled, but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
17. If the applicant makes an erroneous declaration on the **Permit** application to obtain a lesser **Permit** fee, the **Permit** shall be revoked and a new **Permit** issued using the corrected information. The new **Permit** shall be calculated according to the corrected **Permit** value and a **50%** administrative fee shall be added to the calculated fee.

SCHEDULE "E" – Gas Permit Fees

Effective September 1, 2021

The following fees shall be paid by the applicant for a **Permit** to install or alter gas **Construction** **plus taxes where applicable**:

1. For gas **Construction** which involves the replacement of an appliance or the installation of a new gas appliance.
 - (a) for Single or Multi-Family Dwellings:
 - (i) **\$47.00** per appliance, **\$100.00** minimum
 - (b) for other than Single or Multi-Family Dwellings:
 - (i) up to 102,000 BTU/hr **\$70.00** per appliance, \$150.00 minimum
 - (ii) 102,001 - 409,000 BTU/hr **\$82.00** per appliance, \$150.00 minimum
- NOTE:** Fees for additional appliances are calculated on BTU rating.
2. Where an application is made for a **Permit** for other than single family detached dwellings, there will be an additional fee of **\$47.00** per dwelling unit.
3. Gas Heated Buildings - Building heat loss calculation review
 - (i) **\$87.50** per Single Family Dwelling.
 - (ii) **\$18.00** per unit for Multi Family Use - not less than **\$87.50** per Building/cluster
 - (iii) **\$175.00** per Building for other than Residential.
4. For gas **Construction** which involves the installation of vents or furnace plenums only - **\$87.50** each
5. For gas **Construction** which involves the installation of house piping:
 - (a) for single or two family dwellings - **\$87.50** per unit
 - (b) for other than single or two family dwellings:
 - (i) first 30 metres or part thereof - **\$70.00** per unit plus
 - (ii) each additional 30 metres or part thereof - **\$35.00** per unit
6. Re-inspection fee where more than one (1) inspection is required due to faulty workmanship or materials - **\$175.00** for each extra re-inspection required.
7. **Permit** Renewal - **\$75.00**
8. **Permit** Transfer - **\$150.00**

SCHEDULE "E" – Gas Permit Fees

Effective September 1, 2021

9. Miscellaneous and special inspections:
 - (a) During normal working hours - **\$105.00** per hour;
 - (b) Outside normal working hours - **\$140.00** per hour;
 - (c) Minimum charge - 1 hour or as determined by collective agreement
10. Charges as shown below will be applicable for examination of plans and specifications on application of Gas **Permit**.
 - (a) Plan Check Fee - **\$175.00** per hour including up to two hours and **\$87.50** per hour thereafter
 - (b) Single or Two Family Dwellings - minimum **\$150.00** per unit
 - (c) Other than Single or Two Family Dwellings - minimum **\$150.00** per Building.
11. Additional fee for any inspection performed outside the boundaries of the **Municipality \$0.58** per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
12. Oil and Propane Fee Schedule would follow the Gas Fee Schedule "E" in its entirety.
13. Business Licence Inspection Fee - minimum **\$87.50** per inspection, maximum **\$175.00** per inspection.
14. Where **Construction** is started prior to obtaining a **Permit**, the applicable **Permit** fee shall be doubled, but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
15. If the applicant makes an erroneous declaration on the **Permit** application to obtain a lesser **Permit** fee, the **Permit** shall be revoked and a new **Permit** issued using the corrected information. The new **Permit** shall be calculated according to the corrected **Permit** value and a **50%** administrative fee shall be added to the calculated fee.

SCHEDULE "F" – Electrical Permit Fees

Effective September 1, 2021

The following fees shall be paid by the applicant for a **Permit** to install **Electrical Equipment plus taxes where applicable**:

For one and two Family Dwellings including additions, the **Permit** fee shall be **15%** of the building **Permit** fee or the minimum electrical **Permit** fee, which ever is greater.

The following additional charges are applicable to one and two family dwelling when the electrical **Permit** is taken out in conjunction with a building permit:

- | | | |
|----|---|-------------------------|
| 1. | a) Each hot tub or spa | \$18.00 |
| | b) Each hydro massage tub bath | \$18.00 |
| | c) Electrical Heating or based on the value of electrical heating contract, which ever is greater | \$87.50 minimum |
| | d) Air Conditioning/Heat Pumps | \$18.00 per unit |
| | e) Each sub panel | \$18.00 |

Fees for all other work not included above

For market value of **Electrical Equipment**, including costs of installation of \$0.00 - \$1000.00 -

\$150.00 plus:

- | | |
|-----------------|--|
| \$ 27.00 | for each additional \$1000.00 or part thereof up to \$10,000.00 plus |
| \$ 12.00 | for each additional \$1000.00 or part thereof up to \$100,000.00 plus |
| \$ 8.00 | for each additional \$1000.00 or part thereof up to \$250,000.00 plus |
| \$ 6.00 | for each additional \$1000.00 or part thereof up to \$300,000.00 plus |
| \$ 5.00 | for each additional \$1000.00 or part thereof over \$300,000.00 to infinite. |

NOTE: Market values shall be based upon current estimated electrical installation costs.

Where an application is made for an Electrical **Permit** for other than Single Family Detached Dwellings, there will be an additional fee of **\$30.00** per dwelling unit.

Note: Low Voltage Electrical Permits are exempted from this unit charge.

In addition to the above, the following fees shall be paid by the applicant for a **Permit** to install **Electrical Equipment**.

2. Underground Service Duct - **\$87.50**

3. **Temporary:**

- | | | |
|-----|---|----------------|
| (a) | Temporary to permanent connection conversion | \$87.50 |
| (b) | Temporary Service connection | \$87.50 |

SCHEDULE "F" – Electrical Permit Fees

Effective September 1, 2021

4. **Temporary** current **Permit** for uses other than carnivals:
 - (a) Initial six (6) month period - **\$200.00**
 - (b) Each additional six (6) month renewal period - **\$150.00**
5. Special Event Permit Including Carnivals:

Each Location: **\$87.50 and minimum fee \$175.00**
6. Movie Location Fee:
 - (a) One location – valid for 180 days from issuance **\$175.00**
 - (b) Two locations – valid for 180 days **\$245.00**
 - (c) Three locations – valid for 180 days **\$315.00**
 - (d) Four locations – valid for 180 days **\$350.00**
 - (e) Five locations – valid for 180 days **\$420.00**
 - (f) Six locations – valid for 180 days **\$490.00**
 - (g) Seven locations – valid for 180 days **\$560.00**
 - (h) Eight locations – valid for 180 days **\$630.00**
 - (i) Nine locations – valid for 180 days **\$700.00**
 - (j) Annual Permit – unlimited locations **\$770.00**
 - (k) **Additional fee:** Inspections outside normal work hours **\$240.00** minimum or as determined by collective agreement
7. Annual **Permit**:
 - (a) for residential, commercial or industrial facilities:
 - (i) per KVA of service capacity **.25**
 - (ii) minimum fee **\$175.00**
 - (iii) maximum fee **\$2,800.00**
 - (b) for educational or institutional facilities - **\$9.00** for each classroom, shop, laboratory, office, etc.

SCHEDULE "F" – Electrical Permit Fees

Effective September 1, 2021

8. Permit for the installation of rough-in low voltage or finish of a previously installed and permitted rough-in installation only for single family & duplex's
 - (a) **\$87.50** for first \$1000.00 in contract value
9. **Pool Grounding Permit - \$117.00**
10. Re-inspection fee where more than one (1) re-inspection is required due to faulty workmanship or materials - **\$175.00** for each extra re-inspection required.
11. **Permit Transfer - \$150.00**
12. **Permit Renewal - \$75.00**
13. Miscellaneous and special inspections:
 - (a) During normal working hours - **\$105.00** per hour;
 - (b) Outside normal working hours - **\$140.00** per hour;
 - (c) Minimum charge - One (1) hour or as determined by collective agreement
14. Additional fee for any inspection performed outside the boundaries of the **Municipality \$0.58** per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
15. Charges as shown below will be applicable for examination of plans and specifications:
 - (a) Plan Check Fee - minimum **\$175.00** including up to two hours and **\$87.50** per hour thereafter
 - (b) Single or Two Family Dwellings - minimum **\$175.00** per unit.
 - (c) Other than Single or Two Family Dwellings - minimum **\$175.00** per Building.
16. Business License Inspection Fee - minimum **\$87.50** per inspection, maximum **\$175.00** per inspection.
17. Where **Construction** is started prior to obtaining a **Permit**, the applicable **Permit** fee shall be doubled, but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
18. If the applicant makes an erroneous declaration of the **Permit** value to obtain a lesser **Permit** fee, the **Permit** shall be revoked and a new **Permit** issued using the corrected value. The new **Permit** shall be calculated according to the corrected **Permit** value and a **50%** administrative fee shall be added to the calculated fee.

**CITY OF MAPLE RIDGE
BYLAW NO. 7565-2019**

A Bylaw to amend the text of
Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended

WHEREAS, it is deemed expedient to amend the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended:

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

1. This bylaw may be cited as "Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7565-2019".
2. Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 is amended as follows:

PART IV, OFF-STREET PARKING DESIGN, SECTION 4.1(a), is amended by adding the following after vi):

- vii) Townhouse units with an enclosed single-car parking garage in a tandem configuration in the RM-1 zone shall:
 - a) Provide a minimum driveway apron of 6.0 metres in length and 3.0 metres in width; and
 - b) Have an enclosed single-car garage with internal finished dimensions of not less than 3.7 metres in width, 6.7 metres in length, and 2.1 metres in height.
 - viii) Townhouse units with an enclosed double-car parking garage, in a side-by-side configuration, in the RM-1 zone shall:
 - a) Have an enclosed double-car garage with internal finished dimensions of not less than 6.5 metres in width, 6.7 metres in length, and 2.1 metres in height.
 3. Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended is hereby amended accordingly.

READ a first time the 25th day of May, 2021.

READ a second time the 25th day of May, 2021.

READ a third time the day of , 2021.

ADOPTED, the day of , 2021.

PRESIDING MEMBER

CORPORATE OFFICER

1002

CITY OF MAPLE RIDGE

BYLAW NO. 7761-2021

A Bylaw to amend Maple Ridge Soil Removal Bylaw No. 6398-2006

WHEREAS the Council of the City of Maple Ridge deems it expedient to amend Maple Ridge Soil Removal Bylaw No. 6398-2006;

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

1. This Bylaw may be cited as Maple Ridge Soil Removal Amending Bylaw No. 7761-2021.
2. Maple Ridge Soil Removal Bylaw No. 6398-2006 be amended as follows:
 - (a) By deleting "Schedule A" in its entirety and replacing with a new "Schedule A – Designated Lands", as attached hereto and forming part of this bylaw;
 - (b) By deleting "Corporation of the District of Maple Ridge" and "Corporation" in its entirety and replacing with "City of Maple Ridge" and "City"; and
 - (c) By deleting "Municipal Engineer" in its entirety and replacing with "Director of Engineering".
3. Maple Ridge Soil Removal Bylaw No. 6398-2006 as amended, be amended accordingly.

READ a first time the 22nd day of June, 2021.

READ a second time the 22nd day of June, 2021.

READ a third time the 22nd day of June, 2021.

ADOPTED, the day of , 2021

PRESIDING MEMBER

CORPORATE OFFICER

Schedule A - Designated Lands

Pursuant to Section 6., the commercial removal of soil for sale is permitted on the following lands in the annual quantities set out:

Legal Description of Lands	Annual Quantity
1. DISTRICT LOT 5326, GROUP 1, NEW WESTMINSTER DISTRICT, EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 77454 AND SECONDLY: PART SUBDIVIDED BY PLAN 85044 AND THIRDLY: PART SUBDIVIDED BY PLAN LMP13975 PARCEL IDENTIFIER: 000-947-261	225,000 cubic metres
2. PARCEL "A" (REFERENCE PLAN 3015) OF THE SOUTH WEST QUARTER, SECTION 25, TOWNSHIP 12, EXCEPT: PARCEL "ONE" (REFERENCE PLAN 17316), NEW WESTMINSTER DISTRICT PARCEL IDENTIFIER: 013-301-764	50,000 cubic metres
3. LOT 1, DISTRICT LOT 5326, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN LMP13975 PARCEL IDENTIFIER: 018-603-785	25,000 cubic metres

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: July 13, 2021
FILE NO: 2017-061-RZ
MEETING: COUNCIL

SUBJECT: Final Reading CD-1-17 (Comprehensive Development)
Zone Amending Bylaw No. 7336-2017;
22265, 22289, 22295, 22321, 22337, 22351, 22359 and 22367 Dewdney
Trunk Road; 12032, 12038 12052 and 12051/12061 223 Street; 12021,
12026, 12027, 12034, 12042, 12043 and 12052 Garden Street; 030-857-228
and 001-115-341;
AND
Final Reading
Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017;
12051/12061 223 Street

EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7336-2017 for the above listed properties and as shown in Appendix A, has been considered by Council and at Public Hearing and subsequently was granted third reading. The Ministry of Transportation and Infrastructure has approved the bylaw under the provisions of the *Transportation Act*. Therefore, the applicant has requested that final reading be granted.

Council granted first reading for Zone Amending Bylaw No. 7336-2017 (see Appendix B) on May 23, 2017 followed by second reading on September 10, 2019. This application was presented at Public Hearing on October 22, 2019 and Council granted third reading on October 29, 2019. An extension was granted by Council on January 19, 2021.

This rezoning is accompanied by Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017 (see Appendix C). This Land Use Contract was associated with a former grocery store on a portion of the subject site providing additional parking to serve this store. Bylaw 7337-2017 was granted first reading on May 23, 2017 followed by second reading on September 10, 2019, Public Hearing on October 22, 2019 and third reading on October 29, 2019.

There is no Development Permit application associated with this rezoning. The lands in Phases 1 through 7 being zoned to CD-1-17, will be subject to No Building Restrictive Covenants. This covenant stipulates that all of the remaining obligations are to be fulfilled as each phase develops, including payment of Community Amenity Contributions, subdivision, road widening, servicing, the comprehensive development concept to be followed (ERA Guidelines), public east-west pedestrian corridor with amenities and making applications for Development Permits for Council's review and issuance. See Appendix D for conceptual development plan.

RECOMMENDATIONS:

1. That Maple Ridge Land Use Contract Termination Bylaw 7337-2017 be adopted; and
2. That Zone Amending Bylaw No. 7336-2017, as amended, be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on October 22, 2019. On October 29, 2019, Council granted third reading to Land Use Contract Termination Bylaw 7337-2017 and to Zone Amending Bylaw No. 7336-2017 with the stipulation that the following conditions be addressed:

- i) Registration of a No Build Restrictive Covenant, including terms for Community Amenity Contributions payment, provision of amenity bonus features and the overall development concept with an accompanying design guidelines;
Comment: For efficiency, this requirement has been included in two covenants. Phase 1 was issued a Development Permit by Council to develop under the existing zoning. Being fully compliant with the requirements set by Council, the covenant on this phase is for the ERA guidelines to ensure the comprehensive and integrated nature of this project from phase to phase. This streamlined covenant for Phase 1 is being registered through a Letter of Undertaking.

For Phases 2 – 7, the full No Build Restrictive Covenant is being registered through a Letter of Undertaking on title of all the properties encompassing these phases. The above noted condition described in the second report to Committee of the Whole dated September 3, 2019, has been expanded and details added, including a listing of all studies and analysis needed for servicing, road requirement and traffic assessments.
- ii) Approval from the Ministry of Transportation and Infrastructure;
Comment: Approval granted on June 16, 2021.
- iii) Registration of a Statutory Right-of-Way plan and agreement for the Phase 1 portion of the site;
Comment: The required Statutory Right-of-way has been registered on Phase 1 and a portion of Phase 2.
- iv) Registration of a Restrictive Covenant protecting the Visitor Parking for the Phase 1 portion of the site;
Comment: The required Restrictive Covenant has been registered on Phase 1.
- v) Discharge Land Use Contract entered into the 28 day of April, 1977, between the City of Maple Ridge and Canada Safeway Limited under Filing Number P11973;
Comment: Concurrent adoption of Maple Ridge Land Use Contract Termination Bylaw 7337-2017 satisfies this requirement.
- vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
Comment: This condition has been satisfied and future development permit applications will be accompanied by the Site Profile forms required by Provincial regulations.

CONCLUSION:

The Swiss Real ERA development will be the largest comprehensive mixed-use development ever proposed in the Maple Ridge Town Centre Area. It will span nearly three entire city blocks, approximately three (3) hectares or about 7 1/3 acres of land, transforming the city skyline while creating vibrant pedestrian realms, focused on an east-west public pedestrian spine, storefront shops, a Central Plaza with theatre-style seating and a shop-lined Corner Plaza showcasing a major Public Art piece and community digital display board.

The first phase is under construction and additional phases are expected to proceed shortly, developing the lands from west to east. All the essential processes and requirements are reflected in the No Build Restrictive Covenants to be registered on the Phase 1 and the Phase 2 – 7 sites. This instrument guarantees payment of about \$2.3 million in Community Amenity Contributions (CAC) on a phase-by-phase basis. It provides significant levels of flexibility in processing of future applications and encourages creativity in future form and character of each phase and promotes a safe, attractive and friendly pedestrian environment. At build out, this urban quarter will become part of the heart of the Town Centre Area.

As the applicant has met Council's conditions, it is recommended that final reading be given to Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017 and Zone Amending Bylaw No. 7336-2017.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

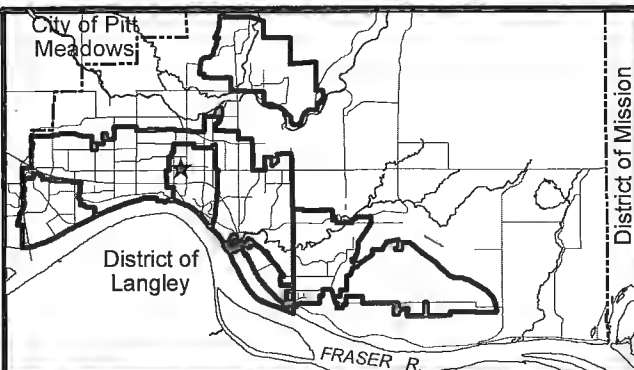
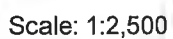
Approved by: Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services

"Original signed by Christine Carter for"

Concurrence: Al Horsman
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Bylaw No. 7336-2017
Appendix C – Bylaw No. 7337-2017
Appendix D – Conceptual Development Plan



PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-061-RZ
DATE: Aug 20, 2019

BY: PC

CITY OF MAPLE RIDGE
BYLAW NO. 7336-2017

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7336-2017."
2. PART 10, COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct sequential order:

"SECTION 10__ CD-1-17

A. INTENT

This zone is intended to accommodate and regulate the development of a medium to high density comprehensively-planned mixed use development in multiple phased in the Town Centre Area.

B. INTERPRETATION

1. For the purposes of this zone:
 - (a) Schedule A means Schedule "A" showing the boundaries of each phase attached to Maple Ridge Zone Amending Bylaw No. 7336-2017;
 - (b) Base density means the density permitted without the bonus density or the amenity bonus density being added.

C. PHASE 1 REGULATIONS

The Town Centre Commercial Zone (C-3) zone regulations, but not Sections D to M herein, shall apply to Phase 1, except as follows:

1. In addition to the permitted uses, a Townhouse use is permitted;
2. In addition to the permitted accessory uses, accessory off street parking and accessory home occupation is permitted;
3. Buildings and structures may be sited up to any lot line;
4. A minimum of 20% of the site area shall be provided as useable open space. A portion of the required open space may be provided on a roof;
5. Notwithstanding Schedule "G" Ground Level Commercial, ground level commercial floor space is not required along Plaza Street or Brown Avenue; and
6. Notwithstanding the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990:

- i. a minimum of 50% of required parking spaces shall be provided with roughed-in conduit for future electric charging capabilities; and
- ii. have at least four electric vehicle charging stations in this phase.

D. PRINCIPAL USES

1. The permitted uses in Phases 2 – 7 shall be the principal uses permitted in the Town Centre Commercial Zone (C-3). In addition, Townhouse Use shall be permitted in Phases 2, 3, 4 and 6.
2. Apartment Use shall not be permitted in Phase 5.

E. ACCESSORY USES

1. The following accessory uses are permitted in Phases 2 – 7:
 - i. The accessory uses permitted in the Town Centre Commercial Zone (C-3, except Accessory Home Occupation which shall not be permitted in Phase 5;
 - ii. Off street parking; and
 - iii. Off street loading.

F. LOT AREA & DIMENSIONS

1. Minimum lot area and dimensions shall not be less than:
 - (a) in lot area 1,500 square metres.
 - (b) in width 6.0 metres.
 - (c) in depth 27.0 metres.

G. DENSITY

1. For the land shown as Phase 2 in Schedule A:
 - (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
 - (b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.34 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure; and
 - (ii) An amount equal to 0.3 times the net lot area for each storey above the second, not to exceed 0.9 times.
 - (c) An amenity bonus density of up to a maximum of 0.3 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.
 - (d) The maximum density in this phase, including any bonus density and amenity bonus density, is 2.65 times the net lot area.
2. For the land shown as Phase 3 in Schedule A:

- (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
- (b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;
 - (ii) An amount equal to 0.1 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area, based on the tallest structure in this phase; and
- (c) An amenity bonus density of up to a maximum of 1.3 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.
- (d) The maximum density in this phase, including any bonus density and amenity bonus density, is 3.6 times the net lot area.

3. For the land shown as Phase 4 in Schedule A:

- (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
- (b) An additional density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;
 - (ii) An amount equal to 0.3 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area based on the tallest structure in this phase; andincluding the rezoning offerings indicated in Schedule B.
- (c) The maximum density in this phase, including any bonus density and amenity bonus density, is 2.3 times the net lot area.

4. For the land shown as Phase 5 in Schedule A:

- (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
- (b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;
 - (ii) An amount equal to 0.3 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area, based on the tallest structure in this phase; and

- (c) An amenity bonus density of up to a maximum of 1.2 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.
- (d) The maximum density in this phase, including any bonus density and amenity bonus density, is 3.5 times the net lot area.

5. For the land shown as Phase 6 in Schedule A:

- (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
- (b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;
 - (ii) An amount equal to 0.1 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area, based on the tallest structure in this phase; and
- (c) An amenity bonus density of up to a maximum of 3.2 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.
- (d) The maximum density in this phase, including any bonus density and amenity bonus density, is 5.5 times the net lot area.

6. For the land shown as Phase 7 in Schedule A:

- (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
- (b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;
 - (ii) An amount equal to 0.1 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area, based on the tallest structure in this phase; and
- (c) An amenity bonus density of up to a maximum of 3.2 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.
- (d) The maximum density in this phase, including any bonus density and amenity bonus density, is 5.5 times the net lot area.

H. LOT COVERAGE

1. A lot coverage of all buildings and structures in each of in Phases 2 – 7 shall not exceed 90%, provided that lot coverage may be 100% where required parking is provided in accordance with Section 3.6 of Maple Ridge Off Street Parking and Loading Bylaw No. 4350 – 1990, as amended.

I. SETBACKS

1. The minimum setback for all principal buildings and structures in Phases 2 – 7 shall be not less than:
 - (a) from a front lot line: 0.0 metres.
 - (b) from a rear lot line: 0.0 metres.
 - (c) from a side lot line: 0.0 metres.
 - (d) from an exterior side lot line: 0.0 metres.

J. HEIGHT

1. In Phases 2 – 7
 - (a) The minimum building height shall be three (3) storeys, except it shall be a minimum of 2 storeys in Phase 5.
 - (b) The maximum building height is not restricted.

K. LANDSCAPING AND SCREENING

1. In Phases 2 – 7:
 - (a) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees where feasible. This landscaping shall be maintained.
 - (b) Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.
 - (c) The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways, and walkways.
 - (d) Loading areas, garbage containers and recycling containers shall be screened from any adjacent residential lot or from overlook from upper storeys, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

L. PARKING AND LOADING

1. Off-street parking and off-street loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990, as amended.
2. An off-street parking use shall be sited to the rear of a building, be concealed within a building or be located underground.

M. OTHER REGULATIONS

1. Where permitted in Phases 2 – 7, an Apartment Use shall:
 - (a) be limited exclusively to storeys above the first storey for a building or a portion thereof along Dewdney Trunk Road, Garden Street in Phase 7, and along the internal public plaza from 224 Street to Garden Street in Phases 6 and 7;
 - (b) be located within a building above all storeys which is used for non-residential principal use or off street parking;
 - (c) have separate and independent access into the building containing the apartment use;
 - (d) be permitted only where all parking for such use is concealed parking wholly within a building, structure or an underground structure; and
 - (e) have at least four electric vehicle charging stations per phase.
2. Where permitted in Phases 2 – 7, a Townhouse Use shall:
 - (a) only be permitted on a lot containing an Apartment Use;
 - (c) have direct pedestrian access to street grade, a pedestrian walkway or a mews for each unit; and
 - (d) be permitted only where all parking for such use is concealed parking wholly within a building, structure or an underground structure.
3. In Phases 2 – 7
 - (a) The ground floor of all buildings shall have not less than:
 - (i) 90% of the lot frontage developed for permitted principal uses with public pedestrian or vehicular access; and
 - (ii) 25% of the lot area developed for a permitted principal uses.
 - (b) Commercial floor area provided at the ground level in accordance with Schedule "G", including along both sides of the public pedestrian way and the public plaza in Phases 6 and 7.
 - (c) A minimum of 20% of the site area in Phases 2, 4 and 6, 50% of the site area in Phase 5, and 35% of the site area of the site area in Phase 7 shall be provided as useable open space. A portion of the required open space may be provided on a roof.

- (d) One or more indoor amenity spaces shall be provided totaling a minimum of 1.0 sq. m. per dwelling unit accessible to residents in each phase.
- (e) Phase 4 or Phase 5 shall have a clubhouse or similar indoor and outdoor facility.
- (f) Every use except for a loading use shall be located and undertaken wholly within an enclosed building.
- (g) An off street parking use shall be sited inside a building or underground.
- (h) A home occupation use shall comply with the regulations of Section 402 (4).

In this location, insert the diagram showing the boundaries of each phase from Schedule "A" attached to and forming part of this Bylaw."

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

030-857-228	LOT 2 DISTRICT LOT 399 GROUP 1 WESTMINSTER DISTRICT PLAN EPP88082
030-857-210	LOT 1 DISTRICT LOT 399 GROUP 1 WESTMINSTER DISTRICT PLAN EPP88082
001-115-341	LOT 9 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094
008-643-831	LOT 10 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094
006-217-796	LOT 50 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 48265
005-165-598	LOT 55 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53750
009-862-552	LOT 4 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
001-419-684	LOT 3 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
009-862-544	LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
009-862-510	LOT 1 EXCEPT: THE EAST 47 FEET; DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
000-969-231	LOT 27 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845
000-969-222	LOT 26 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845
004-031-768	LOT 24 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 15679
002-150-051	LOT 18 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14549
009-966-561	LOT 5 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
001-886-134	LOT 4 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
004-681-088	LOT 3 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
009-966-552	LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
004-067-444	LOT 1 BLOCK 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
001-916-980	PARCEL "B" (EXPLANATORY PLAN 9471) OF LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1112
006-357-571	LOT 52 EXCEPT: PART DEDICATED ROAD ON PLAN 81647, DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 49034

and outlined in heavy black line on Map No. 1712 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to CD (Comprehensive Development) 1-17.

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

5. Schedule "G" is deleted and replaced by the new Schedule "G" attached hereto as Schedule "C".

READ a first time the 23rd day of May, 2017.

READ a second time the 10th day of September, 2019.

PUBLIC HEARING held the 22nd day of October, 2019.

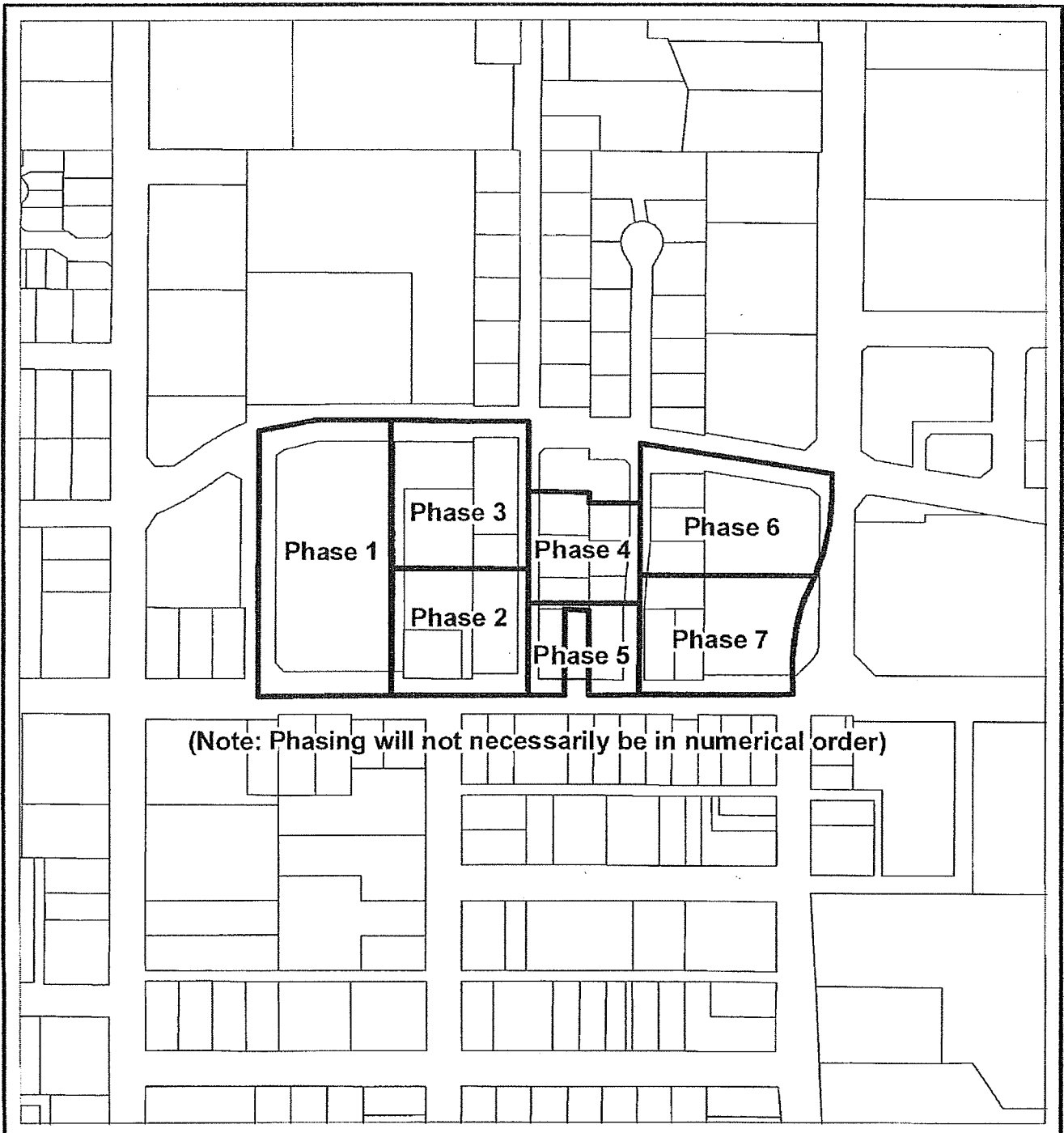
READ a third time the 29th day of October, 2019.

APPROVED by the Ministry of Transportation and Infrastructure this 16th day of June, 2021.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



(Note: Phasing will not necessarily be in numerical order)



Scale: 1:3,000

Bylaw No. 7336-2017
Schedule "A"

PLANNING DEPARTMENT



mapleridge.ca

Schedule A

DATE: May 16, 2017

BY: DT

Schedule B to Bylaw 7336-2017
Amenity and Rezoning Offerings by Phase

Phase 2

- Continuation of east-west pedestrian way
- Minimum four electric vehicle charging stations
- BC Energy Step Code
- Sustainability measures

Phase 3

- Continuation of east-west pedestrian way
- Minimum four electric vehicle charging stations
- BC Energy Step Code
- Sustainability measures
- A clubhouse (if not in another phase)

Phase 4

- Continuation of east-west pedestrian way
- BC Energy Step Code
- Sustainability measures
- Seating area and theatre structure at the Central Plaza incorporating potential public art elements
- A Clubhouse (if not in another phase)

Phase 5

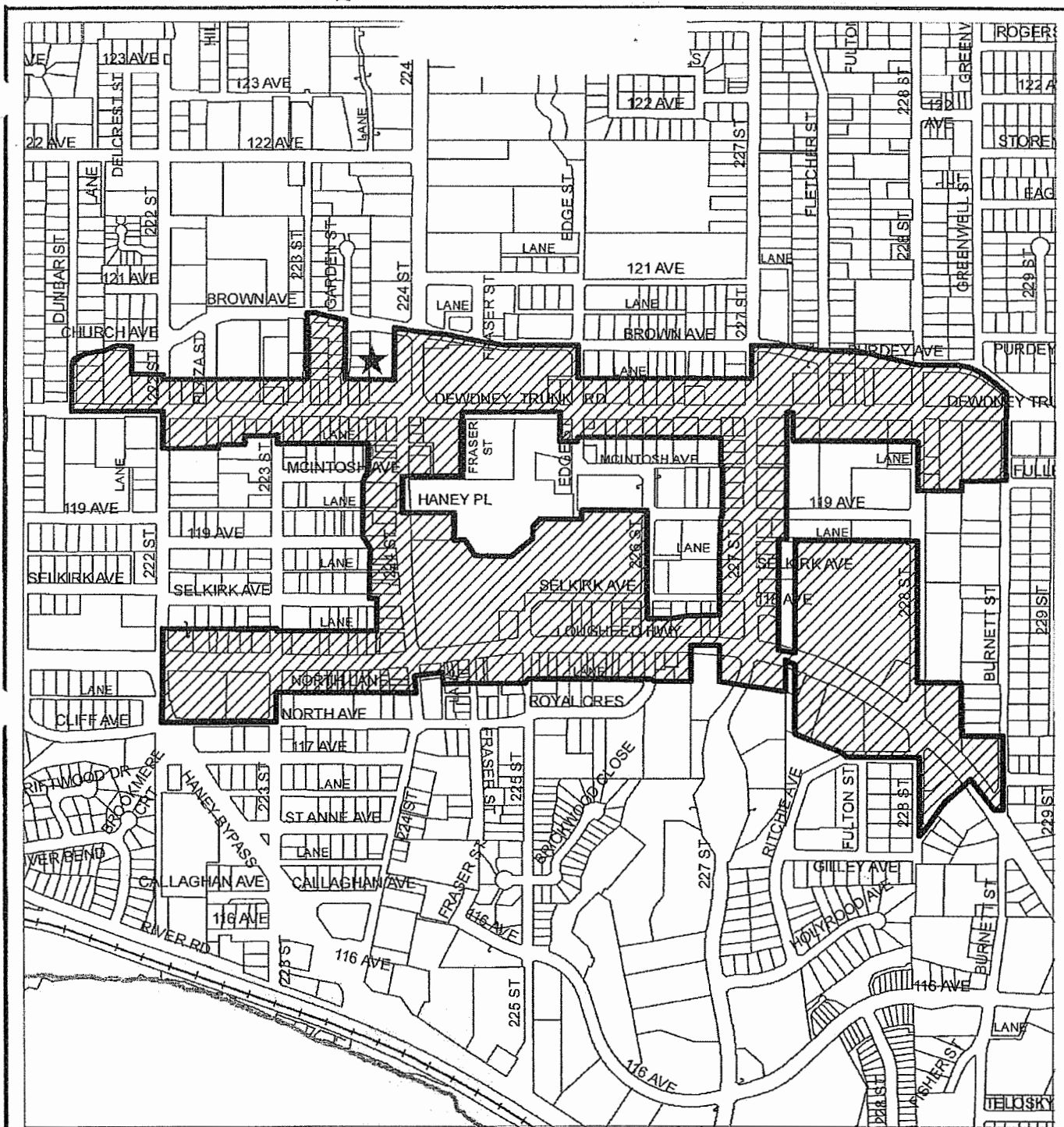
- Continuation of east-west pedestrian way (including portion of Central Plaza)
- Minimum four electric vehicle charging stations
- BC Energy Step Code
- Sustainability measures
- A Clubhouse (if not in another)

Phase 6

- Continuation of east-west pedestrian way
- Public plaza
- Minimum four electric vehicle charging stations
- BC Energy Step Code
- Sustainability measures

Phase 7

- Continuation of east-west pedestrian way
- Public plaza
- Public art piece (in Public Plaza) having a minimum value of \$100,000 adjusted by CPI between the year of this agreement and the year of the development application being made
- Public message board
- BC Energy Step Code
- Minimum four electric vehicle charging stations
- Sustainability measures



Town Centre Area Plan



Ground Floor
Commercial Required



Ground Floor Commercial
Required to support pedestrian
corridor and corner plaza

Bylaw No. 6354-2005
Schedule 'G'

PLANNING DEPARTMENT

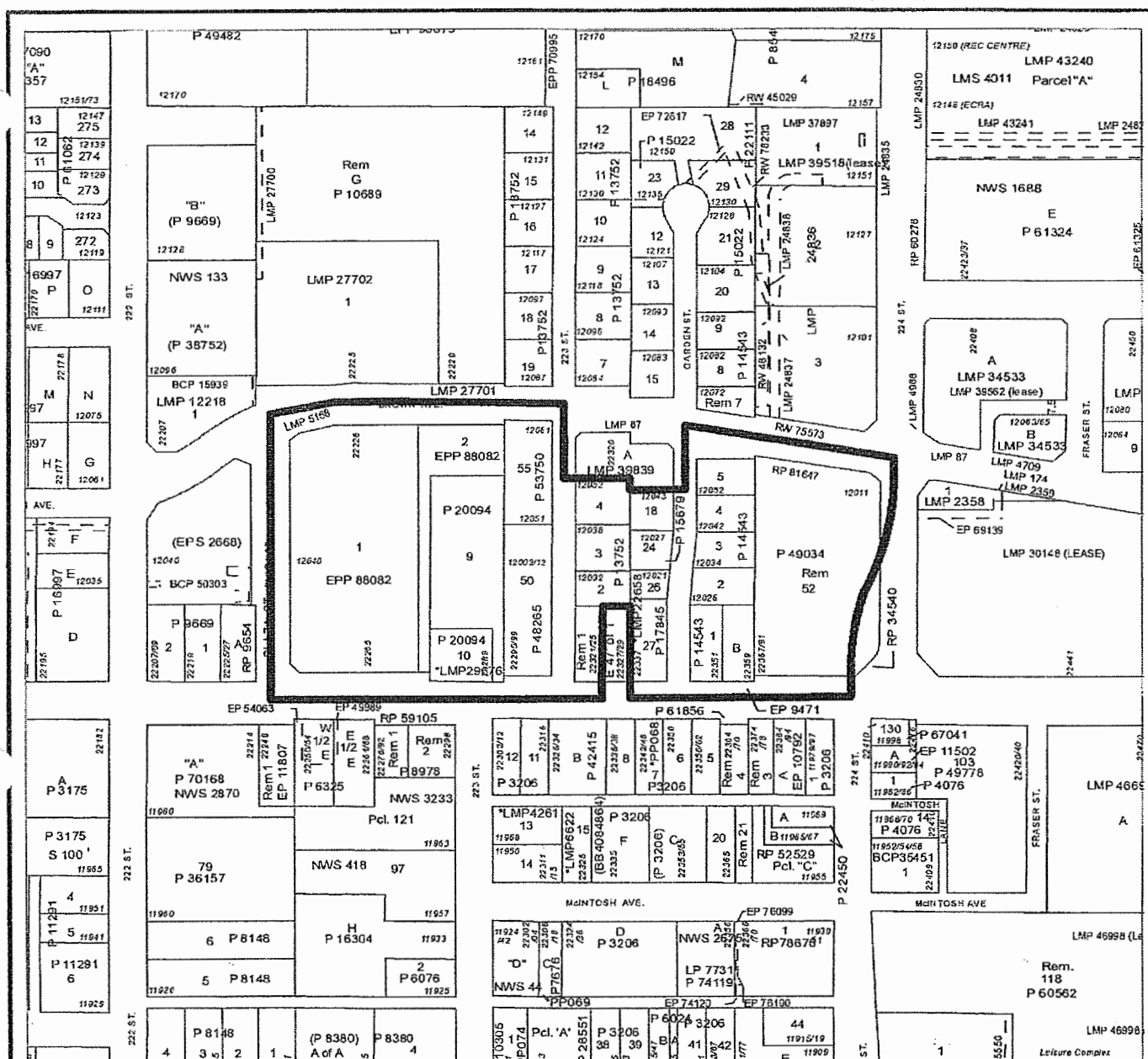


MAPLE RIDGE
British Columbia

mapleridge.ca

DATE: Aug 21, 2019

BY: DT



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7336-2017

Map No. 1712

From: RS-1 (One Family Urban Residential, C-3 Town Centre Commercial and LUC No. 2435-1977

To: CD-1-17 (Comprehensive Development)



SCALE 1:3,000

**CITY OF MAPLE RIDGE
BYLAW NO. 7337-2017**

A Bylaw to authorize the Termination of Land Use Contract Bylaw No. 2435-1977

WHEREAS, on the 28 day of April, 1977, the City entered into a Land Use Contract with CANADA SAFEWAY LIMITED for the use and development of the lands therein described;

AND WHEREAS, 487559 BC LTD, the present owner of the land described in Section 1 of this Bylaw, has applied for a discharge of Land Use Contract No. 2435-1977 registered against the title under Filing No. P11973.

AND WHEREAS the Council deems it expedient that the rights and obligations created and to be performed under the said Land Use Contract should terminate and be no longer of force or effect;

AND WHEREAS Section 546 of the *Local Government Act*, R.S.B.C, 2015, c.1, as amended, provides that a Land Use Contract may only be discharged by bylaw and only after a Public Hearing.

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

1. That the Land Use Contract entered into the 28 day of April, 1977, between the City of Maple Ridge and Canada Safeway Limited respecting the use and development of lands known as:

Parcel Identifier:	005-165-598
Legal Description:	Lot 55, District Lot 399, Group 1, New Westminster District. Plan 53750

(12051/12061-223rd Street)

and outlined in heavy black line on Map No. 1713 a copy of which is attached hereto and forms part of this Bylaw.

Registered in the New Westminster Land Title Office on the 09 day of February, 1978, under Filing Number P11973, is terminated.

2. THAT the Mayor and City Clerk are hereby authorized to sign and affix the seal of the Corporation to such instrument as will effectually extinguish all rights and obligations created by the Land Use Contract and will release and terminate the Land Use Contract from the records of title to aforesaid lands in the New Westminster Land Title Office.

3. This bylaw may be cited as "Maple Ridge Land Use Contract Termination Bylaw 7337-2017".

READ a first time the 23rd day of May, 2017.

READ a second time the 10th day of September, 2019.

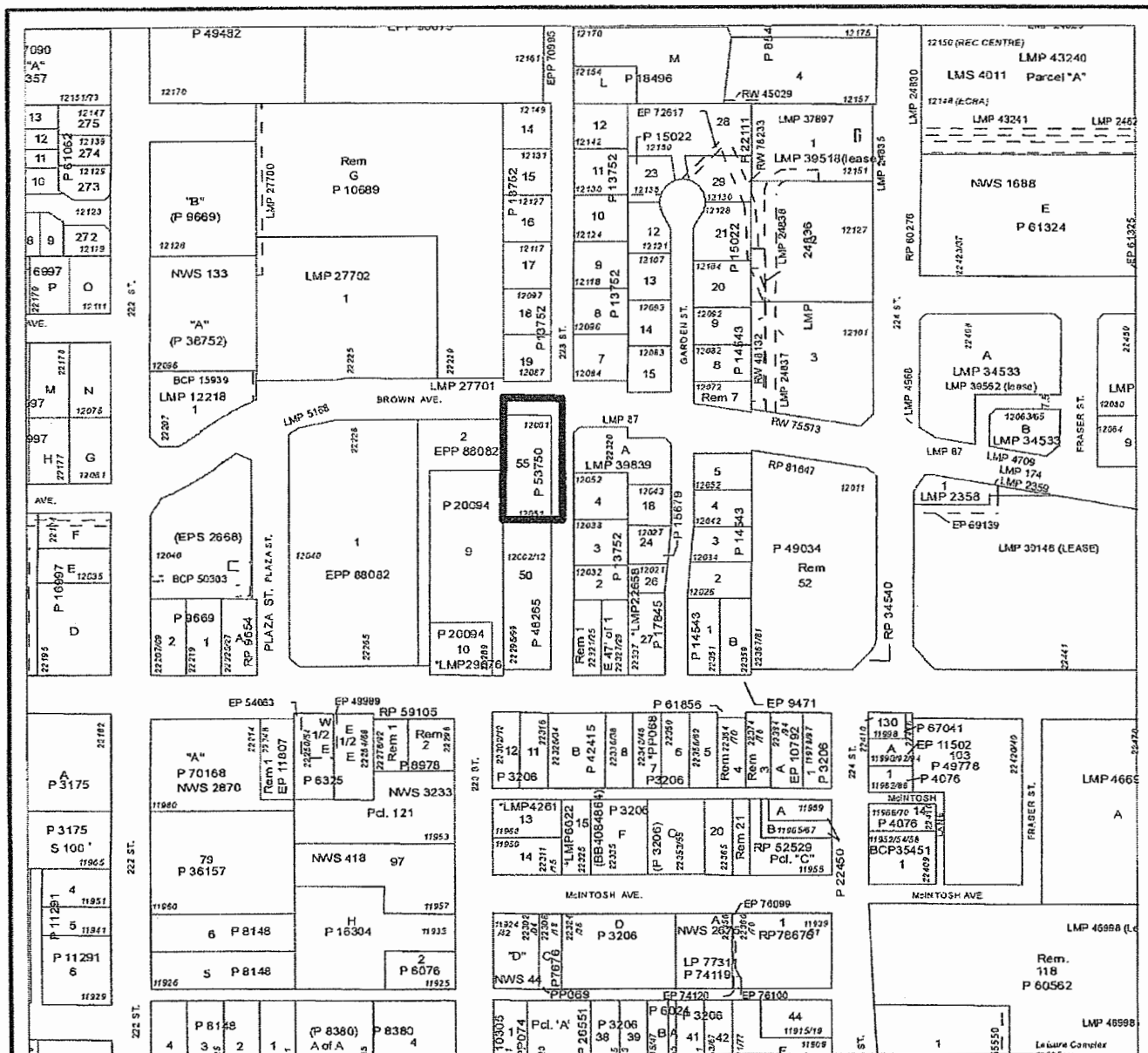
PUBLIC HEARING held on the 22nd day of October, 2019.

READ a third time the 29th day of October, 2019.

ADOPTED the day of , 2019.

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

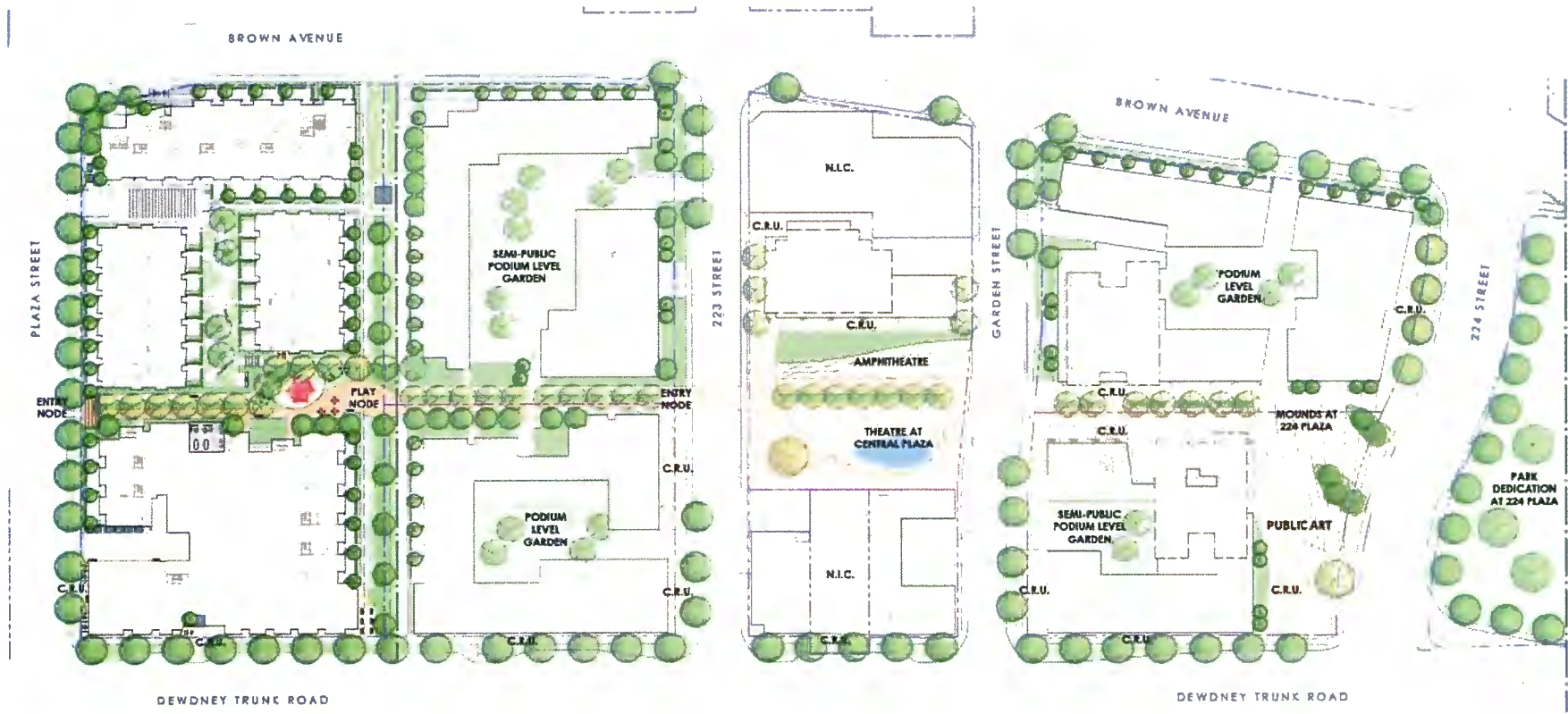
Bylaw No. 7337-2017

Map No. 1713

Purpose: To Remove LUC No. 2435-1977 as shown



SCALE 1:3,000



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: July 13, 2021
FILE NO: 2017-319-RZ
MEETING: COUNCIL
SUBJECT: Final Reading
Official Community Plan Amending Bylaw No. 7391-2017
Zone Amending Bylaw No. 7387-2017
13589 232 Street

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7391-2017 and Zone Amending Bylaw No. 7387-2017 for the subject property, located at 13589 232 Street (see Appendix A), have been considered by Council and at Public Hearing and subsequently were granted third reading. The applicant has requested that final reading be granted.

Official Community Plan Amending Bylaw No. 7391-2017 is to amend the Silver Valley Area Plan/OCPLand Use Designation Map to adjust the *Conservation* boundary and to replace the *Eco Cluster* designation with the *Low/Medium Density Residential* designation (see Appendix B). Zone Amending Bylaw No. 7387-2017 is to rezone from the RS-3 (One Family Rural Residential) zone to the R-1 (Residential District) zone (see Appendix C). The purpose of the rezoning is to permit the future subdivision into approximately five single family lots (see Appendix D).

Council granted first reading for Zone Amending Bylaw No. 7387-2017 on October 10, 2017. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7391-2017 and second reading for Zone Amending Bylaw No. 7387-2017 on September 18, 2018. This application was presented at Public Hearing on October 9, 2018, and Council granted third reading on October 16, 2018. The *Development Procedures Bylaw No. 5879-1999* allows a Rezoning Application to remain at third reading for 18 months. A six month extension was granted until October 16, 2020. Due to the difficulties around the COVID pandemic, the Director of Planning has allowed an even further extension to allow the applicant to complete under the existing file numbers.

RECOMMENDATIONS:

1. That Official Community Plan Amending Bylaw No. 7391-2017 be adopted; and
2. That Zone Amending Bylaw No. 7387-2017 be adopted.

DISCUSSION:

i) Background Context:

Council considered this rezoning application at a Public Hearing held on October 9, 2018. On October 16, 2018, Council granted third reading to Official Community Plan Amending Bylaw No. 7391-2017 and Zone Amending Bylaw No. 7387-2017, with the stipulation that the following conditions be addressed.

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;

The Rezoning Servicing Agreement has been registered and the security deposit has been received.

- ii) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3A - Blaney Hamlet, and Figure 4 - Trails/Open Space;

The Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3A - Blaney Hamlet, and Figure 4 - Trails/Open Space will be amended with adoption of Official Community Plan Amending Bylaw No. 7391-2017.

- iii) Road dedication on 136 Avenue and the new road, as required;

Road dedication on 136 Avenue including the corner truncation has been provided. The new road will be dedicated with the Subdivision Plan.

- iv) Park dedication as required, including construction of a multi-purpose trail; and removal of all debris and garbage from park land;

The Park land has been dedicated and a security has been provided for the construction of a multi-purpose trail; and confirmation has been provided for the removal of all debris and garbage from park land.

- v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;

A Geotechnical Restrictive Covenant has been registered on the subject property for the proposed development.

- vi) Registration of a Restrictive Covenant for Tree Protection;

A Restrictive Covenant for Tree Protection is no longer required as the subject tree is no longer being retained due to the re-grading required for these lots.

- vii) Registration of a Restrictive Covenant for Stormwater Management;

A Restrictive Covenant for Stormwater Management has been registered.

- viii) Removal of existing buildings;

The buildings have been removed.

- ix) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site, if required;

Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site will be submitted as may be required by these agencies.

- x) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and

A disclosure statement has been provided by a Professional Engineer advising that there is no evidence of underground fuel storage tanks on the subject property.

- xi) That a voluntary contribution, in the amount of \$25,500.00 (\$5,100.00/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

A voluntary contribution in the amount of \$25,500.00 (\$5,100.00/lot) has been provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7391-2017 and Zone Amending Bylaw No. 7387-2017.

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

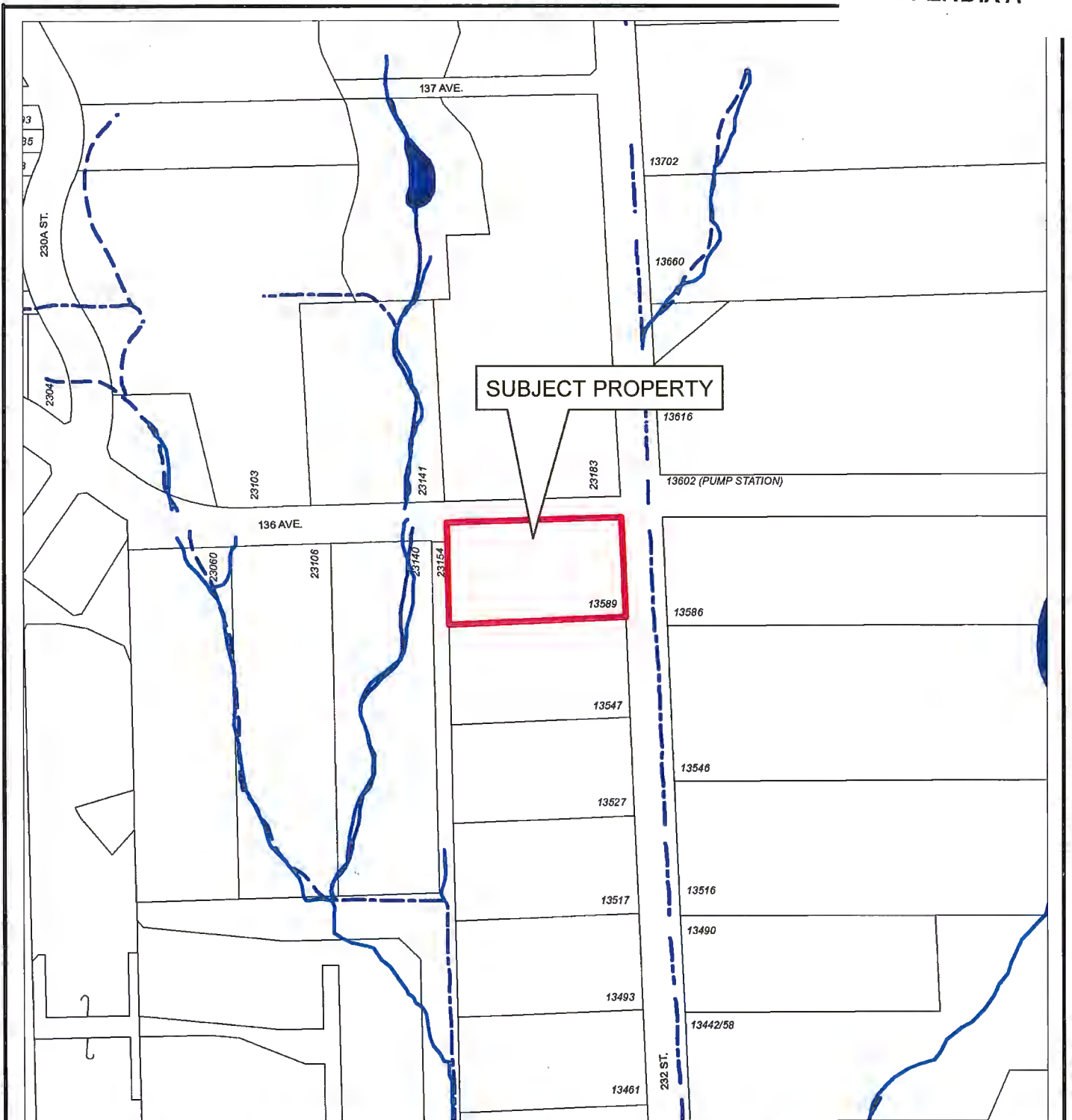
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – OCP Amending Bylaw No. 7391-2017
Appendix C – Zoning Bylaw No. 7387-2017
Appendix D – Proposed Subdivision Plan



Scale: 1:2,500

Legend

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

13589 232 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-319-RZ
DATE: Jul 26, 2017

BY: JV

CITY OF MAPLE RIDGE
BYLAW NO. 7391-2017

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7391-2017."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3A - Blaney Hamlet, are hereby amended for the parcel or tract of land and premises known and described as:

Lot 7 Section 29 Township 12 New Westminster District Plan 11173

and outlined in heavy black line on Map No. 956, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

Lot 7 Section 29 Township 12 New Westminster District Plan 11173

and outlined in heavy black line on Map No. 957, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

READ a first time the 18th day of September, 2018.

READ a second time the 18th day of September, 2018.

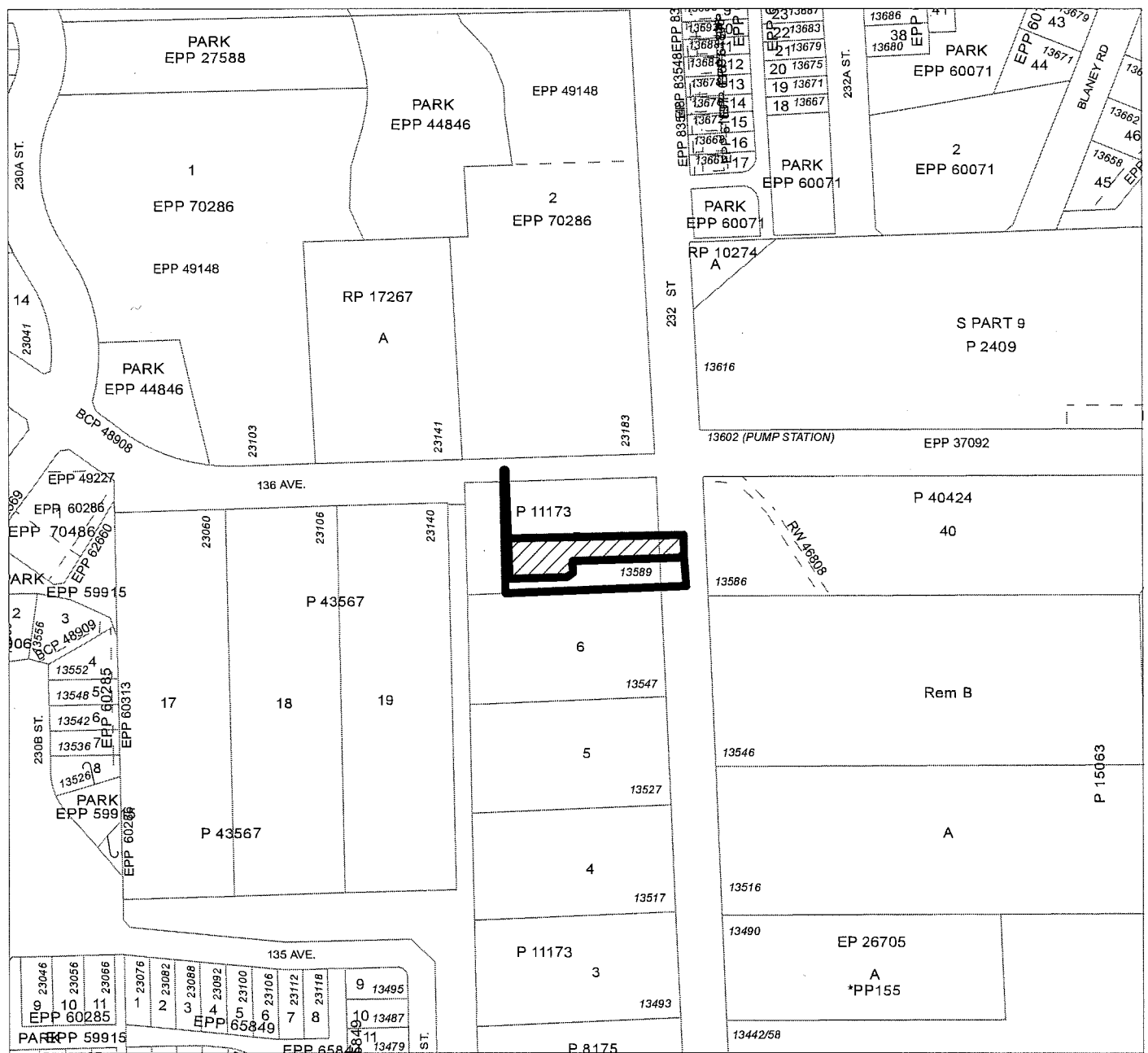
PUBLIC HEARING held the 9th day of October, 2018.

READ a third time the 16th day of October, 2018.

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7391-2017

Map No. 956

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

From: Low/Medium Density Residential and Eco Clusters

To:  Conservation

 Low/Medium Density Residential



SCALE 1:220,000

CITY OF MAPLE RIDGE

BYLAW NO. 7387-2017

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7387-2017."

2. That parcel or tract of land and premises known and described as:

Lot 7 Section 29 Township 12 New Westminster District Plan 11173

and outlined in heavy black line on Map No. 1732 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

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

READ a first time the 10th day of October, 2017.

READ a second time the 18th day of September, 2018.

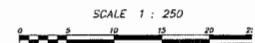
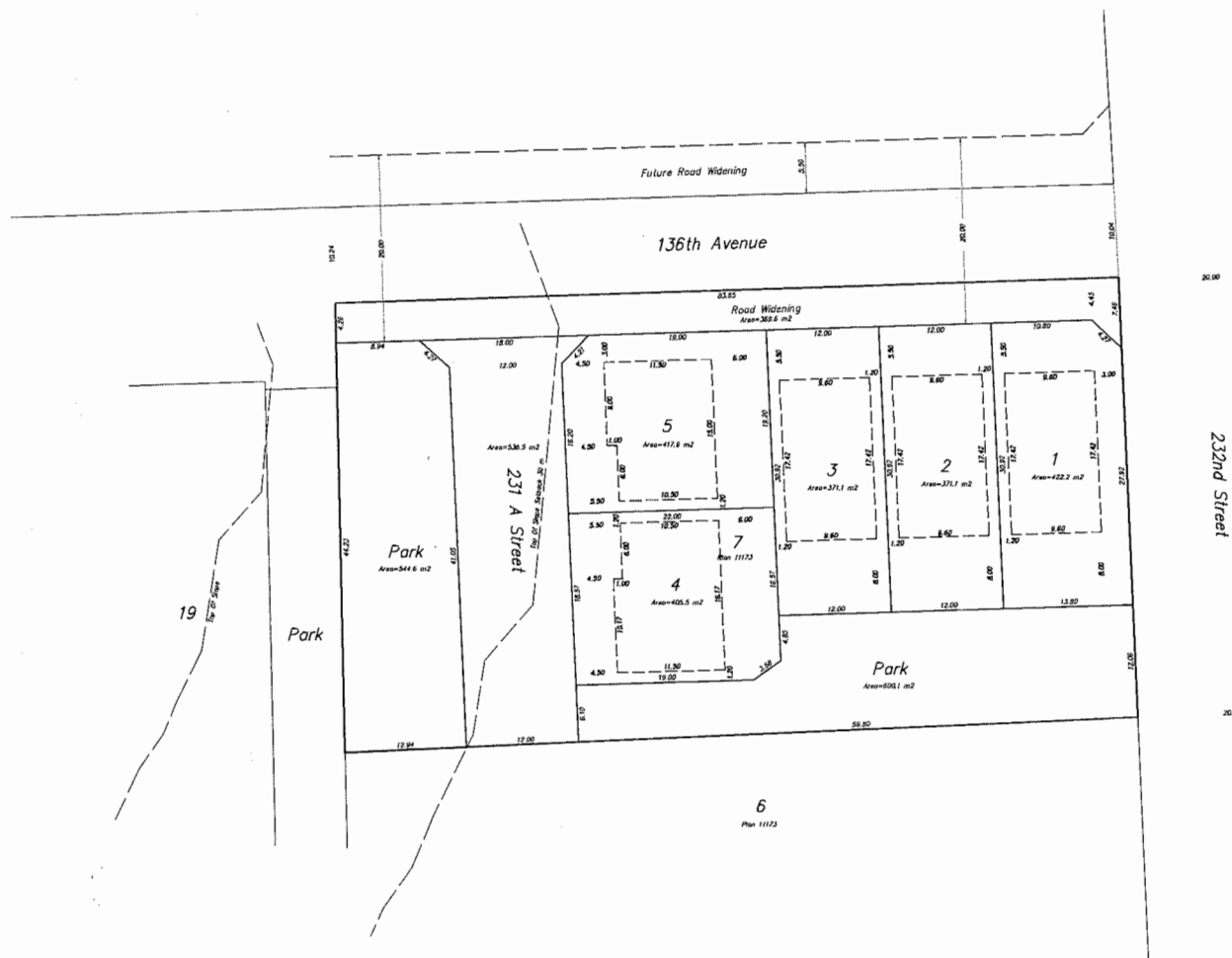
PUBLIC HEARING held the 9th day of October, 2018.


READ a third time the 16th day of October, 2018.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



 Terra Pacific Land Surveying Ltd. 22371 St. Anne Avenue, Maple Ridge, BC Phone: 604-453-2500 Fax: 604-453-4501	Client: Urban Legacy Development Inc. Project: 13589 232nd Street Maple Ridge, BC	Drawing Title: Sketch Plan Of A Proposed 5 Lot Subdivision Of Lot 7 Section 29 Township 12 NWD Plan 11173	Certified Correct: This 10th Day Of October, 2018. _____ Mike Thompson, B.S.S.	Notes: Lot dimensions are based on current legal survey. Lots comply with B-1 Zoning.	Benchmark Notes: Elevations Are Geodetic Referred to Monument: 84HD062 Monument Elevation: 39.225 m	Paper Size: 22" x 34" Date: October 11, 2018 File: MR17-740SUB_rev
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TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading:
Zone Amending Bylaw No. 7603-2019
11232 Dartford Street

MEETING DATE: July 13, 2021
FILE NO: 2019-310-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7603-2019 for the subject property located at Dartford Street (see Appendix A) has been considered by Council and at Public Hearing and subsequently was granted third reading. The applicant has requested that final reading be granted.

Zone Amending Bylaw No. 7603-2019 is to rezone from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial). Currently, the site is licensed for a Neighbourhood Pub and a licensee retail store as an accessory use. The zone being sought would allow the licensee retail store to operate as an independent principle use and the pub would be discontinued as a use.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7603-2019 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on August 10, 2020. On August 10, 2020 Council granted third reading to Zone Amending Bylaw No. 7603-2019 with the stipulation that there be the registration of a Restrictive Covenant for future road widening. This legal document has been executed and is being registered on title through a Letter of Undertaking by the applicant's legal counsel.

There are no physical changes being proposed to the existing building and associated accessory parking. A development variance permit application accompanies this project for setback variances to permit the building as-built and is also being considered at the July 13, 2021 Council meeting.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to d
Zone Amending Bylaw No. 7603-2019.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:


Appendix A – Subject Map
Appendix B – Bylaw No. 7603-2019
Appendix C – Site Plan

APPENDIX A



Scale: 1:2,000

Legend

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River
-  Major Rivers & Lakes

11232 DARTFORD STREET
PID: 000-566-098

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-310-RZ
DATE: Aug 29, 2019

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7603-2019**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7603-2019."

2. That parcel of land and premises known and described as:

Parcel 5 District Lot 278 Group 1 New Westminster District Reference Plan 64192

and outlined in heavy black line on Map No. 1820 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to H-1 (Heritage Commercial).

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

READ a first time the 11th day of February, 2020.

READ a second time the 23rd day of June, 2020.

PUBLIC HEARING held the 21st day of July, 2020.

READ a third time the 28th day of July, 2020.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading:
Official Community Plan Amending Bylaw No. 7678-2020
Zone Amending Bylaw No. 7679-2020;
11300 Pazarena Place

MEETING DATE: July 13, 2021
FILE NO: 2020-362-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7678-2020 and Zone Amending Bylaw No. 7679-2020 for the portion of the subject property, located at 11300 Pazarena Place (see Appendix A) have been considered by Council and at Public Hearing and subsequently was granted third reading. The applicant has requested that final reading be granted.

Official Community Plan Amending Bylaw No. 7678-2020 (Appendix B) is to adjust the designation boundary on OCP Land Use Designation Map to redesignate a narrow strip of the subject property from Urban Residential to Commercial, thereby extending the commercial designation to encompass the entire subject property. Zone Amending Bylaw No. 7679-2020 (Appendix C) is to rezone this same narrow strip of the subject property from RM-1 (Townhouse Residential) to C-1 (Neighbourhood Commercial), thereby extending the commercial zoning in a similar fashion to the entire subject property.

The site plan for this mixed use commercial and 24 unit rental apartment building project is attached as Appendix D.

RECOMMENDATIONS:

1. That Official Community Plan Amending Bylaw No. 7678-2020 be adopted; and
2. That Zone Amending Bylaw No. 7679-2020 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on January 19, 2021. On January 26, 2021 Council granted third reading to Official Community Plan Amending Bylaw No. 7678-2020 and Zone Amending Bylaw No. 7679-2020. As all terms and conditions have been fulfilled through the original rezoning application 2025-297-RZ.

Approval has been granted by the Ministry of Transportation and Infrastructure (MOTI) to Zone Amending Bylaw 7679-2020 on May 14, 2021; therefore, Council may grant final adoption to both bylaws.

CONCLUSION:

As MOTI has approved the rezoning bylaw and no conditions are associated with this rezoning, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7678-2020 and Zone Amending Bylaw No. 7679-2020.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

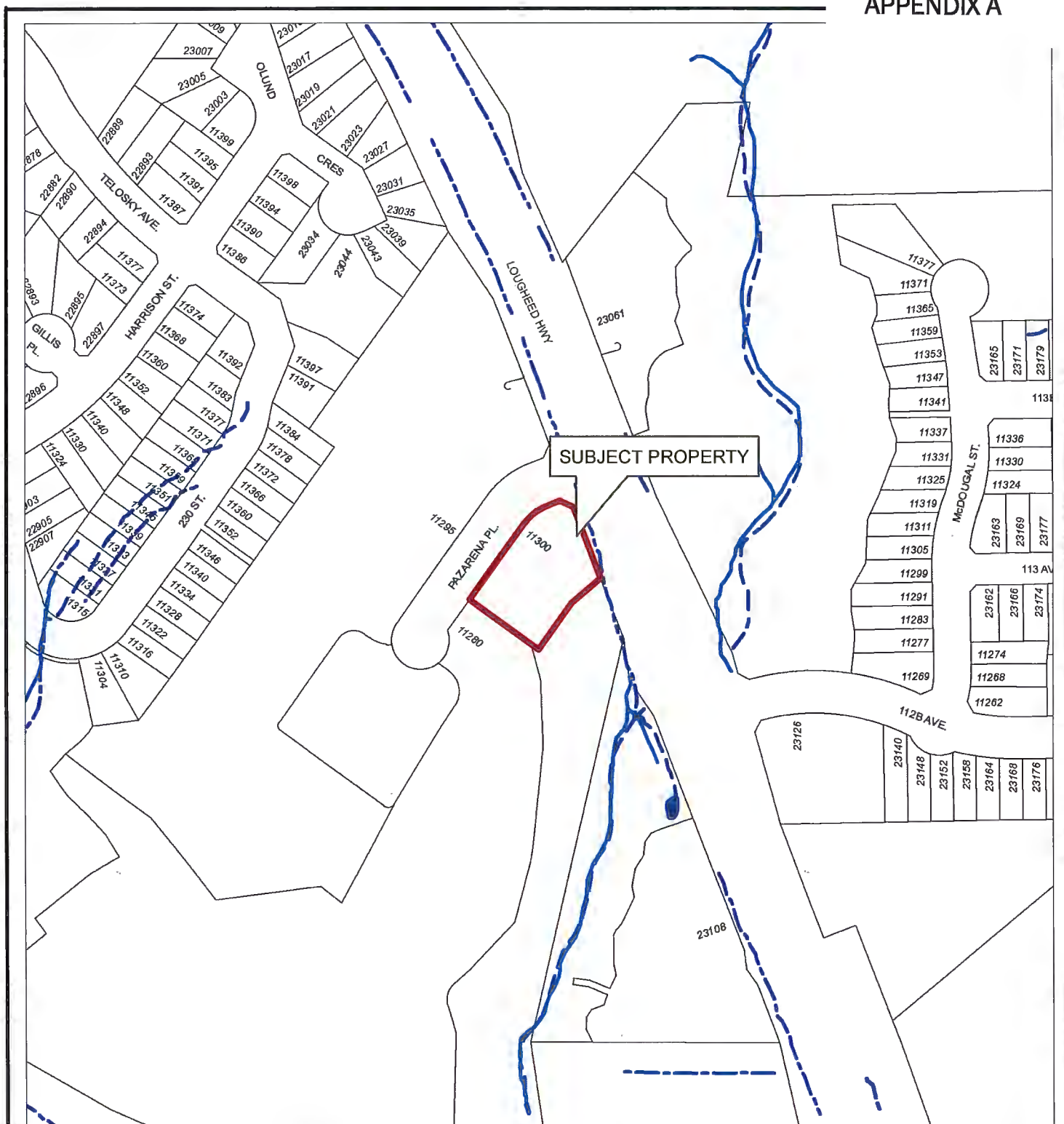
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Bylaw No. 7678-2020
Appendix C – Bylaw No. 7679-2020
Appendix D – Site Plan



SUBJECT PROPERTY

11300 PAZARENA PLACE
PID: 030-627-788

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-362-RZ
DATE: Oct 20, 2020

BY: PC



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Lake or Reservoir

**CITY OF MAPLE RIDGE
BYLAW NO. 7678-2020**

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. 7678-2020."
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot C District Lots 402 and 403 Group 1 New Westminster District
Plan EPP79514

and outlined in heavy black line on Map No. 1029, 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 8th day of December, 2020.

READ a second time the 8th day of December, 2020.

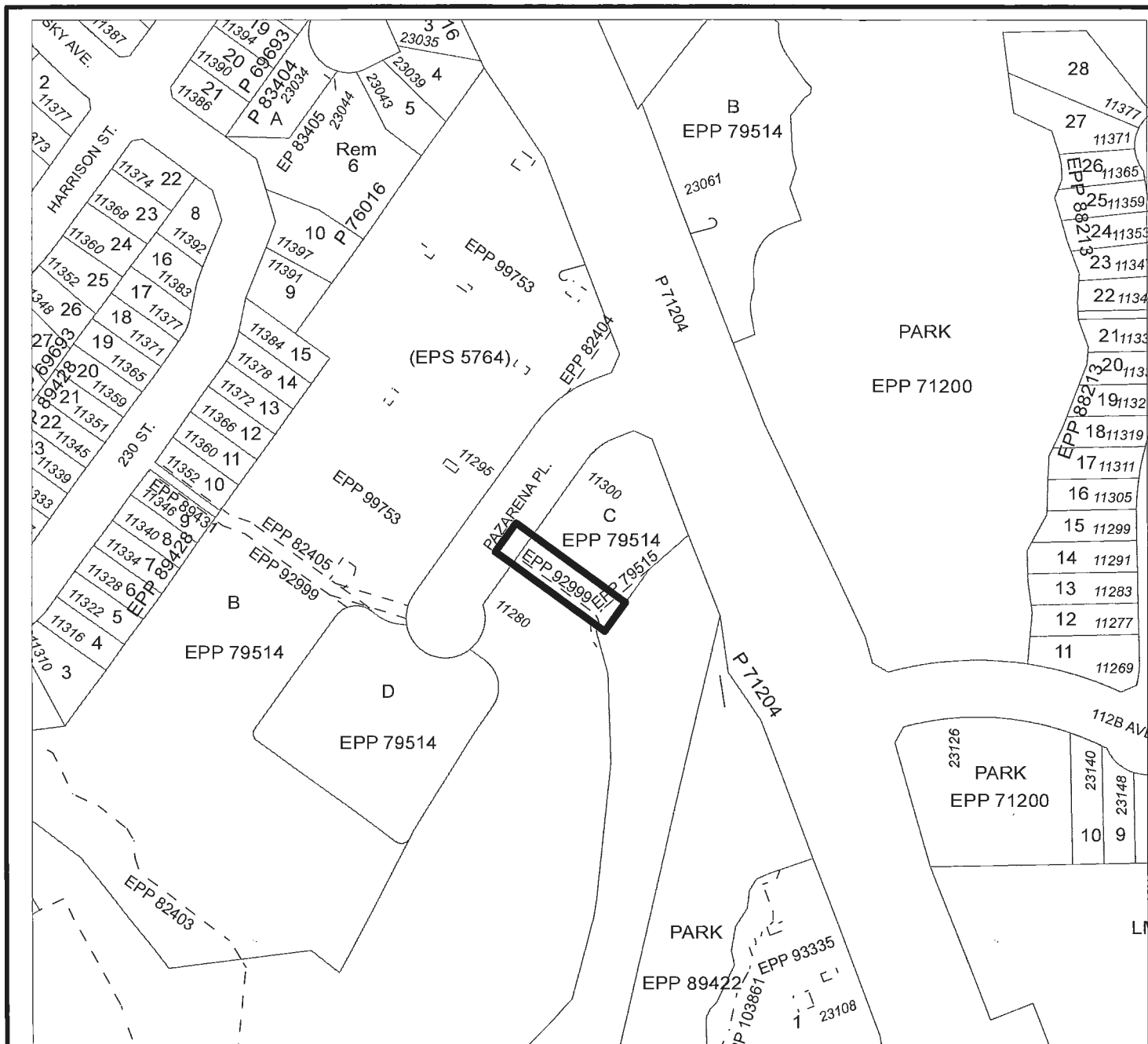
PUBLIC HEARING held the 19th day of January, 2021.

READ a third time the 26th day of January, 2021.

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7678-2020

Map No. 1029

From: Urban Residential

To: Commercial



**CITY OF MAPLE RIDGE
BYLAW NO. 7679-2020**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7679-2020."

2. That parcel or tract of land and premises known and described as:

Lot C District Lots 402 and 403 Group 1 New Westminster District
Plan EPP79514

and outlined in heavy black line on Map No. 1849 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to C-1 (Neighbourhood Commercial).

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

READ a first time the 8th day of December, 2020.

READ a second time the 8th day of December, 2020.

PUBLIC HEARING held the 19th day of January, 2021.

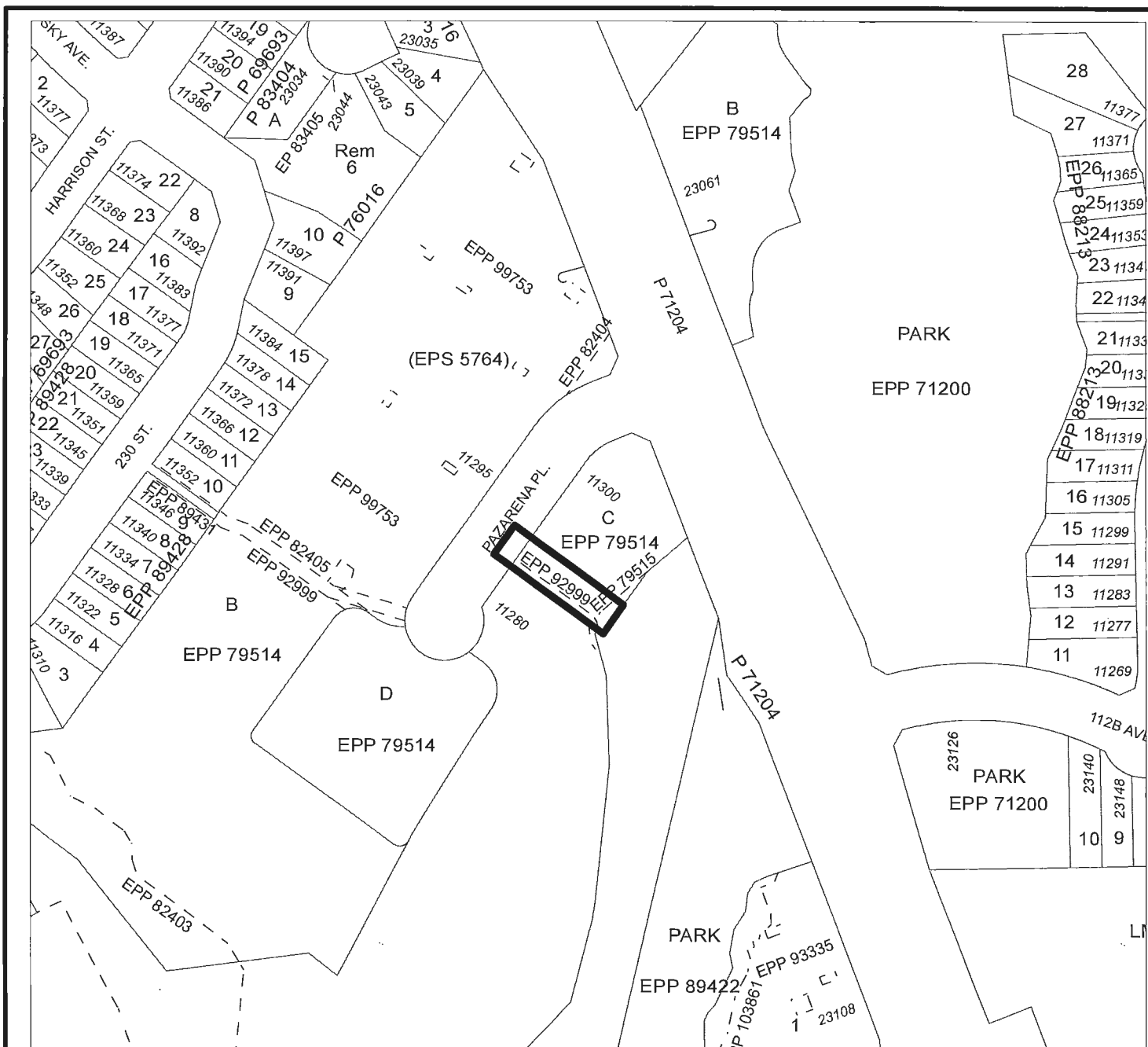
READ a third time the 26th day of January, 2021.

APPROVED by the Ministry of Transportation and Infrastructure this 14th day of May, 2021.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7679-2020

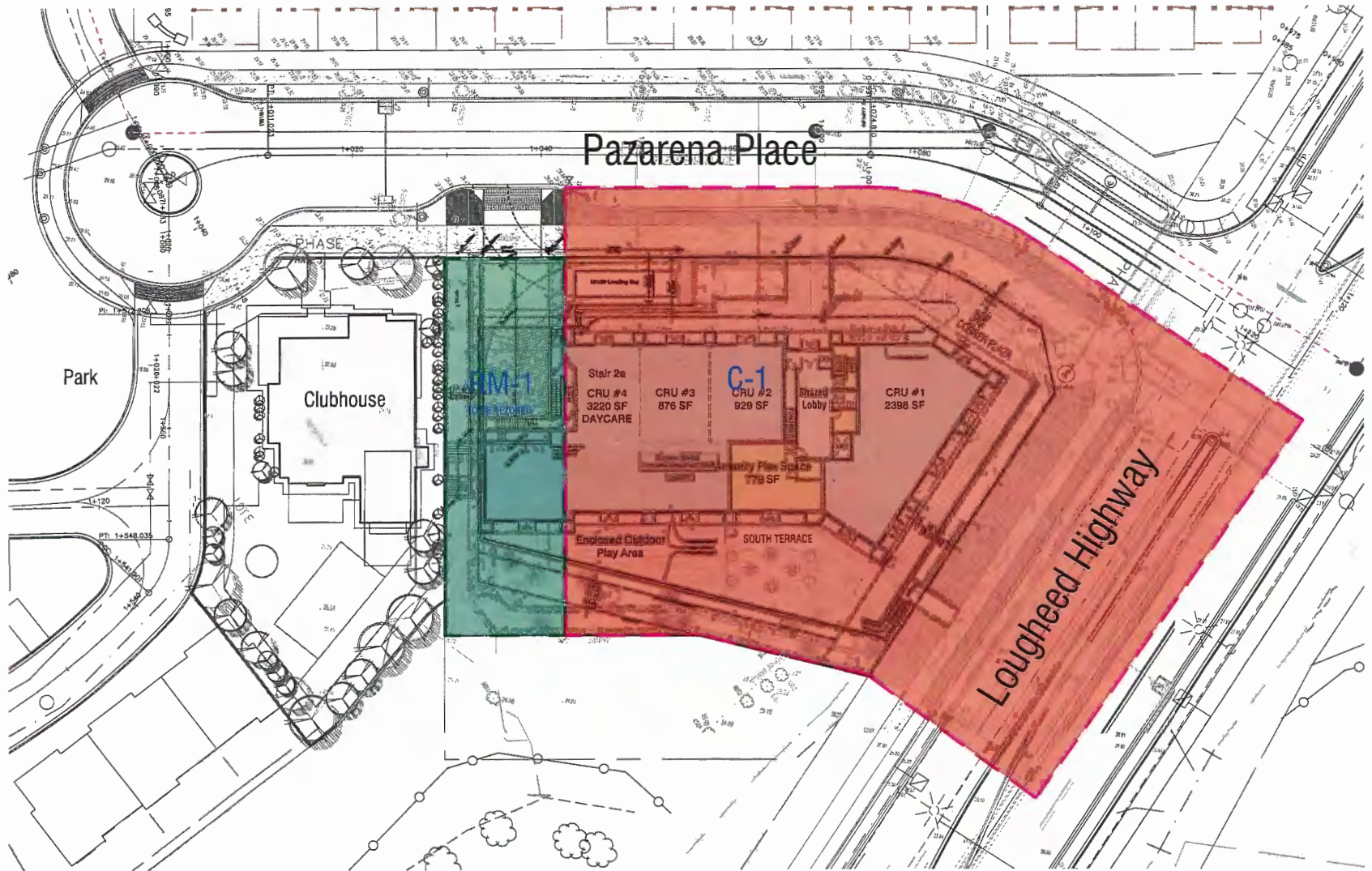
Map No. 1849

From: RM-1 (Townhouse Residential)

To: C-1 (Neighbourhood Commercial)



SCALE 1:2,000



1100 *Reports and Recommendations*

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Non-Adhering Residential Use in the Agricultural Land Reserve
12705 248 Street

MEETING DATE: July 6, 2021
FILE NO: 2021-195-AL
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received for a Non-Adhering Residential Use in the Agricultural Land Reserve (ALC Application 62510), for the property located at 12705 248 Street, to construct a new house on the property while living in an existing house on the same property. The applicant will need to demolish the existing house prior to receiving an Occupancy Permit for the new house.

This application is in compliance with revised regulations of the Agricultural Land Commission. Previously, the retention of an existing dwelling for the period of construction was permitted conditionally, with a Temporary Second Dwelling Agreement and the posting of securities with the City to cover the cost of demolition through the Building Department. These recent changes require that formal permission from the Agricultural Land Commission is received prior to issuance of a Building Permit. For this reason, the recommendation is that this application be forwarded to the Agricultural Land Commission for their review and approval.

RECOMMENDATION:

That Application 2021-195-AL, respecting property located at 12705 248 Street, be forwarded to the Agricultural Land Commission for their review and consideration.

DISCUSSION:

a) Background Context:

Applicant:	West Coast Dream Homes Ltd.
Legal Description:	Lot 15, Section 22, Township 12, New Westminster District Plan 2633
OCP:	
Existing:	Agricultural
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Surrounding Uses	
North:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Agricultural
South:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Agricultural
East:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Agricultural

West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		1.6 ha (3.9 acres)
Access:		248 Street

b) Project Description:

The subject property is located at 12705 248 Street (see Appendices A and B). This Non-Adhering Residential Use application is to replace an existing house but to retain it as a residence for the period of construction (see Appendix C).

The size of the subject property is 1.6 hectares (3.9 acres). The existing house is in disrepair and will be replaced with a new home. The owner would like to reside in the existing home until the new home is constructed.

c) Planning Analysis:

The proposed residential use is permitted on the subject property and will comply with Zoning Bylaw regulations for Gross Floor Area and Farm Home Plate. The new home will also comply with the ALC regulations for Total Floor Area. Under these circumstances, the requirement for a Non-Adhering Residential Use application to the ALC is recent, resulting from the new regulations under Bill 52.

d) Intergovernmental Issues:

Under Bill 52, the Ministry of Agriculture has recently increased restrictions within the ALR for residential uses and for the placement of fill. The previous regulations restricted the placement of fill for residential purposes to 2,000 m² and did not regulate the placement of fill for farm structures. In addition, ALC provisions for replacing existing dwellings were consistent with the Maple Ridge practice of requiring a Second Dwelling Agreement and securities to cover the cost of demolition. These provisions allowed a second dwelling for the period of construction with the understanding that demolition would occur prior to issuance of an Occupancy Permit for the new dwelling.

Under Bill 52, an application is now required if the property owner wishes to keep the existing residence during the period of construction. A Notice of Intent is also required if the fill placement for the residential construction, including driveways, lawns, and landscaping, exceeds 1,000 m² in area. The Non-Adhering Residential Use application to the ALC takes precedence over the Notice of Intent, and covers the fill component. For this application, therefore, only the Non-Adhering Residential Use application is required, and it will also address the amount of fill proposed with this development proposal, which the applicant has confirmed will be under 1000 m².

e) Interdepartmental Implications:

Building Department:

Agricultural Land Commission approval for the proposed building must be obtained prior to the processing of Building Permits. The Building Department has indicated that a Second Dwelling Agreement and \$10,000.00 security posted with the City will be required as a condition of the Building Permit to ensure the existing house is demolished once the new house has occupancy.

Engineering Department:

The Engineering Department has indicated that, as the property is outside of the Official Community Plan's Urban Area Boundary, it is exempt from providing frontage upgrades. Sanitary will be handled onsite by a private septic system. There is no existing storm sewer fronting this property, therefore, storm drainage is to be handled on site. A stormwater management plan will need to be submitted with a Building Permit application and must adhere to the three-tier stormwater management criteria, as outlined in the City's Design Criteria Manual.

The subject property is outside the Urban Area Boundary; therefore, underground servicing is not required. The existing overhead utilities are exempt from conversion to underground.

f) Alternative:

The recommendation is to forward the application to the ALC for consideration. Should Council not support the temporary retention of the second dwelling unit, Council may elect to deny forwarding this application to the ALC, in which case it will be considered closed and the application will not proceed further. In this case, the Building Department will not be able to issue the Building Permit for the new home until the existing home is demolished.

CONCLUSION:

This application for a Non-Adhering Residential Use is to live in an existing house while a new house is constructed. This process follows the new requirements of the ALC. The recommendation is to forward this application to the ALC for their approval.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Planner

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

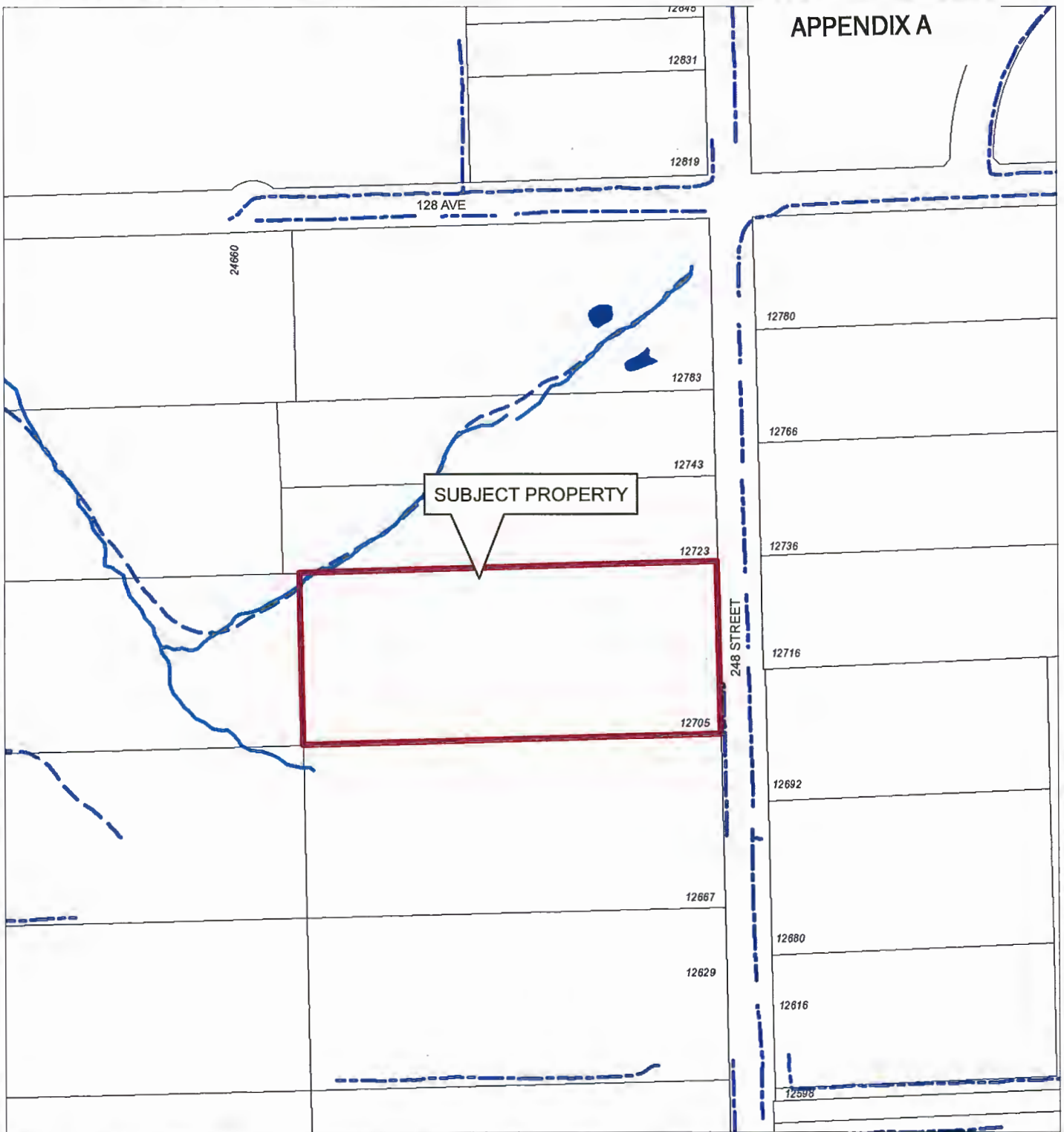
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan

APPENDIX A



SUBJECT PROPERTY

12705 248 STREET
PID: 010-595-392

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-195-AL
DATE: Apr 14, 2021

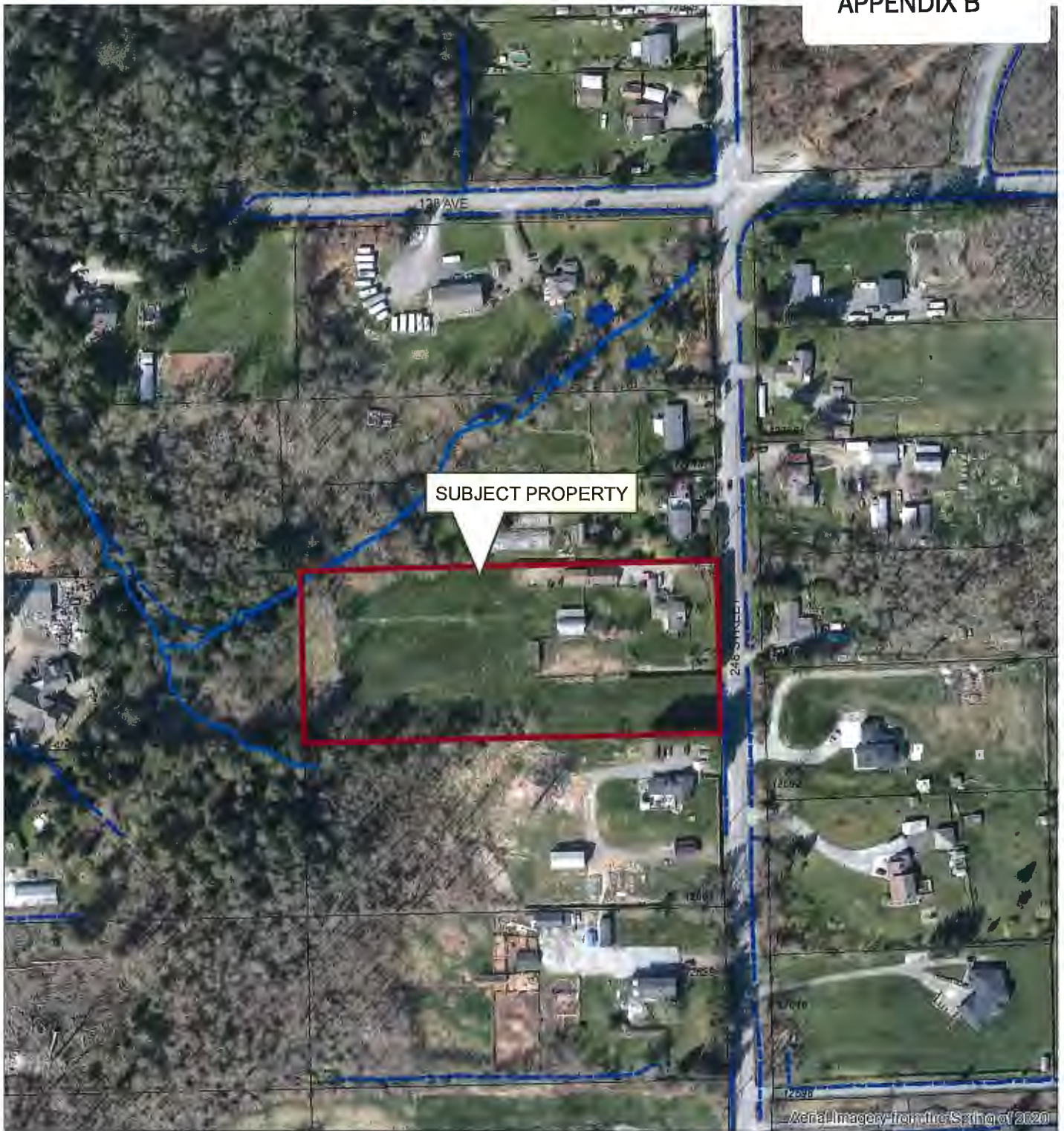
BY: PC



Scale: 1:2,500

Legend

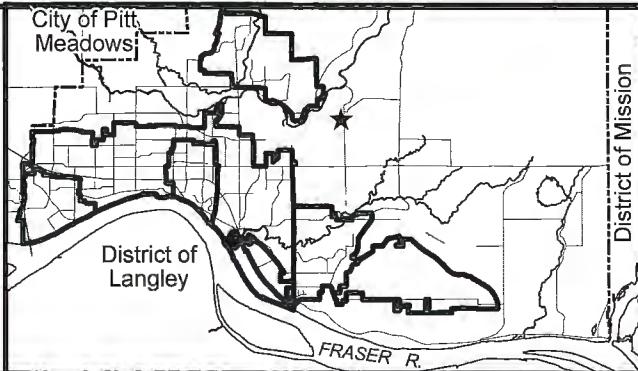
- Stream
- - - Ditch Centreline
- - - Indefinite Creek
- Lake or Reservoir



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



12705 248 STREET
PID: 010-595-392

PLANNING DEPARTMENT



mapleridge.ca

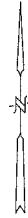
FILE: 2021-195-AL
DATE: Apr 14, 2021

BY: PC

SITE PLAN

SCALE 1:250

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



Legal Description:

LOT 15, SEC 22, TWP 12, NWD PL. NWP2633
P.I.D.: 010-595-392

Civic Address:

12705 - 248th. St., Maple Ridge
Lot Size: 1.556 ha, 15560 sq.m., 167486 sq.ft.
Zoning: RS-3

Lot Coverage:

Lot Coverage Allowed: 40% 6224 sq.m.
Lot Coverage Proposed: 3.54% 551.34 sq.m.
(5935 sq.ft.)
Proposed Dwelling: 312.14 sq.m. (3360 sq.ft.)
Existing and Remaining Accessory Structures:
239.2 sq.m. (2574.8 sq.ft.)

Proposed Elevations:

M.B.E.:
Crawl Space Slab: 96.0m (314.9')
Tandem Garage Slab @ O/H Doors: 96.6m (316.9')

Garage Slab @ O/H Door: 96.8m (317.6')
Main Floor: 97.4m (319.4')
Tandem Garage Top Plate: 100.2m (328.9')
Upper Floor: 100.4m (329.5')
Upper Floor Ceiling: 102.9m (337.6')
Bonus Room Ceiling: 103.2m (338.6')
Highest Ridge Elevation Proposed: 104.9m (344.3')
Highest Ridge Elevation Allowed: 107.55m (352.85')

Maximum Building Height:

Proposed: 8.3m (27.2')
Allowed: 11.0m (36.0')

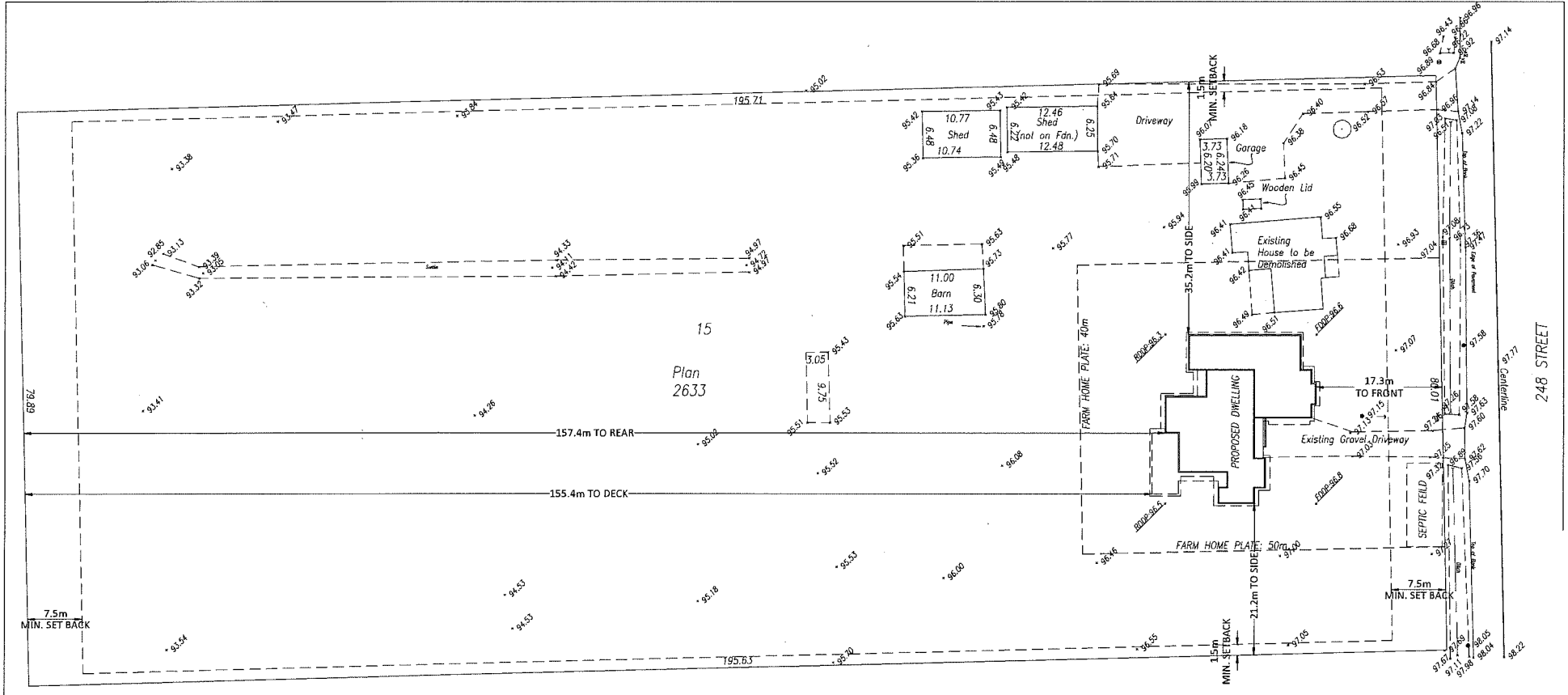
Front Datum Determination Point: 96.7m (317.3')
Rear Datum Determination Point: 96.4m (316.3')
Average Building Grade: 96.55m (316.8')

Highest Building Face:

Proposed: 6.4m (21.0')
Allowed: 9.0m (29.5')

Floor Areas:

Main Floor: 1854 sq.ft.
Upper Floor: 1126 sq.ft.
Bonus Room: 412 sq.ft.
Crawl Space: 1854 sq.ft.
Garage: 1406 sq.ft.
Covered Stoop, Porches & Decks: 487 sq.ft.



WEST COAST DREAM HOMES

PROPOSED RESIDENCE: 12705 248 st.,
MAPLE RIDGE
SCALE: 1:250
DRAWN BY: MICHELLE HENRY
DATE: FEBRUARY 24, 2021
WEST COAST DREAM HOMES
102-20220 113B AVE, MAPLE RIDGE

SITE PLAN



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7762-2021
12080 228 Street

MEETING DATE: July 6, 2021
FILE NO: 2021-023-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12080 228 Street, from RS-1 (Single Detached Residential) to R-3 (Single Detached (Intensive) Urban Residential), to permit a future subdivision of approximately three lots and a rear access lane. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program, and will be requested to pay \$5,100.00 for each proposed single family residential lot, for a total estimated at \$15,300.00.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7762-2021 be given first reading; and
2. That the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	CitiWest Consulting Ltd.
Owner:	Hui H Xu, Xiaomeng Zheng, Yu S Li, Zhigao Wang
Legal Description:	Lot 302, Section 20, Township 12, New Westminster District Plan 44858
OCP:	
Existing:	SF (Single-Family Residential)
Proposed:	SF (Single-Family Residential)
Within Urban Area Boundary:	Yes
Area Plan:	Town Center Area Plan
OCP Major Corridor:	Yes

1102

Zoning:
Existing: RS-1 (Single Detached Residential)
Proposed: R-3 (Single Detached (Intensive) Urban Residential)

Surrounding Uses:

North:	Use:	Single Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Single-Family Residential
South:	Use:	Single Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Ground Oriented Multi Family
East:	Use:	Single Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Single-Family Residential
West:	Use:	Multi Family
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment

Existing Use of Property: Single Family
Proposed Use of Property: Single Family
Site Area: 0.104 Ha (0.25 acres)
Access: via rear lane
Servicing requirement: Urban Standard

b) Site Characteristics:

The subject property is approximately 0.104 ha. (0.25 acres) in size, is generally flat, and is bounded by single family residential properties to the north, east and south, with 228 Street and a condominium complex to the west (see Appendix A and B).

c) Project Description:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit future subdivision into three lots and a lane in the back. The proposed lots will be approx 281 m² each and the lane is proposed to be between 6.74 and 6.76m wide on this property, leaving 0.76 and 0.74m to be integrated into the lane during development of the adjacent property 12081 Greenwell Street to the east, and requiring a Variance Permit to allow a temporarily reduced lane width.

A temporary Statutory Right-of-Way and No-Built Covenant will be required to be registered over one of the proposed lots to establish temporary access to the rear lane, until such time an adjacent property is developing and providing access. This is similar to the approach taken for the development to the north, at 12182 228 Street. When the eastern adjacent property develops, a permanent access off of the lane to Greenwell Street will be required.

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

d) Planning Analysis:

Official Community Plan:

The subject property is designated Single Family Residential in the Town Centre Area Plan. This designation provides options for increasing density and choice of housing form, while retaining the single-family character in established neighbourhood blocks. The R-3 (Single Detached (Intensive) Urban Residential) zone is compatible with this designation.

Furthermore, the current proposal is consistent with the following policies of the Town Centre Area Plan:

Policy 3-17 To enable some densification in areas designated for Single-Family Residential, Maple Ridge will consider:

- a. A Detached Garden Suite, subject to consistency with the Maple Ridge Detached Garden Suites policy;*
- b. A Secondary Suite within a principle single-family use dwelling, subject to consistency with the existing Maple Ridge Secondary Suite Bylaws.*
- c. Lot size of 213 m² to 370m² is permitted, where vehicle access is from a rear lane only.*

Policy 5-9 Maple Ridge will encourage the retention of laneways and the creation of new laneways should be considered, where appropriate and feasible.

The proposal as submitted complies with the intent of the OCP.

Zoning Bylaw:

The current application proposes to rezone the property located at 12080 228 Street from RS-1 (Single Detached Residential) to R-3 (Single Detached (Intensive) Urban Residential) (see Appendix C) to permit subdivision into three Single Family lots with access via rear lane (see Appendix D). The minimum lot size for the proposed zone is 255m² and proposed lot size is 281m².

With the development to the north, at 12182 228 Street, a lane has been established, in compliance with the City's concept plan. Aligning the proposed development to the established lane resulted in the subject proposal to require a variance for reducing the lane width temporarily, until such time the adjacent property on Greenwell Street (east) develops and the remainder of the typical lane width of 7.5m can be constructed. Staff can support the variance for a temporary reduced width.

Development Permits:

Pursuant to Section 8.8 of the OCP, an Intensive Residential Development Permit application is required to ensure the current proposal provides emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment.

Advisory Design Panel:

The Intensive Residential Development Permit is for Single Family use and therefore not required to be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

As Single Family development is proposed, a Development Information Meeting is not required for the subject application.

e) Interdepartmental Implications:

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

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

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule B);
2. A Development Variance Permit (Schedule E);
3. An Intensive Residential Development Permit Application; and
4. A Subdivision Application.

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

CONCLUSION:

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

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

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

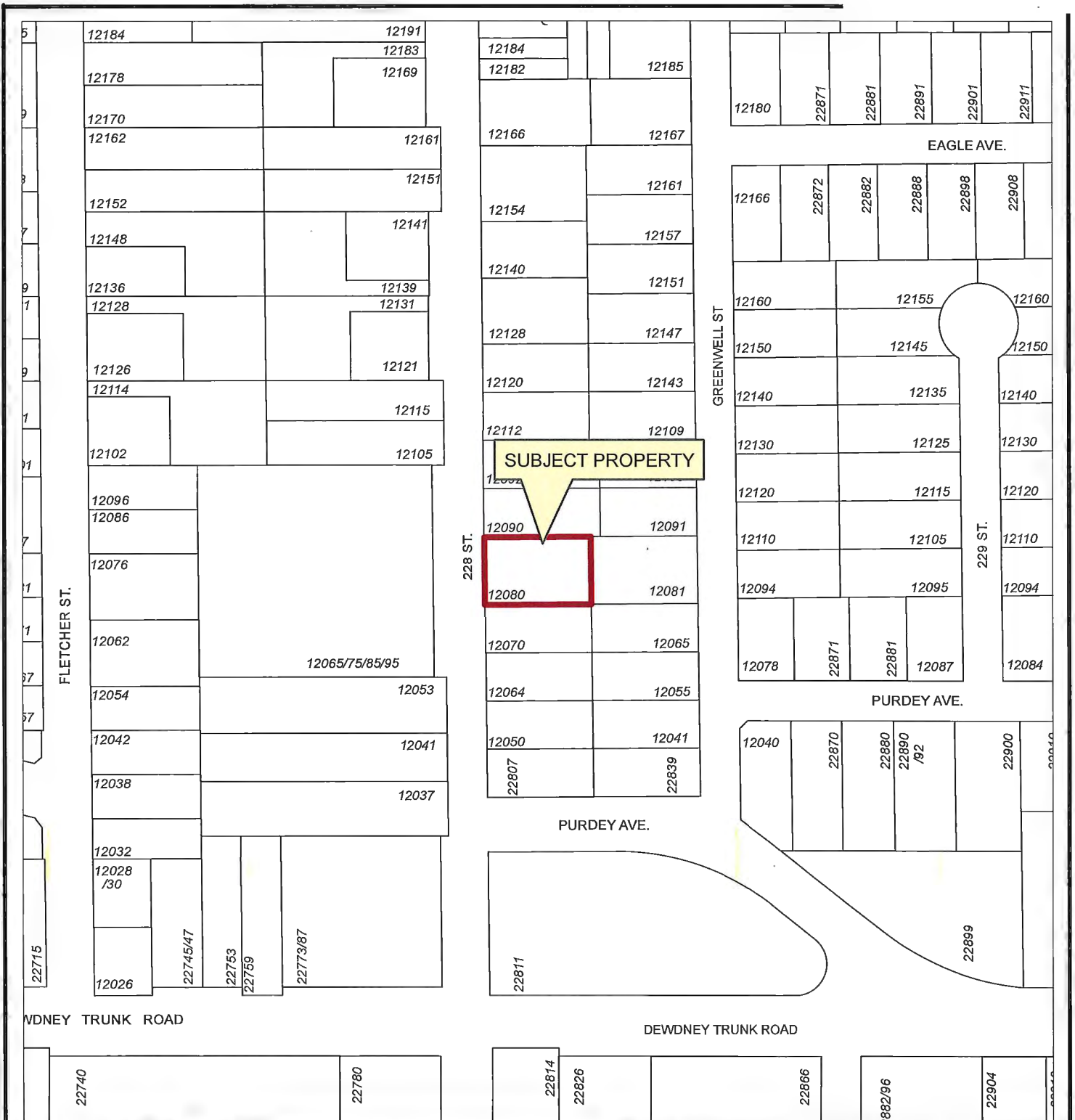
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7762-2021
- Appendix D – Proposed Site Plan



City of Pitt Meadows

District of Mission

District of Langley

FRASER R.

Scale: 1:2,000

12080 228 STREET

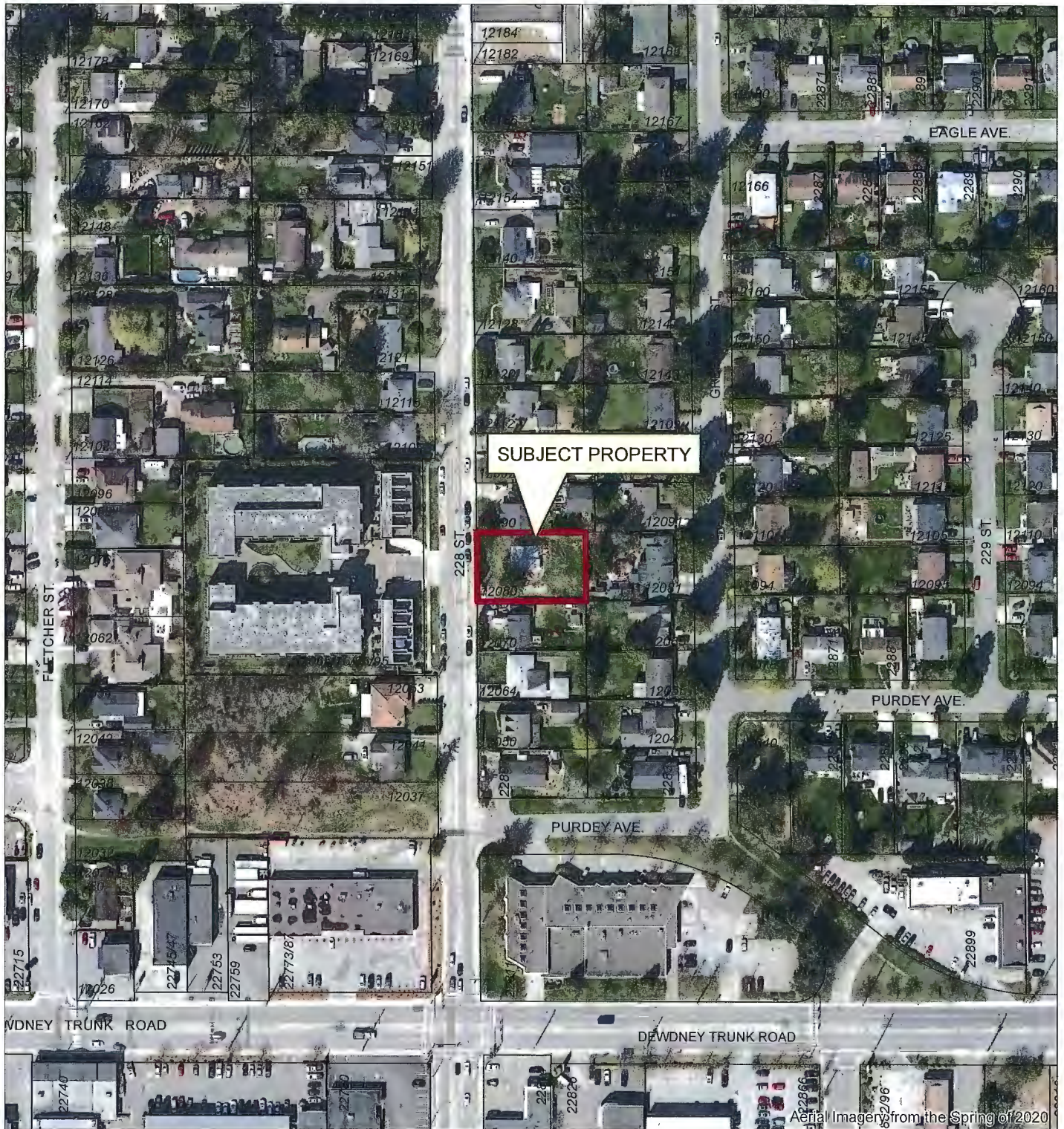
PID: 007-597-380

PLANNING DEPARTMENT

mapleridge.ca

FILE: 2021-023-RZ
DATE: Jan 13, 2021

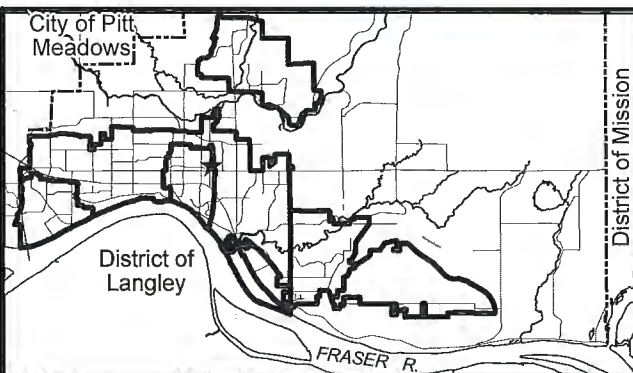
BY: PC



Aerial Imagery from the Spring of 2020



Scale: 1:2,000



12080 228 STREET
PID: 007-597-380

PLANNING DEPARTMENT



British Columbia
mapleridge.ca

FILE: 2021-023-RZ
DATE: Jan 13, 2021

BY: PC

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7762-2021."

2. That/Those parcel (s) or tract (s) of land and premises known and described as:

Lot 302, Section 20, Township 12, New Westminster District Plan 44858

and outlined in heavy black line on Map No. 1890 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to R-3 (Single Detached (Intensive) Urban Residential).

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

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

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

PUBLIC HEARING held the day of , 20

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

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

ADOPTED, the day of , 20

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7762-2021

Map No. 1890

From: RS-1 (Single Detached Residential)

To: R-3 (Single Detached (Intensive) Urban Residential)



SCALE 1:2,500

BENCHMARK & CONTROL
ALL ELEV. ARE DEODETIC AND REFER TO MCH. NO. D4H0087
ELEV. 42.456m
LEGAL DESCRIPTION OF PROPERTY
LOT 302, SEC 25, T1P 12, R40, PL. BWP-44658.

EAGLE AVE.

229 ST.

Subject
appl.

12065/75/85/95

228 STREET

LANE

GREENWELL STREET

CitiWest Consulting Ltd.
No.101-903D KING GEORGE BLVD., SURREY, BC, V3V 7Y3
TELEPHONE 804-591-2213 FAX 804-591-5518
E-MAIL: office@citiwest.com



ERIC WANG
152 SHANROCKE MANOR SW, CALGARY, AB, T2Y 3L8, PH: 403-613-8781, EMAIL: ericw@erichwang.com
LAYOUT
3-Lot SUBDIVISION AT 12080 - 228 STREET, MAPLE RIDGE, BC

Scale: 1:500	Un. Proj. No.	Dwg. No.
Drawn: LC	Un. Dwg. No.	B
Designed: P.W.	Job No. 20-4148	01
Approved:	Date DEC/2020	Revised:

NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
3. EXISTING HOUSE TO BE RETAINED (LOCATION TO BE CONFIRMED).

APPENDIX D

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7773-2021
22306 122 Avenue

MEETING DATE: July 6, 2021
FILE NO: 2021-280-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 22306 122 Avenue, from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future construction of a fourplex.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per ground-oriented dwelling unit, for an estimated amount of \$16,400.00.

To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7773-2021 be given first reading; and
2. That the applicant provide further information as described on Schedules C, and D, of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant:	Tony Doan
Legal Description:	Lot 3 District Lot 399 Group 1 New Westminster District Plan 14397
OCP:	
Existing:	GOMF (Ground-Oriented Multi-Family)
Proposed:	GOMF (Ground-Oriented Multi-Family)
Within Urban Area Boundary:	Yes
Area Plan:	Town Centre Area Plan
OCP Major Corridor:	Yes

Zoning:

Existing:	RS-1 (Single Detached Residential)
Proposed:	RT-2 (Ground-Oriented Residential Infill)

Surrounding Uses:

North:	Use:	Multi-Family Residential
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment
South:	Use:	Multi-Family Residential
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment
East:	Use:	Multi-Family Residential
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment
West:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Ground-Oriented Multi-Family

Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	931.0m ²
Access:	223 Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property, located at 22306 122 Avenue (see Appendices A and B), is relatively flat and has a large tree located near the existing rear lot line. The subject property currently has a single family house, which will require removal as part of rezoning conditions. The subject property is located in a transitioning neighbourhood characterized by one to two storey houses to the east and larger apartment and condo complexes located to the north, west and south. The subject property is bounded by 122 Avenue to the north and 223 Street to the east.

c) Project Description:

The proposed development is for four (4) dwelling units in the form of a fourplex that will be two (2) storeys in height (See Appendices A and B). The proposal will have two (2) un-enclosed parking spaces for each unit as per *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990* and one (1) visitor parking space, which is not required (Appendix D). Engineering will be requiring preliminary road dedication of four (4) metres from the subject property along 223 Street with corner truncation at the intersection of 223 Street and 122 Avenue. This dedication will decrease the total lot area from 930.7m² to 786.0m².

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

boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) Planning Analysis:

Official Community Plan:

The subject property is located within the North View Precinct of the Town Centre Area Plan and is currently designated *Ground-Oriented Multi-Family*. This designation supports a range of low to medium density housing forms within the Town Centre Area Plan which includes, fourplex, courtyard, low density townhouse, medium density townhouse, and low rise apartment. Development within the North View Precinct should offer a mix of housing types, densities, and housing choices that cater to people of all ages, family types and income levels. Furthermore, it should provide residents with easy access to transportation choices, shops and services in the Central Business District, which in turn supports the vibrancy and viability of those shops and businesses. Adequate private and semi-private green spaces, such as front and rear yards should also be included, as well as climate appropriate landscaping.

This project conforms to the intent of these policies. It increases housing diversity by introducing the fourplex housing form into a neighbourhood occupied by a mix of higher density apartment, condo and single-family residential housing forms. It provides easy access to a range of transportation choices and services in the Town Centre Area.

The subject property is currently designated *Ground-Oriented Multi-Family*. An OCP amendment is not required to support the proposed RT-2 zoning.

Zoning Bylaw:

The current application proposes to rezone the property located at 22306 122 Avenue from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) (see Appendix C) to permit a fourplex development (see Appendix D).

The minimum lot area for the RT-2 in the Town Centre Area Plan for fourplex is 800.0m². Therefore a site-specific text amendment to Zoning Bylaw No.7600-2019 will be required to permit the proposed RT-2 fourplex use on the subject site. The site-specific amendment is supported to allow for a slightly smaller lot area due to the large amount of road dedication being taken from the site. Due to the site constraints and its proximity to higher density housing forms (apartments/condos), the proposed development and site-specific text amendment to Zoning Bylaw No.7600-2019 is therefore supported.

Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

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. The proposal will be reviewed to determine if it meets the guidelines of the North and South View Precinct of the Town Centre Area Plan and the general guidelines of the Ground-Oriented Residential Infill Guidelines.

Advisory Design Panel:

A Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading

Development Information Meeting:

A Development Information Meeting is not required for this application because there is no OCP amendment and the proposal is less than five dwelling units.

e) Interdepartmental Implications:

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

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

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

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

The subject property is currently vacant and has been subject to bylaw enforcement, particularly regarding untidy and unsightly issues, from as far back as 2017. Given the bylaw enforcement history, Council may require that the existing building be demolished prior to second reading.

f) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. A Town Centre Development Permit Application (Schedule D);

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

CONCLUSION:

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

"Original signed by Tyson Baker"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

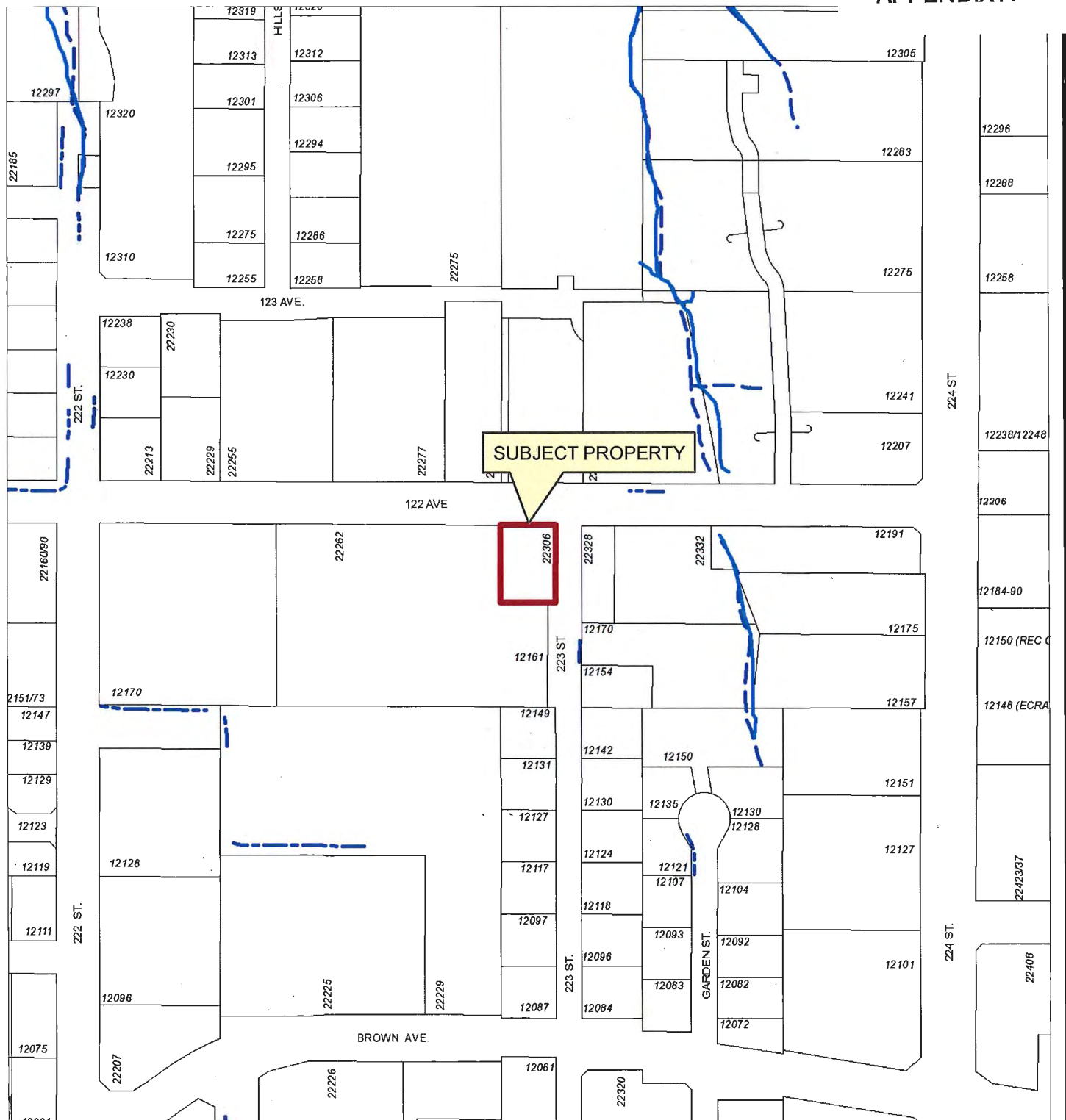
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7773-2021
Appendix D – Proposed Site Plan



22306 122 AVENUE
PID: 000-661-538

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-280-RZ/DP
DATE: May 20, 2021

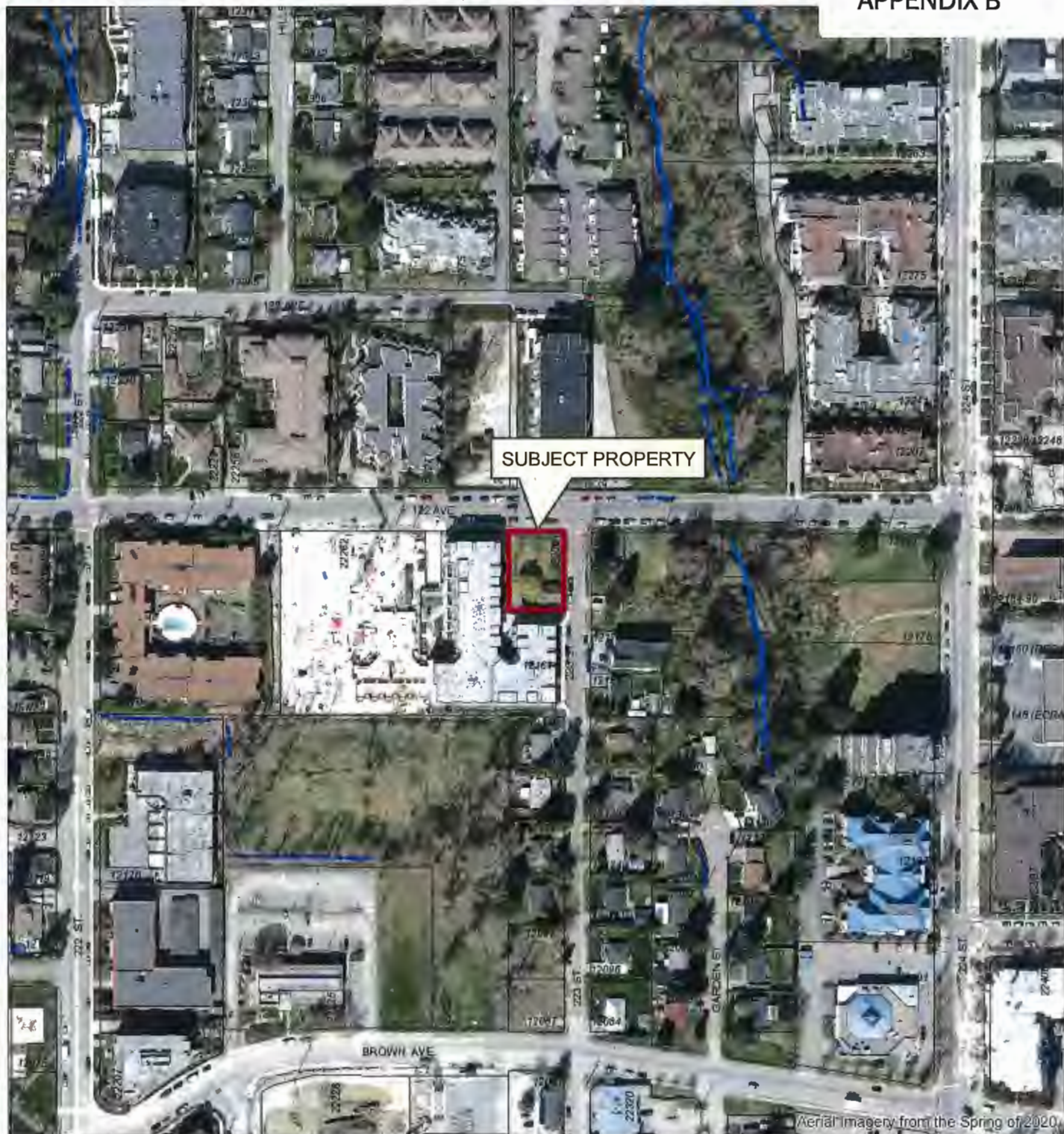
BY: PC



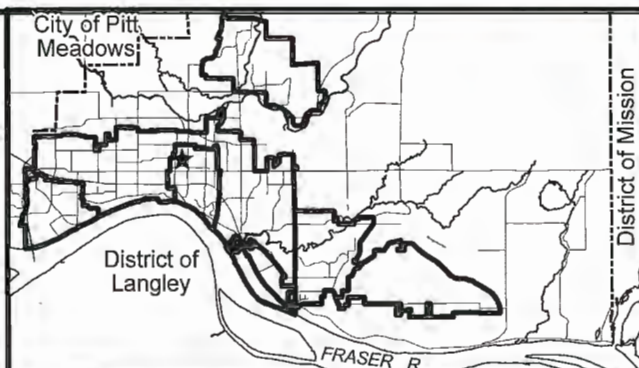
Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Lake or Reservoir



Scale: 1:2,500



22306 122 AVENUE
PID: 000-661-538

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-280-RZ/DP
DATE: May 20, 2021

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7773-2021**

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of
Zoning Bylaw No. 7600-2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7773-2021."
2. That parcel or tract of land and premises known and described as:

Lot 3 District Lot 399 Group 1 New Westminster District Plan 14397

and outlined in heavy black line on Map No. 1896 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-2 (Ground-Oriented Residential Infill).
3. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby further amended as follows:

That PART 6, RESIDENTIAL ZONES, SECTION 616 of RT-2 GROUND-ORIENTED RESIDENTIAL INFILL, 616.4 LOT AREA and DIMENSIONS, Sub-Section 4 by adding the following:

(d) Except the Lot Area shall be not less than 780.0 square metres specific to the following lot:

(i) Lot 3 District Lot 399 Group 1 New Westminster District Plan 14397.
PID: 000-661-538
4. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the day of , 21

READ a second time the day of , 21

PUBLIC HEARING held the day of , 21

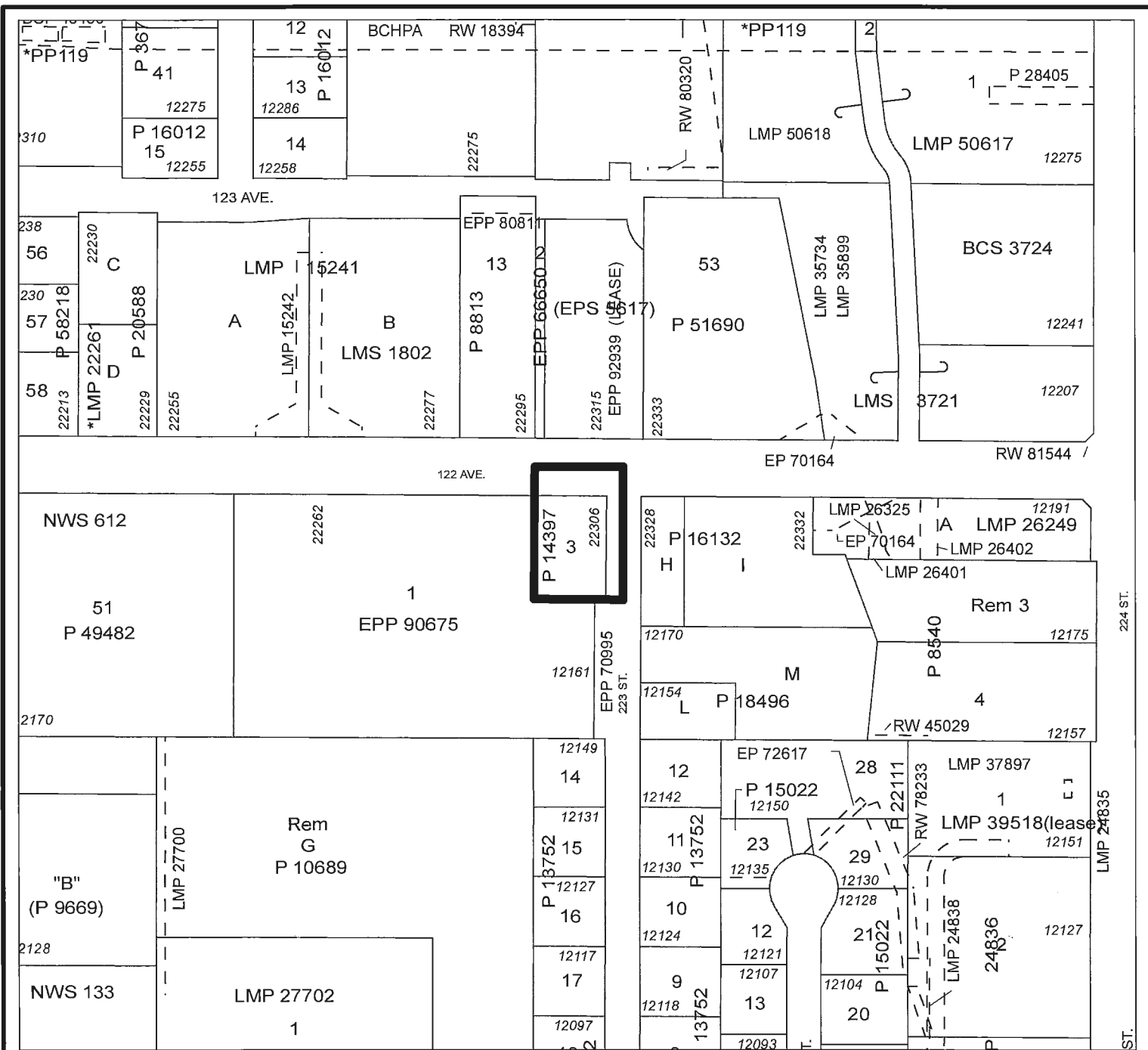
READ a third time the day of , 21

APPROVED by the Ministry of Transportation and Infrastructure this day of , 21

ADOPTED, the day of , 21

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7773-2021

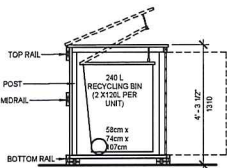
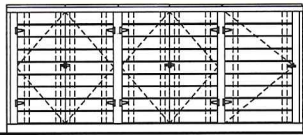
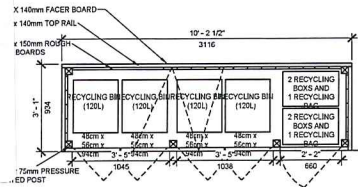
Map No. 1896

From: RS-1 (Single Detached Residential)

To: RT-2 (Ground-Oriented Residential Infill)



SCALE 1:2,000

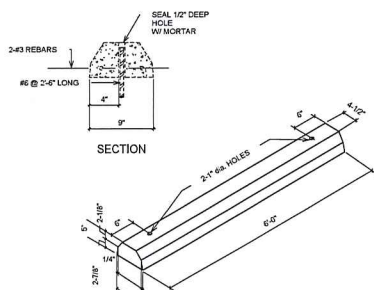


NOTES:

- ALL WOOD MEMBERS TO BE PRESSURE TREATED OR APPROVED EQUAL ALL WOOD MEMBERS ABOVE GROUND TO BE NONACIDIC.
- ALL NAILS TO BE 60mm SPIRAL GALVANIZED, USE AS REQUIRED TO ENSURE SECURE ASSEMBLY.
- WOOD USES MAY BE FINE, FIR, HDO, LOK OR SPRUCE, DEPENDING ON AVAILABILITY AT TIME OF CONSTRUCTION.
- APPLY 2 COATS OF STAIN AS PER MANUFACTURERS SPECIFICATIONS, COLOUR TO BE NATURAL OAK, STAIN BOARDS ALL FOUR SIDES PRIOR TO CONSTRUCTION.

3 GARBAGE BINS

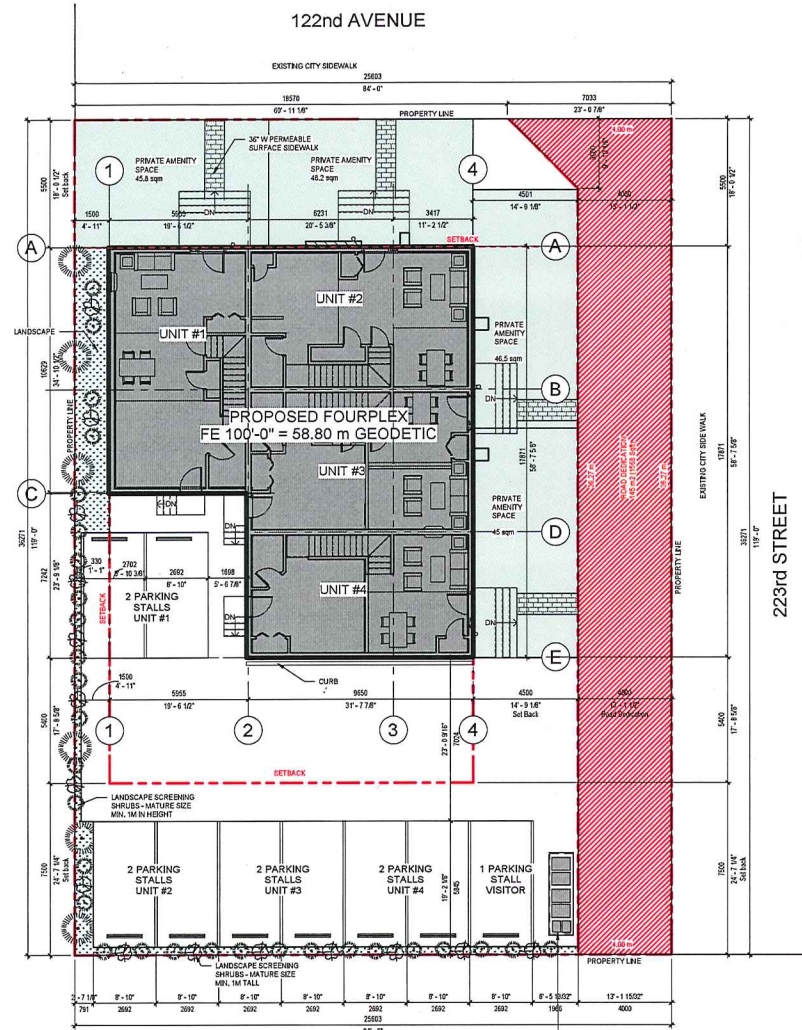
A101 1/2" = 1'-0"



4 TYP CONC. WHEEL STOP

A101 1 1/2" = 1'-0"

PLAN EPP65779



PLAN EPP65779



1 SITE PLAN

A101 1/8" = 1'-0"

122nd AVENUE

223rd STREET

SITE CONTEXT (ARIAL VIEW)



AREA CALCULATION PER UNIT	BUILDING
MAIN FLOOR	= 245.7 m ² (2645 sqft)
SECOND FLOOR	= 252 m ² (2719sqft)
TOTAL	= 476.7 m ²
AMENITY	
45m ² PER UNIT	
AMENITY AREA PROVIDED =	180m ²

<u>LEGAL DESCRIPTION</u>	LOT 3, DISTRICT LOT 399, NWD PL, NWP 14397
<u>MUNICIPAL ADDRESS</u>	22306 122 AVENUE MAPLE RIDGE, BC
<u>ZONING REGULATIONS</u>	
ZONING:	(RT-2) LOW DENSITY TOWNHOUSE RESIDENTIAL
PERMITTED USES:	COURTYARD RESIDENTIAL TRIPLEX RESIDENTIAL FOURPLEX RESIDENTIAL
LOT AREA:	786.00 M ²
BUILDING FOOTPRINT:	245.00 M ²
LOT COVERAGE:	31%
FAR :	476 M ² / 931.00 M ² = 0.51
FRONT SETBACK REQUIRED:	5.5 M (TOWN CENTRE AREA, SCHEDULE C)
REAR SETBACK REQUIRED:	7.5 M
INTERIOR SIDE SETBACK REQUIRED:	1.4 M (LESS THAN 40% TOTAL LENGTH OF WALL)
EXTERIOR SIDE SETBACK REQUIRED:	4.5 M
MAXIMUM HEIGHT :	8.0 M
PROPOSED HEIGHT :	8.0 M (26'- 4") TOP OF ROOF
DWELLING UNITS:	4 - 3 BEDROOM UNITS
GROSS FLOOR AREA REQUIRED:	N/A
GROSS FLOOR AREA PROPOSED:	301 M ² (10021 SQ.FT) - MAIN/SECOND
BUILDING HEIGHT MAXIMUM:	8M
BUILDING HEIGHT PROPOSED:	8M
<u>PARKING:</u>	
PARKING REQUIRED:	9 STALLS (2STALLSx4UNITS+ 0.2VISITORSx4UNITS)
TOTAL PARKING PROVIDED:	9 STALLS
MAIN FINISHED FLOOR ELEVATION:	100'-0" = 58.80 M GEODETIC
AVERAGE ELEVATION AT GRADE	58.20 M



Rev	yy-mm-dd	Revision (Drawing Issue)	Drawn by
CONSULTANT			
SEAL			
PERMIT STAMP			
THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF KUMAR ARCHITECTURE LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KUMAR ARCHITECTURE AND WHEN IT IS MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY THE DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KUMAR ARCHITECTURE LTD FOR ADJUSTMENT.			
PROJECT			
MAPLE RIDGE FOURPLEX			
22306 122 AVE MAPLERIDGE BC V2X3X7			
DRAWING TITLE			
SITE PLAN			
Project number	Date	05/11/2021	
BC0121	Scale	As Indicated	
Drawn by	TD	Checked by	ES
REVISION		A101	

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Official Community Plan Amending Bylaw No. 7771-2021
First Reading
Zone Amending Bylaw No. 7772-2021
12209, 12219, 12231, 12241 and 12251 222 Street, and 22190 123 Avenue

MEETING DATE: July 6, 2021
FILE NO: 2021-320-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12209, 12219, 12231, 12241 and 12251 222 Street, and 22190 123 Avenue, from RS-1 (Single-Family Residential) to RM-2 (Medium Density Apartment Residential). The proposed rezoning is to permit the future construction of two buildings, at four storeys each, containing approximately 117 residential units. The applicant is seeking an Official Community Plan Amendment to redesignate the subject properties from Single-Family Residential to Low-Rise Apartment Residential, within the Town Centre. A parking variance or cash-in-lieu will also be necessary for the density considered by this application.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution charge of approximately \$3,100 per apartment dwelling unit totalling approximately \$362,700.00. To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

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

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

2. That Official Community Plan Amending Bylaw No. 7771-2021 be given first reading; and
3. That Zone Amending Bylaw No. 7772-2021 be given first reading; and

4. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879–1999.

DISCUSSION:

a) Background Context:

Applicant: McAllister Communities Ltd.
Legal Description: Lots 11 to 16 District Lot 396 Group 1 New Westminster District Plan 15278;

OCP:
Existing: Single-Family Residential
Proposed: Low-Rise Apartment

Within Urban Area Boundary: Yes
Area Plan: Town Centre Area Plan
OCP Major Corridor: Yes

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

Surrounding Uses:
North: Use: Single Family Residential
Zone: RS-1 (Single-Family Residential)
Designation: Urban Residential and Conservation
South: Use: Commercial and Residential
Zone: RM-4 (Medium Density Townhouse Residential)
Designation: Multi-Family Residential
East: Use: Single Family and Multi-Family Residential
Zone: RS-1 (One Family Urban Residential) and RM-2 (Medium Density Apartment Residential).
Designation: Ground-Oriented Multi-Family
West: Use: Single Family Residential
Zone: RS-1 (One Family Urban Residential)
Designation: Urban Residential

Existing Use of Properties: Single Family Residential
Proposed Use of Properties: Medium Density Apartment Residential
Site Area: 0.5 hectares (1.25 acres)
Access: 123 Avenue
Servicing requirement: Urban Standard

b) Site Characteristics:

The six (6) subject properties total approximately 0.5 hectares (1.25 acres) in area and currently occupied by single family dwellings (see Appendices A and B). The subject properties are bounded by 122 Avenue to the south, Delcrest Street to the west, 222 Street to the east and 123 Avenue to the north. The properties are relatively flat, with some large trees and vegetation.

c) Project Description:

The current application seeks to consolidate six (6) lots and to rezone the subject site from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit the construction of two four-storey residential buildings. The buildings would consist of a total of 117 units, with a mix of one and two bedroom units. The project is proposing a density of 1.9 FSR. The buildings are situated over a shared single level of below-grade parking, providing 137 parking stalls (125 resident stalls and 12 visitor stalls). Access to the parking level is from 123 Avenue at the north end of the site, where the adjacent road grades are at their lowest and the impacts to local traffic patterns will be minimized.

The natural elevation of the site is relatively consistent on the southern portion, however, this drops downward more than 2.0 metres near the north end of the site. In order to address this change in slope, there is a 0.5 metre step in level between the two buildings. This step will provide for visual interest and variation between the two buildings.

d) Planning Analysis:

Official Community Plan:

The subject properties are currently designated Single-Family Residential in the Town Centre Area Plan. The application is proposing to redesignate the subject site from Single-Family Residential to Low-Rise Apartment Residential, in order to permit the construction of two apartment buildings. The proposed change in designation will align the subject properties with those designated Low-Rise Apartment Residential to the northeast and southeast, and with the Ground-Oriented Multi-Family designated properties to the south and east, which all permit higher forms of density than the existing Single-Family Residential designation. The Low-Rise use is intended for development in a three (3) to five (5) storey apartment form where units are accessed from internal corridor and residential parking is provided underground.

Meeting the projected demand for a range of housing types is supported by Planning for increased housing density in the Town Centre, particularly in and around the Central Business District, and also encouraging a mix of housing tenures throughout the neighbourhood. Living close to commercial amenities and to work means less time is spent driving each day and more time can be devoted to family life, recreation, culture and the arts, education, and other personal interests. There exists another development application north of this site, having received first reading, proposing a six to seven storey apartment building. Given the new apartments in and around this site, there is justification to support this density and form. The proposed four storey form is modest by today's standards and is limited by parking availability.

Town Centre Area Plan Policies:

The following Area Plan policies apply to this project:

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

This project will increase the mixture of one and two bedroom units in the Town Centre and will lead to increased density on the edge of the Town Centre.

3-12 High density development that is four or more storeys in height may be required to include a shadow study in consideration of adjacent sites to address potential impacts on available daylight. Consideration should also be given to the privacy of residents in existing buildings.

This project will be four storeys in height, and the site will be bounded on all sides by roadways that will act as a buffer between the development and other existing forms of housing adjacent to the site.

3-15 Concealed parking structures are encouraged in all commercial, mixed-use, multi-family uses... in the Town Centre. Below grade parking structures are particularly encouraged for Low-Rise, Medium, and High-Rise Apartment...buildings.

This project includes an underground parking structure and no surface parking is proposed.

3-22 All Low-Rise Apartment developments should be a minimum of three (3) storeys and a maximum of five (5) storeys in height.

This project complies with the height range envisioned by the policy as the buildings are four (4) storeys. No further storeys are recommended given the interface with the single family residential to the immediate west.

Housing Action Plan:

Maple Ridge's vision and commitment to towards housing is encompassed in this statement contained in the Maple Ridge Housing Action Plan (MRHAP):

"Access to safe, affordable, and appropriate housing that meets the diverse and changing needs of the community is a priority."

The current application will provide approximately 117 new apartment units directly on the border inside the Town Centre, and as mentioned above, the applicant offers a mix of one and two bedroom units, in a building form and height that will sit well with older three storey apartments to the east and south.

Zoning Bylaw:

The applicant is proposing to rezone the two subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) (see Appendix C) to allow for two buildings, at four storeys each, containing approximately 117 residential units. The maximum floor space ratio (FSR) permitted in the RM-2 (Medium Density Apartment Residential) zone is 1.8. This application is proposing an FSR of 1.9, which is permitted because the development is providing all parking in an underground structure, as provided in the RM-2 Zone.

The minimum lot size for the proposed RM-2 (Medium Density Apartment Residential) zone is 0.13 ha (0.3 acres) and the proposed site is approximately 0.5 ha (1.25 acres). The current proposal is showing reductions of the north and south side setbacks from 7.5 metres down to 4.0 metres. The east yard setback is showing a reduction from 7.5 metres to 5.9 metres and west yard setback is showing a reduction from 7.5 metres to 5.6 metres. The applicant has indicated that variances to setbacks will be applied for through a Development Variance Permit application. The suggested setback variances are consistent with other new buildings in the Town Centre. No additional density is being sought by way of a Density Bonus provision for this application.

Off-Street Parking and Loading Bylaw:

Parking is a critical component of this application and Council is encouraged to comment on the offer presented in the report and in Appendix F.

The following is observed about the parking being provided:

- The Off-Street Parking and Loading Bylaw requires 199 spaces; however, 137 parking spaces are being provided; and
- The proposed building is seeking a reduction of sixty-two (62) parking spaces (If this reduction is not supportable, a reduction in density will be required).

It should be remembered, the Planning Department will be undertaking a future Parking Bylaw review to determine what parking standards are appropriate today and how our standards compared to other jurisdictions.

With respect to parking, a variance would be considered or a cash contribution be made for the parking shortfall based on \$8,000.00 per space payment-in-lieu of providing parking in accordance with the Off-Street Parking and Loading Bylaw. On a payment basis, the total payment for sixty-two (62) spaces totals \$496,000.00. Additional parking cannot be accommodated unless a second level of underground parking is provided. The applicant claims this would make the project uneconomical, due to the presence of blue clay that runs roughly 4.3 metres below the existing grade. The reduction of sixty-two (62) parking spaces on the property may be justified because:

- The site is 350 located metres away from the Central Business District (CBD) boundary, which would require significantly less parking; and
- The 137 parking stalls complies with the parking requirements in the CBD in the Town Centre; and
- The cash-in lieu payment will contribute to a future municipal parking facility; and
- The effect of this reduction is expected to be reduced because the site is located inside the Town Centre Area, where residents can walk or cycle to stores, offices and recreation, and transit services already exist within walking distance; and
- The applicant has provided further rationale for the requested parking reduction (see Appendix F); and
- In recognition of this site not being inside the CBD, but nearby, the applicant is willing to offer a total cash contribution of \$256,000.00, through a combination of cash-in-lieu and funds towards alternative transportation measures (see Appendix G).

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

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.

A separate report concerning issuance of the Development Permit required for this development will be submitted to Council at a later date.

Advisory Design Panel:

A Town Centre Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Community Planning;
- e) Building Department;
- f) School District;
- g) Canada Post.

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. A Town Centre Area Development Permit Application (Schedule D);
3. A Development Variance Permit (Schedule E);

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

CONCLUSION:

The development proposal provides a logical extension of the Low-Rise Apartment designation to the south. Therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by René Tardif"

Prepared by: **Rene Tardif, BA, M.PL
Planner 1**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

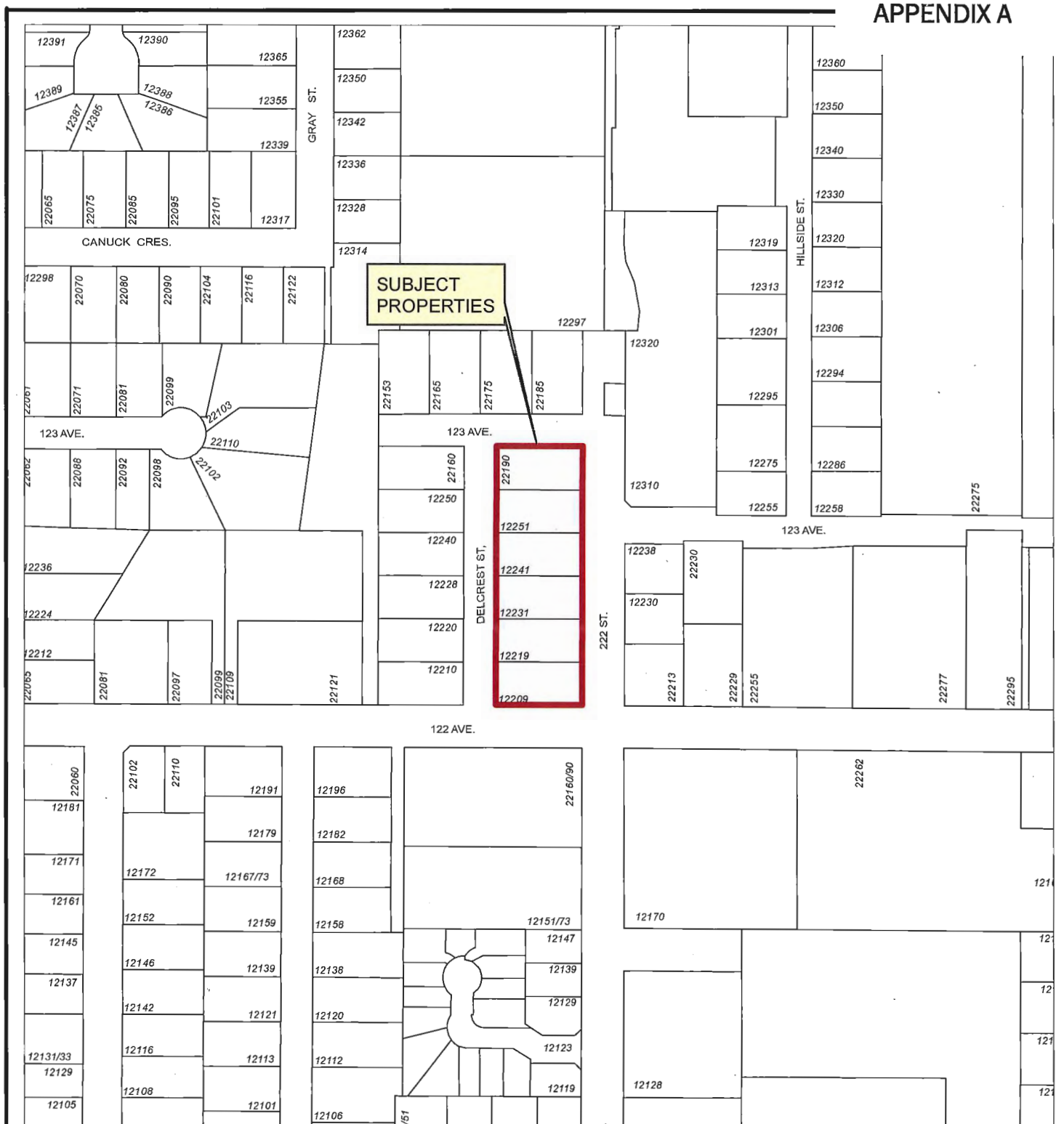
"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

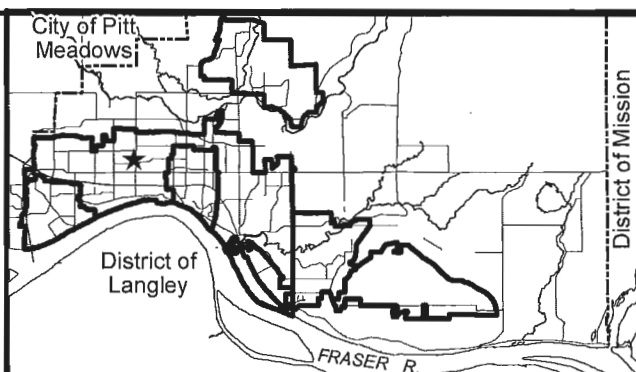
The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7772-2021
- Appendix D – Official Community Plan Amending Bylaw No. 7771-2021
- Appendix E – Proposed Site Plan and Elevations
- Appendix F – Rationale Prepared by Applicant
- Appendix G – Cash-in-lieu Proposal from Applicant

APPENDIX A



Scale: 1:2,500



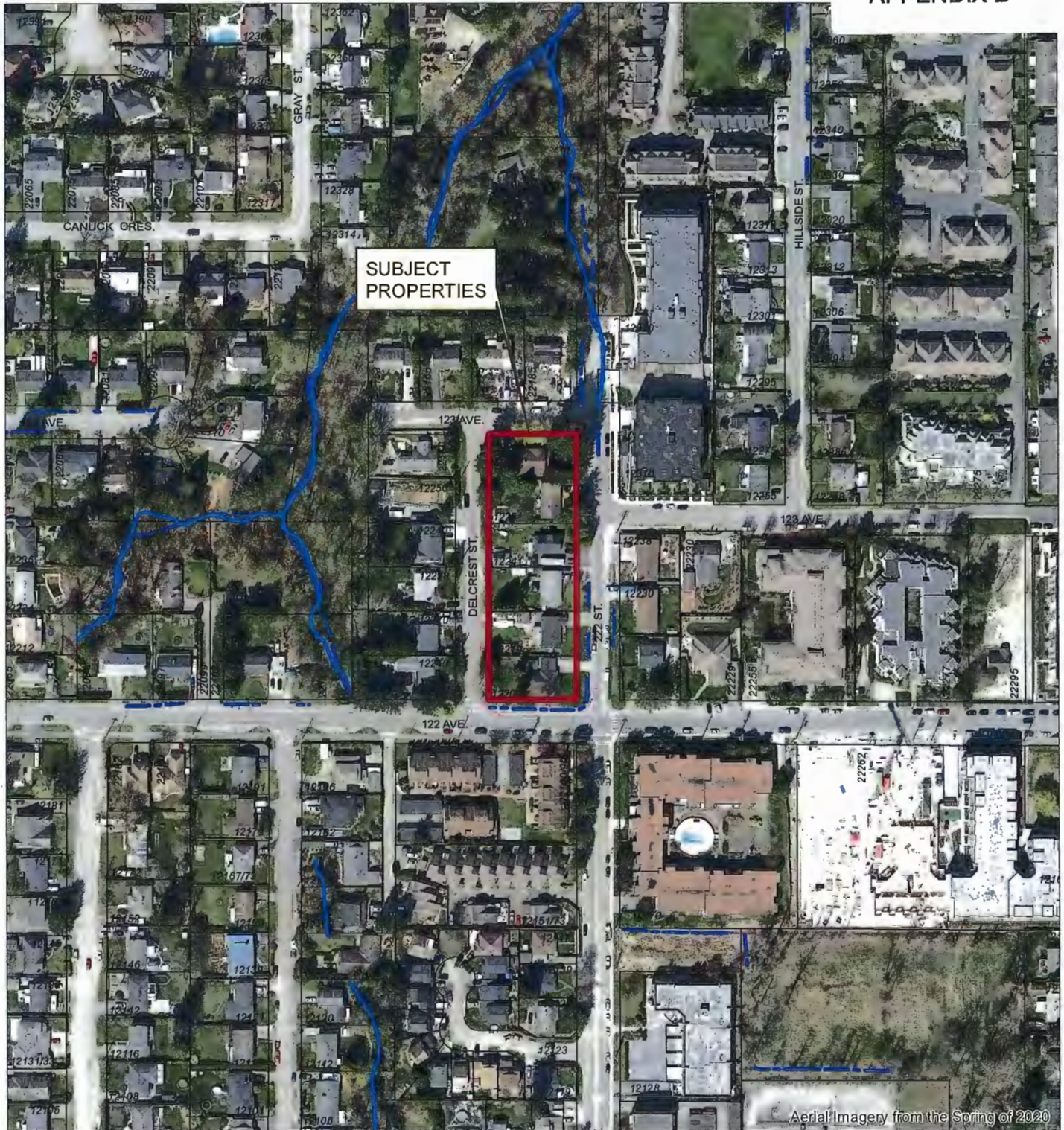
12209/19/31/41/51 222 ST & 22190 123 AVE
 PIDs: 010-123-008 / 000-593-338 / 010-122-991
 010-122-923 / 010-122-893 / 000-829-510

PLANNING DEPARTMENT



FILE: 2021-320-RZ
DATE: Jun 11, 2021

BY: BD



Aerial Imagery from the Spring of 2020



Scale: 1:2,500

Legend

- Ditch Centreline
- Indefinite Creek
- Stream

12209/19/31/41/51 222 ST & 22190 123 AVE

PIDs: 010-123-008 / 000-593-338 / 010-122-991
010-122-923 / 010-122-893 / 000-829-510

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-320-RZ
DATE: Jun 11, 2021

BY: BD

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7772-2021

Map No. 1895

From: RS-1 (Single Detached Residential)

To: RM-2 (Medium Density Apartment Residentiall)



**CITY OF MAPLE RIDGE
BYLAW NO. 7771-2021**

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7771-2021."
2. Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1: Town Centre Area Land-Use Designation Map is/are hereby amended for that parcel or tract of land and premises known and described as:

Lot 16 District Lot 396 Group 1 New Westminster District Plan 15278
 Lot 15 District Lot 396 Group 1 New Westminster District Plan 15278
 Lot 14 District Lot 396 Group 1 New Westminster District Plan 15278
 Lot 13 District Lot 396 Group 1 New Westminster District Plan 15278
 Lot 12 District Lot 396 Group 1 New Westminster District Plan 15278
 Lot 11 District Lot 396 Group 1 New Westminster District Plan 15278

and outlined in heavy black line on Map No. 1046, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as shown.

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

READ a first time the day of , 20 .

READ a second time the day of , 20 .

PUBLIC HEARING held the day of , 20 .

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

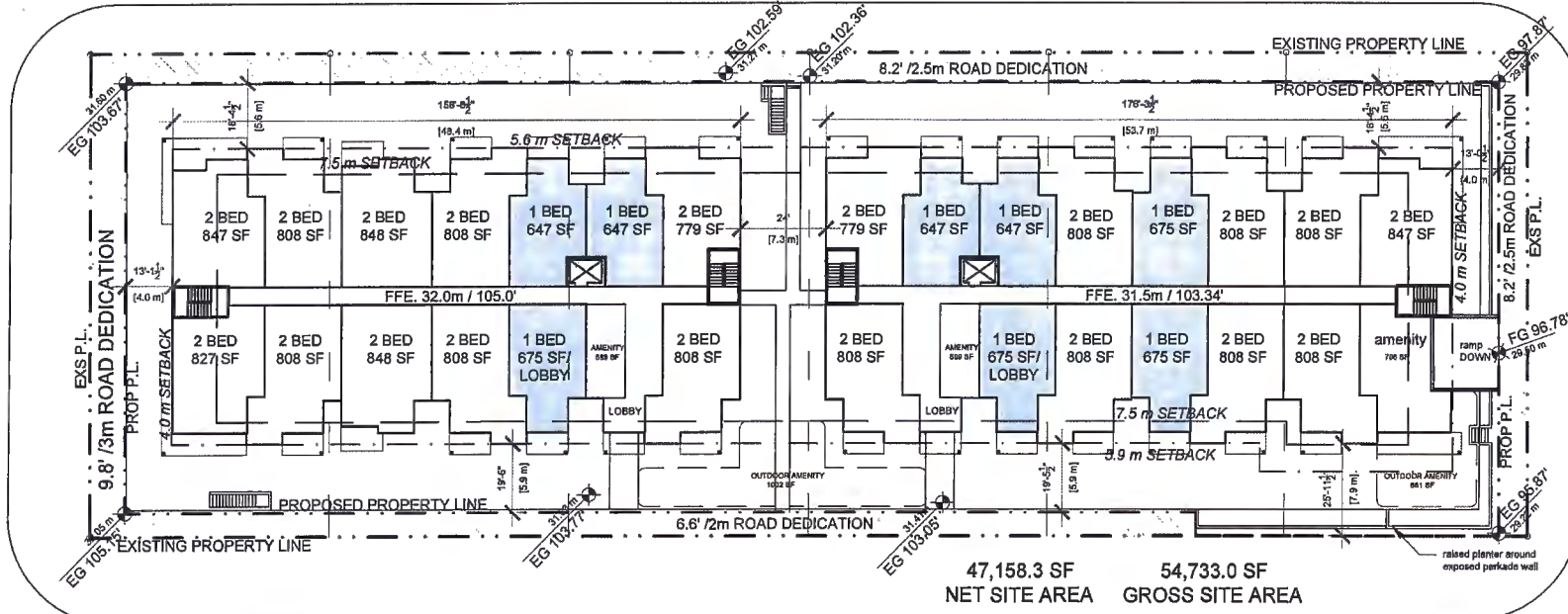
CORPORATE OFFICER

SITE PLAN/ GROUND FLOOR LEVEL

DELCREST ST

122ND AVENUE

123RD AVENUE



222ND STREET

47,158.3 SF
NET SITE AREA

54,733.0 SF
GROSS SITE AREA

engage
ARCHITECTURE

LEDINGHAM McALLISTER
Building BC since 1905

MAPLE RIDGE RESIDENTIAL DEVELOPMENT
12209 to 12251 222 Street and 22190 123 Avenue, Maple Ridge, B.C.
PROJECT # 21-07

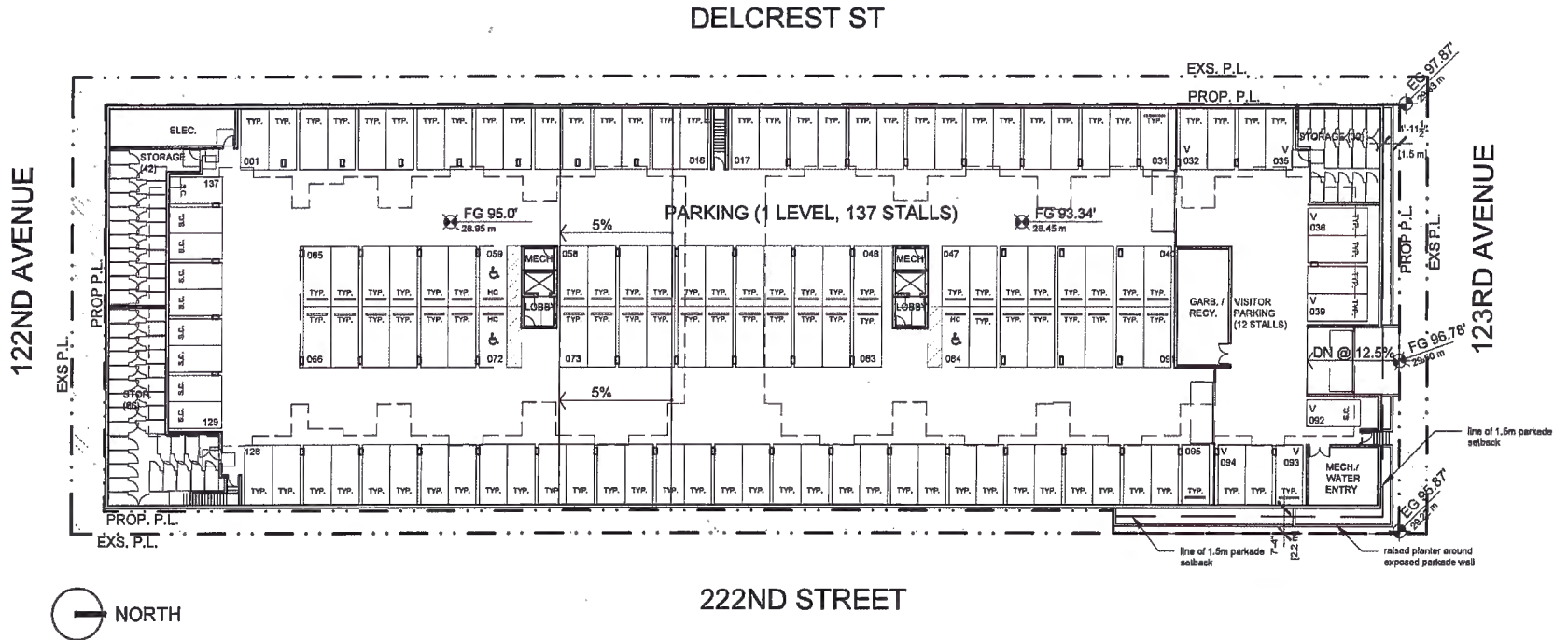
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SCALE: 1/32" = 1'-0"

APPENDIX E



PARKING PLAN

4



engage
ARCHITECTURE

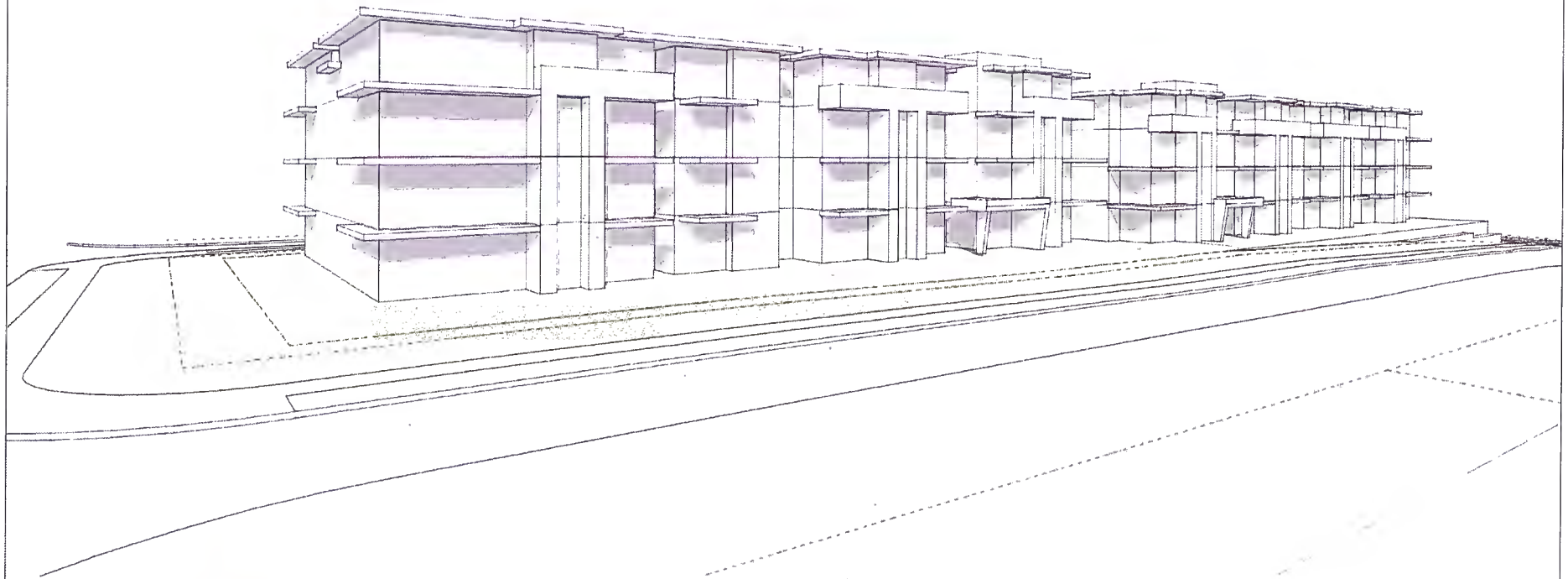

LEDINGHAM McALLISTER
Building BC since 1905

MAPLE RIDGE RESIDENTIAL DEVELOPMENT
12209 to 12251 222 Street and 22190 123 Avenue, Maple Ridge, B.C.
PROJECT # 21-07

DATE: June 4, 2021
SCALE: 1/32" = 1'-0"

VIEW FROM SOUTHEAST CORNER, ALONG 222ND STREET

5



engage
ARCHITECTURE

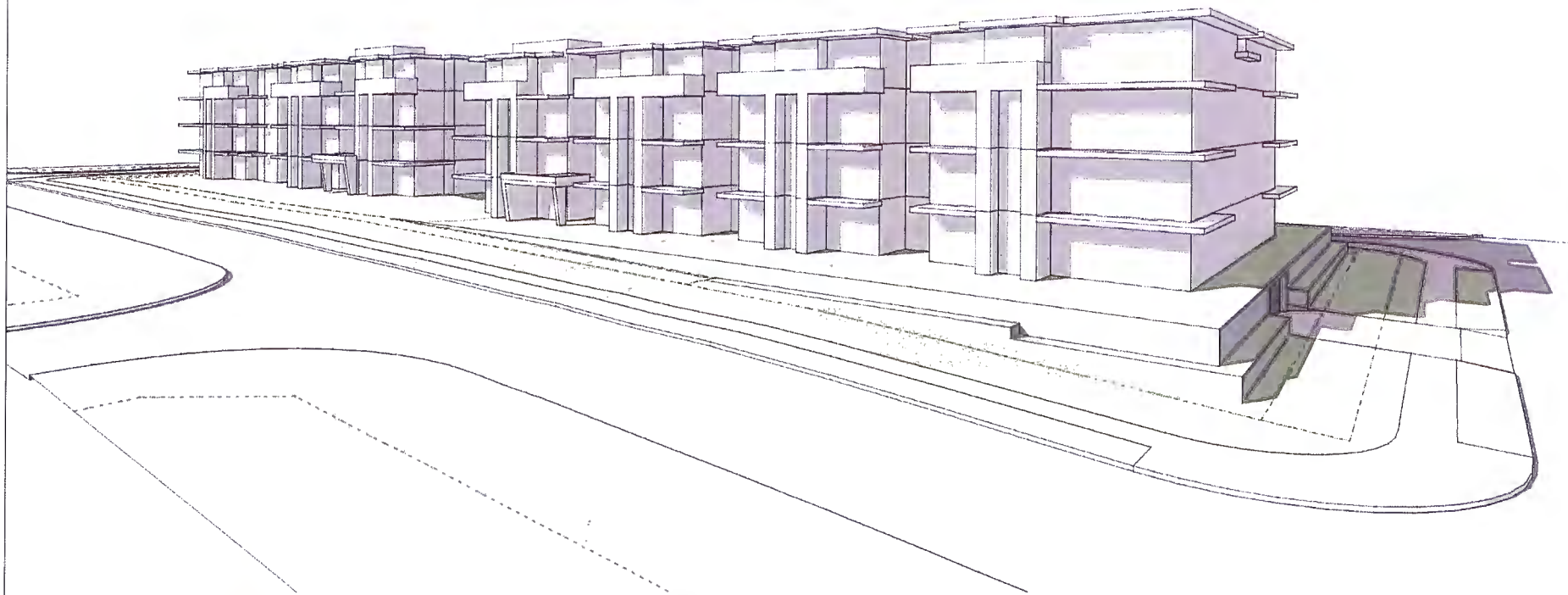

LEDINGHAM McALLISTER
Building BC since 1905

MAPLE RIDGE RESIDENTIAL DEVELOPMENT
12209 to 12251 222 Street and 22190 123 Avenue, Maple Ridge, B.C.
PROJECT # 21-07

DATE: June 4, 2021
SCALE: NTS

VIEW FROM NORTHEAST CORNER, ALONG 222ND STREET

6



engage
ARCHITECTURE

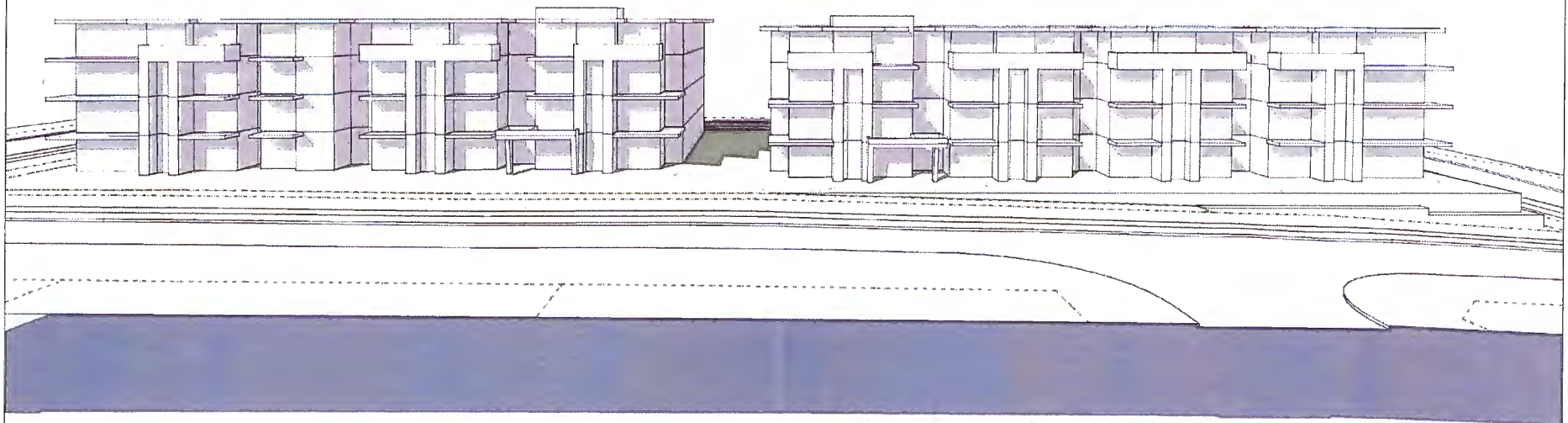

LEDINGHAM McALLISTER
Building BC since 1985

MAPLE RIDGE RESIDENTIAL DEVELOPMENT
12209 to 12251 222 Street and 22190 123 Avenue, Maple Ridge, B.C.
PROJECT # 21-07

DATE: June 4, 2021
SCALE: NTS

VIEW OF EAST ELEVATION, ALONG 222ND STREET

7



engage
ARCHITECTURE


LEDINGHAM McALLISTER
Building BC since 1905

MAPLE RIDGE RESIDENTIAL DEVELOPMENT
12209 to 12251 222 Street and 22190 123 Avenue, Maple Ridge, B.C.
PROJECT # 21-07

DATE: June 4, 2021
SCALE: NTS

**LEDINGHAM McALLISTER**

3rd Floor, 1285 West Pender Street, Vancouver, BC, V6E 4B1 t: (604) 662-3700 f: (604) 684-9004

June 11th, 2021

City of Maple Ridge
Planning Department
111995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: Mr. Chuck Goddard, Director of Planning
Re: Development Application – Submission for First Reading
12209, 12219, 12231, 12241, 12251 222nd Street, and 22190 123rd Avenue

Dear Mr. Goddard,

In response to our last meeting held on June 4th, 2021, the documents enclosed represent our Rezoning and Development Application submission for consideration of Introduction and First Reading. We would appreciate the opportunity to be put forth to council for the July 20th, 2021 committee meeting and First Reading on July 27th, 2021.

Our proposal is comprised of a six-lot assembly of the properties noted above currently zoned RS-1 Single Detached Residential. The lots are located within the Town Centre Area Plan and are designated as Single Family Residential. However, upon further examination, City Staff prepared a Land Use Inquiry letter dated March 2, 2021 that expressed support for re-designation of higher density, which was reiterated at our meeting with City Staff on March 10th, 2021. Staff's support for the higher density was based the assembly's proximity to surrounding high density uses as well as the fact that the adjacent conservation area would provide a natural buffer between the higher density uses within the Town Center and the Single Family uses to the West.

Given Staff's support for the higher density, we ask that council to give consideration to allow the construction of **two residential four storey low-rise buildings based on RM-2 Medium Density Apartment Residential zoning.**

The buildings would be designed and constructed with high degree of quality and design. As shown in the drawing package, the current proposal is for 2 buildings, each of 4 storey heights. We are proposing 117 units, with a mix of one and two bedroom units. The project is proposing a density of 1.9 FAR based on Net Site Area (0.1 FAR of density purchased from the City), after road dedications are provided at all 4 sides of the site. Both indoor and outdoor amenity will be provided at rates exceeding the bylaw requirements; these facilities will be further developed in the next stage of design development for the project.

The buildings are situated over a shared single level of below-grade parking, providing 137 parking stalls (125 resident stalls and 12 visitor stalls). This parking meets the rate required in the Town Centre – Central Business District parking requirements, a variance will be required as the site sits just beyond the boundary for these ratios. The parking level also provides resident bicycle storage at rates exceeding the bylaw requirements (and in excess of 1 stall per unit). Access to the parking level is from 123rd Avenue at the north end of the site, where adjacent road grades are the lowest and impacts to local traffic patterns will be minimized.

The natural elevation of the site is relatively consistent on the southern portion but drops a little more than 2 meters towards the north end. To mitigate this slope to the north, there is a 0.5 metre step in level between the two buildings -- this provides visual variation between the buildings, gives ground level units a direct relationship to surrounding sidewalks, and creates a more human scaled public interface at the north end of the property.

While the parkade will be flush with the grade at the South end of the development, the north and northeast edges of the site the exposed parkade edge have been pulled back by at least 1.5 metres which will allow for a raised planter treatment which will soften those edges. The lobbies have been grouped near the middle of the site, where they will be closest to street grades to improve accessibility.

RELAXATIONS AND VARIANCES

In order to best meet the project's objectives to provide multi-family housing at a scale and form similar to other recent developments in the area, we request the following relaxations:

Parking Requirements

Parking Requirement - Based on RM-2 Zoning

	Units	Parking Rate	Parking Required
Allocated Stalls	117	1.5	176
Visitor Stalls	117	0.2	23
Total Stalls Required			199
Total Stalls Provided			137

Parking Provided - Based on Town Centre Central Business District

		Units	Parking Rate	Parking Required
Allocated Stalls	1 Bedroom	38	1.0	38
	2 Bedroom	79	1.1	87
Visitor Stalls	Total	117	0.1	12
Total Stalls Required				137
Total Stalls Provided				137

We request that council consider extending the Central Business District parking requirements one block to the North in order to accommodate this proposal.

Due to geotechnical limitations, we have been strongly advised that we are only able to achieve one level of parking on this site. In order to accommodate a second level of parking, the parkade would project more than 4.4 metres above grade at the North end of the property, which we understand does not meet the City's intent. Thus, our achievable parking count within a single level of below grade parking has dictated the number of units provided.

Rationale:

1. The subject properties are less than 300 metres from the Central Business District, where reduced parking requirements take effect.
2. Additional on-street parking will be provided within the civil upgrades surrounding the development.
3. Resident bicycle storage will be provided at rates well above the bylaw minimums and in excess of 1 stall per unit. (Required = 64 short term and long term, Proposed = 173 short term and long term).
4. We have found that our project portfolio in other municipalities in the Lower-Mainland has been historically oversupplied at parking rates similar or below the standard RM-2 parking requirements in Maple Ridge. Further, parking rates that have been supported more recently have been trending downwards in other municipalities. See below for examples of Ledingham McAllister projects in other municipalities:

In-Progress Projects	Status	Units	Non-Visitor Stalls	Overall Parking Ratio
Maple Ridge (Proposal)	Proposed	117	125	1.07
Highpoint (Coquitlam)	Under Construction	431	471	1.09
Sydney (Coquitlam)	Under Construction	160	178	1.11
Azure (Burnaby)	Under Construction	282	321	1.14
Alderson Gate (Coquitlam)	Seeking Final Adoption	408	436	1.07
Riviera (Burnaby)	Seeking Final Adoption	246	248	1.01

Completed Projects	Units	Non-Visitor Stalls	Parking Ratio	Remaining Parking Inventory	Market Demand Ratio
North Gate Village (Burnaby)	503	677	1.35	112	1.12
Brentwood Gate (Burnaby)	665	832	1.25	36	1.20
Escala (Burnaby)	521	573	1.10	14	1.07
Touchstone (North Vancouver)	120	145	1.21	20	1.04
Perspectives (Burnaby)	223	270	1.21	5	1.19
Dominion (New Westminster)	118	145	1.23	6	1.18
Radius (Vancouver)	50	64	1.28	10	1.08

Building Setbacks

	Bylaw	Proposed	Variance
North – 123rd Avenue	7.5 metres	4.0 metres	3.5 metres
South – 122nd Avenue	7.5 metres	4.0 metres	3.5 metres

Rationale:

- The setbacks proposed to the North and South have been established to maintain a desirable separation between buildings. The separation between buildings is provided in order to avoid a single long building without interruptions.
- In consideration of the requested 3 metres dedication on 122nd Avenue, the building face will be set back approximately 11 metres from the realigned curb.
- Proposed setbacks leave ample open space at grade to meet private and common outdoor amenity and open space requirements.

	Bylaw	Proposed	Variance
West - Delcrest Street	7.5 metres	5.6 metres	1.9 metres
East – 222nd Street	7.5 metres	5.9 metres	1.6 metres

Rationale:

- The setbacks proposed to the East and West are requested in order to allow for a reasonable building depth.

Parkade Setbacks

Bylaw:

- Minimum setbacks for an Off-Street Parking provided in an Underground Structure for parking that extends not more than 0.8 metres above Average Finished Grade and which is Landscaped and integrated to become a useable part of the yard area shall be not less than 1.5 metres from an Exterior Side Lot Line.

Provided:

- The site slopes more significantly towards the North which creates a localized condition where the parkade will extend roughly 2.28 metres above grade.

Rationale:

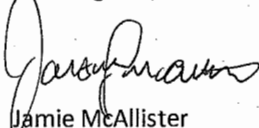
- The parkade has been set back 1.5 metres from the proposed property lines where the localized condition occurs. Irrigated stepped planters will be integrated to mask the any exposed walls.
- To take advantage of the grading, the parkade entry has been placed on 123rd Avenue, freeing up more open space that would otherwise be used for a parkade ramp elsewhere on the site.
- Lobby entrances have been placed near the centre of the site so that they are at the natural grade.
- The North building ground floor elevation has been set 0.5 metres lower than the South building in order to mitigate the exposed parkade condition on the North; this also creates more visual variation.

Conclusion

We at Ledingham McAllister sincerely appreciate the opportunity to present this proposal and look forward to being a part of the City of Maple Ridge.

Should you have any questions, comments, or concerns, please do not hesitate to contact us at your earliest convenience.

Best Regards,



Jamie McAllister
Development Coordinator
McAllister Communities Ltd.

**LEDINGHAM McALLISTER**

3rd Floor, 1285 West Pender Street, Vancouver, BC, V6E 4B1 t: (604) 662-3700 f: (604) 684-9004

June 23rd, 2021

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

Attention: Mr. Chuck Goddard, Director of Planning
Mr. Rene Tardif, Planner 1

Re: Development Application – Cash-in-Lieu Payment for Parking Stalls
12209, 12219, 12231, 12241, 12251 222nd Street, and 22190 123rd Avenue

Dear Mr. Goddard and Mr. Tardif,

Your efforts to prepare our report to council for the July 6th, 2021 Committee of the Whole meeting are greatly appreciated, thank you both. We understand that Staff would like to proceed with this report on the basis Ledingham McAllister will provide \$8,000.00 cash-in-lieu payment per reduced parking stall, which for the requested 62 stall reduction would equate to a total contribution of \$496,000.00.

We would like to propose a total contribution of \$8,000.00 per parking stall for 32 stalls totalling \$256,000.00 to be included in the council report for consideration rather than \$496,000.00. We propose 50% of that contribution to be made as a cash-in-lieu payment to the City (\$128,000.00), with the remaining 50% pledged towards alternative transportation measures that would be offered to the residents of the proposed development. Such alternative transportation measures may include transit pass credits, the provision and/or facilitation of a car share program, the gift of bicycles, or other creative contributions that the City finds favourable.

Our proposition is based on the surrounding municipal trend towards base parking rates of (1) stall per one-bedroom unit and (1.5) stalls per two-or-more-bedroom unit for assignable parking stalls (156.5 stalls based on this proposal). Based on these parking rates, we are proposing a shortfall of 31.5 parking stalls (125 non-visitor stalls provided).

We believe that the proposed reduction in visitor stall parking rates from (0.2) stalls per dwelling unit to (0.1) stalls per dwelling unit will be justified by the additional on-street parking provided around the perimeter of the site which would be accommodated by approximately 7,574.7 sq ft (703.7 m²) of land that will be transferred to the City through dedications (13.8% of Gross Site Area).

Please contact me at your earliest convenience to discuss whether Staff would be willing to work with our request.

Thank you,

Jamie McAllister
Development Coordinator
McAllister Communities Ltd.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7768-2021
13917 and 13992 Silver Valley Road

MEETING DATE: July 6, 2021
FILE NO: 2021-244-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 13917 and 13992 Silver Valley Road, from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential), and R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately 17 residential lots.

The proposed development will require minor amendments to the Official Community Plan. The proposed amendments are required to achieve a balance between Open Space/Conservation areas, the emerging development pattern and natural features in the Silver Valley area.

As per Council Policy 6.31, a Community Amenity Contribution (CAC) of \$5,100 per single family lot is also applicable to the subject properties. The estimated CAC will be \$86,700 based on the preliminary plan showing 17 single family lots. It is noted that a number of technical reports are required for this project to advance to second reading, and it is quite likely lot boundaries and yields may be reduced as a result. Since this first reading report is based on a preliminary plan, the total CAC figure will also be adjusted.

This proposed development would gain access from Silver Valley Road and the adjacent development to the west and north subject to rezoning application 2020-168-RZ that was considered at a Public Hearing on June 15, 2021.

To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

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

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

2. That Zone Amending Bylaw No. 7768-2021 be given first reading; and

3. That the applicant provide further information as described on Schedules A, B, D, G, J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Morningstar Homes Ltd. (Addie Anderson)
Legal Description:	Lot 4, Section 33, Township 12, Plan NWP2409 and Lot 8, Section 33, Township 12, Plan NWP13776
OCP:	
Existing:	Eco Cluster and Conservation
Proposed:	Eco Cluster and Conservation
Within Urban Area Boundary:	Yes
Area Plan:	Silver Valley Area Plan
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	R-1 (Single Detached (Low Density) Urban Residential), R-2 (Single Detached (Medium Density) Urban Residential)
Surrounding Uses:	
North:	Use: Single Family Residential and rezoning application 2020-168-RZ Zone: RS-3 (Single Detached Rural Residential) Designation: Eco Cluster
South:	Use: Single Family Residential Zone: RS-3 (Single Detached Rural Residential) Designation: Eco Cluster and Conservation
East:	Use: Single Family Residential Zone: RS-3 (Single Detached Rural Residential) Designation: Eco Cluster, Conservation and Open Space
West:	Use: Single Family Residential and rezoning application 2020-168-RZ Zone: RS-3 (Single Detached Rural Residential) Designation: Eco Cluster, Conservation and Open Space
Existing Use of Property:	Single Family Residential (2 homes)
Proposed Use of Property:	Single Family Residential (17 homes)
Site Area:	1.06 ha (2.61 acres)

Access: Silver Valley Road and a newly constructed road with application 2020-168-RZ/SD
Servicing requirement: Urban Standard

b) Site Characteristics:

The subject properties located at 13917 and 13992 Silver Valley Road, are located in Silver Valley west of Silver Valley Road, east of 232 Street, south of 141 Avenue and north of 138 Avenue (Appendices A and B).

The property at 13917 Silver Valley Road contains a single family residential structure located in the south east quadrant of the property. The subject property is influenced by steep slopes and Anderson Creek abuts onto the north west area of the property. Anderson Creek is not identified as running through the subject property on the City's mapping.

13992 Silver Valley road also contains a single family residential structure and an accessory residential structure. The property slopes upwards from east to west and contains a mixture of coniferous and deciduous trees.

c) Project Description:

The applicant is proposing to rezone the subject properties from RS-3 (One Family Rural Residential to R-1 (Residential District), and R-2 (Urban Residential District) to facilitate a mixture of a desired 17 single family homes. The proposal contains 15 single family lots under the R-2 (Urban Residential District) zone and two (2) single family lots under the R-1 (Residential District) zone which will each contain the existing single family dwellings on the subject properties.

At this time, the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Elements to be reviewed by the City include:

- Environmental reports;
- Arborist report assessing significant stands of trees;
- Servicing and lot grading plans; and
- Geotechnical report.

Assessment of these elements is likely to impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits

d) Planning Analysis:

Official Community Plan:

The development site is located within the Silver Valley Area Plan and is currently designated *Eco Cluster* and *Conservation*. For the proposed development, an OCP amendment maybe be required to adjust the *Conservation* and *Eco Cluster* boundaries to achieve a design for the development that is in keeping with the *Eco Cluster* concept and protecting natural features which is detailed in the Silver Valley Area Plan.

An *Eco-Cluster* is a group of housing units, condensed within clearly defined limits, surrounded by open space and linked to other parts of the Silver Valley community by a single local road. *Eco-Clusters* are intended to provide development opportunities in sparsely developed or rural areas, in a cluster form which supports sensitive implementation, minimal site regrading and tree clearing, and integration of housing into a forest setting.

The proposed OCP amendment does not increase the density of the proposal. The OCP amendment will facilitate an overall design that supports the *Eco Cluster* concept. The exact designation boundary amendments have not been determined. These boundaries will be determined once all reviews of the above noted reports/plans for the project are completed. This review will include discussions with the Environmental Section and Engineering Department with regards to the forest and steep slopes located within the site.

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) with a minimum lot area of 371m² and R-2 (Single Detached (Medium Density) Urban Residential) with a minimum lot area of 315m² to permit a future development of approximately seventeen (17) single family lots. The two (2) R-1 (Single Detached (Low Density) Urban Residential) lots would be approximately 770m² to 1273m² and 15 R-2 (Single Detached (Medium Density) Urban Residential) range from 390 m² to 557 m² approximately. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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

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

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

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

Advisory Design Panel:

This application is not required to be reviewed by the ADP as it is for a single family subdivision.

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

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

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

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Natural Features Development Permit Application (Schedule G);
4. A Wildfire Development Permit Application (Schedule J); and
5. A Subdivision Application.

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

CONCLUSION:

The development proposal is in general compliance with the policies of the OCP; however, land-use designation and boundary adjustments are required. Justification has been provided to support the OCP amendments as noted above in the report; therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

It is recommended that Council not require any further additional OCP consultation.

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

"Original signed by Mark McMullen" for

Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP**
Planner

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

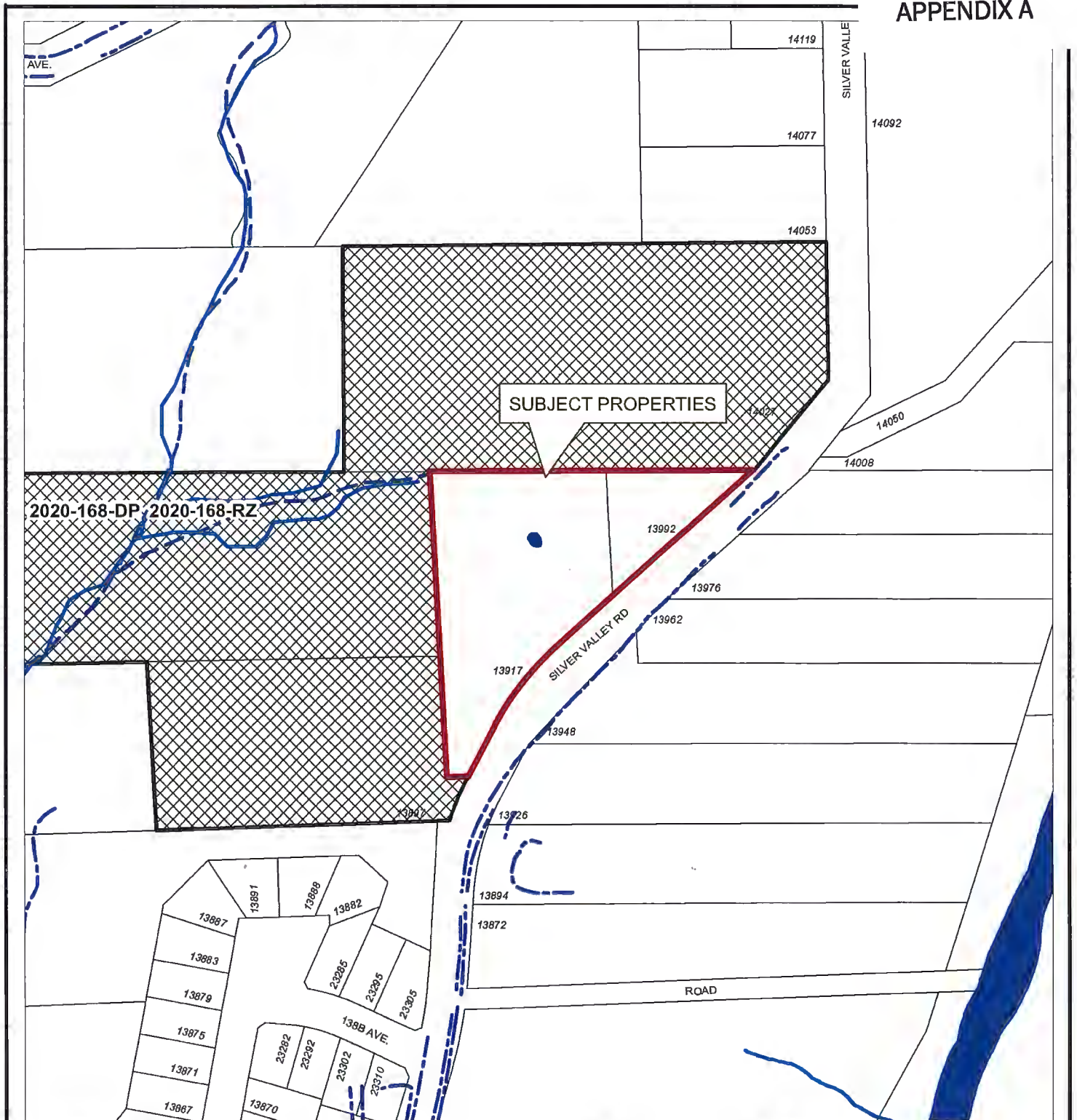
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7768-2021
- Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

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

13917/92 SILVER VALLEY ROAD
PID'S: 007-601-832 & 004-555-805

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

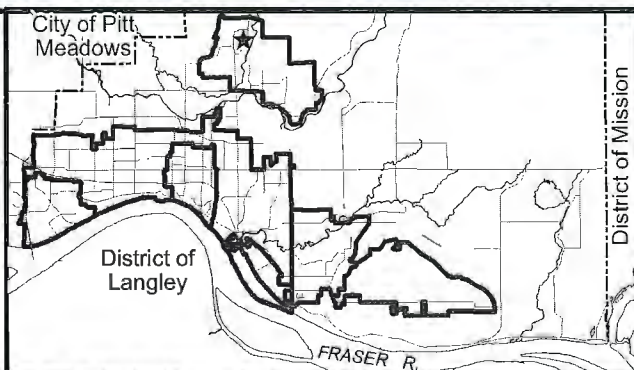
FILE: 2021-244-RZ

DATE: May 6, 2021

BY: PC



Scale: 1:2,500



13917/92 SILVER VALLEY ROAD
PID'S: 007-601-832 & 004-555-805

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-244-RZ

DATE: May 6, 2021

BY: PC

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7768-2021."

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

Lot 4 Section 33 Township 12 Plan NWP2409
Lot 8 Section 33 Township 12 Plan NWP13776

and outlined in heavy black line on Map No. 1893 a copy of which is attached hereto and forms part of this Bylaw, is are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential), R-2 (Single Detached (Medium Density) Urban Residential).

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

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

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

PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER





MAPLE RIDGE ZONE AMENDING

Bylaw No. 7768-2021

Map No. 1893

From: RS-3 (Single Detached Rural Residential)

To:  R-1 (Single Detached (Low Density) Urban Residential)
 R-2 (Single Detached (Medium Density) Urban Residential)



SCALE 1:2,500

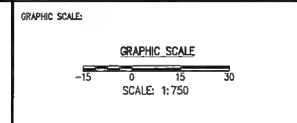


BENCHMARK:
ELEVATIONS WERE DERIVED FROM OCM
84H0091 LOCATED AT THE INTERSECTION
OF 232ND ST. AND SILVER VALLEY RD.
ELEVATION = 66.514m

SEAL:

CoreGroup
CONSULTANTS

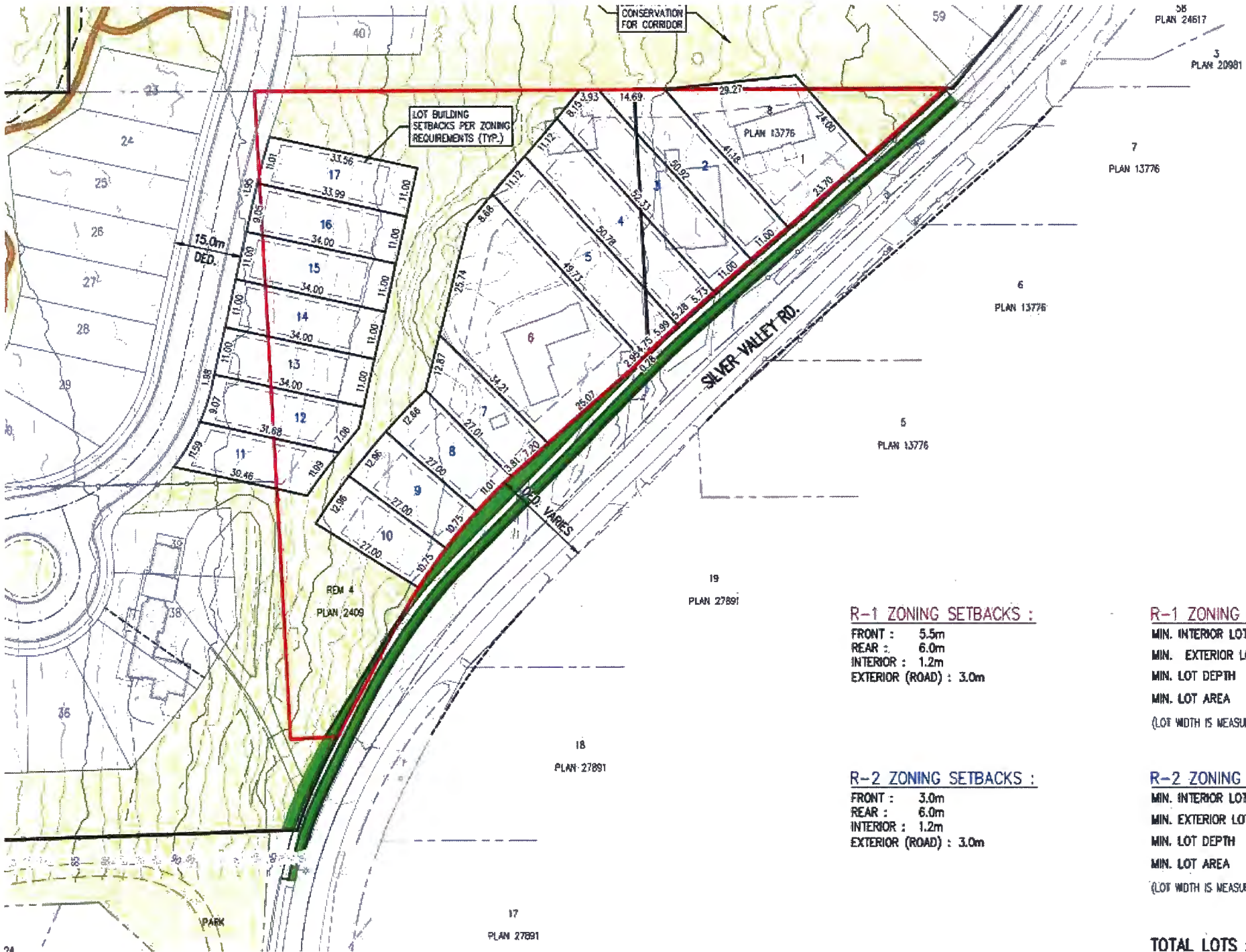
LAND DEVELOPMENT SERVICES
300-808 FRASERTON COURT
BURNABY, BC V5C 5H8
tel. (604)299 0805 fax. (604)299 0628



CHECK BEFORE YOU DIG
INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR
ACCURATE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL
EXPLORE LOCATIONS OF ALL EXISTING UTILITIES AND ADVISE THE
ENGINEER OF POTENTIAL CONFLICTS. THIS DRAWING TO BE
READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR
UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT
LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE.

REV	DATE	BY	CHK	DESCRIPTION
0	2021/04/08	BC	CN	PRELIMINARY LAYOUT
1	2021/04/08	BC	CN	PRELIMINARY LAYOUT

CITY OF MAPLE RIDGE		Engineering Dept
DESIGNED - BC	KARASIN (PHASE 2) SUBDIVISION	
DRAWN - BC	PRELIMINARY SITEPLAN	
METRIC SCALE - 1:750	FILE # 22	
APPROVED - CN	CONSULTANT'S NO.	
DATE - APR. 18, 2021	CITY OF NO.	
13940 232nd ST. & 13891/14027 SILVER VALLEY RD., MAPLE RIDGE, BC		SHEET 1 OF 1



LOT BUILDING
SETBACKS PER ZONING
REQUIREMENTS (TYP.)

15.0m
DED.

CONSERVATION
FOR CORRIDOR

SILVER VALLEY RD.

REM 4
PLAN 2409

19
PLAN 27891

18
PLAN 27891

17
PLAN 27891

R-1 ZONING SETBACKS :

FRONT : 5.5m
REAR : 6.0m
INTERIOR : 1.2m
EXTERIOR (ROAD) : 3.0m

R-2 ZONING SETBACKS :

FRONT : 3.0m
REAR : 6.0m
INTERIOR : 1.2m
EXTERIOR (ROAD) : 3.0m

R-1 ZONING CRITERIA : 2

MIN. INTERIOR LOT WIDTH 12.0m
MIN. EXTERIOR LOT WIDTH 13.5m
MIN. LOT DEPTH 24.0m
MIN. LOT AREA 371m²
(LOT WIDTH IS MEASURED 5.5m FROM FRONT P/L)

R-2 ZONING CRITERIA : 15

MIN. INTERIOR LOT WIDTH 11.0m
MIN. EXTERIOR LOT WIDTH 13.5m
MIN. LOT DEPTH 27.0m
MIN. LOT AREA 315m²
(LOT WIDTH IS MEASURED 3.0m FROM FRONT P/L)

TOTAL LOTS : 17

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7587-2019;
12162, 12170, and 12178 Fletcher Street

MEETING DATE: July 6, 2021
FILE NO: 2019-341-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 12162, 12170, and 12178 Fletcher Street, from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit the future construction of fifteen (15) dwelling units. The proposed RM-1 (Low Density Townhouse Residential) zoning complies with the policies of the *Official Community Plan* (OCP). Council granted first reading to Zone Amending Bylaw No. 7587-2019 on January 28, 2020.

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 \$61,500.00.

To proceed further with this application, additional information is required, as outlined below.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7587-2019 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on Fletcher 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 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; and

- viii) That a contribution, in the amount of \$61,500.00 (\$4,100.00 x 15 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Architect 57 Inc. Cary Tsai

Legal Description: Lot 9 Except: The South 52.5 Feet Section 20 Township 12 NWD Plan 11845;
South Half Lot 10 Section 20 Township 12 NWD Plan 11845;
North Half Lot 10 Section 20 Township 12 NWD Plan 11845;

OCP:

Existing: GOMF (Ground-Oriented Multi-Family)
Proposed: GOMF (Ground-Oriented Multi-Family)

Within Urban Area Boundary: Yes
Area Plan: Town Centre
OCP Major Corridor: No

Zoning:

Existing: RS-1 (Single Detached Residential)
Proposed: RM-1 (Low Density Townhouse Residential)

Surrounding Uses:

North:	Use:	Residential Single-Family Multi-Family
	Zone:	RS-1 (Single Detached Residential) RM-1 (Townhouse Residential)
	Designation:	Ground-Oriented Multi-Family
South:	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Ground-Oriented Multi-Family
East:	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Ground-Oriented Multi-Family
West:	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Ground-Oriented Multi-Family

Existing Use of Property: Residential Single-Family
Proposed Use of Property: Multi-Family
Site Area: 0.327 ha (0.82 acres)
Access: Fletcher Street
Servicing: Urban Standard
Previous or Companion Applications: 2019-341-DP, 2019-341-VP

2) Background:

The applicant initially submitted drawings utilizing *Zoning Bylaw No. 3510-1985* which has since been replaced with *Zoning Bylaw No. 7600-2019*. The application was subject to the new Zoning Bylaw as it had not been referred to a Public Hearing, nor received third reading. These regulatory revisions, in addition to the required road dedication which was larger than originally envisioned had impacts on the proposal and additional variances have been requested to meet the applicant's development plans. City Engineering is willing to support a road variance of 3.0m to reduce the road collector standard of 24.0m to 21.0m as a multi-use path can be accommodated on a 21.0m road right-of-way.

Under the *Zoning Bylaw No. 7600-2019* siting exceptions, projections are permitted beyond the minimum setback requirements (i.e. building face) of up to 0.6m. However, because variances are being requested, the aforementioned siting exceptions do not apply. Therefore, additional variances must be requested for building projections such as support columns for balconies for this development.

These setbacks are supported by the Planning Department in exchange for a more aesthetically pleasing and interesting architectural design.

3) Project Description:

The current application proposes to rezone the subject properties from RS-1 (Single Detached Residential) to RM-1 (Low Rise Townhouse Residential), to permit a townhouse development (see Appendices A & B).

The townhouse development will consist of three (3) separate structures totaling fifteen (15) dwelling units. The site will be accessed from Fletcher Street by a 6.40m wide driveway. The South structure consists of six (6) dwelling units with landscaped exterior parking and interior parking. The North structure consists of four (4) units with interior parking only. A playground is adjacent to the North (South Facing) structure. The East structure consists of five (5) units with interior parking.

The subject property, once consolidated, is a rectangular shaped lot that is 0.33 ha (0.82 acres) in size. It is located in the *Town Centre Area Plan* in a transition area between higher density apartments and established single-family neighbourhoods. The subject property and surrounding lots to the north, east and west, are characterized by low (i.e. single storey and basement) single family dwellings. Lots to the south are a mix of single-family dwellings and apartments of up to four (4) storeys. The subject property is relatively flat with vegetation along its edges.

Preliminary renderings of the proposal utilized elements from the surrounding neighbourhood, which included gable style roofs. Between first and second reading, the building was revised to provide modern and interesting architectural elements such as angled roofs, more windows, and greater emphasis on street interface. These changes require additional variances which are supportable because the results are architecturally pleasing and modern which provide a diversity of architectural style within the Town Centre Area.

4) Planning Analysis:

i) Official Community Plan:

The subject site is designated *Ground-Oriented Multi-Family*, and is located within the *North View Precinct* of the *Town Centre Area Plan*. This designation supports a range of low to medium housing forms which range from fourplex to low rise apartments. The proposed townhouse development meets the criteria and intention of the designation and that of the *Town Centre Area Plan*. The proposed Development within the *North View Precinct* should offer a mix of housing types, densities, and housing choices that cater to people of all ages, family types and income levels. Furthermore, it should provide residents with easy access to transportation choices, shops and services in the Central Business District, which in turn supports the vibrancy and viability of those shops and businesses.

This project conforms to the intent of these policies and guidelines. It increases housing diversity by introducing the townhouse housing form into a neighbourhood almost entirely occupied by single family dwellings. It provides easy access to a range of transportation choices and services in the Town Centre Area.

The townhouse residential development is supported on this property because it will be meet the parameters of the Town Centre Area Plan by increasing the density and form of housing options in the area. Each dwelling unit is provided with greenspace, communal amenity space, while access to off-street parking areas will be located on the subject property (see Appendices D and F).

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (Single Detached Residential) to RM-1 (Low Rise Townhouse Residential) to permit the development of a fifteen (15) unit townhouse development (see Appendix C). Once consolidated, the subject property will be 0.33 ha (0.82 acres), which is larger than the 1,000m² minimum lot size required for a townhouse development (see Appendix C).

iii) Off-Street Parking And Loading Bylaw:

The RM-1 zone requires 2.0 off-street parking spaces and 0.2 visitor off-street parking spaces per dwelling unit. Additionally, the number of bicycle parking spaces required is 3.0; the development is providing 5.0. There is 1.0 roughed-in Electric Vehicle charging off-street parking space required per dwelling unit capable of level 2 charging. The proposed development will meet the requirements of the *Maple Ridge Off-Street Parking and Loading Bylaw* by providing thirty (30) parking spaces (2.0/dwelling unit) and eight (8) additional parking spaces on driveway aprons located on the South Building (Appendix H). There is 1.0 accessible off-street parking space and five (5) bicycle parking spaces. Furthermore, the subject application is proposing that 33.3% of the proposed townhouse developments parking will be tandem whilst the remainder 66.6% parking will be double parking.

iv) Proposed Variances:

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

- *Varying the Front Lot Line Setback from 5.0m to 4.59m*
- *Varying the Rear Lot Line Setback from 7.5m to 6.0m*
- *Varying the Siting Exception for the Northern Interior Lot Line from 6.0m to 5.1m*
- *Varying the Siting Exception for the Southern Interior Lot Line from 6.0m to 4.16m*
- *Varying the Siting Exception for the Front Lot Line from 5.0m to 3.88m*
- *Varying the Siting Exception for the Rear Lot Line from 7.5m to 7.39m*
- *Varying the Building Height from 9.5m to 10.5m*
- *Varying the Road Standard from 24.0m to 21.0m*

As discussed in section 2.0 – *Background* of this report, the proposed variances are supported due to multiple factors which include the minor differences between *Zoning Bylaw No. 3510-1985* and *Zoning Bylaw No. 7600-2019* which affected the proposed development after the application was submitted when *Zoning Bylaw No. 3510-1985* was still in effect. Furthermore, the required road dedication is higher than initially assessed. It was determined that a road standard variance was supported as the development would have minimal impact on future plans for Fletcher Street. The requested variances will be the subject of a future Council report.

v) Development Permits:

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

The proposed RM-1 zone provides for the infill of ground-oriented residential buildings within established residential neighbourhoods in a form that will be incremental and sensitive to the existing and emerging context whilst providing increased desired density in the town centre. The RM-1 zone allows for dwelling units to be in one (1) or more buildings with shared party walls to create townhouses. Dwelling units may also be arranged individually or attached and clustered around a shared open space, in a courtyard residential housing form.

Key Guidelines:

The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines provided by the applicant's architect:

- Promote North and South View as distinctive, highly livable multi-family neighbourhoods;
 - "The proposed townhouse development is RM-1, contain mix of one and two bedroom units, which is low density and is similar to the neighbourhood density."
- Create a pedestrian-friendly, ground oriented, multi-family community;
 - "Units facing Fletcher Street have dedicated pedestrian entrance, walkway and façade design, which helps to blend with the neighbourhood."
- Maintain cohesive building styles;

- “Horizontal siding, form, and colours are architectural features that are consistent with the neighbourhood housing.”
- Capitalize on important views;
 - “Most townhouses have direct or partial views with the mountain at north direction.”
- Provide private and semi-private green space;
 - “All townhouses are clustered at centre of the development. Only single vehicular access/drive aisle is proposed. The site design incorporates universal accessibility which increases pedestrian safety. Visitor parking, including an accessible stall, are hidden at rear portion of the development, to minimize vandalism.”
- Provide climate appropriate landscaping and green features
 - Continuous landscaping is provided along the Fletcher Street frontage. There is a welcoming paver plaza at the site entrance with the development sign, a bench and bike rack. The lawn areas will provide storage for stormwater and will be detailed to collect water in a shallow grass swale.

vi) **Advisory Design Panel:**

The application was reviewed by the ADP at a meeting held on March 17, 2021 (see Appendices D, E, F, and G). Most of the ADP’s concerns have been addressed and are reflected in the current plans as summarized below with ADP comments and Applicants responses. A detailed description of how these items were incorporated into the final design will be included in a future Development Permit report to Council.

Architectural Comments:

- *Consider relocating the playground location switch with visitor parking at south;*
 - Considered and not implemented; location of playground is more centralized in existing plans. Visitor parking requirements will still be met on-site.
- *Confirm that the interior double car parking dimension conforms to bylaw;*
 - Has been confirmed by the architect.
- *Consider more consistency/rigor in architectural language, especially with the lowered roofline element at the Fletcher Street elevation;*
 - Changes have been implemented to reflect a more cohesive architectural style,
- *Consider playing with the window sill heights for more light into the unit and more variation on the façade;*
 - Has been considered and implemented.
- *Create more daylight opportunities for middle unit on building east.*
 - Has been considered and implemented.

Landscape Comments:

- *Provide full landscape plan submission include tree/shrub plan details;*
 - Changes considered and submitted to the City.
- *Consider relocating area to street frontage and incorporate tree protection area into a larger amenity space;*
 - Site design challenges prevented this request from being implemented; the playground will remain in the original location as per the attached site plan.

- *Consider multiple function programming of amenity space.*
 - Due to site constraints, the amenity space will remain will be primarily used as a playground

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

vii) Public Comment Opportunity (Development Information Meeting):

A Public Comment Opportunity Development Information Meeting was held virtually between May 17 and May 26, 2021. Ten (10) people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant (Appendix I).

5) Interdepartmental Implications:

i) Engineering Department:

The proposed development must meet urban standard engineering requirements for collector street lighting, plantings, roadway materials, servicing infrastructure, roadway widths, etc. All works to comply with the Watercourse Protection Bylaw and other applicable engineering requirements.

6) School District No. 42 Comments:

The proposed application would affect the student population for the catchment areas currently served at Eric Langton and Thomas Haney Secondary School. Eric Langton Elementary School has an operating capacity of 402 students. For the 2019-20 school year the student enrollment at Eric Langton Elementary is 437 students (109% utilization) including 302 students from out of catchment. Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2019-20 school year the student enrolment at Thomas Haney Secondary School is 1156 students (96% utilization) including 650 students from out of catchment.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7587-2019, and that application No. 2019-341-RZ be forwarded to Public Hearing.

"Original signed by Tyson Baker"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

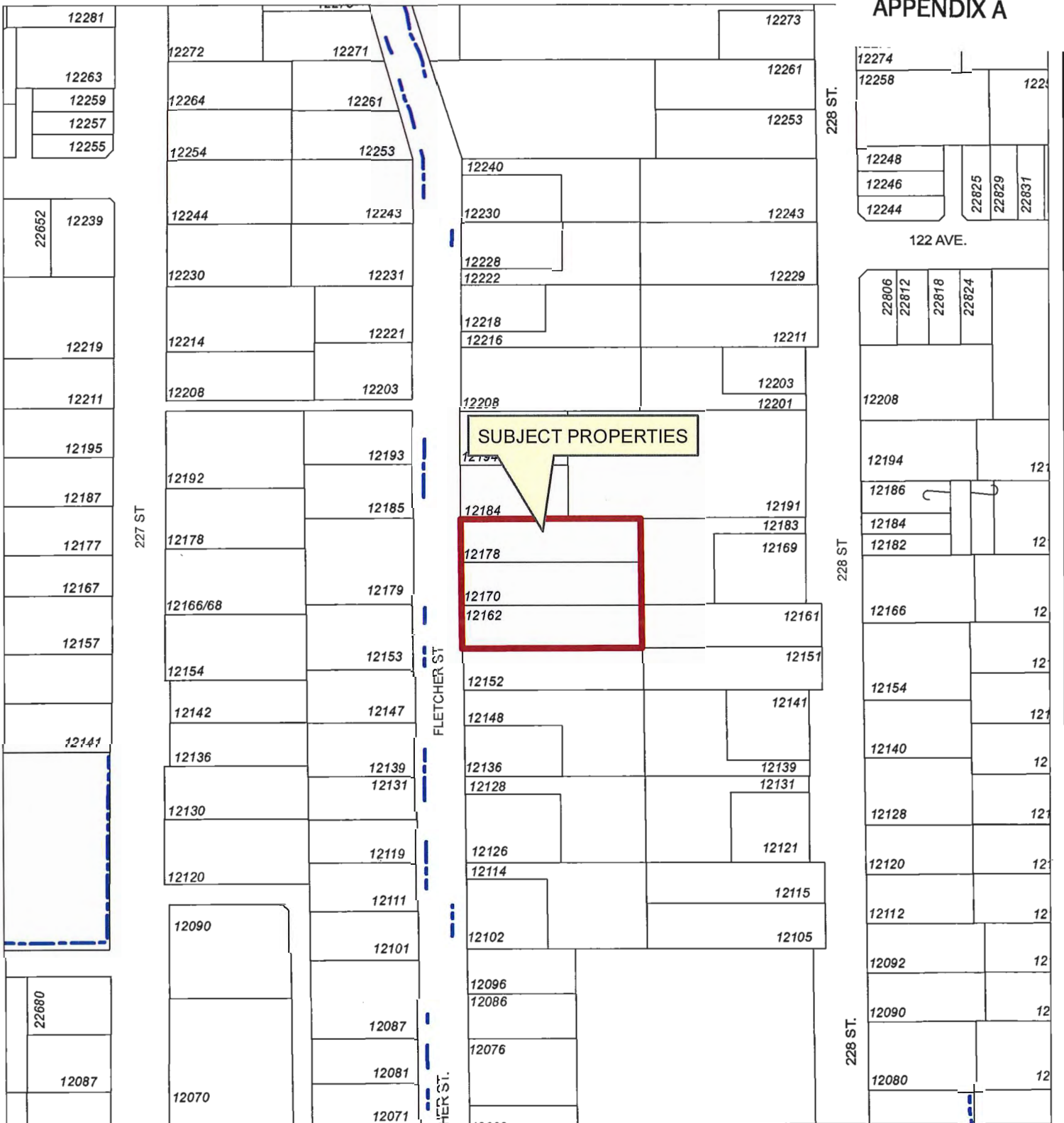
"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7587-2019
Appendix D – Site Plan
Appendix E – Building Elevation Plans
Appendix F – Landscape Plan
Appendix G – 3D Rendering
Appendix H – Parking Plan
Appendix I – DIM/PCO Comments

APPENDIX A



12162/70/78 FLETCHER STREET
PID'S: 002-396-106, 009-600-001 &
000-740-632

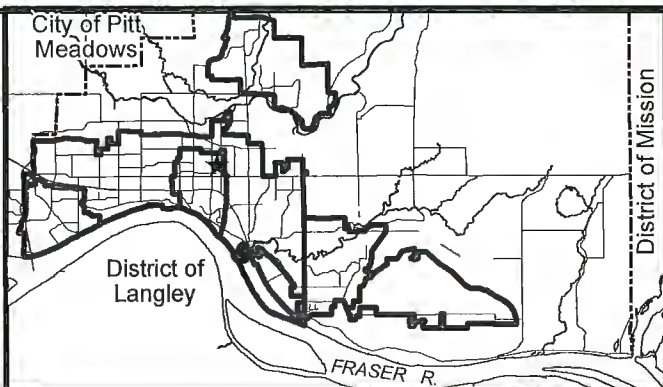


FILE: 2019-341-RZ
DATE: Dec 23, 2019

BY: PC



Scale: 1:2,000



12162/70/78 FLETCHER STREET
PID'S: 002-396-106, 009-600-001 &
000-740-632

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-341-RZ
DATE: Dec 23, 2019

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7587-2019**

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of Zoning Bylaw No. 7600 -
2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7587-2019."
2. Those parcel (s) or tract (s) of land and premises known and described as:

 Lot 9 Except: The South 52.5 Feet Section 20 Township 12 New Westminster District Plan 11845;

 South Half Lot 10 Section 20 Township 12 New Westminster District Plan 11845;

 North Half Lot 10 Section 20 Township 12 New Westminster District Plan 11845;

 and outlined in heavy black line on Map No. 1814 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RM-1 (Low Density Townhouse Residential).
3. Maple Ridge Zoning Bylaw No. 7600 - 2019 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 28th day of January, 2020.

READ a second time the day of , 20

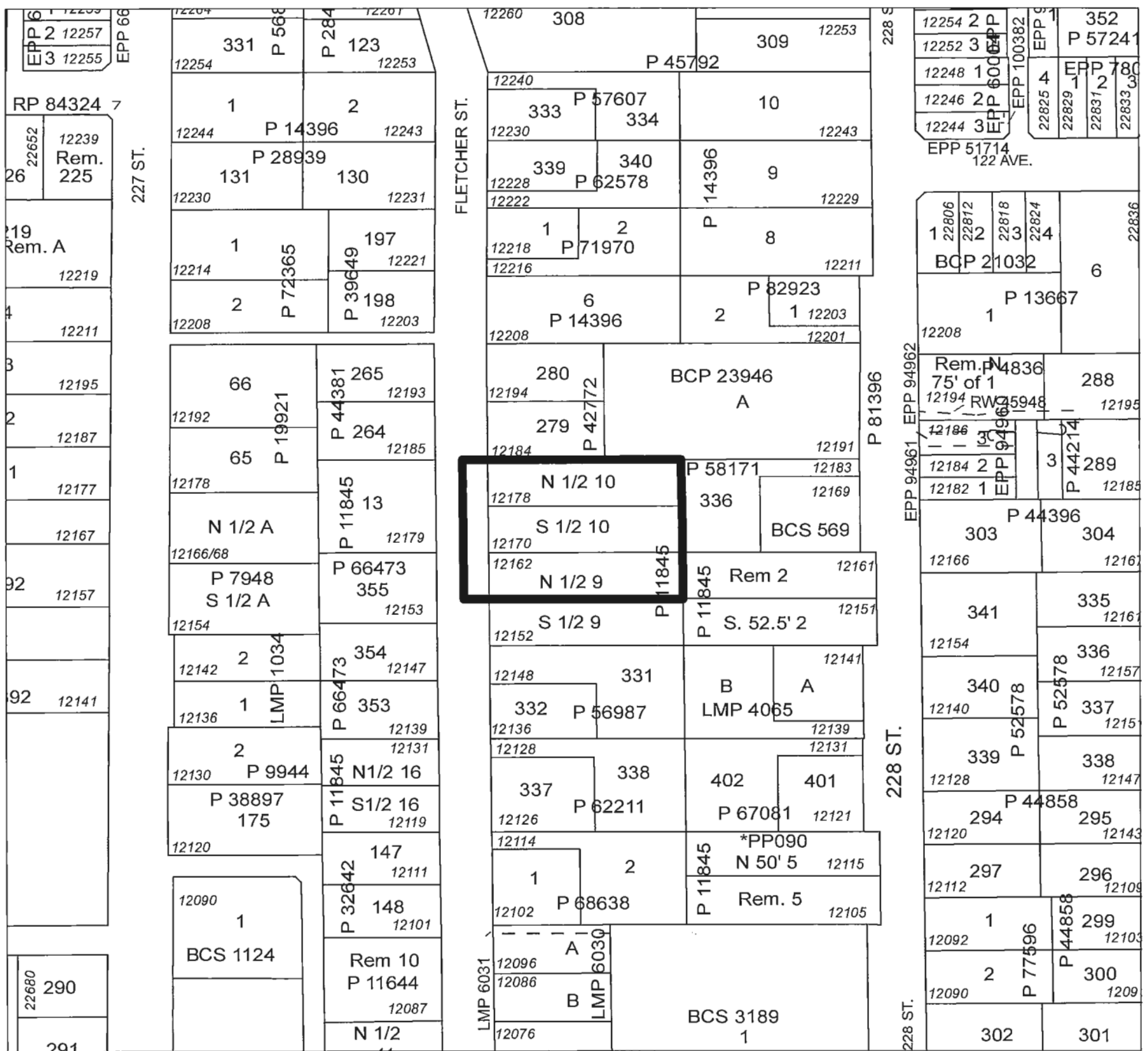
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

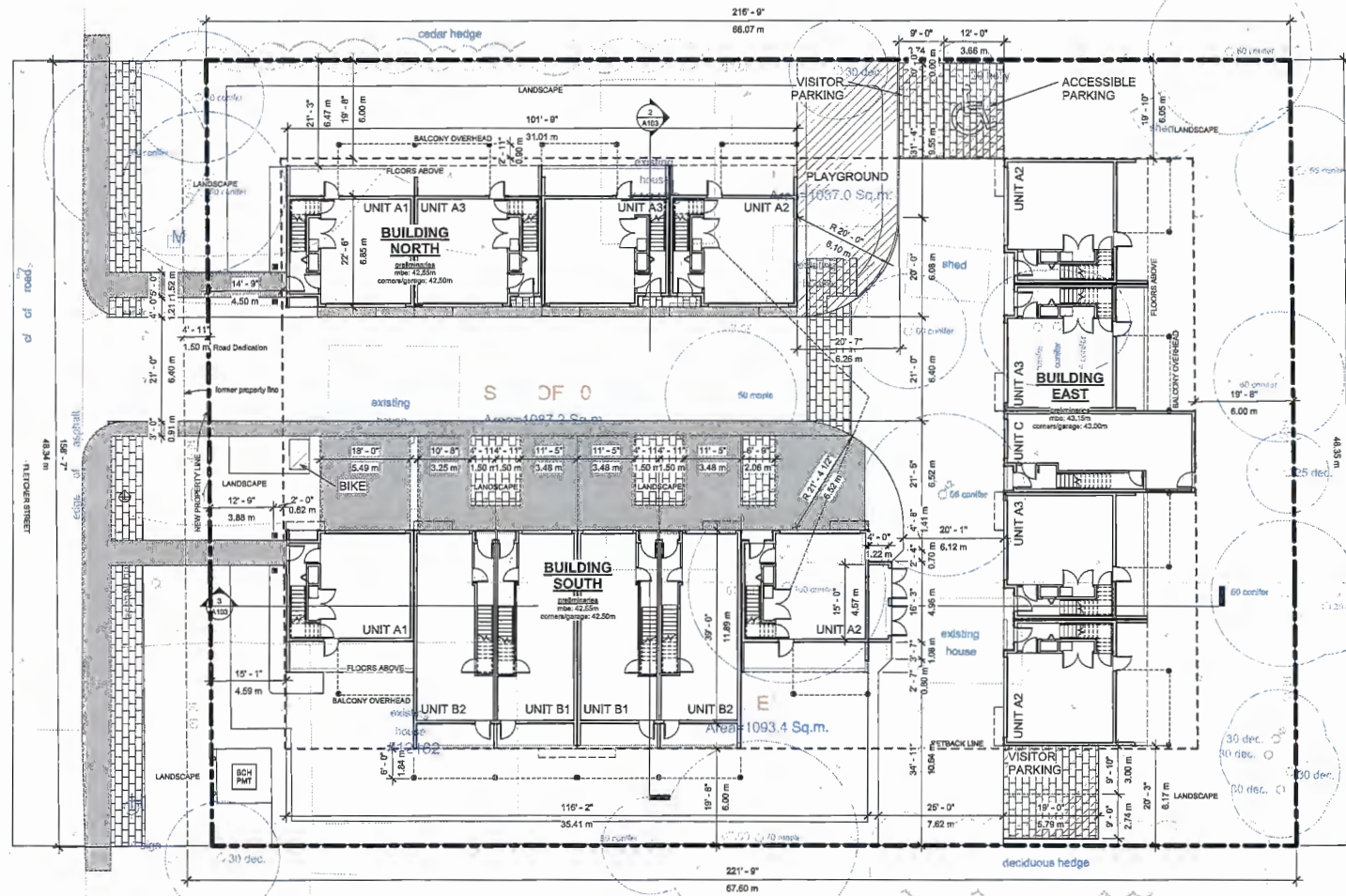
Bylaw No. 7587-2019

Map No. 1814

From: RS-1 (Single Detached Residential)

To: RM-1 (Low Density Townhouse Residential)





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1. xxxxxx
2. xxxxxx

issuance no. description date
1. dip application 20/04/20
2. secondary design panel 21/02/22

consultant no. description
ARCHITECT 57 INC.
203-2800 SHELL ROAD, RMO, B.C. V0X 4C3
PHONE: 250-284-1200
FAX: 250-284-1201
WEBSITE: ARCHITECT57.COM

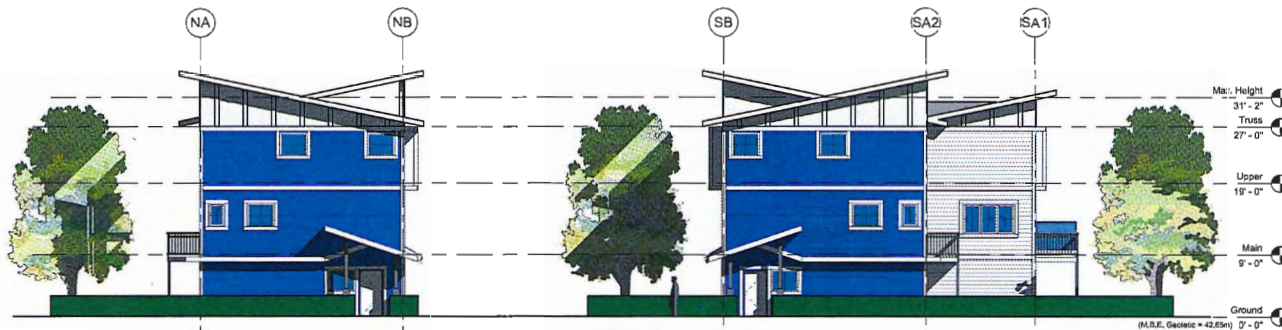
project no. description
ARCHITECT 57 INC. 12162, 12170 and 12178 FLETCHER
TOWNHOUSE DEVELOPMENT
CLIENT: MRL JACK HE

DATE: 21/04/22
DRAWN: 1-07
CHECKED: CT

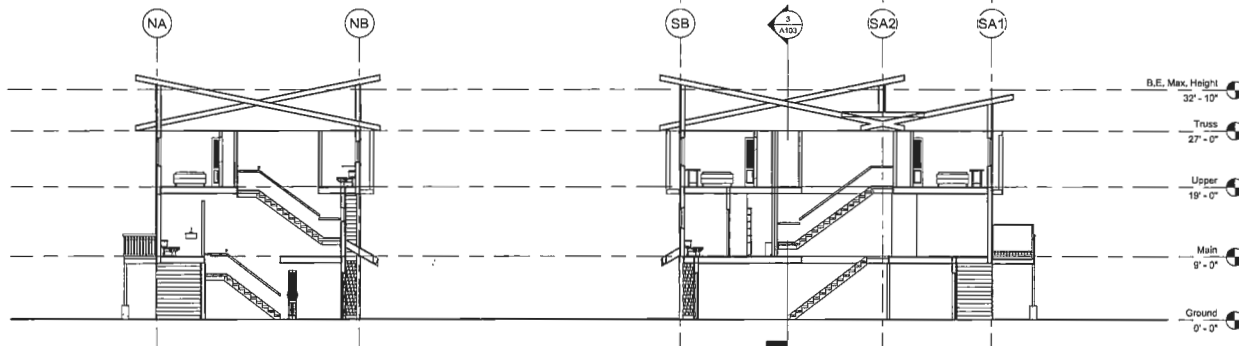
project no. description
SITE PLAN

ADDRESS: 12162, 12170 and 12178 FLETCHER STREET, MAPLE RIDGE, B.C.

project no. description
5719021
A102A



① FLETCHER STREET ELEVATION
1/8" = 1'-0"



② NORTH-SOUTH SITE SECTION
1/8" = 1'-0"



③ EAST-WEST SITE SECTION
1/8" = 1'-0"

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1. xxxxx

date

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issued for

no. description

1. application

2. advisory design panel

date

20.04.20

21.03.20

consultant

logo & description

architect

ARCHITECT 57 INC.

203-5560 SHELL ROAD, RMD, B.C. V6X 4C9

PHONE: 604-264-1000

WEBSITE: ARCHITECT57.COM

project title

12162, 12170 and 12178 FLETCHER

TOWNHOUSE DEVELOPMENT

CLIENT: MR. JACK HE

DATE: 21.03.20

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

CHECKED: Charles

drawing title

FLETCHER STREET ELEVATION &

SITE SECTIONS

ADDRESS: 12162, 12170 and 12178 FLETCHER STREET, MAPLE RIDGE, B.C.

project no.

5719021

sheet no.

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2.	advisory design panel	21.02.21	

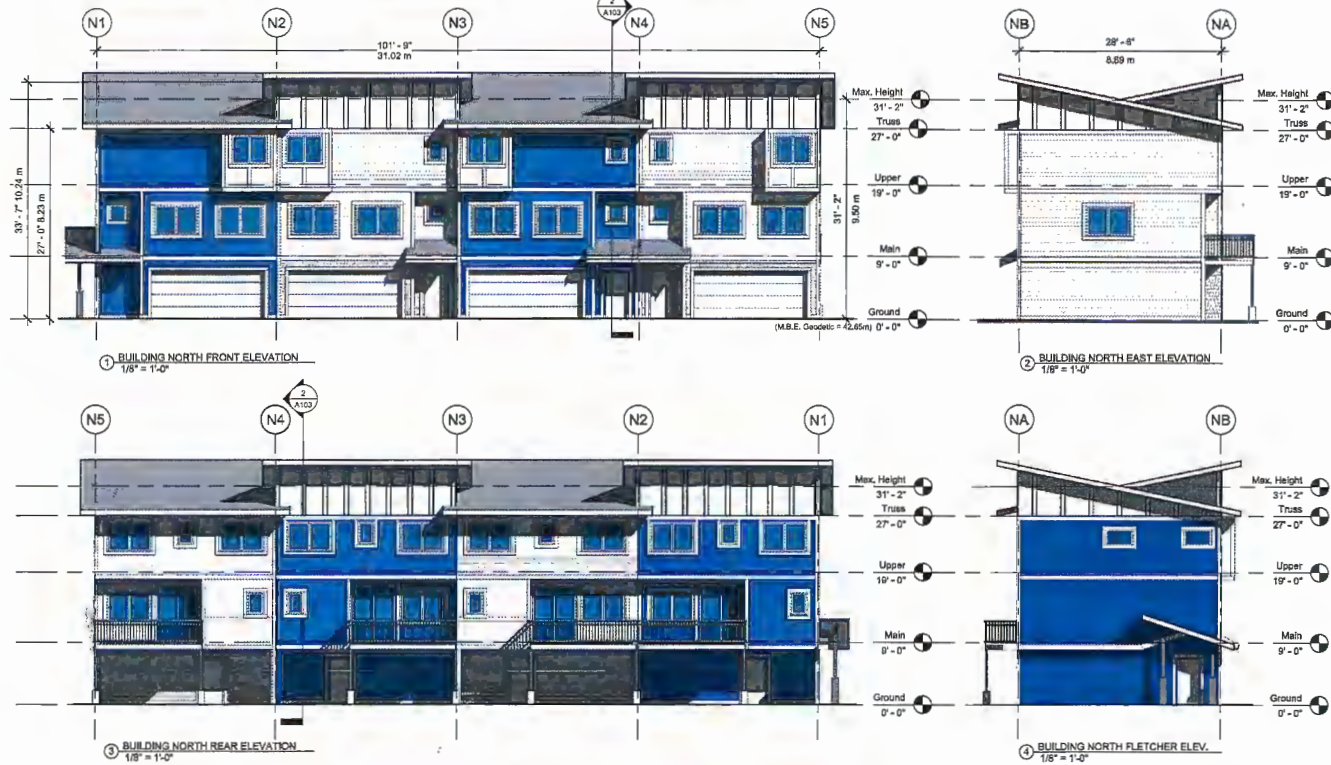
ARCHITECT 57 INC.
303-380 SHELL ROAD, S.W., B.C. V6X 4C9
Vancouver, B.C. V6X 4C9
PHONE: 604-271-1200
FAX: 604-271-1201
WEBSITE: ARCHITECT57.COM

PROJECT NO.
12162, 12170 and 12178 FLETCHER
TOWNHOUSE DEVELOPMENT
CLIENT: MR. JACK HE

DRAWING TITLE
BUILDING SOUTH ELEVATIONS
ADDRESS: 12162, 12170 and 12178 FLETCHER STREET, MAPLE RIDGE, B.C.

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1. co application
2. advisory design panel

ARCHITECT 57 INC.
200-2880 SHELL ROAD, RMD, B.C. V6X 4C9
OFFICE: (604) 284-5533
ALTSPEL: (604) 284-5533
WEB SITE: ARCHITECT57.COM

DATE: 21.04.23
SCALE: 1/8" = 1'-0"
DRAWN: JT
CHECKED: CT

project title
12162, 12170 and 12178 FLETCHER
TOWNHOUSE DEVELOPMENT
CLIENT: MR. JACK HE

drawing title
BUILDING NORTH ELEVATIONS
ADDRESS: 12162, 12170 and 12178 FLETCHER STREET, MAPLE RIDGE, B.C.

project no.
5719021
sheet no.
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21.03.21
author
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203-2680 SHELL ROAD, RMD, B.C. V6X 4C9
OFFICE: 604-264-5038
FAX: 604-264-5038
WEBSITE: ARCHITECT57.COM

project no. 12162, 12170 and 12178 FLETCHER TOWNHOUSE DEVELOPMENT
DATE: 21.04.21
SCALE: 1/8" = 1'-0"
AUTHOR: [blank]
CHECKED: [blank]
CLIENT: MR. JACK HE

drawing title: BUILDING EAST ELEVATIONS
ADDRESS: 12162, 12170 and 12178 FLETCHER STREET, MAPLE RIDGE, B.C.

project no. 5719021
sheet no. A106

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3	23.MAY.11	REVISE PER NEW SITE PLAN	DIC
2	23.FEB.18	REVISE FOR ACP MODIFICATION	DIC
1	20.APR.07	REVISE PER NEW SITE PLAN	DIC
NO.	DATE	REVISION DESCRIPTION	DRL

CLIENT

PROJECT:

15-UNIT TOWNHOMES

12162-12178 FLETCHER STREET
MAPLE RIDGE, B.C.

DRAWING TITLE:

LANDSCAPE
PLAN

DATE: 20.MAR.26 DRAWING NUMBER:

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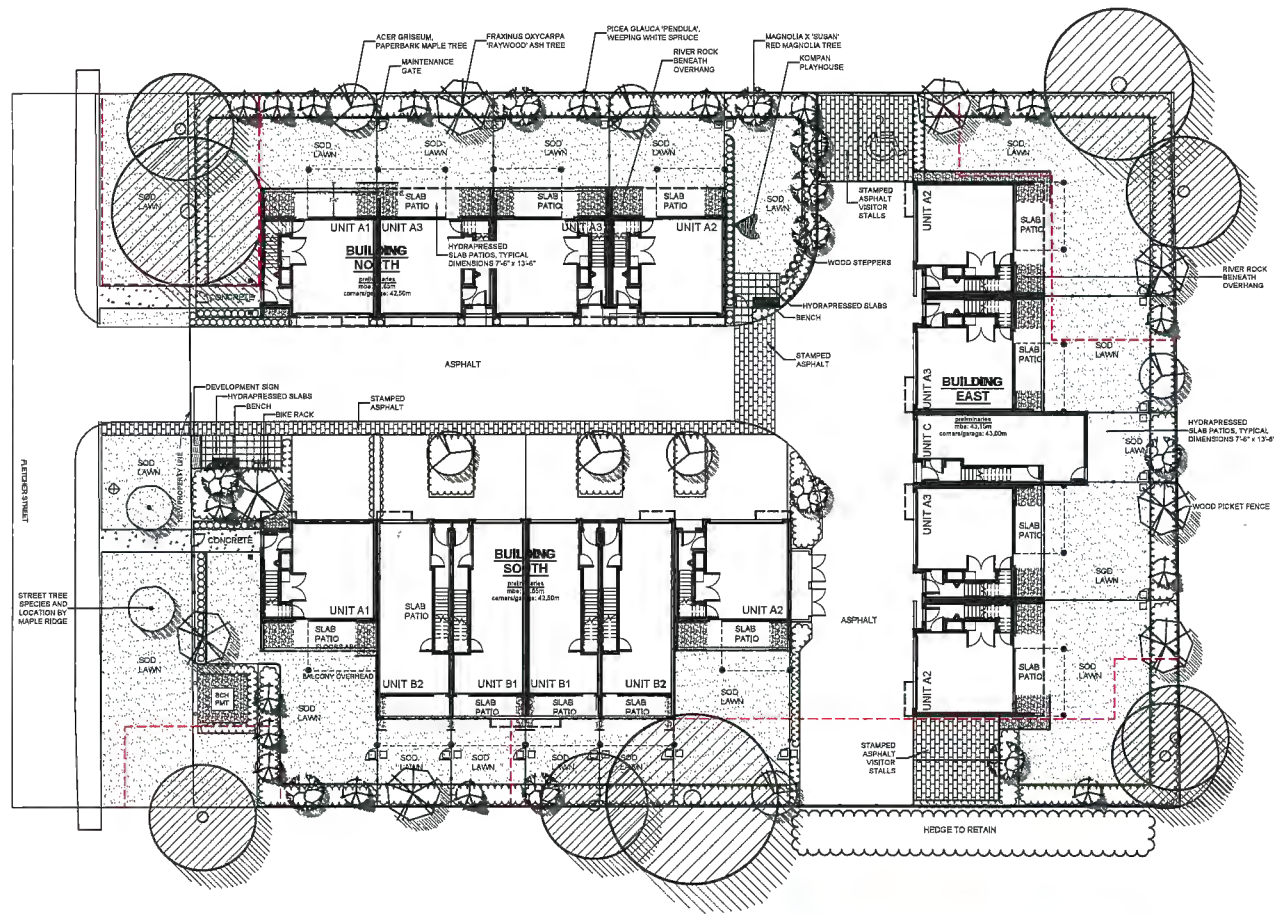
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DESIGN: HX
CHIEF: MGT

L1

OF 4

PMG PROJECT NUMBER: 20-036



TREE SCHEDULE			PMO PROJECT NUMBER: 30-028	
KEY	KEY BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
1	ACER GRiseum	PAPERBARK MAPLE	60M CAL, 1.5M DIA, 8.5B	
2	EXISTING TREE TO RETAIN			
3	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	60M CAL, 1.5M DIA, 8.5B	
4	MAGNOLIA 'SUSAN'	SUSAN MAGNOLIA (RED-PURPLE)	60M CAL, 1.4 DIA, 8.5B	
5	PICEA GLAUCA 'PENULA'	WEEPING WHITE SPRUCE	2.5M HT, 8.5B	

NOTES: * PLANT TYPES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES ARE SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *** SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT THE PROJECT SITE. *** SUBSTITUTIONS TO INCLUDE LOWER QUALITY PLANT MATERIALS OR "B" SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REVIEW AND APPROVAL. SUBSTITUTIONS TO INCLUDE HIGHER QUALITY PLANT MATERIALS OR "A" SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL AND WORKMANSHIP MUST NOT BE EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. *** ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *** BODS/NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



PLAYHOUSE



WOOD STEPPERS

APPENDIX F



① SOUTHWEST PERSPECTIVE



② NORTHWEST PERSPECTIVE



③ SW BIRDEYE VIEW

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date
20.04.20

no. description
1. do application
2. advisory design panel

date
21.02.23

no. description
1. do application
2. advisory design panel

ARCHITECT 57 INC.
3025-2680 SHELL ROAD, SMO, B.C. V6X 4C3
OFFICE: 250-264-1000
FACSIMILE: 250-264-1000
WEBSITE: ARCH57INC.COM

project title
12162, 12170 and 12178 FLETCHER
TOWNHOUSE DEVELOPMENT
CLIENT: MR. JACK HE

drawings title
RENDERINGS

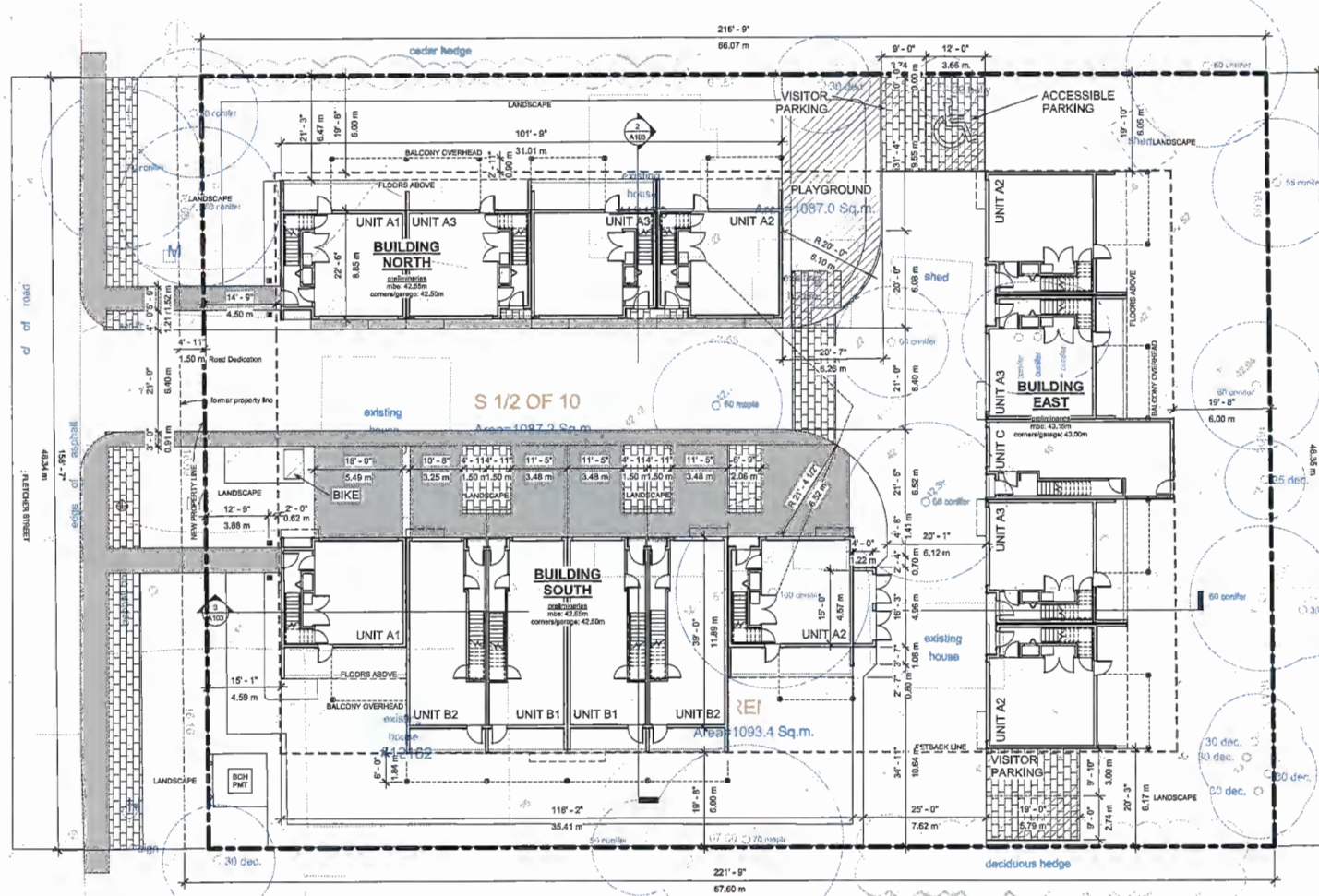
ADDRESS: 12162, 12170 and 12178 FLETCHER STREET, MAPLE RIDGE, B.C.

project no.
5719021
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APPENDIX H

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no. description
1. index

date
20.04.20
21.02.22

no. description
1. dp application
2. site design panel

no. description
1. index
2. site design panel

ARCHITECT 57 INC.
202-2885 SHELL ROAD, BLDG. 1, C. VEX 403
OFFICE: 100-288-1000
FAX: 100-288-1001
WEBSITE: ARCHITECT57.COM

DATE: 21.02.22
SCALE: 1/8" = 1'-0"
DRAWN: J. J. J.
CHECKED: C. J.

12162, 12170 and 12178 FLETCHER
TOWNHOUSE DEVELOPMENT
CLIENT: MR. JACK HE

SITE PLAN

ADDRESS: 12162, 12170 and 12178 FLETCHER STREET, MAPLE RIDGE, B.C.

5719021
A102A

2019-341-RZ and 2019-341-DP: 12162, 12170 and 12178 Fletcher Public Comments Opportunity (May 17 to May 26, 2021)

prepared by Architect 57 Inc.

21.05.27

Date YYYYMMDD	Address	Last	First	Comments/Requests
210510	12161 and 12151 228 Street	Xiong	Jimmy	Request for site plan. <u>Response:</u> Drawings are emailed and received by Xiong.
210518	12183 228 Street	Peckham	Jason	High level, the layout of the development, forecasted start dates, duration, fencing plans and tree removal intentions would be of interest to me. <u>Response:</u> Drawings are emailed and received by Peckham.
210518	12194 Fletcher Street	Dale	Teresa	1. The amount of traffic that 15 homes will bring, along with people parking their cars on the street. 2. Privacy concerns. The back of these homes face into several of the current homes. When people are on their decks they will be looking down into people's yards. To help with this I propose planting mature evergreen trees of a height as to block this view. I think people looking to buy would rather look at a nice tree than our backyards. <u>Answer (1) and (2):</u> Additional parking spaces have been proposed on site. Trees have been proposed around at perimeter of the development. 3. Like to see more trees planted and higher than the five feet. <u>Answer (3):</u> The size on landscape drawings are at the time of planting. Natural size is much taller and wider. 4. I was looking at the plans for Fletcher St. and on page 4 of the second plan I saw the word hedge on the north side. I could not find what tree was going to be used. I think having a dense hedge for sound issues coming from the playground is a very good idea. <u>Answer (4):</u> The plan you are looking at is proposed site plan with existing survey superimposed. Please refer to Sheer L1 in the file "2019-341-RZ ADP 12162-12178 Fletcher DP 20036-4" as it is the proposed landscape drawings. Hedges are proposed at each unit's rear yard. 5. Is the green lattice looking work representing a hedge? <u>Answer (5):</u> Yes, it is.
210526	Unknown	Unknown	Laura-Lea	1. What is being done about the sewage and rain water? Are the lines being upgraded to accommodate? The last units that were installed over on 228th, all their runoff (rain water) was diverted to our street and now I have constant water in my ditch which cause mosquitos. 2. Parking: I do not wish to have street parking, I would like it to be all contained within their new development (limited # of vehicles or underground parking) 3. Hydro and Electricity, are the lines going to be upgraded to accommodate all the new units? Will fibre optics be installed for internet? At the cost of the developer not the tax payers. 4. Will there be pre-assessments (provided to home owners) of structure building in case of damage caused by new construction that will take place? At the developers cost, not home owners! 5. Will the road have speed bumps installed, to slow traffic down? At the cost of the developer not the tax payers. 6. Will there be additional fire hydrants installed to accommodate the increase in houses? At the cost of the developer not the tax payers. 7. With these new units what will this do to the existing water table or the existing homes? I do not need any additional water in my property. 8. Will the view of the mountains be blocked to all the home owners South of this new development? 9. Will these units be rented or owned? I do not want a bunch of rentals as it does not create stability. 10. How will this affect my property taxes and land value? <u>Answers (1) to (10):</u> 1) Please refer to civil engineering design for service upgrade. All rainwater to be collected within the development. 2) Off-street parking is provided as per city regulation with additional stalls in front of the south building units. 3) Items described will be designed in the construction document phase. 4) Current development phase does not require such evaluation. 5) Public road features are city jurisdiction. 6) Item described will be designed in the construction document phase. 7) Please refer to civil engineering and landscape architectural drawings for storm water management plan and site drainage. All rainwater to be collected within the development. 8) The mountain view may be blocked depends on where the views are taken from. 9) For now, the developer plans to sell the units, not to rent them out. 10) Please redirect to this question to an experience real estate agent.



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
13589 232 Street

MEETING DATE: July 6, 2021
FILE NO: 2017-319-DVP
MEETING: C o W

EXECUTIVE SUMMARY:

A Development Variance Permit application has been received for the subject property, located at 13589 232 Street, in conjunction with a Rezoning and Subdivision application to rezone the property to R-1 (Residential District) and subdivide into approximately five lots. The requested variances are to:

1. Reduce the front yard setback for proposed Lots 4 and 5 from 5.5m (18.0 ft.) down to 4.5m (14.8 ft.);
2. Reduce the rear yard setback for proposed Lots 4 and 5 from 8.0m (26.2 ft.) down to 6.0m (19.7 ft.);
3. Reduce the lot depth for proposed Lots 4 and 5 from 24.0m (78.7 ft.) down to 22.0m (72.2 ft.); and
4. Reduce the road Right-of-Way width for proposed 231A Street from 13.0m (42.7 ft.) down to 12.0m (39.4 ft.).

Council granted first reading for Zone Amending Bylaw No. 7387-2017 on October 10, 2017. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7391-2017 and second reading for Zone Amending Bylaw No. 7387-2017 on September 18, 2018. This application was presented at Public Hearing on October 9, 2018, and Council granted third reading on October 16, 2018. Council will be considering final reading for rezoning application 2017-319-RZ on July 13, 2021.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-319-DVP respecting property located at 13589 232 Street.

DISCUSSION:

a) Background Context

Applicant: D. Laird, Aplin & Martin Consultants
Legal Description: Lot 7, Section 29, Township 12, New Westminster District Plan 11173, Except Part in Plan EPP81760
OCP:
Existing: Low/Medium Density Residential, Eco Clusters and Conservation
Proposed: Low/Medium Density Residential and Conservation
Zoning:
Existing: RS-3 (One Family Rural Residential)
Proposed: R-1 (Residential District)

1107

Surrounding Uses:

North:	Use:	Under construction for townhouses
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential, Conservation, and Civic
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Eco Clusters and Conservation
East:	Use:	Single Family Residential, under application for Single Family Residential and Street Townhouses, application 2020-009-RZ
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Open Space, Conservation, and Eco Clusters
West:	Use:	Park
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.4 ha (1.0 acre)
Access:	136 Avenue and new road
Servicing requirement:	Urban Standard
Concurrent Applications:	2017-319-RZ/DP and 2017-564-DP

b) Project Description:

The subject property, located at 13589 232 Street, is located on the south-west corner of 136 Avenue and 232 Street and slopes from east to west down towards Cattell Brook (see Appendices A and B). There is an existing single family dwelling located on the eastern side of the property, and several trees located on the western half of the property.

The property to the north of the subject property was recently approved for a townhouse development of approximately 54 units, and the property to the east is currently under a Rezoning application for four single-family lots and six street-townhouse units (2020-009-RZ).

The applicant is proposing to rezone the property from RS-3 (One Family Rural Residential) to R-1 (Residential District) to allow the future subdivision of approximately five single family lots. As the subject property is located within 50m (164 ft.) of the top of bank of a watercourse and contains some slopes greater than 15%, a Watercourse Protection and Natural Features Development Permit is required.

c) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process. The proposed variances are to *Zoning Bylaw No. 3510-1985* as the associated Rezoning application received third reading prior to the adoption of *Zoning Bylaw No. 7600-2019*.

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

1. *Zoning Bylaw No. 3510-1985, Part 6, Section 601C. REGULATIONS FOR THE SIZE, SHAPE AND SIZING OF BUILDINGS AND STRUCTURES, (11) Buildings and Structures for One Family Residential Use in the R-1 zone, (c) (i), to reduce the front yard setback from 5.5m (18.0 ft.) to 4.5m (14.8 ft.)*

This variance can be supported as it is minor in nature and the proposed lots will be fronting a future park.

2. *Zoning Bylaw No. 3510-1985, Part 6, Section 601C. REGULATIONS FOR THE SIZE, SHAPE AND SIZING OF BUILDINGS AND STRUCTURES, (11) Buildings and Structures for One Family Residential Use in the R-1 zone, (c) (ii), to reduce the rear yard setback from 8.0m (26.2 ft.) to 6.0m (19.7 ft.)*

This variance can be supported as it is minor in nature and is consistent with previous variances.

3. *Zoning Bylaw No. 3510-1985, Schedule D - Minimum Lot Area and Dimensions, to reduce the minimum lot depth from 24.0m (78.7 ft.) to 22.0m (72.2 ft.) for proposed Lots 4 and 5.*

This variance can be supported as it is minor in nature and allows for the new road to be developed while also not hindering the development yield nor the building of new homes.

4. *Subdivision and Development Services Bylaw No. 4800 - 1993, City of Maple Ridge Design and Construction Documents - Part 4: Supplementary Standard Detail Drawings: To reduce the minimum road Right-of-Way for a Silver Valley Local 1 road from 13.0m (42.7 ft.) down to 12.0m (39.4 ft.).*

This variance can be supported as the applicant's engineer has demonstrated that the required servicing can fit within the reduced road Right-of-Way.

d) Citizen Implications:

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

Note that the requested variances for the front and rear setbacks are not required for the creation of the lots, but will reduce the size of the home that can be built on proposed Lots 4 and 5. Should Council not support the setback variances, the homes can be designed to comply with the regulations of the R-1 (Residential District) zone.

CONCLUSION:

The proposed variances can be supported because they are minor in nature and the applicant has demonstrated that the required servicing can fit within the reduced road Right-of-Way. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-319-DVP.

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

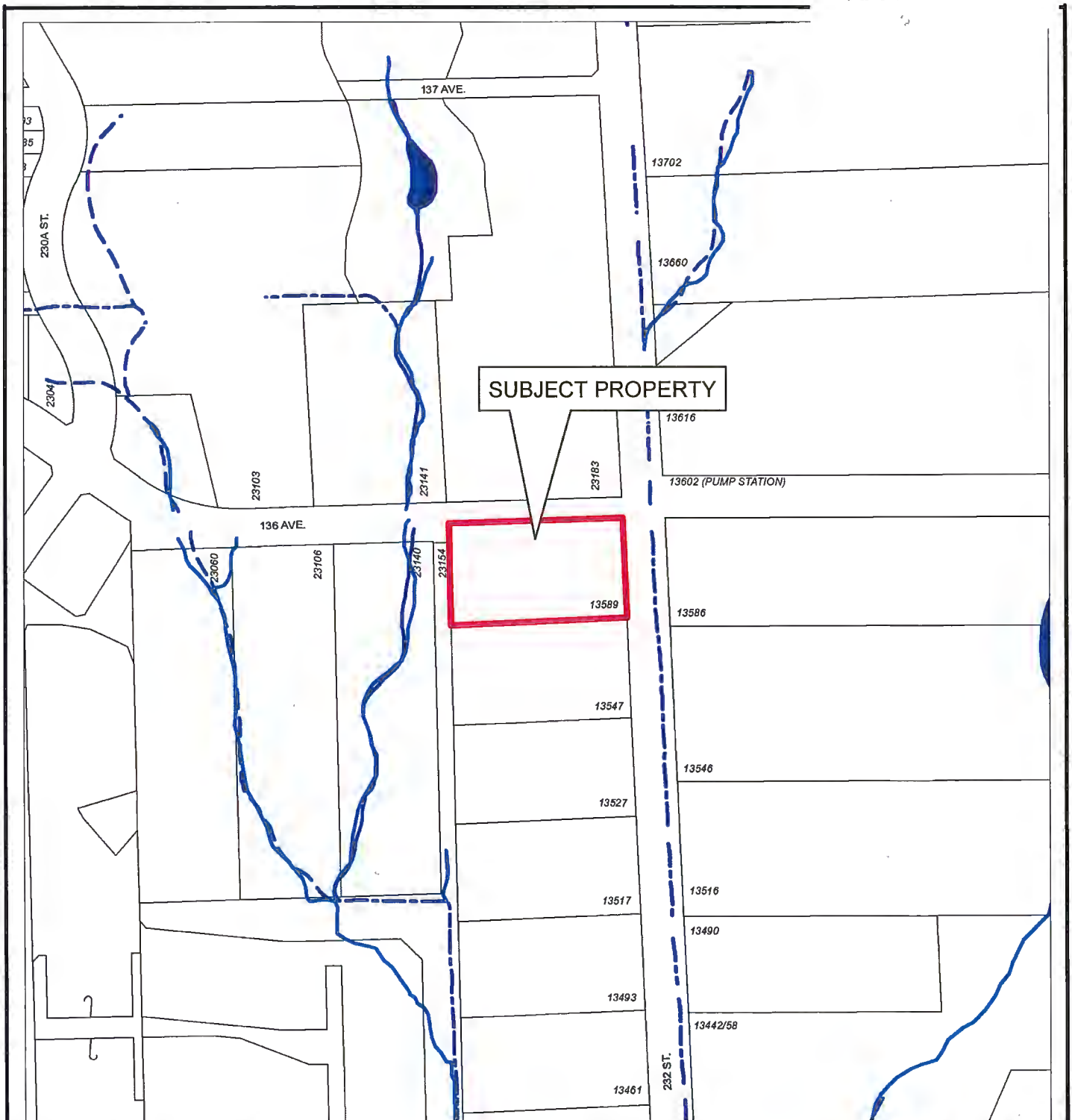
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer



The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Proposed Variances



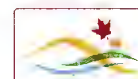
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Legend

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

13589 232 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-319-RZ

DATE: Jul 26, 2017

BY: JV



Scale: 1:2,500

Legend

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

13589 232 St

PLANNING DEPARTMENT



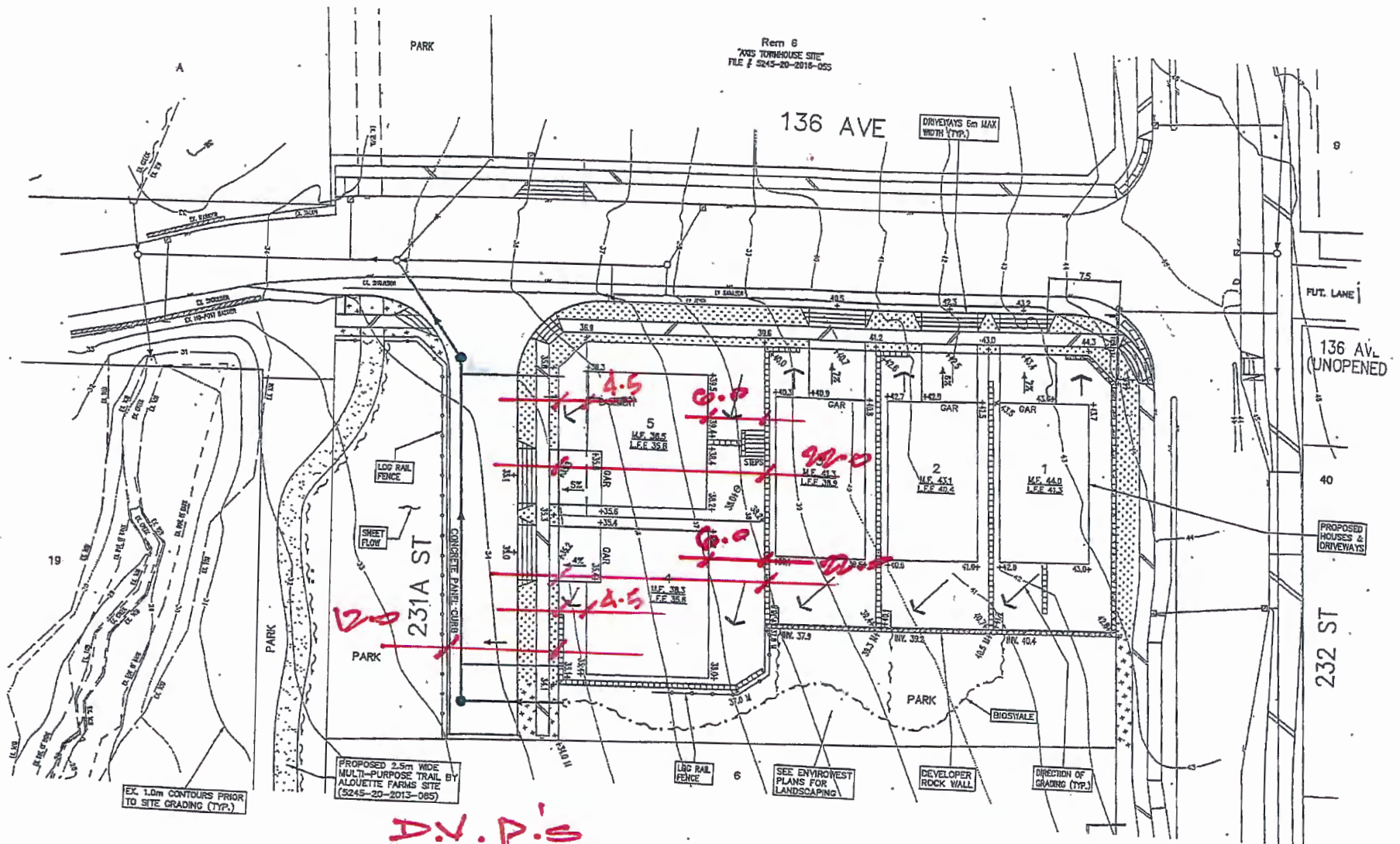
MAPLE RIDGE

British Columbia

mapleridge.ca

2017-319-RZ
DATE: Jul 26, 2017

BY: JV



Aplin & Martin Consultants Ltd.
#505 - 1755 West Broadway
Vancouver, BC V6J 4S5

17589 232 ST

2017-219-R2

5.9.18

GIS

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
11232 Dartford Street

MEETING DATE: July 6, 2021
FILE NO: 2019-310-DVP
MEETING: C o W

EXECUTIVE SUMMARY:

Development Variance Permit application (2019-310-DVP) has been received associated with the rezoning of the subject property, located at 11232 Dartford Street (Appendix A), from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial). Currently, the site is licensed for a Neighbourhood Pub and a licensee retail store as an accessory use. The zone being sought would allow the licensee retail store to operate as an independent principle use and the pub would be discontinued as a use. There are no physical changes being proposed to the existing building and associated accessory parking; however, a setback variance is required to permit the building as-built under the H-1 (Heritage Commercial) Zone.

The requested variance is that the rear lot line setback be reduced from 6.0 metres to approximately 0.78 metres.

Council will be considering final reading for rezoning application 2019-310-RZ on July 13, 2021.

It is recommended that Development Variance Permit 2019-310-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-310-DVP respecting property located at 11232 Dartford Street.

DISCUSSION:

a) Background Context

Applicant:	Sel Engineering Ltd (Lee Her)
Legal Description:	Parcel 5 District Lot 278 Group 1 NWD Reference Plan 64192
OCP:	
Existing:	Hammond Village Commercial
Proposed:	Hammond Village Commercial
Zoning:	
Existing:	C-4 (Neighbourhood Public House Commercial)
Proposed:	H-1 (Heritage Commercial)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Hammond Village Commercial
South:	Use:	Commercial
	Zone:	H-1 (Heritage Commercial)
	Designation:	Hammond Village Commercial
East:	Use:	Residential
	Zone:	One Family Urban Residential
	Designation:	Medium Density Multi-Family and Hammond Village Commercial
West:	Use:	Commercial
	Zone:	H-1 (Heritage Commercial)
	Designation:	Hammond Village Commercial

Existing Use of Property:	Commercial
Proposed Use of Property:	Commercial
Site Area:	0.12 HA. (0.3 acres)
Access:	Dartford Street
Servicing requirement:	Urban Standard

1) Background:

The subject site (Appendices A and B) is a fully developed flat parcel of land, with a commercial building in the northern end of the site and the associated accessory parking for the business in the southern half of the lot. There is a hedge partially along the southern and eastern edges of the parking area, buffering of garbage bin storage area to the residential lot to the east. There is a tree that straddles the lot line in the southeast corner of the parking lot on the site.

2) Project Description:

The proposal is to rezone the subject site from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial), to permit the existing licensee retail store in the building as a principal use. As shown in the site plan, there are no physical changes being proposed to the existing building and associated accessory parking (Appendix C). Therefore, no development permit for form and character is required as part of this application.

b) Variance Analysis:

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

The requested variance and rationale for support is described below:

1. *Maple Ridge Zoning Bylaw No 7600-2019, Part 7, Section 710 H-1 Heritage Commercial Zone, Subsection 713.7 Setbacks 1. A.:* To reduce the rear lot line setback from 6.0 metres to 0.78 metres.

This variance will allow the existing building to continue operating in the building as-built, despite the rear setback (eastern most lot line) being less than required in the Zoning Bylaw. This is necessary for the business on the subject site to continue operating without interruption.

CONCLUSION:

The proposed variance 2019-310-DVP is supported to allow the existing business to continue to operate in the building as-built under the proposed H-1 (Heritage Commercial) Zone.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2019-310-DVP.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

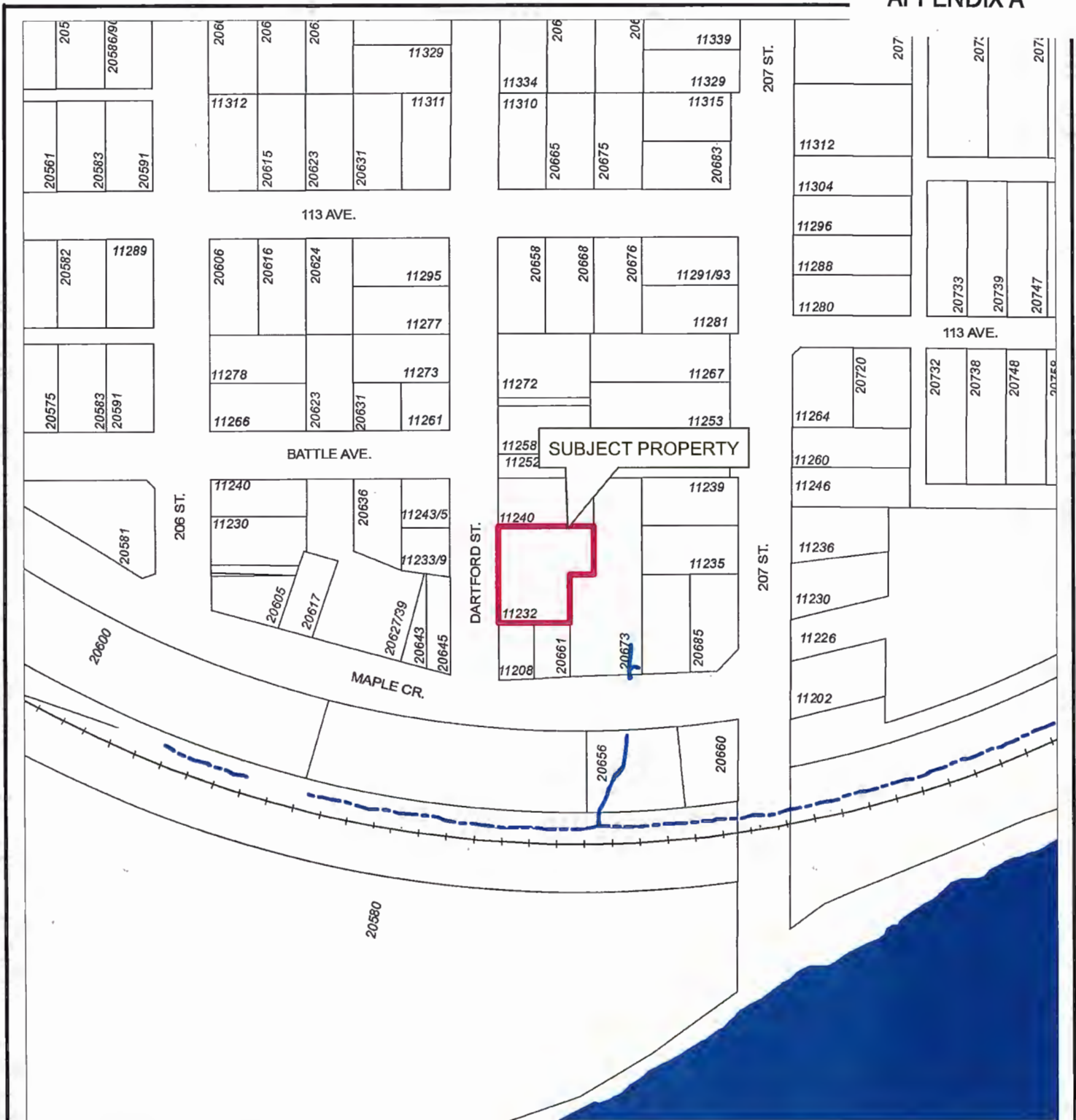
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Site Plan



11232 DARTFORD STREET
PID: 000-566-098

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2019-310-RZ
DATE: Aug 29, 2019

BY: PC



Scale: 1:2,000

Legend

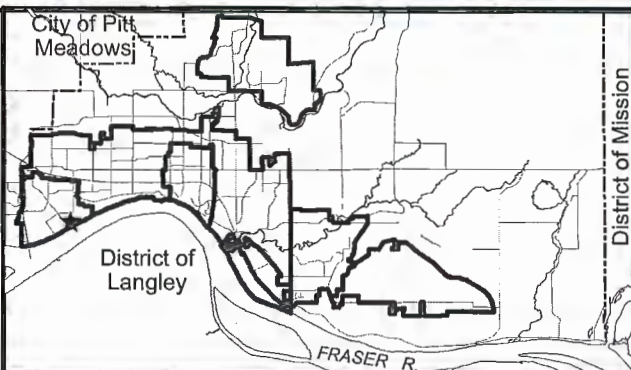
- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River
- Major Rivers & Lakes



Aerial Imagery from the Spring of 2018



Scale: 1:2,000



11232 DARTFORD STREET
PID: 000-566-098

PLANNING DEPARTMENT

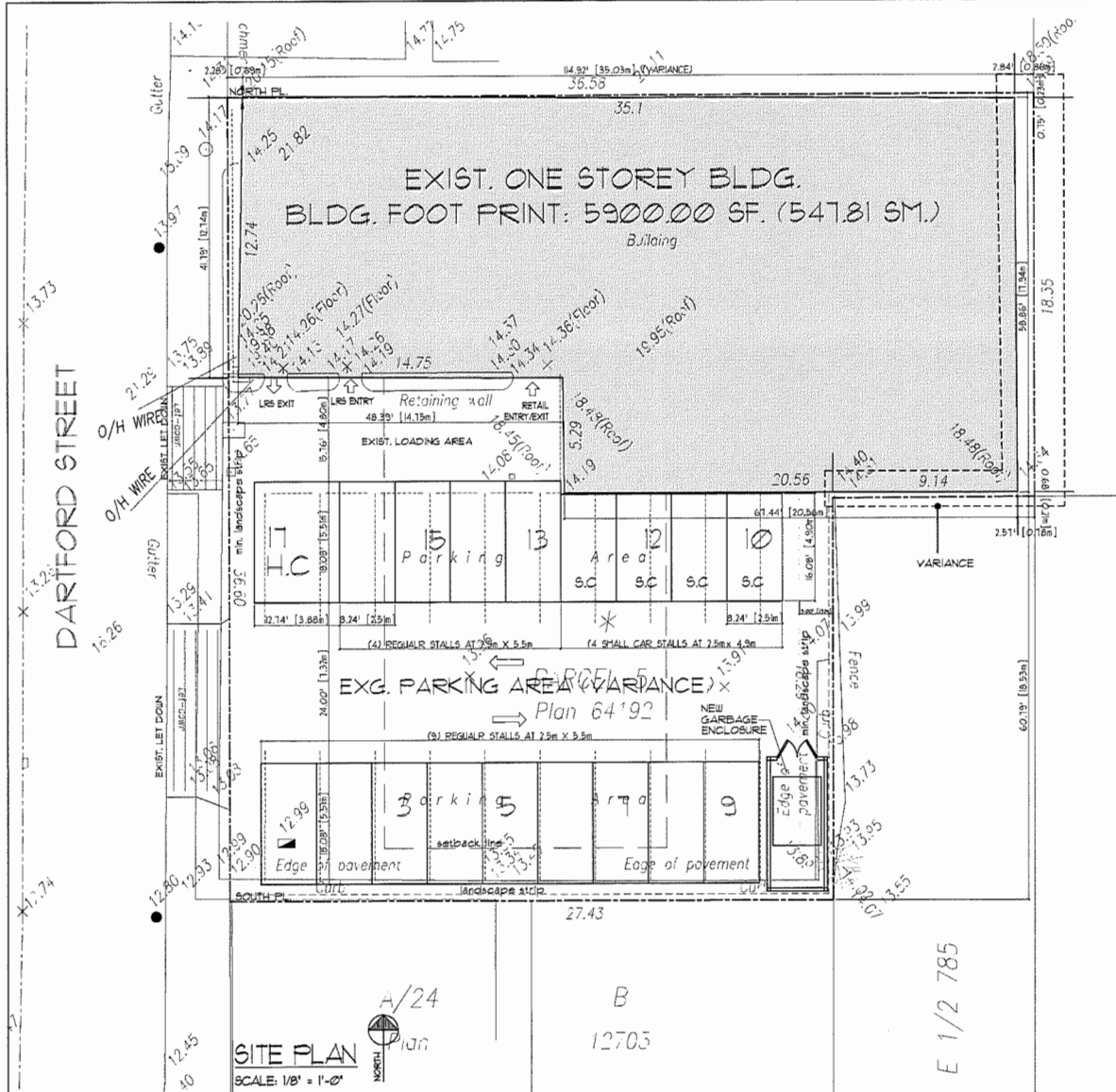


mapleridge.ca

FILE: 2019-310-RZ

DATE: Aug 29, 2019

BY: PC



BUILDING STATISTICS

CIVIC ADDRESS
1232 DARTFORD STREET
MAPLE RIDGE, BC

LEGAL DESCRIPTION
PARCEL 5, DL 216, GROUP 1, NED, REF. PL. 64192

EXISTING ZONING: C-4
PROPOSED ZONING: H-2

MIN. NET LOT AREA: 2,057.01 SF. (181.0 SF)
ACTUAL LOT AREA: 2,613.3 SF. (171.0 SF)

LOT COVERAGE: 30% = 1,356.13 SF. (125.44 SF)
EXISTING: 5,900.00 SF. (547.81 SF)

MIN. HEIGHT: 11.0M (36.25')
EXISTING HT: 5.23M (16.50')

SETBACK:
FRONT SIDE YARD: 0.91M / EXIST. 0.91M
INTERIOR SIDE: 0.91M / EXIST. 0.91M
REAR SIDE YARD: 1.01M / EXIST. 0.91M
EXTERIOR SIDE YARD: 4.51M / NA

MIN. LANDSCAPE STRIP OF 1.01M (SEE LANDSCAPE DUGS)

OFF STREET PARKING

COMMERCIAL RETAIL (EXIST. LRS) 1 PER 30 SF. OF GROSS FLR. AREA
16.28/30 = 2.54 (3 STALLS)

STORAGE: 1 PER 40 SF. OF GROSS FLR. AREA
309.13/40 = 7.62 (8 STALLS)

OFFICE: 1 PER 40 SF. OF GROSS FLR. AREA
323.53/40 = 8.08 (8 STALLS)

TOTAL = 10.26 (11 STALLS)

REQUIRED EXISTING = 10.26 (11 STALLS)
L/C = 4 STALL CARDS

TOTAL = 11 STALLS

OFF STREET LOADING
REQUIRED = 1
PROVIDED = 1 OFF DARTFORD STREET

REVISIONS:	
1	PRELIMINARY
2	12/15/07



5071, 3003 ST. JOHN STREET
PORT MOODY, BC V3H 2Z4
TELEPHONE: 604.445.5123
FACSIMILE: 604.445.5127
E-MAIL: SEL@SELING.COM

SEAL:

I, CHANCEY CHAN, P. ENG. HAVE REVIEWED AND CONFIRMED THAT ALL STRUCTURAL, MECHANICAL AND ELECTRICAL WORK SHOWN ON THIS DRAWING IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BC BUILDING ACT AND THE BC BUILDING REGULATIONS.

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PROJECT TITLE:
TENANT IMPROVEMENT AT:
1232 DARTFORD STREET
MAPLE RIDGE, BC

DRAWING TITLE:
SITE PLAN & GENERAL NOTES

DESIGNED BY: CHC
CHECKED BY: CHC
DRAWN BY: SHS
PROJECT NO: C13074
DATE: 02/15/2012
SCALE: AS SHOWN
DRAWING NO:

A-1

APPENDIX C

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
26475 108 Avenue

MEETING DATE: July 6, 2021
FILE NO: 2021-248-DVP
MEETING: C o W

EXECUTIVE SUMMARY:

A Development Variance Permit application (2021-248-DVP) has been received for a property located in the Agricultural Land Reserve. The property is zoned RS-3 (Single Detached Rural Residential) and is subject to the Farm Home Plate regulations in the Zoning Bylaw, which restricts the area and setbacks on a property that can be developed for residential and accessory residential uses.

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

1. Vary the maximum area of the farm home plate from 0.2 hectares (0.5 acres) to 0.4 hectares (1.0 acres).
2. Vary the maximum depth of the farm home plate from the front lot line from 60 meters (197 feet) to 165.6 metres (543.3 feet).
3. Vary the maximum distance from the front lot line to any portion of the single detached residential building from 50 metres (164.0 feet) to 165.6 metres (543.3 feet).

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

It is recommended that Development Variance Permit 2021-248-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2021-248-DVP respecting property located at 26475 108 Avenue.

DISCUSSION:

a) Background Context

Applicant:	Ben Gehrke
Legal Description:	Lot 21, Section 7, Township 15, Plan NWP38665
OCP :	
Existing:	AGR (Agricultural)
Proposed:	AGR (Agricultural)

Zoning:		
Existing:		RS-3 (Single Detached Rural Residential)
Proposed:		RS-3 (Single Detached Rural Residential)
Surrounding Uses:		
North:	Use:	Rural Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Rural Residential
South:	Use:	Rural Residential
	Zone:	RS-3 (Single Detached Rural Residential))
	Designation:	Agricultural
East:	Use:	Vacant Forested Lot
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Agricultural
West:	Use:	Rural Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Agricultural
Existing Use of Property:		Vacant Lot
Proposed Use of Property:		Rural Residential/Agricultural
Access:		108 Avenue
Servicing:		Well & Septic
Lot Size:		3.925 ha (9.7 acres)

b) Project Description:

Background

The property owner has previously applied to the Board of Variance for a similar set of variances, however, those applications were ultimately denied. The first application was heard at the March 2, 2021, Board of Variance meeting, whereby, the Board defeated a motion to have the variances approved. A similar application, with smaller variances was brought forward to the May 4, 2021, Board of Variance meeting. The second application was, subsequently defeated, as the Board felt that the applicant was asking for a major variance and that City Council should instead be the venue for the application through a Development Variance Permit application.

Current Proposal

The applicant is seeking to develop a homestead on a property that is located in the Agricultural Land Reserve. The subject site is currently vacant and is classified as "Residential" under the Assessment Act. However, the new owner intends to develop the property for farming purposes and obtain "Farm Status" in the near future. The property owner is planning to raise special chickens, whose colourful hackle feathers are key to the sport of fly fishing. The feathers are to be used as part of fishing tackle, to imitate an insect, often a mayfly, in the sport of fly fishing. The property owner is planning on raising these specialty chickens on the property. Further information from the applicant is provided in Appendix C.

The placement of the proposed Farm Home Plate is constrained by the location of wetlands and other low-lying topography that is prone to flooding. These low areas of the property are located toward the southern portion of the site, near the front of the property, in the area that would

otherwise be required to house the residential farm home plate. The applicant has engaged a Qualified Environmental Professional (QEP) to map out the area of wetland on the southwest portion of the site to determine the appropriate 30 metre (98 feet) setback. The proposal seeks to cluster the septic field and other residential structures in an efficient formation that respects the required setbacks from the wetland and leaves the low-lying portion of the site intact. By placing the Farm Home Plate on the highest ground, the applicant is able to avoid an extensive amount of fill that would be required to develop the low-lying parts of the property, near the front of the site.

The City's Environmental Planners have determined that a Watercourse Protection Development Permit is not required at this time, however, if the applicant were to enlarge the Farm Home Plate at a later stage, then one would become necessary. The Building Department has analyzed the site and topography and determined that the low-lying areas of the site near the front of the property, are not suitable for development.

Appendix D provides a diagram of measurements that are relevant to this application. The proposed Farm Home Plate, at 0.4 hectares (1.86 acres), is shown, as well as the driveway and the setbacks required from the wetland on site.

Analysis

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

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

These criteria:

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

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

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

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

c) Variance Analysis:

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

The requested variances and rationale for support are described below. Appendix E shows the site plan with proposed variances.

1. *Maple Ridge Zoning Bylaw No 7600-2019, Part 4, Section 402.12, 1. a):* To vary the area of the Farm Home Plate from a maximum of 0.2 hectares (0.5 acres) to 0.4 hectares (1.0 acres).
2. *Maple Ridge Zoning Bylaw No 7600-2019, Part 4, Section 402.12, 1. b):* To vary the maximum depth of a Farm Home Plate from 60 meters (197 feet) to 165.6 metres (543.3 feet) from the lot line that abuts the fronting road to the rear of the Farm Home Plate.
3. *Maple Ridge Zoning Bylaw No 7600-2019, Part 4, Section 402.12, 1. e):* To vary the maximum distance from the front lot line to any portion of the single detached residential building from 50.0 metres (164.0 feet) to 165.6 metres (543.3 feet).

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

- **Site / application background.** As noted, the property is currently classified as “Residential” under the Assessment Act and is not currently being farmed. The site is constrained by two isolated wetlands and other low-lying topography in the front of the site. These constraints make it impractical for the property owner to meet the regulations for the residential farm home plate in the Zoning Bylaw. See letter from applicant’s contractor in Appendix F. Placing the residential structures near the front of the site would require large amounts of fill and could lead to problems with drainage and unforeseen settling of structures and impact the wetlands. The property owner has recently purchased the property and intends to bring the property to “Farm Status” under the Assessment Act, by raising special fly fishing chickens on the property.
- **Extent of variance requests.** The main reason for requiring a compact Farm Home Plate is to discourage the use of agricultural land for estate residential purposes. Generally, large front yard setbacks are associated with landscaping for residential uses, often with vast expanses of lawn. Agricultural uses typically are sited further to the rear of the property. The proposed increase to the Farm Home Plate area and setback are significant, however, they should be viewed in the context of the future plans for the site and ability to build at the front of the lot. The property owner does have the intention of farming the property in future.
- **Adjacent impacts.** The siting of the proposed buildings is consistent with the development of the property to the west at 26429 108 Avenue. The property to the west has a water feature in the front yard of the property and the single family home is located on the higher ground to the north of this feature. The proposed Farm Home Plate would mimic this same layout as the property to the west, a site with similar conditions. The property to the east is currently undeveloped.
- **Will the property be farmed?** As noted, the property owner is planning to farm the property in the future by planting by raising special fly fishing chickens on the property.

- **Does proposed siting interfere or assist with the agricultural potential of the property?**

The proposed residential buildings are clustered on the proposed home plate. By clustering the proposed buildings, the impact on the farmable area of the subject property is minimized.

d) Intergovernmental Implications:

The applicant has already filed a Notice of Intent with the Agricultural Land Commission (ALC) for the proposed fill for the home site and driveway on the subject property. The applicant has also had conversations with the ALC regarding his plans to place the proposed mobile home on the property this year, while waiting to construct the larger dwelling within the next five years. The property owner understands that they will have to abide by all ALC rules and regulations, including any potential approvals or permits in due course.

e) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit. The applicant has provided a letter signed by residents of three properties in the area (see Appendix G).

CONCLUSION:

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

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2021-248-DVP.

"Original signed by René Tardif"

Prepared by: **Rene Tardif, BA, M.PL
Planner**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

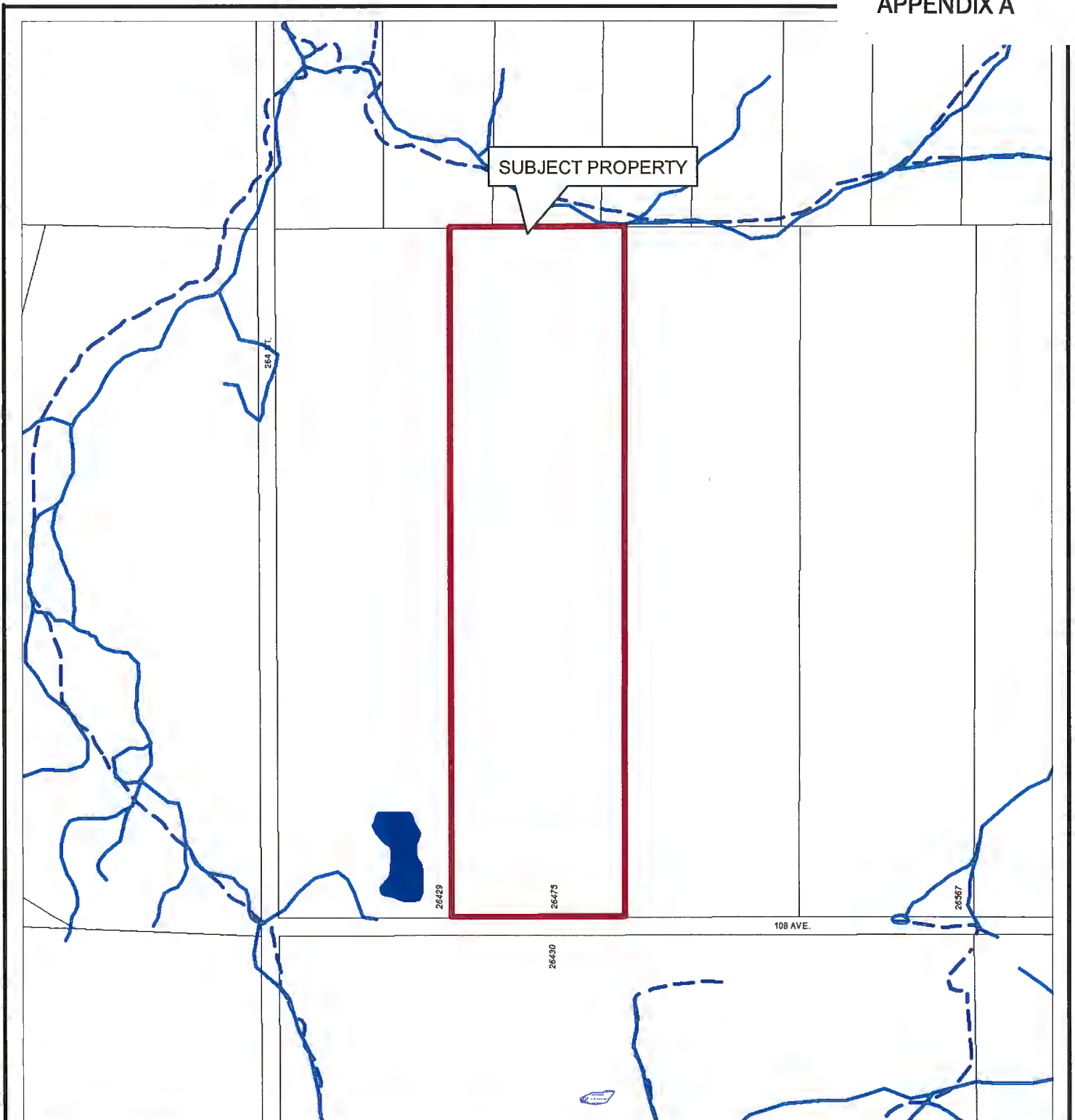
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**







The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Letter from Applicant
- Appendix D – Site Plan with Farm Home Plate Layout
- Appendix E – Proposed Variances
- Appendix F – Letter from Elkhorn Excavating and Septic
- Appendix G – Letter of Support from Neighbours



Scale: 1:3,000

Legend

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

26475 108 AVENUE
PID: 008-530-203

PLANNING DEPARTMENT



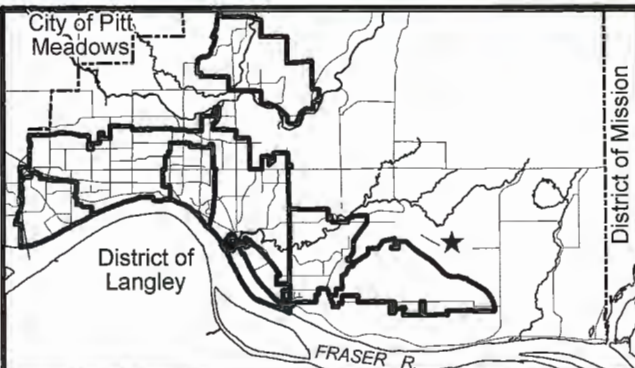
mapleridge.ca

FILE: 2021-248-VP
DATE: May 10, 2021

BY: PC



Scale: 1:3,000



26475 108 AVENUE
PID: 008-530-203

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-248-VP
DATE: May 10, 2021

BY: PC

Here are the things that we feel are important that City Council should know about...

There are two reasons that we purchased this property. The first one is that we want our three boys to experience a country lifestyle. Secondly, we are so excited about having our own family run farm.

I realize that we are doing this in an unconventional way (regarding the buildings), in that we're starting off by putting a manufactured home on the property first and then in approximately five years time we will start construction of our dream home. The less expensive manufactured home will allow us live on the property a lot sooner and meanwhile working towards our long term goals of building our future forever home, living off of the land, farming, and generally just living a quieter lifestyle.

In the future, the manufactured home may be suitable for our aging parents, we may use it for farm staff accommodation or, or we may even sell the manufactured home and use the concrete slab underneath as the foundation for a much needed farm building.

We do plan to eventually farm animals and putting the pens and barns further back and out of site on the property could potentially be disastrous if the bears, cougars, or coyotes decided the farm animals were prey. It would be a lot easier to take care of the animals and give us peace of mind if our house was situated closer to the farm buildings at the back. We do hope to rely on the land and the animals for income in the future so not being able to protect our livelihood could have major financial repercussions for us.

Details about the property itself:

The property slopes downwards from North to South towards 108th. The high point where we would like to build compared to the low part in the front of the property is a difference of 3m or 9.84 feet. The wetlands and setbacks on the front part of the property take up a lot of real estate and would make the layout of the buildings awkward and cramped and frankly, quite close to the road. We are very concerned about flooding and settling issues if we were to build in the wettest and most Southern portion of our property.

From the corner on 268th and 108th down to our property it drops approximately 18m in elevation. So the road and our property all slope towards the Southwest.

Our direct neighbours to the East have water that also drains onto our property and they are approximately 2 m higher than we are. Almost the entire front of their property is a wetland. Please see attached environmental survey.

Our direct neighbours to the West have a large 14 foot deep lake on the front of their property that is there year-round.

Our neighbours to the south at 26430 108th have a very large lake as well that looks to be 5 times the size of the main house.

Clearly this area of 108th has a lot of groundwater running from the high lands to the low lands and during the rainy months this is even more apparent. Our property is lined by three preexisting ditches on the West, East, and South property lines in attempts to manage some of this water.

After looking at Ridgeview maps online, it appears that virtually all of the people that live on 108th have build on the high points of their land and for good reason. For a number of these properties that means they are outside the normal home farm plate and set backs.

So at the end of the day, all that we are asking for is for common sense to prevail and for what our other neighbours already have; the ability to build on the dryer, flatter, and high point of the property so that water runs away from our house and not towards it.

The reason for the odd shape to our home farm plate is because we are trying to save some big cedar trees that we recently discovered. By moving the one side (East side) of the home farm plate to the North it allows us to keep these trees. If we can't modify the home farm plate we would have to cut them down. This property was cleared of almost all of its large trees 15 years ago or so, so we hope to save as many large cedars and maples as we can that are still standing. Please see pictures attached showing trees and stakes for the home farm plate.

Our family has endured a great deal of hardship in trying to get our new home built. Since December, we have been paying rent and mortgage with 90% of all of our belongings in storage. We are a family of five living in a 2 bedroom suite. We are basically living out of suitcases. In addition to this, because of the insane rise in building costs and the lengthy delays, the cost of our manufactured home has increased more than \$70,000 at present. We are deeply concerned that if we can't get this moving quickly and the prices keep going up we may have to significantly alter our home or we may be priced out of the market.

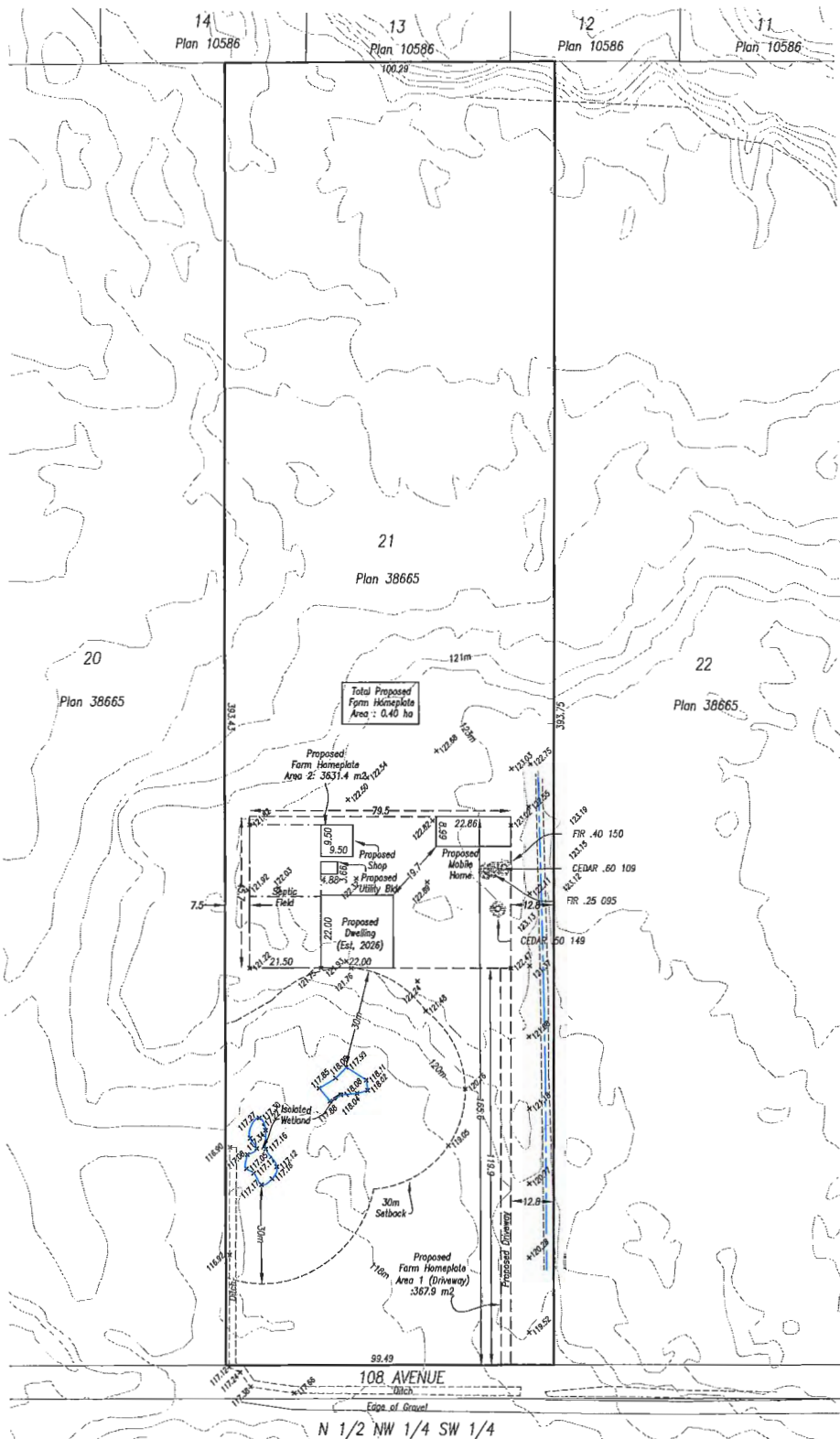
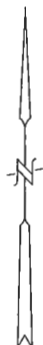
I am available any time to answer any questions related to our property and I would gladly welcome anyone to come out and have a look at it first hand so you can see exactly what we are talking about.

We have attached a letter of support from our immediate neighbours to the East and West showing their support for us to build our home on the high ground. In addition, we have included a letter from the contractor/engineer who would be installing our septic and they also agree that building in the low part of the property is not a good idea.

Thank you for your time,
Ben Gehrke and Family

TOPOGRAPHIC PLAN OF PART OF LOT 21 SECTION 7 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN 38665

SCALE 1 : 1000

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED.C/MC ADDRESS: 26475 108TH AVENUE, MAPLE RIDGE
PARCEL IDENTIFIER: 008-530-203LOT DIMENSIONS DERIVED FROM
PLAN 38665

CONTOURS ARE DERIVED FROM CITY MAPPING

ELEVATIONS ARE IN METRES (GEODETIC)

ELEVATIONS REFERENCED TO

MONUMENT: 85H2035

ELEVATION: 139.107m

DATUM: CVD28GVRD2018

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: H278-04-A

PREPARED FOR: GEHRKE

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
AIR PLAN NO. 15

S.P. WADE, BCLS

DATE OF SURVEY: DECEMBER 1, 2020

DATE OF SURVEY: FEBRUARY 1, 2021

DATE OF SURVEY: MAY 19, 2021

TOPOGRAPHIC PLAN OF PART OF LOT 21 SECTION 7 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN 38665

SCALE 1 : 1000

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED.CMC ADDRESS: 26475 108TH AVENUE, MAPLE RIDGE
PARCEL IDENTIFIER: 008-530-203

Variance to increase the maximum area of the farm home plate from 0.2 hectares (0.5 acres) to 0.4 hectares (1.0 acres).

Variance to increase the maximum depth of the farm home plate from the front lot line from 60 metres (197 feet) to 165.6 metres (543.3 feet).

Variance to increase the maximum distance from the front lot line to any portion of the single detached residential from 50 metres (164 feet) to 165.6 metres (543.3 feet).

LOT DIMENSIONS DERIVED FROM
PLAN 38665

CONTOURS ARE DERIVED FROM CITY MAPPING

ELEVATIONS ARE IN METRES (GEODETIC)
ELEVATIONS REFERENCED TO
MONUMENT: 95H2035
ELEVATION: 139.107m
DATUM: CVD28GVRD2018WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: H278-04-A

PREPARED FOR: GEHRKE

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
ALP PLAN NO. 15

S.P. WADE, BCLS

DATE OF SURVEY: DECEMBER 1, 2020
DATE OF SURVEY: FEBRUARY 1, 2021
DATE OF SURVEY: MAY 19, 2021



May 12 2021

To whom it may concern,

This is in regards to the property at 26475 108th avenue Maple Ridge, BC. It is in this writers opinion that the location of the current proposed building area is unsuitable for a septic system to be installed. In making multiple visits to the site, the proposed area is a low lying portion of the property with soil that is unsuitable to sustain a long term onsite wastewater system that would support the clients prospective plans. In short, it is in my opinion that the system could be susceptible to premature failure due to the saturated nature of the soil present; which is a liability on my end, as well as a blatant waste of money on my clients end. Furthermore the larger issue at present is the designation of wetlands in this southwest corner of the property, which in following in accordance of the Standard Practice Manual V3 for onsite wastewater installations, any system must be at least 30 meters away from any water source. The way the property is currently setup I don't see any way of being able to meet these setbacks, while also giving my client the use of there property. The site restrictions of the Farm Home Plate in this southwest corner not only inhibits the ability for my client to be able to make use of the area as they intend, but it doesn't in turn allow me enough space to construct a septic field to service the dwellings, as well as meet my required setbacks.

Refer to the clients proposed site plans for a visual aid in regards to home plate layout.

Thank you.

Robert Hedges

Elkhorn Excavating & Septic

604-799-1260

May 17, 2021

2021-1366

To Whom It May Concern.

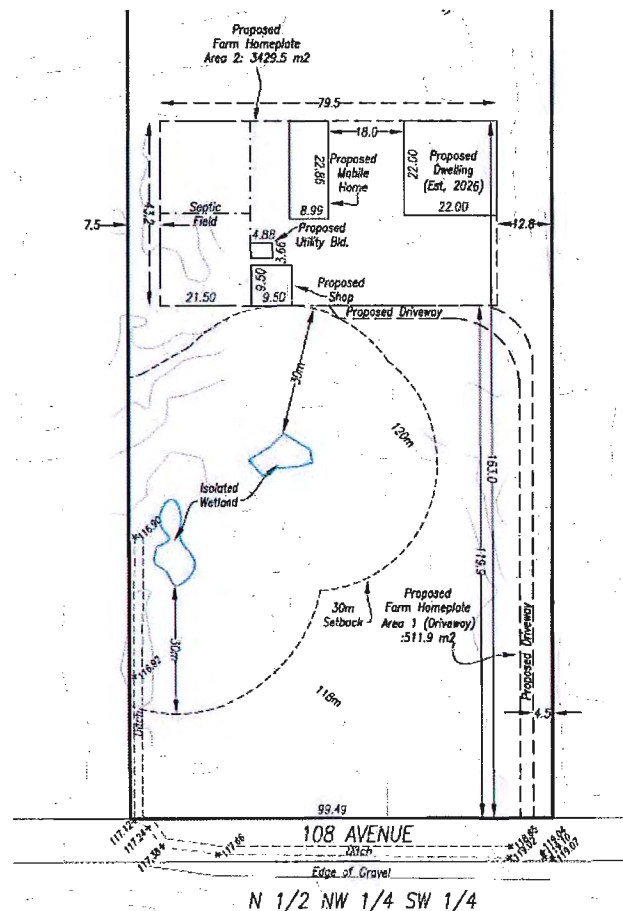
Reference: Septic Setback Letter – 26475 108th Avenue, Maple Ridge, BC

Please accept this letter of support, from an on-site wastewater (septic) disposal management engineering perspective, for the adjusting of the proposed Farm Homeplate to the location shown in the snip taken from a legal plan prepared by Wade and Associates (full page copy attached to this report.

The undersigned was retained by the owner to comment on the suitability of the location for the Farm Homeplate shown in the snip to the right versus similar area for the Farm Homeplate set adjacent to the south property line adjacent to 108th Avenue.

This writer is a Professional Engineer (BC Registration No. 28938). He is a graduate of the Geological Engineering Program at the University of Saskatchewan, obtaining his degree in 1992. Since 1992, he has practiced as a Civil, Geotechnical, and/or Septic Engineer in the Provinces of Saskatchewan, Alberta, and British Columbia, and in the States of Wisconsin, Iowa, and Illinois. He is currently Principal of Out of the Box Engineering (DBA 0772308 BC Ltd) located in Agassiz, BC.

When considering the area adjacent to the south property line, one should acknowledge the horizontal separation requirements for on-site wastewater disposal systems. The Sewerage System Standard Practice Manual Version 3 (SPM V3) provided by the Health Protection Branch of the Ministry of Health provides minimum required horizontal separation distances between the proposed septic disposal system and fresh water (wells, ponds, wetlands, streams, ditches, etc). The "fresh water" to be considered for this specific project are the identified wetlands and the ditch the runs along the south portion of the west property line and then crosses to the east within 108th Avenue right-of-way.

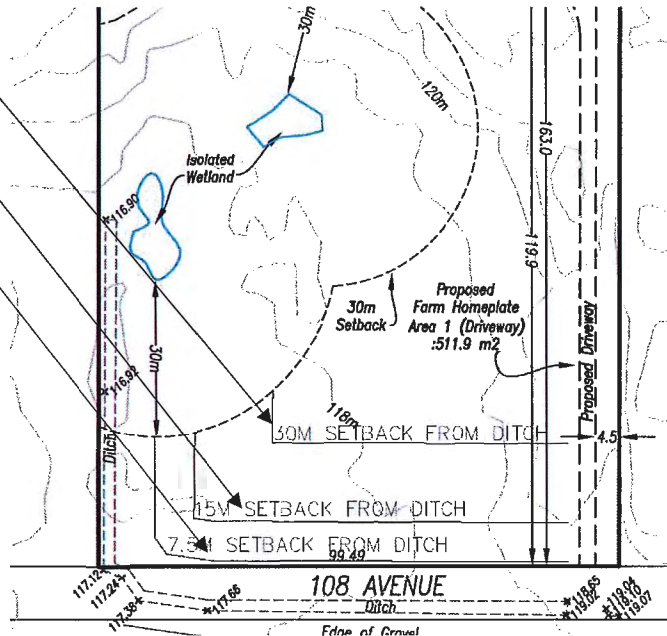


Minimum required horizontal separation distances between the proposed septic disposal system and the following fresh water are:

- 30 meters from the wetlands – shown on the plan by Wade and Associates.
- From a septic perspective, the ditch could be considered/described as one of three fresh water bodies.
 - Permanent fresh water requires 30m separation,
 - Intermittent fresh water requires 15m separation, or
 - Breakout point requires 7.5m separation.

To the right is a sketch showing these three separations (7.5m, 15m, and 30m) from the ditch to illustrate the very limited area available for installation of an on-site waste water disposal system in the area nearest the south property line.

The area noted on the Wade Survey plan north of the wetland is not as limited and therefore, this writer supports that location from a septic perspective.



If there are any questions, please do not hesitate to contact the undersigned.

Regards,



Collin S. Johnson, P.Eng.

Attached

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

May 2021

This letter is written in support for Ben Gehrke and Madeleine Lemaire to build their home on the high point of their property at 26475 108th Ave. We have seen the proposed site plan and agree that it makes the most sense to build North of the wetlands on the high ground which is 3m higher than the front portion of the property.

As long term residents of 108th, we are familiar with the area and the front portion of the lot at 26475 108th Ave which is lined by three active ditches on the front East, South and West property lines.

We feel building in the wet and soggy front portion of the property would be a mistake and have negative repercussions in the future for their homestead.

Sincerely,

Bud Popadiuk

Dina Popadiuk

KEN SMITH

Siavash-Najafi

Ayeh-Romasi



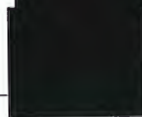
26429 108th Ave



26567 108th AVE



24927-122 Ave Maple Ridge



24927-122 Ave Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	July 6, 2021
		FILE NO:	2020-414-DP 2020-414-DVP
FROM:	Chief Administrative Officer	MEETING:	C o W
SUBJECT:	Development Variance Permit and Development Permit 22311 North Avenue		

EXECUTIVE SUMMARY:

A Commercial Development Permit application has been received for the subject property located at 22311 North Avenue. The development proposal is for the construction of a six (6) storey mixed use Commercial/Residential building with 34 apartment units for supportive rental housing and approximately 24 m² of office on the ground floor. The site is currently zoned C-3 (Town Centre Commercial) and is designated as Low-Rise Apartment in the Town Centre Area Plan in the South Lougheed Precinct.

The development permit application made to the City is subject to Section 8.11 Town Centre Development Permit Area, South Lougheed Precinct. The proposed building will replace the existing empty lot on the site.

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

- To reduce the required parking spaces from 13 to 11 for supportive housing.
- To vary the rear yard setback from 6.0 metres to 4.47 metres.
- To waive the requirement for concealed parking for the apartment uses.
- To waive the requirement for Private Outdoor Areas for each Dwelling Unit.

As the subject property is already zoned C-3 (Town Centre Commercial), the Community Amenity Contribution Program does not apply to this development.

RECOMMENDATION:

1. That the Corporate Officer be authorized to sign and seal 2020-414-DP respecting property located at 22311 North Avenue.
2. That the Corporate Officer be authorized to sign and seal 2020-414-DVP respecting property located at 22311 North Avenue.

DISCUSSION:

a) Background Context:

Applicant:

Boni Maddison Architects

Legal Description:	Lot 45, D.L. 398, Block 5, Plan NWP155
OCP:	
Existing:	Low-Rise Apartment
Proposed:	Low-Rise Apartment
Zoning:	
Existing:	C-3 (Town Centre Commercial)
Proposed:	C-3 (Town Centre Commercial)
Surrounding Uses	
North:	Use: Commercial
	Zone: C-3 (Town Centre Commercial)
	Designation: Town Center Commercial
South:	Use: Single Family Housing
	Zone: RS-1 (Single Detached Residential)
	Designation: Port Haney Multi-Family, Commercial and Mixed-Use
East:	Use: Commercial
	Zone: C-3 (Town Centre Commercial)
	Designation: Commercial
West:	Use: Commercial
	Zone: C-3 (Town Centre Commercial)
	Designation: Low-Rise Apartment
Existing Use of Property:	Vacant Lot
Proposed Use of Property:	Mixed Use Commercial/Residential
Site Area:	813 m ²
Access:	117 Avenue
Servicing:	Urban Standard

b) Project Description:

The proposal is for a six (6) storey residential building with 34 rental apartment units for supportive housing and approximately 24 m² of office on the ground floor and 11 parking stalls. The application is proposing a Floor Space Ratio (FSR) of 1.85, along with an outdoor rooftop patio on the sixth floor of the building.

The building plan is an L shape, with a solid front along North Avenue and stepped along 117 Street. Exterior cladding materials, texture and colour are utilized to reduce the scale of the building exterior. Brick is proposed on the first 3 floors and cementitious panel/plank on the upper 3 floors. This will bring the scale down of the building with this layered approach. The brick is articulated with pilasters and horizontal coursing. The upper 3 floors are broken up with horizontal cladding in the middle and panel on the ends. This articulates the "middle" of the building. On the sides and rear of the building the lower 3 floors are articulated with plank and panel on the upper 3 floors. Again this is to break up the building mass and articulate the volumes.

c) **Planning Analysis:**

i) **Official Community Plan**

Development Permit

The development permit application made to the City prompting this submission to the ADP is subject to the Key Guidelines and the Design Guidelines of Section 8.11 Town Centre Development Permit, South of the Lougheed Precinct (aka "SOLO").

Key Guidelines:

The following are the applicable Key Development Permit Guidelines for SOLO, which are assessment for compliance in the attachments to this report:

1. Develop a diverse shopping, employment and residential district.
2. Create pedestrian-oriented streetscapes.
3. Enhance the quality, character and vibrancy of SOLO.
4. Maintain cohesive building styles.
5. Capitalize on important views.
6. Provide public outdoor space.
7. Provide climate appropriate landscaping and green features.
8. Maintain street interconnectivity.

Design Guidelines:

The Design Guidelines and a full explanation of how the project complies with them or the reasons why they are not applicable in this situation are attached in Appendix F to this memo.

1. **Develop a diverse shopping, employment and residential district.** New development should establish South of Lougheed as an important commercial, office and residential corridor in downtown Maple Ridge. The Lougheed corridor is already an important commercial destination, transportation and transit corridor, and would benefit from a revitalization of street-oriented mixed-use commercial development. Additional higher density residential infill should increase the vibrancy of this Precinct.

Contributes many new residents within walking distance / public transit to local shopping and services and jobs. It is also a mixed-use building with 24 m² of office space on the ground floor.

2. **Create pedestrian-oriented streetscapes.** New development South of Lougheed should foster a pedestrian-oriented, shopping and employment environment amongst diverse commercial, office and residential mixed-use buildings. A building's form and mass should support a strong pedestrian oriented street front and should help to define the street and sidewalk areas as active public spaces. Taller buildings (greater than 5 stories) should be stepped back in a podium style to blend with low-rise (3-5 storey buildings) and provide a more ground-oriented feel.

Main entrance is set back in a brick alcove in a friendly residential pedestrian-scale streetfront elevation, with canopy above, with attractive paver walkways to the street.

3. **Enhance the quality, character and vibrancy of SOLO.** New development should inform the quality, character and vibrancy of the urban environment. Colours should be harmonious,

and materials sustainable. All new commercial, multi-family and mixed-use buildings should create an attractive appearance to the street.

Site is attractively landscaped with unit paver walkways out to the street. Brick and cementitious siding and windows are long lasting and low maintenance warrantied. Coordinated colours of warm greys, white and wood create a pleasing residential character.

4. **Maintain cohesive building styles.** New development South of Lougheed should maintain a cohesive building style. New buildings should have consistent architectural and urban design setbacks, form, mass and height throughout the Precinct. That said, there is opportunity in the South of Lougheed Precinct to explore a variety of building forms, including row houses, stacked townhouses, and over 20 storey or higher residential apartment buildings.

This is the first mixed use building in the 22300 block of the Town Centre on North Avenue. Two nearest multi-family residential buildings are east of 223rd on North Ave (5 storeys), and west of 223rd across 117th (4 storeys); both similar materials, colours, form, mass, height.

5. **Capitalize on important views.** New development should capitalize on important mountain and/or river views. Existing streets and buildings should maintain and enhance these views.

Large living space windows at upper floors will capture both mountain and river views. Existing buildings views are not close to this development.

6. **Provide public outdoor space.** New developments should include attractive, functional public outdoor spaces. Outdoor spaces should be designed to accommodate a wide use of activities, incorporate universal access, reduce vandalism, and increase safety.

Public spaces are universally accessible and well-lit, including patio and recreational roof deck. CPTED principles are incorporated with plentiful glazing along street fronts for surveillance, large lounge window overlooking parking area which is secured with semi transparent fencing.

7. **Provide climate appropriate landscaping and green features.** New development should provide landscape elements that reinforce the urban character and vibrancy of the Town Centre. Landscape elements should enrich the pedestrian-friendly character of streets in the precinct, moderate the internal building climate, manage stormwater on site, and reference the architectural quality of new buildings. Where feasible, mature trees should be retained, vegetation suitable for the Maple Ridge climate should be planted, and green roofs and walls should be considered.

The ground level landscape is designed to complement and enhance the architecture and community. The North Avenue and 117th Avenue frontages are softened with new street trees, sod lawn, and planting, creating a pleasing public realm. These features also help to make the entries into the site more welcoming. On the south side of the building is a small seating area with a bench that is under cover. Immediate south of this is a planter with a feature tree and perennial planting, creating a calm space to sit. Permeable paving will be used for ground level hard surfaces for Stormwater Management purposes.

The roof deck is designed primarily to function as a common outdoor dining / patio area, with opportunity for a BBQ. This space is also intended to be flexible, allowing for movement and relocation of dining table to allow the space to transform for other programming. Planters on this level include edible planting as well as vines which will grow up the architecture. This level also has opportunity to include a rain barrel to harvest rain water. Landscaped areas cushion walkways, patio, front yard. Irrigation will be provided, and stormwater managed onsite.

8. **Maintain street interconnectivity.** New development should maintain street interconnectivity and the traditional use of the lane as a service street and secondary vehicular and pedestrian thoroughway. Where feasible, parking requirements should be accommodated underground.

Development is mid-block without a lane. Cost prohibitive and existing soils condition is not amenable.

ii) **Proposed Variances**

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

1. Zoning Bylaw No. 7600-2019, Part 7, Section 703, 703.11 For Residential Uses 1.e be permitted only where all parking for such use is Concealed Parking:

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

The variance can be supported because the parking is already partially concealed and located at the rear of the building, therefore reducing the visual impact of the parking lot. The building still maintains a strong street front presence.

2. Zoning Bylaw No. 7600-2019, Part 7, Section 703, 703.11 For Residential Uses 1.h provide Private Outdoor Areas for each Dwelling Unit at a minimum of 5.0% of the Dwelling Unit area of 4.6 square metres, whichever is greater:

The requested variance is to waive the requirement for Private Outdoor Areas.

The variance can be supported as the proposal includes a 48.5 m² rooftop deck and 25.4 m² patio, which is well above the 40.4 m² of Common Open Area required. The rooftop deck and patio will be open to the residents of each unit for their use in lieu of Private Outdoor Areas.

3. Zoning Bylaw No. 7600-2019, Part 7, Section 703, 703.7 Setbacks 1.b the minimum Rear Lot Line setback is 6.0 metres:

The requested variance is to reduce the minimum rear lot line setback from 6.0 metres to 4.47 metres:

The variance can be supported as the reduction in the rear lot line setback is minimal and only applies to a small section of the building on the south elevation.

4. Off-Street Parking and Loading Bylaw No. 4350 - 1990, Section 10.2 Minimum Parking Space Requirements for Residential Uses in compliance with 10.1 above. Requirement for 0.35 spaces per bed or dwelling unit for Supportive Housing.

The requested variance is to increase to reduce the number of parking spaces from 13 to 11 spaces.

The variance is supportable as the building is located within the Town Centre Area Plan boundaries, where many amenities are within close walking distance and there are alternate forms of transportation readily available.

d) 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 April 21, 2021 (see Appendices E and F).

The ADP concerns have been addressed and are reflected in the current plans. A summary of the resolution is provided below and the applicant's response to both the resolution and other design issues that were raised is provided.

The ADP supported the project with the following resolutions, which has been resolved as outlined in the response from the project architect below.

Panel's Comments:

1. Consider adding additional horizontal colour to articulate the front façade and entrance way

Applicant's Response

North Ave. façade animation:

- A horizontal wood fascia is added to the entrance canopy, matching the upper horizontal wood band.
- To animate with colour and accentuate the horizontal wood fascia, the horizontal soldier courses are changed to a contrasting brick colour, slightly lighter than the field brick.
- The front facade brick is returned onto east and west walls.
- The window frames of the middle section of the top 3 floors are changed to black, to coordinate with the black frames of the lower 3 floors.
- Attractive exterior lights are mounted to the underside of the canopy
- Building signage is added above canopy, mounted on wall.
- Street number is wall-mounted adjacent building entrance.

Site:

- Front yard landscaping has been revised to create greater ownership of the space and encourage residents' use, with grass and border planting, without jeopardizing security.
- Fencing has been corrected to show black steel picket fencing along 117 Ave. and the chain link fencing along the sides is black.
- Bicycle rack at the patio has been rotated to allow more leeway for pedestrians.
- Patio planting in buffer between parking area and patio has been refined, with a feature flowering shrub.

e) Citizen/Customer Implications:

A Development Variance Permit is being pursued, for relaxations for concealed parking, the road standard, rear yard setback and number of parking stalls. The variance request will generate additional neighbor notification requirements.

f) Financial Implications:

There will be several trees added to the municipal street tree inventory on completion of this project. The costs associated with maintaining these trees will need to be included in a subsequent operating budget.

CONCLUSION:

The subject application is in compliance with the Town Centre Development Permit and with the Official Community Plan. It is recommended that the Corporate Officer be authorized to sign and seal 2020-414-DP and 2020-414-DVP respecting the property located at 22311 North Avenue.

"Original signed by René Tardif"

Prepared by: **Rene Tardif, BA, M.PL**
Planner 1

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

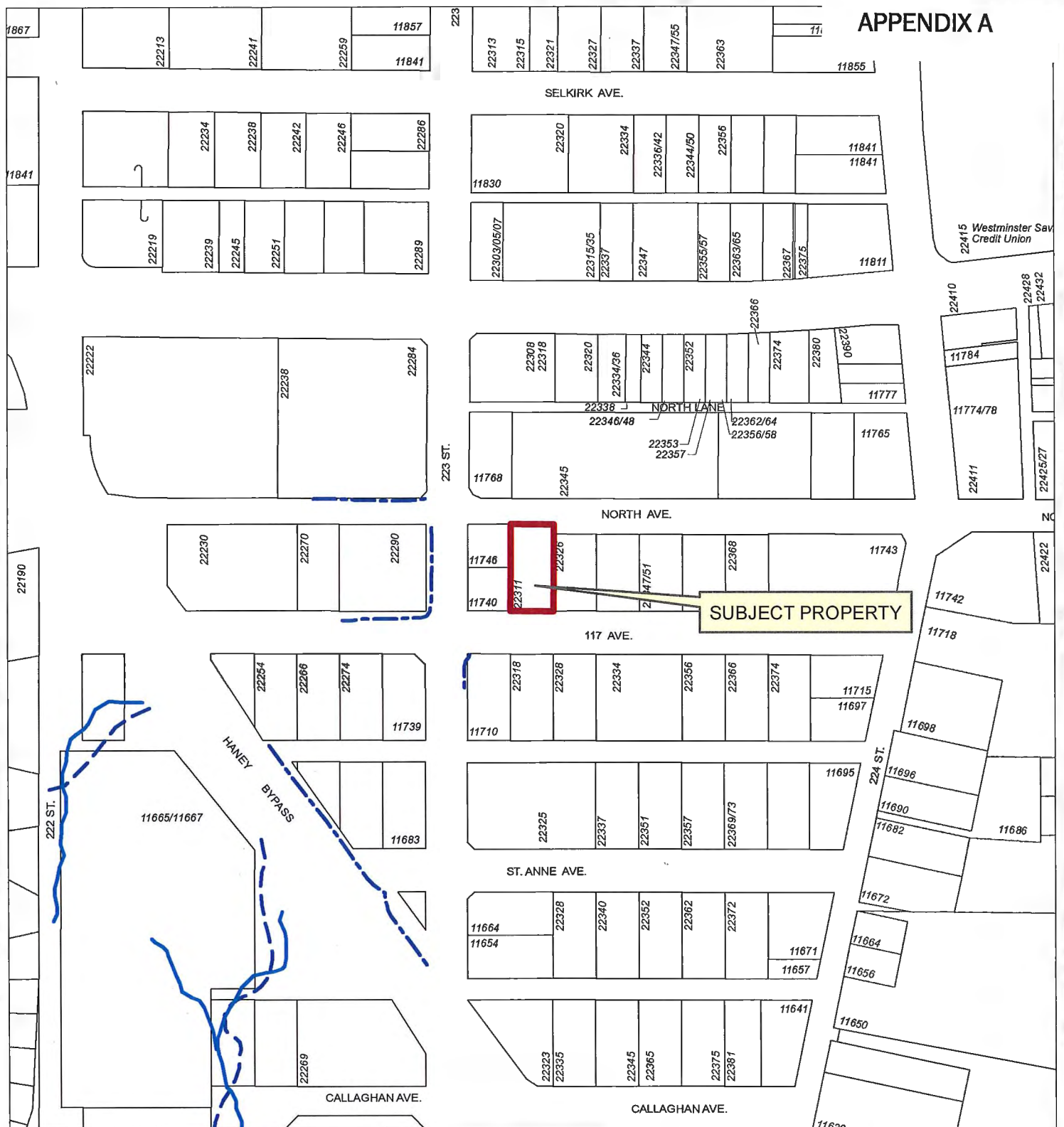
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

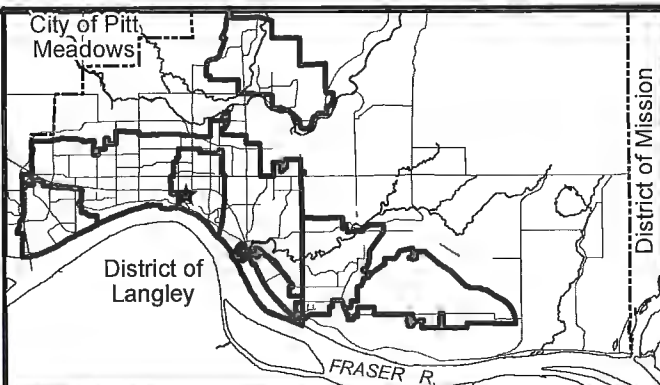
The following appendices are attached hereto:

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

APPENDIX A



Scale: 1:2,500



22311 NORTH AVENUE
011-539-518

PLANNING DEPARTMENT

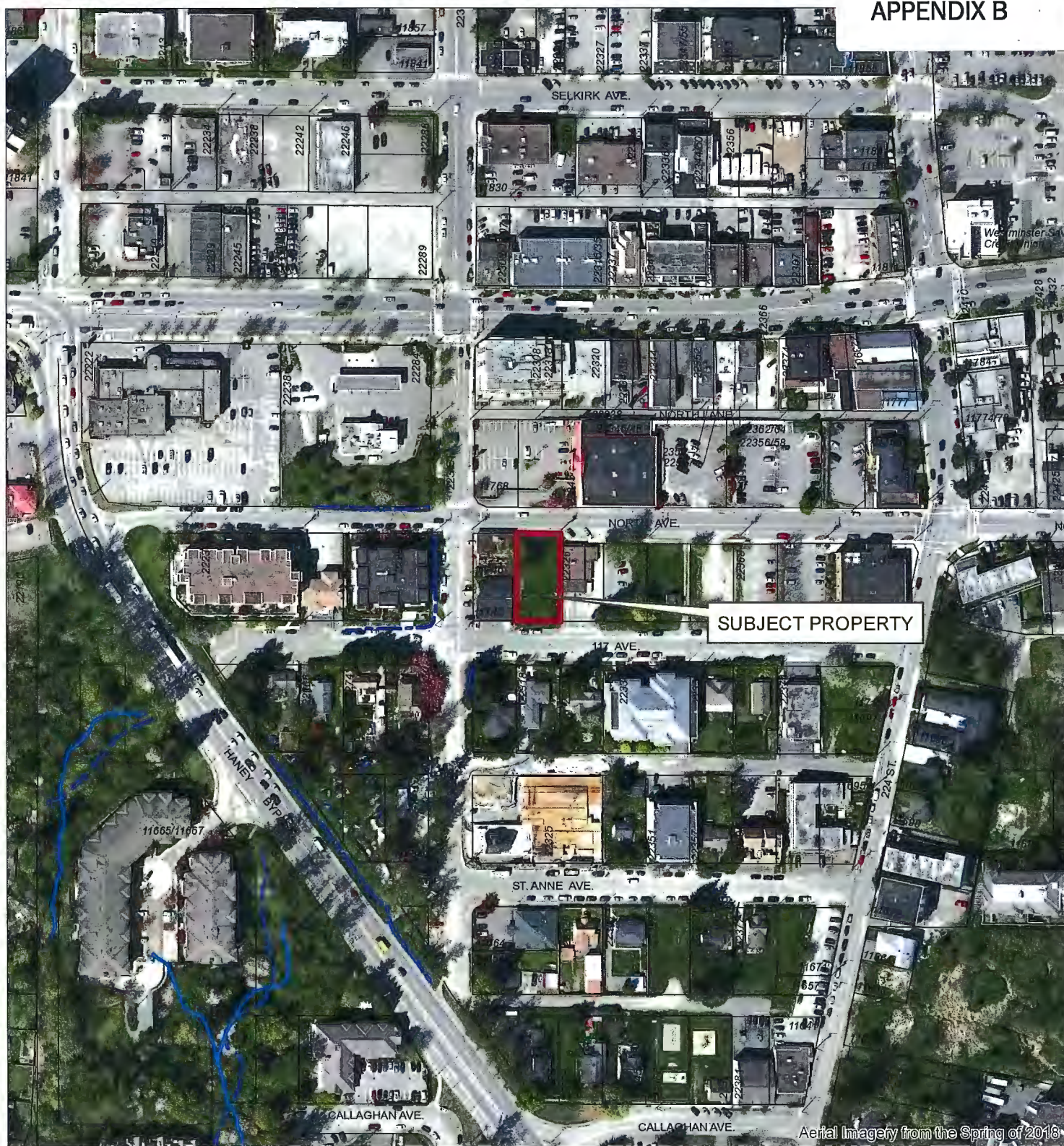


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-414-DP
DATE: Nov 25, 2020

BY: BD



SUBJECT PROPERTY

Aerial Imagery from the Spring of 2018



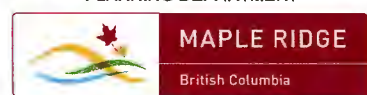
Scale: 1:2,500

Legend

- Ditch Centreline
- Indefinite Creek
- Canal Edge
- Stream

22311 NORTH AVENUE
011-539-518

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-414-DP
DATE: Nov 25, 2020

BY: BD

BERNICE GEHRING HOUSE

CYTHERA TRANSITION HOUSING SOCIETY

PROJECT DATA

Proposed building is 5-story wood-frame + concrete combination, with 34 residential rental units and surface parking, designed to SCRS 2018 with Data Code 4 report, and City of Maple Ridge Bylaw No. 2510-1985.

CIVIC ADDRESS 33311 North Ave, Maple Ridge, BC
LEGAL ADDRESS Lot 48 Block 8 Plan NWP 155 District Lot 288 Land District 1 Land District 28
PID 011-029-019
ZONING C-3 Town Centre

EXISTING LOT AREA 3708.9 SF 809.0 SM
North Ave Dedication Area 971.9 SF 80.3 SM
Building Area: 4765.1 SF 442.8 SM

PROPOSED GROSS FLOOR AREA
Ground Floor 3320.3 305.4
2nd to 5th Floors 10068.4 770.7
8th Floor 4540.7 399.1
Gross Floor Area 26229.4 SF 2473.2 SM

FLOOR AREA AFTER EXCLUSIONS:
Ground Floor 359.8 34.4
2nd to 5th Floors 13082.8 1212.8
8th Floor 2724.3 255.8
Total 16167.4 SF 1501.0 SM

ZONE C-3, SIZE OF BUILDING
1.00 1 x 1 lot area
+ 0.11 3 x Lot Area 3708.9 = 2812.87 x 4 / 11 = 985.0 for concealed parking
+ 1.00 28 x Lot area each storey above 2nd, not to exceed 1 x Lot
3.11 FSR allowable

PROPOSED FSR
Floor Area After Exclusions 1501.0 / Lot Area 809.0 = 1.85 (2.11 allowable)

Residential Unit Mix of 34 rental units
5 x Studio A 1752.5 162.8
5 x Studio A2 1727.0 160.4
5 x Studio A3 1821.0 166.6
1 x Studio B Accessible 381.2 35.4
4 x Studio C 1524.8 141.7
5 x 1-Bedroom A 2889.5 242.3
2 x 1-Bedroom B Accessible 1078.2 100.3
2 x 1-Bedroom C 1078.2 100.3
5 x 2-Bedroom 2625.5 238.3
RESIDENTIAL NET FLOOR AREA 15359.9 SF 1430.4 SM

LOT COVERAGE: 54.7% PROPOSED (80% ALLOWED)

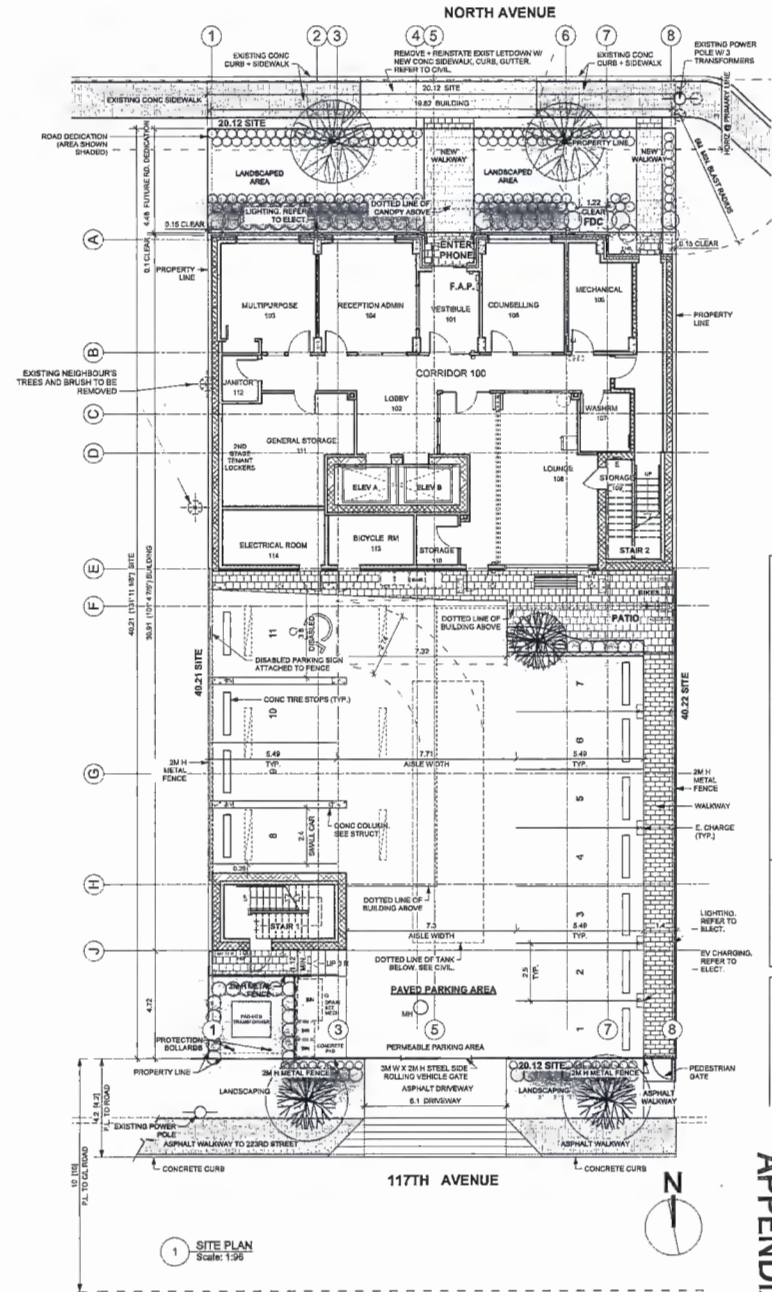
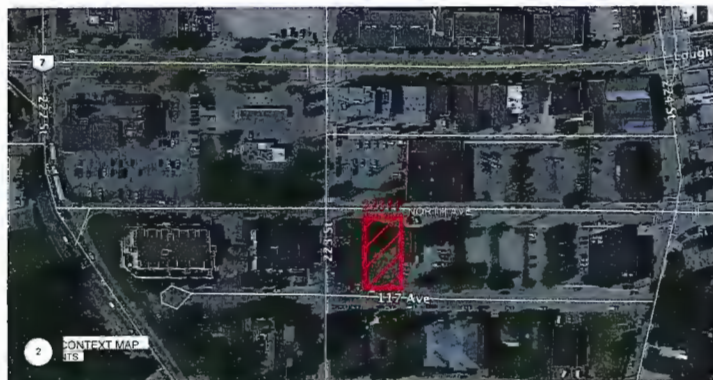
SETBACKS REQUIRED PROPOSED
North (Front) 2.5 M above 2nd Floor 0 0
East (Side) 4.5 M above 2nd Floor 0.8' (0.15 M) 0
South (Rear) 18.6' (6 M) 14.4' 12' (4.47 M)
West (Side) 4.5 M above 2nd Floor 0.8' (0.15 M) 0

BUILDING HEIGHT: minimum 20' (11M), no maximum; Proposed 64'-0" (19.85 m) grade to top of parapet.

COMMON OPEN AREA
5% of lot area required: 425.4 SF / 40.4 SM
Roof deck proposed 522.3 48.5
Patio proposed 274.1 25.4
Front Yard proposed 971.9 90.3
Proposed 1768.3 SF 164.3 SM

ZONE C-3, VEHICLE PARKING
34 Supportive Housing dwellings
Bylaw 4394-1982 25 per dwelling
Proposed 28.6% spaces per dwelling: A spaces 0.7 spaces
Office (Bylaw 4320-1980 2 per 1076.4 sq/100m)
Proposed 125.4 sq/121.86 sm: A spaces 1.0 space
Required: 12.3 spaces 11 Vehicle spaces
Proposed: 1 provided

BICYCLE STORAGE
Long-term Storage for 39 bedrooms @ 0.16 per room: 4
Long-term Storage for Offices (41.3 sm) @ 1 space per 750 sm: 1
Proposed: 5 Long-term spaces
Short-term Storage for 39 bedrooms @ 2 spaces per 20 rooms: 4
Short-term Storage for Offices (41.3 sm) @ 5 spaces per 1500 sm: 1
Proposed: 5 Short-term spaces



NOTE: ALL DIMENSIONS ARE IN METRIC
NOTE: REFER TO LANDSCAPING AND CIVIL

REVISIONS:

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3732 West Broadway
Vancouver, B.C. V6R 2C1
T: 604 688 5894
F: 604 688 5899
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1 NORTH AVENUE,
E RIDGE, BC

PROJECT DATA,
LOCATION PLAN & SITE

DRAWING NO.
AS NOTED
1821
MAY 2020
REV. NO.
A1.0

APPENDIX C

BERNICE GEHRING HOUSE

CYTHERA TRANSITION HOUSING SOCIETY

PROJECT DATA

Proposed building is 5-storey wood-frame + concrete construction, with 34 residential rental units and surface parking, designed to BCIC 2018 with Deep Code 4 target, and City of Maple Ridge Bylaw No. 5510-1985.

CIVIC ADDRESS: 2231 North Ave, Maple Ridge, BC
LEGAL ADDRESS: Lot 45 Block 6 Plan NWP 158 District Lot 388 Land District 1 Land District 36
PID: 011-538-010
ZONING: C-3 Town Centre

EXISTING LOT AREA: 8708.9 SF 899.9 SM
North Ave Dedication Area: 971.9 SF 90.3 SM
Building Area: 4785.1 SF 442.5 SM

PROPOSED GROSS FLOOR AREA:
 Ground Floor 3300.3 308.4
 2nd to 5th Floors 19062.4 1770.7
 6th Floor 4543.7 424.1
Gross Floor Area: 26906.4 SF 2473.2 SM

FLOOR AREA AFTER EXCLUSIONS:
 Ground Floor 286.8 26.8
 2nd to 5th Floors 13052.8 1212.8
 6th Floor 2246.5 210.5
Total: 16185.4 SF 1501.6 SM

ZONE C-3, SIZE OF BUILDING:
 1.00 1 x Lot area
 ± 0.11 3.3 x Lot Area 8708.9 = 2612.87 x 4 / 11 = 950.0 for concealed parking
 ± 1.80 .35 x Lot area each storey above 2nd, not to exceed 1 x Lot
 2.11 FSR allowable

PROPOSED FSR:
 Floor Area After Exclusions 1501.6 / Lot Area 809.0 = 1.85 (2.11 allowable)

Residential Unit Mix of 34 rental units:
 5 x Studio A 1792.6 162.6
 5 x Studio Aa 1737.3 160.4
 5 x Studio Ab 1621.9 150.6
 1 x Studio B Accessible 391.2 36.4
 4 x Studio C 1524.8 141.7
 5 x 1-Bedroom A 2609.5 242.3
 2 x 1-Bedroom B Accessible 1078.2 100.2
 2 x 1-Bedroom C 1078.2 100.2
 5 x 2-Bedroom 2625.3 238.8
RESIDENTIAL NET FLOOR AREA: 15395.8 SF 1430.4 SM

LOT COVERAGE: 84.7% PROPOSED (86% ALLOWED)

SETBACKS REQUIRED:
 North (Front) 7.5 M above 2nd Floor 0
 East (Side) 4.5 M above 2nd Floor 0.8' (0.15 M)
 South (Rear) 19.6' (5 M) 14'-6" 12" (4.47 M)
 West (Side) 4.5 M above 2nd Floor 0.8' (0.15 M)

BUILDING HEIGHT: minimum 36' (11M), no maximum; Proposed 64'-6" (19.65 M) grade to top of parapet.

COMMON OPEN AREA:
 2% of lot area required: 435.4 SF / 40.4 SM
 Roof deck proposed 523.3 48.5
 Porch proposed 274.1 25.4
 Front Yard proposed 821.8 76.3
 Proposed 1799.3 SF 164.3 SM

ZONE C-3, VEHICLE PARKING:
 34 Supportive Housing dwellings
 Bylaw 4350-1980 .35 per dwelling 11.9 spaces 0.7 spaces
 Proposed 25.0% spaces per dwelling
 Office (Bylaw 4350-1980 2 per 1076.4 sq/100sm)
 Proposed 333.4 sq/ 21.56 sm 3.0 spaces 1.0 spaces
 Required 12.3 spaces 11 Vehicle spaces
 Proposed: 0 required 1 provided

Parking Spaces for the Disabled: 0 required 1 provided
BICYCLE STORAGE:
 Long-term Storage for 39 bedrooms @ 0.10 per room: 4
 Long-term Storage for Offices (41.3 sm) @ 1 space per 750 sm: 5 Long-term spaces
 Proposed: 4
 Short-term Storage for 39 bedrooms @ 2 spaces per 20 rooms: 4
 Short-term Storage for Offices (41.3 sm) @ 6 spaces per 1500 sm: 1
 Proposed: 5 Short-term sps

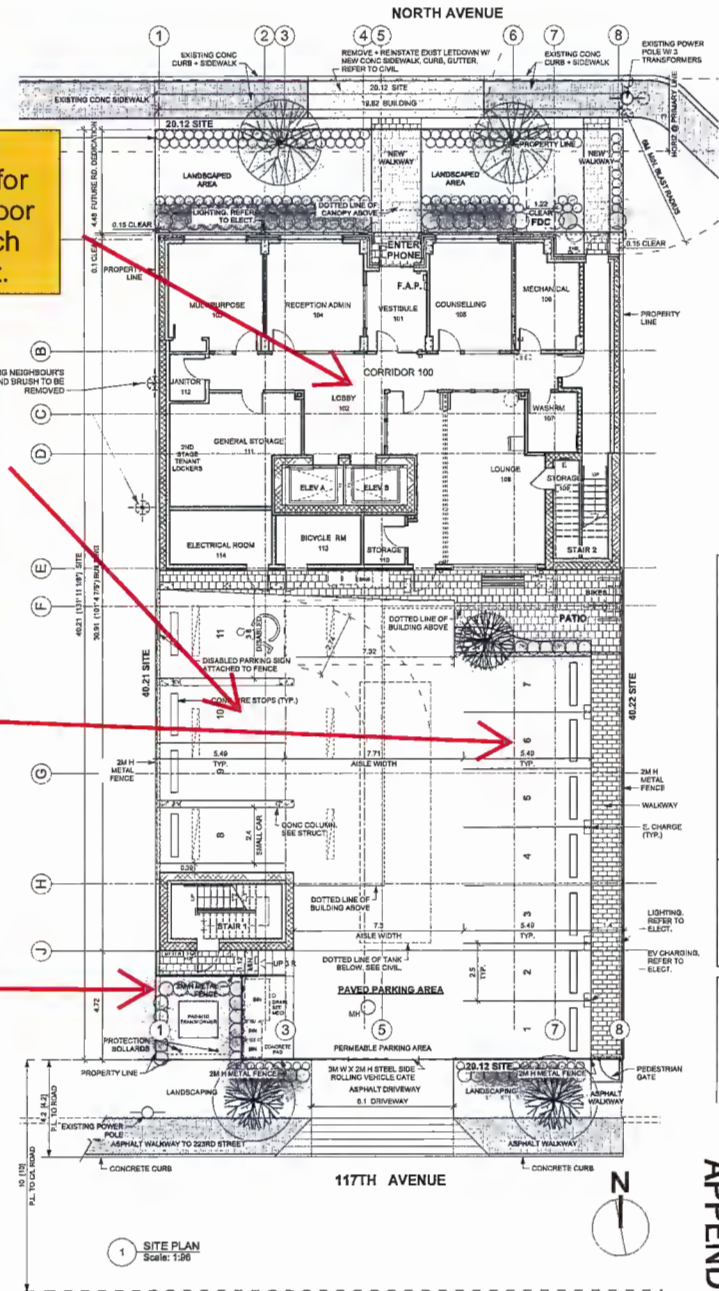


To vary the rear yard setback from 6.0 metres to 4.47 metres.

To waive the requirement for Private Outdoor Areas for each Dwelling Unit.

To reduce the required parking spaces from 13 to 11 for supportive housing.

To waive the requirement for concealed parking for the apartment uses.



NOTE: ALL DIMENSIONS ARE IN METRIC
 NOTE: REFER TO LANDSCAPING
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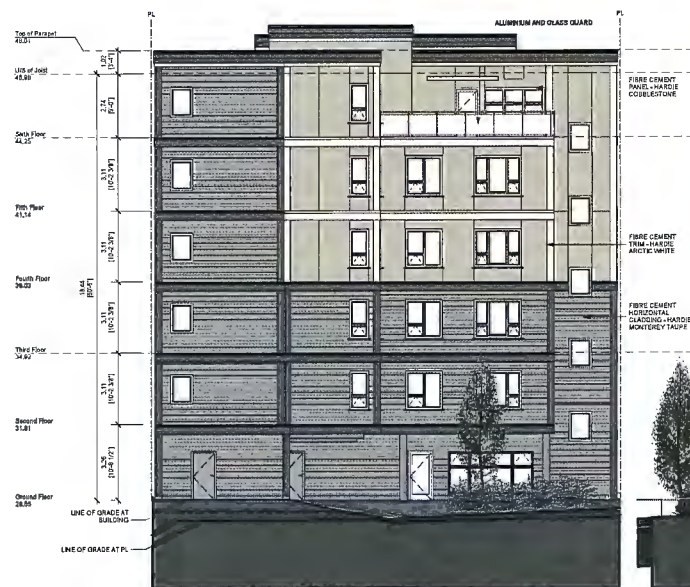
3732 West Broadway
 Vancouver, B.C. V6R 2C1
 T: 604 688 5894
 F: 604 688 5899
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NORTH AVENUE,
 E RIDGE, BC

ECT DATA,
 ION PLAN & SITE

DRAWING NO:
 5 NOTED
 1821
 MAY 2020
 REV. 1/1
A1.0

APPENDIX D



1 SOUTH (REAR) ELEVATION
Scale: 1:50



2 EAST (RIGHT) ELEVATION
Scale: 1:50



3 WEST (LEFT) ELEVATION
Scale: 1:50



4 NORTH (FRONT) ELEVATION
Scale: 1:50

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3732 West Broadway
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T: 604 688 5894
F: 604 688 5899
E: info@bonimaddison.com

PROJECT:
22311 NORTH AVENUE,
MAPLE RIDGE, BC

TITLE
ELEVATIONS

DRAWING:	DRAWING NO.:
SCALE:	A3.1
JOB NO.:	1821
DATE:	MAY 2020

APPENDIX E



1 NORTH PERSPECTIVE (APR 20 - 8:00)
Scale: 1:50



2 SOUTH PERSPECTIVE (APR 20 - 14:00)
Scale: 1:50



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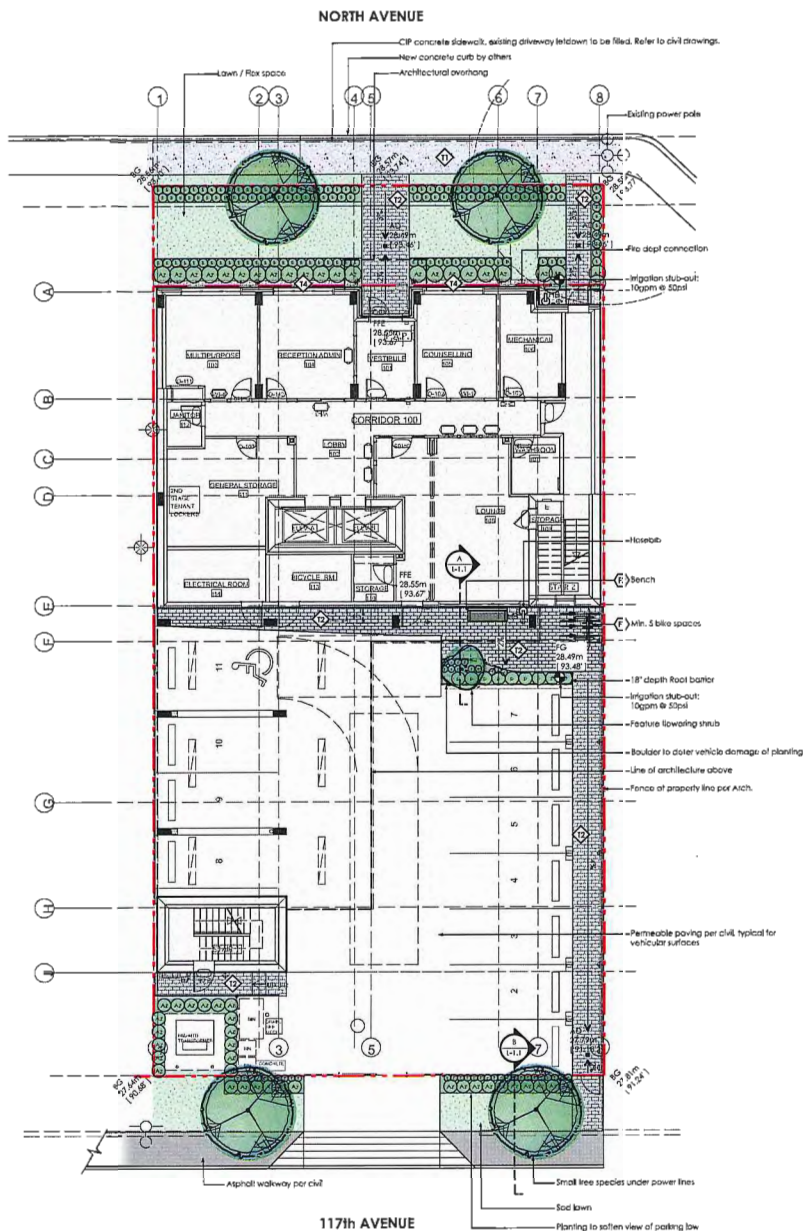
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Architects

3732 West Broadway
Vancouver, B.C., V6R 2C1
T: 604 683 5804
F: 604 683 5809
E: info@bonimaddison.com

PROJECT:
22311 NORTH AVENUE,
MAPLE RIDGE, BC

TITLE:
RENDER PERSPECTIVES

DRAWN:	GW	DRAWING NO.:
SCALE:		A3.2
JOB NO.:	1821	
DATE:	MAY 2020	REVISION:



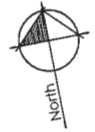
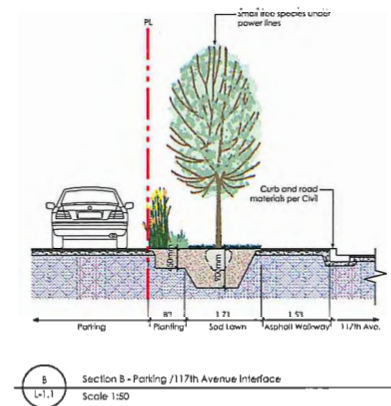
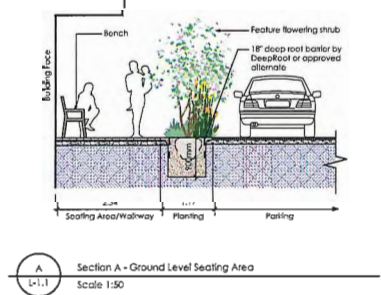
Landscape Rationale

Ground Level
The ground level landscape is designed to complement and enhance the architecture and community. The North Avenue and 117th Avenue frontages are softened with new street trees, sod lawn, and planting, creating a pleasing public realm. These features also help to make the entries into the site more welcoming. On the south side of the building is a small seating area with a bench that is under cover, immediately south of this is a planter with a large flowering shrub and perennial planting, creating a calm space to sit. Permeable paving will be used for ground level hard surfaces for Stormwater Management purposes.

Level 4
Level 4 is designed primarily to function as a common outdoor dining / patio area, with opportunity for a BBQ. This space is also intended to be flexible, allowing for movement and relocation of dining tables to allow the space to transform for other programming. Planting on this level includes edible planting as well as vines which will grow up the architecture. This level also has opportunity to include a rain barrel to harvest rain water.

Material Legend		
Graphic	Description	Detail
	CIP Concrete Paving Colour: Natural Finish: broom-finish CIP concrete to City standards; Sawcut pattern as per plan.	
	Unit Paving w/ Random Permeable Paving Type: Classic Standard Colour: Shadow Blend Supplier: Absorbent Concrete	Size: 225mm x 75mm x 60mm Pattern: Running Bond
	Natural Hydro-pressed Slabs Type: Travertine Colour: Natural Supplier: Absorbent Concrete	Size: 457mm x 457mm x 40mm Pattern: Stacked
	Gravel Driveway	
	Asphalt per CIVL	
	Sodded Lawn	
	Planting	

Furnishing Legend	
Graphic	Description
	Surface Mounted Bike Racks Qty: 1 (5-7 spaces) Supplier: Cora Blue Racks Model: W4508 Finish: Black
	Wood Bench Qty: 1 Supplier: Maglin Model: 400 Series backed bench Finish: Silver 14 (fine textured)
	Table w/ Chairs
	Movable BBQ Model: Regus SE 435 RB1. Gas connection Manufacturer: Napoleon
	Wood Bench Qty: 1 Supplier: Maglin Model: 400 Series backed bench Finish: Silver 14 (fine textured)
	+/- 34" Dia. Boulders
	Hosebib



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7 Apr/21/2021 Issued for ADP
8 Mar/29/2021 Issued for ADP
5 May/23/2021 Issued for ADP Review
4 Jan/22/2021 Issued for 50% WD
3 Nov/19/2020 Issued for DP
2 Nov/15/2020 Issued for Review
1 Sep/23/2020 Sketch

Rev: No. | Date: | Item:

Revised:

Dr. Duran Kruk Ltd.
102 - 1837 West 6th Avenue
Vancouver BC V6J 1Y8
T: (604) 684 4611
F: (604) 684 0577
www.dkbc.ca

Project:
**Cythera Transition
Housing Society,
Maple Ridge, BC**

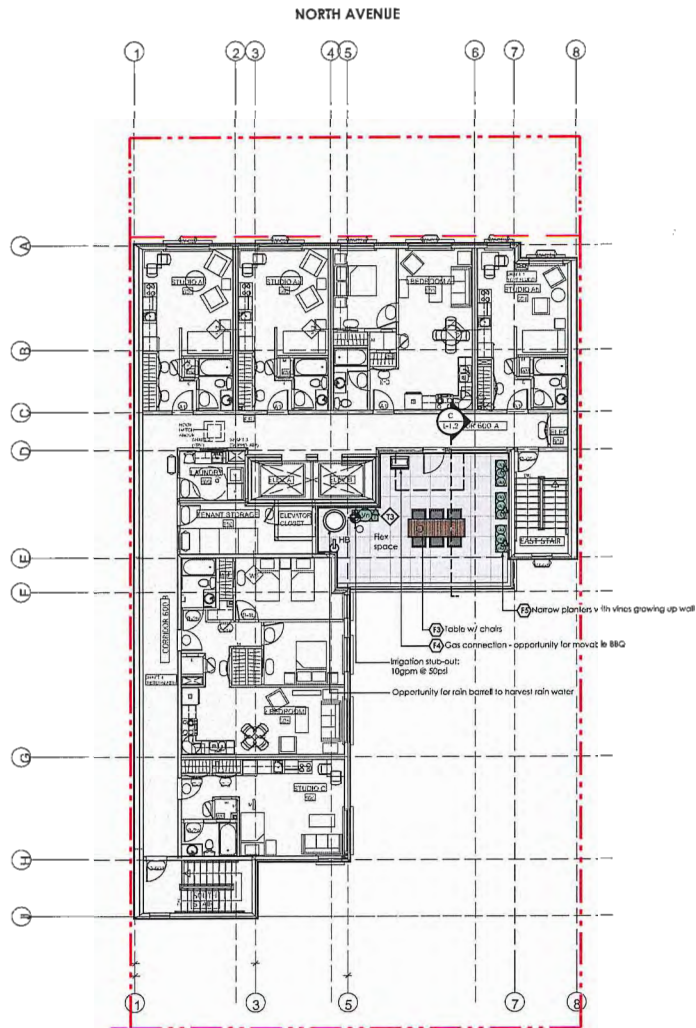
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Date: Aug 28, 2020
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

Landscape Plan

Project No.:
19022
Sheet No.:

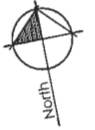
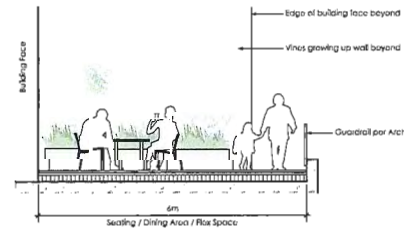
L-1.1

Refer to L-1.2 for
Planting Plan



Plant List					
TREES	Qty.	Botanical Name	Common Name	Size/Spacing	Comments
	4	<i>Acer glabro 'Flare'</i> Proposed Street Tree, TBC	Amur Maple	6cm cal., 1.5m std.	
SHRUBS	Qty.	Botanical Name	Common Name	Size/Spacing	Comments
	5	<i>Azalea 'Coral Bells'</i>	Coral Bells Azalea	#2 pot, 400mm o.c.	Specimen, Multi-stem
	1	<i>Ugentiaemia nudicaule</i>	Crisp Myrtle	1.5m ht.	
	1	<i>Vaccinium 'Wentley'</i>	Dwarf Blueberry	#3 pot, 400mm o.c.	
PERENNIALS/GROUND COVERS	Qty.	Botanical Name	Common Name	Size/Spacing	Comments
	6	<i>Actinidia kolomikta</i>	Variegated Kiwi Vine	#3 pot, staked	
	9	<i>Agave 'Tidus Ambrosia'</i>	Hummingbird Mint	#1 pot, 400mm o.c.	
	1	<i>Impatiens anemosa</i>	Strawberry	#1 pot, 300mm o.c.	
	128	<i>Ulex europaeus</i>	Ulex	#1 pot, 400mm o.c.	
	9	<i>Pennisetum 'Karl's Rose'</i>	Feu de France Grass	#1 pot, 400mm o.c.	
	41	<i>Rudbeckia hirta</i>	Black-eyed Susan	#1 pot, 300mm o.c.	
PLANTING NOTES					
<ol style="list-style-type: none"> All plants / planting to be per BCNA and SCSLA standards. Plant selection subject to availability at the time of planting. Contractor shall source specified plant material and only offer area of search has been exhausted will substitutions be considered. All trees to be planted in accordance with BCNA Standards. All plants to be sourced from nurseries certified free of P. ramorum. Plant sizes and related container classes are specified according to the B.C. Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #3 class containers, these shall be as defined in the BCNA (ANSI) Standard. All trees to have minimum 10 cubic meters of growing medium unless otherwise specified. 					

Section C - Level 6 Amenity Patio
Scale 1:100



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 6 Mar/29/2021 Issued for ADP
 5 Mar/23/2021 Issued for ADP Review
 4 Jan/22/2021 Issued for 50% WD
 3 Nov/19/2020 Issued for DP
 2 Nov/10/2020 Issued for Review
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 D. Duran Knut Ltd.
 102 - 1637 West 5th Avenue
 Vancouver BC V6J 1N8
 T: 604 684 5011
 F: 604 684 5017
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Project:
 Cythera Transition
 Housing Society,
 Maple Ridge, BC

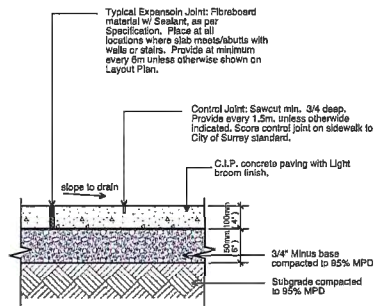
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Level 6 Landscape

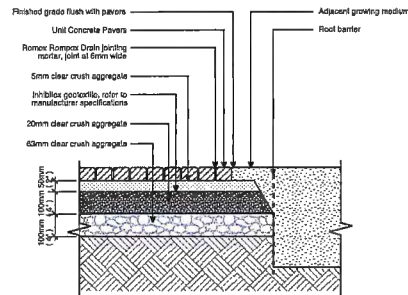
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 19022

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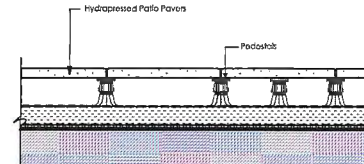
L-1.2



Ld-01
L-1.1
CIP Concrete on Grade
Scale 1:10

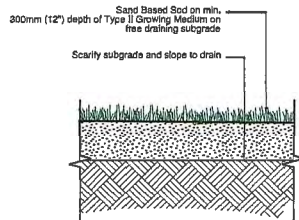


Ld-02
L-1.1
Permeable Unit Paving
Scale 1:5

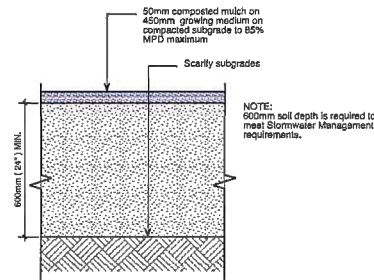


Ld-03
L-1.2
Hydrapressed Slab Pavers on Pedastals
Scale 1:10

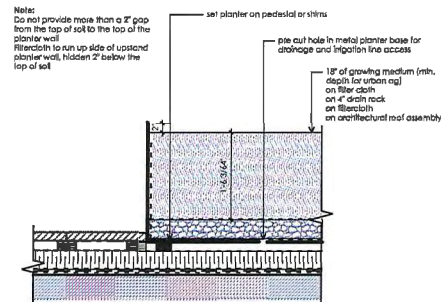
Note:
Soil other than that with a sand base and/or with mesh will be rejected, and the Specified sod re-installed at contractor's expense.



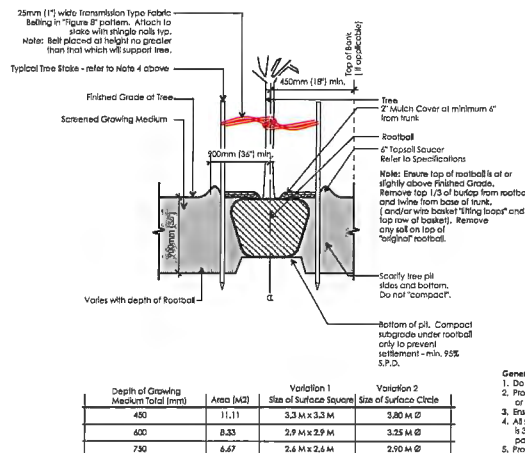
Ld-04
L-1.1
Sodded Lawn on Grade
Scale 1:10



Ld-05
L-1.1
Sodded Lawn on Grade
Scale 1:10



Ld-06
L-1.2
Metal Planter
Scale 1:10



Depth of Growing Medium Total (mm)	Area (m ²)	Volume 1 Size of Surface Square	Volume 2 Size of Surface Circle
400	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.53	2.9 M x 2.9 M	3.35 M Ø
750	6.67	2.6 M x 2.6 M	2.90 M Ø

- General Notes:**
- Do not cut Tree Leader.
 - Protect tree from damage during planting. Ensure rootball protected from sun, frost or desiccation.
 - Ensure tree location does not conflict with Underground Services. "Call before digging".
 - All street trees to be staked with 50mmx100mm (2\"/>

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8 Mar-20-2021 Issued for ADP
9 Mar-23-2021 Issued for ADP Review
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102 - 1637 West 6th Avenue
Vancouver BC V6J 1N5
T: (604) 684-4011
F: (604) 684-4077
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Project:
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Housing Society,
Maple Ridge, BC**

Drawn by: KL
Checked by: SV
Date: Aug 28, 2020
Scale: As shown
Drawing Title:

Landscape Details

Project No.:
19022

Sheet No.:

L-2.1

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	July 6, 2021
		FILE NO:	2020-362-DVP 2020-362-DP
FROM:	Chief Administrative Officer	MEETING:	C o W
SUBJECT:	Development Variance Permit and Development Permit 11300 Pazarena Place		

EXECUTIVE SUMMARY:

The proposed three (3) storey mixed-use commercial rental housing project is the final phase in the development of the Provenance Community being built by Polygon. The project consists of 690m² (7,417 sq. ft.) of ground level commercial space and 24 dwelling units on the second and third floors, subject to a previously approved Housing Agreement. Eight (8) units will be BCBC Section 3.8 Adaptive Dwellings, to allow for aging in place. This application is accompanied by an OCP amendment and rezoning application (2020-362-RZ) to make a minor adjustment to the commercial designation and zone boundaries approved by Council in the original application 2015-297-RZ adopted on May 22, 2018.

Furthermore, Council granted first and second reading to Official Community Plan Amending Bylaw No. 7678-2020 respecting the minor designation boundary adjustment and to Zone Amending Bylaw No. 7679-2020 respecting the minor zone boundary adjustment on December 8, 2020. Following the Public Hearing on January 19, 2021, Council granted third reading to both bylaws on January 26, 2021. The Ministry of Transportation and Infrastructure approved the rezoning bylaw on May 15, 2021. All other conditions were satisfied under the original rezoning application 2015-297-RZ.

Council will be considering final reading for the above-noted bylaws (2020-362-RZ) on July 13, 2021.

The proposal complies with the applicable form and character guidelines as follows:

- Section 8.5 Commercial Development Permit Area Guidelines; and
- Supplementary Design Guidelines for the overall coordination of the subject site as part of the original rezoning (2015-297-RZ) for the comprehensively planned community of Provenance.

Zoning variances are requested for the underground parking building as follows:

- A reduction from 3.0 metres to 0.6 metres to the exterior side line (Pazarena Place); and
- A reduction from 3.0 metres to 1.96 metres, with a further reduction to 0.53 metres for air intake shaft, from the front lot line (Lougheed Highway).

RECOMMENDATION:

1. That the Corporate Officer be authorized to sign and seal 2020-362-DVP respecting property located at 11300 Pazarena Place; and
2. That the Corporate Officer be authorized to sign and seal 2020-362-DP respecting property located at 11300 Pazarena Place.

1111

DISCUSSION:

a) Background Context:

Applicant: Polygon Provenance Homes Ltd. (Craig Simms)

Legal Description: Lot C District Lots 402 and 403 Group 1 New Westminster District
Plan EPP79514

OCP:

Existing: Commercial and Multi-residential

Proposed: Commercial

Zoning:

Existing: C-1 (Neighbourhood Commercial) and RM-1 (Townhouse Residential)

Proposed: C-1 (Neighbourhood Commercial)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
East:	Use:	Open space (Ravine and creek)
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation
West:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential

Existing Use of Property: Vacant

Proposed Use of Property: Mixed-Use Commercial and Rental Apartments

Site Area: 0.238 Ha (0.59 Acres)

Access: Pazarena Place

Servicing: Urban Standard

Original Rezoning Application: 2015-297-RZ

b) Project Description:

This mixed-use commercial and residential building consists of 690 sq. m. (7,417 sq. ft.) of ground level commercial space and 24 dwelling units on the second and third floors. Eight (8) units will be BCBC Section 3.8 Adaptive Dwellings, to allow for aging in place. All the units will be rental units secured as part of the original rezoning (2015-297-RZ) under Housing Agreement Bylaw No. 7332-2017 adopted by Council on January 29, 2016. All terms and conditions of this agreement are reflected in this development permit application. All parking for the commercial use, the residential dwellings and residential visitors is in a 1 1/2 level underground structure. The design meets bylaw regulations and standards and provide adequate security separation between the commercial and residential parking areas.

This site is located at the southeast corner of Pazarena Place and Lougheed Highway. A ravine is located to the east, with a covenanted protection area of the site, that the underground parking structure needs to respect. In-field approval of modification of the site (e.g. rock wall, etc.) guided by the previously issued Natural Features and Watercourse Protection Development Permits (2016-279-DP & 2016-280-DP).

To the south and west are earlier phases of townhouse development by the same developer, including the project's Amenity Clubhouse immediately abutting this subject site to the south. This site is integrated with the pedestrian path system interconnecting through the entire Provenance Community and to the adjacent neighbourhoods. This includes the Plaza across the street at the opposite corner of Pazarena Place and Lougheed Highway and the future City Park to the southwest.

The building character fits in with the other residential buildings in the Provenance Community development. The architectural style is "Farmhouse Craftsman" taking its cue from the residential townhouses across the street and the Amenity Clubhouse next door. Sloping pitch roof forms, shingle siding and a stone base make it well suited for the context. The building is strongly articulated at the commercial ground level through the distinct use of natural stone veneer at the storefronts. Entrances to the shops are weather protected and an open area is available to allow for commercial activities, like coffee shops, to spill out into the outdoor seating area.

The main siding material for the upper building is wooden shingles and vertical board and batten. The shingles are expressed in a warm grey colour and the board and batten in a vibrant white. The lower commercial level will be clad in complimentary colour stone veneer chosen to emphasize a well grounded and substantial development.

The building corner at Lougheed Highway and Pazarena Place has been given added emphasis with a larger dormer adorned with beam end details. The large end dormers book-end the main roof and provide the required vertical architectural features and corner expression. This integrates well with the public plaza on the opposite corner with a major Public Art element. This was one of the rezoning requirements (2015-297-RZ) involving building a public plaza containing a public art element. An invitation for completion resulted in three (3) proposals being submitted and judged by a panel made up of City, community and developer representatives. Artist Marie Khouri was selected, being awarded to create the public art piece entitled "Unfold". This art piece is in the process of being installed and will form the welcoming Gateway element for westbound travelers along Lougheed Highway.

c) Planning Analysis:

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

The form and character of the proposed mixed-use building is consistent with the design objectives of the Provenance Development Supplementary Design Guidelines and with the OCP Multi-Family Design Guidelines.

The proposal respects the Key Guideline Concepts of the OCP Commercial Guidelines as described by the project architect below:

<i>Key Guideline Concept</i>	<i>Project Architect Response</i>
-------------------------------------	--

1. Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.	This mixed use building is conceived to be at the most prominent public corner of the Provenance Community development. It has the most exposure on Loughheed Highway and is buffered from the residential uses by the Amenity clubhouse directly to the west.
2. Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.	Provision of a direct ground level access to the CRUs and the prominent corner plaza to anchor the building and grade. Residential and commercial parking is located underground which leaves the majority of the site for ground level commercial uses and landscape street frontage.
3. Promote sustainable development with multimodal transportation circulation, and low impact building design.	The site is well situated of the Loughheed bus routes. A convenient bus stop could be added in the future. Currently 10 to 15 minute walk away.
4. Respect the need for private areas in mixed use development and adjacent residential areas.	The residential uses are mostly on the 2nd and 3rd floor except the residential lobby facing the street and the amenity space facing the green space in the rear. The residential entry is clearly demarcated with a glass entry canopy along the street front and has a distinct character from the other commercial uses. Private balconies are provided on the 2nd and 3rd floors for the residents.
5. The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.	The building character was chosen to fit in with the other residential buildings of the development. The architectural style is described as "Farmhouse Craftsman" as per the residential townhouses across the street and the amenity clubhouse approved separately on the subject site. Sloping pitch roof forms, shingle siding and a stone base make it well suited for the context. The building is strongly articulated at the commercial ground level through the distinct use of natural stone veneer at the storefronts.

d) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for development. A Development Variance Permit allows Council some flexibility in the approval process. This site had a site-specific text amendment concerning the setbacks, streamlined to 3.0 metres from all lot lines for above and below ground structures. This is in accordance with the Supplementary Design Guidelines for the overall coordination of the entire Provenance Community development and the environmental restrictive covenant for a 3.0 metre setback from the ravine and creek on the east side of the subject site (See Appendix D). The requested variance is only for the underground parking structure, as follows:

1. *Maple Ridge Zoning Bylaw No 7600-2019, Part 7, Section 701.7 (2)* is varied by reducing the setbacks and allowing projections as follows:

Building	Lot line	Required	Proposed
Underground Parking Building	Exterior Side (Pazarena Place)	3.0 metres	0.6 metres
	Front Lot Line (Lougheed Highway)	3.0 metres	1.96 metres with a further reduction to 0.53 metres for an air intake shaft
Note: Measured to the nearest point of the structure from the given lot line(s)			

The purpose for the 3.0 metre setback also applying to the underground structure is to ensuring that the underground structure would be sensitively sited and landscaped relative to the the ravine and creek system the site abuts to the east (interior side lot line). This is being achieved with the interior side lot line setback of the underground structure of 4.9 metres. This aligns with the Natural Features and Watercourse Protection Development Permit (2016-279/280-DP), which was issued on July 18, 2018.

The variances for underground parking structures to Lougheed Highway and Pazarena Place will allow for structural siting as is typical for commercial developments elsewhere in the City.

The variance is supported because an underground structure will be constructed and landscaped sensitively with the conservation area abutting the subject site, and efficient access, circulation and parking layout can be achieved in compliance with the Off Street Parking and Loading Bylaw. Waste/recycling faculties are also well concealed within the underground structure in compliance with applicable City guidelines.

e) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the development plans for form and character of the proposed development and the landscaping plans at a meeting held on March 31, 2021. The ADP supported the project. Staff are of the opinion that the project landscape architect and architect have addressed ADP comments and suggestions, as described in Appendix E.

Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, the security will be \$175,999.18.

CONCLUSION:

This mixed use commercial and rental apartment project within the Polygon Provenance development represents the final phase of the Provenance Community. Care has been taken with the interface between the underground parking structure and the environmentally sensitive ravine and creek along the east side of the site. The pedestrian path system provides for convenient private and public interconnections within and beyond the Provenance Community.

The building' form and character complies with the Polygon Development Supplementary Design Guidelines as well as the Official Community Plan. The proposed variances arise to ensure a compatible interface with the ravine and creek along the eastern edge of the site.

It is recommended that these applications be favourably considered and that the Corporate Officer be authorized to sign and seal Development Permits 2020-362-DVP and 2020-362-DP.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

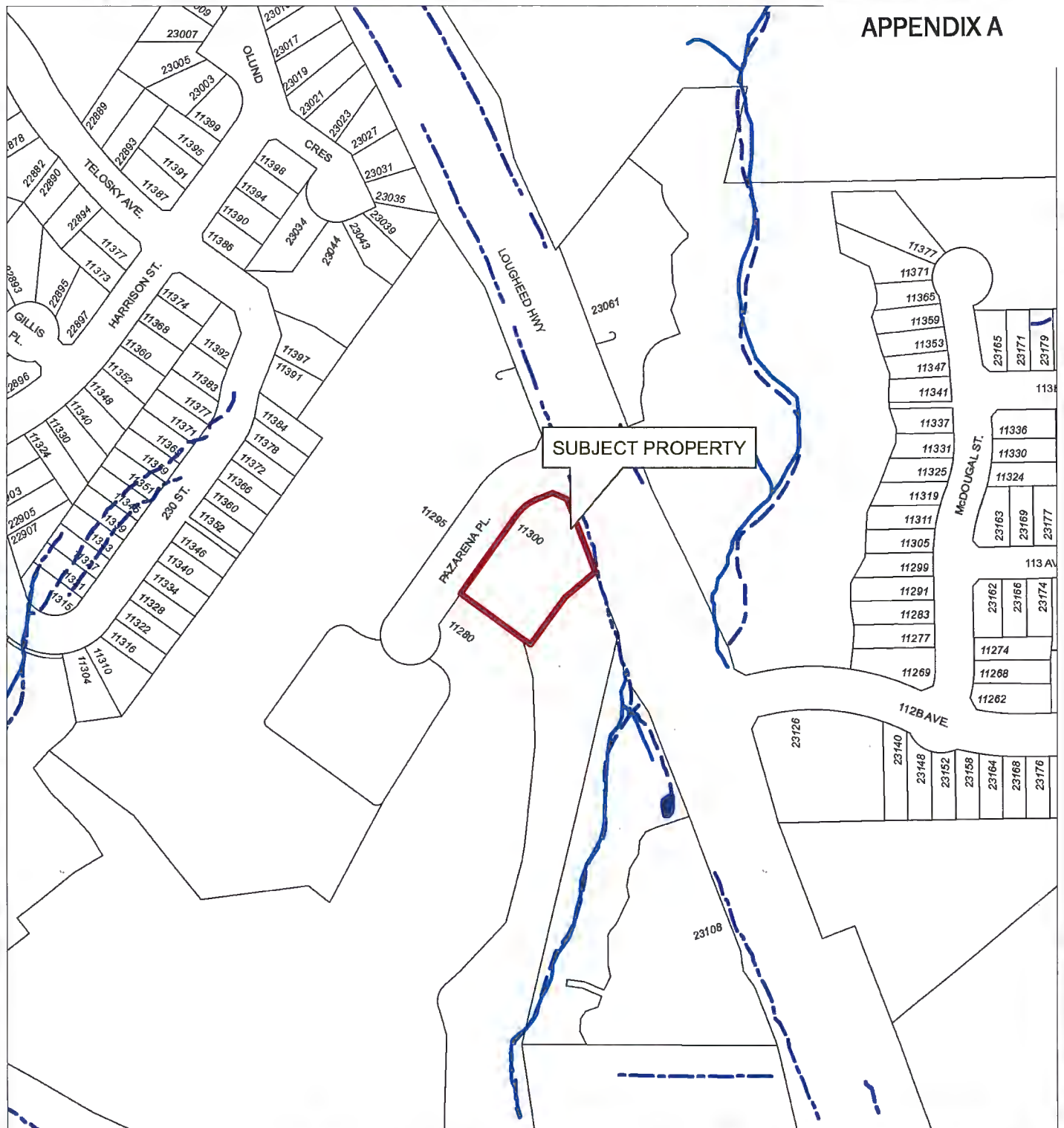
Appendix B – Site Plan

Appendix C – Architectural and Landscaping Plans

Appendix D – Diagram Showing Variances

Appendix E – ADP Minutes and Architect's Response

APPENDIX A



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Lake or Reservoir

11300 PAZARENA PLACE
PID: 030-627-788

PLANNING DEPARTMENT



MAPLE RIDGE

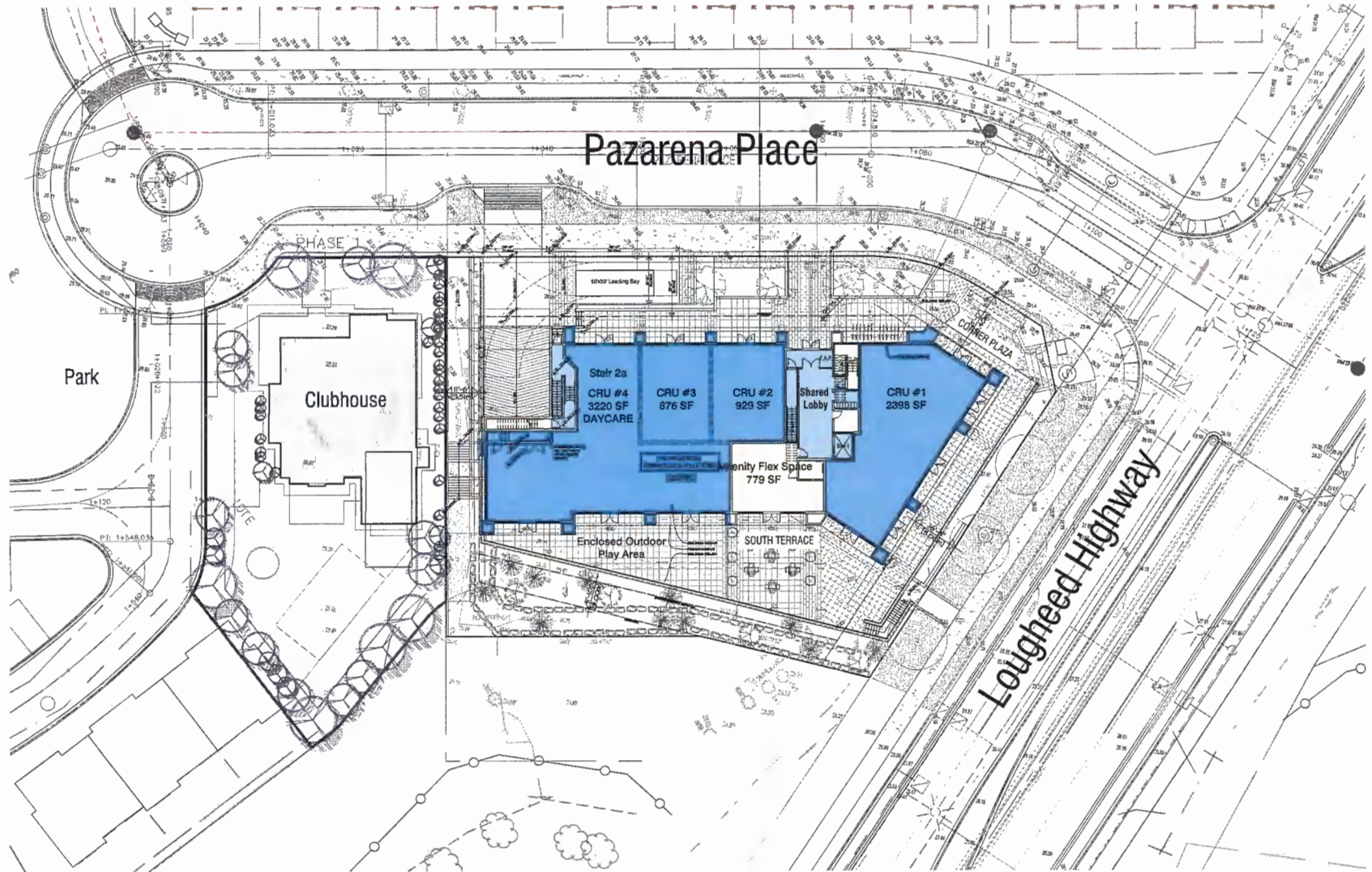
British Columbia

mapleridge.ca

FILE: 2020-362-RZ

DATE: Oct 20, 2020

BY: PC



Lot C - Provenance
DEVELOPMENT STATISTICS

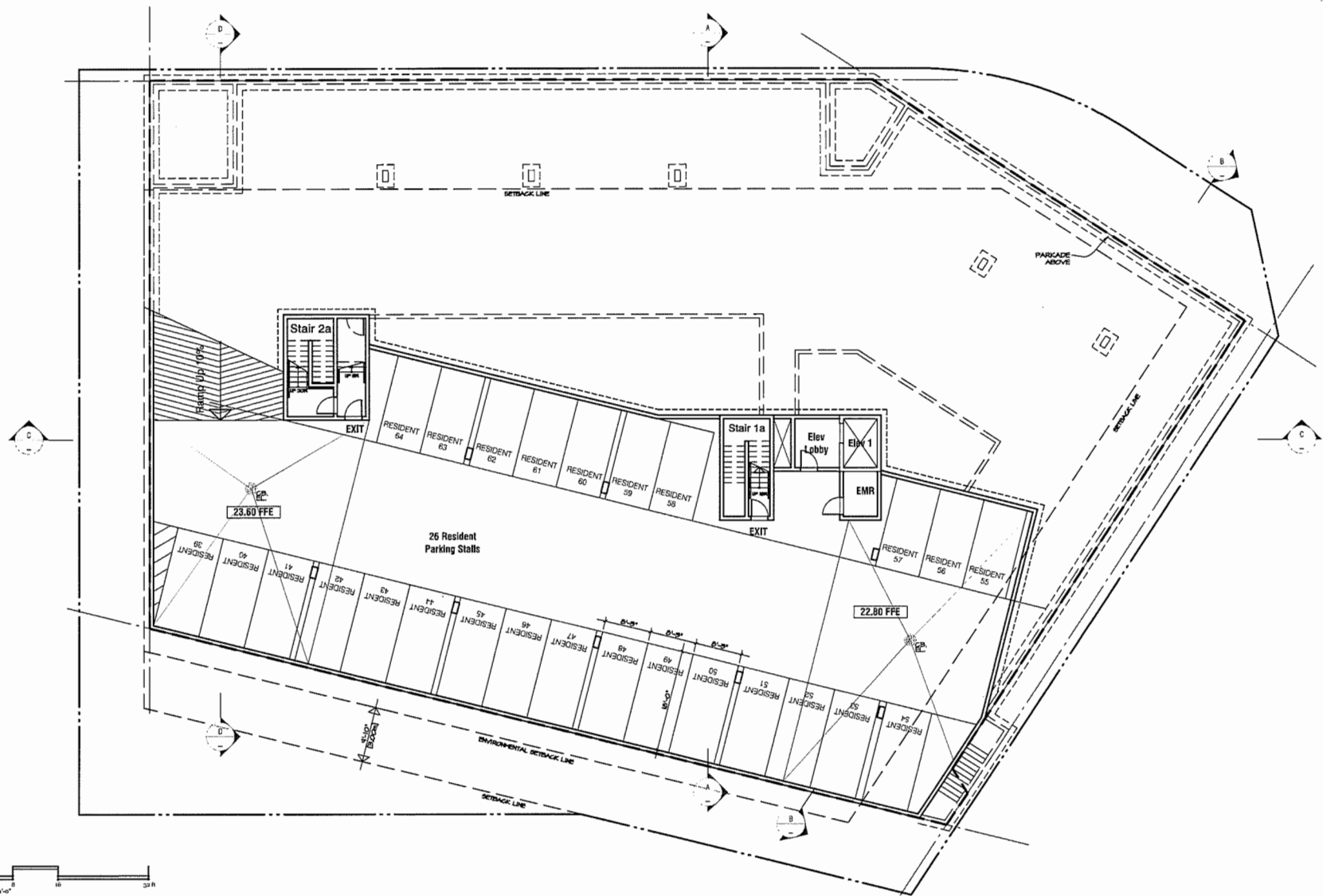
Updated July 10, 2020

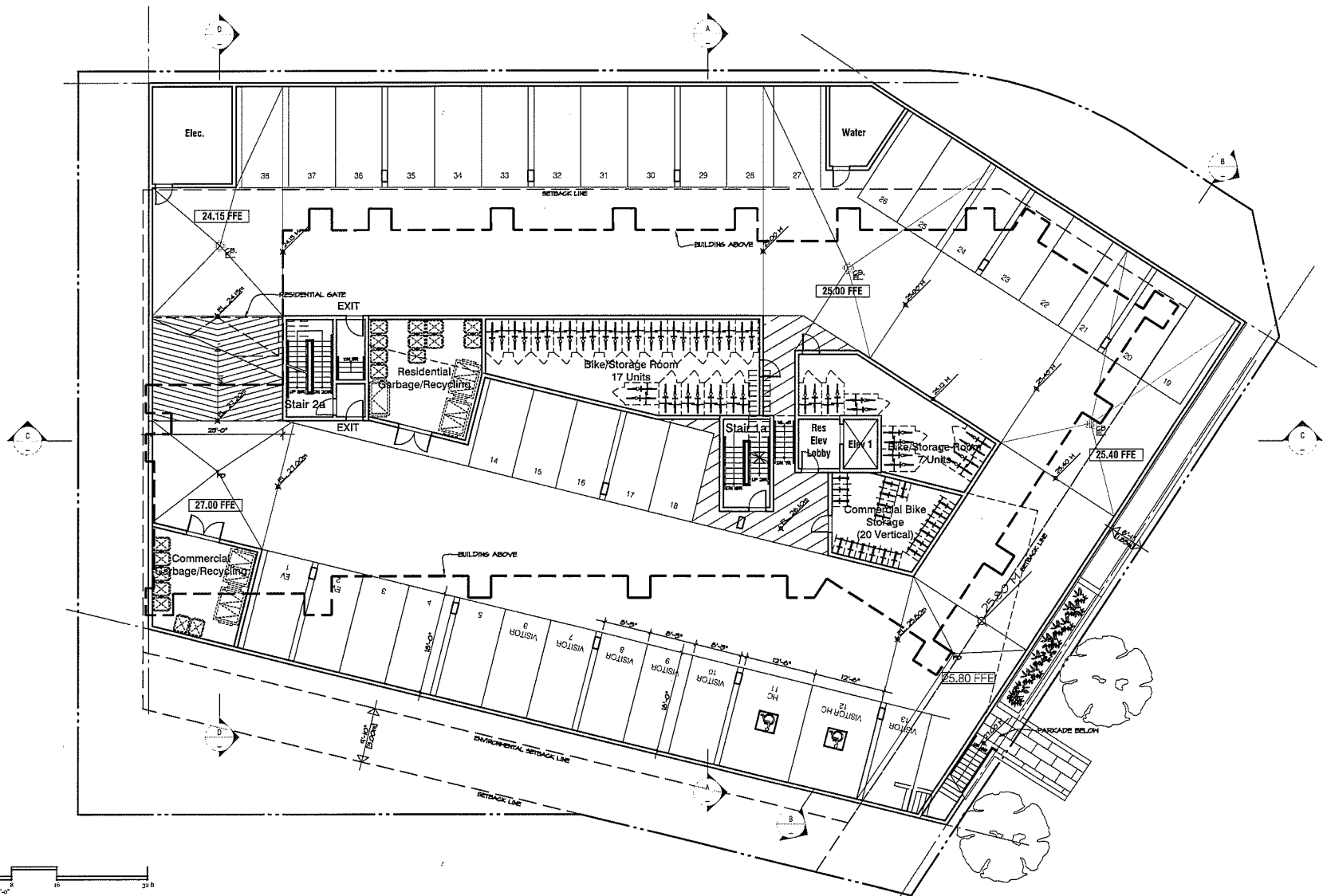
RESIDENTIAL RENTAL AREA BREAKDOWN									
Room Type	Main Floor	2nd Floor	3rd Floor			Total Units	Unit Area	Total Area	Unit Mix
A 1 Bedroom	0	1	1			2	582 SF	1,164 SF	8%
A Adp 1 Bedroom	0	4	4			8	582 SF	4,656 SF	33%
B 2 Bedroom	0	3	3			6	797 SF	4,782 SF	25%
C 3 Bedroom	0	1	1			2	928 SF	1,856 SF	8%
C' 3 Bedroom	0	1	1			2	951 SF	1,902 SF	8%
C2 3 Bedroom	0	1	1			2	980 SF	1,960 SF	8%
C3 3 Bedroom	0	1	1			2	1,139 SF	2,278 SF	8%
#UNIT / FLOOR	0	12	12			24	Avg Unit		
UNIT AREA / FLOOR	0 SF	9,299 SF	9,299 SF			24	775 SF	18,598 SF	100%
Residential Common Area	262 SF	1,253 SF	1,253 SF					2,768 SF	
Shared Entry Lobby	840 SF							840 SF	
Shared Exit Stairs	284 SF							284 SF	
Residential Amenity	779 SF							779 SF	
NET RESIDENTIAL AREA	0 SF	9,299 SF	9,299 SF					18,598 SF	
NET COMMERCIAL AREA	7,423 SF							7,423 SF	
TOTAL GROSS FLOOR AREA	9,588 SF	10,552 SF	10,552 SF					30,692 SF	
NET RESID. EFFICIENCY		88 %	88 %					100.0 %	
COMMERCIAL SPACE AREA BREAKDOWN									
CRU #1	Commercial (Business - Group D)							2,398 SF	
CRU #2	Commercial (Business - Group D)							929 SF	
CRU #3	Commercial (Business - Group D)							876 SF	
CRU #4	Daycare Area (Assembly Use - Group A)							3,220 SF	
NET COMMERCIAL FLOOR AREA								7,423 SF	

REQUIRED PARKING FOR RESIDENTIAL & COMMERCIAL				
RESIDENTIAL			24 units	
CARS/UNIT	1.00	cars/unit	24.0	
VISITOR PARKING	0.20	cars/unit	4.8	
SUB TOTAL			29 Cars Required Rounded	
1 per 26 Disabled Access Stalls required			1 Excluded from Count	
COMMERCIAL			Assembly Retail/ Office	
			1 car / 20m2 (215sf) 1 car / 30m2 (323sf)	
Retail CRUs	4,203 sf		13.0 Cars Required	
Daycare	3,220 sf		15.0 Cars Required	
SUB TOTAL			28 Cars Required rounded	
0.04 Disabled Access Stalls required			2 Excluded from Count	
Electric Vehicle Stalls Level 2			2 Excluded from Count	
TOTAL PARKING REQUIRED			57 total cars	

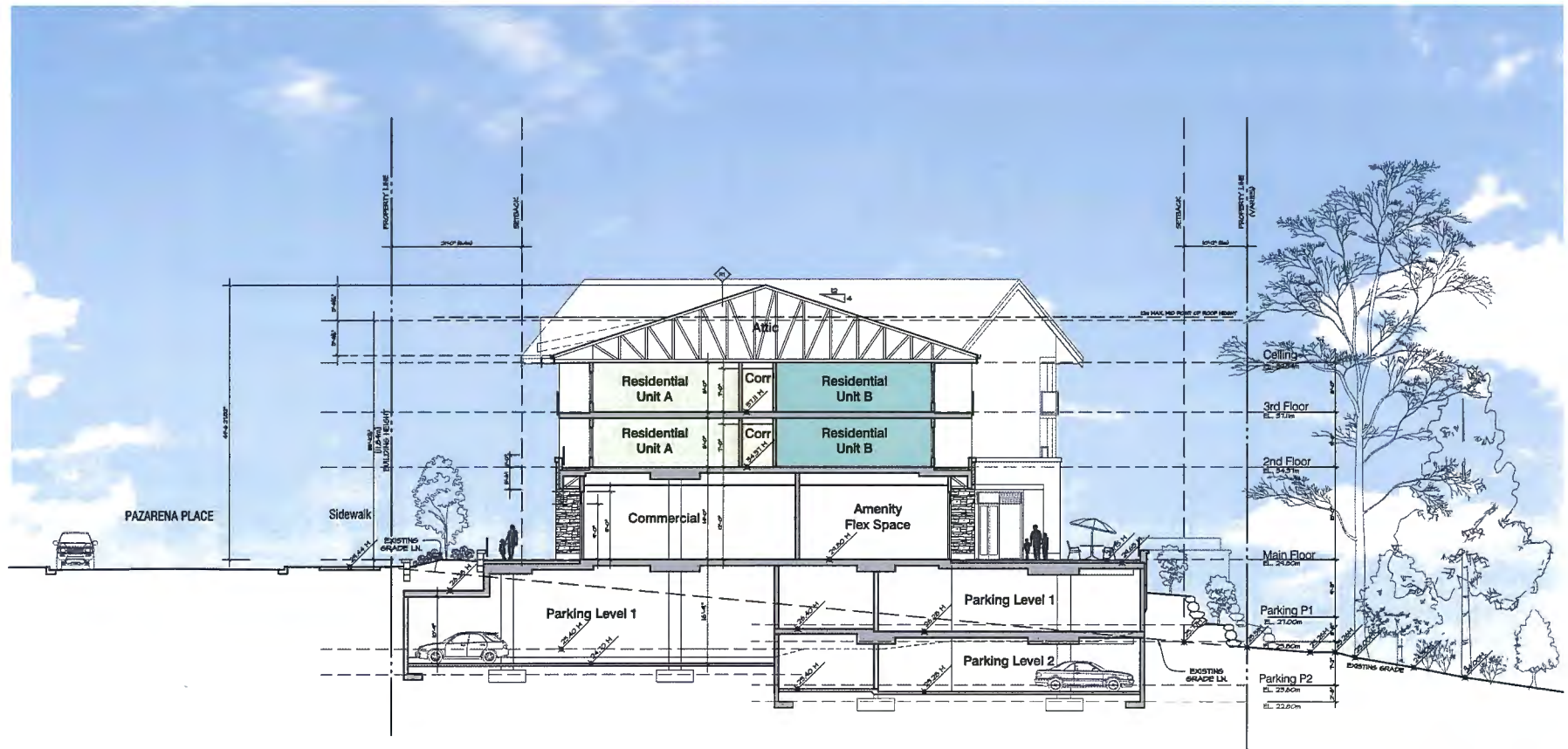
PROPOSED PARKING FOR RESIDENTIAL & COMMERCIAL				
TOTAL STALLS	56	RESIDENT PARKING	24 CARS	
		COMMERCIAL PARKING	27 CARS	
		VISITOR PARKING	5 CARS	
		SMALL CARS INCLUDED	0 Excluded from Count	
		DISABLED PARKING INCLUDED	2 Excluded from Count	
		EV PARKING INCLUDED	2 Excluded from Count	
TOTAL STALL PROPOSED			56	





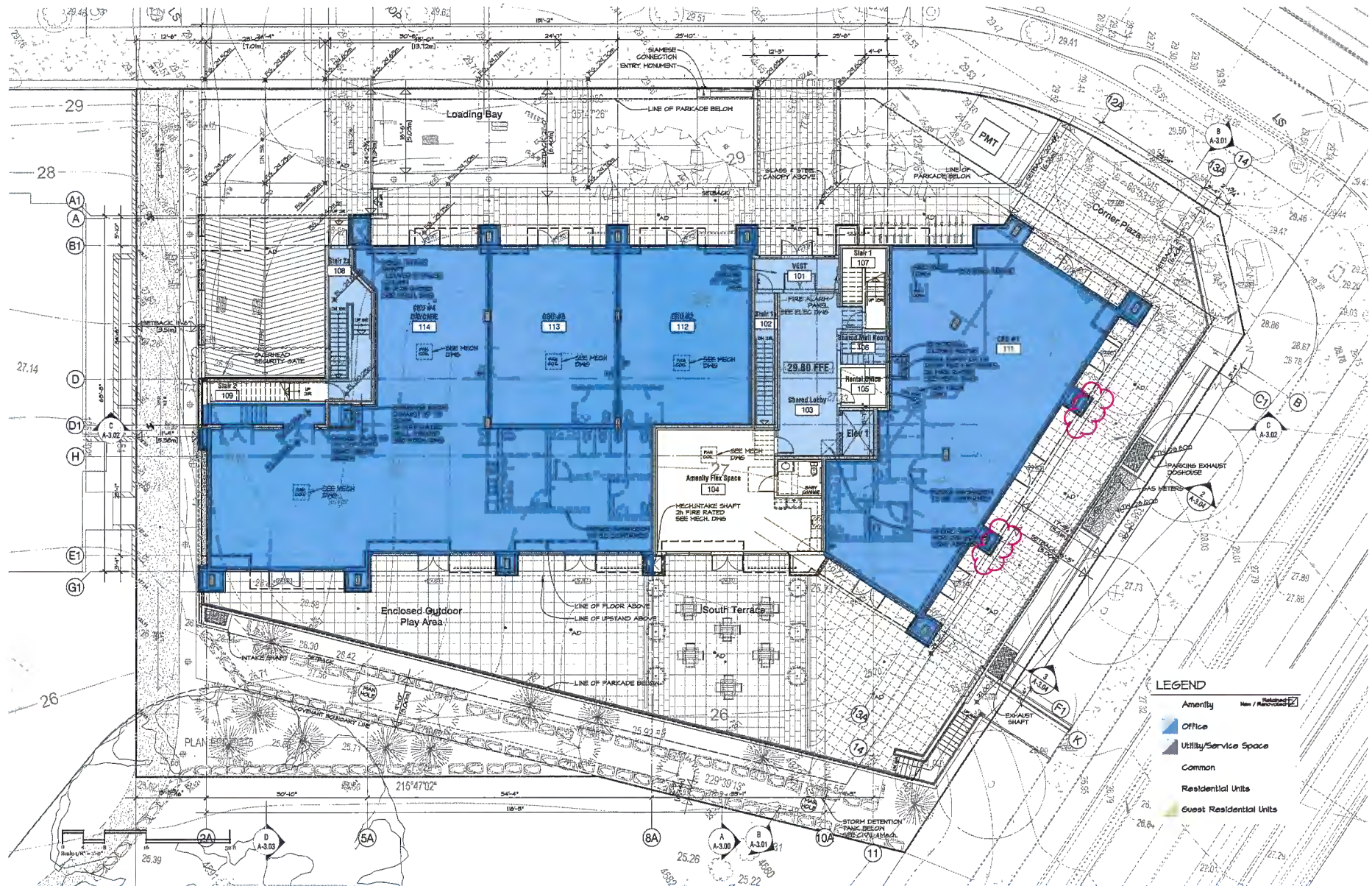


Scale 1/8" = 1'-0"



Section A-A





September 11th, 2020 (Revised March 21th, 2021)

Commercial Plan - MAIN FLOOR

1/8" = 1'-0"

SK 2.02

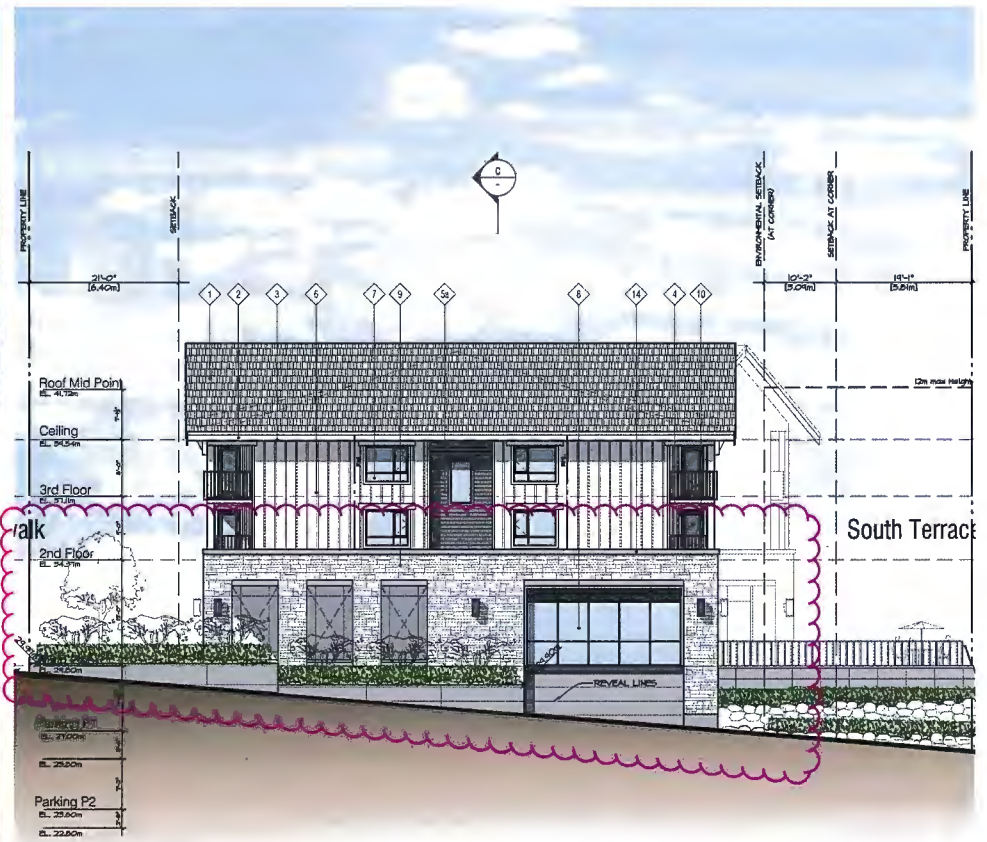
LOT C - PROVENANCE



Material Legend - Lowrise

- | | | | | | |
|---|---|--|--|--|---|
| <p>1 Roofing
SBS Roof Membrane q/w Gromet Cap
Sheet IKO Cambridge Dual Grey</p> <p>2 Fascia
Hardie Trim Board, 6.5" on 11.25" Wide Board
Rustic, Colour matched adjacent cladding,
trim & screw fasteners</p> <p>3 Soffit: Typical
Vented Hardie Soffit Panel
Colour matched adjacent cladding, trim &
screw fasteners</p> | <p>4 Soffit: Balcony
High Density Fibre Cement Board, Smooth
Hardie Colour Plus Arctic White
Colour matched trim & screw fasteners</p> <p>5 Siding: Horizontal
Hardie plank Lap siding, Cedar Mill
7" exposure pattern,
Wooden Colour: Wood Tone Rustic Series,
Old Cherry</p> <p>6a Dark Colour: Hardie Colour Plus, Night Gray
Colour matched trim & screw fasteners</p> | <p>6 Siding: Vertical
Board & Batten,
Hardie panel, Cedar Mill
Rustic Grain Batten Board
2.5" Batten Board on top of 48" wide panel
@ 12" o-c spacing
Colour matched trim & screw fasteners
Light Colour: Hardie Colour Plus Arctic White</p> <p>6b Siding: Shingle
Dark Colour: Hardie Colour Plus Gray Slate</p> | <p>7 Windows - Vinyl
Vinyl Windows in White Frames
Double Glazed & Low-e</p> <p>8 Windows - Store-Front
Charcoal Aluminum Frame
Double Glazed & Low-e</p> <p>9 Natural Stone Veneer
Kettle Valley Granite Urban Ledge</p> | <p>10 Metals - Dark
Handrails, Sun Screens, Gutters,
Downspouts at Dark Cladding
Coloured to match Gentek Slate</p> <p>11 Mechanical Louvers
Prelfinished Metal, Factory Painted
Coloured to match Store-Front Window</p> <p>12 Glazing - Privacy Screens & Guards
Lightly frosted laminated safety glass at guards
Frosted glass at privacy screens
Colour match Gentek Bright White or Gentek Slate</p> | <p>13 Heavy Timbers
Colour Matched Adjacent Cladding</p> <p>14 Architectural Concrete
Exposed Concrete or Elastomeric Paint
Benjamin Moore Pigeon Gray 2133-50</p> <p>15 Wooden Column</p> |
|---|---|--|--|--|---|

Provide samples of all exterior colours & materials for review.



Material Legend - Lowrise

- | | | | | | |
|---|--|--|--|--|---|
| 1 Roofing
SBS Roof Membrane o/w Granular Cap
Sheet IKO Cambridge Dual Grey | 4 Soffit: Balcony
High Density Fibre Cement Board, Smooth
Hardie Colour Plus Arctic White
Colour matched trims & screw fasteners | 8 Siding: Vertical
Board & Batten,
Hardie panel, CedarMill
Rustic Grain Batten Board
2.5" Batten Board on top of 48" wide panel
@ 12" o-c spacing
Colour matched trims & screw fasteners
Light Colour: Hardie Colour Plus Arctic White | 7 Windows - Vinyl
Vinyl Windows in White Frames
Double Glazed & Low-e | 10 Metals - Dark
Handrails, Sun Screens, Gutters,
Downspouts at Dark Cladding
Coloured to match Gentek Slate | 13 Heavy Timbers
Colour Matched Adjacent Cladding |
| 2 Fascia
Hardie Trim Board, 5.5" on 11.25" Wide Board
Rustic. Colour matched adjacent cladding,
trims & screw fasteners | 5 Siding: Horizontal
Hardie plank Lap siding, CedarMill
7" exposure pattern,
Wooden Colour: Wood Tone Rustic Series,
Old Cherry | 9 Siding: Shingle
Dark Colour: Hardie Colour Plus Night Gray
Colour matched trims & screw fasteners | 6 Windows - Store-Front
Charcoal Aluminum Frame
Double Glazed & Low-e | 11 Mechanical Louvers
Prefinished Metal, Factory Painted
Coloured to match Store-Front Window | 14 Architectural Concrete
Exposed Concrete or Elastomeric Paint
Benjamin Moore Pigeon Gray 2133-50 |
| 3 Soffit: Typical
Vented Hardie Soffit Panel
Colour matched adjacent cladding, trims &
screw fasteners | | | 12 Glazing - Privacy Screens & Guards
Lightly frosted laminated safety glass at guards
Frosted glass at privacy screens
Colour match Gentek Bright White or Gentek Slate | 15 Wooden Column | |

Provide samples of all exterior colours & materials for review.



September 11th, 2020 (Revised March 21th, 2021)



Elevation - East & West

1/8" = 1'-0"

SK 4.01
LOT C - PROVENANCE



Material Legend - Lowrise










- | | | | | | |
|--|---|--|--|--|---|
| 1 Roofing
SBS Roof Membrane c/w Granular Cap
Sheet IKO Cambridge Dual Grey | 4 Soffit: Balcony
High Density Fibre Cement Board, Smooth
Hardie Colour Plus Arctic White
Colour matched trim & screw fasteners | 8 Siding: Vertical
Board & Batten,
Hardie panel, Cedar Mill
Rustic Grain Batten Board
2.5" Batten Board on top of 48" wide panel
@ 12" o-c spacing
Colour matched trim & screw fasteners
Light Colour: Hardie Colour Plus Arctic White | 7 Windows - Vinyl
Vinyl Windows in White Frames
Double Glazed & Low-e | 10 Metals - Dark
Handrails, Sun Screens, Gutters,
Downspouts at Dark Cladding
Coloured to match Gentek Slate | 13 Heavy Timbers
Colour Matched Adjacent Cladding |
| 2 Fascia
Hardie Trim Board, 5.5" on 11.25" Wide Board
Rustic, Colour matched adjacent cladding,
trim & screw fasteners | 5 Siding: Horizontal
Hardie plank Lap siding, Cedar Mill
7" exposure pattern,
Wooden Colour: Wood Tone Rustic Series,
Old Cherry | 9 Windows - Store-Front
Charcoal Aluminum Frame
Double Glazed & Low-e | 11 Mechanical Louvers
Pretreated Metal, Factory Painted
Coloured to match Store-Front Window | 14 Architectural Concrete
Exposed Concrete or Elastomeric Paint
Benjamin Moore Pigeon Gray 2133-50 | |
| 3 Soffit: Typical
Veneer Hardie Soffit Panel
Colour matched adjacent cladding, trim &
screw fasteners | 6 Siding: Shingle
Dark Colour: Hardie Colour Plus Gray Slate | 9 Natural Stone Veneer
Kettle Valley Granite Urban Ledge | 12 Glazing - Privacy Screens & Guards
Lightly frosted laminated safety glass at guards
Frosted glass at privacy screens
Colour match Gentek Bright White or Gentek Slate | 15 Wooden Column | |

Provide samples of all exterior colours & materials for review.



View from corner of Lougheed Highway & Pazarena Place

PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	1	<i>Acer palmatum</i>	Green Japanese Maple	8cm cal, B&B (Specimen)
	8	<i>Acer shirasawanum</i> 'Autumn Moon'	Autumn Moon Fullmoon Maple	#10 pot, (Container Shrub)
	4	<i>Chamaecyparis nootkatensis</i> 'Pendula'	Weeping False Cypress	3m ht, B&B
	8	<i>Chamaecyparis obtusa</i>	Hinoki False Cypress	#10 pot (Container Shrub)
	6	<i>Fagus sylvatica</i> 'Dawyik Green'	Dawyik Green Columnar Beech	7cm cal, B&B
	4	<i>Fraxinus pennsylvatica</i> 'Prairie Spire'	Prairie Spire Ash	7cm cal, B&B
	11	<i>Picea omorika</i>	Serbian Spruce	3m ht, B&B
	2	<i>Prunus serrulata</i> 'Snow Goose'	White Flowering Cherry	7cm cal B&B, 6'-0" ht, Std
	3	Street Tree	Species TBD (Per Maple Ridge)	7cm cal, B&B 6'-0" ht, Std
SHRUBS/FERNS				
AZ	32	<i>Azalea</i> 'Gumpo Pink'	Pink Gumpo Azalea	#3 pot, 18" o.c.
az	155	<i>Azalea</i> 'Gumpo White'	White Gumpo Azalea	#3 pot, 18" o.c.
BT	35	<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry Hedge	#3 pot, 24" o.c.
Bx	135	<i>Buxus micro</i> , Green Beauty	Green Beauty Boxwood	#3 pot, 18" o.c.
HYP	16	<i>Hydrangea paniculata</i> 'Little Lime'	Little Lime Panicle Hydrangea	#5 pot, 36" o.c.
JH	13	<i>Juniperus horizontalis</i>	Creeping Juniper	#3 pot, 36" o.c.
LP	23	<i>Lonicera pileata</i>	Privet Honeysuckle	#3 pot, 24" o.c.
PHL	8	<i>Philadelphus lewisii</i>	Wild Mock Orange	#3 pot, 30" o.c.
PC	14	<i>Physocarpus opulifolius</i>	Pacific Ninebark	#3 pot, 30" o.c.
Pm	22	<i>Polystichum murinum</i>	Western Sword Fern	#3 pot, 30" o.c.
RS	7	<i>Ribes sanguineum</i>	Flowering Red Currant	#5 pot, 36" o.c.
Rr	18	<i>Rosa rugosa</i>	Rugosa Rose	#3 pot, 36" o.c.
SD	19	<i>Spiraea douglasii</i>	Hardscaping Spiraea	#3 pot, 30" o.c.
SP	6	<i>Spiraea japonica</i> 'Gold Flame'	Gold Flame Spiraea	#3 pot, 30" o.c.
PERENNIALS & GRASSES				
Ca	34	<i>Celebratio x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#3 pot, 24" o.c.
c	595	<i>Cotoneaster dammeri</i> 'Coral Beauty'	Coral Beauty Bearberry	#2 pot, 24" o.c.
f	12	<i>Festuca glauca</i> 'Elijah Blue'	Blue Fescue	#1 pot, 12" o.c.
H	102	<i>Heimerocallis</i> 'Stella D'ora'	Stella D'ore Drayli	#2 pot, 18" o.c.
ha	24	<i>Heuchera</i> 'Amberwaves'	Amberwaves Coral Bells	#1 pot, 12" o.c.
hp	24	<i>Heuchera</i> 'Shanghai'	Purple Coral Bells	#1 pot, 12" o.c.
Ms	52	<i>Miscanthus sinensis</i> 'Gracillimus'	Japanese Silvergrass	#3 pot, 20" o.c.
o	128	<i>Ophiopogon japonicus</i>	Dwarf Lilyturf	#1 pot, 8" o.c.
pt	32	<i>Pachysandra terminalis</i>	Japanese spurge	#1 pot, 12" o.c.

















GRADING KEY

FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
tw	TOP OF WALL
bw	BOTTOM OF WALL
EG	EXISTING GRADE
+29.00	SPOT ELEVATION (METERS)
4r dwn	STAIR RUN AND DIRECTION
----->	SLOPE DIRECTION

NOTES


- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
- All trees to be staked in accordance with CNLA Standards.
- ALL STREET TREES shall be 5" x 5" Deep Root Barrier centred on each tree between tree pit and sidewalk (ON BOTH SIDES; CURB AND SIDEWALK).
- For all existing site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.
- All Soil Landscape Areas are to be irrigated to EABC Standards with a high-efficiency irrigation system.
- All Patios shall be equipped with hose bibs.
- All irrigation valve boxes equipped with quick-couplers.

MATERIALS KEY

DETAIL	MATERIAL
	RIVER ROCK DRAINAGE STRIP
	SODDED LAWN
	CIP CONCRETE (ON-SITE) BROCK FINISH PATHWAYS 100MM THICK, SAWCUT AS PER PLAN.
	HYDRAPRESSED CONCRETE PAVERS 24x24" CHARCOAL GREY
	HYDRAPRESSED CONCRETE PAVERS 24x24" NATURAL GREY
	CONCRETE PAVERS 12x24" NATURAL GREY, RUNNING BOND *50mm DEPTH IN VEHICULAR AREA
	CONCRETE PAVERS 12x24" NATURAL GREY, RUNNING BOND
	COMPACTED GRAVEL PATH
HARDSCAPE & FURNISHING	
	CIP CONCRETE WALLS *REFER TO PLAN FOR TW *REFER TO ARCH FOR DETAILS
	CIP CONCRETE STEPS *REFER TO PLAN GRADES
	PRIVACY FENCING *ON CONCRETE STRIP FOOTING *METAL TO MATCH ARCHITECTURAL GUARDS
	ACCESS GATE *ON CONCRETE STRIP FOOTING *METAL TO MATCH ARCHITECTURAL GUARDS
	VISITOR BIKE RACK *ADVANTAGE H-KO SURFACE MOUNT (BLACK)
	METAL PLANTER *30" x 30" x 30" (H), POWDER COATED (BLACK), IRRIGATED *24" x 24" x 30" (H), POWDER COATED (BLACK), IRRIGATED *FEATURE ANNUAL CONTAINER PLANTING
	BOULDER RETAINING *SITE SALVAGED, TO BE SITE-FITTED/PLACED *MINIMUM 24" HIG
	AMENITY DECK FURNISHING *BY OWNER

DRAWING LIST

- L0.0 COVERSHEET
- L1.1 MATERIALS & GRADING PLAN
- L1.2 PLANTING PLAN
- L2.1 LANDSCAPE SECTIONS
- L2.2 LANDSCAPE DETAILS

2 SEPT 9-20 ISSUED FOR DP
1 AUG 10-20 ISSUED FOR DP REVIEW
no.: | date: | item:
Revisions:
 Durante Kruek Ltd.
102-1027 West 5th Avenue
Vancouver, BC V6J 1N5
TEL: 604 684 4611
FAX: 604 684 0577
www.dkl.bc.ca

CLIENT:
 **POLYGON**
900-1333 WEST BROADWAY
VANCOUVER, BC

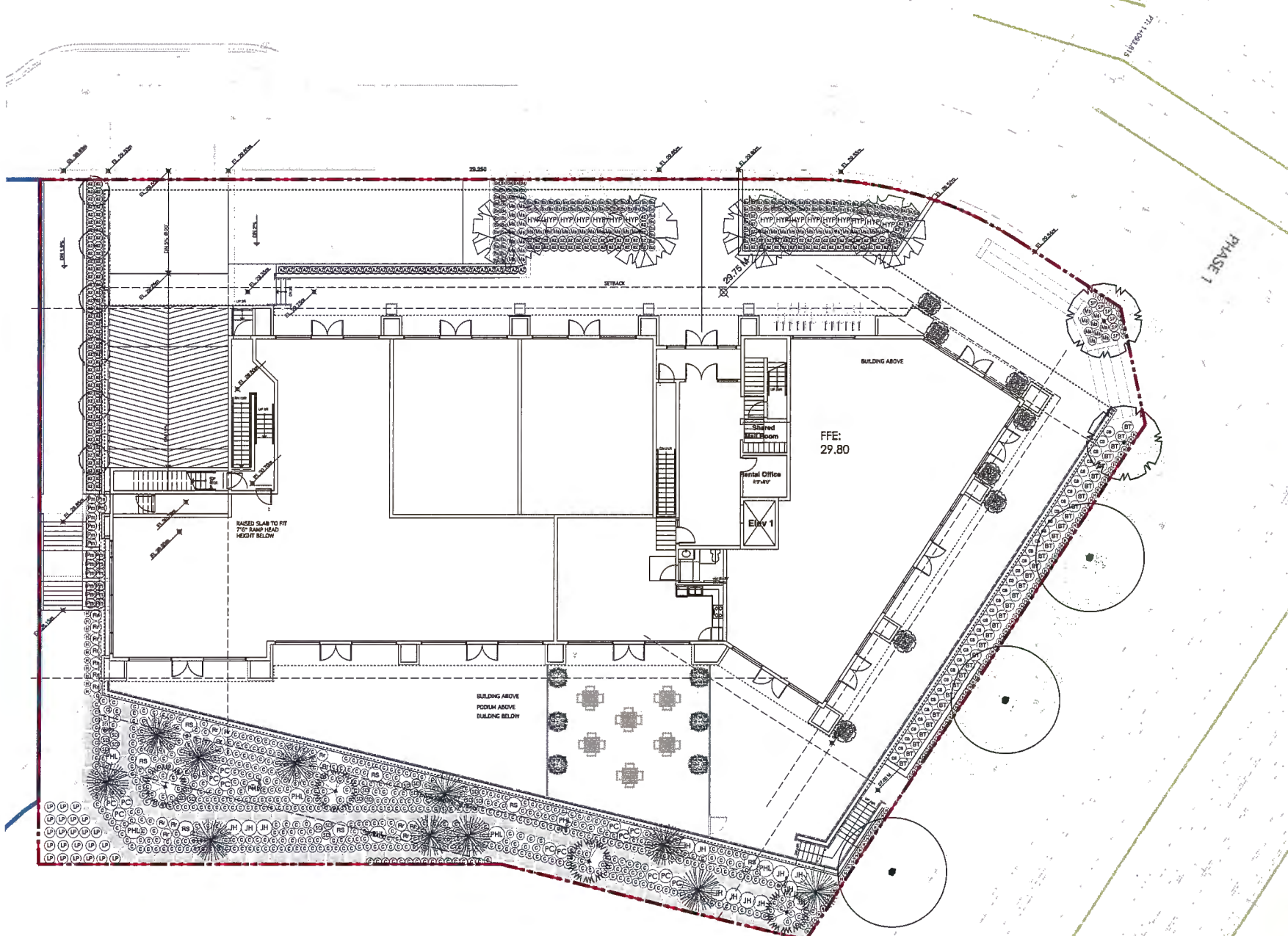
PROJECT:
PROVENANCE 'LOT C'
23054 Pazarrena Place
Maple Ridge, BC

DRAWN BY: AG
CHECKED BY: PK
DATE: JANUARY 2020
SCALE: 1/8"=1'-0"

DRAWING TITLE:
COVERSHEET

Project No.:
19087
Sheet No.:

L0.0



2 SEPT 9-20 ISSUED FOR DP
1 AUG 10-20 ISSUED FOR DP REVIEW
no.: | date: | item:
Revisions:

 Durante Kwon Ltd.
102 - 1157 West 1st Avenue
Vancouver BC V6J 1N5
T: 604 684 4611
F: 604 684 0877
www.dnk.bc.ca

CLIENT:
 **POLYGON**
900-1333 WEST BROADWAY
VANCOUVER, BC

PROJECT:
PROVENANCE 'LOT C'
23054 Pazarera Place
Maple Ridge, BC

DRAWN BY: AG
CHECKED BY: PK
DATE: JANUARY 2020
SCALE: 1/8"=1'-0"

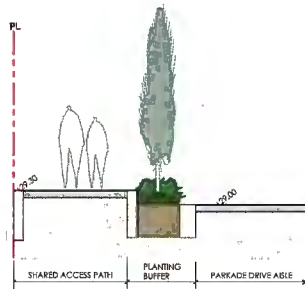
DRAWING TITLE:
**LANDSCAPE:
PLANTING PLAN**

Project No.:
19087

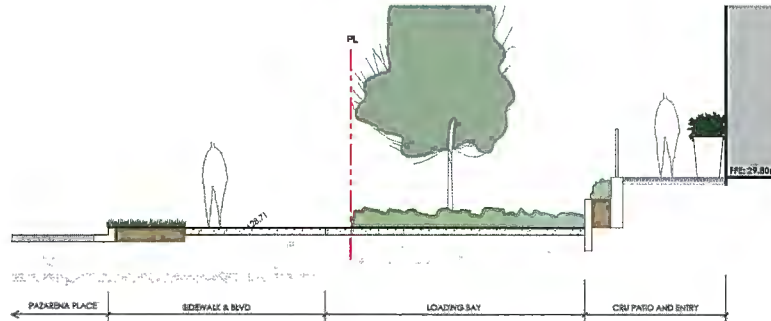
Sheet No.:

L1.2

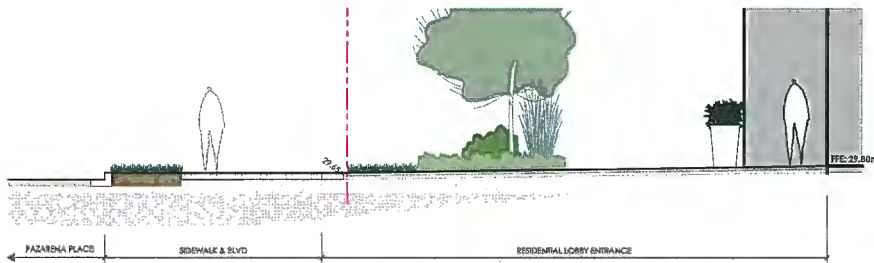
CLUB HOUSE PHASE



SECTION A: WEST PL TRAIL AT CLUBHOUSE
SCALE 1/4" = 1'-0"



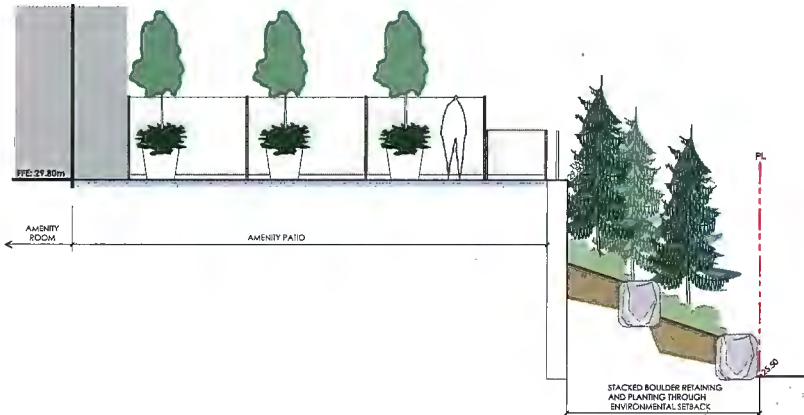
SECTION B: NORTH PL AT LOADING BAY
SCALE 1/4" = 1'-0"



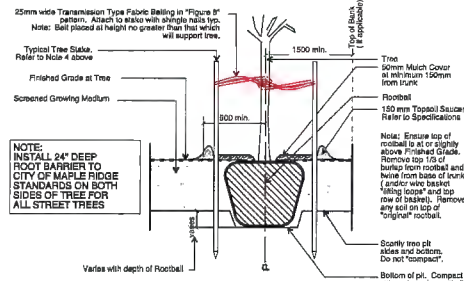
SECTION C: NORTH PL AT LOBBY ENTRY
SCALE 1/4" = 1'-0"



SECTION D: CORNER PLAZA
SCALE 1/4" = 1'-0"



SECTION E: NORTH PL AT LOADING BAY
SCALE 1/4" = 1'-0"



- General Notes:
1. Do not cut Tree Leader.
 2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
 3. Ensure tree location does not conflict with Underground Services. "Call before digging".
 4. All street trees to be staked with 2" x 100mm x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centerline.
 5. Provide min. 5 cubic meters of growing medium per tree.
 6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.

Depth of Growing Medium Total (mm)	Area (m ²)	Volume 1 (m ³)	Volume 2 (m ³)
111.11	3.3 m x 3.3 m	3.3m M @	
400	5.23	3.3 M x 3.3 M	3.3m M @
750	6.47	3.3 M x 3.3 M	3.3m M @

2 SEPT 9-20 ISSUED FOR DP
1 AUG 10-20 ISSUED FOR DP DRAFT

Revisions:
Duranto Knott Ltd.
102-1183 West 5th Avenue
Vancouver BC V6J 1N5
L 604 654 4511
F 604 654 0577
www.dkn.ca

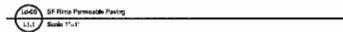
CURB:
POLYGON
900-1333 WEST BROADWAY
VANCOUVER, BC

PROJECT:
PROVENANCE 'LOT C'
23054 Pazarena Place
Maple Ridge, BC

DRAWN BY: AG
CHECKED BY: PK
DATE: JANUARY 2020
SCALE: AS SHOWN
DRAWING TITLE:
LANDSCAPE SECTIONS

Project No.:
19087
Sheet No.:

12.1



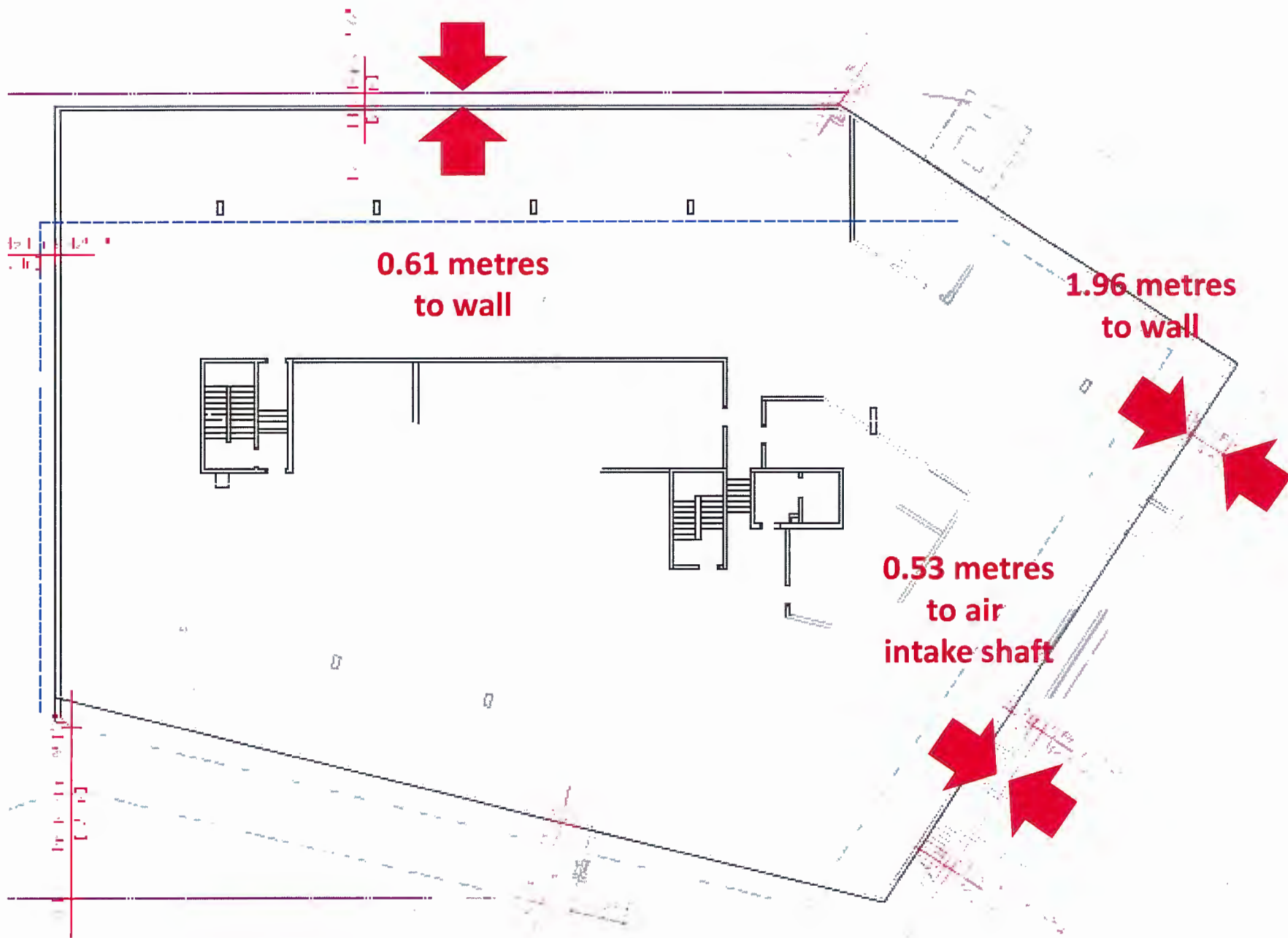
L2.2



**PROVI
LOT C**
Kevin Saltschell
TYSON Fielder
Miguel Rodriguez
Luis Saltschell
Lot C District
Lot 300 and
MVC Phase 2

Issue 112 of 115
June 1996, 2017

Darkinn Level D1





May 21st, 2021

Attn: Adrian Kopystynski, Planner
City of Maple Ridge
 11995 Haney Place
 Maple Ridge, BC, V2X 6A9

Re: 11300 Pazarena Place, Maple Ridge, B.C. Application No. 2020-363-DP
Lot C District Lots 402 and 403 Group 1 NWD Plan EPP79514

Dear Adrian,

In response to the recent comments we received from you by email after the Advisory Design Panel, please note the following comments and action taken. We also include revised drawings of areas which were modified.

James Bussey
 architect aibc

Greg Voûte
 architect aibc

Mark Pickrell
 architect aibc

Panel Comments: (noted in italics below)

- *Consider reviewing the blue spandrel colour in the windows against the orange and yellow colour of the building;*

Response: The storefront spandrel is charcoal grey to match the louvres and window frames. This colour compliments the orange and yellows in the stone of the building base.

- *Consider changing the front door trellis structure to be revealed set in the concrete;*

Response: The glass and steel canopy acts to mark the residential pedestrian entry and provides rain protection for the residents and visitors. A concrete recess would not be sufficient to mark such an important feature.

- *Consider improving the roof line at the entry to help with wayfinding;*

Response: Wayfinding has been addressed both through the use of distinctive colour and material above the entry and with the entry canopy. The canopy's primary purpose is to provide a noticeable pedestrian element which will make the entry easy to find. Increasing the dormer height will create an awkward roof eave intersection and create another building element in competition with the two important end dormers. The pedestrian realm and details at the building's base have been our focus considering this is a very pedestrian oriented public commercial mixed use building.

- *Consider improving the Lougheed Highway elevation to give it greater hierarchical importance;*

Response: To give this elevation more prominence we have increased the stone columns in the centre of the building. We have also realigned the commercial columns to better relate to the roof dormer and material change above. This composition creates the effect of a large and more important form.



- *Provide a less solid/softer south elevation at the ground plane to improve the pathway relationship.*

Response: The design has large openings overlooking the parkade ramp that provide oblique views through to the front of the building and Pazarena Place. The hierarchy of the elevation has been strengthened by emphasizing these openings with stone clad columns on either side. An additional light has been added to illuminate the stone cladding and further supplement the lighting on the adjacent pedestrian path. Landscape coordination has been fully shown to give a more complete picture of the interface. With the addition of landscape planting, this elevation will provide a soft backdrop for the pedestrian pathway.

We trust these revisions will satisfy the Panels comments. Thank you for this opportunity to respond.

Yours truly;

A handwritten signature in black ink, appearing to read 'Greg Voute', is written over a light blue horizontal line.

Greg Voute, Architect AIBC

RLA Architects Inc.

250 - 970 Homer Street
Vancouver, BC V6B 2W7
T 604.669.3339 ext: 27
gregv@rlai.com
www.rlai.com

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: July 6, 2021
FILE NO: 06-2240-20 &
11-5245-20-2017-291

FROM: Chief Administrative Officer

MEETING: CoW

SUBJECT: Latecomer Agreement LC 176/21

EXECUTIVE SUMMARY:

The lands at 24093 and 24137 104 Avenue, and Lot 4 NWP10921 104 Avenue (no civic address) have been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 176/21 provides the municipality's assessment of the attribution of the costs of the excess or extended servicing to the benefitting lands.

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

RECOMMENDATION:

That the cost to provide the excess or extended services at 24093 and 24137 104 Avenue, and Lot 4 NWP10921 104 Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

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

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 176/21 with the subdivider of the lands at 24093 and 24137 104 Avenue, and Lot 4 NWP10921 104 Avenue.

DISCUSSION:

a) Background Context:

The lands at 24093 and 24137 104 Avenue, and Lot 4 NWP10921 104 Avenue (no civic address) have been subdivided. Part of the subdivision servicing included the construction of a sanitary sewer pump station, sanitary sewer forcemain and sanitary sewer which is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended services and land to which the developer provided services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

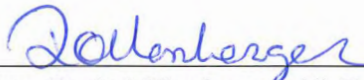
In addition, a copy of Latecomer Agreement LC 176/21 is also attached for information purposes.

b) Policy Implications:

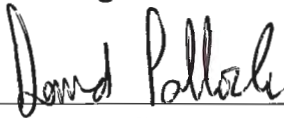
Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the municipality shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the municipality considers will benefit from the service. Latecomer Agreement LC 176/21 will provide such determination for Development 2017-291-RZ.

CONCLUSION:

A developer has provided certain services in support of Development 2017-291-RZ. Some of the services benefit adjacent lands therefore, it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 176/21 summarizes the municipality's determination of benefitting lands and cost attribution and also establishes the term over which such Latecomer Charges will be applied.



Submitted by: **Rachel Ollenberger, ASCT.**
Manager of Infrastructure Development



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



Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:

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

Schedule A

TYPE OF EXCESS OR EXTENDED SERVICE

1. EXTENDED NOMINAL SANITARY SEWER SERVICE

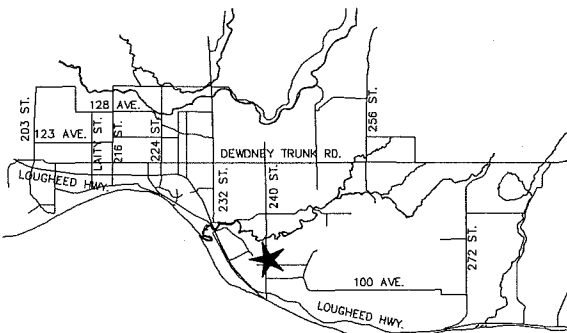
Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's on Benefitting Property	Benefit Attributed By Property Excluding Subdivision
Sanitary Sewer	383	\$275,400.00	\$719.00	21	Parcel A, Plan BCP8155 RN 84208-1063-0 1 x \$15,100.00
				23	Lot 6, NWP10921 RN 84325-0000-8 1 x \$16,538.00
				9	Lot A, NWP22743 RN 84325-0101-3 1 x \$6,472.00
				22	Lot 7, Plan NWP14750 RN 84325-0100-1 1 x \$15,819.00
				6	Lot C, NWP14864 RN 84312-0100-9 1 x \$4,314.00
				16	Lot K, NWP20434 RN 84306-0200-8 1 x \$11,505.00
				9	Lot 8, NWP14750 RN 84325-0200-5 1 x \$6,472.00
				6	Lot A, NWP21769 RN 84307-0200-3 1 x \$4,314.00
				4	Lot B, NWP21769 RN 84307-0300-7 1 x \$2,876.00
				8	Parcel D, Reference Plan 7139, NWD RN 84307-0000-6 1 x \$6,472.00
				8	Lot B, NWP13554 RN 84310-0000-4 1 x \$5,752.00

2. OVERSIZED SANITARY SEWER SYSTEM

Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's on Benefitting Property	Benefit Attributed By Property Excluding Subdivision
Sanitary Sewer Pump Station & Forcemain	383	\$811, 145.00	\$2,118.00	21	Parcel A, Plan BCP8155 RN 84208-1063-0 1 x \$44,475.00
				23	Lot 6, NWP10921 RN 84325-0000-8 1 x \$48,711.00
				9	Lot A, NWP22743 RN 84325-0101-3 1 x \$19,061.00
				22	Lot 7, Plan NWP14750 RN 84325-0100-1 1 x \$46,593.00
				6	Lot C, NWP14864 RN 84312-0100-9 1 x \$12,707.00
				16	Lot K, NWP20434 RN 84306-0200-8 1 x \$33,886.00
				9	Lot 8, NWP14750 RN 84325-0200-5 1 x \$19,061.00
				6	Lot A, NWP21769 RN 84307-0200-3 1 x \$12,707.00
				4	Lot B, NWP21769 RN 84307-0300-7 1 x \$8,471.00
				8	Parcel D, Reference Plan 7139, NWD RN 84307-0000-6 1 x \$19,061.00
				8	Lot B, NWP13554 RN 84310-0000-4 1 x \$16,943.00

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

Legal Description	Civic Address	Total Cost
Parcel A, Plan BCP8155 RN 84208-1063-0	Civic N/A	\$59,576.00
Lot 6, NWP10921 RN 84325-0000-8	10456 240 Street	\$65,249.00
Lot A, NWP22743 RN 84325-0101-3	10420 240 Street	\$25,532.00
Lot 7, NWP14750 RN 84325-0100-1	24027 104 Avenue	\$62,413.00
Lot C, NWP14864 RN 84312-0100-9	24164 104 Avenue	\$17,022.00
Lot K, NWP20434 RN 84306-0200-8	24156 104 Avenue	\$45,391.00
Lot 8, NWP14750 RN 84325-0200-5	24061 104 Avenue	\$25,532.00
Lot A, NWP21769 RN 84307-0200-3	10386 240 Street	\$17,022.00
Lot B, NWP21769 RN 84307-0300-7	24022 104 Avenue	\$11,348.00
Parcel D, Reference Plan 7139, NWD RN 84307-0000-6	24028 104 Avenue	\$25,532.00
Lot B, NWP13554 RN 84310-0000-4	24060 104 Avenue	\$22,695.00



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

DEVELOPMENT FILE
2017-291-RZ
24093 & 24165 104 AVE

DATE: JUNE 2021

FILE/DWG No LC176-2021

LATECOMER AGREEMENT

LC 176/21 – 2017-291-RZ

THIS AGREEMENT is made the ____ day of _____, 20__

BETWEEN: The Board of Education of School
District No. 42 (Maple Ridge-Pitt Meadows)
22225 Brown Avenue
Maple Ridge BC V2X 8N6

(Hereinafter called the "Subdivider")

OF THE FIRST PART

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

(Hereinafter called the "City")

OF THE SECOND PART

WHEREAS:

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

Lot 9, Section 10, Township 12, NWP14750
Lot 3, Section 10, Township 12, NWP10921
Lot 4, Section 10, Township 12, NWP10921

(Hereinafter called the "said lands");

- B. In order to facilitate the approval of the subdivision of the said lands, the Subdivider has constructed and installed the sanitary sewer pump station, the sanitary sewer forcemain and the sanitary sewer shown on the design prepared by R.F. Binnie & Associates Ltd., Project: South Albion Elementary School, Project No: 17-0426, reviewed October 23, 2018.

(Hereinafter called the "Extended Services");

- C. The extended services have been provided with a capacity to service the said lands and other than the said lands;
- D. The City considers its cost to provide the Extended Services to be excessive;
- E. The Subdivider has provided the Extended Services in the Amount of \$811,145.00 for the sanitary sewer pump station and forcemain and \$275,400.00 for the sanitary sewer;

F. The City has determined that:

Parcel A, Plan BCP8155
Lot 6, NWP10921
Lot A, NWP22743
Lot 7, NWP14750
Lot C, NWP14864
Lot K, NWP20434
Lot 8, NWP14750
Lot A, NWP21769
Lot B, NWP21769
Parcel D, Reference Plan 7139, NWD
Lot B, NWP13554

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

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

Parcel A, Plan BCP8155
RN 84208-1063-0

- \$15,100.00 for use of the sanitary sewer on 104 Avenue
- \$44,475.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot 6, NWP10921
RN 84325-0000-8

- \$16,538.00 for use of the sanitary sewer on 104 Avenue
- \$48,711.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot A, NWP22743
RN 84325-0101-3

- \$6,472.00 for use of the sanitary sewer on 104 Avenue
- \$19,061.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot 7, NWP14750
RN 84325-0100-1

- \$15,819.00 for use of the sanitary sewer on 104 Avenue
- \$46,593.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot C, NWP14864
RN 84312-0100-9

- \$4,314.00 for use of the sanitary sewer on 104 Avenue
- \$12,707.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot K, NWP20434
RN 84306-0200-8

- \$11,505.00 for use of the sanitary sewer on 104 Avenue
- \$33,886.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot 8, NWP14750
RN 84325-0200-5

- \$6,472.00 for use of the sanitary sewer on 104 Avenue
- \$19,061.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot A, NWP21769
RN 84307-0200-3

- \$4,314.00 for use of the sanitary sewer on 104 Avenue
- \$12,707.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot B, NWP21769
RN 84307-0300-7

- \$2,876.00 for use of the sanitary sewer on 104 Avenue
- \$8,471.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Parcel D, Reference Plan 7139, NWD
RN84307-0000-6

- \$6,472.00 for use of the sanitary sewer on 104 Avenue
- \$19,061.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot B, NWP13554
RN 84310-0000-4

- \$5,752.00 for use of the sanitary sewer on 104 Avenue
- \$16,943.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER

Company:_____

Print Name:_____

Subdivider - Authorized Signatory

Company:_____

Print Name:_____

Subdivider - Authorized Signatory

CITY OF MAPLE RIDGE

Corporate Officer - Authorized Signatory

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: ITT-PL21-19: New Park Construction: Silver Valley Gathering Place – Award of Contract

MEETING DATE: July 6, 2021
FILE NO: 01-0640-30
MEETING: CoW

EXECUTIVE SUMMARY:

The Silver Valley Gathering Place in Blaney Hamlet is the first of two proposed gathering places within this neighbourhood to provide a hub for residents to come together, hold events and support healthy, connected living. In 2020, the City purchased some land adjacent to Blaney Hamlet Park at 230A Street and 137 Avenue for the gathering place and then consulted with the community on the design through the fall and winter. The resulting overall design received a high level of support and includes a new outdoor picnic pavilion, serviced washrooms, a parkour course and full-sized bike/scooter pump track as well as street skateboard features and expanded play amenities.

The construction work was tendered and the pricing received exceeds the current project budget of \$1,450,000 impart due to the rise in timber prices. The revised project budget including a contingency of \$140,000 as well as costs already incurred is \$1,766,850. To meet this funding shortfall, \$316,850 additional funds from the Park Development Cost Charges Fund are required. Park development is anticipated to commence this summer with completion targeted for Spring 2022.

RECOMMENDATION:

That Contract ITT-PL21-19: New Park Construction: Silver Valley Gathering Place be awarded to GPM Civil Contracting Inc. in the amount of \$1,474,178.00 plus taxes and a contingency of \$140,000 be authorized; and,

That the project budget be increased by \$316,850.00 through the Park Development Cost Charge Fund and that the next Financial Plan Bylaw amendment include this; and further,

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

One of Council's Parks, Recreation & Culture Infrastructure priorities include the delivery of two gathering places in Silver Valley and in 2020, one acre of land was acquired adjacent to Blaney Hamlet Park to accommodate the first Gathering Place.

1171

Community consultations were held at Blaney Hamlet Park over the summer and through the fall of 2020 to garner feedback on the proposed amenities. Residents supported the proposed amenities and requested additional children's play components to supplement the existing playground. The plans were adjusted to accommodate this feedback and the design has received a high level of support.

The proposed work (please see Appendix A) includes a covered shelter to accommodate approximately 30 people, two serviced washrooms (with one fully accessible), a plaza with seating, a skateboard area, and a slide and swings. Plans include a parkour course which is a timber obstacle course arranged in a way to challenge movement and fitness through the course by running, vaulting, jumping and rolling in the most efficient way possible. The proposed work also includes a full-size asphalt pump track which is a closed loop track consisting of berms, banked turns and rolls designed to carry the momentum of users through the track with minimal force. A bike skills area has been identified in anticipation of a sponsorship offer and this component also received a high level of support from residents.

An Invitation to Tender for the park construction works was issued through BC Bid and closed on May 27, 2021. Six (6) tenders were received and the bid results are listed below from lowest to highest price:

	<u>Total Tender Price (excluding taxes)</u>
1. GPM Civil Contracting Inc	\$1,474,178.00
2. Rust Investments Ltd (DBA Shangri-La Landscaping)	\$1,567,294.88
3. Cedar Crest Lands (BC) Ltd	\$1,583,000.00
4. Canadian Landscape and Civil Services Ltd	\$1,597,399.75
5. 644230 BC Ltd.	\$1,679,842.00
6. Holland Landscapers Inc	\$1,701,063.00

The City's cost consultant advised that the bids exceed the pre-construction cost estimate due in part to increased prices for lumber and wood materials.

GPM Civil Contracting Inc is experienced in park construction projects with recent projects throughout the Lower Mainland. The recommendation is to award to the lowest bidder, GPM Civil Contracting, in the amount of \$1,474,178.00

b) Desired Outcome:

The desired outcome is to provide a social hub in the Silver Valley neighbourhood featuring amenities chosen by local residents.

c) Strategic Alignment:

The Silver Valley Gathering Place in Blaney Hamlet is one of a number of Parks, Recreation & Culture infrastructure priorities approved as part of the Alternate Approval Process. This project also aligns with Council's strategic priorities of Growth and Community Pride and Spirit.

d) Citizen/Customer Implications:

Silver Valley residents will be able to connect and celebrate with family and friends at this social hub and enjoy unique and exciting park amenities. The project will enhance the City's inventory of public amenities available to all citizens.

e) Business Plan/Financial Implications:

This project is funded partially from approved borrowing, development cost charges (DCC's), Reserves and a provincial grant as shown below.

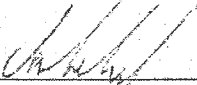
<u>Silver Valley Gathering Place Approved Funding</u>	
PRC Reserve (approved borrowing)	\$ 500,000
Park Development Cost Charges	\$ 375,000
Capital Reserves	\$ 375,000
Provincial Grant (Parkour and Pump track)	\$ 200,000
Total	\$1,450,000

Provincial grant funding of \$200,000 provided through the Province of BC's Community Economic Recovery Infrastructure Program was awarded for the parkour course and pump track components.


Staff recommends increasing the original project funding of \$1,450,000 by \$316,850 funded from Park Development Cost Charges, to accommodate the construction costs, contingency and soft costs (design, survey, geotechnical).


CONCLUSION:


The Silver Valley Gathering Place will provide area residents with a long awaited neighbourhood gathering, family celebration and picnic space as well as enhanced play amenities for a variety of ages and interests. Through the neighbourhood consultation process, residents identified their desired park amenities and supported the concept design created from this input. Staff is satisfied with the tender submissions and recommends that the contract for the Silver Valley Gathering Place be awarded to GPM Civil Contracting Inc.


 Prepared by: **Chad Neufeld, MBCSLA**
 Manager of Parks Planning & Development


 Reviewed by: **Daniela Mikes, SCMP, CRM**
 Manager of Procurement


 Reviewed by: **Valoree Richmond, MBCSLA**
 Director of Parks & Facilities


 Approved by: **Scott Hartman**
 General Manager, Parks, Recreation & Culture


 Approved by: **Trevor Thompson, CPA, CGA**
 Director of Finance


 Concurrence: **Al Horsman**
 Chief Administrative Officer

Attachment A: Silver Valley Gathering Place Final Design

Attachment A: Silver Valley Gathering Place Final Design



Pavilion



**Fully Serviced
Flush Washrooms**



Parkour Course



Skate Park



Pump Track



**Playground
Expansion**

