

City of Maple Ridge

COMMITTEE OF THE WHOLE AGENDA

October 19, 2021

1:30 p.m.

Virtual Online Meeting including Council Chambers

Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council.

The meeting is live streamed and recorded by the City of Maple Ridge.

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

1. CALL TO ORDER

2. ADOPTION OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of October 5, 2021

3. DELEGATIONS / STAFF PRESENTATIONS (10 minutes each)

4. PLANNING AND DEVELOPMENT SERVICES

Note:

- *Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.*
- *The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.*

1101 2021-389-RZ, 11619, 11631 and 11639 Adair Street, RS-1 to RT-2

Staff report dated October 19, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7793-2021 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the future construction of three triplexes be given first reading and that the applicant provide further information as described on Schedule D of the Development Procedures Bylaw No. 5879-1999.

1102 2016-238-RZ, 24212 112 Avenue, Addendum Report

Staff report dated October 19, 2021 recommending that second reading of Maple Ridge Official Community Plan Amending Bylaw No. 7265-2016 be rescinded and that Maple Ridge Official Community Plan Amending Bylaw No. 7265-2016 to add to and remove Conservation area be given second reading as amended and be forwarded to Public Hearing.

1103 2020-062-RZ, 22347 117 Avenue, 22349 North Avenue and PID 008-130-493, RT-1 and RM-3 to C-3

Staff report dated October 19, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7794-2021 to redesignate three properties from Low-Rise Apartment to Town Centre Commercial be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7649-2020 to rezone 22347 117 Avenue from RT-1 (Two Family Urban Residential) and 22349 North Avenue from RM-3 (High Density Apartment Residential) to C-3 (Town Centre Commercial) to allow the two properties to be consolidated with the vacant, unaddressed property immediately to the west (PID 008-130-493), which is already zoned C-3 (Town Centre Commercial) and form a single mixed-use commercial residential development site be given second reading and be forwarded to Public Hearing.

1104 2019-394-DVP, 20857 Golf Lane

Staff report dated October 19, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-394-DVP to reduce the required road right-of-way and the required asphalt width for an Urban Local Street standard and to reduce minimum required lot width.

5. ENGINEERING SERVICES

6. CORPORATE SERVICES

7. PARKS, RECREATION & CULTURE

8. ADMINISTRATION

9. COMMUNITY FORUM

10. NOTICE OF CLOSED COUNCIL MEETING

The meeting will be closed to the public pursuant to Sections 90 (1) and 90 (2) of the *Community Charter* as the subject matter being considered relates to the following:

Section 90(1)(i) The receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Section 90(2)(b) The consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the *Community Charter* or *Freedom of Information and Protection of Privacy Act*.

11. ADJOURNMENT

COMMUNITY FORUM

The Community Forum provides the public with an opportunity to speak with Council on items that are of concern to them, with the exception of Public Hearing bylaws that have not yet reached conclusion.

There is a 2 minute time limit per speaker with a second opportunity provided if no one else is waiting to speak, and a total of 15 minutes is provided for the Community Forum. Respectful statements and/or questions must be directed through the Chair and not to individual members of Council.

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. We are doing business a bit differently during this time as we balance the health and safety of citizens and staff with our democratic processes. While City Hall is now open to the public, Council meetings are being held virtually and only necessary staff are present. ***In-person attendance by the public at Council meetings is not available*** and we encourage the public to watch the video recording of the meeting via live stream or any time after the meeting via <http://media.mapleridge.ca/Mediasite/Showcase>.

Using Zoom, input from the public during Community Forum is being facilitated via email to clerks@mapleridge.ca and/or via the *raised hand* function through the Zoom meeting. For virtual public participation during Community Forum please join the meeting by clicking on the date of the meeting at <https://www.mapleridge.ca/640/Council-Meetings>. When the meeting reaches the Community Forum portion, please raise your virtual hand to indicate you would like to speak.

If you have a question or comment that you would normally ask as part of Community Forum, you can email clerks@mapleridge.ca **before 1:00 p.m. on the day of the meeting** and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens' voices are being heard as part of our meetings. We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information contact:

Clerk's Department at **604-463-5221** or clerks@mapleridge.ca
Mayor and Council at mayorcouncilandcaol@mapleridge.ca

APPROVED BY:

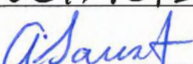
DATE:

PREPARED BY:

DATE:



Oct. 15, 2021



Oct. 15, 2021

CHECKED BY:

DATE:



Oct. 15, 2021

COMMITTEE OF THE WHOLE MEETING MINUTES

October 5, 2021

The Minutes of the Committee of the Whole Meeting held on October 5, 2021 at 1:30 p.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	Appointed Staff
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	S. Hartman, General Manager Parks, Recreation & Culture
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor A. Yousef	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services
ABSENT	S. Nichols, Corporate Officer
Councillor K. Duncan	T. Thompson, Director of Finance
Councillor R. Svendsen	<i>Other Staff as Required</i>
	W. Dupley, Director of Economic Development
	C. Goddard, Director of Planning
	K. Hansen, Administrative Assistant
	M. McMullen, Manager of Development & Environmental Services

Note: These Minutes are posted on the City website at mapleridge.ca/AgendaCenter/
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Councillor Robson and Councillor Yousef chose to participate electronically.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of September 21, 2021

It was moved and seconded

That the minutes of the September 21, 2021 Committee of the Whole Meeting be adopted.

CARRIED

2.1

3. **DELEGATIONS/STAFF PRESENTATIONS**

3.1 **Innovation Challenge Awards Presentations**

A video presentation introducing nominees for the Innovation Challenge Awards was given followed by the presentation of awards by the Chair in the following order:

- 6th place – Howbsy.com
- 5th place – Verun Valuations
- 4th place – Fraser North Farmers Market Society
- 3rd place – Salvation Army Ridge Meadows Ministries
- 2nd place – Big Feast Bistro and Retail
- 1st place – Maple Ridge, Pitt Meadows, Katzie, Seniors Network

K. Hansen provided details about the Innovation Challenge Program and thanked all that entered.

4. **PLANNING AND DEVELOPMENT SERVICES**

1101 **2021-381-RZ, 22900 & 22904 117 Avenue, 11675 229 Street and 11678 & 11690 Burnett Street, RS-1 to RM-2**

Staff report dated October 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7792-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of approximately 92 dwelling units in an apartment building and nine (9) dwelling units in a townhouse form for a total of 101 dwelling units be given first reading and that the applicant provide further information as described on Schedules A, B, D and E of the Development Procedures Bylaw No. 5879-1999.

C. Goddard, Director of Planning, provided a summary presentation and advised that the applicant is in attendance to respond to questions. Staff and the applicant answered Council questions.

It was moved and seconded

That the staff report dated October 5, 2021 titled "First Reading, Zone Amending Bylaw No. 7792-2021, 22900 & 22904 117 Avenue, 11675 229 Street and 11678 & 11690 Burnett Street" be forwarded to the Council Meeting of October 12, 2021.

CARRIED

1102 2019-331-RZ, 25597 130 Avenue, RS-3 to RS-2

Staff report dated October 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7586-2019 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision of two (2) lots be given second reading and be forwarded to Public Hearing.

M. McMullen, Manager of Development & Environmental Services provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated October 5, 2021 titled "Second Reading, Zone Amending Bylaw No. 7586-2019, 25597 130 Avenue" be forwarded to the Council Meeting of add date, 2021

CARRIED

5. ENGINEERING SERVICES – Nil

6. CORPORATE SERVICES

1151 Union of British Columbia Municipalities (UBCM) 2022 Community Resiliency Investment (CRI) Program

Staff report dated October 5, 2021 recommending that an application for grant funding to the Union of British Columbia Municipalities Community Resiliency Investment (CRI) Program to hire a time-duration FireSmart Coordinator to facilitate FireSmart related activities be submitted and that the overall grant management for the Coordinator be provided by the City of Maple Ridge.

It was moved and seconded

That the staff report dated October 5, 2021 titled "S UBCM-2022 Community Resiliency Investment (CRI) Program" be forwarded to the Council Meeting of October 12, 2021

CARRIED

7. PARKS, RECREATION & CULTURE – Nil

8. ADMINISTRATION – Nil

9. COMMUNITY FORUM – Nil

10. NOTICE OF CLOSED COUNCIL MEETING

It was moved and seconded

That the meeting be closed to the public pursuant to Sections 90 (1) and 90 (2) of the *Community Charter* as the subject matter being considered relates to the following:

Section 90(1)(g) Litigation or potential litigation affecting the municipality.

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the *Community Charter* or *Freedom of Information and Protection of Privacy Act*.

CARRIED

11. ADJOURNMENT – 2:09 p.m.

Councillor C. Meadus, Chair
Presiding Member of the Committee

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7793-2021
11619, 11631, and 11639 Adair Street

MEETING DATE: October 19, 2021
FILE NO: 2021-389-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 11619, 11631, and 11639 Adair Street, from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future construction of three triplexes. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31 this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$4,100 per dwelling unit. Therefore, an estimated CAC amount of \$36,900 would be required.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7793-2021 be given first reading; and
2. That the applicant provide further information as described on Schedule D of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant: Garry Dusanjh

Legal Description: Lot 16 Block 5 Section 17 Township 12 Plan NWP15943
Lot 17 Block 5 Section 17 Township 12 Plan NWP15943
Lot 18 Block 5 Section 17 Township 12 Plan NWP15943

OCP:
Existing: Urban Residential
Proposed: Urban Residential

Within Urban Area Boundary: Yes
Area Plan: General Land Use Area Plan
OCP Major Corridor: No

Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	RT-2 (Ground-Oriented Residential Infill)
Surrounding Uses:	
North:	Use: Single-Family Residential
	Zone: RS-1 (Single Detached Residential)
	Designation: Urban Residential
South:	Use: Single-Family Residential
	Zone: RS-1 (Single Detached Residential)
	Designation: Urban Residential
East:	Use: Single-Family Residential
	Zone: RS-1 (Single Detached Residential)
	Designation: Urban Residential
West:	Use: Multi-Family Residential
	Zone: RM-1 (Low Density Townhouse Residential)
	Designation: Urban Residential
Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.255 HA (0.630 acres)
Access:	Adair Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties are located near the south end of Adair Street which is a no-through street (Appendices A and B). The neighbourhood has a mix of housing forms which include single-family dwellings, townhouses and a development application for a six-storey apartment building on the corner of 117 Avenue and Burnett Street (Appendix A). The neighbourhood is experiencing redevelopment primarily in the form of new construction of single-family residential dwellings, but there's interest in higher density housing forms as aforementioned which is anticipated due to the area's proximity (240.0m) to the Town Centre Area. The subject properties are relatively flat with a mixture of mature and adolescent vegetation which are predominantly located on the periphery of the subject properties.

c) Project Description:

The current application proposes to construct a triplex on each of the three subject properties. After several design iterations, the applicant submitted a site plan and architectural renderings that achieved the intent of the *Ground-Oriented Residential Infill Design Guidelines*. All residential parking will be located in double-car garages and each of the three properties will have two visitor parking spaces located on-site which will reduce the need for parking on the street (Appendix D). All parking will be concealed either in the garage and by landscape screening so vehicles will not be visible from the street. Furthermore, the design of the triplex, when viewed from the street looks like a contemporary single-family residential dwelling (Appendix E). The applicant is not requesting any

variances to the proposed project and the Floor Space Ratio (FSR) in the RT-2 zone is being met at 0.75.

The development application proposes four bedrooms and four bathrooms per dwelling unit in each triplex. There will be one bedroom and bathroom located on the first storey which may be an opportunity for persons that require universal accessibility. The remaining bedrooms will be located on the third storey with two bathrooms and the fourth bathroom will be located on the second storey with the living spaces. Each dwelling unit will have access to their own private outdoor space which consists of a back yard at grade and at least one balcony located on the second storey. It is anticipated, through early discussion with the Engineering Department, that no road dedication will be required for the current development application as Adair Street will be treated as a limited local (cul-de-sac).

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

d) Planning Analysis:

Official Community Plan:

The subject properties are designated *Urban Residential – Neighbourhood Residential Infill* in the Official Community Plan, and development is subject to the following policies:

3 - 19 Neighbourhood Residential Infill is permitted subject to compliance with the following criteria:

1) Infill development on a property that is larger than the prevailing lot size of the surrounding neighbourhood or existing zoning of the lot may include the following:

- a) a possible change in lot size and configuration providing that:*
 - i. the proposed lot area and widths should be not less than 80% of the lot area and width prescribed under the predominate or adjacent zoning in the surrounding neighbourhood;*
 - ii. notwithstanding item i above, RS-1 (Single Detached Residential) zoned parent parcels that are unable to satisfy the 80% requirement may be eligible for R-4 (Single Detached (Infill) Urban Residential) zoning subject to satisfying Policy 3-21*
 - iii. the proposed lot configuration is similar to the prevailing lot pattern that exists within the neighbourhood; and iv. the proposed housing form is consistent in scale and massing to that of the surrounding neighbourhood.*
- b) a change in unit type - unit types such as single detached dwellings, secondary suites, garden suites, duplexes and triplexes that resemble a single detached dwelling, with an emphasis on orientation to the street.*

2) Neighbourhood Residential infill must be designed to be compatible with the surrounding neighbourhood and will be evaluated against Policy 3-21.

3 - 21 All Neighbourhood and Major Corridor Residential infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to:

- a) the ability of the existing infrastructure to support the new development;*
- b) the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area;*
- c) the compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties;*
- d) the location, orientation, and visual impact of vehicle access/egress in relation to:*
 - i. adjacent developments*
 - ii. the street*
 - iii. the pedestrian environment*
- e) minimizing adverse parking and traffic impacts on the existing neighbourhood;*
- f) a gradual transition of scale and density through the design of building mass and form, such as:*
 - i. reduction in building heights at the edges of a development;*
 - ii. location of lower density components towards the perimeters of a site; and*
 - iii. concentration of density to the centre of a development or towards a non-residential boundary;*
- g) retention and preservation of significant trees, other natural vegetation, and environmental features;*
- h) maintaining adequate light, view and privacy for residents on adjacent properties or in adjacent neighbourhoods; and*
- i) conservation of special landscapes such as gardens, or built-form features, including heritage buildings, that contribute to the unique character of a neighbourhood.*

Based on the above noted policies, a triplex housing form that has similar siting, height, and massing of a single-family home, is supportable. The project also provides a transition from the townhouses to the west and single-family homes to the east. Staff will continue to work with the applicant as the details of the building design continue to evolve. The Housing Needs Report, completed in 2020, notes that the majority of housing in Maple Ridge is comprised of single-detached dwellings with a trend toward a greater diversity of housing types. The proposed triplex housing form will contribute to the diversity of housing choice in the community.

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) (see Appendix C) to permit the construction of a triplex on each lot (see Appendix D). The maximum permitted height within the existing RS-1 zone and the proposed RT-2 zone is 8.0 metres. The proposed development meets the height requirements of the RT-2 zone, meaning that there will not be any variations in height than what is already being permitted in the area. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

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

Advisory Design Panel:

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

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department; and
- e) Parks, Recreation and Culture Department.

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule C); and
2. A Multi-Family Residential Development Permit Application (Schedule D);

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

CONCLUSION:

The proposed development will provide a mixture of new housing forms within the neighbourhood and to a greater extent Maple Ridge, which is experiencing growth and the need for new housing options is apparent. The proposed triplexes are a housing form that will provide a complimentary transition between the townhouses located to the west and single detached houses located to the east and north whilst being sensitive to the existing character of the neighbourhood which is experiencing redevelopment and densification due to its proximity to Lougheed Highway and the Town Centre.

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

"Original signed by Tyson Baker"

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

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

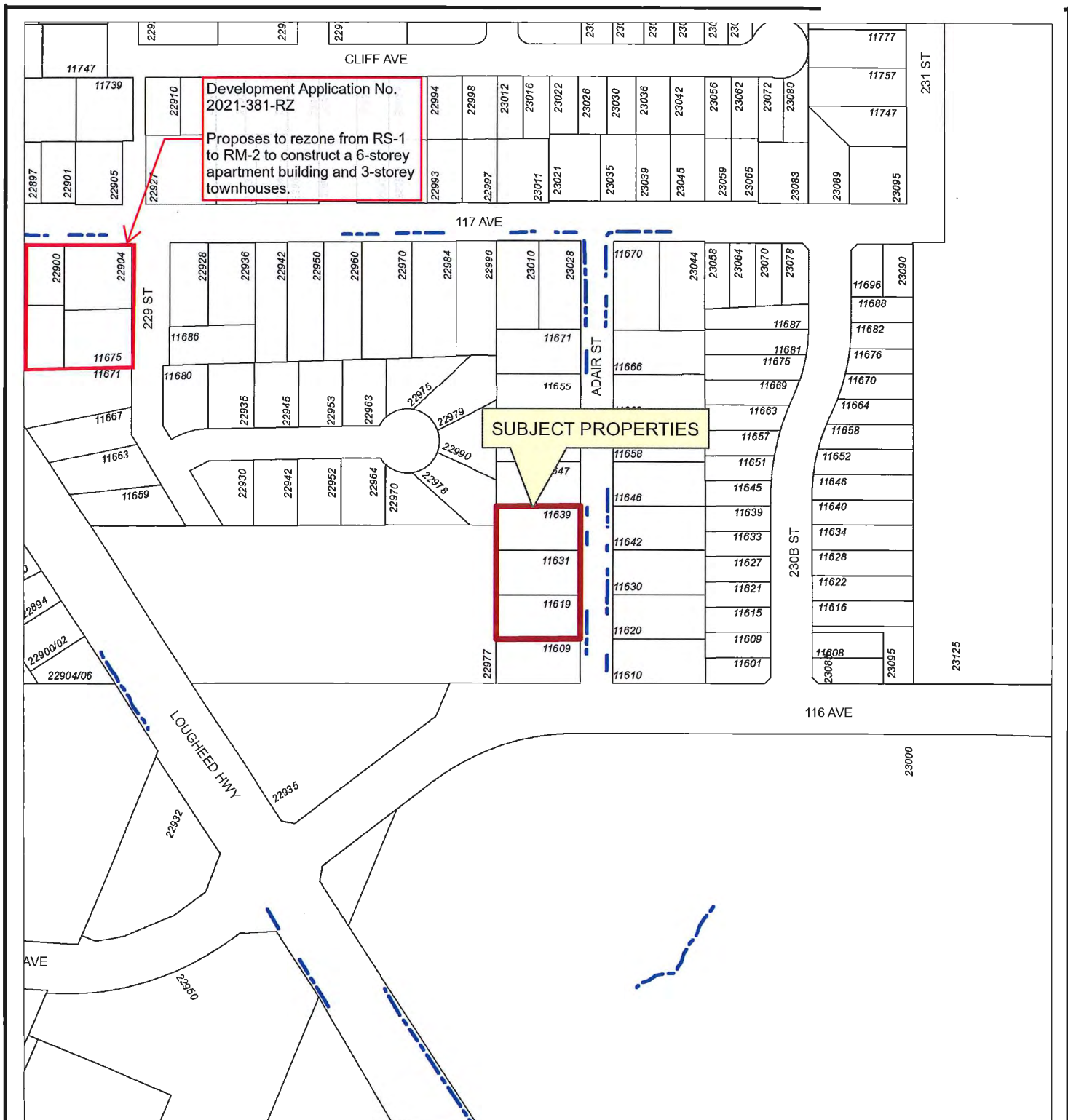
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Christine Carter" for

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7793-2021
- Appendix D – Proposed Site Plan
- Appendix E – Architectural Renderings



Scale: 1:2,500

Legend

Ditch Centreline

11619/31/39 ADAIR STREET
PID'S: 010-144-498, 010-144-455 &
000-550-817

PLANNING DEPARTMENT

**MAPLE RIDGE**

British Columbia

mapleridge.ca

FILE: 2021-389-RZ/DP
DATE: Jul 23, 2021

BY: PC



Aerial Imagery from the Spring of 2020



Scale: 1:2,500

11619/31/39 ADAIR STREET
PID'S: 010-144-498, 010-144-455 &
000-550-817

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-389-RZ/DP
DATE: Jul 23, 2021

BY: PC

CORPORATE OFFICER

LEGAL DESCRIPTION: 300X	
CIVIC ADDRESS: 11616 116TH, 11608 ADAR ST MAPLE RIDGE BC.	
ZONING: CURRENT ZONING R1S1 PROPOSED RT2	
SITE AREA: 27540 SF OR 2558.54M ²	
	<u>PERMITTED</u>
FLOOR AREA:	375 x 37.540 = 14,083 SQ.FT. 20855 SQ.FT.
SOIL COVERAGE:	0.45 x 27,540 = 12,393 SQ.FT. 7846 SQ.FT. (67.7 M ² .)
BUILDING HEIGHT:	8M 8M
<u>REQUIREMENTS</u>	
FRONT:	7.5M 7.5M
REAR:	7.5M 7.5M
RIGHT:	2.25M 3.25M
LEFT:	2.25M 2.25M
DISCLOSE PLAN:	NO
PARKING: # REQUIRED:	8 PROPOSED
SPANNERED: NO	

THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND NO PART OF THIS PLAN MAY BE REPRODUCED BY THE OWNER.

ALL NEW WORK SHALL CONFORM TO THE 2018 BRITISH COLUMBIA BUILDING CODE, ALL SUPPLEMENTARY AMENDMENTS AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION.

DO NOT SHOW DRAWINGS, DIMENSIONS SHOWN ARE APPROXIMATE, CONTRACTOR TO VERIFY ON SITE AND CO-ORDINATE WITH ALL UTILITIES, TRACES AND SURVEY, ETC. AND SITE CONDITIONS.

THE GENERAL CONTRACTOR OR ANY SUB-TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A PERMIT TO EXCAVATE TO THE DESIGNER, OR FAIL TO OBTAIN ANY SUCH PERMIT, SHALL BE AT THE CONTRACTOR'S RISK AND WITHOUT REPROBATIONS OF THIS DESIGNER WILL BE THIS CONTRACTORS RESPONSIBILITY.

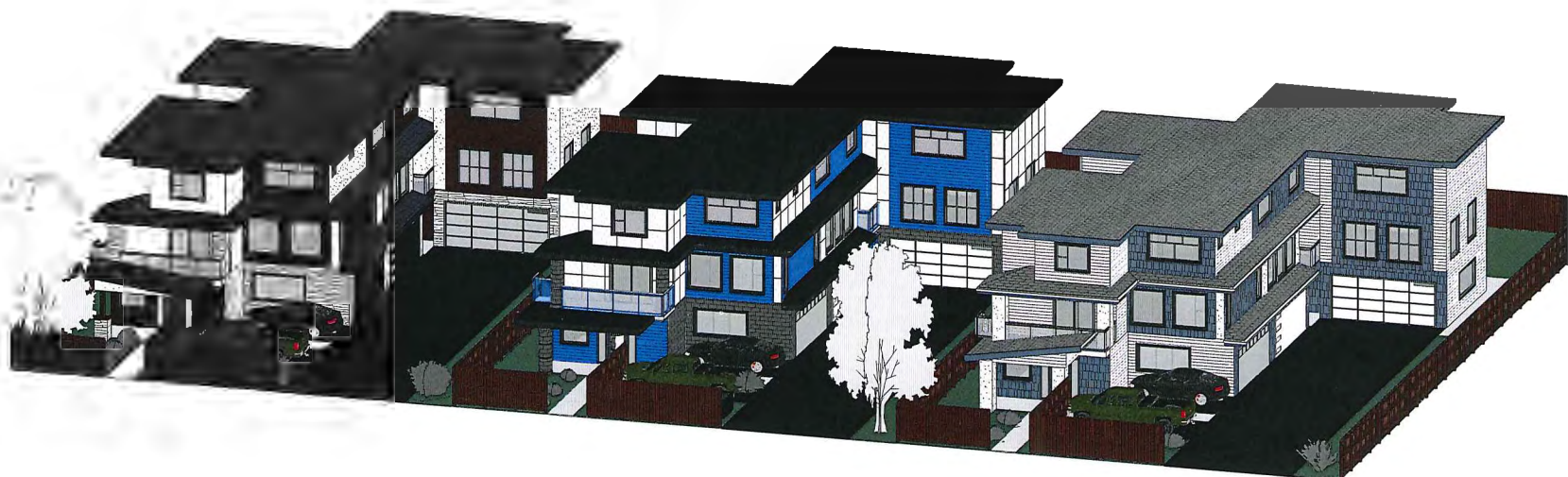
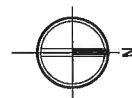
ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF PART 9-400 PART 4, (IN BR) SHALL BE APPROVED BY THE CITY OF VANCOUVER.

THE CONTRACTOR SHALL SUBMIT ALL PERMITS AND LOCAL CODES, ALL BUILDINGS, STRUCTURES, EASEMENTS, SIDEWALK COVENANTS, DRINKAGE AND RIGHT OF WAY IF ANY COST TO COMPLETION OF CONSTRUCTION.

FOUNDATION MANAGEMENT TO BE COMPLETED PRIOR TO START.

ALL FINISHED GRADES TO SLOPE DOWN FROM THE BUILDING AT A MINIMUM OF 1% TO ENSURE SUFFICIENT RUN-OFF OF

SHEET	DRAWING TITLE
A01	3D & PROJECT INFO
A02	SITE PLAN & LOWER FLOOR PLAN
A03	MAIN FLOOR PLAN
A04	UPPER FLOOR PLAN



1 PROPOSED 3D DEVELOPMENT

[illegible]

**11619, 11631, 11639 ADAIR
STREET MAPLE RIDGE BC**

3D & PROJECT INFO

Project Number	
Date	09
Drawn By	MOVADO
Checked By	MOVADO
A01	
Scale	AS



A4

LEGAL DESCRIPTION: XXXX
CIVIC ADDRESS: 11619, 11631, 11639 ADAIR ST MAPLE RIDGE BC.
ZONING: CURRENT ZONING RS1 PROPOSED RT2
SITE AREA: 27540 SF CR 2556.54M²

	PERMITTER	PROPOSED
FLOOR AREA:	0.75 x 27,540 = 20,685 SQ.FT.	20555 SQ.FT.
SITE COVERAGE:	0.45 x 27,540 = 12,393 SQ.FT	7189.3 SQ.FT. (1057.7 SQ.M.)
BUILDING HEIGHT:	8M	8M
<u>SETBACKS:</u>		
FRONT:	7.5M	7.5M
REAR:	7.5M	7.5M
RIGHT:	2.25M	2.25M
LEFT:	2.25M	2.25M

FLOODPLAIN: NO	
PARKING: \$ REQUIRED PER TRIPLEX (18 TOTAL)	\$ PROPOSED PER TRIPLEX (18 TOTAL)
VISITOR PARKING: 0	2 PROPOSED PER TRIPLEX (8 TOTAL)
SPRINKLERED: NO	

THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS
EXPRESSLY STATED. ALL RIGHTS RESERVED AND
REPRODUCTION IN ANY FORM MUST BE APPROVED BY THE
OWNER.

DO NOT SCALE DRAWING. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ON SITE AND CO-ORDINATE WITH ALL TRADES AND SUPPLIERS, EQUIPMENT AND SITE CONDITIONS.

IF THE GENERAL CONTRACTOR OR ANY SUB-TRADE CONTRACTOR FAILS TO COMPLY WITH ANY REQUIREMENT OF THIS SPECIFICATION, OR FAIL TO ACT ON ANY CHANGE NOTICE ISSUED BY THE DESIGNER, ALL REPERCUSSIONS OF THIS DECISION WILL BE THE CONTRACTOR'S RESPONSIBILITY.

ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF PART 3 (AND PART 4 AND PART 5 WHERE APPLICABLE) OF THE 2015 BRITISH COLUMBIA BUILDING CODE.

CONFIRM LOT DIMENSIONS, GRADE ELEVATIONS AND LOCATION OF ALL BUILDINGS, STRUCTURES, EASEMENTS, SIDEWALK CONVEYANCES, SWALES AND RIGHT OF WAYS IF ANY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

STORMWATER MANAGEMENT TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION

ALL FINISHED GRADES TO SLOPE DOWN FROM THE BUILDING AT A MINIMUM OF 1% TO ENSURE SUCCESSFUL RUN-OFF OF SURFACE WATER

SHEET	DRAWING TITLE
A01	3D & PROJECT INFO
A02	FRONT ELEVATIONS
A03	ELEVATIONS
A04	SITE PLAN & LOWER FLOOR PLAN
A05	MASH FLOOR PLAN
A06	UPPER FLOOR PLAN



1 PROPOSED 3D DEVELOPMENT



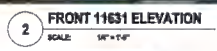
MOVADO HOME & DESIGNS LTD.

[illegible]

**11619, 11631, 11639 ADAIR
STREET MAPLE RIDGE BC**

3D & PROJECT INFO

Project Number	21xxxx
Date	09/2
Drawn By	MOVADO F
Checked By	MOVADO F
A01	
Scale	As in



**11619, 11631, 11639 ADAIR
STREET MAPLE RIDGE BC
FRONT ELEVATIONS**

Scale $1/4" = 1'-0"$



**11619, 11631, 11639 ADAIR
STREET MAPLE RIDGE BC
ELEVATIONS**

A03

Scale $1/4" = 1'-0"$

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: October 19, 2021
FILE NO: 2016-238-RZ
MEETING: C o W
SUBJECT: ADDENDUM TO
First and Second Reading
Official Community Plan Amending Bylaw No. 7265-2016
Second Reading
Zone Amending Bylaw No. 7266-2016
24212 112 Avenue

EXECUTIVE SUMMARY:

The above referenced application was granted first and second reading for Official Community Plan Amending Bylaw No. 7265-2016, and second reading to Zone Amending Bylaw No. 7266-2016 at the September 28, 2021 Council Meeting.

A minor text amendment, noted in bold below, is required to the Official Community Plan Amending Bylaw No. 7265-2016 provided in the staff report dated September 21, 2021 (Appendix B), as follows:

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 45 Section 10 Township 12 New Westminster District Plan 43601

and outlined in heavy black line on Map No. 929, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by **adding and** removing Conservation.

RECOMMENDATIONS:

That second reading of Official Community Plan Amending Bylaw No. 7265-2016 be rescinded; and further

That Official Community Plan Amending Bylaw No. 7265-2016 be given second reading as amended and be forwarded to Public Hearing.

CONCLUSION:

It is recommended that the amended Official Community Plan Amending Bylaw No. 7265-2016 (Appendix A) be given second reading and forwarded to Public Hearing. Second reading to Zone Amending Bylaw No. 7266-2016 was given at the September 28, 2021 Council Meeting and will be forwarded to the same Public Hearing.

"Original signed by Charles Goddard"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Christine Carter" for

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Amended Official Community Plan Amending Bylaw No. 7265-2016

Appendix B – Staff Report dated September 21, 2021

**CITY OF MAPLE RIDGE
BYLAW NO. 7265-2016**

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

WHEREAS Section 882 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7265-2016"

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

Lot 45 Section 10 Township 12 New Westminster District Plan 43601

and outlined in heavy black line on Map No. 928, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 45 Section 10 Township 12 New Westminster District Plan 43601

and outlined in heavy black line on Map No. 929, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding and removing Conservation.

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

READ a first time the 20th day of September, 2016.

READ a second time the day of , 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



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7265-2016

Map No. 928

Purpose: To Amend Albion Area Plan Schedule 1

From: Institutional, Low Density Residential,
Low/Medium Density Residential and Conservation

To:  Park  Low/Medium Density Residential
 Conservation



SCALE 1:2,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7265-2016

Map No. 929

Purpose: To Amend Schedule C as shown



To Add To Conservation



To Remove from Conservation



SCALE 1:2,500



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

FROM: Chief Administrative Officer

SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7265-2016;
Second Reading
Zone Amending Bylaw No. 7266-2016;
24212 112 Avenue

MEETING DATE: September 21, 2021

FILE NO: 2016-238-RZ

MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 24212 112 Avenue from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately 10 lots. The subject property is approximately 1.24 hectares (3 acres) in area, and the applicant intends to choose the Density Bonus option within the RS-1b (Single Detached (Medium Density) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes of 371m² (3,993 ft²). The required amenity fee of \$3,100.00 for each lot that is less than 557m² (5,995 ft²) will be collected as a condition of rezoning.

Pursuant to Council Policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per lot, for an estimated total amount of \$51,000.00.

Council granted first reading to Zone Amending Bylaw No. 7266-2016 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on September 20, 2016.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7265-2016 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7265-2016 be given first and second readings and be forwarded to Public Hearing;
- 3) That Zone Amending Bylaw No. 7266-2016 be given second reading, and be forwarded to Public Hearing;
- 4) That the following terms and conditions be met prior to final reading:
 - i) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan;
 - ii) Road dedication as required;

- iii) Park dedication as required, including construction of walkways, multi-purpose trails; and removal of all debris and garbage from park land;
- 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 the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
- vi) Registration of a Restrictive Covenant for Stormwater Management;
- vii) Removal of existing building/structures;
- viii) 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;
- ix) That a voluntary contribution, in the amount of \$51,000 (\$5,100/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- x) That a voluntary contribution, in the amount of \$31,000 (\$3,100/lot) be provided as Amenity Contribution Density Bonus for Albion Area as described in Section 402.8 of the Zoning Bylaw No. 7600-2019.

DISCUSSION:

1) Background Context:

Applicant:	Paul Hayes
Legal Description:	Lot 45, Section 10, Township 12, NWD Plan 43601
OCP:	
Existing:	Institutional, Conservation, Low Density Residential, and Low/Medium Density Residential
Proposed:	Low/Medium Density Residential and Conservation
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	RS-1b (Single Detached (Medium Density) Residential), with density bonus to R-1 (Single Detached (Low Density) Urban Residential) sized lots
Within Urban Area Boundary:	Yes
Area Plan:	Albion Area Plan
OCP Major Corridor:	Yes

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1b (Single Detached (Medium Density) Residential, with a density bonus to R-1 (Single Detached (Low Density) Urban Residential) sized lots
South:	Designation:	Low/Medium Density Residential
	Use:	Single Family Residential
East:	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Low Density Residential and Conservation
	Use:	Single Family Residential
West:	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Institutional, Low/Medium Density Residential, and Conservation
	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential) (note: this property is under application 2012-013-RZ, to be rezoned as RS-1b with a density bonus to allow R-1 sized lots)
	Designation:	Institutional and Conservation

Existing Use of Property: Single Family Residential
Proposed Use of Property: Single Family Residential
Site Area: 1.25 ha (3 acres)
Access: 112 Avenue
Servicing requirement: Urban Standard

2) Project Description:

The applicant has requested to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached (Medium Density) Residential, with a Density Bonus, in accordance with the Albion Area Plan.

The density bonus Amenity Contribution regulation is detailed in section 402.8 of the Zoning Bylaw No. 7600-2019, and permits the following in the RS-1b Zone:

- (i) Zone requirements consistent with the R-1 Zone shall apply and shall supersede the Zone requirements of the RS-1b Zone when a density bonus is provided; and
- (ii) an Amenity Contribution of \$3,100.00 shall be required for each lot in a subdivision with a minimum Lot Area of less than 557.0 square metres but not less than 371.0 square metres.

The proposed development consists of approximately 10 R-1 (Single Detached (Low Density) Urban Residential) sized lots, amounting to an Amenity Contribution of approximately \$31,000.00.

Pursuant to Council Policy, this application is also subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per lot, for an estimated total amount of \$51,000.00.

3) Planning Analysis:

i) Official Community Plan:

The subject property is currently designated as *Institutional, Conservation, Low Density Residential, and Low/Medium Density Residential*, and will require an Official Community Plan (OCP) amendment to redesignate the land as *Low/Medium Density Residential and Conservation* (see Appendix B).

The 1996 OCP identified a portion of the subject property for a future school/park site. In October 2015, the School District adopted its Strategic Facilities Plan, which identifies the properties located on 104 Avenue and 108 Avenue and 248 Street as their priorities. Additionally, as a component of the development application to the west, for the property located at 24152 112 Avenue, a referral was sent to the School District. The School District advised that:

"As previously stated in correspondence from the Board of Education to the City of Maple Ridge and as per the most recent Eligible School Sites Proposal accepted by the City of Maple Ridge in October 2015 the Board of Education will not require the OCP designated school site, located on 112 Avenue (24152 112 Avenue)."

Based on this information, the property to the west of the subject property, located at 24152 112 Avenue, and the portion designated as *Institutional* on the subject property is not intended to be developed as a school site. Council gave third reading to the OCP and Zone amending bylaws to develop the western property on December 8, 2015, as part of application 2012-013-RZ. Based on this information, the re-designation from *Institutional* to *Low/Medium Density Residential* for the subject property is supportable.

The application is in compliance with the OCP and in compliance with the Zoning Bylaw No. 7600-2019, that permits a Density Bonus option in the *Low/Medium Density Residential* designation in the Albion Area Plan. The applicant intends to apply the Density Bonus option to this project, as discussed above in the Project Description.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached (Medium Density) Residential (see Appendix C), with a Density Bonus to permit future subdivision into approximately 10 single family lots (see Appendix D).

The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the applicant to reduce the single-family lot size from the RS-1b (Single Detached (Medium Density) Residential base density of 557 m² to 371 m². An Amenity Contribution of \$3,100 per lot for each lot that is less than 557 m² is required, as discussed in the Project Description above. Pursuant to Council resolution, this application is also subject to the Community Amenity Contribution Program.

iii) Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

The location of an indefinite watercourse as part of the Kanaka watershed, running mid-property south-eastbound, will require assessment.

iv) Parkland Requirement:

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

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of Final Reading.

4) Interdepartmental Implications:

i) Engineering Department:

All servicing requirements will be subject of conditions for Subdivision approval.

ii) Parks, Recreation and Culture Department:

Dedication of the south portion of the subject property is required.

5) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 before first reading, as described above. The subject property is no longer intended for a future school site, and the OCP amendment is supported. No recent feedback was received after the initial feedback.

6) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7265-2016, that second reading be given to Zone Amending Bylaw No. 7266-2016, and that application 2016-238-RZ be forwarded to Public Hearing.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard"

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

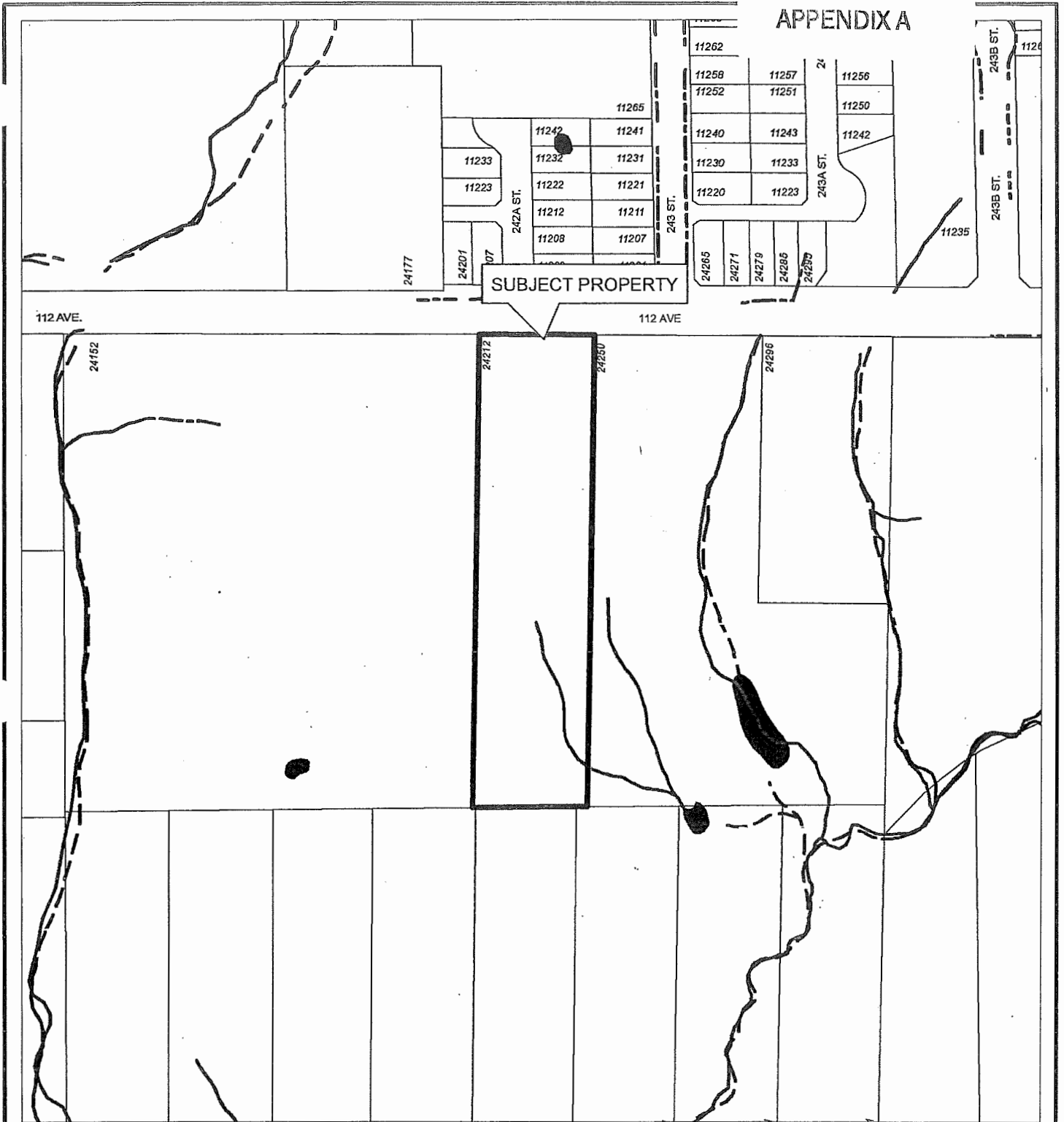
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7265-2016
Appendix D – Zone Amending Bylaw No. 7266-2016
Appendix E – Site Plan

APPENDIX A



Legend

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

24212 112 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

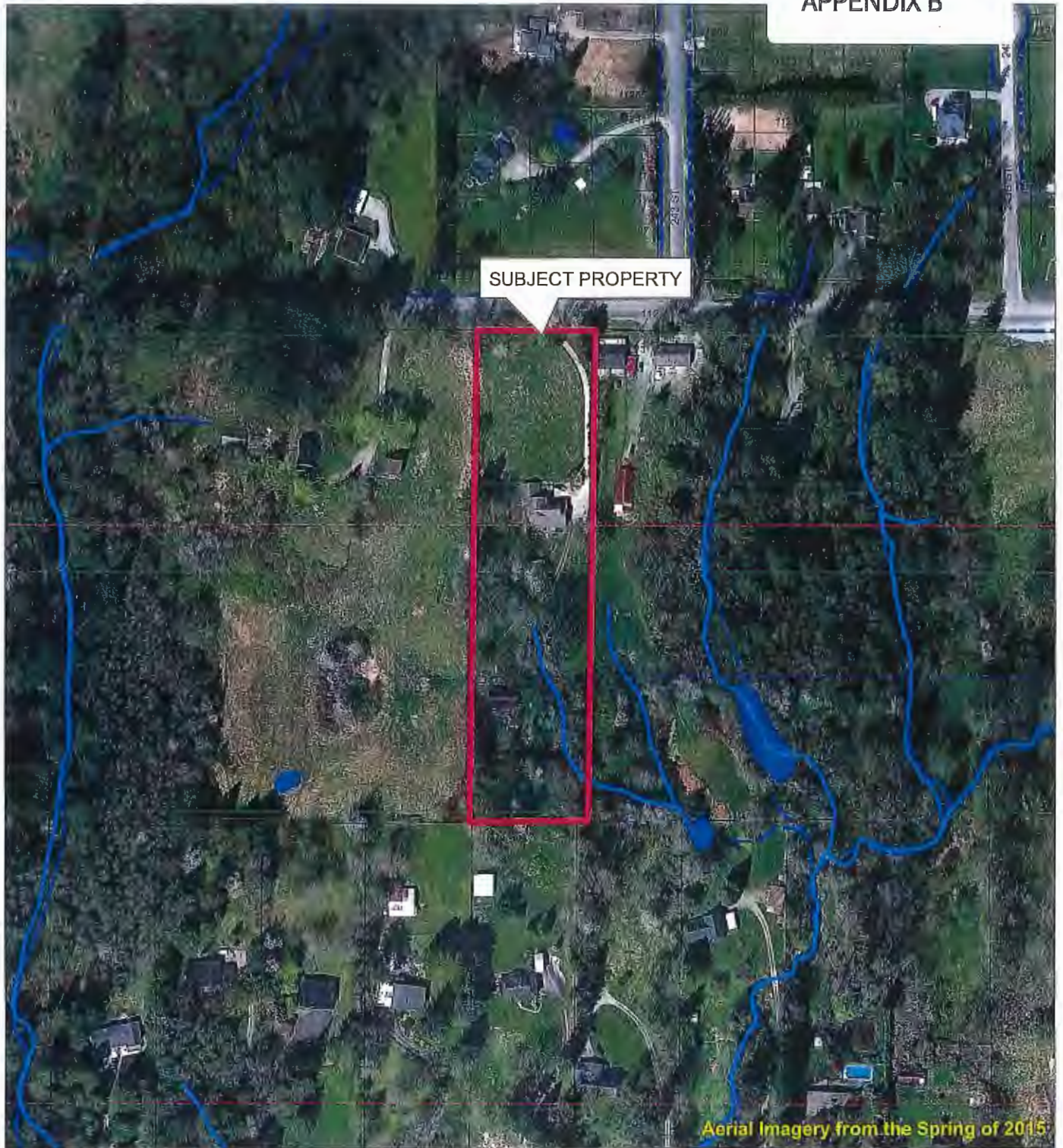
British Columbia

mapleridge.ca

FILE: 2016-238-RZ
DATE: Jun 29, 2016

BY: PC

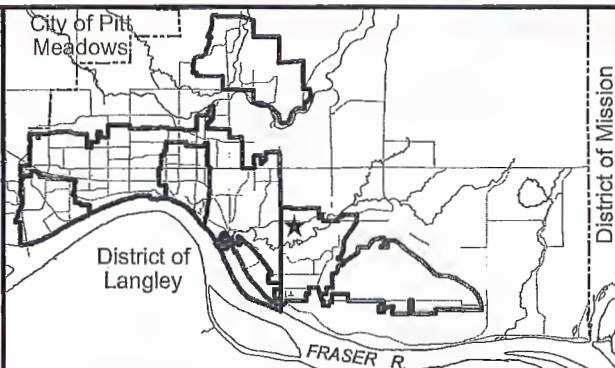
APPENDIX B



Aerial Imagery from the Spring of 2015



Scale: 1:2,500



24212 112 AVENUE

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2016-238-RZ
DATE: Jun 29, 2016

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7265-2016**

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

WHEREAS Section 882 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7265-2016

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

Lot 45 Section 10 Township 12 New Westminster District Plan 43601

and outlined in heavy black line on Map No. 928, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 45 Section 10 Township 12 New Westminster District Plan 43601

and outlined in heavy black line on Map No. 929, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by removing Conservation.

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

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER






MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7265-2016

Map No. 928

Purpose: To Amend Albion Area Plan Schedule 1

From: Institutional, Low Density Residential,
Low/Medium Density Residential and Conservation

To:  Park  Low/Medium Density Residential
 Conservation



SCALE 1:2,500





MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

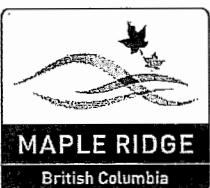
Bylaw No. 7265-2016

Map No. 929

Purpose: To Amend Schedule C as shown

 To Add To Conservation

 To Remove from Conservation



SCALE 1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7266-2016

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7266-2016."

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

Lot 45 Section 10 Township 12 New Westminster District Plan 43601

and outlined in heavy black line on Map No. 1687 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (Single Detached (Medium Density) Residential).

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

READ a first time the 20th day of September, 2016.

READ a second time the day of , 20

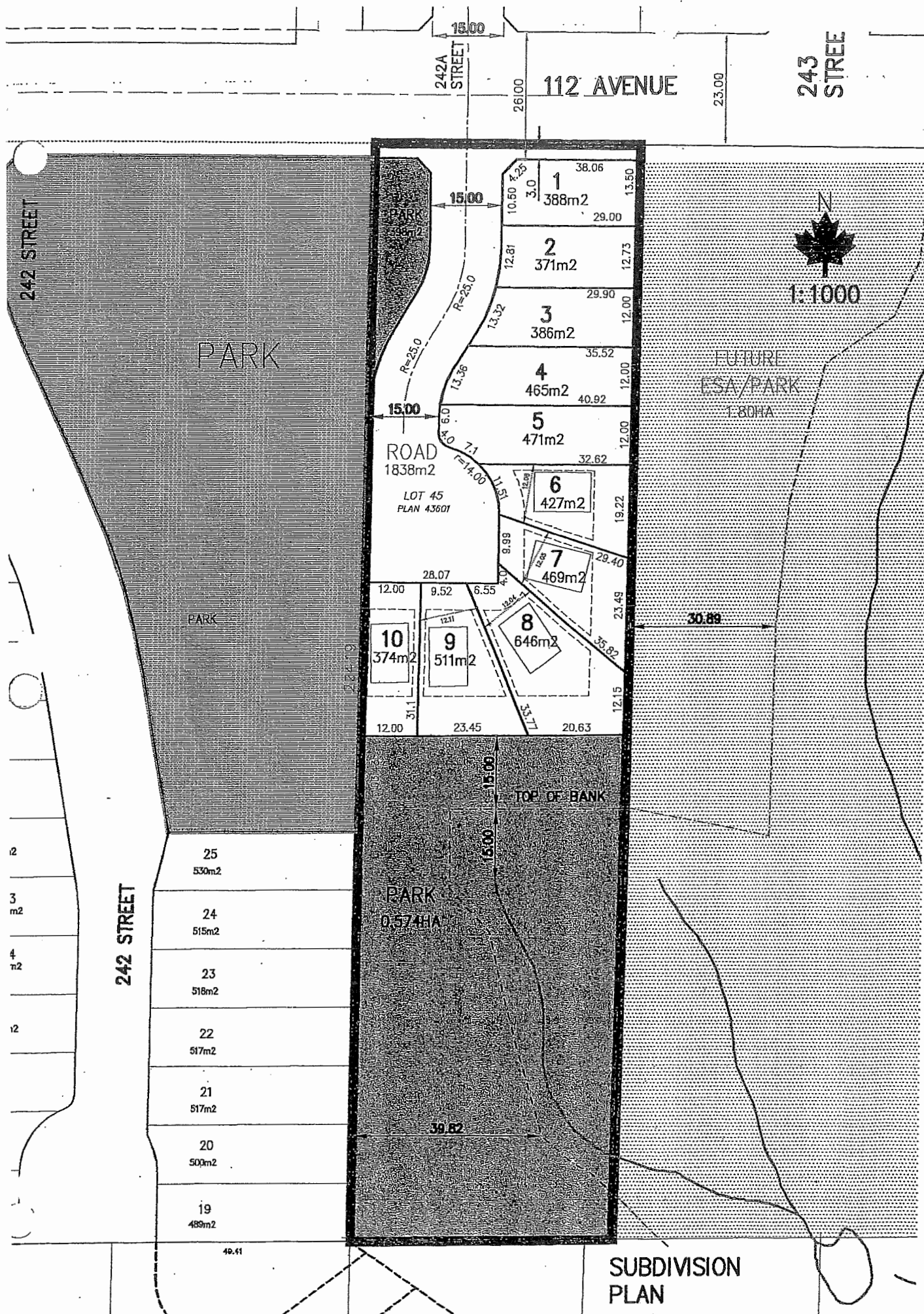
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER





mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7794-2021
22347 117 Avenue, 22349 North Avenue and PID 008-130-493
Second Reading
Zone Amending Bylaw No. 7649-2020
22347 117 Avenue and 22349 North Avenue

MEETING DATE: October 19, 2021
FILE NO: 2020-062-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

This development proposal consists of three properties (Appendices A and B); two of these properties, 22347 117 Avenue, which is zoned RT-1 (Two Family Urban Residential), and 22349 North Avenue, which is zoned RM-3 (High Density Apartment Residential), are proposed to be rezoned to C-3 (Town Centre Commercial). The proposed rezoning will allow these two properties to be consolidated with the vacant, unaddressed property immediately to the west (PID 008-130-493), which is already zoned C-3 (Town Centre Commercial) and together these three properties will form a single mixed-use commercial residential development site. All three properties are also proposed to be redesignated from *Low-Rise Apartment* to *Town Centre Commercial* to facilitate the rezoning for the project by way of an OCP Amendment.

The three-property development site located at 22347 117 Avenue, 22349 North Avenue and the unaddressed lot (PID 008-130-493) will be subject to a Development Permit application. This permit will allow for a project consisting of approximately 768 square meters (8,268 square feet) of ground-level commercial space along North Avenue and approximately 67 apartment units (one less than proposed at first reading) within a six-storey structure. All required commercial and residential parking will be underground or concealed.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of (\$3,100 per apartment dwelling unit), for an estimated amount of \$207,700.

RECOMMENDATIONS:

1. That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7794-2021 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2. That Official Community Plan Amending Bylaw No. 7794-2021 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Official Community Plan Amending Bylaw No. 7794-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;

1103

4. That Official Community Plan Amending Bylaw No. 7794-2021 be given first and second readings and be forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7649-2020 be given second reading, and be forwarded to Public Hearing;
6. That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
 - iv) Consolidation of the subject properties;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vi) Registration of a Restrictive Covenant for protecting the Visitor Parking on the subject properties;
 - vii) Registration of a Restrictive Covenant for Stormwater Management, including maintenance guidelines for stormwater/rainwater concepts incorporated on site;
 - viii) Removal of existing building;
 - ix) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
 - x) Payment for approximately five residential parking spaces through the Payment in-lieu Option in the Off Street Parking and Loading Bylaw;
 - xi) Payment of a bonus density contribution for 28.1m² of residential floor area (at a rate of \$161.46 per m²) totaling approximately \$4,537.03; and
 - xii) That a voluntary contribution, in the amount of \$207,700.00 (67 units x \$3,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Falcon Homes (Nadine Frisen)

Legal Description:

For rezoning: Lot 48 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 New Westminster District Plan 155; and
Lot 49 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 New Westminster District Plan 155.

For OCP: Lot 47 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 New Westminster District Plan 155;
Lot 48 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 New Westminster District Plan 155; and
Lot 49 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 New Westminster District Plan 155.

OCP:

Existing: Low-Rise Apartment

Proposed: Town Centre Commercial

Within Urban Area Boundary: Yes

Area Plan: Town Centre Area

OCP Major Corridor: Yes (North Avenue)

Zoning:

Existing: RM-3 (High Density Apartment Residential) and
RT-1 (Two Family Urban Residential)

Proposed: C-3 (Town Centre Commercial)

Surrounding Uses:

North: Use: Commercial

Zone: C-3 (Town Centre Commercial)

Designation: Town Centre Commercial

South: Use: Mixed Use Commercial/Residential and Residential

Zone: C-3 (Town Centre Commercial) and

RS-1 (One Family Urban Residential)

Designation: Port Haney Multi-Family, Commercial and Mixed-Use

East: Use: Vacant - recently rezoned for mixed-use building (2017-078-RZ)

Zone: C-3 (Town Centre Commercial)

Designation: Town Centre Commercial

West: Use: Institutional and Commercial (forms part of the development permit application for this development site)

Zone: C-3 (Town Centre Commercial)

Designation: Low-Rise Apartment

Existing Use of Property: Residential and Vacant

Proposed Use of Property: Mixed use Commercial/Residential

Site Area: 1,436m² (15,457ft²) (total of three lots)
Access: 117 Avenue
Servicing requirement: Urban Standard

Companion Applications: 2020-062-DP and 2020-062-VP

2) Project Description:

The two lots subject to rezoning are part of a three-lot site proposed to be developed with a mixed-use building containing approximately 768 square meters (8,268 square feet) of retail or office space on the ground floor with approximately 67 apartment units above in a building totaling six-storeys (Appendices E, F and G). The main pedestrian entry will be from North Avenue, with a secondary staircase from 117 Avenue. Vehicle entry will be from 117 Avenue into a two-level underground parking structure.

The proposed unit mix is:

- | | | |
|------------------------|----|---------|
| • Bachelor Units | 8 | (11.9%) |
| • One Bedroom Units | 15 | (23.4%) |
| • One Bedroom plus Den | 40 | (59.7%) |
| • Two Bedroom Units | 4 | (5.9%) |

This provides a good mix of unit types and sizes. The developer's goal is to propose a mix of unit types to accommodate community needs as well as addressing family housing needs in the area.

Although setting aside some units for aging in place has not occurred, the owner's preferred focus is to allow all units to have selected features to improve livability, including the following for all 67 units:

- Ensuring doors and plumbing fixtures have lever type hardware;
- Installing electrical receptacle boxes to be 18" high from the finished floor;
- Installing electrical switches to be 42" from finished floor;
- Providing fourplex electrical receptacle beside master bedroom beds; and
- Providing for future grab bar installation at toilets and showers.

The portion of the development along 117 Avenue, consisting of structured parking, will be designed to incorporate architectural features similar to the form and character of the project's storefront façade along North Avenue. The building elevations along North Avenue and 117 Avenue are shown in Appendix E. The pedestrian environment along 117 Avenue will be considered, in detail, as part of a future Development Permit to ensure a safe and attractive interface with the street. Building design details will be fully examined at the DP stage and will include additional building design elements, landscaping, lighting and public-art inspired screening/grating for the openings to the exposed underground parking area along the public realm (Appendix G).

The northern portion of the parking structure is fully contained underground and concealed by the mixed use commercial and residential building above it. A portion of the parking structure roof south of the building and toward 117 Avenue will be a landscaped passive and active recreational space for residents. In addition to building access from North Avenue, there will be resident-only pedestrian access from grade along 117 Avenue. It will consist of an attractive design to further enhance the public realm and provide convenient and safe access for residents wishing to access this space from 117 Avenue.

3) Planning Analysis:

i) Official Community Plan:

The development site is located within the Town Centre Area Plan and is currently designated *Low-Rise Apartment*. All three lots within the site are proposed to be re-designated to *Town Centre Commercial* to accommodate the proposal and the zoning. This redesignation will take place through Official Community Plan Amending Bylaw No. 7794-2021, which is recommended to be granted first and second reading and forwarded to Public Hearing with the associated rezoning.

This project will achieve a number of Town Centre Plan policies including:

- **Policy 3-1** *An increase in residential and commercial density is encouraged in the Town Centre, particularly within the Central Business District. Land use should include a mix of housing types catering to various demographics...*

The ground level office or retail space will add to the commercial floor space within the Central Business District. The project will provide an appropriate mix of housing, with the intension of delivering a product suitable for families. The project's uses and the density will bolster this Town Centre Area policy.

- **Policy 3-10** *Land assembly or lot configuration in conjunction with development... should meet conditions (that)... remaining land parcels are left in a configuration and lot area which are suitable for future development...*

The lot to the east of the site has been rezoned to allow for an independent project and the lands to the west may be consolidated for a separate developable site in the future. This project effectively fits in and does not adversely impact future land assembly for development encouraged by this policy.

- **Policy 3-15** *Concealed parking structures are encouraged in all commercial, mixed-uses... in the Town Centre. Above-grade concealed parking structures should be designed in such a manner that the pedestrian realm, streetscape façade... is not impaired.*

The exposed parking structure along 117 Avenue will be designed to be sensitive to the streetscape incorporating appropriate architecture, finishing materials and details, lighting, public-art inspired elements and landscaping, and thus the objective of this policy is achieved.

ii) Zoning Bylaw:

The current application proposes to rezone the two subject properties, located at 22347 117 Avenue from RT-1 (Two Family Urban Residential) and 22349 North Avenue from RM-3 (High Density Apartment Residential) both to C-3 (Town Centre Commercial) to allow the properties to be consolidated with the third vacant lot immediately to the west (PID 008-130-493), already zoned C-3 (Town Centre Commercial), for the development of the subject proposed mixed-use commercial residential project.

The density of the proposed development complies with the C-3 (Town Centre Commercial) regulations respecting residential floor space as follows:

Regulation	Permitted (Floor Space Ratio)	Proposed (Floor Space Ratio)
Base Density	1.0	1.0
Density for underground residential parking	0.25 (Minimum 90% underground residential parking)	0.25 (all concealed)
Density for all underground parking, including Commercial parking.	0.25	0.25 (all is underground)
Density for height	0.25 each storey above 3 rd storey	0.50 (for 4 th & 5 th storeys)

Density through Bonus Density	0.013 (28.1 m ²)
Total	2.013

The residential density to be secured through the bonus density contribution appears to be for about 28.1 m², which is approximately \$4,537.03, payable prior to final reading. This is separate from the Community Amenity Contribution payment (CAC).

For mixed use projects such as the subject development, residential and commercial activities need to be separated. This is a safety and security consideration established in the Zoning Bylaw regulations and augmented thought development permit guidelines, such a CPTED (Crime Prevention Through Environmental Design).

Currently, the same elevator is to be used to the commercial and residential levels and the same lobby provides access for residents and their guests, as well as commercial service corridors. In the final development permit plans, this will need to be addressed through interior changes, a security fob system or a combination of both. This does not have a bearing on form, character and landscaping.

iii) Off-Street Parking and Loading Bylaw:

The underground parking structure provides parking spaces for both the residential and non-residential uses proposed on the subject development properties. The parking breakdown is as follows:

Residential	67 spaces required (1.0 space per residential unit). A total of 62 spaces are provided and the applicant wishes to utilize the Payment-in-lieu Option for five parking spaces.
Visitor	14 spaces required and provided (67 units x 0.2 spaces per residential unit).
Commercial	26 spaces required and provided (1 space per 30m ² of floor space).
TOTAL	107 parking spaces required 102 parking spaces provided

As noted in the above table, the applicant is seeking to employ the Payment-in-lieu Option in Section 3.4 of the Off-Street Parking and Loading Bylaw. This option applies to the five parking spaces required to meet the 67 resident space parking requirement. The current amount would be:

- 5 spaces x \$8,000 per space equaling \$40,000.

Council has directed staff to undertake a review of the payment-in-lieu provisions found within the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990. This report will be presented to Council at the October 19, 2021 Council Workshop meeting and is recommending an increase in fees from \$8,000 to \$20,000 per stall.

iv) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations to the Maple Ridge Zoning Bylaw No. 7600-2019:

- The rear lot line (North Avenue) is to be varied from 6.0 metres to 0.0 metres for the ground level floor and to 5.7 metres for second floor, with projections for the third floor deck elements; and
- The provision respecting separate and independent access from the ground floor front elevation for the residential and non-residential (commercial) units, is to be varied in lieu of the security measures to be provided as described earlier in this report.

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.

With this site facing two streets, North Avenue and 117 Avenue, there are effectively two front facades. This provided the opportunity to have one front access to the commercial units and lobby for the apartments to North Avenue and the facade along 117 Avenue, which is the partially exposed parking level, to read like a front façade. The facade toward 117 Avenue has been effectively and sensitively designed, including public art-like element in the stairs leading to the open space on the parking roof top and landscaping along the sidewalk, to read as a front façade. As a result, the design of this project contributes to the creation of a stronger urban form, character and pedestrian environment at both street levels.

Landscaping plans forming part of the Development Permit will need to incorporate on-site stormwater collection and the three-tier stormwater/rainwater concepts in accordance with the requirements of the site being located in the Fraser River Escarpment Area.

This Development Permit has been made and will be the subject of a future development permit report to Council.

vi) Advisory Design Panel:

The application was reviewed by the ADP at a meeting held on February 17, 2021 and their comments and the architect's responses to the Architectural and the landscaping suggestions made by the ADP can be seen in Appendix H.

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

vii) Development Information Meeting:

A Development Information Meeting (DIM) was held remotely on July 21, 2021 incorporating the usual 10-day Public Comment Opportunity period. A total of four inquiries were received by the developer. A summary of the main comments and discussions and the manner in which they were resolved are described in the report from the developer attached as Appendix I.

4) Traffic Impact:

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

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

5) Interdepartmental Implications:

i) Engineering Department:

Engineering advised about the usual utility and servicing upgrading necessary, including sanitary, storm, sidewalk and curbs, street trees and lighting, to support the project. Neither North Avenue or 117 Avenue meet the current collector road standard cross section. The applicant's engineer will need to present a non-standard road cross section to accommodate the upgrading. Though not identified as currently being required, this may impact the road dedication requirements and will need to be addressed prior to the completion of the Development Permit.

The site is also located in the Fraser River Escarpment Area. This will need to be taken into consideration developing the on-site stormwater collection and the three-tier stormwater/rainwater concepts.

ii) License, Permits and Bylaws Department:

Advanced notice on usual matters that are to be addressed through the Building Permit process, like unit numbering, exiting distances, footings and drainage at zero lot lines, and ratings of appliances and outlets to be installed, were outlined for the applicant.

With respect to comments about solid waste and recycling facilities, the applicant has advised the design is compliant with City Guidelines for all necessary clearances for collection vehicles on site.

6) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, (redesignation from Low-Rise Apartment to Town Centre Commercial), is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

7) Citizen/Customer Implications:

The developer held a Development Information Meeting as described earlier in this report.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7794-2021, that second reading be given to Zone Amending Bylaw No. 7649-2020, and that application 2020-062-RZ be forwarded to Public Hearing.

"Original signed by Charles Goddard" for

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

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

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

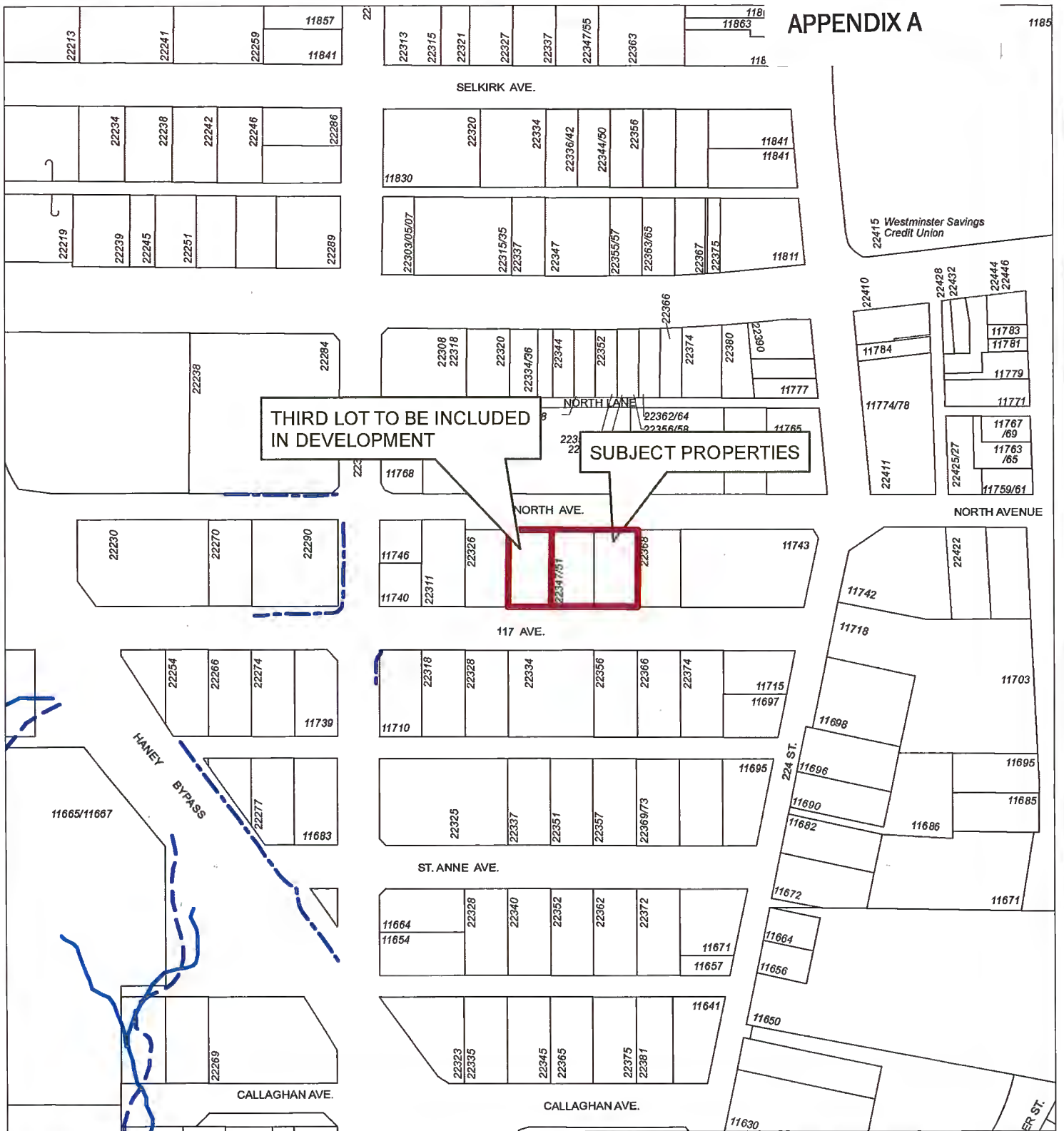
"Original signed by Christine Carter" for

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7794-2021
- Appendix D – Zone Amending Bylaw No. 7649-2020
- Appendix E – Site and Parking Plan
- Appendix F – Elevation Plans and Sections
- Appendix G – Landscape Plan
- Appendix H – ADP design comments
- Appendix I – DIM Notes

APPENDIX A



Scale: 1:2,500

Legend

- Stream
- - - Ditch Centreline
- - - Indefinite Creek

22347 117 AVENUE, 22349 NORTH AVENUE
PID'S 000-660-612, 011-539-534

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-062-RZ

DATE: Jun 1, 2020

BY: PC

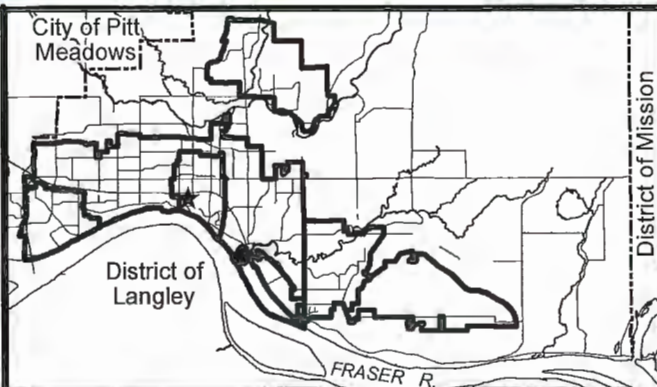
APPENDIX B



Aerial Imagery from the Spring of 2019



Scale: 1:2,500



22347 117 AVENUE, 22349 NORTH AVENUE
PID'S 000-660-612, 011-539-534

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-062-RZ
DATE: Jun 1, 2020

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. No. 7794-2021**

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7794-2021;
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 47 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 NWD Plan 155;

Lot 48 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 NWD Plan 155; and

Lot 49 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 NWD Plan 155.

and outlined in heavy black line on Map No. 1048 a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
BYLAW NO. 7649-2020**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7649-2020."
2. Those parcels or tracts of land and premises known and described as:

Lot 48 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1
NWD Plan 155; and

Lot 49 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1
NWD Plan 155

and outlined in heavy black line on Map No. 1841 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to C-3 (Town Centre Commercial).

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

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

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

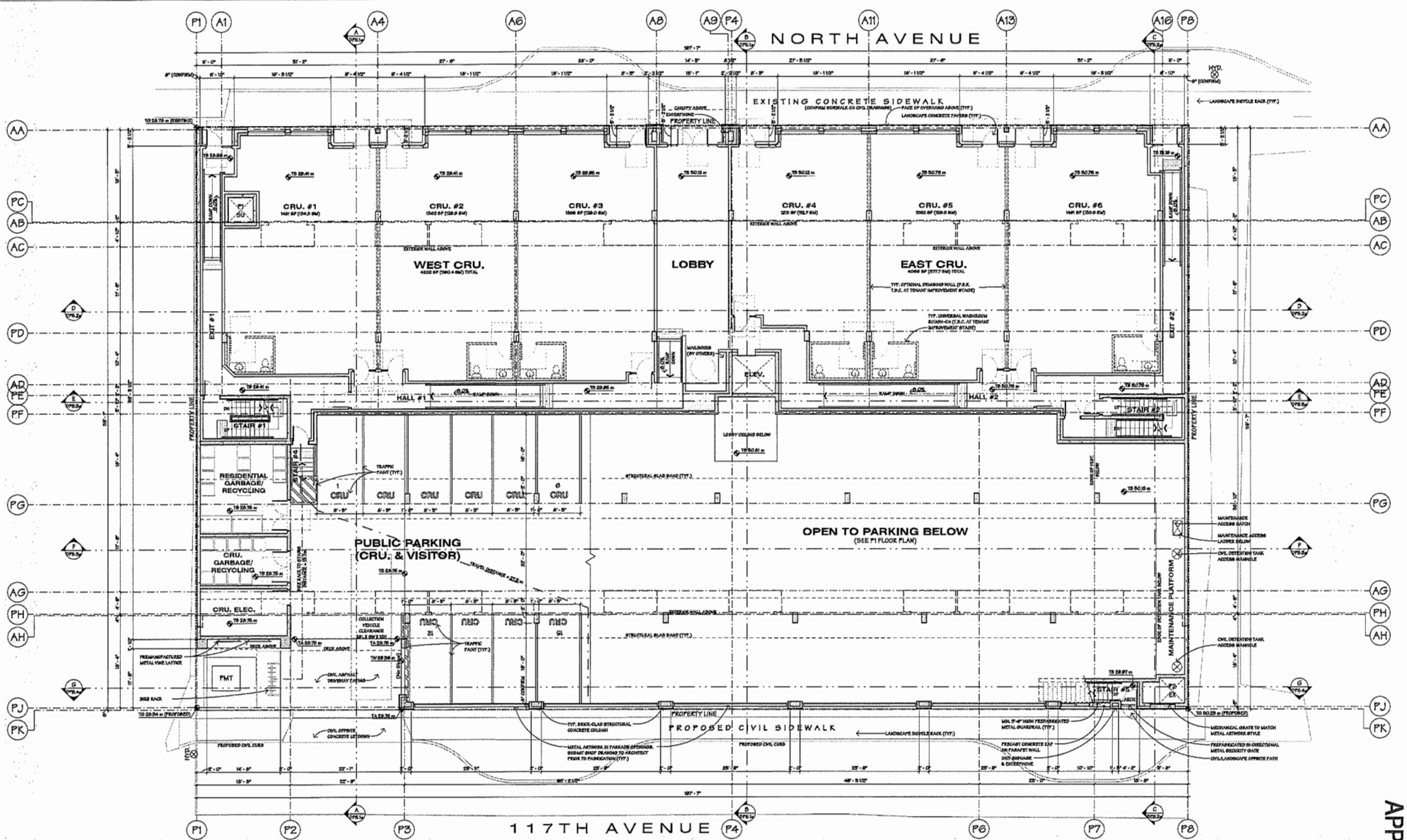
READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



1ST FLOOR PLAN

LOUGHEED & NORTH AVENUE RESIDENCES, BUILDING A

BLDG A: 22347 TO 22351 NORTH AVE.
MAPLE RIDGE, BC

SCALE: 1/8" = 1'-0"
JOB NO. 1905

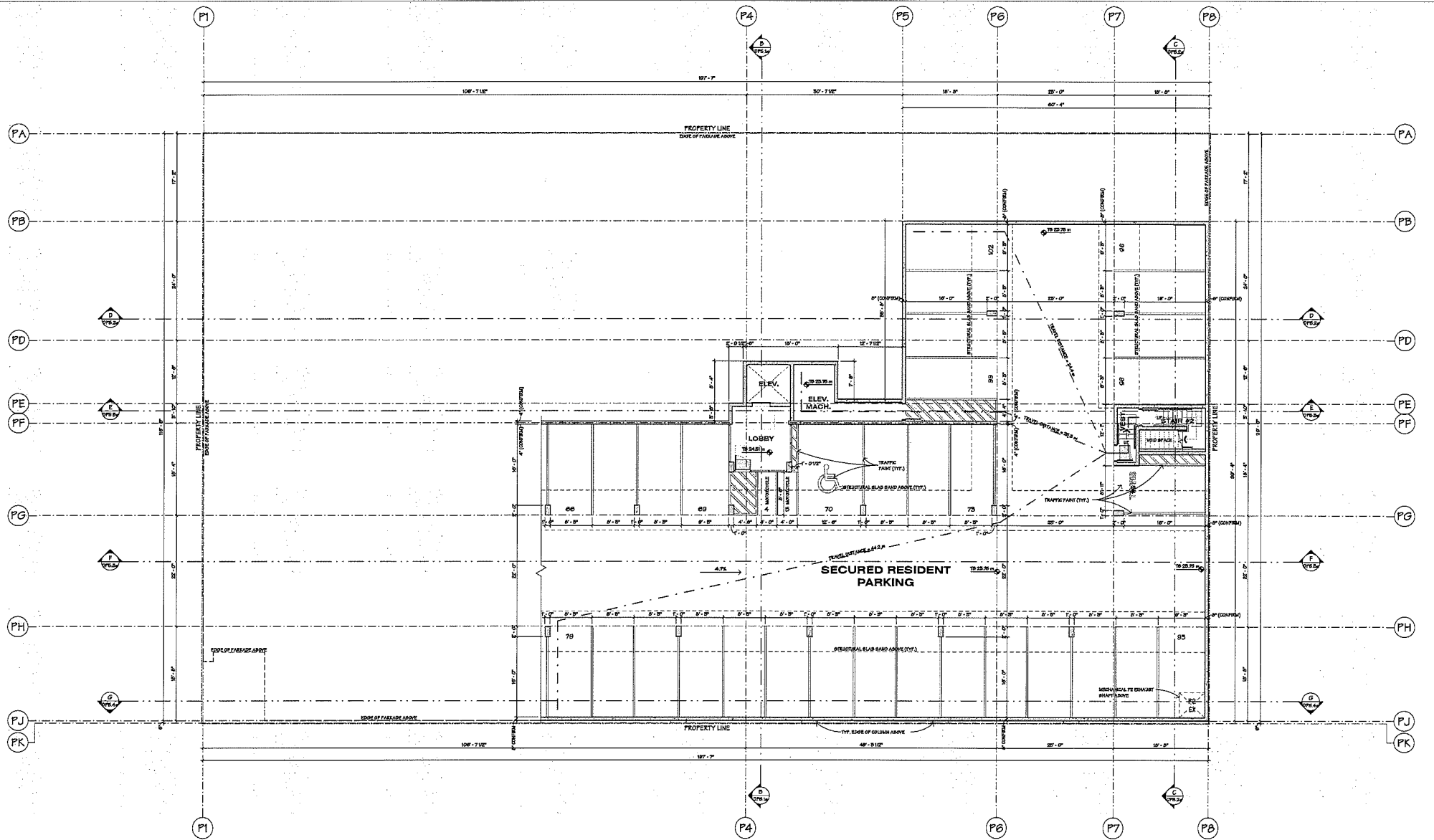
OCT 5 2021

604.793.9445
soarchitects.com

Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

station
architects



UNDERGROUND PARKING - LEVEL P2

LOUGHEED & NORTH AVENUE RESIDENCES, BUILDING A

BLDG A: 22347 TO 22351 NORTH AVE.
MAPLE RIDGE, BC

SCALE 1/8" = 1'-0"
JOB NO. 1905

OCT 5 2021

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searchitects.com

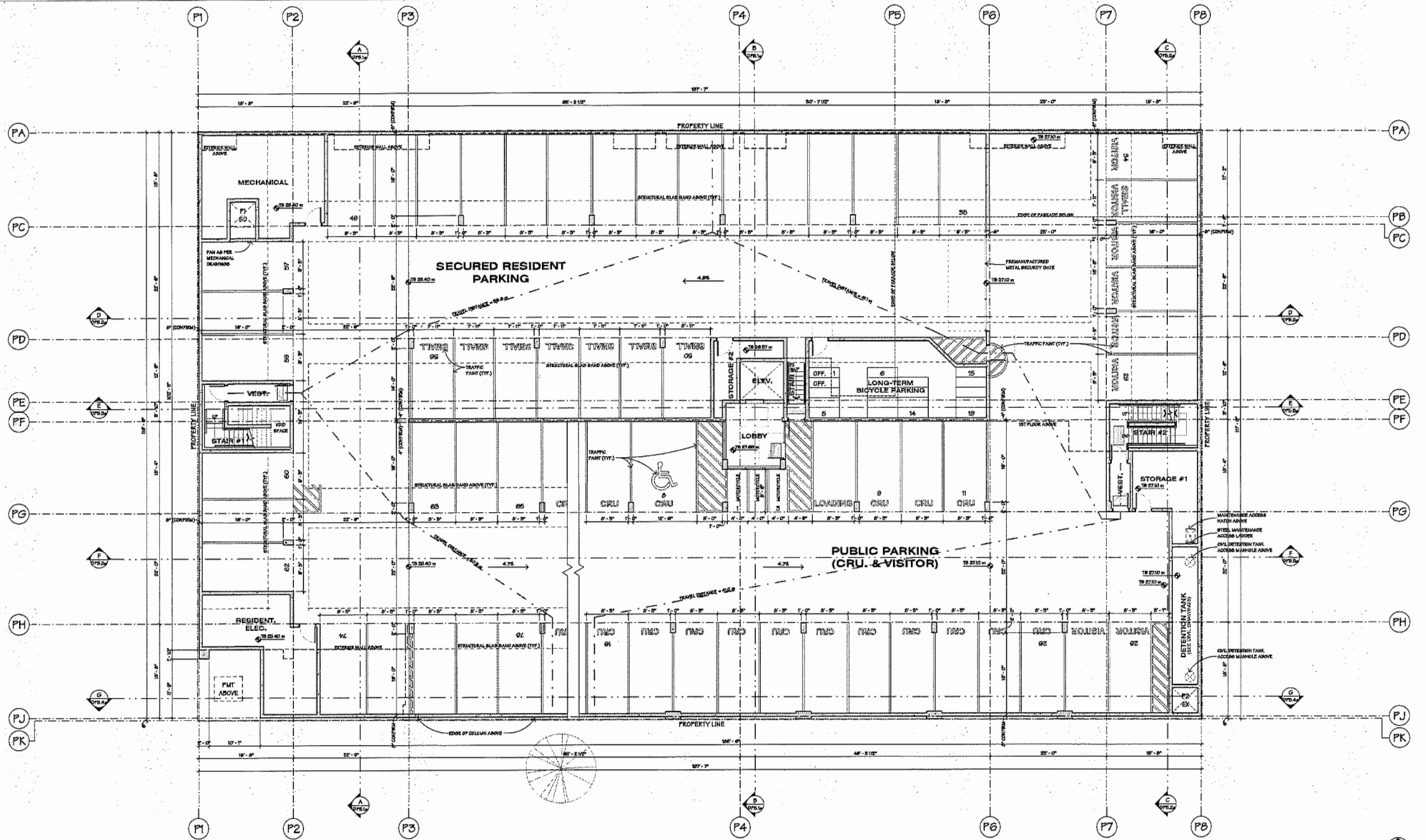
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9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

station one
architects



DP1.2a



UNDERGROUND PARKING - LEVEL P1

LOUGHEED & NORTH AVENUE RESIDENCES, BUILDING A

BLDG A: 22347 TO 22351 NORTH AVE.
MAPLE RIDGE, BC

SCALE: 1/8" = 1'-0"
JOB NO. 1905

OCT 5 2021

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soarchitects.com

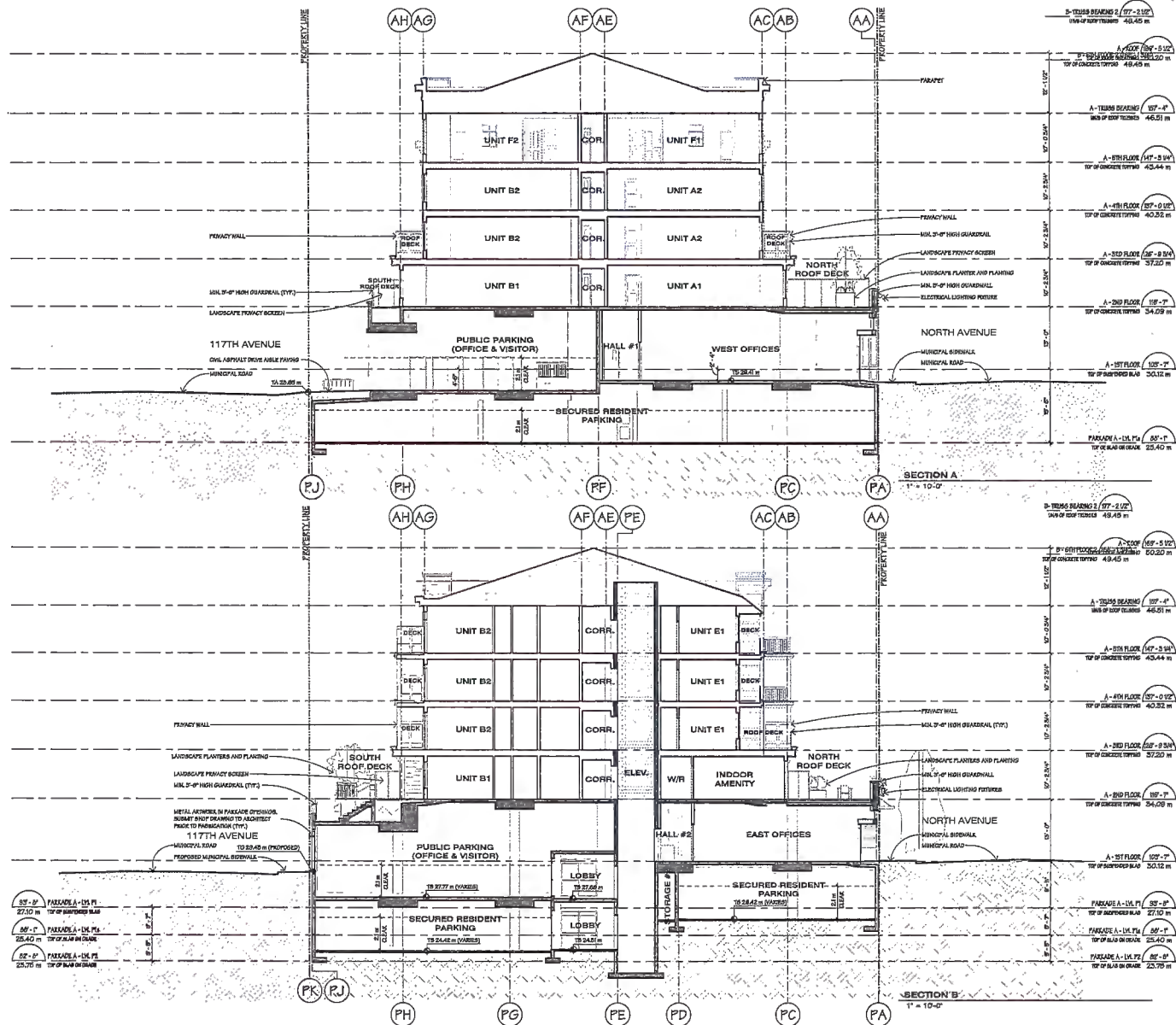
Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2180 W. Railway St
V2S 2E2

station one
architects



DP1.3a



BUILDING SECTIONS

LOUGHEED & NORTH AVENUE RESIDENCES, BUILDING A

BLDG A: 22347 TO 22351 NORTH AVE.
MAPLE RIDGE, BC

SCALE 1" = 10'-0"
JOB NO. 1905

AUG 10 2021

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sarah@architects.com

Chilliwack
9555 Young Rd
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Abbotsford
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V2S 2E2

station one
architects

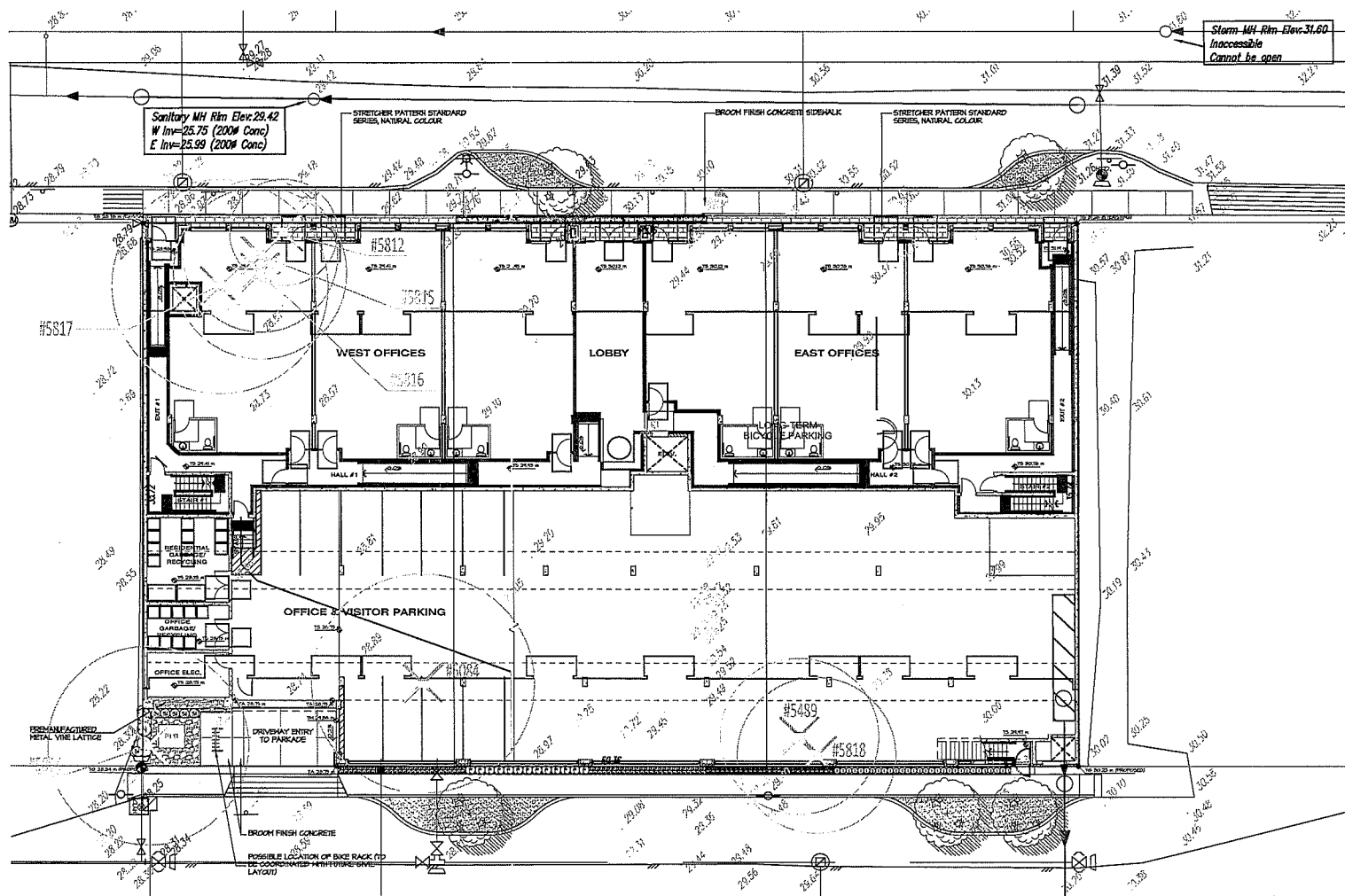
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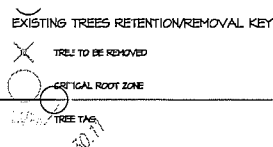


LANDSCAPE ARCHITECTURE

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Email: office@m2la.com



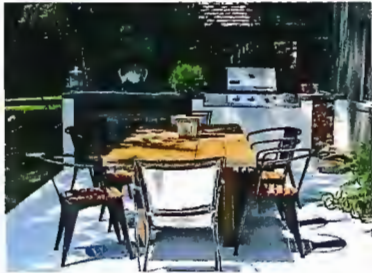
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PROJECT:
LOUGHEED + NORTH RESID.
22347-22351 NORTH AVE
MAPLE RIDGE, B.C.

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DATE: 2014-01-11	DRAWN:
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DESIGN: JH	
CHECK: -	
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APPENDIX G



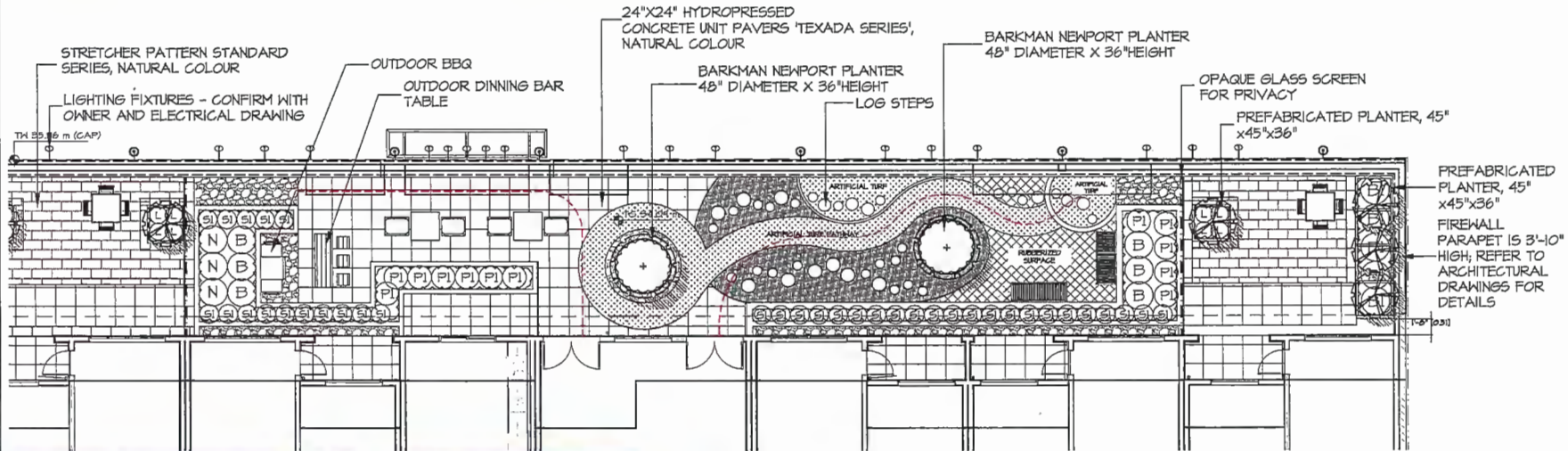
OUTDOOR DINING



WOOD LOG STEPS



BARKMAN CIRCULAR PLANTER



STRETCHER BOND CONCRETE UNIT PAVERS



2'X2' TEXADA SERIES SLABS

HARDSCAPE LEGEND

- 60MM STANDARD SERIAL, STRETCHER BOND PATTERN, NATURAL COLOR; ABBOTSFORD CONG.
- TEXADA HYDROPRESSED SLABS, 2'X2'X2", NATURAL COLOR
- ARTIFICIAL TURF
- ENGINEERED MULCH
- RUBBER TILE

PLANT SCHEDULE

NO.	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	1	LIPODENDRON STRYDOMIA 'SILVER SAGE' (SILVER SAGE)	LIPODENDRON STRYDOMIA 'SILVER SAGE'	60" CAL, 24" DIA, 10' HGT
2	1	PRUNUS SPINOSA 'VANDERHOF'	PRUNUS SPINOSA 'VANDERHOF'	60" CAL, 24" DIA, 10' HGT
3	1	CAMELLIA JAPONICA 'SERRA' (SERRA)	CAMELLIA JAPONICA 'SERRA'	12" POT, 40" HGT, 18" DIA
4	1	IRIS VIRIDICA	IRIS VIRIDICA	12" POT, 40" HGT, 18" DIA
5	1	FRAXINUS LANCEATA	FRAXINUS LANCEATA	12" POT, 40" HGT, 18" DIA
6	1	TAXUS MEDIA 'NIGRA'	TAXUS MEDIA 'NIGRA'	12" POT, 40" HGT, 18" DIA
7	1	STYFIA TENDRINA	STYFIA TENDRINA	12" POT, 40" HGT, 18" DIA
8	1	CELANDESTRIS 'EDENHART'	CELANDESTRIS 'EDENHART'	12" POT, 40" HGT, 18" DIA
9	1	LAURELIA 'VIRIDICOLA'	LAURELIA 'VIRIDICOLA'	12" POT, 40" HGT, 18" DIA

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. * REFER TO SPECIFICATIONS FOR DEFECTS, CONSTRUCTION AND OTHER PLANT MATERIAL. * SEASONAL AND OTHER PLANT MATERIAL, AVAILABLE FOR OPTIONAL, REFER BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEASONAL TO INCLUDE LOWER MAINTENANCE AND FERTILIZER VALLEY. * SUBSTITUTIONS, CERTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO HAVING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS - DEPENDS ON LOCATION OF AVAILABILITY.

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

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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	2020-01-01	REVISED FOR NEW SITE PLAN	DL
2	2020-01-01	REVISED FOR NEW SITE PLAN	DL
3	2020-01-01	REVISED FOR NEW SITE PLAN	DL
4	2020-01-01	REVISED FOR NEW SITE PLAN	DL
5	2020-01-01	REVISED FOR NEW SITE PLAN	DL
6	2020-01-01	REVISED FOR NEW SITE PLAN	DL
7	2020-01-01	REVISED FOR NEW SITE PLAN	DL
8	2020-01-01	REVISED FOR NEW SITE PLAN	DL
9	2020-01-01	REVISED FOR NEW SITE PLAN	DL
10	2020-01-01	REVISED FOR NEW SITE PLAN	DL

PROJECT:
LOUGHEED+NORTH RESID.
22347-22353 NORTH AVE
MAPLE RIDGE, B.C.

DRAWING TITLE:
LEVEL 2 NORTH DECK

DATE: 2020-01-01
SCALE: 1/8" = 1'-0"
DRAWN: JH
DESIGN: JH
CHECKED: JH
M2LA PROJECT NUMBER: 19-070

L3

CP 6

station one architects

alvin bartel, architect aibc
justin dyck, architect aibc

May 31, 2021

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

Re: **ADP Response Letter**
Lougheed & North Avenue Residences, Building A
22347 to 22351 North Avenue

Dear Adrian,

This is a response letter to your February 25, 2021 email containing ADP comments. Please refer to the enclosed drawing submission. Our responses to your comments are in turquoise text below.

Please feel free to contact us if you have any questions or comments. We are excited to bring this development to Maple Ridge. Thank you

Architectural Comments:

- Consider further articulation of south façade;

The southern deck sizes have been substantially increased and more attention given to deck detailing. Heritage detailing has been added to the deck perimeters, including cornices, dentils, decorative trims, and timber columns. As a result, the southern façade has much more depth than previously. An example of how this will look can be found on sheet DP0.1a.

- Explore solar shading options for large windows on upper levels of south elevation;

Larger southern decks provide additional solar shading. Example shadows are illustrated on the South Elevation, sheet DP3.2a.

- Provide larger private outdoor decks above level 2, especially on south elevation;

The south roof deck's private patios have been substantially increased. All decks meet minimum bylaw sizes. Many decks on Level 2 and Level 5 greatly exceed bylaw minimums.

- Provide larger communal outdoor space. Ensure this space is easily accessed from; inside the building without using the stairs so that individuals with mobility concerns can use this space;

An accessible and communal outdoor space has been added to the north roof deck on Level 2. The previous common sitting area, on the south roof deck, has been converted to larger private space to address the above comment.

- Further articulate/architectural express the blank concrete block walls at east and west property lines. Carry red brick around the corner;



CHILLIWACK
9355 YOUNG ROAD
CHILLIWACK BC V2P 4S3

ABBOTSFORD
203-2180 W RAILWAY ST
ABBOTSFORD BC V2S 2E2

604 793 9445

soarchitects.com

The west firewall has been enhanced with paint and a waffle-pattern configuration of reveals in the cast-in-place concrete portions. Please refer to sheet DP3.1a.

Since the ADP meeting, the property directly to the east began construction. For that reason, we are not proposing enhancements to the east fire wall, because it will never be visible to the public.

For envelope reasons, and to cleanly finish the property line firewall gap between developments, it is not possible to wrap brick around the corner.

- Increase size of indoor and common outdoor space for private and public to better reflect zoning bylaw requirements;

A new outdoor common space is proposed on the north roof deck. It meets the minimum bylaw sizes. Please refer to sheet DP2.2a and the landscape drawings.

As for indoor common space, the owner is seeking a variance.

- Provide architectural definition/focus of condo entry and ground plane.

The entry archway has been raised relative to the rest of the storefront façade. We are proposing a different brick colour to this area to highlight the entry's prominence. Please refer to sheets DP0.0a and DP3.1a.

Landscape Comments:

- Provide landscape definition/focus of condo entry and ground plane;

Given that the entry has a zero lot line with the sidewalk, definition and focus of the condo entry is achieved through architectural means. We are proposing different brick colours and detailing to highlight the entry. Please refer to sheets DP0.0a and DP3.1a.

- Consider providing a pedestrian entrance closer to the bike rack location;

Please refer to sheet DP2.1a. To clarify our ADP meeting discussion, the bike rack is within 14m of the pedestrian entrance. A travel distance line has been illustrated on the drawing. There is no security gate between the bike rack and pedestrian entrance. We've also improved the labelling for both public visitor and secured resident parking areas.

- Revise south foundation planting to include more than one species and more structure i.e. evergreen planting;

Please refer to the revised plant list.

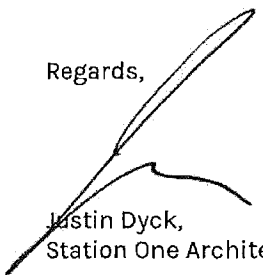
- Consider raising the proposed artwork on the south parkade wall and provide more planting height at the foundation;

It is not possible to raise the artwork for structural reasons; the concrete band above the artwork is the parkade slab band.

- Add more programming to make use of the south side patio, refer to all comments regarding amenity space above in architectural comments.

Common space is no longer proposed on the south roof deck; all private patios have been enlarged to address other comments above.

Regards,



Justin Dyck,
Station One Architects

Summary – Development Information Meeting – North Avenue; 2020-062-RZ

Development Meeting was held on July 21st; at 5pm as a virtual zoom meeting.

Newspaper ads placed on July 9th and 16th.

Mailer sent out on Thursday, July 8, 2021. 458 letters sent with labels received from the City of Maple Ridge, 59 letters returned as moved or no such address.

Sign updated with information on July 4th. Photograph email to file manager on July 12.

Enquires received by email:

Enquiry 1 –

- This person was looking for a brochure, as they were interested in commercial space
- The dropbox link for the plan package was emailed with an invitation to attend the meeting
- A zoom meeting link was emailed two days prior to the meeting. They did not attend the meeting; we waited until 5:10pm before starting the meeting to see if they would join in late. They did not.

Enquiry 2

- Homeowner in the area
- Concerned with effects the project will have on local homeowners and current residents. This was addressed in the meeting as the proposed project is on three lots, two are vacant and one has an abandoned house.
- They participated in the zoom meeting and were the only person from the public to attend.
- During the meeting they asked about the artwork panels as they work in the art and culture field in Maple Ridge. It was questioned whether Falcon would consider working toward cultural appropriation for the panels and include a more diverse design that would include Indigenous, Sikh, & Asian communities who have a significant history in Maple Ridge. We agreed this design was in the very early stage and what was shown on the plans was a concept idea for ADP.
- Developer response: A meeting with the developer has been planned for late September to discuss further.

Enquiry 3

- Received application mailer
- They expressed concern with the impact the building will have on the view from his office but did not mention where that was.
- The dropbox link to the plans and invitation to the meeting were provided.
- No further response was received and they did not attend the meeting.

Enquiry 4

- Received email July 28, 2021 with several questions.
- The plans link was sent as this was after the virtual meeting.
- Question: Location of project?
 - o Developer's response: 3 vacant lots on North Avenue between 223rd and 224th Street. Shown on map in plan package.
- Question: Types of commercial businesses expected to use the building?

- Developer's response: The ground floor commercial is indicated on the plans as office space. Confirmation from the architect would be needed to see what restrictions there are within this designation.
- Question: How many stories will the building have? Will the building have a residential component?
 - Developer's response: There will be four floors of residential units above the ground floor commercial, so five stories total. A variety of residential units have been designed to fit all price points from bachelor suites up to 2 bedroom units, with 67 suites proposed. There is also a proposed indoor amenity / common room as well as outdoor amenity deck.
- Question: Will the project involve an application for a density bonus?
 - Developer's response: The allowable density is 2.0 FSR and our proposal is for 2.013 FSR, meaning there will be a cash contribution for the amount over 2.0
- Question / Comment: To consider bike storage and infrastructure to accommodate alternate transportation.
 - Developer's response: There is a secure long term bicycle room that is slotted for 20 spaces and this meets the requirements for bike parking in the city bylaw (Page DP1.3a). We have found in past projects that we are in fact able to provide more parking than indicated with a wall mount rack as opposed to a floor rack or a combination of the two. There is a short term bike parking area next to the PMT off 117th Avenue.
- They thought the project would be a great addition to the neighbourhood and supported the application.

No phone calls received.

No mail in comments received prior to or after Information meeting.



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
20857 Golf Lane

MEETING DATE: October 19, 2021
FILE NO: 2019-394-DVP
MEETING: C o W

EXECUTIVE SUMMARY:

A Development Variance Permit application has been received for the subject property, located at 20857 Golf Lane, in coordination with a subdivision application for six single-family lots. The requested variances are as follows:

1. To reduce the required road right-of-way width for an Urban Local Street on Golf Lane from 18.0m (59.0 ft.) to 15.0m (49.0 ft.).
2. To reduce the required asphalt width for an Urban Local Street standard from 8.60m (28.22 ft.) to 6.0m (19.69 ft.) between 207 Street to the west property line of 20857 Golf Lane to the permit the existing asphalt width.
3. To reduce the minimum required lot width from 12.0m (39.37 ft.) to 11.90m (39 ft.) for each of the lots.

Council considered rezoning application 2019-394-RZ and granted first reading for Zone Amending Bylaw No. 7611-2020 on February 11, 2020 and second reading on September 29, 2020. This application was presented at Public Hearing on October 20, 2020, and Council granted third reading on October 27, 2020. Council will be considering final reading for rezoning application 2019-394-RZ on October 26, 2021.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-394-DVP respecting property located at 20857 Golf Lane.

DISCUSSION:

a) Background Context

Applicant:	True Light Building and Development
Legal Description:	Lot 1 District Lot 277 Group 1 New Westminister District Plan 40699
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential

1104

Zoning:		
Existing:		RS-1 (One Family Urban Residential)
Proposed:		R-1 (Residential District)

Surrounding Uses:

North:	Use:	Maple Ridge Elementary School
	Zone:	P-1 (Park and School)
	Designation:	Institutional
South:	Use:	Maple Ridge Golf Course
	Zone:	P-6 (Civic)
	Designation:	Parks and Open Space
East:	Use:	Single-Family Residential
		Under rezoning application 2021-107-RZ
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
West:	Use:	Maple Ridge Golf Course
	Zone:	P-6 (Civic)
	Designation:	Park and Open Space

Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	0.36 ha (0.90 acre)
Access:	Golf Lane
Servicing:	Urban
Concurrent Applications:	2019-394-RZ and 2019-394-SD

b) Project Description:

The development application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a six lot single-family residential subdivision. The proposed lots are larger in area than the minimum lot area and deeper in depth than the R-1 (Residential District) zone requires; however, the proposed subdivision layout requires a variance to the lot width. Additional variances have been sought to waive the requirement to expand the existing asphalt width on Golf Lane west of the subject property and reduce the road right-of-way requirement for the new section of Golf Lane that will be dedicated with the proposed development.

c) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below:

1. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule C – Required Right-of-Way Widths:* To reduce the required road right-of-way width for an Urban Local Street on Golf Lane from 18.0m (59.0 ft.) to 15.0m (49.0 ft.).

Maintaining the existing asphalt width was identified by the Engineering Department in their review of this development proposal as supportable. In addition, the Engineering Department supports a lesser right-of-way dedication fronting the subject property as the existing right-of-way to the west is 15m (49.21 ft.), and the proposed road design has demonstrated that all required services can be accommodated in the reduced right-of-way width.

2. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule D – Standard Drawings and Specification:* To reduce the required asphalt width for an Urban Local Street standard, from 8.60 m (28.22 ft.) to 6.0 m (19.69 ft.) between 207 Street to the west property line of 20857 Golf Lane to the permit the existing asphalt width.

The Engineering Department in their review of this development proposal supported maintaining the existing asphalt width on Golf Lane west of the subject property.

3. *Zoning Bylaw No 3510-1985, Part 4, Section 406, 6 (Schedule D) (R-1):* To reduce the minimum required lot width for R-1 (Residential District) sized lots from 12.0m (39.37 ft.) to not less than 11.90m (39 ft.) for proposed lots 1 through 6.

This proposed variance to the lot width can be supported. The reduced lot width can be supported as the proposed lots are larger than the minimum lot size required for the R-1 zone, and with this slight reduction in lot width, the essence of the R-1 zone is maintained.

d) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

The proposed variances are supportable as detailed in the report as the variances will contribute to a more efficient use of the land. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2019-394-DVP.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP**
Planner

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

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

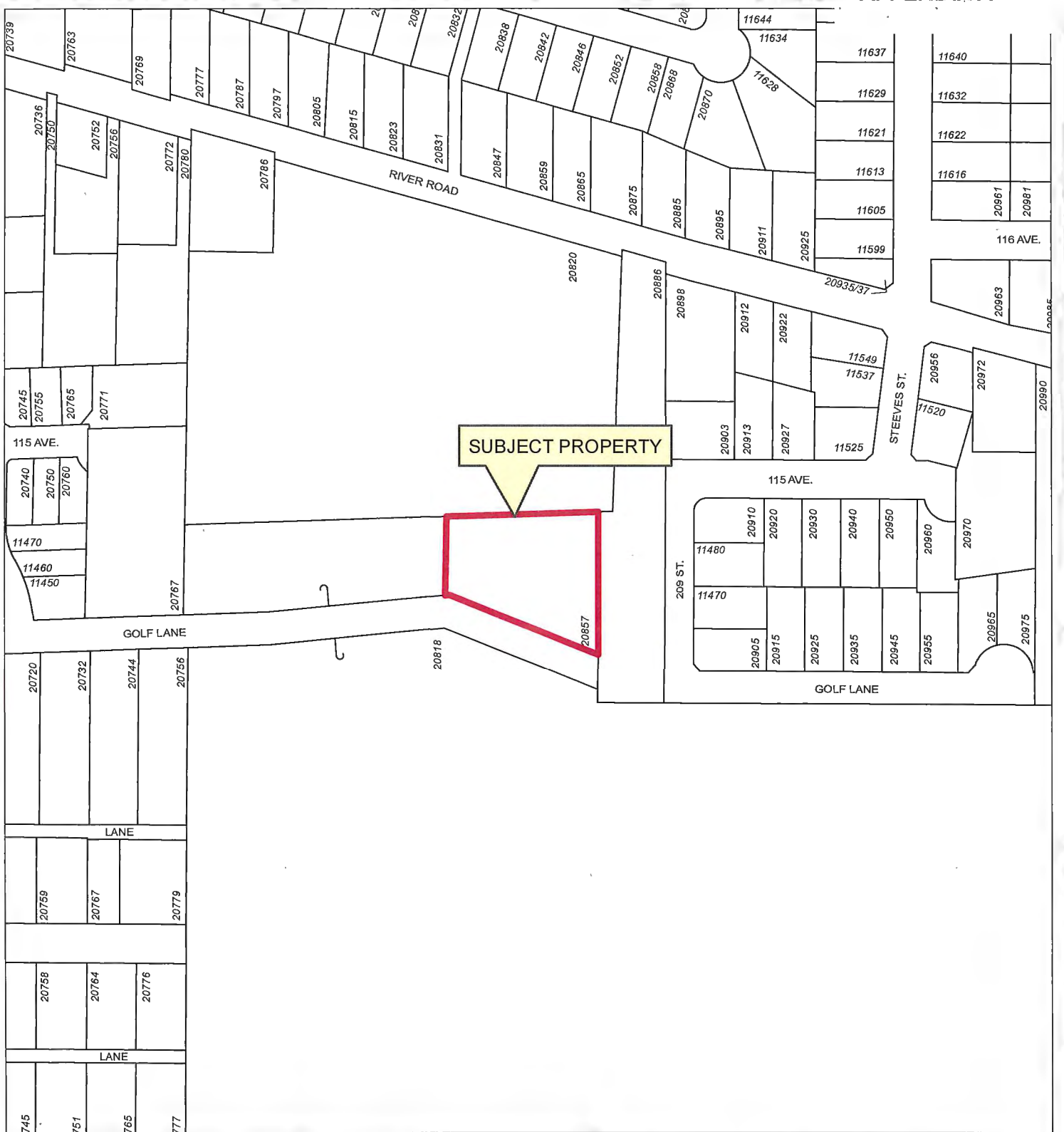
"Original signed by Christine Carter" for

Concurrence: **Al Horsman**
Chief Administrative Officer

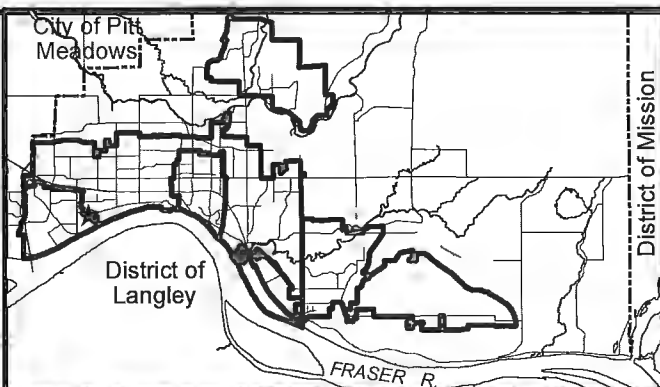
The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Subdivision layout with variances highlighted

APPENDIX A



Scale: 1:2,500



20857 GOLF LANE
PID: 005-397-901

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

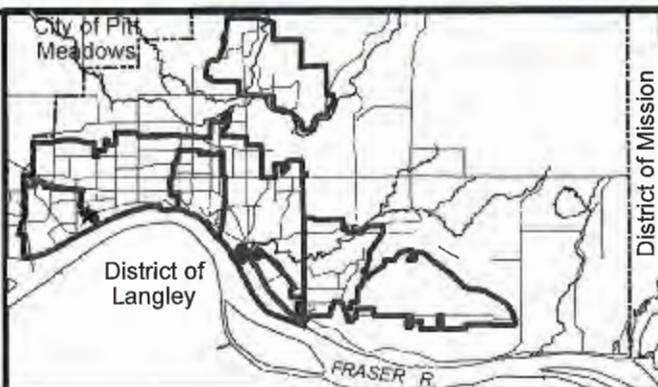
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FILE: 2019-394-RZ
DATE: Nov 15, 2019

BY: PC



Scale: 1:2,500



20857 GOLF LANE
PID: 005-397-901

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

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FILE: 2019-394-RZ
DATE: Nov 15, 2019

BY: PC



SKETCH PLAN FOR PROPOSED 6 LOT SUBDIVISION

20857 Golf Lane, Maple Ridge, BC

368

