City of Maple Ridge

COMMITTEE OF THE WHOLE AGENDA
July 6, 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 June 15, 2021

3. DELEGATIONS / STAFF PRESENTATIONS (10 minutes each)

3.1 Public Art Steering Committee Annual Update
- Susan Hayes, Public Art Steering Committee Co-Chair

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

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

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

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

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

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

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

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

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

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

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

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

1107 **2017-319-DVP, 13589 232 Street**

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

1108 **2019-310-DVP, 11232 Dartford Street**

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

1109 **2021-248-DVP, 26475 108 Avenue**

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

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

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-414-DVP to reduce required parking spaces, to vary rear yard setbacks and to waive the requirements for concealed parking for the apartment uses and private outdoor areas for each dwelling unit and that the Corporate Officer be authorized to sign and seal 2020-414-DP to permit construction of a six (6) storey mixed use Commercial/Residential building with 34 apartment units for supportive rental housing and approximately 24 m^2 of office space on the ground floor.

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

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

5. ENGINEERING SERVICES

1131 Latecomer Agreement LC 176/21

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

6. CORPORATE SERVICES

7. PARKS, RECREATION & CULTURE

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

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

8. ADMINISTRATION

9. COMMUNITY FORUM

10. NOTICE OF CLOSED COUNCIL MEETING

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 register in advance by at 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.

For detailed information on how to register for the meeting of interest, please refer to https://www.mapleridge.ca/DocumentCenter/View/24663/Launch-Virtual-Meeting

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:	June 30, 2021		
PREPARED BY:		CHECKED BY:	
DATE:	June 30, 2021	DATE:	June 30, 2021

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

June 15, 2021

The Minutes of the Committee of the Whole Meeting held on June 15, 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*
Elected Officials	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 K. Duncan	S. Hartman, General Manager Parks, Recreation & Culture
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	S. Nichols, Corporate Officer
Councillor R. Svendsen	T. Thompson, Director of Finance
Councillor A. Yousef	*Other Staff as Required*
	M. Baski, Planner 2
	C. Goddard, Director of Planning
	K. Gowan, Planner 1
	M. Halpin, Manager of Transportation
	K. Hansen, Administrative Assistant
	A. Kopystynski, Planner 2
	R. MacNair, Senior Advisory, Bylaw & Licensing Services
	C. Nolan, Deputy Director of Finance
	V. Richmond, Director of Parks & Facilities
	R. Tardif, Planner 1

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. Councillor Duncan was not in attendance at the start of the meeting. Councillor Svendsen chaired the meeting from Council Chambers as Acting Mayor.

The Corporate Officer advised that due to network issues PowerPoint presentations will not be available and that staff will provide the presentation on the City website once available.

1. *CALL TO ORDER*

2. *ADOPTION AND RECEIPT OF MINUTES*

2.1 Minutes of the Committee of the Whole Meeting of June 1, 2021

It was moved and seconded

That the minutes of the June 1, 2021 Committee of the Whole Meeting be adopted.

CARRIED

3. *DELEGATIONS/STAFF PRESENTATIONS*

3.1 Maple Ridge Innovation Challenge

K. Hansen, Administrative Assistant, Economic Development, spoke on the Maple Ridge Innovation Challenge, a project targeted to attract and retain businesses.

4. *PLANNING AND DEVELOPMENT SERVICES*

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

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

M. Baski, Planner reviewed the staff report and staff answered Council questions.

It was moved and seconded

That the staff report dated June 15, 2021 titled "First Reading, Zone Amending Bylaw No. 7718-2021, 20886 River Road" be forwarded to the Council Meeting of June 22, 2021.

CARRIED

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

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

R. Tardif, Planner, reviewed the staff report and staff answered Council questions.

Robert Billard, Applicant, responded to questions from Council

Note: Councillor Duncan joined the meeting at 1:59 p.m. during questions to staff. She participated electronically.

Note: Councillor Robson left the meeting at 2:02 p.m. during questions from Council and returned at 2:04 p.m.

It was moved and seconded

That the staff report dated June 15, 2021 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7759-2021; First and Second Reading, Zone Amending Bylaw No. 7760-2021; First and Second Reading, Off-Street Parking and Loading Bylaw Amending Bylaw No. 7763-2021; Second Reading, Zone Amending Bylaw No. 7627-2020; 22904, 22910 and 22922 Dewdney Trunk Road" be forwarded to the Council Meeting of June 22, 2021.

CARRIED

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

Staff report dated June 15, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7708-2021 for property located at 11670/90 243 Street, Maple Ridge Zone Amending Bylaw No. 7741-2021 for property located at 12170 222 Street; Maple Ridge Zone Amending Bylaw No. 7742-2021 for property located at 22509 Royal Crescent and 11760 225 Street; Maple Ridge Zone Amending Bylaw No. 7743-2021 for property located at 11742 225 Street; Maple Ridge Zone Amending Bylaw No. 7744-2021 for the creation of Zone CD-1-21; Maple Ridge Zone Amending Bylaw No. 7745-2021 for property located at

12128 222 Street; Maple Ridge Zone Amending Bylaw No. 7746-2021 for property located at 12184-12190 224 Street; and Maple Ridge Zone Amending Bylaw No. 7751-2021 for property located North/East of 12184-12190 224 Street to start the early termination process for land use contracts and rezoning be given first and second reading and be forwarded to Public Hearing.

K. Gowan, Planner, reviewed the staff report and staff answered Council questions.

It was moved and seconded

That the staff report dated June 15, 2021 titled "First and Second Reading, Termination and Replacement of Land Use Contracts; one Amending Bylaw No. 7708-2021 - 11670/90 243 Street; Zone Amending Bylaw No. 7741-2021, 12170 222 Street; Zone Amending Bylaw No. 7742-2021, 22509 Royal Crescent and 11760 225 Street; Zone Amending Bylaw No. 773-2021, 117 42 225 Street; Zone Amending Bylaw No. 77 44-202, Creation of Zone CD-1-21; Zone Amending Bylaw No. 7745-2021, 12128 222 Street; Zone Amending Bylaw No. 7746-2021, 12184-12190 224 Street; and Zone Amending Bylaw No. 7751-2021, North/East of 12184-12190 224 Street." be forwarded to the Council Meeting of June 22, 2021.

CARRIED

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

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

R. Tardif, Planner, reviewed the staff report and staff answered Council questions.

It was moved and seconded

That the staff report dated June 15, 2021 titled "Second Reading, Zone Amending Bylaw No. 7614-2020, 20786 River Road" be forwarded to the Council Meeting of June 22, 2021.

CARRIED

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

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

It was moved and seconded

That the staff report dated June 15, 2021 titled "Development Variance Permit, Development Permit, 11280 Pazarena Place" be forwarded to the Council Meeting of June 22, 2021.

CARRIED

1106 Maple Ridge Taxi Regulation Bylaw No. 6409-2006

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

R. MacNair, Senior Advisory, Bylaw & Licensing Services reviewed the staff report and answered Council questions.

It was moved and seconded

That the staff report dated June 15, 2021 titled "Maple Ridge Taxi Regulation Bylaw No. 6409-2006" be forwarded to the Council Meeting of June 22, 2021.

CARRIED

5. ENGINEERING SERVICES

1131 Final Maple Ridge–Pitt Meadows Area Transport Plan

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

M. Halpin, Manager of Transportation reviewed the staff report and answered Council questions.

It was moved and seconded

That the staff report dated June 15, 2021 titled "Final Maple Ridge-Pitt Meadows Area Transport Plan" be forwarded to the Council Meeting of June 22, 2021.

CARRIED

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

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

D. Pollock, General Manager Engineering Services, reviewed the staff report and answer Council questions.

It was moved and seconded

That the staff report dated June 15, 2021 titled "Maple Ridge Soil Removal Amending Bylaw No. 7761-2021" be forwarded to the Council Meeting of June 22, 2021.

CARRIED

6. **CORPORATE SERVICES**

1151 **2020 Annual Report and 2020 Statement of Financial Information**

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

C. Nolan, Deputy Director of Finance, advised that the 2020 Annual Report and the 2020 Statement of Financial Information are the final two statutory financial reports for 2020.

It was moved and seconded

That the staff report dated June 15, 2021 titled "2020 Annual Report and 2020 Statement of Financial Information" be forwarded to the Council Meeting of June 22, 2021.

CARRIED

7. PARKS, RECREATION & CULTURE

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

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

V. Richmond, Director of Parks & Facilities answered Council questions.

Note: Councillor Meadus left the meeting at 3:04 p.m. She was not in attendance for the vote on Item 1171.

It was moved and seconded

That the staff report dated June 15, 2021 titled "RFP-PL21-16 Supply & Install of Synthetic Turf: Westview Sport Field - Award of Contract" be forwarded to the Council Meeting of June 22, 2021.

CARRIED

8. ADMINISTRATION – Nil

Note: Councillor Meadus returned to the meeting at 3:05 p.m.

9. COMMUNITY FORUM – Nil

10. NOTICE OF CLOSED COUNCIL MEETING – Nil

11. ADJOURNMENT – 3:07 p.m.

_____

R. Svendsen, Chair
Presiding Member of the Committee

MAPLE RIDGE
British Columbia

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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 6, 2021
		FILE NO:	2021-195-AL
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Non-Adhering Residential Use in the Agricultural Land Reserve 12705 248 Street**

EXECUTIVE SUMMARY:

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

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

RECOMMENDATION:

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

DISCUSSION:

a) Background Context:

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

1101

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

b) Project Description:

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

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

c) Planning Analysis:

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

d) Intergovernmental Issues:

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

Under Bill 52, an application is now required if the property owner wishes to keep the existing residence during the period of construction. A Notice of Intent is also required if the fill placement for the residential construction, including driveways, lawns, and landscaping, exceeds 1,000 m^2 in area. The Non-Adhering Residential Use application to the ALC takes precedence over the Notice of Intent, and covers the fill component. For this application, therefore, only the Non-Adhering Residential Use application is required, and it will also address the amount of fill proposed with this development proposal, which the applicant has confirmed will be under 1000 m^2.

e) Interdepartmental Implications:

<u>Building Department:</u>

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

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

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

f) Alternative:

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

CONCLUSION:

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

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Planner

"Original signed by Chuck Goddard"

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

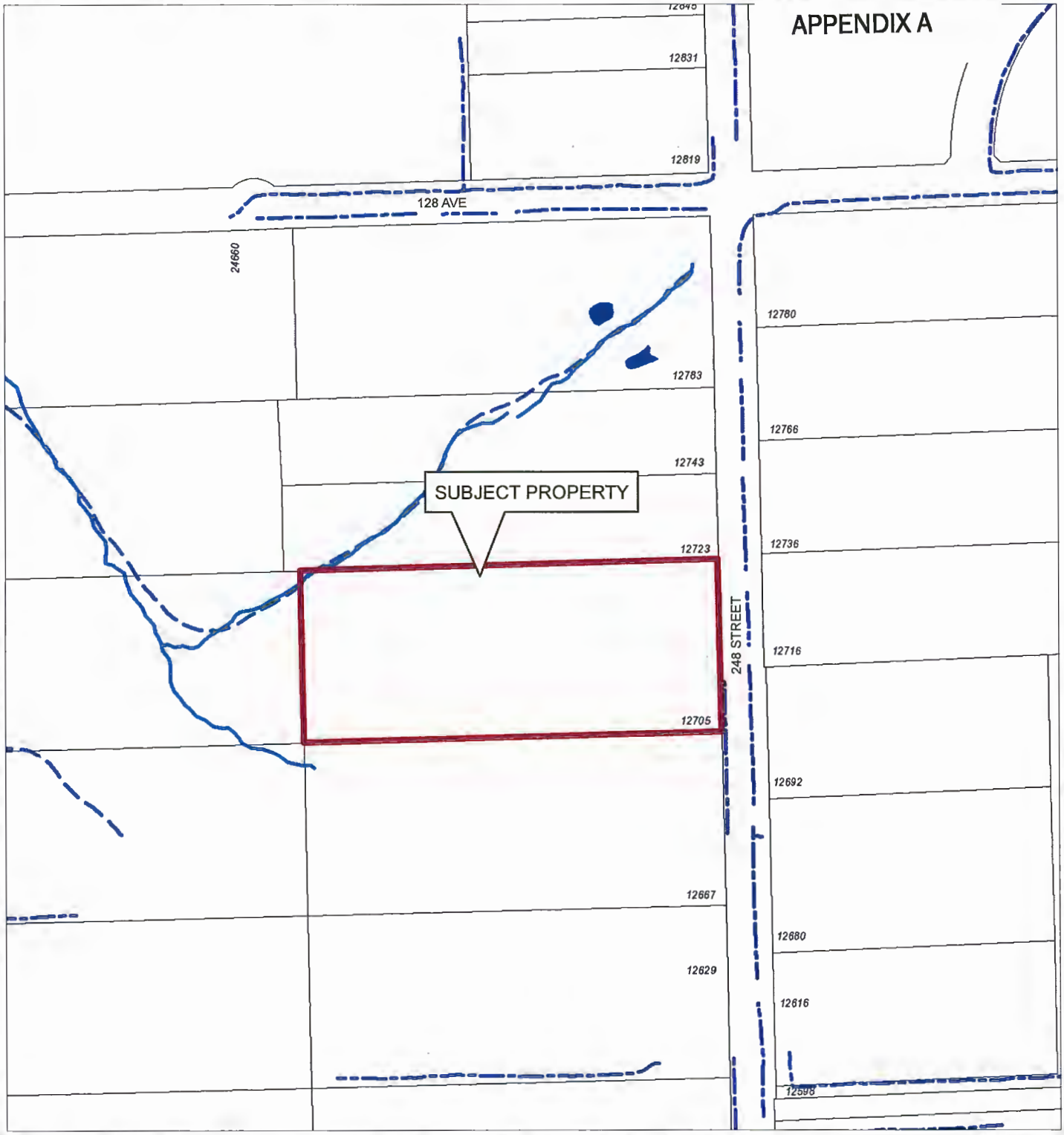
"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Site Plan



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Scale: 1:2,500

Legend

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

12705 248 STREET
PID: 010-595-392

PLANNING DEPARTMENT

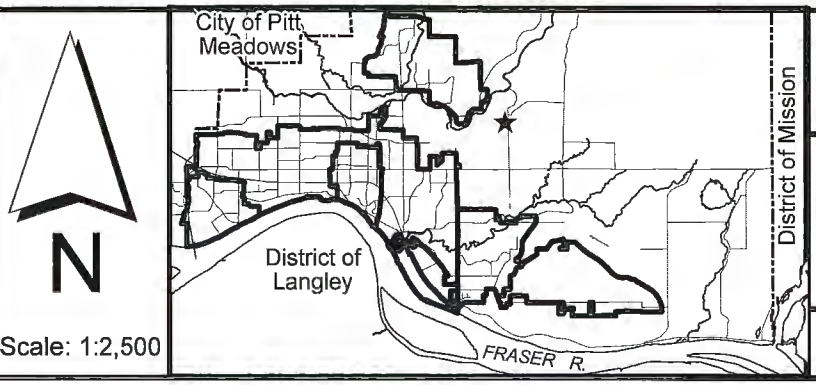
MAPLE RIDGE
British Columbia

mapleridge.ca

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

BY: PC

APPENDIX B



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12705 248 STREET
PID: 010-595-392

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

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

SITE PLAN

SCALE 1:250

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

2 1 0 2.5 5 10

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

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

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

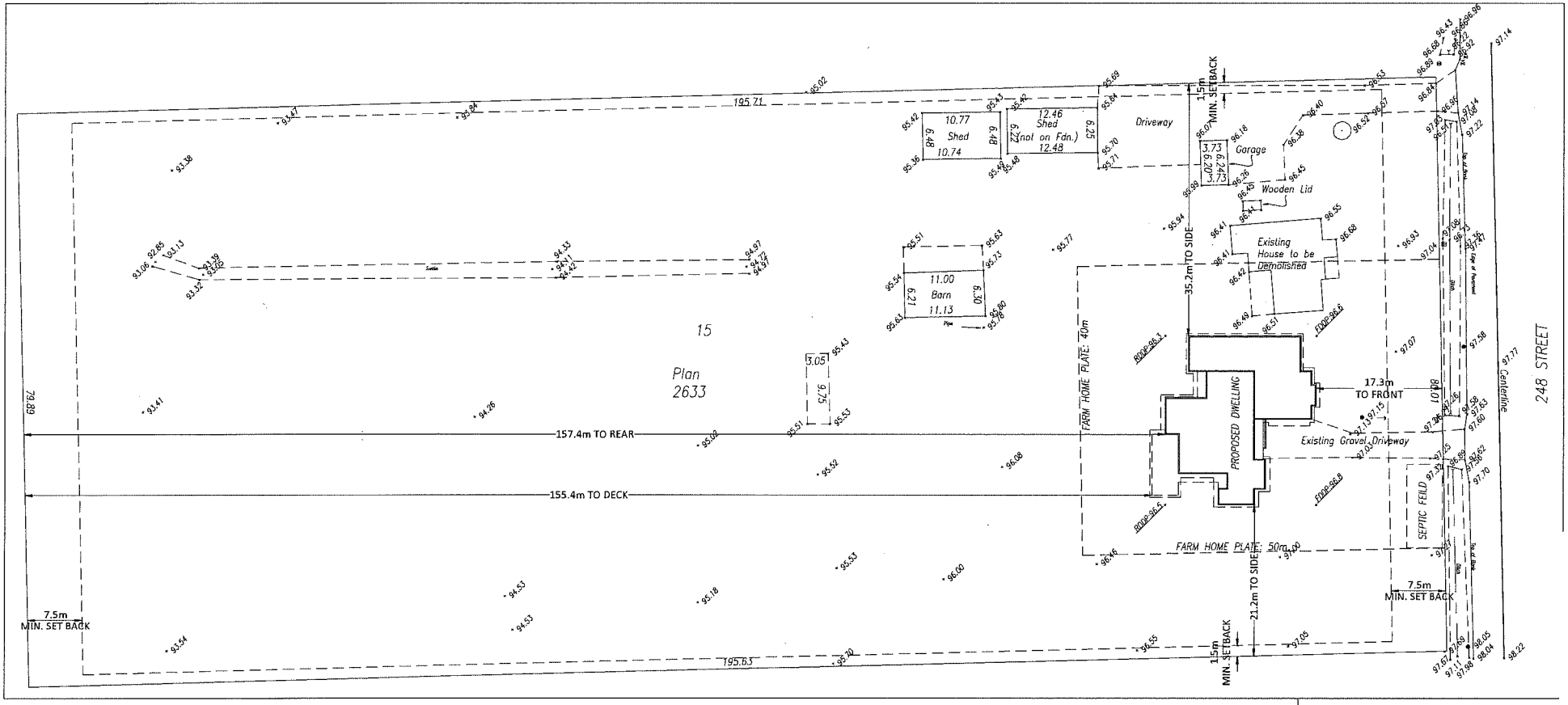
Proposed Elevations:
M.B.E.: _____
Crawl Space Slab: 96.0m (314.9')
Tandem Garage Slab @ O/H Doors: 96.6m (316.9')
Garage Slab @ O/H Door: 96.8m (317.6')
Main Floor: 97.4m (319.4')
Tandem Garage Top Plate: 100.2m (328.9')
Upper Floor: 100.4m (329.5')
Upper Floor Ceiling: 102.9m (337.6')
Bonus Room Ceiling: 103.2m (338.6')
Highest Ridge Elevation Proposed: 104.9m (344.3')
Highest Ridge Elevation Allowed: 107.55m (352.85')

Maximum Building Height:
Proposed: 8.3m (27.2')
Allowed: 11.0m (36.0')

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

Highest Building Face:
Proposed: 6.4m (21.0')
Allowed: 9.0m (29.5')

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



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

APPENDIX C

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 6, 2021
		FILE NO:	2021-023-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7762-2021
12080 228 Street

EXECUTIVE SUMMARY:

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

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

RECOMMENDATIONS:

1. **That Zone Amending Bylaw No. 7762-2021 be given first reading; and**

2. **That the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879–1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.**

DISCUSSION:

a) Background Context:

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

Zoning:

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

Surrounding Uses:

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

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

b) Site Characteristics:

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

c) Project Description:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit future subdivision into three lots and a lane in the back. The proposed lots will be approx 281 m^2 each and the lane is proposed to be between 6.74 and 6.76m wide on this property, leaving 0.76 and 0.74m to be integrated into the lane during development of the adjacent property 12081 Greenwell Street to the east, and requiring a Variance Permit to allow a temporarily reduced lane width.

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

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

d) Planning Analysis:

Official Community Plan:

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

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

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

a. A Detached Garden Suite, subject to consistency with the Maple Ridge Detached Garden Suites policy;

b. A Secondary Suite within a principle single-family use dwelling, subject to consistency with the existing Maple Ridge Secondary Suite Bylaws.

c. Lot size of 213 m^2 to 370m^2 is permitted, where vehicle access is from a rear lane only.

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

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

Zoning Bylaw:

The current application proposes to rezone the property located at 12080 228 Street from RS-1 (Single Detached Residential) to R-3 (Single Detached (Intensive) Urban Residential) (see Appendix C) to permit subdivision into three Single Family lots with access via rear lane (see Appendix D). The minimum lot size for the proposed zone is 255m^2 and proposed lot size is 281m^2.

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

Development Permits:

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

Advisory Design Panel:

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

Development Information Meeting:

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

e) Interdepartmental Implications:

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

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

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

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

f) Development Applications:

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

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

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

CONCLUSION:

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

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

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

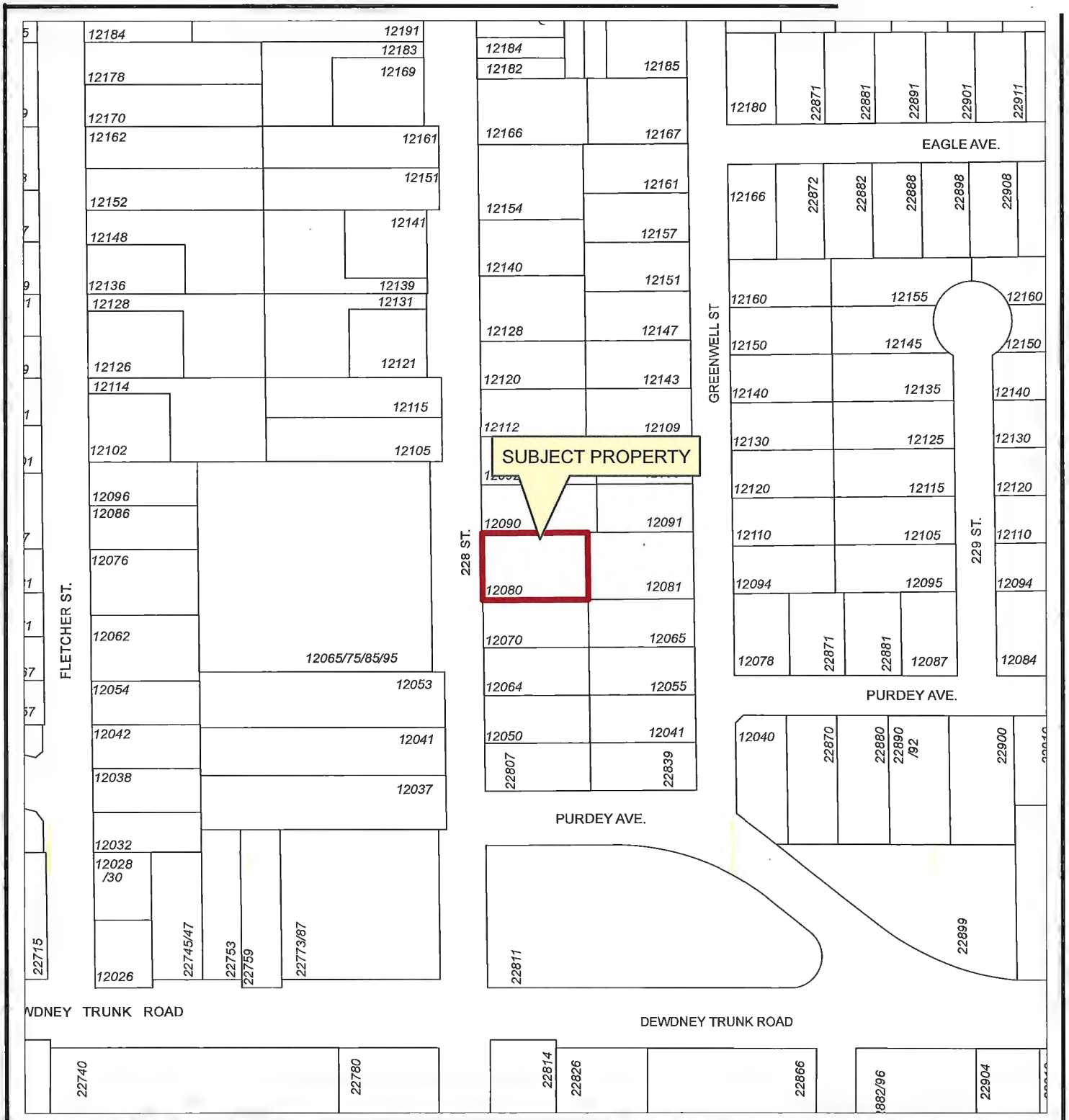
"Original signed by Al Horsman"

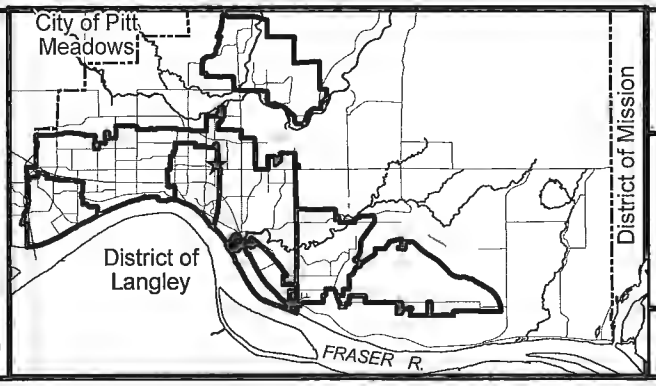
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

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

APPENDIX A





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Scale: 1:2,000

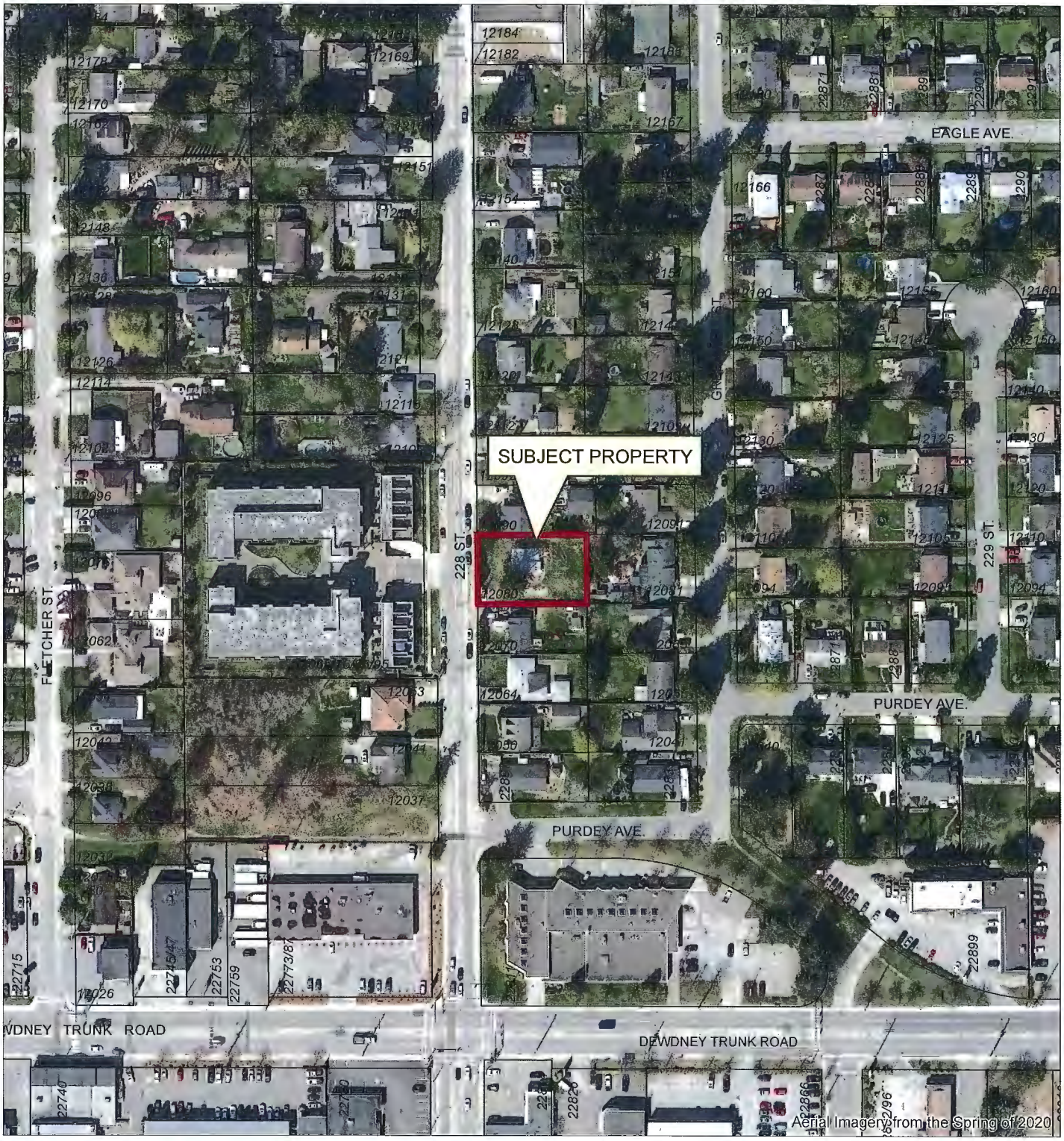
12080 228 STREET
PID: 007-597-380

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

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

APPENDIX B



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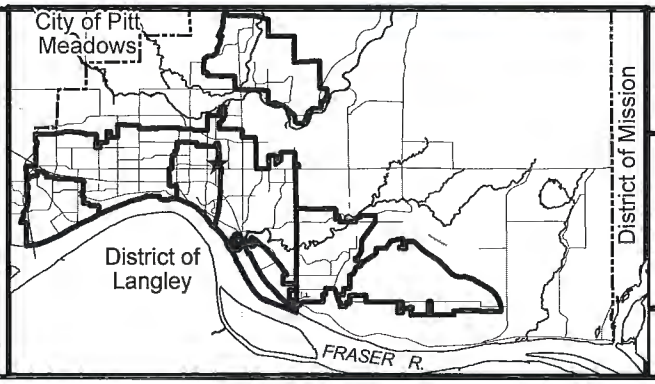


12080 228 STREET
PID: 007-597-380

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

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

CITY OF MAPLE RIDGE
BYLAW NO. 7762-2021

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

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

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

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

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

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

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

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

   READ a first time the day of , 20

   READ a second time the day of , 20

   PUBLIC HEARING held the day of , 20

   READ a third time the day of , 20

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

   ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7762-2021

Map No. 1890

From: RS-1 (Single Detached Residential)

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

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

BENCHMARK & CONTROL
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. B4H0087
ELEV. 42.454m

LEGAL DESCRIPTION OF PROPERTY
LOT 362, SEC 22, TWP 12, NWD, PL NWP44658.

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

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
TELEPHONE 604-591-2213 FAX 604-591-5518
E-MAIL: office@citiwest.com

CitiWest Since 1977

ERIC WANG
152 SHAWBROOKE MANOR SW, CALGARY, AB, T2Y 3L8, PH: 403-613-6781, EMAIL: lakecity@gmail.com

LAYOUT
3-LOT SUBDIVISION AT 12080 - 228 STREET, MAPLE RIDGE, BC

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

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

destroy all prints bearing previous number

APPENDIX D

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 6, 2021
		FILE NO:	2021-280-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7773-2021
22306 122 Avenue

EXECUTIVE SUMMARY:

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

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

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

RECOMMENDATIONS:

1. **That Zone Amending Bylaw No. 7773-2021 be given first reading; and**

2. **That the applicant provide further information as described on Schedules C, and D, of the Development Procedures Bylaw No. 5879–1999.**

DISCUSSION:

a) Background Context:

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

Zoning:		
Existing:		RS-1 (Single Detached Residential)
Proposed:		RT-2 (Ground-Oriented Residential Infill)
Surrounding Uses:		
North:	Use:	Multi-Family Residential
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment
South:	Use:	Multi-Family Residential
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment
East:	Use:	Multi-Family Residential
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment
West:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Ground-Oriented Multi-Family

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

b) Site Characteristics:

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

c) Project Description:

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

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

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

d) Planning Analysis:

Official Community Plan:

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

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

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

Zoning Bylaw:

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

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

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

Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre. The proposal will be reviewed to determine if it meets the guidelines of the North and South View Precinct of the Town Centre Area Plan and the general guidelines of the Ground-Oriented Residential Infill Guidelines.

Advisory Design Panel:

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

Development Information Meeting:

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

e) Interdepartmental Implications:

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

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

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

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

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

f) Development Applications:

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

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

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

CONCLUSION:

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

"Original signed by Tyson Baker"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

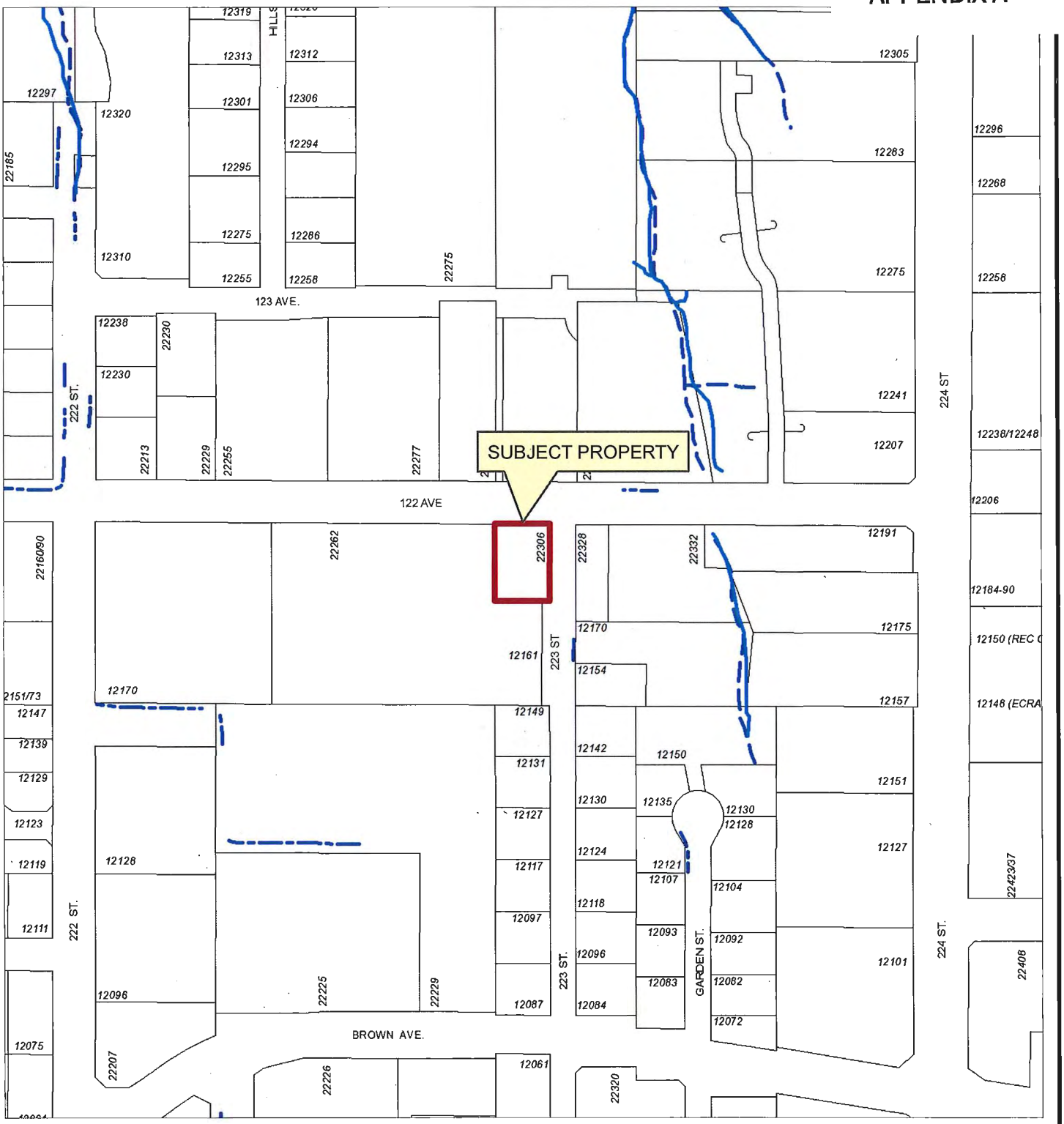
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

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

APPENDIX A



N

Scale: 1:2,500

Legend

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

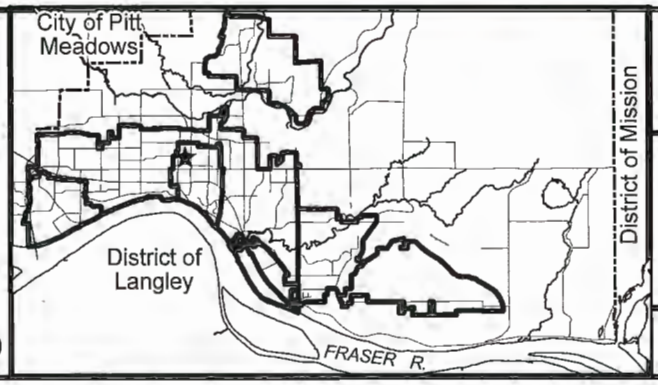
22306 122 AVENUE
PID: 000-661-538

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

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

APPENDIX B



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Scale: 1:2,500

22306 122 AVENUE
PID: 000-661-538

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

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

APPENDIX C

CITY OF MAPLE RIDGE
BYLAW NO. 7773-2021

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7773-2021."

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

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

   and outlined in heavy black line on Map No. 1896 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-2 (Ground-Oriented Residential Infill).

3. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby further amended as follows:

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

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

   (i) Lot 3 District Lot 399 Group 1 New Westminster District Plan 14397. PID: 000-661-538

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

READ a first time the day of , 21

READ a second time the day of , 21

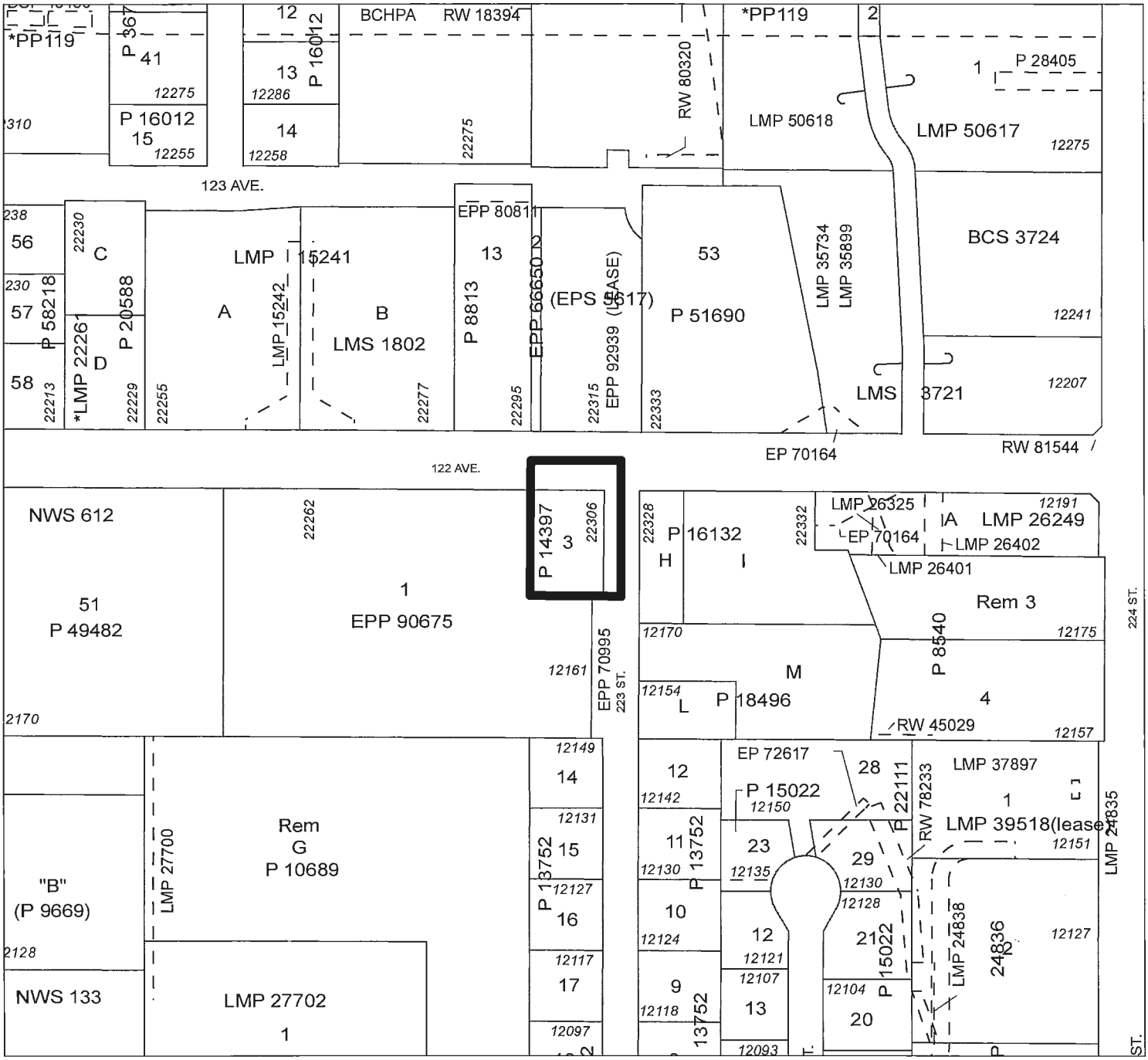
PUBLIC HEARING held the day of , 21

READ a third time the day of , 21

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

ADOPTED, the day of , 21

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7773-2021

Map No. 1896

From: RS-1 (Single Detached Residential)

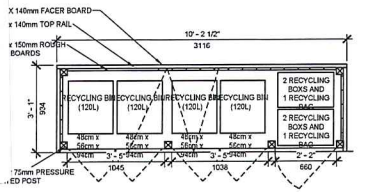
To: RT-2 (Ground-Oriented Residential Infill)

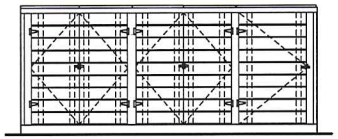
MAPLE RIDGE
British Columbia

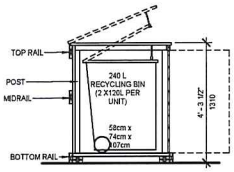
N

SCALE 1:2,000

APPENDIX D



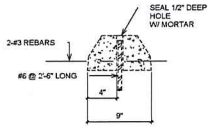




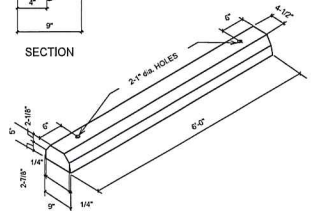
NOTES:

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

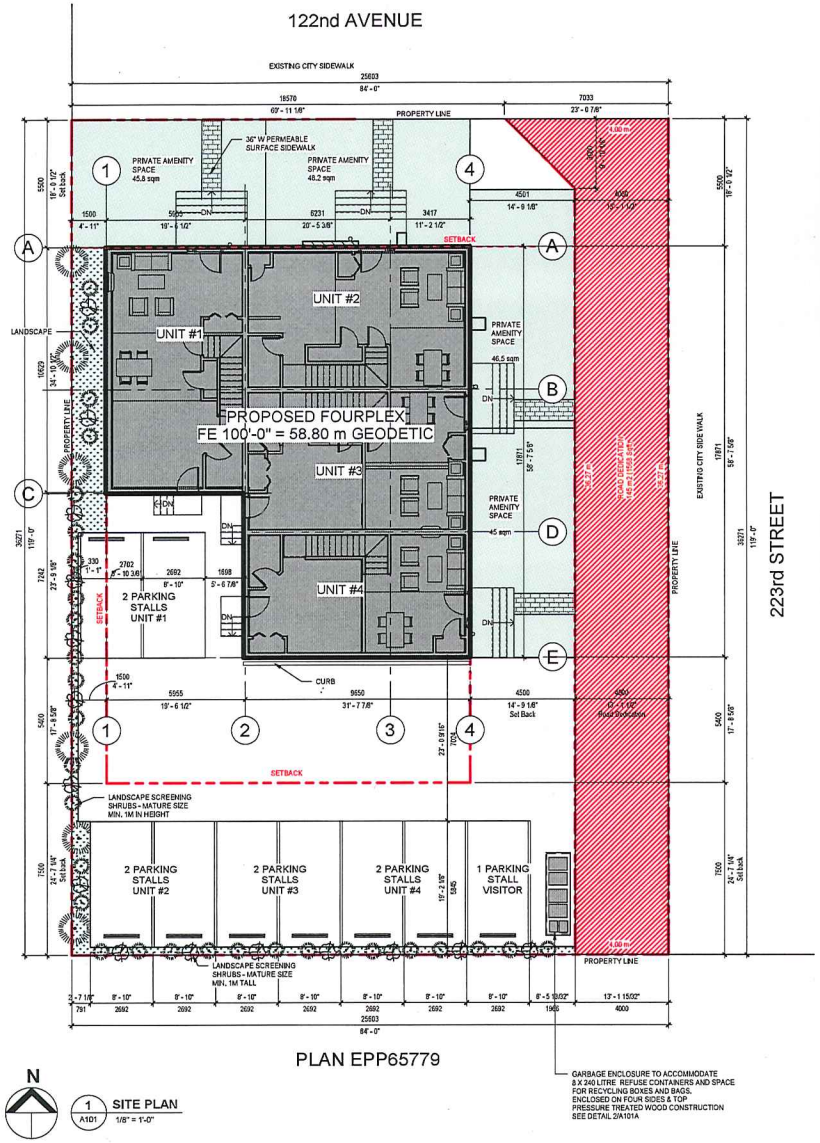
3 A101 GARBAGE BINS
1/2" = 1'-0"



SECTION



4 A101 TYP CONC. WHEEL STOP
1 1/2" = 1'-0"



PLAN EPP65779

N

1 A101 SITE PLAN
1/8" = 1'-0"

SITE CONTEXT (ARIEAL VIEW)

AREA CALCULATION

PER UNIT	BUILDING
MAIN FLOOR	= 245.7 m2 (2645 sqft)
SECOND FLOOR	= 252 m2 (2719sqft)
TOTAL	= 476.7 m2

AMENITY
45m2 PER UNIT
AMENITY AREA PROVIDED = 180m2

LEGAL DESCRIPTION	LOT 3, DISTRICT LOT 399, NWD PL, NWP 14397
MUNICIPAL ADDRESS	22306 122 AVENUE MAPLE RIDGE, BC
ZONING REGULATIONS	
ZONING:	(RT-2) LOW DENSITY TOWNHOUSE RESIDENTIAL
PERMITTED USES:	COURTYARD RESIDENTIAL TRIPLEX RESIDENTIAL **FOURPLEX RESIDENTIAL**
LOT AREA:	786.00 M²
BUILDING FOOTPRINT;	245.00 M2
LOT COVERAGE:	31%
FAR :	476 M2 / 931.00 M2 = 0.51
FRONT SETBACK REQUIRED:	5.5 M (TOWN CENTRE AREA, SCHEDULE C)
REAR SETBACK REQUIRED:	7.5 M
INTERIOR SIDE SETBACK REQUIRED:	1.4 M (LESS THAN 40% TOTAL LENGTH OF WALL)
EXTERIOR SIDE SETBACK REQUIRED:	4.5 M
MAXIMUM HEIGHT :	8.0 M
PROPOSED HEIGHT :	8.0 M (26'- 4") TOP OF ROOF
DWELLING UNITS:	4 - 3 BEDROOM UNITS
GROSS FLOOR AREA REQUIRED:	N/A
GROSS FLOOR AREA PROPOSED: MAIN/SECOND	301 M2 (10021 SQ.FT) -
BUILDING HEIGHT MAXIMUM:	8M
BUILDING HEIGHT PROPOSED:	8M
PARKING:	
PARKING REQUIRED:	9 STALLS (2STALLSX4UNITS+ 0.2VISITORSX4UNITS)
TOTAL PARKING PROVIDED:	9 STALLS
MAIN FINISHED FLOOR ELEVATION:	100'-0" = 58.80 M GEODETIC
AVERAGE ELEVATION AT GRADE	58.20 M

Edmonton
780.913.1794 ph
Winnipeg
204.513.6697 ph
Vancouver (Downtown)
604.670.5518 ph
West Vancouver
604.714.0007 ph
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Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by

CONSULTANT

SEAL

PERMIT STAMP

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PROJECT
MAPLE RIDGE FOURPLEX
22306 122 AVE MAPLERIDGE BC V2X3X7

DRAWING TITLE
SITE PLAN

Project number	Date
BC0121	05/11/2021
Drawn by TD	Scale As indicated
Checked by ES	

REVISION

A101

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 6, 2021
		FILE NO:	2021-320-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Official Community Plan Amending Bylaw No. 7771-2021
First Reading
Zone Amending Bylaw No. 7772-2021
12209, 12219, 12231, 12241 and 12251 222 Street, and 22190 123 Avenue

---

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12209, 12219, 12231, 12241 and 12251 222 Street, and 22190 123 Avenue, from RS-1 (Single-Family Residential) to RM-2 (Medium Density Apartment Residential). The proposed rezoning is to permit the future construction of two buildings, at four storeys each, containing approximately 117 residential units. The applicant is seeking an Official Community Plan Amendment to redesignate the subject properties from Single-Family Residential to Low-Rise Apartment Residential, within the Town Centre. A parking variance or cash-in-lieu will also be necessary for the density considered by this application.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution charge of approximately $3,100 per apartment dwelling unit totalling approximately $362,700.00. To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

1. **In respect of Section 475 of the *Local Government Act,* requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:**

   i. **The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**
   ii. **The Board of any Regional District that is adjacent to the area covered by the plan;**
   iii. **The Council of any municipality that is adjacent to the area covered by the plan;**
   iv. **First Nations;**
   v. **Boards of Education, Greater Boards and Improvements District Boards; and**
   vi. **The Provincial and Federal Governments and their agencies.**

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. **That Official Community Plan Amending Bylaw No. 7771-2021 be given first reading; and**

3. **That Zone Amending Bylaw No. 7772-2021 be given first reading; and**

4. **That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879–1999.**

DISCUSSION:

a) Background Context:

Applicant:	McAllister Communities Ltd.
Legal Description:	Lots 11 to 16 District Lot 396 Group 1 New Westminster District Plan 15278;
OCP:	
Existing:	Single-Family Residential
Proposed:	Low-Rise Apartment
Within Urban Area Boundary:	Yes
Area Plan:	Town Centre Area Plan
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-1 (Single-Family Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses:	
North: Use:	Single Family Residential
Zone:	RS-1 (Single-Family Residential)
Designation:	Urban Residential and Conservation
South: Use:	Commercial and Residential
Zone:	RM-4 (Medium Density Townhouse Residential)
Designation:	Multi-Family Residential
East: Use:	Single Family and Multi-Family Residential
Zone:	RS-1 (One Family Urban Residential) and RM-2 (Medium Density Apartment Residential).
Designation:	Ground-Oriented Multi-Family
West: Use:	Single Family Residential
Zone:	RS-1 (One Family Urban Residential)
Designation:	Urban Residential
Existing Use of Properties:	Single Family Residential
Proposed Use of Properties:	Medium Density Apartment Residential
Site Area:	0.5 hectares (1.25 acres)
Access:	123 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The six (6) subject properties total approximately 0.5 hectares (1.25 acres) in area and currently occupied by single family dwellings (see Appendices A and B). The subject properties are bounded by 122 Avenue to the south, Delcrest Street to the west, 222 Street to the east and 123 Avenue to the north. The properties are relatively flat, with some large trees and vegetation.

c) Project Description:

The current application seeks to consolidate six (6) lots and to rezone the subject site from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit the construction of two four-storey residential buildings. The buildings would consist of a total of 117 units, with a mix of one and two bedroom units. The project is proposing a density of 1.9 FSR. The buildings are situated over a shared single level of below-grade parking, providing 137 parking stalls (125 resident stalls and 12 visitor stalls). Access to the parking level is from 123 Avenue at the north end of the site, where the adjacent road grades are at their lowest and the impacts to local traffic patterns will be minimized.

The natural elevation of the site is relatively consistent on the southern portion, however, this drops downward more than 2.0 metres near the north end of the site. In order to address this change in slope, there is a 0.5 metre step in level between the two buildings. This step will provide for visual interest and variation between the two buildings.

d) Planning Analysis:

Official Community Plan:

The subject properties are currently designated Single-Family Residential in the Town Centre Area Plan. The application is proposing to redesignate the subject site from Single-Family Residential to Low-Rise Apartment Residential, in order to permit the construction of two apartment buildings. The proposed change in designation will align the subject properties with those designated Low-Rise Apartment Residential to the northeast and southeast, and with the Ground-Oriented Multi-Family designated properties to the south and east, which all permit higher forms of density than the existing Single-Family Residential designation. The Low-Rise use is intended for development in a three (3) to five (5) storey apartment form where units are accessed from internal corridor and residential parking is provided underground.

Meeting the projected demand for a range of housing types is supported by Planning for increased housing density in the Town Centre, particularly in and around the Central Business District, and also encouraging a mix of housing tenures throughout the neighbourhood. Living close to commercial amenities and to work means less time is spent driving each day and more time can be devoted to family life, recreation, culture and the arts, education, and other personal interests. There exists another development application north of this site, having received first reading, proposing a six to seven storey apartment building. Given the new apartments in and around this site, there is justification to support this density and form. The proposed four storey form is modest by today's standards and is limited by parking availability.

Town Centre Area Plan Policies:

The following Area Plan policies apply to this project:

> *3-1 An increase in residential and commercial density is encouraged in the Town Centre,... Land-use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.*

This project will increase the mixture of one and two bedroom units in the Town Centre and will lead to increased density on the edge of the Town Centre.

3-12 High density development that is four or more storeys in height may be required to include a shadow study in consideration of adjacent sites to address potential impacts on available daylight. Consideration should also be given to the privacy of residents in existing buildings.

This project will be four storeys in height, and the site will be bounded on all sides by roadways that will act as a buffer between the development and other existing forms of housing adjacent to the site.

3-15 Concealed parking structures are encouraged in all commercial, mixed-use, multi-family uses... in the Town Centre. Below grade parking structures are particularly encouraged for Low-Rise, Medium, and High-Rise Apartment...buildings.

This project includes an underground parking structure and no surface parking is proposed.

3-22 All Low-Rise Apartment developments should be a minimum of three (3) storeys and a maximum of five (5) storeys in height.

This project complies with the height range envisioned by the policy as the buildings are four (4) storeys. No further storeys are recommended given the interface with the single family residential to the immediate west.

Housing Action Plan:

Maple Ridge's vision and commitment to towards housing is encompassed in this statement contained in the Maple Ridge Housing Action Plan (MRHAP):

> *"Access to safe, affordable, and appropriate housing that meets the diverse and changing needs of the community is a priority."*

The current application will provide approximately 117 new apartment units directly on the border inside the Town Centre, and as mentioned above, the applicant offers a mix of one and two bedroom units, in a building form and height that will sit well with older three storey apartments to the east and south.

Zoning Bylaw:

The applicant is proposing to rezone the two subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) (see Appendix C) to allow for two buildings, at four storeys each, containing apropximately 117 residential units. The maximum floor space ratio (FSR) permitted in the RM-2 (Medium Density Apartment Residential) zone is 1.8. This application is proposing an FSR of 1.9, which is permitted because the development is providing all parking in an underground structure, as provided in the RM-2 Zone.

The minimum lot size for the proposed RM-2 (Medium Density Apartment Residential) zone is 0.13 ha (0.3 acres) and the proposed site is approximately 0.5 ha (1.25 acres). The current proposal is showing reductions of the north and south side setbacks from 7.5 metres down to 4.0 metres. The east yard setback is showing a reduction from 7.5 metres to 5.9 metres and west yard setback is showing a reduction from 7.5 metres to 5.6 metres. The applicant has indicated that variances to setbacks will be applied for through a Development Variance Permit application. The suggested setback variances are consistent with other new buildings in the Town Centre. No additional density is being sought by way of a Density Bonus provision for this application.

Off-Street Parking and Loading Bylaw:

Parking is a critical component of this application and Council is encouraged to comment on the offer presented in the report and in Appendix F.

The following is observed about the parking being provided:

- The Off-Street Parking and Loading Bylaw requires 199 spaces; however, 137 parking spaces are being provided; and
- The proposed building is seeking a reduction of sixty-two (62) parking spaces (If this reduction is not supportable, a reduction in density will be required).

It should be remembered, the Planning Department will be undertaking a future Parking Bylaw review to determine what parking standards are appropriate today and how our standards compared to other jurisdictions.

With respect to parking, a variance would be considered or a cash contribution be made for the parking shortfall based on $8,000.00 per space payment-in-lieu of providing parking in accordance with the Off-Street Parking and Loading Bylaw. On a payment basis, the total payment for sixty-two (62) spaces totals $496,000.00. Additional parking cannot be accommodated unless a second level of underground parking is provided. The applicant claims this would make the project uneconomical, due to the presence of blue clay that runs roughly 4.3 metres below the existing grade. The reduction of sixty-two (62) parking spaces on the property may be justified because:

- The site is 350 located metres away from the Central Business District (CBD) boundary, which would require significantly less parking; and
- The 137 parking stalls complies with the parking requirements in the CBD in the Town Centre; and
- The cash-in lieu payment will contribute to a future municipal parking facility; and
- The effect of this reduction is expected to be reduced because the site is located inside the Town Centre Area, where residents can walk or cycle to stores, offices and recreation, and transit services already exist within walking distance; and
- The applicant has provided further rationale for the requested parking reduction (see Appendix F); and
- In recognition of this site not being inside the CBD, but nearby, the applicant is willing to offer a total cash contribution of $256,000.00, through a combination of cash-in-lieu and funds towards alternative transportation measures (see Appendix G).

The project will also comply with the electric vehicle charging requirements by having roughed-in infrastructure capable of providing Level 2 charging outlets for each residential parking space, and one Level 2 outlet each for every two (2) of the visitor parking spaces (i.e. at least 50%).

Development Permits:

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

A separate report concerning issuance of the Development Permit required for this development will be submitted to Council at a later date.

Advisory Design Panel:

A Town Centre Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

a) Engineering Department;
b) Operations Department;
c) Fire Department;
d) Community Planning;
e) Building Department;
f) School District;
g) Canada Post.

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

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

f) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

g) Development Applications:

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

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

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

CONCLUSION:

The development proposal provides a logical extension of the Low-Rise Apartment designation to the south. Therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by René Tardif"

Prepared by: **Rene Tardif, BA, M.PL**
Planner 1

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

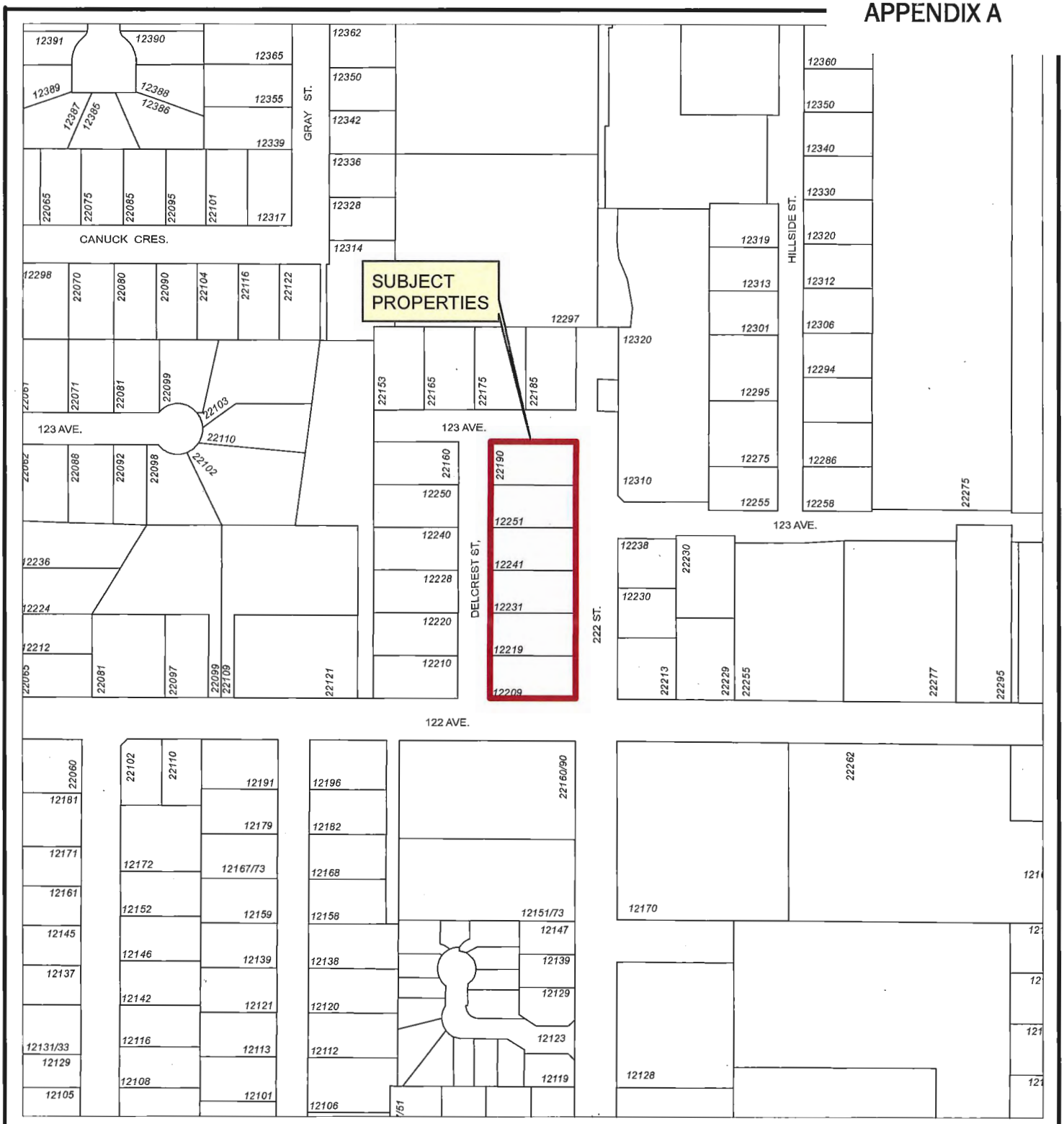
"Original signed by Al Horsman"

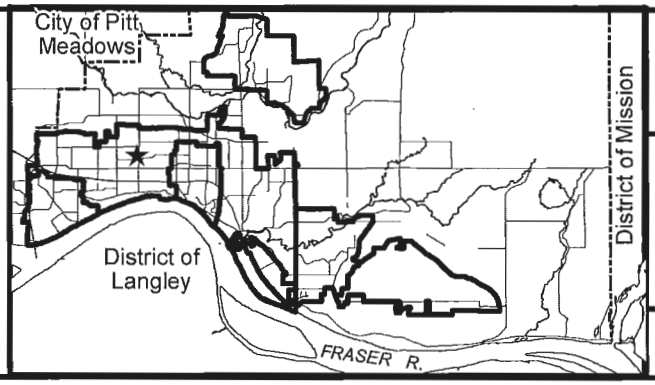
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7772-2021
Appendix D – Official Community Plan Amending Bylaw No. 7771-2021
Appendix E – Proposed Site Plan and Elevations
Appendix F – Rationale Prepared by Applicant
Appendix G – Cash-in-lieu Proposal from Applicant

APPENDIX A





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Scale: 1:2,500

12209/19/31/41/51 222 ST & 22190 123 AVE

PIDs: 010-123-008 / 000-593-338 / 010-122-991
010-122-923 / 010-122-893 / 000-829-510

PLANNING DEPARTMENT

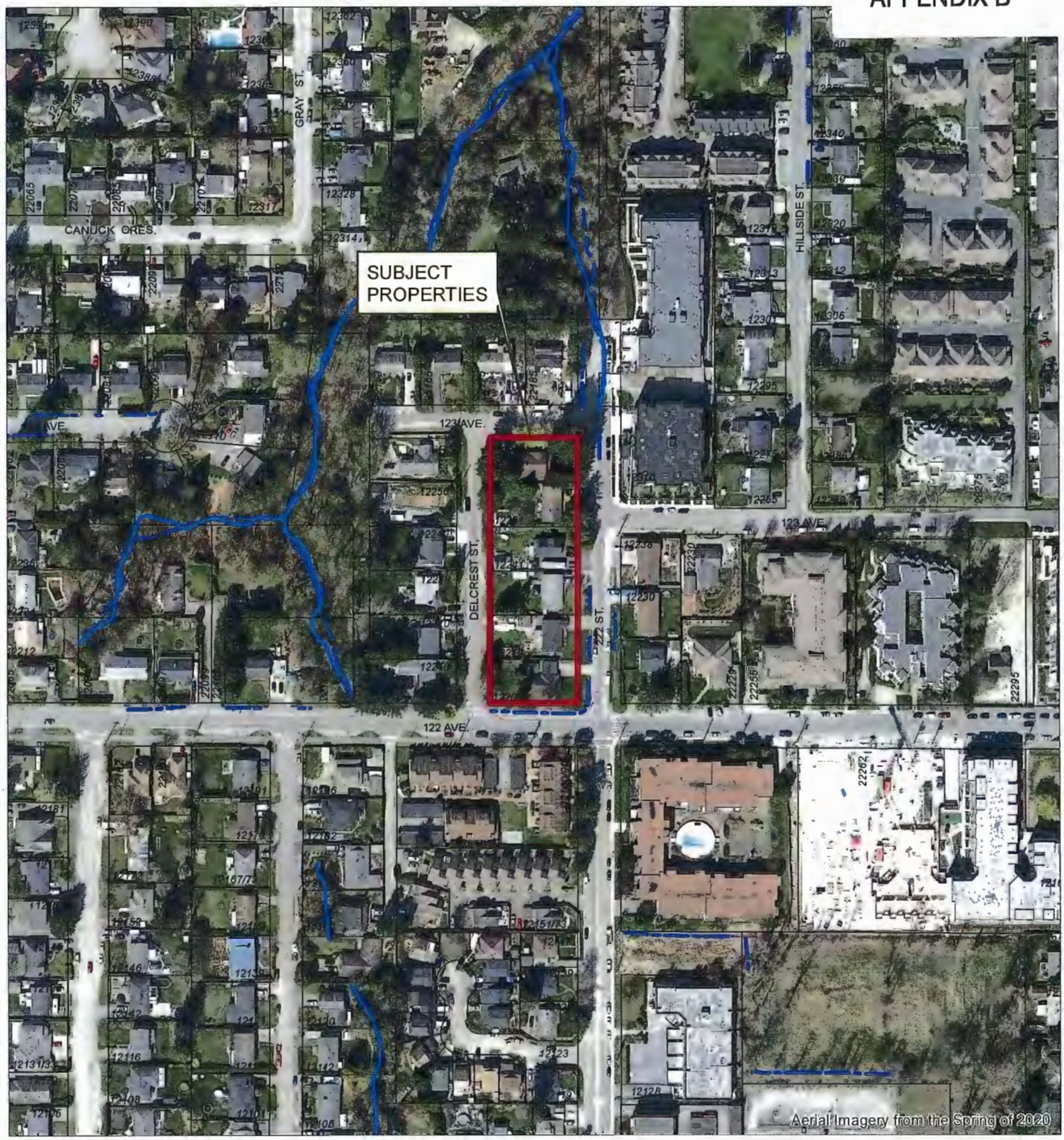
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-320-RZ
DATE: Jun 11, 2021

BY: BD

APPENDIX B



N

Scale: 1:2,500

Legend

- Ditch Centreline
- Indefinite Creek
- Stream

12209/19/31/41/51 222 ST & 22190 123 AVE

PIDs: 010-123-008 / 000-593-338 / 010-122-991
010-122-923 / 010-122-893 / 000-829-510

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-320-RZ
DATE: Jun 11, 2021 BY: BD

CITY OF MAPLE RIDGE
BYLAW NO. 7772-2021

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7772-2021."

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

   Lot 16 District Lot 396 Group 1 New Westminster District Plan 15278
   Lot 15 District Lot 396 Group 1 New Westminster District Plan 15278
   Lot 14 District Lot 396 Group 1 New Westminster District Plan 15278
   Lot 13 District Lot 396 Group 1 New Westminster District Plan 15278
   Lot 12 District Lot 396 Group 1 New Westminster District Plan 15278
   Lot 11 District Lot 396 Group 1 New Westminster District Plan 15278

   and outlined in heavy black line on Map No. 1895 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7772-2021

Map No. 1895

From: RS-1 (Single Detached Residential)

To: RM-2 (Medium Density Apartment Residentiall)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

CITY OF MAPLE RIDGE
BYLAW NO. 7771-2021

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7771-2021."

2. Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1: Town Centre Area Land-Use Designation Map is/are hereby amended for that parcel or tract of land and premises known and described as:

   Lot 16 District Lot 396 Group 1 New Westminster District Plan 15278
   Lot 15 District Lot 396 Group 1 New Westminster District Plan 15278
   Lot 14 District Lot 396 Group 1 New Westminster District Plan 15278
   Lot 13 District Lot 396 Group 1 New Westminster District Plan 15278
   Lot 12 District Lot 396 Group 1 New Westminster District Plan 15278
   Lot 11 District Lot 396 Group 1 New Westminster District Plan 15278

   and outlined in heavy black line on Map No. 1046, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as shown.

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

READ a first time the day of , 20 .

READ a second time the day of , 20 .

PUBLIC HEARING held the day of , 20 .

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER | **CORPORATE OFFICER**

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7771-2021

Map No. 1046

Purpose: To Amend Schedule1 of the Town Centre Area Plan

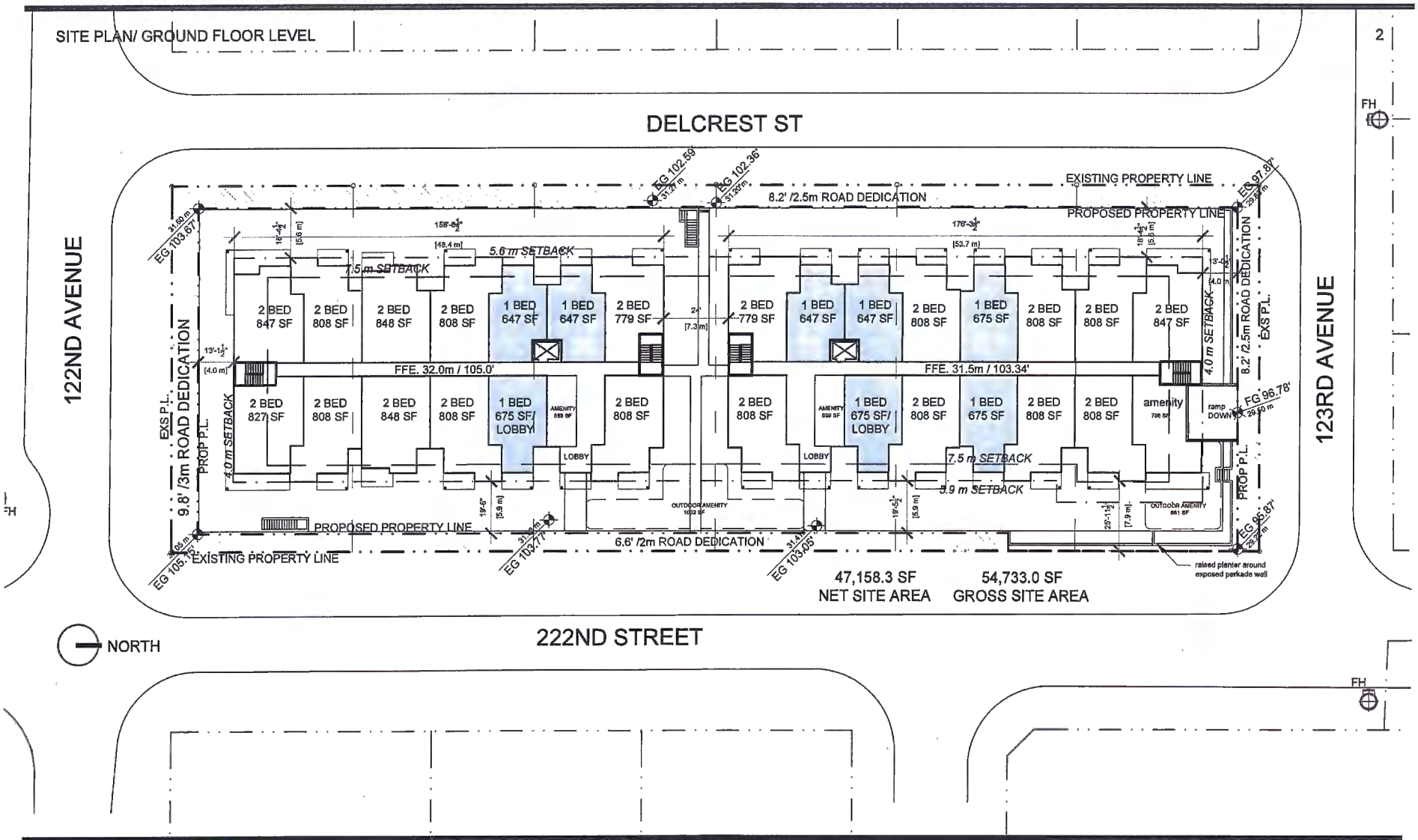
From: Single-Family Residential

To: Low-Rise Apartment

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500



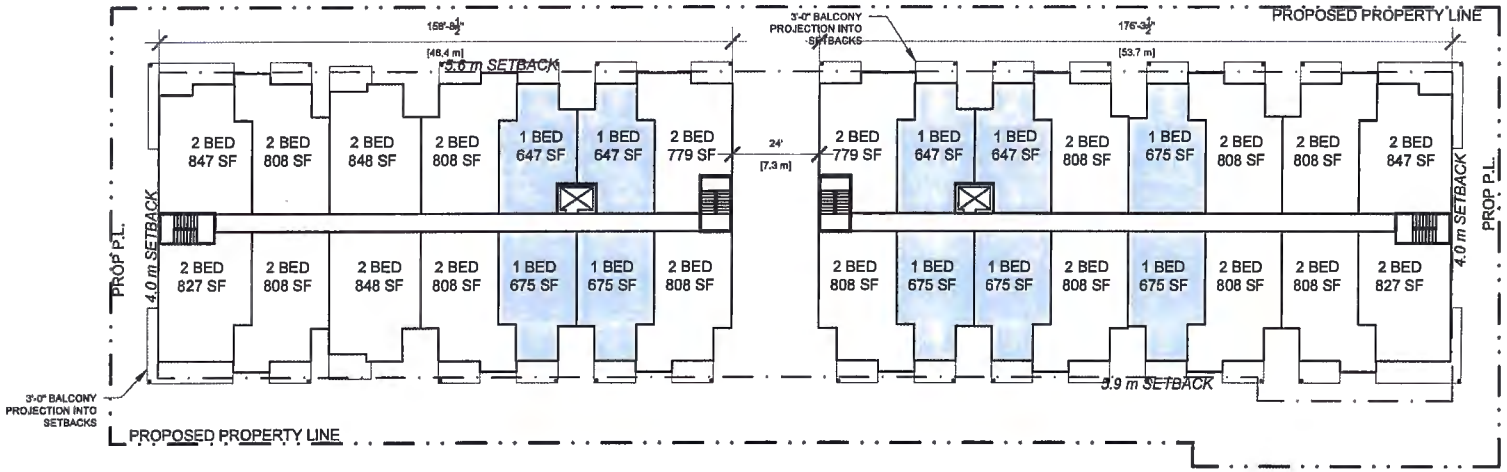
engage ARCHITECTURE

LEDINGHAM McALLISTER
Building BC since 1905

MAPLE RIDGE RESIDENTIAL DEVELOPMENT
12209 to 12251 222 Street and 22190 123 Avenue, Maple Ridge, B.C.
PROJECT # 21-07

DATE: June 4, 2021
SCALE: 1/32" = 1'-0"

APPENDIX E


PROPOSED PROPERTY LINE
3'-0" BALCONY PROJECTION INTO SETBACKS
158'-8½"
[48.4 m]
176'-3½"
[53.7 m]
2.6 m SETBACK
24'
[7.3 m]
2 BED 847 SF
2 BED 808 SF
2 BED 848 SF
2 BED 808 SF
1 BED 647 SF
1 BED 647 SF
2 BED 779 SF
2 BED 779 SF
1 BED 647 SF
1 BED 647 SF
2 BED 808 SF
1 BED 675 SF
2 BED 808 SF
2 BED 808 SF
2 BED 847 SF
2 BED 827 SF
2 BED 808 SF
2 BED 848 SF
2 BED 808 SF
1 BED 675 SF
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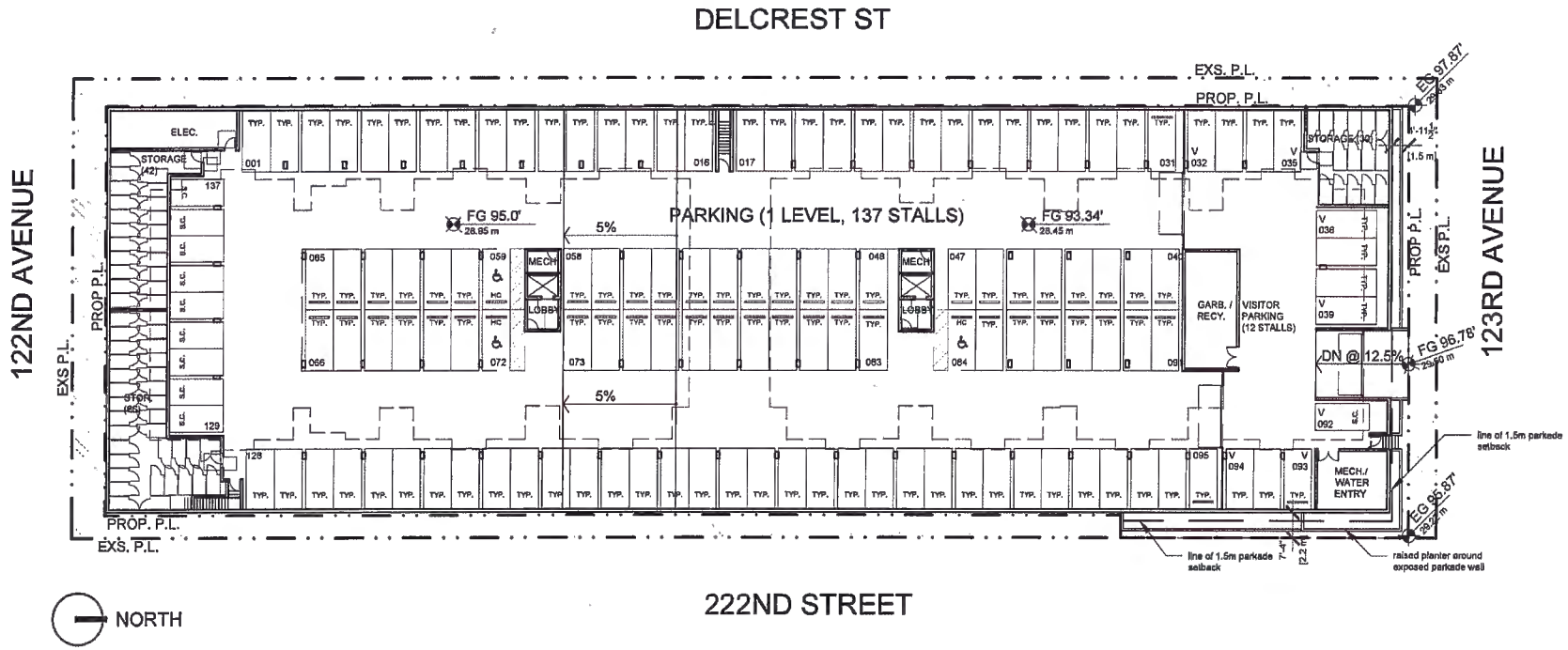
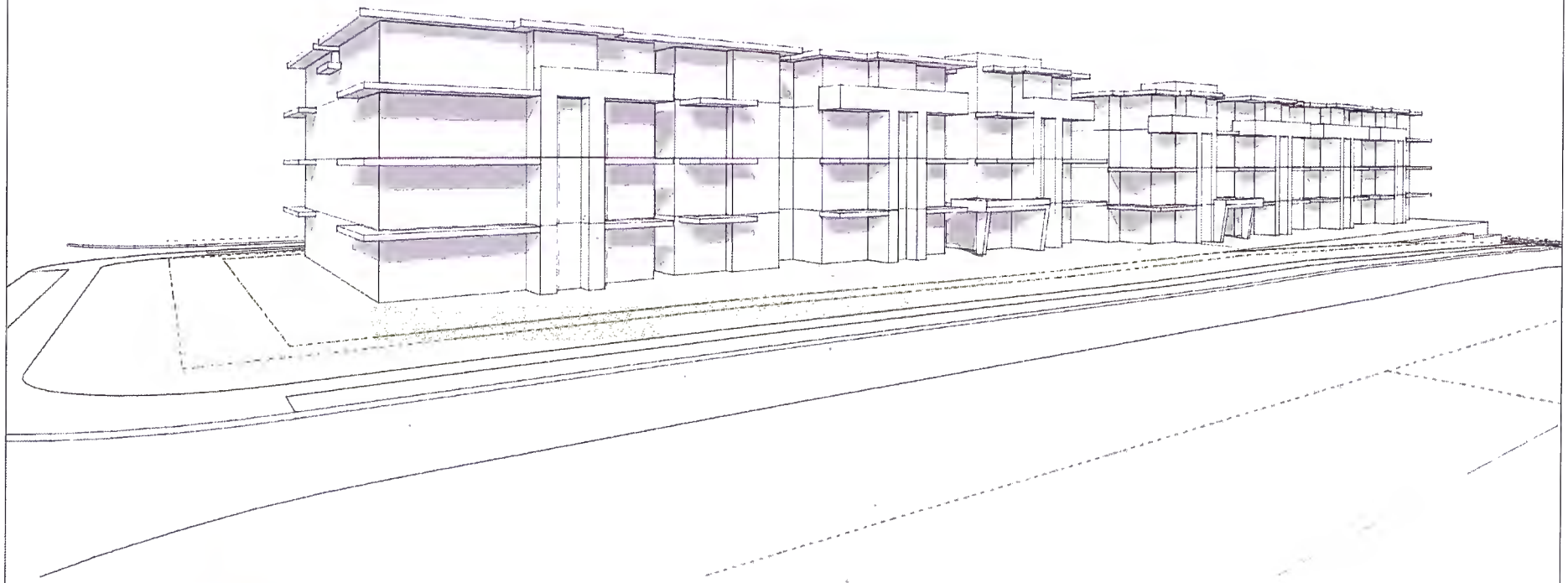
2 BED 808 SF
2 BED 808 SF
1 BED 675 SF
1 BED 675 SF
2 BED 808 SF
1 BED 675 SF
2 BED 808 SF
2 BED 808 SF
2 BED 827 SF
PROP P.L.
4.0 m SETBACK
PROP P.L.
4.0 m SETBACK
3.9 m SETBACK
3'-0" BALCONY PROJECTION INTO SETBACKS
PROPOSED PROPERTY LINE

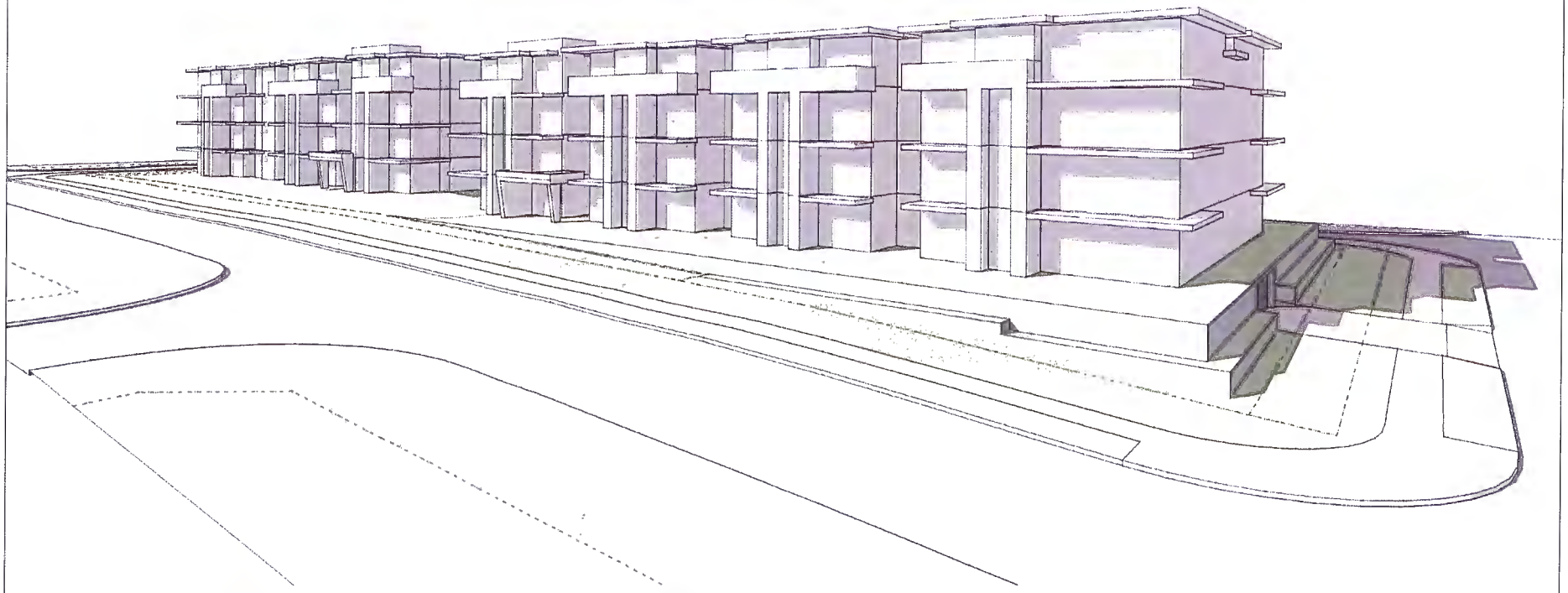
PARKING PLAN



VIEW FROM SOUTHEAST CORNER, ALONG 222ND STREET



VIEW FROM NORTHEAST CORNER, ALONG 222ND STREET



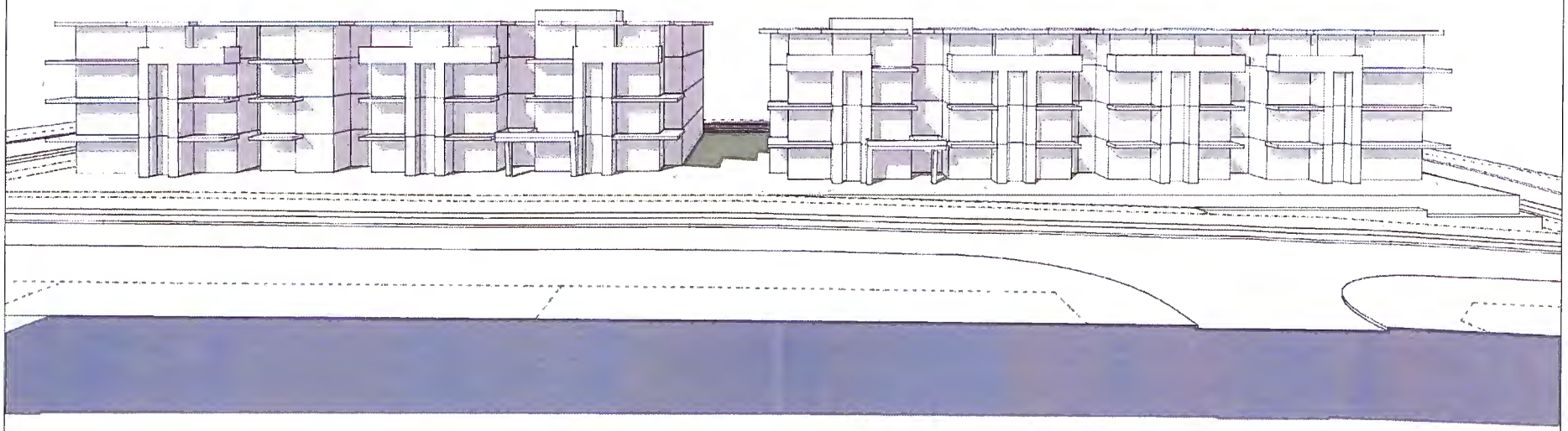
engage ARCHITECTURE

LEDINGHAM McALLISTER
Building BC since 1905

MAPLE RIDGE RESIDENTIAL DEVELOPMENT
12209 to 12251 222 Street and 22190 123 Avenue, Maple Ridge, B.C.
PROJECT # 21-07

DATE: June 4, 2021
SCALE: NTS

VIEW OF EAST ELEVATION, ALONG 222ND STREET



engage
ARCHITECTURE

LEDINGHAM McALLISTER
Building BC since 1905

MAPLE RIDGE RESIDENTIAL DEVELOPMENT
12209 to 12251 222 Street and 22190 123 Avenue, Maple Ridge, B.C.
PROJECT # 21-07

DATE: June 4, 2021
SCALE: NTS

APPENDIX F

LEDINGHAM McALLISTER

3rd Floor, 1285 West Pender Street, Vancouver, BC, V6E 4B1 t: (604) 662-3700 f: (604) 684-9004

June 11th, 2021

City of Maple Ridge
Planning Department
111995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: Mr. Chuck Goddard, Director of Planning
Re: Development Application – Submission for First Reading
12209, 12219, 12231, 12241, 12251 222nd Street, and 22190 123rd Avenue

Dear Mr. Goddard,

In response to our last meeting held on June 4th, 2021, the documents enclosed represent our Rezoning and Development Application submission for consideration of Introduction and First Reading. We would appreciate the opportunity to be put forth to council for the July 20th, 2021 committee meeting and First Reading on July 27th, 2021.

Our proposal is comprised of a six-lot assembly of the properties noted above currently zoned RS-1 Single Detached Residential. The lots are located within the Town Centre Area Plan and are designated as Single Family Residential. However, upon further examination, City Staff prepared a Land Use Inquiry letter dated March 2, 2021 that expressed support for re-designation of higher density, which was reiterated at our meeting with City Staff on March 10th, 2021. Staff's support for the higher density was based the assembly's proximity to surrounding high density uses as well as the fact that the adjacent conservation area would provide a natural buffer between the higher density uses within the Town Center and the Single Family uses to the West.

Given Staff's support for the higher density, we ask that council to give consideration to allow the construction of **two residential four storey low-rise buildings based on RM-2 Medium Density Apartment Residential zoning**.

The buildings would be designed and constructed with high degree of quality and design. As shown in the drawing package, the current proposal is for 2 buildings, each of 4 storey heights. We are proposing 117 units, with a mix of one and two bedroom units. The project is proposing a density of 1.9 FAR based on Net Site Area (0.1 FAR of density purchased from the City), after road dedications are provided at all 4 sides of the site. Both indoor and outdoor amenity will be provided at rates exceeding the bylaw requirements; these facilities will be further developed in the next stage of design development for the project.

The buildings are situated over a shared single level of below-grade parking, providing 137 parking stalls (125 resident stalls and 12 visitor stalls). This parking meets the rate required in the Town Centre – Central Business District parking requirements, a variance will be required as the site sits just beyond the boundary for these ratios. The parking level also provides resident bicycle storage at rates exceeding the bylaw requirements (and in excess of 1 stall per unit). Access to the parking level is from 123rd Avenue at the north end of the site, where adjacent road grades are the lowest and impacts to local traffic patterns will be minimized.

The natural elevation of the site is relatively consistent on the southern portion but drops a little more than 2 meters towards the north end. To mitigate this slope to the north, there is a 0.5 metre step in level between the two buildings -- this provides visual variation between the buildings, gives ground level units a direct relationship to surrounding sidewalks, and creates a more human scaled public interface at the north end of the property.

While the parkade will be flush with the grade at the South end of the development, the north and northeast edges of the site the exposed parkade edge have been pulled back by at least 1.5 metres which will allow for a raised planter treatment which will soften those edges. The lobbies have been grouped near the middle of the site, where they will be closest to street grades to improve accessibility.

RELAXATIONS AND VARIANCES

In order to best meet the project's objectives to provide multi-family housing at a scale and form similar to other recent developments in the area, we request the following relaxations:

Parking Requirements

Parking Requirement - Based on RM-2 Zoning

	Units	Parking Rate	Parking Required
Allocated Stalls	117	1.5	176
Visitor Stalls	117	0.2	23
		Total Stalls Required	**199**
		Total Stalls Provided	**137**

Parking Provided - Based on Town Centre Central Business District

		Units	Parking Rate	Parking Required
Allocated Stalls	*1 Bedroom*	38	1.0	38
	2 Bedroom	79	1.1	87
Visitor Stalls	*Total*	117	0.1	12
			Total Stalls Required	**137**
			Total Stalls Provided	**137**

We request that council consider extending the Central Business District parking requirements one block to the North in order to accommodate this proposal.

Due to geotechnical limitations, we have been strongly advised that we are only able to achieve one level of parking on this site. In order to accommodate a second level of parking, the parkade would project more than 4.4 metres above grade at the North end of the property, which we understand does not meet the City's intent. Thus, our achievable parking count within a single level of below grade parking has dictated the number of units provided.

Rationale:

1. The subject properties are less than 300 metres from the Central Business District, where reduced parking requirements take effect.
2. Additional on-street parking will be provided within the civil upgrades surrounding the development.
3. Resident bicycle storage will be provided at rates well above the bylaw minimums and in excess of 1 stall per unit. (Required = 64 short term and long term, Proposed = 173 short term and long term).
4. We have found that our project portfolio in other municipalities in the Lower-Mainland has been historically oversupplied at parking rates similar or below the standard RM-2 parking requirements in Maple Ridge. Further, parking rates that have been supported more recently have been trending downwards in other municipalities. See below for examples of Ledingham McAllister projects in other municipalities:

In-Progress Projects	Status	Units	Non-Visitor Stalls	Overall Parking Ratio
Maple Ridge (Proposal)	Proposed	117	125	1.07
Highpoint (Coquitlam)	Under Construction	431	471	1.09
Sydney (Coquitlam)	Under Construction	160	178	1.11
Azure (Burnaby)	Under Construction	282	321	1.14
Alderson Gate (Coquitlam)	Seeking Final Adoption	408	436	1.07
Riviera (Burnaby)	Seeking Final Adoption	246	248	1.01

Completed Projects	Units	Non-Visitor Stalls	Parking Ratio	Remaining Parking Inventory	Market Demand Ratio
North Gate Village (Burnaby)	503	677	1.35	112	1.12
Brentwood Gate (Burnaby)	665	832	1.25	36	1.20
Escala (Burnaby)	521	573	1.10	14	1.07
Touchstone (North Vancouver)	120	145	1.21	20	1.04
Perspectives (Burnaby)	223	270	1.21	5	1.19
Dominion (New Westminster)	118	145	1.23	6	1.18
Radius (Vancouver)	50	64	1.28	10	1.08

Building Setbacks

	Bylaw	Proposed	Variance
North – 123rd Avenue	7.5 metres	4.0 metres	3.5 metres
South – 122nd Avenue	7.5 metres	4.0 metres	3.5 metres

Rationale:

- The setbacks proposed to the North and South have been established to maintain a desirable separation between buildings. The separation between buildings is provided in order to avoid a single long building without interruptions.
- In consideration of the requested 3 metres dedication on 122nd Avenue, the building face will be set back approximately 11 metres from the realigned curb.
- Proposed setbacks leave ample open space at grade to meet private and common outdoor amenity and open space requirements.

	Bylaw	Proposed	Variance
West - Delcrest Street	7.5 metres	5.6 metres	1.9 metres
East – 222nd Street	7.5 metres	5.9 metres	1.6 metres

Rationale:

- The setbacks proposed to the East and West are requested in order to allow for a reasonable building depth.

Parkade Setbacks

Bylaw:

- Minimum setbacks for an Off-Street Parking provided in an Underground Structure for parking that extends not more than 0.8 metres above Average Finished Grade and which is Landscaped and integrated to become a useable part of the yard area shall be not less than 1.5 metres from an Exterior Side Lot Line.

Provided:

- The site slopes more significantly towards the North which creates a localized condition where the parkade will extend roughly 2.28 metres above grade.

Rationale:

- The parkade has been set back 1.5 metres from the proposed property lines where the localized condition occurs. Irrigated stepped planters will be integrated to mask the any exposed walls.
- To take advantage of the grading, the parkade entry has been placed on 123rd Avenue, freeing up more open space that would otherwise be used for a parkade ramp elsewhere on the site.
- Lobby entrances have been placed near the centre of the site so that they are at the natural grade.
- The North building ground floor elevation has been set 0.5 metres lower than the South building in order to mitigate the exposed parkade condition on the North; this also creates more visual variation.

Conclusion

We at Ledingham McAllister sincerely appreciate the opportunity to present this proposal and look forward to being a part of the City of Maple Ridge.

Should you have any questions, comments, or concerns, please do not hesitate to contact us at your earliest convenience.

Best Regards,

Jamie McAllister
Development Coordinator
McAllister Communities Ltd.

APPENDIX G

LEDINGHAM McALLISTER
3rd Floor, 1285 West Pender Street, Vancouver, BC, V6E 4B1 t: (604) 662-3700 f: (604) 684-9004

June 23rd, 2021

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

Attention: Mr. Chuck Goddard, Director of Planning
Mr. Rene Tardif, Planner 1

Re: Development Application – Cash-in-Lieu Payment for Parking Stalls
12209, 12219, 12231, 12241, 12251 222nd Street, and 22190 123rd Avenue

Dear Mr. Goddard and Mr. Tardif,

Your efforts to prepare our report to council for the July 6th, 2021 Committee of the Whole meeting are greatly appreciated, thank you both. We understand that Staff would like to proceed with this report on the basis Ledingham McAllister will provide $8,000.00 cash-in-lieu payment per reduced parking stall, which for the requested 62 stall reduction would equate to a total contribution of $496,000.00.

We would like to propose a total contribution of $8,000.00 per parking stall for 32 stalls totalling $256,000.00 to be included in the council report for consideration rather than $496,000.00. We propose 50% of that contribution to be made as a cash-in-lieu payment to the City ($128,000.00), with the remaining 50% pledged towards alternative transportation measures that would be offered to the residents of the proposed development. Such alternative transportation measures may include transit pass credits, the provision and/or facilitation of a car share program, the gift of bicycles, or other creative contributions that the City finds favourable.

Our proposition is based on the surrounding municipal trend towards base parking rates of (1) stall per one-bedroom unit and (1.5) stalls per two-or-more-bedroom unit for assignable parking stalls (156.5 stalls based on this proposal). Based on these parking rates, we are proposing a shortfall of 31.5 parking stalls (125 non-visitor stalls provided).

We believe that the proposed reduction in visitor stall parking rates from (0.2) stalls per dwelling unit to (0.1) stalls per dwelling unit will be justified by the additional on-street parking provided around the perimeter of the site which would be accommodated by approximately 7,574.7 sq ft (703.7 m^2) of land that will be transferred to the City through dedications (13.8% of Gross Site Area).

Please contact me at your earliest convenience to discuss whether Staff would be willing to work with our request.

Thank you,

Jamie McAllister
Development Coordinator
McAllister Communities Ltd.

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 6, 2021
		FILE NO:	2021-244-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7768-2021
13917 and 13992 Silver Valley Road

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 13917 and 13992 Silver Valley Road, from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential), and R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately 17 residential lots.

The proposed development will require minor amendments to the Official Community Plan. The proposed amendments are required to achieve a balance between Open Space/Conservation areas, the emerging development pattern and natural features in the Silver Valley area.

As per Council Policy 6.31, a Community Amenity Contribution (CAC) of $5,100 per single family lot is also applicable to the subject properties. The estimated CAC will be $86,700 based on the preliminary plan showing 17 single family lots. It is noted that a number of technical reports are required for this project to advance to second reading, and it is quite likely lot boundaries and yields may be reduced as a result. Since this first reading report is based on a preliminary plan, the total CAC figure will also be adjusted.

This proposed development would gain access from Silver Valley Road and the adjacent development to the west and north subject to rezoning application 2020-168-RZ that was considered at a Public Hearing on June 15, 2021.

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

RECOMMENDATIONS:

1. **In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:**

   i. **The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**
   ii. **The Board of any Regional District that is adjacent to the area covered by the plan;**
   iii. **The Council of any municipality that is adjacent to the area covered by the plan;**
   iv. **First Nations;**
   v. **Boards of Education, Greater Boards and Improvements District Boards; and**
   vi. **The Provincial and Federal Governments and their agencies.**

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. **That Zone Amending Bylaw No. 7768-2021 be given first reading; and**

3. **That the applicant provide further information as described on Schedules A, B, D, G, J of the Development Procedures Bylaw No. 5879–1999, along with the information required for a Subdivision application.**

DISCUSSION:

a) Background Context:

Applicant:		Morningstar Homes Ltd. (Addie Anderson)
Legal Description:		Lot 4, Section 33, Township 12, Plan NWP2409 and Lot 8, Section 33, Township 12, Plan NWP13776
OCP:		
Existing:		Eco Cluster and Conservation
Proposed:		Eco Cluster and Conservation
Within Urban Area Boundary:		Yes
Area Plan:		Silver Valley Area Plan
OCP Major Corridor:		Yes
Zoning:		
Existing:		RS-3 (Single Detached Rural Residential)
Proposed:		R-1 (Single Detached (Low Density) Urban Residential), R-2 (Single Detached (Medium Density) Urban Residential)
Surrounding Uses:		
North:	Use:	Single Family Residential and rezoning application 2020-168-RZ
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Eco Cluster
South:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Eco Cluster and Conservation
East:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Eco Cluster, Conservation and Open Space
West:	Use:	Single Family Residential and rezoning application 2020-168-RZ
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Eco Cluster, Conservation and Open Space
Existing Use of Property:		Single Family Residential (2 homes)
Proposed Use of Property:		Single Family Residential (17 homes)
Site Area:		1.06 ha (2.61 acres)

Access:	Silver Valley Road and a newly constructed road with application 2020-168-RZ/SD
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties located at 13917 and 13992 Silver Valley Road, are located in Silver Valley west of Silver Valley Road, east of 232 Street, south of 141 Avenue and north of 138 Avenue (Appendices A and B).

The property at 13917 Silver Valley Road contains a single family residential structure located in the south east quadrant of the property. The subject property is influenced by steep slopes and Anderson Creek abuts onto the north west area of the property. Anderson Creek is not identified as running through the subject property on the City's mapping.

13992 Silver Valley road also contains a single family residential structure and an accessory residential structure. The property slopes upwards from east to west and contains a mixture of coniferous and deciduous trees.

c) Project Description:

The applicant is proposing to rezone the subject properties from RS-3 (One Family Rural Residential to R-1 (Residential District), and R-2 (Urban Residential District) to facilitate a mixture of a desired 17 single family homes. The proposal contains 15 single family lots under the R-2 (Urban Residential District) zone and two (2) single family lots under the R-1 (Residential District) zone which will each contain the existing single family dwellings on the subject properties.

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

- Environmental reports;
- Arborist report assessing significant stands of trees;
- Servicing and lot grading plans; and
- Geotechnical report.

Assessment of these elements is likely to impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits

d) Planning Analysis:

<u>Official Community Plan</u>:

The development site is located within the Silver Valley Area Plan and is currently designated *Eco Cluster* and *Conservation*. For the proposed development, an OCP amendment maybe be required to adjust the *Conservation* and *Eco Cluster* boundaries to achieve a design for the development that is in keeping with the *Eco Cluster* concept and protecting natural features which is detailed in the Silver Valley Area Plan.

An *Eco-Cluster* is a group of housing units, condensed within clearly defined limits, surrounded by open space and linked to other parts of the Silver Valley community by a single local road. *Eco-Clusters* are intended to provide development opportunities in sparsely developed or rural areas, in a cluster form which supports sensitive implementation, minimal site regrading and tree clearing, and integration of housing into a forest setting.

The proposed OCP amendment does not increase the density of the proposal. The OCP amendment will facilitate an overall design that supports the *Eco Cluster* concept. The exact designation boundary amendments have not been determined. These boundaries will be determined once all reviews of the above noted reports/plans for the project are completed. This review will include discussions with the Environmental Section and Engineering Department with regards to the forest and steep slopes located within the site.

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) with a minium lot area of 371m^2 and R-2 (Single Detached (Medium Density) with a minium lot area of 315m^2 to permit a future development of approximately seventeen (17) single family lots. The two (2) R-1 (Single Detached (Low Density) Urban Residential) lots would be approximately 770m^2 to 1273m^2 and 15 R-2 (Single Detached (Medium Density) range from 390 m^2 to 557 m^2 approximately. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

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

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

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

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

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

Advisory Design Panel:

This application is not required to be reviewed by the ADP as it is for a single family subdivision.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

a) Engineering Department;
b) Operations Department;
c) Fire Department;
d) Building Department;
e) Parks, Recreation and Culture Department;
f) School District;
g) Utility companies; and
h) Canada Post.

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

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

f) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

g) Development Applications:

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Natural Features Development Permit Application (Schedule G);
4. A Wildfire Development Permit Application (Schedule J); and
5. A Subdivision Application.

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

CONCLUSION:

The development proposal is in general compliance with the policies of the OCP; however, land-use designation and boundary adjustments are required. Justification has been provided to support the OCP amendments as noted above in the report; therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

It is recommended that Council not require any further additional OCP consultation.

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

"Original signed by Mark McMullen" for

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

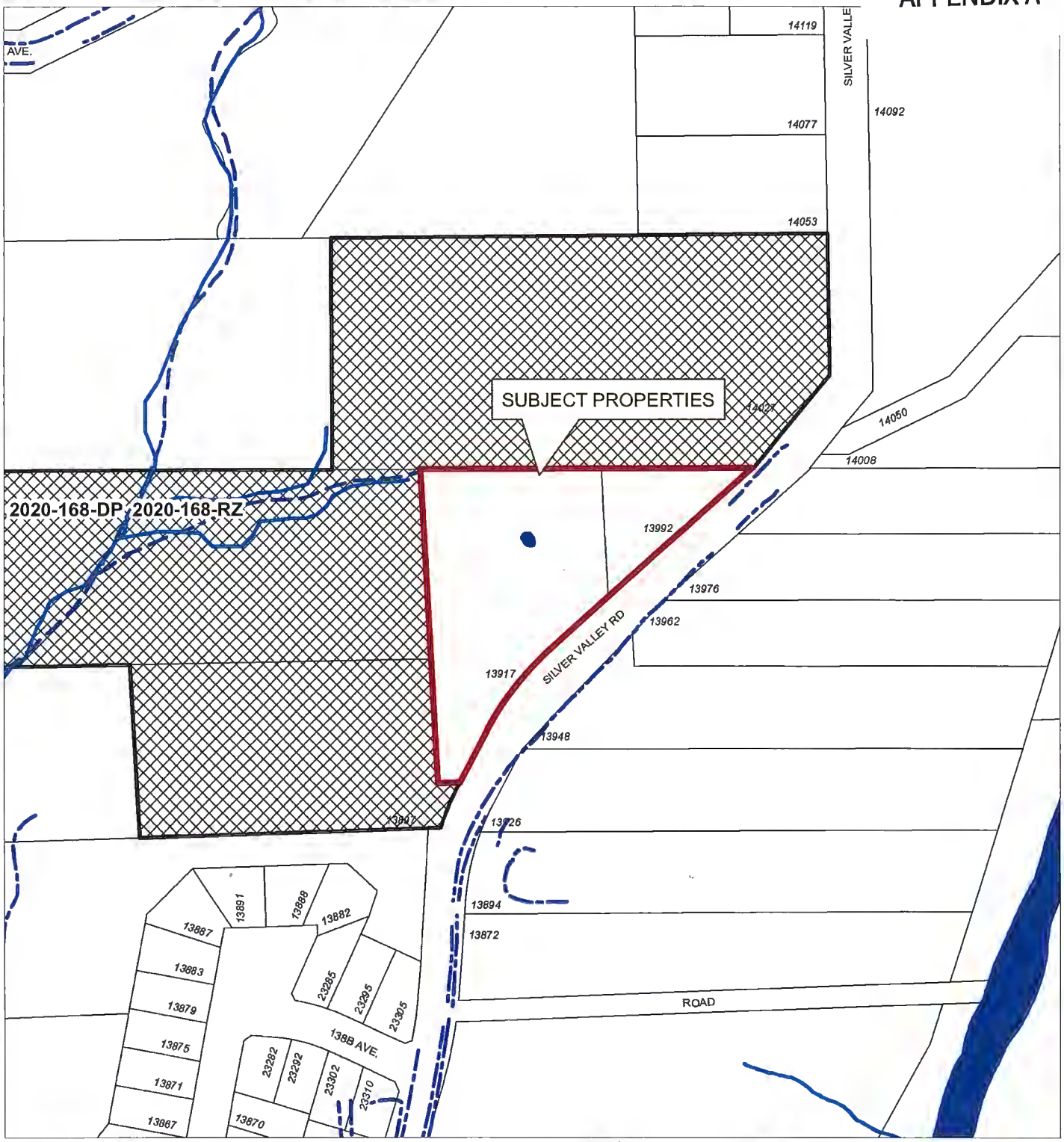
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7768-2021
Appendix D – Proposed Site Plan

APPENDIX A



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Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- Lake or Reservoir
- River
- Active Applications (RZ/SD/DP/VP)

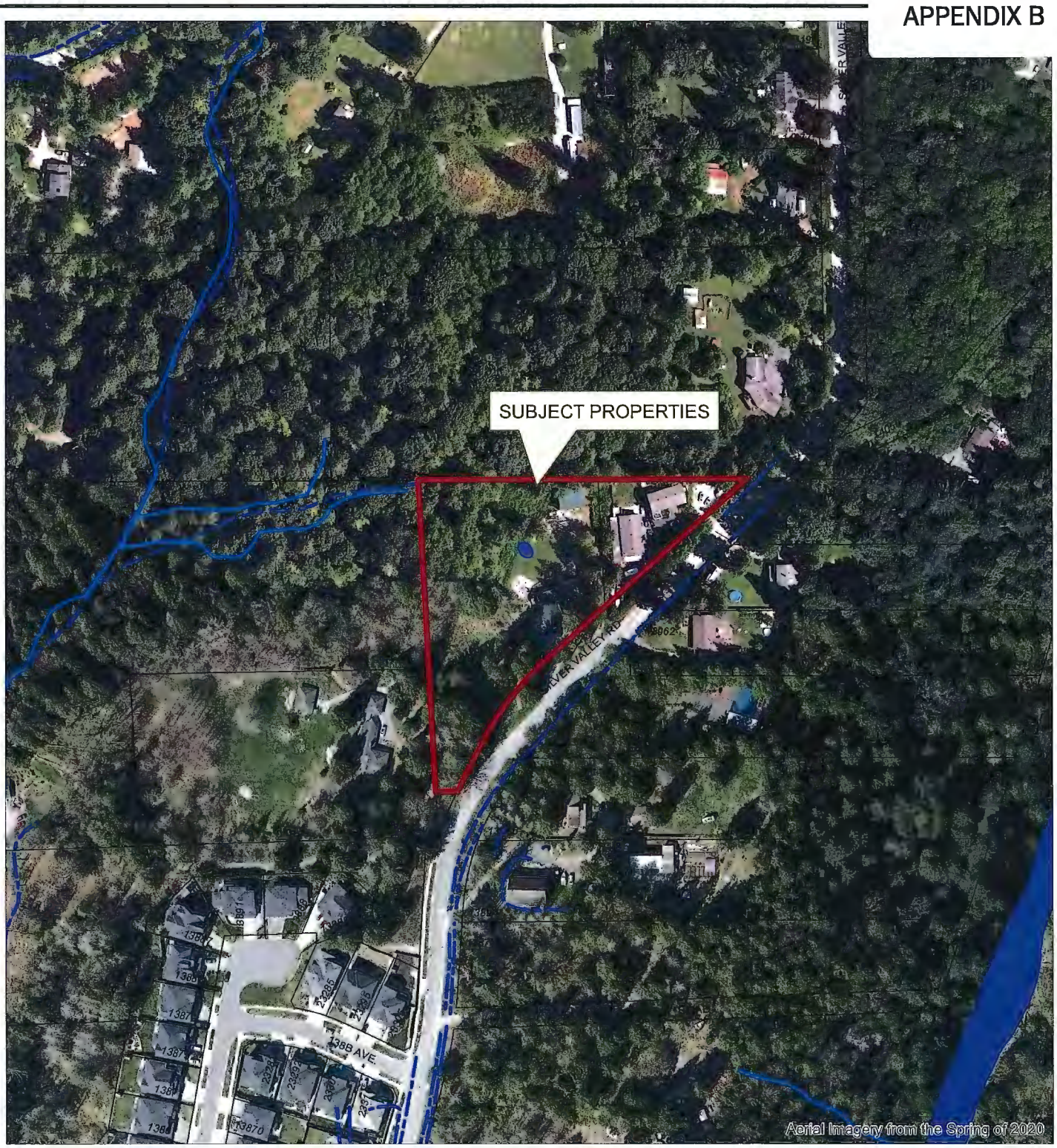
13917/92 SILVER VALLEY ROAD
PID'S: 007-601-832 & 004-555-805

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-244-RZ
DATE: May 6, 2021
BY: PC

APPENDIX B



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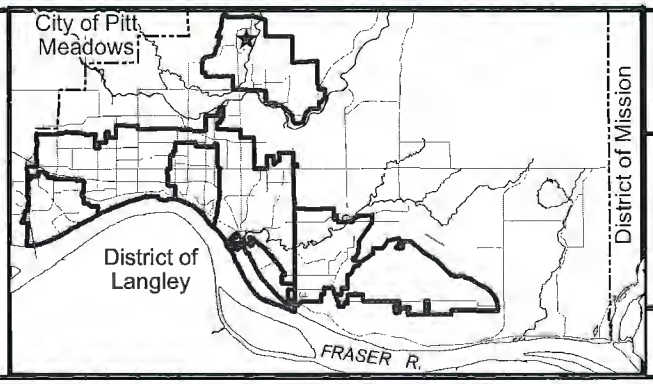


13917/92 SILVER VALLEY ROAD
PID'S: 007-601-832 & 004-555-805

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-244-RZ
DATE: May 6, 2021
BY: PC

CITY OF MAPLE RIDGE
BYLAW NO. 7768-2021

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7768-2021."

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

   Lot 4 Section 33 Township 12 Plan NWP2409
   Lot 8 Section 33 Township 12 Plan NWP13776

   and outlined in heavy black line on Map No. 1893 a copy of which is attached hereto and forms part of this Bylaw, is are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential), R-2 (Single Detached (Medium Density) Urban Residential).

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

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7768-2021

Map No. 1893

From: RS-3 (Single Detached Rural Residential)

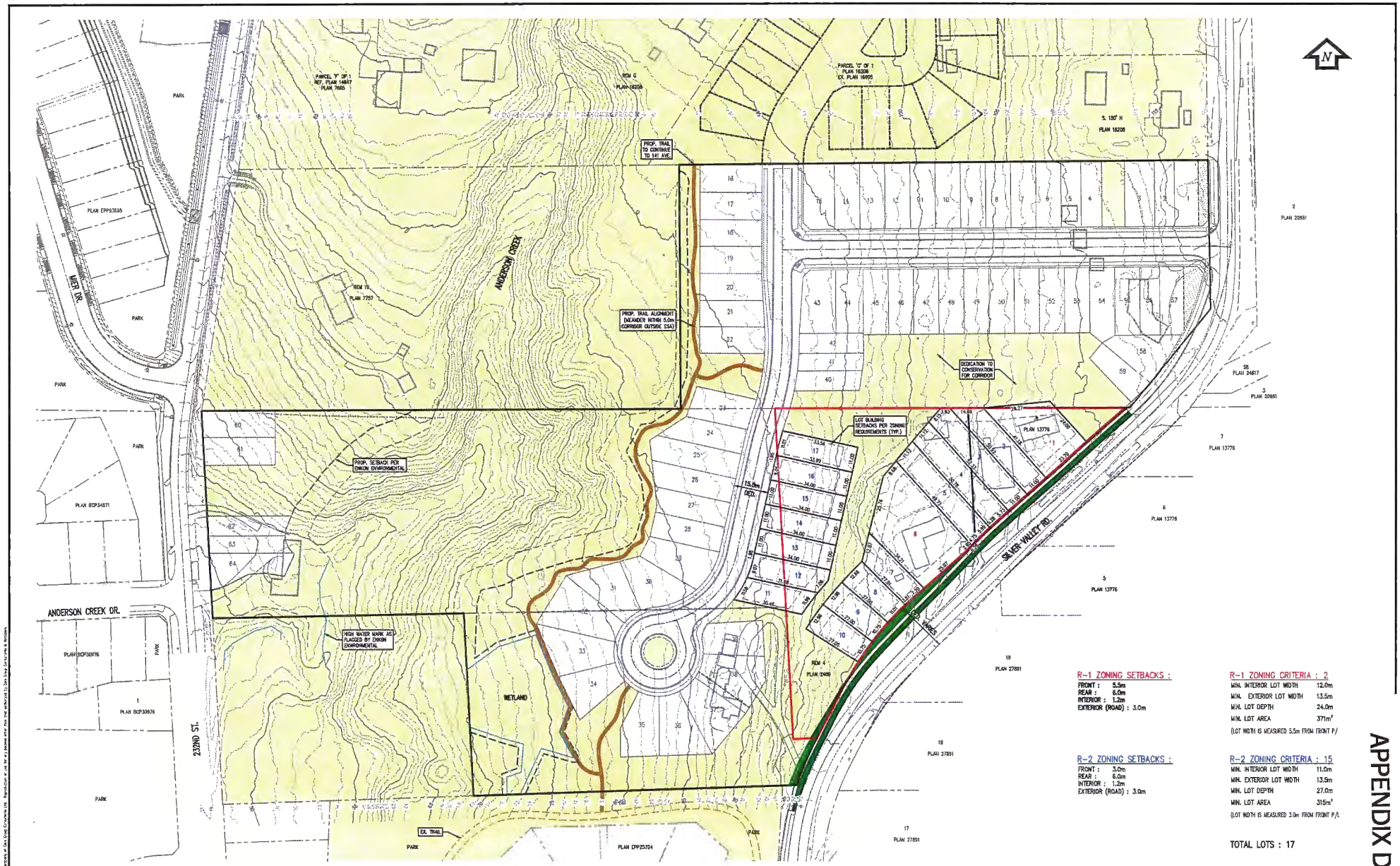
To: R-1 (Single Detached (Low Density) Urban Residential)

R-2 (Single Detached (Medium Density) Urban Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500



R-1 ZONING SETBACKS :

FRONT : 5.5m
REAR : 6.0m
INTERIOR : 1.2m
EXTERIOR (ROAD) : 3.0m

R-2 ZONING SETBACKS :

FRONT : 3.0m
REAR : 6.0m
INTERIOR : 1.2m
EXTERIOR (ROAD) : 3.0m

R-1 ZONING CRITERIA : 2

MIN. INTERIOR LOT WIDTH	12.0m
MIN. EXTERIOR LOT WIDTH	13.5m
MIN. LOT DEPTH	24.0m
MIN. LOT AREA	371m²

(LOT WIDTH IS MEASURED 5.5m FROM FRONT P/

R-2 ZONING CRITERIA : 15

MIN. INTERIOR LOT WIDTH	11.0m
MIN. EXTERIOR LOT WIDTH	13.5m
MIN. LOT DEPTH	27.0m
MIN. LOT AREA	315m²

(LOT WIDTH IS MEASURED 3.0m FROM FRONT P/L

TOTAL LOTS : 17

APPENDIX D

BENCHMARK:

ELEVATIONS WERE DERIVED FROM OCM 84H0091 LOCATED AT THE INTERSECTION OF 232nd ST. AND SILVER VALLEY RD.

ELEVATION = 68.514m

SEAL:

CoreGroup CONSULTANTS
LAND DEVELOPMENT SERVICES
320-8988 FRASERTON COURT
BURNABY, BC V5J 5H8
tel. (604)299 0805 fax. (604)299 0629

GRAPHIC SCALE:

GRAPHIC SCALE
-15 0 15 30
SCALE: 1:750

CHECK BEFORE YOU DIG

INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE.

REV'D	DATE(Y/M/D)	DR'N	CH'D	
0	2021/04/08	BC	CN	PRELIMINARY LAYOUT

CITY OF MAPLE RIDGE Engineering Depa

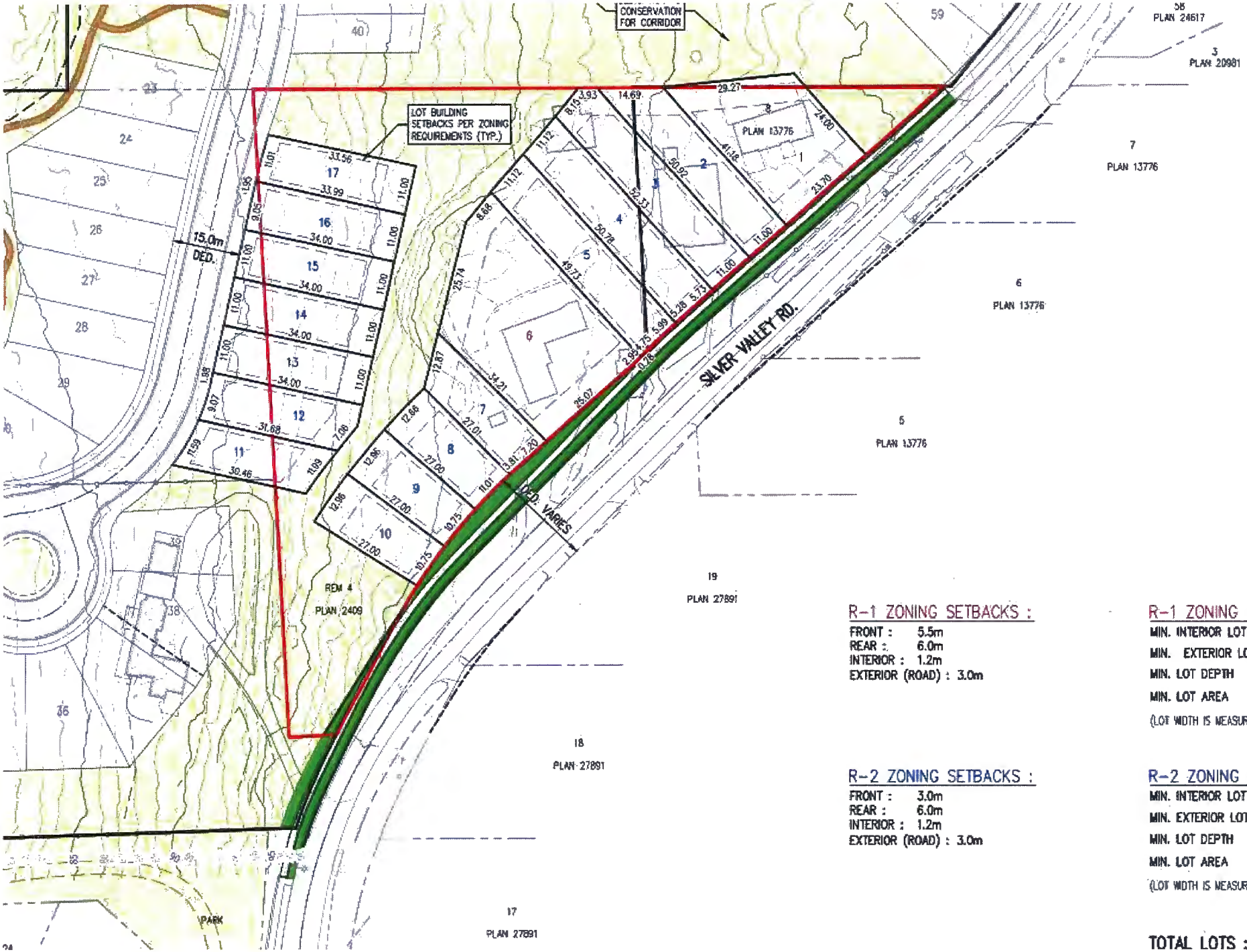
DESIGNED – BC
DRAWN – BC
METRIC SCALE – 1 : 750
APPROVED– CN
DATE– APR. 8, 2021

KARASIN (PHASE 2) SUBDIVISION

PRELIMARY SITEPLAN

13960 232nd ST. & 13897/14027 SILVER VALLEY RD., MAPLE RIDGE, BC

FILE # 2C
CONSULTAN DWG No–
CITY DOC. No– –
SHEET 1 OF 1



R-1 ZONING SETBACKS :

FRONT : 5.5m
REAR : 6.0m
INTERIOR : 1.2m
EXTERIOR (ROAD) : 3.0m

R-1 ZONING CRITERIA : 2

MIN. INTERIOR LOT WIDTH	12.0m
MIN. EXTERIOR LOT WIDTH	13.5m
MIN. LOT DEPTH	24.0m
MIN. LOT AREA	371m²

(LOT WIDTH IS MEASURED 5.5m FROM FRONT P/L)

R-2 ZONING SETBACKS :

FRONT : 3.0m
REAR : 6.0m
INTERIOR : 1.2m
EXTERIOR (ROAD) : 3.0m

R-2 ZONING CRITERIA : 15

MIN. INTERIOR LOT WIDTH	11.0m
MIN. EXTERIOR LOT WIDTH	13.5m
MIN. LOT DEPTH	27.0m
MIN. LOT AREA	315m²

(LOT WIDTH IS MEASURED 3.0m FROM FRONT P/L)

TOTAL LOTS : 17

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 6, 2021
		FILE NO:	2019-341-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7587-2019;
12162, 12170, and 12178 Fletcher Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 12162, 12170, and 12178 Fletcher Street, from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit the future construction of fifteen (15) dwelling units. The proposed RM-1 (Low Density Townhouse Residential) zoning complies with the policies of the *Official Community Plan* (OCP). Council granted first reading to Zone Amending Bylaw No. 7587-2019 on January 28, 2020.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of $4,100.00 per townhouse dwelling unit, for an estimated amount of $61,500.00.

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

RECOMMENDATIONS:

1) **That Zone Amending Bylaw No. 7587-2019 be given second reading, and be forwarded to Public Hearing;**

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

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

   ii) **Road dedication on Fletcher Street as required;**

   iii) **Consolidation of the subject properties;**

   iv) **Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;**

   v) **Registration of a Restrictive Covenant for Stormwater Management;**

   vi) **Removal of existing buildings;**

   vii) **In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the**

1106

subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and

viii) **That a contribution, in the amount of $61,500.00 ($4,100.00 x 15 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

DISCUSSION:

1) Background Context:

Applicant: Architect 57 Inc. Cary Tsai

Legal Description: Lot 9 Except: The South 52.5 Feet Section 20 Township 12 NWD Plan 11845;
South Half Lot 10 Section 20 Township 12 NWD Plan 11845;
North Half Lot 10 Section 20 Township 12 NWD Plan 11845;

OCP:

Existing: GOMF (Ground-Oriented Multi-Family)
Proposed: GOMF (Ground-Oriented Multi-Family)

Within Urban Area Boundary: Yes
Area Plan: Town Centre
OCP Major Corridor: No

Zoning:
Existing: RS-1 (Single Detached Residential)
Proposed: RM-1 (Low Density Townhouse Residential)

Surrounding Uses:

North:	Use:	Residential Single-Family Multi-Family
	Zone:	RS-1 (Single Detached Residential) RM-1 (Townhouse Residential)
	Designation:	Ground-Oriented Multi-Family
South:	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Ground-Oriented Multi-Family
East:	Use:	Residential Single-Family
	Zone	RS-1 (Single Detached Residential)
	Designation:	Ground-Oriented Multi-Family
West:	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Ground-Oriented Multi-Family

Existing Use of Property: Residential Single-Family
Proposed Use of Property: Multi-Family
Site Area: 0.327 ha (0.82 acres)
Access: Fletcher Street
Servicing: Urban Standard
Previous or Companion Applications: 2019-341-DP, 2019-341-VP

2) Background:

The applicant initially submitted drawings utilizing *Zoning Bylaw No. 3510-1985* which has since been replaced with *Zoning Bylaw No. 7600-2019*. The application was subject to the new Zoning Bylaw as it had not been referred to a Public Hearing, nor received third reading. These regulatory revisions, in addition to the required road dedication which was larger than originally envisioned had impacts on the proposal and additional variances have been requested to meet the applicant's development plans. City Engineering is willing to support a road variance of 3.0m to reduce the road collector standard of 24.0m to 21.0m as a multi-use path can be accommodated on a 21.0m road right-of-way.

Under the *Zoning Bylaw No. 7600-2019* siting exceptions, projections are permitted beyond the minimum setback requirements (i.e. building face) of up to 0.6m. However, because variances are being requested, the aforementioned siting exceptions do not apply. Therefore, additional variances must be requested for building projections such as support columns for balconies for this development.

These setbacks are supported by the Planning Department in exchange for a more aesthetically pleasing and interesting architectural design.

3) Project Description:

The current application proposes to rezone the subject properties from RS-1 (Single Detached Residential) to RM-1 (Low Rise Townhouse Residential), to permit a townhouse development (see Appendices A & B).

The townhouse development will consist of three (3) separate structures totaling fifteen (15) dwelling units. The site will be accessed from Fletcher Street by a 6.40m wide driveway. The South structure consists of six (6) dwelling units with landscaped exterior parking and interior parking. The North structure consists of four (4) units with interior parking only. A playground is adjacent to the North (South Facing) structure. The East structure consists of five (5) units with interior parking.

The subject property, once consolidated, is a rectangular shaped lot that is 0.33 ha (0.82 acres) in size. It is located in the *Town Centre Area Plan* in a transition area between higher density apartments and established single-family neighbourhoods. The subject property and surrounding lots to the north, east and west, are characterized by low (i.e. single storey and basement) single family dwellings. Lots to the south are a mix of single-family dwellings and apartments of up to four (4) storeys. The subject property is relatively flat with vegetation along its edges.

Preliminary renderings of the proposal utilized elements from the surrounding neighbourhood, which included gable style roofs. Between first and second reading, the building was revised to provide modern and interesting architectural elements such as angled roofs, more windows, and greater emphasis on street interface. These changes require additional variances which are supportable because the results are architecturally pleasing and modern which provide a diversity of architectural style within the Town Centre Area.

4) Planning Analysis:

i) Official Community Plan:

The subject site is designated *Ground-Oriented Multi-Family*, and is located within the *North View Precinct* of the *Town Centre Area Plan*. This designation supports a range of low to medium housing forms which range from fourplex to low rise apartments. The proposed townhouse development meets the criteria and intention of the designation and that of the Town Centre Area Plan. The proposed Development within the *North View Precinct* should offer a mix of housing types, densities, and housing choices that cater to people of all ages, family types and income levels. Furthermore, it should provide residents with easy access to transportation choices, shops and services in the Central Business District, which in turn supports the vibrancy and viability of those shops and businesses.

This project conforms to the intent of these policies and guidelines. It increases housing diversity by introducing the townhouse housing form into a neighbourhood almost entirely occupied by single family dwellings. It provides easy access to a range of transportation choices and services in the Town Centre Area.

The townhouse residential development is supported on this property because it will be meet the parameters of the Town Centre Area Plan by increasing the density and form of housing options in the area. Each dwelling unit is provided with greenspace, communal amenity space, while access to off-street parking areas will be located on the subject property (see Appendices D and F).

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (Single Detached Residential) to RM-1 (Low Rise Townhouse Residential) to permit the development of a fifteen (15) unit townhouse development (see Appendix C). Once consolidated, the subject property will be 0.33 ha (0.82 acres), which is larger than the 1,000m^2 minimum lot size required for a townhouse development (see Appendix C).

iii) Off-Street Parking And Loading Bylaw:

The RM-1 zone requires 2.0 off-street parking spaces and 0.2 visitor off-street parking spaces per dwelling unit. Additionally, the number of bicycle parking spaces required is 3.0; the development is providing 5.0. There is 1.0 roughed-in Electric Vehicle charging off-street parking space required per dwelling unit capable of level 2 charging. The proposed development will meet the requirements of the *Maple Ridge Off-Street Parking and Loading Bylaw* by providing thirty (30) parking spaces (2.0/dwelling unit) and eight (8) additional parking spaces on driveway aprons located on the South Building (Appendix H). There is 1.0 accessible off-street parking space and five (5) bicycle parking spaces. Furthermore, the subject application is proposing that 33.3% of the proposed townhouse developments parking will be tandem whilst the remainder 66.6% parking will be double parking.

iv) Proposed Variances:

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

- *Varying the Front Lot Line Setback from 5.0m to 4.59m*
- *Varying the Rear Lot Line Setback from 7.5m to 6.0m*
- *Varying the Siting Exception for the Northern Interior Lot Line from to 6.0m to 5.1m*
- *Varying the Siting Exception for the Southern Interior Lot Line from 6.0m to 4.16m*
- *Varying the Siting Exception for the Front Lot Line from 5.0m to 3.88m*
- *Varying the Siting Exception for the Rear Lot Line from 7.5m to 7.39m*
- *Varying the Building Height from 9.5m to 10.5m*
- *Varying the Road Standard from 24.0m to 21.0m*

As discussed in section *2.0 – Background* of this report, the proposed variances are supported due to multiple factors which include the minor differences between *Zoning Bylaw No. 3510-1985* and *Zoning Bylaw No. 7600-2019* which affected the proposed development after the application was submitted when *Zoning Bylaw No. 3510-1985* was still in effect. Furthermore, the required road dedication is higher than initially assessed. It was determined that a road standard variance was supported as the development would have minimal impact on future plans for Fletcher Street. The requested variances will be the subject of a future Council report.

v) Development Permits:

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

The proposed RM-1 zone provides for the infill of ground-oriented residential buildings within established residential neighbourhoods in a form that will be incremental and sensitive to the existing and emerging context whilst providing increased desired density in the town centre. The RM-1 zone allows for dwelling units to be in one (1) or more buildings with shared party walls to create townhouses. Dwelling units may also be arranged individually or attached and clustered around a shared open space, in a courtyard residential housing form.

Key Guidelines:
The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines provided by the applicant's architect:

- Promote North and South View as distinctive, highly livable multi-family neighbourhoods;
    - "The proposed townhouse development is RM-1, contain mix of one and two bedroom units, which is low density and is similar to the neighbourhood density."
- Create a pedestrian-friendly, ground oriented, multi-family community;
    - "Units facing Fletcher Street have dedicated pedestrian entrance, walkway and façade design, which helps to blend with the neighbourhood.
- Maintain cohesive building styles;

    - "Horizontal siding, form, and colours are architectural features that are consistent with the neighbourhood housing."
- Capitalize on important views;
    - "Most townhouses have direct or partial views with the mountain at north direction."
- Provide private and semi-private green space;
    - "All townhouses are clustered at centre of the development. Only single vehicular access/drive aisle is proposed. The site design incorporates universal accessibility which increases pedestrian safety. Visitor parking, including an accessible stall, are hidden at rear portion of the development, to minimize vandalism."
- Provide climate appropriate landscaping and green features
    - Continuous landscaping is provided along the Fletcher Street frontage. There is a welcoming paver plaza at the site entrance with the development sign, a bench and bike rack. The lawn areas will provide storage for stormwater and will be detailed to collect water in a shallow grass swale.

vi) **Advisory Design Panel:**

The application was reviewed by the ADP at a meeting held on March 17, 2021 (see Appendices D, E, F, and G). Most of the ADP's concerns have been addressed and are reflected in the current plans as summarized below with ADP comments and Applicants responses. A detailed description of how these items were incorporated into the final design will be included in a future Development Permit report to Council.

Architectural Comments:

- *Consider relocating the playground location switch with visitor parking at south;*
    - Considered and not implemented; location of playground is more centralized in existing plans. Visitor parking requirements will still be met on-site.
- *Confirm that the interior double car parking dimension conforms to bylaw;*
    - Has been confirmed by the architect.
- *Consider more consistency/rigor in architectural language, especially with the lowered roofline element at the Fletcher Street elevation;*
    - Changes have been implemented to reflect a more cohesive architectural style,
- *Consider playing with the window sill heights for more light into the unit and more variation on the façade;*
    - Has been considered and implemented.
- *Create more daylight opportunities for middle unit on building east.*
    - Has been considered and implemented.

Landscape Comments:

- *Provide full landscape plan submission include tree/shrub plan details;*
    - Changes considered and submitted to the City.
- *Consider relocating area to street frontage and incorporate tree protection area into a larger amenity space;*
    - Site design challenges prevented this request from being implemented; the playground will remain in the original location as per the attached site plan.

- *Consider multiple function programming of amenity space.*
    - Due to site constraints, the amenity space will remain will be primarily used as a playground

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

vii) **Public Comment Opportunity (Development Information Meeting):**

A Public Comment Opportunity Development Information Meeting was held virtually between May 17 and May 26, 2021. Ten (10) people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant (Appendix I).

5) Interdepartmental Implications:

i) Engineering Department:

The proposed development must meet urban standard engineering requirements for collector street lighting, plantings, roadway materials, servicing infrastructure, roadway widths, etc. All works to comply with the Watercourse Protection Bylaw and other applicable engineering requirements.

6) School District No. 42 Comments:

The proposed application would affect the student population for the catchment areas currently served at Eric Langton and Thomas Haney Secondary School. Eric Langton Elementary School has an operating capacity of 402 students. For the 2019-20 school year the student enrollment at Eric Langton Elementary is 437 students (109% utilization) including 302 students from out of catchment. Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2019-20 school year the student enrolment at Thomas Haney Secondary School is 1156 students (96% utilization) including 650 students from out of catchment.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7587-2019, and that application No. 2019-341-RZ be forwarded to Public Hearing.

"Original signed by Tyson Baker"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

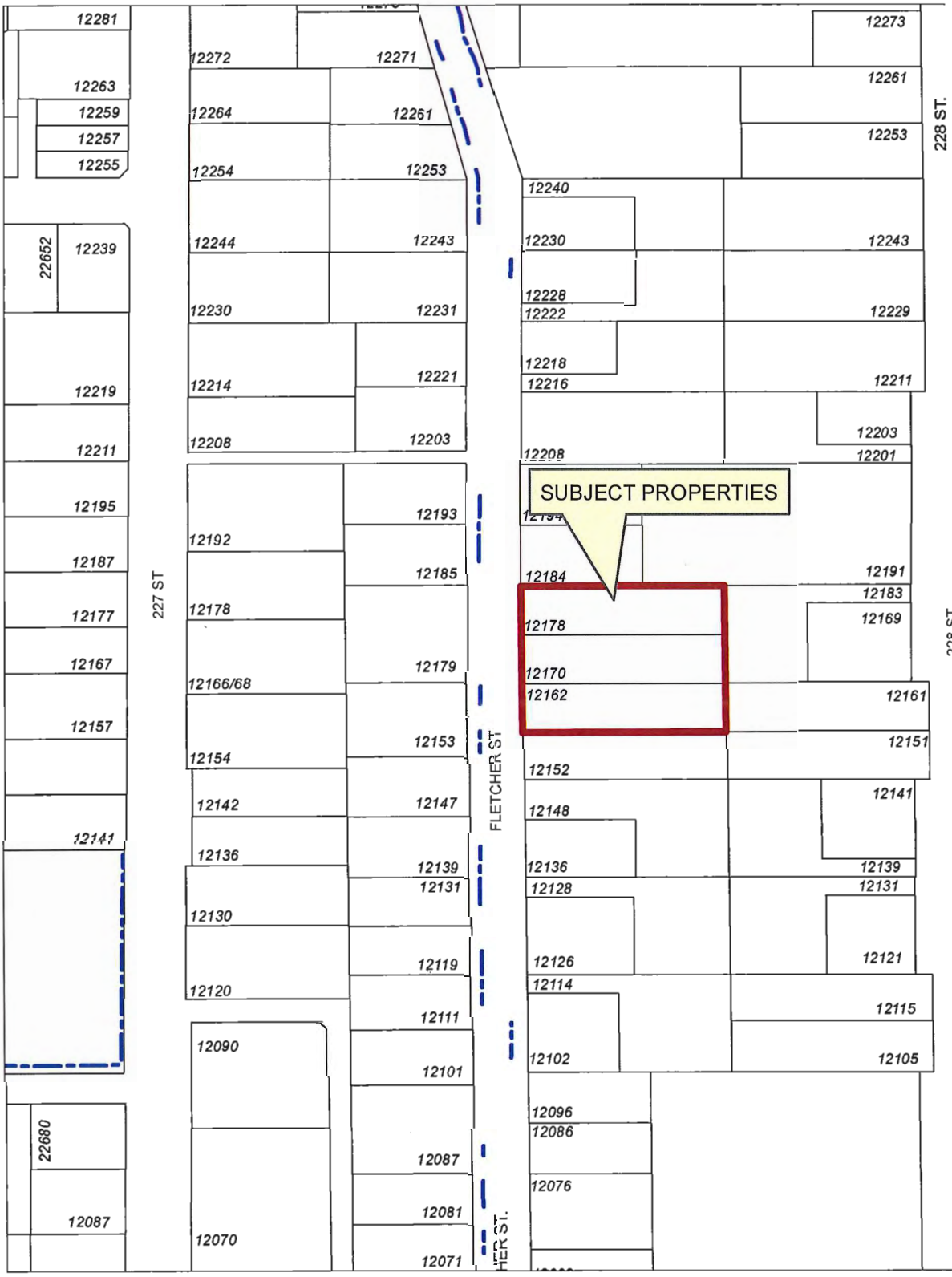
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7587-2019
Appendix D – Site Plan
Appendix E – Building Elevation Plans
Appendix F – Landscape Plan
Appendix G – 3D Rendering
Appendix H – Parking Plan
Appendix I – DIM/PCO Comments

APPENDIX A



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Legend

Ditch Centreline

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

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

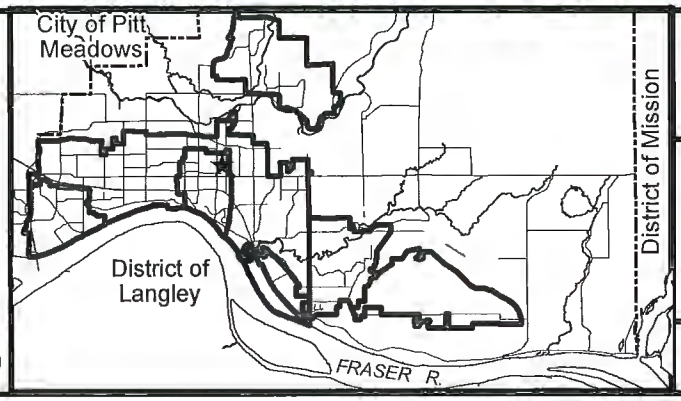
FILE: 2019-341-RZ
DATE: Dec 23, 2019

BY: PC

APPENDIX B

N

Scale: 1:2,000



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

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

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

CITY OF MAPLE RIDGE
BYLAW NO. 7587-2019

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7587-2019."

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

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

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

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

   and outlined in heavy black line on Map No. 1814 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RM-1 (Low Density Townhouse Residential).

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

   READ a first time the 28th day of January, 2020.

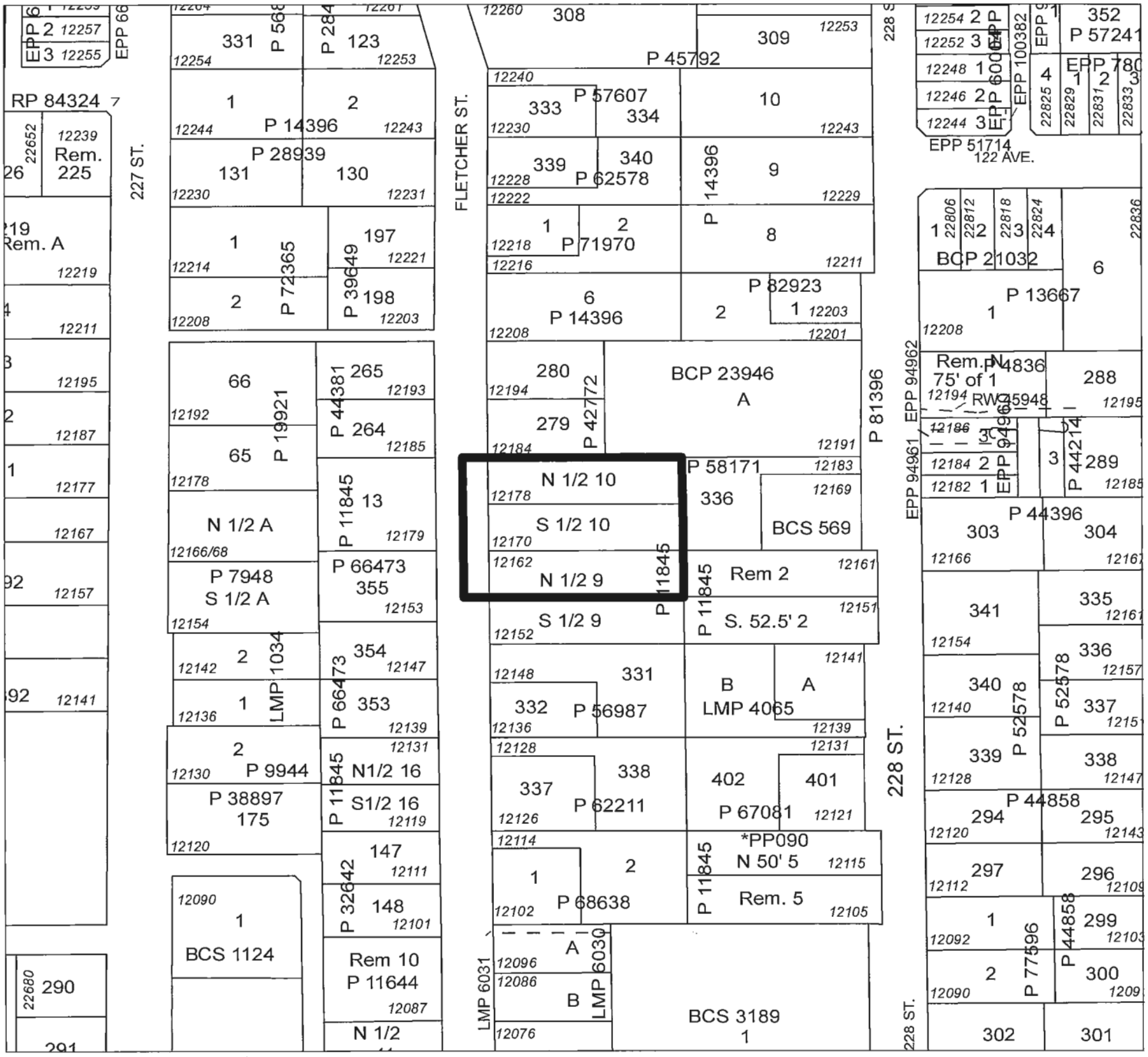
   READ a second time the day of , 20

   PUBLIC HEARING held the day of , 20

   READ a third time the day of , 20

   ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7587-2019

Map No. 1814

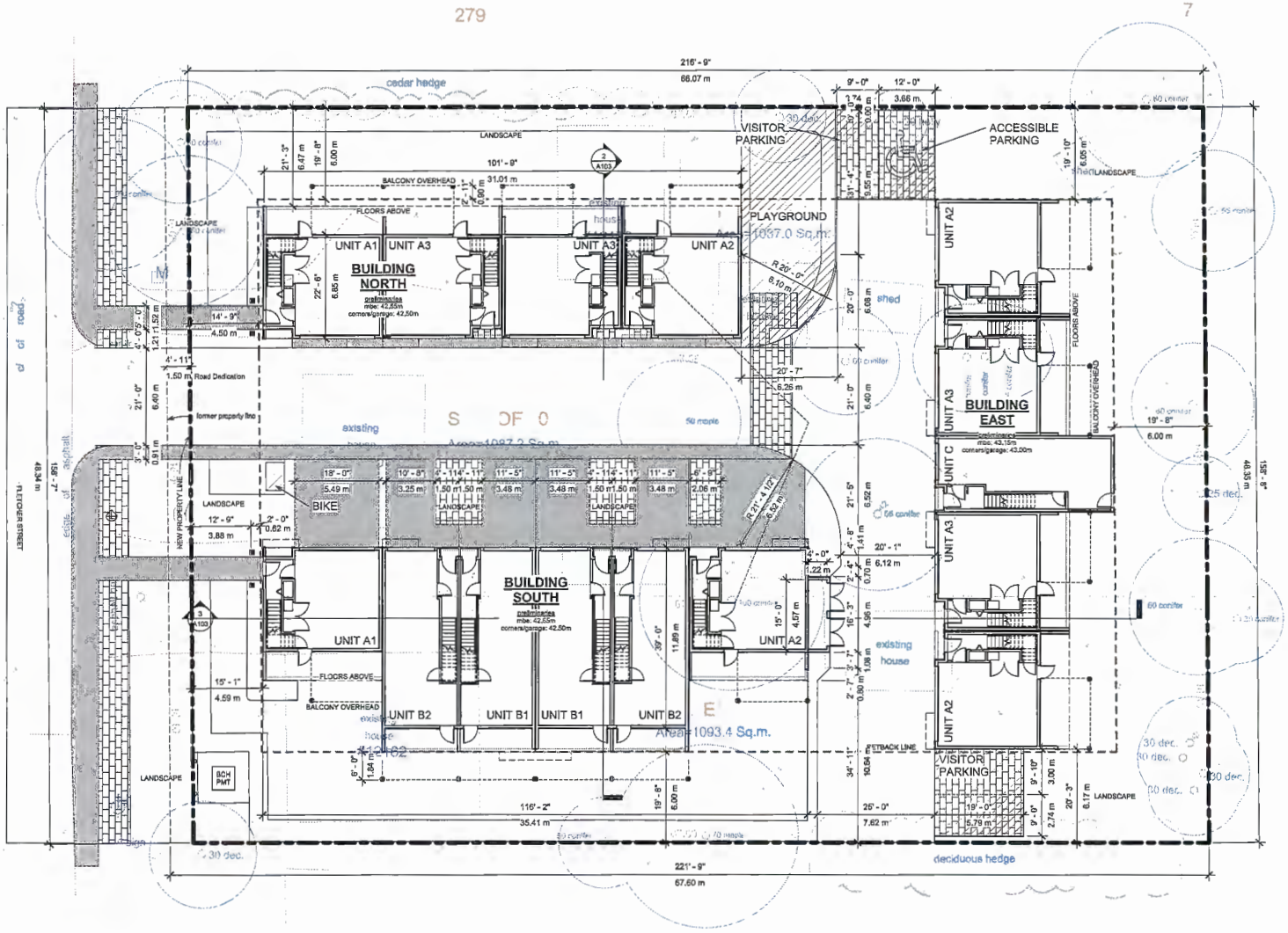
From: RS-1 (Single Detached Residential)

To: RM-1 (Low Density Townhouse Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,000



APPENDIX D

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revisions

no.	description	date
1.	xxxxx	xx.xx.xx

issued for

no.	description	date
1.	dp application	20.04.20
2.	advisory design panel	21.03.22

consultant

logo & description

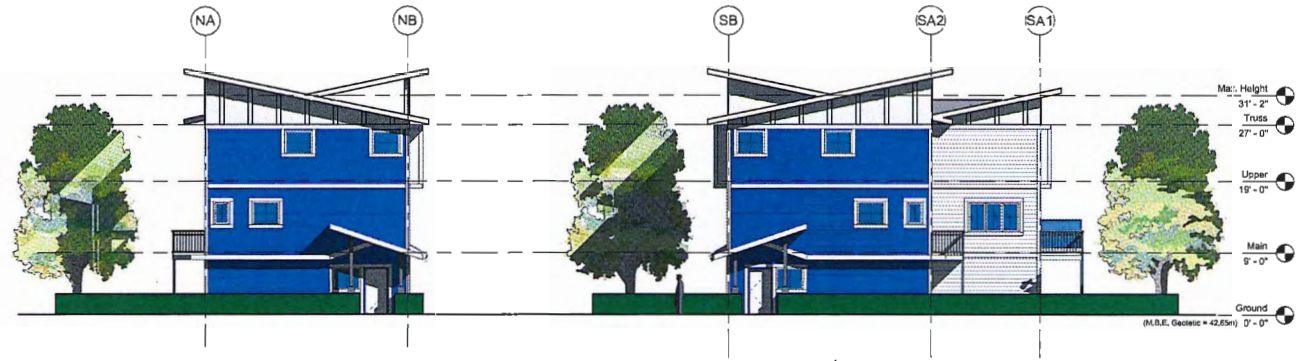
architect
ARCHITECT 57 INC.
203-2680 SHELL ROAD, RMD., B.C. V6X 4C9
OFFICE: 604.284.5328
FACSIMILE: 604.284.5329
WEBSITE: ARCHITECT57.COM

DATE: 21.04.23
SCALE: 3/32" = 1'-0"
DRAWN: JT
CHECKED: CT

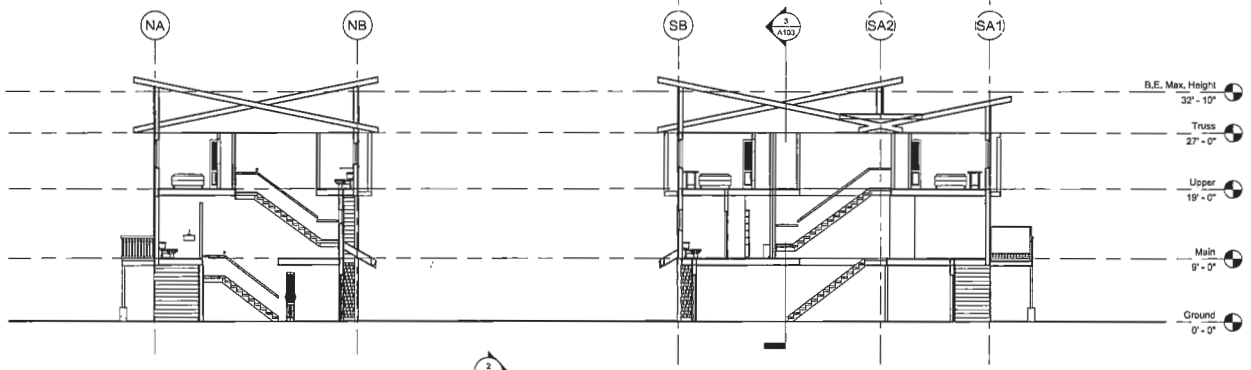
project title
12162, 12170 and 12178 FLETCHER TOWNHOUSE DEVELOPMENT
CLIENT: MR. JACK HE

drawing title
SITE PLAN
ADDRESS: 12162, 12170 and 12178 FLETCHER STREET, MAPLE RIDGE, B.C.

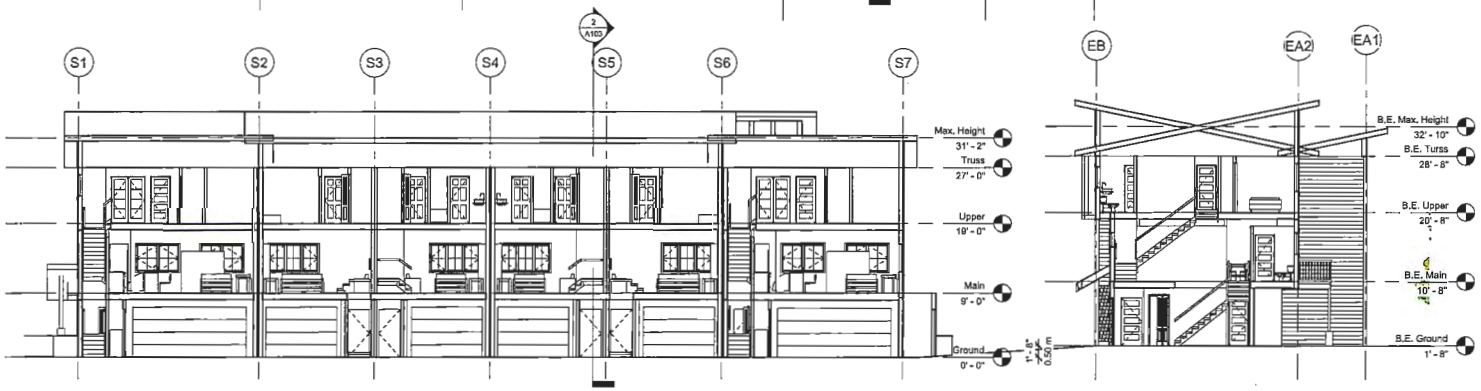
project no. 5719021
sheet no. A102A
rev. -



1 FLETCHER STREET ELEVATION
1/8" = 1'-0"



2 NORTH-SOUTH SITE SECTION
1/8" = 1'-0"



3 EAST-WEST SITE SECTION
1/8" = 1'-0"

APPENDIX E

2021-06-22 6:19:13 AM

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revisions

no.	description	date
1.	xxxxx	xx.xx.xx

issued for

no.	description	date
1.	dp application	20.04.20
2.	advisory design panel	21.02.22

consultant:

logo & description

architect:

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DATE: 21.06.22
SCALE: 1:100 1'-0"
DRAWN:
CHECKED: Checker

project title:

12162, 12170 and 12178 FLETCHER TOWNHOUSE DEVELOPMENT

CLIENT: MR. JACK HE

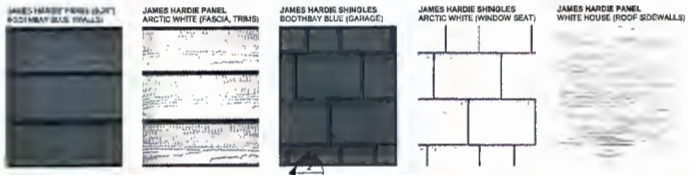
drawing title:

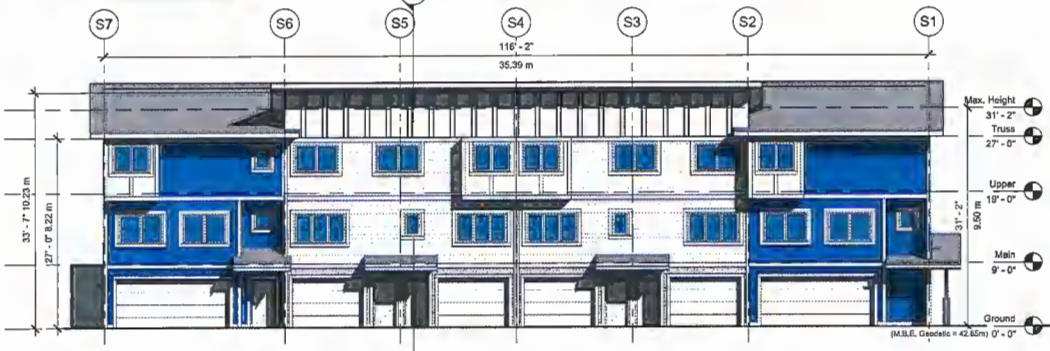
FLETCHER STREET ELEVATION & SITE SECTIONS

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

project no.: 5719021
adp:
sheet no.: A103
rev.: -

MATERIALS





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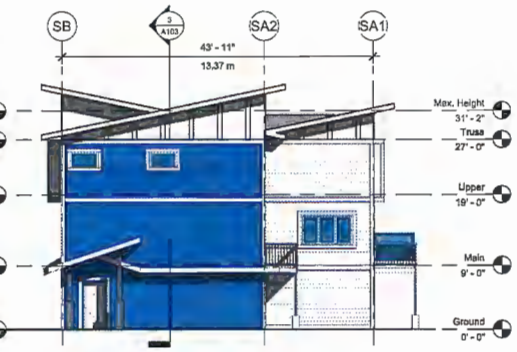

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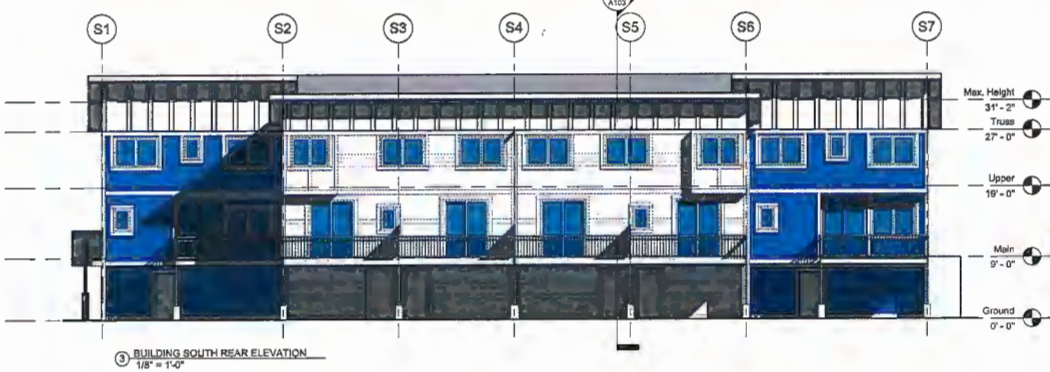

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4 BUILDING SOUTH EAST ELEVATION
1/8" = 1'-0"

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revisions

no.	description	date
1.	xxxxx	xx.xx.xx

issued for

no.	description	date
1.	dp application	20.04.20
2.	advisory design panel	21.02.23

consultant: logo & description

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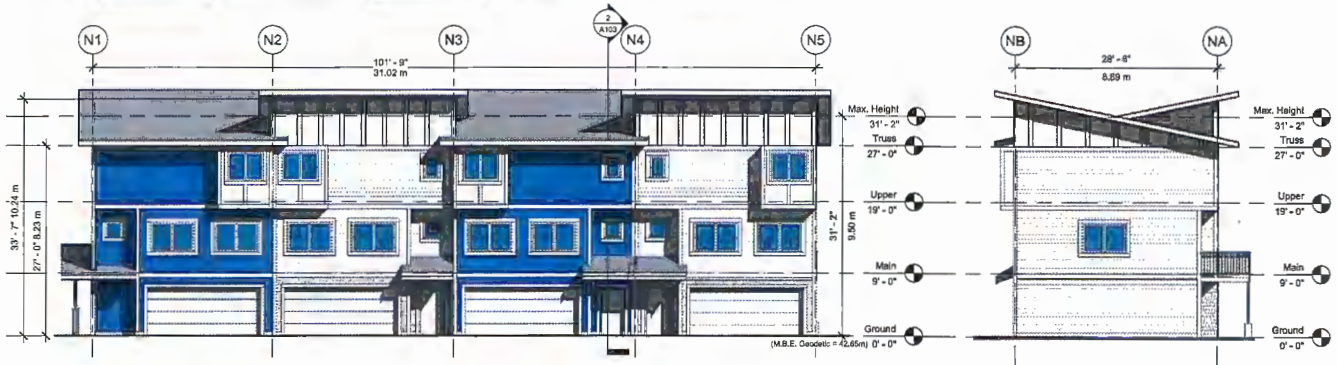
DATE: 21.04.23
SCALE: 1/8" = 1'-0"
DRAWN: CT
CHECKED: CT

project title: 12162, 12170 and 12178 FLETCHER TOWNHOUSE DEVELOPMENT
CLIENT: MR. JACK HE

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

project no: 5719021
sheet no: A104

MATERIALS



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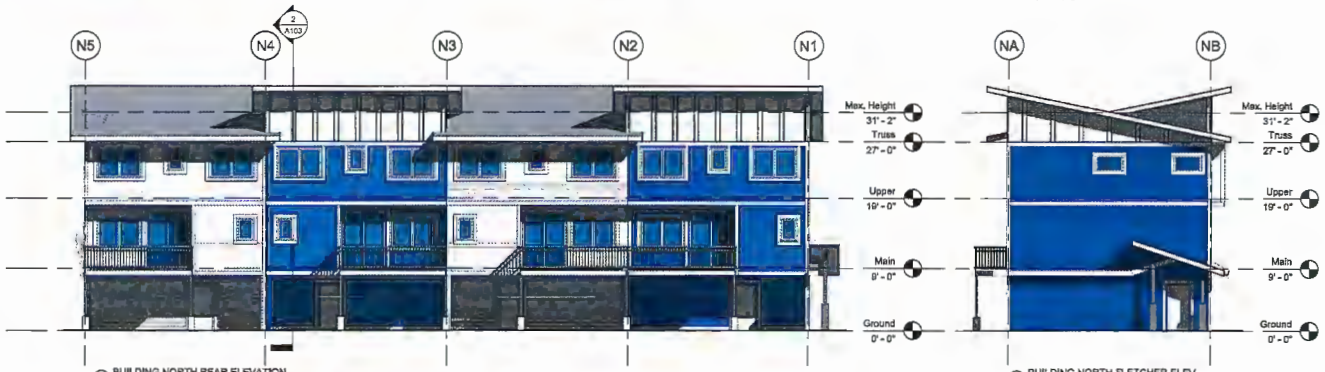

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4 BUILDING NORTH FLETCHER ELEV.
1/8" = 1'-0"

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no.	description	date
1.	xxxx	xx.xx.xx

issued for:

no.	description	date
1.	dp application	30.04.20
2.	advisory design panel	21.01.22

consultant/seal

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DATE: 21.04.23
SCALE: 1/8" = 1'-0"
DRAWN: JT
CHECKED: CT

project title:
12162, 12170 and 12178 FLETCHER TOWNHOUSE DEVELOPMENT
CLIENT: MR. JACK HE

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

project no: 5719021
sheet no: A105
adp. -

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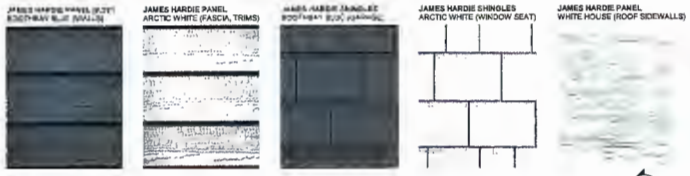

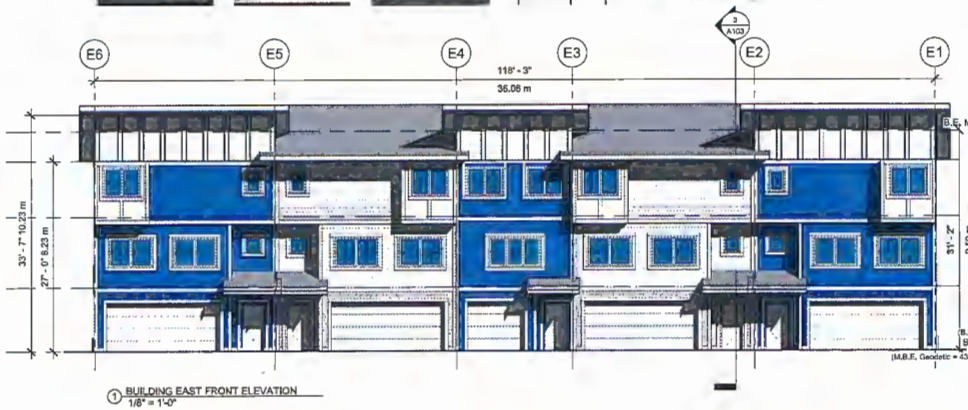

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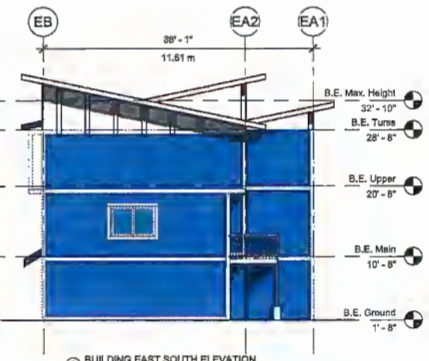

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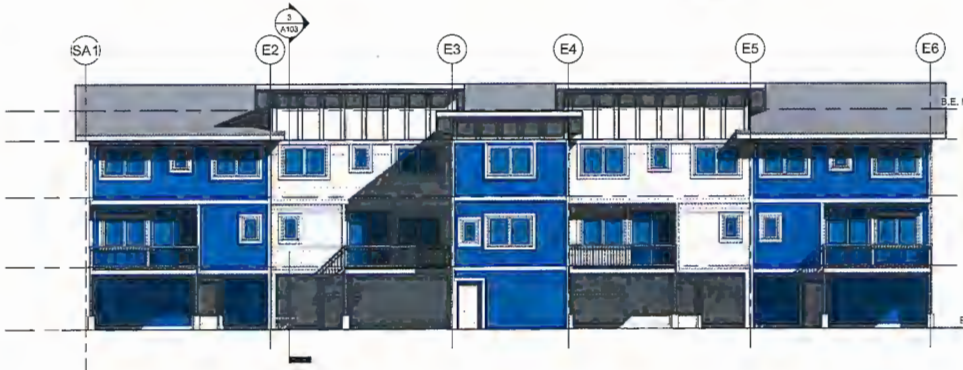

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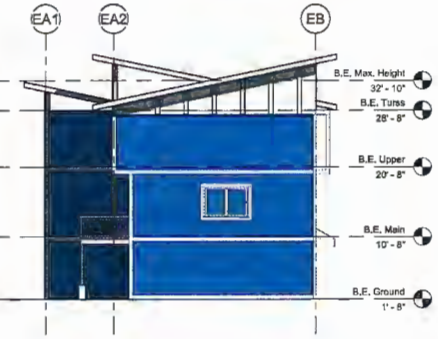

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1.	dp application	20.04.20
2.	advisory design panel	21.02.23

consultant name:
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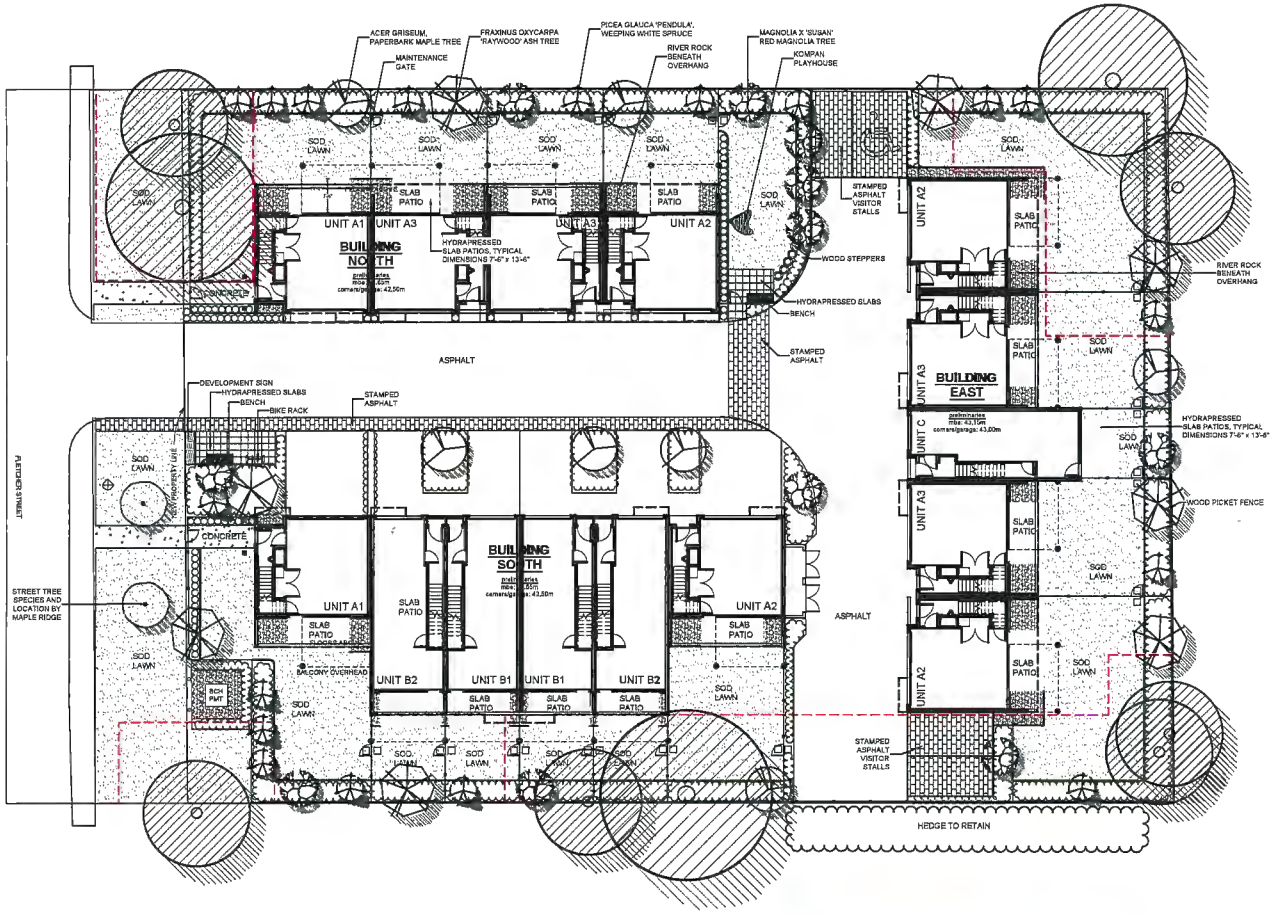
SCALE: 1/8" = 1'-0"
DRAWN: Author
CHECKED: Checker

project title:
12162, 12170 and 12178 FLETCHER TOWNHOUSE DEVELOPMENT
CLIENT: MR. JACK HE

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

project no. 5719021
sheet no. A106



TREE SCHEDULE

PMG PROJECT NUMBER: 20-036

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	7	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	7	EXISTING TREE TO RETAIN		
	8	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL; 1.8M STD; B&B
	11	MAGNOLIA X 'SUSAN'	SUSAN MAGNOLIA (RED-PURPLE)	6CM CAL, 1M STD, B&B
	16	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	2.5M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLAYHOUSE

WOOD STEPPERS

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	21.MAY.25	REVISE PER ADP COMMENTS	RK
3	21.MAY.11	REVISE PER NEW SITE PLAN	RK
2	21.FEB.18	REVISE FOR ADP SUBMISSION	RK
1	20.APR.07	REVISE PER NEW SITE PLAN	RK

CLIENT:

PROJECT:

15-UNIT TOWNHOMES

12162-12178 FLETCHER STREET
MAPLE RIDGE, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	20.MAR.26	DRAWING NUMBER:
SCALE:	1:150	**L1**
DRAWN:	RK	
DESIGN:	RK	
CHKD:	MCY	OF 4

PMG PROJECT NUMBER: 20-036

APPENDIX F

1 SOUTHWEST PERSPECTIVE

2 NORTHWEST PERSPECTIVE

3 SW BIRDEYE VIEW

APPENDIX G

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revisions:		
no.	description	date
1.	xxxxx	xx.xx.xx

issued for:		
no.	description	date
1.	dp application	20.04.20
2.	advisory design panel	21.02.22

consultants:

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DATE: 21.06.22
SCALE:
DRAWN: Author
CHECKED: Checker

project title:
12162, 12170 and 12178 FLETCHER TOWNHOUSE DEVELOPMENT
CLIENT: MR. JACK HE

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

project no.: 5719021
sheet no.: A101A
suffix: -

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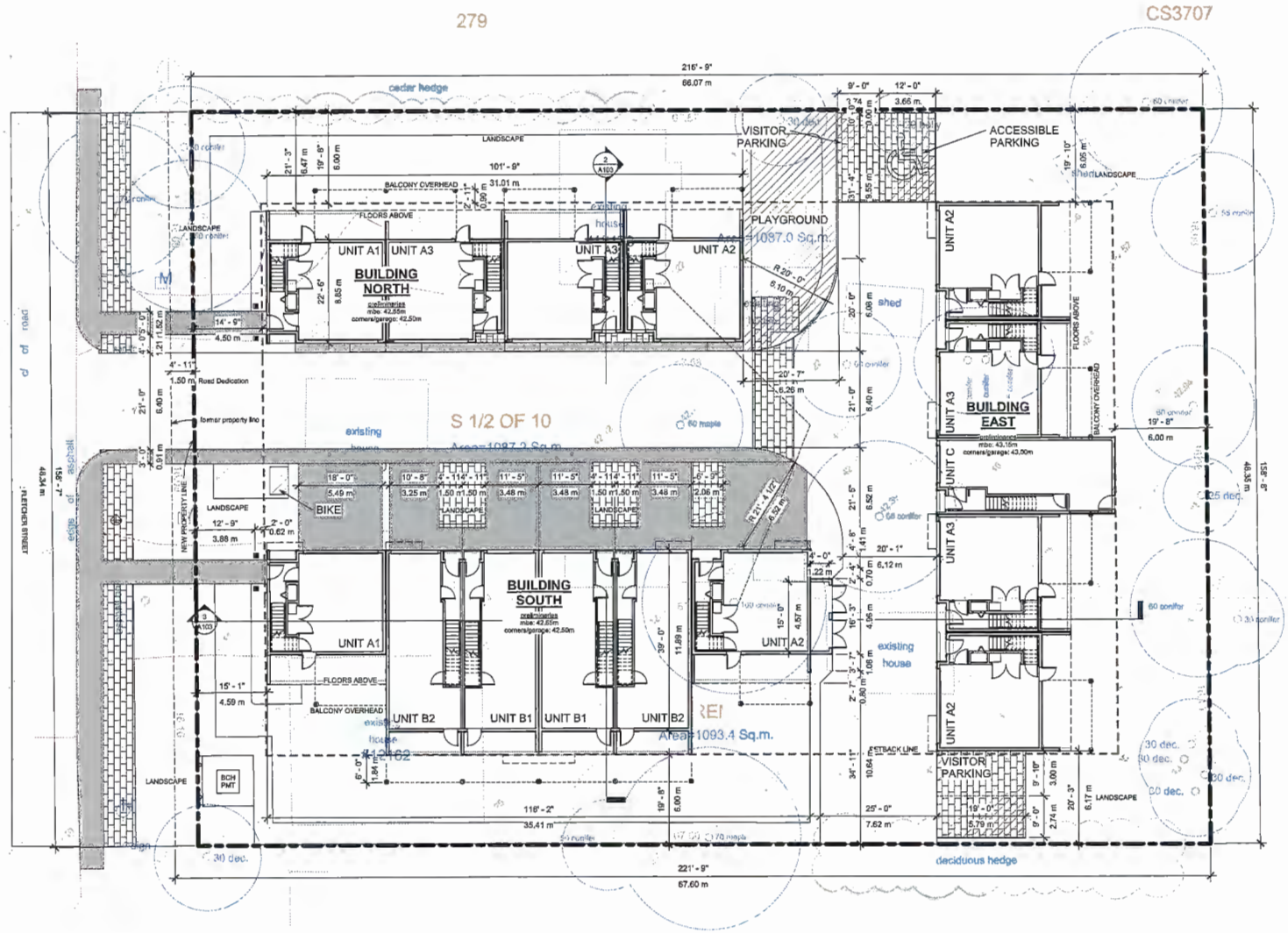

APPENDIX H

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revisions		
no.	description	date
1.	xxxxx	xx.xx.xxx

issued for:		
no.	description	date
1.	dp application	20.04.30
2.	advisory design panel	21.02.22

consultant: logo & description

architect:
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DATE: 21.04.23
SCALE: 3/32" = 1'-0"
DRAWN: ZT
CHECKED: CT

project title:
12162, 12170 and 12178 FLETCHER
TOWNHOUSE DEVELOPMENT
CLIENT: MR. JACK HE

drawing title:
SITE PLAN
ADDRESS: 12162, 12170 and 12178 FLETCHER STREET, MAPLE RIDGE, B.C.

project no. 5719021
sheet no. A102A
rev. -

2019-341-RZ and 2019-341-DP: 12162, 12170 and 12178 Fletcher Public Comments Opportunity (May 17 to May 26, 2021)
prepared by Architect 57 Inc.

21.05.27

Date YYMMDD	Address	Last	First	Comments/Requests
210510	12161 and 12151 228 Street	Xiong	Jimmy	Request for site plan. Response: Drawings are emailed and received by Xiong.
210518	12183 228 Street	Peckham	Jason	High level, the layout of the development, forecasted start dates, duration, fencing plans and tree removal intentions would be of interest to me. Response: Drawings are emailed and received by Peckham.
210518	12194 Fletcher Street	Dale	Teresa	1. The amount of traffic that 15 homes will bring, along with people parking their cars on the street. 2. Privacy concerns. The back of these homes face into several of the current homes. When people are on their decks they will be looking down into people's yards. To help with this I propose planting mature evergreen trees of a height as to block this view. I think people looking to buy would rather look at a nice tree than our backyards. Answer (1) and (2): Additional parking spaces have been proposed on site. Trees have been proposed around at perimeter of the development. 3. Like to see more trees planted and higher than the five feet. Answer (3): The size on landscape drawings are at the time of planting. Natural size is much taller and wider. 4. I was looking at the plans for Fletcher St. and on page 4 of the second plan I saw the word hedge on the north side. I could not find what tree was going to be used. I think having a dense hedge for sound issues coming from the playground is a very good idea. Answer (4): The plan you are looking at is proposed site plan with existing survey superimposed. Please refer to Sheer L1 in the file "2019-341-RZ ADP 12162-12178 Fletcher DP 20036-4" as it is the proposed landscape drawings. Hedges are proposed at each unit's rear yard. 5. Is the green lattice looking work representing a hedge? Answer (5): Yes, It is.
210526	Unknown	Unknown	Laura-Lea	1. What is being done about the sewage and rain water? Are the lines being upgraded to accommodate? The last units that were installed over on 228th, all their runoff (rain water) was diverted to our street and now I have constant water in my ditch which cause mosquitos. 2. Parking: I do not wish to have street parking, I would like it to be all contained within their new development (limited # of vehicles or underground parking) 3. Hydro and Electricity, are the lines going to be upgraded to accommodate all the new units? Will fibre optics be installed for internet? At the cost of the developer not the tax payers. 4. Will there be pre-assessments (provided to home owners) of structure building in case of damage caused by new construction that will take place? At the developers cost, not home owners! 5. Will the road have speed bumps installed, to slow traffic down? At the cost of the developer not the tax payers. 6. Will there be additional fire hydrants installed to accommodate the increase in houses? At the cost of the developer not the tax payers. 7. With these new units what will this do to the existing water table or the existing homes? I do not need any additional water in my property. 8. Will the view of the mountains be blocked to all the home owners South of this new development? 9. Will these units be rented or owned? I do not want a bunch of rentals as it does not create stability. 10. How will this affect my property taxes and land value? Answers (1) to (10): 1) Please refer to civil engineering design for service upgrade. All rainwater to be collected within the development. 2) Off-street parking is provided as per city regulation with additional stalls in front of the south building units. 3) Items described will be designed in the construction document phase. 4) Current development phase does not require such evaluation. 5) Public road features are city jurisdiction. 6) Item described will be designed in the construction document phase. 7) Please refer to civil engineering and landscape architectural drawings for storm water management plan and site drainage. All rainwater to be collected within the development. 8) The mountain view may be blocked depends on where the views are taken from. 9) For now, the developer plans to sell the units, not to rent them out. 10) Please redirect to this question to an experience real estate agent.

APPENDIX I

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	July 6, 2021
		FILE NO:	2017-319-DVP
FROM:	Chief Administrative Officer	MEETING:	C o W
SUBJECT:	Development Variance Permit 13589 232 Street		

EXECUTIVE SUMMARY:

A Development Variance Permit application has been received for the subject property, located at 13589 232 Street, in conjunction with a Rezoning and Subdivision application to rezone the property to R-1 (Residential District) and subdivide into approximately five lots. The requested variances are to:

1. Reduce the front yard setback for proposed Lots 4 and 5 from 5.5m (18.0 ft.) down to 4.5m (14.8 ft.);
2. Reduce the rear yard setback for proposed Lots 4 and 5 from 8.0m (26.2 ft.) down to 6.0m (19.7 ft.);
3. Reduce the lot depth for proposed Lots 4 and 5 from 24.0m (78.7 ft.) down to 22.0m (72.2 ft.); and
4. Reduce the road Right-of-Way width for proposed 231A Street from 13.0m (42.7 ft.) down to 12.0m (39.4 ft.).

Council granted first reading for Zone Amending Bylaw No. 7387-2017 on October 10, 2017. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7391-2017 and second reading for Zone Amending Bylaw No. 7387-2017 on September 18, 2018. This application was presented at Public Hearing on October 9, 2018, and Council granted third reading on October 16, 2018. Council will be considering final reading for rezoning application 2017-319-RZ on July 13, 2021.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-319-DVP respecting property located at 13589 232 Street.

DISCUSSION:

a) Background Context

Applicant:	D. Laird, Aplin & Martin Consultants
Legal Description:	Lot 7, Section 29, Township 12, New Westminster District Plan 11173, Except Part in Plan EPP81760
OCP:	
Existing:	Low/Medium Density Residential, Eco Clusters and Conservation
Proposed:	Low/Medium Density Residential and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	R-1 (Residential District)

Surrounding Uses:

North:	Use:	Under construction for townhouses
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential, Conservation, and Civic
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Eco Clusters and Conservation
East:	Use:	Single Family Residential, under application for Single Family Residential and Street Townhouses, application 2020-009-RZ
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Open Space, Conservation, and Eco Clusters
West:	Use:	Park
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.4 ha (1.0 acre)
Access:	136 Avenue and new road
Servicing requirement:	Urban Standard
Concurrent Applications:	2017-319-RZ/DP and 2017-564-DP

b) **Project Description:**

The subject property, located at 13589 232 Street, is located on the south-west corner of 136 Avenue and 232 Street and slopes from east to west down towards Cattell Brook (see Appendices A and B). There is an existing single family dwelling located on the eastern side of the property, and several trees located on the western half of the property.

The property to the north of the subject property was recently approved for a townhouse development of approximately 54 units, and the property to the east is currently under a Rezoning application for four single-family lots and six street-townhouse units (2020-009-RZ).

The applicant is proposing to rezone the property from RS-3 (One Family Rural Residential) to R-1 (Residential District) to allow the future subdivision of approximately five single family lots. As the subject property is located within 50m (164 ft.) of the top of bank of a watercourse and contains some slopes greater than 15%, a Watercourse Protection and Natural Features Development Permit is required.

c) **Variance Analysis:**

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process. The proposed variances are to *Zoning Bylaw No. 3510-1985* as the associated Rezoning application received third reading prior to the adoption of *Zoning Bylaw No. 7600-2019*.

The requested variances and rationale for support are described below (see Appendix C):

1. *Zoning Bylaw No. 3510–1985, Part 6, Section 601C. REGULATIONS FOR THE SIZE, SHAPE AND SIZING OF BUILDINGS AND STRUCTURES, (11) Buildings and Structures for One Family Residential Use in the R-1 zone, (c) (i),* to reduce the front yard setback from 5.5m (18.0 ft.) to 4.5m (14.8 ft.)

   This variance can be supported as it is minor in nature and the proposed lots will be fronting a future park.

2. *Zoning Bylaw No. 3510–1985, Part 6, Section 601C. REGULATIONS FOR THE SIZE, SHAPE AND SIZING OF BUILDINGS AND STRUCTURES, (11) Buildings and Structures for One Family Residential Use in the R-1 zone, (c) (ii),* to reduce the rear yard setback from 8.0m (26.2 ft.) to 6.0m (19.7 ft.)

   This variance can be supported as it is minor in nature and is consistent with previous variances.

3. *Zoning Bylaw No. 3510–1985, Schedule D – Minimum Lot Area and Dimensions,* to reduce the minimum lot depth from 24.0m (78.7 ft.) to 22.0m (72.2 ft.) for proposed Lots 4 and 5.

   This variance can be supported as it is minor in nature and allows for the new road to be developed while also not hindering the development yield nor the building of new homes.

4. *Subdivision and Development Services Bylaw No. 4800 – 1993, City of Maple Ridge Design and Construction Documents – Part 4: Supplementary Standard Detail Drawings:* To reduce the minimum road Right-of-Way for a Silver Valley Local 1 road from 13.0m (42.7 ft.) down to 12.0m (39.4 ft.).

   This variance can be supported as the applicant's engineer has demonstrated that the required servicing can fit within the reduced road Right-of-Way.

d) Citizen Implications:

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

Note that the requested variances for the front and rear setbacks are not required for the creation of the lots, but will reduce the size of the home that can be built on proposed Lots 4 and 5. Should Council not support the setback variances, the homes can be designed to comply with the regulations of the R-1 (Residential District) zone.

CONCLUSION:

The proposed variances can be supported because they are minor in nature and the applicant has demonstrated that the required servicing can fit within the reduced road Right-of-Way. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-319-DVP.

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

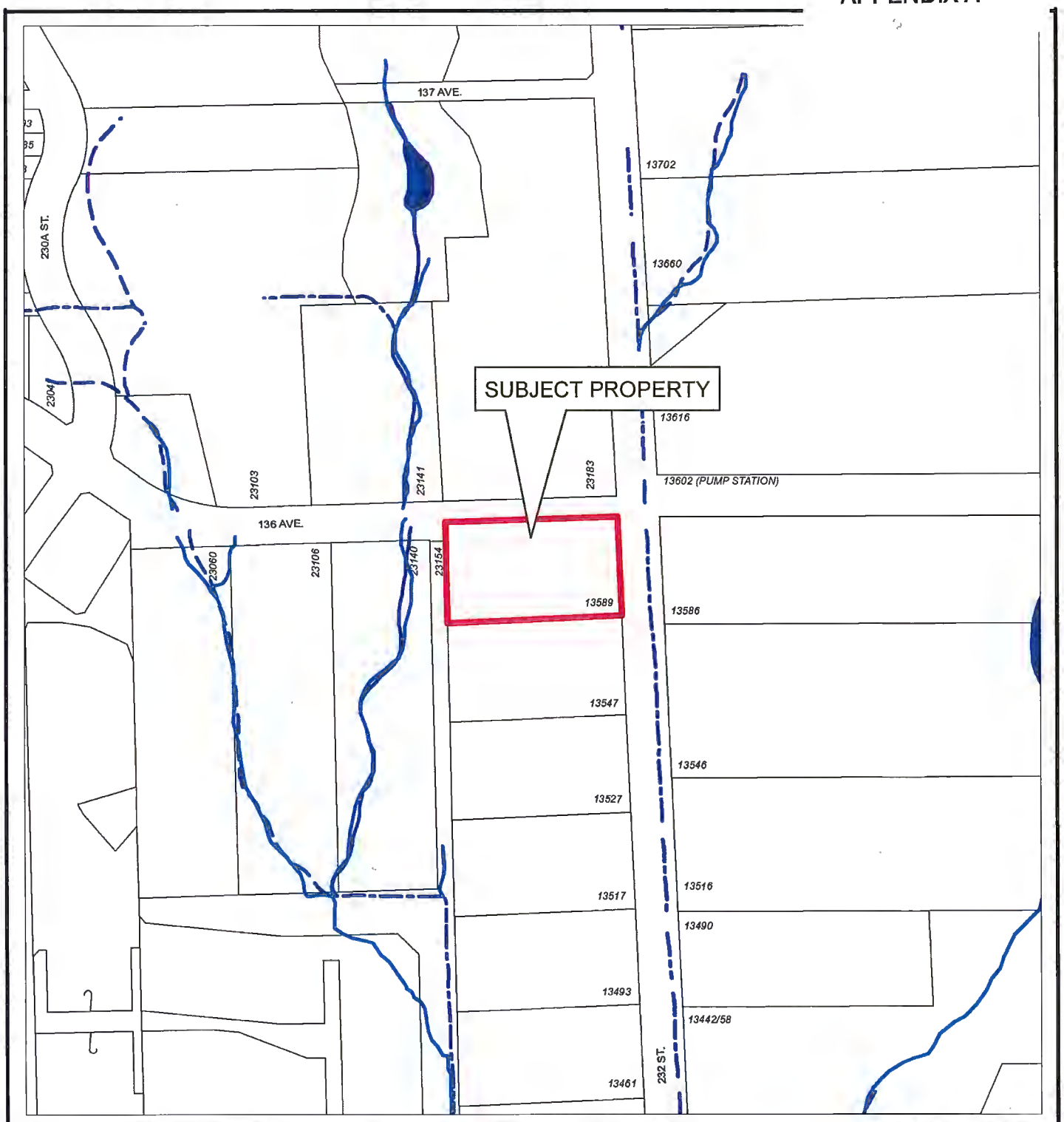
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Proposed Variances

APPENDIX A



N

Scale: 1:2,500

Legend

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

13589 232 St

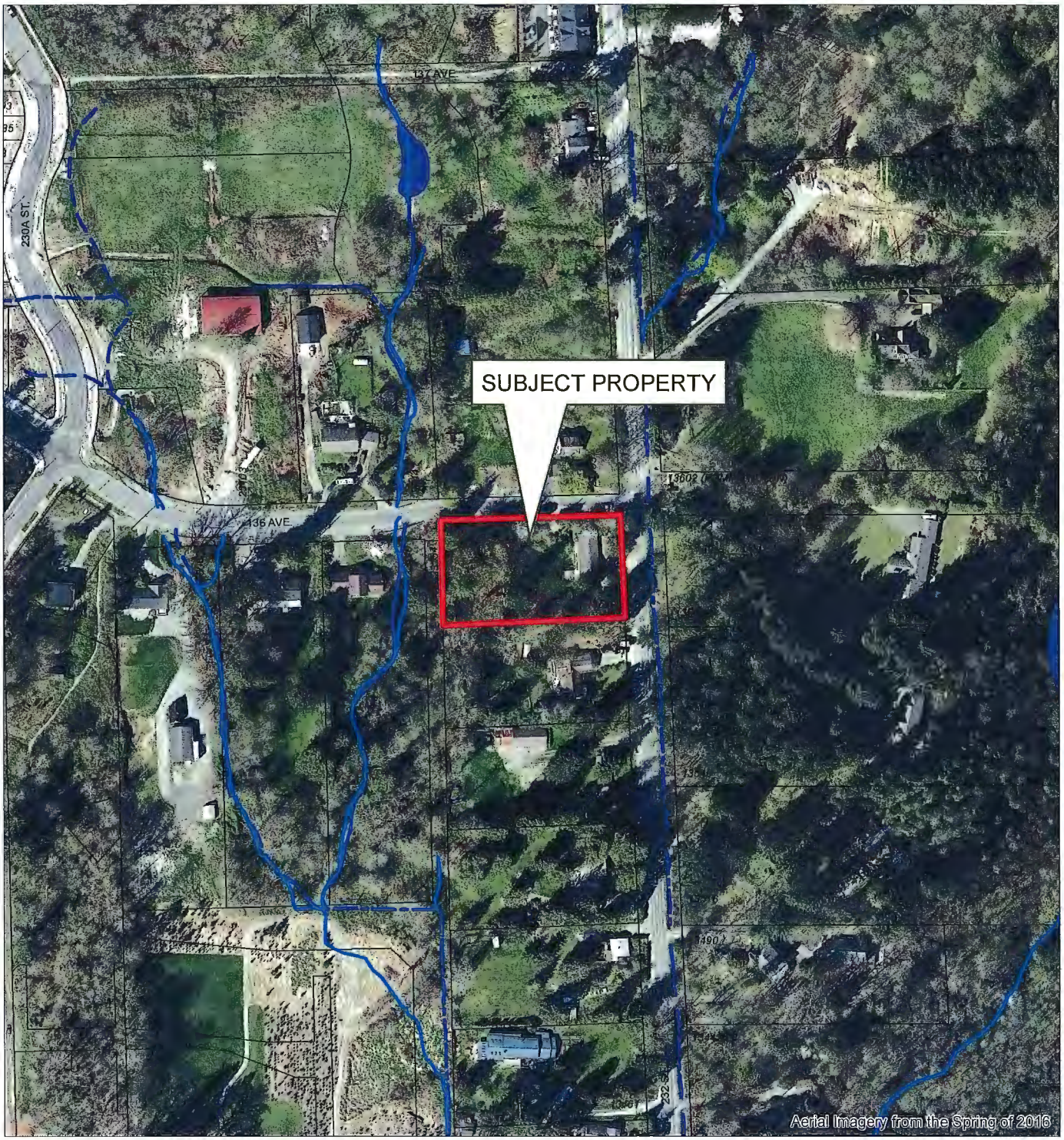
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

2017-319-RZ
DATE: Jul 26, 2017 BY: JV

APPENDIX B



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Scale: 1:2,500

Legend

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

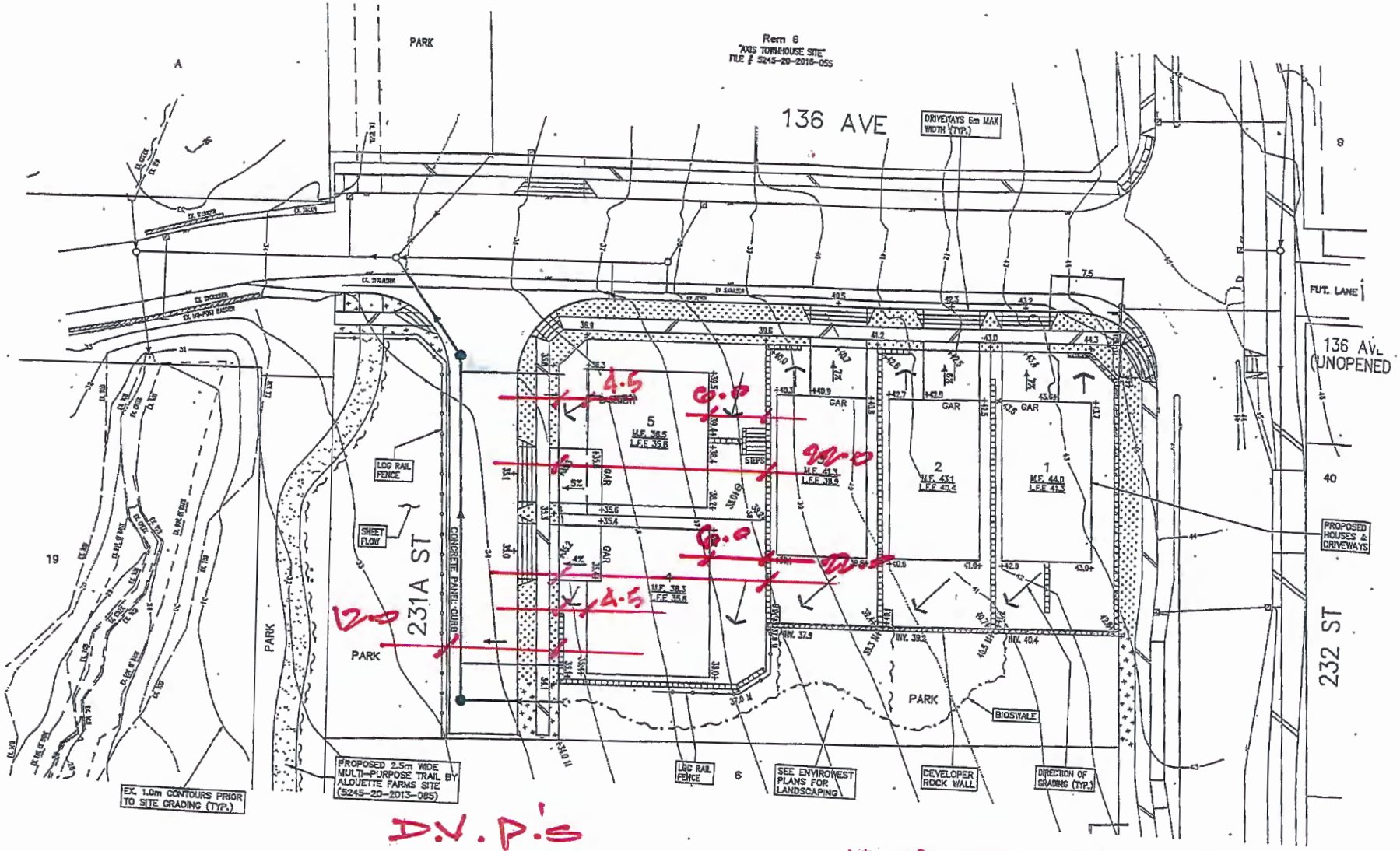
13589 232 St

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

2017-319-RZ
DATE: Jul 26, 2017 BY: JV



D.V.P.'s

13589 232 ST

2017-319-RZ

GIS

5.9.18

Aplin & Martin Consultants Ltd.
#505 – 1755 West Broadway
Vancouver, BC V6J 4S5

APPENDIX C

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 6, 2021
		FILE NO:	2019-310-DVP
FROM:	Chief Administrative Officer	**MEETING:**	C o W
SUBJECT:	**Development Variance Permit 11232 Dartford Street**		

EXECUTIVE SUMMARY:

Development Variance Permit application (2019-310-DVP) has been received associated with the rezoning of the subject property, located at 11232 Dartford Street (Appendix A), from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial). Currently, the site is licensed for a Neighbourhood Pub and a licensee retail store as an accessory use. The zone being sought would allow the licensee retail store to operate as an independent principle use and the pub would be discontinued as a use. There are no physical changes being proposed to the existing building and associated accessory parking; however, a setback variance is required to permit the building as-built under the H-1 (Heritage Commercial) Zone.

The requested variance is that the rear lot line setback be reduced from 6.0 metres to approximately 0.78 metres.

Council will be considering final reading for rezoning application 2019-310-RZ on July 13, 2021.

It is recommended that Development Variance Permit 2019-310-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-310-DVP respecting property located at 11232 Dartford Street.

DISCUSSION:

a) Background Context

Applicant:	Sel Engineering Ltd (Lee Her)
Legal Description:	Parcel 5 District Lot 278 Group 1 NWD Reference Plan 64192
OCP:	
Existing:	Hammond Village Commercial
Proposed:	Hammond Village Commercial
Zoning:	
Existing:	C-4 (Neighbourhood Public House Commercial)
Proposed:	H-1 (Hertiage Commercial)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Hammond Village Commercial
South:	Use:	Commercial
	Zone:	H-1 (Hertiage Commercial)
	Designation:	Hammond Village Commercial
East:	Use:	Residential
	Zone:	One Family Urban Residential)
	Designation:	Medium Density Multi-Family and Hammond Village Commercial
West:	Use:	Commercial
	Zone:	H-1 (Hertiage Commercial)
	Designation:	Hammond Village Commercial

Existing Use of Property:	Commercial
Proposed Use of Property:	Commercial
Site Area:	0.12 HA. (0.3 acres)
Access:	Dartford Street
Servicing requirement:	Urban Standard

1) Background:

The subject site (Appendices A and B) is a fully developed flat parcel of land, with a commercial building in the northern end of the site and the associated accessory parking for the business in the southern half of the lot. There is a hedge partially along the southern and eastern edges of the parking area, buffering of garbage bin storage area to the residential lot to the east. There is a tree that straddles the lot line in the southeast corner of the parking lot on the site.

2) Project Description:

The proposal is to rezone the subject site from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial), to permit the existing licensee retail store in the building as a principal use. As shown in the site plan, there are no physical changes being proposed to the existing building and associated accessory parking (Appendix C). Therefore, no development permit for form and character is required as part of this application.

b) Variance Analysis:

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

The requested variance and rationale for support is described below:

1. *Maple Ridge Zoning Bylaw No 7600-2019*, Part 7, Section 710 H-1 Heritage Commercial Zone, Subsection 713.7 Setbacks 1. A.: To reduce the rear lot line setback from 6.0 metres to 0.78 metres.

This variance will allow the existing building to continue operating in the building as-built, despite the rear setback (eastern most lot line) being less than required in the Zoning Bylaw. This is necessary for the business on the subject site to continue operating without interruption.

CONCLUSION:

The proposed variance 2019-310-DVP is supported to allow the existing business to continue to operate in the building as-built under the proposed H-1 (Heritage Commercial) Zone.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2019-310-DVP.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Site Plan

APPENDIX A

N

Scale: 1:2,000

Legend

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

11232 DARTFORD STREET
PID: 000-566-098

PLANNING DEPARTMENT

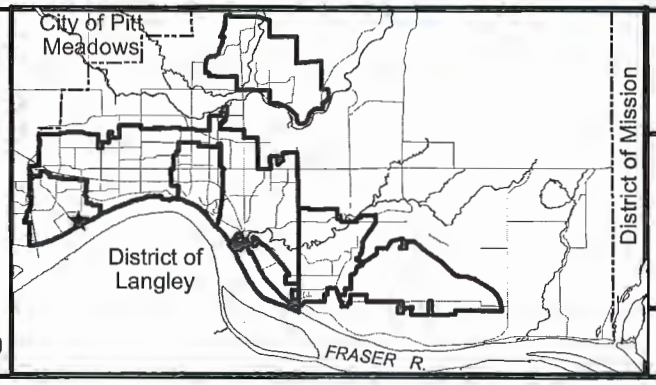
MAPLE RIDGE
British Columbia

mapleridge.ca

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

BY: PC

APPENDIX B



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Scale: 1:2,000

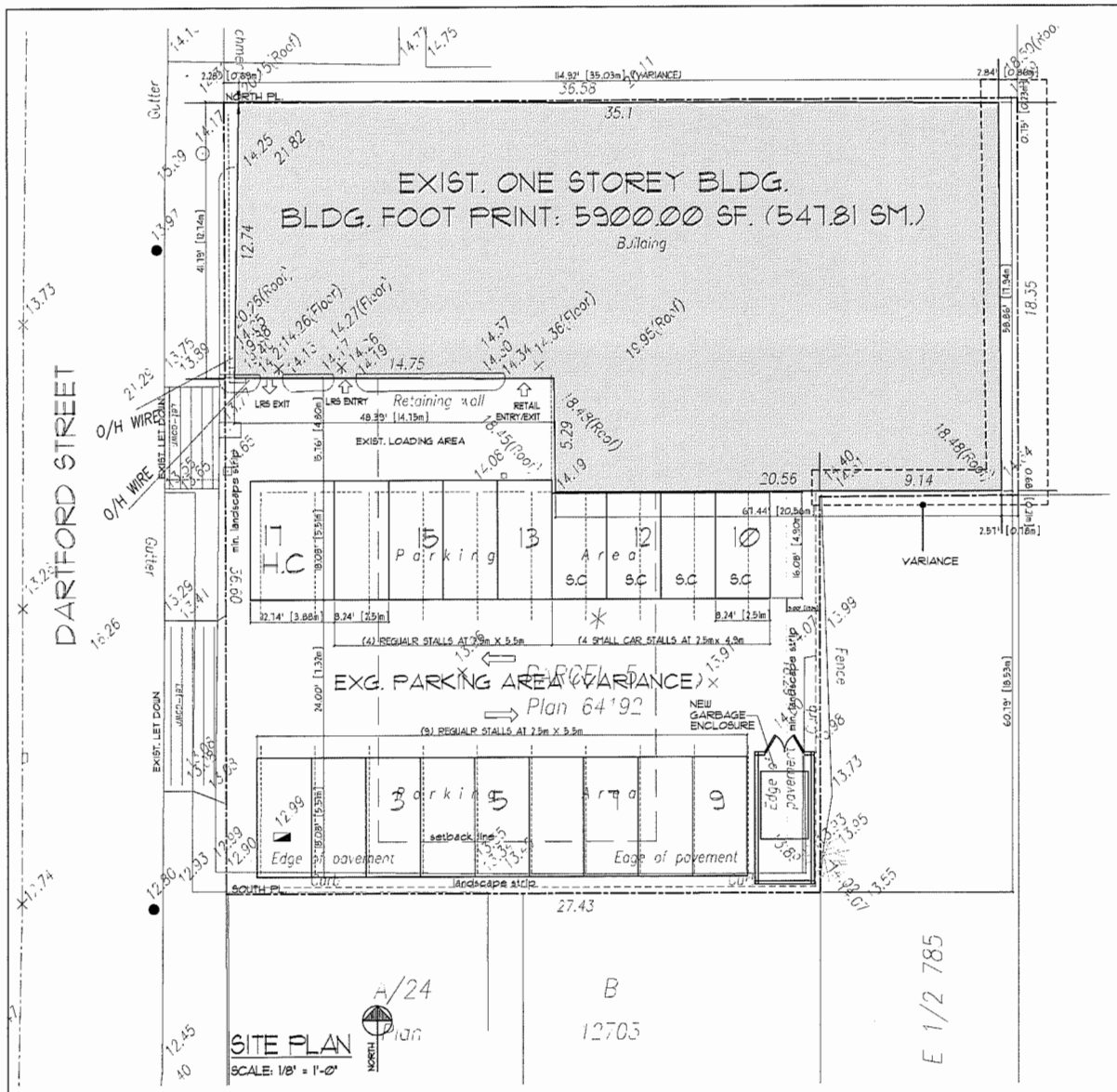
11232 DARTFORD STREET
PID: 000-566-098

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

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

BY: PC



BUILDING STATISTICS

CIVIC ADDRESS
11232 DARTFORD STREET
MAPLE RIDGE, BC.

LEGAL DESCRIPTION
PARCEL 5, DL. 276, GROUP 1, N.W.D. REF. PL. 64192

EXISTING ZONING: C-4
PROPOSED ZONING: H-2

MIN. NET LOT AREA: 2,057.07 SF. (191.0 SM.)
ACTUAL LOT AREA: 12, 617.33 SF. (1,171.58 SM.)

LOT COVERAGE: 90% = 11,356.13 SF. (1,054.42 SM.)
EXISTING: 5,900.00 SF. (547.81 SM.)

MIN. HEIGHT: 11.0M (36.09')
EXISTING HT.: 5.03M (16.50')

SETBACK:
FRONT SIDE YARD: 0.0M / EXIST. 0.6M
INTERIOR SIDE: 0.0M / EXIST. 0.3M
REAR SIDE YARD: 1.5M / EXIST. 0.78M
EXTERIOR SIDE YARD: 4.5M / NA

MIN. LANDSCAPE STRIP OF 1.5M (SEE LANDSCAPE DWGS.)

OFF STREET PARKING

COMMERCIAL RETAIL (EXIST LRS.): 1 PER 30 SM. OF GROSS FLR. AREA
762.8/30 = 25.4 (3 STALLS)

STORAGE: 1 PER 40 SM. OF GROSS FLR. AREA
305.13/40 = 7.62 (8 STALL)

OFFICE: 1 PER 40 SM. OF GROSS FLR. AREA
32.53/40 = 0.8 (1 STALL)

TOTAL = 10.96 (11 STALLS)

REQUIRED = 10.96 (11 STALLS)
EXISTING = 12 STANDARD STALLS
= 4 SMALL CARS
H/C = 1
TOTAL = 17 STALLS

OFF STREET LOADING
REQUIRED = 1
PROVIDED = 1 OFF DARTFORD STREET

REVISIONS:

1	PRELIMINARY	10.31.2011

SEL Engineering Limited
Consulting Engineers

#201, 3063 ST. JOHNS STREET
PORT MOODY, BC V3H 2C4
TELEPHONE: 604.469.3173
FACSIMILE: 604.469.3171

E-MAIL: SEL@SELENG.COM

SEAL:

I, CHANG'O CHANG P. ENG. HAVE REVIEWED AND CONFIRMED THAT ALL STRUCTURAL MEMBERS AND CONNECTIONS OF THIS BUILDING, INCLUDING BRACING TO RESIST SEISMIC LOADS ARE DESIGNED IN ACCORDANCE WITH PART 4 OF BCBC 2012

(C) COPYRIGHT RESERVED.
THIS PLAN AND DESIGN ARE, AND AT ALL TIMES, THE EXCLUSIVE PROPERTY OF SEL ENGINEERING LIMITED. REPRODUCTION OR USE WITHOUT WRITTEN CONSENT IS PROHIBITED. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON PROJECT AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING. DO NOT SCALE DRAWING.

PROJECT TITLE:
TENANT IMPROVEMENT AT:

11232 DARTFORT STREET
MAPLE RIDGE, BC

DRAWING TITLE:
SITE PLAN & GENERAL NOTES

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	SHS
PROJECT NO:	C13074
DATE:	02.15.2012
SCALE:	AS SHOWN
DRAWING NO:	A-1

APPENDIX C

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 6, 2021
		FILE NO:	2021-248-DVP
FROM:	Chief Administrative Officer	**MEETING:**	C o W
SUBJECT:	**Development Variance Permit 26475 108 Avenue**		

EXECUTIVE SUMMARY:

A Development Variance Permit application (2021-248-DVP) has been received for a property located in the Agricultural Land Reserve. The property is zoned RS-3 (Single Detached Rural Residential) and is subject to the Farm Home Plate regulations in the Zoning Bylaw, which restricts the area and setbacks on a property that can be developed for residential and accessory residential uses.

The requested variances to the Zoning Bylaw No. 7600-2019 are to:

1. Vary the maximum area of the farm home plate from 0.2 hectares (0.5 acres) to 0.4 hectares (1.0 acres).
2. Vary the maximum depth of the farm home plate from the front lot line from 60 meters (197 feet) to 165.6 metres (543.3 feet).
3. Vary the maximum distance from the front lot line to any portion of the single detached residential building from 50 metres (164.0 feet) to 165.6 metres (543.3 feet).

A review of this application is provided further in this report, including an assessment of the factors that could support or not support this application. These factors are based on the objectives of the Farm Home Plate regulations, the site context, and on correspondence with the applicant.

It is recommended that Development Variance Permit 2021-248-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2021-248-DVP respecting property located at 26475 108 Avenue.

DISCUSSION:

a) Background Context

Applicant:	Ben Gehrke
Legal Description:	Lot 21, Section 7, Township 15, Plan NWP38665
OCP :	
Existing:	AGR (Agricultural)
Proposed:	AGR (Agricultural)

Zoning:

Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	RS-3 (Single Detached Rural Residential)

Surrounding Uses:

North:	Use:	Rural Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation	Rural Residential
South:	Use:	Rural Residential
	Zone:	RS-3 (Single Detached Rural Residential))
	Designation:	Agricultural
East:	Use:	Vacant Forested Lot
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Agricultural
West:	Use:	Rural Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Agricultural

Existing Use of Property:	Vacant Lot
Proposed Use of Property:	Rural Residential/Agricultural
Access:	108 Avenue
Servicing:	Well & Septic
Lot Size:	3.925 ha (9.7 acres)

b) Project Description:

Background

The property owner has previously applied to the Board of Variance for a similar set of variances, however, those applications were ultimately denied. The first application was heard at the March 2, 2021, Board of Variance meeting, whereby, the Board defeated a motion to have the variances approved. A similar application, with smaller variances was brought forward to the May 4, 2021, Board of Variance meeting. The second application was, subsequently defeated, as the Board felt that the applicant was asking for a major variance and that City Council should instead be the venue for the application through a Development Variance Permit application.

Current Proposal

The applicant is seeking to develop a homestead on a property that is located in the Agricultural Land Reserve. The subject site is currently vacant and is classified as "Residential" under the Assessment Act. However, the new owner intends to develop the property for farming purposes and obtain "Farm Status" in the near future. The property owner is planning to raise special chickens, whose colourful hackle feathers are key to the sport of fly fishing. The feathers are to be used as part of fishing tackle, to imitate an insect, often a mayfly, in the sport of fly fishing. The property owner is planning on raising these specialty chickens on the property. Further information from the applicant is provided in Appendix C.

The placement of the proposed Farm Home Plate is constrained by the location of wetlands and other low-lying topography that is prone to flooding. These low areas of the property are located toward the southern portion of the site, near the front of the property, in the area that would

otherwise be required to house the residential farm home plate. The applicant has engaged a Qualified Environmental Professional (QEP) to map out the area of wetland on the southwest portion of the site to determine the appropriate 30 metre (98 feet) setback. The proposal seeks to cluster the septic field and other residential structures in an efficient formation that respects the required setbacks from the wetland and leaves the low-lying portion of the site intact. By placing the Farm Home Plate on the highest ground, the applicant is able to avoid an extensive amount of fill that would be required to develop the low-lying parts of the property, near the front of the site.

The City's Environmental Planners have determined that a Watercourse Protection Development Permit is not required at this time, however, if the applicant were to enlarge the Farm Home Plate at a later stage, then one would become necessary. The Building Department has analyzed the site and topography and determined that the low-lying areas of the site near the front of the property, are not suitable for development.

Appendix D provides a diagram of measurements that are relevant to this application. The proposed Farm Home Plate, at 0.4 hectares (1.86 acres), is shown, as well as the driveway and the setbacks required from the wetland on site.

Analysis

On December 6, 2016, Council adopted a bylaw amendment for farm home plate regulations on properties within the Agricultural Land Reserve. This initiative came out of the work of the Ministry of Agriculture. The Ministry's purpose and goals were to establish criteria:

> *...to minimize the impact of residential uses on the current and future farming capability of land in the ALR while not unduly limiting the residential needs of farmers.*
>
> *These criteria:*
> 1. *do not restrict agricultural activities;*
> 2. *direct the largest residential uses in a community to non-farming areas;*
> 3. *minimize the impact of residential uses on farm practices and farming potential in farming areas;*
> 4. *minimize loss and/or fragmentation of farmland due to residential uses; and*
> 5. *minimize the impact of residential uses on increasing costs of farmland.*

The impacts due to residential development on farmland can be numerous. Other Metro Vancouver municipalities are contending with large estate development on farmland, which can increase competition to purchase agricultural properties, making it difficult for legitimate farming interests to acquire land for this purpose. The presence of high residential improvement values on farmland can increase the costs of purchasing agricultural land.

The implications of the proposed variance requests are reviewed below in this report in light of the following considerations:

- **Site / application background.** *When was the property purchased, and what were the site development objectives?*
- **Extent of variance requests.**
- **Adjacent impacts.** *Does the larger setback increase the potential for conflicts between neighouring farm operations and residential users?*
- **Will the property be farmed?**
- **Does proposed siting interfere or assist with the agricultural potential of the property?**

c) Variance Analysis:

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

The requested variances and rationale for support are described below. Appendix E shows the site plan with proposed variances.

1. *Maple Ridge Zoning Bylaw No 7600-2019*, Part 4, Section 402.12, 1. a): To vary the area of the Farm Home Plate from a maximum of 0.2 hectares (0.5 acres) to 0.4 hectares (1.0 acres).

2. *Maple Ridge Zoning Bylaw No 7600-2019*, Part 4, Section 402.12, 1. b): To vary the maximum depth of a Farm Home Plate from 60 meters (197 feet) to 165.6 metres (543.3 feet) from the lot line that abuts the fronting road to the rear of the Farm Home Plate.

3. *Maple Ridge Zoning Bylaw No 7600-2019*, Part 4, Section 402.12, 1. e): To vary the maximum distance from the front lot line to any portion of the single detached residential building from 50.0 metres (164.0 feet) to 165.6 metres (543.3 feet).

The proposed variance requests are reviewed in light of the following considerations:

- **Site / application background.** As noted, the property is currently classified as "Residential" under the Assessment Act and is not currently being farmed. The site is constrained by two isolated wetlands and other low-lying topography in the front of the site. These constraints make it impractical for the property owner to meet the regulations for the residential farm home plate in the Zoning Bylaw. See letter from applicant's contractor in Appendix F. Placing the residential structures near the front of the site would require large amounts of fill and could lead to problems with drainage and unforeseen settling of structures and impact the wetlands. The property owner has recently purchased the property and intends to bring the property to "Farm Status" under the Assessment Act, by raising special fly fishing chickens on the property.

- **Extent of variance requests.** The main reason for requiring a compact Farm Home Plate is to discourage the use of agricultural land for estate residential purposes. Generally, large front yard setbacks are associated with landscaping for residential uses, often with vast expanses of lawn. Agricultural uses typically are sited further to the rear of the property. The proposed increase to the Farm Home Plate area and setback are significant, however, they should be viewed in the context of the future plans for the site and ability to build at the front of the lot. The property owner does have the intention of farming the property in future.

- **Adjacent impacts.** The sitting of the proposed buildings is consistent with the development of the property to the west at 26429 108 Avenue. The property to the west has a water feature in the front yard of the property and the single family home is located on the higher ground to the north of this feature. The proposed Farm Home Plate would mimic this same layout as the property to the west, a site with similar conditions. The property to the east is currently undeveloped.

- **Will the property be farmed?** As noted, the property owner is planning to farm the property in the future by planting by raising special fly fishing chickens on the property.

- **Does proposed siting interfere or assist with the agricultural potential of the property?**
  The proposed residential buildings are clustered on the proposed home plate. By clustering the proposed buildings, the impact on the farmable area of the subject property is minimized.

d) Intergovernmental Implications:

The applicant has already filed a Notice of Intent with the Agricultural Land Commission (ALC) for the proposed fill for the home site and driveway on the subject property. The applicant has also had conversations with the ALC regarding his plans to place the proposed mobile home on the property this year, while waiting to construct the larger dwelling within the next five years. The property owner understands that they will have to abide by all ALC rules and regulations, including any potential approvals or permits in due course.

e) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999,* notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit. The applicant has provided a letter signed by residents of three properties in the area (see Appendix G).

CONCLUSION:

The proposed variances are supported because they are conducive to an agricultural future for the subject property, and are unlikely to present intrusive effects on neighbouring agricultural properties.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2021-248-DVP.

"Original signed by René Tardif"

Prepared by: **Rene Tardif, BA, M.PL**
Planner

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

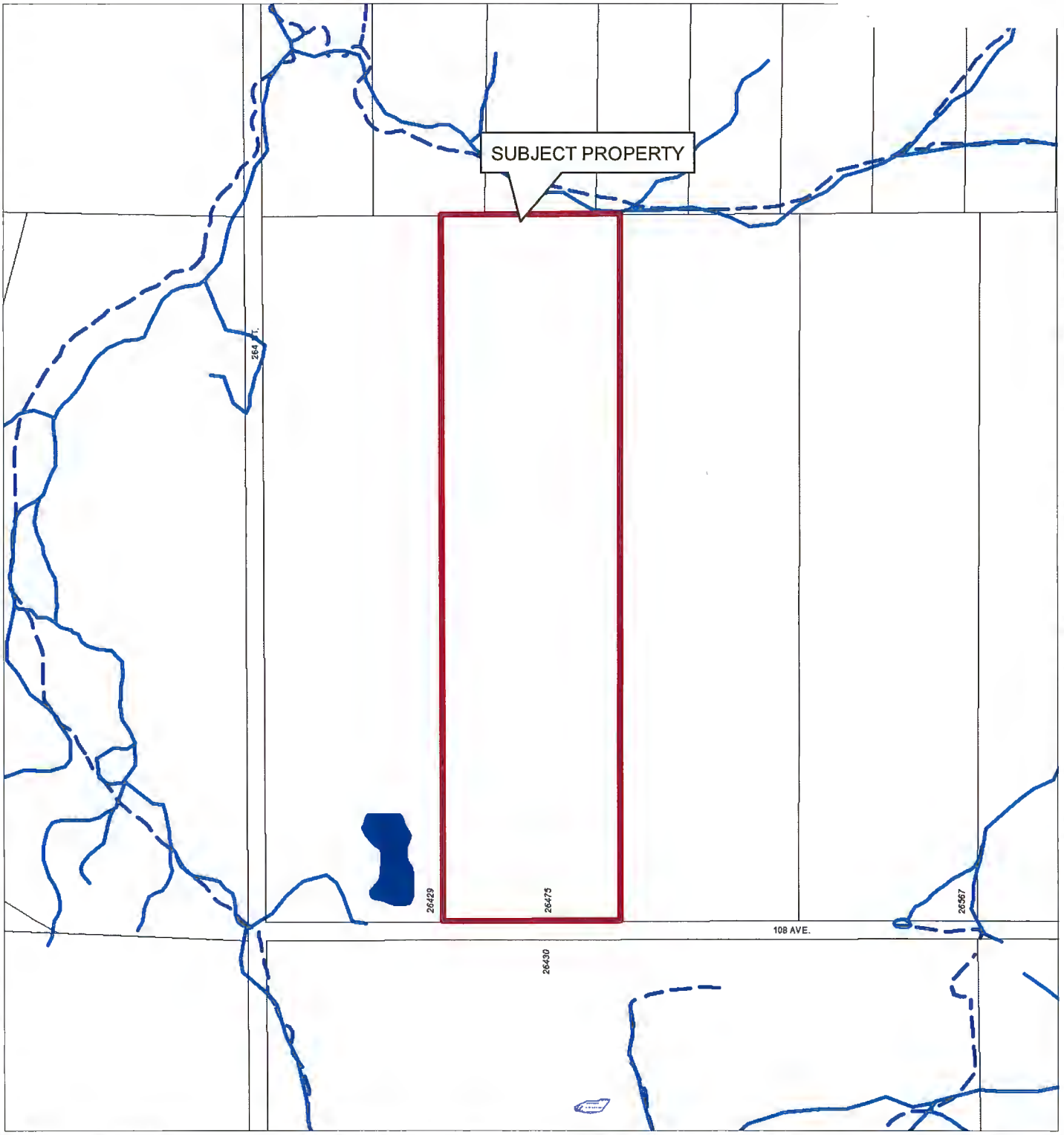
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Letter from Applicant
Appendix D – Site Plan with Farm Home Plate Layout
Appendix E – Proposed Variances
Appendix F – Letter from Elkhorn Excavating and Septic
Appendix G – Letter of Support from Neighbours

APPENDIX A



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Scale: 1:3,000

Legend

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

26475 108 AVENUE
PID: 008-530-203

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

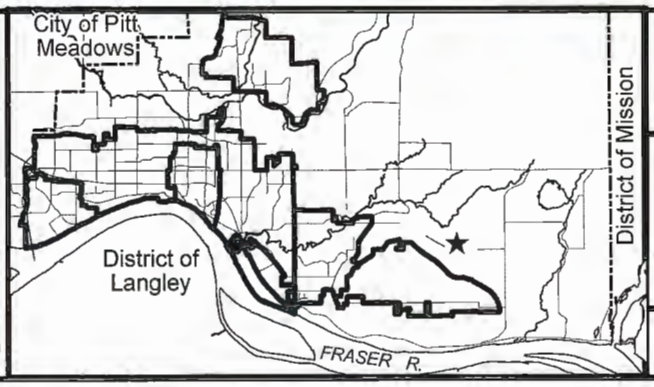
FILE: 2021-248-VP
DATE: May 10, 2021

BY: PC

APPENDIX B

N

Scale: 1:3,000



26475 108 AVENUE
PID: 008-530-203

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-248-VP
DATE: May 10, 2021

BY: PC

Here are the things that we feel are important that City Council should know about...

There are two reasons that we purchased this property. The first one is that we want our three boys to experience a country lifestyle. Secondly, we are so excited about having our own family run farm.

I realize that we are doing this in an unconventional way (regarding the buildings), in that we're starting off by putting a manufactured home on the property first and then in approximately five years time we will start construction of our dream home. The less expensive manufactured home will allow us live on the property a lot sooner and meanwhile working towards our long term goals of building our future forever home, living off of the land, farming, and generally just living a quieter lifestyle.

In the future, the manufactured home may be suitable for our aging parents, we may use it for farm staff accommodation or, or we may even sell the manufactured home and use the concrete slab underneath as the foundation for a much needed farm building.

We do plan to eventually farm animals and putting the pens and barns further back and out of site on the property could potentially be disastrous if the bears, cougars, or coyotes decided the farm animals were prey. It would be a lot easier to take care of the animals and give us peace of mind if our house was situated closer to the farm buildings at the back. We do hope to rely on the land and the animals for income in the future so not being able to protect our livelihood could have major financial repercussions for us.

Details about the property itself:

The property slopes downwards from North to South towards 108th. The high point where we would like to build compared to the low part in the front of the property is a difference of 3m or 9.84 feet. The wetlands and setbacks on the front part of the property take up a lot of real estate and would make the layout of the buildings awkward and cramped and frankly, quite close to the road. We are very concerned about flooding and settling issues if we were to build in the wettest and most Southern portion of our property.

From the corner on 268th and 108th down to our property it drops approximately 18m in elevation. So the road and our property all slope towards the Southwest.

Our direct neighbours to the East have water that also drains onto our property and they are approximately 2 m higher than we are. Almost the entire front of their property is a wetland. Please see attached environmental survey.

Our direct neighbours to the West have a large 14 foot deep lake on the front of their property that is there year-round.

Our neighbours to the south at 26430 108th have a very large lake as well that looks to be 5 times the size of the main house.

Clearly this area of 108th has a lot of groundwater running from the high lands to the low lands and during the rainy months this is even more apparent. Our property is lined by three preexisting ditches on the West, East, and South property lines in attempts to manage some of this water.

After looking at Ridgeview maps online, it appears that virtually all of the people that live on 108th have build on the high points of their land and for good reason. For a number of these properties that means they are outside the normal home farm plate and set backs.

So at the end of the day, all that we are asking for is for common sense to prevail and for what our other neighbours already have; the ability to build on the dryer, flatter, and high point of the property so that water runs away from our house and not towards it.

The reason for the odd shape to our home farm plate is because we are trying to save some big cedar trees that we recently discovered. By moving the one side (East side) of the home farm plate to the North it allows us to keep these trees. If we can't modify the home farm plate we would have to cut them down. This property was cleared of almost all of its large trees 15 years ago or so, so we hope to save as many large cedars and maples as we can that are still standing. Please see pictures attached showing trees and stakes for the home farm plate.

Our family has endured a great deal of hardship in trying to get our new home built. Since December, we have been paying rent and mortgage with 90% of all of our belongings in storage. We are a family of five living in a 2 bedroom suite. We are basically living out of suitcases. In addition to this, because of the insane rise in building costs and the lengthy delays, the cost of our manufactured home has increased more than $70,000 at present. We are deeply concerned that if we can't get this moving quickly and the prices keep going up we may have to significantly alter our home or we may be priced out of the market.

I am available any time to answer any questions related to our property and I would gladly welcome anyone to come out and have a look at it first hand so you can see exactly what we are talking about.

We have attached a letter of support from our immediate neighbours to the East and West showing their support for us to build our home on the high ground. In addition, we have included a letter from the contractor/engineer who would be installing our septic and they also agree that building in the low part of the property is not a good idea.

Thank you for your time,
Ben Gehrke and Family

APPENDIX D

TOPOGRAPHIC PLAN OF PART OF LOT 21 SECTION 7 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN 38665

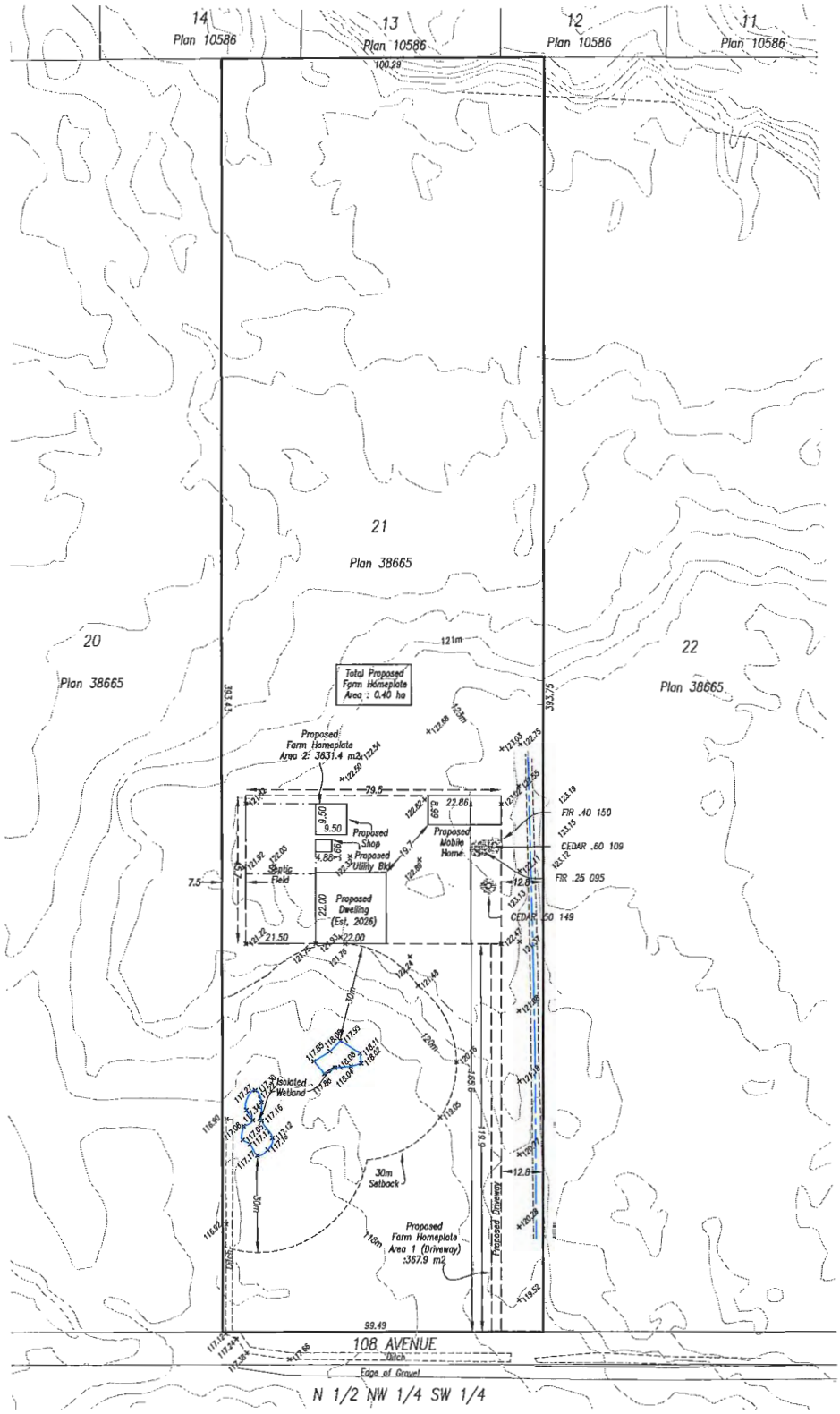
SCALE 1 : 1000

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

10 5 0 25 50

CIVIC ADDRESS: 26475 108TH AVENUE, MAPLE RIDGE

PARCEL IDENTIFIER: 008-530-203



LOT DIMENSIONS DERIVED FROM PLAN 38665

CONTOURS ARE DERIVED FROM CITY MAPPING

ELEVATIONS ARE IN METRES (GEODETIC)
ELEVATIONS REFERENCED TO
MONUMENT: 95H2035
ELEVATION: 139.107m
DATUM: CVD28GVRD2018

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: H278-04-A

PREPARED FOR: GEHRKE

CHARGE(S) ON TITLE WITHOUT REFERENCE TO SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:

ALR PLAN NO. 15

S.P. WADE, BCLS

DATE OF SURVEY: DECEMBER 1, 2020
DATE OF SURVEY: FEBRUARY 1, 2021
DATE OF SURVEY: MAY 19, 2021

TOPOGRAPHIC PLAN OF PART OF LOT 21 SECTION 7 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN 38665

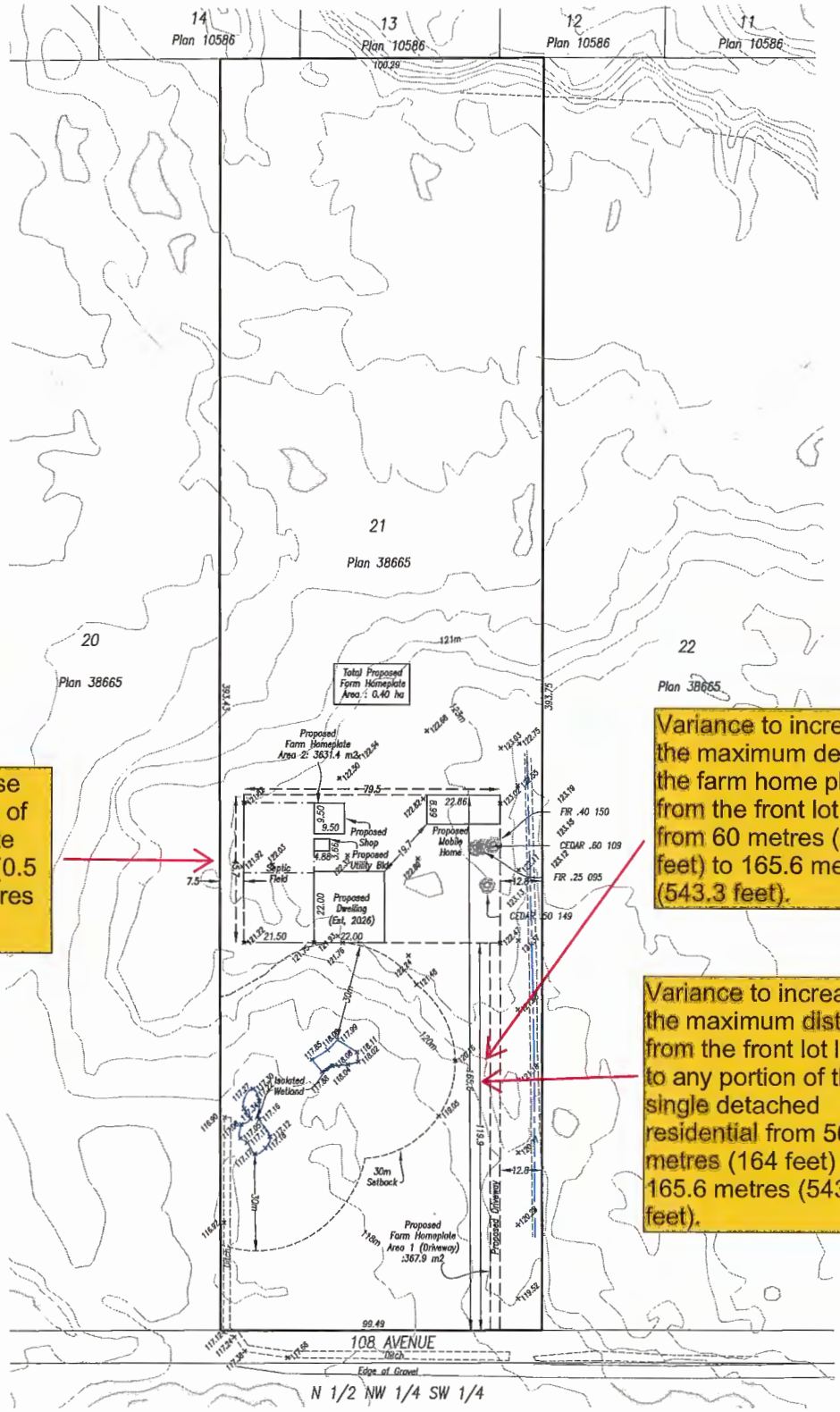
SCALE 1 : 1000

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

10 5 0 25 50

CIVIC ADDRESS: 26475 108TH AVENUE, MAPLE RIDGE

PARCEL IDENTIFIER: 008-530-203



Variance to increase the maximum area of the farm home plate from 0.2 hectares (0.5 acres) to 0.4 hectares (1.0 acres).

Variance to increase the maximum depth of the farm home plate from the front lot line from 60 metres (197 feet) to 165.6 metres (543.3 feet).

Variance to increase the maximum distance from the front lot line to any portion of the single detached residential from 50 metres (164 feet) to 165.6 metres (543.3 feet).

LOT DIMENSIONS DERIVED FROM PLAN 38665

CONTOURS ARE DERIVED FROM CITY MAPPING

ELEVATIONS ARE IN METRES (GEODETIC)
ELEVATIONS REFERENCED TO
MONUMENT: 95H2035
ELEVATION: 139.107m
DATUM: CVD28GVRD2018

WADE & ASSOCIATES LAND SURVEYING LTD.
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PHONE: (604) 826-9561 OR 463-4753
FILE: H278-04-A

PREPARED FOR: GEHRKE

CHARGE(S) ON TITLE WITHOUT REFERENCE TO SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:

ALR PLAN NO. 15

S.P. WADE, BCLS

DATE OF SURVEY: DECEMBER 1, 2020
DATE OF SURVEY: FEBRUARY 1, 2021
DATE OF SURVEY: MAY 19, 2021

ELKHORN
EXCAVATING AND SEPTIC
604.799.1260

May 12 2021

To whom it may concern,

This is in regards to the property at 26475 108th avenue Maple Ridge, BC. It is in this writers opinion that the location of the current proposed building area is unsuitable for a septic system to be installed. In making multiple visits to the site, the proposed area is a low lying portion of the property with soil that is unsuitable to sustain a long term onsite wastewater system that would support the clients prospective plans. In short, it is in my opinion that the system could be susceptible to premature failure due to the saturated nature of the soil present; which is a liability on my end, as well as a blatant waste of money on my clients end. Furthermore the larger issue at present is the designation of wetlands in this southwest corner of the property, which in following in accordance of the Standard Practice Manual V3 for onsite wastewater installations, any system must be at least 30 meters away from any water source. The way the property is currently setup I don't see any way of being able to meet these setbacks, while also giving my client the use of there property. The site restrictions of the Farm Home Plate in this southwest corner not only inhibits the ability for my client to be able to make use of the area as they intend, but it doesn't in turn allow me enough space to construct a septic field to service the dwellings, as well as meet my required setbacks.

Refer to the clients proposed site plans for a visual aid in regards to home plate layout.

Thank you.

Robert Hedges

Elkhorn Excavating & Septic

604-799-1260

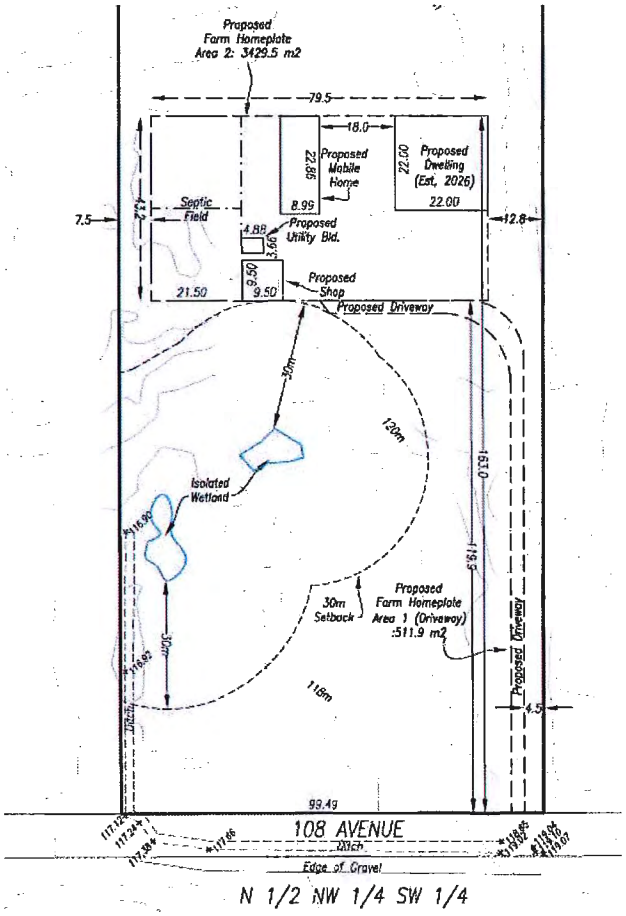
May 17, 2021

2021-1366

To Whom It May Concern.

Reference: **Septic Setback Letter – 26475 108th Avenue, Maple Ridge, BC**

Please accept this letter of support, from an on-site wastewater (septic) disposal management engineering perspective, for the adjusting of the proposed Farm Homeplate to the location shown in the snip taken from a legal plan prepared by Wade and Associates (full page copy attached to this report.



The undersigned was retained by the owner to comment on the suitability of the location for the Farm Homeplate shown in the snip to the right versus similar area for the Farm Homeplate set adjacent to the south property line adjacent to 108th Avenue.

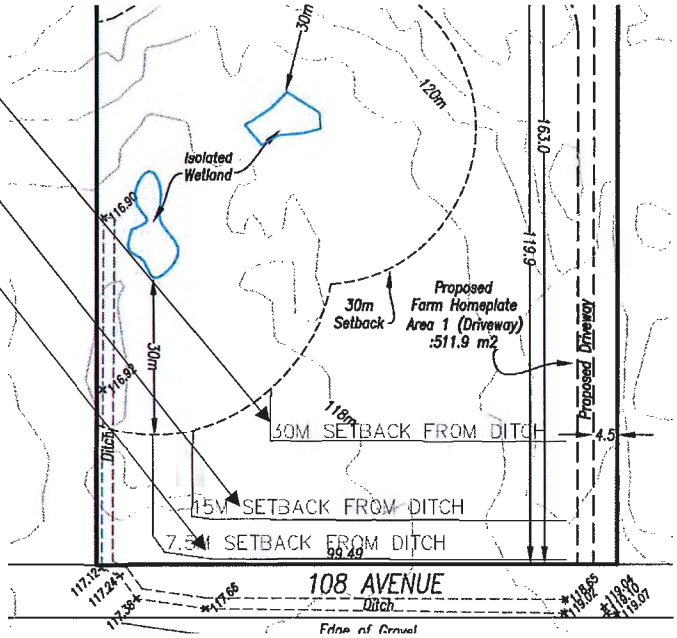
This writer is a Professional Engineer (BC Registration No. 28938). He is a graduate of the Geological Engineering Program at the University of Saskatchewan, obtaining his degree in 1992. Since 1992, he has practiced as a Civil, Geotechnical, and/or Septic Engineer in the Provinces of Saskatchewan, Alberta, and British Columbia, and in the States of Wisconsin, Iowa, and Illinois. He is currently Principal of Out of the Box Engineering (DBA 0772308 BC Ltd) located in Agassiz, BC.

When considering the area adjacent to the south property line, one should acknowledge the horizontal separation requirements for on-site wastewater disposal systems. The Sewerage System Standard Practice Manual Version 3 (SPM V3) provided by the Health Protection Branch of the Ministry of Health provides minimum required horizontal separation distances between the proposed septic disposal system and fresh water (wells, ponds, wetlands, streams, ditches, etc). The "fresh water' to be considered for this specific project are the identified wetlands and the ditch the runs along the south portion of the west property line and then crosses to the east within 108th Avenue right-of-way.

Out of the Box Engineering (DBA 0772308 BC LTD)
Box 274 Agassiz PO, Agassiz, BC V0M 1A0
604-819-9809 / collin@ootbe.ca

Minimum required horizontal separation distances between the proposed septic disposal system and the following fresh water are:

- 30 meters from the wetlands – shown on the plan by Wade and Associates.
- From a septic perspective, the ditch could be considered/described as one of three fresh water bodies.
    - Permanent fresh water requires 30m separation,
    - Intermittent fresh water requires 15m separation, or
    - Breakout point requires 7.5m separation.



To the right is a sketch showing these three separations (7.5m, 15m, and 30m) from the ditch to illustrate the very limited area available for installation of an on-site waste water disposal system in the ae=rea nearest the south property line.

The area noted on the Wade Survey plan north of the wetland is not as limited and therefore, this writer supports that location from a septic perspective.

If there are any questions, please do not hesitate to contact the undersigned.

Regards,

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
C. S. JOHNSON
28938
2021-05-18

Collin S. Johnson, P.Eng.

Attached

out of the box ENGINEERING

Out of the Box Engineering (DBA 0772308 BC LTD)
Box 274 Agassiz PO, Agassiz, BC V0M 1A0
604-819-9809 / ootbe2013@gmail.com

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

May 2021

This letter is written in support for Ben Gehrke and Madeleine Lemaire to build their home on the high point of their property at 26475 108th Ave. We have seen the proposed site plan and agree that it makes the most sense to build North of the wetlands on the high ground which is 3m higher than the front portion of the property.

As long term residents of 108th, we are familiar with the area and the front portion of the lot at 26475 108th Ave which is lined by three active ditches on the front East, South and West property lines.

We feel building in the wet and soggy front portion of the property would be a mistake and have negative repercussions in the future for their homestead.

Sincerely,

Bud Popadiuk [redacted] 26929 108th Ave

Dina Popadiuk

KEN SMITH [redacted] 26567 108TH AVE

Siavash-Najafi [redacted] 24927 – 122 Ave Maple Ridge

Aliyeh-Romasi [redacted] 24927 – 122 Ave Maple Ridge

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 6, 2021
		FILE NO:	2020-414-DP 2020-414-DVP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Development Variance Permit and Development Permit**
22311 North Avenue

EXECUTIVE SUMMARY:

A Commercial Development Permit application has been received for the subject property located at 22311 North Avenue. The development proposal is for the construction of a six (6) storey mixed use Commercial/Residential building with 34 apartment units for supportive rental housing and approximately 24 m^2 of office on the ground floor. The site is currently zoned C-3 (Town Centre Commercial) and is designated as Low-Rise Apartment in the Town Centre Area Plan in the South Lougheed Precinct.

The development permit application made to the City is subject to Section 8.11 Town Centre Development Permit Area, South Lougheed Precinct. The proposed building will replace the existing empty lot on the site.

In addition to the Town Centre Development Permit, the applicant has requested several variances to accommodate the proposed development, as follows:

- To reduce the required parking spaces from 13 to 11 for supportive housing.
- To vary the rear yard setback from 6.0 metres to 4.47 metres.
- To waive the requirement for concealed parking for the apartment uses.
- To waive the requirement for Private Outdoor Areas for each Dwelling Unit.

As the subject property is already zoned C-3 (Town Centre Commercial), the Community Amenity Contribution Program does not apply to this development.

RECOMMENDATION:

1. **That the Corporate Officer be authorized to sign and seal 2020-414-DP respecting property located at 22311 North Avenue.**

2. **That the Corporate Officer be authorized to sign and seal 2020-414-DVP respecting property located at 22311 North Avenue.**

DISCUSSION:

a) Background Context:

Applicant: Boni Maddison Architects

1110

Legal Description:		Lot 45, D.L. 398, Block 5, Plan NWP155
OCP:		
Existing:		Low-Rise Apartment
Proposed:		Low-Rise Apartment
Zoning:		
Existing:		C-3 (Town Centre Commercial)
Proposed:		C-3 (Town Centre Commercial)
Surrounding Uses		
North:	Use:	Commercial
	Zone:	C-3 (Town Centre Commercial)
	Designation	Town Center Commercial
South:	Use:	Single Family Housing
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Port Haney Multi-Family, Commercial and Mixed-Use
East:	Use:	Commercial
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Commercial
West:	Use:	Commercial
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Low-Rise Apartment
Existing Use of Property:		Vacant Lot
Proposed Use of Property:		Mixed Use Commercial/Residential
Site Area:		813 m^2
Access:		117 Avenue
Servicing:		Urban Standard

b) Project Description:

The proposal is for a six (6) storey residential building with 34 rental apartment units for supportive housing and approximately 24 m^2 of office on the ground floor and 11 parking stalls. The application is proposing a Floor Space Ratio (FSR) of 1.85, along with an outdoor rooftop patio on the sixth floor of the building.

The building plan is an L shape, with a solid front along North Avenue and stepped along 117 Street. Exterior cladding materials, texture and colour are utilized to reduce the scale of the building exterior. Brick is proposed on the first 3 floors and cementitious panel/plank on the upper 3 floors. This will bring the scale down of the building with this layered approach. The brick is articulated with pilasters and horizontal coursing. The upper 3 floors are broken up with horizontal cladding in the middle and panel on the ends. This articulates the "middle" of the building. On the sides and rear of the building the lower 3 floors are articulated with plank and panel on the upper 3 floors. Again this is to break up the building mass and articulate the volumes.

c) Planning Analysis:

i) Official Community Plan

Development Permit

The development permit application made to the City prompting this submission to the ADP is subject to the Key Guidelines and the Design Guidelines of Section 8.11 Town Centre Development Permit, South of the Lougheed Precinct (aka "SOLO").

Key Guidelines:
The following are the applicable Key Development Permit Guidelines for SOLO, which are assessment for compliance in the attachments to this report:

1. Develop a diverse shopping, employment and residential district.
2. Create pedestrian-oriented streetscapes.
3. Enhance the quality, character and vibrancy of SOLO.
4. Maintain cohesive building styles.
5. Capitalize on important views.
6. Provide public outdoor space.
7. Provide climate appropriate landscaping and green features.
8. Maintain street interconnectivity.

Design Guidelines:
The Design Guidelines and a full explanation of how the project complies with them or the reasons why they are not applicable in this situation are attached in Appendix F to this memo.

1. **Develop a diverse shopping, employment and residential district.** New development should establish South of Lougheed as an important commercial, office and residential corridor in downtown Maple Ridge. The Lougheed corridor is already an important commercial destination, transportation and transit corridor, and would benefit from a revitalization of street-oriented mixed-use commercial development. Additional higher density residential infill should increase the vibrancy of this Precinct.

   Contributes many new residents within walking distance / public transit to local shopping and services and jobs. It is also a mixed-use building with 24 m² of office space on the ground floor.

2. **Create pedestrian-oriented streetscapes.** New development South of Lougheed should foster a pedestrian-oriented, shopping and employment environment amongst diverse commercial, office and residential mixed-use buildings. A building's form and mass should support a strong pedestrian oriented street front and should help to define the street and sidewalk areas as active public spaces. Taller buildings (greater than 5 stories) should be stepped back in a podium style to blend with low-rise (3-5 storey buildings) and provide a more ground-oriented feel.

   Main entrance is set back in a brick alcove in a friendly residential pedestrian-scale streetfront elevation, with canopy above, with attractive paver walkways to the street.

3. **Enhance the quality, character and vibrancy of SOLO.** New development should inform the quality, character and vibrancy of the urban environment. Colours should be harmonious,

and materials sustainable. All new commercial, multi-family and mixed-use buildings should create an attractive appearance to the street.

Site is attractively landscaped with unit paver walkways out to the street. Brick and cementitious siding and windows are long lasting and low maintenance warrantied. Coordinated colours of warm greys, white and wood create a pleasing residential character.

4. **Maintain cohesive building styles.** New development South of Lougheed should maintain a cohesive building style. New buildings should have consistent architectural and urban design setbacks, form, mass and height throughout the Precinct. That said, there is opportunity in the South of Lougheed Precinct to explore a variety of building forms, including row houses, stacked townhouses, and over 20 storey or higher residential apartment buildings.

   This is the first mixed use building in the 22300 block of the Town Centre on North Avenue. Two nearest multi-family residential buildings are east of 223rd on North Ave (5 storeys), and west of 223rd across 117th (4 storeys); both similar materials, colours, form, mass, height.

5. **Capitalize on important views.** New development should capitalize on important mountain and/or river views. Existing streets and buildings should maintain and enhance these views.

   Large living space windows at upper floors will capture both mountain and river views. Existing buildings views are not close to this development.

6. **Provide public outdoor space.** New developments should include attractive, functional public outdoor spaces. Outdoor spaces should be designed to accommodate a wide use of activities, incorporate universal access, reduce vandalism, and increase safety.

   Public spaces are universally accessible and well-lit, including patio and recreational roof deck. CPTED principles are incorporated with plentiful glazing along street fronts for surveillance, large lounge window overlooking parking area which is secured with semi transparent fencing.

7. **Provide climate appropriate landscaping and green features.** New development should provide landscape elements that reinforce the urban character and vibrancy of the Town Centre. Landscape elements should enrich the pedestrian-friendly character of streets in the precinct, moderate the internal building climate, manage stormwater on site, and reference the architectural quality of new buildings. Where feasible, mature trees should be retained, vegetation suitable for the Maple Ridge climate should be planted, and green roofs and walls should be considered.

   The ground level landscape is designed to complement and enhance the architecture and community. The North Avenue and 117th Avenue frontages are softened with new street trees, sod lawn, and planting, creating a pleasing public realm. These features also help to make the entries into the site more welcoming. On the south side of the building is a small seating area with a bench that is under cover. Immediate south of this is a planter with a feature tree and perennial planting, creating a calm space to sit. Permeable paving will be used for ground level hard surfaces for Stormwater Management purposes.

The roof deck is designed primarily to function as a common outdoor dining / patio area, with opportunity for a BBQ. This space is also intended to be flexible, allowing for movement and relocation of dining table to allow the space to transform for other programming. Planters on this level include edible planting as well as vines which will grow up the architecture. This level also has opportunity to include a rain barrel to harvest rain water. Landscaped areas cushion walkways, patio, front yard. Irrigation will be provided, and stormwater managed onsite.

8. **Maintain street interconnectivity.** New development should maintain street interconnectivity and the traditional use of the lane as a service street and secondary vehicular and pedestrian throughway. Where feasible, parking requirements should be accommodated underground.

   Development is mid-block without a lane. Cost prohibitive and existing soils condition is not amenable.

ii) Proposed Variances

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

1. Zoning Bylaw No. 7600-2019, Part 7, Section 703, 703.11 For Residential Uses 1.e be permitted only where all parking for such use is Concealed Parking:

   The requested variance is to waive the requirement for the Residential Uses to have Concealed Parking.

   The variance can be supported because the parking is already partially concealed and located at the rear of the building, therefore reducing the visual impact of the parking lot. The building still maintains a strong street front presence.

2. Zoning Bylaw No. 7600-2019, Part 7, Section 703, 703.11 For Residential Uses 1.h provide Private Outdoor Areas for each Dwelling Unit at a minimum of 5.0% of the Dwelling Unit area of 4.6 square metres, whichever is greater:

   The requested variance is to waive the requirement for Private Outdoor Areas.

   The variance can be supported as the proposal includes a 48.5 m^2 rooftop deck and 25.4 m^2 patio, which is well above the 40.4 m^2 of Common Open Area required. The rooftop deck and patio will be open to the residents of each unit for their use in lieu of Private Outdoor Areas.

3. Zoning Bylaw No. 7600-2019, Part 7, Section 703, 703.7 Setbacks 1.b the minimum Rear Lot Line setback is 6.0 metres:

   The requested variance is to reduce the minimum rear lot line setback from 6.0 metres to 4.47 metres:

   The variance can be supported as the reduction in the rear lot line setback is minimal and only applies to a small section of the building on the south elevation.

4. Off-Street Parking and Loading Bylaw No. 4350 - 1990, Section 10.2 Minimum Parking Space Requirements for Residential Uses in compliance with 10.1 above. Requirement for 0.35 spaces per bed or dwelling unit for Supportive Housing.

   The requested variance is to increase to reduce the number of parking spaces from 13 to 11 spaces.

   The variance is supportable as the building is located within the Town Centre Area Plan boundaries, where many amenities are within close walking distance and there are alternate forms of transportation readily available.

d) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on April 21, 2021 (see Appendices E and F).

The ADP concerns have been addressed and are reflected in the current plans. A summary of the resolution is provided below and the applicant's response to both the resolution and other design issues that were raised is provided.

The ADP supported the project with the following resolutions, which has been resolved as outlined in the response from the project architect below.

Panel's Comments:

1. Consider adding additional horizontal colour to articulate the front façade and entrance way

Applicant's Response

North Ave. façade animation:

- A horizontal wood fascia is added to the entrance canopy, matching the upper horizontal wood band.
- To animate with colour and accentuate the horizontal wood fascia, the horizontal soldier courses are changed to a contrasting brick colour, slightly lighter than the field brick.
- The front facade brick is returned onto east and west walls.
- The window frames of the middle section of the top 3 floors are changed to black, to coordinate with the black frames of the lower 3 floors.
- Attractive exterior lights are mounted to the underside of the canopy
- Building signage is added above canopy, mounted on wall.
- Street number is wall-mounted adjacent building entrance.

Site:

- Front yard landscaping has been revised to create greater ownership of the space and encourage residents' use, with grass and border planting, without jeopardizing security.
- Fencing has been corrected to show black steel picket fencing along 117 Ave. and the chain link fencing along the sides is black.
- Bicycle rack at the patio has been rotated to allow more leeway for pedestrians.
- Patio planting in buffer between parking area and patio has been refined, with a feature flowering shrub.

e) Citizen/Customer Implications:

A Development Variance Permit is being pursued, for relaxations for concealed parking, the road standard, rear yard setback and number of parking stalls. The variance request will generate additional neighbor notification requirements.

f) Financial Implications:

There will be several trees added to the municipal street tree inventory on completion of this project. The costs associated with maintaining these trees will need to be included in a subsequent operating budget.

CONCLUSION:

The subject application is in compliance with the Town Centre Development Permit and with the Official Community Plan. It is recommended that the Corporate Officer be authorized to sign and seal 2020-414-DP and 2020-414-DVP respecting the property located at 22311 North Avenue.

"Original signed by René Tardif"

Prepared by: **Rene Tardif, BA, M.PL**
Planner 1

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

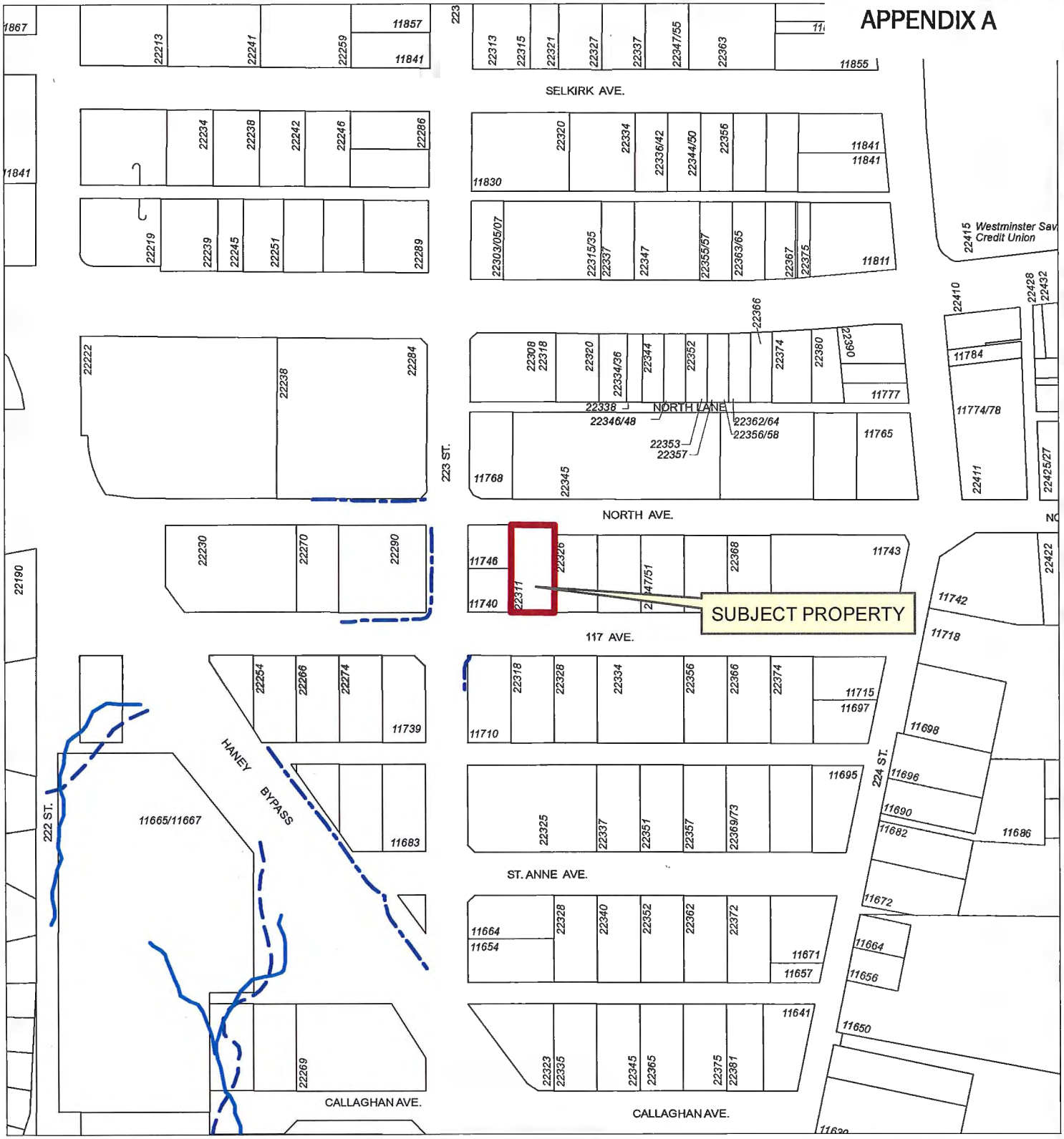
"Original signed by Al Horsman"

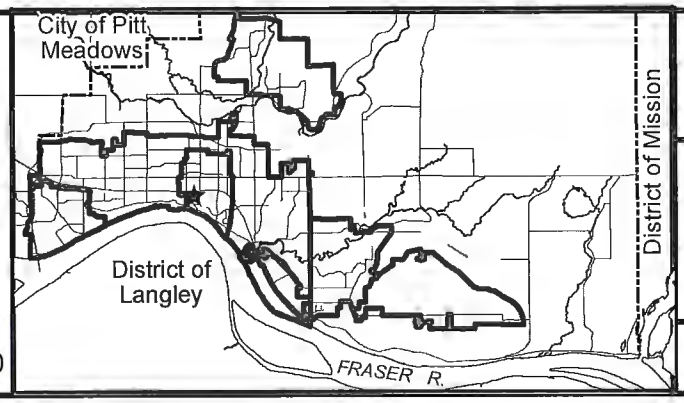
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Photo
Appendix C – Site Plan
Appendix D – Proposed Variances
Appendix E – Building Elevations
Appendix F – Landscape Plan

APPENDIX A





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Scale: 1:2,500

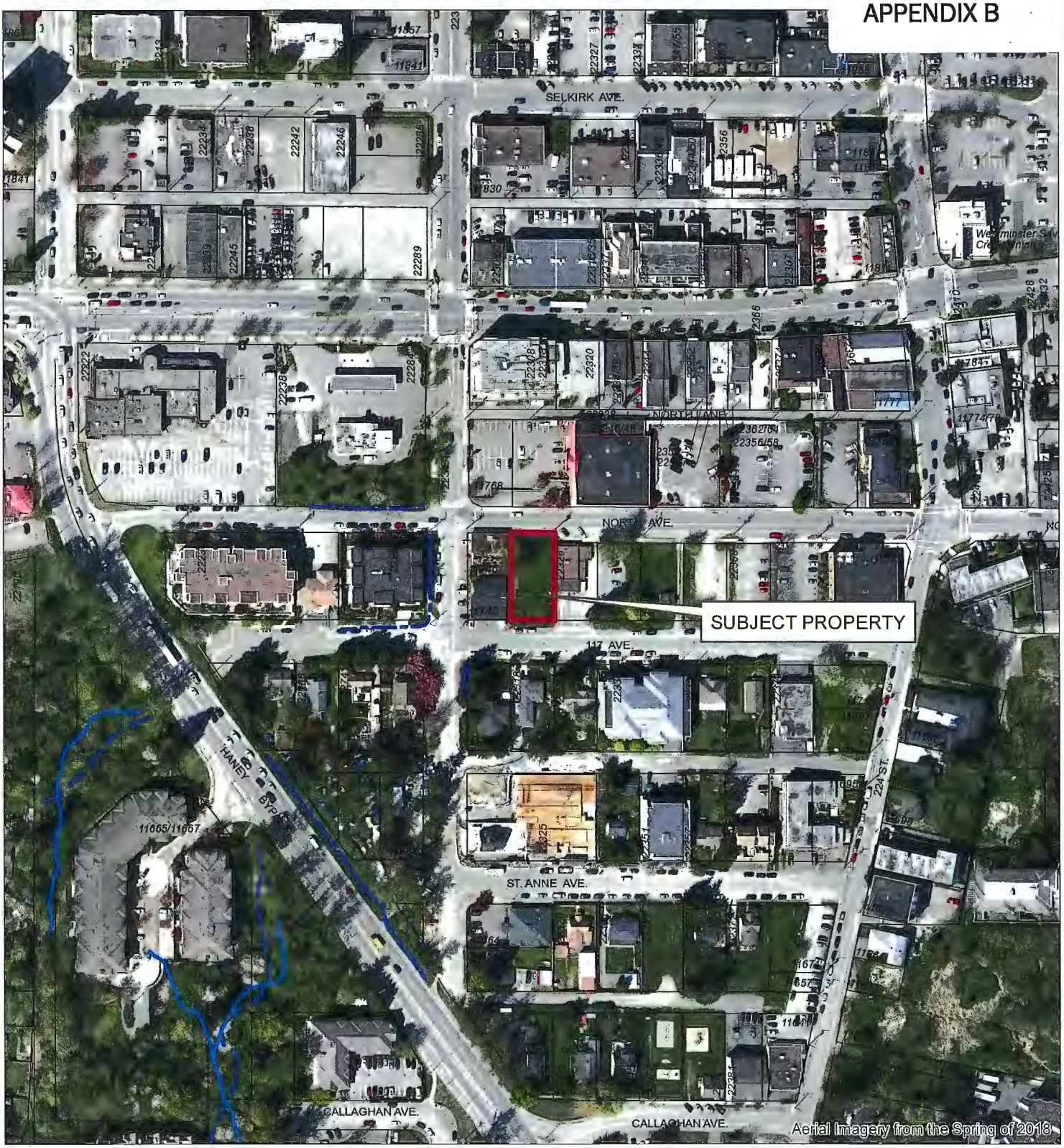
22311 NORTH AVENUE
011-539-518

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2020-414-DP
DATE: Nov 25, 2020
BY: BD

APPENDIX B



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Scale: 1:2,500

Legend

- Ditch Centreline
- Indefinite Creek
- Canal Edge
- Stream

22311 NORTH AVENUE
011-539-518

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2020-414-DP
DATE: Nov 25, 2020
BY: BD

BERNICE GEHRING HOUSE

CYTHERA TRANSITION HOUSING SOCIETY

PROJECT DATA

Proposed building is 6-storey wood-frame + concrete construction, with 34 residential rental units and surface parking, designed to BCBC 2018 with Step Code 4 target, and City of Maple Ridge Bylaw No. 3510-1985.

CIVIC ADDRESS	22311 North Ave, Maple Ridge, BC
LEGAL ADDRESS	Lot 48 Block 5 Plan NWP 155 District Lot 398 Land District 1 Land District 38
PID	011-539-518
ZONING	C-3 Town Centre

EXISTING LOT AREA	8708.9 SF	809.0 SM
North Ave Dedication Area	971.9 SF	90.3 SM
Building Area:	4765.1 SF	442.8 SM

PROPOSED GROSS FLOOR AREA

Ground Floor	3320.3		308.4	
2nd to 5th Floors		19060.4		1770.7
6th Floor		4247.7		394.1
Gross Floor Area		26627.4 SF		2473.2 SM

FLOOR AREA AFTER EXCLUSIONS:

Ground Floor	359.8		34.4	
2nd to 5th Floors		13052.8		1212.6
6th Floor		2749.9		254.8
Total		16163.4 SF		1501.6 SM

ZONE C-3, SIZE OF BUILDING

1.00 1 x Lot area
+ 0.11 .3 x Lot Area 3708.9 = 2612.97 x 4 / 11 = 950.0 for concealed parking
+ 1.00 .25 x Lot area each storey above 3rd, not to exceed 1 x Lot
2.11 FSR allowable

PROPOSED FSR
Floor Area After Exclusions 1501.6 / Lot Area 809.0 = 1.85 (2.11 allowable)

Residential Unit Mix of 34 rental units

5	x	Studio A	1752.5	162.8
5	x	Studio As	1727.0	160.4
5	x	Studio Ab	1821.0	169.6
1	x	Studio B Accessible	381.2	35.4
4	x	Studio C	1524.8	141.7
5	x	1-Bedroom A	2605.5	242.3
2	x	1-Bedroom B Accessible	1078.2	100.2
2	x	1-Bedroom C	1078.2	100.2
5	x	2-Bedroom	2625.5	238.8
RESIDENTIAL NET FLOOR AREA			15395.5 SF	1430.4 SM

LOT COVERAGE: 54.7% PROPOSED (80% ALLOWED)

SETBACKS	REQUIRED	PROPOSED
North (Front)	7.5 M above 2nd Floor	0
East (Side)	4.5 M above 3rd Floor	0.3' (0.15 M)
South (Rear)	19.6' (6 M)	14'-9 1/2" (4.47 M)
West (Side)	4.5 M above 3rd Floor	0.5' (0.15 M)

BUILDING HEIGHT: minimum 39' (11M), no maximum; Proposed 64'-6" (19.65 m) grade to top of parapet.

COMMON OPEN AREA
5% of lot area required: 435.4 SF / 40.4 SM

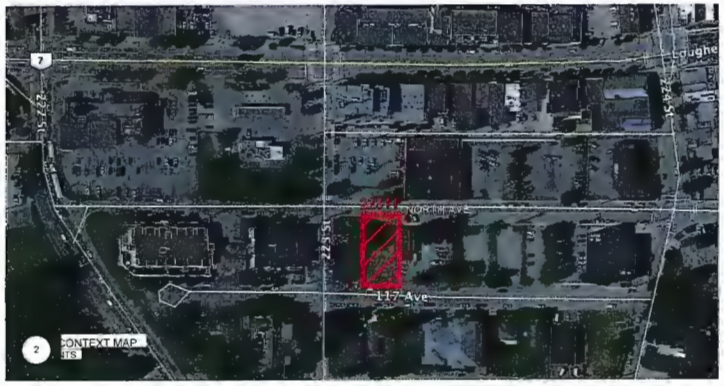
Roof deck proposed	522.3	48.5
Patio proposed	274.1	25.4
Front Yard proposed	971.9	90.3
Proposed	1768.3 SF	164.3 SM

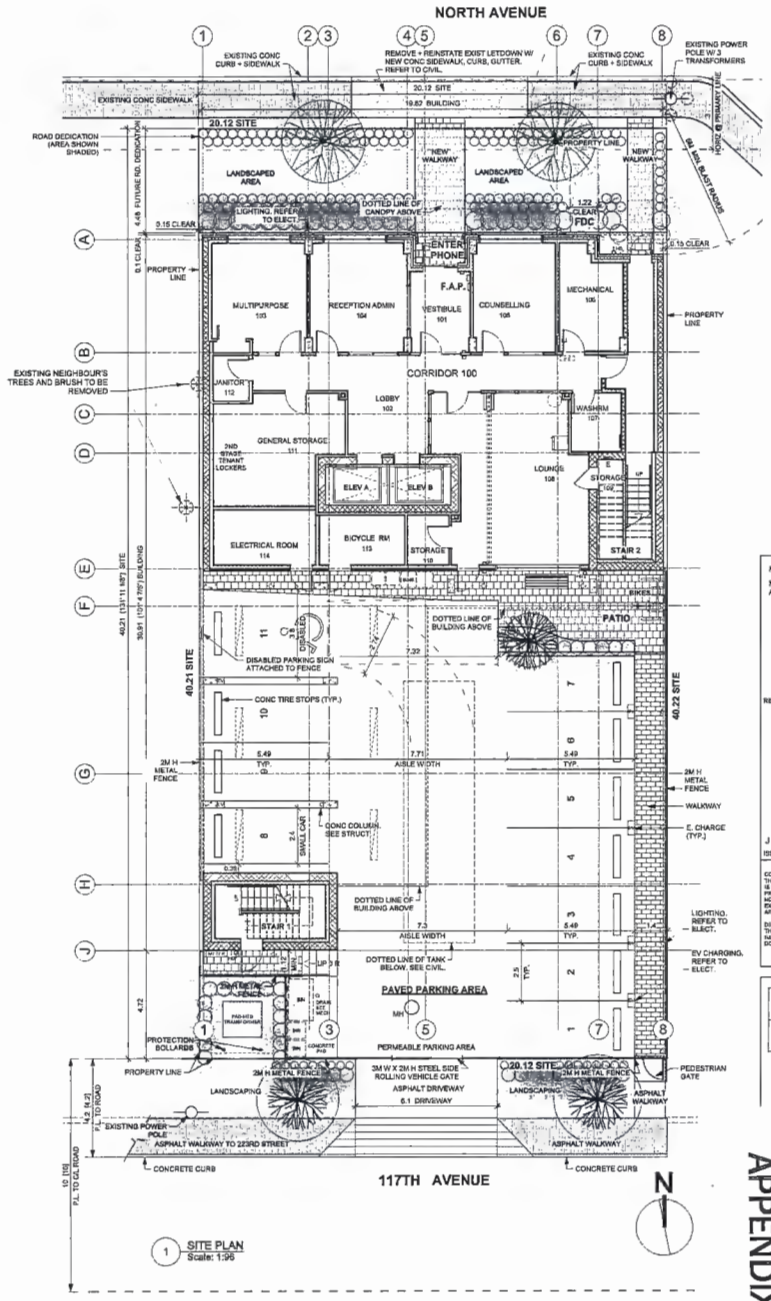
ZONE C-3, VEHICLE PARKING
34 Supportive Housing dwellings
Bylaw 4350-1990 .35 per dwelling: 11.9 spaces
Proposed 28.6% spaces per dwelling: 9.7 spaces
Office (Bylaw 4350-1990 2 per 1076.4 sf/100sm) .4 spaces
Proposed 233.4 sf / 21.68 sm: 1.0 space
Required: 12.3 spaces
Proposed: **11 Vehicle spaces**

Parking Spaces for the Disabled 0 required 1 provided

BICYCLE STORAGE
Long-term Storage for 39 bedrooms @ 0.16 per room: 4
Long-term Storage for Offices (41.3 sm) @ 1 spaces per 750 sm: 1
Proposed: **5 Long-term spaces**

Short-term Storage for 39 bedrooms @ 2 spaces per 20 rooms: 4
Short-term Storage for Offices (41.3 sm) @ 6 spaces per 1000 sm: 1
Proposed: **5 Short-term spa**





1 SITE PLAN
Scale: 1:96

NOTE: ALL DIMENSIONS ARE IN METRIC
NOTE: REFER TO LANDSCAPING AND CIVIL

REVISIONS:

J 21-05-21 REISSUED FOR ADP

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REGISTERED ARCHITECT ANTHONY L. BONI BRITISH COLUMBIA 2021-05-27

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1 NORTH AVENUE, E RIDGE, BC	
ECT DATA, TION PLAN & SITE	
AS NOTED	DRAWING Nº: A1.0
1821	
MAY 2020	REV. Nº:

APPENDIX C

BERNICE GEHRING HOUSE

CYTHERA TRANSITION HOUSING SOCIETY

PROJECT DATA

Proposed building is 6-storey wood-frame + concrete construction, with 34 residential rental units and surface parking, designed to BCBC 2018 with Step Code 4 target, and City of Maple Ridge Bylaw No. 3510-1985.

CIVIC ADDRESS	22311 North Ave, Maple Ridge, BC
LEGAL ADDRESS	Lot 45 Block 5 Plan NWP 153 District Lot 398 Land District 1 Land District 36
PID	011-930-518
ZONING	C-3 Town Centre

EXISTING LOT AREA	8708.9 SF	809.0 SM
North Ave Dedication Area	971.9 SF	90.3 SM
Building Area:	4765.1 SF	442.6 SM

PROPOSED GROSS FLOOR AREA

Ground Floor	3320.3	308.4
2nd to 5th Floors	19060.4	1770.7
6th Floor	4243.7	394.1
Gross Floor Area	26623.4 SF	2473.2 SM

FLOOR AREA AFTER EXCLUSIONS:

Ground Floor	366.5	34.4
2nd to 5th Floors	13052.8	1212.8
6th Floor	2264.5	254.8
Total	16183.4 SF	1501.6 SM

ZONE C-3, SIZE OF BUILDING

1.00 1 x Lot area
+ 0.11 .3 x Lot Area 8708.9 = 2612.67 x 4 / 11 = 950.0 for concealed parking
+ 1.00 .25 x Lot area each storey above 3rd, not to exceed 1 x Lot
2.11 FSR allowable

PROPOSED FSR
Floor Area After Exclusions 1501.6 / Lot Area 809.0 = 1.85 (2.11 allowable)

Residential Unit Mix of 34 rental units

5 x	Studio A	1752.5	162.8
5 x	Studio Aa	1727.0	160.4
5 x	Studio Ab	1621.0	150.6
1 x	Studio B Accessible	381.2	35.4
4 x	Studio C	1524.8	141.7
5 x	1-Bedroom A	2608.5	242.3
2 x	1-Bedroom B Accessible	1078.2	100.2
2 x	1-Bedroom C	1078.2	100.2
5 x	2-Bedroom	3625.5	336.8
RESIDENTIAL NET FLOOR AREA		15496.8 SF	1439.4 SM

LOT COVERAGE: 54.7% PROPOSED (80% ALLOWED)

SETBACKS	REQUIRED	PROPOSED
North (Front)	7.5 M above 2nd Floor	0
East (Side)	4.5 M above 3rd Floor	0.5' (0.15 M)
South (Rear)	19.6' (6 M)	14'-8 1/2" (4.47 M)
West (Side)	4.5 M above 3rd Floor	0.5' (0.15 M)

BUILDING HEIGHT: minimum 36' (11M), no maximum; Proposed 64'-6" (19.65 m) grade to top of parapet.

COMMON OPEN AREA
5% of lot area required: 435.4 SF / 40.4 SM

Roof deck proposed	522.3	48.5
Patio proposed	274.1	25.4
Front Yard proposed	971.9	90.3
Proposed	1768.3 SF	164.2 SM

ZONE C-3, VEHICLE PARKING
34 Supportive Housing dwellings
Bylaw 4350-1990 .35 per dwelling: 11.9 spaces
Proposed 28.5% spaces per dwelling: 9.7 spaces
Office (Bylaw 4350-1990 2 per 1076.4 sf/100sm) .4 spaces
Proposed 233.4 sf / 21.68 sm: 1.0 space
Required: 12.3 spaces
Proposed: 11 Vehicle spaces

Parking Spaces for the Disabled 0 required 1 provided

BICYCLE STORAGE
Long-term Storage for 39 bedrooms @ 0.10 per room: 4
Long-term Storage for Offices (41.3 sm) @ 1 space per 750 sm: 3
Proposed: 8 Long-term spaces

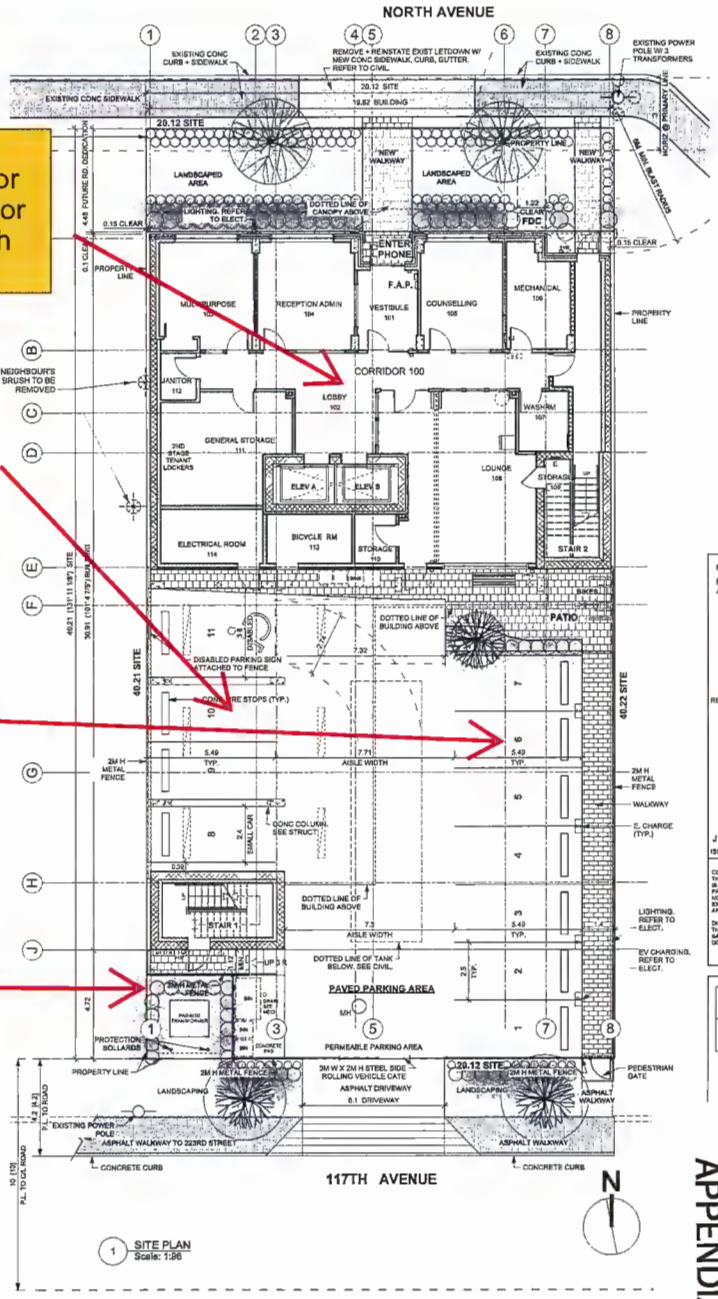
Short-term Storage for 39 bedrooms @ 2 spaces per 20 rooms: 4
Short-term Storage for Offices (41.3 sm) @ 6 spaces per 1500 sm: 1
Proposed: 5 Short-term spa

To vary the rear yard setback from 6.0 metres to 4.47 metres.

To waive the requirement for Private Outdoor Areas for each Dwelling Unit.

To reduce the required parking spaces from 13 to 11 for supportive housing.

To waive the requirement for concealed parking for the apartment uses.



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NOTE: REFER TO LANDSCAPING AND CIVIL

REVISIONS:

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NORTH AVENUE,
E RIDGE, BC

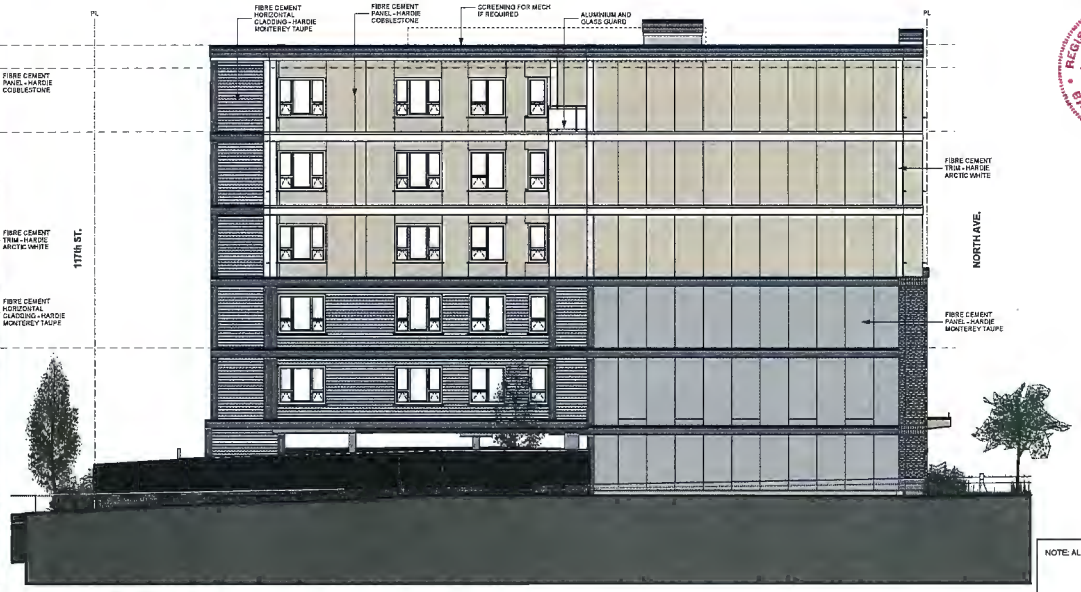
ECT DATA,
TION PLAN & SITE

DRAWING No:
A1.0

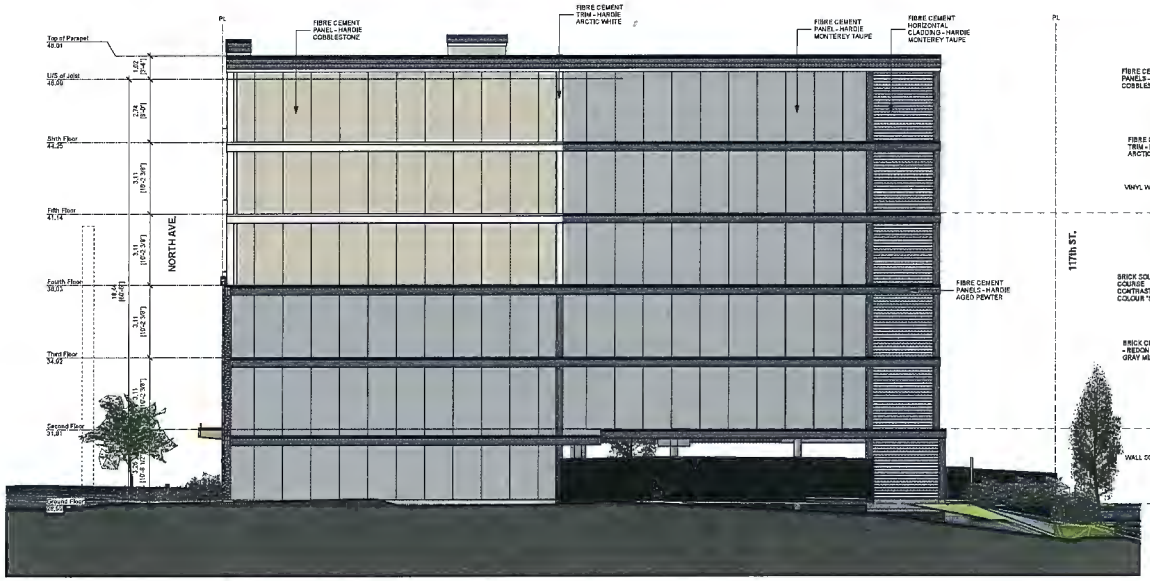
S NOTED
1821
AY 2020
REV. No:

APPENDIX D

1 SOUTH (REAR) ELEVATION
Scale: 1:96



2 EAST (RIGHT) ELEVATION
Scale: 1:96



3 WEST (LEFT) ELEVATION
Scale: 1:96

4 NORTH (FRONT) ELEVATION
Scale: 1:96

REGISTERED ARCHITECT ANTHONY L. BONI BRITISH COLUMBIA 2021-05-27

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E: info@bonimaddison.com

PROJECT:
22311 NORTH AVENUE, MAPLE RIDGE, BC

TITLE:
ELEVATIONS

DRAWN:	DRAWING N°: A3.1
SCALE: 1:96	
JOB N°: 1821	
DATE: MAY 2020	REV. N°:

APPENDIX E

1 NORTH PERSPECTIVE (APR 20 - 8:00)
Scale: 1:64

2 SOUTH PERSPECTIVE (APR 20 - 14:00)
Scale: 1:64

REGISTERED ARCHITECT
ANTHONY L. BONI
2021-05-27
BRITISH COLUMBIA

REVISIONS:

J 21-05-21 REISSUED FOR ADP

ISSUES:

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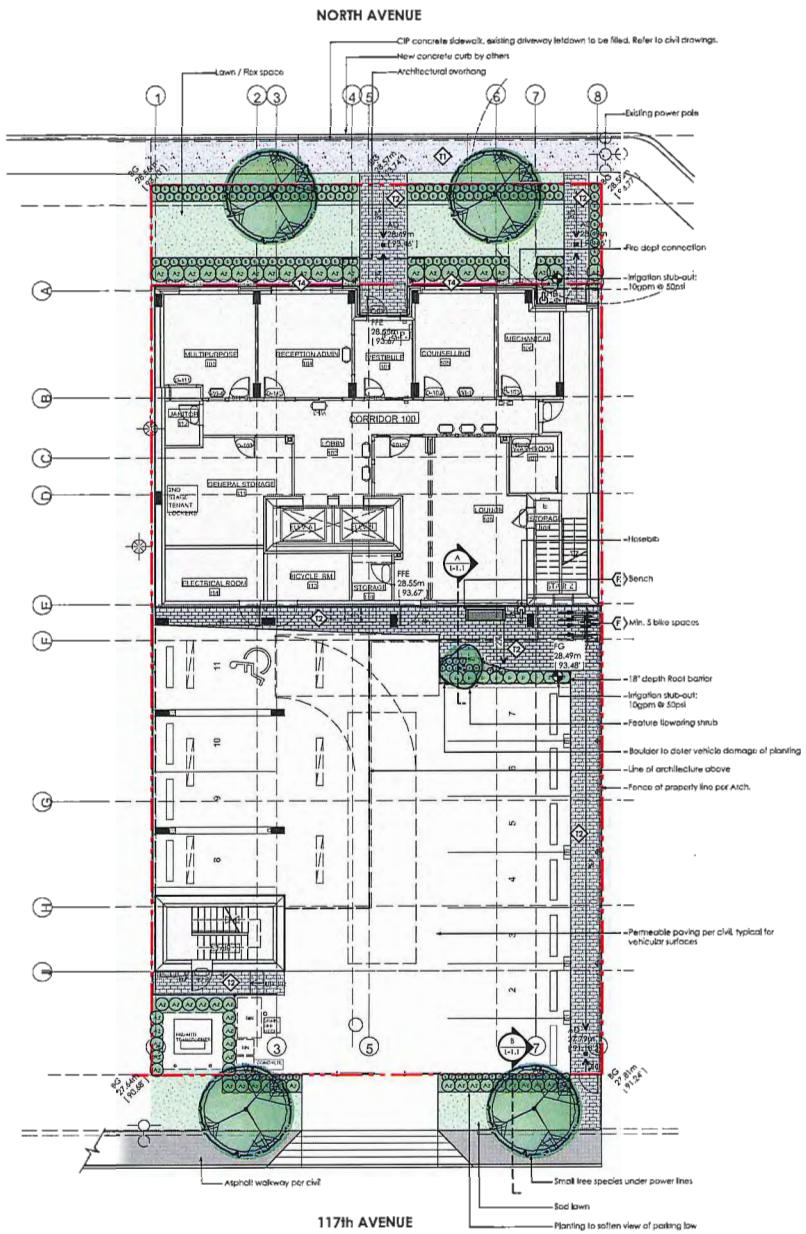
PROJECT:
22311 NORTH AVENUE,
MAPLE RIDGE, BC

TITLE:
RENDER PERSPECTIVES

DRAWN: GW	DRAWING N°: A3.2
SCALE:	
JOB N°: 1821	
DATE: MAY 2020	REV. N°:



Landscape Rationale

Ground Level
The ground level landscape is designed to complement and enhance the architecture and community. The North Avenue and 117th Avenue frontages are softened with new street trees, sod lawn, and planting, creating a pleasing public realm. These features also help to make the entries into the site more welcoming. On the south side of the building is a small seating area with a bench that is under cover. Immediate south of this is a planter with a large flowering feature shrub and perennial planting, creating a calm space to sit. Permeable paving will be used for ground level hard surfaces for Stormwater Management purposes.

Level 6
Level 6 is designed primarily to function as a common outdoor dining / patio area, with opportunity for a BBQ. This space is also intended to be flexible, allowing for movement and relocation of dining table to allow the space to transform for other programming. Planters on this level include edible planting as well as vines which will grow up the architecture. This level also has opportunity to include a rain barrel to harvest rain water.

Material Legend

Graphic	Description	Detail
P1	**CIP Concrete Paving** Colour: Natural Finish: Broom-finish CIP concrete to City standards. Sawcut pattern as per plan.	
P2	**Unit Paving w/ Kornex Permeable Jointing** Type: Classic Standard — Size: 225mm x 76mm x 60mm Colour: Shadow Blend — Pattern: Running Bond Supplier: Abbotsford Concrete	
P3	**Natural Hydrapressed Slabs** Type: Tawada — Size: 457mm x 457mm x 40mm Colour: Natural — Pattern: Stacked Supplier: Abbotsford Concrete	
P4	**Gravel Dripstrip**	
	Asphalt per Civil	
	Sodded Lawn	
	Planting	

Furnishing Legend

Graphic	Description
F1	**Surface Mounted Bike Racks** Qty: 1 (5-7 spaces) — Model: W450B Supplier: Cora Bike Racks — Finish: Black
F2	**Wood Bench** Qty: 1 — Model: 450 Series backed bench Supplier: Magin — Finish: Silver14 (fine textured)
F3	**Table w/ Chairs**
F4	**Movable BBQ** Model: Rogue SE 625 RSIB. Gas connection Manufacturer: Napoleon
F5	**Wood Bench** Qty: 1 — Model: 450 Series backed bench Supplier: Magin — Finish: Silver14 (fine textured)
	+/- 24" Dia. Boulders
HB	**Hosebib**

North

no.:	date:	Item:
8	May20-2021	Issued for ADP
7	Apr21-2021	Issued for ADP
6	Mar29-2021	Issued for ADP
5	Mar23-2021	Issued for ADP Review
4	Jan22-2021	Issued for 50% WD
3	Nov19-2020	Issued for DP
2	Nov10-2020	Issued for Review
1	Sep03-2020	Sketch

Revisions:

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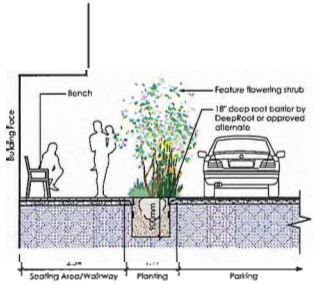
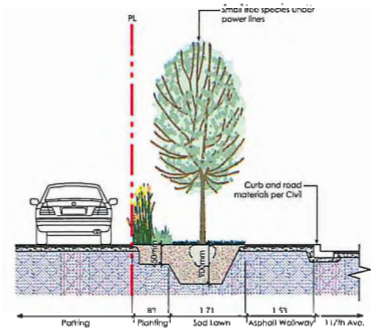


A / L-1.1 — Section A - Ground Level Seating Area
Scale 1:50



B / L-1.1 — Section B - Parking /117th Avenue Interface
Scale 1:50

Refer to L-1.2 for Planting Plan

Project:
Cythera Transition Housing Society, Maple Ridge, BC

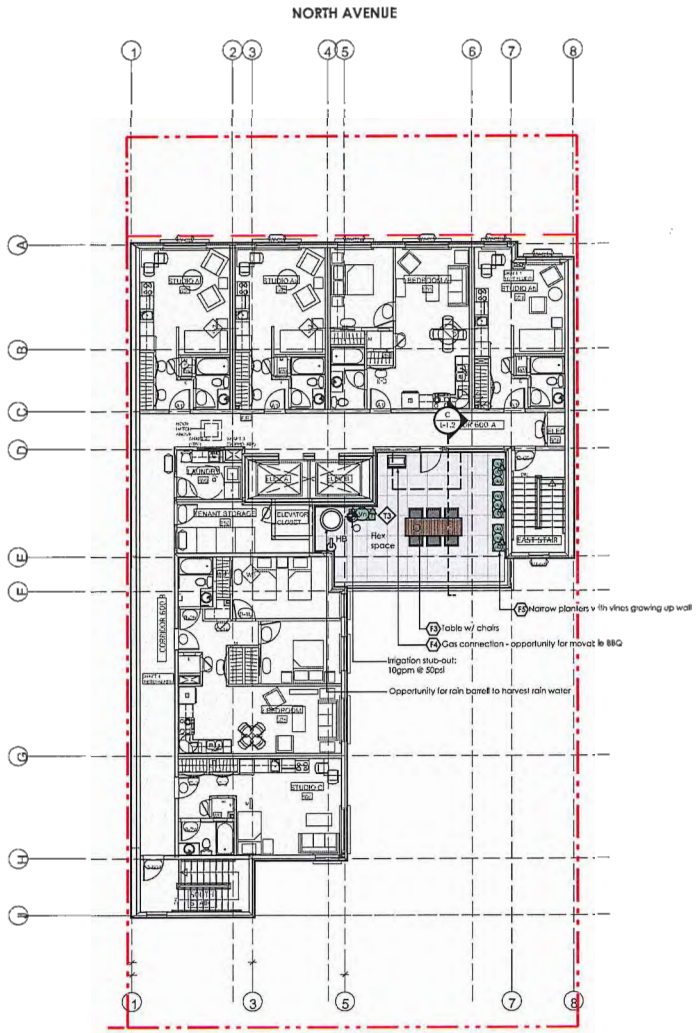
Drawn by:	KL
Checked by:	SV
Date:	Aug 28, 2020
Scale:	1:100

Drawing Title:
Landscape Plan

Project No.: 19022

Sheet No.: L-1.1

APPENDIX F



Plant List

TREES

Sym.	Qty.	Botanical Name	Common Name	Size/Spacing	Comments
	4	Acer ginnala 'Flame' Proposed Street Tree. TBC	Amur Maple	6cm cal., 1.5m std.	

SHRUBS

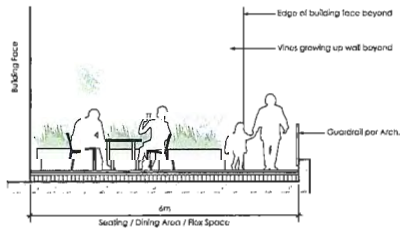
Sym.	Qty.	Botanical Name	Common Name	Size/Spacing	Comments
Az	59	Azalea 'Coral Bells'	Coral Bells Azalea	#2 pot, 600mm o.c.	
	1	Lagerstroemia muskogee	Crape Myrtle	1.5m ht.	Specimen, Multi-stem
Vn	1	Vaccinium 'Northsky'	Dwarf Blueberry	#5 pot, 600mm o.c.	

PERENNIALS/GROUNDCOVERS

Sym.	Qty.	Botanical Name	Common Name	Size/Spacing	Comments
a	6	Actinidea kolomikta	Variegated Kiwi Vine	#3 pot, staked	
ag	9	Agastache 'Kudos Ambrosia'	Hummingbird Mint	#1 pot, 400mm o.c.	
f	5	Fragaria ananassa	Strawberry	#1 pot, 300mm o.c.	
li	125	Liriope muscari	Lilyturf	#1 pot, 400mm o.c.	
p	9	Pennisetum 'Karley Rose'	Fountain Grass	#1 pot, 600mm o.c.	
r	41	Rudbeckia fulgida	Black-eyed-Susan	#1 pot, 300mm o.c.	

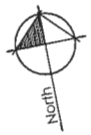
PLANTING NOTES

1. All plants / planting to be per BCNTA and BCSLA standards.
2. Plant selection subject to availability at the time of planting.
3. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
4. All trees to be staked in accordance with BCNTA Standards.
5. All plants to be sourced from nurseries certified free of P. ramorum.
6. Plant sizes and related container classes are specified according to the B.C. Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
7. All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.



C
L-1.1

Section C - Level 6 Amenity Patio
Scale 1:100



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Project:

Cythera Transition Housing Society, Maple Ridge, BC

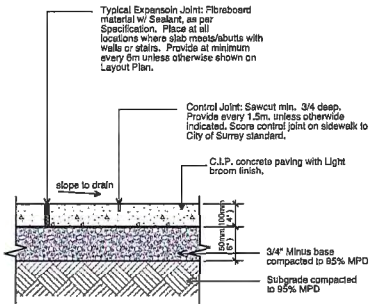
Drawn by: KL
Checked by: SV
Date: Aug 28, 2020
Scale: 1:100

Drawing Title:

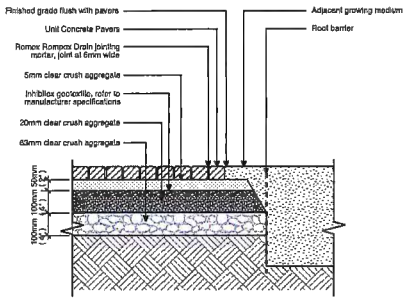
Level 6 Landscape

Project No.: 19022

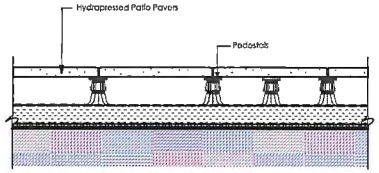
Sheet No.: L-1.2



Ld-01 / L-1.1 CIP Concrete on Grade
Scale 1:10

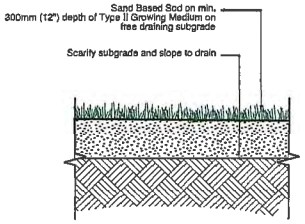


Ld-02 / L-1.1 Permeable Unit Paving
Scale 1:5

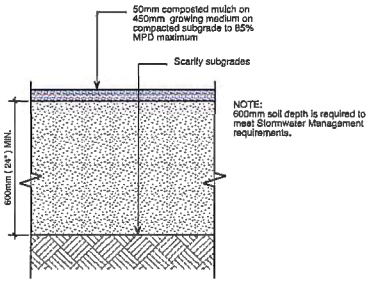


Ld-03 / L-1.2 Hydrapressed Slab Pavers on Pedestals
Scale 1:10

Note:
Sod other than that with a sand base and/or with mesh will be rejected, and the Specified sod re-installed at contractor's expense.

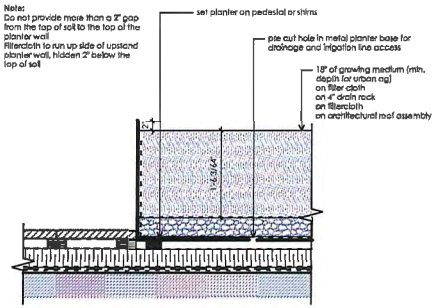


Ld-04 / L-1.1 Sodded Lawn on Grade
Scale 1:10

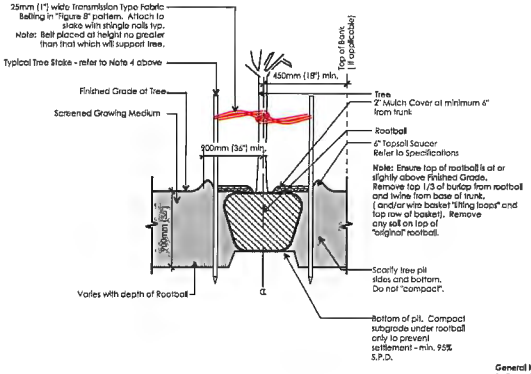


Ld-05 / L-1.1 Sodded Lawn on Grade
Scale 1:10

Note:
Do not provide more than a 2" gap from the top of soil to the top of the planter wall
Filtercloth to run up side of upstand planter wall, hidden 2" below the top of soil



Ld-06 / L-1.2 Metal Planter
Scale 1:10



Depth of Growing Medium Total (mm)	Area (M2)	Variation 1 Size of Surface Square	Variation 2 Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.33	2.9 M x 2.9 M	3.25 M Ø
750	6.67	2.6 M x 2.6 M	2.90 M Ø

General Notes:
1. Do not cut Tree Leader.
2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".
4. All street trees to be staked with 50mm-100mm (2 - 4")Ø x 2.4m (8') long. Minimum depth of stake embedment is 3'. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
5. Provide min. 10 cubic meters of growing medium per tree.
6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.

Ld-07 / L-1.1 Tree Planting Detail
Scale 1:10

no.:	date:	Item:
8	May20-2021	Issued for ADP
7	Apr21-2021	Issued for ADP
6	Mar29-2021	Issued for ADP
5	Mar23-2021	Issued for ADP Review
4	Jan22-2021	Issued for 50% WD
-	—	—
-	—	—
-	—	—
-	—	—

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N6
T: 604 684 4611
F: 604 684 0577
www.dkl.bc.ca

Project:
Cythera Transition Housing Society, Maple Ridge, BC

Drawn by:	KL
Checked by:	SV
Date:	Aug 28, 2020
Scale:	As shown

Drawing Title:
Landscape Details

Project No.:
19022

Sheet No.:
L-2.1

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 6, 2021
		FILE NO:	2020-362-DVP 2020-362-DP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Development Variance Permit and Development Permit**
11300 Pazarena Place

EXECUTIVE SUMMARY:

The proposed three (3) storey mixed-use commercial rental housing project is the final phase in the development of the Provenance Community being built by Polygon. The project consists of 690m^2 (7,417 sq. ft.) of ground level commercial space and 24 dwelling units on the second and third floors, subject to a previously approved Housing Agreement. Eight (8) units will be BCBC Section 3.8 Adaptive Dwellings, to allow for aging in place. This application is accompanied by an OCP amendment and rezoning application (2020-362-RZ) to make a minor adjustment to the commercial designation and zone boundaries approved by Council in the original application 2015-297-RZ adopted on May 22, 2018.

Furthermore, Council granted first and second reading to Official Community Plan Amending Bylaw No. 7678-2020 respecting the minor designation boundary adjustment and to Zone Amending Bylaw No. 7679-2020 respecting the minor zone boundary adjustment on December 8, 2020. Following the Public Hearing on January 19, 2021, Council granted third reading to both bylaws on January 26, 2021. The Ministry of Transportation and Infrastructure approved the rezoning bylaw on May 15, 2021. All other conditions were satisfied under the original rezoning application 2015-297-RZ.

Council will be considering final reading for the above-noted bylaws (2020-362-RZ) on July 13, 2021.

The proposal complies with the applicable form and character guidelines as follows:

- Section 8.5 Commercial Development Permit Area Guidelines; and
- Supplementary Design Guidelines for the overall coordination of the subject site as part of the original rezoning (2015-297-RZ) for the comprehensively planned community of Provenance.

Zoning variances are requested for the underground parking building as follows:

- A reduction from 3.0 metres to 0.6 metres to the exterior side line (Pazarena Place); and
- A reduction from 3.0 metres to 1.96 metres, with a further reduction to 0.53 metres for air intake shaft, from the front lot line (Lougheed Highway).

RECOMMENDATION:

1. **That the Corporate Officer be authorized to sign and seal 2020-362-DVP respecting property located at 11300 Pazarena Place; and**

2. **That the Corporate Officer be authorized to sign and seal 2020-362-DP respecting property located at 11300 Pazarena Place.**

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DISCUSSION:

a) Background Context:

Applicant:	Polygon Provenance Homes Ltd. (Craig Simms)
Legal Description:	Lot C District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514
OCP:	
Existing:	Commercial and Multi-residential
Proposed:	Commercial
Zoning:	
Existing:	C-1 (Neighbourhood Commercial) and RM-1 (Townhouse Residential)
Proposed:	C-1 (Neighbourhood Commercial)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
East:	Use:	Open space (Ravine and creek)
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation
West:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Mixed-Use Commercial and Rental Apartments
Site Area:	0.238 Ha (0.59 Acres)
Access:	Pazarena Place
Servicing:	Urban Standard
Original Rezoning Application:	2015-297-RZ

b) Project Description:

This mixed-use commercial and residential building consists of 690 sq. m. (7,417 sq. ft.) of ground level commercial space and 24 dwelling units on the second and third floors. Eight (8) units will be BCBC Section 3.8 Adaptive Dwellings, to allow for aging in place. All the units will be rental units secured as part of the original rezoning (2015-297-RZ) under Housing Agreement Bylaw No. 7332-2017 adopted by Council on January 29, 2016. All terms and conditions of this agreement are reflected in this development permit application. All parking for the commercial use, the residential dwellings and residential visitors is in a 1 1/2 level underground structure. The design meets bylaw regulations and standards and provide adequate security separation between the commercial and residential parking areas.

This site is located at the southeast corner of Pazarena Place and Lougheed Highway. A ravine is located to the east, with a covenanted protection area of the site, that the underground parking structure needs to respect. In-field approval of modification of the site (e.g. rock wall, etc.) guided by the previously issued Natural Features and Watercourse Protection Development Permits (2016-279-DP & 2016-280-DP).

To the south and west are earlier phases of townhouse development by the same developer, including the project's Amenity Clubhouse immediately abutting this subject site to the south. This site in integrated with the pedestrian path system interconnecting through the entire Provenance Community and to the adjacent neighbourhoods. This includes the Plaza across the street at the opposite corner of Pazarena Place and Lougheed Highway and the future City Park to the southwest.

The building character fits in with the other residential buildings in the Provenance Community development. The architectural style is "Farmhouse Craftsman" taking its cue from the residential townhouses across the street and the Amenity Clubhouse next door. Sloping pitch roof forms, shingle siding and a stone base make it well suited for the context. The building is strongly articulated at the commercial ground level through the distinct use of natural stone veneer at the storefronts. Entrances to the shops are weather protected and an open area is available to allow for commercial activities, like coffee shops, to spill out into the outdoor seating area.

The main siding material for the upper building is wooden shingles and vertical board and batten. The shingles are expressed in a warm grey colour and the board and batten in a vibrant white. The lower commercial level will be clad in complimentary colour stone veneer chosen to emphasize a well grounded and substantial development.

The building corner at Lougheed Highway and Pazarena Place has been given added emphasis with a larger dormer adorned with beam end details. The large end dormers book-end the main roof and provide the required vertical architectural features and corner expression. This integrates well with the public plaza on the opposite corner with a major Public Art element. This was one of the rezoning requirements (2015-297-RZ) involving building a public plaza containing a public art element. An invitation for completion resulted in three (3) proposals being submitted and judged by a panel made up of City, community and developer representatives. Artist Marie Khouri was selected, being awarded to create the public art piece entitled "Unfold". This art piece is in the process of being installed and will form the welcoming Gateway element for westbound travelers along Lougheed Highway.

c) Planning Analysis:

The overall Polygon Provenance development is a comprehensively planned neighbourhood, based on a development concept and Provenance Development Supplementary Design Guidelines registered on title as a covenant as part of the original rezoning.

The form and character of the proposed mixed-use building is consistent with the design objectives of the Provenance Development Supplementary Design Guidelines and with the OCP Multi-Family Design Guidelines.

The proposal respects the Key Guideline Concepts of the OCP Commercial Guidelines as described by the project architect below:

Key Guideline Concept	*Project Architect Response*

1. Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.	This mixed use building is conceived to be at the most prominent public corner of the Provenance Community development. It has the most exposure on Lougheed Highway and is buffered from the residential uses by the Amenity clubhouse directly to the west.
2. Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.	Provision of a direct ground level access to the CRUs and the prominent corner plaza to anchor the building and grade. Residential and commercial parking is located underground which leaves the majority of the site for ground level commercial uses and landscape street frontage.
3. Promote sustainable development with multimodal transportation circulation, and low impact building design.	The site is well situated of the Lougheed bus routes. A convenient bus stop could be added in the future. Currently 10 to 15 minute walk away.
4. Respect the need for private areas in mixed use development and adjacent residential areas.	The residential uses are mostly on the 2nd and 3rd floor except the residential lobby facing the street and the amenity space facing the green space in the rear. The residential entry is clearly demarcated with a glass entry canopy along the street front and has a distinct character from the other commercial uses. Private balconies are provided on the 2nd and 3rd floors for the residents.
5. The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.	The building character was chosen to fit in with the other residential buildings of the development. The architectural style is described as "Farmhouse Craftsman" as per the residential townhouses across the street and the amenity clubhouse approved separately on the subject site. Sloping pitch roof forms, shingle siding and a stone base make it well suited for the context. The building is strongly articulated at the commercial ground level through the distinct use of natural stone veneer at the storefronts.

d) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for development. A Development Variance Permit allows Council some flexibility in the approval process. This site had a site-specific text amendment concerning the setbacks, streamlined to 3.0 metres from all lot lines for above and below ground structures. This is in accordance with the Supplementary Design Guidelines for the overall coordination of the entire Provenance Community development and the environmental restrictive covenant for a 3.0 metre setback from the ravine and creek on the east side of the subject site (See Appendix D). The requested variance is only for the underground parking structure, as follows:

1. *Maple Ridge Zoning Bylaw No 7600-2019*, Part 7, Section 701.7 (2) is varied by reducing the setbacks and allowing projections as follows:

Building	Lot line	Required	Proposed
Underground Parking Building	Exterior Side (Pazarena Place)	3.0 metres	0.6 metres
	Front Lot Line (Lougheed Highway)	3.0 metres	1.96 metres with a further reduction to 0.53 metres for an air intake shaft
Note: Measured to the nearest point of the structure from the given lot line(s)			

The purpose for the 3.0 metre setback also applying to the underground structure is to ensuring that the underground structure would be sensitively sited and landscaped relative to the the ravine and creek system the site abuts to the east (interior side lot line). This is being achieved with the interior side lot line setback of the underground structure of 4.9 metres. This aligns with the Natural Features and Watercourse Protection Development Permit (2016-279/280-DP), which was issued on July 18, 2018.

The variances for underground parking structures to Lougheed Highway and Pazarena Place will allow for structural siting as is typical for commercial developments elsewhere in the City.

The variance is supported because an underground structure will be constructed and landscaped sensitively with the conservation area abutting the subject site, and efficient access, circulation and parking layout can be achieved in compliance with the Off Street Parking and Loading Bylaw. Waste/recycling faculties are also well concealed within the underground structure in compliance with applicable City guidelines.

e) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the development plans for form and character of the proposed development and the landscaping plans at a meeting held on March 31, 2021. The ADP supported the project. Staff are of the opinion that the project landscape architect and architect have addressed ADP comments and suggestions, as described in Appendix E.

Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, the security will be $175,999.18.

CONCLUSION:

This mixed use commercial and rental apartment project within the Polygon Provenance development represents the final phase of the Provenance Community. Care has been taken with the interface between the underground parking structure and the environmentally sensitive ravine and creek along the east side of the site. The pedestrian path system provides for convenient private and public interconnections within and beyond the Provenance Community.

The building' form and character complies with the Polygon Development Supplementary Design Guidelines as well as the Official Community Plan. The proposed variances arise to ensure a compatible interface with the ravine and creak along the eastern edge of the site.

It is recommended that these applications be favourably considered and that the Corporate Officer be authorized to sign and seal Development Permits 2020-362-DVP and 2020-362-DP.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

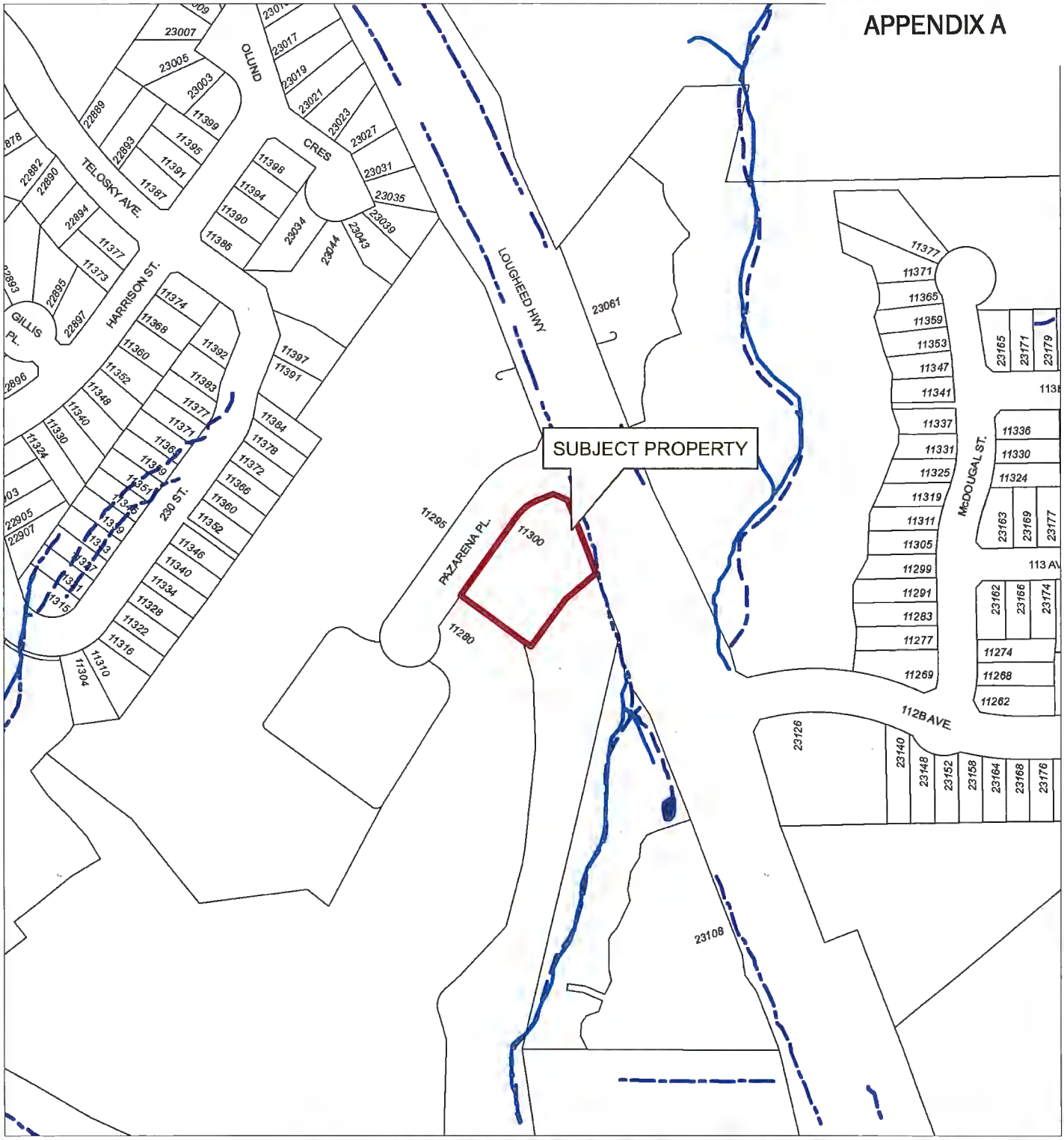
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Site Plan
Appendix C – Architectural and Landscaping Plans
Appendix D – Diagram Showing Variances
Appendix E – ADP Minutes and Architect's Response

APPENDIX A



N

Scale: 1:2,500

Legend

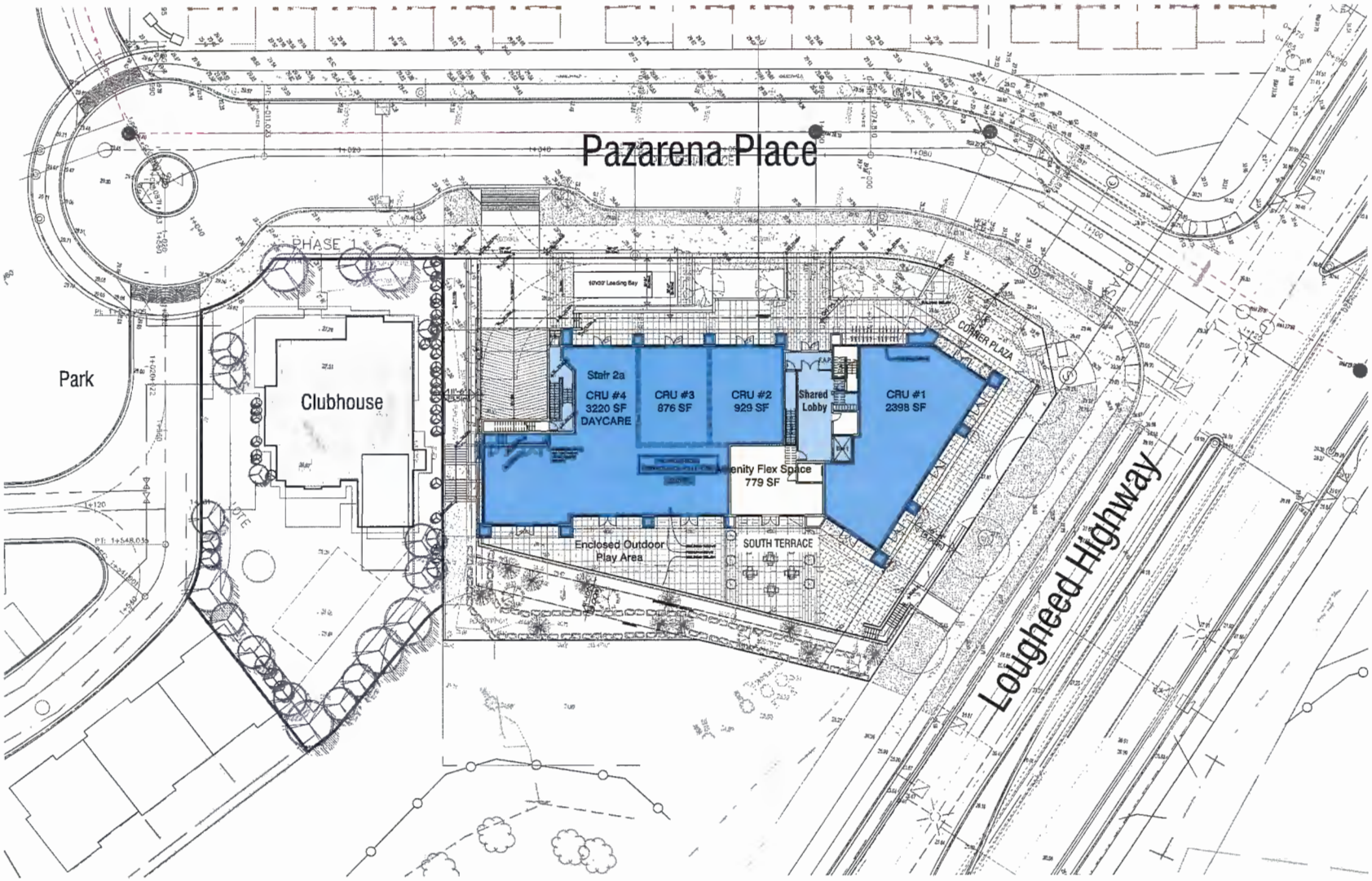
- Stream
- Ditch Centreline
- Indefinite Creek
- Lake or Reservoir

11300 PAZARENA PLACE
PID: 030-627-788

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

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



APPENDIX B

SITEPLAN

1/16"=1'-0"

SK 1.01

LOT C - PROVENANCE

September 11th, 2020

Lot C - EXECUTIVE SUMMARY

SITE INFORMATION

Address:	11300 Pazarena Place, Maple Ridge, BC
Legal Description:	Lot C District Lots 402 and 403 Group 1 NWD Plan EPP79514
Current Zoning:	C-1: Neighbourhood Commercial

PROJECT AREAS

Site Area	2,376	M2	25,575	SF
1-level - Commercial proposed	7,423	SF Maximum	7,423	SF Proposed
2-levels - Residential proposed	18,598	SF Maximum	18,598	SF Proposed
Total Gross Floor Area	26,021	Gross SF Maximum	26,021	Gross SF Proposed

PROJECT RESIDENTIAL AREAS

2-levels - proposed	24	Units Required	24	Units Proposed
Unit Mix	10	1BR Units Required	10	1BR Units Proposed
	6	2BR Units Required	6	2BR Units Proposed
	8	3BR Units Required	8	3BR Units Proposed

REQUIRED ADAPTABLE DWELLING UNITS

Adaptable Units	8	Units Required	8	Units Proposed

PARKING

Required/Proposed	28	Commercial	27	Commercial
	24	Residential	24	Residential
	5	Visitors	5	Visitors
	3	Disabled (Excluded)	2	Disabled (Excluded from count)
	2	EV (Excluded)	2	EV (Excluded from count)
TOTAL PARKING STALLS	56	Required	56	Proposed

September 11th, 2020

CONTEXT AERIAL & DEVELOPMENT SUMMARY

N.T.S.

APPENDIX C

SK 0.02

LOT C - PROVENANCE

Lot C - Provenance
DEVELOPMENT STATISTICS

Updated July 10, 2020

RESIDENTIAL RENTAL AREA BREAKDOWN

Room Type		Main Floor	2nd Floor	3rd Floor			Total Units	Unit Area	Total Area	Unit Mix
A	1 Bedroom	0	1	1			2	582 SF	1,164 SF	8%
A Adp	1 Bedroom	0	4	4			8	582 SF	4,656 SF	33%
B	2 Bedroom	0	3	3			6	797 SF	4,782 SF	25%
C	3 Bedroom	0	1	1			2	928 SF	1,856 SF	8%
C'	3 Bedroom	0	1	1			2	951 SF	1,902 SF	8%
C2	3 Bedroom	0	1	1			2	980 SF	1,960 SF	8%
C3	3 Bedroom	0	1	1			2	1,139 SF	2,278 SF	8%
#UNIT / FLOOR		0	12	12			**24**	**Avg Unit**		
UNIT AREA/FLOOR		**0 SF**	**9,299 SF**	**9,299 SF**			**24**	775 SF	**18,598 SF**	100%
Residential Common Area		262 SF	1,253 SF	1,253 SF					2,768 SF	
Shared Entry Lobby		840 SF							840 SF	
Shared Exit Stairs		284 SF							284 SF	
Residential Amenity		779 SF							779 SF	
NET RESIDENTIAL AREA		**0 SF**	**9,299 SF**	**9,299 SF**					**18,598 SF**	
NET COMMERICAL AREA		**7,423 SF**							**7,423 SF**	
TOTAL GROSS FLOOR AREA		**9,588 SF**	**10,552**	**10,552**					**30,692 SF**	
NET RESID. EFFICIENCY			88 %	88 %					**100.0 %**	

COMMERCIAL SPACE AREA BREAKDOWN

CRU #1	Commercial (Business - Group D)	2,398 SF
CRU #2	Commercial (Business - Group D)	929 SF
CRU #3	Commercial (Business - Group D)	876 SF
CRU #4	Daycare Area (Assembly Use - Group A)	3,220 SF
NET COMMERICAL FLOOR AREA		**7,423 SF**

REQUIRED PARKING FOR RESIDENTIAL & COMMERCIAL

RESIDENTIAL			24 units	
CARS/UNIT	1.00	cars/unit	24.0	
VISITOR PARKING	0.20	cars/unit	4.8	
SUB TOTAL			**29**	Cars Required Rounded
	1 per 26	Disabled Access Stalls required	1	Excluded from Count
COMMERCIAL		Assembly 1 car / 20m2 (215sf)	Retail/ Office 1 car / 30m2 (323sf)	
Retail CRUs	4,203 sf		13.0	Cars Required
Daycare	3,220 sf		15.0	Cars Required
SUB TOTAL			**28**	Cars Required rounded
	0.04	Disabled Access Stalls required	2	Excluded from Count
		Electric Vehicle Stalls Level 2	2	Excluded from Count
TOTAL PARKING REQUIRED			57	total cars

PROPOSED PARKING FOR RESIDENTIAL & COMMERCIAL

TOTAL STALLS	RESIDENT PARKING	24 CARS
56	COMMERCIAL PARKING	27 CARS
	VISITOR PARKING	5 CARS
	SMALL CARS INCLUDED	0 Excluded from Count
	DISABLED PARKING INCLUDED	2 Excluded from Count
	EV PARKING INCLUDED	2 Excluded from Count
TOTAL STALL PROPOSED		56

ZONING INFORMATION

	MAX ALLOWABLE	PROPOSED
MAX SITE COVERAGE (50%)	1,188 SM 12,787 SF	1,117 SM 12,018 SF
COMMERCIAL NET AREA	1,094 SM 11,775 SF	690 SM 7,423 SF
GROSS BUILDING FLOOR AREA	3,350 SM 36,059 SF	2,851 SM 30,692 SF

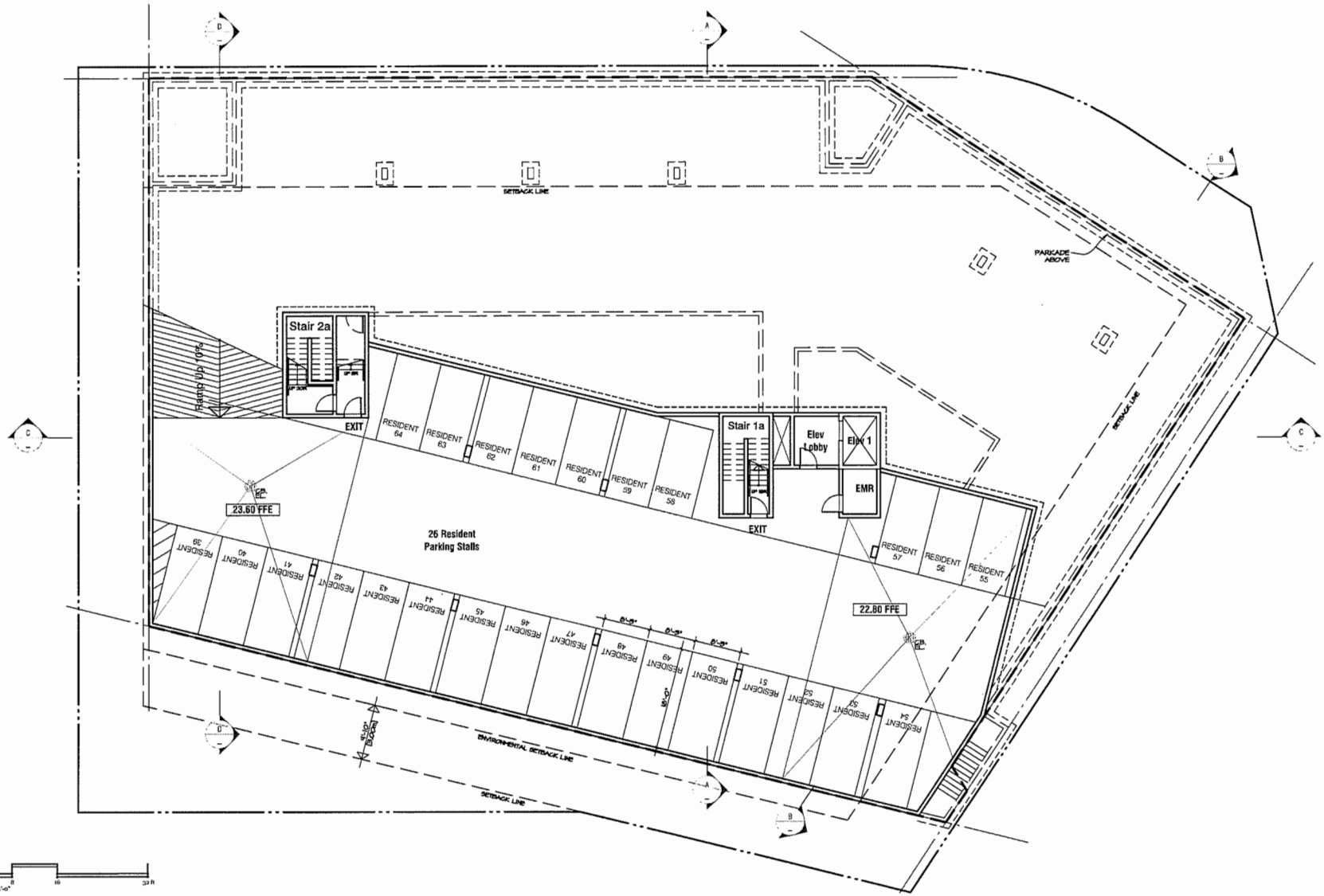
September 11th, 2020

CONTEXT SITEPLAN

1/64"=1'-0"

SK 1.00

LOT C - PROVENANCE



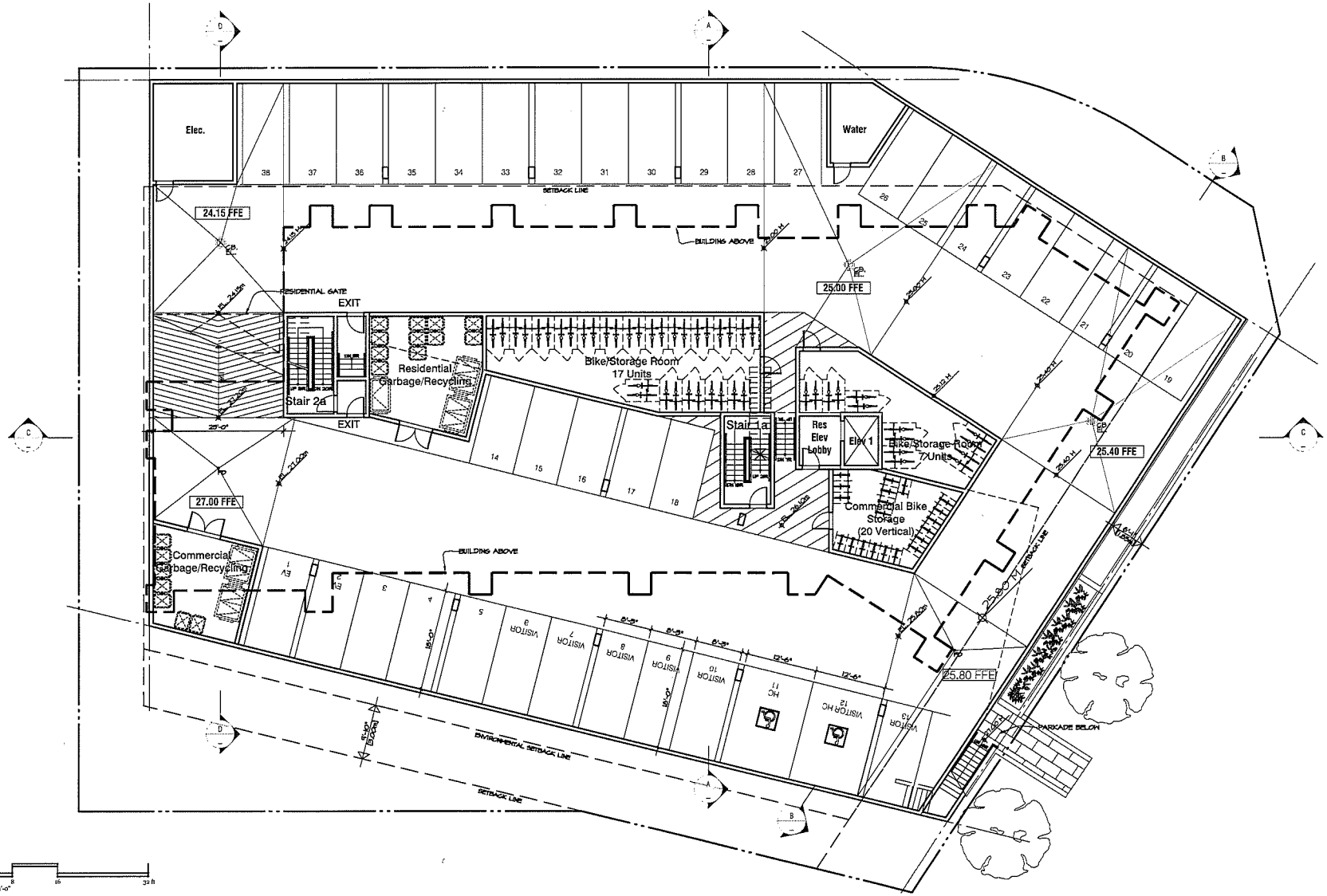
September 11th, 2020

Parkade Plan - P2 FLOOR

1/8" = 1'-0"

SK 2.00

LOT C - PROVENANCE



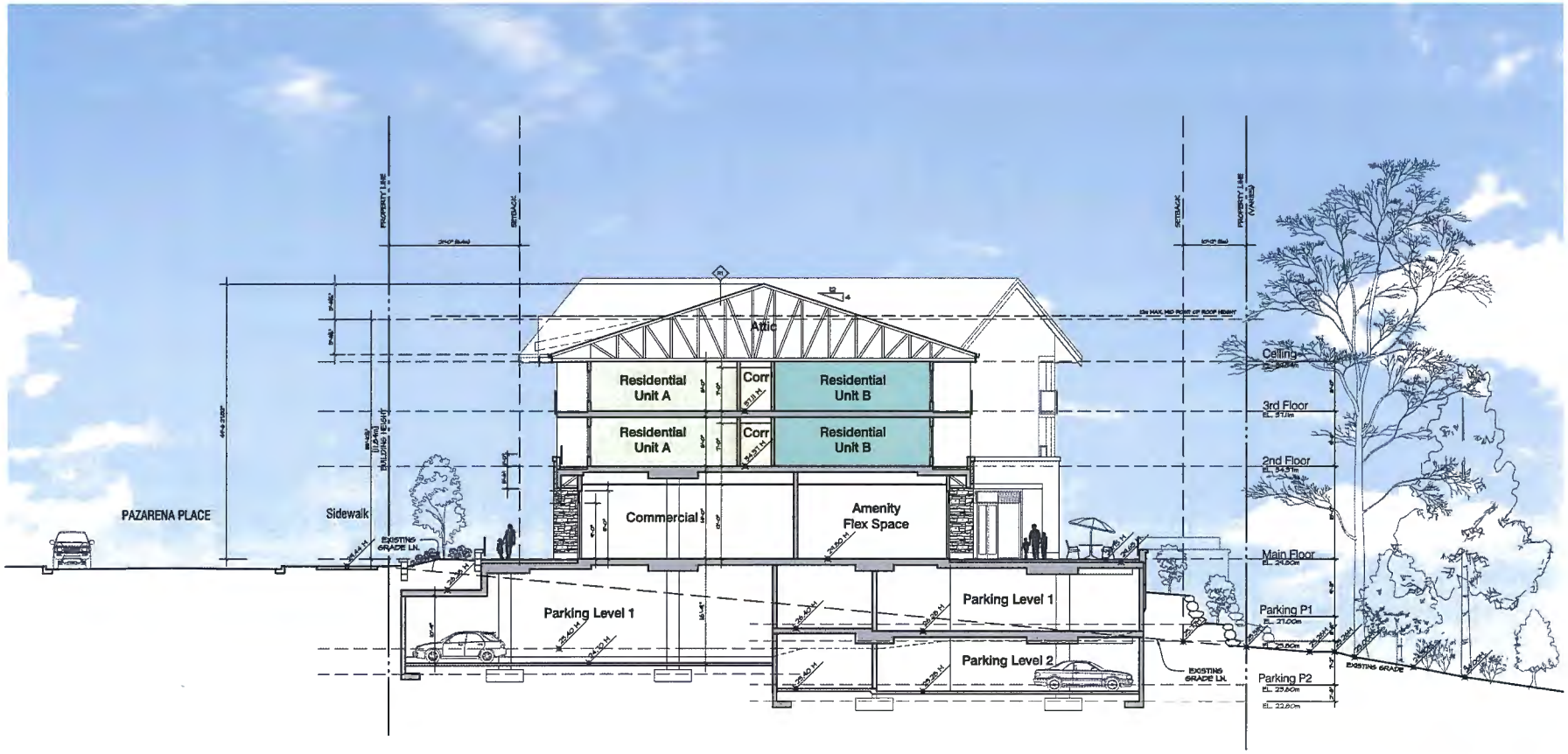
September 11th, 2020

Parkade Plan - P1 FLOOR

1/8" = 1'-0"

SK 2.01

LOT C - PROVENANCE



Section A-A

Scale 1/8" = 1'-0"

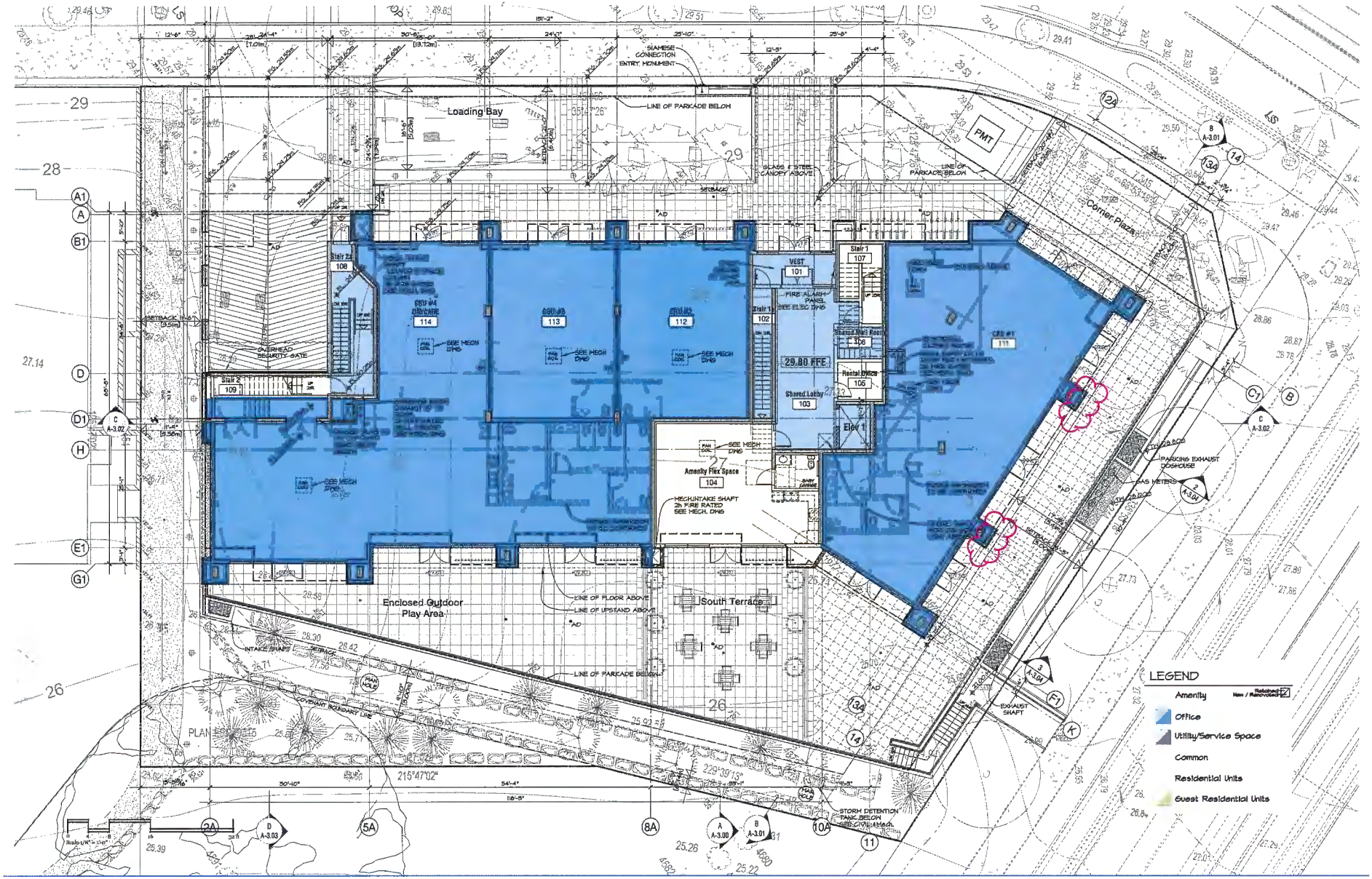
September 11th, 2020

Section - A

1/8" = 1'-0"

SK 3.00

LOT C - PROVENANCE



Commercial Plan - MAIN FLOOR

1/8" = 1'-0"

September 11th, 2020 (Revised March 21th , 2021)

SK 2.02

LOT C - PROVENANCE

Material Legend - Lowrise

1. *Roofing*
   SBS Roof Membrane c/w Granular Cap Sheet IKO Cambridge Dual Grey
2. *Fascia*
   Hardie Trim Board. 5.5" on 11.25" Wide Board Rustic. Colour matched adjacent cladding, trims & screw fasteners
3. *Soffit: Typical*
   Vented Hardie Soffit Panel
   Colour matched adjacent cladding, trims & screw fasteners
4. *Soffit: Balcony*
   High Density Fibre Cement Board, Smooth
   Hardie Colour Plus Arctic White
   Colour matched trims & screw fasteners
5. *Siding: Horizontal*
   Hardie plank Lap siding, Cedarmill
   7" exposure pattern,
   Wooden Colour: Wood Tone Rustic Series, Old Cherry

5a. Dark Colour: Hardie Colour Plus, Night Gray
   Colour matched trims & screw fasteners

6. *Siding:Vertical*
   Board & Batten,
   Hardie panel, Cedarmill
   Rustic Grain Batten Board
   2.5" Batten Board on top of 48" wide panel @ 12" c-c spacing
   Colour matched trims & screw fasteners
   Light Colour: Hardie Colour Plus Arctic White

6a. *Siding:Shingle*
   Dark Colour: Hardie Colour Plus Gray Slate

7. *Windows - Vinyl*
   Vinyl Windows in White Frames
   Double Glazed & Low-e
8. *Windows - Store-Front*
   Charcoal Aluminum Frame
   Double Glazed & Low-e
9. *Natural Stone Veneer*
   Kettle Valley Granite Urban Ledge
10. *Metals - Dark*
    Handrails, Sun Screens, Gutters, Downspouts at Dark Cladding
    Coloured to match Gentek Slate
11. *Mechanical Loures*
    Prefinished Metal, Factory Painted
    Coloured to match Store-Front Window
12. *Glazing - Privacy Screens & Guards*
    Lightly frosted laminated safety glass at guards
    Frosted glass at privacy screens
    Colour match Gentek Bright White or Gentek Slate
13. *Heavy Timbers*
    Colour Matched Adjacent Cladding
14. *Architectural Concrete*
    Exposed Concrete or Elastomeric Paint
    Benjamin Moore Pigeon Gray 2133-50
15. *Wooden Column*

Provide samples of all exterior colours & materials for review.

September 11th, 2020

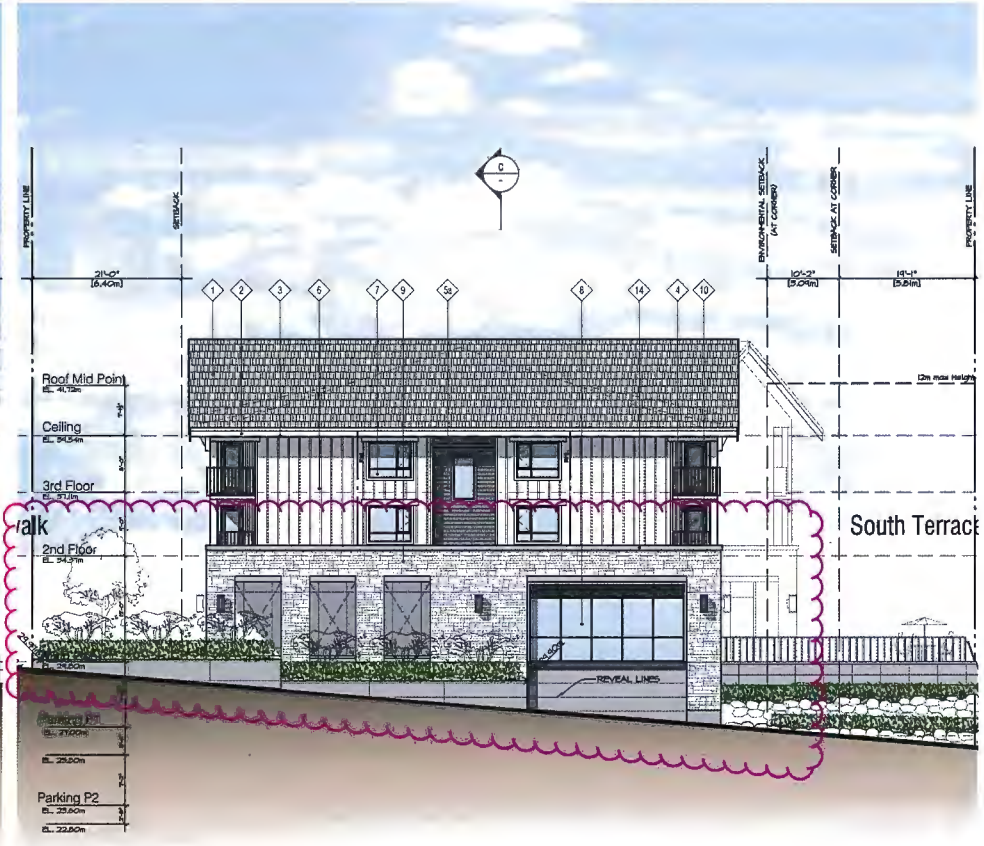
Scale 1/8" = 1'-0"

Elevations - North & North West

1/8" = 1'-0"

SK 4.00

LOT C - PROVENANCE



Material Legend - Lowrise

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   High Density Fibre Cement Board, Smooth
   Hardie Colour Plus Arctic White
   Colour matched trims & screw fasteners
5. *Siding: Horizontal*
   Hardie plank Lap siding, Cedarmill
   7" exposure pattern,
   Wooden Colour: Wood Tone Rustic Series, Old Cherry

5a. Dark Colour: Hardie Colour Plus, Night Gray
   Colour matched trims & screw fasteners

6. *Siding: Vertical*
   Board & Batten,
   Hardie panel, Cedarmill
   Rustic Grain Batten Board
   2.5" Batten Board on top of 48" wide panel @ 12" c-c spacing
   Colour matched trims & screw fasteners
   Light Colour: Hardie Colour Plus Arctic White

6a. *Siding: Shingle*
   Dark Colour: Hardie Colour Plus Gray Slate

7. *Windows - Vinyl*
   Vinyl Windows in White Frames
   Double Glazed & Low-e
8. *Windows - Store-Front*
   Charcoal Aluminum Frame
   Double Glazed & Low-e
9. *Natural Stone Veneer*
   Kettle Valley Granite Urban Ledge
10. *Metals - Dark*
   Handrails, Sun Screens, Gutters, Downspouts at Dark Cladding
   Coloured to match Gentek Slate
11. *Mechanical Loures*
   Prefinished Metal, Factory Painted
   Coloured to match Store-Front Window
12. *Glazing - Privacy Screens & Guards*
   Lightly frosted laminated safety glass at guards
   Frosted glass at privacy screens
   Colour match Gentek Bright White or Gentek Slate
13. *Heavy Timbers*
   Colour Matched Adjacent Cladding
14. *Architectural Concrete*
   Exposed Concrete or Elastomeric Paint
   Benjamin Moore Pigeon Gray 2133-50
15. *Wooden Column*

Provide samples of all exterior colours & materials for review.

September 11th, 2020 (Revised March 21th , 2021)

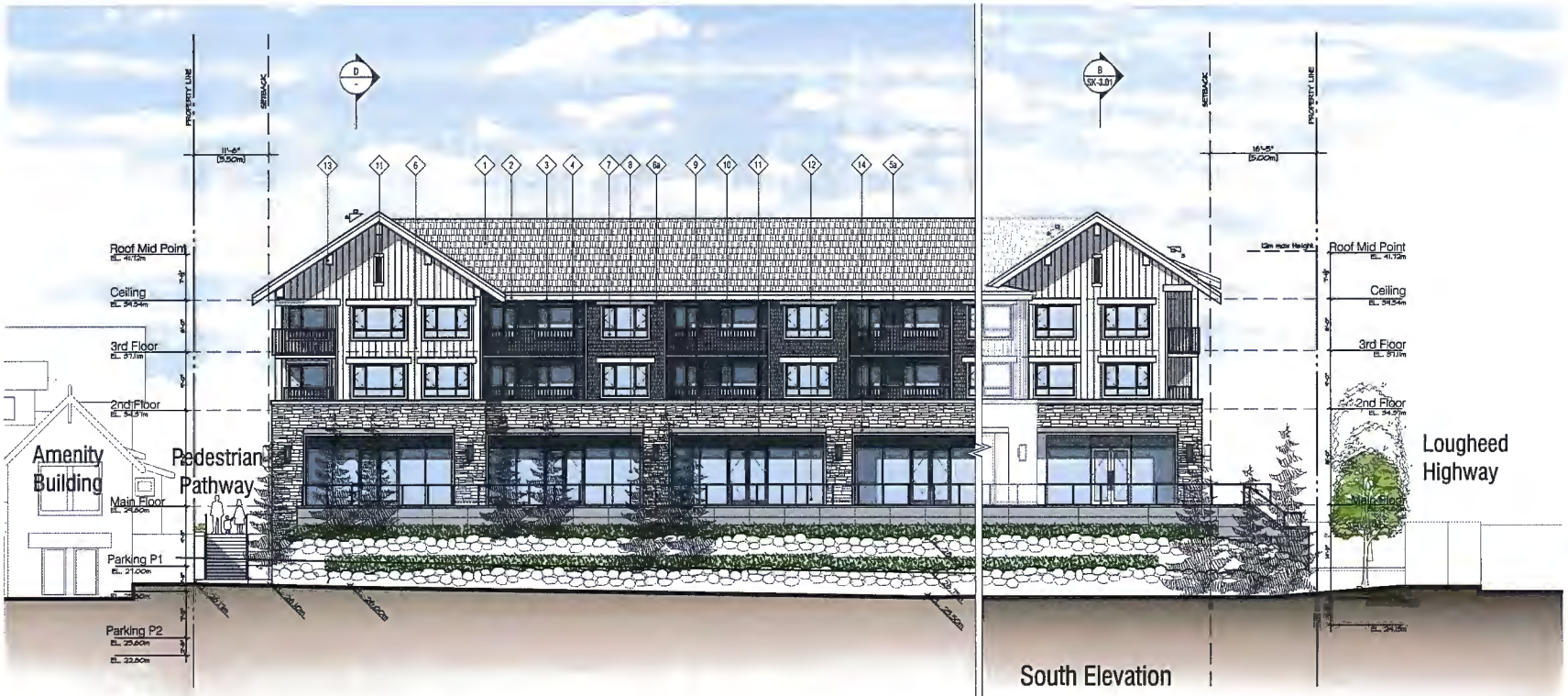
Scale 1/8" = 1'-0"

Elevation - East & West

1/8" = 1'-0"

SK 4.01

LOT C - PROVENANCE



Material Legend - Lowrise

1. *Roofing*
   SBS Roof Membrane c/w Granular Cap Sheet IKO Cambridge Dual Grey
2. *Fascia*
   Hardie Trim Board. 5.5" on 11.25" Wide Board Rustic. Colour matched adjacent cladding, trims & screw fasteners
3. *Soffit: Typical*
   Vented Hardie Soffit Panel Colour matched adjacent cladding, trims & screw fasteners
4. *Soffit: Balcony*
   High Density Fibre Cement Board, Smooth Hardie Colour Plus Arctic White Colour matched trims & screw fasteners
5. *Siding: Horizontal*
   Hardie plank Lap siding, Cedarmill 7" exposure pattern, Wooden Colour: Wood Tone Rustic Series, Old Cherry
5a. Dark Colour: Hardie Colour Plus, Night Gray Colour matched trims & screw fasteners
6. *Siding:Vertical*
   Board & Batten, Hardie panel, Cedarmill Rustic Grain Batten Board 2.5" Batten Board on top of 48" wide panel @ 12" o-c spacing Colour matched trims & screw fasteners Light Colour: Hardie Colour Plus Arctic White
8a. *Siding:Shingle*
   Dark Colour: Hardie Colour Plus Gray Slate
7. *Windows - Vinyl*
   Vinyl Windows in White Frames Double Glazed & Low-e
8. *Windows - Store-Front*
   Charcoal Aluminum Frame Double Glazed & Low-e
9. *Natural Stone Veneer*
   Kettle Valley Granite Urban Ledge
10. *Metals - Dark*
    Handrails, Sun Screens, Gutters, Downspouts at Dark Cladding Coloured to match Gentek Slate
11. *Mechanical Loures*
    Prefinished Metal, Factory Painted Coloured to match Store-Front Window
12. *Glazing - Privacy Screens & Guards*
    Lightly frosted laminated safety glass at guards Frosted glass at privacy screens Colour match Gentek Bright White or Gentek Slate
13. *Heavy Timbers*
    Colour Matched Adjacent Cladding
14. *Architectural Concrete*
    Exposed Concrete or Elastomeric Paint Benjamin Moore Pigeon Gray 2133-60
15. *Wooden Column*

Provide samples of all exterior colours & materials for review.

September 11th, 2020

Scale 1/8" = 1'-0"

Elevation - Southeast & South

1/8" = 1'-0"

SK 4.02

LOT C - PROVENANCE

View from corner of Lougheed Highway & Pazarena Place

September 11th, 2020

3D Views

SK 6.01

LOT C - PROVENANCE

PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	1	Acer palmatum	Green Japanese Maple	8cm cal. B&B (Specimen)
	8	Acer shirasawanum 'Autumn Moon'	Autumn Moon Fullmoon Maple	#10 pot. (Container Shrub)
	4	Chamaecyparis nootkatensis 'Pendula'	Weeping False Cypress	3m ht. B&B
	6	Chamaecyparis obtusa	Hinoki False Cypress	#10 pot (Container Shrub)
	6	Fagus sylvatica 'Dawyk Green'	Dawyk Green Columnar Beech	7cm cal. B&B
	4	Fraxinus pensylvatica 'Prairie Spire'	Prairie Spire Ash	7cm cal. B&B
	11	Picea omorika	Serbian Spruce	3m ht, B&B
	2	Prunus serrulata 'Snow Goose'	White Flowering Cherry	7cm cal B&B, 6'-0" ht. Std
	3	Street Tree	Species TBD (Per Maple Ridge)	7cm cal. B&B 6'-0" ht. Std
SHRUBS/FERNS				
AZ	32	Azalea 'Gumpo Pink'	Pink Gumpo Azalea	#3 pot, 18" o.c.
az	155	Azalea 'Gumpo White'	White Gumpo Azalea	#3 pot, 18" o.c.
BT	35	Berberis thuenbergii 'Rose Glow'	Rose Glow Barberry Hedge	#3 pot, 24" o.c.
Bx	135	Buxus mico. Green Beauty	Green Beauty Boxwood	#3 pot, 18" o.c.
HYP	16	Hydrangea paniculata 'Little Lime'	Little Lime Panicle Hydrangea	#5 pot, 36" o.c.
JH	13	Juniperus horizontalis	Creeping Juniper	#3 pot, 36" o.c.
LP	23	Lonicera pileata	Privet Honeysuckle	#3 pot, 24" o.c.
PHL	8	Philadelphus lewisii	Wild Mock Orange	#3 pot, 30" o.c.
PC	14	Physocarpus capitus	Pacific Ninebark	#3 pot, 30" o.c.
Pm	22	Polystichum munitum	Western Sword Fern	#3 pot, 30" o.c.
RS	7	Ribes Sanguineum	Flowering Red Currant	#5 pot, 36" o.c.
Rr	18	Rosa rugosa	Rugosa Rose	#3 pot, 36" o.c.
SD	19	Spiraea douglasii	Hardhack Native Spiraea	#3 pot, 30" o.c.
SP	6	Spiraea japonica 'Gold Flame'	Gold Flame Spiraea	#3 pot, 30" o.c.
PERENNIALS & GRASSES				
Ca	34	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#3 pot, 24" o.c.
c	595	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Bearberry	#2 pot, 24" o.c.
f	12	Festuca glauca 'Elijah Blue'	Blue Fescue	#1 pot, 12" o.c.
H	102	Hemerocallis 'Stella D'oro'	Stella D'oro Daylily	#2 pot, 15" o.c.
ha	24	Heuchera 'Amberwaves'	Amberwaves Coral Bells	#1 pot, 12" o.c.
hp	24	Heuchera 'Shanghai'	Purple Coral Bells	#1 pot, 12" o.c.
Ms	52	Miscanthus sinensis 'Gracillimus'	Japanese Silvergrass	#3 pot, 20" o.c.
o	128	Ophiopogon japonicus	Dwarf Lilyturf	#1 pot, 8" o.c.
pt	32	Pachysandra terminalis	Japanese spurge	#1pot 12" o.c.

GRADING KEY

FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
tw	TOP OF WALL
bw	BOTTOM OF WALL
EG	EXISTING GRADE
+29.00	SPOT ELEVATION (METERS)
← 4r / dwn	STAIR RUN AND DIRECTION
-·-·-·-→	SLOPE DIRECTION

NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, bothplant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
3. All trees to be staked in accordance with CNLA Standards.
4. ALL STREET TREES Install 8' x 24" Deep Root Barrier centred on each tree between tree pit and sidewalk (ON BOTH SIDES: CURB AND SIDEWALK).
5. For all existing on site services and survey symbols refer to survey drawings.
6. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.
7. All 'Soft Landscape Areas' are to be irrigated to BABC Standards with a high-efficiency irrigation system
8. All Patios shall be equipped with hose bibs.
9. All irrigation valve boxes equipped with quick-couplers.

MATERIALS KEY

DETAIL	MATERIAL	
		RIVER ROCK DRAINAGE STRIP
		SODDED LAWN
		CIP CONCRETE (ON-SITE) BROOM FINISHED PATHWAYS 100MM THICK. SAWCUT AS PER PLAN.
		HYDRAPRESSED CONCRETE PAVERS 24"x24" CHARCOAL GREY
		HYDRAPRESSED CONCRETE PAVERS 24"x24" NATURAL GREY
		CONCRETE PAVERS 12"x24" NATURAL GREY, RUNNING BOND *80mm DEPTH IN VEHICULAR AREA
		CONCRETE PAVERS 12"x24" NATURAL GREY, RUNNING BOND
		COMPACTED GRAVEL PATH
HARDSCAPE & FURNISHING		
		CIP CONCRETE WALLS •REFER TO PLAN FOR TW •REFER TO ARCH FOR DETAILS
		CIP CONCRETE STEPS •REFER TO PLAN GRADES
		PRIVACY FENCING •ON CONCRETE STRIP FOOTING •METAL TO MATCH ARCHITECTURAL GUARDS
		ACCESS GATE •ON CONCRETE STRIP FOOTING •METAL TO MATCH ARCHITECTURAL GUARDS
		VISITOR BIKE RACK •ADVANTAGE HI-LO SURFACE MOUNT (BLACK)
		METAL PLANTER •3'-0" x 3'-0" x 30" (ht), POWDER COATED (BLACK), IRRIGATED •2'-0" x 2'-0" x 30" (ht), POWDER COATED (BLACK), IRRIGATED - FEATURE ANNUAL CONTAINER PLANTING
		BOULDER RETAINING •SITE SALVAGED, TO BE SITE-FITTED/PLACED •MINIMUM 24" HT/D
		AMENITY DECK FURNISHING •BY OWNER

DRAWING LIST

L0.0 COVERSHEET
L1.1 MATERIALS & GRADING PLAN
L1.2 PLANTING PLAN
L2.1 LANDSCAPE SECTIONS
L2.2 LANDSCAPE DETAILS

no.:	date:	item:
2	SEPT 9-20	ISSUED FOR DP
1	AUG 10-20	ISSUED FOR DP REVIEW

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VANCOUVER, BC

PROJECT:
PROVENANCE 'LOT C'
23054 Pazarena Place
Maple Ridge, BC

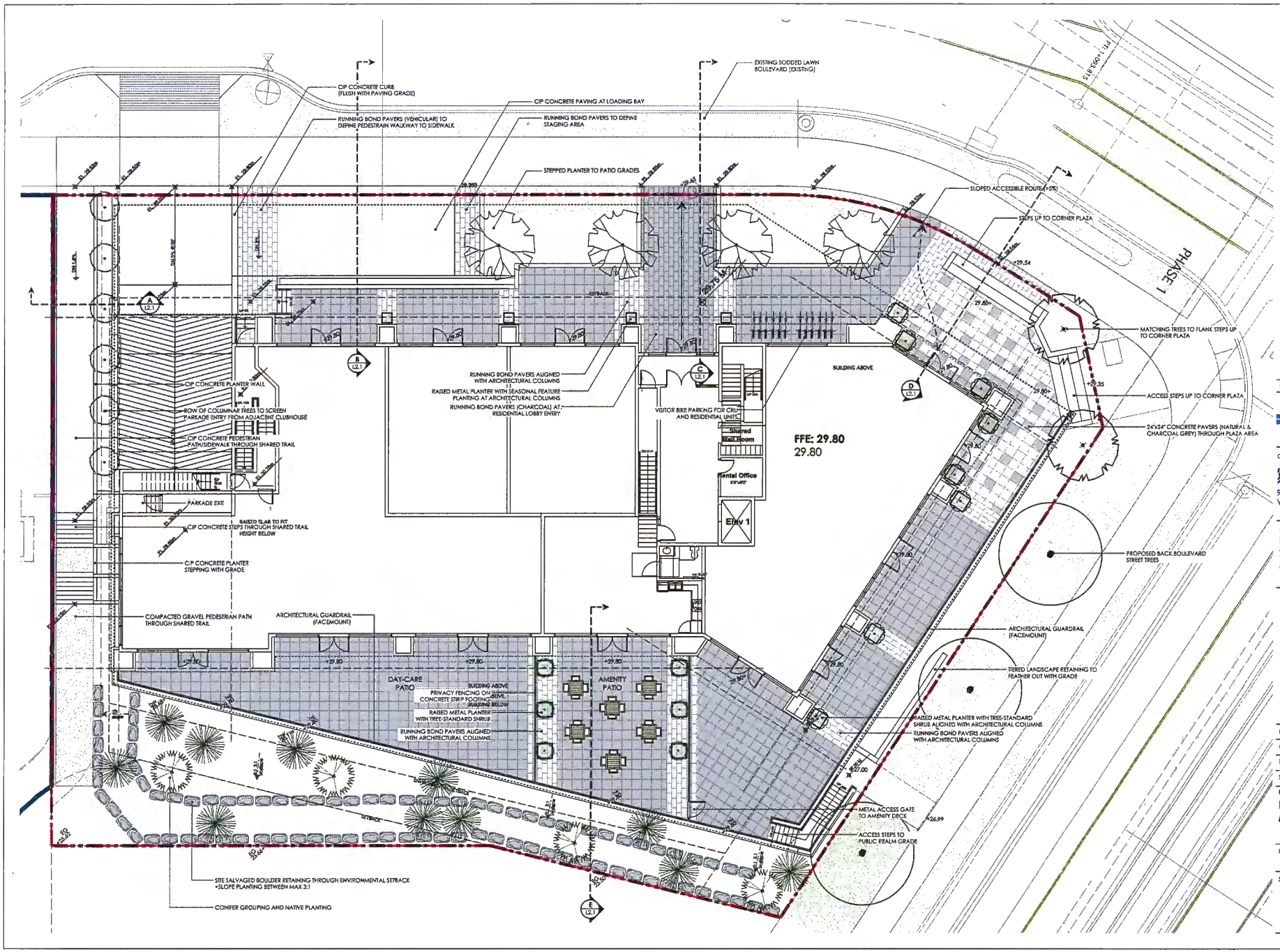
DRAWN BY: AG
CHECKED BY: PK
DATE: JANUARY 2020
SCALE: 1/8"=1'-0"

DRAWING TITLE:
COVERSHEET

Project No.: 19087

Sheet No.:

L0.0



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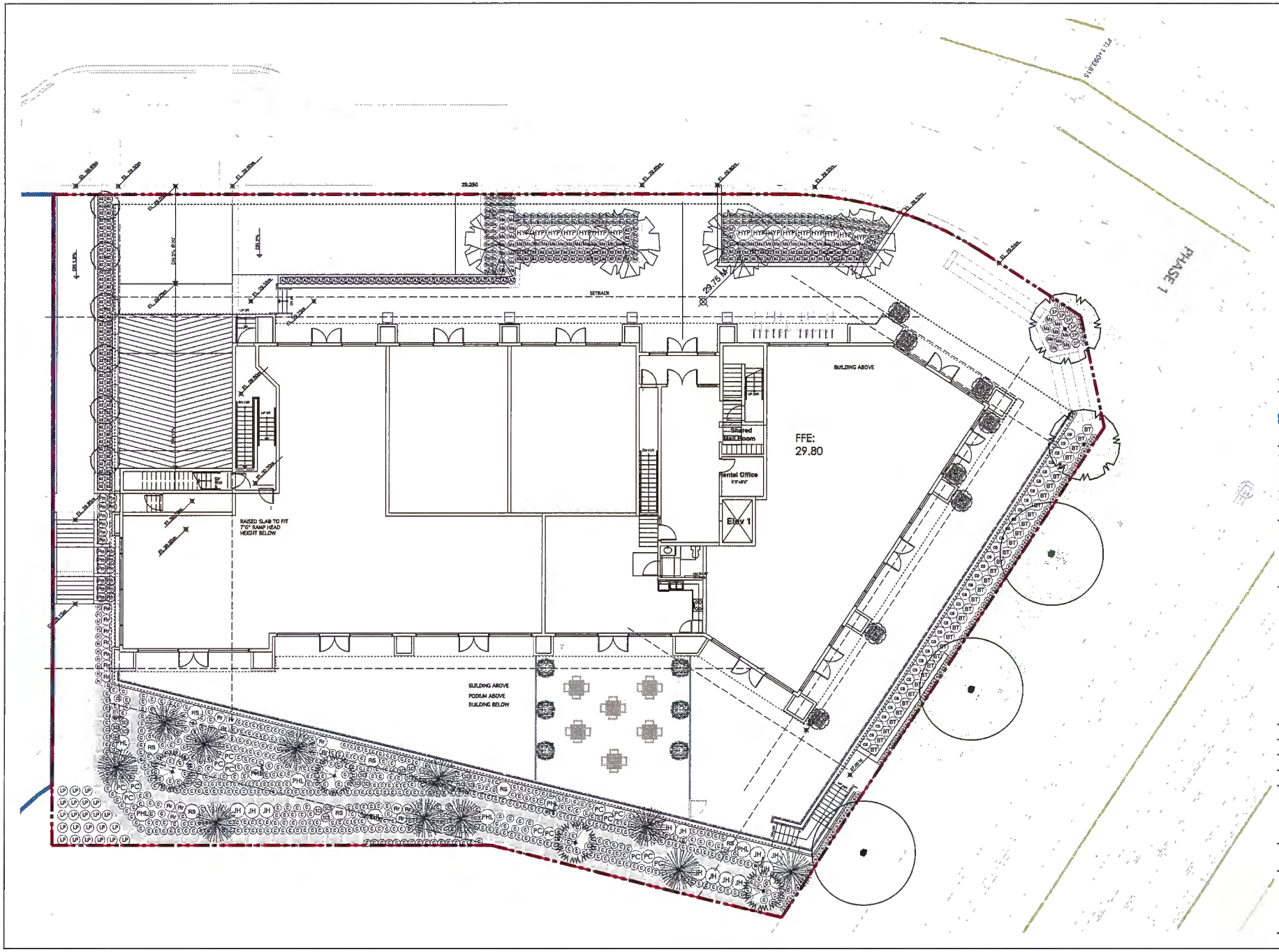
DRAWING TITLE:
LANDSCAPE: MATERIALS & GRADING

Project No.: 19087

Sheet No.: **L1.1**



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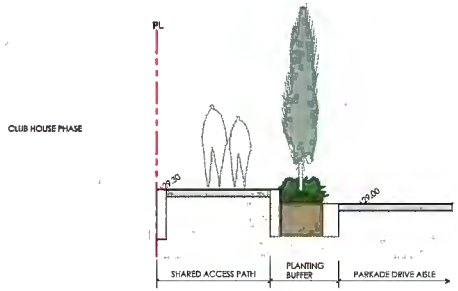
DRAWING TITLE:

LANDSCAPE:
PLANTING PLAN

Project No.:
19087

Sheet No.:

L1.2



SECTION A: WEST PL TRAIL AT CLUBHOUSE

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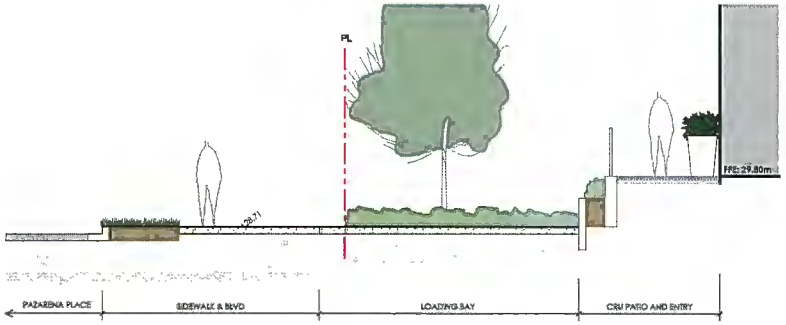
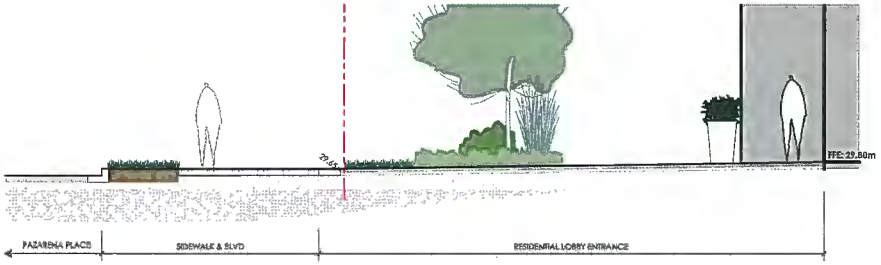


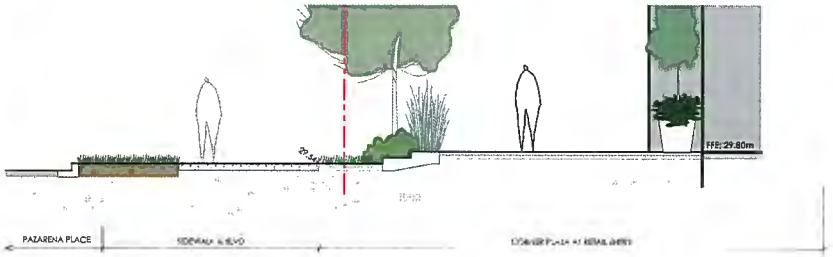
SECTION B: NORTH PL AT LOADING BAY

SCALE 1/4" = 1'-0"



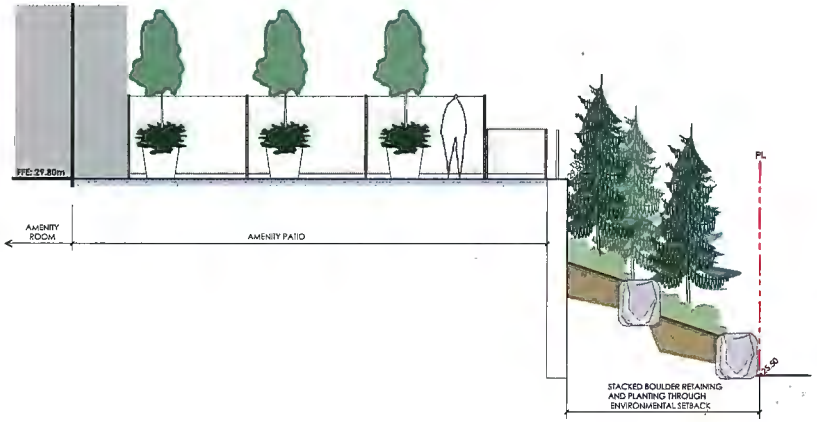
SECTION B: NORTH PL AT LOBBY ENTRY

SCALE 1/4" = 1'-0"



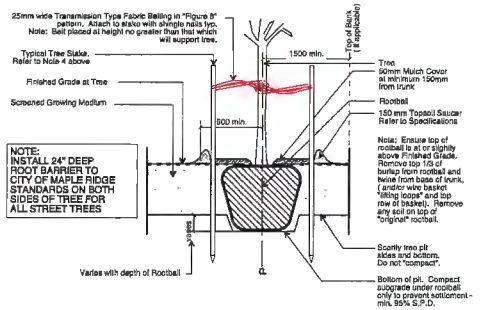
SECTION D: CORNER PLAZA

SCALE 1/4" = 1'-0"



SECTION E: NORTH PL AT LOADING BAY

SCALE 1/4" = 1'-0"



General Notes:
1. Do not cut Tree Leader.
2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".
4. All street trees to be staked with 2 - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
5. Provide min. 5 cubic meters of growing medium per tree.
6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.

Depth of Growing Medium Total (mm)	Area (M2)	Variation 1 Size of Surface Square	Variation 2 Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.63 M Ø
600	8.33	2.9 M x 2.9 M	3.26 M Ø
750	6.67	2.6 M x 2.6 M	2.92 M Ø

L4-01 / L1.1 Typical Deciduous Tree Planting
Scale NTS

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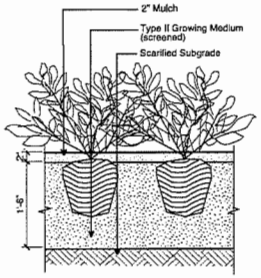
DRAWING TITLE:
LANDSCAPE SECTIONS

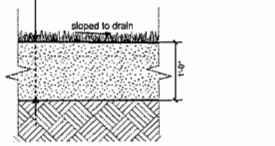
Project No.: 19087

Sheet No.: **L2.1**

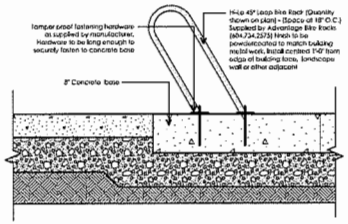


LD-02 Typical Shrub Planting
L2.1 Scale 1"=1'

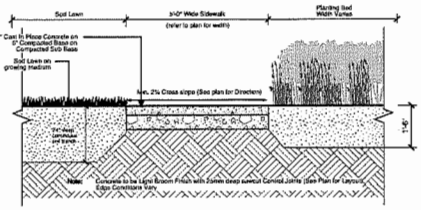
Note:
1) See specifications for all sodded lawn equirements.
2) Refer to landscape plan for lawn area grading and elevation information.
3) Ensure entire lawn area is free of existing debris such as organic material (stumps/roots/weeds) and rocks etc. Ensure level and consistent scarified sub-grade throughout entire lawn area.



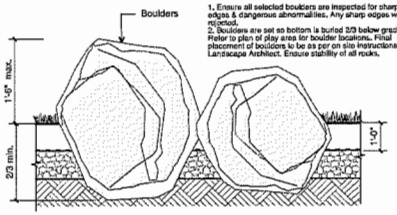
LD-01 Sodded Lawn
L1.1 Scale 1"=1'



LD-11 BIKE RACK INSTALLATION ON GRADE
L1.1 SCALE 1"=1'-0"

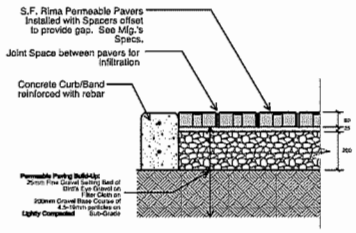


LD-01 CIP Concrete Sidewalk (Pedestrian Only)
L1.1 Scale 1/2"=1'

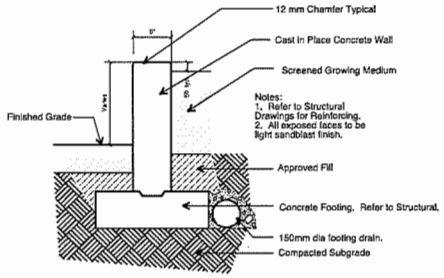


Notes:
1. Ensure all selected boulders are inspected for sharp edges & dangerous abnormalities. Any sharp edges will be rejected.
2. Boulders are set so bottom is buried 2/3 below grade. Refer to plan of play area for boulder locations. Final placement of boulders to be as per on site instructions by Landscape Architect. Ensure stability of all rocks.

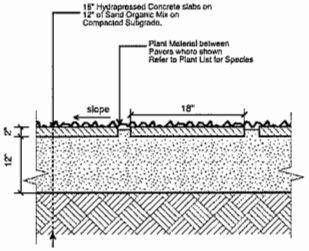
LD-06 BOULDER PLACEMENT
L1.1 Scale 1"=1'



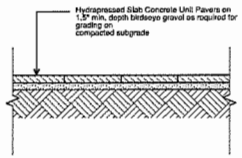
LD-05 SF Rima Permeable Paving
L1.1 Scale 1"=1'



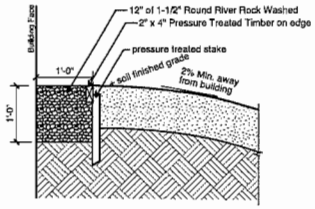
LD-12 CIP Concrete retaining wall
L1.1 Scale 1"=1'-0"



LD-04 Hydrapressed slabs in Planting
L1.1 Scale 1"=1'-0"



LD-08 UNIT CONCRETE PAVERS ON GRADE
L1.1 SCALE 1"=1'-0"



LD-07 River Rock Drip Strip
L2.2 Scale 1"=1'

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2	SEPT 9-20	ISSUED FOR DP
1	AUG 10-20	ISSUED FOR DP DRAFT

Revisions:

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Maple Ridge, BC

DRAWN BY:	AG
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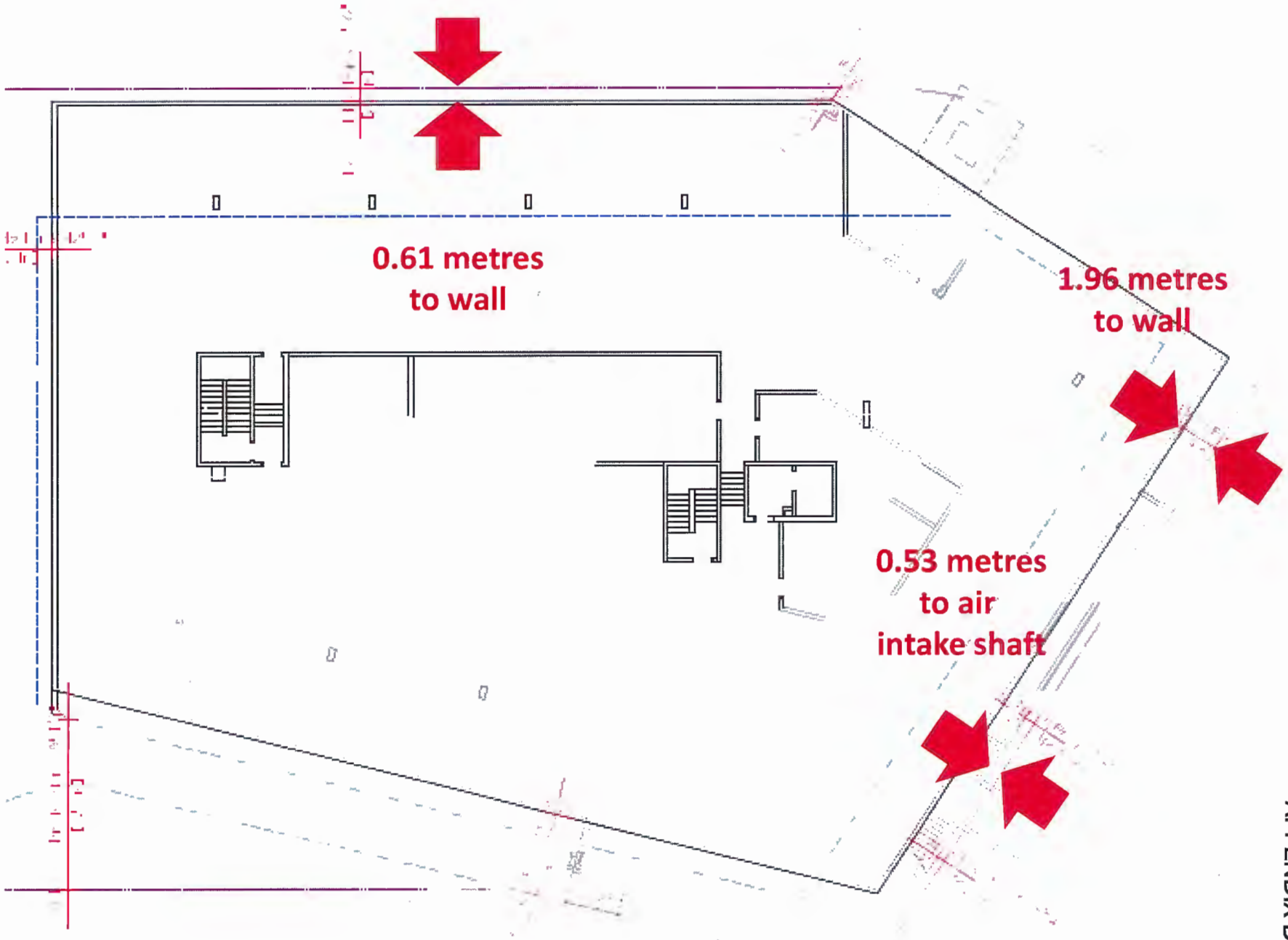
DATE:	JANUARY 2020
SCALE:	AS SHOWN

DRAWING TITLE:
LANDSCAPE DETAILS

Project No.:
19087

Sheet No.:
L2.2



APPENDIX D

Parking Level P1

A-2

ARCHITECTS
incorporated

200-970 Homer St
Vancouver BC
Canada V6B2W7

604 669 3339
www.rlai.com

James Bussey
architect aibc

Greg Voûte
architect aibc

Mark Pickrell
architect aibc

May 21st, 2021

Attn: Adrian Kopystynski, Planner
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC, V2X 6A9

Re: 11300 Pazarena Place, Maple Ridge, B.C. Application No. 2020-363-DP
Lot C District Lots 402 and 403 Group 1 NWD Plan EPP79514

Dear Adrian,

In response to the recent comments we received from you by email after the Advisory Design Panel, please note the following comments and action taken. We also include revised drawings of areas which were modified.

Panel Comments: (noted in italics below)

- *Consider reviewing the blue spandrel colour in the windows against the orange and yellow colour of the building;*

  Response: The storefront spandrel is charcoal grey to match the louvres and window frames. This colour compliments the orange and yellows in the stone of the building base.

- *Consider changing the front door trellis structure to be revealed set in the concrete;*

  Response: The glass and steel canopy acts to mark the residential pedestrian entry and provides rain protection for the residents and visitors. A concrete recess would not be sufficient to mark such an important feature.

- *Consider improving the roof line at the entry to help with wayfinding;*

  Response: Wayfinding has been addressed both through the use of distinctive colour and material above the entry and with the entry canopy. The canopy's primary purpose is to provide a noticeable pedestrian element which will make the entry easy to find. Increasing the dormer height will create an awkward roof eave intersection and create another building element in competition with the two important end dormers. The pedestrian realm and details at the building's base have been our focus considering this is a very pedestrian oriented public commercial mixed use building.

- *Consider improving the Lougheed Highway elevation to give it greater hierarchical importance;*

  Response: To give this elevation more prominence we have increased the stone columns in the centre of the building. We have also realigned the commercial columns to better relate to the roof dormer and material change above. This composition creates the effect of a large and more important form.

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- *Provide a less solid/softer south elevation at the ground plane to improve the pathway relationship.*

  Response: The design has large openings overlooking the parkade ramp that provide oblique views through to the front of the building and Pazarena Place. The hierarchy of the elevation has been strengthened by emphasizing these openings with stone clad columns on either side. An additional light has been added to illuminate the stone cladding and further supplement the lighting on the adjacent pedestrian path. Landscape coordination has been fully shown to give a more complete picture of the interface. With the addition of landscape planting, this elevation will provide a soft backdrop for the pedestrian pathway.

We trust these revisions will satisfy the Panels comments. Thank you for this opportunity to respond.

Yours truly;

Greg Voute, Architect AIBC
RLA Architects Inc.
250 - 970 Homer Street
Vancouver, BC V6B 2W7
T 604.669.3339 ext: 27
gregv@rlai.com
www.rlai.com

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden and Members of Council

MEETING DATE: July 6, 2021
FILE NO: 06-2240-20 & 11-5245-20-2017-291

FROM: Chief Administrative Officer

MEETING: CoW

SUBJECT: **Latecomer Agreement LC 176/21**

EXECUTIVE SUMMARY:

The lands at 24093 and 24137 104 Avenue, and Lot 4 NWP10921 104 Avenue (no civic address) have been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 176/21 provides the municipality's assessment of the attribution of the costs of the excess or extended servicing to the benefitting lands.

The developers have the opportunity to recover costs for service capacity over and above which is required for their specific development should development occur on those parcels identified in Schedule A. Cost recovery may also be possible where a property connects to the Latecomer-eligible utility.

RECOMMENDATION:

That the cost to provide the excess or extended services at 24093 and 24137 104 Avenue, and Lot 4 NWP10921 104 Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 176/21 with the subdivider of the lands at 24093 and 24137 104 Avenue, and Lot 4 NWP10921 104 Avenue.

DISCUSSION:

a) **Background Context:**
The lands at 24093 and 24137 104 Avenue, and Lot 4 NWP10921 104 Avenue (no civic address) have been subdivided. Part of the subdivision servicing included the construction of a sanitary sewer pump station, sanitary sewer forcemain and sanitary sewer which is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended services and land to which the developer provided services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

In addition, a copy of Latecomer Agreement LC 176/21 is also attached for information purposes.

b) **Policy Implications:**
Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the municipality shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the municipality considers will benefit from the service. Latecomer Agreement LC 176/21 will provide such determination for Development 2017-291-RZ.

CONCLUSION:

A developer has provided certain services in support of Development 2017-291-RZ. Some of the services benefit adjacent lands therefore, it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 176/21 summarizes the municipality's determination of benefitting lands and cost attribution and also establishes the term over which such Latecomer Charges will be applied.

Submitted by: **Rachel Ollenberger, AScT.**
Manager of Infrastructure Development

Approved by: **David Pollock, PEng.**
General Manager Engineering Services

Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:
(A) Schedule A
(B) Benefitting Property Map
(C) Latecomer Agreement

Schedule A

TYPE OF EXCESS OR EXTENDED SERVICE

1. EXTENDED NOMINAL SANITARY SEWER SERVICE

Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's on Benefitting Property	Benefit Attributed By Property Excluding Subdivision
Sanitary Sewer	383	$275,400.00	$719.00	21	Parcel A, Plan BCP8155 RN 84208-1063-0 1 x $15,100.00
				23	Lot 6, NWP10921 RN 84325-0000-8 1 x $16,538.00
				9	Lot A, NWP22743 RN 84325-0101-3 1 x $6,472.00
				22	Lot 7, Plan NWP14750 RN 84325-0100-1 1 x $15,819.00
				6	Lot C, NWP14864 RN 84312-0100-9 1 x $4,314.00
				16	Lot K, NWP20434 RN 84306-0200-8 1 x $11,505.00
				9	Lot 8, NWP14750 RN 84325-0200-5 1 x $6,472.00
				6	Lot A, NWP21769 RN 84307-0200-3 1 x $4,314.00
				4	Lot B, NWP21769 RN 84307-0300-7 1 x $2,876.00
				8	Parcel D, Reference Plan 7139, NWD RN 84307-0000-6 1 x $6,472.00
				8	Lot B, NWP13554 RN 84310-0000-4 1 x $5,752.00

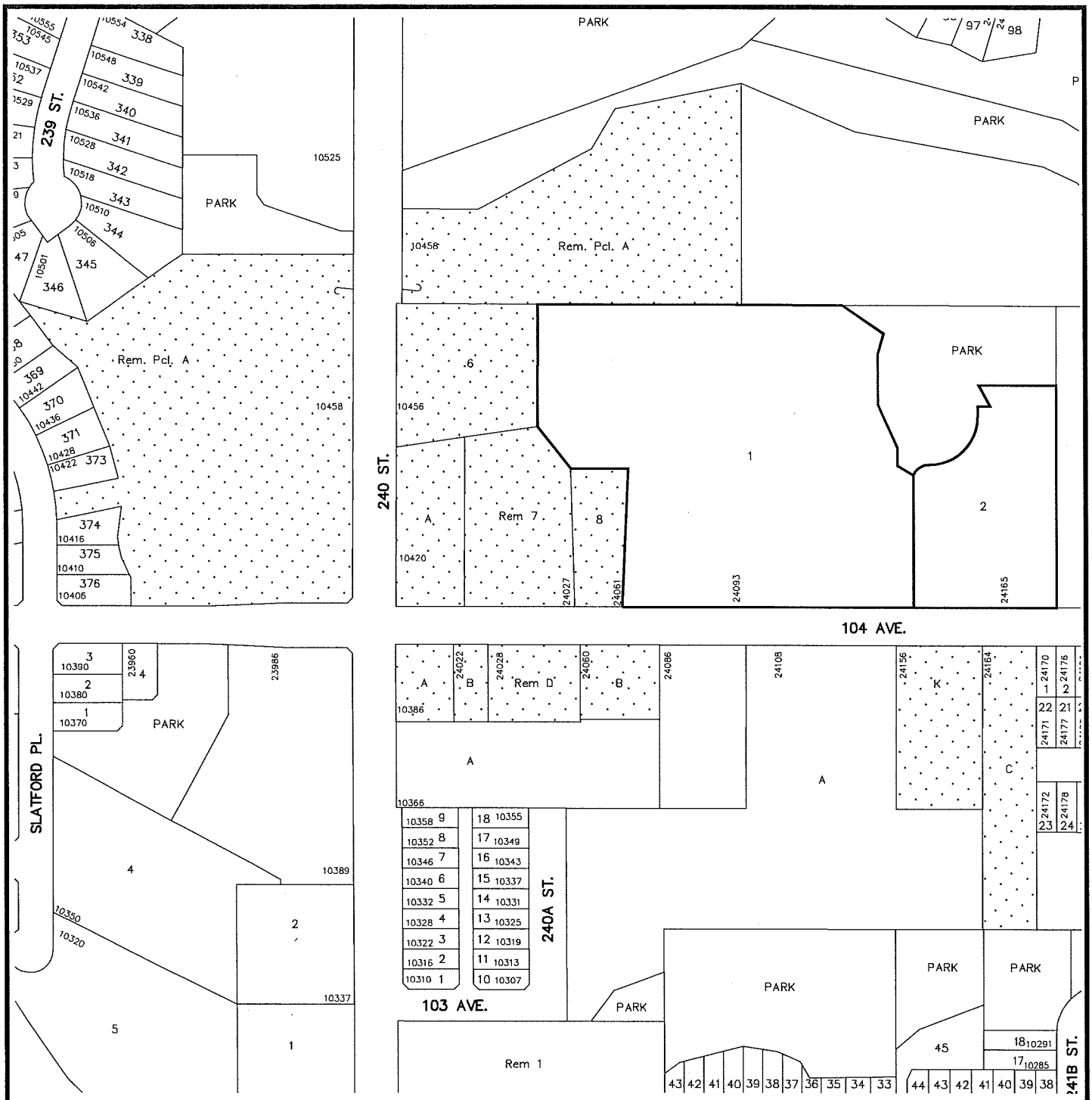
2. OVERSIZED SANITARY SEWER SYSTEM

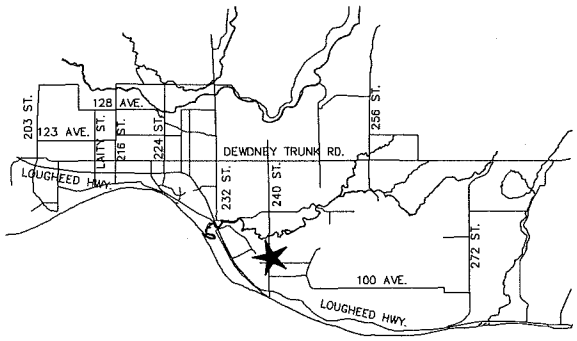
Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's on Benefitting Property	Benefit Attributed By Property Excluding Subdivision
Sanitary Sewer Pump Station & Forcemain	383	$811, 145.00	$2,118.00	21	Parcel A, Plan BCP8155 RN 84208-1063-0 1 x $44,475.00
				23	Lot 6, NWP10921 RN 84325-0000-8 1 x $48,711.00
				9	Lot A, NWP22743 RN 84325-0101-3 1 x $19,061.00
				22	Lot 7, Plan NWP14750 RN 84325-0100-1 1 x $46,593.00
				6	Lot C, NWP14864 RN 84312-0100-9 1 x $12,707.00
				16	Lot K, NWP20434 RN 84306-0200-8 1 x $33,886.00
				9	Lot 8, NWP14750 RN 84325-0200-5 1 x $19,061.00
				6	Lot A, NWP21769 RN 84307-0200-3 1 x $12,707.00
				4	Lot B, NWP21769 RN 84307-0300-7 1 x $8,471.00
				8	Parcel D, Reference Plan 7139, NWD RN 84307-0000-6 1 x $19,061.00
				8	Lot B, NWP13554 RN 84310-0000-4 1 x $16,943.00

A total of all of the aforementioned services for each property is as follows:

Legal Description	Civic Address	Total Cost
Parcel A, Plan BCP8155 RN 84208-1063-0	Civic N/A	$59,576.00
Lot 6, NWP10921 RN 84325-0000-8	10456 240 Street	$65,249.00
Lot A, NWP22743 RN 84325-0101-3	10420 240 Street	$25,532.00
Lot 7, NWP14750 RN 84325-0100-1	24027 104 Avenue	$62,413.00
Lot C, NWP14864 RN 84312-0100-9	24164 104 Avenue	$17,022.00
Lot K, NWP20434 RN 84306-0200-8	24156 104 Avenue	$45,391.00
Lot 8, NWP14750 RN 84325-0200-5	24061 104 Avenue	$25,532.00
Lot A, NWP21769 RN 84307-0200-3	10386 240 Street	$17,022.00
Lot B, NWP21769 RN 84307-0300-7	24022 104 Avenue	$11,348.00
Parcel D, Reference Plan 7139, NWD RN 84307-0000-6	24028 104 Avenue	$25,532.00
Lot B, NWP13554 RN 84310-0000-4	24060 104 Avenue	$22,695.00

Attachment B





N

SCALE: N.T.S.

MAPLE RIDGE
British Columbia

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

DEVELOPMENT FILE
2017-291-RZ
24093 & 24165 104 AVE

DATE: JUNE 2021

FILE/DWG No LC176-2021

LATECOMER AGREEMENT

LC 176/21 – 2017-291-RZ

THIS AGREEMENT is made the ____ day of _____, 20__

BETWEEN: **The Board of Education of School District No. 42 (Maple Ridge-Pitt Meadows)**
22225 Brown Avenue
Maple Ridge BC V2X 8N6

(Hereinafter called the "Subdivider")

OF THE FIRST PART

AND: **City of Maple Ridge**
11995 Haney Place
Maple Ridge BC V2X 6A9

(Hereinafter called the "City")

OF THE SECOND PART

WHEREAS:

A. The Subdivider has developed certain lands and premises located within the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

Lot 9, Section 10, Township 12, NWP14750
Lot 3, Section 10, Township 12, NWP10921
Lot 4, Section 10, Township 12, NWP10921

(Hereinafter called the "said lands");

B. In order to facilitate the approval of the subdivision of the said lands, the Subdivider has constructed and installed the sanitary sewer pump station, the sanitary sewer forcemain and the sanitary sewer shown on the design prepared by R.F. Binnie & Associates Ltd., Project: South Albion Elementary School, Project No: 17-0426, reviewed October 23, 2018.

(Hereinafter called the "Extended Services");

C. The extended services have been provided with a capacity to service the said lands and other than the said lands;

D. The City considers its cost to provide the Extended Services to be excessive;

E. The Subdivider has provided the Extended Services in the Amount of $811,145.00 for the sanitary sewer pump station and forcemain and $275,400.00 for the sanitary sewer;

F. The City has determined that:

Parcel A, Plan BCP8155
Lot 6, NWP10921
Lot A, NWP22743
Lot 7, NWP14750
Lot C, NWP14864
Lot K, NWP20434
Lot 8, NWP14750
Lot A, NWP21769
Lot B, NWP21769
Parcel D, Reference Plan 7139, NWD
Lot B, NWP13554

(the "Benefitting Lands") will benefit from the Extended Services;

G. The City has imposed as a condition of the owner of the Benefitting Lands connecting to or using the Extended Services, a charge (the "Latecomer Charge") on the Benefitting Lands in the following amounts:

Parcel A, Plan BCP8155
RN 84208-1063-0

- $15,100.00 for use of the sanitary sewer on 104 Avenue
- $44,475.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot 6, NWP10921
RN 84325-0000-8

- $16,538.00 for use of the sanitary sewer on 104 Avenue
- $48,711.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot A, NWP22743
RN 84325-0101-3

- $6,472.00 for use of the sanitary sewer on 104 Avenue
- $19,061.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot 7, NWP14750
RN 84325-0100-1

- $15,819.00 for use of the sanitary sewer on 104 Avenue
- $46,593.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot C, NWP14864
RN 84312-0100-9

- $4,314.00 for use of the sanitary sewer on 104 Avenue
- $12,707.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot K, NWP20434
RN 84306-0200-8

- $11,505.00 for use of the sanitary sewer on 104 Avenue
- $33,886.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot 8, NWP14750
RN 84325-0200-5

- $6,472.00 for use of the sanitary sewer on 104 Avenue
- $19,061.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot A, NWP21769
RN 84307-0200-3

- $4,314.00 for use of the sanitary sewer on 104 Avenue
- $12,707.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot B, NWP21769
RN 84307-0300-7

- $2,876.00 for use of the sanitary sewer on 104 Avenue
- $8,471.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Parcel D, Reference Plan 7139, NWD
RN84307-0000-6

- $6,472.00 for use of the sanitary sewer on 104 Avenue
- $19,061.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

Lot B, NWP13554
RN 84310-0000-4

- $5,752.00 for use of the sanitary sewer on 104 Avenue
- $16,943.00 for use of the sanitary sewer pump station on 104 Avenue and the associated forcemain

plus interest calculated annually from the date of completion of the Extended Services as certified by the General Manager of Engineering Services of the City (the "Completion Date") to the date of connection or use of the Benefitting Lands to the Extended Services;

H. The Latecomer Charge when paid by the owner of the Benefitting Lands and collected by the City shall pursuant to Section 508 (2) of the Local Government Act R.S.B.C. 2015, c.1 be paid to the Subdivider as provided for in this Agreement.

NOW THEREFORE AS AUTHORIZED BY Section 508 (5) of the Local Government Act R.S.B.C 2015, c.1, the parties hereto agree as follows:

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Subdivider and in such case payment will be made within 30 days of the next June 30th or December 31st that follows the date on which the Latecomer Charge was collected by the City.

2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Subdivider, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.

3. The Subdivider represents and warrants to the City that the Subdivider has not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represents and warrants that he has not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations and warranties of the Subdivider herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.

4. The Subdivider (if more than one corporate body or person) hereby agrees that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.

5. If the Subdivider is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):

_____

_____

_____

6. In the event that the Subdivider is not the owner of the said lands, the owner shall hereby grant, assign, transfer and set over unto the Subdivider, his heirs and assigns, all rights, title and interest under this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective Corporate Seals, attested by the hands of their respective officers duly authorized in that behalf, the day and year first above written.

SUBDIVIDER

Company:_____

Print Name:_____

_____
Subdivider - Authorized Signatory

Company:_____

Print Name:_____

_____
Subdivider - Authorized Signatory

CITY OF MAPLE RIDGE

_____
Corporate Officer - Authorized Signatory

MAPLE RIDGE
British Columbia
mapleridge.ca

CITY OF MAPLE RIDGE

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 6, 2021
		FILE NO:	01-0640-30
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **ITT-PL21-19: New Park Construction: Silver Valley Gathering Place – Award of Contract**

EXECUTIVE SUMMARY:

The Silver Valley Gathering Place in Blaney Hamlet is the first of two proposed gathering places within this neighbourhood to provide a hub for residents to come together, hold events and support healthy, connected living. In 2020, the City purchased some land adjacent to Blaney Hamlet Park at 230A Street and 137 Avenue for the gathering place and then consulted with the community on the design through the fall and winter. The resulting overall design received a high level of support and includes a new outdoor picnic pavilion, serviced washrooms, a parkour course and full-sized bike/scooter pump track as well as street skateboard features and expanded play amenities.

The construction work was tendered and the pricing received exceeds the current project budget of $1,450,000 impart due to the rise in timber prices. The revised project budget including a contingency of $140,000 as well as costs already incurred is $1,766,850. To meet this funding shortfall, $316,850 additional funds from the Park Development Cost Charges Fund are required. Park development is anticipated to commence this summer with completion targeted for Spring 2022.

RECOMMENDATION:

That Contract ITT-PL21-19: New Park Construction: Silver Valley Gathering Place be awarded to GPM Civil Contracting Inc. in the amount of $1,474,178.00 plus taxes and a contingency of $140,000 be authorized; and,

That the project budget be increased by $316,850.00 through the Park Development Cost Charge Fund and that the next Financial Plan Bylaw amendment include this; and further,

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) **Background Context:**
One of Council's Parks, Recreation & Culture Infrastructure priorities include the delivery of two gathering places in Silver Valley and in 2020, one acre of land was acquired adjacent to Blaney Hamlet Park to accommodate the first Gathering Place.

Community consultations were held at Blaney Hamlet Park over the summer and through the fall of 2020 to garner feedback on the proposed amenities. Residents supported the proposed amenities and requested additional children's play components to supplement the existing playground. The plans were adjusted to accommodate this feedback and the design has received a high level of support.

The proposed work (please see Appendix A) includes a covered shelter to accommodate approximately 30 people, two serviced washrooms (with one fully accessible), a plaza with seating, a skateboard area, and a slide and swings. Plans include a parkour course which is a timber obstacle course arranged in a way to challenge movement and fitness through the course by running, vaulting, jumping and rolling in the most efficient way possible. The proposed work also includes a full-size asphalt pump track which is a closed loop track consisting of berms, banked turns and rolls designed to carry the momentum of users through the track with minimal force. A bike skills area has been identified in anticipation of a sponsorship offer and this component also received a high level of support from residents.

An Invitation to Tender for the park construction works was issued through BC Bid and closed on May 27, 2021. Six (6) tenders were received and the bid results are listed below from lowest to highest price:

		Total Tender Price (excluding taxes)
1.	GPM Civil Contracting Inc	$1,474,178.00
2.	Rust Investments Ltd (DBA Shangri-La Landscaping)	$1,567,294.88
3.	Cedar Crest Lands (BC) Ltd	$1,583,000.00
4.	Canadian Landscape and Civil Services Ltd	$1,597,399.75
5.	644230 BC Ltd.	$1,679,842.00
6.	Holland Landscapers Inc	$1,701,063.00

The City's cost consultant advised that the bids exceed the pre-construction cost estimate due impart to increased prices for lumber and wood materials.

GPM Civil Contracting Inc is experienced in park construction projects with recent projects throughout the Lower Mainland. The recommendation is to award to the lowest bidder, GPM Civil Contracting, in the amount of $1,474,178.00

b) **Desired Outcome:**
The desired outcome is to provide a social hub in the Silver Valley neighbourhood featuring amenities chosen by local residents.

c) **Strategic Alignment:**
The Silver Valley Gathering Place in Blaney Hamlet is one of a number of Parks, Recreation & Culture infrastructure priorities approved as part of the Alternate Approval Process. This project also aligns with Council's strategic priorities of Growth and Community Pride and Spirit.

d) **Citizen/Customer Implications:**
Silver Valley residents will be able to connect and celebrate with family and friends at this social hub and enjoy unique and exciting park amenities. The project will enhance the City's inventory of public amenities available to all citizens.

e) **Business Plan/Financial Implications:**
This project is funded partially from approved borrowing, development cost charges (DCC's), Reserves and a provincial grant as shown below.

Silver Valley Gathering Place Approved Funding	
PRC Reserve (approved borrowing)	$ 500,000
Park Development Cost Charges	$ 375,000
Capital Reserves	$ 375,000
Provincial Grant (Parkour and Pump track)	$ 200,000
Total	**$1,450,000**

Provincial grant funding of $200,000 provided through the Province of BC's Community Economic Recovery Infrastructure Program was awarded for the parkour course and pump track components.

Staff recommends increasing the original project funding of $1,450,000 by $316,850 funded from Park Development Cost Charges, to accommodate the construction costs, contingency and soft costs (design, survey, geotechnical).

CONCLUSION:

The Silver Valley Gathering Place will provide area residents with a long awaited neighbourhood gathering, family celebration and picnic space as well as enhanced play amenities for a variety of ages and interests. Through the neighbourhood consultation process, residents identified their desired park amenities and supported the concept design created from this input. Staff is satisfied with the tender submissions and recommends that the contract for the Silver Valley Gathering Place be awarded to GPM Civil Contracting Inc.

Prepared by: Chad Neufeld, MBCSLA
Manager of Parks Planning & Development

Reviewed by: Daniela Mikes, SCMP, CRM
Manager of Procurement

Reviewed by: Valoree Richmond, MBCSLA
FOR Director of Parks & Facilities

Approved by: Scott Hartman
General Manager, Parks, Recreation & Culture

Approved by: Trevor Thompson, CPA, CGA
Director of Finance

Concurrence: Al Horsman
Chief Administrative Officer

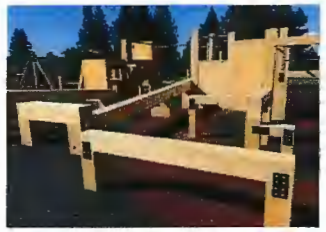
Attachment A: Silver Valley Gathering Place Final Design

Attachment A: Silver Valley Gathering Place Final Design

Pavilion

Fully Serviced Flush Washrooms

Playground Expansion



Parkour Course

Skate Park

Pump Track

Attachment A