



City of Maple Ridge

**PUBLIC
HEARING**

October 20, 2020

CITY OF MAPLE RIDGE

***PUBLIC HEARING AGENDA
October 20, 2020
7:00 pm
Council Chambers, 1st Floor, City Hall***

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

- 1) **2020-217-RZ**
22000 Block (22625 and 22631 119 Avenue) and Portion of 22558 McIntosh Avenue
Lot A District Lot 401 Group 1 New Westminster District Plan LMP15424;
Lot 2 District Lot 401 Group 1 New Westminster District Plan 8695; and
a portion of Lot 120 District Lot 401 Group 1 New Westminster District Plan 60562 Except
Plan BCP52040

Maple Ridge Official Community Plan Bylaw No. 7664-2020

To allow a Temporary Use Permit for a public gravel parking lot for approximately 128 vehicles for a period of 3 years.

- 2) **2019-394-RZ**
20857 Golf Lane
Lot 185 District Lot 277 Group 1 New Westminster District Plan 40699

Maple Ridge Zone Amending Bylaw No. 7611-2020

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District).

The current application is to permit a future subdivision of approximately six (6) single family lots.

- 3) **2020-240-RZ**
510 – 20395 Lougheed Highway
Lot D District Lot 222 Group 1 New Westminster District Plan LMP34007

Maple Ridge Zone Amending Bylaw No. 7669-2020

To allow for the proposed Muse Cannabis retail store to be located 340.5 metres in distance from another cannabis retail store.

- 4) **2018-498-RZ**
21640 124 Avenue
East 72 Feet Lot 2 Except: Part in Plan LMP16156 District Lot 245 Group 1 New
Westminster District Plan 8586

Maple Ridge Zone Amending Bylaw No. 7533-2019

To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill).

The current application is to permit a ground oriented, multi-family development of approximately three (3) units.

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at **7:00 p.m., Tuesday, October 20, 2020**, to consider the following bylaws:

1)

2020-217-RZ

22000 Block (22625 and 22631 119 Avenue) and Portion of 22558 McIntosh Avenue

Lot A District Lot 401 Group 1 New Westminster District Plan LMP15424;

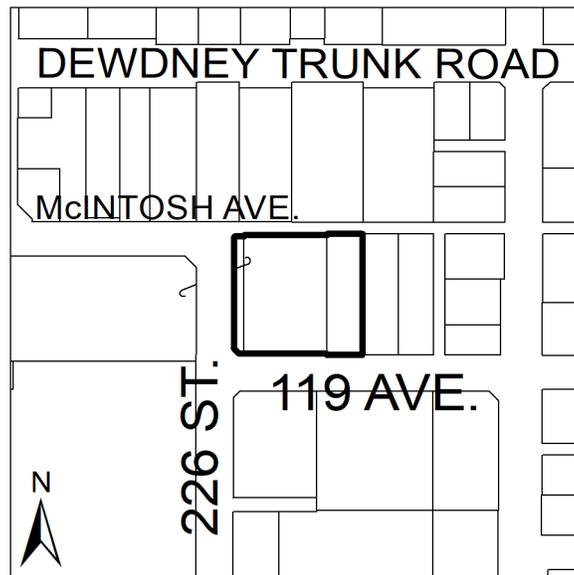
Lot 2 District Lot 401 Group 1 New Westminster District Plan 8695; and

a portion of Lot 120 District Lot 401 Group 1 New Westminster District Plan 60562

Except Plan BCP52040

Maple Ridge Official Community Plan Bylaw No. 7664-2020

To allow a Temporary Use Permit for a public gravel parking lot for approximately 128 vehicles for a period of 3 years.



2)

2019-394-RZ

20857 Golf Lane

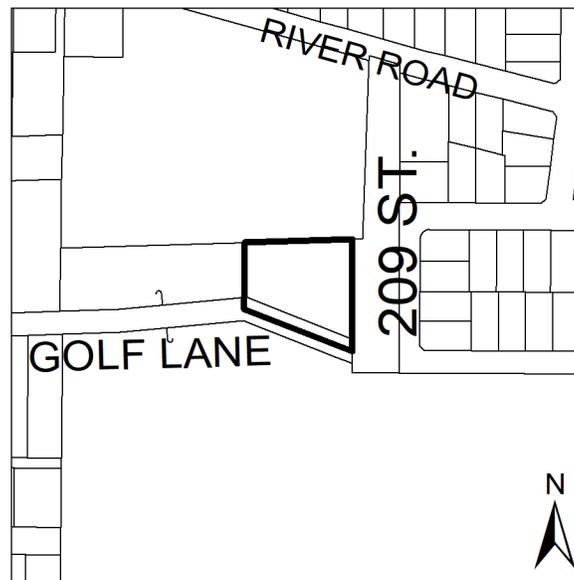
Lot 185 District Lot 277 Group 1 New Westminster District Plan 40699



Maple Ridge Zone Amending Bylaw No. 7611-2020

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District).

The current application is to permit a future subdivision of approximately six (6) single family lots.



3)

2020-240-RZ

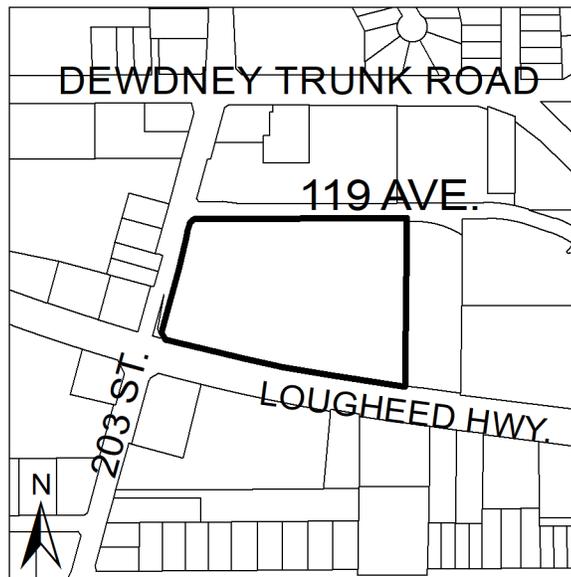
510 – 20395 Lougheed Highway

Lot D District Lot 222 Group 1 New Westminster District Plan LMP34007



Maple Ridge Zone Amending Bylaw No. 7669-2020

To allow for the proposed Muse Cannabis retail store to be located 340.5 metres in distance from another cannabis retail store.



4)

2018-498-RZ

21640 124 Avenue

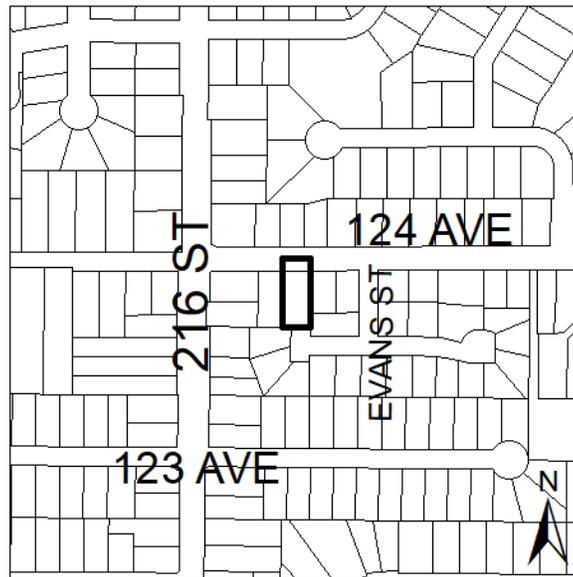
East 72 Feet Lot 2 Except: Part in Plan LMP16156 District Lot 245 Group 1 New Westminster District Plan 8586



Maple Ridge Zone Amending Bylaw No. 7533-2019

To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill).

The current application is to permit a ground oriented, multi-family development of approximately three (3) units.



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

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

The Public Hearing Agenda with full reports can be viewed on the City website at:

www.mapleridge.ca/640.

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. As authorized by Ministerial Order No. 192, the Public Hearing pertaining to the aforesaid bylaws will be conducted virtually using the link set out below. Attendance and participation virtually is encouraged, however, limited opportunities to attend and participate in-person will also be provided.

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

These are the ways to participate:

- **Virtually, by going to:** www.mapleridge.ca/640/Council-Meetings and clicking on the meeting date to register. When registering you will be asked to give your name and address, to give Council your proximity to the land that is the subject of the application. We ask that you have your camera on during the Public Hearing;
- **Attendance in person by pre-registering** with the Corporate Officer to snichols@mapleridge.ca **by 4:00 p.m. Tuesday, October 20, 2020**. Please provide your name, address, and phone number as well as the item you wish to speak to. Due to restrictions under Provincial Health Orders, in-person attendance will be limited, and registrations will be assigned on a first come basis. Persons who have not pre-registered will not be permitted to attend or to speak in person at the Public Hearing.
- **Submitting correspondence** prior to the Public Hearing to the Corporate Officer **by 4:00 p.m., Monday, October 19, 2020** via drop-box at City Hall or by mail to 11995 Haney Place, Maple Ridge, V2X 6A9; or,
- **Emailing** clerks@mapleridge.ca until 4:00 p.m. on Tuesday, October 20, 2020.

Dated this 6th day of October, 2020.

Stephanie Nichols
Corporate Officer

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2020-217-RZ
File Manager: Adrian Kopystynski**

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

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

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

Additional reports provided: _____



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7664-2020;
22000 Block and 22631 119 Avenue and Portion of 22558 McIntosh Avenue

MEETING DATE: September 1, 2020
FILE NO: 2020-217-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received for a Temporary Use Permit, (formerly called a Temporary Commercial or Industrial Permit), to temporarily allow a public gravel parking lot for approximately 128 vehicles, including two (2) disabled parking spaces. The site includes a metered parking lot, mainly to serve the parking needs of commuters making use of the Haney Transit Exchange and Civic Centre facilities to the west. The subject site includes two lots and a portion of a third lot. These are: an unaddressed lot in the 22000 block of 119 Avenue, 22631 119 Avenue and a sliver of City land on the east side of 226 Street at 22558 McIntosh Avenue (see Appendices A and B). The two privately owned properties are currently under a lease agreement. This sliver of land on the east of 226 Street is part of City-owned land containing the Haney Transit Exchange.

The initial lease for this public parking lot was permitted under the “Public Service” use under Zoning Bylaw 3510-1985 to provide a commuter parking facility supporting the B-Line express bus service from Maple Ridge to Coquitlam Central Station, as well as for users of City facilities in the Civic Core.

A text amendment to Appendix D - *Temporary Use Permits* of the OCP is proposed to allow a Temporary Use Permit on the subject properties for this public parking lot for a period of three (3) years and allow community comment on the parking lot through the Public Hearing process (see Appendix C). Therefore, Council is requested to grant first and second reading simultaneously, proceed to Public Hearing and issue the Temporary Use Permit concurrently with final adoption of the OCP Amending Bylaw No. 7664-2020.

This type of application is not subject to the Community Amenity Contribution (CAC). When the privately-owned lands are subject to rezoning for development in the future, any applicable CAC in place would apply and be collected at that time.

Given the strategic location and the role of supporting transit and Civic Core activities in the Town Centre, it is recommended that application 2020-217-RZ be granted first and second reading and be forwarded to Public Hearing.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7664-2020 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;**

- 2) That Official Community Plan Amending Bylaw No. 7664-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7664-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7664-2020 be given first and second readings and be forwarded to Public Hearing; and
- 5) The following actions take place after third reading:
 - i) That Official Community Plan Amending Bylaw No. 7664-2020 be adopted;
 - ii) That the Corporate Officer be authorized to sign and seal 2020-217-CU respecting the properties located at 22000 block and 22631 119 Avenue and portion of 22558 McIntosh Avenue.

DISCUSSION:

1) Background Context:

Applicant: City of Maple Ridge (Darrell Denton)

Legal Description: Lot A District Lot 401 Group 1 New Westminster District Plan LMP15424; Lot 2 District Lot 401 Group 1 New Westminster District Plan 8695 and a portion of Lot 120 District Lot 401 Group 1 New Westminster District Plan 60562 Except Plan BCP52040

OCP:

Existing: APTH (Medium and High-Rise Apartment)
 Proposed: APTH (Medium and High-Rise Apartment)

Zoning:

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

Surrounding Uses:

North:	Use: Commercial and Vacant Zone: C-3 (Town Centre Commercial), CS-1 (Service Commercial) and a Temporary Use Permit for a Taxi Dispatch Facility
South:	Designation: Town Centre Commercial Use: Mixed Use Zone: C-3 (Town Centre Commercial)
East:	Designation: Town Centre Commercial Use: Residential Zone: RM-1 (Townhouse Residential)
West:	Designation: Medium and High-Rise Apartment Use: Institutional (Haney Transit Exchange) Zone: C-3 (Town Centre Commercial) Designation: Town Centre Commercial, Medium and High-Rise Apartment and Institutional

Existing Use of Property:	Vacant
Proposed Use of Property:	Temporary gravel parking lot
Site Area:	0.45 HA (1.1 Acres)
Access	Entrance and Exit: 119 Avenue
Servicing:	Urban Standard

2) Background:

The lease of the land for a public parking lot has initially been permitted under “Public Service” use which is allowed in any area of the City under Zoning Bylaw 3510-1985. The applicant proposes to amend Appendix D - *Temporary Use Permits* of the OCP for a Temporary Use Permit. This process allows community comment on the parking lot through the Public Hearing process, including any public comments on the design and functioning of the parking lot. Two of the subject properties, which are privately owned, are currently vacant. The third lot is a small sliver of City owned vacant land severed by 226 Street (a hooked lot) located on the east side of that street.

The *Local Government Act* provides for a two-step approval process. Firstly, designating the subject land as a Temporary Use Permit Area for the purposes of a temporary parking lot (Off Street Parking use as a Principal Use) in Appendix D of the Official Community Plans. OCP Amending Bylaw No. 7664-2020 is the vehicle to designate the subject site as a Temporary Use Permit Area for parking purposes. Secondly, is the issuance by Council resolution of the Temporary Use Permit, including the proposed parking lot layout and any necessary conditions or security as the legislation allows.

The use of the private land for temporary parking purposes is governed by a lease agreement that will run concurrently with the Temporary Use Permit. The current lease agreement is for three years with potential 1-year renewal periods. The legislation permits Council to allow land to be put to requested temporary uses for up to three (3) years, and there would be another application to extend the Temporary Use Permit by Council for up to an additional three (3) years.

3) Project Description:

The proposed temporary use is for a pay parking lot with 128 parking spaces, including two (2) disabled parking spaces, mainly for commuters and Civic Centre users as shown in the figure below.



This layout was designed by City Engineering. Vehicles will enter and exit by way of 119 Avenue. The north exit to the lane shown in the figure has been deleted for traffic safety reasons. The parking lot has already been created and the meter for parking payment installed at the southwest area of the site close to the crosswalk giving direct and convenient pedestrian access to the Haney Transit Exchange and Civic Centre. The parking lot entrance is asphalt and the parking surface is made up of from compacted, reclaimed asphalt, with the parking stalls delineated by concrete curbs.

4) Planning Analysis:

i) Official Community Plan:

The subject properties are located within the Town Centre Area Plan and are currently designated Medium and High-Rise Apartment. The existing zoning RS-1 (One Family Urban Residential) is the historical residential zoning of the area. The proposed off-street parking use is not consistent with the current designation or with the desired Town Centre policies; however, a Temporary Use Permit for parking is appropriate to serve the needs of commuters and Civic Centre users.

An OCP amendment is required to add the subject properties into Appendix D – *Temporary Use Permits* of the Official Community Plan. This will become Temporary Use Permit Area No. 9. Appendix D of the Official Community Plan states the following:

1. *Lands in the City may be designated to permit temporary uses if a condition or circumstance exists that warrants the use for a short period of time but does not warrant a change of land use designation or zoning of the property.*
2. *Council has the authority by resolution to issue Temporary Use Permits to allow temporary uses on specific properties. Council may specify conditions for the temporary use.*
3. *Designated Temporary Use Permit areas will require guidelines that specify the general conditions regarding the issuance of permits, the use of the land, and the date the use is to terminate.*
4. *As a condition of issuing the permit, Council may require applicants or owners to remove buildings, to restore the property to a specific condition when the use ends, and to post a security bond. A permit may be issued for a period of up to three years, and may be renewed only once.*
5. *Council may issue Temporary Use Permits to allow:*
 - a) *temporary commercial uses, i.e., temporary parking areas;*
 - b) *temporary industrial uses, i.e. soil screening; and*
 - c) *other temporary uses.*
6. *A Temporary Use Permit is issued in accordance with the provisions of Section 492 of the Local Government Act.*

As outlined in points 2 and 3 above, the Temporary Use Permit may have conditions and guidelines for the use to occur, as well as removal and restoration requirements once the permit terminates. These conditions and guidelines are similar to Development Permit requirements such as surface finishes, landscaping, and fencing. In this instance, no such provisions are being proposed given the existing state of the property.

Temporary Use Permits are valid for a period of up to three (3) years, and may be renewed and extended only once for up to an additional three (3) years. A Temporary Use Permit extension is granted by Council, and Council is under no obligation to approve an extension. The main difference between rezoning and a Temporary Use Permit is the duration of time that the use is permitted on the property, the removal and restoration requirements and accompanying conditions, if any.

ii) **Development Information Meeting:**

A Development Information Meeting is not required for this type of application.

5) **Interdepartmental Implications:**

i) **Engineering:**

Engineering does not have any requirements for this temporary use. Given that the site is zoned residential and is only temporarily being used as a parking lot, Engineering is satisfied necessary any upgrades, dedication, etc. can be obtained when future development applications are submitted to the City.

ii) **Parks, Recreation and Culture:**

If this parking lot is to become a long term use, some landscaping (low maintenance shrubs and

iii) **Fire Department:**

The Fire Department reported they had no comments or concerns with this temporary use.

6) **Intergovernmental Issues:**

i) **Local Government Act:**

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the Local Government Act. The amendment required for this application to Appendix D Temporary Use Permits is considered to be minor in nature. It has been determined that no additional consultation beyond holding a Public Hearing on the bylaw is required.

CONCLUSION:

Given the strategic location and the role of supporting transit and civic core activities in the Town Centre, it is recommended that first and second reading be given to OCP Amending Bylaw No. 7664-2020, and that application 2020-217-RZ be forwarded to Public Hearing.

“Original signed by Adrian Kopystynski”

Prepared by: **Adrian Kopystynski, M SC, MCIP, RPP, MCAHP
Planner**

“Original signed by Mark McMullen” for

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”

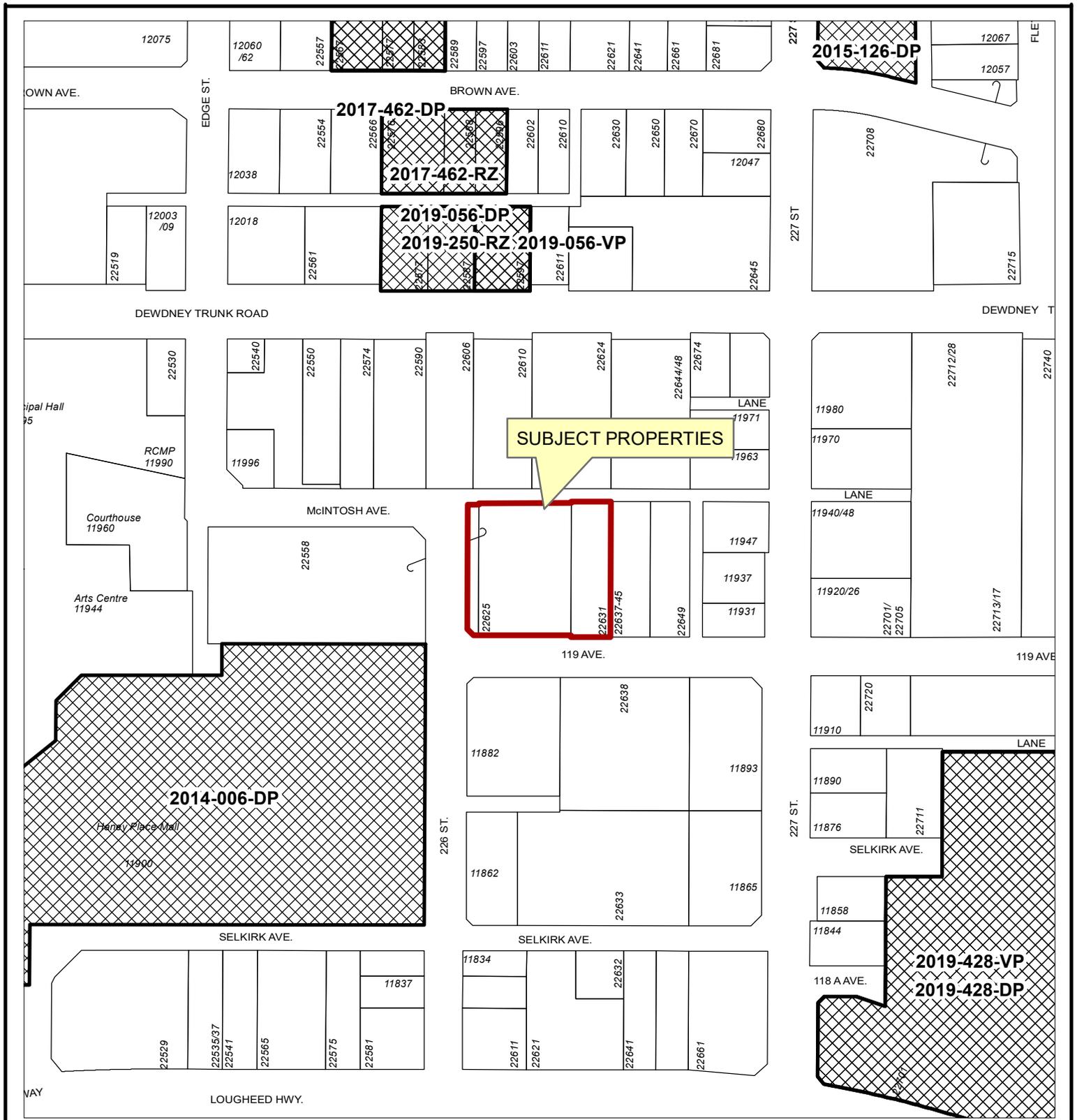
Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

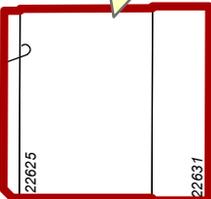
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – OCP Amending Bylaw No. 7664-2020



SUBJECT PROPERTIES



Scale: 1:2,500

Legend

 Active Applications (RZ/SD/DP/VP)

LOT 2, PLAN 8695 & 22631 119 AVENUE
PID'S: 018-717-438 & 000-969-273

PLANNING DEPARTMENT



mapleridge.ca

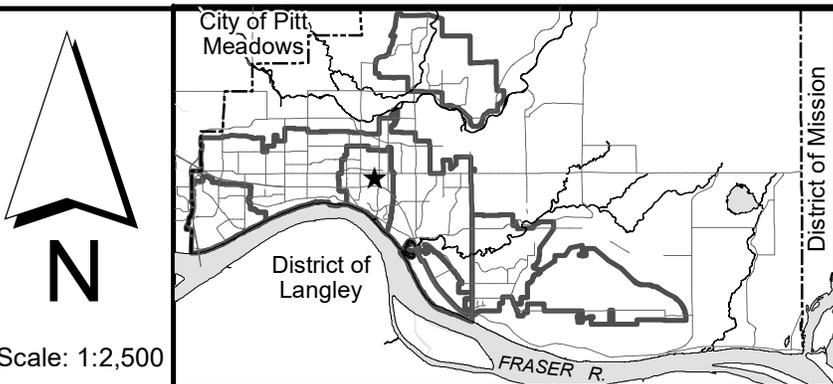
FILE: 2020-217-RZ
DATE: Aug 12, 2020

BY: PC



SUBJECT PROPERTIES

Aerial Imagery from the Spring of 2018



Scale: 1:2,500

LOT 2, PLAN 8695 & 22631 119 AVENUE
 PID'S: 018-717-438 & 000-969-273

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-217-RZ
 DATE: Aug 12, 2020

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7664-2020**

A Bylaw to amend the Official Community Plan

WHEREAS the Local Government Act empowers a local government to adopt or amend an Official Community Plan;

AND WHEREAS it is deemed desirable 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. 7664-2020.
2. Appendix D is amended by adding the following new Temporary Use Area:

TEMPORARY COMMERCIAL USE PERMIT AREA LOCATION NO. 9

Purpose:

To permit a temporary gravel / reclaimed asphalt public parking lot.

Location:

Those parcels or tracts of land and premises shown on Temporary Use Permit Area Location No. 9 map, and known and described as:

- Lot A District Lot 401 Group 1 New Westminster District Plan LMP15424;
- Lot 2 District Lot 401 Group 1 New Westminster District Plan 8695; and
- a portion of Lot 120 District Lot 401 Group 1 New Westminster District Plan 60562 Except Plan BCP52040.

is hereby designated to permit a temporary gravel / reclaimed asphalt public parking lot, for a three-year period, effective upon issuance of a Temporary Use Permit.

3. Appendix D. Temporary Use Permits, Section TEMPORARY USE PERMIT AREA is amended by the addition of the attached Temporary Use Permit Area Location No. 9 map in sequential numeric order after Temporary Commercial Use Permit Area Location No. 8.

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2019-394-RZ
File Manager: Wendy Cooper**

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

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

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

Additional reports provided:

Geotechnical report prepared by Valley Geotechnical Engineering Services Ltd. – dated February 21, 2020

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7611-2020;
20857 Golf Lane

MEETING DATE: September 1, 2020
FILE NO: 2019-394-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 20857 Golf Lane from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit a future subdivision of approximately six (6) single family lots. Council granted first reading to Zone Amending Bylaw No. 7611-2020 on February 4, 2020. The minimum lot size for the current R-1 (Residential District) zone is 371 m².

This application is in compliance with the Official Community Plan.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$30,600.

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

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7611-2020 be given second reading, and be forwarded to Public Hearing;
- 2) That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the *Local Government Act*; and,
- 3) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication on Golf Lane as required;

- iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- v) Registration of a Statutory Right-of-Way plan and agreement for the driving, shooting hitting or otherwise of golf balls onto, into, through, over and above the subject property;
- vi) Registration of a Restrictive Covenant for Stormwater Management;
- vii) Removal of existing buildings;
- viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. (If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site); and
- ix) That a voluntary contribution, in the amount of \$30,600 (\$5,100 per lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Project Description:

The applicant proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District). The proposed development is a six (6) lot single-family residential subdivision (see Appendix D). The subject property is located within the Fraser River Escarpment Area; therefore, the proposed development is subject to Council Policy 6.24.

2) Planning Analysis:

i) Official Community Plan:

The OCP designated the subject property as *Urban Residential* and falls within the Neighbourhood Residential category. This category manages residential growth through infill and intensification in a manner that respect the neighbourhood and the existing physical character of the surrounding areas.

The following OCP policies support the proposed zoning:

Policy - 3-19 Neighbourhood Residential Infill

This policy supports residential infill subject to compliance with the following criteria:

- 1) Infill development on a property that is larger than the prevailing lot size of the surrounding neighbourhood or existing zoning of the lot may include the following:
 - a) a possible change in lot size and configuration providing that:
 - i) the proposed lot area and width should be not less than 80% of the lot area and width prescribed under the predominate or adjacent zoning in the surrounding neighbourhood;

- ii) the proposed lot configuration is similar to the predominate lot pattern that exists within the neighbourhood; and
- iii) the proposed housing form is consistent in scale and massing to that of the surrounding neighbourhood.

The proposed lot concept plan included in the applications, is similar to the predominate lot pattern that exists within the neighbourhood. Since the proposed subdivision layout and lot size area in keeping the neighbourhood, the size and scale of new housing will be similar to the existing neighbourhood homes and is supportable.

Policy 3-21 All Neighbourhood Residential Infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods.

The proposed zoning with the associated conceptual subdivision is in keeping the existing neighbourhood lot configuration and housing form.

ii) **Zoning Bylaw:**

The application is to rezone the property located at 20857 Golf Lane from RS-1 (One Family Urban Residential) to R-1 (Residential District) zone to permit a six (6) lot single-family subdivision (See Appendix D).

iii) **Proposed Variances:**

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

Maple Ridge Zoning Bylaw No. 3510-1985, Schedule "D" Minimum Lot Area and Dimensions.

- To vary the minimum lot width from 12 m to 9.96 for proposed lot 1; and
- To vary the minimum lot width from 12 m to 11.91 for proposed lot 2 thru 5.

Maple Ridge Subdivision and Development Servicing By-law No. 4800-1993.

- To vary the minimum right-of-way from 18 m to 15 m.

This relaxation is minor in nature and the lots are in excess of the minimum parcel size for the R-1 zone. The requested variances to minimum lot width requirement and right-of-way will be the subject of a future Council report.

iv) **Development Information Meeting:**

A Development Information Meeting was conducted via the Public Comment Opportunity process from May 10 to May 19, 2020. Three individuals contacted the applicant via email. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Two individuals were interested in what the homes would look like and what the general plan was for the project. The applicant responded to them immediately with the information available and requested that they send us their contact information if they wanted to be on

record with any comments. The applicant concludes that the his responses were satisfactory to these individuals as they made no further comments.

- One individual's comments were received on May 18th the owner/operator of the Maple Ridge Golf Course at 20818 Golf Lane. He sent the applicant an email that highlighted seven (7) concerns he had with the project.
 - 1) Noise complaints from new residents from Lawnmowers in the mornings;
 - 2) Potential noise complaints with patrons in the parking lot leaving events late in the evening;
 - 3) Storm Water;
 - 4) Street Light;
 - 5) Their water service line not costing them to be moved or fixed;
 - 6) Covenants placed on newly created Lots for noise and errant golf balls;
 - 7) Noise from building disturbing Tee box #8 and #9.

The applicant advised that he believed the best way to address the concerns outlined in the email was to telephone the owner/operator of the Maple Ridge Golf Course. The applicant advised that he had a very constructive conversation which has set a good base for a healthy relationship moving forward. The applicant advised that he sent a summary email to the owner/operator of the Maple Ridge Golf Course of their conversation.

The applicant advised that the owner/operator of the Maple Ridge Golf Course was not opposed to the development of the property and saw that it has its benefits to the area, however, as the project moves forward owner/operator of the Maple Ridge Golf Course desires to minimize the potential impacts it may have on the business.

In response to the comments from the owner/operator of the Maple Ridge Golf Course the applicant assured owner/operator of the Maple Ridge Golf Course that the applicant was doing his part to be a respectful neighbour and minimize noise during the building process (when and where possible). The applicant mentioned he will look into applying a legal agreement on the newly created lots so all future residents know they live near a golf course and some nuisances from time to time may be experienced.

It will be a project requirement for applicant to install the storm sewer along with a future street light. Lastly, there would be no concern regarding the Golf Course waterline, if affected, it would be at applicant's cost for repair. The applicant advised that the owner/operator of the Maple Ridge Golf Course was very satisfied with these solutions and applicants response to the concerns.

v) Parkland Requirement:

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

For this project, there is no suitable land for park dedication on the subject property and it is therefore recommended that Council require the developer to pay to the City an amount that equals the market value of 5% of the land required for parkland purposes. The amount payable to the City in lieu of park dedication must be derived by an independent appraisal at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

3) **Traffic Impact:**

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. A total of six (6) new homes will not significantly affect the existing traffic volume or traffic pattern in the area.

4) **Interdepartmental Implications:**

i) **Engineering Department:**

Servicing

Road – Golf Lane is designated as an urban local road and will need to be built to an urban local standard across the full frontage at the subdivision stage. The Right-of-Way (ROW) for an urban local road is 18 m; the current ROW is approximately 15 m. Engineering is supportive of a variance to the ROW for Golf Lane from the required width of 18 m to 15 m.

Sanitary Sewer - At subdivision stage 6 new service connections off of the existing 200mm sanitary sewer on Golf Lane is required to service the 6 new proposed lots. At subdivision stage the forcemain on Golf Lane may require realignment.

Sidewalk – A concrete sidewalk on the north side of Golf Lane will be required behind the curb at the subdivision stage.

Storm Sewer/Drainage - The subject property is not serviced by a municipal storm sewer; therefore the line will need to be extended to either the east or west property line. Engineering will not support a storm sewer line through the rear of the proposed lots.

Geotechnical Considerations - The subject site is located within the Fraser River Escarpment; therefore Council Policy 6.24 requires that the applicant supply a geotechnical report that addresses the requirements outlined in the policy. The applicant has supplied a geotechnical report prepared by Valley Geotechnical Engineering Services Ltd dated February 21, 2020 which satisfies Policy 6.24 (See Appendix G).

ii) **Parks, Recreation and Culture Department:**

The Parks Department is not interested in acquiring this lot; therefore, park dedication is to be provided as cash in lieu payment.

iii) **Fire Department:**

The Fire Department has no issues with the application moving forward. That each lot needs to be addressed individually.

iv) **Building Department:**

A referral was sent to Building and no comment has been provided.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7611-2020, and that application 2019-394-RZ be forwarded to Public Hearing.

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

“Original signed by Wendy Cooper”

Prepared by: **Wendy Cooper, MSc., MCIP, RPP
Planner**

“Original signed by Mark McMullen” for

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

“Original signed by Christine Carter”

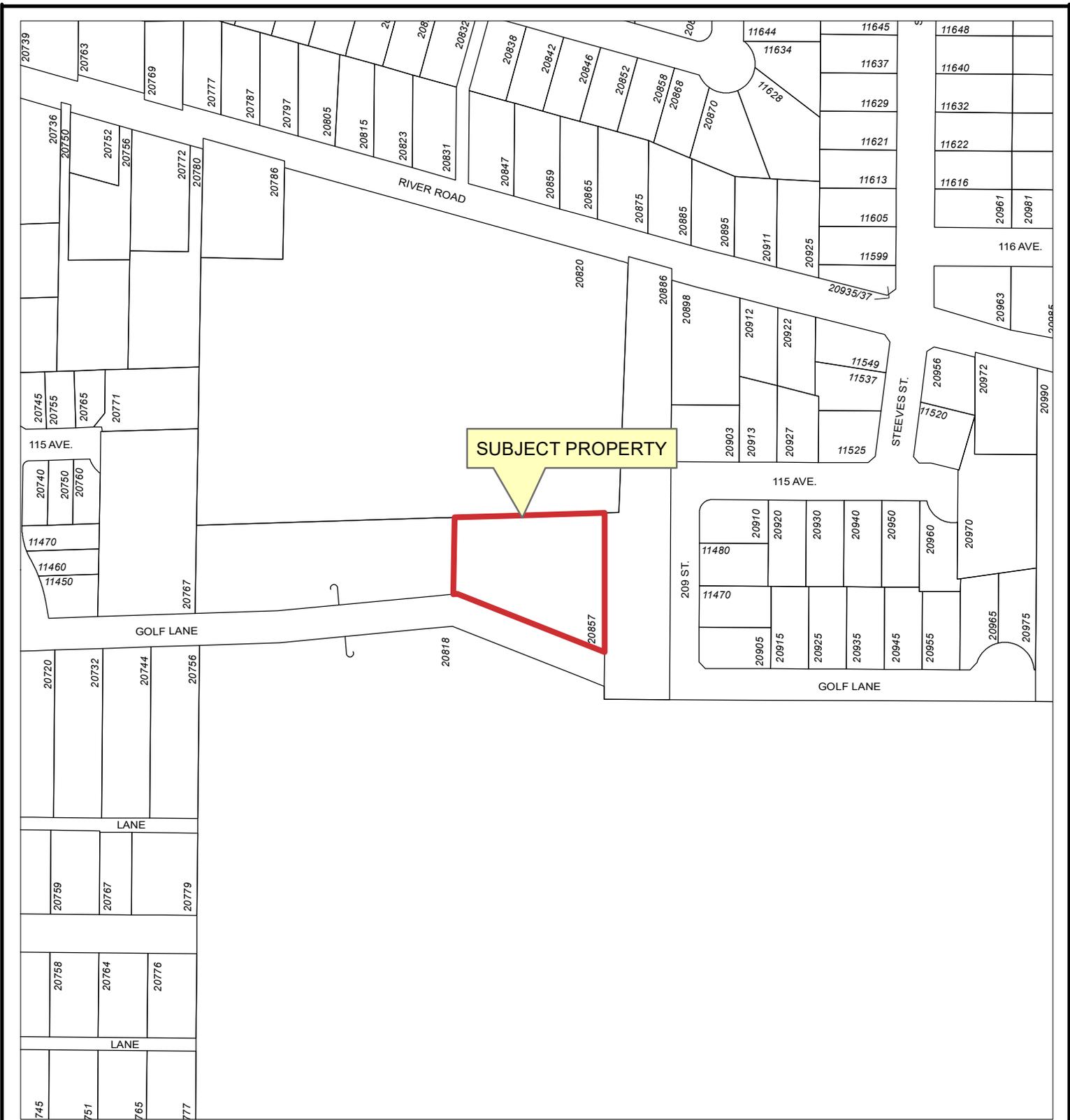
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Al Horsman”

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

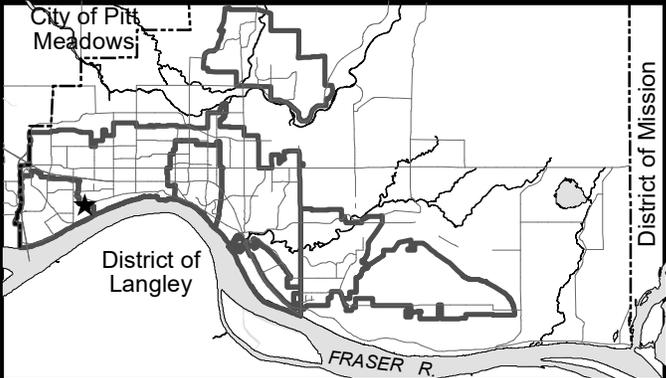
- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7611-2020
- Appendix D – Site Plan
- Appendix E – Geotechnical Report



SUBJECT PROPERTY



Scale: 1:2,500



20857 GOLF LANE
PID: 005-397-901

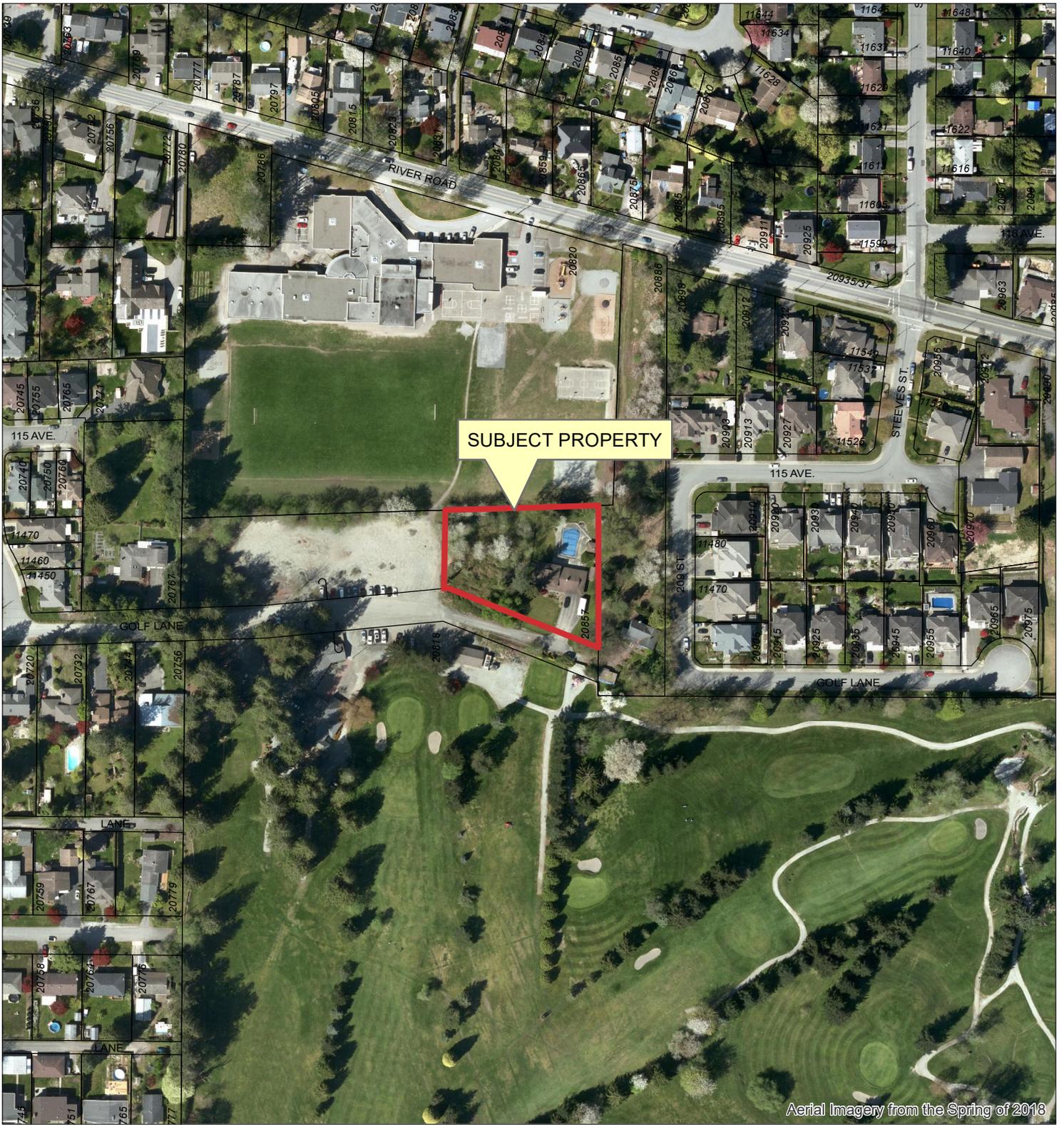
PLANNING DEPARTMENT



mapleridge.ca

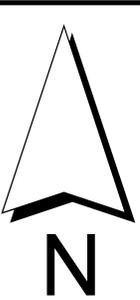
FILE: 2019-394-RZ
DATE: Nov 15, 2019

BY: PC

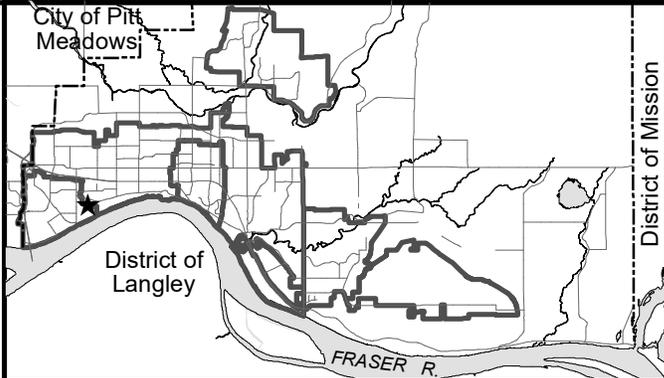


SUBJECT PROPERTY

Aerial Imagery from the Spring of 2018



Scale: 1:2,500



20857 GOLF LANE
PID: 005-397-901

PLANNING DEPARTMENT

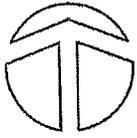


MAPLE RIDGE
British Columbia

mapleridge.ca

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

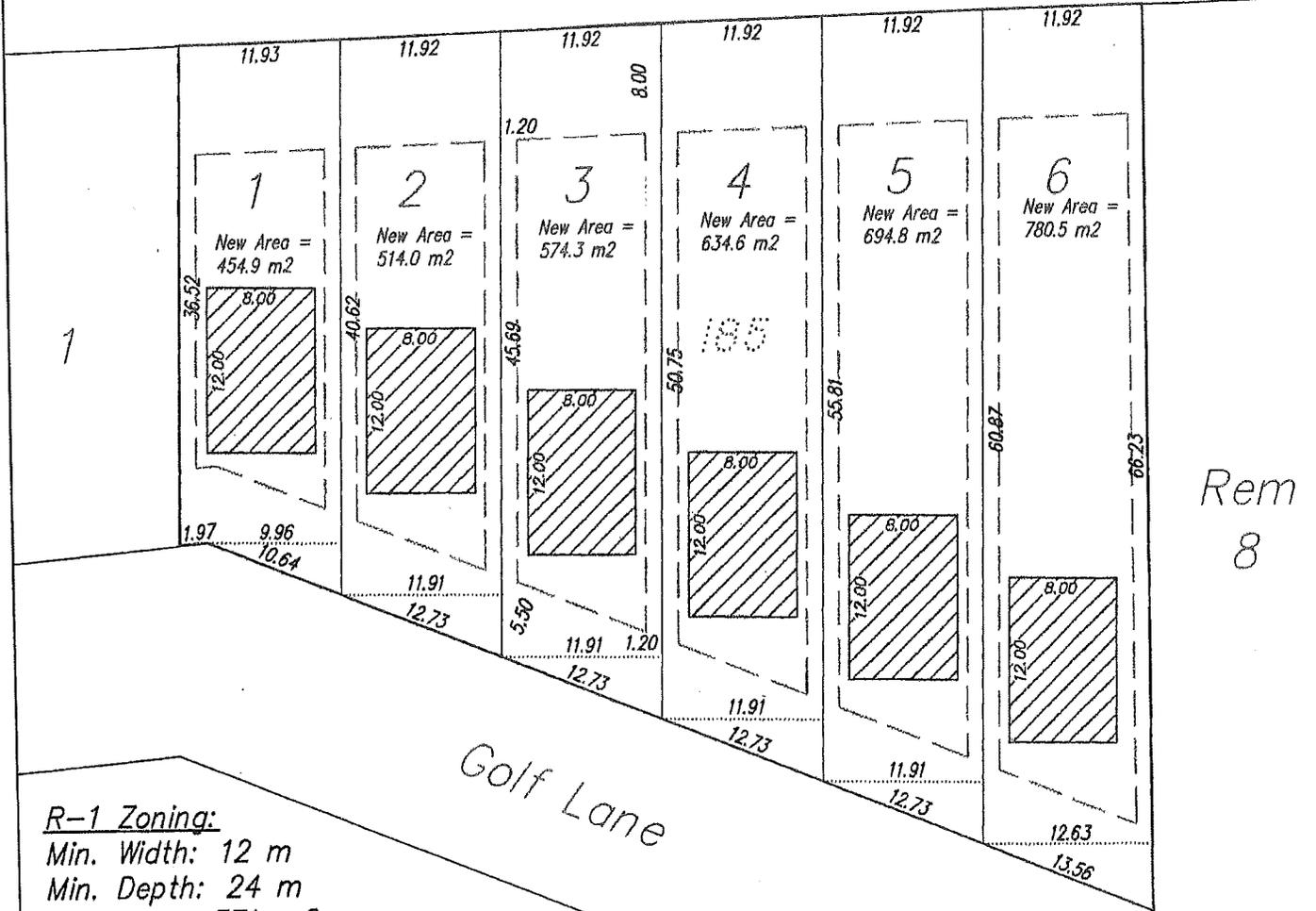
BY: PC



SKETCH PLAN FOR PROPOSED 6 LOT SUBDIVISION

20857 Golf Lane, Maple Ridge, BC

368



R-1 Zoning:

- Min. Width: 12 m
- Min. Depth: 24 m
- Min. Area: 371 m²
- Setbacks: front 5.5 m
- rear 8.0 m
- interior side 1.2 m
- exterior side 3.0 m
- Min. Building Area 8 x 12 footprint

Notes:

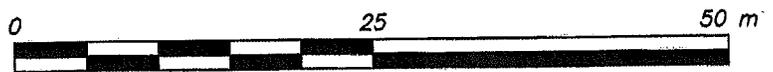
Lot Width DVP.
 Lot dimensions are based on Plan 40699
 and may change with a legal survey.

Paper Size: 12" x 8.5"

Date: November 12, 2019

File: MR19-416\MR16-564skDESIGN_6

SCALE 1 : 500



True Light Building & Development

February 21, 2020

Valley Geo Project #: 50284-02

Attention: Jonathan Craig

Regarding: Geotechnical Investigation and Report for
Proposed 6-Lot Subdivision at 20857 Golf Lane, Maple Ridge, BC

1.0 INTRODUCTION

Valley Geotechnical Engineering Services Ltd (Valley Geo) has been retained by Jonathan Craig of True Light Building & Development to carry out a geotechnical investigation and provide a report for the proposed 6-lot subdivision at the subject site. This report summarizes our work to date and presents geotechnical recommendations pertinent to the subdivision and development of the subject site.

This report addresses the stability of slopes at the site using APEGBC's guidelines for "Legislated Landslide Assessments for Proposed Residential Developments in BC (Revised in May 2010)". Based on our work, we conclude that the site is safe for the use intended with reference to the 2018 BC Building Code, Section 56 of the Community Charter, as per Bulletin #2012-02, and Section 86 of the Land Title Act. This report may be used by the City of Maple Ridge Approving Officer for subdivision approval, and for development and building permit considerations.

The site is located within 300m and up to 100m from the crest of the Fraser River Escarpment. In accordance with the Fraser River Escarpment Policy Summary, dated June 24, 2017 (*for properties located within 300 meters and up to 100 meters from the crest of the escarpment*):

- *All groundwater or landscaping/surface/building drainage for any additions, new construction and hard surface landscaping must be connected to the City storm drainage system (City ditch or storm sewer). [Policy 6.23, dated March 24, 2004]*
- *A Geotechnical Report must be submitted to Inspections Services and accepted by the Building Official. Subsequently, a Section 219 Covenant must be prepared, with the Geotechnical Report attached as a schedule. [Policy 6.24, dated March 24, 2004]*

This report addresses the requirements of the above noted Policies. As described above, this report must be attached to a Section 219 Covenant and be registered on the property title prior to the issuance of any building permit.

2.0 INFORMATION REVIEWED

In the preparation of this report, we have reviewed the following documents:

- Geotechnical Seismic Vulnerability Assessment of Fraser River Escarpment, by Golder Associates Ltd. (March 23, 2004)



- Geotechnical Investigation Fraser River Escarpment, by Golder Associates Ltd. (Feb. 12, 2008)
- Fraser River Escarpment Policy No. 6.23 & 6.24, by District of Maple Ridge (March 24, 2004)
- Fraser River Escarpment Policy Summary, by City of Maple Ridge (June 24, 2017)
- Geological Survey of Canada Map 1484A
- City of Maple Ridge Online Mapping System (Ridgeview)

In addition, we have also reviewed several files in our system for the general vicinity of the site.

3.0 SITE DESCRIPTION & PROPOSED DEVELOPMENT

The subject property has a civic address of 20857 Golf Lane in Maple Ridge. The legal description of the site is LT 185; DL 277; NWD; PL NWP40699. The site is irregular in shape, with a total plan area of approximately 0.365ha. The site is bounded by Maple Ridge Elementary to the north, a private residential lot to the east, private parking lot to the west, and the Maple Ridge Golf Course to the south (separated by Golf Lane). There is an existing residence located in the east half of the property.

According to a topographic survey by Terra Pacific, and the City of Maple Ridge Online Mapping System (Ridgeview), the site is relatively flat, at an elevation of approximately 20m geodetic. To the east of the site, the grades slope towards the east at gradients generally between 7-15%.

It is proposed to subdivide the subject property into six lots. The lots will have plan areas of between approximately 455m² and 780m². We anticipate that a slab-on-grade, single-family residence will be constructed on each lot.

The topographic survey and proposed subdivision layout are attached as Appendix A and B, respectively.

4.0 SUBSURFACE SOIL CONDITIONS

According to the published Geological Survey of Canada Map 1484A, the subsurface soils are of Sumas Drift deposits (Se). Se soils consist of raised proglacial deltaic gravel and sand up to 40m thick. Se soils in the area of the subject site are generally underlain by Fort Langley Formation deposits (FLd), which consist of marine silty clay to fine sand.

Valley Geo carried out a soil investigation including auger drilling and Cone Penetration Testing (CPT) on February 6, 2020, using a track-mounted solid-stem drill rig provided by OnTrack Drilling, and cone data provided by Schwartz Soil Technical. A total of two (2) augers holes were drilled to a depth of 13.7m below the existing ground surface, while the cone was advanced to a depth of 23.5m. An investigation location plan and soil logs are attached as Appendix C.

Generally, the soil conditions encountered during the soil investigation consisted of the following:

- A surficial layer of sand and gravel fill, up to 0.9m thick, over
- Native, medium-dense, grey sand and gravel, up to 2.1m thick, over
- Grey, clayey silt with interbedded layers of silty sand, to the maximum depth explored. CPT data indicates that the native clayey silt has undrained shear strength values (Su) between 20-50kPa.

Water was observed at a depth of 0.9m below the ground surface at the time of our investigation. It is expected that the water is perched over the relatively impermeable clayey silt. Based on groundwater pressure dissipation testing carried out by Golder nearby, the water level elevation at the time of their investigation was measured to be at approximately 14m geodetic.

5.0 SEISMIC CONSIDERATIONS

In accordance with the British Columbia Building Code (2018), the Site Class is E. Data provided by Earthquakes Canada (2015) indicate that the site, under “firm ground” conditions (Site Class C), could be subject to a Peak Ground Acceleration (PGA) of 0.308g and seismic hazard values of $S_a(0.2)=0.708g$, $S_a(0.5)=0.618g$, $S_a(1.0)=0.358g$, and $S_a(2.0)=0.221g$ during a 1-in-2475-year design earthquake.

Based on the soil and groundwater conditions underlying the site, the potential for liquefaction is low.

6.0 SLOPE STABILITY ANALYSIS

Valley Geo has carried out a slope stability analysis of the slopes to the east of the subject site. The slope configuration is based on topographic information obtained from Ridgeview. The stability of the slopes was evaluated using the Slope/W program from the GeoStudio 2007 software package. This computer software conducts limit equilibrium slope stability analyses using the Morgenstern-Price Method.

The slope stability analysis is based upon the 2018 BC Building Code and the APEGBC guidelines for “Legislated Landslide Assessments for Proposed Residential Developments in BC (revised in May 2010)”. The minimum requirements for the static factor of safety is 1.5. Under seismic conditions, a slope displacement-based seismic coefficient (k_{15} method) was utilized. A factor of safety of 1.0 or higher under the k_{15} method is considered acceptable for residential development.

The following table summarizes the results of the stability analysis.

Cross-Section		Factor of Safety	Static FS > 1.5?	Seismic FS > 1.0?
Section A-A	<i>Static</i>	3.321	Y	n/a
	<i>Seismic</i>	1.151	n/a	Y

Based on the results of our analysis, we confirm that the slopes are considered to be stable.

Plots of the slope stability results and the APEGBC Landslide Assessment Assurance Statement are attached as Appendix D.

7.0 RECOMMENDATIONS

Provided the recommendations presented in this report are followed, it is our opinion that the site is safe for the use intended with reference to the 2018 BC Building Code, Section 56 of the Community Charter, as per Bulletin #2012-02, and Section 86 of the Land Title Act. The following sub-sections outline our recommendations for development.

7.1 Site Preparation

Site preparation should include the stripping and removal of all topsoil, organics, fill materials, and any other unsuitable soils extending at least 1m horizontally beyond the building areas.

After stripping of the site as per the above, the exposed subgrade should be reviewed by Valley Geo. Any detected soft spots should be sub-excavated and replaced with structural fill compacted to 100% of the Standard Proctor Maximum Dry Density (SPMDD) in lifts not exceeding 300mm in thickness. All structural fill should consist of clean, free-draining, well-graded 75 mm minus sand and gravel having less than 5 percent passing a 0.075 mm (USS 200) sieve.

7.2 Excavations

All excavations must conform to Worksafe BC excavation regulations which can be found in Part 20 from Section 20.78 to 20.95 of the Occupational Health and Safety Regulation posted on the website of Worksafe BC. Excavations deeper than 1.2m or below a slope should be carried out in accordance with the written recommendations of a Professional Geotechnical Engineer prior to workers entering the excavations.

7.3 Foundations

We anticipate that the new buildings will be constructed with a slab-on-grade. Therefore, we expect that the foundations will bear on the native, dense sand and gravel. All bearing surfaces must be reviewed and approved by Valley Geo prior to the placement of any fill or construction of footings.

The following design parameters may be used for foundation design:

Ultimate Limit States (ULS)	108kPa (2250psf)
Serviceability Limit States (SLS)	72kPa (1500psf)
Site Class	E
Peak Ground Acceleration (PGA)	0.308g

We recommend that all spread and strip footings have a minimum width of 600mm and 450mm, respectively. All exterior footings must be provided with a minimum soil cover of 450mm for frost protection.

7.4 Floor Slabs

A 150mm thick layer of 19mm minus gravel (road mulch) compacted to 100% SPMDD should be placed immediately below the slab. Any areas not able to be properly compacted should be backfilled with 19mm clear crush gravel. A vapour barrier below the slab is also recommended. Slabs should be suitably reinforced and should incorporate adequate control joints to minimize crack development.

7.5 Drainage

In accordance with the City of Maple Ridge Policy 6.23 for areas within the Fraser River Escarpment area, runoff detention systems relying on water infiltration into the soils are not permitted. *All groundwater or landscaping/surface/building drainage for any additions, new construction and hard surface landscaping must be connected to the City storm drainage system (City ditch or storm sewer). [Policy 6.23, dated March 24, 2004]*

Perimeter drains should be provided at or below the foundation level of the building. The drains should consist of a perforated pipe surrounded with drain-rock, encapsulated in a non-woven, needle-punched filter fabric and backfilled with relatively free-draining soil. Perimeter drains should be directed to a sump and then to a designed stormwater system.

Roof water as well as stormwater from any catch basins should also be connected to the designed stormwater system. Roof run-off must not be tied into the perimeter drainage system. Exterior building grades should be sloped at a minimum gradient of 1.5% to shed water away from the building.

7.6 Erosion and Sediment Control (ESC)

As per City the Maple Ridge Watercourse Protection Bylaw 6410-2006, appropriate ESC measures must be taken to minimize erosion and prevent contamination of stormwater systems during construction. Valley Geo is prepared to provide ESC designs and inspections for the individual lots, upon request.

8.0 LIMITATIONS AND CLOSURE

Provided that the recommendations presented in this report are followed during design and construction. We confirm that, from a geotechnical standpoint, the subject site is safe for the use intended. We request that the final architectural and civil drawings for the development be forwarded to us for review when available so that additional recommendations can be provided, if necessary.

The recommendations provided in this report are based on the analysis of results of the subsurface investigation and other information deemed relevant to the subject site. Variations in the subsurface conditions should be anticipated. If conditions different from those presented in this report are encountered during construction, Valley Geo should be notified immediately to examine the conditions and reassess our recommendations.

This report has been prepared for the exclusive use of True Light Building & Development and their agents for the purpose stated. It has been prepared in accordance with generally accepted engineering practices and no other warranty, expressed or implied, is made. Any use which a Third Party makes of this report, or reliance on decisions to be made based on it, is the responsibility such Third Party.

We trust that this report provides you with the information required at this time. If you have any questions, please do not hesitate to contact us.

Yours truly,
Valley Geotechnical Engineering Services Ltd.



Bryan Lui, P.Eng.
Geotechnical Engineer

Joel Blanco, P.Eng.
Geotechnical Engineer

List of Attachments:

- Appendix A – Site Topographic Survey, by *Terra Pacific Land Surveying*
- Appendix B – Proposed Subdivision Layout Plan
- Appendix C – Geotechnical Investigation Location Plan & Soil Logs
- Appendix D – Slope Stability Analysis & APEGBC Landslide Assessment Assurance Statement

Appendix A

Site Topographic Survey, by *Terra Pacific Land Surveying*

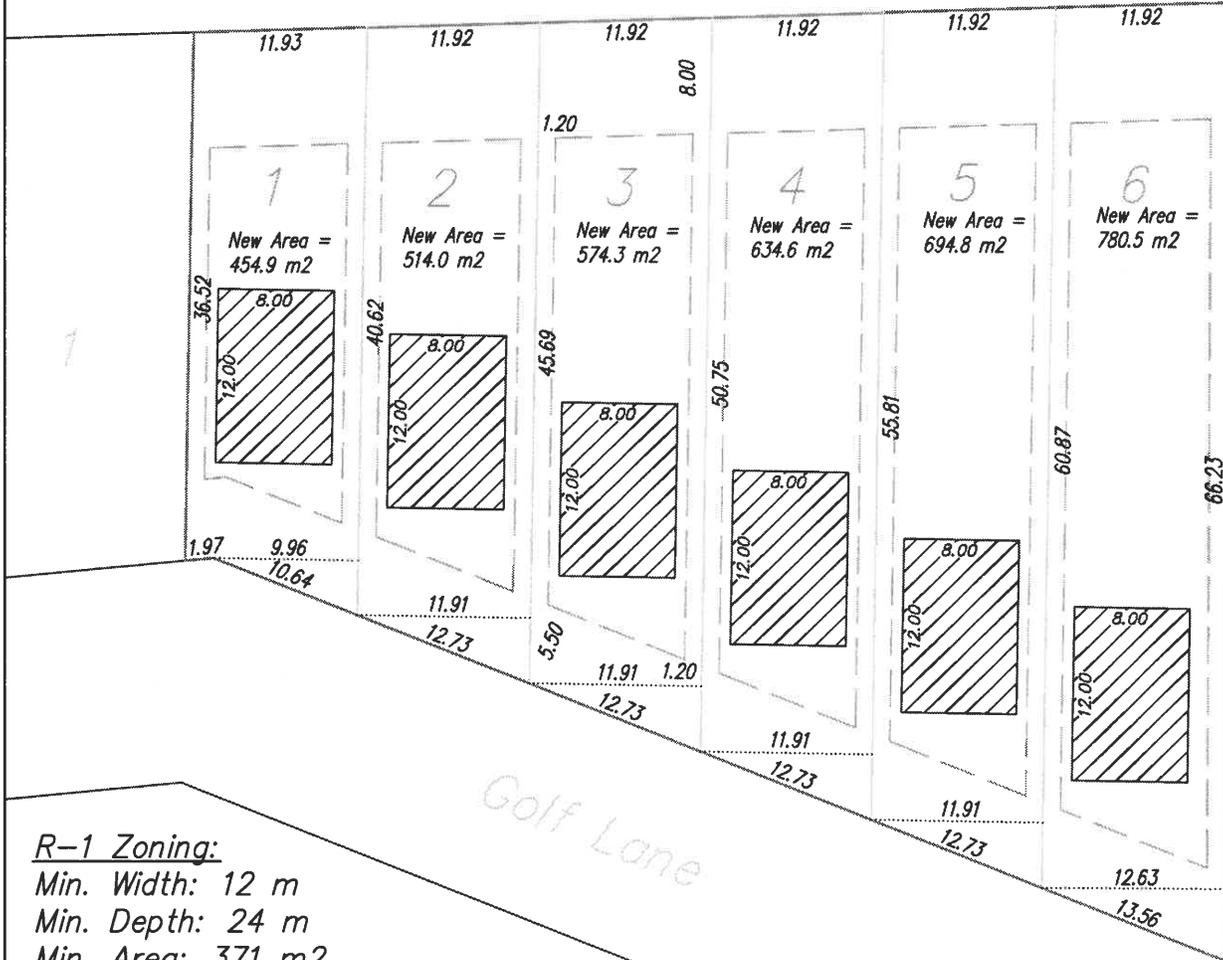




SKETCH PLAN FOR PROPOSED 6 LOT SUBDIVISION

20857 Golf Lane, Maple Ridge, BC

368



Rem
8

R-1 Zoning:

Min. Width: 12 m

Min. Depth: 24 m

Min. Area: 371 m²

Setbacks: front 5.5 m

rear 8.0 m

interior side 1.2 m

exterior side 3.0 m

Min. Building Area 8 x 12 footprint

Note:

Lot Width DVP

Paper Size: 12" x 8.5"

Date: November 12, 2019

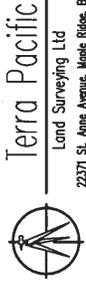
File: MR19-416\MR16-564skDESIGN_6

SCALE 1 : 500



Appendix B

Proposed Subdivision Layout Plan



Terra Pacific
 Land Surveying Ltd
 22371 St. Anne Avenue, Maple Ridge, BC
 Phone: 604-463-2508 Fax: 604-463-4301

Client:

**True Light Building
 & Development**

Project:

**20857 Golf Lane
 Maple Ridge, BC**

Drawing Title:

**Topographic Survey
 Plan of Lot 185
 District Lot 277
 New Westminster District
 Plan NWP40699**

Certified Correct
 This 2nd Day Of October, 2019

Mike Barmann, BCLS

Legend:

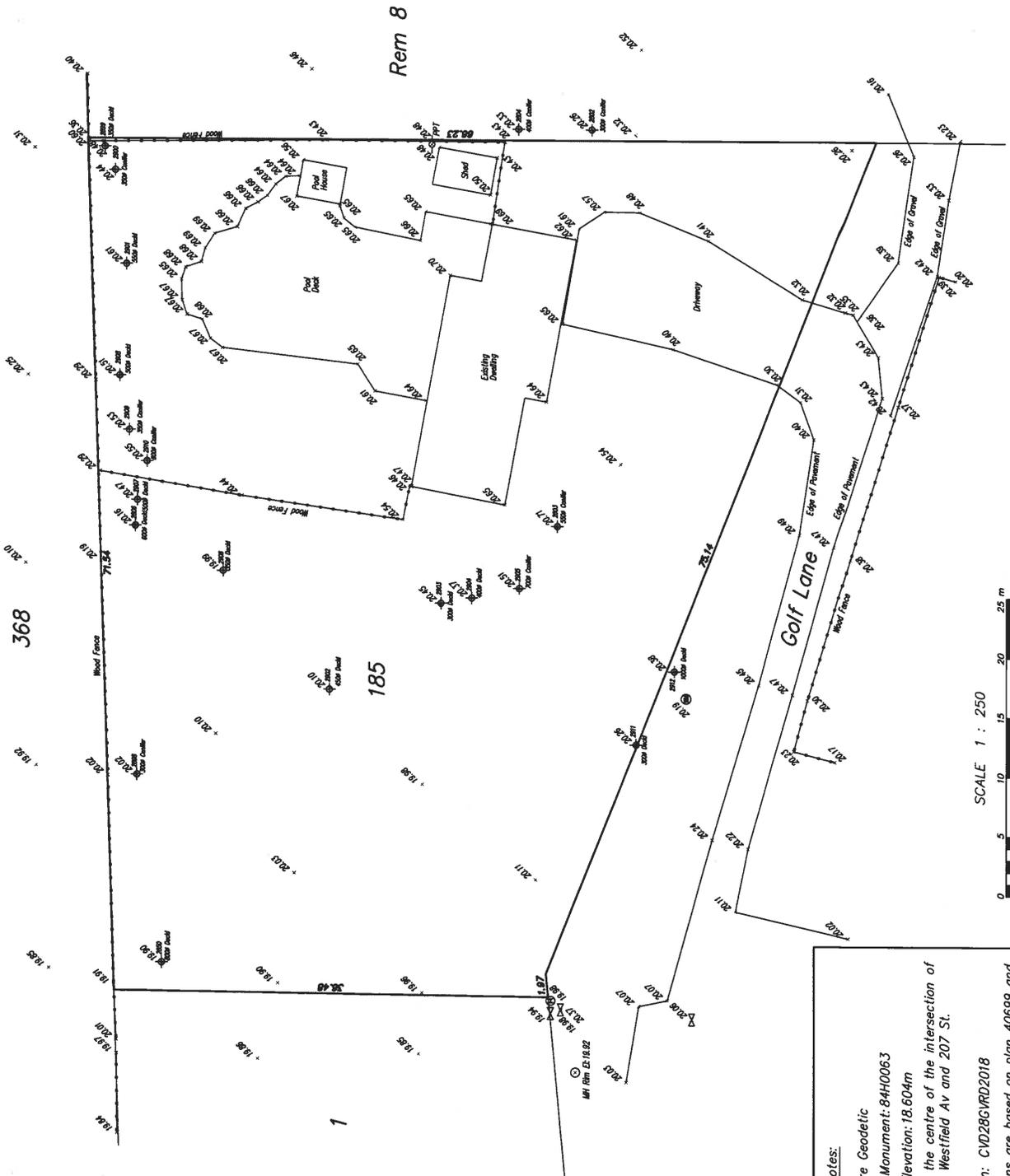
- Survey Control Monument
- Tree (Not At Point Of Entry Into The Ground)
- Ground Elevation
- Catch Basin
- Ditch (Swale)
- Edge Of Asphalt
- Fire Hydrant
- Guy Wire
- Inspection Chamber
- Lawn Drain
- Lamp Standard
- Manhole
- Power Pole
- Power Pole With Light
- Water Valve
- Sign
- Gas Valve
- Gas Meter

Scale: 1:250

Date: Oct. 2nd, 2019

File: MR19-416 TOPO

1 Of 1

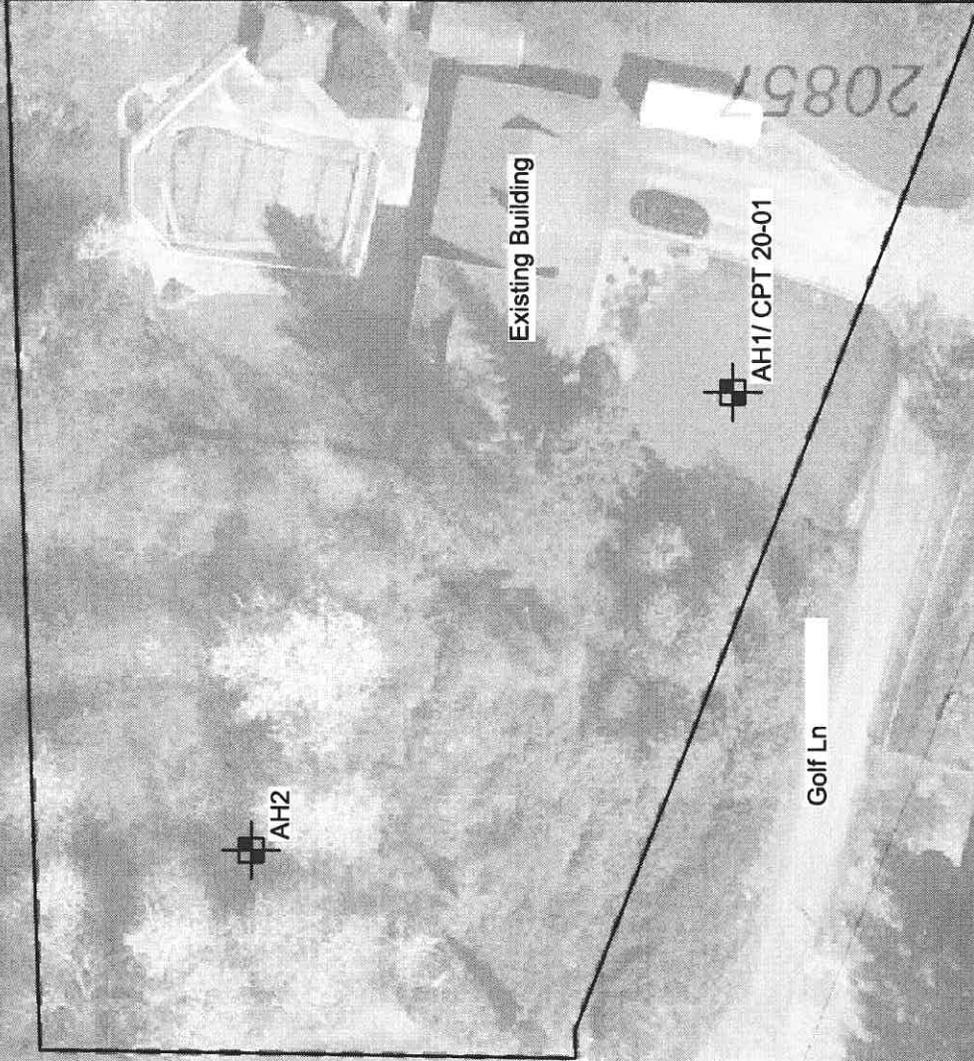


Benchmark Notes:
 Elevations Are Geodetic
 Referred to Monument: 84H0063
 Monument Elevation: 18.604m
 Located At: the centre of the intersection of
 Westfield Av and 207 St.

Vertical Datum: CVD28GIRD2018
 Lot dimensions are based on plan 40699 and
 may change with a current legal survey.

Appendix C

Geotechnical Investigation Location Plan & Soil Logs



Unit 15 20279 97th Avenue
 Langley BC, V1M 4B9
 Phone: (604) 882-8475
 Fax: (604) 882-8476

Client: True Light Building

Location: 20857 Golf Ln
 Maple Ridge, BC

FILE No. 50284-02
DATE February 11th 2020

SEAL

Soil Investigation

Borehole Location Plan

Drawn:	SH	Dwg No. C1
Checked:	BL	
Scale:	1:500	

REV	DATE	DESCRIPTION
A	2020-02-11	Geotechnical Report



AUGER HOLE #1

Unit 15 20279 97th Avenue
 Langley BC, V1M 4B9
 Phone: (604) 882-8475
 Fax: (604) 882-8476

MOISTURE CONTENT (%)	BLOWS PER FOOT	SAMPLE TYPE	DEPTH (m)	DEPTH (ft)	WATER LEVEL	DCPT (BLOWS PER FOOT)
						10 20 30 40 50
			0			
			1			
23.5%		☒				
			5			
12.0%		☒				
			2			
52.7%		☒				
			3	10		
			4			
63.7%		☒		15		
			5			
69.1%		☒		20		
			6			
63.3%		☒		25		
			7			
61.4%		☒		30		
			8			
63.1%		☒		35		
			9			
53.6%		☒		40		
			10			
			11			
			12			

Dark brown gravelly SAND with some silt, moist, medium dense [FILL]

Grey SAND with some gravel, moist, medium dense [NATIVE]

Grey clayey SILT, very soft, moist- wet [NATIVE]

continue to next page

Logged by SH FEBRUARY 6, 2020

Valley Geotechnical Engineering Services Ltd.



AUGER HOLE #1

Unit 15 20279 97th Avenue
Langley BC, V1M 4B9
Phone: (604) 882-8475
Fax: (604) 882-8476

MOISTURE CONTENT (%)	BLOWS PER FOOT	SAMPLE TYPE	DEPTH (m)	DEPTH (ft)	WATER LEVEL	DCPT (BLOWS PER FOOT)
						10 20 30 40 50
28.2%	☒		13		Grey silty fine SAND, wet- saturated, medium dense [NATIVE]	
65.1%	☒		45			5
				14	END	
			15	50		10
			16			
			17	55		15
			18	60		20
			19		Note: Water seepage measured at 3' below surface CPT test was done by Schwartz Soil Tech Drilling done by OnTrack Drilling	
			20	25		25
			21	30		30
			22			
			23	35		35
			24	40		40

Logged by SH FEBRUARY 6, 2020

Valley Geotechnical Engineering Services Ltd.



AUGER HOLE #2

Unit 15 20279 97th Avenue
 Langley BC, V1M 4B9
 Phone: (604) 882-8475
 Fax: (604) 882-8476

MOISTURE CONTENT (%)	BLOWS PER FOOT	SAMPLE TYPE	DEPTH (m)	DEPTH (ft)	WATER LEVEL	DCPT (BLOWS PER FOOT)
						10 20 30 40 50
			0			
16.9%		☒				
			1			
9.0%		☒	5			5
			2			
11.8%		☒				
			3			10
58.3%		☒	10			
			4			
70.6%		☒	15			15
			5			
58.9%		☒	20			20
			6			
			7			
68.3%		☒	25			25
			8			
58.3%		☒	30			30
			9			
			10			
59.6%		☒	35			35
			11			
			12			
61.8%		☒	40			40

Brown fine- coarse SAND with gravel, wet, loose [FILL]

Grey fine- coarse SAND and gravel, wet, medium dense [NATIVE]

Light brown clayey SILT with traces of sand, moist, soft [NATIVE]

Grey clayey SILT, wet, very soft [NATIVE]

continue to next page

Logged by SH FEBRUARY 6, 2020

Valley Geotechnical Engineering Services Ltd.



AUGER HOLE #2

Unit 15 20279 97th Avenue
Langley BC, V1M 4B9
Phone: (604) 882-8475
Fax: (604) 882-8476

MOISTURE CONTENT (%)	BLOWS PER FOOT	SAMPLE TYPE	DEPTH (m)	DEPTH (ft)	WATER LEVEL	DCPT (BLOWS PER FOOT)
						10 20 30 40 50
50.5%		☒	13			
			45			5
			14		END	
			15	50		10
			16			
			17	55		15
			18	60		20
			19			
			20	25		25
			21	30		30
			22			
			23	35		35
			24	40		40

Small grey SAND seam viewed at 43'-44'

Note:
Water Seepage measured at 3' below surface
Drilling done by OnTrack Drilling

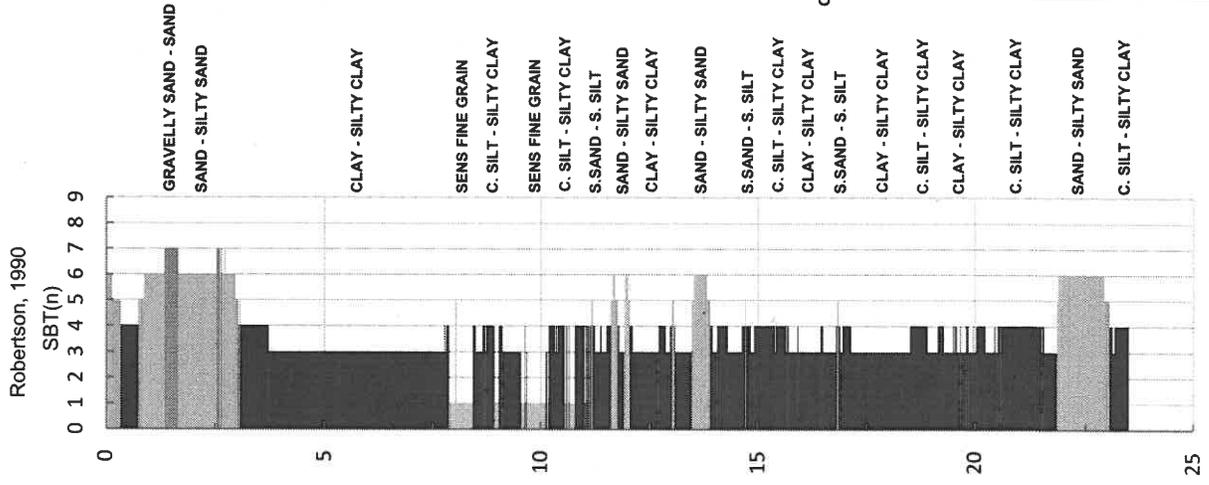
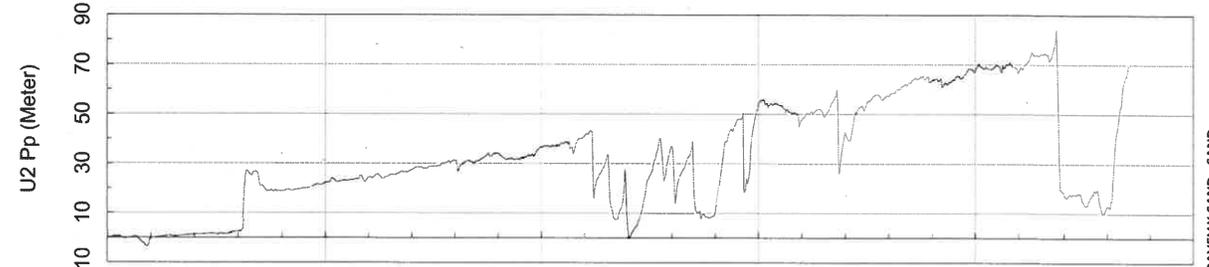
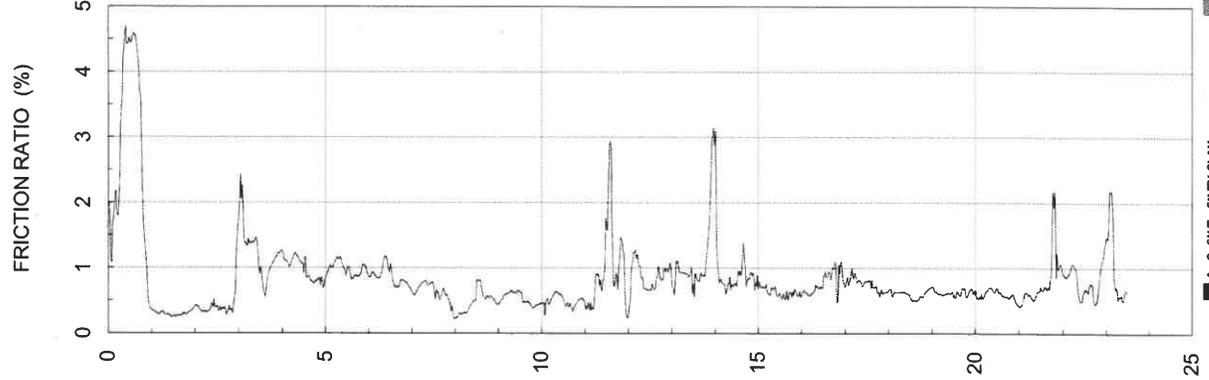
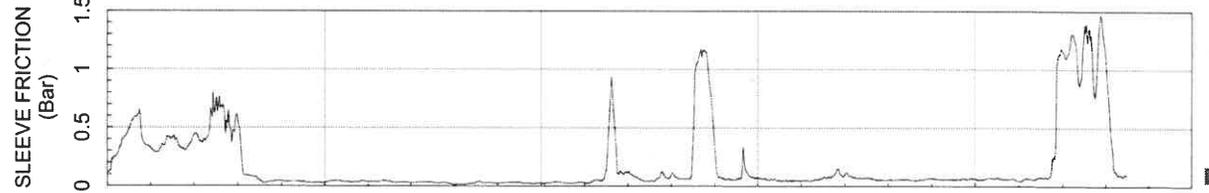
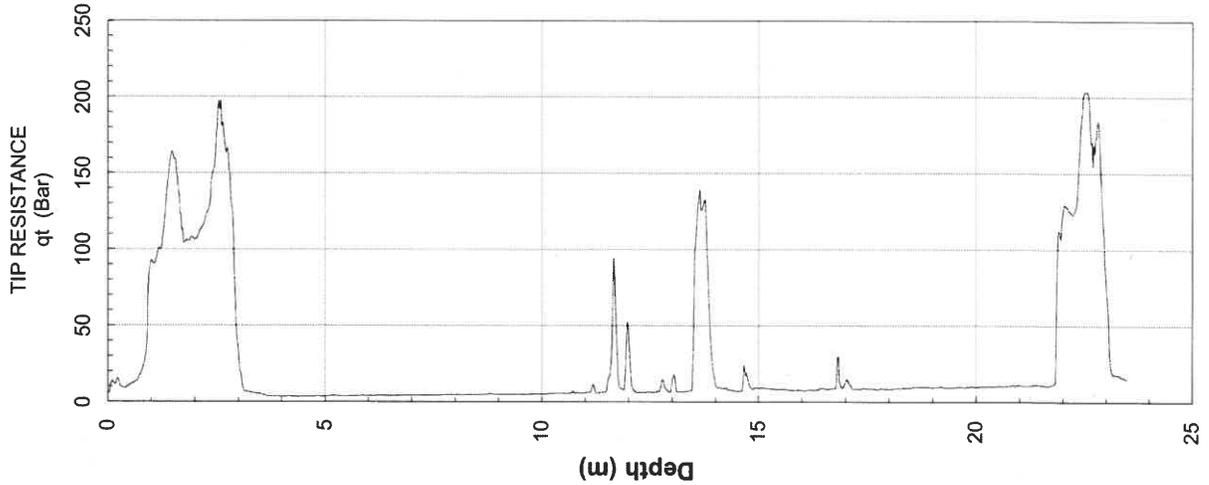
Logged by SH FEBRUARY 6, 2020

Valley Geotechnical
Engineering Services Ltd.



Operator: Schwartz Soil Technical
 Sounding: CPT20 - 01
 Cone ID: DPG142

Date: February 6, 2020
 Site: 20857 Golf Lane, Mpl Rdg
 Valley project no: 50284 - 02

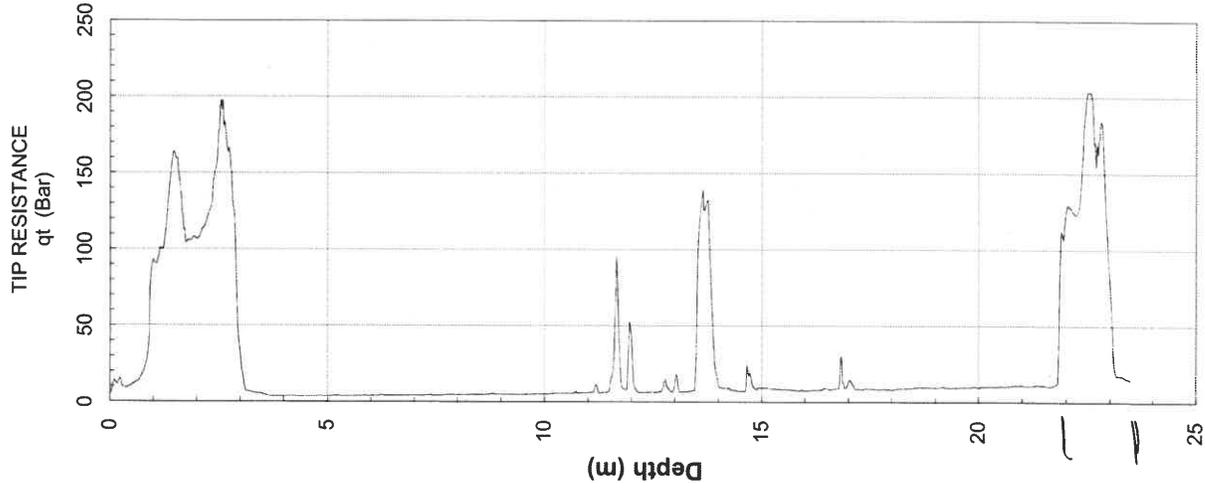


Maximum Depth = 23.48 meter
 Depth increment = 0.02 meter

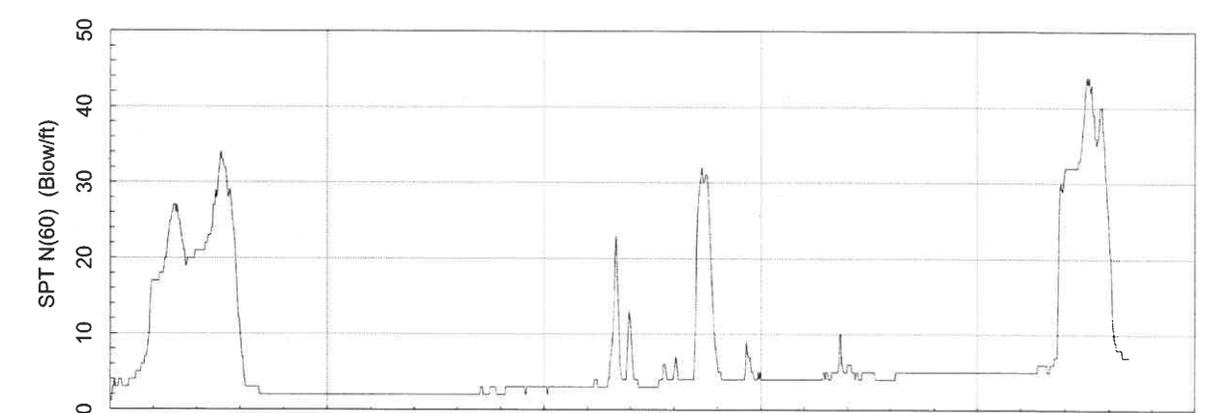


Operator: Schwartz Soil Technical
 Sounding: CPT20 - 01
 Cone ID: DPG1427

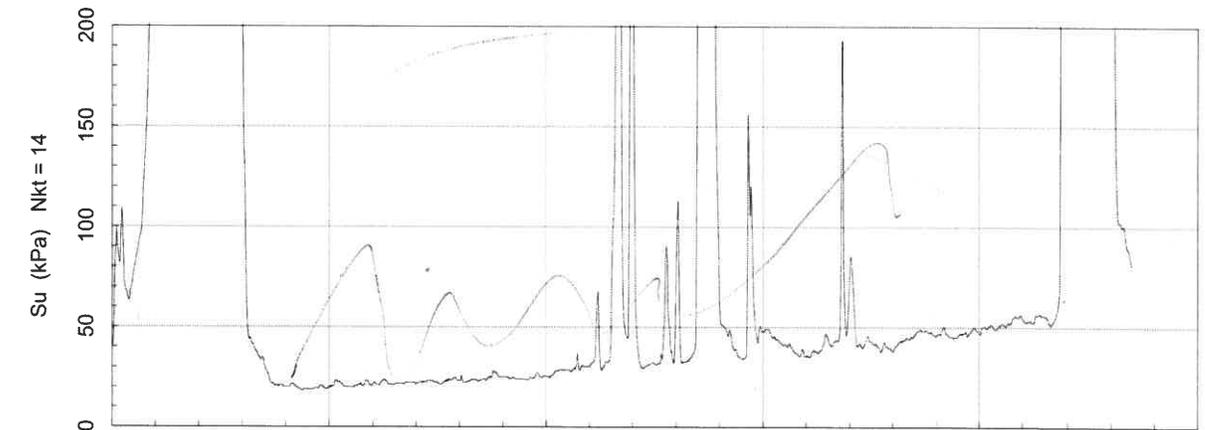
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 Site: 20857 Golf Lane, Mpl Rgd
 Valley project no: 50284 - 02



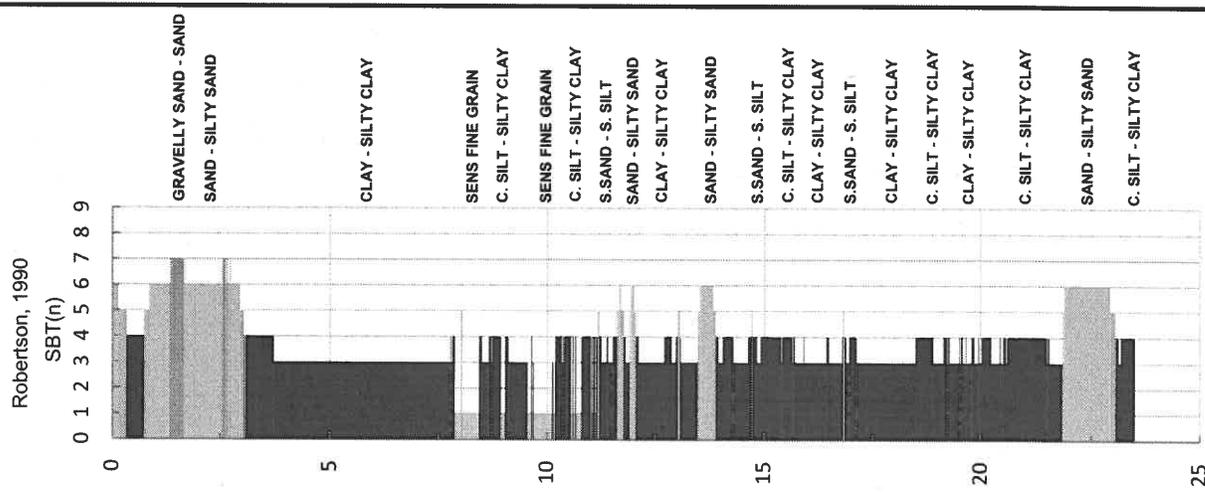
Maximum Depth = 23.48 meter
 Depth increment = 0.02 meter



1 SENS FINE GRAIN
 2 ORGANIC
 3 CLAY - SILTY CLAY
 4 C. SILT - SILTY CLAY
 5 S. SAND - S. SILT
 6 SAND - S. SAND



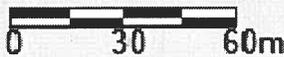
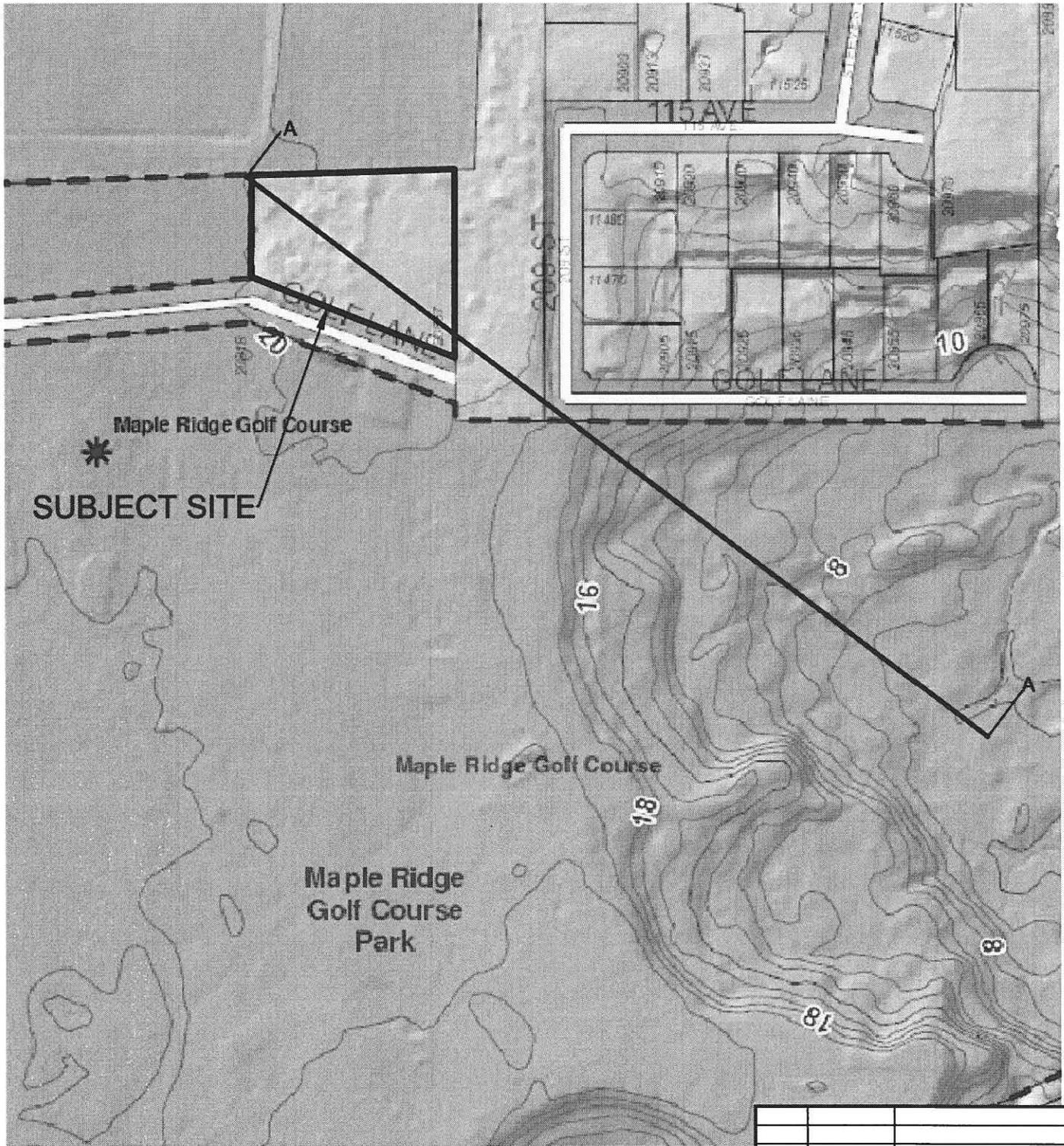
7 GRAVELLY SAND - SAND
 8 V. STIFF CLAY SAND
 9 V. STIFF FINE GRAIN



GRAVELLY SAND - SAND
 SAND - SILTY SAND
 CLAY - SILTY CLAY
 SENS FINE GRAIN
 C. SILT - SILTY CLAY
 SENS FINE GRAIN
 C. SILT - SILTY CLAY
 S. SAND - S. SILT
 SAND - SILTY SAND
 CLAY - SILTY CLAY
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 C. SILT - SILTY CLAY
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 C. SILT - SILTY CLAY
 CLAY - SILTY CLAY
 C. SILT - SILTY CLAY
 SAND - SILTY SAND
 SAND - SILTY SAND
 C. SILT - SILTY CLAY

Appendix D
Slope Stability Analysis
& APEGBC Landslide Assessment Assurance Statement





A	2020-02-20	Issued with Report
REV	DATE	DESCRIPTION



Unit 15 20279 97th Avenue
Langley BC, V1M 4B9



Phone: (604) 882-8475
www.valleygeo.ca

SEAL

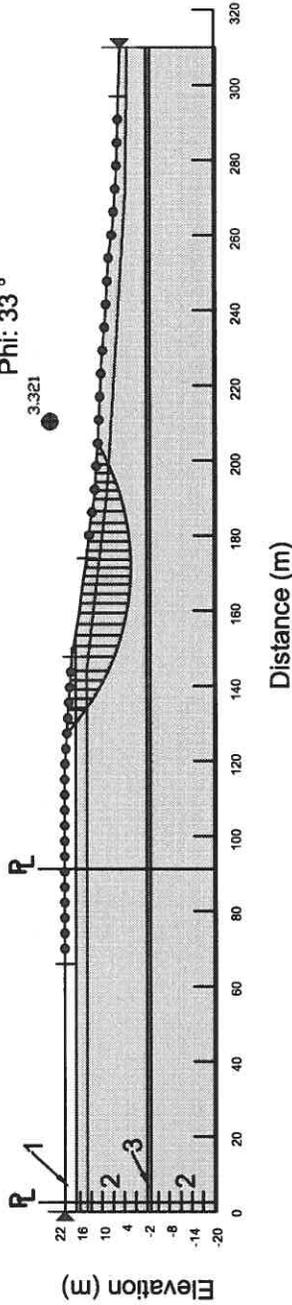
FILE NO. 50284-02	PROJECT LOCATION 20857 Golf Lane, Maple Ridge, BC	DWG NO. D1
DRAWN SH	DRAWING TITLE / DESCRIPTION Slope Stability Site Plan	REV. NO. A
CHECKED BL	DATE 2020-02-20	
SCALE 1:2000	DEVELOPER / CLIENT True Light Building	

NOTE: CONTRACTOR TO CONTACT BC HYDRO, TELUS, FORTIS BC, AND BC ONE CALL AND TO CONFIRM LOCATIONS OF ALL UTILITIES AND APPURTENANCES PRIOR TO CONSTRUCTION
\\Vges-srv-dc1\VGES\VGES-PROJECTS\50200150284-02\DRAWINGS\50284-02\2020-02-11 Slopes.dwg

1 Name: Grey dense SAND and gravel
 Unit Weight: 19 kN/m³
 Cohesion: 0 kPa
 Phi: 33 °

2 Name: Grey clayey SILT
 Unit Weight: 18 kN/m³
 Cohesion: 5 kPa
 Phi: 25 °

3 Name: Grey dense SAND
 Unit Weight: 19 kN/m³
 Cohesion: 0 kPa
 Phi: 33 °

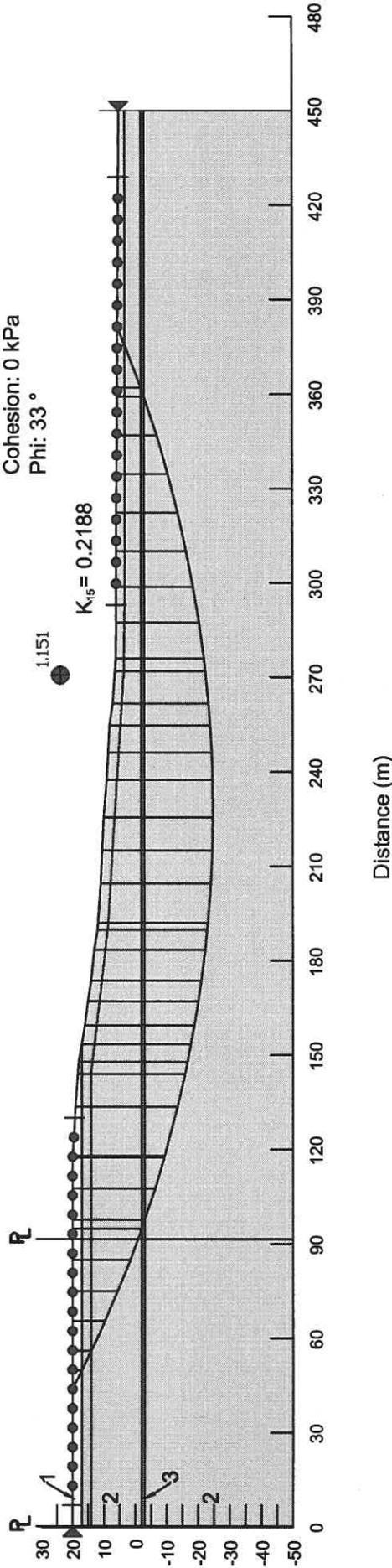


 VALLEY GEOTECHNICAL Engineering Services Ltd. Unit 15 20279 97th Avenue Langley BC, V1M 4B8 Phone: (604) 882-6475 www.valleygeo.ca		FILE NO. 50284-02	PROJECT LOCATION 20857 Golf Lane, Maple Ridge, BC	DWG NO. D2
		DRAWN SH	DRAWING SET TITLE Slope Stability	REV. NO. A
		CHECKED BL	DRAWING DESCRIPTION Section A-A Static Conditions	
		SCALE 1:2000	DEVELOPER / CLIENT True Light Building	
		SEAL		
REV	DATE	DESCRIPTION		
A	2020-02-20	Issued with report		
NOTE: CONTRACTOR TO CONTACT BC HYDRO, TELUS, FORTIS BC, AND BC ONE CALL AND TO CONFIRM LOCATIONS OF ALL UTILITIES AND APPURTENANCES PRIOR TO CONSTRUCTION \\Vges-srv-dc1\VGES\VGES-PROJECTS\50200\50284-02\DRAWINGS\Drawing2.dwg				

1 Name: Grey dense SAND and gravel
 Unit Weight: 19 kN/m³
 Cohesion: 0 kPa
 Phi: 33 °

2 Name: Grey clayey SILT
 Unit Weight: 18 kN/m³
 Cohesion: 5 kPa
 Phi: 25 °

3 Name: Grey dense SAND
 Unit Weight: 19 kN/m³
 Cohesion: 0 kPa
 Phi: 33 °



 <p>Unit 15 20279 97th Avenue Langley BC, V1M 4B9 Phone: (604) 882-8475 www.valleygeo.ca</p>		PROJECT LOCATION 20857 Golf Lane, Maple Ridge, BC	DWG NO. D3
FILE NO. 50284-02	DRAWN SH	DRAWING SET TITLE Slope Stability	REV. NO. A
CHECKED BL	SCALE 1:2000	DRAWING DESCRIPTION Section A-A Seismic Conditions	
Issued with Report REV A 2020-02-20	DESCRIPTION SEAL	DEVELOPER / CLIENT True Light Building	
NOTE: CONTRACTOR TO CONTACT BC HYDRO, TELUS, FORTIS BC, AND BC ONE CALL AND TO CONFIRM LOCATIONS OF ALL UTILITIES AND APPURTENANCES PRIOR TO CONSTRUCTION \\Vgss-srv-dc1\1VGES\1VGES-PROJECTS\50200\50284-02\DRAWINGS\Drawing2.dwg			

APPENDIX D: LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Note: This Statement is to be read and completed in conjunction with the "APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia", March 2006/Revised September 2008 ("APEGBC Guidelines") and the "2006 BC Building Code (BCBC 2006)" and is to be provided for *landslide assessments* (not floods or flood controls) for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines.

To: The *Approving Authority*

Date: February 21, 2020

City of Maple Ridge

11995 Haney Place, V2X 6A9

Jurisdiction and address

With reference to (check one):

- Land Title Act (Section 86) – Subdivision Approval
- Local Government Act (Sections 919.1 and 920) – Development Permit
- Community Charter (Section 56) – Building Permit
- Local Government Act (Section 910) – Flood Plain Bylaw Variance
- Local Government Act (Section 910) – Flood Plain Bylaw Exemption
- British Columbia Building Code 2006 sentences 4.1.8.16 (8) and 9.4 4.4.(2) (Refer to BC Building and Safety Policy Branch Information Bulletin B10-01 issued January 18, 2010)

For the Property:

LT 185; DL 277; NWD; PL NWP40699 (20857 Golf Lane)

The undersigned hereby gives assurance that he/she is a *Qualified Professional* and is a *Professional Engineer* or *Professional Geoscientist*.

I have signed, sealed and dated, and thereby certified, the attached *landslide assessment* report on the Property in accordance with the *APEGBC Guidelines*. That report must be read in conjunction with this Statement. In preparing that report I have:

Check to the left of applicable items

1. Collected and reviewed appropriate background information
2. Reviewed the proposed *residential development* on the Property
3. Conducted field work on and, if required, beyond the Property
4. Reported on the results of the field work on and, if required, beyond the Property
5. Considered any changed conditions on and, if required, beyond the Property
6. For a *landslide hazard analysis* or *landslide risk analysis* I have:
 - 6.1 reviewed and characterized, if appropriate, any *landslide* that may affect the Property
 - 6.2 estimated the *landslide hazard*
 - 6.3 identified existing and anticipated future *elements at risk* on and, if required, beyond the Property
 - 6.4 estimated the potential *consequences* to those *elements at risk*
7. Where the *Approving Authority* has adopted a *level of landslide safety* I have:
 - 7.1 compared the *level of landslide safety* adopted by the *Approving Authority* with the findings of my investigation
 - 7.2 made a finding on the *level of landslide safety* on the Property based on the comparison
 - 7.3 made recommendations to reduce *landslide hazards* and/or *landslide risks*
8. Where the *Approving Authority* has **not** adopted a *level of landslide safety* I have:
 - 8.1 described the method of *landslide hazard analysis* or *landslide risk analysis* used
 - 8.2 referred to an appropriate and identified provincial, national or international guideline for *level of landslide safety*

- 8.3 compared this guideline with the findings of my investigation
- 8.4 made a finding on the *level of landslide safety* on the Property based on the comparison
- 8.5 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections.

Based on my comparison between

Check one

- the findings from the investigation and the adopted *level of landslide safety* (item 7.2 above)
- the appropriate and identified provincial, national or international guideline for *level of landslide safety* (item 8.4 above)

I hereby give my assurance that, based on the conditions⁽¹⁾ contained in the attached *landslide assessment* report,

Check one

- for subdivision approval, as required by the Land Title Act (Section 86), "that the land may be used safely for the use intended"

Check one

- with one or more recommended registered covenants.
- without any registered covenant.

- for a development permit, as required by the Local Government Act (Sections 919.1 and 920), my report will "assist the local government in determining what conditions or requirements under [Section 920] subsection (7.1) it will impose in the permit".
- for a building permit, as required by the Community Charter (Section 56), "the land may be used safely for the use intended"

Check one

- with one or more recommended registered covenants.
- without any registered covenant.

- for flood plain bylaw variance, as required by the "Flood Hazard Area Land Use Management Guidelines" associated with the Local Government Act (Section 910), "the development may occur safely".
- for flood plain bylaw exemption, as required by the Local Government Act (Section 910), "the land may be used safely for the use intended".

Bryan Lui, P.Eng

Name (print)

February 21, 2020

Date

Signature




Unit 15, 20279 97th Avenue, Langley, BC, V1M 4B9
Address

(Affix Professional seal here)

(604) 882-8475

Telephone

If the *Qualified Professional* is a member of a firm, complete the following.

I am a member of the firm Valley Geotechnical Engineering Service Ltd. and I sign this letter on behalf of the firm.
(Print name of firm)

When seismic slope stability assessments are involved, *level of landslide safety* is considered to be a "life safety" criteria as described in the National Building Code of Canada (NBCC 2005), Commentary on Design for Seismic Effects in the User's Guide, Structural Commentaries, Part 4 of Division B. This states:

"The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse nor will its attachments break off and fall on people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse".

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2020-240-RZ
File Manager: Adrian Kopystynski**

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

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

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

Additional reports provided:

Business operation plan provided by applicant.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First Reading**
Zone Amending Bylaw No. 7669-2020
510 - 20395 Lougheed Highway

MEETING DATE: September 15, 2020
FILE NO: 2020-240-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

On July 14, 2020, Council deferred a report from Bylaw & Licensing Services about a proposed non-medical cannabis retail store to be known as Muse Cannabis at 510 - 20395 Lougheed Highway (Westgate Centre) for more information. It was acknowledged that the proposed store was within 1,000 metres of another proposed cannabis store.

An application has been received for a site specific text amendment to the Zoning Bylaw to reduce the 1,000 metre separation distance between Cannabis Retail Uses, to allow such a use to be located in unit 510 on the subject property at 20395 Lougheed Highway. The reduction is from 1,000 metres to 340.5 metres. This is the distance from the property at 20690 Lougheed Highway which is being processed for another cannabis retail store under rezoning application 2019-427-RZ currently at first reading

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

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7669-2020 be given first and second reading; and forwarded to Public Hearing.

DISCUSSION:

a) Background Context

On July 14, 2020, Council received a report from the Planning Department recommending that Maple Ridge Zone Amending Bylaw No. 7650-2020 to remove the general 1,000 metre minimum distance separation removed from the Zoning Bylaw. Council defeated the motion to move forward this amendment to the zoning bylaw.

At the meeting on July 14, 2020, Council also received a report from Bylaw & Licensing Services about a proposed non-medical cannabis retail store to be known as Muse Cannabis at 510 - 20395 Lougheed Highway (West Gate Centre) as shown in Appendix A and B and passed the following resolution:

That the motion to support the application for a proposed non-medical cannabis retail store at 510 - 20395 Lougheed Highway be deferred until further information is received from staff.

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

The applicant was also advised that an application to amend the Zoning Bylaw was required.

b) Planning Analysis

To allow this business to be established on the subject site, a site specific text amendment is required to Zoning Bylaw General Regulation Section 401 (3) (h). The amendment requested by the applicant is to reduce the current separation distance from 1,000 metres to 340.5 metres, which is the distance to the property at 20690 Lougheed Highway under rezoning (2019-427-RZ) for another cannabis retail store (Appendix D).

The proposed store is located within the Westgate Shopping Centre on the north side of Lougheed Highway is surrounded by other commercial uses. The proposed cannabis store is located 340.5 metres to the east on the south side of Lougheed Highway serving traffic heading eastbound. Given the surrounding commercial uses and physical barrier of Lougheed Highway, the proposed distance reduction is not a concern from a land use planning perspective.

Given that there are no terms and conditions to be fulfilled, third reading and final adoption of this bylaw may follow the Public Hearing.

Following possible adoption of this text amending bylaw, the Bylaw & Licensing Services Department can report back as may be required on other matters prompting the deferral of the application.

CONCLUSION:

This Zoning Bylaw text amending application will allow a for a Cannabis Retail Store to be known as Muse Cannabis to locate at 510 - 20395 Lougheed Highway (West Gate Centre), which would be 340.5 metres in distance from another Cannabis Retail Store to be located at 20690 Lougheed Highway.

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

“Original signed by Adrian Kopystynski”

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

“Original signed by Mark McMullen”

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:

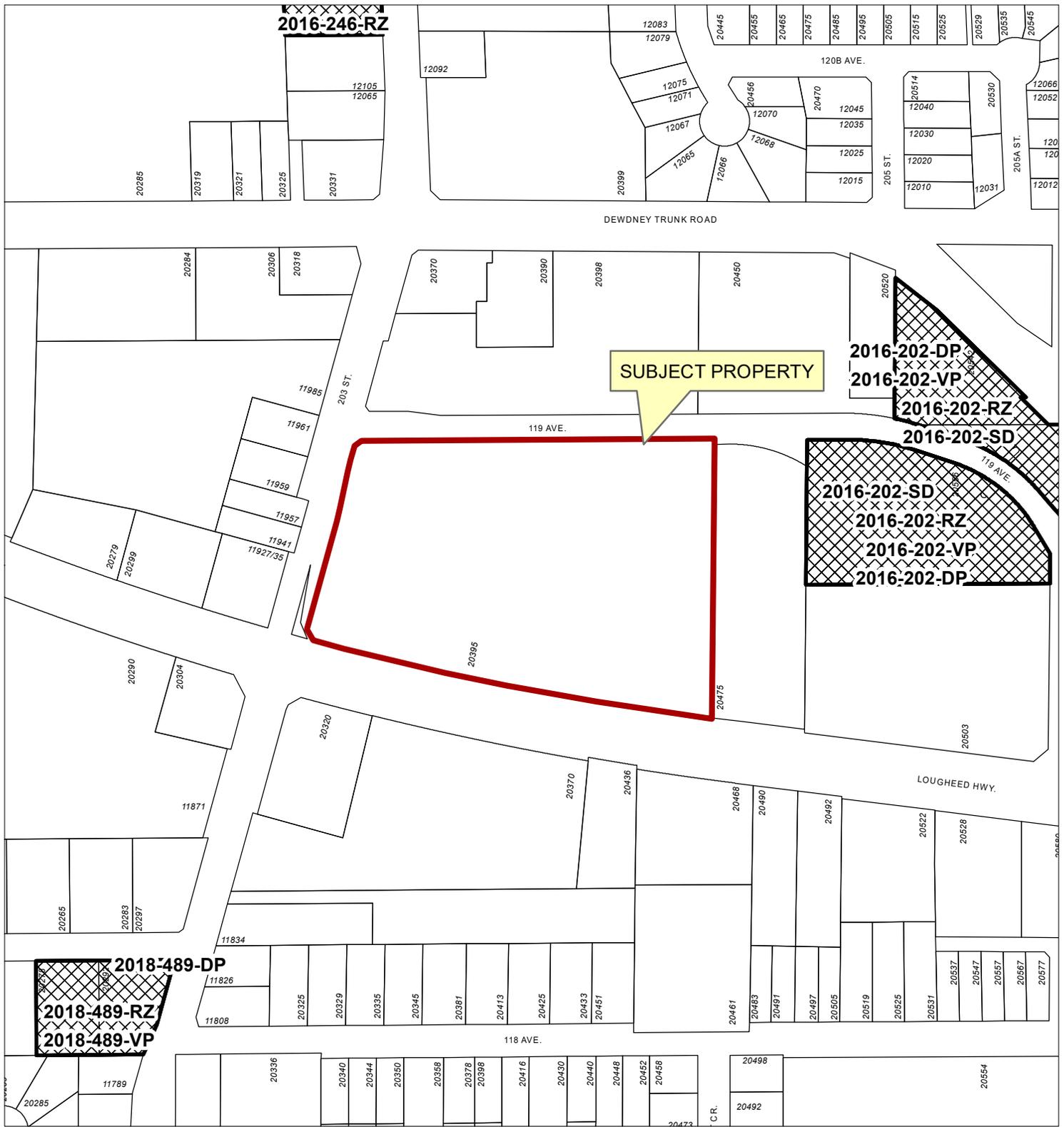
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Information and Site Plan from applicant

Appendix D - Separation Distance Map

Appendix E – Zone Amending Bylaw No. 7669-2020



SUBJECT PROPERTY

2016-202-DP
 2016-202-VP
 2016-202-RZ
 2016-202-SD
 2016-202-SD
 2016-202-RZ
 2016-202-VP
 2016-202-DP

2018-489-DP
 2018-489-RZ
 2018-489-VP

#510 - 20395 LOUGHEED HWY
 PID: 023-816-422

PLANNING DEPARTMENT



mapleridge.ca

Legend

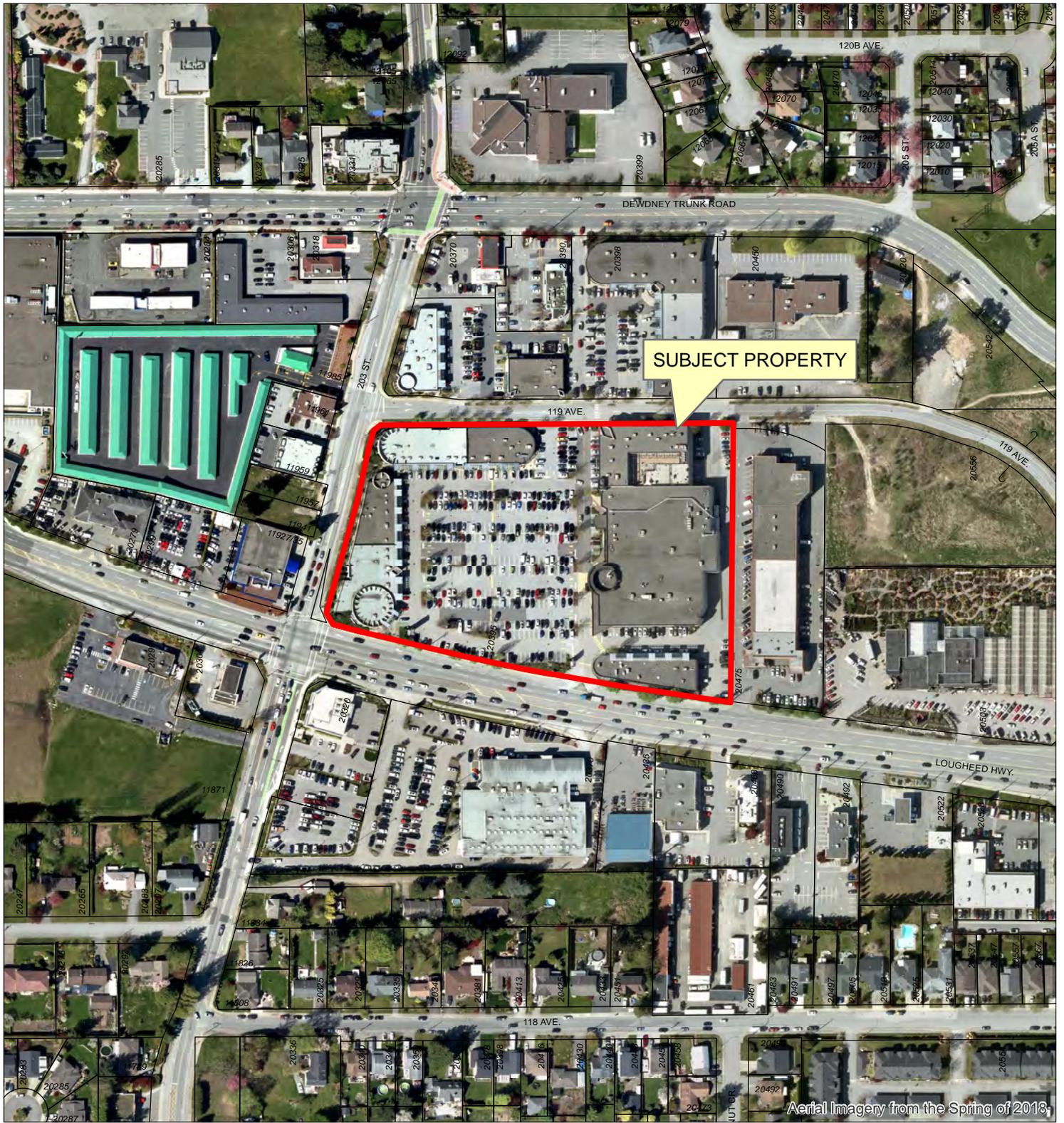
 Active Applications (RZ/SD/DP/VP)



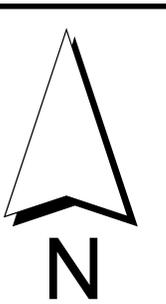
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FILE: 2020-240-RZ
 DATE: Aug 12, 2020

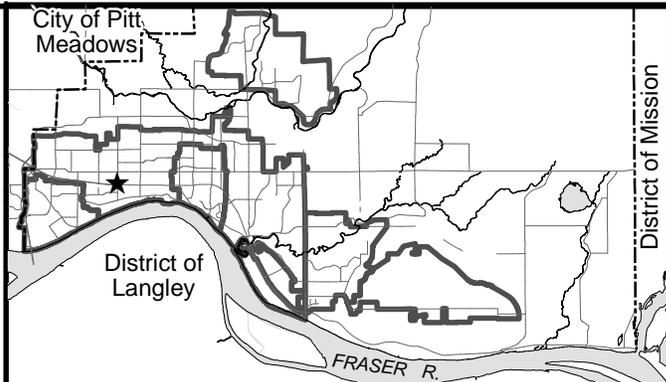
BY: PC



Aerial Imagery from the Spring of 2018



Scale: 1:3,000



#510 - 20395 LOUGHEED HWY
PID: 023-816-422

PLANNING DEPARTMENT



mapleridge.ca

FILE: 220-240-RZ
DATE: Sep 10, 2020

BY: DT

Muse Cannabis 510-20395 Lougheed Highway, Maple Ridge BC

Property Details

Legal PID: 023-816-422

Legal Description: Lot D Plan LMP 34007 District Lot 222 Land District 1 Land District 36
Current zoning C-2 Community Commercial

Overview

The property is zoned as C-2 Community Commercial. The applicant is not seeking to change the zoning on the property but to allow for a text amendment to the bylaw to allow for non-medical cannabis retail store. The applicant is making this application at the direction of Council from the July Council Meeting. The applicant received over 215 letters of support from the community to locate the store within the Westgate Shopping complex.

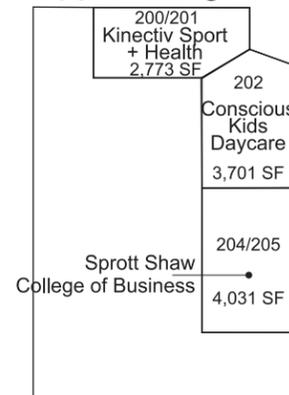
The current bylaw stipulates the distance measured from property line to property line from another non-medical cannabis retail store must be equal to or greater than 1km distance. When measuring the current distance, of the proposed store at 510-20395 Lougheed Highway to a possible Government Cannabis Store site, the City has outlined, the proposed site is within the 1km distancing. The applicant hired an independent surveyor to measure the distance (schedule A)

The applicant is seeking relaxation to the distancing rule to permit their proposed non-medical cannabis retail store at 510-20395 Lougheed Highway. There does not appear to be any movement for development of the government store site. The applicant for the above noted address is ready to move forward and have their store open immediately.

The business owners of Muse Cannabis have successfully passed the background suitability checks with the province and have put their proposal forward to the City first prior to any Government potential store making application. It is for these reasons, the non-medical cannabis retail store text amendment should be approved.

This site plan is presented solely for the purpose of identifying the approximate location of the buildings as presently contemplated by the owner/landlord. Building dimensions, access and parking areas, existing tenant locations and identities are approximate and subject to change at the owner's discretion from time to time without notice. The information provided herein should be otherwise verified and is not intended to be relied upon in the form presented.

Professional Offices located above Shoppers Drug Mart



MUSE

CANNABIS STORE

Business Operations Detail

April 2020

Summary

The purposes of the Business Operational Detail is to review with the City of Maple Ridge the proposed business operational undertakings with respect to non-medical retailing cannabis within a commercial business unit within the City.

The processes and procedures outlined have been based upon the organizations extensive history within the highly regulated liquor industry.

Experience

Muse Cannabis is owned by affiliate company shareholders of JAKS Beer Wine Spirits. JAK's has been in the liquor and hospitality industry for decades. JAK's is a private liquor store retailer with 16 locations across BC, including the Westgate Centre, Maple Ridge where the proposed cannabis store is applying to be located.

JAK's is a family owned and operated business and now JAKS has decided to branch into non-medical cannabis. The government's approach to retail Cannabis closely resembles their approach to liquor. Muse Cannabis intends to take what it has learned over the decades with respect to retail operations, compliance and sales of a controlled substances.

MUSE Cannabis

The MUSE Cannabis Store brand will be positioned similar to that of JAKS Beer Wine Spirits. JAK'S brand promises are a unique product selection, outstanding customer service and an unsurpassed in store experience. At the start of the retail Cannabis industry all retailers will have access to the same products. However, over time we expect that there will be the same opportunities for exclusive products and private label in Cannabis that exist in liquor to allow for differentiation.

Similar to the JAK's model, Muse Cannabis focus on hiring local members of the community who are passionate about consumer education, and provincial compliance with respect to Cannabis. Muse will interact closely with our consumers to educate them on the variety of strains carried within the store including CBD and THC content percentages to allow the consumer to make an educated purchase. Muse will position itself as experts in the retail Cannabis Industry with a focus on compliance and community support.

Lastly, Muse will create the best instore experience for its guests. This will include a well-lit, comfortable and clean environment¹ where our guests will be able to browse the different sections of our store and learn more about Cannabis. The first operational Muse Cannabis is located at 3039 Granville Street in Vancouver. We invite you visit to understand what our store will look like from a consumer perspective.

¹ See attached MUSE Cannabis Retail Deck.

Furthermore, Muse stores will have branded signage, common music, uniformed staff, and clean lines to elevate the guest shopping experience. All of these items combined will create an upmarket experience for consumers. The same type of experience our guests at JAKS Beer Wine Spirits have grown accustomed to.

Hours of Operation

The applicant is proposing hours of operation from 9am – 11pm Monday thru Sunday. These hours have been regulated by the Province of British Columbia and are in keeping with the liquor store hours of operation.

Employees

The applicant intends to have approximately 12-15 employees dedicated and certified to work within the store. Employees will be on a management created schedule and will be placed depending upon daily sales volumes. Muse Cannabis Stores believe its employees are the stores first line of defense to deter theft and mitigate possible risk. Those who are passionate about the industry and truly engaged to provide knowledge to consumers will be hired. All employees will have the accreditation as mandated by the Province of British Columbia prior to commencing their work with Muse.

The Muse executive team is comprised of the following individuals:

1. Mike McKee - Officer, Director, Shareholder and Accountant
2. Geoff Dear - Senior Manager of Operations
3. Matt Kettlewell - Senior Manager of Purchasing
4. John Kettlewell - Founder of JAK Group, Executive Advisor

Inventory

All inventory will arrive via the government of British Columbia run cannabis distribution branch. Orders will be placed, via Muse's central purchaser with oversight by Mr. Dear. Orders are based upon store sales volumes and consumer demand. The applicant intends to limit the amount of product within the store to maintain security. Muse does not maintain large storage reservoirs of product. Rather, they cycle in product weekly to ensure unsurpassed quality and new sku implementation in an ever-changing industry. Inventory will be in a first in, first out model to ensure freshness and to ensure consumers have access to the latest product skus.

Disposal of Product

Should the need arise for disposal and /or destruction of product, such as a customer return or small amounts of product on display, the applicant intends to implement secure breakdown of product. It is Muse's intent to ensure the product is both unusable and unrecognizable after it has been destroyed.

Specifically, cannabis will be rendered unusable on site by being mixed with composting scraps and clay. The destruction will be conducted by a designated employee. Muse will be securing a contract with a facility that has a Certificate of Designation from the department of Public Health and Environment. ²

All inventory being destroyed and disposed of will be recorded and tracked within the inventory POS System and best practices logbook as per the terms and conditions required by the LCRB.

Cannabis Accessories

The store will also carry a mixture or various cannabis accessories as outlined within the LCRB Terms and Conditions manual. These accessories change from time to time depending upon consumer purchasing habits and demand.

Point Of Sale

Most consumers today spend their money via debit and credit terminals. It is not expected a large amount of cash will be utilized for purchases. There will be two Point of Sale systems on site to ring through customers. Each system will have a float on hand of \$300 to make change. When the POS is not in use, i.e. after hours, the cash will be stored within the secure safe located within the secure storage area.

Signage

The applicant plans to install exterior signage with the Muse branding / logo. Signage will be professionally designed and posted on the exterior. Muse will undertake to comply with all municipal sign bylaws within the City of Maple Ridge.

Further, eyelevel signage will appear at the exterior door and if the mall permits along the stairs leading up to the upper level. Exterior signage will be posted where appropriate and will read:

- "No Minors Permitted At Any time"
- "No Loitering / No consumption on premises"

² <https://micronwaste.com/cannabis-waste/>

Nuisance Behaviours

To mitigate any nuisance behaviours for the surrounding area, Muses has a policy that no queuing and/or loitering may occur outside the cannabis retail store at any time. Additionally, there will be no loitering permitted around the exterior.

As per the signage policy, no loitering or consumption on site will be permitted at any time. Consumers will be reminded of the City smoking bylaws. Staff on schedule as well as the management team will monitor the exterior of the building by way of surveillance systems and perimeter walking.

As per the attached security plan, all cannabis products for resale are kept under lock and key. All items are packaged in the original packaging provided by Liquor Cannabis Distribution Branch. It is not expected that there will be a large odor nuisance within the retail store do to the locked up packaging and secure storage as well as secure disposal. It is expected that HVAC equipment within the store will ensure no odors are immitted to the exterior of the building.

Intoxicated Patron Policy

Muse Cannabis Store has a series of policies and procedures it follows with respect to compliance and enforcement. One such policy is the non-service of intoxicated guests. It is Muse's policy to never sell to a guest who appears to be under the influence of any drugs or alcohol. Should an employee believe a guest be impaired in anyway, that guests will not be permitted to remain in the store. They will be immediately asked to leave.

Such signs that Muse employees are trained for include an odour of cannabis or alcohol, slurring of words, unsteadiness, bloodshot eyes, loss of dexterity (e.g.: fumbling for wallet or ID) and unusual behaviours.

Deciding what constitutes 'intoxication' is a grey area. Muse employees are trained in such a way, that if they are unsure whether someone is intoxicated, team members are encouraged to take a cautious approach. They must ask themselves "does this person appear fit to drive?" If the answer is "no" then service should be refused. If there is any doubt about a person's level of intoxication service should be refused.

Legal Age / Minors

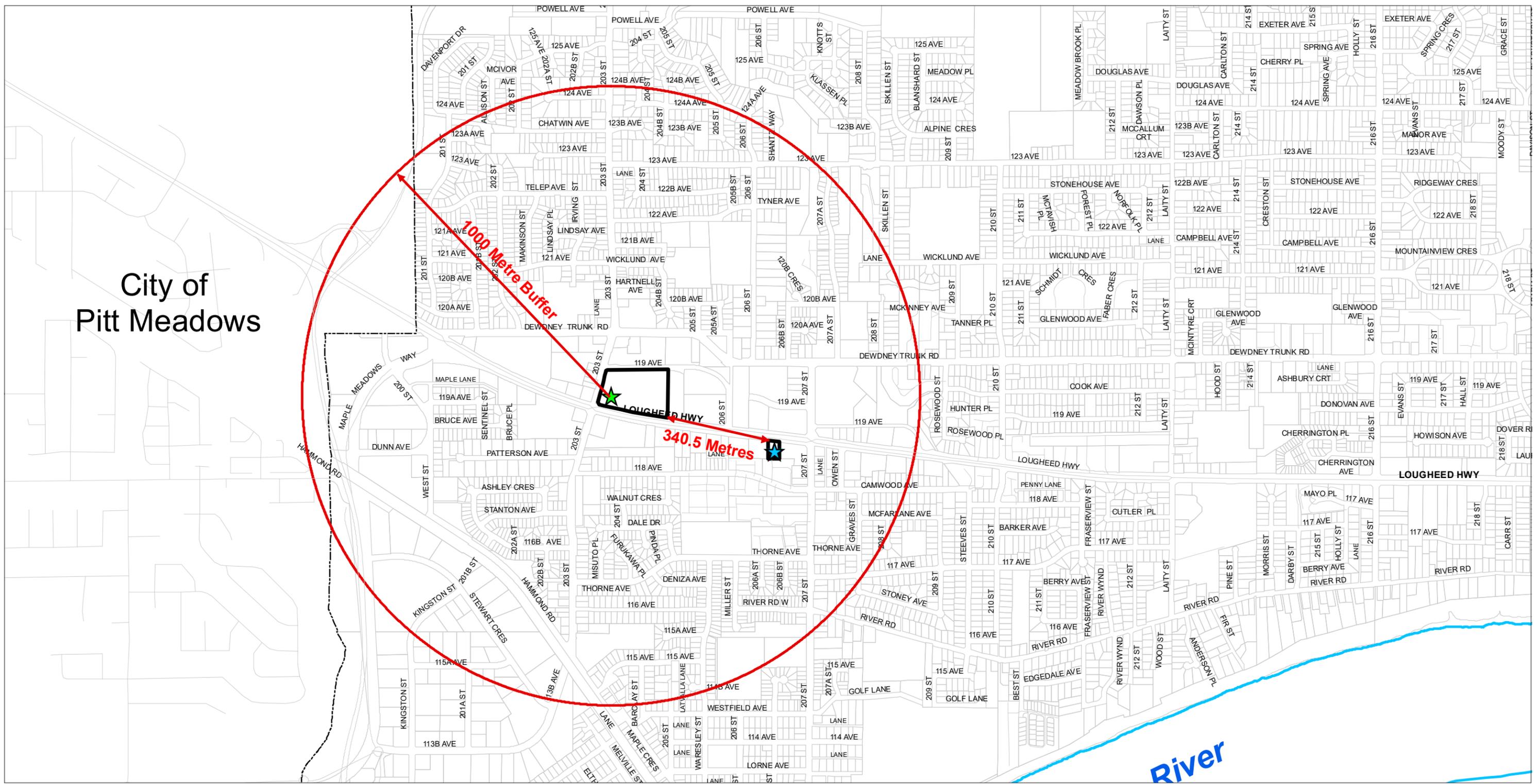
All Muse employees must ID any guest that appears to be under the age of 25 years. Should anyone enter the store that appears to be under the age of 25 years, a Muse Employee will immediately request 2 pieces of ID. If a guest cannot produce two pieces of ID or can only produce 1 ID, they will be asked to leave the establishment immediately. It will not matter if the person who has entered the location is making a purchase or not. Only those that are over the age of 19 will be permitted to enter the store. Muse corporate policies follow all provincial and municipal rules and regulations and require their team members to maintain a zero access policy.

Security Proposal

If approved to move forward, Muse Cannabis will renovate the current unit at the proposed address. Please find attached the detailed floor plan that outlines the points of interior and exterior surveillance. The store will be equipped with security camera, audible fire suppression systems and anti-theft devices as outlined by the Province and in accordance of the rules required by them to maintain the cannabis license.

Muse Cannabis is excited to grow within the City of Maple Ridge. They are proud members currently and believe the addition of this new and exciting retail store will enhance community education and consumer awareness towards this emerging market.

City of Pitt Meadows



Legend

-  Private Retail
-  Government Retail

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

1000m Buffer of 510 - 20395 Lougheed Hwy




Scale: 1:12,000

**CITY OF MAPLE RIDGE
BYLAW NO. 7669-2020**

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 3510-1985 as amended

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

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

1. This bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 7669-2020”
2. That Part 4 Section 401 (3) (h) ii be amended as follows:
 - a. By adding a colon between “except for” and “the property” and making the existing remaining text as a clause (a); and
 - b. By adding the following clause immediately following in correct alphabetical order:

the property legally described as Lot D District Lot 222 Group 1 New Westminster District Plan LMP34007, that is 340.5 metres from a cannabis retail use.
3. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended accordingly.

READ a first time the 29th day of September, 2020.

READ a second time the 29th day of September, 2020.

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-498-RZ
File Manager: Adrian Kopystynski**

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

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

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

Additional reports provided: _____

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Third Reading**
Zone Amending Bylaw No. 7533-2019;
21640 124 Avenue

MEETING DATE: September 1, 2020
FILE NO: 2018-498-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

On May 26, 2020, Council passed a motion that this application at 21640 124 Avenue (Appendix A and B) be referred to staff for further discussion with the applicant after hearing representations at the May 19, 2020 Public Hearing. A modified proposal has been submitted, reducing the density by 25 percent from four (4) to three (3) dwelling units. Only one dwelling now faces the Manor Avenue cul-de-sac, in keeping with the character of this street.

The project retains the courtyard between the one (1) dwelling unit building on Manor Avenue and the two (2) dwelling unit facing 124 Avenue. Therefore, the proposal continues to comply with the RT-2 (Ground Oriented Residential Infill) zone.

If Council chooses to proceed to third reading, the terms and conditions need to be adjusted to add the registration of a restrictive covenant limiting the number of dwelling units to a maximum of three (3) and to adjust the Community Amenity Contribution requirement as outlined below.

RECOMMENDATIONS:

- 1) **That Zone Amending Bylaw No. 7533-2019 be given third reading;**
- 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 124 Avenue as required;**
 - iii) **Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;**
 - iv) **Registration of a Restrictive Covenant for Stormwater Management, including a maintenance guide;**
 - v) **Registration of a Restrictive Covenant limiting the number of dwelling units on the subject site to a maximum of three (3) dwelling units;**
 - vi) **Removal of any existing buildings or structures;**

- vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- viii) That a voluntary contribution, in the amount of \$8,200 (\$4,100.00 /unit based on 2 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Ryan Huctman

Legal Description: East 785 Feet Lot 2 Except Part in Plan LMP1615, District Lot 245 Group 1
NWD Plan 8586

OCP:

Existing: Urban Residential
Proposed: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: RT-2 (Ground Oriented Residential Infill)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential

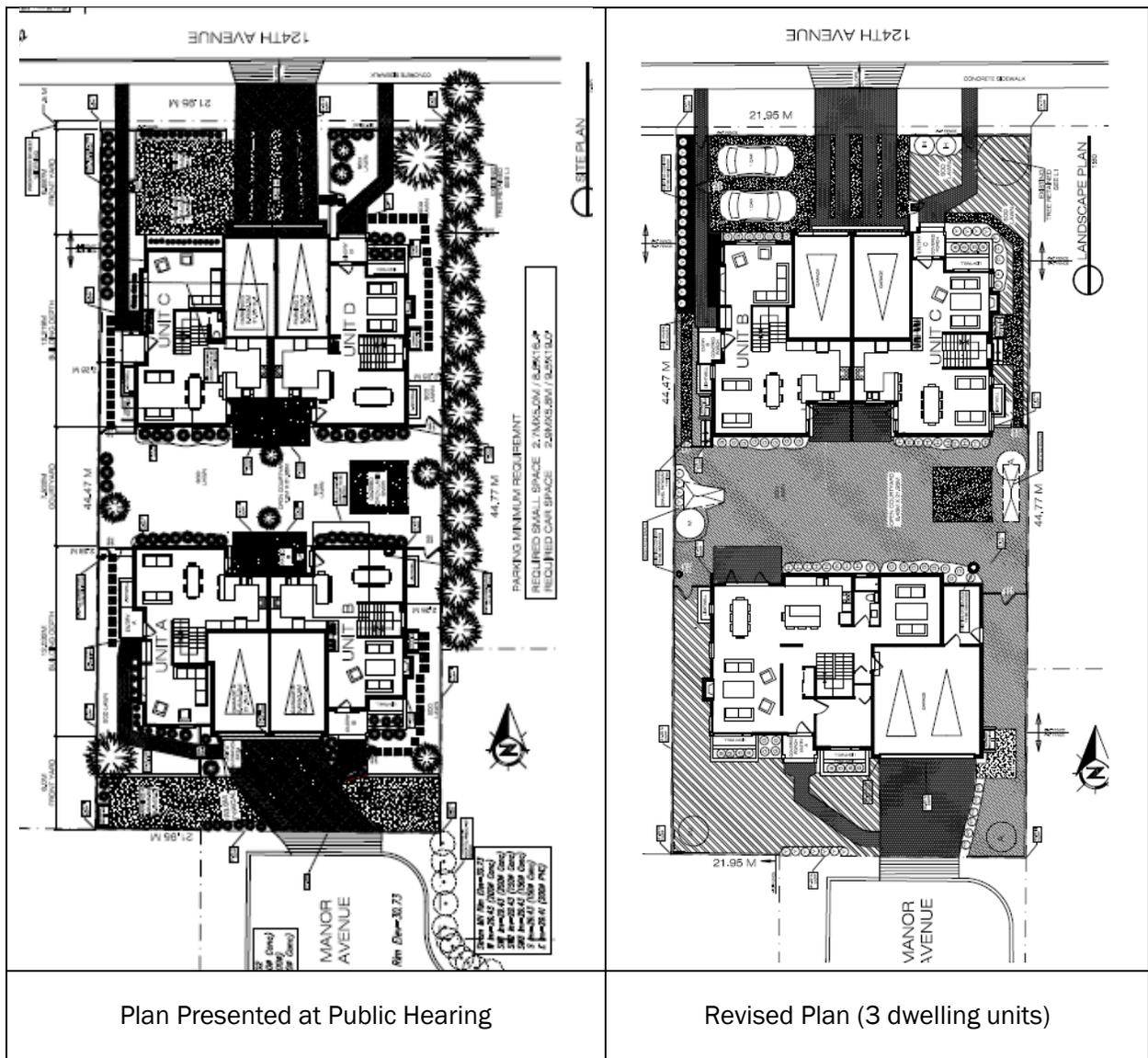
Existing Use of Property: Residential
Proposed Use of Property: Residential
Site Area: 988 sq. m. (0.24 acres)
Access: Manor Avenue and 124 Avenue
Servicing requirement: Urban Standard

2) Background and Project Description:

On May 26, 2020, following the Public Hearing held on May 19, Council passed a motion that this application at 21640 124 Avenue (Appendix A and B) be referred to staff for further discussion with the applicant. Most comments at the Public Hearing revolved around the traffic, parking and

pedestrian safety impacts and the character of the development. There was concern about the proposed density of four (4) dwelling units, and more particularly with having two (2) dwelling units facing Manor Avenue rather than one (1) dwelling unit to match the single residential dwellings around the rest of the cul-de-sac.

Following discussion with the applicant, a revised proposal has been submitted showing a 25% reduction in density, from four (4) to three (3) dwelling units. There will be only one dwelling unit facing the Manor Avenue cul-de-sac, set back and designed more like a single residential dwelling, while retaining the courtyard between the two proposed buildings to comply with the requirements of the desired RT-2 (Ground Oriented Residential Infill) zone. The proposed RT-2 zone would permit the "Courtyard Residential" use which allows for two or more buildings with any combination of up to eight dwelling units. A comparison of the earlier and current site plan is shown below.



Section 470 of the *Local Government Act*, permits, without further notice or hearing, an alteration decreasing the density with the owner's consent. This consent has been given by the owner and Council may granting third reading, based on the revised development proposal.

If Council wishes to proceed to third reading, the conditions have been adjusted as follows:

- To insure not more than three (3) dwelling units are constructed under the "Courtyard Residential" use, a Restrictive Covenant to this effect is to be registered on title; and
- With the reduction of one dwelling unit, the Community Amenity Contribution is reduced. With the credit in the policy for the first dwelling unit, the requirement becomes \$8,200 (based on \$4,100 for 2 units).

3) Planning Analysis:

The more detailed analysis about this project, respecting OCP Policy, ADP review, DIM comments, Design Guidelines and Departmental comments are contained in the second reading report dated April 7, 2020 is attached as Appendix D for reference. The main changes between the previous and new proposal include the following:

- The project continues to have two buildings. The building facing 124 Avenue resembles a duplex and the building facing Manor Avenue is a single family residential dwelling;
- The single family residential dwelling facing Manor Avenue has both required parking spaces in a side-by-side garage and a longer driveway allowing for two more parking spaces;
- The revised proposal has a larger courtyard space between the two buildings, thereby creating an improved open space for residents;
- Although the variance is still required for the shape of the lot, other variances are reduced improving neighbourhood compatibility. The development variance permit application will be updated and the variances being sought will be described in the staff report that is presented to Council concurrently with final adoption; and
- The development permit plan and landscaping will also be described more fully in the staff report required for issuance of a development permit for form and character that is presented to Council concurrently with final adoption.

CONCLUSION:

The applicant has reduced the proposed density by 25 percent to three (3) dwelling units with one dwelling unit facing Manor Avenue for improved compatibility with the existing single residential atmosphere on the cul-de-sac.

Therefore, it is recommended that third reading be given to Zone Amending Bylaw No. 7533-2019.

“Original signed by Adrian Kopystynski”

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

“Original signed by Mark McMullen” for

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

“Original signed by Christine Carter”

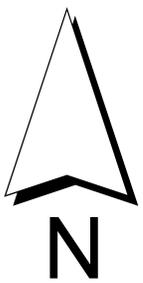
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“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. 7533-2019
- Appendix D – April 7, 2020 Report (without Attachments)



Scale: 1:1,500

Legend

 Ditch Centreline

21640 124 Ave
PID 011-363-797

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-498-DP
DATE: May 21, 2019

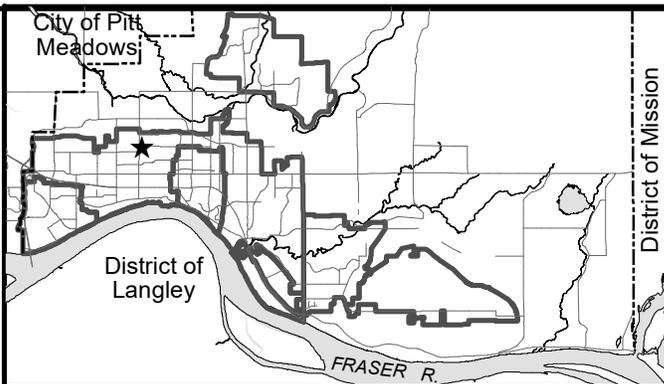
BY: MC



Aerial Imagery from the Spring of 2018



Scale: 1:1,500



21640 124 Ave
PID 011-363-797

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-498-DP
DATE: May 21, 2019

BY: MC

CITY OF MAPLE RIDGE

BYLAW NO. 7533-2019

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7533-2019."

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

East 72 feet Lot 2, Except Part in Plan LMP16156, District Lot 245 Group 1 New Westminster District Plan 8586

and outlined in heavy black line on Map No. 1791 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. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 19th day of March, 2019.

READ a second time the 14th day of April, 2020.

PUBLIC HEARING held the 19th day of May, 2020.

PUBLIC HEARING held the day of , 2020.

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7533-2019;
21640 124 Avenue

MEETING DATE: April 7, 2020
FILE NO: 2018-498-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

On November 5, 2019, Council resolved that this application to rezone the subject property located at 21640 124 Avenue (Appendix A and B) from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) for a four (4) unit Courtyard Housing project, “be referred back to staff for further work with the applicant relative to parking and density options.”

The applicant has submitted revised plans (Appendix D) that have modified the parking and landscaping components of the project, while retaining the same four (4) unit Courtyard Housing design. The size of the parking spaces and perimeter landscaping were both expanded to address Council’s concerns.

The November 5, 2019 report to Council (Appendix E) considered this project from two perspectives. The Development Information Meeting (DIM) on June 26, 2019 and compliance with the interim Multiplex Design Guidelines together with the applicable Multi Residential Development Permit Area Guidelines. The DIM comments were related to the project being too dense, not fitting into the neighbourhood and perceived safety and traffic fears. The form and character of the project was considered as a work in progress with a report and finalized plans being forwarded to Council for issuance of a Development Permit.

This application is in compliance with the OCP with respect to use and density.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per dwelling unit, with the first of the four (4) units being exempted, for an estimated amount of \$12,300.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7533-2019 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 124 Avenue as required;

- iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- iv) Registration of a Restrictive Covenant for Stormwater Management, including a maintenance guide;
- v) Removal of any existing buildings or structures;
- vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- vii) That a voluntary contribution, in the amount of \$12,300 (\$4,100.00 /unit based on 3 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Ryan Huctman

Legal Description: East 785 Feet Lot 2 Except Part in Plan LMP1615, District Lot 245 Group 1
NWD Plan 8586

OCP:

Existing: Urban Residential
Proposed: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: RT-2 (Ground Oriented Residential Infill)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential

Existing Use of Property: Residential
Proposed Use of Property: Residential
Site Area: 988 sq. m. (0.24 acres)
Access: Manor Avenue and 124 Avenue
Servicing requirement: Urban Standard

2) Background:

On November 5, 2019, Council resolved that this application to rezone the subject property located at 21640 124 Avenue (Appendix A and B) from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) for a four (4) unit Courtyard Housing project, “be referred back to staff for further work with the applicant relative to parking and density options.”

3) Project Description:

The proposal for the subject property at 21640 124 Avenue is for an infill development of four (4) dwelling units, in two (2) buildings, designed in the form of Courtyard Housing (Appendix E). The project includes three (3) bedroom units, with basement area. The size of the units are essentially the same as the earlier submission consisting of two (2) units of 202 square metres (2,175 square feet) each and two (2) of 188 square metres (2,024 square feet) each.

The changes since the November 5, 2019 submission include:

- There now is a landscaping strip between the fence and car parking spaces. The alternative is to place a hedge toward the street with the fence behind it;
- Each unit has a longer and wider garage.
- The building facing 124 Avenue has two single garage doors rather than one double garage door;
- The buildings have been shifted closer together to increase the landscaping and the size of the unenclosed parking spaces, particularly for the building on 124 Avenue. Consequently, the Courtyard has been reduced from about 8.4 to about 7.5 metres in depth.

4) Planning Analysis:

i) Official Community Plan:

The development site is designated Urban Residential Major Corridor, which is appropriate for the proposal. The proposal, as modified, continues to adhere to applicable OCP policies as described in the November 5, 2019 report and summarized below.

A number of OCP Infill Policies apply to this site and are evaluated with respect to the proposal’s design as follows:

- In changing the single family residential to a Courtyard Housing form, Policy 3-19-b sets the criteria with respect to achieving street-oriented buildings, including developing a design “that resemble a single detached dwelling, with an emphasis on orientation to the street.”

Design comments include strengthening the prominence of the front entrances facing 124 and Manor Avenues, and additional front façade articulation and detailing for both proposed buildings to “read” more like single residential buildings from both Manor Avenue and 124 Avenue.

This will be achieved through the development permit process.

- Policy 3-21 requires attention be paid to having site plans, setbacks and building massing that respects existing development patterns and are sensitive to the surrounding neighbourhood.

Design comments include added attention to the massing along the interior side lot lines to be more sensitive to the existing single residential dwellings on abutting lands. This would include the steeping down the massing to the interior lot lines.

The proposed buildings do comply with the 9.5 metre maximum height requirement. Single residential zones allow for taller buildings (11 metres); however, there are one or 1 ½ storey homes along Manor Avenue.

This will be achieved through the development permit process.

The overall OCP objective is to encourage growth within the Urban Area Boundary (UAB), including growth through infill by a mix of housing types and tenures (Policy 3-1). This is achieved by the increased density being proposed.

ii) Zoning Bylaw:

The analysis of compliance does not change from the November 5, 2019 proposal. All variances to accommodate the existing lot and proposed setbacks as described in the November 5, 2019 report are unchanged, except that the proposed front yard setback to 124 Avenue is increased from 6.0 metres in the previous proposal to 6.68 metres in the revised proposal.

iii) Off-Street Parking And Loading Bylaw:

The project continues to provide eight (8) parking spaces, which is double the bylaw requirement.

iv) Development Permits:

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

The following is a preliminary analysis, applying the interim guidelines contained in the “Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview Report” evaluating the form and character of proposed Courtyard Housing project.”

Guideline	Staff Comment
<ul style="list-style-type: none"> • Not a rowhouse form. 	<p>More front façade articulation and prominence to the front facing entrance area will achieve full compliance.</p>
<ul style="list-style-type: none"> • Dwelling units may be located in more than one building on a lot. 	<p>Two dwellings are located in each of the two buildings.</p>
<ul style="list-style-type: none"> • Orientation is characterized by units that are facing inwards towards each other. 	<p>Inward facing orientation with direct access off the patios into the courtyard and overlook from living spaces (kitchen) is provided.</p>
<ul style="list-style-type: none"> • Pedestrian walkways lead from the street to an inner courtyard area. 	<p>This is provided.</p>
<ul style="list-style-type: none"> • Courtyards are programmed for flexible and interactive outdoor space but are not intended for parking. 	<p>This will be addressed through the development permit process. A gazebo is being proposed.</p>
<ul style="list-style-type: none"> • Where lane access is available, parking 	<p>Not applicable.</p>

will be located at the rear of the property.	
<ul style="list-style-type: none"> Scale and massing shall be compatible with the surrounding area. 	Discussed in the OCP Policy section above.
<ul style="list-style-type: none"> Mix of unit sizes. 	Two units have 202 square metres and two have 188 square metres of floor space.

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

v) Advisory Design Panel:

This application predates the requirement for such projects to be submitted to the Advisory Design Panel. Therefore, the review was undertaken by staff based on the Courtyard Housing Project Interim Guidelines noted in the table in the previous section. Depending on the matters outlined in the Alternatives section, a referral to ADP could be required by Council in the instance of finalizing the design of this project.

vi) Development Information Meeting:

A Development Information Meeting (DIM) that was held at Maple Ridge Secondary School Library on June 26th, 2019.

There were 18 people in attendance at the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant. The public’s comments focused on the following four (4) issues as described in more detail in Appendix E.

A summary of the applicant’s report is as follows:

- Residents felt a rezoning to multi-residential was sudden and unexpected, with concerns being expressed about rental and safety during construction;
- Residents perceived that there would be parking, traffic and pedestrian safety problems;
- Residents expressed concerns with the way higher density could affect the character of their neighbourhood, greenery and views. They asked if an impact assessment has or could be done by the City.

The DIM meeting notes are included to the November 5, 2019 staff report (Attachment E).

5) Interdepartmental Implications:

The modified proposal did not require another interdepartmental review. The comments contained in the November 5, 2019 report continue to apply.

6) Alternatives:

There are two alternatives that Council may wish to consider:

1. Council may wish to deny this application; or
2. Council may wish to forward this application to staff to pursue a different type of infill design with the applicant, such as: a triplex or duplex as a way of achieving an infill project with some increase in density.

With Alternative No. 2, a new Development Information Meeting would be required to re-engage the neighbourhood and explain how resident's concerns are being alleviated.

CONCLUSION:

Following discussions with the applicant after this application was referred to staff, the applicant has modified the project with respect to parking issues raised by Council. It remains the preference of the client to proceed with a four (4) unit Courtyard Housing Project. As the project proceeds forward, staff will work with the applicant to finalize a design to be closer to conformity with applicable guidelines and ensuring sensitive infill and landscaping buffers are achieved. These details will be available to Council in a future Development Permit report.

It is recommended that second reading be given to Zone Amending Bylaw No. 7533-2019, and that application 2018-498-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen" for

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7533-2019
- Appendix D – Revised Site Plan
- Appendix E – November 5, 2019 CoW Report