

**City of Maple Ridge**

# **PUBLIC HEARING**

**June 16, 2020**

## CITY OF MAPLE RIDGE

### ***PUBLIC HEARING AGENDA***

***June 16, 2020***

***7:00 pm***

***Virtual Online Meeting***

The purpose of the Public Hearing is to allow all persons who deem themselves affected by any of these bylaws a reasonable opportunity to be heard before Council on the matters contained in the bylaws. Under Ministerial Order No. M139, Public Hearings may be conducted by means of electronic or other communication facilities.

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. For virtual public participation during the meeting please register by going to [www.mapleridge.ca/640/Council-Meetings](http://www.mapleridge.ca/640/Council-Meetings) and clicking on the meeting date. \*The meeting registration link will be available a few days before the meeting\*. You will be asked to give your name and address when attending virtually.

Please note that all written submissions provided in response to this consultation including names and addresses will become part of the public record which includes the submissions being made available for public inspection. Further consideration of bylaws on this agenda will be at the next regular Council meeting. The meeting is recorded and live-streamed by the City of Maple Ridge. Please note that City Hall is Closed to the Public.

**1a) 2018-335-RZ  
12010 232 Street and 23223 Dewdney Trunk Road**

Lot 1 Section 21 Township 12 New Westminster District Plan 59958  
Lot "A" Except: Parcel "One" (Explanatory Plan 10920) Section 21 Township 12 New Westminster District Plan 6345

**Maple Ridge Official Community Plan Amending Bylaw No. 7638-2020**

To amend Section 6.3.5, Commercial Node, to re-designate a portion of the subject properties (23223 Dewdney Trunk Road) from Urban Residential to Commercial to allow the proposed C-2 (Community Commercial) zoning.

**1b) 2018-335-RZ  
12010 232 Street and 23223 Dewdney Trunk Road**

**Maple Ridge Zone Amending Bylaw No. 7501-2018**

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

The current application is to permit the future construction of a two storey mixed use commercial development.

- 2a)     **2017-553-RZ**  
          **12848 240 Street**  
          Lot 2 Section 27 Township 12 New Westminster District Plan 10713

**Maple Ridge Official Community Plan Amending Bylaw No. 7636-2020**

To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3D - Horse Hamlet from Conservation and Medium/High Density Residential to Medium/High Density Residential and Conservation. To amend Silver Valley Area Plan, Figure 4 - Trails / Open Space to add to Conservation and to remove from Conservation, to adjust the Conservation designation boundaries to reflect the location of Hennipen Creek.

- 2b)     **2017-553-RZ**  
          **12848 240 Street**

**Maple Ridge Zone Amending Bylaw No. 7424-2018**

To rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District).

The current application is to permit a future subdivision of approximately 11 single family lots.

## CITY OF MAPLE RIDGE

### NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT A VIRTUAL ONLINE Public Hearing will be held at 7:00 p.m., Tuesday, June 16, 2020 to consider the following bylaws:

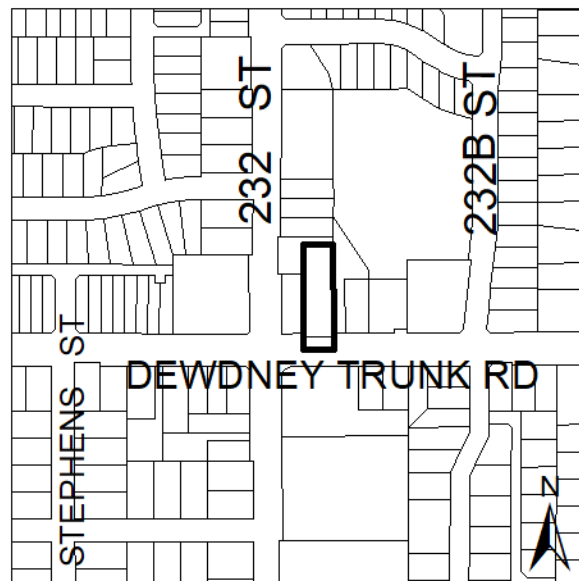
- 1a) **2018-335-RZ**  
**12010 232 Street and 23223 Dewdney Trunk Road**



Lot 1 Section 21 Township 12 New Westminster District Plan 59958  
Lot "A" Except: Parcel "One" (Explanatory Plan 10920) Section 21 Township 12  
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**Maple Ridge Official Community Plan Amending Bylaw No. 7638-2020**

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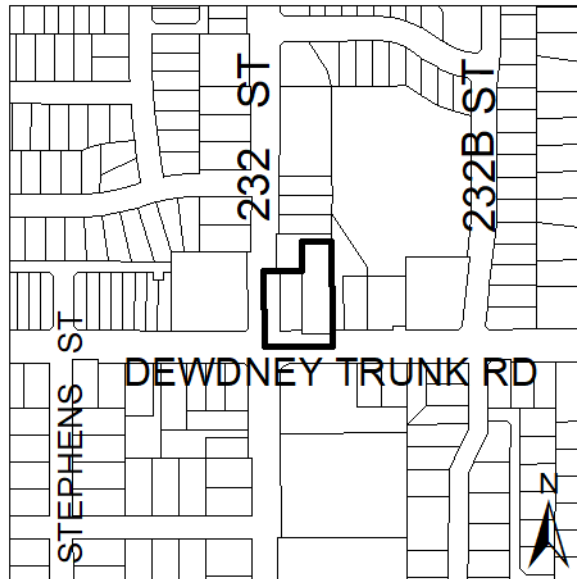


- 1b) 2018-335-RZ  
12010 232 Street and 23223 Dewdney Trunk Road

**Maple Ridge Zone Amending Bylaw No. 7501-2018**

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

The current application is to permit the future construction of a two storey mixed use commercial development.




2a) 2017-553-RZ  
12848 240 Street  
Lot 2 Section 27 Township 12 New Westminster District Plan 10713





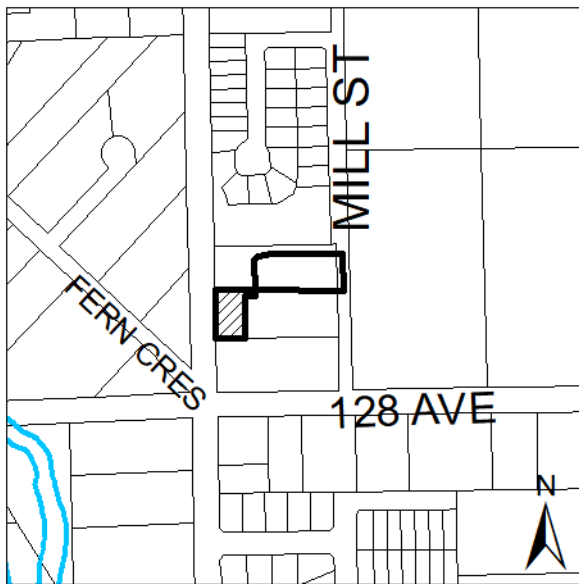
**Maple Ridge Official Community Plan Amending Bylaw No. 7636-2020**

To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3D - Horse Hamlet from Conservation and Medium / High

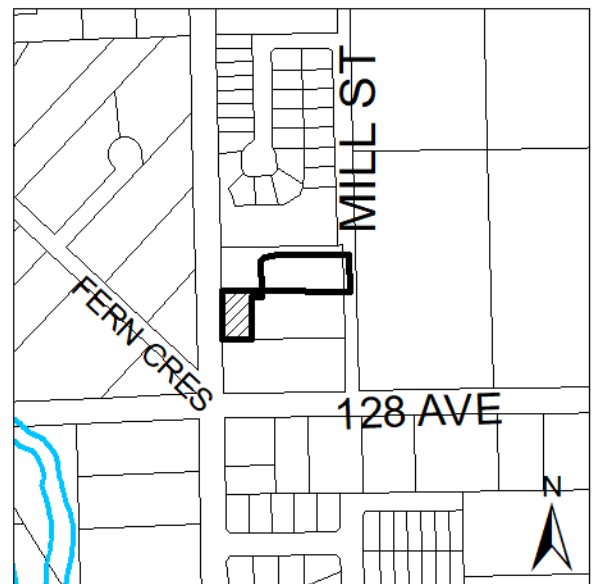
Density Residential to Medium/High Density Residential  and

Conservation . To amend Silver Valley Area Plan, Figure 4 - Trails / Open

Space to add to Conservation  and to remove from Conservation , to adjust the Conservation designation boundaries to reflect the location of Hennipen Creek.



Map No. 1022



Map No. 1023

2b) 2017-553-RZ  
12848 240 Street

**Maple Ridge Zone Amending Bylaw No. 7424-2018**

To rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District).

The current application is to permit a future subdivision of approximately 11 single family lots.



**AND FURTHER TAKE NOTICE** that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws are available for viewing on the City's Land Development Viewer site: <https://gis.mapleridge.ca/LandDevelopmentViewer/LandDevelopmentViewer.html>. The Public Hearing Agenda with full reports can be viewed on the City website at [www.mapleridge.ca/640](http://www.mapleridge.ca/640).

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. Under Ministerial Order No. M139, a Public Hearing may be conducted by means of electronic or other communication facilities. **Please note that City Hall is closed to the Public.**

**ALL PERSONS** who believe themselves impacted by the bylaws mentioned above, may participate using following options:

- **For virtual public participation** please register by going to: [www.mapleridge.ca/640/Council-Meetings](http://www.mapleridge.ca/640/Council-Meetings) and clicking on the meeting date. You will be asked to give your name and address. (the meeting registration link will be available a few days before the meeting).
- Submitting a letter prior to the meeting to the Corporate Officer **by 4:00 p.m., Monday, June 15, 2020** via drop-off at City Hall or by mail to 11995 Haney Place, Maple Ridge, V2X 6A9; or,
- Emailing [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) **until 4:00 p.m. on Tuesday, June 16, 2020.**

Please note that all written submissions provided in response to this consultation including names and addresses will become part of the public record which includes the submissions being made available for public inspection.

Dated this 3<sup>rd</sup> day of June, 2020.

Stephanie Nichols  
Corporate Officer



**DEVELOPMENT APPLICATION CHECKLIST  
FOR FILE 2018-335-RZ  
File Manager: Wendy Cooper**

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

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

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

Additional reports provided:

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**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** May 5, 2020  
**FILE NO:** 2018-335-RZ  
**MEETING:** C o W

**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7638-2020;  
Second Reading  
Zone Amending Bylaw No. 7501-2018;  
12010 232 Street and 23223 Dewdney Trunk Road

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties located at 12010 232 Street and 23223 Dewdney Trunk Road from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) zone, to permit the future construction of a two storey mixed use commercial development of approximately 990m<sup>2</sup> (10,656.27 ft.<sup>2</sup>) in size. (Appendix A) Council granted first reading to Zone Amending Bylaw No. 7501-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on January 29, 2019.

The applicant is proposing to increase the second storey of the building from 50 percent of the first storey to 52 percent of the first storey. The application will be utilizing the Density Bonus provisions of the C-2 (Community Commercial) zone to increase the second storey from 325.5m<sup>2</sup> to 339m<sup>2</sup> which is an increase of 13.5m<sup>2</sup>. This Density Bonus is in the form of a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot) over the 50 percent. The Density Bonus cash contribution will be approximately \$2,179.71 (13.5m<sup>2</sup> x \$161.46m<sup>2</sup>).

The proposed rezoning of the subject properties requires an amendment to the Official Community Plan to re-designate portions of the subject properties from *Urban Residential* to *Commercial*. The intersection of 232 Street and Dewdney Trunk Road is identified as a Community Commercial Node by the OCP; therefore, some limited expansion of the retail node is permitted 100 metres from the intersection. Application 7501-2018 adheres to this criteria and is consistent with OCP policies.

**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. 7638-2020 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. 7638-2020 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. 7638-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7638-2020 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7501-2018 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Amendment to Official Community Plan Schedule "B" under Official Community Plan Amending Bylaw No 7638-2020;
  - iii) Road dedication on Dewdney Trunk Road as required;
  - 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) Submission of a Traffic Impact Assessment to the satisfaction of the Engineering Department.
  - vii) Removal of existing buildings;
  - 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 properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

## DISCUSSION:

### 1) Background Context:

Applicant:	Geoff Lawlor Architect AIBC
Legal Description:	Lot 1 Section 21 Township 12 NWD Plan 59958; and Lot "A" Except: Parcel "One" (Explanatory Plan 10920), Section 21 Township 12 NWD Plan 6345.
OCP:	
Existing:	Commercial and Urban Residential
Proposed:	Commercial
Zoning:	
Existing:	C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential)
Proposed:	C-2 (Community Commercial)

## Surrounding Uses:

North:	Use	Older single family house
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Gas Station
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial
East:	Use:	Older single family house
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Gas Station
	Zone:	CS-2 (Service Station Commercial) and CS-1 (Service Commercial)
	Designation:	Commercial

Existing Use of Property:	Single Family Residential and Commercial Building
Proposed Use of Property:	Mixed Use Commercial Development
Site Area:	0.26 ha (0.63 acres)
Access:	232 Street
Servicing requirement:	Urban Standard

## 2) Project Description:

The applicant, Geoff Lawlor, Architect AIBC, has applied to rezone the subject properties from RS-1 (One Family Urban Residential) and C-1 (Neighbourhood Commercial) to C-2 (Community Commercial), to permit the future construction of a two storey mixed use commercial development approximately 990m<sup>2</sup> (10,656.27 ft.<sup>2</sup>) in size. The proposed development will include the following elements:

Building Height	2 Storeys
Building First Floor/Footprint	651 m <sup>2</sup> (7,007.31 ft. <sup>2</sup> )
Building Second Storey size	339 m <sup>2</sup> (3,649 ft <sup>2</sup> ) or 52% of First Floor
Lot Coverage Provided	29.89 %
Parking	Surface

The proposed building will face both Dewdney Trunk Road and 232 Street with the access from the site being obtained from 232 Street.

The proposal is subject to Chapter 8 of the OCP, Development Permit Area, Section 8.5, Commercial, Development Permit Guidelines. Details of how the proposed developments design complies with the Development Permit Guidelines will be presented in a subsequent report to Council at the Development Permit Stage.

Council directed the applicant to review the proposal when Council considered the initial land use question for the First Reading of Zone Amending Bylaw No. 7501-2018 on January 29, 2019. The applicant has addressed those concerns with increasing the size of the building with the incorporation of a second storey to the building to increase the commercial space.

### 3) Planning Analysis:

#### i) Official Community Plan:

The application is consistent with OCP (Community Commercial Node Category) policies but requires an OCP amendment to re-designate that portion of the subject properties which is designated *Urban Residential* to the *Commercial* designation. For the proposed development an OCP amendment will be required to re-designate a portion of the subject properties (23223 Dewdney Trunk Road) from Urban Residential to Commercial to allow the proposed C-2 (Community Commercial) zoning. The proposed OCP amendment can be supported through the OCP Community Commercial Node policies found in Section 6.3.5. The proposed expansion of the Commercial designation is supported several OCP Policies.

*6-26 – “Maple Ridge will promote the development of Community Commercial Nodes to serve the commercial needs of emerging neighbourhoods.”*

*6-28 – “Total commercial space within each Community Commercial Node is typically less than 7,000 sq. m. (75,000 sq. ft.) although it is recognized that over time they may expand to 9290 sq. m. (100,000 sq. ft.).”*

*6-29 – “Commercial and Mixed Use Developments within an identified Community Node must be designed to be compatible with the surrounding area and will be evaluated against the following:*

- a) adherence to additional design criteria;*
- b) required commercial or mixed use component along the street frontage, within 100 metres from the intersection;*
- c) continuity of commercial or mixed use from the intersection; and*
- d) the ability of the existing infrastructure to support the new development.”*

The current proposal and design fulfills all of the above policy criteria. It will provide more shopping opportunities in a commercial node characterized presently by two gas stations. The future uses of smaller stores, local merchants and possible office space are supported because they are central to achieving a more balanced community in this area. Further, the proposed expansion of the *Commercial* designation at this location is not significant in size. The additional commercial floor area of 990m<sup>2</sup> (10,656.27 ft<sup>2</sup>) will almost triple the available commercial square floor area available in this node. There is approximately 224.54m<sup>2</sup> (2,417ft<sup>2</sup>) of commercial space on the northwest corner of the intersection of 232 Street and Dewdney Trunk Road.

ii) **Zoning Bylaw:**

The zoning application for the C-2 (Community Commercial) zone supports the proposed 990m<sup>2</sup> (10,656.27ft<sup>2</sup>) of mixed use commercial development with surface parking. (Appendix E, F and G). The proposed development has increased the building to include a second storey to address the comments from Council. The application will be utilizing the Density Bonus provisions of the C-2 (Community Commercial) zone to increase the second storey from a permitted 50 percent of the first storey which is 325.5m<sup>2</sup> to 52 percent or 339m<sup>2</sup> which is an increase of 13.5m<sup>2</sup>. This Density Bonus is in the form of a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot) over the 50 percent. On this basis, the Density Bonus cash contribution will be approximately \$2,179.71.

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

The parking and loading is as follows:

Parking Type	Required	Provided
Disabled Stalls	1	1
Commercial Uses as proposed based on 1 per 30m <sup>2</sup>	33	33 including disabled stall and 3 small stalls

iv) **Development Permits:**

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community.

v) **Advisory Design Panel:**

The application was reviewed by the ADP at a meeting held on July 17, 2019 and their comments and the applicants responses can be seen in Appendix H. The recommendations and suggestions provided by the ADP to the Architect have been incorporated into the design which includes the following:

- Change to the roof:
- Refined the entrance elements at the corner of Dewdney Trunk Road and 232 Street to create a sense of focus and space to the building:
- Elimination of pylon sign; and
- Changes to the landscaping with respect to species type.

With the incorporation of the recommendations and suggestions by the Architect into the design of the building it has satisfied the motion of the ADP of July 17, 2019.

A detailed description of the projects form and character will be included in a future Development Permit report to Council.

vi) **Development Information Meeting:**

A Development Information Meeting was held at Golden Ears Elementary School located at 23124 118 Ave, on February 27, 2020. Eight (8) people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

<b><u>Concerns</u></b>	<b><u>Applicant's Response to concerns</u></b>
<i>Property owners (or representatives) to the east and west of the development were in attendance and expressed concern over security and light pollution. A 6' fence was requested as a means of preventing physical access from the parking areas directly into their property also as a means of screening them from the vehicle headlights. A request was also made to reduce the height of the parking area lighting to resolve the same light pollution issue.</i>	<i>To satisfy these concerns, we propose adding a 6' fence to the east and west edges of the parking areas and replacing the high pole lights with bollard lights.</i>
<i>I am in favour of the development but I do have some concerns about the traffic at such a busy intersection. Both for in and out traffic from the building.</i>	<i>Addressing your point about safety, the City Engineers are currently examining traffic around this corner and we hope to hear of their conclusions in the near future.</i>  N.B. Engineering has requested upgrades to DTR and 232 Street.

4) **Environmental Implications:**

The Environmental Section has confirmed that the subject properties are not subject to Environmental Development Permits.

5) **Implications:**

i) **Engineering Department:**

The development will require new services to the property in addition the following items will need to be addressed by the applicant.

**Road**

- The City is reviewing the right turn movement fronting this development; additional road widening may be required on Dewdney Trunk Road and 232 Street. The applicant's civil consultant is required to contact the Engineering Department prior to detailed road design. Dewdney Trunk Road is showing ruts, longitudinal and alligator cracks. The road structure is to be assessed by a certified geotech engineer to confirm if it meets current bylaw standard and has an expected minimum road life of 20 years.

- Approximately 2.25m of road dedication fronting Dewdney Trunk Road (DTR) is required to meet the 26.0m road ROW Arterial standard. Note that additional road dedication fronting DTR and 232 Street may be required pending final intersection design. There is a 7.5m wide road dedication required for the construction of a back lane off 232 Street. Corner-cut dedication is required at DTR and 232 Street; based on the corner design and the bylaw requirement.

#### Street Lighting

- Decorative streetlights with LED light fixtures are required on DTR, the intersection, and 232 Street.

#### Street Trees

- Street trees are required on DTR and 232 Street with street tree design to be separate from on-site landscape plan.

#### ii) Fire Department

The Fire Department has provided comments that will be addressed through the Building Permit Process.

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

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 and comments have not been received.

#### 7) **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, to redesignate 23223 Dewdney Trunk Road from *Urban Residential* to *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.



## CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No 7638-2020, that second reading be given to Zone Amending Bylaw No. 7501-2018, and that application 2018-335-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

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

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

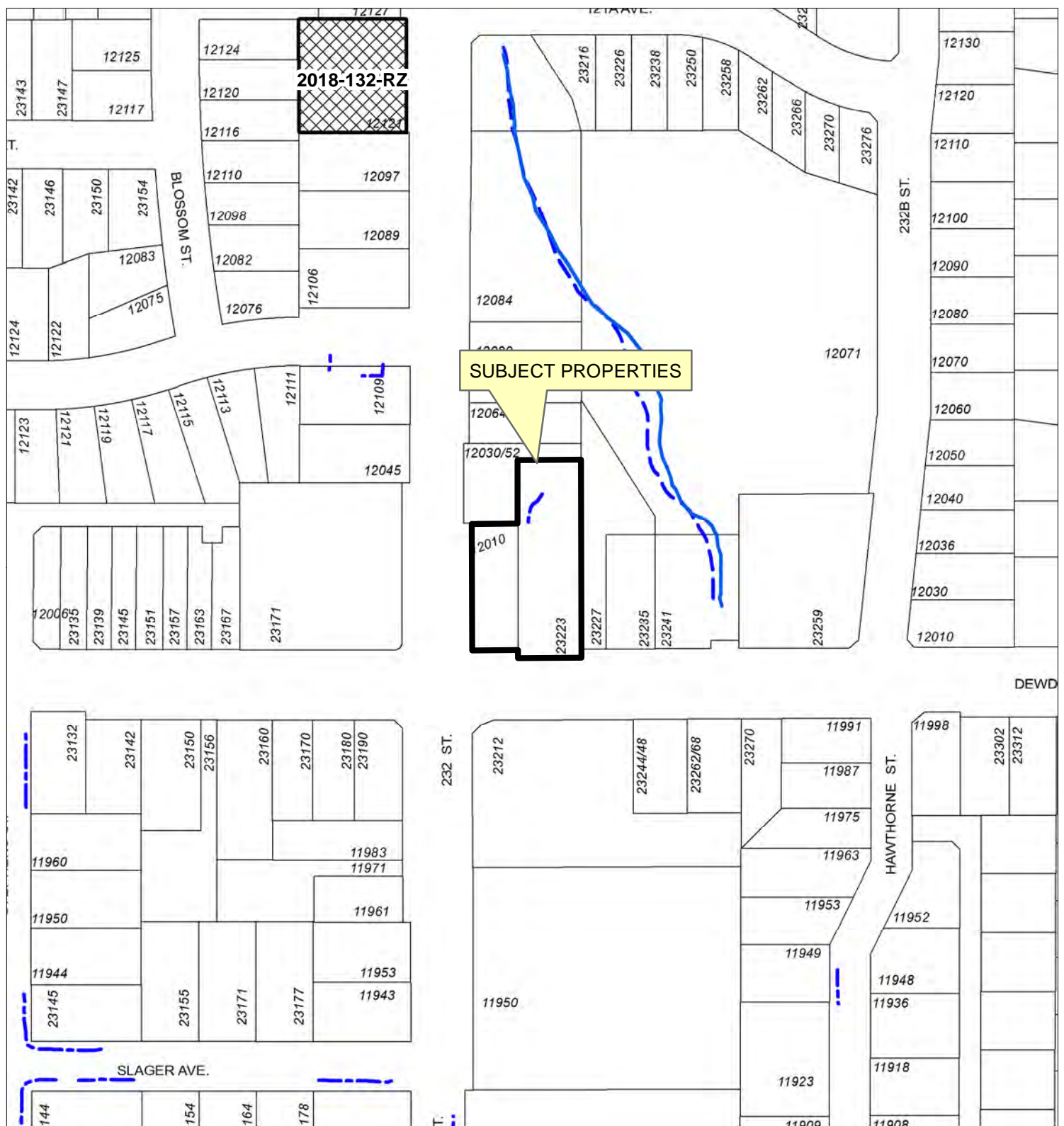
“Original signed by Al Horsman”

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*Concurrence:* **Al Horsman  
Chief Administrative Officer**

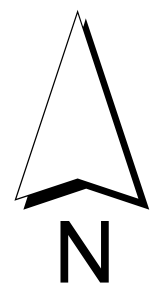
The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7638-2020
- Appendix D – Zone Amending Bylaw No. 7501-2018
- Appendix E – Site Plan
- Appendix F – Building Elevation Plans
- Appendix G – Landscape Plan
- Appendix H – ADP design comments



## Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- XXXXXX Active Applications (RZ/SD/DP/VP)



Scale: 1:2,000

12010 232 St, PID 005-879-639  
23223 Dewdney, PID 009-361-367

PLANNING DEPARTMENT



MAPLE RIDGE

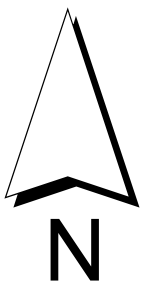
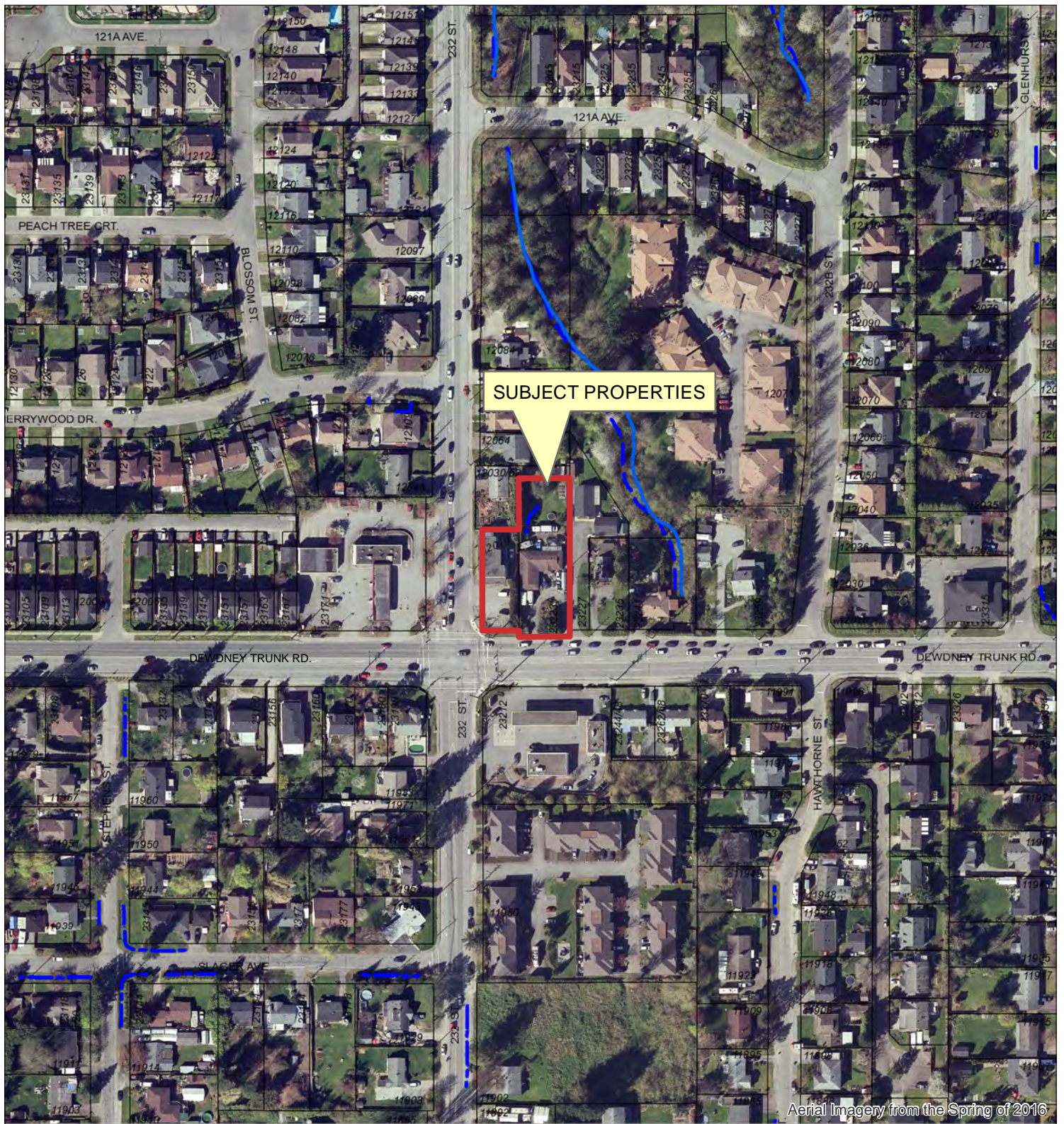
British Columbia

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

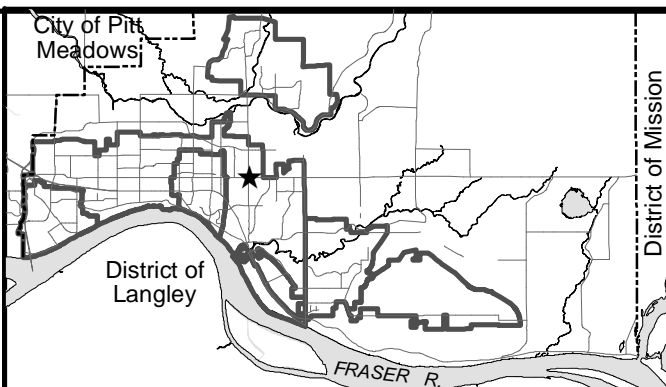
FILE: 2018-335-VP  
DATE: May 15, 2019

BY: MC





Scale: 1:2,500



12010 232 STREET &  
23223 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-335-RZ  
DATE: Oct 29, 2018

BY: PC



**CITY OF MAPLE RIDGE  
BYLAW NO. 7638-2020**

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7638-2020."
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 Section 21 Township 12 New Westminster District Plan 59958;  
Lot "A" Except: Parcel "One" (Explanatory Plan 10920), Section 21 Township 12 New  
Westminster District Plan 6345.

and outlined in heavy black line on Map No. 1024, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as shown.

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

**READ** a first time the 12<sup>th</sup> day of May, 2020.

**READ** a second time the 12<sup>th</sup> day of May, 2020.

**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. 7638-2020  
 Map No. 1024  
 From: Urban Residential  
 To: Commercial



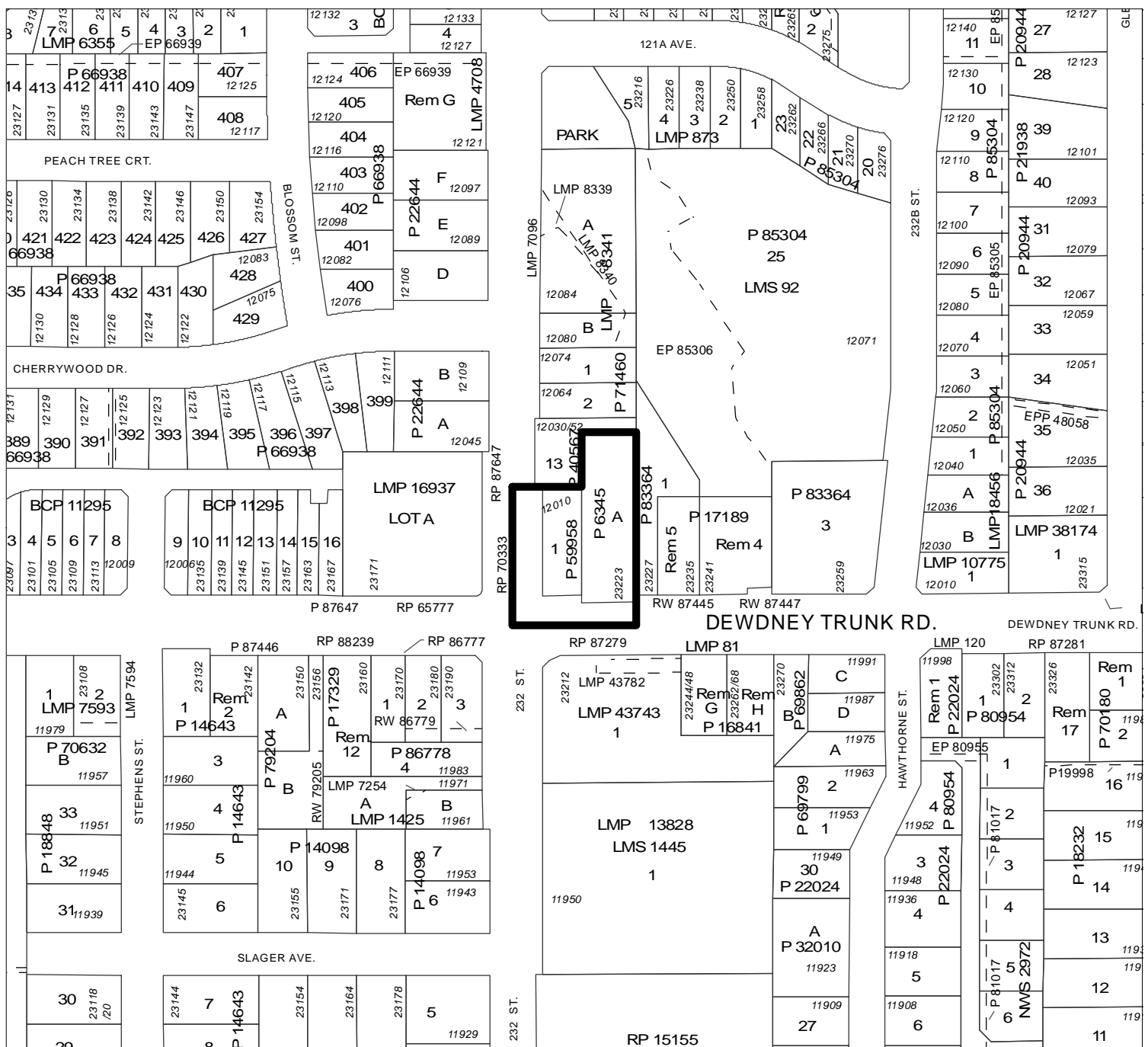
SCALE 1:2,500

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

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

- ADOPTED, the            day of            , 20

CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7501-2018

Map No. 1776

From: C-1 (Neighbourhood Commercial)  
RS-1 (One Family Urban Residential)

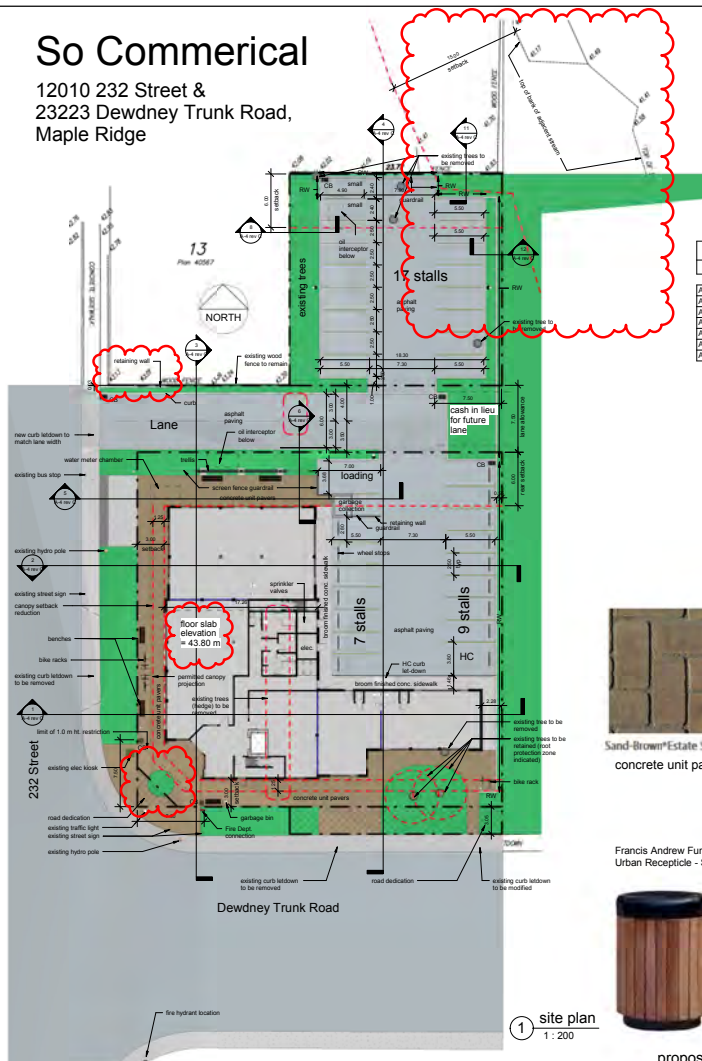
To: C-2 (Community Commercial)



SCALE 1:2,500

# So Commerical

12010 232 Street &  
23223 Dewdney Trunk Road,  
Maple Ridge



Architectural drawing list	
Sheet Number	Sheet Name
A-1 rev D	cover sheet & site plan
A-2 rev B	building plans
A-3 rev C	site elevations
A-4 rev C	site sections
A-5	adjacent sites & location
A-6 rev C	survey & site photographs
A-7 rev D	perspective views and colours



## PROJECT DATA

17-138 So Commercial		2323.70 sq. m. 25,015.00 sq. ft.
site area		
current OCP designation	Town Centre Commercial & Medium Density Residential	
proposed OCP designation	Town Centre Commercial	
current zoning	C-1 & R-1	
proposed zoning	C-2	
C-2 zoning requirements		
min lot size	permitted 2500 sq. m.	prohibited 2370 sq. m.
min lot width	30 m	40.00 m.
min lot depth	70 m	70.00 m.
max lot coverage	70%	30.00%
max building ht.	7.5 m	9.00 m.
max 2nd floor area	50% of 1st floor	50.00%
		(1000 sq. m.)
retail	permitted 3 m	prohibited 3 m
entertainment	3 m	3 m
parking requirements for anticipated uses that are permitted in C-2 zone		
financial services	1 per 20 sq. m.	
commercial office (shopping centre)	1 per 30 sq. m. (assumed)	
general retail	1 per 30 sq. m. (assumed)	
business services	1 per 30 sq. m. (assumed)	
professional services	1 per 30 sq. m.	
medical office	1 per 30 sq. m.	
industrial commercial recreation	1 per 30 sq. m.	
other office	1 per 30 sq. m.	
assembly	1 per 30 sq. m.	
restaurants	1 per 30 sq. m. = 1 per 4 seats	
parking required in Town Centre commercial units over 300 sq. m. = 3 per 100 sq. m. = 3.3 stalls		
parking stalls provided on basis of 3 per 10 sq. m. =		33
total stalls provided		
permitted	standard (2.5 m x 5.5 m) small (2.0 m x 3.0 m) (2.4 m x 4.9 m) HC (3.8 m x 5.5 m) (3.8 m x 5.5 m) where adjacent to wall also width	30 2 1 1 7.3 m
on-site parking spaces required in Town Centre	required	provided
Long Term	1	3
Short Term	0	0



Sand-blown Estate Stone with Slate Grey colored sand  
concrete unit pavers

Francis Andrew Furnishing  
Urban Receptacle - Series 8



Francis Andrew bike rack, Loopy series 21  
L21-BR52, black frame



Francis Andrew bench, basic series B1-1  
black frame



1 site plan  
1: 200

proposed site furnishings

Design prepared: The plan and design is, and it always will be, the property of the client. It is to be used only for the purpose for which it was prepared and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

The client is responsible for obtaining all necessary permits, licenses, and approvals from the appropriate authorities. The architect is not responsible for obtaining these permits, licenses, and approvals.

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rev A, Feb 15/19  
2nd sitting revised  
rev B, Aug 8/19  
ACP changes

rev C, Nov 22/19  
NE corner of site extended  
perspective up-dated  
building lowered 300mm  
garage removed  
F1 connector relocated

rev D, Jan 14/20  
relating wall adjacent to lane adjusted

NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

1141428 BC LM  
7431 Glover Road  
Langley, BC V2Y 2Z9

architect  
**Architect Inc.**

1141428 BC LM  
7431 Glover Road  
Langley, BC V2Y 2Z9

project  
City of Maple Ridge  
So Commercial

drawing title  
cover sheet and site plan

sheet

project # 17-138 drawing #  
scale as shown  
drawn by GDL  
checked by

A-1





Design/owner: The plan and design is used at all times for the construction of the building. The owner/contractor shall check and verify all dimensions and details and are responsible for the quality. The drawings are for information only. The drawings are not to be used for any other purpose without the written consent of the architect.

rev. A, Feb 15/19  
2nd story added  
rev. B, Aug 8/19  
ADP changes  
rev. C, Nov 22/19  
pylon sign removed  
building lowered

ALL NOTES (UNLESS OTHERWISE SPECIFIED) SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE BC BUILDING CODE (BBC).  
11/14/2018 BC LM  
7431 Glen Road  
Langley, BC V2Y 2Z9

**Architect Inc.**  
11/14/2018 BC LM  
7431 Glen Road  
Langley, BC V2Y 2Z9

Project: City of Maple Ridge  
So Commercial

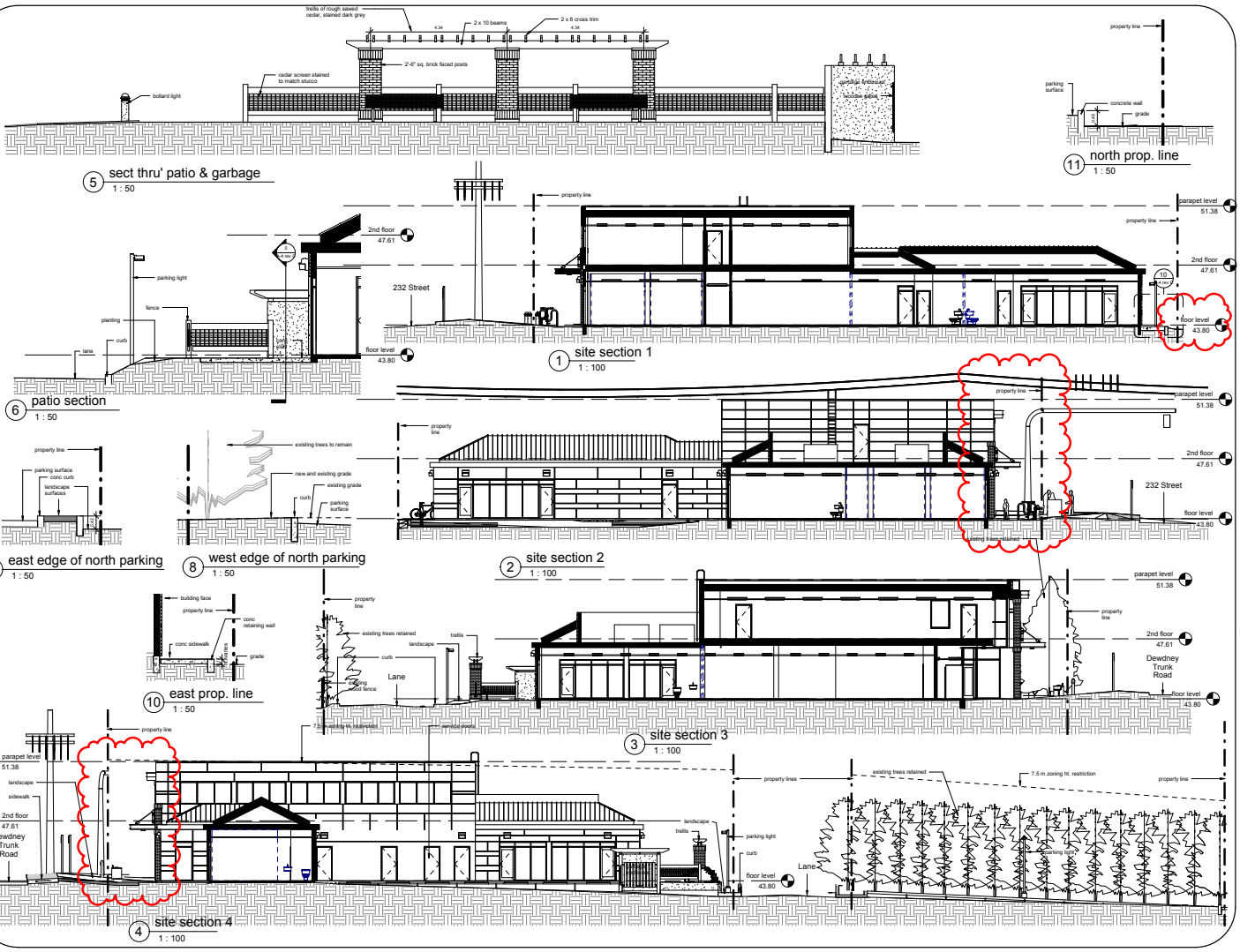
Drawing title: site elevations

Scale: as shown

Drawn by: GDL

Checked by:

Project #: 15-118 Drawing #: A-3



Design Notes: The plan and design is based on all relevant information provided by the client. The client is responsible for providing accurate and complete information. The design is based on the information provided and is not a guarantee of performance. The design is based on the information provided and is not a guarantee of performance. The design is based on the information provided and is not a guarantee of performance.

rev. A, Feb 15/19  
2nd story window  
rev. B, Aug 8/19  
ADP changes  
rev. C, Nov 22/19  
pilot sign removed  
building lowered

1144288 BC Ltd.  
7431 Glen Road  
Langley, BC V2Y 2Z9

Architect  
**Architect Inc.**  
1144288 BC Ltd.  
7431 Glen Road  
Langley, BC V2Y 2Z9

Project  
City of Maple Ridge  
So Commercial

Drawing title  
site sections

Sheet  
1144288 BC Ltd.  
7431 Glen Road  
Langley, BC V2Y 2Z9

Project # 1144288 BC Ltd.  
Drawing # A-4

Scale 1/8" = 1'-0"

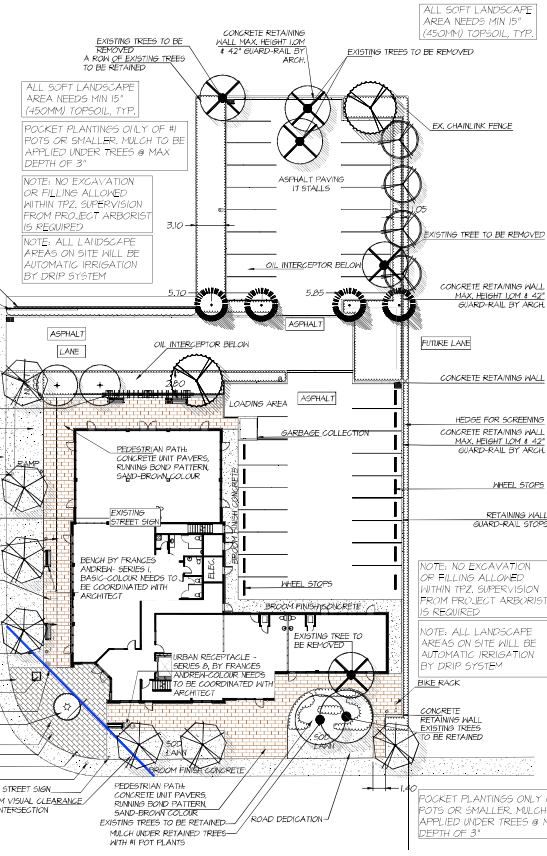
Drawn by GDL

Checked by



232 STREET

DEWDNEY TRUNK ROAD



PLANT SCHEDULE-ONSITE TREE				M2 JOB NUMBER: 18024
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	2	ACER PLATANOIDES GRIMSHAW	GRIMSHAW	6CM CAL; 2M STD; DAB
2	2	ACER RUBRUM BODINII	BODINII	6CM CAL; 2M STD; DAB
3	2	FRAXINUS EXCELSIOR WESTHOFFS GLORY	WESTHOFFS GLORY	6CM CAL; 1.8M STD; DAB
4	2	PLICEA CHERUKA	SERBIAN SPRUCE	2.5M HT; DAB

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. \* AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND TRADER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. \* ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

PLANT SCHEDULE-OFFSITE STREET TREE				M2 JOB NUMBER: 18024
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	1	ACER GLOBOSUM	ACER PLATANOIDES GLOBOSUM	6CM CAL; 1.8M STD; DAB

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. \* AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND TRADER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. \* ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION/DESCRIPTION	BY
1	22-JUNE-2018	ISSUED FOR PERMIT	BR
2	22-JUNE-2018	REVISED FOR PERMIT	BR
3	22-JUNE-2018	REVISED FOR PERMIT	BR
4	22-JUNE-2018	REVISED FOR PERMIT	BR
5	22-JUNE-2018	REVISED FOR PERMIT	BR
6	22-JUNE-2018	REVISED FOR PERMIT	BR
7	22-JUNE-2018	REVISED FOR PERMIT	BR
8	22-JUNE-2018	REVISED FOR PERMIT	BR
9	22-JUNE-2018	REVISED FOR PERMIT	BR
10	22-JUNE-2018	REVISED FOR PERMIT	BR

PROJECT:  
SO COMMERCIAL  
232ND & DEWDNEY  
MAPLE RIDGE, BC

DRAWING TITLE:  
LANDSCAPE  
PLAN

DATE: 22-JUNE-2018	DRAWING NUMBER:
SCALE: 1:200	
DRAWN: BR	
CHECK: MFL	
M2LA PROJECT NUMBER:	JOB NO. 18024

L1

OF 5

232 STREET

DEWDNEY TRUNK ROAD

ALL SOFT LANDSCAPE  
AREA NEEDS MIN 15"  
(450MM) TOPSOIL, TYP.

ALL SOFT LANDSCAPE  
AREA NEEDS MIN 15"  
(450MM) TOPSOIL, TYP.

POCKET PLANTINGS ONLY OF #1  
POTS OR SMALLER. MULCH TO BE  
APPLIED UNDER TREES @ MAX  
DEPTH OF 3".

NOTE: NO EXCAVATION  
OR FILLING ALLOWED  
WITHIN TPZ. SUPERVISION  
FROM PROJECT ARBORIST  
IS REQUIRED.

NOTE: ALL LANDSCAPE  
AREAS ON SITE WILL BE  
AUTOMATIC IRRIGATION  
BY DRIP SYSTEM.

NOTE: NO EXCAVATION  
OR FILLING ALLOWED  
WITHIN TPZ. SUPERVISION  
FROM PROJECT ARBORIST  
IS REQUIRED.

NOTE: ALL LANDSCAPE  
AREAS ON SITE WILL BE  
AUTOMATIC IRRIGATION  
BY DRIP SYSTEM.

POCKET PLANTINGS ONLY OF #1  
POTS OR SMALLER. MULCH TO BE  
APPLIED UNDER TREES @ MAX  
DEPTH OF 3".

#### PLANT SCHEDULE

M2 JOB NUMBER: 18024

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	52	PRUNUS LUSITANICA	PORTUGUESE LAUREL	#1 POT
52	64	PRUNUS LUSITANICA	PORTUGUESE LAUREL	#5 POT, 60CM
6	6	ROSIA JUST ELISE MAY	JUST ELISE MAY	#2 POT, 40CM
66	66	SARSZOGGIA HOOKERIANA VAR. HEMILIS	HIMALAYAN SHEET BUX	#2 POT
51	51	ITALIA OCCIDENTALIS SHARANG	EMERALD GREEN CEDAR	20 Ht. 18B
31	31	VACCINIUM OVATUM	EVERGREEN HIGLEBERRY	#2 POT, 50CM
BC	48	ARCTOSTAPHYLOS UVA-URSI	KINCKRICK	#1 POT, 20CM
53	53	GALLERIA SHALLOON	SALAL	#1 POT
52	52	WINDHAM-ANDERSON CONTRACTA	COMPACT OREGON GRAPE HOLLY	#1 POT
28	28	PACHYRANDRA TERMINALIS	JAPANESE SPRUCE	#1 POT, 50CM
112	112	POLYSTICHUM MUNITUM	WESTERN SHORE FERN	#1 POT, 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DESIGNED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. LIMITATION OF CONDITIONS IF AVAILABILITY.

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PROJECT:  
SO COMMERCIAL  
232ND & DEWDNEY  
MAPLE RIDGE, BC

DRAWING TITLE:  
SHRUB  
PLAN

DATE: 22-JUNE-2009	DRAWING NUMBER:
SCALE: 1/200	
DRAWN: BN	
DESIGN: BN	
CHECK: MTH	
M2LA PROJECT NUMBER:	JOB NO. 18024

OF 5

Advisory Design Comments.

Landscape Comments:

1. Clarify the guardrail location on landscape drawings;
2. Plant a row of shrubs between the asphalt lane and wood fence on neighbouring lot;
3. Consider moving the oil interceptor behind the trellis further away from proposed trees;
4. Consider adding different colours or patterns to the pavers in building main entry area;
5. Consider using shade tolerant plants under the two retained existing trees;
6. Ensure the mature height of the selected street tree species do not conflict with overhead power lines;
7. Ensure street trees within the 7.5 visual clearance at intersection does not obstruct visual sightlines while driving;
8. Coordinate with BC Hydro to confirm existing electrical kiosk location; if kiosk needs to remain at current location provide aesthetic coating or landscape screening to the kiosk;
9. Consider controlling water run off on East side of north parking lot to neighbouring property ie: bioswale.

Architectural Comments:

1. Discuss with City of Maple Ridge the possibility to reduce parking stalls in consideration of providing a larger public amenity space by stepping back the Eastern portion of the building;
2. Consider emphasizing more on the integrity of the building entry as a gateway to residential areas;
3. Consider redesign of the entry roof;
4. Consider a different material with accent colour for trellis and garbage enclosure to compliment the modern look of building;
5. Consider adding more accent colour throughout the building façade elements;
6. Consider providing signage guidelines for tenants;
7. Consider proportionality of pylon sign size.



**DEVELOPMENT APPLICATION CHECKLIST  
FOR FILE 2017-553-RZ  
File Manager: Adam Rieu**

---

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

---

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

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

Additional reports provided:

---

**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. 7636-2020;  
Second Reading  
Zone Amending Bylaw No. 7424-2018;  
12848 240 Street

**MEETING DATE:** May 5, 2020  
**FILE NO:** 2017-553-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 12848 240 Street, from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District), to permit a future subdivision of approximately 11 single family residential lots. Council granted first reading to Zone Amending Bylaw No. 7424-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on March 27, 2018.

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

Pursuant to Council policy 6.31, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$56,100.00

**RECOMMENDATIONS:**

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7636-2020 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. 7636-2020 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. 7636-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7636-2020 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7424-2018 be given second reading, and be forwarded to Public Hearing;



6) That the following terms and conditions be met prior to final reading:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3D - Horse Hamlet, and Figure 4 - Trails / Open Space,
- iii) Road dedication on Mill Street as required;
- iv) Park dedication as required, including construction of an equestrian trail and removal of all debris and garbage from park land;
- v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- vi) Registration of an Easement for drainage and servicing of southern retaining wall along proposed lots 1 to 6;
- vii) Registration of a Restrictive Covenant for Tree Protection;
- viii) Registration of a Restrictive Covenant for Stormwater Management;
- ix) Removal of existing buildings;
- x) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- xi) That a voluntary contribution, in the amount of \$56,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

**DISCUSSION:**

1) Background Context:

Applicant:	1110665 BC Ltd.
Legal Description:	Lot 2 Section 27 Township 12 New Westminster District Plan 10713
OCP:	
Existing:	Medium/High Density Residential and Conservation
Proposed:	Medium/High Density Residential and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
Proposed:	R-2 (Urban Residential District)

#### Surrounding Uses:

North:	Use:	Parkland
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
	Designation:	Conservation
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
	Designation:	Commercial and Medium/High Density Residential
East:	Use:	Storage (Masonry Contractor)
	Zone:	M-2 (General Industrial)
	Designation:	Conservation, Tourist Commercial, Civic
West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Low Density Urban, Open Space, Commercial, Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.71 ha (1.75 acres)
Access:	Mill Street and new strata road
Servicing requirement:	Urban Standard

## 2) Project Description:

The subject property, located at 12848 240 Street, is 0.71 ha (1.75 acres) in area and is bound by the un-opened 240 Street right-of-way to the west, Mill Street to the east, a single family residential lot to the south and parkland to the north (see Appendices A and B). Hennipen Creek is located in the northwest corner of the subject property running east to west. The subject property has some minor grade changes around the location of Hennipen Creek, and there are trees located around the perimeter of the lot. The subject property is located in the Horse Hamlet of the Silver Valley Area Plan, which forms part of the OCP.

The applicant proposes to rezone the subject property from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) to permit subdivision into approximately 11 single family residential lots not less than 315 m<sup>2</sup> (3,391 ft<sup>2</sup>). The applicant is proposing a Bare Land Strata development in order to achieve similar watercourse setbacks as the adjacent development to the north, as well as a reduced internal road right-of-way.

## 3) Planning Analysis:

### i) Official Community Plan:

The subject property is located within the Horse Hamlet of the Silver Valley Area Plan and is currently designated *Medium/High Density Residential* (51%) and *Conservation* (49%). The *Medium/High Density Residential* designation permits densities ranging between 18-40 units per hectare in either single family or multi-family form.

The proposed R-2 (Urban Residential District) zoned development is in compliance with the Silver Valley Area Plan policies. It is important to note that within the Silver Valley Area, the Horse Hamlet has the lowest relative densities in the plan area. An OCP amendment is required to adjust the *Conservation* designation boundaries to reflect the location of Hennipen Creek (see Appendix C).

**ii) Zoning Bylaw:**

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) (see Appendix D) to permit future subdivision into approximately 11 single family residential lots (see Appendix E).

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

The applicant will need to provide two parking spaces per dwelling unit, as per the *Off-Street Parking and Loading Bylaw No. 4350-1990*.

**iv) Proposed Variances:**

The City does not plan to open the 240 Street road allowance to vehicle traffic due to topography and environmental constraints. A Development Variance Permit will be required to waive the servicing upgrades to 240 Street. This will be the subject of a future report to Council

**v) Development Permits:**

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application has been made (2017-553-DP) because the development is within 50 m of the top of bank of a watercourse, Hennipen Creek, an important fish bearing system in the local area. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. Enhancement and restoration work will be proposed as part of the development permit to improve the environmental features of the site, and will be completed in conjunction with this rezoning application.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application has been made (2018-165-DP), as the proposed development and subdivision is located in a wildfire risk area, as identified on Map 1 in Section 8.12 of the OCP. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures.

**vi) Advisory Design Panel:**

A Form and Character Development Permit is not required for single family rezoning applications; therefore, this application does not need to be reviewed by the Advisory Design Panel.

**vii) Development Information Meeting:**

A Development Information Meeting was held at Yennadon Elementary School (23347 128 Avenue) on March 19, 2020. Due to the school closures, the meeting was held outside on the school grounds. The applicant informed staff that precautions were put in place, as per recommendations from Health Canada, in terms of social distancing and contact between attendees. One person attended the meeting; however, this person did not sign in or have any comments on the subject development.

**viii) Parkland Requirement:**

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

For this project, there is 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) Environmental Implications:**

An Environmental Assessment, Arborist Report, Geotechnical Report and Wildfire Report were provided as part of the development application. Hennipen Creek is located in the northwest corner of the subject property, running in an east-west direction. The subject property has some minor grade changes around the location of Hennipen Creek, with low-lying areas located in the southwest corner of the property. Vegetation is located throughout the property in the form of residential lawn and ornamental shrubs, while native trees and shrubs are located along the edge of the property. Some invasive, non-native plant species were found throughout the subject property, including Himalayan Blackberry, which will be removed as part of the Watercourse Protection Development Permit (2017-553-DP) conditions. A new *Conservation* area boundary has been determined, and will be dedicated to the City as part of final reading. Areas within this *Conservation* boundary will be replanted with native plant and tree species, through an approved Enhancement Plan as part of the Watercourse Protection Development Permit. The Enhancement Plan will also include improvements to wildlife habitat by facilitating movement corridors and increasing food sources for multiple species. An equestrian trail will also be constructed with this development, connecting the 240 Street Right-of-Way to Mill Street.

**5) Interdepartmental Implications:**

**i) Engineering Department:**

The Engineering Department has identified that all the services required in support of this development will be provided as a condition of rezoning, including:

- Road dedication on Mill Street;
- Curb and gutter required across the property frontage and a driveway letdown is to be used to access the site's private bareland strata road;
- Sidewalk required along the property frontage;
- Street light and street tree design required;
- The carriageway of Mill Street to be widened to a minimum of 6 m (20 ft.) from 128 Avenue to the south property line;
- Mill Street to be designed to meet Silver Valley Collector standard across property frontage. Mill Street will also need Benkelman Beam test to determine the extent of road upgrades required;
- A sanitary sewer service is required to be installed from the sanitary main on Mill Street to the property line. The sanitary on-site will be a private system as part of the bareland strata;
- Watermain on Mill Street to be reviewed for capacity; water service to be provided to the property line from the watermain on Mill Street;
- An equestrian trail is required connecting 240 Street and Mill Street; and
- Two Servicing Agreements required for the subject application, one for rezoning works and one for the private strata subdivision works.

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

An equestrian trail is to be provided linking the 240 Street Right-of-Way with Mill Street. Securities for the trail will be determined through the Rezoning Servicing Agreement.

**iii) Building Department:**

The Building Department does not support storm pumping, and all required services must work with gravity. Corner lots must also meet visibility clearance and driveway access requirements.

**iv) Fire Department:**

A fire hydrant will need to be located closer to the development site.

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

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on June 26, 2018 and a response was received on July 3, 2018 with the following information:

*"The proposed application would affect the student population for the catchment areas currently served by Yennadon Elementary and Garibaldi Secondary.*

*Yennadon Elementary has an operating capacity of 635 students. For the 2017-18 school year, the student enrolment at Yennadon Elementary was 571 students (92% utilization) including 130 students from out of catchment.*

*Garibaldi Secondary School has an operating capacity of 1050 students. For the 2017-18 school year, the student enrolment at Garibaldi Secondary School was 748 students (71% utilization) including 258 students from out of catchment."*

**7) 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, a conservation boundary adjustment, 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.

**8) Citizen/Customer Implications:**

A Development Information Meeting was held on March 19, 2020. One person attended the meeting; however, no comments were provided. The Public Hearing will provide an additional opportunity for citizens to express their concern or support of the development.

## CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7636-2020, that second reading be given to Zone Amending Bylaw No. 7424-2018, and that application 2017-553-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen" for

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

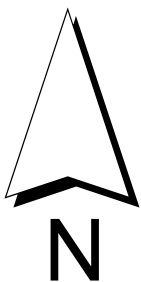
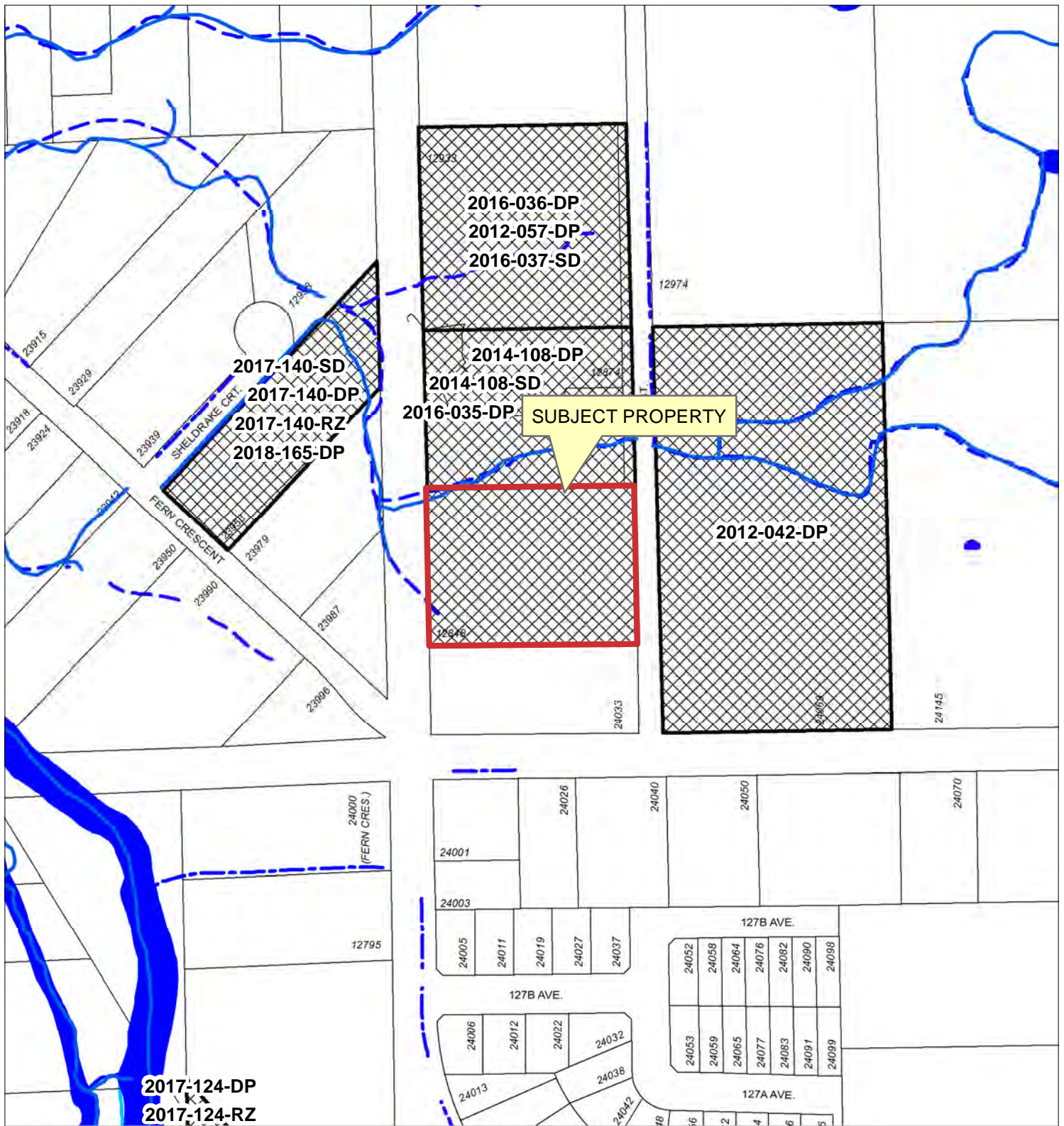
"Original signed by Al Horsman"

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*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. 7636-2020  
Appendix D – Zone Amending Bylaw No. 7424-2018  
Appendix E – Proposed Subdivision Plan



Scale: 1:2,500

### Legend

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

12848 240 STREET



FILE: 2017-553-DP  
DATE: May 28, 2018

BY: PC







**CITY OF MAPLE RIDGE  
BYLAW NO. 7636-2020**

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7636-2020."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3D - Horse Hamlet, are hereby amended for that parcel or tract of land and premises known and described as:

Lot 2 Section 27 Township 12 New Westminster District Plan 10713

and outlined in heavy black line on Map No. 1022, a copy of which is attached hereto and forms part of this bylaw, are hereby designated as shown.

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

Lot 2 Section 27 Township 12 New Westminster District Plan 10713

and outlined in heavy black line on Map No. 1023, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended as shown.

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

**READ** a first time the 12<sup>th</sup> day of May, 2020.

**READ** a second time the 12<sup>th</sup> day of May, 2020.

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

**READ** a third time the   day of       , 20 .

**ADOPTED** the       day of       , 20 .

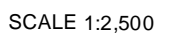
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**PRESIDING MEMBER**

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**CORPORATE OFFICER**



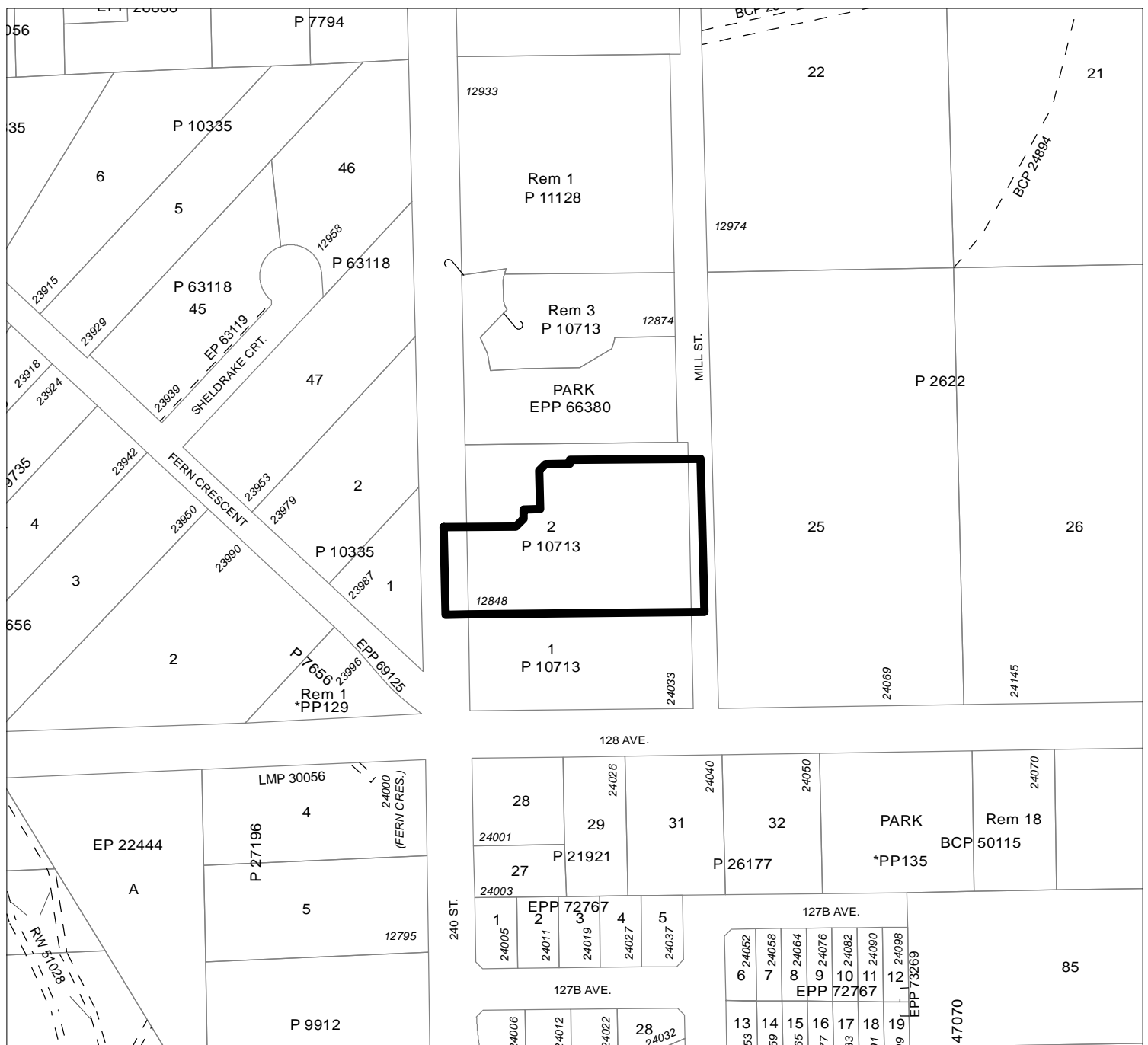


A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

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

- ADOPTED,** the            day of            , 20

CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7424-2018

Map No. 1747

From: RS-3 (One Family Rural Residential)  
RS-2 (One Family Suburban Residential)

To: R-2 (Urban Residential District)



SCALE 1:2,500



Terra Pacific

Land Surveying Ltd  
22371 St. Anne Avenue, Maple Ridge, BC  
Phone: 604-463-2509 Fax: 604-463-4501

Drawing Title:  
**SKETCH PLAN SHOWING SUB  
ON LOT 2 BK 24 SEC 27  
TP12 NWD PLAN 10713**

Client:  
**Joel Lycan**

Project:  
**12848 240th Street  
Maple Ridge, BC**

Notes:  
Lot dimensions are based on  
current legal survey.

Legend:

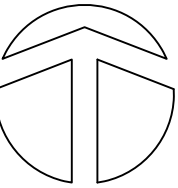
Date: February 1, 2018

Revised: April 2, 2019

File: MR17-755SK\_SUB

Certified Correct  
This 8th Day Of February, 2019.

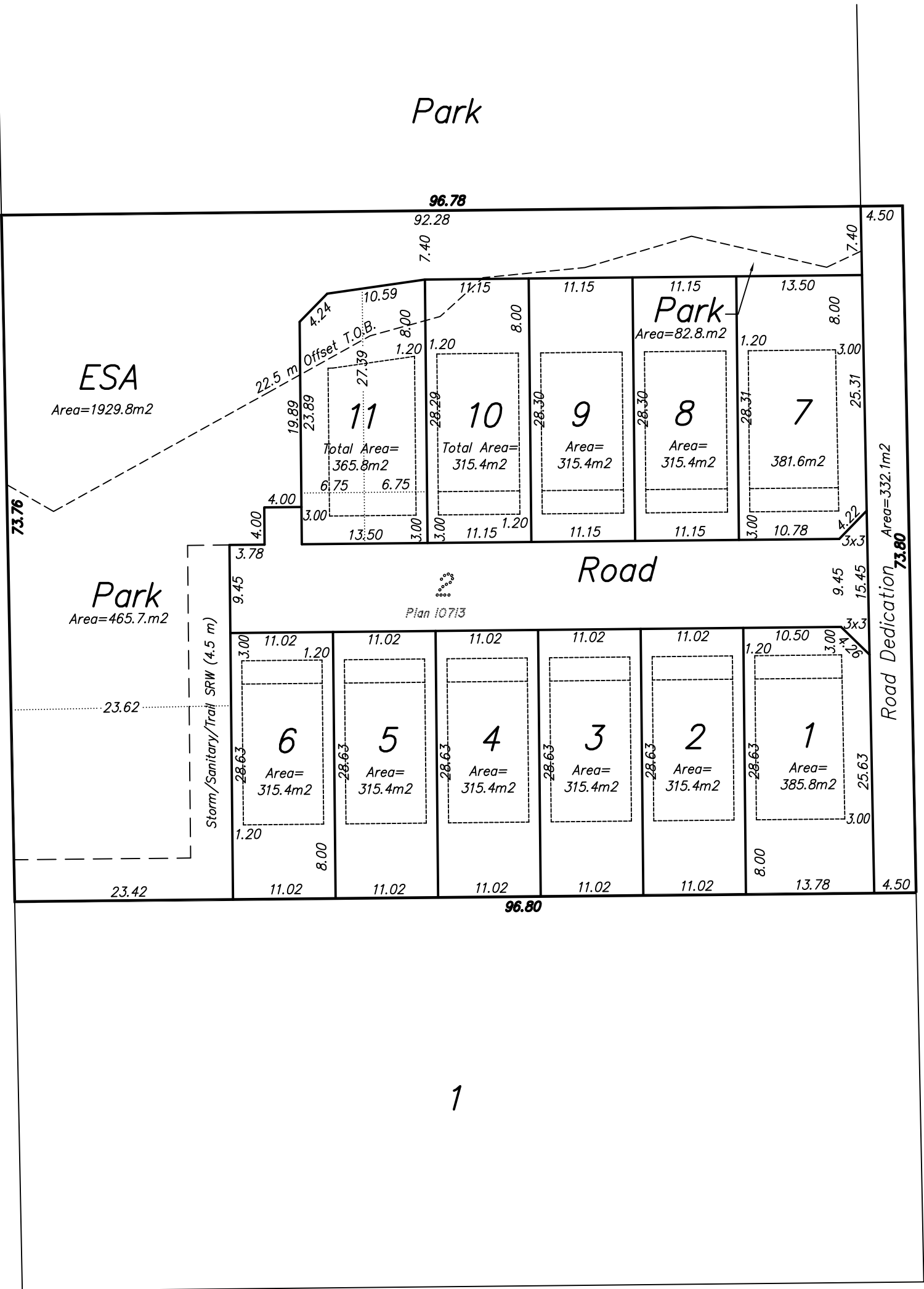
Mike Bernemann, BCLS



240th Street (Unconstructed)

Mill Street

128th Avenue



SCALE 1 : 500

