

City of Maple Ridge

PUBLIC HEARING

September 21, 2021

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA

September 21, 2021

7:00 pm

Virtual Online Meeting including Council Chambers

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

For virtual public participation register by going to <https://www.mapleridge.ca/640/Council-Meetings> and clicking on the meeting date.

This Agenda is also posted on the City's Website at: www.mapleridge.ca/AgendaCenter

- 1) **2017-242-RZ**
Home Occupation: Commercial Vehicle Amendment

Maple Ridge Zone Amending Bylaw No. 7769-2021

Amendment to Zoning Bylaw Section 402.14 to align the number and size of commercial vehicles permitted on residential lots for home based business with the regulations outlined in Section 402.19.

- 2) **2019-341-RZ**
12162, 12170 and 12178 Fletcher Street
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

Maple Ridge Zone Amending Bylaw No. 7587-2019

To rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) Zone.

The current application is to permit the future construction of fifteen dwelling units.

- 3a) **2019-427-RZ**
20690 Lougheed Highway
Lot 1 District Lot 278 Group 1 New Westminster District Plan EPP104217

Maple Ridge Zone Amending Bylaw No. 7609-2020
To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial).

- 3b) **Maple Ridge Zone Amending Bylaw No. 7776-2021**
A site specific text amendment to Part 4 Section 401.3 of the Zoning Bylaw to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 333.5 metres.

The current application is to permit the future construction of a two-storey commercial building with retail on the ground floor and an office use above, and to permit a non-medical cannabis retail store to be located in an existing commercial building.

- 4) **2021-257-RZ**
110 – 20110 Lougheed Highway
Parcel 100 District Lot 222 Group 1 New Westminster District Explanatory Plan 84469

Maple Ridge Zone Amending Bylaw No. 7775-2021
A site specific text amendment to Part 4 Section 401.3 of the Zoning Bylaw to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 394.5 metres.

The current application is to permit a proposed non-medical cannabis retail store.

- 5) **2020-403-RZ**
12077 and 12079 240 Street
Lot 2 Section 21 Township 12 New Westminster District Plan 18013
Lot 3 Section 21 Township 12 New Westminster District Plan 18013

Maple Ridge Zone Amending Bylaw No. 7695-2020
To rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential).

The current application is to permit a future development of four lots for the future construction of single-family residential dwellings.

CITY OF MAPLE RIDGE

NOTICE OF VIRTUAL ONLINE PUBLIC HEARING

TAKE NOTICE THAT A PUBLIC HEARING is scheduled for Tuesday, September 21, 2021 at 7:00 p.m. This meeting is an online virtual meeting to be hosted in Council Chambers at City Hall, 11995 Haney Place, Maple Ridge.

For virtual online participation, access the link at: www.mapleridge.ca/640/Council-Meetings and click on the meeting date to register.

For viewing only, access the link at <http://media.mapleridge.ca/Mediasite/Showcase> and click on the September 21, 2021 Public Hearing presentation video;

The Public Hearing Agenda and full reports are posted on the City's Website at www.mapleridge.ca/AgendaCenter (see: Public Hearing).

This Public Hearing is held in order to consider the following bylaws:

- 1) **2017-242-RZ**
Home Occupation: Commercial Vehicle Amendment

Maple Ridge Zone Amending Bylaw No. 7769-2021

Amendment to Zoning Bylaw Section 402.14 to align the number and size of commercial vehicles permitted on residential lots for home based business with the regulations outlined in Section 402.19.

- 2) **2019-341-RZ**
12162, 12170 and 12178 Fletcher Street

Lot 9 Except: The South 52.5 Feet Section 20 Township 12 New Westminster District Plan 11845

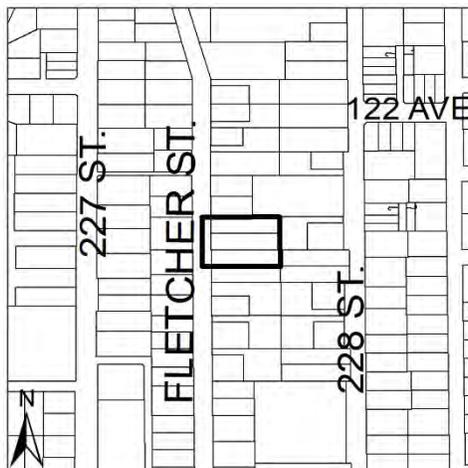
South Half Lot 10 Section 20 Township 12 New Westminster District Plan 11845

North Half Lot 10 Section 20 Township 12 New Westminster District Plan 11845

Maple Ridge Zone Amending Bylaw No. 7587-2019

To rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) Zone.

The current application is to permit the future construction of fifteen dwelling units.



3a)

2019-427-RZ

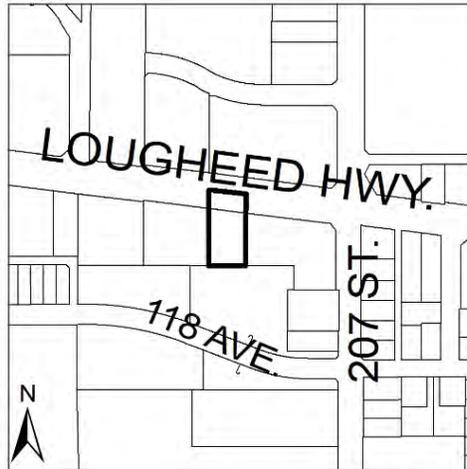
20690 Lougheed Highway

Lot 1 District Lot 278 Group 1 New Westminster District Plan EPP104217



Maple Ridge Zone Amending Bylaw No. 7609-2020

To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial).

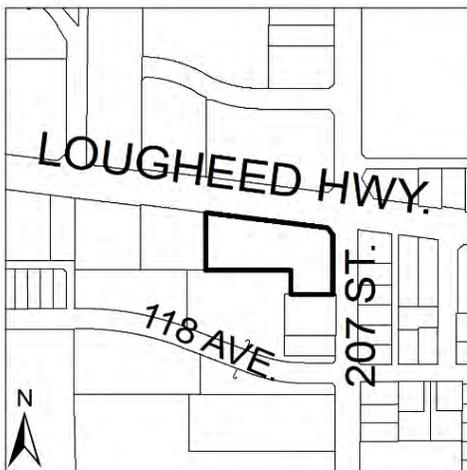


3b)

Maple Ridge Zone Amending Bylaw No. 7776-2021

A site specific text amendment to Part 4 Section 401.3 of the Zoning Bylaw to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 333.5 metres.

The current application is to permit the future construction of a two-storey commercial building with retail on the ground floor and an office use above, and to permit a non-medical cannabis retail store to be located in an existing commercial building.



4)

2021-257-RZ

110 – 20110 Lougheed Highway

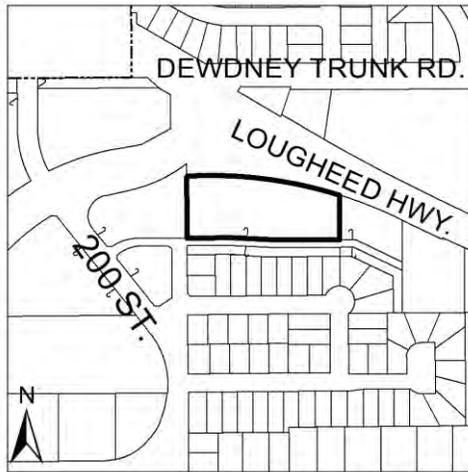
Parcel 100 District Lot 222 Group 1 New Westminster District Explanatory Plan 84469



Maple Ridge Zone Amending Bylaw No. 7775-2021

A site specific text amendment to Part 4 Section 401.3 of the Zoning Bylaw to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 394.5 metres.

The current application is to permit a proposed non-medical cannabis retail store.



5)

2020-403-RZ

12077 and 12079 240 Street

Lot 2 Section 21 Township 12 New Westminster District Plan 18013

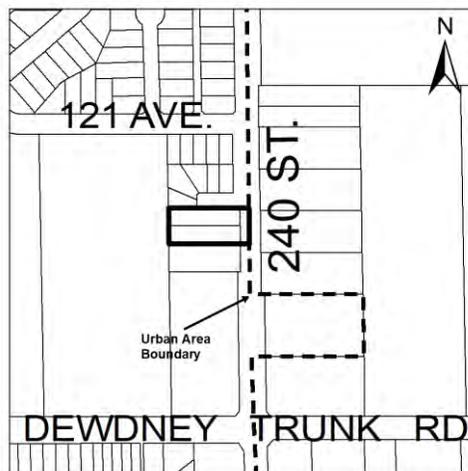
Lot 3 Section 21 Township 12 New Westminster District Plan 18013



Maple Ridge Zone Amending Bylaw No. 7695-2020

To rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential).

The current application is to permit a future development of four lots for the future construction of single-family residential dwellings.



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council to be relevant to the matters contained in the bylaws are available for viewing on the City's Land Development Viewer site at:

<https://gis.mapleridge.ca/LandDevelopmentViewer/LandDevelopmentViewer.html>

It is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens while mitigating risks posed by COVID-19. This Public Hearing pertaining to the aforesaid bylaws will be conducted virtually using the links set out below.

ALL PERSONS who believe themselves affected by the above-mentioned bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws. Please note that all written submissions provided in response to this notice will become part of the public record which includes the submissions being made available for public inspection.

- **For virtual online participation, access the link at: www.mapleridge.ca/640/Council-Meetings and click on the meeting date to register.** When registering you will be asked to give your name and address, to give Council your proximity to the land that is the subject of the application. We ask that you have your camera on during the Public Hearing;
- **For viewing only, access the link at <http://media.mapleridge.ca/Mediasite/Showcase> and click on the September 21, 2021 Public Hearing presentation video;**
- **To submit correspondence** prior to the Public Hearing, provide written submissions to the Corporate Officer **by 12:00 Noon, Tuesday, September 21, 2021 (quoting file number)** via drop-box at City Hall or by mail to 11995 Haney Place, Maple Ridge, V2X 6A9; or,
- **To email correspondence, forward written submissions to clerks@mapleridge.ca to the attention of the Corporate Officer, by 12:00 Noon, Tuesday, September 21, 2021 (quoting file number).**

Dated this 8th day of September, 2021.

Stephanie Nichols
Corporate Officer

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Home Occupation: Commercial Vehicle Amendment**
First and Second Reading
Zone Amending Bylaw No. 7769-2021

MEETING DATE: July 20, 2021
FILE NO: 2017-242-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

In February 2018, Council adopted Zone Amending Bylaw No. 7394-2017 to expand the City's home based business regulations. The intent of that bylaw was to update, modernize and improve regulations to better support home based businesses throughout the City. With the adoption of Zone Amending Bylaw No. 7394-2017, the home based business regulations provided residents adaptable employment opportunities that could be reflective of changing market trends and COVID-19.

With the adoption of the City of Maple Ridge's Zoning Bylaw No. 7600-2019 in December 2020, the expanded home based business regulations carried forward. One minor amendment is now proposed to the City's home based business regulations regarding the accommodation of commercial vehicles on larger residential properties in Maple Ridge.

Zone Amending Bylaw No. 7769-2021 (included as Appendix A) proposes to align the total number and weight of commercial vehicles permitted for a home based business with the number of commercial vehicles permitted for an employee of an off-site business or non-business owner on larger residential properties in Maple Ridge. This report outlines the necessary bylaw amendments to support the regulatory alignment.

RECOMMENDATION:

That Zone Amending Bylaw No. 7769-2021 be given first and second reading and forwarded to Public Hearing.

1.0 BACKGROUND:

1.1) Context

The Commercial and Industrial Strategy, endorsed in 2014, recommended expanding the permitted uses for home based businesses in order to allow for changes and evolution of working and business styles. Recognizing the changing nature of business and household needs, Council directed that the City's Home Occupation regulations be reviewed. By updating and modernizing the Home Occupation regulations, it better supports home based businesses throughout the City and therefore, better support Maple Ridge residents and entrepreneurs. The permitted uses, number of daily visits and non-resident employees were expanded, while also balancing the needs of the neighbourhood, recognizing that these home based businesses are taking place in largely residential areas.

i) **Zone Amending Bylaw No. 7394-2017**

Research, review and public consultation regarding the expansion of the home occupation regulations occurred between 2016 and 2017, with the introduction of Zone Amending Bylaw No. 7394-2017 for Council consideration in October 2017. On February 27, 2018, Zone Amending Bylaw No. 7394-2017 to expand the Home Occupation regulations was adopted, which implemented the four pronged approach:

- **Type 1 Home Occupations**, for home occupations occurring in multi-unit dwellings;
- **Type 2 Home Occupations**, for residential zoned lots less than 1,200m² (0.3 ac);
- **Type 3 Home Occupations**, for residential zoned lots greater than 1,200m² (0.3 ac); and
- **Type 4 Home Occupations**, for larger properties (1+ acres).

At the July 20, 2020, Council Workshop, staff provided a one year review of the expanded home occupation regulations, including an overview of the regulatory successes as well as next steps to maintain flexible approaches that enable the continuation of safe and adaptable employment opportunities in Maple Ridge.

Details regarding the timeline and process, including staff reports, may be found at:

<https://mapleridge.ca/1137/Home-Based-Businesses>.

ii) **City of Maple Ridge Zoning Bylaw No. 7600-2019**

The new Zoning Bylaw No. 7600-2019 has been prepared to better align with the City's current policies and regulations, to meet current Provincial legislative requirements, to respond to emerging market trends and address the City's sustainability goals and vision. Zoning Bylaw No. 7600-2019 was adopted on December 8, 2020.

Zoning Bylaw No. 7600-2019 currently defines a Commercial Vehicle as:

a motor Vehicle, used in the course of business for the transportation of Persons or freight, including without limitation: a limousine, taxi, livery car, or shuttle van; a truck or truck tractor with a licensed gross Vehicle weight greater than 5,500.0 kilograms; an attached Trailer, bus, motor Vehicle whose operator is required to hold a license under the British Columbia Passenger Transportation Act [SBC 2004] Chapter 39; a business Vehicle, as defined in Section 237 of the British Columbia Motor Vehicle Act [RSBC 1996] Chapter 318; or a Vehicle that transports Contractor's Equipment. Said differently, it is any motor vehicle used for business purposes.

Section 402.14 Home Occupation, identifies that a home based business is permitted to park or store a maximum of one (1) vehicle on the lot that is used for the home occupation. The vehicle cannot exceed a licensed gross vehicle weight of 3,630 kg and must comply with other sections of bylaw that regulate the parking and storing of commercial vehicles (i.e. Section 402.19 of the City's Zoning Bylaw).

Section 402.19 Parking and Storing of Commercial Vehicles identifies the conditions that would permit the parking or storing of a commercial vehicle on a residential lot. Lots that are smaller than 0.8 hectares (2 acres) are permitted to park and store a maximum of one (1) commercial vehicle. The vehicle is not to exceed 5,500 kg unless the vehicle is able to be concealed. For lots larger than 0.8 hectares (2 acres), not more than two (2) commercial vehicles are permitted. Section 402.19 also includes additional provisions regarding vehicle registration, licensing, siting and landscaping requirements as well as business license requirements.

2.0 DISCUSSION:

Home-based employment is expected to increase as more people rely on technology for work and the way people work is expected to change. While the long-term impact of the Novel Coronavirus (COVID-19) on Maple Ridge residents is too early to predict, the expansion of Home Occupation regulations in 2018 encourages a more resilient local economy by allowing residents more options for the types of business they are able to start at home. As such, staff prepared Zone Amending Bylaw No. 7769-2021 to align the number of commercial vehicles permitted for a home based business with the number of commercial vehicles permitted for an employee of an off-site business or non-business owner on larger residential properties in Maple Ridge.

2.1 Proposed Zoning Bylaw Amendments

As highlighted above, in Section 1.0, the City's Zoning Bylaw is not-aligned in the parking and storing of commercial vehicles opportunities available for employees / non-business owners and those for home based businesses. Recognizing the City's intent and interest in supporting employment opportunities for residents, this lack of alignment has been noted and is proposed to be addressed.

In order to align the regulations regarding the parking and storing of commercial vehicles, the following changes are proposed to both Section 402.14 and Section 402.19 of the City's Zoning Bylaw. The changes are summarized below, but are available in full in Zone Amending Bylaw No. 7769-2021 (Appendix A):

- That Section 402.14 Home Occupation be amended to permit not more than two (2) commercial vehicles on residential lots larger than 0.8 hectares (2 acres). For lots under 0.8 hectares (2 acres) the one (1) commercial vehicle limit would remain. This would align with the opportunities available to employees / non-business owners.
- That the commercial vehicle weight limit identified in Section 402.14 be increased to 5,500kg. This would align the home based businesses with the opportunities available to employees / non-business owners.

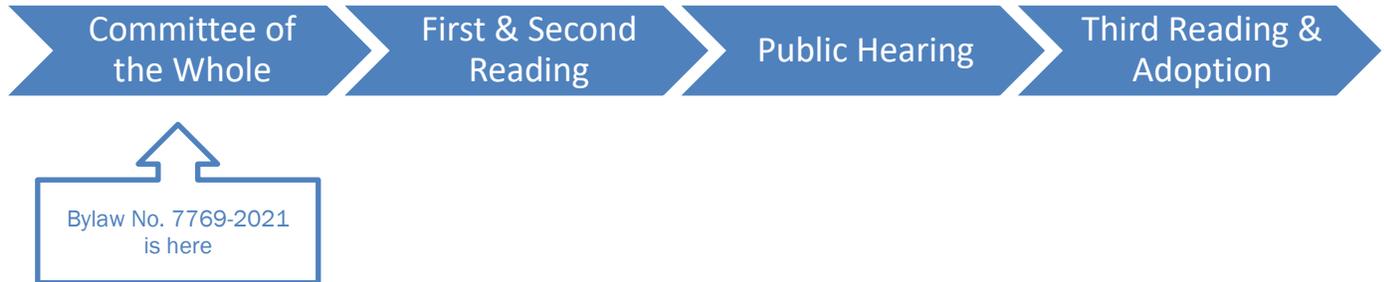
	Number of Commercial Vehicles on lots under 0.8 hectares (2 acres)	Number of Commercial Vehicles on lots over 0.8 hectares (2 acres)	Commercial Vehicle Weight Limit for Home Occupations
Existing Home Occupation Regulations	1	1	3,630.0 kg
Proposed Home Occupation Regulations	1	2	5,500.0 kg

2.2 Next Steps

Staff are taking steps to maintain flexible approaches that enable the continuation of safe and adaptable employment opportunities in Maple Ridge. As such, staff prepared Zone Amending Bylaw No. 7769-2021 to align the number of commercial vehicles permitted for a home occupation with the number and weight of commercial vehicles permitted for an employee of an off-site business or non-business owner on larger residential properties in Maple Ridge.

Should Council direct for Zone Amending Bylaw No. 7769-2021 to be brought forward for consideration of first and second reading at an upcoming Council Meeting, Figure 1 illustrates the bylaw amendment process.

Figure 1 – Proposed Bylaw Amendment Process



3.0 POLICY IMPLICATIONS:

The City of Maple Ridge Official Community Plan’s policies supports the development of home based business and recognizes home based business as an important contributor to the local economy. The Commercial and Industrial Strategy, endorsed in 2014, recommended home based business regulations be relaxed and flexible to allow for changes in working and business styles.

4.0 INTERDEPARTMENTAL IMPLICATIONS:

The expansion of the Home Occupation regulation has, and continues to be a multi-department undertaking between the Planning, Bylaw & Licensing Services, Building, and Economic Development Departments. All departments continue to envision a continued collaborative working relationship to ensure the successful implementation of the home occupation regulatory changes.

CONCLUSION:

With the adoption of the City of Maple Ridge’s Zoning Bylaw No. 7600-2019 in December 2020, the expanded home based business regulations carried forward. One minor amendment is now proposed to the City’s home occupation regulations regarding the accommodation of two (2) commercial vehicles on larger residential properties in Maple Ridge. Zone Amending Bylaw No. 7769-2021 (Appendix A) proposes to align the number and weight of commercial vehicles permitted for a home based business with the number of commercial vehicles permitted for an employee or contractor on larger residential properties in Maple Ridge. This report outlines the necessary bylaw amendments to support the regulatory alignment. Staff are seeking direction to bring Zone Amending Bylaw No. 7769-2021 to an upcoming Council Meeting for consideration of first and second reading.

“Original signed by Amanda Grochowich”

Prepared by: **Amanda Grochowich, MCIP, RPP
Planner 2**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Al Horsman”

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A: Zone Amending Bylaw No. 7769-2021

**CITY OF MAPLE RIDGE
BYLAW NO. 7769-2021**

A Bylaw to amend 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. 7769-2021."
2. That in PART 4 – GENERAL REGULATIONS, Section 402.14 Home Occupation be amended by deleting provision 8. and replacing with the following:

8. A Home Occupation shall be permitted the parking or storage of a Vehicle provided that it is used in connection with the Home Occupation and in accordance with the provisions outlined in Section 402.19 Parking and Storage of Commercial Vehicles of this Bylaw.
3. Maple Ridge Zoning Bylaw No. 7600 – 2019 is amended accordingly.

READ a first time the 27th day of July, 2021.

READ a second time the 27th day of July, 2021.

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

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)
South:	Designation:	Ground-Oriented Multi-Family
	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
East:	Designation:	Ground-Oriented Multi-Family
	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
West:	Designation:	Ground-Oriented Multi-Family
	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 to 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”

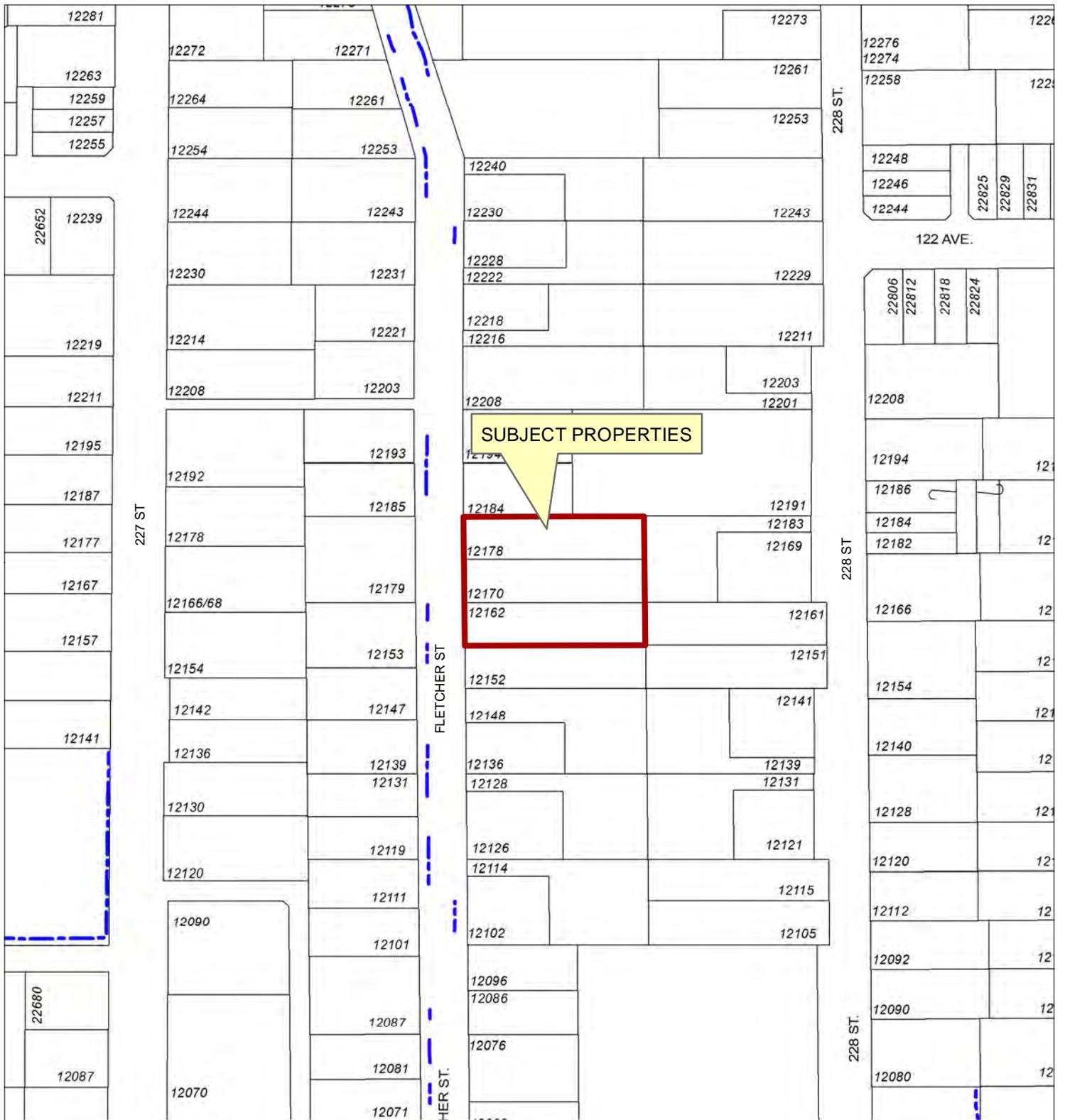
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“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



Scale: 1:2,000

Legend

 Ditch Centreline

12162/70/78 FLETCHER STREET
 PID'S: 002-396-106, 009-600-001 &
 000-740-632

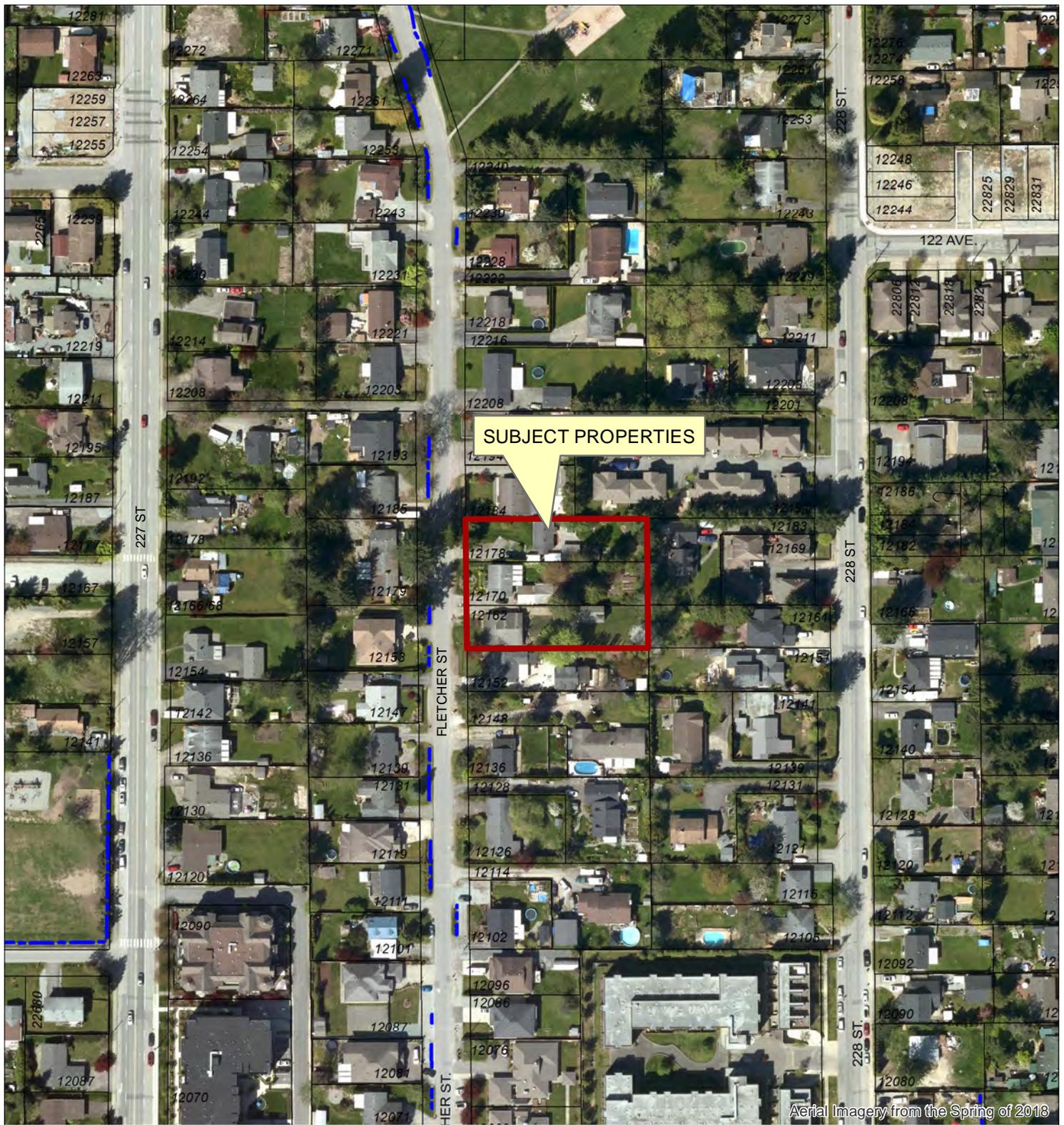
PLANNING DEPARTMENT



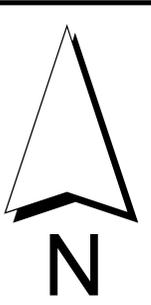
mapleridge.ca

FILE: 2019-341-RZ
 DATE: Dec 23, 2019

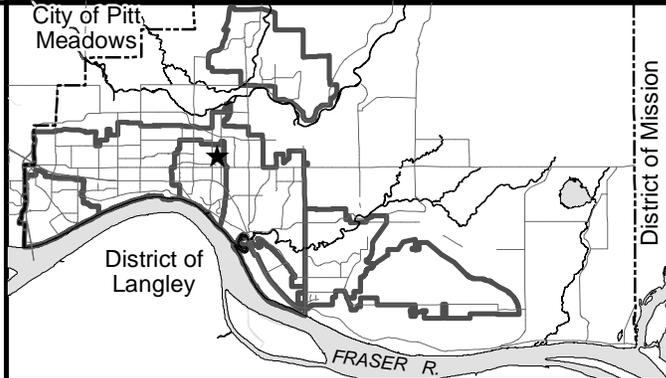
BY: PC



Aerial Imagery from the Spring of 2018



Scale: 1:2,000



12162/70/78 FLETCHER STREET
 PID'S: 002-396-106, 009-600-001 &
 000-740-632

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2019-341-RZ
 DATE: Dec 23, 2019

BY: PC



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7587-2019

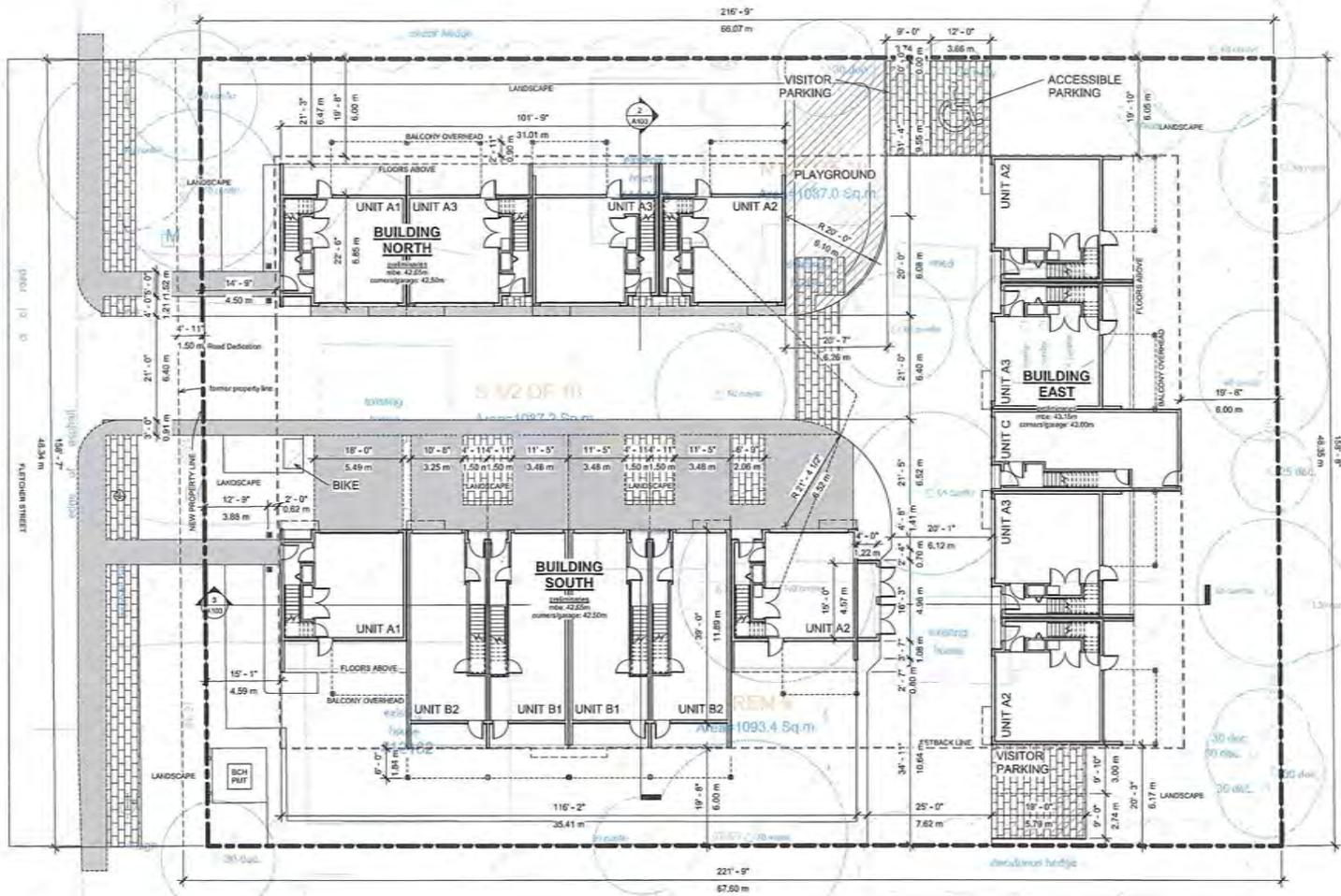
Map No. 1814

From: RS-1 (Single Detached Residential)

To: RM-1 (Low Density Townhouse Residential)



SCALE 1:2,000



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revisions	issued for	consultant	architect	project title	drawing title
no. description 1. do approval 2. advisory design panel	date	date	date	date	date
			20.04.20	20.04.20	20.04.20
			21.03.22	21.03.22	21.03.22

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 202-7680 SHELL ROAD, SHELLE, B.C. V6X 4C9
 GUELPH: 604-248-1009
 VANCOUVER: 604-248-1009
 WEBSITE: ARCHITECT57.COM

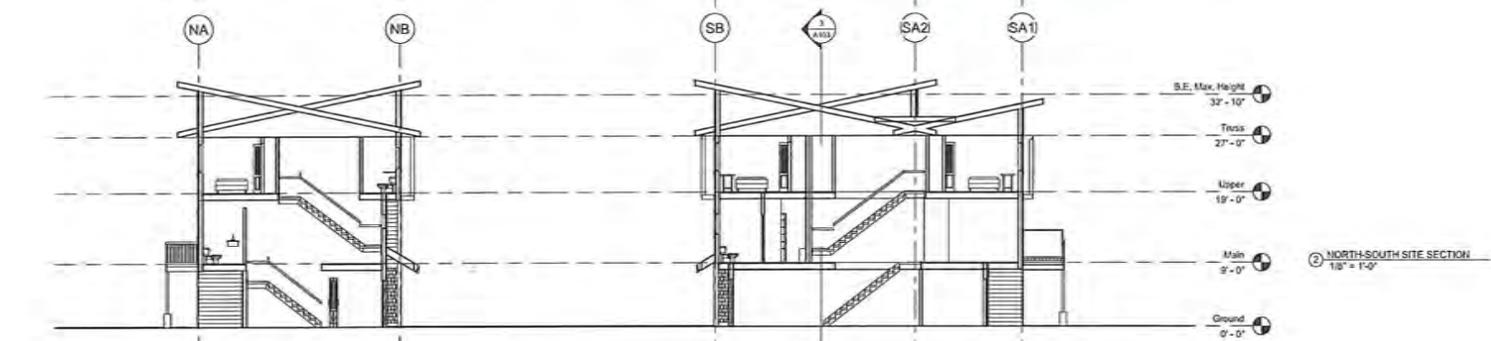
12162, 12170 and 12178 FLETCHER STREET
 TOWNHOUSE DEVELOPMENT
 CLIENT: H&L JACK & E

12162, 12170 and 12178 FLETCHER STREET, MAPLE RIDGE, B.C.

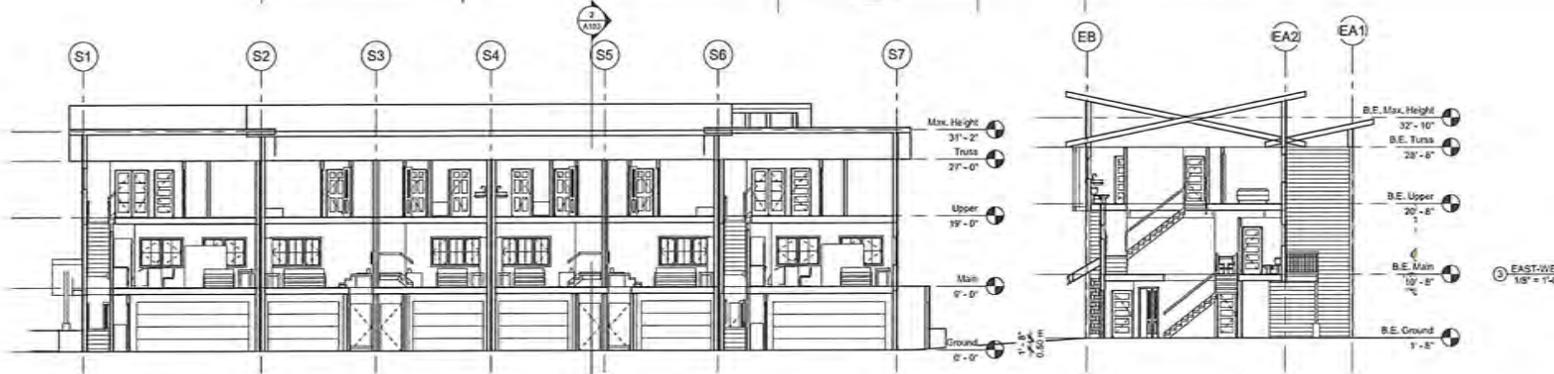
project no. 5719021
 sheet no. A102A
 adp. -



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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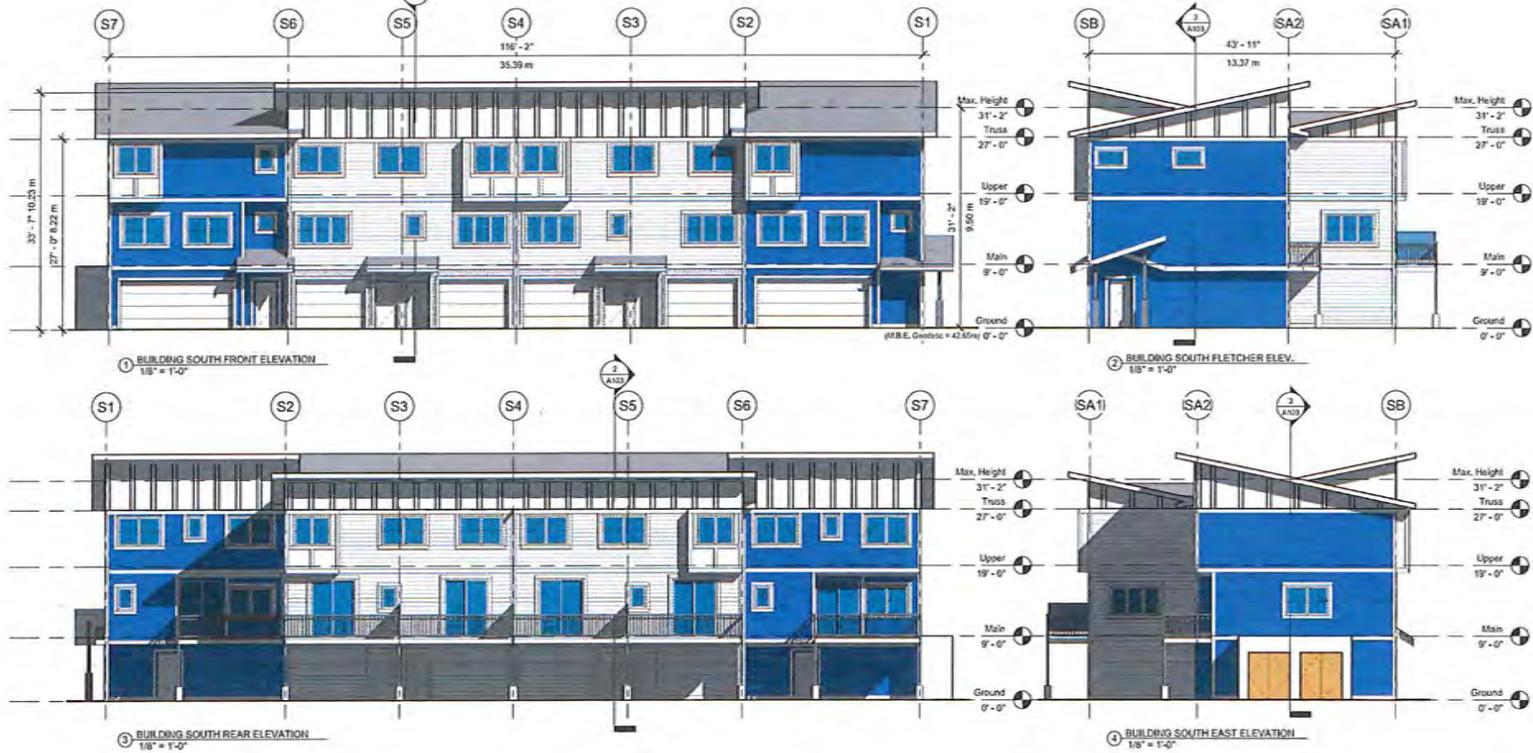
ARCHITECT 57 INC.
 210-506-0925 / 210-506-0926
 OFFICE: 694-324-0000
 FACTORY: 694-324-0000
 WEBSITE: ARCHITECT57.COM

project title
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 DATE: 21.02.22
 SCALE: 1/8" = 1'-0"
 DRAWN: [Name]
 CHECKED: [Name]
 CLIENT: H.S. ROCK HE

drawing title
FLETCHER STREET ELEVATION & SITE SECTIONS
 ADDRESS: 12162, 12170 and 12178 FLETCHER STREET, MAPLE RIDGE, BC.

project no. 5719021
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 rev. [Name]

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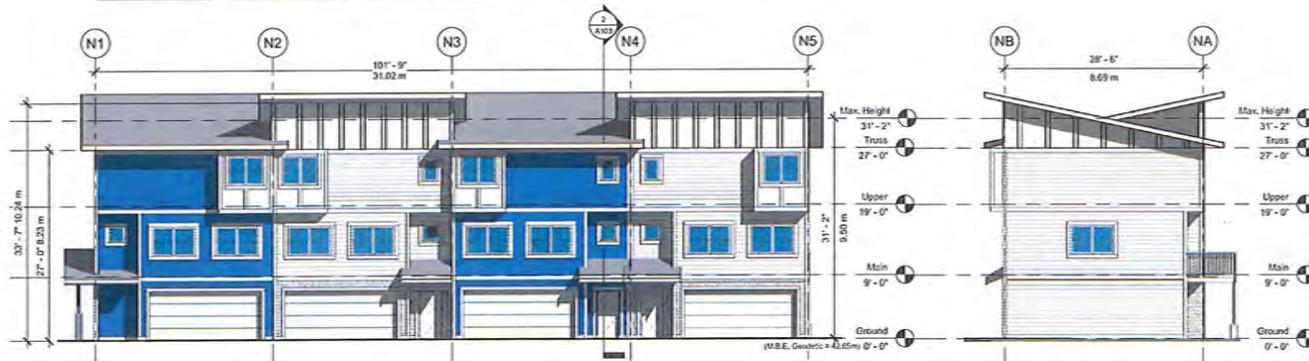
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no. description 1. xxxxx	date no. description 1. dp application 2024.28 2. advance design panel 2025.20	logo & description	200-808-9911, PHOENIX, ONT., & C. V5X 4C9 OFFICE: 604-284-5259 FACTORY: 604-284-5259 WEBSITE: ARCHITECT57.COM

project title
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 CLIENT: M.R. JACK HE

drawing title
BUILDING SOUTH ELEVATIONS
 ADDRESS: 12162, 12170 and 12178 FLETCHER STREET, MAPLE RIDGE, B.C.

project no. adp
5719021
 sheet no. rev. 01
A104

MATERIALS



1 BUILDING NORTH FRONT ELEVATION
1/8" = 1'-0"

2 BUILDING NORTH EAST ELEVATION
1/8" = 1'-0"



3 BUILDING NORTH REAR ELEVATION
1/8" = 1'-0"

4 BUILDING NORTH FLETCHER ELEV.
1/8" = 1'-0"

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 SHELF: 60'x40'
 SHELF: 60'x40'
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drawing title
 BUILDING NORTH ELEVATIONS

project no. 5719021
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project no. 5719021
 sheet no. A105

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CLIENT: MR. JACK HE

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no.	description	date
1.	As applicable	20.04.23
2.	Architectural design panel	21.02.22

consultant: log & description
 architect: ARCHITECT 57 INC.
 300-300 SHELL ROAD, EVEL, B.C. V6V 4K9
 OFFICE: 604-244-5575
 FACSIMILE: 604-244-5575
 WEBSITE: JFOHTECH57.COM

project title: 12162, 12170 and 12178 FLETCHER TOWNHOUSE DEVELOPMENT
 DATE: 21.04.23
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 DESIGN: Aftab
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 CLIENT: PSL PICK HE

drawing title: BUILDING EAST ELEVATIONS
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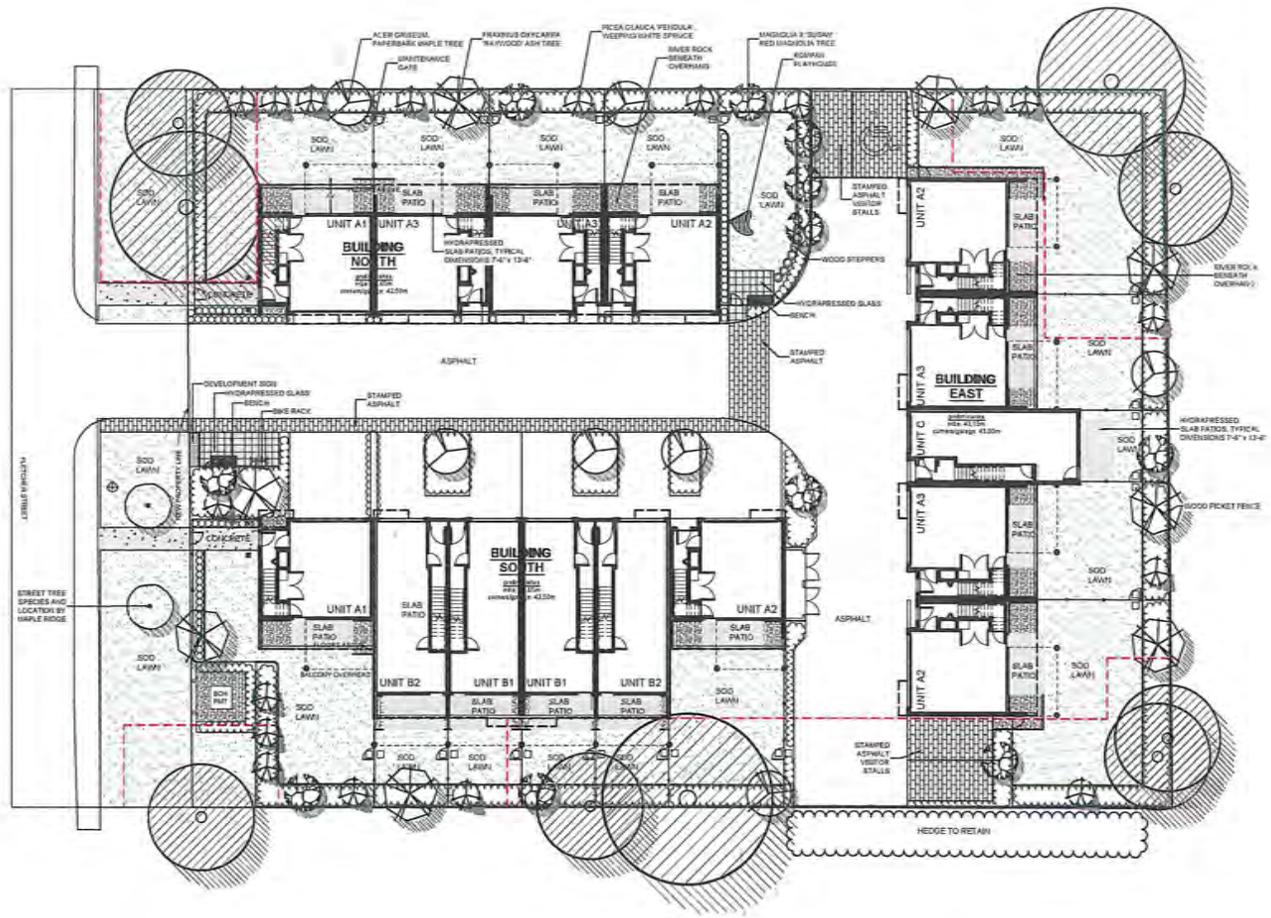
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ARCHITECTS

Suite C100 - 4185 58th Creek Drive
Burnaby, British Columbia, V5C 6G9
P: 604 294-0011 F: 604 294-0022

ISSUE:



TREE SCHEDULE			PMG PROJECT NUMBER: 25-028	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
7		ACER GRISELM	PAPERBARK MAPLE	6CM CAL, 1.8M STD, B&B
7		EXISTING TREE TO RETAIN		
8		FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL, 1.8M STD, B&B
11		MAGNOLIA 4 'SUSAN'	SUSAN MAGNOLIA (RED-PURPLE)	6CM CAL, 1.8M STD, B&B
16		PICEA GLAUCOA FEMIDULA	WEeping WHITE SPRUCE	2.5M HT, B&B

NOTES: *PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LA TEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. *REFER TO SPECIFICATIONS FOR DETAILED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MARKET AND FRASER VALLEY. *SUBSTITUTIONS OR TYPED WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS SHALL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. *SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. *ALL LANDSCAPE MATERIAL AND EQUIPMENTSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. *ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *NO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



PLAYHOUSE



WOOD STEPPERS

NO.	DATE	REVISION DESCRIPTION	BY
1	20 MAR 24	ISSUE FOR PERMITTING	MM
2	20 MAR 24	REVISED PERMITTING	MM
3	20 MAR 24	REVISED PERMITTING	MM
4	20 MAR 24	REVISED PERMITTING	MM

PROJECT
15-UNIT TOWNHOMES
12162-12178 FLETCHER STREET
MAPLE RIDGE, B.C.

DRAWING TITLE
LANDSCAPE PLAN

DATE: 20 MAR 24 DRAWING NUMBER:
SCALE: 1:50
DRAWN BY: BK
DESIGN BY: BK
CHECKED BY: MCF

L1

OF 4

PMG PROJECT NUMBER: 20-036



1. SOUTHWEST PERSPECTIVE



2. NORTHWEST PERSPECTIVE



3. SW BIRDEYE VIEW

2013.02.26.14.01.04

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revisions	no.	description	date
1.	issue		2014.06.20

issued for	no.	description	date
1.	sp application		2014.06.20
2.	advisory design panel		2014.06.20

consultant	no.	description

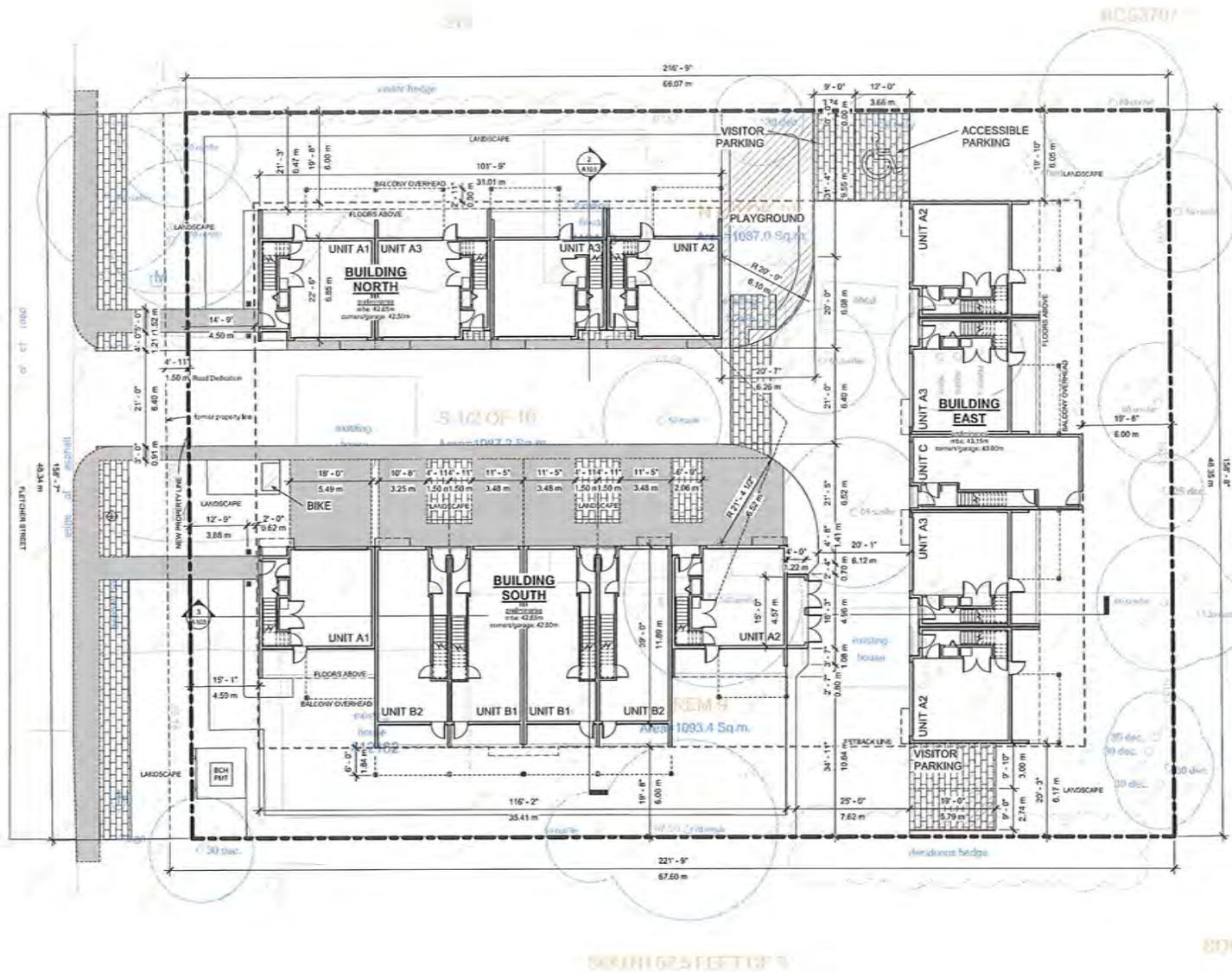
ARCHITECT 57 INC.
 200-2660 SHELL ROAD, RPOD, B.C. V6X 4C9
 OFFICE: 604-274-1818
 WEBSITE: ARCHITECT57.COM

project title
12162, 12170 and 12178 FLETCHER TOWNHOUSE DEVELOPMENT
 DATE: 23.06.22
 DRAWN: GUY
 CHECKED: Dreyer
 CLIENT: HFL 3406 HE

drawing title
RENDERINGS

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project no. adp
5719021
 sheet no. revision
A101A -



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 no. description date
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 2. 01/15/2024 2. 01/15/2024 2. 01/15/2024 2. 01/15/2024 2. 01/15/2024 2. 01/15/2024

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 57 INC. 12162, 12170 and 12178 FLETCHER STREET, MAPLE RIDGE, B.C. V6X 3E9
 PHONE: 604-261-5424 FAX: 604-261-5425
 WEBSITE: 57ARCHITECTS.COM CLIENT: H.S. JACK HE

12162, 12170 and 12178 FLETCHER STREET, MAPLE RIDGE, B.C.
 drawing title: SITE PLAN
 project title: TOWNHOUSE DEVELOPMENT
 project no.: 5719021
 sheet no.: A102A

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	YYMMDD	Address	Last	First	Comments/Requests
210510		12161 and 12151 228 Street	Xiong	Jimmy	Request for site plan. <u>Response: Drawings are emailed and received by Xiong.</u>
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: Drawings are emailed and received by Peckham.</u>
210518		12194 Fletcher Street	Dale	Teresa	<p>1. The amount of traffic that 15 homes will bring, along with people parking their cars on the street.</p> <p>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.</p> <p><u>Answer (1) and (2): Additional parking spaces have been proposed on site. Trees have been proposed around at perimeter of the development.</u></p> <p>3. Like to see more trees planted and higher than the five feet.</p> <p><u>Answer (3): The size on landscape drawings are at the time of planting. Natural size is much taller and wider.</u></p> <p>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.</p> <p><u>Answer (4): 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.</u></p> <p>5. Is the green lattice looking work representing a hedge?</p> <p><u>Answer (5): Yes, It is.</u></p>
210526		Unknown	Unknown	Laura-Lea	<p>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.</p> <p>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)</p> <p>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.</p> <p>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!</p> <p>5. Will the road have speed bumps installed, to slow traffic down? At the cost of the developer not the tax payers.</p> <p>6. Will there be additional fire hydrants installed to accommodate the increase in houses? At the cost of the developer not the tax payers.</p> <p>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.</p> <p>8. Will the view of the mountains be blocked to all the home owners South of this new development?</p> <p>9. Will these units be rented or owned? I do not want a bunch of rentals as it does not create stability.</p> <p>10. How will this affect my property taxes and land value?</p> <p><u>Answers (1) to (10):</u></p> <p>1) Please refer to civil engineering design for service upgrade. All rainwater to be collected within the development.</p> <p>2) Off-street parking is provided as per city regulation with additional stalls in front of the south building units.</p> <p>3) Items described will be designed in the construction document phase.</p> <p>4) Current development phase does not require such evaluation.</p> <p>5) Public road features are city jurisdiction.</p> <p>6) Item described will be designed in the construction document phase.</p> <p>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.</p> <p>8) The mountain view may be blocked depends on where the views are taken from.</p> <p>9) For now, the developer plans to sell the units, not to rent them out.</p> <p>10) Please redirect to this question to an experience real estate agent.</p>

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Zone Amending Bylaw No. 7776-2021; and
Second Reading
Zone Amending Bylaw No. 7609-2020
20690 Lougheed Highway

MEETING DATE: July 20, 2021
FILE NO: 2019-427-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the western portion of the subject property, located at 20690 Lougheed Highway, from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit the future construction of a two-storey commercial building with retail on the ground floor and an office use above (see Appendices A and B). Until recently, the subject property was comprised of two parcels owned by one company, one with a multi-unit commercial building to the east and a second, vacant parcel to the west, used for overflow parking; however, the properties have now been consolidated. Council granted first reading to Zone Amending Bylaw No. 7609-2020 on February 25, 2020.

The subject property is located in the Lougheed Transit Corridor Concept Plan, endorsed by Council in November 2020. As this rezoning application was received prior to endorsement of the Concept Plan, the development proposal reflects the current *General Commercial* land use designation and supported C-2 (Community Commercial) zone.

The property owner's intention is to relocate the existing liquor store to the proposed new building on the western portion of the site. Once moved, the existing liquor store space is anticipated to be the location of the Government cannabis retail location. The distances between the anticipated Government Cannabis Retail Use and two (2) in progress private Cannabis Retail Use locations is less than the minimum siting distance prescribed in the Zoning Bylaw, therefore, they require a site specific text amendment to operate.

This application is not subject to the Community Amenity Contribution (CAC) Program, Policy 6.31, as no residential dwelling units are proposed.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7776-2021 be given first and second reading, and be forwarded to Public Hearing;
- 2) That Zone Amending Bylaw No. 7609-2020 be given second reading, and be forwarded to Public Hearing;
- 3) 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 Lougheed Highway 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 Stormwater Management;
- vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

Applicant:	Site Lines Architecture
Legal Description:	Lot 1 District Lot 278 Group 1 New Westminster District Plan EPP104217
OCP:	
Existing:	Commercial
Proposed:	Commercial
Within Urban Area Boundary:	Yes
Area Plan:	Lougheed Transit Corridor Concept Plan (Endorsed by Council)
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	C-2 (Community Commercial)
Surrounding Uses:	
North:	Use: Retail Zone: C-2 (Community Commercial) and CS-1 (Service Commercial) Designation: Commercial
South:	Use: Multi-Family (Townhouse) Zone: RM-4 (Multiple Family Residential District) Designation: Medium Density Multi-Family and Low Density Multi-Family
East:	Use: Retail Zone: C-2 (Community Commercial) Designation: Commercial
West:	Use: Retail (Tire Shop) Zone: CS-1 (Service Commercial) Designation: Commercial

Existing Use of Property:	Vacant (Gravel Parking Lot)
Proposed Use of Property:	Commercial and Office
Site Area:	0.70 ha (1.7 acres)
Access:	Lougheed Highway
Servicing requirement:	Urban Standard

2) Project Description:

The subject property is located on the south-west corner of Lougheed Highway and 207 Street. The proposed development is to be located on the western portion of the site and currently consists of a gravel parking lot. The application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) (see Appendix C) to permit the construction of a two-storey commercial building, with retail ground floor and office use above. The subject property was recently consolidated with the adjacent property to the east, as both properties are under the same ownership.

The proposed building will consist of approximately 654 m² (7,040 ft²) of ground floor commercial space, to be used as the new liquor store location, and approximately 299 m² (3,218 ft²) of office space above on the second floor. The design of the new building will match the design of the existing building on the site to the east, in terms of roof shape and finishes, in order to strengthen the cohesion of both buildings to one another (see Appendices F and G).

The subject property will utilize the existing accesses currently provided from Lougheed Highway and 207 Street. Loading for the proposed building will occur along the southern elevation, with some measures already in place to mitigate sound from the neighbouring residential use, including a 2.4 m (8 ft.) wooden fence and hedging on the adjacent strata side of the property. Vegetation for the subject property, along the southern property line and adjacent to the residential use, is limited as there is a Statutory Right-of-Way (SROW) located across the length of the proposed rezoning development site (see Appendix G). The SROW limits the ability to locate anything within its boundaries, therefore, vegetation along the SROW is kept to a minimum.

It should also be noted that the Ministry of Transportation and Infrastructure (MOTI) was not supportive of the original site plan that proposed an additional access onto Lougheed Highway, which had also proposed the new building at the front of the property along the Lougheed Highway, north elevation (aligned with the existing building to the east). Therefore, an alternative site plan was prepared which received preliminary approval from MOTI. The revised site plan removed the additional access to Lougheed Highway. As a consequence of this change and limited internal site circulation, the proposed building has been moved to the rear of the property. As a result, parking is proposed in front of the building along Lougheed Highway, as a stipulation of development approval from MOTI, which will require a development variance permit for the C-2 (Community Commercial) zone.

Site Specific Text Amendment

The property owner's intention is to relocate the existing liquor store to the proposed new building located on the western portion of the site. The existing liquor store space is anticipated to be the location of the Government Cannabis Retail store. The distances between the anticipated Government Cannabis Retail store and two private cannabis retail stores (20395 Lougheed Highway, under rezoning application 2021-257-RZ, and 20110 Lougheed Highway, respectively) is less than the minimum siting distance prescribed in the Zoning Bylaw, therefore, each location requires a site specific text amendment to operate (see Appendix J).

3) Planning Analysis:

i) Official Community Plan:

The subject property is located in the Lougheed Transit Corridor Concept Plan, endorsed by Council in November 2020. As this rezoning application was received prior to endorsement of the Concept Plan, the development proposal reflects the current *General Commercial* land use designation and supported C-2 (Community Commercial) zone.

The proposed two-storey commercial building, with ground floor retail units and a second half storey of office floor, aligns with the future uses anticipated in the Lougheed Transit Corridor, albeit in a lower density form. This proposal is consistent with the General Commercial designation of the OCP which allows for a range of commercial activities in the Town Centre and Lougheed Highway.

The Lougheed Transit Corridor Concept Plan identifies a proposed *Commercial Mixed-Use* land use designation that aligns with a new, higher density C-7 (Lougheed Corridor High Density Mixed-Use) zone.

While no development applications are on hold in the Lougheed Transit Corridor as area plan work is underway, in-stream applicants have been made aware of the increased development potential, and are able to utilize the greater density opportunities in advance of area plan adoption.

In the case of the subject application, the applicant has indicated they do not wish to pursue additional building height, as the additional floor space would trigger the requirement for underground parking, which is not financially feasible for the project to move forward. As the Lougheed Transit Corridor is not in bylaw form so existing OCP policies apply. This is consistent with how in-stream applications are handled.

First reading for the Lougheed Transit Corridor Area Plan is scheduled for Committee of the Whole in October 2021. Considering that the subject proposal has been under application since 2019, staff support the subject application moving forward under the existing designation of *General Commercial* and proposed C-2 (Community Commercial) zone.

ii) Zoning Bylaw:

The applicant is proposing to rezone the western portion of the subject property from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit future construction of a two-storey commercial building with approximately 654 m² (7,040 ft²) of ground floor commercial space and 299 m² (3,218 ft²) of office space above.

The owner of the subject property is currently working with the Provincial Government on a Cannabis Retail Use to be located within the existing liquor store location on the subject property once it is relocated to the new building. *Zoning Bylaw No. 7600-2019, Section 401.3, Prohibited Uses of Land, Buildings and Structures, (g) (ii)*, outlines the retail sales of cannabis must be located 1,000 metres (1.0 km) from any other Cannabis Retail Use. Currently, there are two proposed Cannabis Retail Uses located within the 1,000 m radius of the subject application, located at 20395 Lougheed Highway and 20110 Lougheed Highway, respectively (See Appendix J).

To permit the Cannabis Retail Use to be established on the subject property, a site specific text amendment is required to Zoning Bylaw General Regulation Section 401.3 (g)(ii). The amendment is to reduce the current separation distance from 1,000 metres to 333.5 m (1,099 ft.) for the property located at 20395 Lougheed Highway (Muse Cannabis). This amendment would also allow

for the proposed Retail Cannabis Use which is 954.2 m (3,131 ft.) from the property located at 20110 Lougheed Highway (Blurb Cannabis).

iii) Off-Street Parking and Loading Bylaw:

The subject application is proposing 114 parking spaces for the combined site, of which 89 spaces are currently provided for the existing commercial development and a further 25 spaces are proposed for the new building. The required number of parking spaces for the combined site is 116, therefore, a parking variance for two (2) spaces is required as part of the subject application, and will be the subject of a future Council report.

Short term bicycle parking is provided in the form of a bicycle rack outside the front entrance of the proposed building and two long-term bicycle spaces are provided within the proposed building.

iv) Proposed Variances:

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

- *Maple Ridge Zoning Bylaw No. 7600-2019:*
Reduce the required rear lot line setback from 6.0m (20 ft.) to 2.69m (8.8 ft.) (west elevation); and
Permit on-site parking to be located to the front of the proposed building (north elevation).
- *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990:*
Reduce the number of required parking stalls from 116 stalls to 114 stalls.
- *Maple Ridge Sign Bylaw No. 7630-2020:*
Reduce the required setback from 1.5m (5 ft.) to 0.46 m (1.5 ft.) for the existing sign located on Lougheed Highway

The requested variances for the proposed development will be the subject of a future Council report.

v) Development Permits:

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development for the proposed new building, and to enhance the unique character of the community in accordance with the following key development permit guidelines:

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.*
2. *Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.*
3. *Promote sustainable development with multimodal transportation circulation, and low impact building design.*
4. *Respect the need for private areas in mixed use development and adjacent residential areas.*
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.*

A separate Development Permit Application report with more details will be forwarded to Council at a later date. It is noted that the above Development Permit information pertains to the proposed development (new building and landscaping) and not to the site specific text amendment for the cannabis retail use distance requirement.

vi) Advisory Design Panel:

The application was reviewed by the Advisory Design Panel at a meeting held on October 21, 2020 and their comments and the applicant's responses can be seen in Appendix H. A detailed description of the projects form and character will be included in a future development permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting (DIM) was held virtually via phone or email comment submission from June 16 to June 25, 2021. One set of comments were received and a response was provided by the applicant. Both comments and responses can be seen in Appendix I to this report.

4) Traffic Impact:

As the subject property is located on a provincial highway, a referral to the Ministry of Transportation and Infrastructure is necessary to review access, traffic circulation and the parking areas. Final Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application as discussed above in this report.

5) Interdepartmental Implications:

i) Engineering Department:

To fulfill requirements with the Subdivision and Development Servicing Bylaw, the Engineering Department has requested the following:

- New concrete curb, gutter and sidewalk required across property frontage; however, Loughheed Highway is under the jurisdiction of Ministry of Transportation and Infrastructure (MOTI) and as such, improvements must also comply with MOTI.

ii) License, Permits and Bylaws Department:

The Building Department has reviewed the proposal and comments have been provided to the applicant.

iii) Fire Department:

An additional fire hydrant is to be included as part of development to be located along the Loughheed Highway frontage.

iv) Information Technology Department:

The inclusion of a 1-100 mm communications duct to be located along the Loughheed Highway frontage.

v) Environment Section:

This subject property drains to McKenney Creek which is subject to urban stormwater concerns. Stormwater management will need to ensure that water quality draining to McKenney Creek, a fish bearing system, is not detrimental to fish habitat. In addition, the proposed project should consider the downstream habitat and the sensitive nature of the flows in this area and the impacts on adjacent properties to McKenny Creek.

The addition of green space along the southern property boundary, including trees, can provide shading that is both beneficial to reduce local heat island effects and can act as a visual and sound barrier between the commercial and residential uses.

6) Citizen/Customer Implications:

A Development Information Meeting for the proposed development was held between the dates of June 16 and June 25, 2021 with options to phone or email in comments or concerns. The results of the concerns expressed at that meeting are attached as Appendix I. The Public Hearing will provide an additional opportunity for citizens to express their concern or support of the development.

CONCLUSION:

It is recommended that first and second reading be given to Zone Amending Bylaw No. 7776-2021 for the site specific text amendment and that second reading be given to Zone Amending Bylaw No. 7609-2020, and that application 2019-427-RZ be forwarded to Public Hearing.

“Original signed by Chuck Goddard” for

Prepared by: **Adam Rieu
Planner 1**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

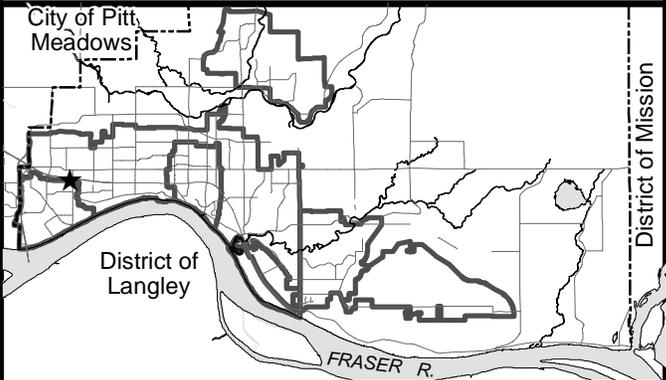
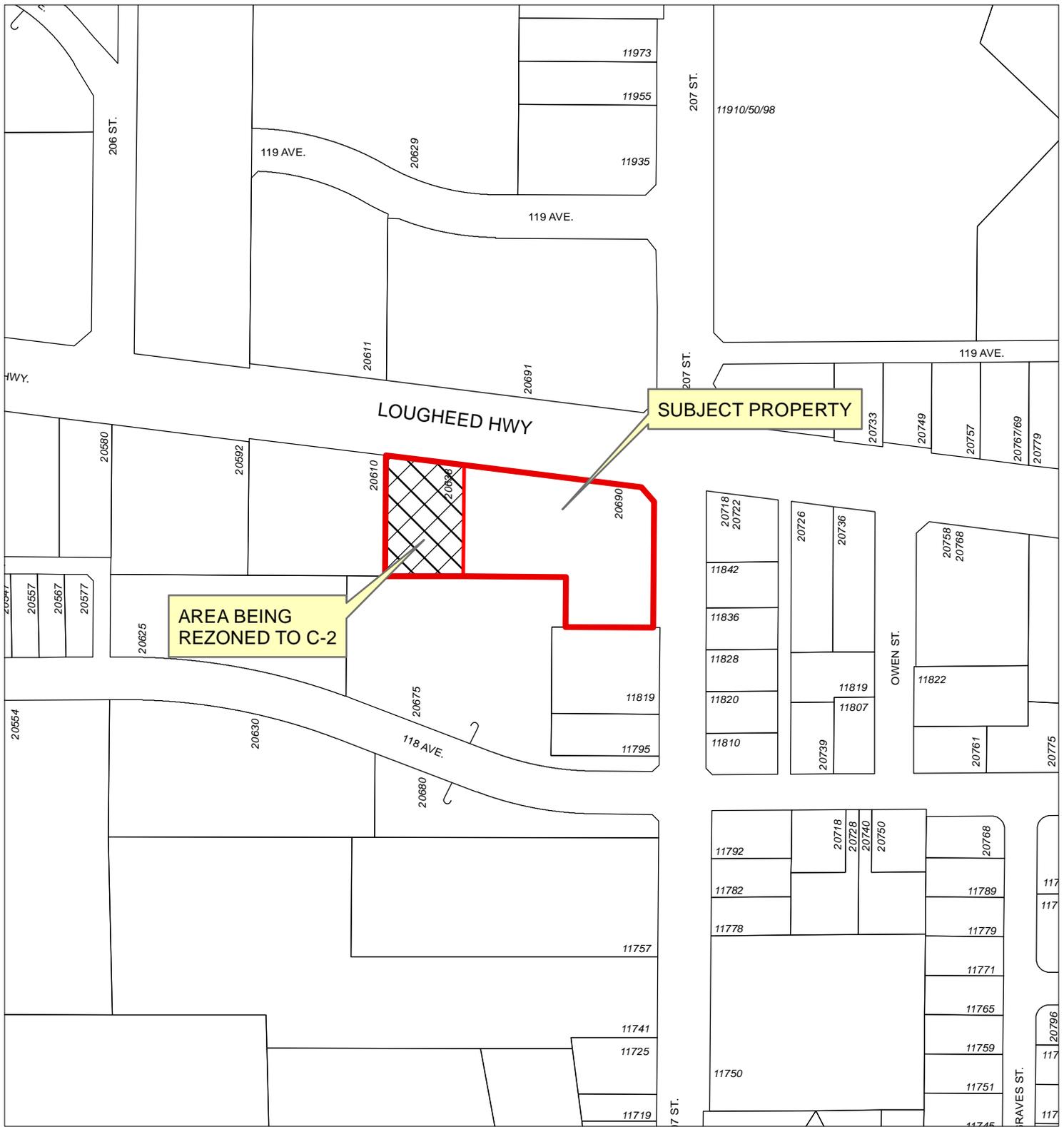
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“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. 7609-2020
- Appendix D – Zone Amending Bylaw No. 7776-2021
- Appendix E – Site Plan
- Appendix F – Architectural Plans
- Appendix G – Landscape Plans
- Appendix H – ADP Comments
- Appendix I – Development Information Meeting (DIM) Comments
- Appendix J – Cannabis Retail Use Proposed Location Map



20690 LOUGHEED HWY
 PID: 031-186-254

PLANNING DEPARTMENT



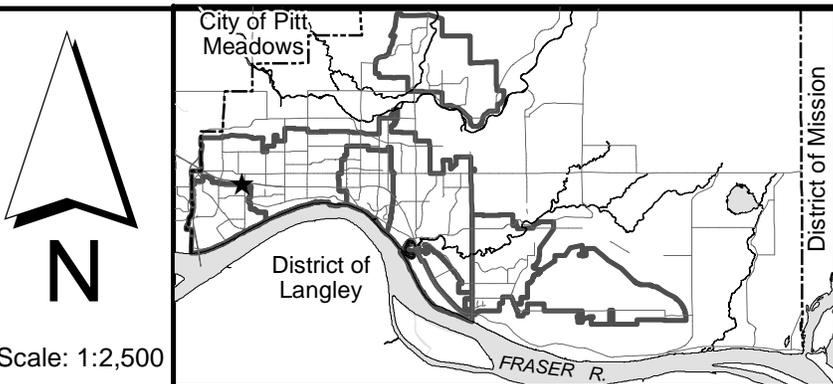
MAPLE RIDGE
 British Columbia

mapleridge.ca

FILE: 2019-427-RZ
 DATE: Jul 7, 2021
 BY: DT



Aerial Imagery from the Spring of 2020



20690 LOUGHEED HWY
PID: 031-186-254

PLANNING DEPARTMENT



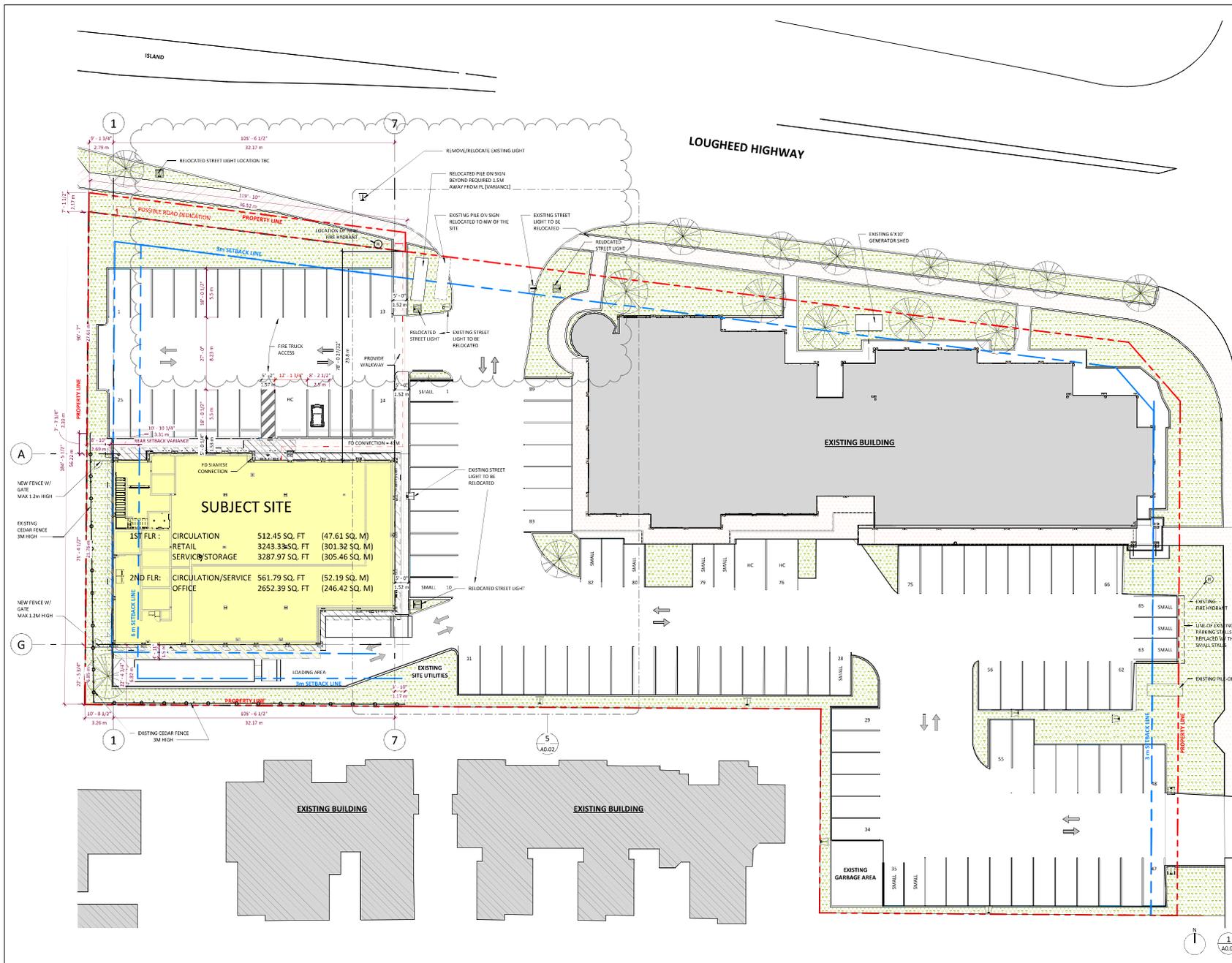
mapleridge.ca

FILE: 2019-427-RZ
DATE: Jul 7, 2021

BY: DT

REVISIONS

DATE	DESCRIPTION
1 2020.06.29	For Client Review
2 2020.07.02	For Client Review
3 2020.07.29	For Client Review
5 2020.08.05	For Client Review
7 2020.08.18	ISSUE FOR DP
8 2020.09.30	Issue for Committee Meeting
9 2020.11.03	Re-issue for ADP Comments
10 2020.12.01	Re-issue for ADP/MOTI
11 2021.01.25	For Client Review
12 2021.02.01	Issue for Coordination
14 2021.05.10	Issue in response to MOTI comments



207TH STREET

MANDALAY
MAPLE RIDGE
COMMERCIAL
DEVELOPMENT

20690 LOUGHEED HWY.
MAPLE RIDGE, BC

title
SITE PLAN

scale 1/16" = 1'-0"
© 2021

date MAY 2021

drawn EB checked GK

job no. 1905

sheet no. A1.00

seal

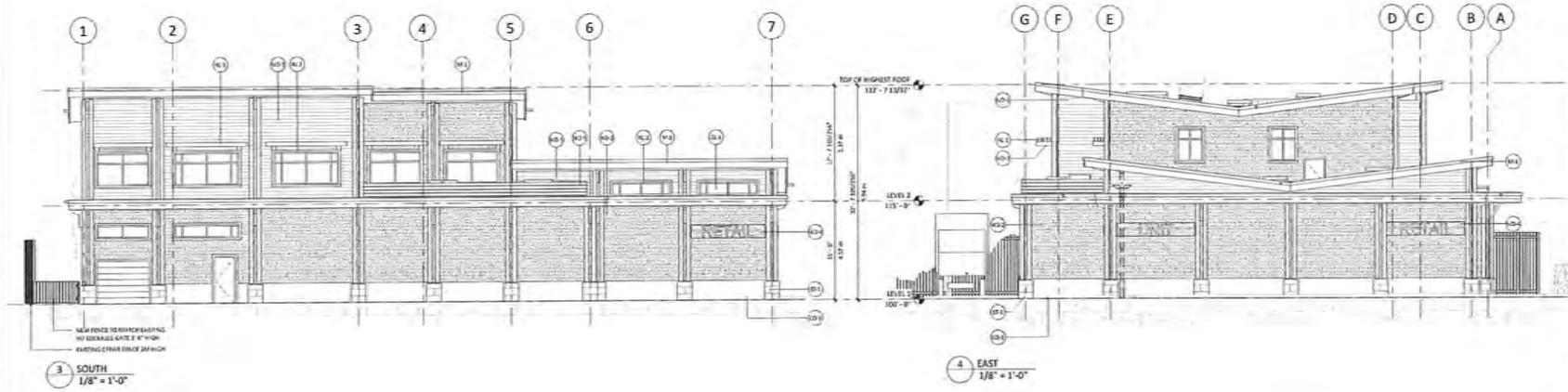
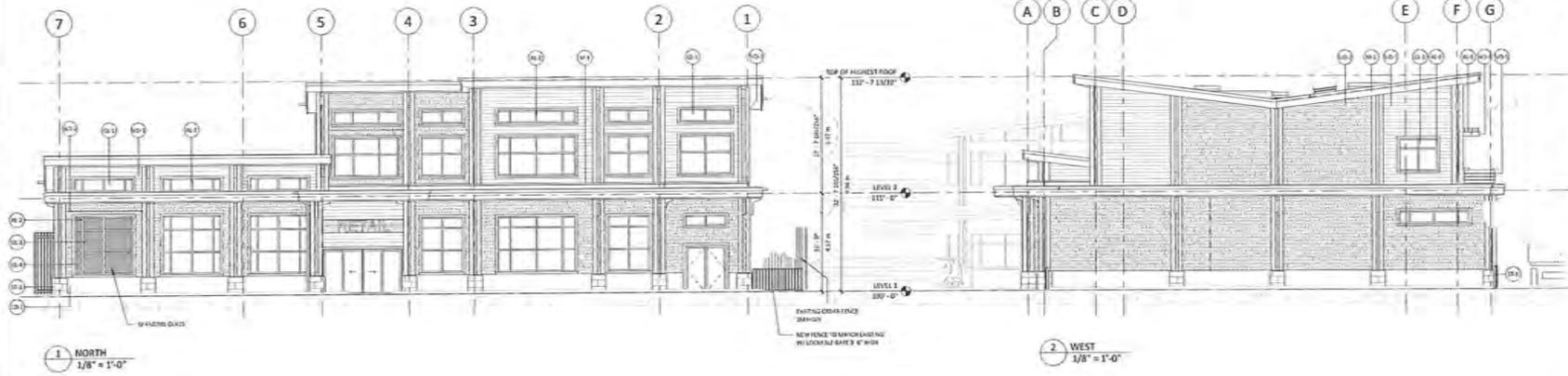
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1 SITE PLAN
A1.00 1/16" = 1'-0"

REVISIONS

DATE	DESCRIPTION
1 2020-06-29	For Client Review
2 2020-07-02	For Client Review
3 2020-07-29	For Client Review
4 2020-08-05	For Client Review
5 2020-08-18	ISSUE FOR CR
6 2020-08-30	Issue for Committee Meeting
7 2020-11-23	Withdraw for ACP Community
8 2020-12-01	Withdraw for ACP/MSH
9 2021-01-25	For Client Review
10 2021-02-01	Issue for Contribution
11 2021-05-10	Issue in response to WOT comments



MANDALAY
MAPLE RIDGE
COMMERCIAL
DEVELOPMENT

20690 LOUGHEED HWY.
MAPLE RIDGE, BC

title
BUILDING ELEVATIONS

scale 1/8" = 1'-0"
date MAY 2021
drawn EB checked GK

job no. 1905
sheet no. A3.00

seal

EXTERIOR MATERIALS SCHEDULE		
MAT'L	DESCRIPTION	Material Comments
AB-0	ALUMINUM VENT SHADE	EXTERIOR, BLACK FINISH
CD-1	CONCRETE	F HIGH WALL AT LEVEL 2 TO MATCH EXISTING
GL-0	GLASS - CLEAR	EXTERIOR
GL-2	GLASS - CLEAR, TINTED	EXTERIOR
GS-0	SPANDREL	EXTERIOR
GS-4	SPANDREL - TINTED	EXTERIOR
BR-0	TYPICAL BRUSHING & WINDOW TRIM	EXTERIOR, PREFINISHED COLOR, DARK BROWN MATTE
SP-0	STEEL	COLUMN POST TO MATCH EXISTING
WD-1	WOOD SIDING	HARDE SIDING TO MATCH EXISTING
WD-2	WOOD SHAKES	HARDE SIDING TO MATCH EXISTING
WD-3	WOOD POSTS	TO MATCH EXISTING
WD-4	WOOD SIGN	TO MATCH EXISTING
WD-5	WOOD ROOFTOP SCREEN	EXTERIOR

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REVISIONS

DATE	DESCRIPTION
9 2020 09 30	Issue for Committee Meeting
9 2020 11 03	Re-issue for AEP Comments
10 2020 12 01	Re-issue for AEP/AOCC
14 2021 05 10	Issue in response to MGR comments



1 SOUTH URBAN ELEVATION
1/16" = 1'-0"



2 NORTH URBAN ELEVATION
1/16" = 1'-0"

MANDALAY
MAPLE RIDGE
COMMERCIAL
DEVELOPMENT

20690 LOUGHEED HWY.
MAPLE RIDGE, BC

title
URBAN ELEVATIONS

scale 1/16" = 1'-0"

date MAY 2021

drawn EB checked GK

job no. 1905

sheet no. **A3.01**

seal

Drawings are to be read in
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discrepancies found on any drawings
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the requirements of the latest
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1 NE VIEW



2 SW VIEW



3 SE VIEW



4 N VIEW

DATE	DESCRIPTION
1 2020-06-29	For Client Review
2 2020-07-02	For Client Review
3 2020-08-05	For Client Review
7 2020-08-18	ISSUE FOR DP
8 2020-09-30	Issue for Committee Meeting
9 2020-11-03	Re-issue for ADP Comments
10 2020-12-01	Re-issue for ADP ADP1
11 2021-01-22	For Client Review
14 2021-05-19	Issue in response to MOI comments

**MANDALAY
MAPLE RIDGE
COMMERCIAL
DEVELOPMENT**

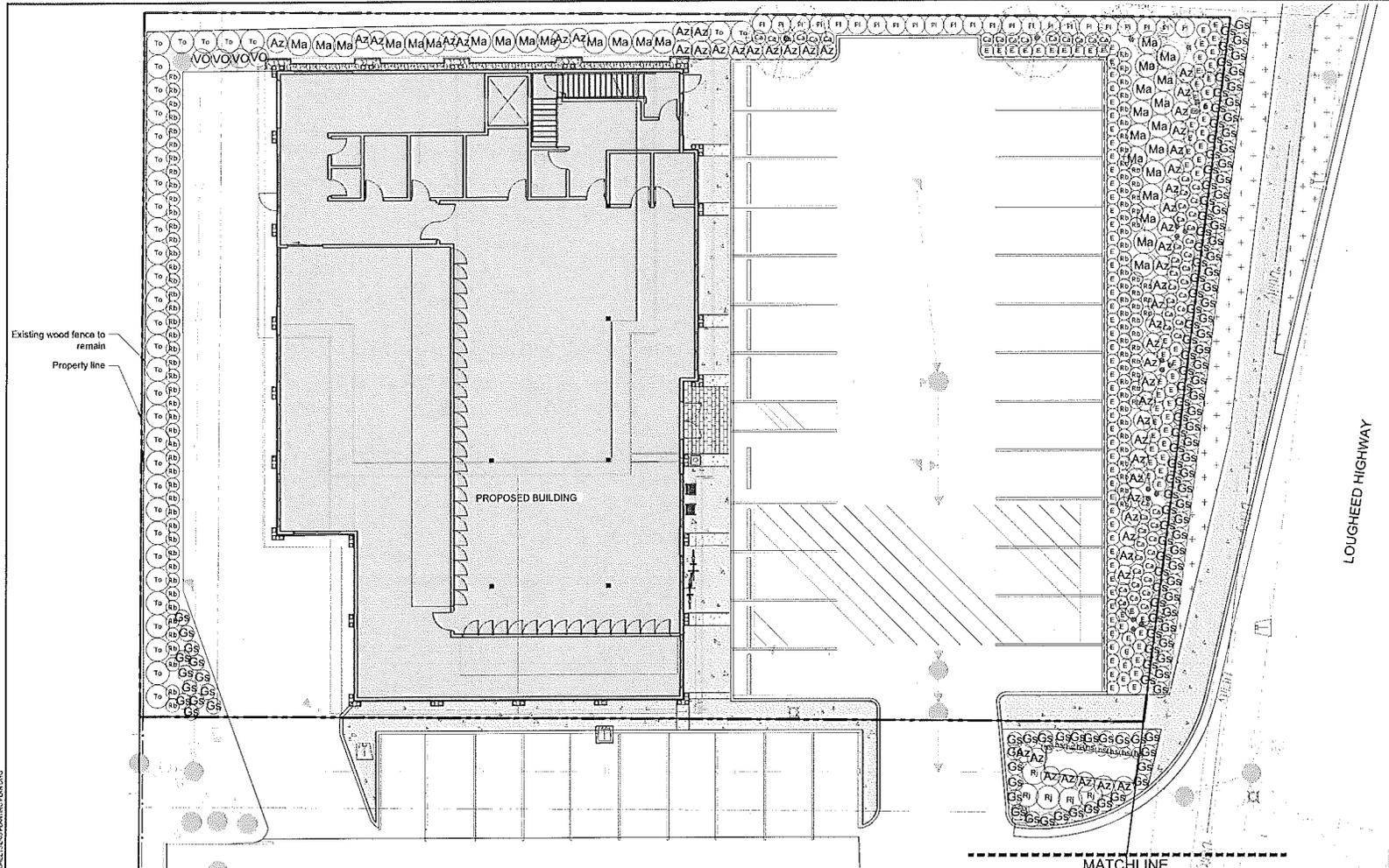
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MAPLE RIDGE, BC

title
PERSPECTIVES

scale
date **MAY 2021**
drawn **EB** checked **GK**
job no. **1905**
sheet no. **A8.00**
seal

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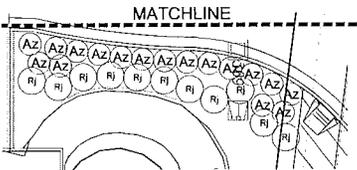


Existing wood fence to remain
 Property line

PROPOSED BUILDING

LOUGHEED HIGHWAY

MATCHLINE



PLANT LIST SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Az	69	<i>Azalea japonica</i> 'Amensu'	Amoenia Azalea	#2 Pot	1000mm O.C.
Cb	66	<i>Calamagrostis x acutiflora</i> Xant Foerster	Karl Foerster Feather Reed Grass	#2 Pot	700mm O.C.
E	115	<i>Euonymus fortunei</i> 'Roemertwo'	Gold Splash Wintercreeper	#1 Pot	700mm O.C.
Gs	125	<i>Gaucheria salal</i>	Salal	#1 Pot	600mm O.C.
Ma	30	<i>Mahonia aquifolium</i>	Oregon Grape	#3 Pot	1200mm O.C.
Pi	23	<i>Prunus lusitanica</i>	Portuguese Laurel	#2 Pot	1000mm O.C.
Ri	99	<i>Rhododendron</i> 'Edith Bossey'	Edith Bossey Rhododendron	#1 Pot	700mm O.C.
Ri	16	<i>Rosa</i> 'Jens Munk'	Jens Munk Rose	#3 Pot	1200mm O.C.
To	35	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Cedar	#3 Pot	750mm O.C.
Vo	4	<i>Vaccinium ovalum</i>	Evergreen Huckleberry	#2 Pot	1000mm O.C.
PERENNIALS/GROUNDCOVERS					
hs	9	<i>Helleborithrix sempervirens</i>	Blue Oat Grass	#1 Pot	600mm O.C.

- All plant material shall meet or exceed standards required by Canadian Landscape Standards guidelines.
- Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
- Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
- Growing medium depths for planting as follows:
 - Shrubs: 450mm
 - Sod: 150mm
 - Tree pits: 1000mm with 300mm (below root ball)
- 25mm minus compost mulch to be installed in all shrub planting areas.
- All landscaped areas to be irrigated.

No.	By	Description	Date
7	AD	Issued for Development Permit	May 20, 2021
6	AD	Issued for Development Permit	Nov 3, 2020
5	AD	Issued for Development Permit	Oct 2, 2020
4	AD	Issued for Development Permit	Aug 11, 2020
3	AD	Issued for Development Permit	July 10, 2020
2	AD	Issued for Development Permit	March 10, 2020
1	AD	Issued for Development Permit	Dec 19, 2019

REVISIONS TABLE FOR DRAWINGS
 * Copy of record. This stamp is of design at the discretion of V&A and may differ from the printed version of the drawing.

No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
 MANDALAY MAPLE RIDGE
 COMMERCIAL DEVELOPMENT

Location:
 20638 Lougheed Highway,
 Maple Ridge, BC

Drawn:	AD	Stamp:	
Checked:	SH	Original Sheet Size:	24"x36"
Approved:	MVDZ		
Scale:	1:100	EXTRACTOR SHALL DESIGN ALL DIMENSIONS OF THE PLANT AND PLANTING MATERIALS TO BE PROVIDED BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE CONSIDERED AS THE DIMENSIONS OF THE DIMENSIONS OF THE PLANT MATERIALS TO BE PROVIDED BY THE CONTRACTOR. ALL DIMENSIONS SHALL BE PROVIDED FOR THE CONTRACTOR'S REFERENCE ONLY.	

Drawing Title:
PLANTING PLAN

Project ID:
DP2019-60

Drawing ID:
L-03

Appendix H, Advisory Design Panel

R/2020-027

It was moved and seconded

That the application 2019-427-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Architectural Comments from ADP and Architect Response (in italics):

- Consider celebrating the entry way;
 - *We extended the roof further out at the door.*
- Consider similar patterns for all windows on level 2;
 - *This has been revised.*
- Consider introducing an interstitial member to define area between windows on the second floor, similar to treatment on level 1;
 - *We introduced this on the rear as a sun shade.*
- Consider switching colours to dark on the bottom and light on top to better balance the building and to tie into the existing building;
 - *We did the switch.*
- Please resolve the minor conflict between proposed window and door on level 1 between gridlines 1 and 2 in the exit stair area.
 - *Corrected.*

Landscape Comments from ADP and Landscape Architects Response (in italics):

- Consider adding parking islands with large canopy trees for shade and storm water management mitigation;
 - *Required parking stall count does not allow for any reduction in the number of parking stalls shown so parking islands are not able to be added.*
- Consider reviewing plant material for appropriate water requirements now that bioswale has been deleted;
 - *Plant material in the deleted bioswale area has been updated to reflect its deletion.*
- Review storm water management plan for current layout;
 - *Stormwater plan is per civil and landscape drawings have updated to reflect.*
- Consider including arborist report/information on landscape plan and architecture site plan to ensure mitigation of conflict with critical root zone area;
 - *No arborist report is available. There is 1 tree near the site on the property to the south. Tree is approximately 3m from the property line and the drip line doesn't appear to encroach into the property. The south edge has a 1m planting strip before the curb and the current condition is a compacted granular parking lot which will be removed so impact on any existing tree roots should be minimal.*
- Ensure numbers reflect city requirements for bike racks.
 - *2 bike parking spaces have been provided along the north front of the building.*

NW 2745 ARBORWYNDE STRATA COUNCIL
Public Comment Opportunity for Proposed Development
for 20690 Lougheed Hwy, Maple Ridge
Friday, June 18th, 2021

Email: arborwyndemail@gmail.com

Re: Residential Reply for Public Comment Opportunity Letter, dated 28May2021

To: Site Lines Architecture Inc.
200 – 23160 96th Ave
PO Box 249
Fort Langley, BC V1M 2R6
info@sitelines.ca

We are the Ownership located on the South fence line along this proposed new development, located at 20690 Lougheed Hwy in Maple Ridge.

We would like it noted that when the previous development occurred along our property line, there was an agreement in place that there would be an 8 foot fence that would be regularly maintained, and we would allow cedars along this fence as long as they were also regularly maintained, and not be allowed to grow above the fence line.

This agreement has not been honoured. The fence hasn't been maintained in approximately 1-2 years, and is now rotting and falling apart in some places. The cedars are also now *well above* the agreed-to height.

There has also been a number of issues with staff and customers from the current site, taking up much needed parking space along 118th Avenue, between 207th and 203rd.

We would like a guarantee that adequate parking will be provided to your customer base, and designated parking for staff within this development site. We also ask that the current rotten fence be replaced by an 8 foot concrete one, which should help reduce the noise and will require less maintenance.

Lastly, in the past we have requested the posting of "good neighbor" signs around the buildings and parking perimeters (like the below examples used at similar developments), which is a request we are renewing here once again.



It is important to note that our residences are very much affected by the activities in this development area, particularly on nights and weekends due to noise from the existing tenant (Town Hall Pub/Night Club) and their intoxicated patrons in the parking area. Please refer to documentation registered at the Maple Ridge By-Law Enforcement Department, which goes back several years.

With respect, these are our homes and we strongly believe these requests are the very least we deserve as consideration from our business and commercial neighbours. We sincerely welcome the opportunity to develop a new and trusting relationship with Mandalay Properties, and feel the above requests are fair and reasonable.

Your attention to this matter is greatly appreciated, and we ask that your office please provide a reply to the council via arborwyndemail@gmail.com.

With respect,
Arborwynde Strata Corporation NW2745

cc: District of Maple Ridge – Planning Department
cc: Mandalay Maple Ridge Commercial Development



MANDALAY PROPERTY CORP.
102 - 20690 Lougheed Hwy. Maple Ridge B.C. V2X 2P8
T: 604.465.3755 F: 604.460.0269
E:jtarnowski@mandalayproperty.ca

June 28, 2021

City of Maple Ridge
11995 Haney Place
Maple Ridge, B.C.
V2X 6A9

Attention: Adam Rieu

Dear Sirs:

Re: Reozoning 20690 Lougheed Hwy Maple Ridge, B.C.

We are writing in regard to the letter dated May 28th, 2021 from NW 2745 Arborwynde Strata Council to Site Lines Architecture Inc.

We wish to advise that we vehemently dispute the allegations of the Strata Council contained in the above noted letter.

As regards to the allegation relating to the maintenance of the fence, we wish to advise that at any time there was an issue with the fence, any repairs were attended to immediately and the fence is regularly stained. If the Strata Council would like to review our records relating to the repairs which are constantly done to maintain the fence we would gladly be prepared to provide them to the Strata Council. If the City of Maple Ridge wishes to attend at the subject site, they would see that the fence is well maintained. The lack of maintenance of the fence, if there is any, resides with the Strata Council as they do nothing to maintain their side of the fence.

In reply to the allegation relating to the cedar trees, we wish to advise that we retain a landscape company who attends the site seven (7) days per week to look after the landscaping and parking lot. The cedar trees just like the other trees and shrubs on the property are regularly pruned. I would suggest to the Strata Council that they look at the cedars on their side of the fence which are taller than our fence.

In respect of the matter of people parking along 118th Avenue, we have no control over where people park their vehicles. If parking is an issue along 118th Avenue, perhaps the Strata Council can take the matter up with the City. As regards to parking, the subject development is compliant with the City of Maple Ridge's by-laws and neither we, nor our tenants can mandate where our customer park off site.



MANDALAY PROPERTY CORP.
102 - 20690 Lougheed Hwy. Maple Ridge B.C. V2X 2P8
T: 604.465.3755 F: 604.460.0269
E:jtarnowski@mandalayproperty.ca

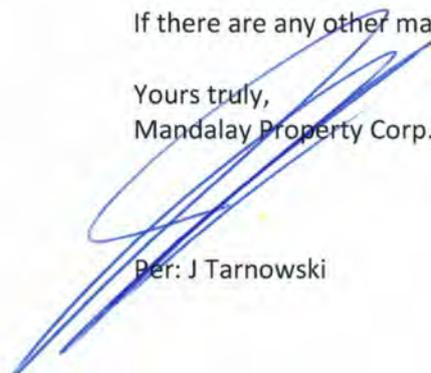
In reply to the activities of the patrons of the Townhall, we find it offensive that the Strata Council refer to these individuals as "intoxicated patrons." The Townhall has addressed all noise complaints when they arose, and they employ security personnel to control activities of their patrons during their evening hours of operation. The Townhall also posts "Good Neighbour" signs in their premises and actively encourages their patrons to be cognizant of the residential properties adjacent to this development.

This particular Strata Council has done nothing but complain about things from the date we started construction of this development. In the past numerous complaints were filed with the Maple Ridge RCMP regarding residents of this Strata complex verbally assaulting and uttering threats to the employees of the property landscaping company contracted to maintain the subject property. Furthermore, there are RCMP reports to collaborate reports of residents of the Strata throwing full cans of beer at the landscapers while working. Additionally, customers of the complex were shot at with pellet guns from a second floor balcony of the Strata complex – RCMP also attended this incident. Perhaps this Strata Council needs to be reminded of the situation prior to us redeveloping this site – there was a rundown hotel which housed drug addicts – the site was a known location for transacting drug deals – prostitutes plied their trade from this site – the adjacent property to the west contained a drug house which we tore down. The Strata Council should be happy that we developed the site and rid the site of the real problems. We maintain this property in a first class basis, employing security everyday during the night and daily maintain the landscaping and parking lot. Notwithstanding the measures we have implemented, the Strata Council seems to find fault with everything. This Strata Council also needs to be reminded that their development borders a commercial development and that their expectations cannot be the same as a development in a totally residential area.

As regards to the mater of the concrete fence, we would gladly pay for the cost of removing the wooden fence if the Strata Council wants to install and pay for the cost of the concrete fence. If not, then we intend to keep the wood fence that we installed and continue to maintain.

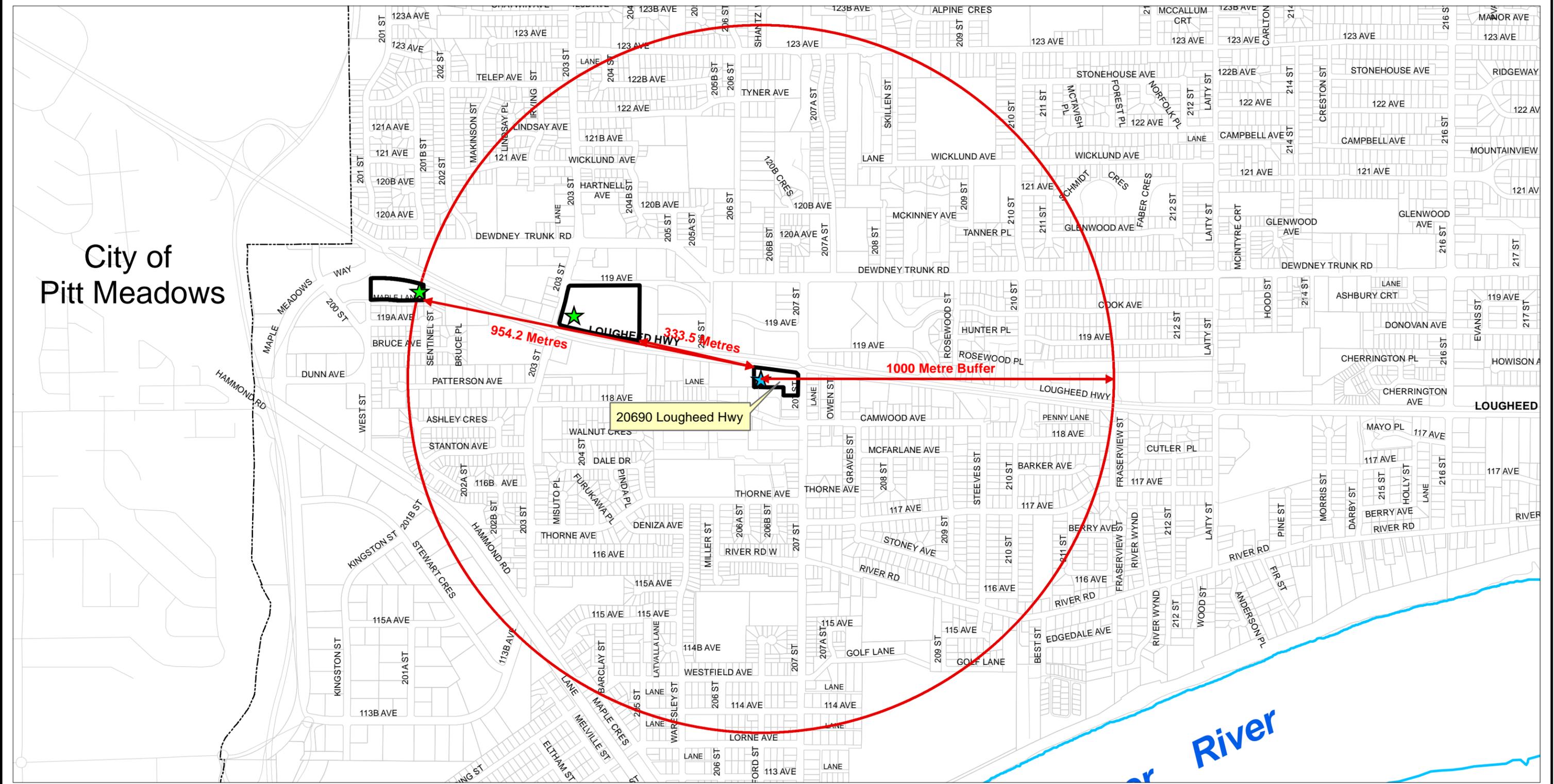
If there are any other matters you wish to address please advise.

Yours truly,
Mandalay Property Corp.



Per: J Tarnowski

City of Pitt Meadows



Scale: 1:10,500

Legend

- ★ Private Retail
- ★ Government Retail

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

1000m Buffer of 20690 Lougheed Hwy



FILE: CannabisLocations10.mxd
DATE: Jul 5, 2021

BY: DT

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: July 20, 2021
FILE NO: 2021-257-RZ
MEETING: C o W
SUBJECT: First and Second Reading
Zone Amending Bylaw No. 7775-2021
110 - 20110 Lougheed Highway

EXECUTIVE SUMMARY:

On March 30, 2021, Council deferred a report from Bylaw & Licensing Services about a proposed non-medical cannabis retail store to be known as Burb Cannabis Corp. at 110 - 20110 Lougheed Highway and directed the applicant to apply for a zoning bylaw text amendment. It was acknowledged that the proposed store was within 1,000 metres of two other proposed cannabis stores.

An application has been received for a site specific text amendment to Zoning Bylaw No. 7600-2019 to reduce the 1,000 metre separation distance between Cannabis Retail Uses, to allow such a use to be located in unit 110 on the subject property at 20110 Lougheed Highway. The reduction is from 1,000 metres to 394.5 metres. This is the distance from the property at 510 - 20395 Lougheed Highway which is for another cannabis retail store under rezoning application 2020-240-RZ, which received final adoption on November 10, 2020.

Being a text amending application, there are no terms and conditions and the Community Amenity Contribution policy does not apply. Therefore, this application may be considered for first and second reading and proceed to Public Hearing.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7775-2021 be given first and second reading; and forwarded to Public Hearing.

DISCUSSION:

a) Background Context:

Applicant: Burb Cannabis Corp.

Legal Description: Parcel 100 District Lot 222 Group 1 New Westminster District Explanatory Plan 84469

OCP:	Existing:	Commercial
	Proposed:	Commercial
Within Urban Area Boundary:		Yes
Area Plan:		Lougheed Corridor
OCP Major Corridor:		Yes
Zoning:		
	Existing:	C-2 (Community Commercial)
	Proposed:	C-2 (Community Commercial)
Surrounding Uses:		
North:	Use:	Service Commercial
	Zone:	RS-3 (Single Detached Rural Residential) and CD-2-98 (Service Commercial, Grocery Store, Financial Inst.)
	Designation:	Commercial
South:	Use:	Single Family Residential
	Zone:	RS-1b (Single Detached (Medium Density) Residential)
	Designation:	Low Density Multi-Family
East:	Use:	Commercial
	Zone:	C-2 (Community Commercial)
	Designation:	Commercial
West:	Use:	Vacant
	Zone:	CS-1 (Service Commercial) and RS-3 (Single Detached Rural Residential)
	Designation:	Commercial
Existing Use of Property:		Commercial
Proposed Use of Property:		Commercial
Site Area:		0.984 HA. (2.43 acres)
Access:		Lougheed Highway
Servicing requirement:		Urban Standard

b) Project Description:

On July 14, 2020, Council received a report from the Planning Department recommending the removal of the general 1,000 metre minimum distance separation from the Zoning Bylaw (Bylaw No. 7650-2020). Council defeated the motion to move forward this amendment to the Zoning Bylaw.

Following this, at the meeting on March 30, 2021, Council received a report from Bylaw & Licensing Services about a proposed non-medical cannabis retail store to be known as Burb Cannabis Corp. at 110 - 20110 Lougheed Highway as shown in Appendices A and B and passed the following resolution:

- 1. That the non medical cannabis retail application for 110 -20110 Lougheed Highway be deferred and;*
- 2. That the applicant be directed to apply for a zoning bylaw text amendment*

Given the above, information on the proposed business operations for Burb Cannabis Corp. has been received in support of a site-specific amendment to reduce the 1,000 metre separation for this cannabis store (Appendix C).

c) Planning Analysis:

To allow this business to be established on the subject site, a site specific text amendment is required to Zoning Bylaw General Regulation Section 402.6 (1) (c). The amendment requested by the applicant is to reduce the current separation distance from 1,000 metres to 394.5 metres, which is the distance to the property at 510 – 20395 Lougheed Highway under rezoning 2020-240-RZ, for another cannabis retail store (Appendix E).

The proposed store is located within Maple Ridge Plaza on the south side of Lougheed Highway and is surrounded by other commercial uses, along with a lane and some single family dwellings to the south. The proposed cannabis store is located 394.5 metres to the west of an approved cannabis retail store, known as Muse Cannabis at 510 – 20395 Lougheed Highway. The proposed store is also 954.2 metres to the west of a proposed government retail cannabis store located at 20690 Lougheed Highway, proceeding under rezoning 2019-427-RZ. Given the surrounding commercial uses and physical barrier of Lougheed Highway, the proposed distance reduction is not a concern from a land use planning perspective.

Given that there are no terms and conditions to be fulfilled, third reading and final adoption of this bylaw may follow the Public Hearing. Following possible adoption of this text amending bylaw, the Bylaw & Licensing Services Department will bring forward the previously deferred report regarding the referral from the Liquor and Cannabis Regulation Branch, to Council for consideration.

CONCLUSION:

This Zoning Bylaw text amending application will allow a for a Cannabis Retail Store to be known as Burb Cannabis to locate at 110 – 20110 Loughheed Highway (Maple Ridge Plaza), which would be 394.5 metres in distance from another Cannabis Retail Store to be located at 510 – 20395 Loughheed Highway.

It is recommended that Council grant first and second readings and advance this Zoning Bylaw Text Amending Bylaw to Public Hearing.

“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”

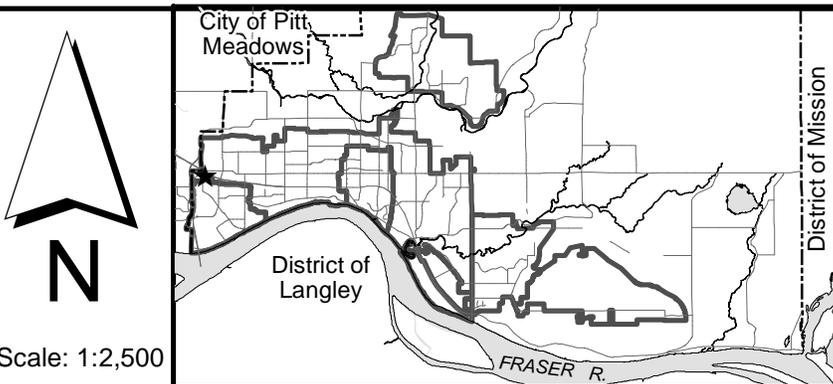
Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7775-2021
- Appendix D – Information and Site Plan from Applicant
- Appendix E – Separation Distance Map



Aerial Imagery from the Spring of 2020



20110 LOUGHEED HWY
PID: 015-796-914

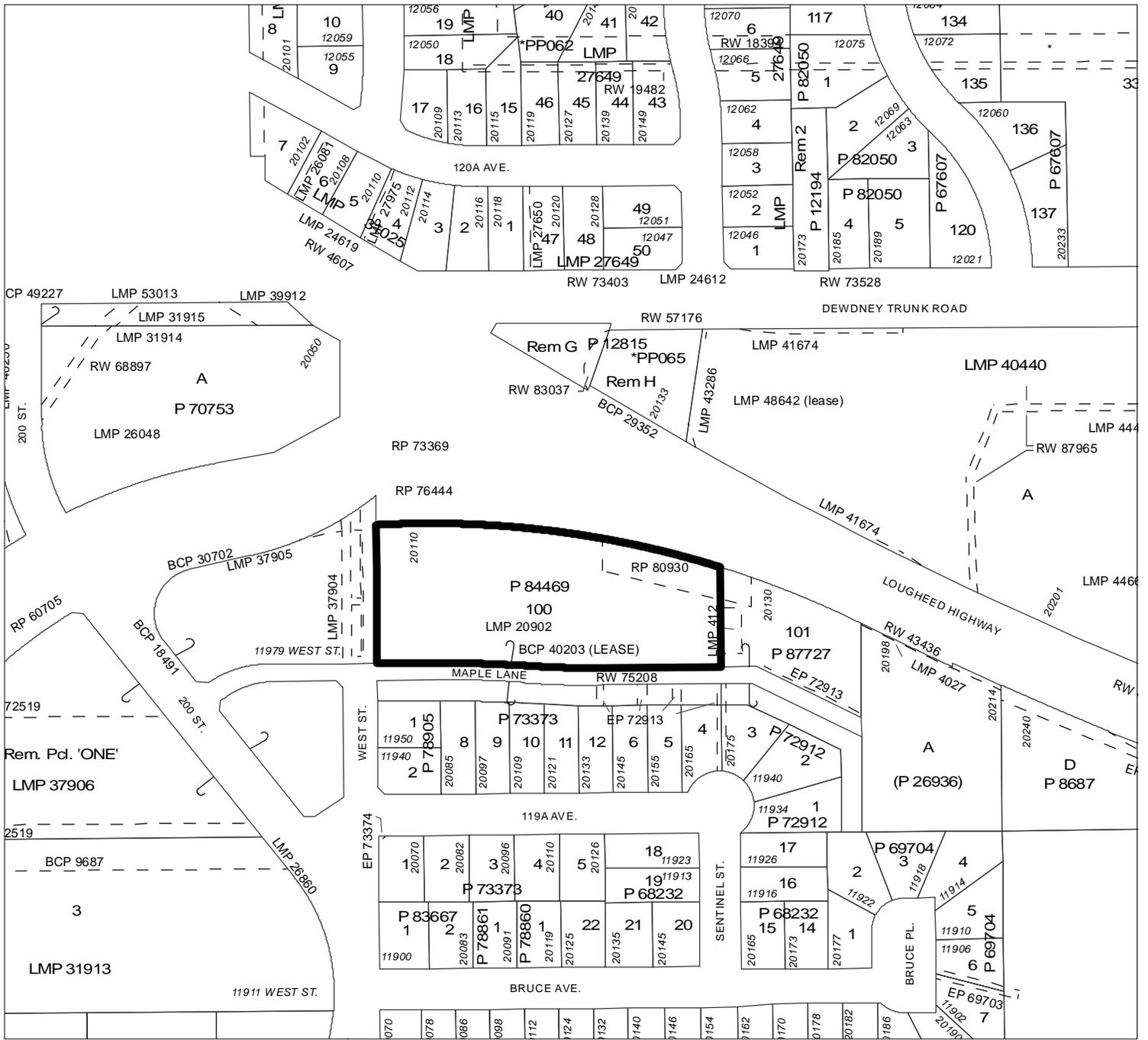
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-257-RZ
DATE: May 12, 2021

BY: PC



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7775-2021
 Map No. 1909
 Purpose: Site Specific Text Amendment



SCALE 1:2,500



January 25, 2021

**City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9**

Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Name of operator:

- Burb Cannabis Corp. DBA: burb

Hours of operation: 9:00am to 11:00 pm Monday – Saturday; 10:00am to 8:00 pm Sunday

Description of Operation:

burb is a multi-licensed cannabis retailer with three operational stores in Port Coquitlam and Port Moody which proves our ability to operate successfully in the regulated environment. Our founding team has successfully founded, operated and exited businesses and is supported by world class advisors including the previous EVP of US Retail for Starbucks. Strict inventory management controls are in place to ensure our cannabis products, exclusively supplied by the Provincial wholesaler, are correctly accounted for at all stages (purchasing, receiving, storage, sale, and destruction where applicable).

All employees go through our internal training program which includes following the *"Selling it Right"* manual to ensure customers are checked for ID, ensuring they are over 19, and are served with care and due attention. We are leaders in environmental sustainability through our recycling partnership with Terracycle; use of post consumer waste paper products; use of LED lighting and smart controls; encouraging consumers to walk and bike; and our ethical made-in-Canada apparel line and our efforts to be carbon neutral.

Connection to Maple Ridge:

Co-founder, Steve Dowsley, has lived in Maple Ridge since 2009 and previously operated a 35+ person steel fabrication shop in the Maple Meadows business park from 2007-2017.

Store Design: Completed by the award winning Jennifer Dunn Design who has previously completed tens of stores for both Aritzia and Saje Natural Wellness. Intent of the design is to provide a welcoming, upscale environment for all consumers.

Number of staff: 13

- 1 – Store Manager
- 4 – Team Leads
- 8 – Burbtenders

Products offered:

- Cannabis: full assortment of cannabis products as provided exclusively by the provincial wholesaler
- Accessories: vaporizers, pipes, grinders, ashtrays, and more
- Apparel: made-in-Canada line of streetwear (t-shirts, crewnecks, hats, hoodies)

storefront signage - burb, 110-20110 Lougheed Hwy, Maple Ridge, BC



NORTH SIDE OF BUILDING



pin-mounted channel letter illuminated storefront sign
material: powder coated metal
(image to show design intent)



ombre effect opaque window film on storefront glazing
(transparent section at top of window only, no sightlines into store)

Artemide LED wall sconce
white down flood light



rustic white oak door pull with laser etched logo



OMBRE WINDOW FILM

LED DOWNLIGHT WALL SCONCES

PIN-MOUNTED CHANNEL LETTER ILLUMINATED STOREFRONT SIGN, WHITE POWDER COATED METAL ON POWDER COATED METAL BACKING

CUSTOM VINYL WINDOW DECAL LETTERS & STORE HOURS

storefront signage - burb, 110-20110 Lougheed Hwy, Maple Ridge, BC



WEST SIDE OF BUILDING



STAFF/DELIVERY ENTRY

OMBRE WINDOW FILM

CUSTOM VINYL WINDOW
DECAL LETTERS

PLAZA SIGNAGE





January 25, 2021

**City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9**

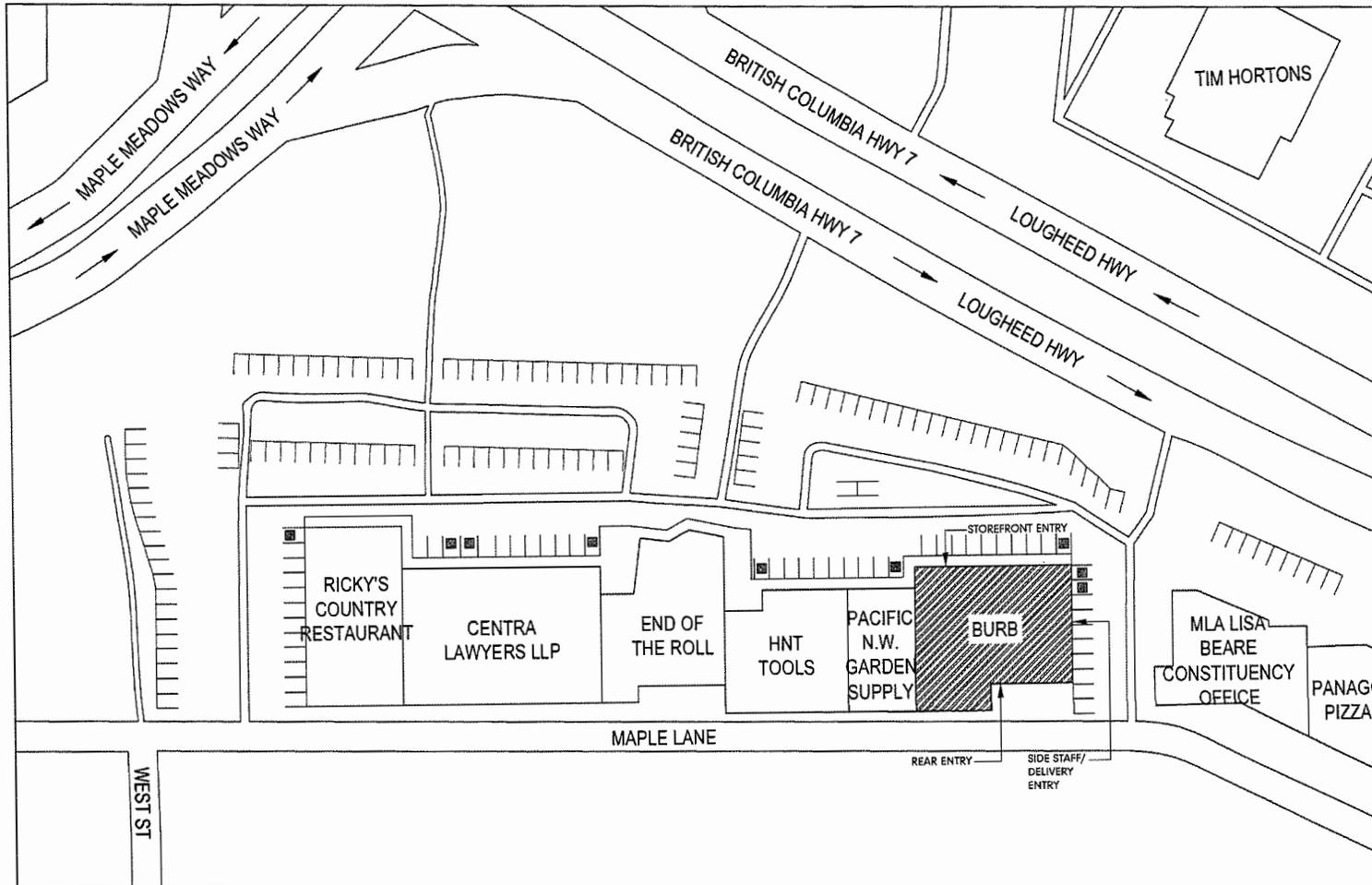
Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Information regarding availability of parking on the site and adjacent to the store:

We will utilize the parking on site. Per the attached site plan provided, there is an abundance of parking available which is a key attribute of our site.

Peak hours of the operation are after 3pm which is in line with traffic patterns running East on Lougheed Hwy. We provide an extremely convenient entrance and exit for the peak traffic as they head home from work East on Lougheed.

site plan - burb, 110-20110 Lougheed Hwy, Maple Ridge, BC





January 25, 2021

City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9

Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Community Benefit:

We'll be supporting the following community organizations with an annual contribution of \$1000 for each.



Senior Community Network (<https://www.seniors-network.ca/>)



Kid Sport (<https://kidsportcanada.ca/british-columbia/maple-ridge-pitt-meadows/>)

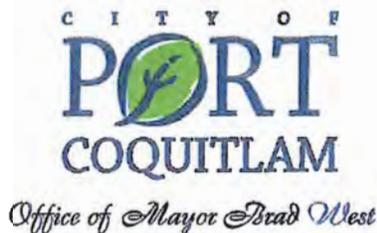


Maple Ridge Community Foundation (<http://mrcf.ca/>)



Friends in Need Foodbank (<http://www.friendsneedfood.com/>)

Beyond the above community support, we organize clean-up initiatives, donate annually to SHARE, donate to organizations who support major crisis initiatives across the globe and have built a reputation as a solid corporate citizens as proven by letters of reference from the Mayors in both Port Coquitlam and Port Moody (attached).



November 4, 2019

To Whom It May Concern:

I'm pleased to provide this letter of reference for Burb.

After extensive public consultation, the City of Port Coquitlam adopted a policy and amended bylaws to regulate cannabis sales in the city. This Cannabis Establishment Policy required prospective cannabis retail outlets to meet criteria that reflected the concerns and priorities of the city.

In April of 2019, Committee of Council considered an initial assessment of 18 cannabis retail outlet applications and selected 4 applications to proceed to rezoning consideration. Of those 4 applications, 2 were government stores and 2 were private retail outlets operated by Burb.

Burb now has 2 stores operating in the City of Port Coquitlam at 2755 Lougheed Hwy and 1502 Broadway St.

Burb is already contributing significantly to our community and is setting an example of business leadership, citizenship and responsibility that is very much appreciated. It is very encouraging to see their team commit significant energy, volunteer hours and resources to the betterment of the city.

Burb committed to operating the most responsible, community-supportive and environmentally-sustainable cannabis retail outlet in Canada, and they have lived up this commitment and then some. As a business in a new and changing field this is a particularly important aspect of building and maintaining community and public support.

Far from having any public concerns about Burb, since their opening the city has received positive comments about the attractiveness of Burb's stores, the professionalism of their team and the efforts they're making to give back to the community.

I congratulate Burb on their outstanding leadership and success.

Sincerely,

Mayor Brad West,
City of Port Coquitlam

2580 Shaughnessy Street, Port Coquitlam, BC, Canada, V3C 2A8

Tel: 604-927-5410 Fax: 604-927-5331

www.portcoquitlam.ca



CITY OF PORT MOODY

OFFICE OF THE MAYOR

September 18, 2020

To whom it may concern,

As Mayor for the City of Port Moody, I am writing with regards to Burb and their operations to date in the City of Port Moody.

The City of Port Moody started the consultation process for cannabis retail sales with our residents in 2018. In 2019, the City of Port Moody considered the feedback that was received from the 2018 consultation, and developed a policy to allow up to five cannabis retail use locations, with stipulations on location, and a list of procedures that the applicant must adhere to. In December 2019, with the new Cannabis Retail Sales Policy, Council considered for the first time, four cannabis applications. City Council carefully reviewed the applications and from the four applications, two were approved, one being Burb.

Burb came to Council with an extensive package and overview of their business. Their professionalism made it apparent that this company was a well-established, reputable company. They heard the concerns of the community and addressed each one of them to the best of their abilities. Burb provided extensive public consultation so that people could better understand their business and also see firsthand what it would look like in their neighbourhood. They had a detailed design of what the store would like, and also had the knowledge of the cannabis industry. They were eager to talk to members of the public and share their knowledge to answer any questions and provide information on Cannabis to not only our residents, but to City Council as well.

Burb opened in Port Moody on July 3, 2020 and I am very pleased, and relieved, to say that neither the Mayor's Office, nor City Council via Public Input, have heard any negative comments or impact to the neighbourhood since its retail operation started.

I hope future rollouts of any new industries will happen as smoothly, and as professional in manner, as Burb's.

Thank you for your time.

A handwritten signature in black ink, appearing to read 'Rob Vagramov'.

Mayor Rob Vagramov
City of Port Moody



January 25, 2021

**City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9**

Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Details of how to mitigate community impact:

Burb does not anticipate any negative impact to the community. We operate stores in Port Coquitlam and Port Moody and have proven to be a valued member of the community--demonstrated by letters of reference from the Mayors in both Port Coquitlam and Port Moody (attached).

We have engaged nearby residents and businesses to ensure we are able to answer any questions or concerns they may have.

Concerns we have addressed:

- Smell – all our product comes in sealed packaging which results in no smell. Further, we install a charcoal filtration system into each store which ensures no smell escapes.
- Loitering & Smoking – we install signage on the exterior and interior of our building to ensure customers are aware that they must follow the no smoking bylaw. Employees are also educated to kindly remind any customers of these bylaws. We have had no issues at our stores.
- Minors purchasing – We have strict ID policies to ensure all customers are over 19 years of age
- Increased crime – there is no data that shows an increased in crime due to licensed cannabis retail. In fact, the presence of licensed cannabis retail reduces the revenues to the illicit market.

We have discovered that the community and our nearby residents and businesses are very much supportive of having safe, tested product.

We look forward to proving our reputation of being a contributing member of the community—here in Maple Ridge.



January 25, 2021

**City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9**

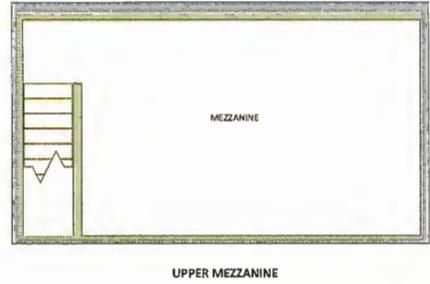
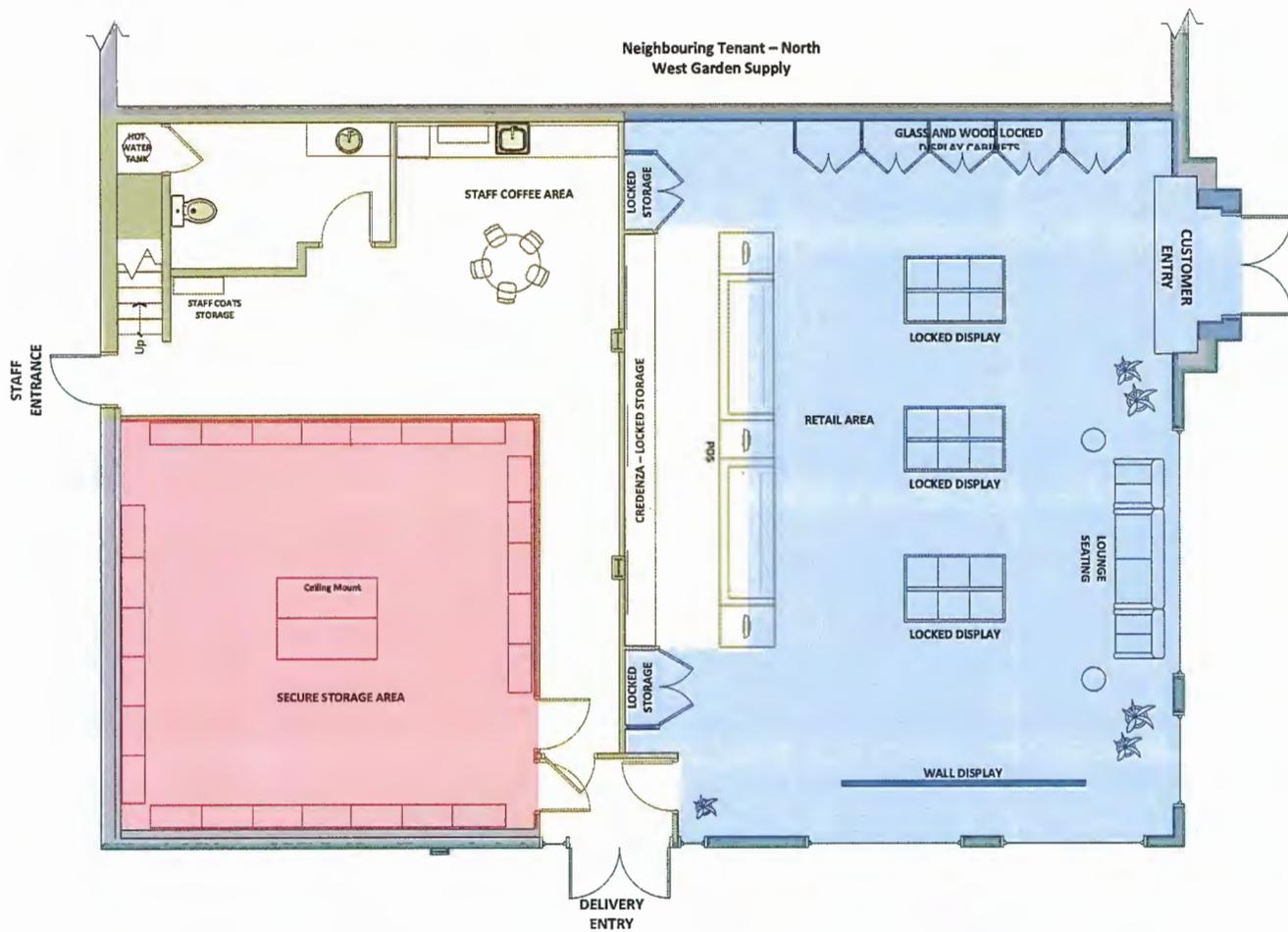
Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Information regarding staff training:

All retail staff go through a series of comprehensive training programs during their tenure at Burb. These range from role specific multi day curriculums that cover store operations , finance, HR, Community and cannabis regulations to modules focusing on topics ranging from financial literacy to cannabis and product knowledge programs.

Along with our own Burb programs, all retail employees complete the “selling it right” and “worker qualification” certifications. Additionally, we are also piloting a program to provide cannabis knowledge training via the canna reps cannabis sommelier course. This is a 20 hour cannabis knowledge course.

*Further detail on the specific training programs are available upon request



LEGEND

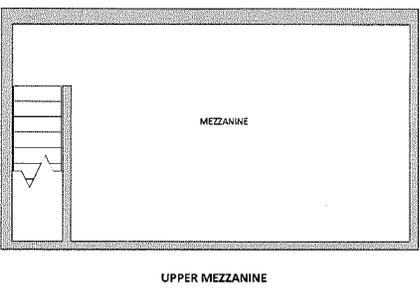
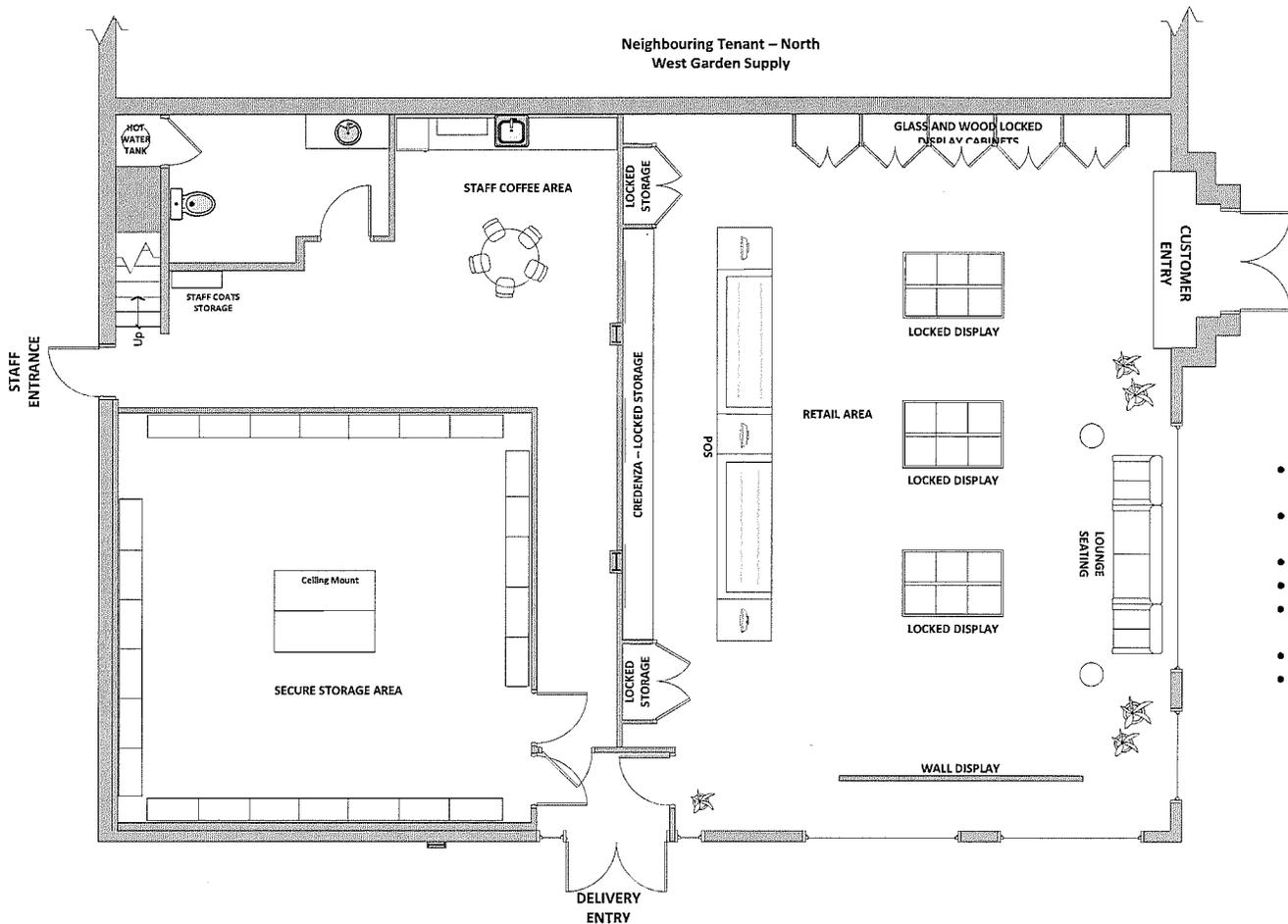
- Public Access
- Staff only
- Clients Under Supervision
- Secured Storage Room
- Neighboring Tenants

July 16, 2020	rbl	ver. 1.0
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burb Cannabis
 110-20110 Lougheed Hwy Maple Ridge, BC

Security Layers





Mechanical Notes:

- Front and Side windows and door glazing treated to Provincial Specifications.
- Front and Side windows and door to have 3M Security Film and caulking.
- Smell Jars all tethered to cases.
- Display cases locked unless opened temporarily by staff.
- Front, staff, side door, and secure storage room doors are fitted with high security keyways and separate bittings.
- Door closing hinge on doors to restricted spaces.
- Non removable pins and full length astragal on front and back doors.

CPTED Notes Interior

- Excellent natural surveillance clients will be in full view of staff.
- CCVE to support natural surveillance. Full retail area in camera field of view.
- View monitor to support safe staff egress after closing and safe deliveries.
- Territoriality is clearly established with interior design features areas and the storage area is in a locked room with restricted access.
- Public entrance signage to support territoriality and to comply with Provincial regulations.
- There are no opportunities for criminal refuge or criminal prospect in the store.
- Persons not allowed in the business will look out of place and feel out of place.

Drawings prepared by :Randy Lines, BSc. EE, Dipl.T Civil, CPP
 ASIS CPP certification # 17053

July 16, 2020	rbl	ver. 1.0
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burb Cannabis
 110-20110 Lougheed Hwy Maple Ridge, BC
Mechanical Security and Interior
CPTED Notes

rbl. 
 rbl innovations

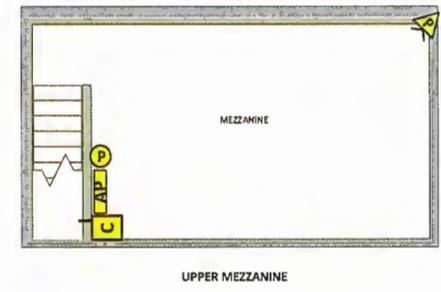
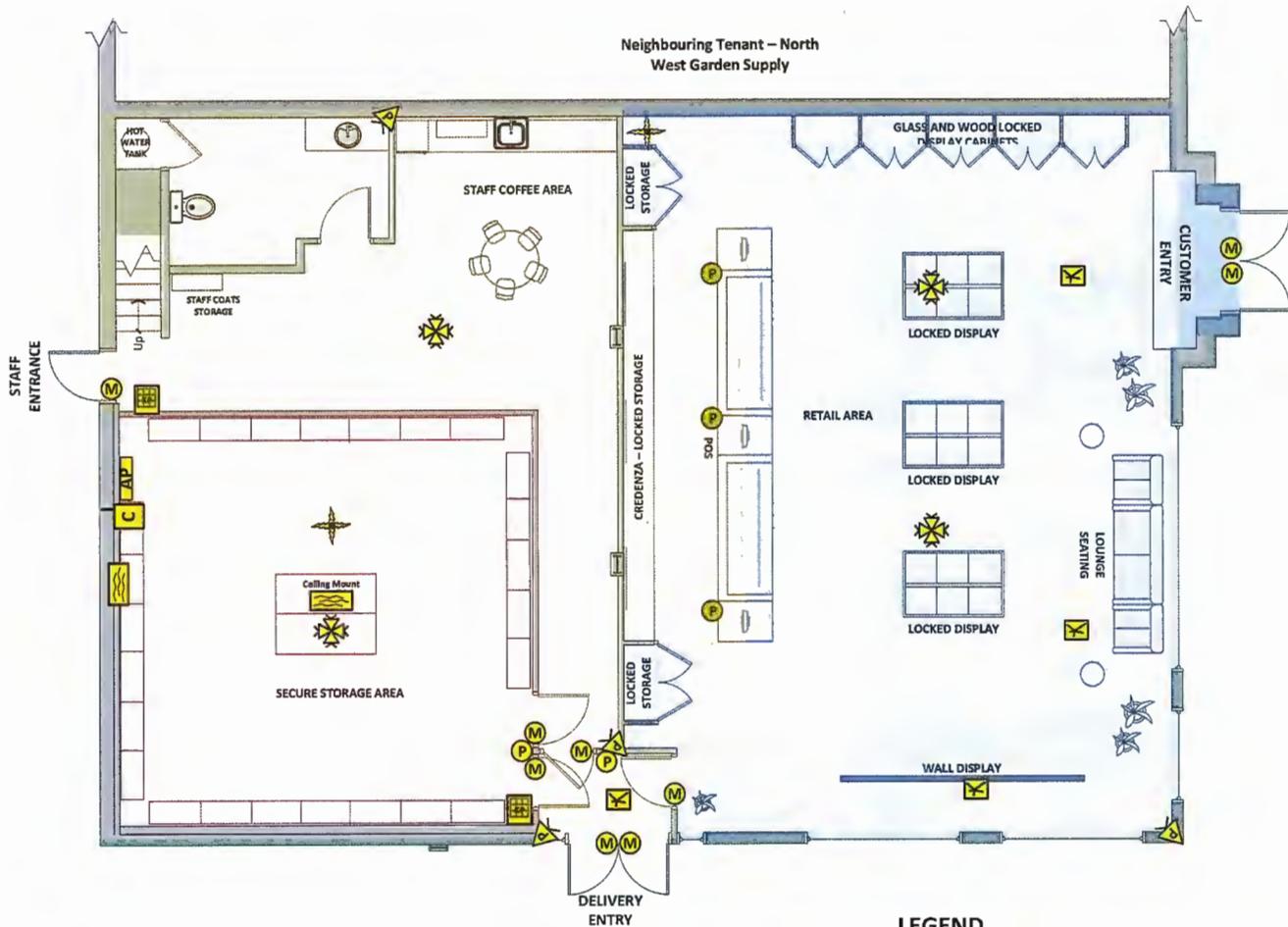


CPTED Notes Exterior

- Abundance of natural surveillance for public, delivery and staff entrances. Non-obstructed sightlines. Clear views from Lougheed Highway and neighboring businesses.
- There are minimal areas for criminal refuge. Staff entrance has a minimum of 13 metres of stand-off.
- Lighting from parking lot, street lighting and building sconce and motion detector lighting.
- Territoriality established by store perimeter and signage.
- Access control established. Delivery and Staff door locked at all times to public access.
- Access Control to front door established through signage and store SOP's

July 16, 2020	rbl	ver. 1.0
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<p>burb Cannabis 110-20110 Lougheed Hwy Maple Ridge, BC</p> <p>Exterior CPTED Notes</p>
<p>rbl.  rbl innovations</p>



IDS Notes

- Monitoring by ULC monitoring station. Certificate to be displayed in Storage room
- All alarms to be immediately dispatched to licenced security guards. Property reference call list to follow.
- All security equipment UL approved.
- All security devices installed per manufactures recommendations and operated within specifications.
- Independent partitions for Retail and Secure Storage.
- Arm on inactivity programmed for Secure Storage partitions.
- Fail to open and Fail to close alarms programmed.
- Full volumetric PIR coverage
- Alarm control panel tamper on 24 hr zones.
- Cell Communi
- Glass Break detectors on 24 hr zones.
- 2 alarm communication paths (Cellular and IP/Land Line).
- All alarm points on individual home run zones.
- All alarm troubles reported to the central station.
- 4 hours Back-up power for IDS
- Chime active for all doors Door.

LEGEND

- Public Access
- Staff only
- Clients Under Supervision
- Secured Storage Room
- Neighboring Tenants

LEGEND

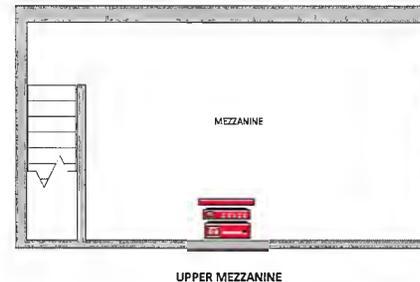
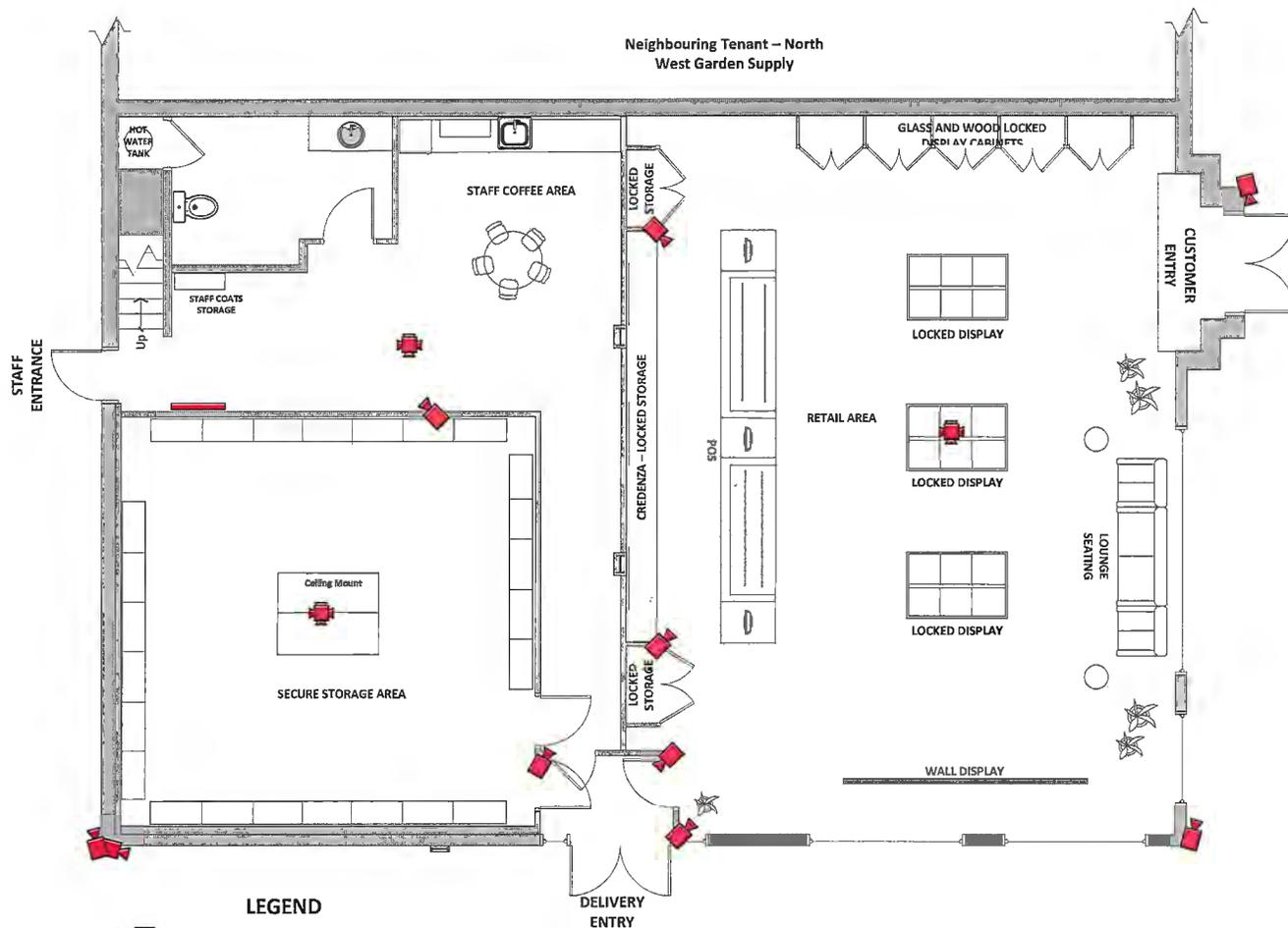
- Magnetic Contact
- PIR Motion Detector
- Glass Break
- Vibration Sensor
- LCD Keypad with Tamper
- Panic/Duress Switch
- Alarm Control Panel with Tamper
- Cellular Communicator
- 360 PIR Motion Detector
- Siren

July 16, 2020 | rbl | ver. 1.0

burb Cannabis
110-20110 Lougheed Hwy Maple Ridge, BC

Intrusion Detection System

rbl. | rbl innovations



- LEGEND**
- PoE Video Camera with IR assist
 - 360 Camera as specified
 - View, Review and Download Station
 - Video Management Server and Storage
 - Viewing Monitor

LEGEND

- All cameras IP and PoE
- Pixel density coverage at Entry Doors, Secure Storage entrances and Point of Sale at min. 220 pixels per meter.
- Full-time recording at 15 fps.
- Storage minimum of 30 days.
- 20 minutes of UPS operation on loss of power.
- Cameras installed per manufacture's recommendations.
- Separate permissions for viewing, review download and admin.
- Trouble output from visual surveillance system on intrusion detection zone.
- Outdoor camera dome style rated IP68, IK10, -20C to 40C.
- Masking to minimize visual surveillance of public space.
- Indoor cameras to be dome style.

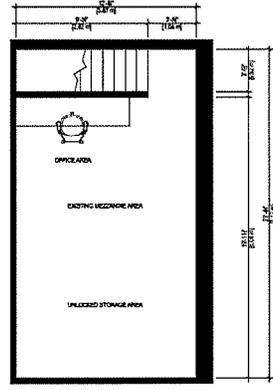
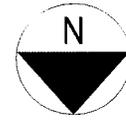
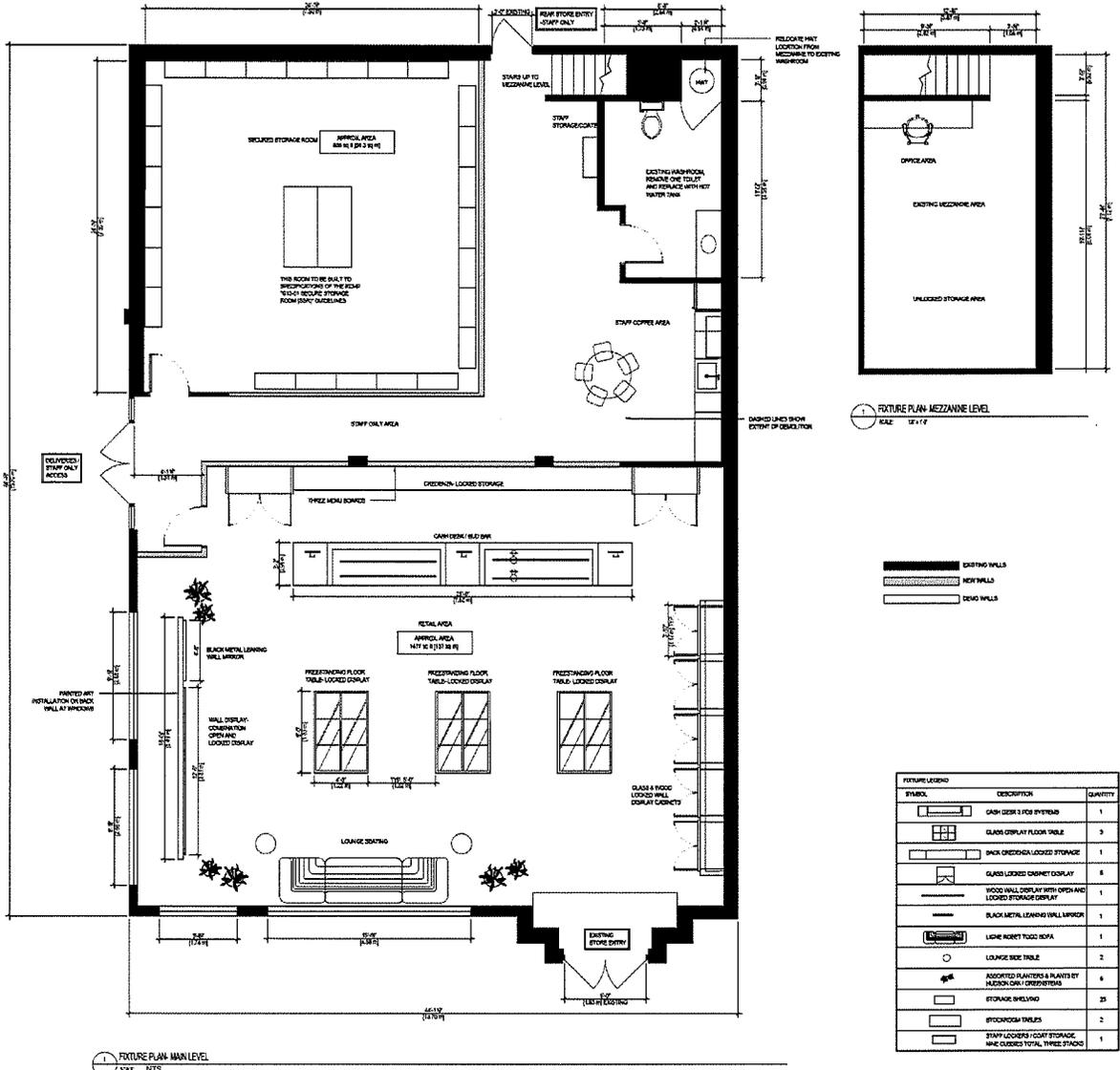
Drawings prepared by :Randy Lines, BSc. EE, Dipl.T Civil, CPP
 ASIS CPP certification # 17053

July 16, 2020	rbl	ver. 1.0
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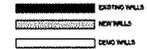
burb Cannabis
 110-20110 Lougheed Hwy Maple Ridge, BC

Visual Surveillance

floor plan - burb, 110-20110 Lougheed Hwy, Maple Ridge, BC



1 FUTURE PLAN MEZZANINE LEVEL
SCALE: 1/8" = 1'-0"



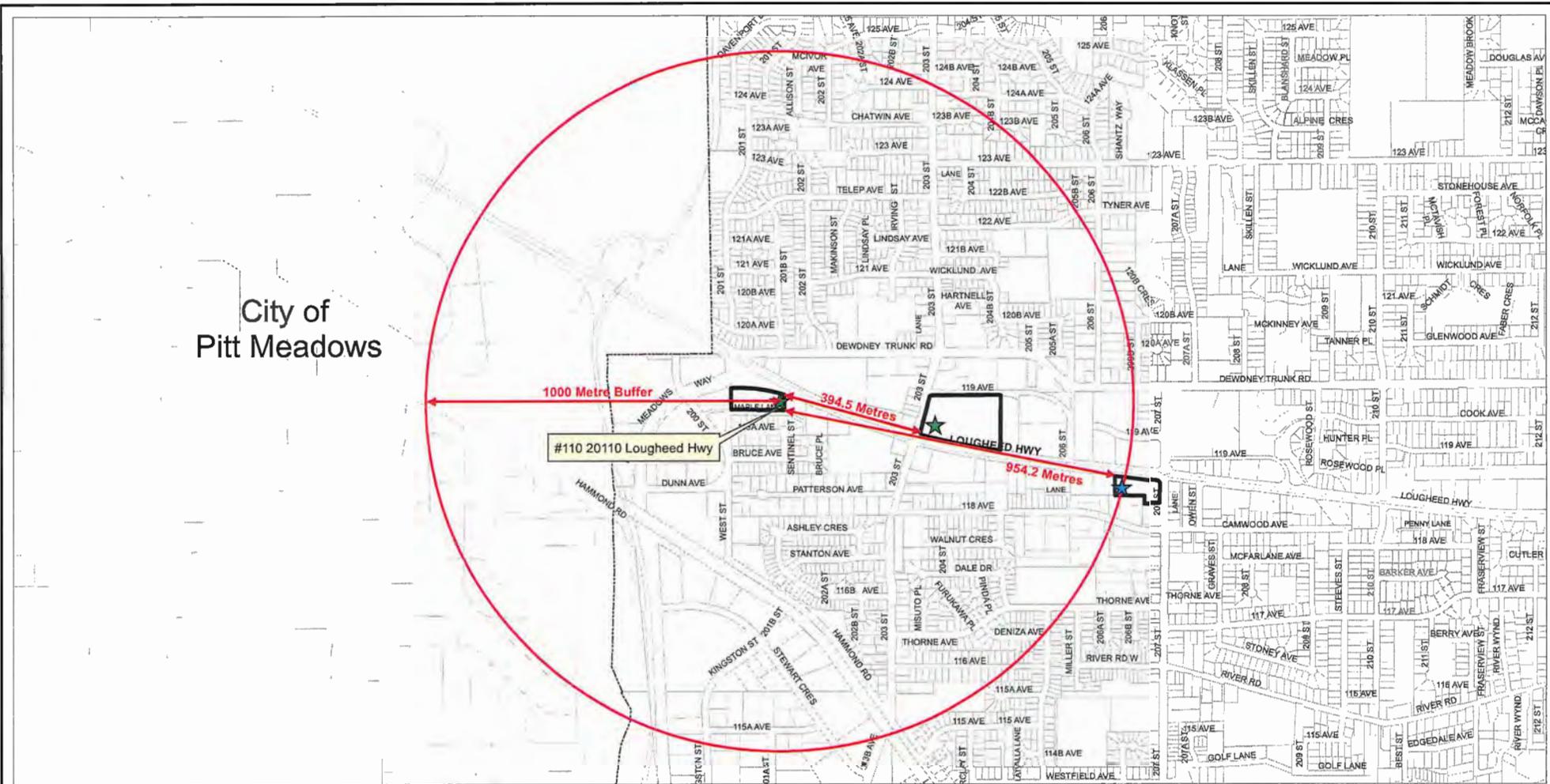
SYMBOL	DESCRIPTION	QUANTITY
[Symbol]	CASH DESK 3 FCB SYSTEMS	1
[Symbol]	GLASS DISPLAY FLOOR TABLE	3
[Symbol]	PACK OVERHEAD LOCKED STORAGE	1
[Symbol]	GLASS LOCKED CABINET DISPLAY	6
[Symbol]	WOOD WALL DISPLAY WITH OPEN AND LOCKED STORAGE DISPLAY	1
[Symbol]	BLACK METAL LEANING WALL MIRROR	1
[Symbol]	LOVE ROBOT TUGO MOFA	1
[Symbol]	LOUNGE SIDE TABLE	2
[Symbol]	ASSORTED PLANTERS & PLANTS BY HEDSON GUY / GREENSTARS	6
[Symbol]	STORAGE BICYCLE	25
[Symbol]	SPICE RACK TABLES	2
[Symbol]	STAFF LOCKERS / COAT STORAGE WALK LOCKERS TOTAL THREE STALLS	1

NOTES

- No cannabis or cannabis accessories will be accessible to patrons
- There are no sales display cabinets at the sales counter
- refer to complete drawing package for scale drawings

1 FUTURE PLAN MAIN LEVEL
SCALE: 1/8" = 1'-0"

City of Pitt Meadows



1000 Metre Buffer

#110 20110 Lougheed Hwy

394.5 Metres

954.2 Metres



Legend

-  Private Retail
-  Government Retail

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

1000m Buffer of #110 - 20110 Lougheed Hw



FILE: CannabisLocations9.mxd
DATE: Jul 5, 2021

BY

Scale: 1:10,508



mapleridge.ca

City of Maple Ridge

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

MEETING DATE: July 20, 2021
FILE NO: 2020-403-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 12077 240 Street and 12079 240 Street from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision to create four (4) lots for the future construction of single-family residential dwellings. The proposed R-1 zoning complies with the policies of the *Official Community Plan* (OCP). Council granted first reading to Zone Amending Bylaw No. 7695-2020 on January 12, 2021.

There is not sufficient suitable land for park dedication on the subject site and it is recommended that Council require the developer to pay to the City an amount that equals 5% of the market value of the land required for parkland purposes, as determined by an independent appraisal.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$20,400.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7695-2020 be given second reading, and be forwarded to Public Hearing;
- 2) That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the *Local Government Act*; and,
- 3) That the following terms and conditions be met prior to final reading:
 - i) Road dedication on 240 Street as required;
 - ii) Road dedication on 120B Avenue as required;
 - iii) That the applicant address any comments and concerns put forth by the Building Department as part of the rezoning process for the proposed development;
 - iv) Registration of a Restrictive Covenant for Stormwater Management;
 - v) Removal of existing buildings;

- 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.
- vii) That a contribution, in the amount of \$20,400.00 (\$5,100.00 x 4 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: DON BOWINS

Legal Description: Lot 2, Section 21, Township 12, Plan NWP18013
 Lot 3, Section 21, Township 12, Plan NWP18013

OCP:

Existing: RES (Urban Residential)
 Proposed: RES (Urban Residential)

Within Urban Area Boundary: Yes
 Area Plan: General Land Use Plan
 OCP Major Corridor: Yes

Zoning:

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

Surrounding Uses:

North: Use: Residential Single Family
 Zone: R-2 (Single Detached (Medium Density) Urban Residential)
 Designation: Urban Residential

South: Use: Residential Single Family
 Zone: RS-3 (Single Detached Rural Residential)
 Designation: Urban Residential

East: Use: Residential Single Family
 Zone: RS-3 (Single Detached Rural Residential)
 Designation: Estate Suburban Residential

West: Use: Civic (City of Maple Ridge Operations Centre)
 Zone: P-6 (Civic)
 Designation: Institutional

Existing Use of Property: Residential Single Family
 Proposed Use of Property: Residential Single-Family
 Site Area: 0.246 HA (0.607 acres)

Access: 120B Avenue
Servicing: Urban or Rural Standard: Urban
Companion Applications: 2020-403-SD

2) Project Description:

The subject properties are 0.246 ha (0.607 acres) in total area and are bounded by residential single family lots on the north and south sides and 240 Street on the east (See Appendices A or B). The City of Maple Ridge Operations Centre is located directly west of the subject site. The subject properties each consist of a residential single family dwelling which will be demolished as a condition of rezoning. Furthermore, vegetation is located throughout the two properties and the lot grades are relatively flat.

The current application is proposing to rezone the subject properties from RS-3 to R-1 to permit future subdivision into four (4) lots (Appendix D). Due to access needing to be from 120B Street and existing lot dimensions, the proposed lots will range from 378m² to 796m² in size which exceeds the minimum lot requirements of 371m² in the R-1 zone.

3) Planning Analysis:

i) Official Community Plan:

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

ii) Zoning Bylaw:

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

iii) Off-Street Parking And Loading Bylaw:

Two off-street parking spaces per lot can be accommodated inside the garage of each house or on their driveways. This conforms to the requirements of the City's Off Street Parking and Loading Bylaw 4350-1990.

iv) Proposed Variances:

No variances are being requested at this time.

v) **Development Permits:**

Not Required.

vi) **Advisory Design Panel:**

Not Required.

vii) **Development Information Meeting:**

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

viii) **Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval. For this project, there is no suitable land for park dedication on the subject properties and it is therefore recommended that Council require the developer to pay to the City an amount that equals the market value of 5% of the land required for parkland purposes. The amount payable to the City in lieu of park dedication must be derived by an independent appraisal at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

4) **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. Servicing requirements will be assessed and fulfilled at the subdivision stage.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7695-2020 and that application 2020-403-RZ be forwarded to Public Hearing.

It is further recommended that Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication.

“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”

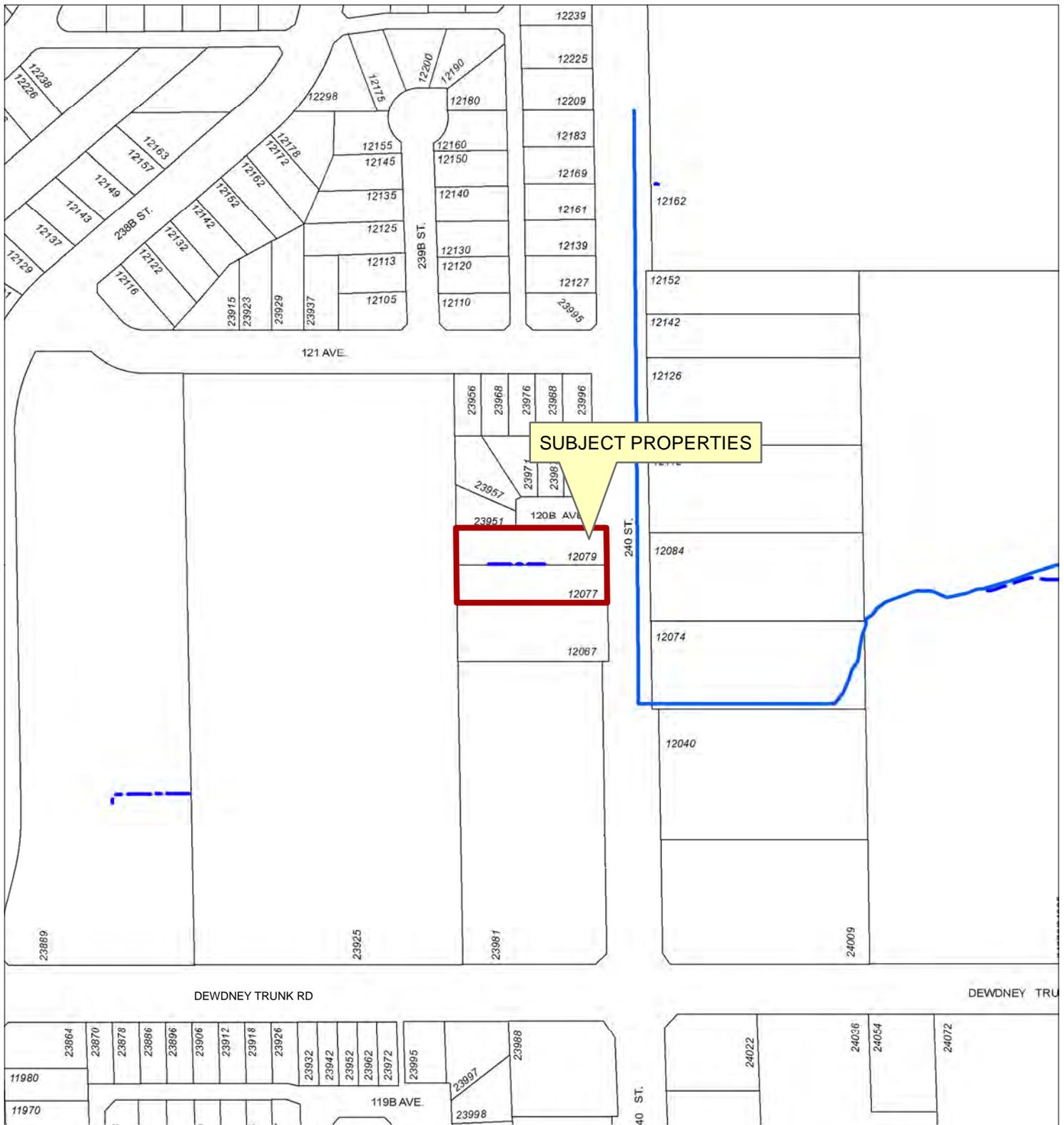
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Al Horsman”

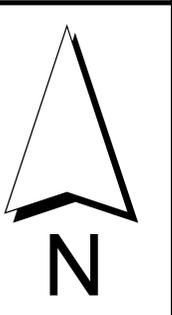
Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

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



SUBJECT PROPERTIES



Legend

- Stream
- Ditch Centreline
- Indefinite Creek

Scale: 1:2,500

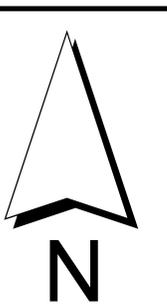
12077/79 240 STREET
 PID'S: 001-740-628 & 000-836-265



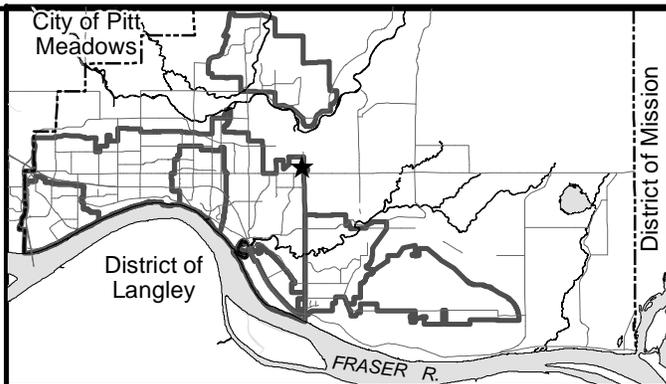


SUBJECT PROPERTIES

Aerial Imagery from the Spring of 2018



Scale: 1:2,500



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

PLANNING DEPARTMENT



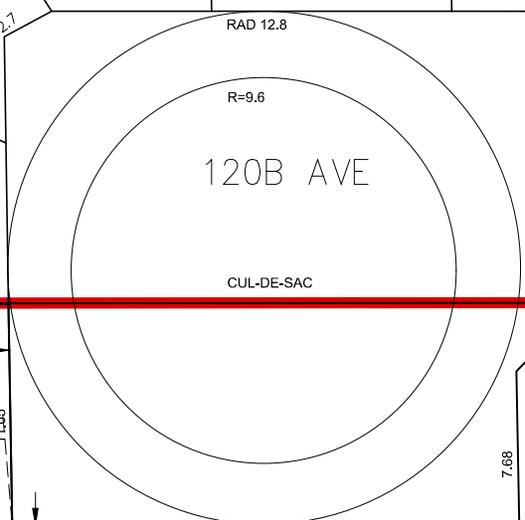
mapleridge.ca

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

BY: PC

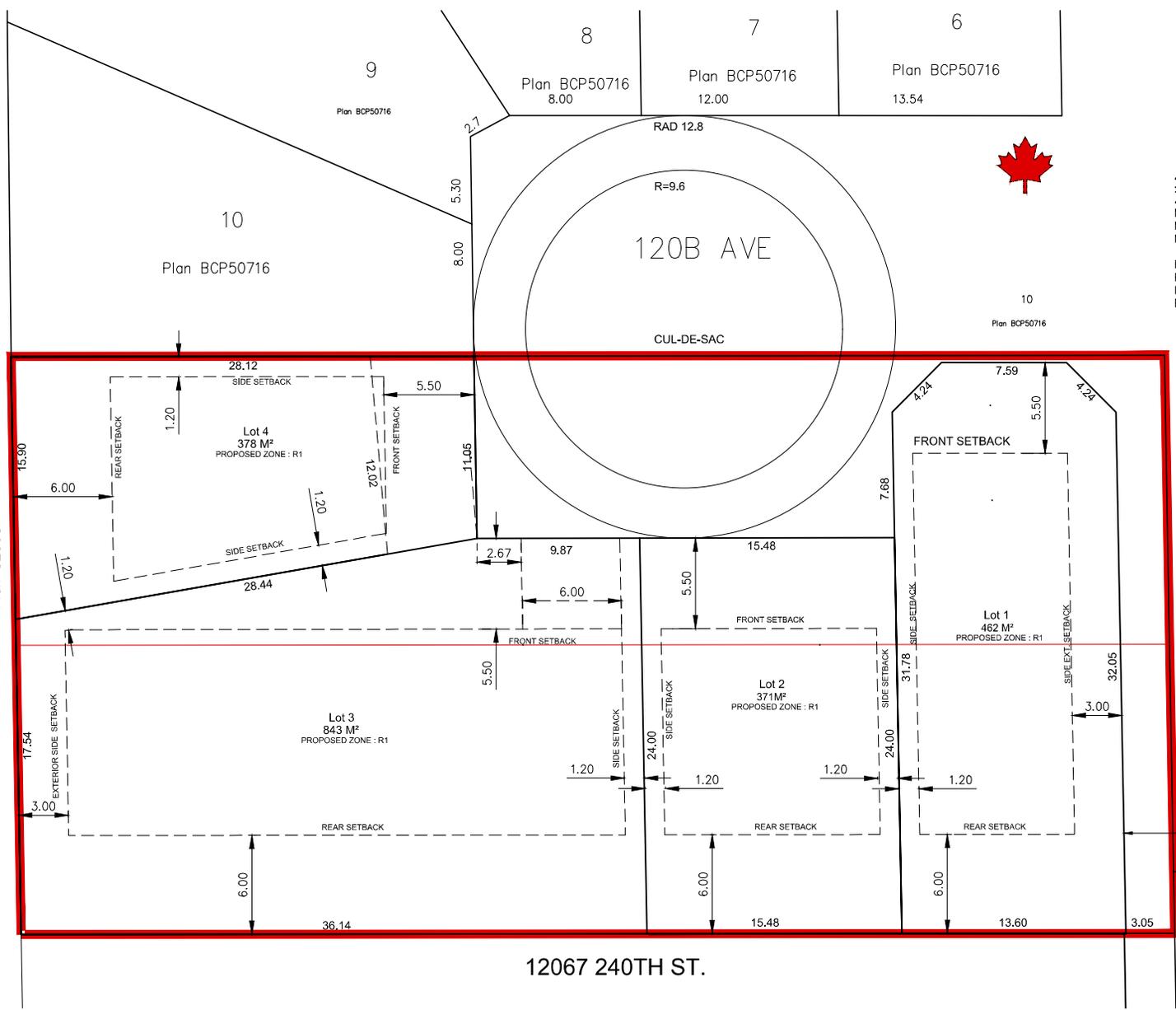
SUBJECT LOTS
 12077 & 12079 240 STREET
 LOTS 2 & 3 SEC 21 TWP 12 NWP 18013

4 R-1 SINGLE FAMILY LOTS
ZONING
 MIN LOT SIZE 371m²
 MIN LOT DEPTH 24.00m
 MIN LOT WIDTH 12.00m
 FRONT YARD SETBACK 5.5m
 REAR YARD SETBACK 6.00m
 INT. SIDE SETBACK 1.2m
 EXT. SIDE YARD 3.0m



240 STREET

Rem. 1
Plan 82308



12067 240TH ST.

No	Date	Revision	BY

D.K. BOWINS & ASSOCIATES INC.
 8955 EMIRY STREET, MISSION, B.C.
 V4S 1A6 FAX: 604-826-4399
 EMAIL: dbowins@shaw.ca

EXISTING PROPOSED STORM SEWER SANITARY SEWER GAS WATER U.C. LIGHTING U.S. HYDRO U.S. TELEPHONE MANHOLE CATCH BASIN WATER OR GAS VALVE		DITCH UTILITY POLE /ANCHOR FIRE HYDRANT IRON PIN BASEMENT ELEV. EDGE OF PAVEMENT FENCE SIGNMAK SURVEY MONUMENT SIGN INJECTION CHAMBER STREET LIGHT	EDGE OF GRAVEL SLOPE SHRUB HEDGE TREE BUILDING	DRAWN A/JD DESIGNED DKB CHECKED APPROVED FIELD BOOK SCALES HORIZ. 1:125 VERT. -	SEAL
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DRAWN A/JD DESIGNED DKB CHECKED APPROVED FIELD BOOK SCALES HORIZ. 1:125 VERT. -	SEAL
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CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

**SUBDIVISION PLAN
R-1 LOTS**

Date	NOV 2020
SHEET	1 OF
Dwg. No.	0

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