

City of Maple Ridge

PUBLIC HEARING

October 22, 2019

CITY OF MAPLE RIDGE

**PUBLIC HEARING AGENDA
October 22, 2019
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) **2017-185-RZ**
11143 Princess Street
Lot 1104 District Lots 279 and 281, Group 1 New Westminster District Plan 46939

Maple Ridge Zone Amending Bylaw No. 7362-2017
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District). The current application is to permit a future subdivision of 2 lots.
- 2) **2018-231-RZ**
28621 104 Avenue and 10455 287 Street
Lot 5 Section 9 Township 15 New Westminster District Plan 66081
Lot 13 Section 9 Township 15 New Westminster District Plan 66392

Maple Ridge Zone Amending Bylaw No. 7483-2018
To rezone from A-2 (Upland Agricultural) and A-1 (Small Holding Agricultural) to RS-3 (One Family Rural Residential). The current application is to permit a future subdivision of 4 lots.
- 3) **2017-471-RZ**
11384 207 Street
Lot 14 District Lot 277 Group 1 New Westminster District Plan 10601

Maple Ridge Zone Amending Bylaw No. 7404-2017
To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill). The current application is to permit the future development of a four-plex.
- 4) **2018-012-RZ**
23795 and 23831 Dewdney Trunk Road
Lot 27 Section 21 Township 12 New Westminster District Plan LMP30403

Maple Ridge Zone Amending Bylaw No. 7432-2018
To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential). The current application is to permit a future development of 29 units.

- 5) **2017-306-RZ**
12149, 12131, 12127, 12117, 12097 and 12087 223 Street and 22229 Brown Avenue
Lot 14 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752
Lot 15 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752
Lot 16 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752
Lot 17 District Lot 399 Group 1 New Westminster District Plan 1375;
Lot 18 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752
Lot 19 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752
Lot G, Except Portions In Plans 19681, 59663, 63321 And Lmp 27701 District Lot 399
Group 1 New Westminster District Plan 10689

Maple Ridge Official Community Plan Bylaw No. 7577-2019

To amend Schedule 1 of the Town Centre Area Plan from Single Family Residential to Low Rise Apartment.

Maple Ridge Zone Amending Bylaw No. 7366-2017

To rezone from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit a future development of three (3) 5-storey condominium buildings.

- 6) **2017-061-RZ**
22255, 22289, 22295, 22323, 22337, 22351, 22359 Dewdney Trunk Road
12021, 12026, 12027, 12034, 12042, 12043, 12052 Garden Street
12002, 12032, 12038, 12051, 12061 223 Street and 12011 224 Street Lot
2 District Lot 399 Group 1 Westminster District Plan Epp88082
Lot 1 District Lot 399 Group 1 Westminster District Plan Epp88082
Lot 9 District Lot 399 Group 1 New Westminster District Plan 20094
Lot 10 District Lot 399 Group 1 New Westminster District Plan 20094
Lot 50 District Lot 399 Group 1 New Westminster District Plan 48265
Lot 55 District Lot 399 Group 1 New Westminster District Plan 53750
Lot 4 District Lot 399 Group 1 New Westminster District Plan 13752
Lot 3 District Lot 399 Group 1 New Westminster District Plan 13752
Lot 2 District Lot 399 Group 1 New Westminster District Plan 13752
Lot 1 Except: The East 47 Feet; District Lot 399 Group 1 New Westminster District Plan
13752
Lot 27 District Lot 399 Group 1 New Westminster District Plan 17845
Lot 26 District Lot 399 Group 1 New Westminster District Plan 17845
Lot 24 District Lot 399 Group 1 New Westminster District Plan 15679
Lot 18 District Lot 399 Group 1 New Westminster District Plan 14549
Lot 5 District Lot 399 Group 1 New Westminster District Plan 14543
Lot 4 District Lot 399 Group 1 New Westminster District Plan 14543
Lot 3 District Lot 399 Group 1 New Westminster District Plan 14543
Lot 2 District Lot 399 Group 1 New Westminster District Plan 14543
Lot 1 Block 2 District Lot 399 Group 1 New Westminster District Plan 14543
Parcel "B" (Explanatory Plan 9471) Of Lot 2 District Lot 399 Group 1 New Westminster
District Plan 1112
Lot 52 Except: Part Dedicated Road On Plan 81647, District Lot 399 Group 1 New
Westminster District Plan 49034

Maple Ridge Zone Amending Bylaw No. 7336-2017

To amend the text of the bylaw to create the CD-1-17 (Comprehensive Development) zone and to replace Schedule "G". To rezone from RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial) and CS-1 (Service Commercial) and LUC No. 2435-1977 to CD-1-17 (Comprehensive Development). The current application is to permit a 7 phase mixed-use commercial/office and residential development in the Town Centre Area.

Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017

To terminate LUC No. 2435-1977. (12051 and 12061 223 Street)

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

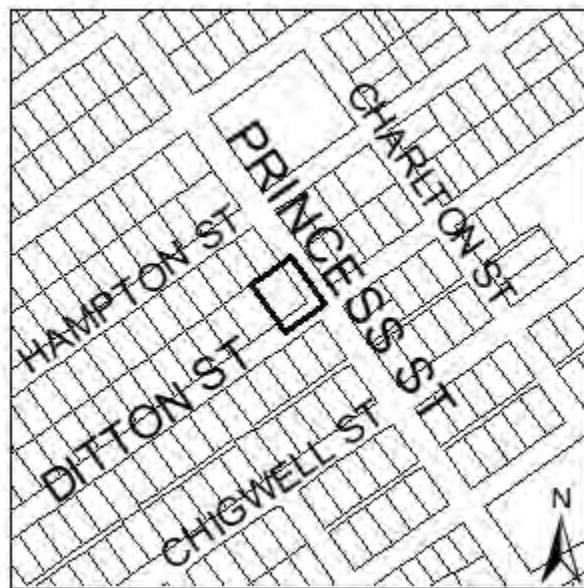
TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 p.m., Tuesday, October 22, 2019 to consider the following bylaws:

- 1) **2017-185-RZ**
11143 Princess Street
Lot 1104 District Lots 279 and 281, Group 1 New Westminster District Plan 46939



Maple Ridge Zone Amending Bylaw No. 7362-2017

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District). The current application is to permit a future subdivision of 2 lots.



2)

2018-231-RZ

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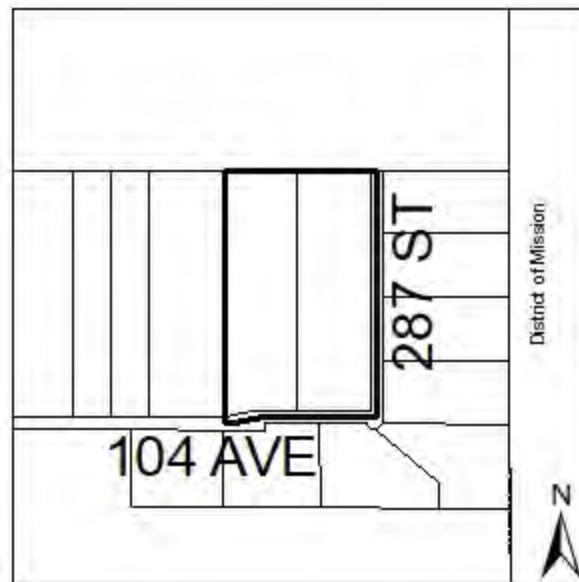
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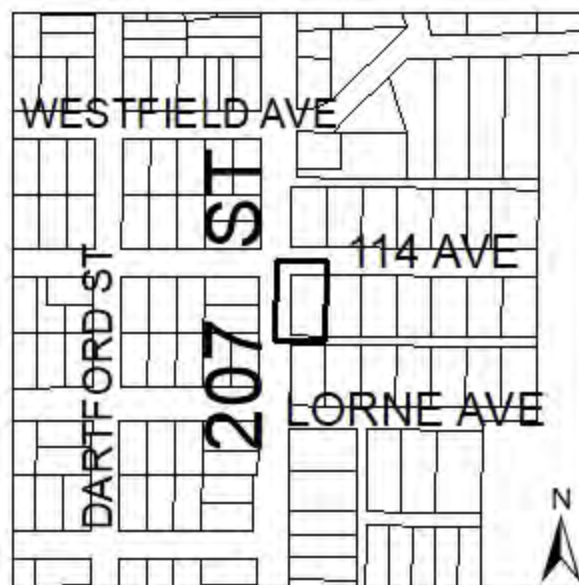


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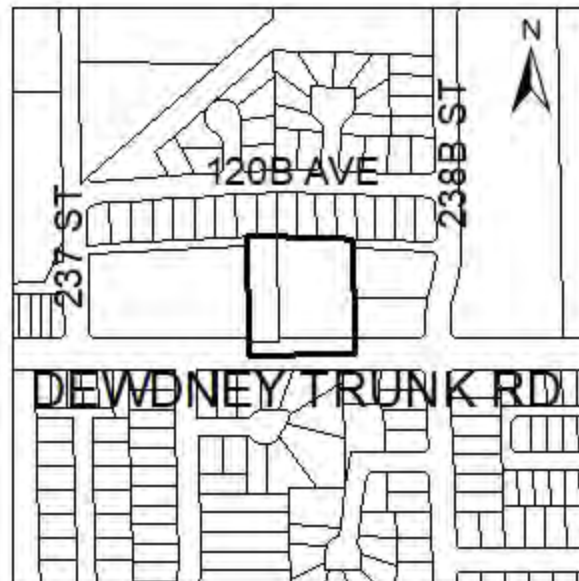
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The current application is to permit a future development of 29 units.



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Low Rise Apartment.



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Lot 1 Except: The East 47 Feet; District Lot 399 Group 1 New Westminster District Plan 13752

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Lot 3 District Lot 399 Group 1 New Westminster District Plan 14543

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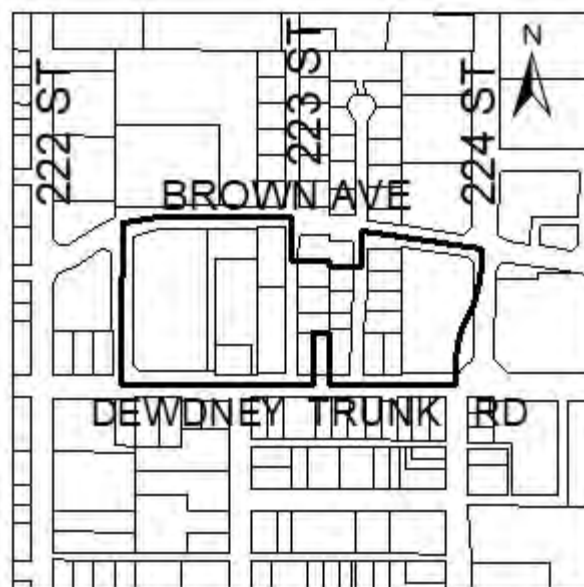
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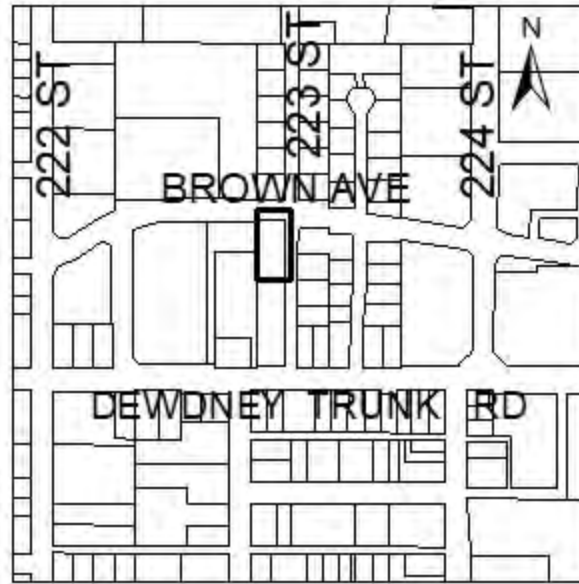
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To amend the text of the bylaw to create the CD-1-17 (Comprehensive Development) zone and to replace Schedule "G". To rezone from RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial) and CS-1 (Service Commercial) and LUC No. 2435-1977 to CD-1-17 (Comprehensive Development). The current application is to permit a 7 phase mixed-use commercial/office and residential development in the Town Centre Area.



Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017
To terminate LUC No. 2435-1977. (12051 and 12061 223 Street)



AND FURTHER TAKE NOTICE that copies of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 a.m. and 4:00 p.m. from October 8, 2019 to October 22, 2019, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at www.mapleridge.ca/640.

ALL PERSONS who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Corporate Officer or by sending an email to the Clerk's Department at clerks@mapleridge.ca, by 4:00 p.m., **October 22, 2019**. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 8th day of October, 2019.

Laura Benson, CPA, CMA
Corporate Officer

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-185-RZ
File Manager: Adam Rieu**

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

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

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

Additional reports provided:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7362-2017
11143 Princess Street

MEETING DATE: September 17, 2019
FILE NO: 2017-185-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11143 Princess Street, from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit future subdivision into approximately two lots. Council granted first reading to Zone Amending Bylaw No. 7362-2017 on December 5, 2017.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution (CAC) Program, and will be requested to pay \$5,100.00 for the additional lot, as the original lot is exempt when a subdivision is proposing fewer than three lots.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7362-2017 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 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 the location within the Floodplain;
 - v) Registration of a Restrictive Covenant for Tree Protection;
 - vi) Registration of a Restrictive Covenant for Stormwater Management;
 - vii) Removal of existing building/s;
 - 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 \$5,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Eun Hong
Legal Description:	Lot 1104 District Lots 279 and 281 Group 1 New Westminster District Plan 46939
OCP:	
Existing:	Single-Family & Compact Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Single-Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Single-Family & Compact Residential
South:	Use: Single-Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Single-Family & Compact Residential
East:	Use: Single-Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Single-Family & Compact Residential
West:	Use: Single-Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Single-Family & Compact Residential
Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	1,000 m ² (0.25 acres)
Access:	Ditton Street and Princess Street
Servicing requirement:	Urban Standard

2) Project Description:

The subject property is approximately 1,000 m² (0.25 acres) in area and is bound by single-family residential properties to the north, east, south and west. There are trees located along the Ditton Street frontage, and some hedging along the Princess Street frontage (see Appendices A and B).

The applicant is proposing to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) (see Appendix C) to permit future subdivision into two single-family residential lots (see Appendix D).

3) Planning Analysis:

Official Community Plan:

The subject property is located within the Hammond Area Plan and is currently designated *Single-Family & Compact Residential*. Section 3.1 in the Hammond Area Plan identifies that “*Hammond is an established neighbourhood and it is important that new development is compatible with existing character. Retaining neighbourhood character is a key aim for the Hammond Area Plan, while allowing for increased residential densities that support a more vibrant community. Additionally, introducing new forms of residential development is intended to attract new residents and enable current residents to “age in place”.* The *Single-Family & Compact Residential* designation allows for single family, duplex and triplex forms of development. Section 3.1.1 outlines “*the intent is to allow for some density increase that is compatible with existing single-family form and neighbourhood character*”. The proposed zoning to R-1 (Residential District) is supported within the *Single-Family & Compact Residential* designation.

The Hammond Area Plan consists of four ‘precincts’ with a goal of identifying a clear difference in neighbourhood character, including: land use, street grid pattern, built form and public space. Input was generated through the public consultation process for the Hammond Area Plan, and the following four precincts were identified:

- North Hammond
- Upper Hammond
- Lower Hammond (subject property)
- Maple Meadows Business Park

The subject property is located within the Lower Hammond precinct. As identified in Section 2.3, Precinct 3: Lower Hammond, “*there are a number of older homes scattered throughout Lower Hammond, described in the Heritage Character Study (Donald Luxton & Associates), as being “pre-1940’s wood frame structures that reflect the working-class nature of the area”, but lacking in concentration of similar structures found in Upper Hammond.*” The subject property, known as ‘Rogers House’ had also been identified on Figure 1, Section 2.2.1, Heritage Character Area, as having ‘Heritage Potential’, which states: “*There are a number of sites within the area boundaries that have high potential for inclusion on the Maple Ridge Heritage Inventory or Register. These sites have not been fully researched or evaluated, but they make a strong contribution to neighbourhood character and have been flagged for their potential heritage value.*” The subject property, in the end, was not included in the Heritage Inventory work completed by Donald Luxton & Associates. While staff have encouraged and explored options for the applicant to pursue a Heritage Revitalization Agreement, the applicant has indicated they wish to remove the existing home and proceed with a two lot subdivision application.

i) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into approximately two single-family residential lots. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m², and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m².

ii) **Advisory Design Panel:**

This application does not need to be reviewed by the Advisory Design Panel because a Form and Character Development Permit is not required.

iii) **Development Information Meeting:**

A Development Information Meeting is not required for this application, as there are fewer than five dwelling units being proposed.

4) **Interdepartmental Implications:**

i) **Engineering Department:**

To fulfill requirements with the *Subdivision and Development Servicing Bylaw*, the Engineering Department comments are as follows:

- Cash-in-lieu for curb, gutter and sidewalk along Ditton Street and Princess Street frontages;
- Ditch fronting Princess Street must be maintained;
- Approximately 1 m (3ft.) of road widening required along Ditton Street and Princess Street frontages; as well, the bus stop pad to remain in same location;
- New storm service connections and condition of existing storm pipe to be confirmed;
- New water service and sanitary connections required;
- Require 25 percent cash-in-lieu for future ornamental street lighting;
- Street tree planting required; and
- All utility connections to be underground.

ii) **Building Department:**

As the property is located within the floodplain, a Floodplain Covenant must be registered on title.

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

The proposed application would affect the student population for the catchment areas currently served by Hammond Elementary and Westview Secondary School. Hammond Elementary has an operating capacity of 457 students. Actual numbers for 2016 student enrolment at Hammond Elementary was 410 students (92% utilization). Westview Secondary School has an operating capacity of 1200 students. Actual numbers for 2016 student enrolment at Westview Secondary School was 765 students (64% utilization).

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7362-2017, and that application 2017-185-RZ be forwarded to Public Hearing.

“Original signed by Adam Rieu”

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

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

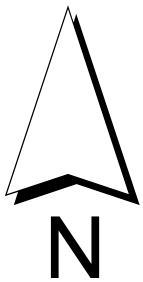
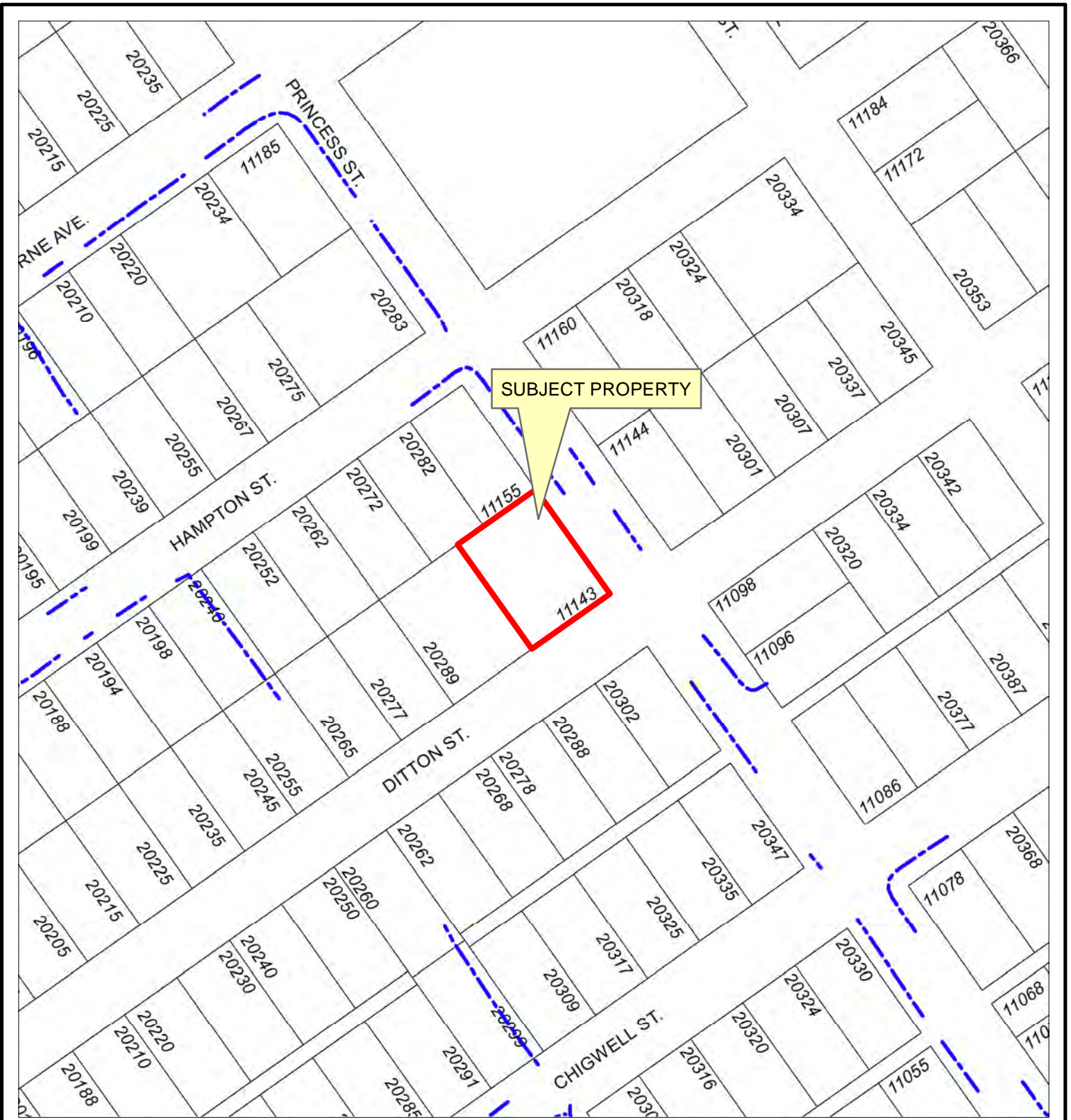
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“Original signed by Kelly Swift”

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7362-2017
Appendix D – Subdivision Plan



Scale: 1:1,500

Legend

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

11143 Princess Street

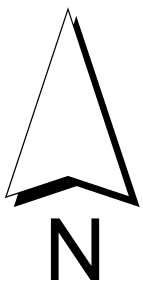


2017-185-RZ
DATE: May 5, 2017

BY: JV



Aerial Imagery from the Spring of 2016



Scale: 1:1,500

Legend

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

11143 Princess Street

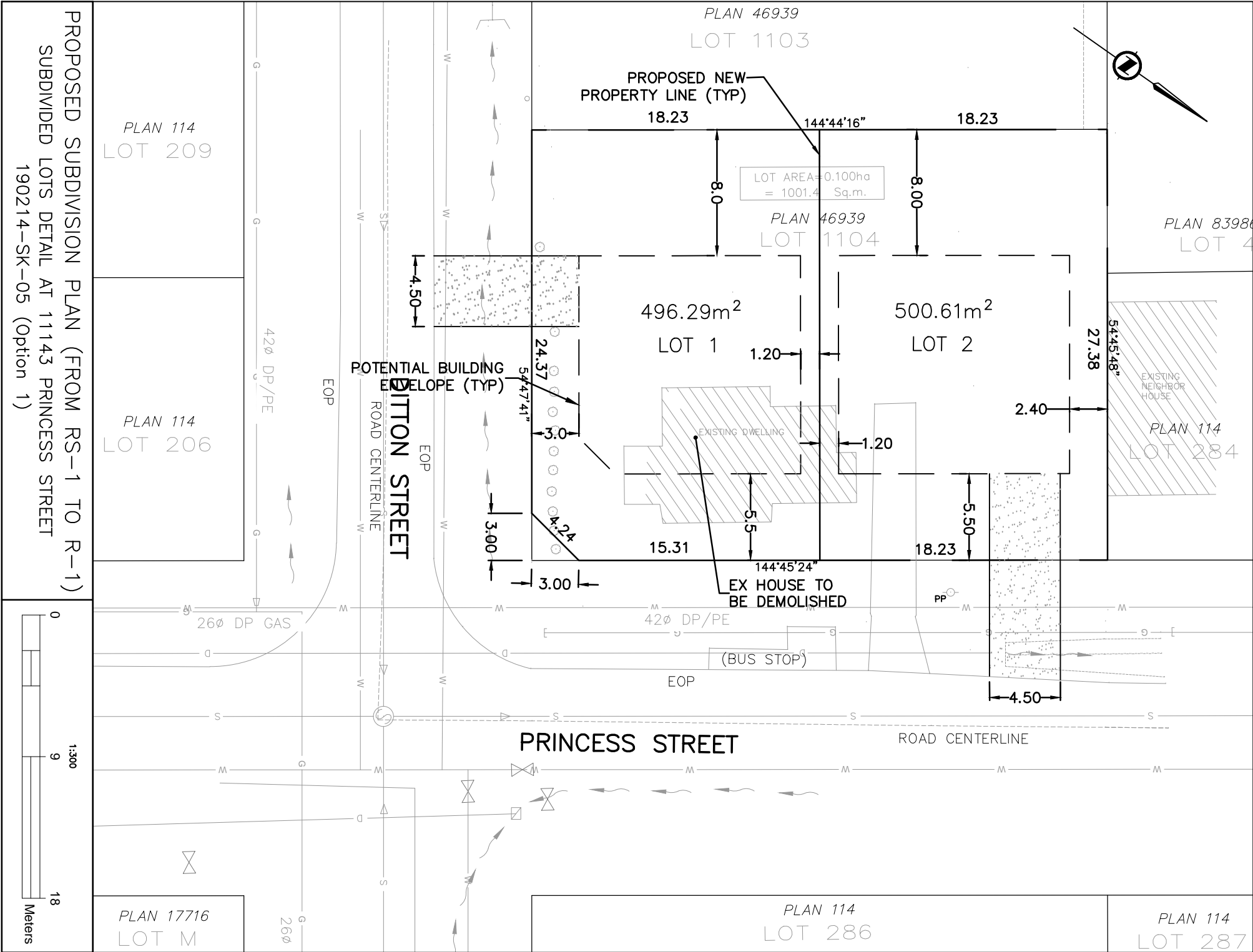
PLANNING DEPARTMENT



mapleridge.ca

2017-185-RZ
DATE: May 5, 2017

BY: JV



BYLAW NO. 7362-2017

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7362-2017."

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

Lot 1104 District Lots 279 and 281, Group 1 New Westminster District Plan 46939

and outlined in heavy black line on Map No. 1723 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

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

READ a first time the 5th day of December, 2017.

READ a second time the 1st day of October, 2019.

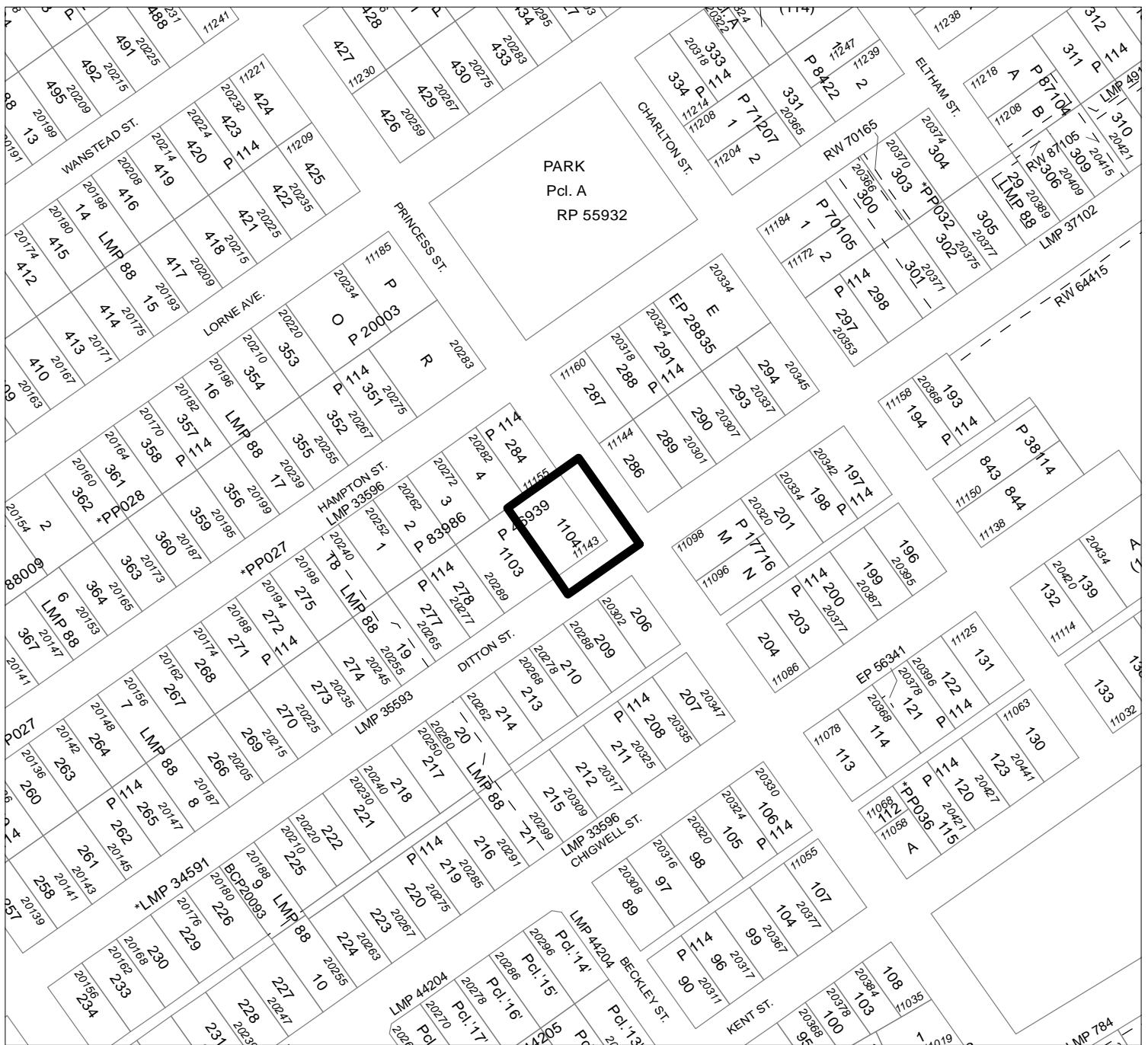
PUBLIC HEARING held the day of , 20

READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7362-2017
Map No. 1723
From: RS-1 (One Family Urban Residential)
To: R-1 (Residential District)



SCALE 1:2,500

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-231-RZ
File Manager: Diane Hall

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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 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:

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. 7483-2018;
28621 104 Avenue & 10455 287 Street

MEETING DATE: September 17, 2019
FILE NO: 2018-231-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 28621 104 Avenue and 10455 287 Street from A-2 (Upland Agricultural) and A-1 Small Holdings Agriculture to RS-3 (One Family Rural Residential), to permit a future subdivision of approximately 4 lots. Council granted first reading to Zone Amending Bylaw No. 7483-2018 on July 24, 2018. The minimum lot size for the current A-2 Upland Agricultural zone is 4 hectares (10 acres) and the minimum lot size for the current A-1 Small Holdings Agriculture zone is 2 hectares (5 acres).

This application is in compliance with the OCP. There are watercourses and environmentally sensitive areas on the site. The preferred method of protecting these areas for this application is through restrictive covenants rather than dedication. For this reason, no Official Community Plan amendment is proposed to bring these areas into conservation.

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 \$10,200.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7483-2018 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 104th Avenue and 287th Street as required (corner truncation only);
 - iii) Registration with Fraser Health for septic disposal and water quality; and registration of a Restrictive Covenant for the protection of the septic field areas;
 - iv) Registration with the Ministry of Environment Water Protection and Sustainability Branch for water wells;
 - v) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;

- vi) That a voluntary contribution, in the amount of \$5100.00 per lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions, for a total of \$10,200.00, based on two new lots being created.

DISCUSSION:

1) Background Context:

Applicant: Alair Homes, Justin Endresen

Legal Description: Lot 5 Section 9 Township 15 New Westminster District Plan 66081
Lot 13 Section 9 Township 15 New Westminster District Plan 66392

OCP:

Existing: RURRES (Rural Residential)
Proposed: Rural Residential

Zoning:

Existing: A-2 (Upland Agricultural) & A-1 Small Holdings Agriculture
Proposed: RS-3 (One Family Rural Residential)

Surrounding Uses:

North:	Use:	Rural Residential
	Zone:	A-2 (Upland Agricultural)
	Designation:	Rural Residential
South:	Use:	Rural Residential
	Zone:	A-2 (Upland Agricultural)
	Designation:	Rural Residential
East:	Use:	Rural Residential
	Zone:	A-1 (Small Holding Agricultural)
	Designation:	Rural Residential
West:	Use:	Rural Residential
	Zone:	A-2 (Upland Agricultural)
	Designation:	Rural Residential

Existing Use of Property: Rural Residential

Proposed Use of Property: Rural Residential

Site Area: 8.8 Ha. (22 acres)

Access: 287th Street and 108th Avenue

Servicing requirement: Rural Standard

2) Project Description:

This proposal is to rezone the subject properties from their current agricultural zones (A-1 and A-2) to RS-3 (One Family Rural Residential), in compliance with the land use designation of the subject properties. A four lot rural subdivision with minimum 2 hectare (5 acre) lots is proposed, with access from 104th Avenue for two of the proposed lots, with the remainder to be taken from 287th Street. The subject site is located in East Maple Ridge, a rural area reliant on on-site water and

sewer. An indeterminate watercourse exists on the property at 28621 104th Avenue. The subject site slopes gradually from west to 287th Street, which marks its highest point. The applicant proposes to retain the two existing houses with this subdivision. In order to keep these two houses, demonstration of septic disposal and potable water quality and quantity will be required.

3) Planning Analysis:

i) Official Community Plan:

The proposed RS-3 Zoning is consistent with the Rural Residential designation of the subject property, and for this reason, this application is supportable.

ii) Zoning Bylaw:

One of the subject properties is zoned A-2 Upland Agriculture. The other subject property is zoned A-1 Small Holding Agriculture. The minimum lot size for the current A-2 Upland Agriculture zone is 4 hectares or 10 acres, while the minimum parcel size for the current A-1 Small Holding Agriculture zone is 2 hectares or 5 acres. The proposed RS-3 (One Family Rural Residential) zone has a minimum lot size of 2 hectares or 5 acres if served by well. These minimum requirements will be met with this application.

iii) Off-Street Parking and Loading Bylaw:

Each parcel will be required to provide a minimum of 2 off street parking stalls to serve each residence. Given the site area involved (minimum 2.0 ha or 5 acres per lot), these requirements are not anticipated to be difficult to achieve.

iv) Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

4) Environmental Implications:

The Environmental Section of the Planning Department has reviewed this proposal along with consultant reports. The scope of their comments include watercourse protection measures, restoration and enhancement planting, tree management, stormwater management, erosion and sediment control, and the need for identification of locations of wells and septic fields.

5) Interdepartmental Implications:

i) Engineering Department:

As this development will rely on on-site water and septic, it will have a minimum requirement for municipal services. As the existing two dwellings on site are proposed to be retained, the services of a qualified professional to assess septic disposal and potable water will be required for these existing dwellings as a condition of subdivision. Road dedication to provide a 4 metre corner truncation will be required at the intersection of 287th Street and 108th Avenue.

ii) **License, Permits and Bylaws Department:**

As a condition of a building permit, the applicant will be required to demonstrate localized drainage of stormwater.

iii) **Fire Department:**

This application will require proof of sufficient water quantity for fire suppression purposes.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7483-2018, and that application 2018-231-RZ be forwarded to Public Hearing.

“Original signed by Diana Hall”

Prepared by: **Diana Hall M.A., MCIP, RPP
Planner**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

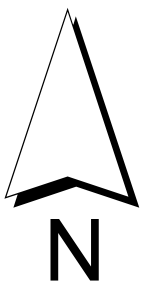
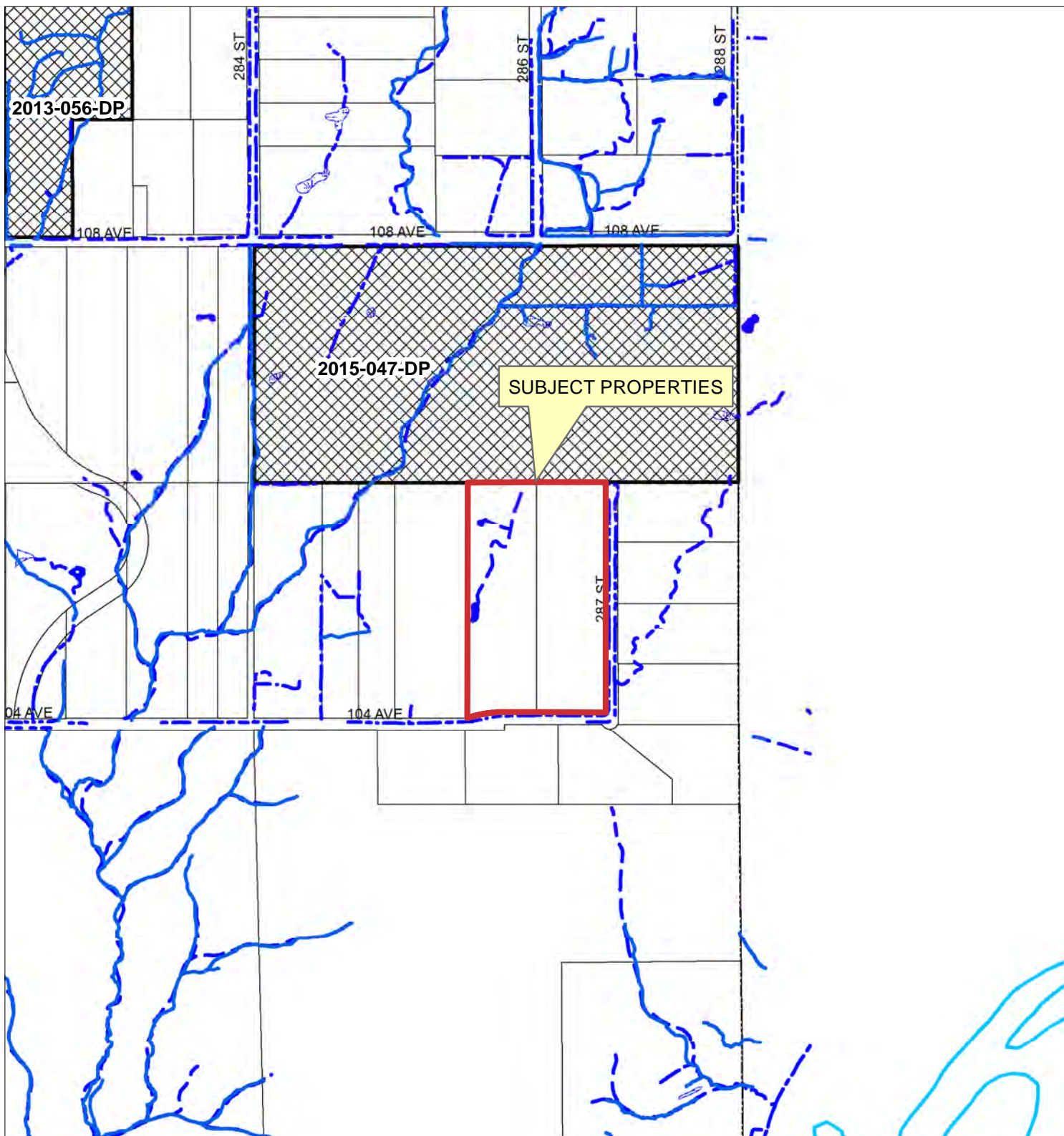
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Kelly Swift”

Concurrence: **Kelly Swift, MBA
Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7483-2018
Appendix D – Subdivision Plan



Scale: 1:9,000

Legend

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

28621 104 AVENUE
10455 287 STREET

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

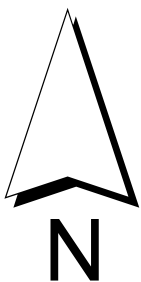
mapleridge.ca

FILE: 2018-231-RZ
DATE: Jun 5, 2018

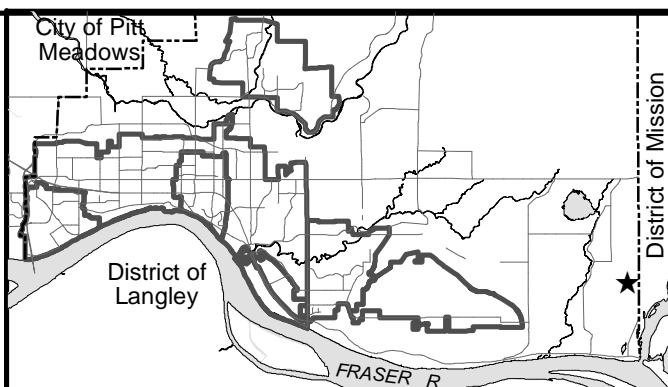
BY: LP



Aerial Imagery from the Spring of 2016



Scale: 1:9,000



28621 104 AVENUE
10455 287 STREET

PLANNING DEPARTMENT



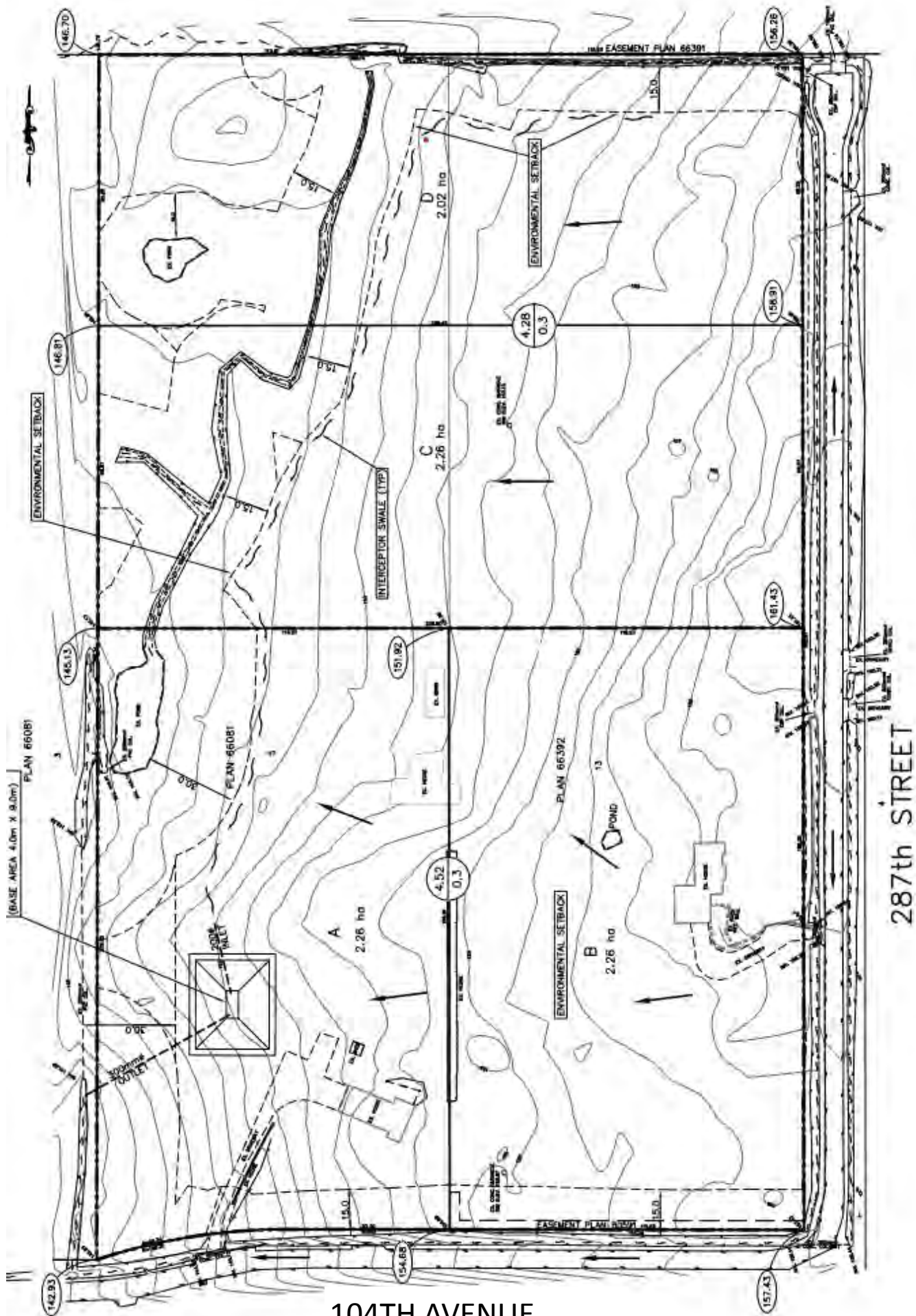
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2018-231-RZ
DATE: Jun 5, 2018

BY: LP

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



104TH AVENUE

287th STREET

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-471-RZ
File Manager: Adam Rieu

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout	<input 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 checked="" type="checkbox"/>	<input 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:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7404-2017
11384 207 Street

MEETING DATE: September 3, 2019
FILE NO: 2017-471-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11384 207 Street, from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future development of a fourplex. Council granted first reading to Zone Amending Bylaw No. 7404-2017 on January 30, 2018.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution at a rate of \$4,100.00 per attached ground-oriented dwelling unit (first unit is exempt), for an estimated amount of \$12,300.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7404-2017 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 and lane dedication 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;
 - v) Registration of a Restrictive Covenant prohibiting secondary suites;
 - vi) Removal of existing buildings;
 - vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and

- viii) That a voluntary contribution, in the amount of \$12,300.00 (\$4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Don Schmidt
Legal Description:	Lot 14 District Lot 277 Group 1 New Westminster District Plan 10601
OCP:	
Existing:	Low Density Multi-Family
Proposed:	No change
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RT-2 (Ground-Oriented Residential Infill)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Low Density Multi-Family
South:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Low Density Multi-Family
East:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Low Density Multi-Family
West:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Single Family and Compact Residential
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Fourplex
Site Area:	935 m ² (0.23 acres)
Access:	114 Avenue and lane
Servicing requirement:	Urban Standard

2) Project Description:

The subject property, located at 11384 207 Street, is a rectangular shaped lot that is 935 m² (0.23 acres) in area. It is located at the corner of 207 Street, an arterial road, and 114 Avenue, a local road, at the eastern edge of the Upper Hammond Precinct. The subject property and surrounding lots are generally characterized by one storey and basement single family dwellings. There is a lane south of the subject property. The subject property is relatively flat with a few trees around the perimeter (see Appendices A and B)

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill), a newly created zone, to permit the development of a fourplex. The fourplex is oriented towards 114 Avenue and 207 Street to address

the single family character of the neighbourhood, however, each unit has its own pedestrian pathway and outdoor area. Vehicular access is limited to 114 Avenue and the lane, with no access permitted from 207 Street. The four proposed units combined provide approximately 602 m² (6,485 ft²) of floor area, with units 2-4 having sunken basements. Each unit is provided with two concealed, double-wide parking spaces. Design elements include varying pitched and flat roofs, hardie board, hardie shakes and hardie panels, wood brackets and exposed beams, as well as existing design elements from the surrounding neighbourhood. Decorative wood fencing will be used to create privacy and to separate units and a metal picket fence will be implemented to create separation from the street. Extra care was taken to reduce massing where adjacent to neighbours.

The new RT-2 (Ground-Oriented Residential Infill) zone provides for the infill of ground-oriented residential buildings within established residential neighbourhoods in a form that will be incremental and sensitive to the existing and emerging context. This new zone allows for dwelling units to be in one building with shared party walls to create triplexes or fourplexes. These forms should resemble a single family dwelling in order to fit seamlessly into existing neighbourhoods. The new RT-2 (Ground-Oriented Residential Infill) zone, *Bylaw No. 7312-2017*, was given final reading on January 29, 2019 Council meeting.

3) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Upper Hammond Precinct of the Hammond Area Plan within the Official Community Plan (OCP). The Upper Hammond Precinct encompasses the historic Port Hammond Area, and contains the small commercial district surrounded by residential uses. This area is important for its commercial core and strong heritage value and character. The smaller blocks and tight grid network of streets create a more traditional, pedestrian-oriented, small neighbourhood character, look and feel. As outlined by the Hammond Area Development Permit Guidelines, the development intent of this precinct is to:

- Accommodate new development and density; and
- Retain the heritage character and history of this area.

The subject property is currently designated *Low Density Multi-Family* in the Hammond Area Plan. This designation permits townhouses, fourplex and courtyard development forms with ground level entry to each unit. Lands under this designation are located in high activity areas along major corridor roads such as 207 Street. The following policy also apply to this development:

3-22 The following characteristics should be incorporated into all forms of development within the Low Density Multi-Family designation:

- a) A site size and configuration that enables building orientation towards streets and laneways wherever possible;*
- b) Careful consideration of size, location and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;*
- c) Design that is sensitive to surrounding built form, particularly for buildings that are three (3) storeys in height;*
- d) Parking for residents is provided in a concealed structure.*

The current application is oriented towards both 114 Avenue and 207 Street in conformity with policy a) above. Parking for residents are also provided in garages in conformity with policy d). A diverse amount of plant material, both shrubs and trees, have been proposed as part of the development, in accordance with policy b). Efforts have been taken to reduce the massing where adjacent to neighbouring properties by creating the bulk of the building closer to 207 Street, which references policy c). The proposed rezoning of the subject property to RT-2 (Ground-Oriented Residential Infill) to support the development of a fourplex aligns with the intent of these OCP policies.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of a fourplex (see Appendix C). The minimum lot size for the current RS-1 zone is 668 m² (7,191 ft²) and the minimum lot size for a fourplex in the RT-2 (Ground-Oriented Residential Infill) zone is 850 m² (9,150 ft²). The proposed RT-2 (Ground-Oriented Residential Infill) zone permits a slightly higher density, 0.75 Floor Space Ratio (FSR), than the single family residential zones, but is otherwise generally reflective of the RS-1 (One Family Urban Residential) zone. This is consistent with the intent of this new zone to allow sensitive infill of additional dwelling units in existing single family neighbourhoods. The maximum height requirements for the fourplex housing form has been set to 9.5 m (31 ft.) to fit within the context of established neighbourhoods, with a recognition that existing homes in the area were built to a lower height.

iii) Off-Street Parking and Loading Bylaw:

The *Off Street Parking and Loading Bylaw Amendment No. 7350-2017* clarifies the parking requirements of the new RT-2 (Ground-Oriented Residential Infill) zone, which specifies that two off-street parking spaces per unit are required for triplex, fourplex, and courtyard residential developments; however, no visitor spaces are required. The current application proposes eight (8) parking spaces in conformance with this parking bylaw amendment. All eight of the spaces are located in double-wide garages, with two units having driveway aprons to accommodate additional on-site parking.

iv) Proposed Variances:

A preliminary review of the plans (see Appendices D through G) indicate that the proposal generally complies with the *Zoning Bylaw, Subdivision and Development Services Bylaw and Off-Street Parking and Loading Bylaw*; however, variances will be requested through a Variance Permit application. The following proposed relaxations are outlined below:

Maple Ridge Zoning Bylaw No. 3510-1985

- Reduce rear yard setback (lane) from 7.5 m (24.6 ft.) to 6.25 m (20 ft.); and
- Reduce exterior side yard setback (207 Street) from 4.5 m (14.8 ft.) to 3.89 m (12.8 ft.).

The requested variances to the RT-2 (Ground-Oriented Residential Infill) zone will be the subject of a future report to Council.

v) Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that

meet diverse needs, and minimize potential conflicts with neighbouring land uses. The *Proposed Triplex, Fourplex and Courtyard Housing Forms Overview* report from April 18, 2016 stated that applications for triplex, fourplex and courtyard housing will use the Multi-Family Development Permit guidelines until such time that specific Development Permit guidelines are created for this new housing form. The current application has been reviewed by the Advisory Design Panel (ADP), with comments outlined below.

vi) Advisory Design Panel:

The application was reviewed by the ADP on June 19, 2019 and their resolutions have been addressed (see Appendix H). The details of the project's form and character will be outlined to Council in a future Development Permit report.

vii) Development Information Meeting:

A Development Information Meeting was not required for this application because there is no OCP amendment and the proposal is less than 5 dwelling units.

4) Interdepartmental Implications:

i) Engineering Department:

To fulfill requirements with the *Subdivision and Development Servicing Bylaw*, the Engineering comments are as follows:

- Barrier curb and gutter required along 114 Avenue and 207 Street. Existing access on 207 Street to be decommissioned and curb reinstated.
- Asphalt road widening required along 114 Avenue and lane property frontage. 114 Avenue to be widened to urban local road standard, as well, the lane to be widened on north side.
- Condition of the sanitary main and water main to be modelled to determine if capacity upgrades or downstream improvements are required. New service connections are required.
- Condition and capacity of storm sewer to be assessed by applicant. A new storm service connection is required. Road drainage in the lane to be considered, with a storm extension and catch basin likely to be required.
- Concrete sidewalk required along 114 Avenue and sidewalk reinstated along 207 Street.
- Street lighting (ornamental) design required, with lighting of the intersection to be considered.
- Street trees required along 114 Avenue and 207 Street.
- Approximately 0.75 m (2.5 ft.) of road dedication is required along the lane and 3m by 3m corner truncation required at the northwest corner of subject property.

ii) Building Department:

The Building Department reviewed the development application and has provided comments related to Building Code requirements which have been provided to the developer. These comments will be incorporated at the Building Permit stage.

The subject property is located within the Fraser River Escarpment area; therefore, stormwater must be directed to Municipal storm sewer, as per Council Policy 6.23. The Stormwater Management Plan and registration of a Stormwater Covenant will be required as a condition of final reading. A Geotechnical Covenant will also be required as a condition of final reading.

iii) **Fire Department:**

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

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

The proposed application would affect the student population for the catchment areas currently served by Maple Ridge Elementary and Westview Secondary School. Maple Ridge Elementary has an operating capacity of 480 students. Actual numbers for 2016 student enrolment at Maple Ridge Elementary was 381 students (82% utilization). Westview Secondary School has an operating capacity of 1200 students. Actual numbers for 2016 student enrolment at Westview Secondary School was 765 students (64% utilization).

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7404-2017, and that application 2017-471-RZ be forwarded to Public Hearing.

"Original signed by Adam Rieu"

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

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard" for

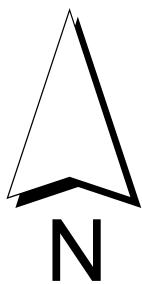
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Kelly Swift"

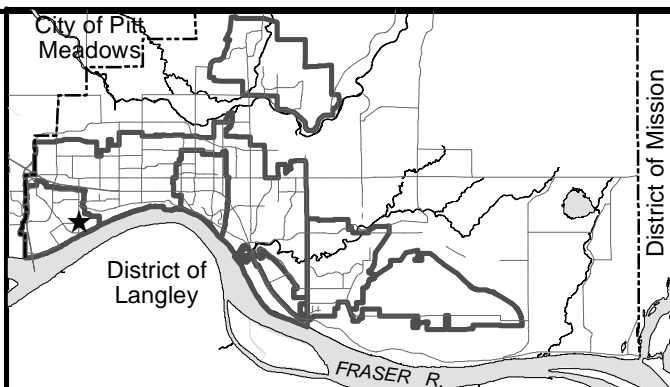
Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7404-2017
Appendix D – Site Plan
Appendix E – Building Elevation Plans
Appendix F – Landscape Plan
Appendix G – Project Rendering
Appendix H – ADP design comments



Scale: 1:1,500



11384 207 Street



FILE: 2017-471-RZ
DATE: Jan 4, 2018

BY: LP

**CITY OF MAPLE RIDGE
BYLAW NO. 7404-2017**

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. 7404-2017."
2. That parcel or tract of land and premises known and described as:

Lot 14 District Lot 277 Group 1 New Westminster District Plan 10601

and outlined in heavy black line on Map No. 1739 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 30th day of January, 2018.

READ a second time the 10th day of September, 2019.

PUBLIC HEARING held the day of , 20

READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7404-2017

Map No. 1739

From: RS-1 (One Family Urban Residential)

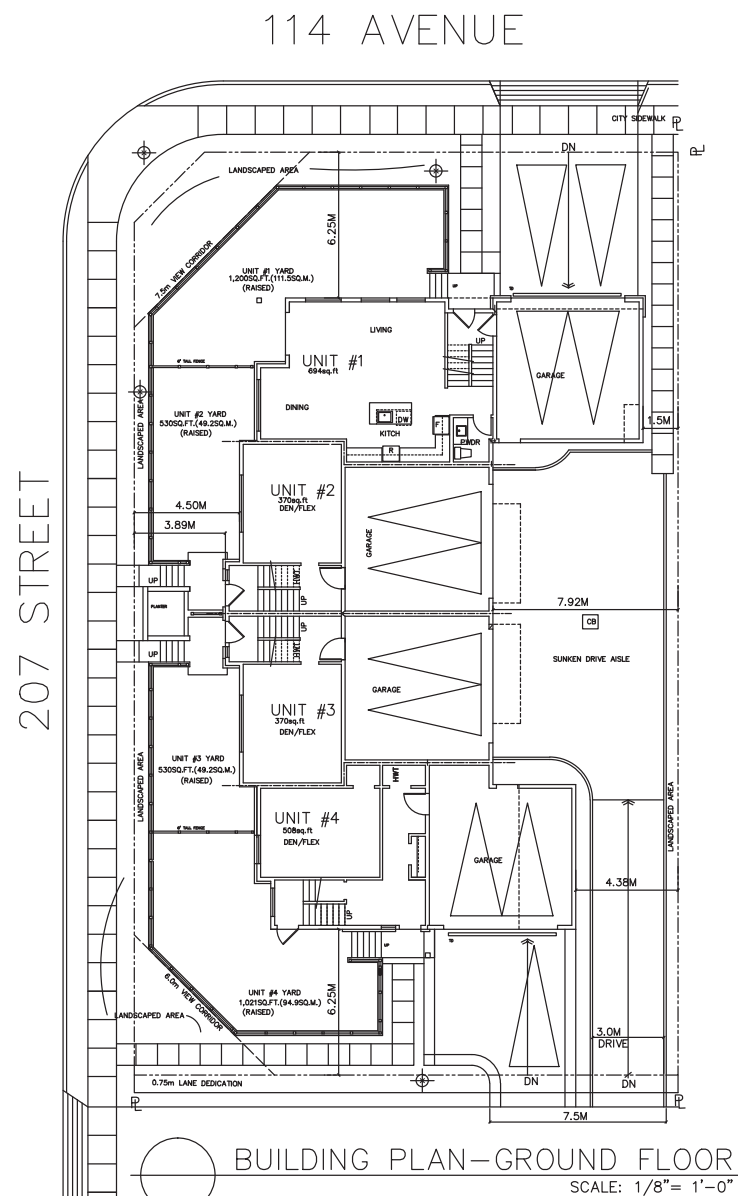
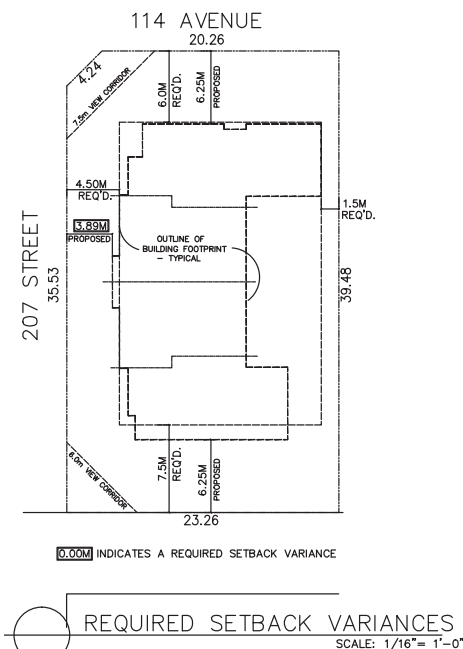
To: RT-2 (Ground-Oriented Residential Infill)

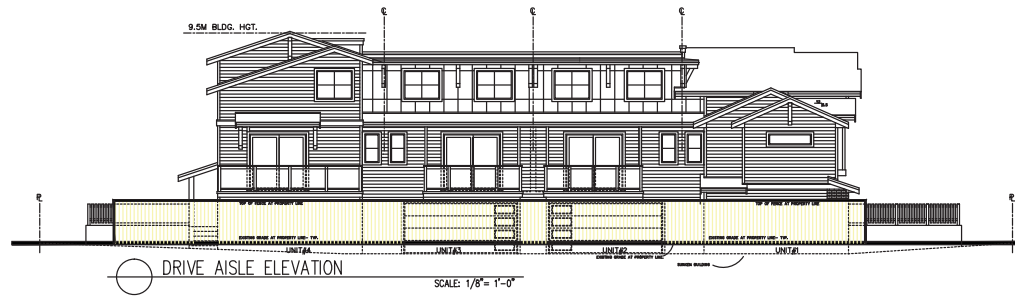
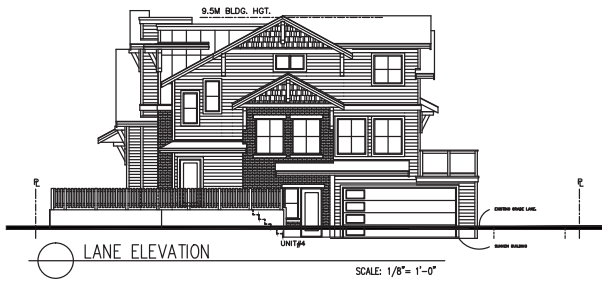
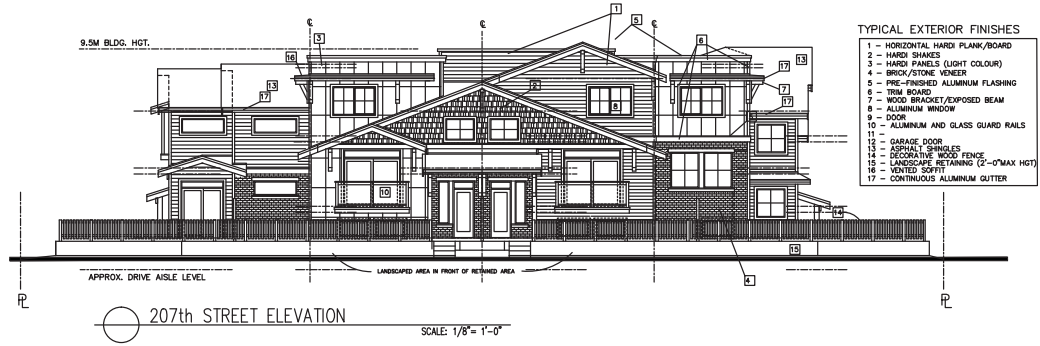
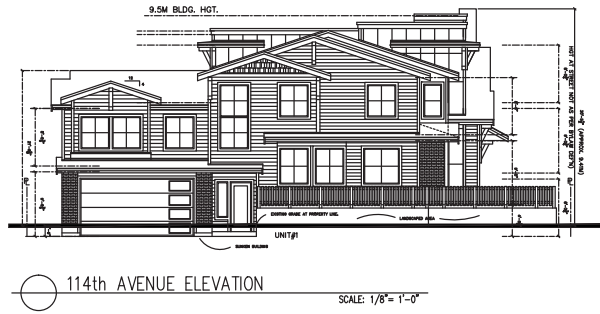


SCALE 1:2,000

EXISTING SITE AREA	837.16 SQ.M. [10,087.83 SQ.FT.]
REQUIRED ROAD DEDICATION AREA	21.97 SQ.M. [236.48 SQ.FT.]
USEABLE SITE AREA (LOT)	915.19 SQ.M. [9,851.25 SQ.FT.]
LOT COVERAGE ALLOWED	411.84 SQ.M. [4,433.11 SQ.FT. (45.0%)]
LOT COVERAGE PROPOSED (excludes PORCHES)	343.00 SQ.M. [3,692.70 SQ.FT. (37.5%)]
LOT DENSITY ALLOWED	686.39 SQ.M. [7,388.5 SQ.FT. (75.0%)]
LOT DENSITY PROPOSED (excludes GARAGE AREAS)	602.50 SQ.M. [6,485.50 SQ.FT. (65.8%)]
PARKING (REQUIRED) 2 PER UNIT	8 STALLS
PARKING (PROPOSED)	11 STALLS
BUILDING HEIGHT ALLOWED	9.5M HEIGHT (3 STOREY)
BUILDING HEIGHT PROPOSED	9.5M HEIGHT (2 - 3 STOREY)

UNIT # 1 4 BEDROOM		UNIT # 2 3 BEDROOM & DEN		UNIT # 3 3 BEDROOM & DEN		UNIT # 4 3 BEDROOM & DEN	
LOT COVERAGE: DOES NOT INCL. BALCS/PORCHES	104.85Q.M.	LOT COVERAGE: DOES NOT INCL. BALCS/PORCHES	75.05Q.M.	LOT COVERAGE: DOES NOT INCL. BALCS/PORCHES	75.05Q.M.	LOT COVERAGE: DOES NOT INCL. BALCS/PORCHES	88.15Q.M.
CEALMSPACE		BSMT. FLOOR AREA: NOT INCL. IN AREA 50 SQ.M. DEDUCTION	34.45Q.M. (7305Q.FT.)	BSMT. FLOOR AREA: NOT INCL. IN AREA 50 SQ.M. DEDUCTION	34.45Q.M. (7305Q.FT.)	BSMT. FLOOR AREA: NOT INCL. IN AREA 50 SQ.M. DEDUCTION	47.25Q.M. (9865Q.FT.)
MAIN FLOOR AREA	64.55Q.M.	MAIN FLOOR AREA	70.15Q.M.	MAIN FLOOR AREA	70.15Q.M.	MAIN FLOOR AREA	74.15Q.M.
UPPER FLOOR AREA	99.65Q.M.	UPPER FLOOR AREA	75.05Q.M.	UPPER FLOOR AREA	75.05Q.M.	UPPER FLOOR AREA	74.15Q.M.
TOTAL FLOOR AREA: BSMT. EXCL. FL. AREA	164.15Q.M. (17665Q.FT.)	TOTAL FLOOR AREA: BSMT. EXCL. FL. AREA	145.15Q.M. (15615Q.FT.)	TOTAL FLOOR AREA: BSMT. EXCL. FL. AREA	145.15Q.M. (15615Q.FT.)	TOTAL FLOOR AREA: BSMT. EXCL. FL. AREA	148.25Q.M. (15965Q.FT.)
GARAGE AREA:	39.45Q.M.	GARAGE AREA:	40.85Q.M.	GARAGE AREA:	40.85Q.M.	GARAGE AREA:	42.05Q.M.
PARKING	2 INSIDE +2 APRON	PARKING	2 INSIDE	PARKING	2 INSIDE	PARKING	2 INSIDE +1 APRON
UNIT YARD AREA	111.55Q.M.		49.25Q.M.		49.25Q.M.		94.95Q.M.





ABOVE GRADE CONSULTING INC
DESIGN AND DEVELOPMENT SOLUTIONS
778-240-0909
kjdr@atnmail.com

DEMA DEVELOPMENTS LTD
PROJECT: FOUR PLEX

DESIGNED BY:
25JUNE19

DRAWN BY:
SCALE: 1/8" = 1'-0"

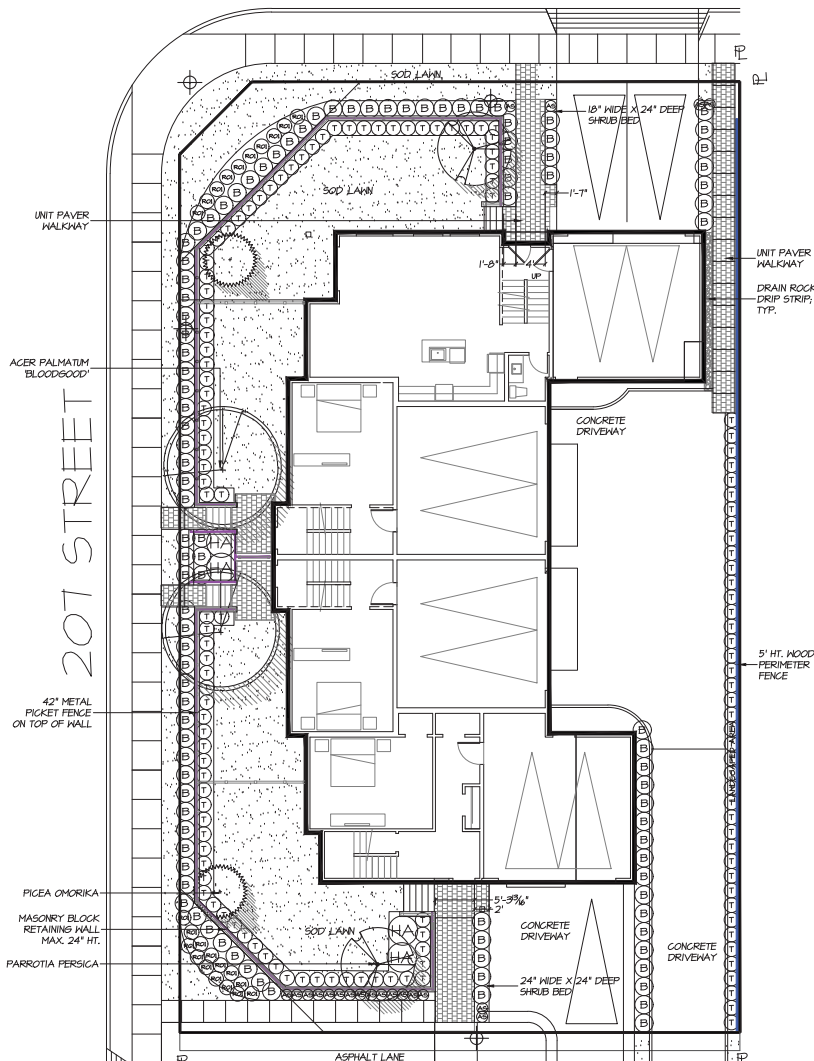
DATE: 27 JULY 18

ELEVATIONS

CITY FILE: 2017-471-RZ

4 of 5

114 AVENUE



BUILDING PLAN-GROUND FLOOR

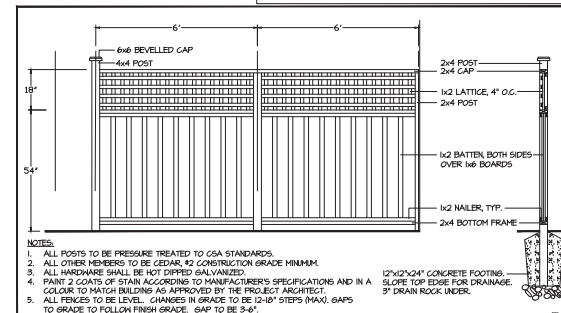
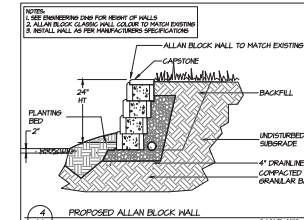
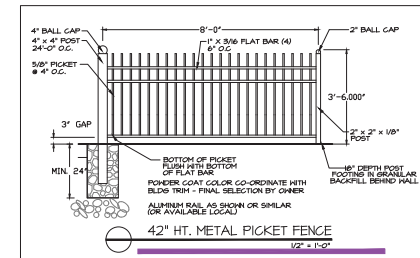
SCALE: 1/8" = 1'-0"

PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 18-062	PLANTED SIZE / REMARKS
TREE				
2	ACER PALMATUM BLOODGOOD	JAPANESE MAPLE		2.5M HT; B4B; UPRIGHT FORM
2	PARROTIA PERSICA	PERSIAN IRONWOOD		6CM CAL; 1.5M STD; B4B
2	PICEA OMORIKA	SERBIAN SPRUCE		2.5M HT; B4B
SHRUB				
4	HYDRANGEA MACROPHYLLA BLUE BILLOWS	BIGLEAF HYDRANGEA; BLUE LACECAP		#3 POT; 80CM
103	LONGICERA PILEATA	SHRUB HONEYSUCKLE		#2 POT; 30CM
24	ROSA MEIDLAND PERDY	CORAL PINK MEIDLAND ROSE		#2 POT; 40CM
131	TAXUS X MEDIA HICKSII	HICKS YEW		1.2M HT; B4B
PERENNIAL				
20	ANEMONE 'HONORINE JOBERT'	HINDFLOWER		15CM POT

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

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



PERIMETER FENCE - 6' HIGH LATTICE TOPPED

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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

2	REVISION	CHANGES AS PER ARCH COMMENTS	SS
1	18/06/24	ISSUE FOR CP	TS
NO.	DATE	REVISION DESCRIPTION	DR.
SEAL:			

PROJECT:
FOUR PLEX
1384 207TH STREET
MAPLE RIDGE, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 18/06/24	DRAWING NUMBER:
SCALE: VARIES	
DRAWN: MTLH	L1
DESIGN: MTLH	OF 2
CHK'D:	
M2LA PROJECT NUMBER:	18-062



Advisory Design Panel Comments:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on June 19, 2019 (see Appendix E and F). Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution:

That File No. 2017-471-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

- Add more diversity to the planting on the outside of the yards ie: taxus hedge;
- Add foundation planting in the front yard;
- Add a planting buffer between the sidewalk to Unit 4 and the driveway.

Architectural Comments:

- Consider alternate location for the main floor powder room in Units 2, 3 and 4 due to adjacency of eating area;
- Consider revising hierarchy of roof lines ie: upper roof pop up and sloped roof ridge line relationship;
- Provide continuity of vertical exterior materials such as central flat roof pop up either by extending the roof or bringing down the hardie panel to the ground;
- Use hardie shake and siding throughout all building elevations.

The ADP concerns have been addressed and are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-012-RZ
File Manager: Michelle Baski, AScT, MA

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 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:

Arborist report, Woodridge Tree Consulting Arborists Ltd., dated May 9, 2018.

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: September 3, 2019
FILE NO: 2018-012-RZ
MEETING: C of W
SUBJECT: Second Reading
Zone Amending Bylaw No. 7432-2018
23795 and 23831 Dewdney Trunk Road

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 23795 and 23831 Dewdney Trunk Road, from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential), to permit the future construction of 29 townhouse units. Council granted first reading to Zone Amending Bylaw No. 7432-2018 on April 10, 2018.

This application is in compliance with the Official Community Plan. The property located at 23795 Dewdney Trunk was historically in the Agricultural Land Reserve and was approved for exclusion on October 2, 2018.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per townhouse dwelling unit; for an estimated amount of \$118,900.00.

The applicant is also proposing an additional Community Amenity Contribution of \$2,100.00 per unit for Council's consideration of a density increase from a Floor Space Ratio (FSR) of 0.6, which is permitted in the RM-1 (Townhouse Residential) zone, to a FSR of 0.63. This proposed contribution for 29 townhouse units amounts to \$60,900.00. This proposed Amenity Contribution aligns with Official Community Plan Policy 2-9, enabling Council the discretion to consider such an amenity contribution.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7432-2018, as amended in the staff report dated September 3, 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 Dewdney Trunk Road and the new lane, as required;
 - iii) Consolidation of the subject properties;
 - iv) Registration of a Restrictive Covenant for protecting the Visitor Parking;

- v) Registration of a Restrictive Covenant for Stormwater Management;
- vi) Removal of existing buildings;
- vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- viii) That a Community Amenity Contribution, in the amount of \$60,900.00 be provided for the additional density, increasing the Floor Space Ratio to 0.63; and
- ix) That a voluntary contribution, in the amount of \$118,900.00 (\$4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	1116524 BC Ltd.
Legal Descriptions:	Parcel "One" (Explanatory Plan 17000) of Parcel "A" (Reference Plan 1734) of the South East Quarter Section 21, Township 12, New Westminster District; and Lot 27, Section 21, Township 12, New Westminster District Plan LMP30403
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RM-1 (Townhouse Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1b (One Family Urban (Medium Density) Residential) Designation: Urban Residential
South:	Use: Single Family Residential Zone: RS-1b (One Family Urban (Medium Density) Residential) Designation: Urban Residential and Conservation
East:	Use: Commercial and Multi-Family Residential Zone: C-2 (Community Commercial) and RM-1 (Townhouse Residential)
West:	Designation: Commercial and Urban Residential Use: Multi-Family Zone: RM-1 (Townhouse Residential) Designation: Urban Residential
Existing Use of Properties:	Single Family Residential
Proposed Use of Properties:	Multi-Family Residential
Site Area:	0.68 ha (1.7 acres)

Access: New lane and Dewdney Trunk Road for Emergency Access Only
Servicing requirement: Urban Standard
Companion Applications: 2018-012-DP/DVP

2) Project Description:

The subject properties are located mid-block on the north side of Dewdney Trunk Road between 237 Street and 238B Street, at 23795 and 23831 Dewdney Trunk Road (see Appendices A and B). The properties are relatively flat and are currently occupied by single family dwellings.

The applicant is proposing to rezone the subject properties from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to allow for a townhouse development of approximately 29 units. This proposal and site layout is consistent with the development application to the west, which has been approved and will consist of 41 townhouse units.

3) Planning Analysis:

i) Official Community Plan:

The subject properties are designated *Urban Residential – Major Corridor* in the Official Community Plan (OCP). This designation allows for ground-oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies. The proposed development for townhouses is consistent with the OCP designation and with surrounding planned developments.

ii) Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) (see Appendix C) to permit a townhouse development of approximately 29 units (see Appendix D). The applicant is proposing front and rear setback variances as outlined in the following section. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

The applicant is proposing a Floor Space Ratio (FSR) of 0.63, which is above the 0.6 FSR that the RM-1 (Townhouse Residential) zone permits. In seeking additional density, the applicant is proposing an Community Amenity Contribution of \$2,100 per unit, for a total of \$60,900.00. This proposed Community Amenity Contribution aligns with Policy 2-9 in the OCP, as follows:

2-9 *Community Amenity Contribution and density bonuses may also be considered at Council's discretion for all Official Community Plan and Zoning Bylaw amending applications that are seeking a higher density than is envisioned in Schedule "A" and/or Schedule "B", to help provide a variety of amenities and facilities throughout the municipality.*

This FSR is reflected in Zone Amending Bylaw No. 7432-2018, as amended, as the Local Government Act does not include a provision that enables density to be varied.

iii) Proposed Variances:

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

- To reduce the front yard setback from 7.5 m (24.6 ft.) down to 6.1 m (20 ft.);
- To reduce the rear yard setback from 7.5 m (24.6 ft.) down to 4.7 m (15.4 ft.) to the deck and 6.1 m (20 ft.) to the building face;
- To reduce the interior side yard setback from 6.0 m (19.7 ft.) to 5.8 m (19 ft.) to the building face for Building 2; and
- To reduce the 15 m (49.2 ft.) arc from the centre of all required windows down to 10.9 m (35.8 ft.) from Building 6 to Building 5.

The requested variances to the RM-1 (Townhouse Residential) zone will be the subject of a future Council report and are consistent with variances for other townhouse applications.

iv) Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350 – 1990* requires that the RM-1 (Townhouse Residential) zone provide two off-street parking spaces per dwelling unit, plus 0.2 spaces per dwelling unit designated for visitors. As there are 29 dwelling units proposed, 58 resident parking spaces are required and six visitor parking spaces are required. Additionally, one accessible space is to be provided for developments that require 26 - 75 spaces. All parking requirements are being met, with an additional visitor parking space provided (see Appendix F). Double-car garages are provided for all the units, with approximately 1.7 m (5.6 ft.) of storage space provided at the end of the garage.

v) Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. Accordingly, prior to final zoning approval, the Development Permit must be reviewed and approved. An application for the Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to Council and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

vi) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on May 15, 2019 (see Appendices E and F).

The ADP concerns have been addressed and are reflected in the current plans. A summary of the resolutions and how the developer addressed the resolutions has been provided (see Appendix G). A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting was held at Fraserview Village Community Hall on July 30, 2019. Approximately 11 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and is summarized as follows:

Parking in the surrounding area was the main concern. One resident expressed that the parking being provided would not be sufficient for the development, and another resident expressed that they can't see around cars parked on the street.

The applicant explained that they are providing larger than normal garages with room for storage, and one more visitor parking space than what is required by the Off-Street Parking and Loading Bylaw.

4) Environmental Implications:

A Tree Permit is required to remove the existing trees onsite; however, more than the minimum number of trees required for the area will be replanted with the proposed landscaping plan.

5) Interdepartmental Implications:

i. Engineering Department:

The Engineering Department has identified that all the services required in support of this development do not yet exist. It will be necessary for the owner to enter into a Rezoning Servicing Agreement and provide the securities to do the required work in that Agreement. Comments received from the Engineering Department regarding site servicing are as follows:

- Three metres of road dedication is required from 23795 Dewdney Trunk Road to align with the property lines to the east and west. A cash-in-lieu contribution is required for the relocation of the existing curb along Dewdney Trunk Road.
- The existing concrete sidewalk must be removed and re-installed to match the adjacent development to the west once the dedication has been completed.
- A rollover curb and gutter is required on the south side of the 120A Lane extension and barrier curb is required along the north side of the lane. The 120A lane will need to be dedicated and extend west and connect to the lane being constructed by the adjacent townhouse development.
- The sanitary sewer and water main system will need to be modelled to determine if this development would trigger any capacity upgrades and/or downstream improvements to support its approval. A new sanitary sewer connection and water service connection will be required.
- A catchment analysis is needed for the condition and capacity of the downstream sewers. Any downstream upgrades will be the responsibility of the developer. The storm sewer in the lane will need to be extended west and new catch basins installed to convey the lane drainage and a new storm service connection will be needed.
- The existing mast arm lights will need to be replaced with ornamental street lights.
- Street trees are required along the Dewdney Trunk Road frontage.
- All utility services must be provided underground.

ii. Fire Department:

The Fire Department has identified that all onsite carriageways must be a minimum width of 6 m (19.6 ft.) and rated to their specifications, which were provided to the developer. Signage indicating that the lanes are fire lanes and that no parking is permitted within the lanes is required. A unit directional addressing sign, which is visible day and night, is to be permanently mounted at the main entrance, with additional directional signage at intersections within the development.

iii. Building Department:

The Building Department has reviewed the development application and has provided comments related to Building Code requirements which have been provided to the developer. These comments will be reviewed again at the Building Permit stage.

6) School District No. 42 Comments:

A referral was sent to School District No. 42 and the following comments were received:

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

Blue Mountain Elementary has an operating capacity of 303 students. For the 2018-19 school year, the student enrolment at Blue Mountain Elementary is 314 students (104% utilization) including 133 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2018-19 school year, the student enrolment at Garibaldi Secondary School is 886 (81% utilization) including 121 students from out of catchment."

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7432-2018, and that application 2018-012-RZ be forwarded to Public Hearing.

“Original signed by Michelle Baski”

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

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

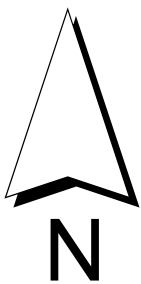
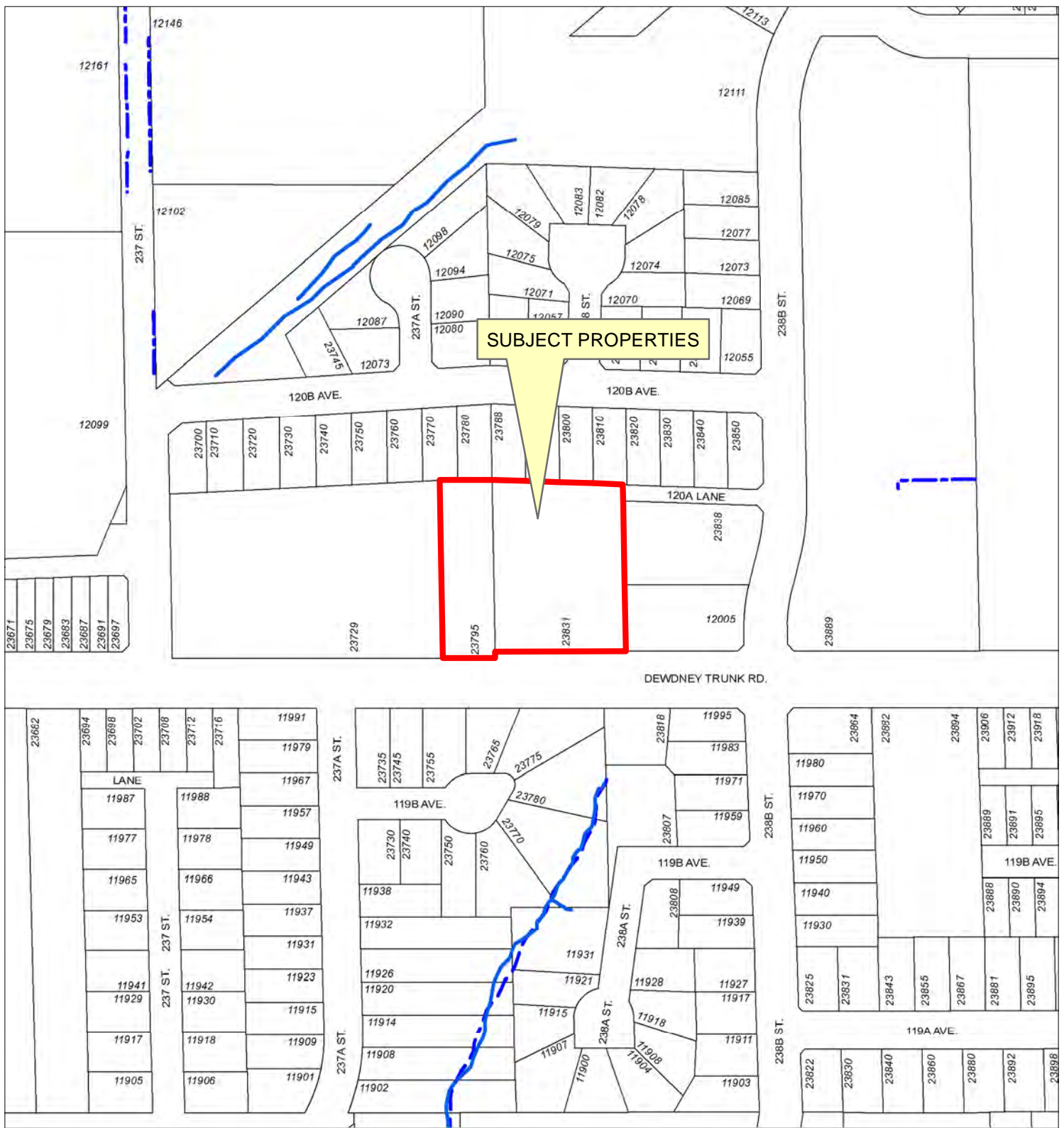
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“Original signed by Christine Carter” for

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7432-2018
- Appendix D – Site Plan and Building Elevation Plans
- Appendix E – Landscape Plans
- Appendix F – Summary of ADP Resolution



Scale: 1:2,500

Legend

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

23795 & 23831 Dewdney Trunk Road

PLANNING DEPARTMENT



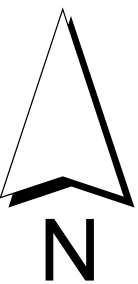
MAPLE RIDGE

British Columbia

mapleridge.ca

2018-012-RZ
DATE: Jan 16, 2018

BY: PC



Scale: 1:2,500

Legend

- Stream
- River
- Major Rivers & Lakes

23795 & 23831 Dewdney Trunk Road

PLANNING DEPARTMENT



MAPLE RIDGE

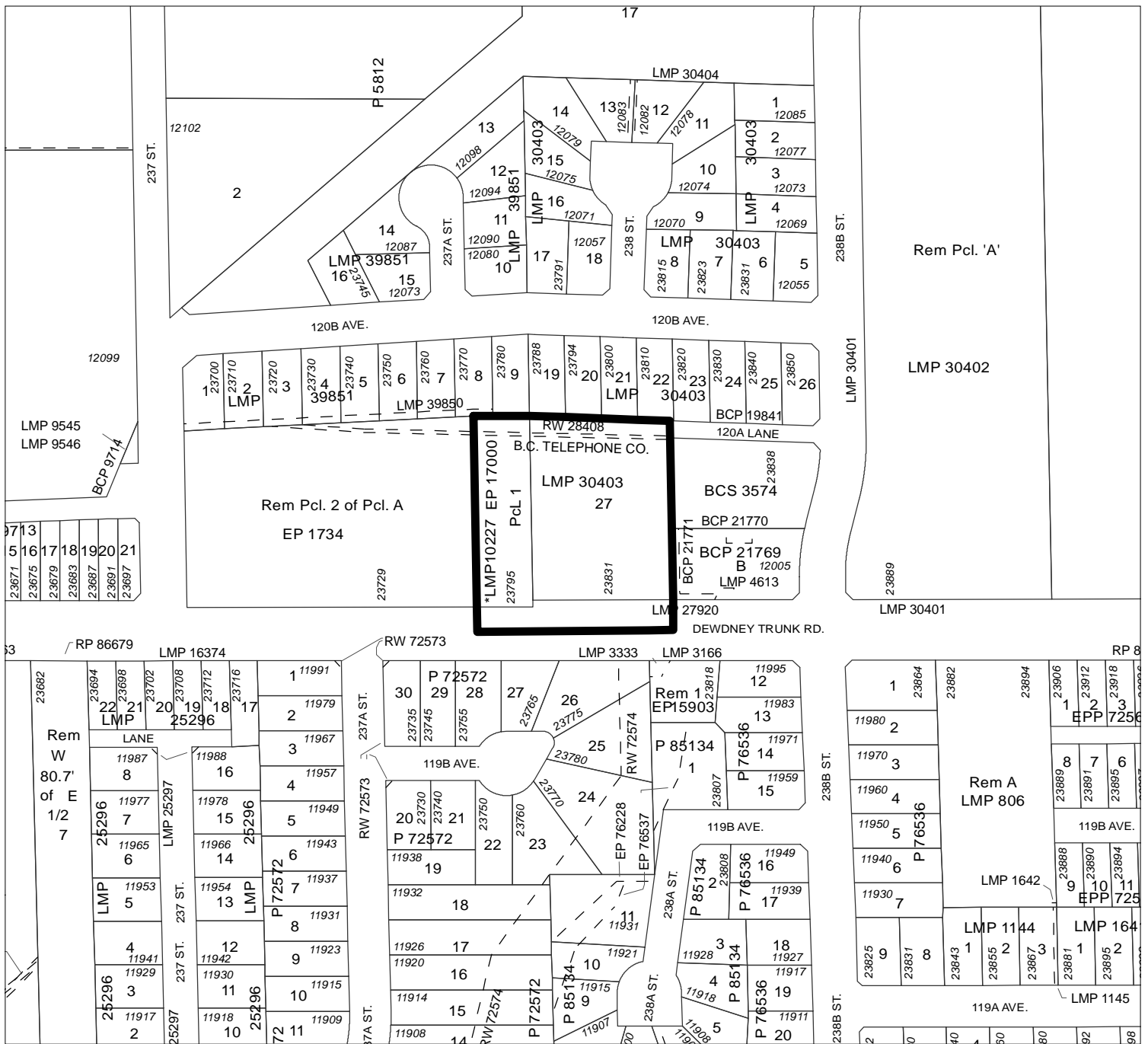
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2018-012-RZ
DATE: Jan 16, 2018

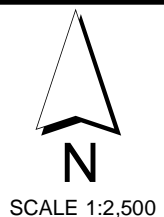
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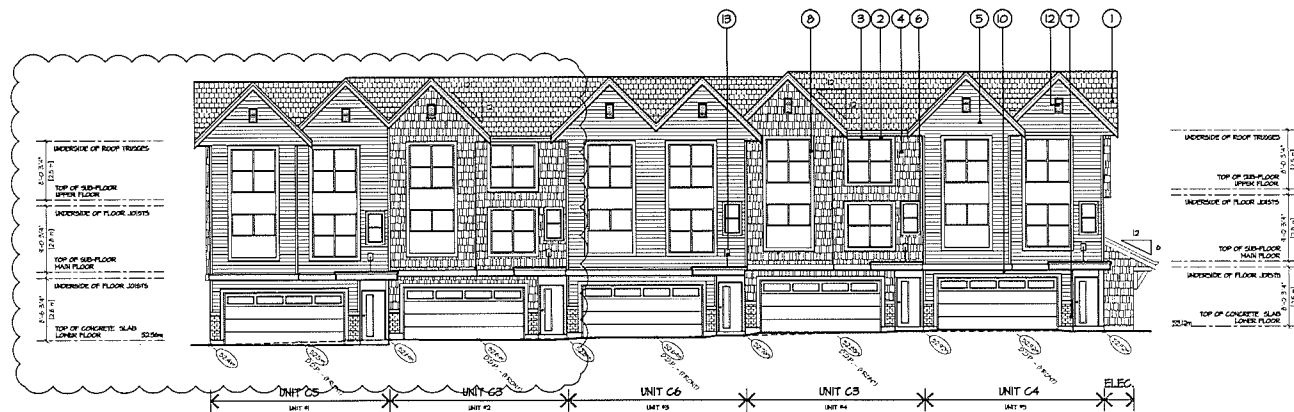
CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

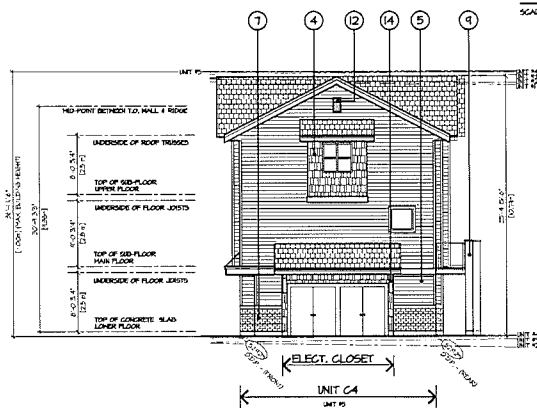
Bylaw No. 7432-2018
Map No. 1750
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To: RM-1 (Townhouse Residential)





EAST ELEVATION

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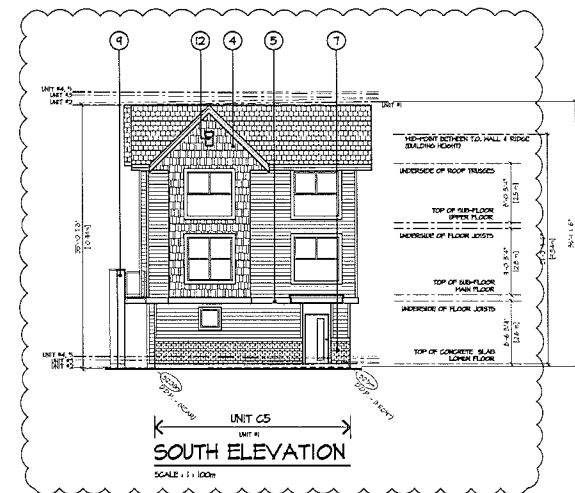


NORTH ELEVATION

SCALE: 1:100m

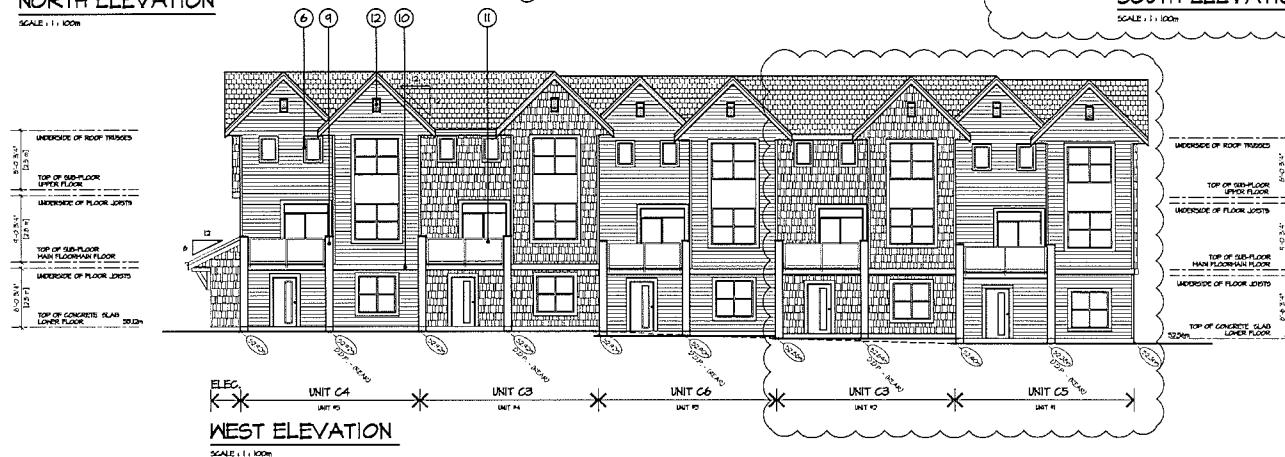
SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2X10 HOOD FASCIA
- 3 1X4 HOOD TRIM ON 2X10 HOOD FASCIA
- 4 HARDIE-SHINGLE SIDING
- 5 HARDIE HORIZONTAL SIDING
- 6 VINYL FRAMED WINDOWS WITH 2X4 TRIM
- 7 BRICK VENEER
- 8 VINYL FRAMED WINDOWS WITH 2X6 TRIM
- 9 12X12 BUILT-UP COLUMN
- 10 2X10 WOOD TRIM
- 11 42 1/8" HIGH POWDER COATED ALUMINUM RAILING 6MM TEMPERED GLASS PANELS
- 12 DECORATIVE LOUVER
- 13 STEEL ROD SUPPORT
- 14 WOOD KNEE BRACE



SOUTH ELEVATION

SCALE: 1:100m



WEST ELEVATION

SCALE: 1:100m

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REV	DATE	BY	SCALE	DESCRIPTION
1	2014-05-01	JLB	1:100m	FINAL CITY COMMENTS

CANCELLED

CLIENT:	YOUNGEARTH DEVELOPMENTS
PROJECT:	23145 & 23831 DEVENNEY TRUNK RD, MAPLE RIDGE, B.C.
SHEET CONTAINS:	BUILDING ELEVATIONS

barnett dembok
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkstx.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17044	AC-4.1

BUILDING #1

REF ID	DATE	QTY	APPROVATION	ISSUE DATE	ST	ISSUED FOR
1	10/12/2016	6 EA.	1 EA. APPROVED BY: [Signature]	1	MPC ZN 721	APP MORTGAGE

644-281-1234

CLIENT :	YONGEARTH DEVELOPMENTS
DESIGN :	
L.F.B.	
DRAWN :	
PROJECT :	73195 & 23091 DENDINEY TRUNK RD, MAPLE RIDGE/B.C.
DATE :	
Drawn by :	
SCALE :	
10' = 1" =	
SHEET CONTENTS :	BUILDING ELEVATIONS

barnett dembek
ARCHITECTS INC.

UNIT 135,
536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (804) 597-7100
FAX: (804) 597-2099
EMAIL: mail@darkltx.com

CLIENT NO.	SHEET NO. AC-43
PROJECT NO. 17049	REV. NO.



- (1) ASPHALT SHINGLE ROOFING
- (2) PREFINISHED ALUMINUM GUTTER ON 2x10 MOOD FASCIA
- (3) 1x4 MOOD TRIM ON 2x10 MOOD FASCIA
- (4) HARDIE-SHINGLE SIDING
- (5) HARDIE HORIZONTAL SIDING
- (6) VINYL FRAMED WINDOWS WITH 2X4 TRIM
- (7) BRICK VENEER
- (8) VINYL FRAMED WINDOWS WITH 2x6 TRIM
- (9) 12x12 BUILT-UP COLUMN
- (10) 2x10 MOOD TRIM
- (11) 42 1/8" HIGH POWDER COATED ALUMINUM RAILING WITH TEMPERED GLASS PANELS
- (12) DECORATIVE LOUVRE
- (13) STEEL ROD SUPPORT
- (14) MOOD KNEE BRACE
- (15) MOOD TRELLIS

BUILDING #3

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NO.	DATE	BY	REVISION
1	2004-01-15	JFB	REVISED FOR
2	2004-02-10	JFB	REVISED FOR
3	2004-03-10	JFB	REVISED FOR
4	2004-04-10	JFB	REVISED FOR
5	2004-05-10	JFB	REVISED FOR
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7	2004-07-10	JFB	REVISED FOR
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ARCHITECTS INC.

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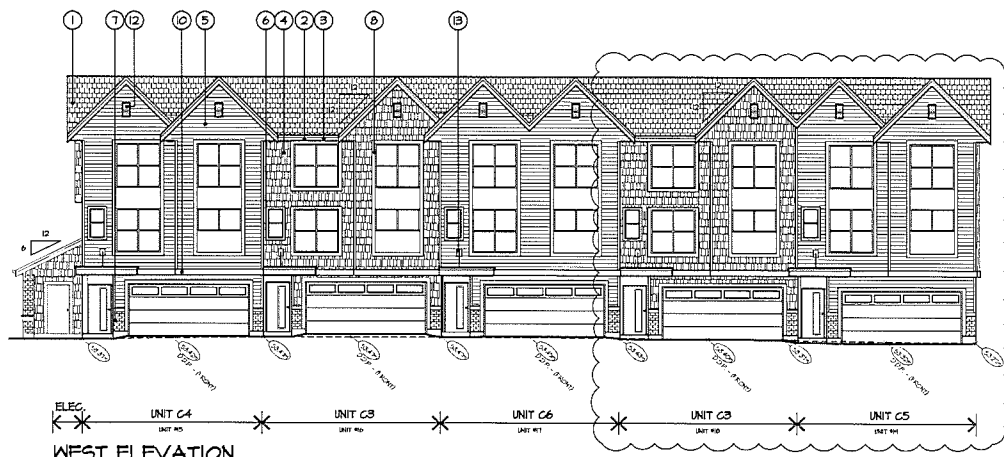
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitec.com

CLIENT NO.	SHEET NO.
17044	AC-4.4
PROJECT NO.	REV. NO.
17044	

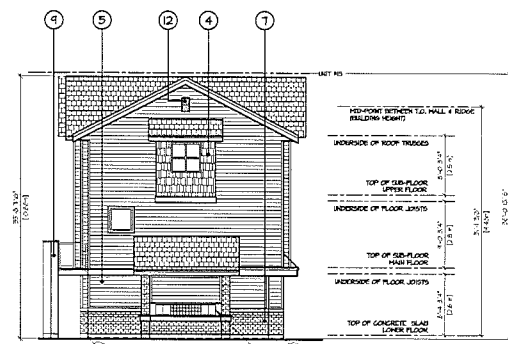
BUILDING #4

SCHEDULE OF FINISHES

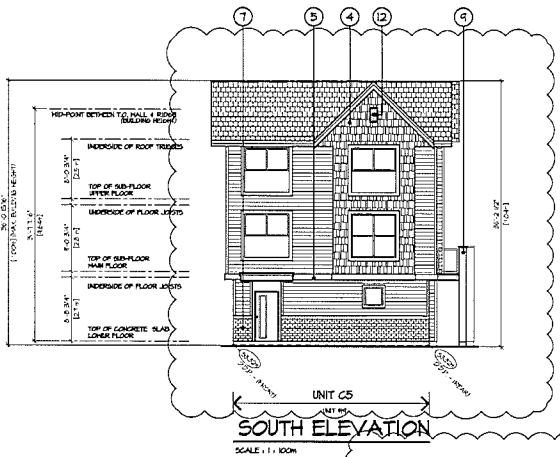
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- 2 PREFINISHED ALUMINUM GUTTER ON 2X10 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- 4 HARDIE SHINGLE SIDING
- 5 HARDIE HORIZONTAL SIDING
- 6 VINYL FRAMED WINDOWS WITH 2X4 TRIM
- 7 BRICK VENEER
- 8 VINYL FRAMED WINDOWS WITH 2X6 TRIM
- 9 12X12 BUILT-UP COLUMN
- 10 2X10 WOOD TRIM
- 11 42 1/8" HIGH POWDER COATED ALUMINUM RAILING W/ TEMPERED GLASS PANELS
- 12 DECORATIVE LOUVER
- 13 STEEL ROD SUPPORT
- 14 WOOD KNEE BRACE



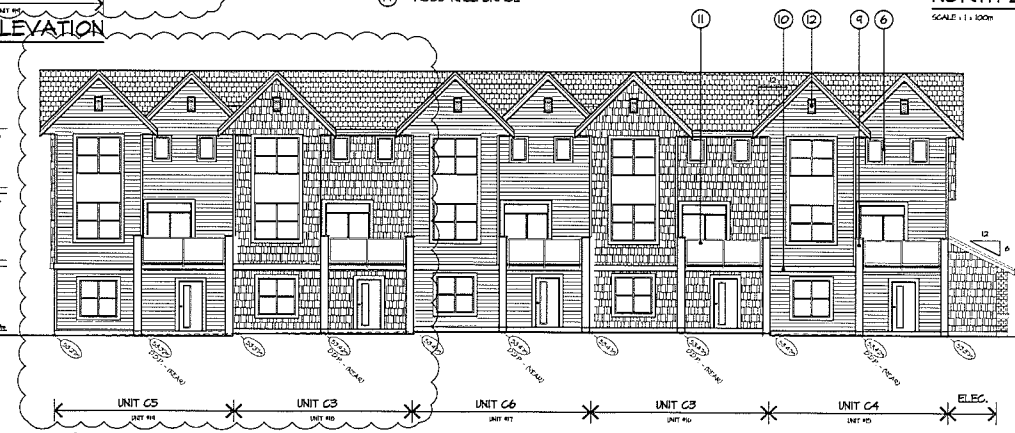
WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

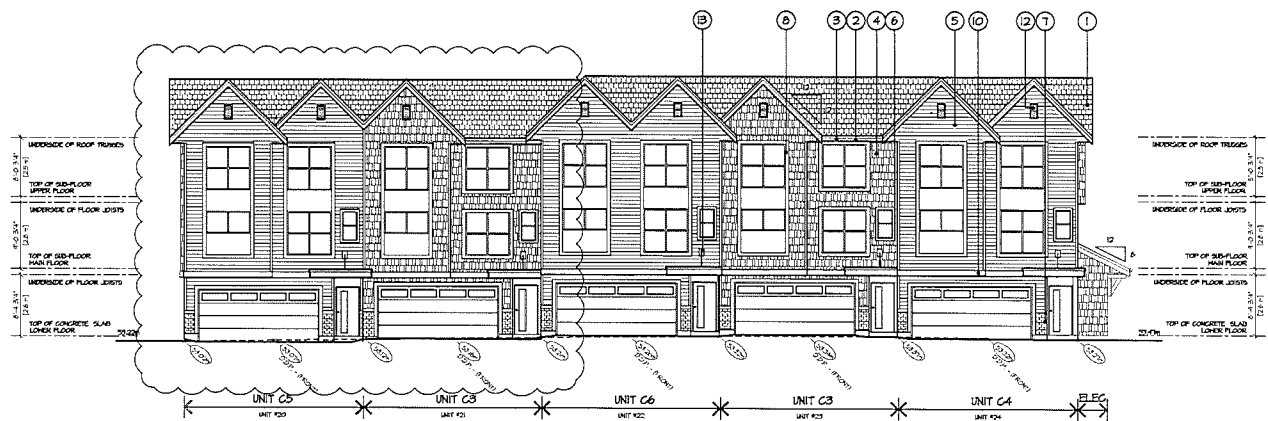


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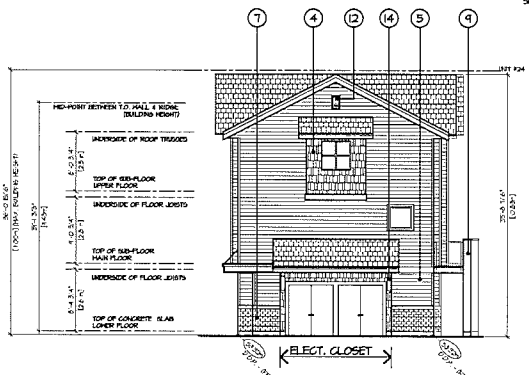


EAST ELEVATION
SCALE: 1/4" = 1'-0"

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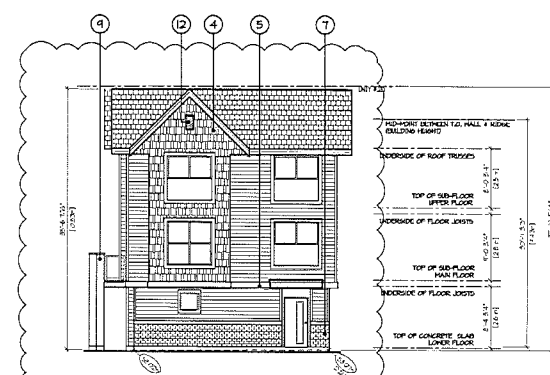
EAST ELEVATION
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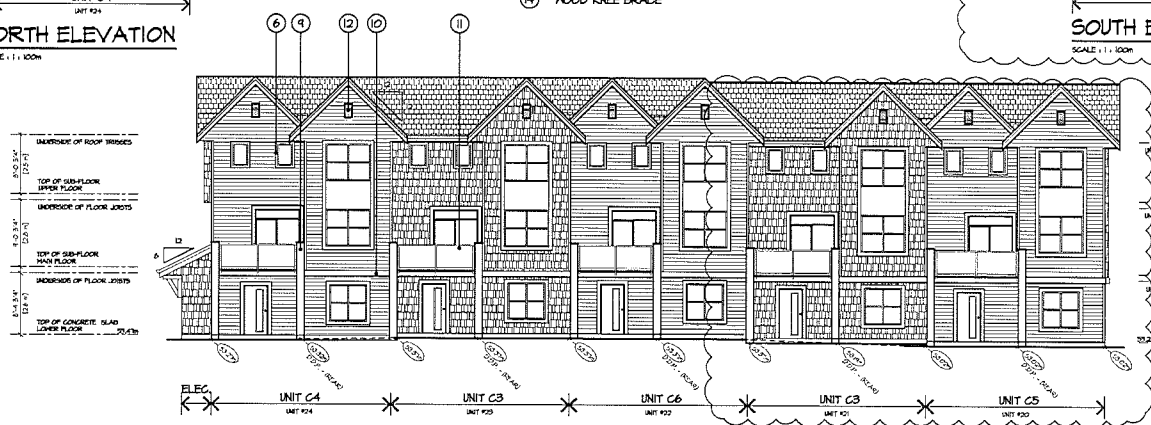
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2X10 MOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X10 MOOD FASCIA
- 4 HARDIE-SHINGLE SIDING
- 5 HARDIE HORIZONTAL SIDING
- 6 VINYL FRAMED WINDOWS WITH 2X4 TRIM
- 7 BRICK VENEER
- 8 VINYL FRAMED WINDOWS WITH 2X6 TRIM
- 9 12X12 BUILT-UP COLUMN
- 10 2X10 MOOD TRIM
- 11 42 1/8" HIGH POWDER COATED ALUMINUM RAILINGS
- 12 6MM TEMPERED GLASS PANELS
- 13 DECORATIVE LOUVER
- 14 STEEL ROD SUPPORT
- 15 WOOD KNEE BRACE



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

REV	DATE	BY	SCALE	DESCRIPTION
1	11/11/2014	UJA	1/4" = 1'-0"	1/4" = 1'-0"



CLIENT :	YOUNGEARTH DEVELOPMENTS
PROJECT :	23745 & 23831 DENNEY TRUNK RD., MAPLE RIDGE, B.C.
SHEET CONTENTS :	BUILDING ELEVATIONS

barnett dembek
ARCHITECTURE INC.
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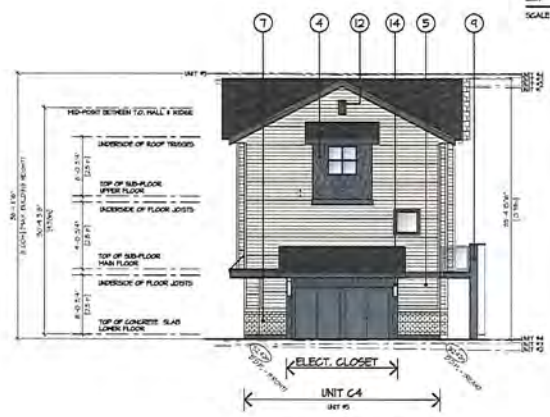
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17044	AC-45

BUILDING #5

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EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- 4 HARDIE-SHINGLE SIDING
- 5 HARDIE HORIZONTAL SIDING
- 6 VINYL FRAMED WINDOWS WITH 2x4 TRIM
- 7 BRICK VENEER
- 8 VINYL FRAMED WINDOWS WITH 2x6 TRIM
- 9 12x12 BUILT-UP COLUMN
- 10 2x10 WOOD TRIM
- 11 42" HIGHER HIGH POWDER COATED ALUMINUM RAILINGS 6/16 TEMPERED GLASS PANELS
- 12 DECORATIVE LOUVER
- 13 STEEL ROD SUPPORT
- 14 WOOD KNEE BRACE



WEST ELEVATION
SCALE: 1/4" = 1'-0"

- JAMES HARDIE - NIGHT GRAY
- BENJAMIN MOORE - KENDALL CHARCOAL
- JAMES HARDIE - ARCTIC WHITE
- BENJAMIN MOORE - SPANISH RED

NO.	DATE	BY	REVISION
1	10/10/18	JLH	ISSUED FOR PERMIT

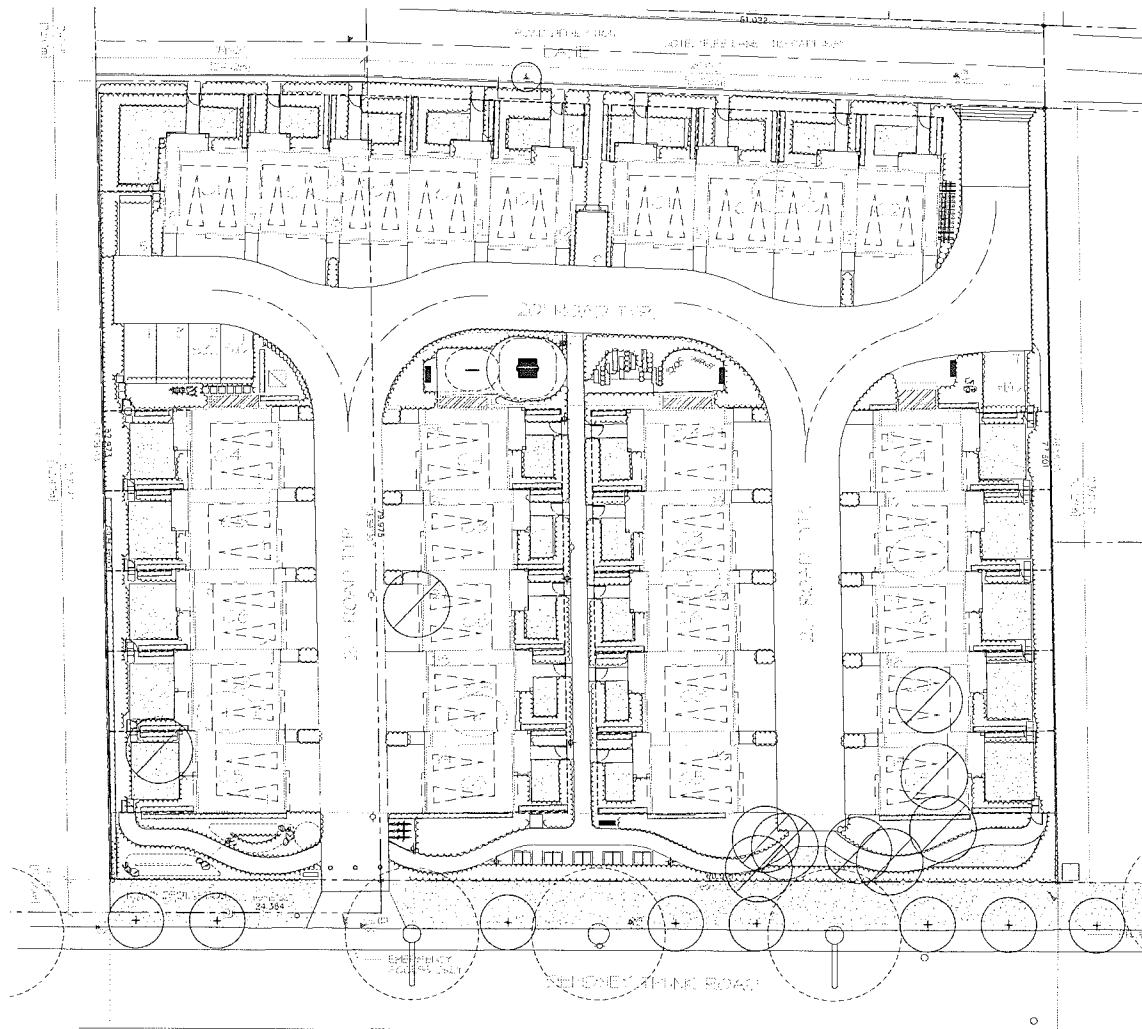
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DESIGN: J	L.F.D.	DATE: 1	10/10/18	SCALE: 1/4" = 1'-0"
CLIENT: YOUNG & RUBICAM	PROJECT: 2375 4 23RD AVE. TRUNK RD.	SHEET: 1	BUILDING ELEVATIONS	

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CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17049	AC-4.1

BUILDING #1



Tree Symbol Legend

Symbol	Meaning
Circle with a dot	EXISTING TREE
Circle with a cross	REMOVE TREE
Circle with a dot and a cross	REMOVE TREE
Circle with a dot and a cross	REMOVE TREE

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LANDSCAPE
ARCHITECTS
Suite C100 - 4185 5th Street Drive
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p: 604 294-0011 | f: 604 294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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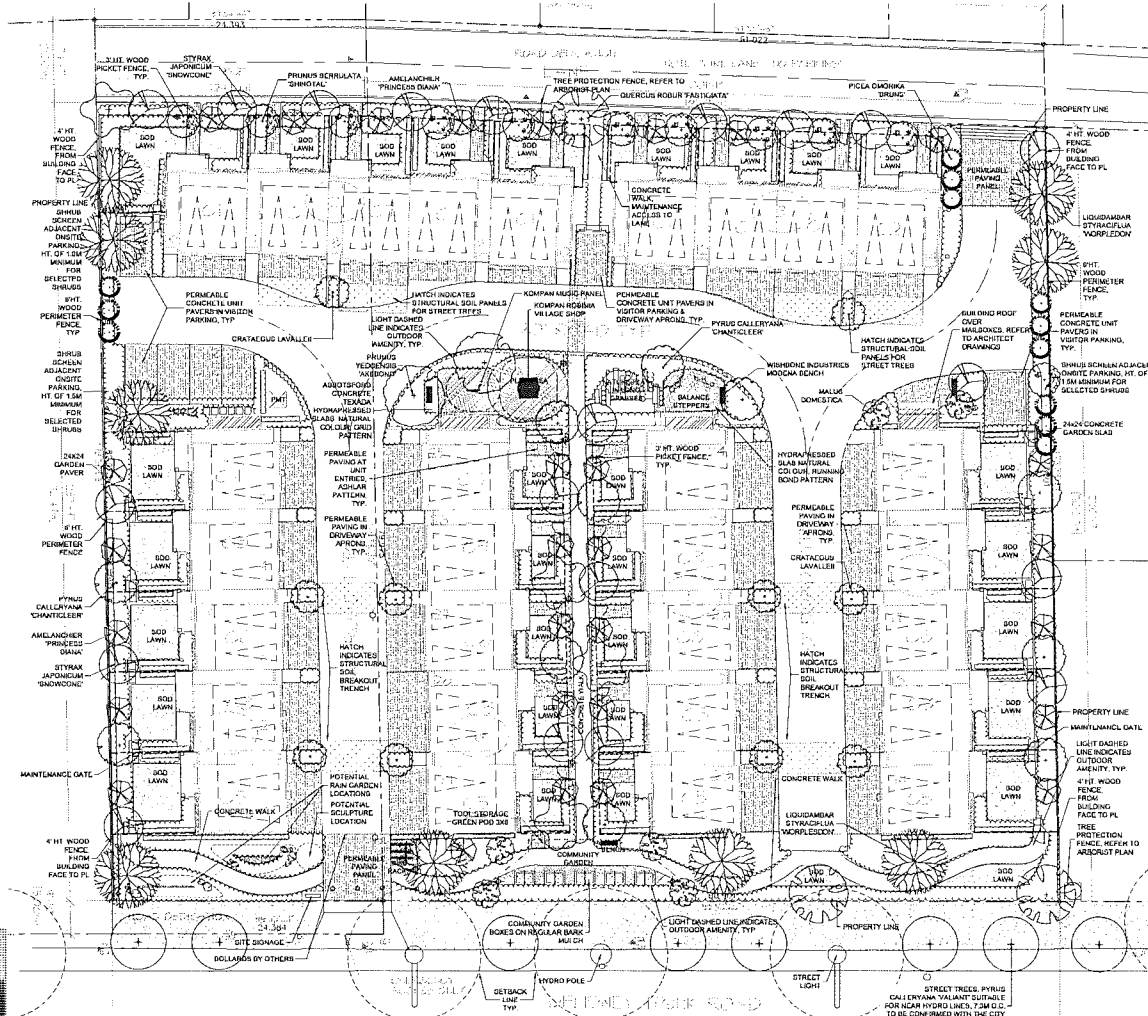
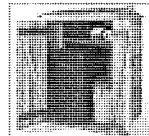
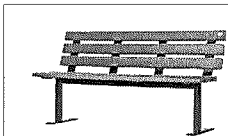
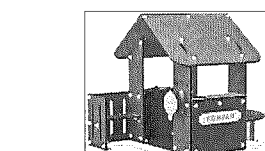
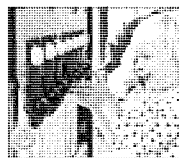
PROJECT:

29 UNIT TOWNHOUSE
23795-23831 DEWDNEY TRUNK RD
MAPLE RIDGE

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 18 JUN 05 DRAWING NUMBER:
SCALE: 1:200
DRAWN: CLG
DESIGN: CLG
CHECK: PCM

LO
OF 5



Lighting Legend

Symbol	Meaning
[Symbol]	Lighting Bollard
[Symbol]	Lighting Bollard

Outdoor Amenity Requirements

Requirement	Quantity
6.6m2 UNIT x 29 UNITS =	194m2
PERMEABLE PAVEMENT IN VISITOR PARKING	4.6m2
PERMEABLE PAVEMENT IN VISITOR PARKING	4.6m2

Stormwater Management

MAINTENANCE REQUIREMENTS ARE BEING MET WITH THE FOLLOWING: LOW IMPACT DESIGN MEASURES: PERMEABLE PAVEMENT IN VISITOR PARKING 4.6m2

TREE SCHEDULE

KEY	QTY	ROTATIONAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	1	AMERICAN BIRCH (BETULA PAPERIFERA)	AMERICAN BIRCH	100mm GAL, 1.5M STD, DAB
2	1	CRATAEGUS LAVALLEE	CRATAEGUS LAVALLEE	100mm GAL, 1.5M STD, DAB

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Burnaby, British Columbia, V5C 6G9
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DATE:

PROJECT:

29 UNIT TOWNHOUSE

23795-23831 DOWNEY TRUNK RD

MAPLE RIDGE

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 18 JUN 05

SCALE: 1:200

DRAWN: CLG

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OF 5

PMG PROJECT NUMBER: 18-097

18-097

Lighting Legend

Symbol	Model
	LIGHTING BOLLARD
	PEDESTRIAN LIGHTING ON 12" STANDARDS

Outdoor Amenity Requirements

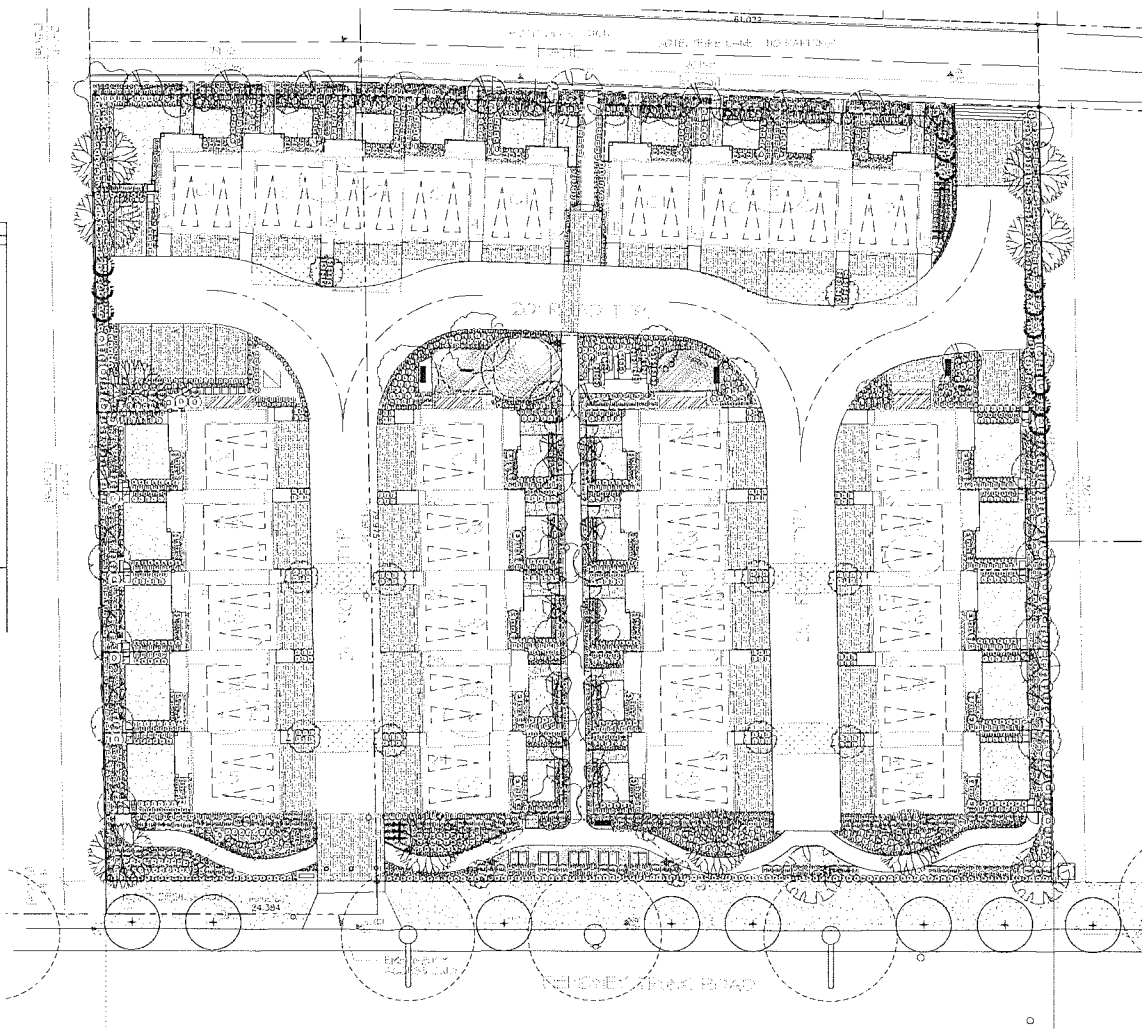
Requirement	Standard
5' DIA/2' UNIT x 25' UNIT x 14' DIA	14' DIA
PLAY / SOCIAL / COMMUNITY GARDENS	25' DIA

Stormwater Management

- IMPLY RIDGE STORMWATER RETENTION
- RETENTION AT ANY POINTS OF THE FOLLOWING LOW IMPACT DESIGN FEATURES:
 - PERMANENT PAVED DRIVEWAYS
 - ENTRY WALKS
 - PERMANENT PAVED DRIVEWAYS
 - POTENTIAL 31.5% IN RAIN GARDEN CAN BE PROVIDED
- REFER TO CIVIL ENGINEERING PLANS FOR DETAILS OF CULVERTS AND EXACT LOCATION & ALIGNMENT OF STORMWATER STRUCTURES

PLANT SCHEDULE				PMG PROJECT NUMBER: 18-057	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
129	1	AMELANCHIER x GRANDIFLORA 'PRINCIPAL DANCE'	PRINCESS DANCE SERVICEBERRY	8CM CAL, 1.8M STD, 840	
130	1	CRATAEGUS LAVALLE	LAVALLE Hawthorn	8CM CAL, 1.8M STD, 840	
131	1	LOQUANANNA SYZYNGIUM 'VORPESLOCH'	WOMPS EGGON STREET GUM	8CM CAL, 2M STD, 840	
132	1	MAGNOLIA ROSEANGLA 'RUSTICA RUBRA'	RUSTICA ROSE MAGNOLIA	8CM CAL, 1.8M STD, 840	
133	1	UNIQUE EXOTICA 'TUP'	FLUJAPICE	8CM CAL, 1.8M STD, 840	
134	1	PICULA GARDNERA 'BIRCH'	BIRCH GARDNERA SPRUCE	3.5M HT, 840	
135	1	PRUNUS SPENSERIANA 'SARACAT'	MT FUJI PRUNING CHERRY	8CM CAL, 1.8M STD, 840	
136	1	PRUNUS YEDDOENSIS 'AKOZONO'	GAYBREAK CHERRY	8CM CAL, 1.8M STD, 840	
137	1	PRUNUS CALIFORNIANA 'GRANDISLEAF'	GRANDISLEAF PLUM	8CM CAL, 1.8M STD, 840	
138	1	QUERCUS ROBUR 'FASSETTA'	FASSETTA ENGLISH OAK	8CM CAL, 1.8M STD, 840	
139	1	STRYKIA JAPONENSIS 'SINOYOKOIT'	SINOYOKOIT JAPANESE GINKGO	8CM CAL, 1.8M STD, 840	
140	1	ROXYWOOD		40 PFT, 10CM PHUNE TO BRIDGE, 20' C.C.	
141	1	ROXYWOOD		40 PFT, 10CM	
142	1	ROXYWOOD		40 PFT, 10CM	
143	1	ROXYWOOD		40 PFT, 10CM	
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NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER CALA STANDARD. * BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR SPECIFIC CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEASONS AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SCHEMATIC TO INCLUDE COVER HANDBOOK AND PRIMER VOLUME. * SUBSTITUTIONS MUST BE WRITTEN FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. * UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. * ALL ON A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. * SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * NO NO. 00 NOT PERMITTED IN CROWNING MECHANICAL UNITS AUTHORIZED BY LANDSCAPE ARCHITECT.



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p. 604-294-0011 ; f. 604-294-0022

SCALE:



11	18 JUN 20	UPDATE BUILDING FOOTPRINT/DOOR	CLG
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PROJECT:

29 UNIT TOWNHOUSE

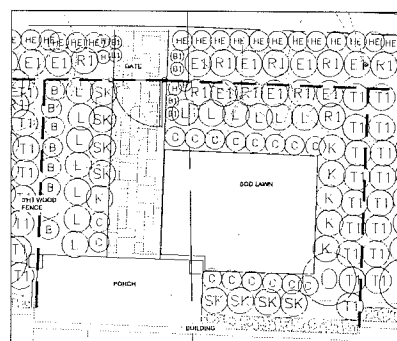
23795-23831 DEWDNEY TRUNK RD
MAPLE RIDGE

DRAWING TITLE:

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SCALE: 1:200
DRAWN: CLG
DESIGN: CLG
CHKD: PCM
DRAWING NUMBER: **L1**
OF 5

18077-7-2P PMG PROJECT NUMBER: 18-057



DWING PLAN - NORTH ASPECT

PLANT SCHEDULE NORTH ASPECT		
	BOTANICAL NAME	COMMON NAME
DRILLID		
1	BUNYUS SEMI-PARVIFLORA GREEN VILVET	BICKHOOD
2	LEUCOPHYA APICULATA RED-ROSE-CAMPANULUS	COLEBURY CAMPANULUS
3	KALMA LATIFOLIA L.P.	DWARF MARGARET'S DAISY
4	LOBELIA LONGISTYLIS MARGARET L.	SNOW PINK FLOWERS
5	CONARIS LUTULATA	FALLS FOX L.
6	ROSA MEDICA AND 'SCARLET'	MEDICINA ROSE, 'SCARLET'
7	DRIMYS APICATA RUSSULA	RUSSULA DRIMYS
8	THALIA OCCIDENTALIS 'DWARF GREEN'	DWARF GREEN CIGAR
GRASS		
9	EMMA CLAVA PAREIA	BOWEN'S GOLDEN SEDGE
10	HELIOTROPIS SCABRA (PINK FLOWERS)	PINK CAT CLAW
PURPLE/RED		
11	BUNGEA GONOLARIA	WINTER BUNGEA, HOPE PINK
12	HEMEROCALLIS SYLLA DORF	DAYLILY, 'YELLOW'

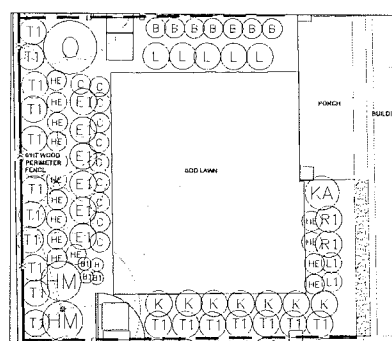
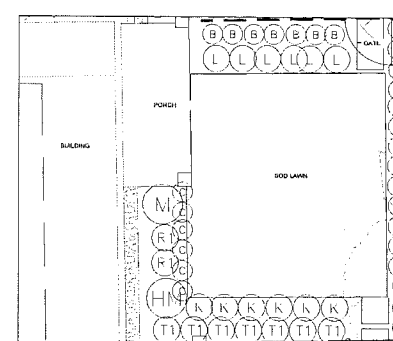
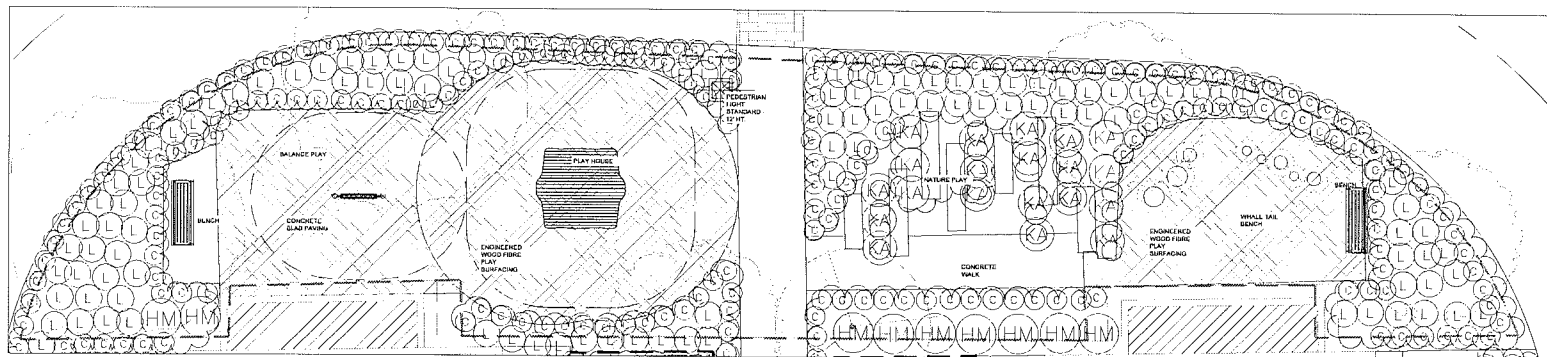
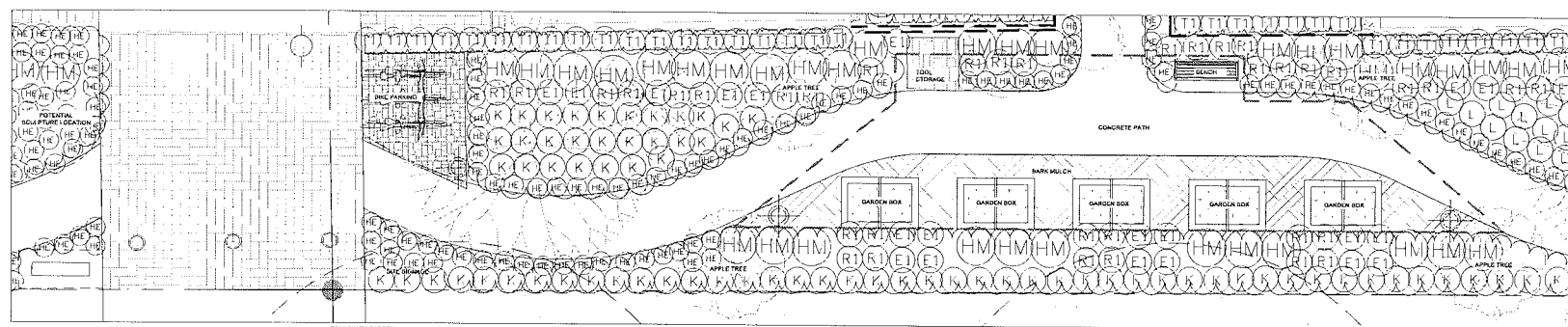


Figure 1: Single-stage, single-throw, double-acting hydraulic cylinder

PLANT SCHEDULE - WEST ASPECT		
KEY	BOTANICAL NAME	COMMON NAME
SPURGE	BURIED SHEPHERD'S CROCK GREEN YELLET LAWRENCE'S JAPANESE JADE-LEAVED PLANT KALAMATA LILLY TULIP LONCENA WHITE MARGUERITE LORE WILDING'S CAMELLIA TRILIA (COCOA/BLACK) SAMARANG	JAYAWOOD GOLDEN LILYBUSH JAVANESE MOUNTAIN JASMINE BOK-LEEN HORN TUGKIL MELINDA MINDI SCARLET EMERALD GREEN TULIP
GRASS	GLASSMOUNTAIN ACROSTICHA KARLE FORSTER CARLE LILIA AURITA ICE ACROSTICHA SCAMPURVENSIS	FEATHER REED ORASS BOKMOL'S GOLDEN SEDGE ICE LILAC ORASS
PERFUMAL	BENICAKA CORDOLIA HUMACRODIA'S STELLA D'OR HUMACRODIA'S STELLA D'OR HUMACRODIA'S STELLA D'OR	WINTER BERNISAKA, ROSE PINK DAKILLET, YELLOW DAKILLET, YELLOW DAKILLET, YELLOW

[illegible][illegible]

PROJECT

29 UNIT TOWNHOUSE

23795-23831 DEWDNEY TRUNK RD
MAPLE RIDGE

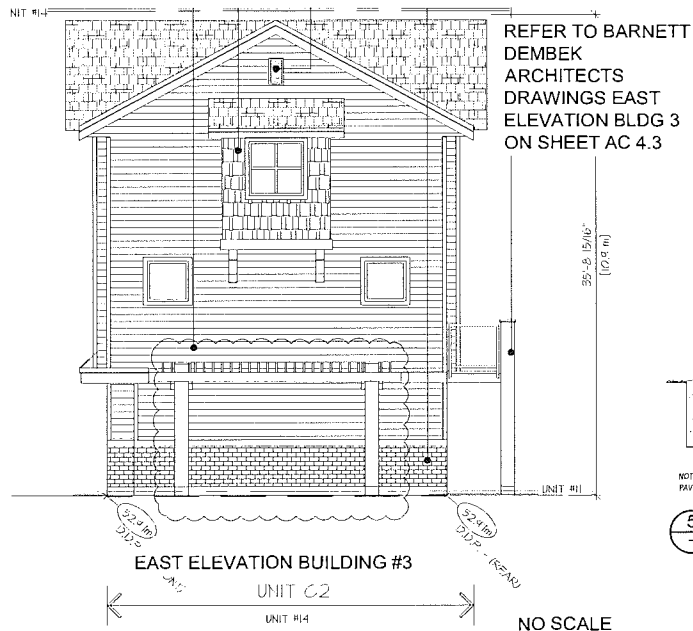
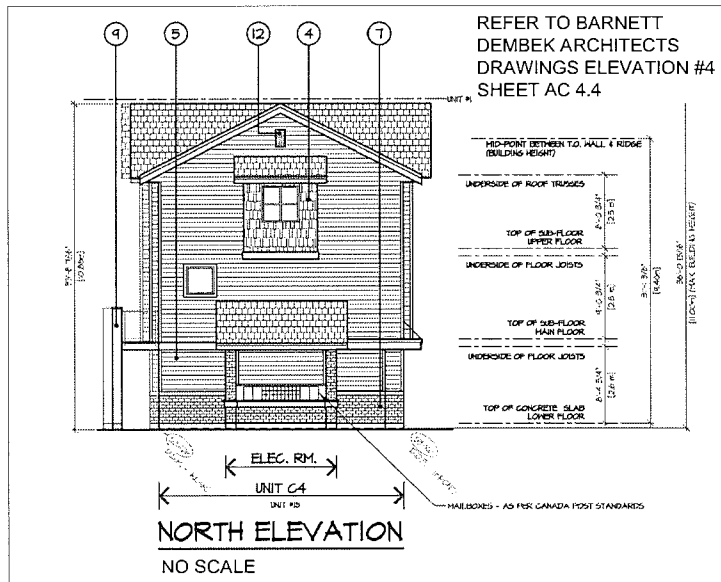
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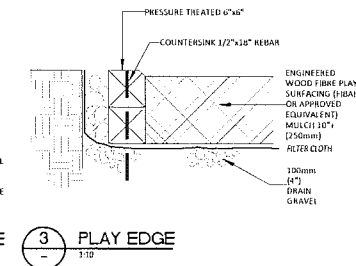
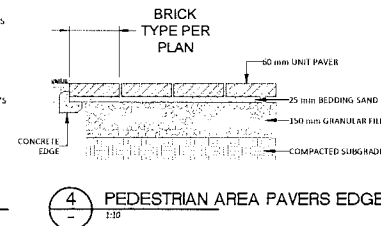
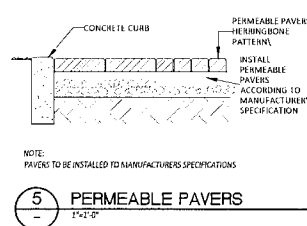
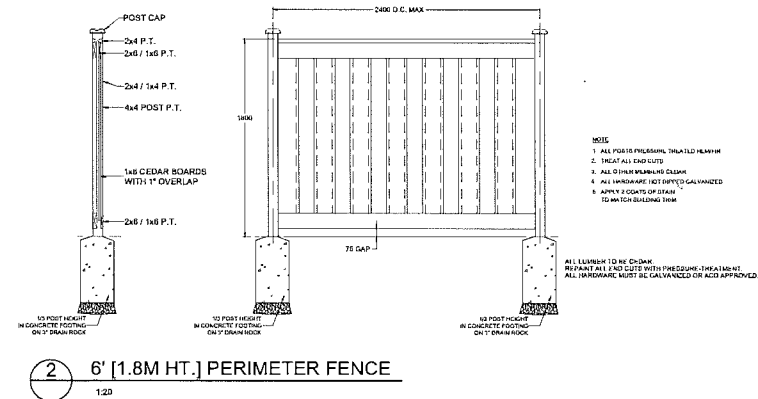
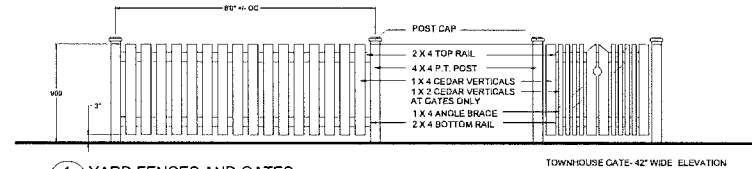
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PMG PROJECT NUMBER

18-097



- NOTES FOR ALL WOODWORK:
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
 2. ALL HARDWARE TO BE CORROSION RESISTANT
 3. APPLY TWO COATS OF STAIN TO MATCH BUILDING TO ARCH. SPEC. (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
 4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE



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p: 604 294-6011 f: 604 294-0022

SEAL:

1	DATE	REVISION	DESCRIPTION	BY
1	18 JUN 05			

1	DATE	REVISION	DESCRIPTION	BY
1	18 JUN 05			

CLIENT:

PROJECT:

29 UNIT TOWNHOUSE
23755-23831 DEWDNEY TRUNK RD
MAPLE RIDGE

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 18 JUN 05
SCALE: 1:200
DRAWN: CLG
DESIGNED: CLG
CHECKED: PCM

L4

OF 5

18/07-7.20

PMG PROJECT NUMBER: 18-097

Summary of Advisory Design Panel Resolutions

Following presentations by the project Architect and Landscape Architect, the Advisory Design Panel made the following resolution that:

That File No. 2018-012-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up (responses provided by the Architect and Landscape Architect are provided in italics):

Landscape Comments:

1. Consider improving the entrance experience to the site;

The site pedestrian entry is adjacent to the fire truck entry, where convenient bike racks and a continuous foot path from Dewdney Trunk Road allow comfortable access for pedestrians entering from the adjacent bus route. We anticipate the majority of pedestrian-oriented access to come from Dewdney Trunk Road. The City's Engineering Department has clarified that the lane is designed for vehicular circulation and not for pedestrians.

2. Provide pedestrian circulation and reduce conflict zones through the site with demarcated pedestrian crosswalks at entry, mailbox and central outdoor amenity;

As above, our special paving crossings are designed to bring pedestrians from the south through to the mews, across the internal drive to the lane on a continuous pedestrian-only path. Visitors will use the special paving crossing to access the mews and units to the south.

3. Remove parking stall from North pedestrian pathway to facilitate the narrowing of the space between the adjacent buildings to create a new pedestrian pathway at the vehicular entry to the site (reduce conflict between pedestrians and vehicles);

In communication with the City's Engineering Department, the preferred lane use is for vehicular access and not pedestrian circulation or parking. The path access to the north is anticipated to ease maintenance and is not marked with special paving to emphasize its utilitarian function.

4. Consider incorporating equipment for range of ages and motion play equipment in play area;

We have added a music panel for toddlers (6m-4 years), thus broadening the age range of play equipment from 6m to 5 years old (prior proposal 2-5 years).

5. Subject to compliance with City policies, move fire lane bollards closer to Dewdney Trunk Road;

Bollards coordinated with City to requested location.

6. Ensure lighting is provided on the walkway between Buildings 2 and 3.

Lighting in this proximity to buildings is provided by wall-mounted fixtures. In addition, as this is a utilitarian pathway, we do not believe that night-time circulation will occur often.

Architectural Comments:

1. Consider increased architectural character of the elevations exposed to Dewdney Trunk Road to create continuity with the architectural design of the interior facing elevations, as this road is a major transportation corridor for the City;

Units C3 and C5 (Buildings 1, 4, 5, and 6) were mirrored (entrance further away from Dewdney Trunk Road). Bump out was widened and shifted over to one side of the façade. Additional and larger windows were incorporated, and a side door leading into the garage was provided.

2. Add architectural character at the vehicular entry point to the building adjacent to create a sense of place;

A wooden trellis was incorporated at the end unit to provide a sense of place.

3. Consider using a different colour or material on the posts to differentiate from the architectural elevations and add depth.

The deck colours now alternate to provide contrast. A unit with predominantly white siding will have a grey deck, where a unit with predominantly grey siding will now have a white deck.

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-306-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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Lot grading plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Landscape plan ⁺⁺	<input checked="" type="checkbox"/>	<input 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:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
OCP Amending Bylaw No. 7577-2019;
Second Reading
Zone Amending Bylaw No. 7366-2017;
12149, 12131, 12127, 12117, 12097 and 12087 223 Street
and 22229 Brown Avenue

MEETING DATE: September 17, 2019
FILE NO: 2017-306-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 12149, 12131, 12127, 12117, 12097 and 12087 223 Street and 22229 Brown Avenue (Appendix A and B) from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit three 5-storey condominium buildings across the development site. Since first reading, the applicant added lands along 223 Street to the development site, allowing the number of units to be increase from 233 to 330 dwellings, while reducing the Floor Space Ratio (FSR) from 1.89 to 1.64. This brings the FSR to below the maximum FSR permitted by the RM-2 Zone, and bonus density payment or affordable units are not required.

The unit mix has been diversified since first reading by dividing the 330 units into: 12 studio units; 127 one-bedroom or one-bedroom with den units; 171 two-bedroom or two-bedroom plus “flex room” units; and 20 three bedroom units. Of these, 17 are adaptive units. A total of 561 off-street parking spaces are provided, of which 66 are visitor parking all located at grade.

Since first reading was given on October 10, 2017, the following applies:

- Town Centre Area applications are no longer exempted from Community Amenity Contributions (CAC). Therefore, a CAC payment of \$1,023,000 (330 x \$3,100) will apply; and
- New parking-related regulations require that each residential parking space, excluding visitor parking spaces, have roughed-in infrastructure capable of providing Level 2 charging.

The subject property is designated as Low-Rise Apartments and Single Family Residential in the Official Community Plan (OCP). The lots along 223 Street that have been incorporated into the development site and this require an OCP amendment so that the entire site has the same Low-Rise Apartments designation.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7366-2017 be given second reading, and be forwarded to Public Hearing;
- 2) 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. 7577-2019 on the municipal website and requiring that the applicant host a

Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

- 3) That Official Community Plan Amending Bylaw No. 7577-2019 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 4) That it be confirmed that Official Community Plan Amending Bylaw No. 7577-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 5) That Official Community Plan Amending Bylaw No. 7577-2019; be given first and second readings and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication on 223 Street, including truncation, and a portion of Brown Avenue as required;
 - iv) Consolidation of the subject properties;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vi) Registration of a Restrictive Covenant for Stormwater Management, including maintenance information;
 - vii) Registration of a Restrictive Covenant for protecting the proposed adaptive dwelling units;
 - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - ix) Registration of a Reciprocal Cross Access Easement Agreement;
 - x) Registration of a Statutory Right-of-Way for a public art-inspired corner pedestrian plaza;
 - xi) Removal of existing building/s;
 - xii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
 - xiii) That a voluntary contribution, in the amount of \$1,023,000 (\$3,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Platinum Enterprises Ltd. Avtar Johl

Legal Description: Lot 14 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot 15 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot 16 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot 17 District Lot 399 Group 1 New Westminster District Plan 1375; Lot 18 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot 19 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot G, Except Portions in Plans 19681, 59663, 63321 and LMP 27701, District Lot 399, Group 1, New Westminster District Plan 10689.

OCP:

Existing: Low-Rise Apartment and Single Family Residential
Proposed: Low-Rise Apartment

Zoning:

Existing: CD-1-00 (Seniors Apartment and Private Hospital)
RS-1 (One Family Urban Residential)
Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use: Apartments Zone: Land Use Contracts Designation: Low-Rise Apartment
South:	Use: Maple Ridge and Pitt Meadows School District 42 Office Zone: P-6 (Civic Institutional) and RM-3 (High Density Apartment Residential) Designation: Institutional
East:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Ground-Oriented Multi-Family Residential
West:	Use: Apartments Zone: Land Use Contracts Designation: Low Rise Apartment

Existing Use of Property:	Vacant and existing single residential dwellings
Proposed Use of Property:	Apartments
Site Area:	1.6 ha (3.9 acres)
Access:	Brown Avenue (south), 222 Street (West) and 222 Street (East)
Servicing requirement:	Urban Standard

Background:

The original subject site located at 22229 Brown Avenue, has been expanded since first reading in accordance with OCP policy, to add six (6) properties located at 12149, 12131, 12127, 12117, 12097 and 12087 223 Street (see Appendix A). The parcel at 22229 Brown Avenue is currently vacant, and the lots on 223 Street each have single residential units, some of which have single family houses. The overall site is generally flat in topography, and vegetated with grass and some trees.

The subject property is surrounded by multi-family apartment buildings to the north and west, the Maple Ridge and Pitt Meadows School District 42 office to the southwest, and single family dwellings to the east (see Appendix B). The site can be accessed from the south via Brown Avenue, or from the east via 223 Street. This project coupled with the Swiss Real (2017-061-RZ) project across Brown Street, will result in almost 1,300 new dwelling units to the Town Centre Area. This will have significant spin-offs, including more walk-in clientele for local business and greater vitality being created in the Town Centre Area.

2) Project Description:

The development proposal is for three 5-storey condominium buildings to be built in three phases on the subject property with approximately 26,433 m² (284,514 ft²) of gross floor area. It proposes a total of 330 market condominium units comprising: 12 studio units; 127 one-bedroom or one-bedroom with den units; 171 two-bedroom or two-bedroom plus “flex room” units; and 20 three bedroom units. The first building, to be located on the southern end of the site, will include 139 condominium units, building 2 will include 83 units and building 3 will contain 108 units (see Appendix D). It is anticipated that the three buildings will be completed one after the other.

A total of 561 off-street parking spaces (495 spaces in an underground level and 66 surface parking spaces for visitors) are provided on site. This meets the 561 spaces required by Off-Street Parking and Loading Bylaw 4350 – 1990. There will be 100 short term and 84 long term bicycle parking spaces, as well as nine (9) handicapped parking spaces. Small car parking space will make up 8.7% or 49 parking spaces in total, also in compliance with the bylaw. All of the underground parking spaces (495 spaces) will have electric vehicle level 2 rough in infrastructure as required by the bylaw.

There is sufficient open space, both passive and active, including a child play area. Given the prominent location of this project in the Town Centre Area, the southeast corner of 223 Street and Brown Avenue will have a small corner plaza with seating and surfacing with a public art-related design. Details will be developed and included in the development permit for Council issuance.

3) Planning Analysis:

i) Official Community Plan:

The development site is located within the North View Precinct of the Town Centre Area Plan. Development, an emerging community offering a mix of housing types, densities, and housing choices that cater to people of all ages, family types and income levels. Furthermore, it should provide residents with easy access to transportation choices, shops and services in the central business district, which in turn supports the vibrancy and viability of those shops and businesses. Higher density developments such as apartment buildings should be pedestrian-oriented with main entrances fronting public sidewalks, shallow setbacks, street-friendly facades and semi-public

outdoor spaces. Adequate private and semi-private green spaces, such as front, back, and courtyards should also be included.

The subject properties are currently designated Low-Rise Apartment and Single Family Residential. An OCP amendment (Appendix C) is required for the Low-Rise Apartment designation to be extended to the six (6) lots being added to this application. This designation allows the proposed RM-2 (Medium Density Apartment Residential) zoning and development.

The following policies apply to this proposal:

Official Community Plan Policies

3-33 Maple Ridge will encourage housing that incorporates “age-in-place” concepts and seniors housing designed to accommodate special needs.

There will be 17 residential units constructed in accordance with the adaptable dwelling unit provisions of the BC Building Code (BC Reg. 216/2006, Division B, Section 3.8.5) to support “age-in-place” senior housing. This is generally consistent with other projects in the Town Centre Area.

Town Centre Area Plan Policies

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

This project will increase the number of condominium units within walking distance to a range of shops, services, and transit in and around the Central Business District. The applicant has broadened the housing mix for the project to accommodate as many different buyers as possible.

3-10 Land assembly or lot consolidation proposed in conjunction with development, redevelopment, conversion, or infilling should meet the following conditions:

- a. That any residual lots or remaining land parcels are left in a configuration and lot area which are suitable for a future development proposal, or can be consolidated with other abutting residual lots or land parcels and complies with the applicable Land Use Designations and Policies of Section 3.3 of this Plan.*
- b. The use of any residual abutting lots or land parcels can continue to function in accordance with the applicable Land Use Designations and Policies of 3.3 of this Plan;*
- c. Residual abutting lots or land parcels are not isolated or left in a condition which is unsuitable for redevelopment...*

The applicant has optioned adjacent lots along 223 Street, including two (2) lots owned by the City. Thus, this policy has been satisfied to create a more suitable development site and preserve development potential of nearby lands.

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

This project will be five storeys in height, but situated among three and four storey low rise apartments and buildings to its north and west, as well as a row of single family homes to its east. The shadow study supplied by the applicant demonstrates that the impact is minimal on adjacent lots.

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

This project includes an underground parking garage in compliance with this policy and some convenience at grade parking for use by visitors.

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

This project complies with the height range envisioned by the policy.

2-5 Incorporating Rainwater Management practices into on-site and off-site development will be encouraged [...]. Some examples of Rainwater Management practices include:

- *bioretention areas;*
- *rainwater gardens;*
- *bioswales;*
- *landscaped curb bulges on street right-of-ways;*
- *rainwater harvest for irrigation; and*
- *green roofs.*

2-20 Energy efficient design and Best Management Practices are encouraged in all developments in the Town Centre.

2-22 Maple Ridge supports the green technologies that are embedded in the Town Centre Development Permit Guidelines and encourages the incorporation of these into development.

The project will meet Step 2 of the new Provincial Step Code. Provision of electrical charging rough-in for all underground resident parking stalls to allow for EV vehicles and reduce greenhouse gas emissions. Provision of reflective white roof technology by Soprema to provide a reduction of heat absorption and provide a more pleasing environment for the roof top decks for each of the buildings. Infiltration and bio-filtration elements are incorporated in the landscaping plans along the edges of surface parking areas. Provision of increased depth of on-site soils for infiltration and storage of rainwater. These project aspects will help to achieve the intent of the OCP sustainability policies.

In summary, this project increases the residential density within the North View Precinct, and provides a healthy unit mix as well as 17 adaptive dwelling units in close proximity to the central business district and its shops and services. The project's three 5-storey buildings conform with the intent of the OCP designation. The form and character is sensitive to the surrounding neighbourhood and will add urban fabric and generate more vitality the Town Centre Area.

ii) **Zoning Bylaw:**

The proposal is to rezone the expanded development site from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit three 5-storey condominium buildings (see Appendix C).

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

A total of 561 off-street parking spaces (495 spaces in an underground level and 66 surface parking spaces for visitors) are provided on site. This meets the 561 spaces required by Off-Street Parking and Loading Bylaw 4350 – 1990. There will be 100 short term and 84 long term bicycle parking spaces, as well as nine (9) handicapped parking spaces. Small car parking space will make up 8.7% or 49 parking spaces in total, also in compliance with the bylaw. All of the underground parking spaces (495 spaces) will have electric vehicle level 2 rough in as required by the bylaw (Appendix E).

iv) **Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations to the *Maple Ridge Zoning Bylaw No. 3510 -1985*:

- Section 7, Size of Buildings and Structures, be varied by increasing the height from 4 storeys and 15 metres to 5 storeys and 18.3 metres.

This variance is to increase the building height from 15 to 18.3 metres to accommodate an additional storey and roofline character elements over the 5th floor decks. This relaxation in the number of storeys and height is consistent with similar variances granted in the North View Precinct of the Town Centre Area. This variance will also allow for less site coverage and a greater amount of open space at ground level for common amenity space to provide a better and more livable outdoor environment.

- Section 6, Setbacks, be varied by allowing some decks and their associated supporting columns to project into setbacks.

A variance is required for the decks projecting into the setback areas. The required setback is 7.5 metres; however, the variance would allow a 6.0 metre setback to the face of the decks. The deck depth have been expanded in order to make it more useable, and avoid further indented the decks into the living space adversely impacting the livability of the unit. The area to the south property line is the School Board parking and service lot and is not adversely impacted. The area to the west property line is multi-family housing and will have a minimal impact, the same applies to the north and east property lines which are also future multi-family apartments.

A Development Permit application report will be forwarded for these and any additional variance that may be identified for this project in conjunction with final reading and the issuance of the Form and Character Development Permit.

v) **Community Amenity Contributions (CAC):**

This application is subject to City Community Amenity Contribution Policy. The voluntary contribution to be made before Final reading will be in the amount of \$1,023,000 (\$3,100/unit).

vi) Development Permits:

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

vii) Advisory Design Panel:

The application was reviewed by the ADP at a meeting held on July 17, 2019 and their comments and the applicant's responses can be seen in Appendix F.

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

viii) Development Information Meeting:

A Development Information Meeting was held at Maple Ridge Activity Centre on June 4, 2019. Thirteen (13) people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and is attached to this report in Appendix G.

4) Traffic Impact:

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

5) Interdepartmental Implications:

i) Engineering Department:

A Rezoning Serving Agreement will be required in conjunction with this application to address requirements such as road widening, construction of sidewalks and street lighting, servicing and utility upgrading and construction and implementation of traffic study requirements. The addition of six (6) lots and increase in the number of units may affect some requirements, and will be addressed as a condition of third reading.

ii) License, Permits and Bylaws Department:

The geotechnical report was deemed to be acceptable and a series of comments were made on matters to be addressed at the building permit stage.

6) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. The School District responded to the City referral in a letter dated January 9, 2018 attached in Appendix H

Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application to redesignate 6 lots from Single Residential to Low-Rise Apartment such that the development site has the same designation, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

CONCLUSION:

This rezoning will change the permitted density and uses from senior's housing and private hospital under the CD-1-11 Zone, to a full range of residential housing opportunities, within three (3) medium rise apartment buildings, offering a healthy mix of studio units and apartments with one to three units, plus 17 adaptive units to accommodate people with mobility restrictions and allow foraging in place. Attractively designed buildings are proposed (Appendix K). The density level is appropriate for the Precinct and will add to the vibrancy of the Town Centre Area. The request for 5 rather than 4 storeys, is justified because it frees the land for more active and passive open space, and will include a public art-inspired pedestrian corner plaza.

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7577 - 2019 that second reading be given to Zone Amending Bylaw No. 7366-2017, and that application 2017-306-RZ be forwarded to Public Hearing.

“Original signed by Adrian Kopystynski”

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

“Original signed by Chuck Goddard”

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

“Original signed by David Pollock” for

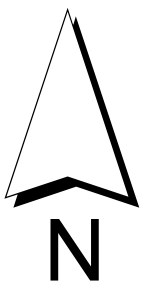
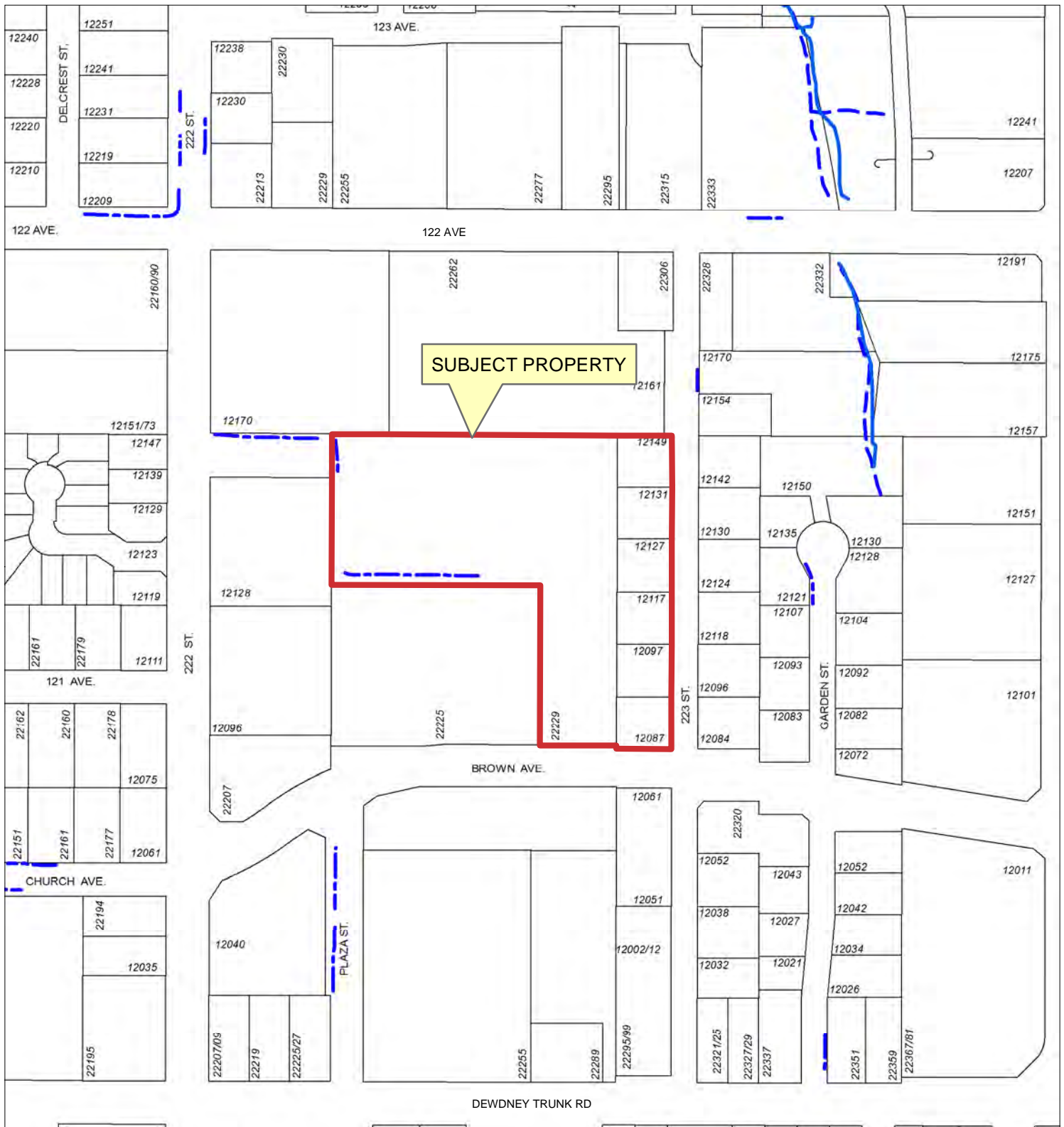
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Kelly Swift”

Concurrence: **Kelly Swift, MBA
Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7577 - 2019
Appendix D – Zone Amending Bylaw No. 7366 - 2017
Appendix E – Site Plan and Underground Parking Plan
Appendix F – Building Elevation Plans
Appendix G – Landscape Plan
Appendix H – DIM Report from applicant
Appendix I – ADP design comments
Appendix J – School District comments
Appendix K - Rendering



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

22229 BROWN AVENUE
12087/97, 12117/27/31/49 223 STREET

PLANNING DEPARTMENT



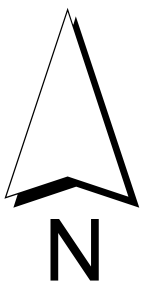
MAPLE RIDGE

British Columbia

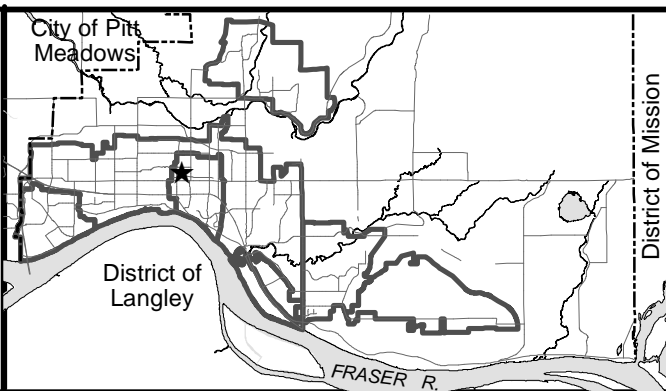
mapleridge.ca

FILE: 2017-306-RZ
DATE: Jun 28, 2019

BY: PC



Scale: 1:2,500



2229 BROWN AVENUE
12087/97, 12117/27/31/49 223 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-306-RZ
DATE: Jun 28, 2019

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7577-2019**

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7577-2019".
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 14 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752;
 Lot 15 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752;
 Lot 16 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752;
 Lot 17 District Lot 399 Group 1 New Westminster District Plan 1375;
 Lot 18 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; and
 Lot 19 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752;

and outlined in heavy black line on Map No. 1008, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

READ a first time the 1st day of October, 2019.

READ a second time the 1st day of October, 2019.

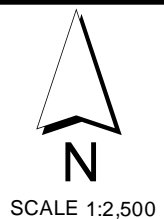
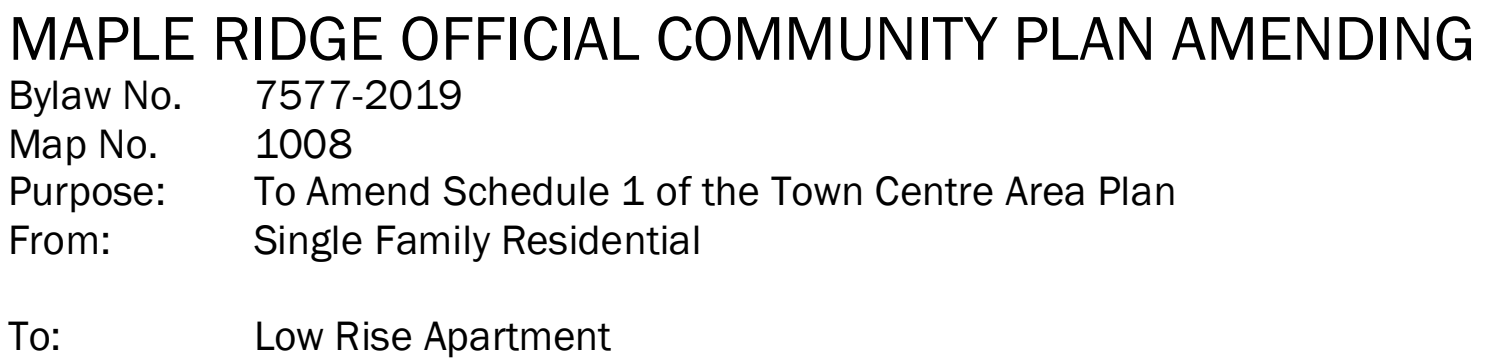
PUBLIC HEARING held the day of , 20

READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



BYLAW NO. 7366-2017

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. 7366-2017."
2. That parcels or tracts of land and premises known and described as:

Lot 14 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752;
 Lot 15 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752;
 Lot 16 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752;
 Lot 17 District Lot 399 Group 1 New Westminster District Plan 1375;
 Lot 18 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752;
 Lot 19 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; and
 Lot G, Except Portions in Plans 19681, 59663, 63321 and LMP 27701, District Lot
 399, Group 1, New Westminster District Plan 10689.

and outlined in heavy black line on Map No. 1727 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the 10th day of October, 2017.

READ a second time the 1st day of October, 2019.

PUBLIC HEARING held the day of , 20

READ a third time the _____ day of _____, 20_____

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

DEVELOPMENT DATA

ZONING:	RM-2
GROSS SITE AREA:	180,081.1 s.f. 16,730.63 s.m.
	4.13 Ac. 1.67 Ha.
NET SITE AREA:	174,496.7 s.f. 16,211.27 s.m.
	4.01 Ac. 1.62 Ha.
SITE COVERAGE: (Based on Net Site Area)	
PROPOSED:	36% 62,356.5 s.f. 5,793.1 s.m.
DENSITY: (Based on Gross Site Area)	
TOTAL 330 UNITS ±	80 U.P.A.C. 197 U.P.H.
DENSITY: (Based on Net Site Area)	
TOTAL 330 UNITS ±	82 U.P.A.C. 204 U.P.H.
F.S.R.: (Based on Net Site Area)	
ALLOWABLE:	1.0 ± (NET) 314,044.0 s.f. 29,800 U.P.H.
PROVIDED:	
NET FLOOR AREA:	137 230,496.2 s.f. ± 22,151.0 s.m.
(NOT INCLUDING CORRIDORS, STAIRS, LOBBY)	
GROSS FLOOR AREA:	1.63 284,513.3 s.f. ± 26,432.0 s.m.
(INCLUDES CORRIDORS, STAIRS, LOBBY)	

OPEN SPACE (AMENITY): (Based on Net Site Area)	
ALLOWABLE:	20% 34,899.3 s.f. 3,242.3 s.m.
PROVIDED:	33% 56,865.7 s.f. 5,283.0 s.m.

INDOOR AMENITY:	
BLDG. #1 (GROUND FLOOR)	3620.6 s.f. 336.4 s.m.
- KITCHEN / KASHROOM AREA	
- GYM / YOGA AREA	
- CARD & GAMES AREA	

ROOF TOP DECK:	
BUILDING #1	6,067.0 s.f. 563.6 s.m.
BUILDING #2	4,061.7 s.f. 377.3 s.m.
BUILDING #3	5,275.9 s.f. 490.1 s.m.
TOTAL:	15,404.6 s.f. 1,431.0 s.m.

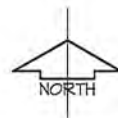
PARKING:	
REQUIRED:	
PER RM-2 ZONE (SCHEDULE 'A')	
1.5 / UNIT =	495 SPACES
VISITORS:	0.2 / UNIT = 66 SPACES
TOTAL REQUIRED:	561 SPACES
PROVIDED:	
U/G	495 SPACES
SURFACE	66 SPACES
TOTAL:	561 SPACES

ELECTRIC VEHICLE LEVEL 2 ROUGH-IN:	495 SPACES
H/V GARAGE:	9 SPACES
SMALL GARAGE:	49 (0.76%)
BICYCLE STORAGE:	
REQUIRED:	100
PROVIDED:	100
SHORT TERM:	100
LONG TERM:	84

VARIANCES REQUIRED:	
1. SETBACK TO DECKS = 6.0 m.	
2. BUILDING HEIGHT FROM 4 TO 5 STOREYS	

UNIT TYPE BREAKDOWN:	BLDG #1	BLDG #2	BLDG #3	TOTAL NO. OF UNITS
A/A1/A3 1 BED	21	4	20	56
B/B1a/B2 1 BED + DEN	26	25	20	71
C1 2 BED JR.	40	20	40	100
D/D2/S 2 BED	10	24	4	38
E/E1 2 BED + FLEX	18	0	15	33
F1/F2/F2a 3 BED	10	5	5	20
G/G2 STUDIO	8	0	4	12
TOTAL:	139 UNITS	83 UNITS	108 UNITS	330 UNITS
FLOOR PLATE AREA:				
GROUND FLOOR ±	21,396.0 S.F.	14,620.3 S.F.	17,440.6 S.F.	TOTAL GROSS FLOOR AREA
TYPICAL x 4 FLOORS ±	44,904.3 S.F.	58,458.7 S.F.	72,181.6 S.F.	
TOTAL:	121,306.1 S.F.	73,079.0 S.F.	90,226.2 S.F.	284,513.3 S.F.
	11,269.7 S.M.	6,789.3 S.M.	8,373.2 S.M.	26,432.2 S.M.

UNIT BREAKDOWN:	IMPERIAL	METRIC	NO. OF UNITS	IMPERIAL	METRIC
A 1 BED	358.1 s.f.	33.0 s.m.	30	16,743.0 s.f.	1,555.5 s.m.
A1 1 BED (ADAPTABLE)	616.9 s.f.	57.3 s.m.	4	5,551.2 s.f.	515.7 s.m.
A2 1 BED	584.2 s.f.	54.1 s.m.	8	4,113.6 s.f.	431.9 s.m.
A3 1 BED	569.0 s.f.	52.3 s.m.	4	5,067.0 s.f.	470.7 s.m.
B 1 BED + DEN	649.7 s.f.	60.4 s.m.	62	40,281.4 s.f.	3,742.3 s.m.
B1a 1 BED + DEN	700.7 s.f.	65.1 s.m.	5	3,503.5 s.f.	325.5 s.m.
B2 1 BED + DEN	655.3 s.f.	60.9 s.m.	4	2,621.2 s.f.	243.5 s.m.
C1 2 BED JUNIOR	754.3 s.f.	70.1 s.m.	100	75,430.0 s.f.	7,007.7 s.m.
D 2 BED	851.1 s.f.	79.1 s.m.	4	3,404.4 s.f.	316.3 s.m.
D2 2 BED	857.4 s.f.	79.7 s.m.	10	8,574.0 s.f.	796.6 s.m.
E 2 BED + DEN	850.1 s.f.	79.0 s.m.	23	19,552.3 s.f.	1,816.5 s.m.
E1a 2 BED + DEN	848.3 s.f.	78.9 s.m.	10	8,483.0 s.f.	794.5 s.m.
F1 3 BED	915.2 s.f.	85.0 s.m.	5	4,576.0 s.f.	425.1 s.m.
F2 3 BED	940.9 s.f.	87.4 s.m.	5	4,704.5 s.f.	437.1 s.m.
F2a 3 BED	950.4 s.f.	89.0 s.m.	10	9,504.0 s.f.	890.4 s.m.
G STUDIO (ADAPTABLE)	563.9 s.f.	52.4 s.m.	8	4,511.2 s.f.	419.1 s.m.
G2 STUDIO	426.0 s.f.	39.6 s.m.	4	1,704.0 s.f.	158.3 s.m.
S 2 BED	791.3 s.f.	73.5 s.m.	24	18,991.9 s.f.	1,764.4 s.m.
NET FLOOR AREA:			TOTAL:	330 = 230,496.2 s.f.	22,151.0 s.m.
GROSS FLOOR AREA: (INCLUDES LOBBY, STAIRS, CORR. ETC.)				284,513.3 s.f.	26,432.2 s.m.
ADAPTABLE UNITS:	17 UNITS	5.2%			



CONCEPTUAL SITE PLAN

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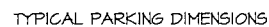
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1	2024	AC-21	1

CLIENT:	PLATINUM ENTERPRISES LTD.
PROJECT:	APARTMENT BUILDINGS
LOCATION:	BROWN AVENUE, VANCOUVER, B.C.
DATE:	Aug 2, 2024
SCALE:	1:1000

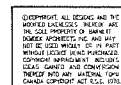
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DATE:	1
SCALE:	1
SCALE:	1

CLIENT:	PLATINUM ENTERPRISES LTD.
PROJECT:	APARTMENT BUILDINGS
LOCATION:	BROWN AVENUE, VANCOUVER, B.C.
DATE:	Aug 2, 2024
SCALE:	1:1000
SCALE:	1

CLIENT:	PLATINUM ENTERPRISES LTD.
PROJECT:	APARTMENT BUILDINGS
LOCATION:	BROWN AVENUE, VANCOUVER, B.C.
DATE:	Aug 2, 2024
SCALE:	1:1000
SCALE:	1



U/G PARKING	=	445 SPACES	(INCLUDES 34 SMALL CARPARK & 6 H/C SPACES)
SURFACE PARKING	=	66 SPACES	(INCLUDES 13 SMALL CARPARK & 3 H/C SPACES)
TOTAL	=	511 SPACES ±	


[illegible]

CLIENT :	PLATINUM ENTERPRISES LTD.	DESIGN :	PM
PROJECT :	APARTMENT BUILDINGS APARTMENT BUILDINGS BRONX AVENUE MAPLE RIDGE	DATE :	Sept. 8 88
SHEET CONTENTS :	W/6 PARKING LAYOUT	SCALE :	

barnett dembek

UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: moll@darkltx.com

CLIENT NO. 466	SHEET NO. AC-22
PROJECT NO. P024	REV. NO. 



223rd STREET ELEVATION



BROWN AVENUE STREET ELEVATION

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CLIENT: PLATINUM ENTERPRISES LTD.
PROJECT: APARTMENT BUILDINGS
LOCATION: BROWN AVENUE, MAPLE RIDGE
DESIGNER: BARNETT DEMBEK ARCHITECTS INC.

CLIENT: PLATINUM ENTERPRISES LTD.	PROJECT: APARTMENT BUILDINGS	LOCATION: BROWN AVENUE, MAPLE RIDGE	DESIGNER: BARNETT DEMBEK ARCHITECTS INC.
DATE: Aug 2, 2018	SCALE: 1/8" = 1'-0"	DATE: Aug 2, 2018	SCALE: 1/8" = 1'-0"

CLIENT NO. 466	SHEET NO. AC-3.2
PROJECT NO. 17024	REV. NO. 1



WEST ELEVATION



SOUTH ELEVATION - Brown Avenue

SCHEDULE OF FINISHES

- ① HARDI PANEL SIDING
- ② EASY TRIM
- ③ HORIZONTAL HARDI SIDING - 1" PROFILE
- ④ HORIZONTAL HARDI SIDING - 6" PROFILE
- ⑤ LEDGESTONE
- ⑥ PREFAB METAL FRAMED GLASS RAILING
- ⑦ KNEE BRACES
- ⑧ WOOD POST
- ⑨ VINYL FRAMED WINDOWS
- ⑩ PRIVACY SCREEN
- ⑪ WINDOW TRIMS, BELLY BAND, FACIA, OTHER TRIM
- ⑫ SOFFITS ABOVE MAIN ENTRY & STREET SIDE
- ⑬ SOFFITS REMAINDER OF BUILDING
- ⑭ GUTTERS
- ⑮ DOWNPIPES - TO MATCH SIDING
- ⑯ SLOPE ROOF
- ⑰ FLAT ROOF
- ⑱ FRONT ENTRY FEATURE

COLOUR SCHEME A1

- HARDI COBBLESTONE STUCCO FINISH
- TO MATCH PANNELLING
- HARDI RICH ESPRESSO WOODGRAIN FINISH
- HARDI OLD CHERRY WOODGRAIN FINISH
- MIDNIGHT STACK T6004
- SHADOW BLACK
- TEXAS HONEY BROWN
- TEXAS HONEY BROWN
- BEIGE
- BLACK
- SHADOW BLACK
- TEXAS HONEY BROWN
- BLACK
- BLACK
- KAYCAN 20 PRESTIGE BEIGE OR 60 MOCHA
- BLACK
- WHITE ROOF
- BENJAMIN MOORE CITRINE AF-370

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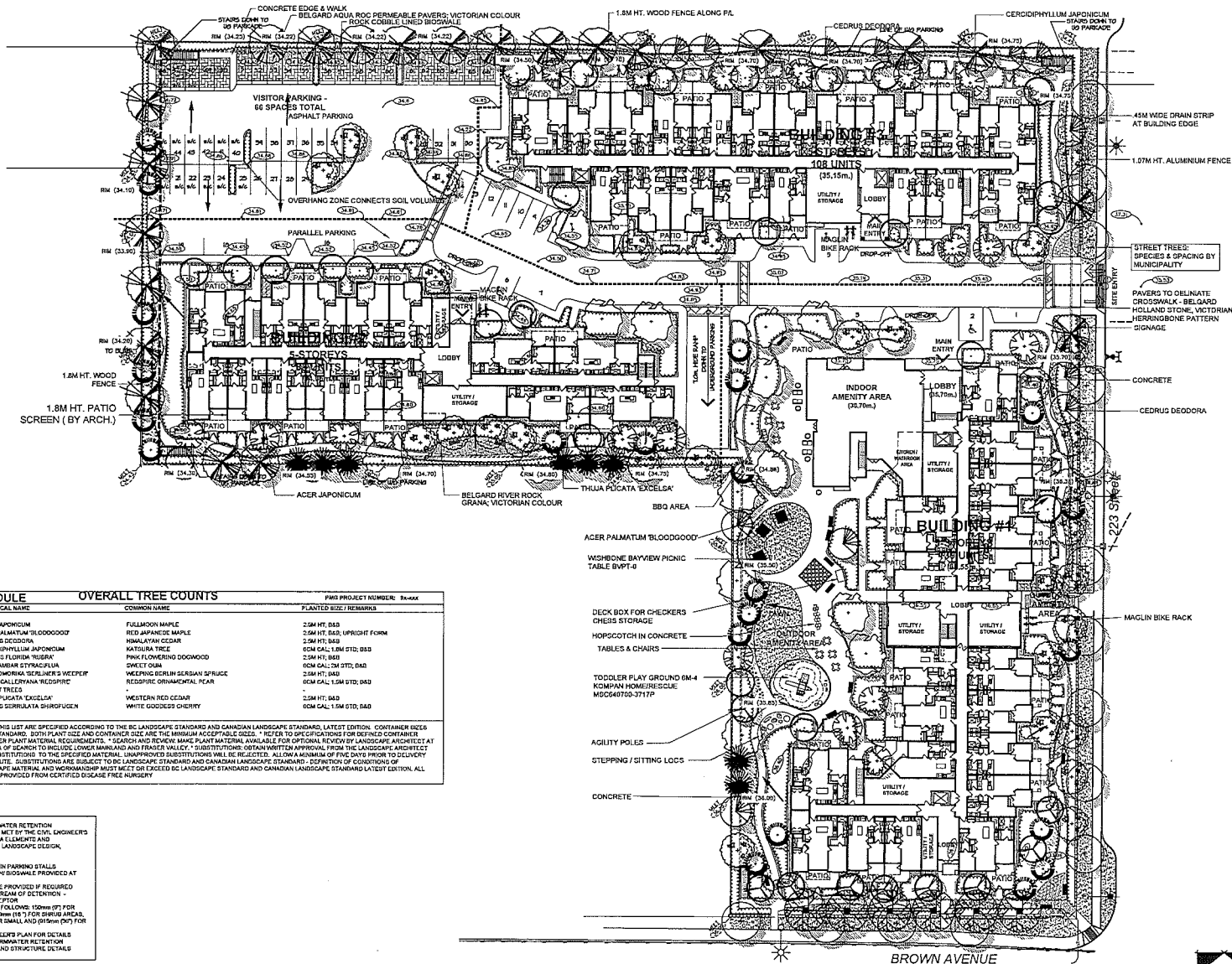
PLANET ENTERPRISES LTD.
APARTMENT BUILDINGS
223RD STREET, VANCOUVER, B.C.
BUILDING ELEVATIONS
BUILDING NO. 1

UNIT 132
7236 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@planet.com

CLIENT NO. 466
PROJECT NO. 17024
SHEET NO. AC-6.1B
REV. NO. 1

BUILDING #1
 COLOUR SCHEME 'A1'



PLANT SCHEDULE			
REF.	CITY	SCIENTIFIC NAME	COMMON NAME
18		ACER JAPONICUM	FULLMOON MAPLE
19		ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE
20		CERISUS DECIDUA	HIMALAYAN CEDAR
21		CERISUS DECIDUA	PATISSIA TREE
22		CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD
23		LIQUIDAMBAR STRYACIFLUA	SWEET GUM
24		PRUNUS GALLERIANA 'REDSPICE'	WEeping REDBUD
25		PRUNUS GALLERIANA 'REDSPICE'	REDSPICE ORNAMENTAL PEACH
26		PRUNUS GALLERIANA 'REDSPICE'	WESTERN RED CEDAR
27		PRUNUS GALLERIANA 'REDSPICE'	WHITE DOGWOOD CHERRY
28		PRUNUS GALLERIANA 'REDSPICE'	WHITE DOGWOOD CHERRY
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100		PRUNUS GALLERIANA 'REDSPICE'	WHITE DOGWOOD CHERRY

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pmg
LANDSCAPE ARCHITECTS
Suite 1000 - 4185 Glenview Drive
Burnaby, British Columbia, V5C 6C3
P: 604 294-0011 ; F: 604 294-0022

SEAL:

1	DATE	17 NOV 22	DRAWING NUMBER	L1
2	SCALE	1:300		
3	DRAWN	MM		
4	DESIGN	MM		
5	CHECKED	PC		

NO. DATE REVISION DESCRIPTION DTR

CLIENT:

PROJECT:

APARTMENT BUILDINGS
22225 BROWN AVE.
MAPLE RIDGE, B.C.

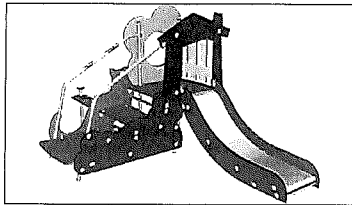
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DATE: 17 NOV 22
SCALE: 1:300
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DESIGN: MM
CHECKED: PC

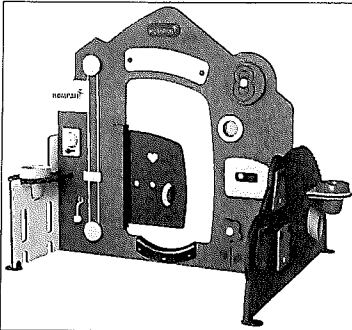
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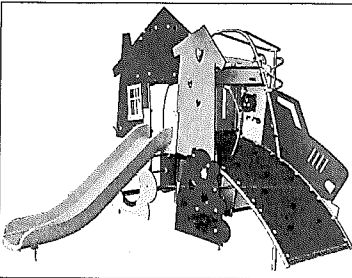
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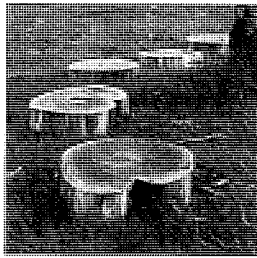
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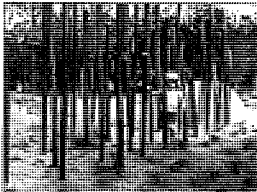
KOMPAN HOME AND DARECH - SWING



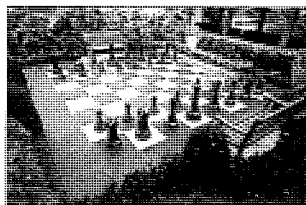
KOMPAN HOME CASTLE
MICH45702-3179



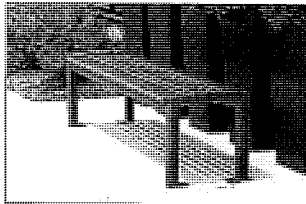
STEPPING / BITTING LOGS



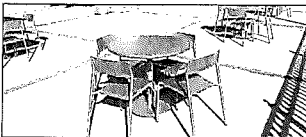
STANDING POST



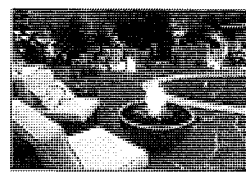
CHESSBOARD PAVING



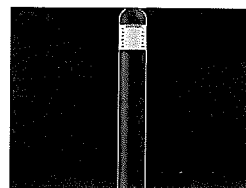
MAJAN BENCH



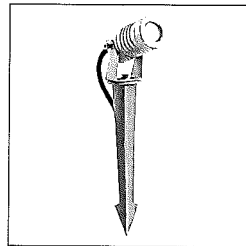
MAJAN TABLE AND CHAIR



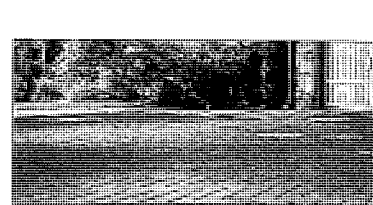
SOLID DECOR FIRE PIT - 48" HEAT KILN



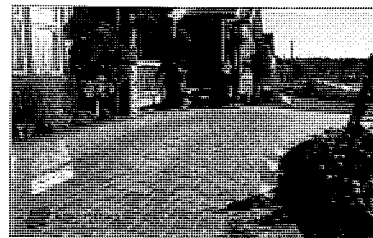
LUMBAR TAILING BOLLARD



LUMBAR UTAH MINE ACCENT FLOOD LIGHT



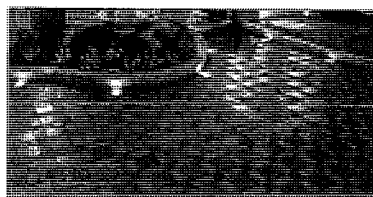
BELGARD AQUA ROCK - VICTORIAN



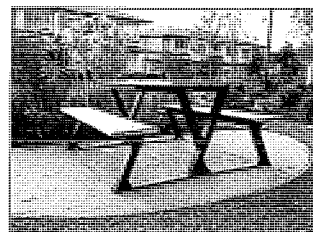
ABERTSFORD CONCRETE STANDARD PAVING



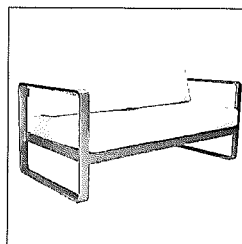
BELGARD ROCK ROCK DRAGON - VICTORIAN



ABERTSFORD CONCRETE PAVING LIGHTING



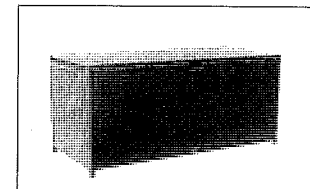
WILSON DAYVIEW PICNIC TABLE



HAJER LIFT LOWCART



MAJAN 1000 SERIES BENCH - BLACK



BATANA BENCH WITH WHEELS AND HANDLE

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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G2
P: 604-294-0011 ; F: 604-294-0022

SCALE:

1	20' X 30' X 40'	NOT TO SCALE	1"
2	20' X 30' X 40'	NOT TO SCALE	1"
3	20' X 30' X 40'	NOT TO SCALE	1"
4	20' X 30' X 40'	NOT TO SCALE	1"
5	20' X 30' X 40'	NOT TO SCALE	1"
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7	20' X 30' X 40'	NOT TO SCALE	1"
8	20' X 30' X 40'	NOT TO SCALE	1"
9	20' X 30' X 40'	NOT TO SCALE	1"
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NO.	DATE	REVISION	DESCRIPTION	BY
1				
2				
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CLIENT:

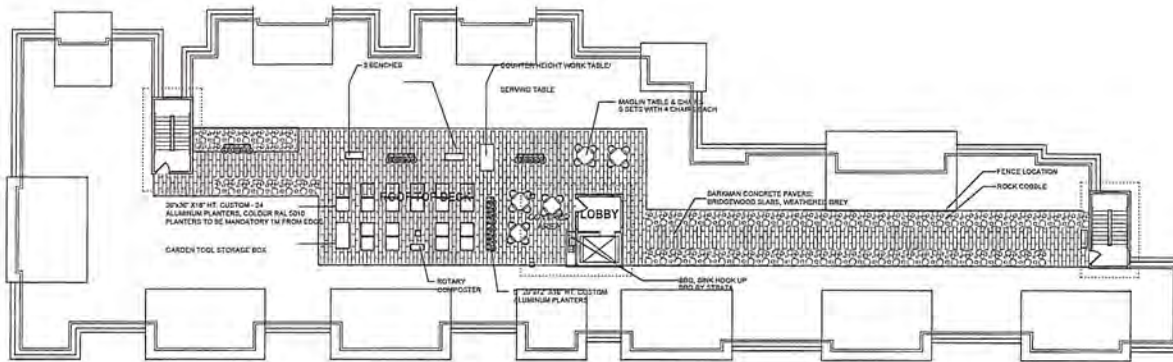
PROJECT:

APARTMENT BUILDINGS
22229 BROWN AVE.
MAPLE RIDGE, B.C.

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 17 NOV 22 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: MM
DESIGN: MM
CHECK: PMH
OF 13

PMG PROJECT NUMBER: 17-248



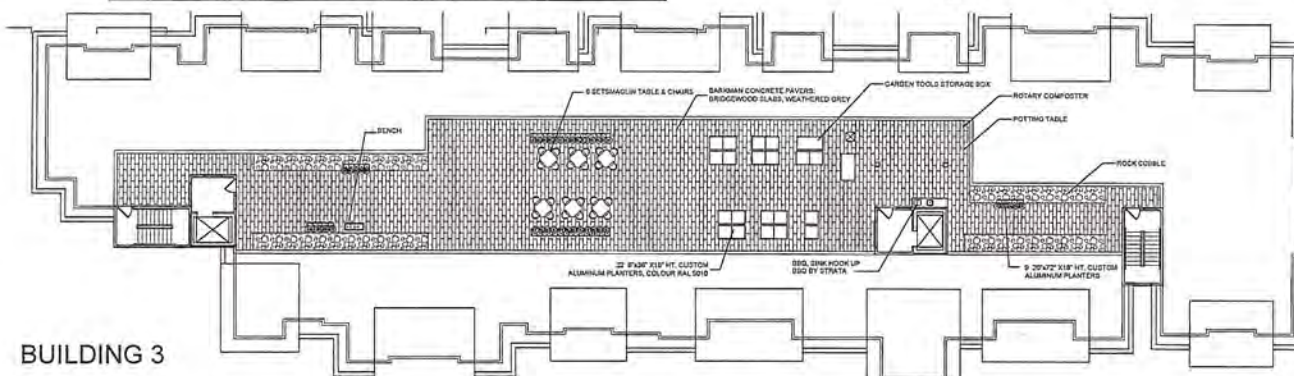
BUILDING 2

PLANT SCHEDULE		PMD PROJECT NUMBER: 17-004	
SET	SPQ	COMMON NAME	PLANTED SET / REMARKS
GRASS	4	CALAMAGROSTIS ACUTIFLORA KARL FOCKERSTER	FEATHER REED GRASS #1 POT
	5	STIPA TENAZISSIMA	MEXICAN FEATHER GRASS #1 POT
PERENNIAL	12	SEDUM ALBUM VAR. MICRANTHUM 'CORAL CARPET'	CORAL CARPET CORAL CARPET STONECROP SCM POT

NOTES: *PLANT SIZE IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZE SPECIFIED AS PER ONLY STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. *REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRINCE GEORGE VALLEY. *SUBSTITUTIONS: SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD. *DESCRIPTION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

PLANT SCHEDULE				PMD PROJECT NUMBER: 17-004	
SET	QTY	SCIENTIFIC NAME	COMMON NAME	PLANTED SET	REMARKS
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BUILDING 3



MUSON LOFT LOVESEAT



WILDBONE BAYVIEW PICNIC TABLE



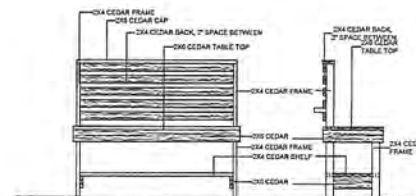
MAGNUM TABLE AND CHAIR - FORD SERIES - COLOUR SILVER 14



LEE VALLEY DUAL BATCH ROLLING COMPOSTER



POTTING TABLE



NOTES: ALL CEDAR TO BE NO. 2 GRADE OR BETTER, FREE OF SPLINTERS
ALL PIECES TO BE JOINED TOGETHER

1 POTTING TABLE/ BENCH

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pmg
LANDSCAPE
ARCHITECTS

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p: 604 294-0211 | f: 604 294-0222

SCALE

1	24\"/>
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CLIENT:

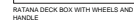
PROJECT:

APARTMENT BUILDINGS
22225 BROWN AVE.
MAPLE RIDGE, B.C.

DRAWING TITLE:
ROOFTOP
LANDSCAPE PLAN

DATE: 18-AUG-22
SCALE: 1/8\"/>

1748-7-2P PMG PROJECT NUMBER: 17-248



17-248

1. Introduction

The following report is submitted to the City of Maple Ridge to summarize the results of the Development information meeting for the above application.

The Public Information Meeting (DIM) for the City of Maple Ridge Application No. 2017-306-RZ, located at 22229 Brown Ave, 12087, 12097, 12117, 12127, 12131 and 12149 223 Street was held on June 4, 2019 from 6:00 p.m. to 8:00 p.m. at the Maple Ridge Senior Activity Centre. The purpose of the DIM was to present the proposed development plans, and gain feedback from the community.

2. Public Information Meeting (June 4, 2019)

2.1. Notification

Per City policy, the public was notified through a direct mail-out to neighbouring properties.

The City of Maple Ridge staff generated and provided the mailing labels for all properties within 100 meters of the development site. A total of 471 notifications were mailed out on May 23, 2019, approximately 11 days prior to the DIM. A copy of the mail-out invitation can be found in *Appendix A*.

The notification provided general information including an overall description of the development, location of the DIM and a locational map of the subject site to provide context. Contact information was provided on the invitation for anyone who wished to ask a question, inquire, or make a comment if unable to attend the meeting.

2.2. Public Information Meeting Logistics

The DIM was held at the Maple Ridge Senior Activity Centre (12150 224 Street, Maple Ridge, BC). The venue location, parking availability, and total space of the setting were suitable to host the DIM. The meeting was scheduled from 6:00 p.m. to 8:00 p.m. on Tuesday June 4, 2019. The consulting team prepared the meeting room in advance of the publicly advertised start time.

The consulting team in attendance included:

- Patricia Campbell – PMG Landscape Architects
- David Walls – Barnett Dembek Architects Inc
- Avtar Johl – Project Manager
- Ron Antalek – Marketing

2.3. Public Information Meeting Details

A total of thirteen (13) attendees signed the attendance sheet (see *Appendix C*). All 13 attendees who signed in provided their address and either reside or have a property interest in the community.

The DIM was arranged in an open house format where community members viewed display boards and had the opportunity to ask questions to the project team members. A total of eleven (11) display boards were exhibited at the DIM. Tables and chairs were setup in the middle of the room to allow members of the public to fill in their questionnaire and comment sheet.

The display boards that were presented at the meeting provided the details for the zoning bylaw, architectural, landscape and engineering key plan.

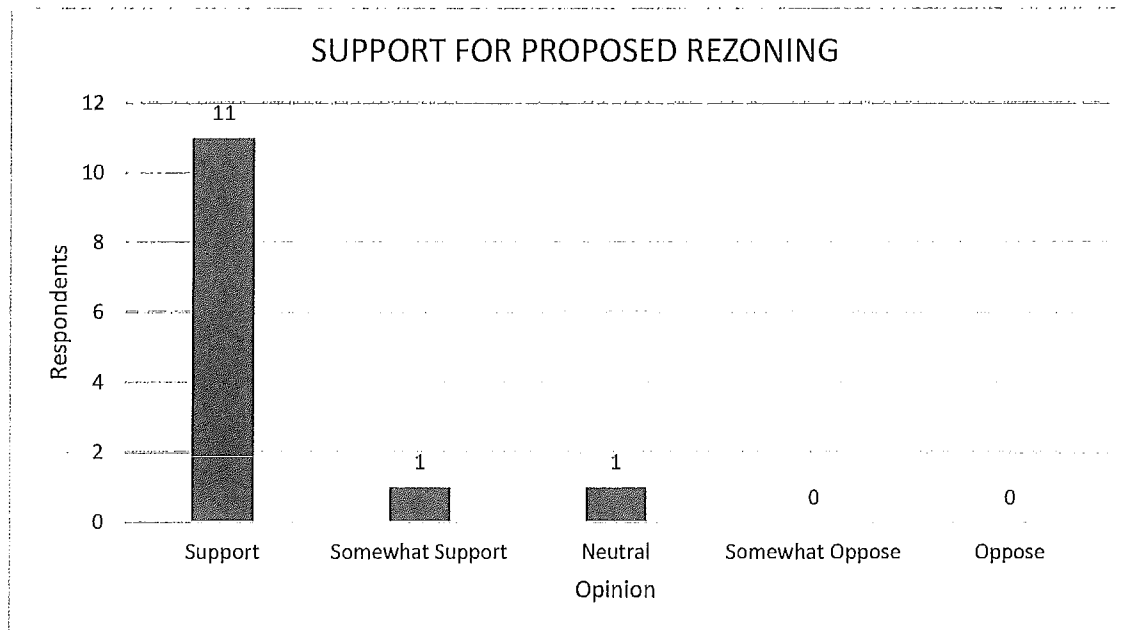
In addition to these display boards a Questionnaire / Comment Sheet was provided to the public (see *Appendix D*.) The questionnaire / comment sheet could either be completed at the meeting and returned to the project team or returned by email. Eight (8) comment sheets were completed at the DIM and four (4) comment sheet were delivered by hand at the DIM and one (1) comment sheet was e-mailed the next day for a total of thirteen (13) comment sheets.

3. Public Information Meeting Results

A questionnaire was prepared to gather public input on the proposed development. The questionnaire was designed with three questions regarding the project.

3.1. Question 1

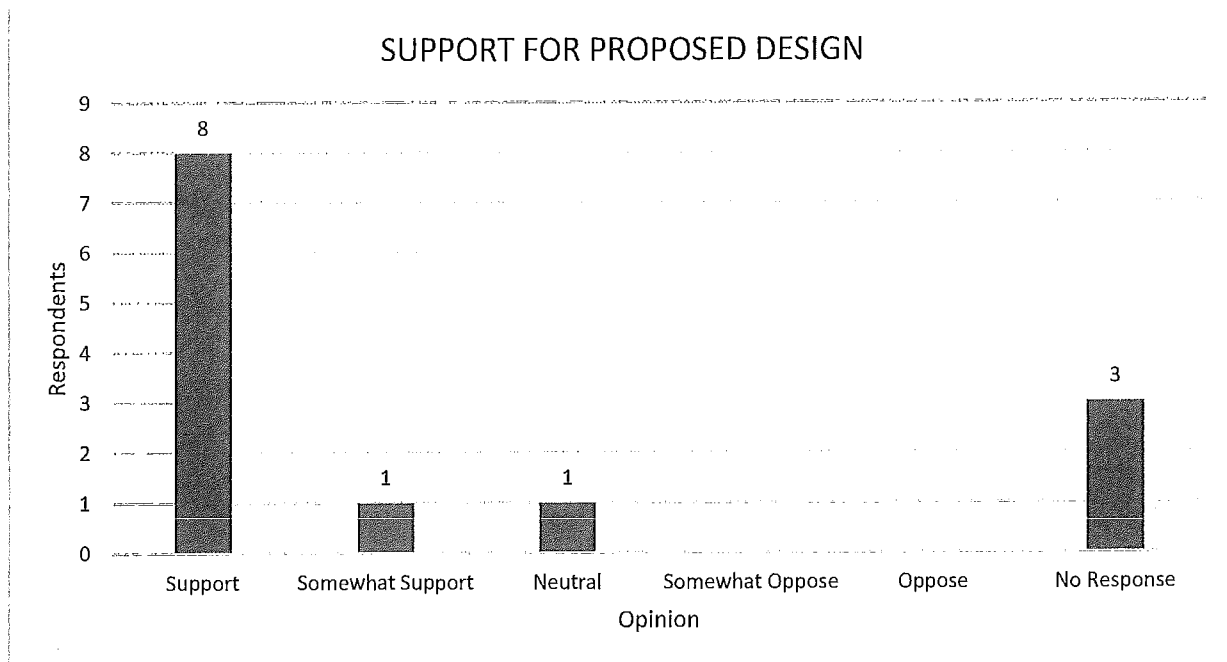
1. The developer is proposing to rezone the Property from CD-1-00 (Seniors Apartment and Private Hospital) to RM-2 (Medium Density Apartment) to develop 330 apartments in three 5-storey buildings with underground parking with a total floor area of approximately 26,299m²:



Additional Written Comments:

- *Affordable housing needed*
- *Opportunity for first time homebuyers, families and seniors.*
- *Inventory offering affordability is highly needed for seniors, young families, low income*
- *Require more quality accommodation in City Town Center*
- *Beautiful design – will improve the area*
- *Great for the community*

2. What are your impressions regarding the proposed design of the apartments?



Additional Written Comments

- Fits into the community
- Great street appeal, fits into the community
- Well designed, provides diversity for different housing demands
- Like design – fits into the community
- Great addition to City, affordable housing needed
- Good project, not enough green land
- Fabulous design, renewing the look of the neighborhood
- Looks perfect
- Another apartment building, rather large on 223 Street, landscaped areas seem nice

3.4. Question 3

Any other thoughts that you would like to share regarding the proposed development?

Additional Written Comments

- *Do it as soon as possible*
- *Help seniors settle into City*
- *Great addition – provides affordable housing*
- *Suitable for all kinds of people*
- *Consider less parking to make more affordable, encourage fewer cars and more alternative transportation, increase traffic concern, improve bike routes, more municipal park and meeting places, not a good idea for Brown Ave drop off zone.*

4. Conclusion

Based on the completed questionnaires and the comments at the public open house, attendees were overwhelmingly supportive of the development proposal, with an overall 11 respondent being supportive, 1 respondent being somewhat supportive of the application and one respondent being neutral.

Comments brought up at the public information meeting and in the questionnaire, include comments on the welcomed improvement in the area, happy with the range of units to attract a diversity of buyers, smaller unit sizes will lead to relative market affordability and attractive design of the buildings and landscape areas. As the project was very well received it is not anticipated to make any revisions to the design of the project at this time.

If you have questions about this report please do not hesitate to contact the undersigned.

Yours truly,

Platinum Group

Avtar Johl, CA
Project Manager

ADP design comments

Landscape Comments:

1. Consider providing adaptable units on ground floor; ensure access is available to greater circulation system from adaptable units;

Landscape Architectural Response: Adaptable unit is provided in Building 2. Where adaptable unit the only change in grading necessary is a slight sloping to eliminate the step at the building access point. No change in layout required.

2. Consider programming for older children in amenity areas;

Landscape Architectural Response: There is a strong focus on play structures for house-bound mothers with small children as older children have wider access to play opportunities at school and parks but by including natural play components tucked into landscape there is no real age focus and offers play opportunities for older children

3. Ensure tree selection on slab is appropriate for soil depth;

Landscape Architectural Response: Large growing tree species were shown in some of the interior planting beds. These large growing species were either moved to perimeter area and smaller species moved to replace or tree varieties in the interior beds were changed to small or medium scale tree species. The perimeter landscape beds have substantial soil volume for large trees. Where less soil volume in interior planting areas, smaller species are now shown. Plant quantities were updated to show specified trees.

4. Consider articulating or activating narrow fenced walkways associated with rooftop amenity either with landscape or hard surfacing or additional seating.

Landscape Architectural Response: Roof deck plans have been amended to address the concern for narrow corridors. The plans have been amended to show walks that jog move and are placed in wider landscape areas. Widened areas have rock cobble beds, additional planters and some benches added. Plantings in roof deck planters amended to show layers of landscape and more interest to the spaces.

Architecture Comments:

1. Consider articulating or providing windows on blank walls of Building 1;

Architectural Response: Windows added and existing windows made larger.

2. Consider deleting storage room and adding partition doors to create a more flexible amenity space;

Architectural Response: Some storage rooms deleted and created a larger area for the feasibility of the amenity area

3. Consider providing access to the washroom from the elevator corridor;

Architectural Response: This cannot be done according to the Building Code

4. Consider adding accent colours to the facades and incorporating colour palette to landscape;

Architectural Response: Building entrances enhanced and accent colours added art entries.

5. Consider adding variety to material to create individual building identities.

Architectural Response: Ledge stone colour added to Building 1 to create individual building identities.



January 9, 2018

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

Attention: Chee Chan

Dear Mr. Chan:

Re: **File #:** 2017-306-RZ
 Legal: Lot "G" Except Portions in Plans 19681, 59663, 63321 and LMP27701, D.L.
 399, Group 1, NWP10689
 Location: 22229 Brown Avenue
 From: CD-1-00 (Senior Apartment and Private Hospital)
 To: RM-2 (Medium Density Apartment Residential)

The proposed application would affect the student population for the catchment areas currently served by Eric Langton Elementary and Maple Ridge Secondary School.

Eric Langton Elementary has an operating capacity of 406 students. For the 2017-18 school year the student enrolment at Eric Langton Elementary was 431 students (106% utilization) including 299 students from out of catchment.

Maple Ridge Secondary School has an operating capacity of 1300 students. For the 2017-18 school year the student enrolment at Maple Ridge Secondary School was 1332 students (102.5% utilization) including 871 students from out of catchment.

Sincerely,

Flavia Coughlan

Secretary Treasurer

The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Rick Delorme
 David Vandergugten
 James Clarke

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-061-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 checked="" type="checkbox"/>	<input 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:

Maple Ridge Town Centre Master Plan Transportation Impact Assessment by Bunt and Associates (August 7, 2019).

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: September 3, 2019
FILE NO: 2017-061-RZ
MEETING: C o W

SUBJECT: **Second Reading CD-1-17 (Comprehensive Development)**
Zone Amending Bylaw No. 7336-2017;
22255, 22289, 22295, 22323, 22337, 22351, 22359 Dewdney Trunk Road;
12021, 12026, 12027, 12034, 12042, 12043, 12052 Garden Street;
12002, 12032, 12038, 12051, 12061 - 223 Street; and 12011 224 Street;
AND
Second Reading
Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017;
12051 and 12061 - 223 Street

EXECUTIVE SUMMARY:

Application:

A rezoning application has been received to rezone the above captioned subject properties (Appendix A and B) from RS-1 (One Family Urban Residential), CS-1 (Service Commercial) and C-3 (Town Centre Commercial) to CD-1-17 (Comprehensive Development) (Appendix C) for redevelopment over seven (7) phases, allowing for a comprehensively planned mixed-use commercial / office and residential development on a 2.97 hectares (7.35 Acre) site in the Town Centre Area. The site (Appendix A and B) is bounded by Dewdney Trunk Road on the south, Brown Avenue on the north, 224 Street on the east and Plaza Street on the west, except for the ophthalmological clinic property on Brown Avenue and the Dental Office and Donair Restaurant property on Dewdney Trunk Road.

The development proposal consists of a seven (7) phase mixed use commercial / residential project, consisting of about 908 dwelling units and nearly 3,845 square metres (41,386 square feet) of retail space and 643 square metres (6,917 square feet) of office space. The buildings will range from two and three storey commercial / office structures to residential towers up to 19 storeys in height, internally focused on a public east-west pedestrian spine and street-oriented shops along Dewdney Trunk Road. The east-west pedestrian spine will branch off in a series of semi-private and private green spaces (such as mews), midway having a central plaza with an amphitheater-like design incorporating place making and public art principles and will be punctuated at the east with a retail shop-lined urban public plaza containing a major public art element, electronic display board and pedestrian amenities at the corner of 224 Street and Dewdney Trunk Road.

This proposal will not be accompanied with Development Permit applications with architectural and landscaping plans detailing the buildings and structures for each phase to be considered by Council in concert with Final reading. Instead, the site will be subject to a Master Development Agreement (No-Build Restrictive Covenant) with Supplementary Design Guidelines (Synopsis in Appendix H) and based on a conceptual site development plan (Appendix E). As a result, Phase 2 through 7 will be subject to development permit applications with architectural and landscaping plans on each future phase that Council of the day that can judge and issue. The Master Development Agreement (No Build Covenant) to be discharged phase by phase.

Community Amenity Contributions, normally collected as part of rezoning approval, with Council approval, are to be collected from the developer on a phase by phase basis as described in the report. Over the course of the site's development, about \$2.3 million will be collected in CACs.

In addition to the rezoning, there are two other amendments required:

- Land Use Contract 2435-1977 will be discharged for 12051/12061 – 223 Street (Appendix D); and
- Zoning Bylaw text amendment to modify the Schedule “G” map of the Zoning Bylaw to remove a portion of the subject properties from the area that requires ground floor commercial.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7336-2017 as amended in the staff report dated September 3, 2019 be given second reading, and be forwarded to Public Hearing;
- 2) That the Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017, as amended in the staff report dated September 3, 2019, be given second reading, and be forwarded to Public Hearing;
- 3) That the following terms and conditions be met prior to final reading:
 - i) Registration of a No Build Restrictive Covenant, including terms for Community Amenity Contribution payment, provision of amenity bonus features and the overall development concept with an accompanying design guidelines;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Registration of a Statutory Right-of-Way plan and agreement for the Phase 1 portion of the site;
 - iv) Registration of a Restrictive Covenant protecting the Visitor Parking for the Phase 1 portion of the site;
 - v) Discharge Land Use Contract entered into the 28 day of April, 1977, between the City of Maple Ridge and Canada Safeway Limited under Filing Number P11973;
 - 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(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

Applicant: SwissReal Developments Ltd.

Legal Description: See Appendix F

OCP:	Existing:	Town Centre Commercial
	Proposed:	Town Centre Commercial
Zoning:	Existing:	RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial); CS-1 (Service Commercial); and Land Use Contract Bylaw No. 2435-1977
	Proposed:	CD-1-17 (Comprehensive Development)
Surrounding Uses:		
North:	Use:	Multi-Family Residential; Vacant Land; School District #42 Office; Single Family Residential Homes; and Royal Canadian Legion Branch #88
	Zone:	RM-2 (Medium Density Apartment Residential); RS-1 (One Family Urban Residential); CD-1-00 (Comprehensive Development Zone); RM-3 (High Density Apartment Residential); RM-2 (Medium Density Apartment Residential); and P-6 (Civic Institutional)
	Designation:	Brown Avenue is designated as a Major Corridor; Institutional; Low-Rise Apartment; Single-Family Residential; and Ground-Oriented Multi-Family.
South:	Use:	Commercial
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial)
East:	Use:	Commercial strip mall
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial and Park
West:	Use:	Multi-Family Residential and commercial
	Zone:	C-3 (Town Centre Commercial) and RM-2 (Medium Density Apartment Residential)
	Designation:	Town Centre Commercial
Existing Use of Property:		Commercial strip mall; Commercial Retail Units and Single Family houses.
Proposed Use of Property:		7 phase mixed use residential/commercial and public space development.
Site Area:		2.97 hectares (7.35 Acres)
Access:		Plaza Street and Brown Avenue
Servicing requirement:		Urban Standard

1) Project Description:

Previous application:

In 2011, the City received an application (2011-098-00) for a mixed use commercial / residential project on the eastern portion of the subject site. This application was granted first reading on November 8, 2011. The project did not proceed past the land use and density stage, based on a conceptual plan showing commercial podiums with a series of residential towers and open spaces.

Initial Phase:

In the interest of allowing the project to begin as quickly as possible, Phase 1 at the western part of the subject site being rezoned to the CD 1-17 Zone, has proceeded with a development permit under the existing C-3 Zoning. This development contains two apartment buildings, one in the northern and the other in the southern part of the Phase 1 lot, and ground oriented apartments in between. One wing of the southern apartment building contains 49 market rental units under a Housing Agreement authorized by Council on July 23, 2019. It was possible to proceed in this way because the proposed uses and density contemplated complied with the C-3 Zone, as varied to apply some of the proposed CD 1-17 Zone regulations, like setbacks, lot coverage, open space and adjusting the locations for the required retail storefronts.

The draft Supplementary Design Guidelines were strictly followed, achieving the first segment of the east-west pedestrian spine and the building layout as provided for in the conceptual plan. Council issued Development Permit 2017-061-DP and Development Variance Permit 2017-061-VP on September 25, 2018; however, at the request of the developer, that permit was rescinded and a new development permit 2019-069-DP was issued by Council on March 19, 2019. The number of units were increased from 154 to 192. The new development permit responded to market changes and added a 6th storey to the north building, simplifying the design of the ground orient apartments in the center of the site, resized some apartments in the south building and streamlining and reducing cost for the proposed landscaping. There was a further minor amendment to modify the underground parking for to accommodate structural support changes arising from the building permit application, and to adjust some rooftop area amenities for safety and practicality.

As part of the overall rezoning to the CD Zone, remaining legal documents will be registered and the development variance permit can be discharged once the lands are rezoning as it will no longer being necessary for Phase 1.

Site-wide Application (Appendix C):

The applicant has applied to develop a Master Planned Community within the Town Centre Area. There will be seven (7) phases in this development project, consisting of about 890 dwelling units (after Phase 1 was amended to increase the unit count from 154 to 192 units) and nearly 3,845 square metres (41,386 square feet) of retail space and 643 square metres (6,917 square feet) of office space. The density and uses will be a mixture of the following as described further in this report.

- A pedestrian linear open space stretching through the entire development, focusing on a major community plaza at the eastern end of the site designed to create a vibrant and people-friendly area, with shops, pedestrian features, public art and other elements commensurate with an urban environment;
- Energy Efficient, Green and sustainability measures in the landscaping, construction and outfitting of the site, building and residential units;
- All parking is underground thus allowing a maximum amount of ground are on the site to be set aside as open and landscaped area;
- Amenities for the residents within the building exceeded minimum requirements and includes creative use of lower rooftop;
- Wiring for electrical vehicle charging for parking spaces and fast chargers; and
- A fully integrated design concept that utilizes elements common from the historic fabric of the community within a contemporary flavor, that can be adapted to accommodate future market demand as the phases are developed.

The site for the first phase of the development is being prepared for construction, following the recently issued development permit 2017-061-RZ and 2019-049-DP to develop four buildings containing 192 apartments, ground-oriented apartments or rental apartments. The building facing Dewdney Trunk Road is a partially mixed use commercial-apartment building, and partially mixed-use commercial-rental / affordable housing with 425 sq. m./ (3,515 sq. ft.) of ground floor retail, 576 sq. m. (6,200 sq. ft.) of office commercial, including 49 market rental units under a Housing Agreement.

2) Planning Analysis:

i) Official Community Plan:

The proposal will contribute to the OCP objective to create a compact and vibrant commercial area that is pedestrian-oriented, including commercial, mixed-use, and multi-family residential uses. The proposed development complies with the following Land-Use Designation policies in the Town Centre Area Plan:

- 3-29** Building heights within the Town Centre Commercial will range from three (3) storeys in height to over twenty (20) storeys. Generally, building heights should not be permitted greater than twenty-five (25) storeys.
- 3-30** Multi-Family Residential use is permitted as a principle use in the Town Centre Commercial designation, except where identified on Schedule “G” as “Ground Floor Commercial Required” in the Maple Ridge Zoning Bylaw, where the ground floor use is to be commercial.
- 3-31** Within a Mixed-Use development, retail, service, and entertainment uses shall be encouraged at ground level with office and/or residential uses encouraged above-grade.

Appendix G contains an analysis of how this project complies with the applicable OCP Policies.

ii) Zoning Bylaw:

Description of CD Bylaw and Changes since First Reading:

CD-1-17 (Comprehensive Development) Zone (Appendix C) granted first reading on May 23, 2017 used a composite of C-3 Zone for permitted commercial and residential uses and a baseline for density and RM-6 for the structuring of residential bonus formulation. Since then, it has been adapted further using the RM-1 in consideration for Townhouses being blended into future phases and for the interim retention of the existing single family stock. The permitted density was identified for each of the Phases, with Phases 2, 3, 5, 6 and 7 having added density provisions to boost the Floor Space Ratio (FSR) above the 2.3 FSR in the C-3 Zone to the desired density level requested by the applicant.

Since first reading, the applicant has negotiated with the City to marginally increase the density ceiling to incorporate more flexibility in determining future phase floor area requirement. The density ceiling in Phases 1 was not affecting being slightly less than the C-3 Zone Floor Space Ratio (FSR) maximum of 2.3 even with the sixth storey added to the northern apartment building. For Phases 2, 4, 5, 6 and 7, the maximum density has been increased by 0.35 to 0.5 resulting in a density range of 2.3 to 5.5 as desired by the developer to accommodate these future phases of the project.

Each of the proposed phases will be subdivided into separate lots, including any required road widening and construction. The additional density, as shown in the table below, will be unevenly distributed with the earlier phases at or slightly more than the 2.3 FSR density maximum in the C-3 Zone, progressively increasing eastward and nearly doubling to an FSR of 5.5 for the final two phases (Phases 6 and 7). The average site density will be an FSR of 3.48, just over a 50% increase in the density overall in compared to the C-3 Zone.

The proposed comprehensive development bylaw has been structured to provide maximum flexibility for development, with few restrictions for such regulations as setback, lot coverage and building height. This will enable the project to develop over the phases in compliance with the Master Plan for the project. Each phase will be required to obtain a separate development permit and lot consolidation as the work progresses.

The part of the bylaw that has been specifically crafted for this project are the density provisions requested and the amenities required in exchange. Given the timing and expected buildout of the project is approximately 7 – 10 years, it is difficult to foresee all possible changes that may occur in the market. However, density is specified for each phase to reflect the density desired by the developer. Should changes be necessary, including adding the excluded parcels in the block into future phases, a zoning bylaw amendment would be required for any phase to be changed. The density is expressed in terms of Floor Space Ratio (FSR) in three components:

- The **base density**, which is the FSR the developer is being granted outright before any bonuses are being incorporated into the project;
- The **bonus density** that is ordinarily allowed in the C-3 Zone upon which this CD Zone is based. These are for the provision of underground parking and building height; and
- The **additional bonus density** being voluntarily offered by the developer to bridge between the maximum density of the C-3 Zone and the desired density desired by the developer. The attached letter from the developer specifies these offerings being made to the City to gain the desired maximum density.

The FSR for each phase is listed in the table below:

Phase	Base density (FSR)	Bonus Density (FSR)	Additional Bonus Density (FSR)	MAXIMUM DENSITY (FSR)
Average over all Phases	Average Site Density:			3.48
Phase 1 Subject to C-3 Zone Section 7 Development Permit Issued	<ul style="list-style-type: none"> • 1.0 outright 	Combined total 1.3 for: <ul style="list-style-type: none"> • 0.3 for percentage of parking underground (max 0.3) • 0.25 for each storey over the second (max 1.0) 	<ul style="list-style-type: none"> • Not Applicable 	2.3

Phase 2	<ul style="list-style-type: none"> • 1.0 outright 	<p>Combined total 1.3 for:</p> <ul style="list-style-type: none"> • 0.34 for percentage of parking underground • 0.3 for each storey over the second (max 0.9) 	<p>Combined total 0.35 for:</p> <ul style="list-style-type: none"> • Continuation of the east-west landscaped pedestrian way • Minimum four electric vehicle charging stations. • Compliance with any BC Energy Step Code that may be adopted by the City of Maple Ridge • Sustainable elements such as low-flow fixtures, rainwater management, heat recovery ventilators and low VOC material specifications. 	2.65
Phase 3	<ul style="list-style-type: none"> • 1.0 outright 	<p>Combined total 1.3 for:</p> <ul style="list-style-type: none"> • 0.4 for percentage of parking underground • 0.1 for each storey over the second (max 0.9) 	<p>Combined total 1.3 for:</p> <ul style="list-style-type: none"> • Continuation of the east-west landscaped pedestrian way. • Minimum four electric vehicle charging stations. • Compliance with any BC Energy Step Code (as above) • Sustainable elements (as above). 	3.6
Phase 4	<ul style="list-style-type: none"> • 1.0 outright 	<p>Combined total 1.3 for:</p> <ul style="list-style-type: none"> • 0.4 for percentage of parking underground • 0.1 for each storey over the second (max 0.9) 	<ul style="list-style-type: none"> • Not Applicable (See Note) 	2.3
Phase 5	<ul style="list-style-type: none"> • 1.0 outright 	<p>Combined total 1.3 for:</p> <ul style="list-style-type: none"> • 0.4 for percentage of parking underground • 0.1 for each storey over the second (max 0.9) 	<p>Combined total 1.2 for:</p> <ul style="list-style-type: none"> • Continuation of the east-west landscaped pedestrian way. • Minimum four electric vehicle charging stations. • Compliance with any BC Energy Step Code (as above) • Sustainable elements (as above). • Portion of Central Plaza • A Clubhouse (if not in Phase 4) 	3.5
Phase 6	<ul style="list-style-type: none"> • 1.0 outright 	<p>Combined total 1.3 for:</p> <ul style="list-style-type: none"> • 0.4 for percentage of parking underground • 0.1 for each storey over the second (max 0.9) 	<p>Combined total 3.2 for:</p> <ul style="list-style-type: none"> • Continuation of the east-west landscaped pedestrian way. • Public Plaza • Minimum four electric vehicle charging stations. • Compliance with any BC Energy Step Code (as above) • Sustainable elements (as above). 	5.5

Phase 7	<ul style="list-style-type: none"> 1.0 outright 	Combined total 1.3 for: <ul style="list-style-type: none"> 0.4 for percentage of parking underground 0.1 for each storey over the second (max 0.9) 	<ul style="list-style-type: none"> Combined total 3.2 for: Continuation of the east-west landscaped pedestrian way. Public Plaza Public art piece (in Public Plaza) having a minimum value of \$100,000 adjusted by CPI between the year of the Master Development Agreement (No Build Covenant) and the year of the development application being made. Public Digital Message Board Minimum four electric vehicle charging stations. Compliance with any BC Energy Step Code (as above) Sustainable elements (as above) 	5.5
Note: Although Phase 4 does not require Additional Bonus, for continuity of the proposed development, the following is required under the Supplementary Design Guidelines, the developers offer letter or the CD 1-17 Zone regulations: <ul style="list-style-type: none"> Continuation of the east-west landscaped pedestrian way. Minimum four electric vehicle charging stations. Compliance with any BC Energy Step Code (as above) Sustainable elements (as above) Seating area and theatre structure at the Central Plaza incorporating potential public art elements A clubhouse (if not in Phase 5) 				

Since first reading, the CD-1-17 Bylaw has been modified as follows:

- For Phase 1, the use, density, and other siting-related regulations are governed entirely by Section C and the C-3 (Town Centre Commercial) Zone, except Townhouse Use and Home Occupation Use has been added and Schedule "G" Ground Level Commercial is abridged by a notwithstanding clause, so that ground level commercial floor space is not required along Plaza Street or Brown Avenue.
- Phases 2 – 7 are governed by Sections C – M. Section G, which governs density (e.g. permitted Floor Space Ratio or FSR), has been modified at the request of the applicant to increase the ratios to allow for some flexibility in future phases to accommodate anticipated market conditions for the proposed commercial and apartment residential floor areas.

The total FSR for the project by phase has been increased as follows:

- Phase 2: FSR 2.3 → 2.65 (+0.35);
- Phase 3: FSR 3.2 → 3.6 (+0.4);
- Phase 5: FSR 3.0 → 3.5 (+0.5);
- Phase 6: FSR 5.0 → 5.5 (+0.5);
- Phase 7: FSR 4.0 → 5.5 (+0.5);

- The additional bonus elements are specified in a schedule to the bylaw. This schedule will match the schedule in the proposed No Build Covenant which will apply to future phases specifying the additional bonus to be provided, CAC to be paid and the requirements being transferred from the rezoning to the development permit stage for each future Phase 2 – 7 of this project. This is described later in this report.
- Minor housekeeping changes, including the renumbering of the sections, have also been done.

Evaluation of Added Bonus:

Historically, there are two other Rezoning Applications in this area where additional bonus was necessary for a developer to achieve their desired densities and were deemed by Council to justify the amount of density being requested. A summary of the additional bonuses is as follows:

- 2017-462-RZ (22576, 22588 and 22596 Brown Avenue). This application is at first reading. The applicant is the same as for the above project. The offerings are to allow a FSR increase of 3.15 to allow a density of FSR of 7.0. Based on RM-6, the additional bonus offerings include: Public Art (contribution and built), Greenwall, 11% Adaptive Housing, 10% rental, 15% Affordable Housing.
- 2012-115-RZ (3 lots Brown Avenue and Edge Street). Although this application expired at 3rd reading, contact regarding its development. The additional density being desired is an increase from FSR 2.3 to a range of FSR 2.9 – FSR 6.5 depending on the phase. The additional bonus includes: built and in-lieu contributions for Public Art, Adaptive Housing (11 %), Rental Housing (10 %), a total of 5 electric vehicle charging station, Green Walls and in the densest phase: Indoor and Outdoor Community Space and an Electronic Community Information Board.
- The average contribution that has been made toward Public Art in the Town Centre Area or City in general, separate from that incorporated into the design of a project, is about \$550 per unit being built or a percentage of construction value. This has been provided to the City through several projects including: \$36,000 (2013-039-RZ based on construction value); \$100,000 (2012-115-RZ per unit charge and built Public Art), \$25,000 (2014-028-RZ per unit charge and built Public Art).

Staff negotiated the additional bonus elements as outlined in the table, but was not able to convince the developer to provide some the other ones like additional Rental Housing (apart then the 49 units in Phase 1) or affordable housing. This amounts to about 5.5% of the total number of dwelling units to be developed in all the Phases. The developer is offering to provide Adaptive Housing if there is a market potential; however, no target percentage is being offered. Therefore, it is not being considered as an added bonus.

Step Code has been included in the list; however, as this will become a requirement of the Province (as may be supplemented by the City), a requirement of all developers is not appropriate for gaining bonus on density. Step Code exceeding the minimum, for example offering one step over the requirement that may be in place at the time a development permit application is made, would constitute a bonus.

Council may proceed with granting second reading and forwarding this application to Public Hearing if it is judged that the Additional Bonus Provision of the CD-1-17 Zone (Appendix C Schedule B) are sufficient to justify the density being sought by the developer.

This same schedule will appear in both the CD-1-17 Zone and in the Master Development Agreement (No Build Covenant).

Discharge of Land Use Contract:

As part of the rezoning process, the historical Land Use Contract 2435-1977, which was for parking to accommodate the former Safeway Store, which became most recently the Big Box Store, to be removed from title.

Renamed to Land Use Contract Termination Bylaw No. 7337-2017 (Appendix E), this bylaw was granted first reading on May 23, 2017; and would be in order to be granted second reading, and Public Hearing in conjunction with the rezoning bylaw.

iii) Master Development Agreement (No Build Covenant):

The Master Development Agreement, in the form of a No Build Restrictive Covenant, is necessary as this project is intended to be phased in accordance with a development marketing strategy and market conditions over a lengthy period of time. As such, the Terms and Conditions associated with a rezoning application and the engineering works specified in any rezoning serving agreement is not all required before final reading and can be staged as the project develops.

This covenant, or a parallel one, will include the Supplementary Design Guidelines (Synopsis attached as Appendix H), as described in the Development Permit section of this report. It will be used, to govern the overall development concept, form and character, and especially the unique design elements proposed (like the east west pedestrian spine, central and corner plazas).

In the meantime, a synopsis of the Supplementary Design Guidelines is attached in Appendix H for reference.

The Master Development Agreement (No Build Covenant) embodies the principles that:

- Existing commercial and office uses and business activity may continue until such time as a building permit is issued for each phase. A case in point of this process currently underway in the western portion of the site when tenants have vacated and the portion of the site has been secured for demolition, excavation and construction of the four buildings constituting Phase 1;
- The site must be subdivided in the future in accordance with the phase boundaries;
- No buildings or structures may be constructed on any phase until:
 - The requirements that are transferred from rezoning to each particular phase are satisfied;
 - Payment of all postponed securities and fees are provided to the City;
 - Payment of Community Amenity Contribution (CAC) are provided to the City; and
 - A development permit application is made for each phase, during the review process the outstanding rezoning requirements are satisfactorily addressed, and then allowing the No-Build to be discharged and development permit issuance by Council for the respective phase.

The Master Development Agreement (No Build Covenant) will contain the following operative clauses:

No construction of, additions to or alterations in any manner to any building(s), structure(s) or dwelling(s) (except for the demolition of buildings and structures existing at the time of entering into this Agreement), or tree removal or regrading shall be permitted other than that approved in writing by the City's Director of Planning, whether or not such building(s), structure(s) or dwelling(s) are sited on the Lands at the time of the entering into of this Covenant until and unless the City in its discretion approves all rezoning requirements, development, construction, legal, engineering, servicing, development permit, public art approval and other applicable requirements for a particular Phase.

The effect of the above is that apart from existing uses and business, no development will be able to take place in a Phase until all approvals required by the City normally done at the rezoning stage are done at the development Permit Stage. This is to allow the developer the flexibility needed to mold the project to the market conditions in the future and to give Council comfort that the project will ultimately resemble the master plan shown at public hearing and the usual rezoning conditions will be satisfied.

The approvals, legal documents and permits that may need to be secured through this Master Development Agreement (No Build Covenant) will likely contain the following:

Terms Conditions and Work	Phase						
	1	2	3	4	5	6	7
Submission of Development Permit Application and fees		X	X	X	X	X	X
Landscaping Security		X	X	X	X	X	X
Review of compliance with Supplementary Design Guidelines		X	X	X	X	X	X
Review of compliance with Town Centre Area Development Permit Area Guidelines		X	X	X	X	X	X
Advisory Design Panel review		X	X	X	X	X	X
Developer Information Meeting		X	X	X	X	X	X
Payment of Community Amenity Contributions			X	X	X	X	X
Phased Strata Plan	X						
Strata Subdivision (does not involve the City)	X	X	X	X	X	X	X
Subdivision to create lot for phase and may specify a variety of associated legal documents, including:		X	X	X	X	X	X
• Registering Visitor / Residential / Commercial Parking Covenant	X	X	X	X	X	X	X
• Registering right of way for Public Passage	X	X	X	X	X	X	X
• Registering Stormwater Maintenance Covenant	X	X	X	X	X	X	X
• Registering Geotechnical Covenant	X	X	X	X	X	X	X
Installation of Electric vehicle charging works		X	X	X	X	X	X

Road widening associated with phase		X	X	X	X	X	X
Road realignment for the intersection of 224 Street and Dewdney Trunk Road						X	X
Commissioning of artist, approval and installation of Public Art							X
Confirmation of no underground fuel tanks		X	X	X	X	X	X
Building demolition		X	X	X	X	X	X
Servicing agreements normally associated with rezoning or subdivision	*	*	*	*	*	*	*
Notes: x means required for the phase indicated * means will be concluded as part of the Building Permit Application for the phase indicated.							

When the final legal text is drafted between third and final, some of the point above may be adjusted or additional details added to better clarify the deferred rezoning requirements. Once the above cited terms and conditions are completed for a particular phase, the No-Build Covenant will be discharged from Title to that phase. Ultimately, the Statutory Right-of-Way for the pedestrian spine and the Supplementary Design Guidelines will be the main remnant legal instruments on Title for this project.

The final legal document will be subject to legal review by the City's legal counsel prior it being signed and executed by the City before final adoption.

iv) Community Amenity Contributions (CAC):

Council's practice is to have Community Amenity Contributions (CAC) collected as a condition before final reading. The CAC is calculated and reported to Council in the Second Reading report based on the accompanying Development Permit application. The Second Reading report would have details to determine the number of units and to calculate the CAC based on \$3,100 for each Apartment and \$4,100 for each townhouse unit. Given all 7 phases are being rezoned to the CD 1-17 Zone, technically all phases should be paying CAC's.

In the discussions concerning CACs with the developer, the following has transpired:

- Phase 1: The amount and timing of the CAC factored in and was described in the Development Permit reports to Council. Initially, the developer provided a letter agreeing to advance the payment of the CAC portion for Phase 1 to coincide with the issuance of the Phase 1 development permit.
- Phases 2 – 7: Subsequently to the Phase 1 Development Permits 2017-061-DP and 2019-069-DP approval by Council, the developer became resistant to paying CAC's for Phase 1 since it was proceeding on the existing C-3 Zone and the application preceded Council's policy change to require CAC's to be collected in the Town Centre Area.

Therefore, the following arrangements have been negotiated with the developer to be included as terms in the draft Master Development Agreement (No Build Covenant) and subject to Council approval:

- Not to require the payment of the CAC for Phase 1. The CAC would not have been required on the 49 market rental units secured by a Housing Agreement. The exemption sought is for the remaining 143 dwelling units. This exemption would amount to 143 x \$3,100 per unit, which is \$443,300; and

- To delay the collection of the remaining CAC. Rather than payment before final adoption, it is proposed that the CAC be triggered and collected phase-by-phase with future development permit applications for Phases 2 through 7. This deferred CAC would amount to about \$2.3 million, based on the anticipated number and mix of units in each phase.

Although the developer did commit earlier to pay CACs for Phase 1, it can be argued that given the development permit process was utilized for Phase 1, CACs were not triggered for that phase. Council, however, could resolve not to exempt Phase 1 or not to defer the payments. However, the size and long term build out of this project, justifies a deferral to spread out these payments and to have them made closer to the actual time when each phase is developed and when the developer has a clearer understanding of the market demand and development costs.

The operative language in the Covenant to achieve this proposed arrangement is as follows:

The Covenantor will pay to the City as a "Rent Charge", the Community Amenity Contributions (the "CAC's") agreed to by the Covenanter for each Phase, as set out in Schedule "C" attached hereto (the "CAC Payment"), being monies necessary to offset demand for community, cultural, and other social and municipal services imposed by the size of the residential, commercial and community development contemplated by the Covenanter.

The following schedule of CAC payment is contained in the proposed Master Development/No Build Covenant:

• Phase 1:	NIL
• Phase 2:	\$270,349.00
• Phase 3:	\$582,537.00
• Phase 4:	\$212,417.00
• Phase 5:	N/A (commercial building)
• Phase 6:	\$749,896.00
• Phase 7:	\$489,202.00
• TOTAL:	\$2,304,001.00

Therefore, the Master Development Agreement (No Build Covenant), requires as one of its condition before it can be discharged, that the CAC be calculated and paid before the development permit is issued by Council and/or a Building Permit is issued by the City for a given phase. Should the unit count for any phases be adjusted in the future, the resulting CACs collected at development permit stage will be adjusted accordingly.

v) Off-Street Parking and Loading Bylaw:

Council's requirement is that visitor parking spaces be identified in parking layout plans and subject to a Visitor Parking Covenant to insure that these spaces are exclusively available for visitors to use.

In Phase 1, developer is providing a total of 238 parking spaces for the commercial and residential uses in a single storey underground structure, with access to Plaza Street. This included 38 visitor parking spaces, which is one parking space short of the requirement due to rounding.

When development permits for future phases are submitted, disabled, small-sized and visitor parking will be included in the plans to be approved by Council. This makes sense since no actual development permit accompanies the rezoning to the CD 1-17 Zone at this time. The postponement

is recognized in the Master Development Agreement (No Build Covenant). Based on conceptual plans, the parking in these later phases will be provided in one or two level underground structures.

Since Phase 1 already has a development permit, the normal visitor parking covenant will be required now.

vi) Proposed Variances:

Compliance with CD-1-17 Bylaw will be provided as part of development permit applications for each future phase. Where a variance is required, the necessary application will need to be made to the City and forwarded to Council for approval and permit issuance.

vii) Development Permits:

Pursuant to the Master Development Agreement (No Build Covenant), each phase will require an OCP Section 8.11 Town Centre Development Permit application for all future multifamily and commercial development located proposed on the site. The Development Permit for each phase will include the following process:

- Being fully compliant with the Supplemental Development Permit Guidelines for the overall development that form part of the Master Development Agreement registered as a Restrictive Covenant for each phase;
- A review by the Advisory Design Panel, with all comments being satisfactory addressed; and
- A report to Council for the development permit application on each phase to issue the development permit allowing the developer to proceed with the building permit.

The final version of the Supplementary Design Guidelines will be completed between 3rd and final reading. They will be attached to form a schedule in the Master Development Agreement (No Build Covenant) registered on the Title of each property. The Guidelines themselves will remain on title of every Phase until the entire project is built-out to ensure the project is developed and landscaping is installed, including the Corner Plaza with Public Art, in accordance with the master plan of the project.

In the meantime, a synopsis of the Supplementary Design Guidelines is attached in Appendix H for reference.

viii) Advisory Design Panel:

On July 18, 2018, a preliminary version of the Supplementary Design Guidelines for the overall Master Plan was reviewed and accepted without comment by the Advisory Design Panel (ADP). The final version will be completed and attached to the Master Development Agreement (No Build Covenant) to be registered on Title for lots encompassing this project.

As noted above, the development permit application for each future phase of development will be presented to the ADP for their review before staff prepares the development permit application report for permit issuance by Council.

ix) Development Information Meeting:

A Development Information Meeting was held at the Fraser Meeting Room – Library, Maple Ridge on May 27, 2019. A total of 21 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Parking - concerns related to overall parking and visitor parking.
- Traffic congestion;
- Bike and dog washing station; and
- Hold out properties.

The following are provided in response to the issues raised by the public:

- Parking - concerns related to overall parking and visitor parking. This is addressed by providing below-grade parking and some on street parking. The required parking count allows for sufficient visitor parking;
- Traffic congestion - this has been dealt with by conducting a detailed traffic study to understand future potential congestion issues (the Bunt Traffic Report was available at the meeting); furthermore, we are giving back property so that 224th can be straightened out;
- Bike and dog washing station– we will likely add this to future phases (potentially also phase 1 for a dog washing station); and
- Hold out properties – where this was brought up, they thought these should form part of the development.

The applicant also indicated that the majority of those who attended the DIM were very positive and excited about the overall project. The concepts people really liked were surrounding more vibrant retail, including coffee shops, bake shops, restaurants, pubs and yoga / sports. Every attendee who asked about the commercial space was very supportive of a satellite education campus. The immense green space was greatly appreciated. There were a number of questions related to the timing of the development.

x) Parkland Requirement:

There are no parkland dedication requirements; however, the Master Plan provided for a major east-west public pedestrian open space spine and a public plaza at the eastern part of the site. This forms part of the Additional Bonus density for some of the phases. Full public access will be ensured to these spaces based on a statutory right-of-way, including minimum standards for maintenance and safety.

3) Traffic Impact:

A Traffic Impact Study has been received by the City and is under review. Its recommendations will be implemented on a phase-by-phase basis. A portion of the site is located within 800 metres of and intersection with a Provincial Highway (Lougheed Highway or Haney Bypass). A referral has been sent to the Ministry of Transportation and Infrastructure.

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

4) Interdepartmental Implications:

i) Engineering Department:

Comments from the Engineering Department identified all road, serving and other related matters to be addressed by the applicant. There will be no Rezoning Servicing Agreement required as part of this application. Instead, the Master Development Agreement (No Build Covenant) states the rezoning servicing review and formulation of a Servicing Agreements are transferred to the Build Permit stage for each of the Phases.

The Bunt Traffic Report dated August 7, 2019 is under review and any requirements will need to be satisfied before final reading for the CD 1-17 Zone or will be transferred to be addressed on a phase by phase basis with future development permits.

This covenant will not be discharged until all Engineering-related terms and conditions, specifically including a Servicing Agreement, are satisfactorily completed.

ii) Parks & Leisure Services Department:

This proposed pedestrian open space spine concept is acceptable and will be reviewed as part of future development permit applications for each the phases. Maintenance requirements will be required as part of the Master Development Agreement (No Build Covenant).

The Covenant will not be discharged until a statutory right of way for public access with maintenance requirements is registered in conjunction with the development permit issuance for each phase.

iii) License, Permits and Bylaws Department:

Review will be undertaken of the site and building plans accompanying future development permit applications for each the future phases.

iv) Fire Department:

General comments have been supplied to the applicant as to the overall Master Plan. Review will be undertaken as part of future development permit applications for each the phases.

5) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on June 06, 2018, with final second reading plans available and provided on July, 18, 2019. Their response is attached as Appendix I.

CONCLUSION:

This proposed 7 phase development will be the largest comprehensive mixed-use development ever proposed in the Maple Ridge Town Centre Area. It will span nearly three entire city blocks, nearly 3 hectares or about 7 1/3 acres of land, transforming the city skyline while creating vibrant pedestrian realms, focused on an east-west public pedestrian spine, storefront shops, a Central Plaza with theatre-style seating and a shop-lined Corner Plaza showcasing a major Public Art piece and community digital display board.

Although it is not common that an application is granted second reading and taken to Public Hearing without detailed architecture and landscaping plans, the nature, scope and significance of this project to the future development of the Town Centre Area, justifies an exception to the process. This rezoning is proposed to be tied to a Master Development Agreement (No Build Covenant) that will not allow development of any of Phases 2 – 7 until an application is made for a development permit on each phase.

Through this development application, the conditions set in the Master Development Agreement (No Build Covenant) can be reviewed and accepted by Council on a phase-by-phase basis before the covenant is discharged and any construction is permitted. This gives Council the assurance and ability to determine the requirements are met and the form and character is suitable for the emerging Town Centre by including Supplementary Design Guidelines. A synopsis of these Guidelines is attached as Appendix H. The developer will have the flexibility to tweak the project within the scope of these Guidelines to respond to financial and market realities in the years to come.

It is recommended that second reading be given to Zone Amending Bylaw No. 7336-2017, and that application 2017-061-RZ be forwarded to Public Hearing; and that concurrent reading be given to Land Use Contract Discharge Bylaw No. 7337-2017.

“Original signed by Adrian Kopystynski”

Prepared by: **Adrian D. Kopystynski, MCIP, PRR, MCAHP
Planner**

“Original signed by Chuck Goddard”

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

“Original signed by Chuck Goddard” for

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

“Original signed by Kelly Swift”

Concurrence: **Kelly Swift, MBA
Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Legal Descriptions of Subject Properties

Appendix D – Zone Amending Bylaw No. 7336-2017

Appendix E – Maple Ridge Land Use Contract Bylaw No. 2435-1977, Discharge Bylaw
No. 7337-2017

Appendix F – Development Concept

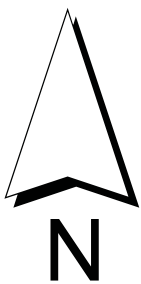
Appendix G – OCP / Town Centre Area Policies

Appendix H – Synopsis of Supplementary Design Guidelines

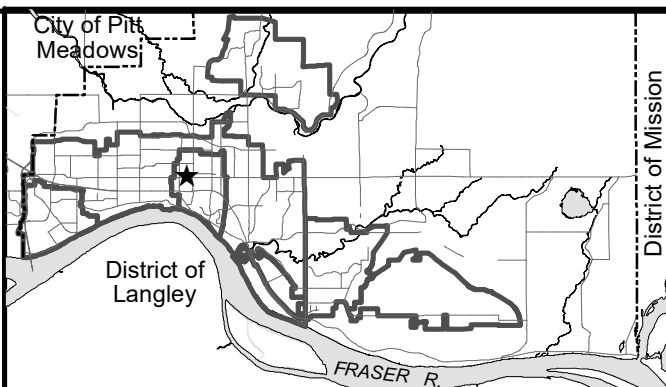
Appendix I – School District Comments



Aerial Imagery from the Spring of 2018



Scale: 1:2,500



DEWDNEY TRUNK ROAD, GARDEN STREET,
223 STREET AND 224 STREET
(ERA DEVELOPMENT)

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-061-RZ
DATE: Aug 20, 2019

BY: PC

Appendix C

Legal Descriptions

030-857-228	LOT 2 DISTRICT LOT 399 GROUP 1 WESTMINSTER DISTRICT PLAN EPP88082
030-857-210	LOT 1 DISTRICT LOT 399 GROUP 1 WESTMINSTER DISTRICT PLAN EPP88082
001-115-341	LOT 9 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094
008-643-831	LOT 10 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094
006-217-796	LOT 50 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 48265
005-165-598	LOT 55 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53750
009-862-552	LOT 4 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
001-419-684	LOT 3 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
009-862-544	LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
009-862-510	LOT 1 EXCEPT: THE EAST 47 FEET; DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
000-969-231	LOT 27 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845
000-969-222	LOT 26 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845
004-031-768	LOT 24 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 15679
002-150-051	LOT 18 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14549
009-966-561	LOT 5 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
001-886-134	LOT 4 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
004-681-088	LOT 3 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
009-966-552	LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
004-067-444	LOT 1 BLOCK 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
001-916-980	PARCEL "B" (EXPLANATORY PLAN 9471) OF LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1112
006-357-571	LOT 52 EXCEPT: PART DEDICATED ROAD ON PLAN 81647, DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 49034

**CITY OF MAPLE RIDGE
BYLAW NO. 7336-2017**

A Bylaw to amend the Text and 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. 7336-2017."
2. PART 10, COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct sequential order:

"SECTION 10__ CD-1-17

A. INTENT

This zone is intended to accommodate and regulate the development of a medium to high density comprehensively-planned mixed use development in multiple phased in the Town Centre Area.

B. INTERPRETATION

1. For the purposes of this zone:
 - (a) Schedule A means Schedule "A" showing the boundaries of each phase attached to Maple Ridge Zone Amending Bylaw No. 7336-2017;
 - (b) Base density means the density permitted without the bonus density or the amenity density being added.

C. PHASE 1 REGULATIONS

The Town Centre Commercial Zone (C-3) zone regulations, but not Sections D to M herein, shall apply to Phase 1, except as follows:

1. In addition to the permitted uses, a Townhouse use is permitted;
2. In addition to the permitted accessory uses, accessory off street parking and accessory home occupation is permitted;
3. Buildings and structures may be sited up to any lot line;
4. A minimum of 20% of the site area shall be provided as useable open space. A portion of the required open space may be provided on a roof;
5. Notwithstanding Schedule "G" Ground Level Commercial, ground level commercial floor space is not required along Plaza Street or Brown Avenue; and

6. Notwithstanding the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990:

- i. a minimum of 50% of required parking spaces shall be provided with roughed-in conduit for future electric charging capabilities; and
- ii. have at least four electric vehicle charging stations in this phase.

D. PRINCIPAL USES

- 1. The permitted uses in Phases 2 – 7 shall be the principal uses permitted in the Town Centre Commercial Zone (C-3). In addition, Townhouse Use shall be permitted in Phases 2, 3, 4 and 6.
- 2. Apartment Use shall not be permitted in Phase 5.

E. ACCESSORY USES

- 1. The following accessory uses are permitted in Phases 2 – 7:
 - i. The accessory uses permitted in the Town Centre Commercial Zone (C-3, except Accessory Home Occupation which shall not be permitted in Phase 5;
 - ii. Off street parking; and
 - iii. Off street loading.

F. LOT AREA & DIMENSIONS

- 1. Minimum lot area and dimensions shall not be less than:
 - (a) in lot area 1,500 square metres.
 - (b) in width 6.0 metres.
 - (c) in depth 27.0 metres.

G. DENSITY

- 1. For the land shown as Phase 2 in Schedule A:
 - (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
 - (b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.34 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure; and
 - (ii) An amount equal to 0.3 times the net lot area for each storey above the second, not to exceed 0.9 times.
 - (c) An amenity bonus density of up to a maximum of 0.3 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.

(d) The maximum density in this phase is 2.65.

2. For the land shown as Phase 3 in Schedule A:

(a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.

(b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:

(i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;

(ii) An amount equal to 0.1 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area, based on the tallest structure in this phase; and

(c) An amenity bonus density of up to a maximum of 1.3 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.

(d) The maximum density in this phase is 3.6.

3. For the land shown as Phase 4 in Schedule A:

(a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.

(b) An additional density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:

(i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;

(ii) An amount equal to 0.3 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area based on the tallest structure in this phase; and

including the rezoning offerings indicated in Schedule B.

(c) The maximum density in this phase is 2.3.

4. For the land shown as Phase 5 in Schedule A:

(a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.

(b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:

(i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;

- (ii) An amount equal to 0.3 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area, based on the tallest structure in this phase; and
 - (c) An amenity bonus density of up to a maximum of 1.2 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.
 - (d) The maximum density in this phase is 3.5.
5. For the land shown as Phase 6 in Schedule A:
- (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
 - (b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;
 - (ii) An amount equal to 0.1 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area, based on the tallest structure in this phase; and
 - (c) An amenity bonus density of up to a maximum of 3.2 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.
 - (d) The maximum density in this phase is 5.5.
6. For the land shown as Phase 7 in Schedule A:
- (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
 - (b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;
 - (ii) An amount equal to 0.1 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area, based on the tallest structure in this phase; and
 - (c) An amenity bonus density of up to a maximum of 3.2 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.
 - (d) The maximum density in this phase is 5.5.

LOT COVERAGE

1. A lot coverage of all buildings and structures in each of in Phases 2 – 7 shall not exceed 90%, provided that lot coverage may be 100% where required parking is provided in accordance with Section 3.6 of Maple Ridge Off Street Parking and Loading Bylaw No. 4350 – 1990, as amended.

H. SETBACKS

1. The minimum setback for all principal buildings and structures in Phases 2 – 7 shall be not less than:
 - (a) from a front lot line: 0.0 metres.
 - (b) from a rear lot line: 0.0 metres.
 - (c) from a side lot line: 0.0 metres.
 - (d) from an exterior side lot line: 0.0 metres.

I. HEIGHT

1. In Phases 2 – 7
 - (a) The minimum building height shall be three (3) storeys, except it shall be a minimum of 2 storeys in Phase 5.
 - (b) The maximum building height is not restricted.

J. LANDSCAPING AND SCREENING

1. In Phases 2 – 7:
 - (a) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees where feasible. This landscaping shall be maintained.
 - (b) Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.
 - (c) The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways, and walkways.
 - (d) Loading areas, garbage containers and recycling containers shall be screened from any adjacent residential lot or from overlook from upper storeys, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

K. PARKING AND LOADING

1. Off-street parking and off-street loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990, as amended.
2. An off-street parking use shall be sited to the rear of a building, be concealed within a building or be located underground.

L. OTHER REGULATIONS

1. Where permitted in Phases 2 – 7, an Apartment Use shall:
 - (a) be limited exclusively to storeys above the first storey for a building or a portion thereof along Dewdney Trunk Road, Garden Street in Phase 7, and along the internal public plaza from 224 Street to Garden Street in Phases 6 and 7;
 - (b) be located within a building above all storeys which is used for non-residential principal use or off street parking;
 - (c) have separate and independent access into the building containing the apartment use;
 - (d) be permitted only where all parking for such use is concealed underground; and
 - (e) have at least four electric vehicle charging stations per phase.
2. Where permitted in Phases 2 – 7, a Townhouse Use shall:
 - (a) only be permitted on a lot containing an Apartment Use;
 - (c) have direct pedestrian access to street grade, a pedestrian walkway or a mews for each unit; and
 - (d) be permitted only where all parking for such use is concealed underground.
3. In Phases 2 – 7
 - (a) The ground floor of all buildings shall have not less than:
 - (i) 90% of the lot frontage developed for permitted principal uses with public pedestrian or vehicular access; and
 - (ii) 25% of the lot area developed for a permitted principal uses.
 - (b) Commercial floor area provided at the ground level in accordance with Schedule “G”, including along both sides of the public pedestrian way and the public plaza in Phases 6 and 7.
 - (c) A minimum of 20% of the site area in Phases 2, 4 and 6, 50% of the site area in Phase 5, and 35% of the site area of the site area in Phase 7 shall be provided as useable open space. A portion of the required open space may be provided on a roof.

- (d) One or more indoor amenity spaces shall be provided totaling a minimum of 1.0 sq. m. per dwelling unit accessible to residents in each phase.
- (e) Phase 4 or Phase 5 shall have a clubhouse or similar indoor and outdoor facility.
- (f) Every use except for a loading use shall be located and undertaken wholly within an enclosed building.
- (g) An off street parking use shall be sited inside a building or underground.
- (h) A home occupation use shall comply with the regulations of Section 402 (4).

In this location, insert the diagram showing the boundaries of each phase from Schedule "A" attached to and forming part of this Bylaw."

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

030-857-228	LOT 2 DISTRICT LOT 399 GROUP 1 WESTMINSTER DISTRICT PLAN EPP88082
030-857-210	LOT 1 DISTRICT LOT 399 GROUP 1 WESTMINSTER DISTRICT PLAN EPP88082
001-115-341	LOT 9 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094
008-643-831	LOT 10 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094
006-217-796	LOT 50 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 48265
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009-862-510	LOT 1 EXCEPT: THE EAST 47 FEET; DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
000-969-231	LOT 27 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845
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002-150-051	LOT 18 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14549
009-966-561	LOT 5 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
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009-966-552	LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
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001-916-980	PARCEL "B" (EXPLANATORY PLAN 9471) OF LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1112
006-357-571	LOT 52 EXCEPT: PART DEDICATED ROAD ON PLAN 81647, DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 49034

and outlined in heavy black line on Map No. 1712 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to CD (Comprehensive Development) 1-17.

4. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.
5. Schedule "G" is deleted and replaced by the new Schedule "G" attached hereto as Schedule "C".

READ a first time the 23rd day of May, 2017.

READ a second time the 10th day of September 10, 2019.

PUBLIC HEARING held the day of , 20

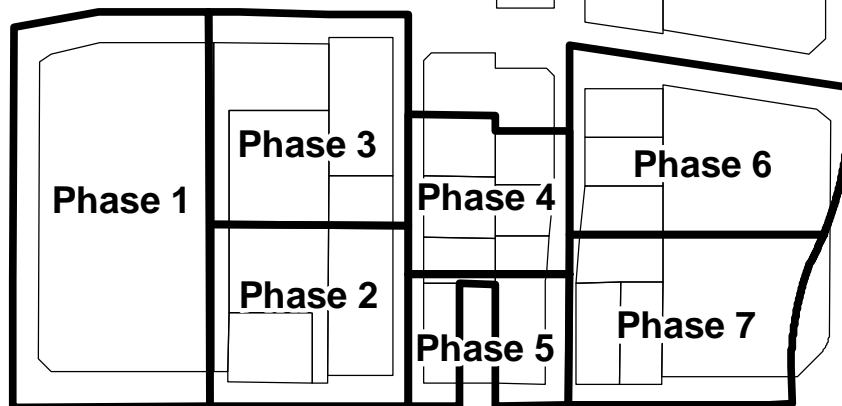
READ a third time the _____ day of _____, 20_____

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

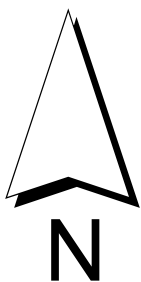
ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



(Note: Phasing will not necessarily be in numerical order)



Scale: 1:3,000

**Bylaw No. 7336-2017
Schedule "A"**



Schedule A
DATE: May 16, 2017

BY: DT

Schedule B to Section 10__ CD-1-17
Amenity and Rezoning Offerings by Phase

Phase 2

- Continuation of east-west pedestrian way
- Minimum four electric vehicle charging stations
- BC Energy Step Code
- Sustainability measures

Phase 3

- Continuation of east-west pedestrian way
- Minimum four electric vehicle charging stations
- BC Energy Step Code
- Sustainability measures

Phase 4

- Continuation of east-west pedestrian way
- BC Energy Step Code
- Sustainability measures
- Seating area and theatre structure at the Central Plaza incorporating potential public art elements
- A Clubhouse (if not in Phase 5)

Phase 5

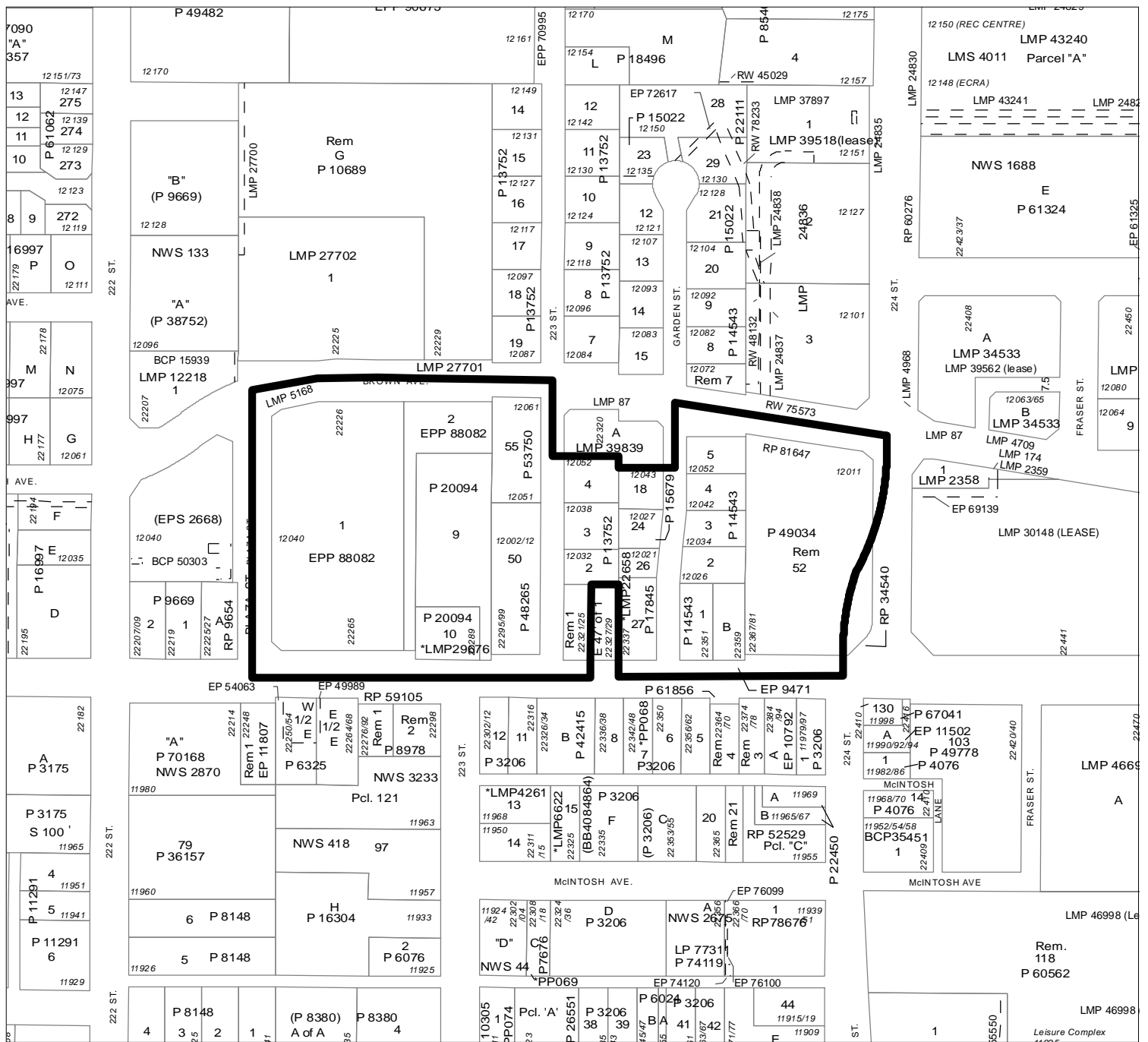
- Continuation of east-west pedestrian way (including portion of Central Plaza)
- Minimum four electric vehicle charging stations
- BC Energy Step Code
- Sustainability measures
- A Clubhouse (if not in Phase 4)

Phase 6

- Continuation of east-west pedestrian way
- Public plaza
- Minimum four electric vehicle charging stations
- BC Energy Step Code
- Sustainability measures

Phase 7

- Continuation of east-west pedestrian way
- Public plaza
- Public art piece (in Public Plaza) having a minimum value of \$100,000 adjusted by CPI between the year of this agreement and the year of the development application being made
- Public message board
- BC Energy Step Code
- Minimum four electric vehicle charging stations
- Sustainability measures



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7336-2017

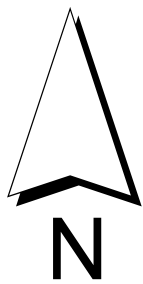
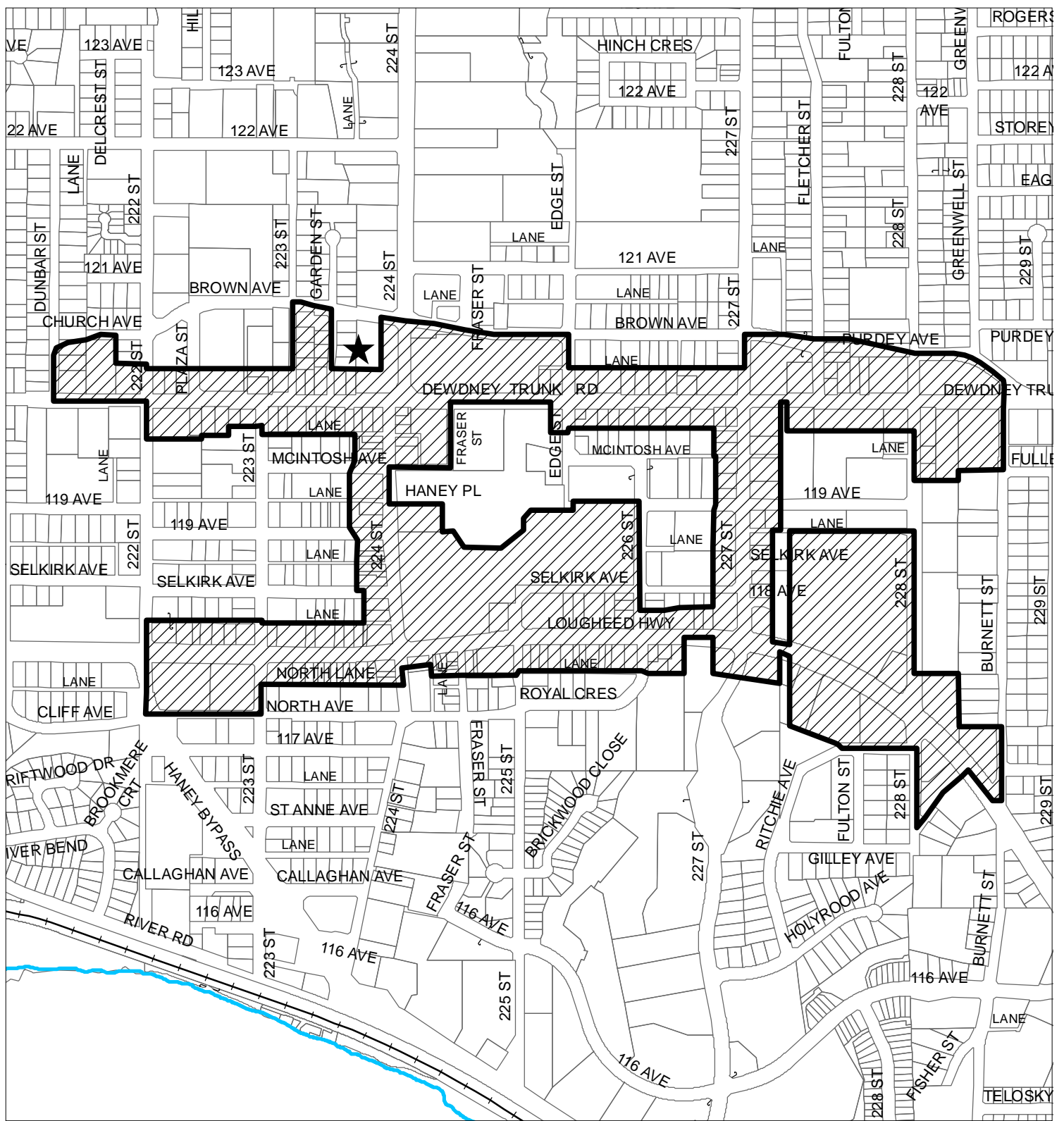
Map No. 1712

From: RS-1 (One Family Urban Residential, C-3 (Town Centre Commercial), CS-1 (Service Commercial) and LUC No. 2435-1977

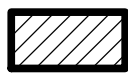
To: CD-1-17 (Comprehensive Development)



SCALE 1:3,000



Town Centre Area Plan



Ground Floor
Commercial Required



Ground Floor Commercial
Required to support pedestrian
corridor and corner plaza

Bylaw No. 6354-2005
Schedule 'G'

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

DATE: Aug 21, 2019

BY: DT

**CITY OF MAPLE RIDGE
BYLAW NO. 7337-2017**

A Bylaw to authorize the Termination of Land Use Contract Bylaw No. 2435-1977

WHEREAS, on the 28 day of April, 1977, the City entered into a Land Use Contract with CANADA SAFEWAY LIMITED for the use and development of the lands therein described;

AND WHEREAS, 487559 BC LTD, the present owner of the land described in Section 1 of this Bylaw, has applied for a discharge of Land Use Contract No. 2435-1977 registered against the title under Filing No. P11973.

AND WHEREAS the Council deems it expedient that the rights and obligations created and to be performed under the said Land Use Contract should terminate and be no longer of force or effect;

AND WHEREAS Section 546 of the *Local Government Act*, R.S.B.C, 2015, c.1, as amended, provides that a Land Use Contract may only be discharged by bylaw and only after a Public Hearing.

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

1. That the Land Use Contract entered into the 28 day of April, 1977, between the City of Maple Ridge and Canada Safeway Limited respecting the use and development of lands known as:

Parcel Identifier: 005-165-598
Legal Description: Lot 55, District Lot 399, Group 1, New Westminster District.
 Plan 53750

(12051/12061-223rd Street)

and outlined in heavy black line on Map No. 1713 a copy of which is attached hereto and forms part of this Bylaw.

Registered in the New Westminster Land Title Office on the 09 day of February, 1978, under Filing Number P11973, is terminated.

2. THAT the Mayor and City Clerk are hereby authorized to sign and affix the seal of the Corporation to such instrument as will effectually extinguish all rights and obligations created by the Land Use Contract and will release and terminate the Land Use Contract from the records of title to aforesaid lands in the New Westminster Land Title Office.

3. This bylaw may be cited as “Maple Ridge Land Use Contract Termination Bylaw 7337-2017”.

READ a first time the 23rd day of May, 2017.

READ a second time the 10th day of September, 2019.

PUBLIC HEARING held on the day of , 2019.

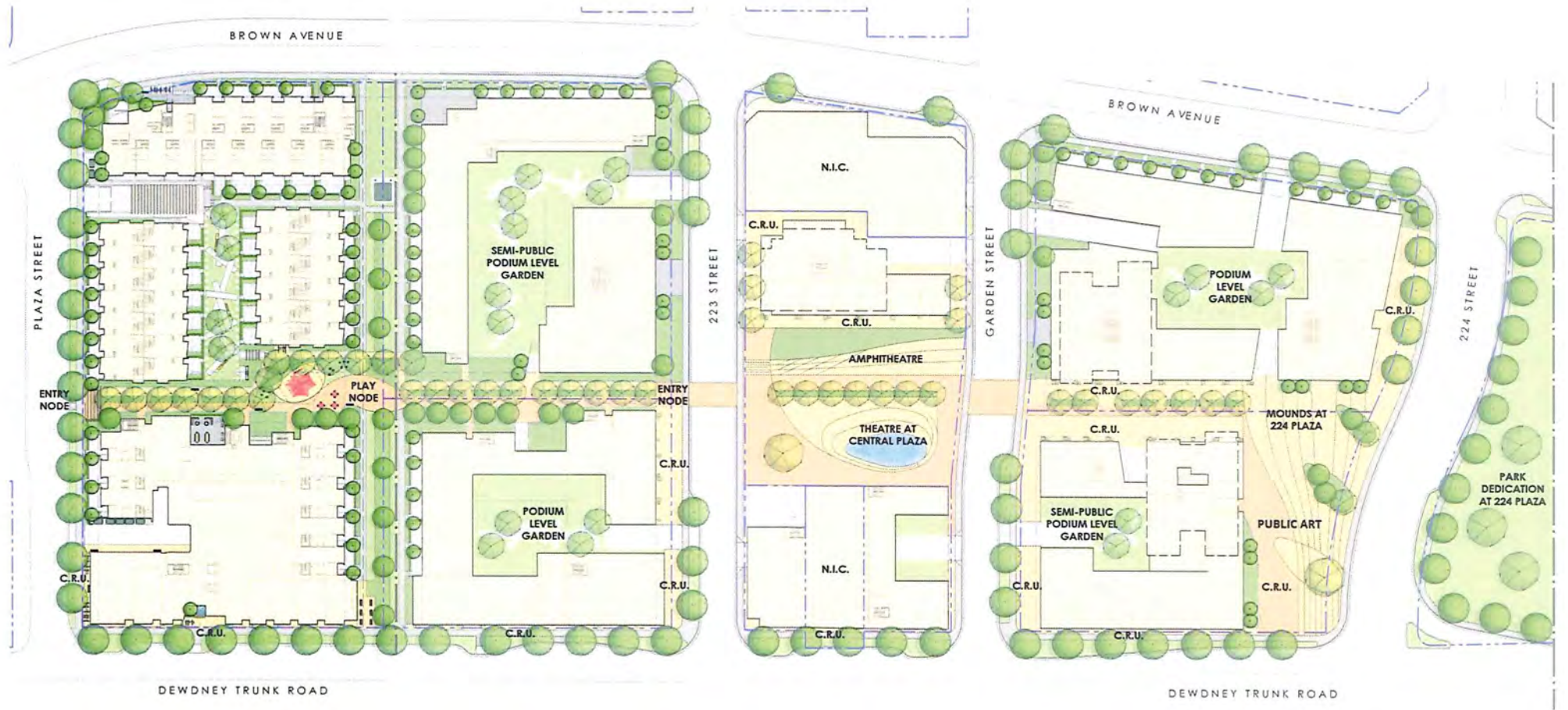
READ a third time the day of , 2019.

ADOPTED the day of , 2019.

PRESIDING MEMBER

CORPORATE OFFICER

SCALE 1:3,000

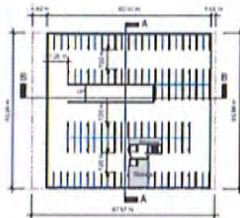


Phase 2



Phase 2 Data Schedule

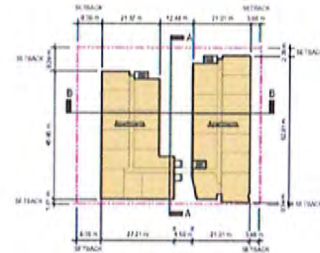
Use	Storeys	Tot Area (SM)	Tot Area (SF)
Commercial	1	754.30 m ²	8,119.21 SF
Residential	4	8,508.22 m ²	91,581.75 SF



UNDERGROUND PARKING - L1



GROUND FLOOR



LEVEL 3

Phase 3



KEY PLAN

Phase 3 Data Schedule

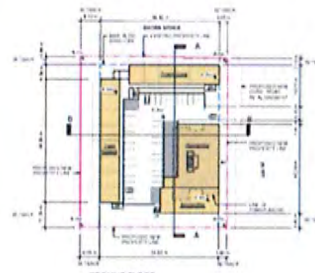
Use	Storeys	Tot Area (SM)	Tot Area (SF)
Residential	15	15,311.35 m ²	164,810.05 SF
	15	15,311.35 m ²	164,810.05 SF



UNDERGROUND PARKING - L2



UNDERGROUND PARKING - L1



GROUND FLOOR



LEVEL 3

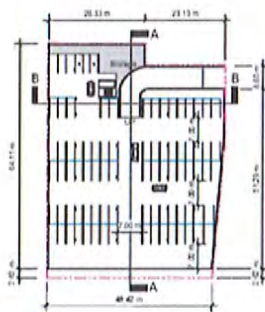
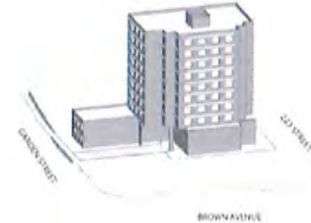
Phase 4



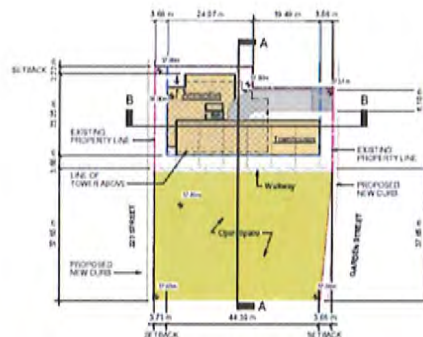
KEY PLAN

Phase 4 Data Schedule

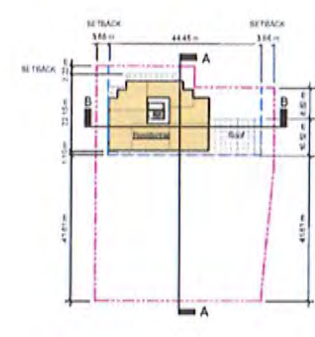
Use	Storeys	Tot Area (SM)	Tot Area (SF)
Residential	10	5338.34 m ²	57407.60 SF
		5338.34 m ²	57407.60 SF



UNDERGROUND
PARKING - L1



GROUND FLOOR



LEVEL 3

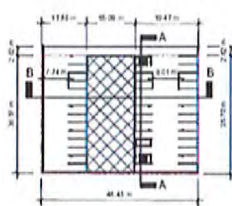
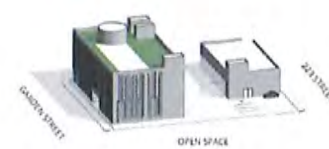
Phase 5



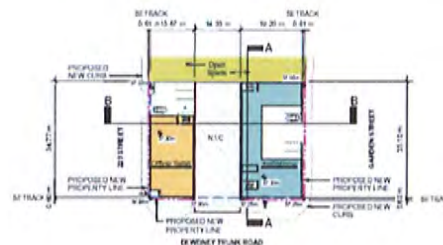
KEY PLAN

Phase 5 Data Schedule

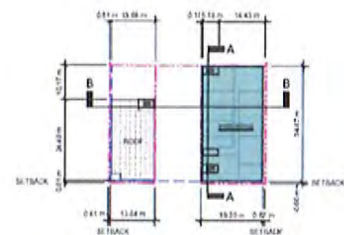
Use	Storeys	Tot Area (SM)	Tot Area (SF)
Institutional	4	2355.58 m ²	25355.02 SF
Office/Retail	3	642.57 m ²	6916.60 SF
	4	2908.18 m ²	31271.62 SF



UNDERGROUND
PARKING - L1



GROUND FLOOR



LEVEL 3

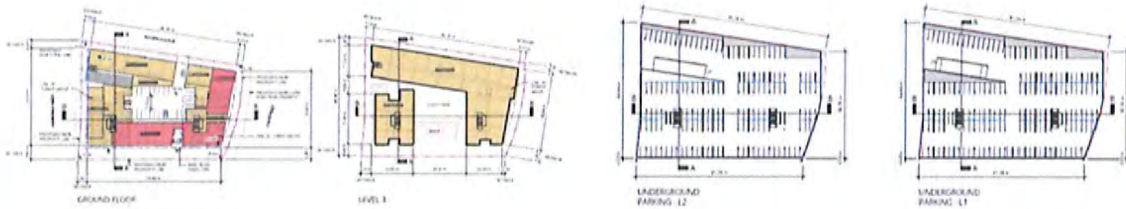
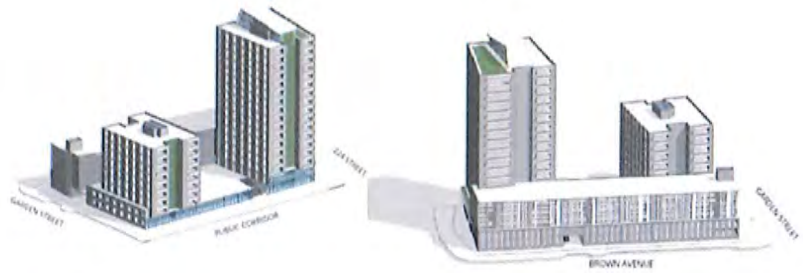
Phase 6



KEY PLAN

Phase 6 Data Schedule

Use	Storeys	Tot Area (SM)	Tot Area (SF)
Commercial	1	998.92 m ²	10752.25 SF
Residential	16	21936.70 m ² 22935.61 m ²	236124.65 SF 246876.89 SF



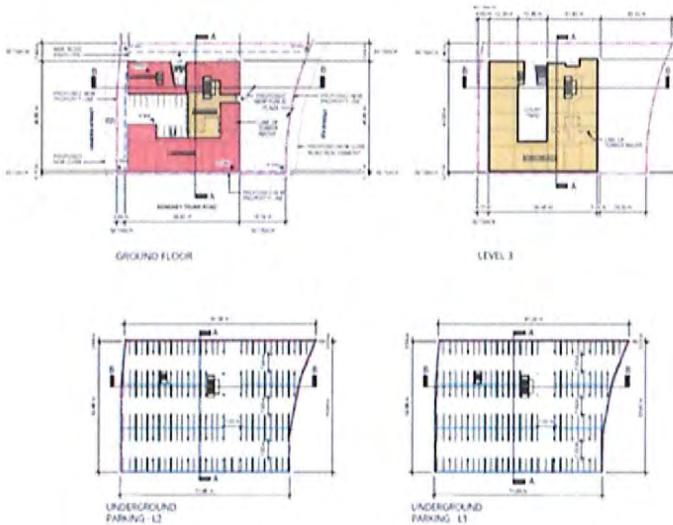
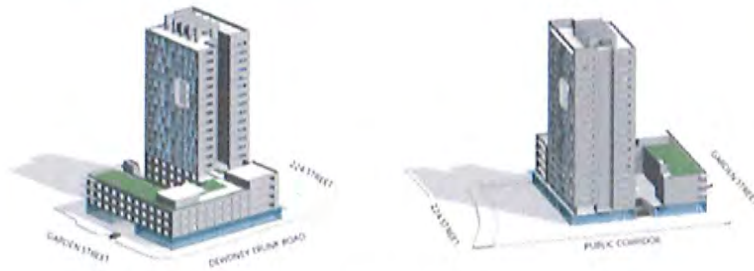
Phase 7



KEY PLAN

Phase 7 Data Schedule

Use	Storeys	Tot Area (SM)	Tot Area (SF)
Commercial	1	1401.75 m ²	15088.30 SF
Residential	18	14195.49 m ² 15597.24 m ²	152799.00 SF 167887.30 SF



Appendix G

The following is an analysis of the projects' compliance with the applicable General Land-Use Requirement Policies in the Town Centre Area Plan:

Policy No.	Summary of Policy	Compliance with policy
3-1	Increase in residential and commercial density.	This proposal complies by proposing to develop 890 residential units and 425 square metres (3,515 square feet) of retail space and 576 square metres (6,200 square feet) of office space.
3-2	Office use will be encouraged.	This proposal will provide for commercial floor space capable of accommodating a range of commercial and office uses.
3-3	Commercial uses that support the residential population.	Situated in the heart of the Downtown, the development will be capable of accommodating a range of uses and services for local residents.
3-4	Hospitality, cultural, recreation and entertainment uses will be encouraged.	These uses are permitted in the C-3 Zone and will be reflected in the CD Zone for the subject site.
3-6	Not support changes in land use designation and zoning reducing employment or housing density.	This proposal will reduce the large format commercial floor space for smaller shops, but increase the office space, possibly accommodating a College. This will continue to accommodate the needs of business enterprises to be established and to employ people; and significantly increase residential densities in the Downtown.
3-7	To ensure a wide range of housing needs are accommodated.	The first Phase has provided 49 market rental units under a Housing Agreement. This is about 5.5% of the total proposed dwelling units over all of the phases.
3-8	Potential opportunities for designing flexibility into new development.	The adaptive housing units may be provided if the developer determined there is a market for such units.
3-10	Land assembly or lot consolidation.	The proposal will assemble a site, except for two lots, allowing for the proposed development to take place, permitting surrounding sites to develop and to achieve adequate buffering with abutting lands.
3-11	Viewscape studies for proposed buildings greater than three (3) storeys.	Studies will need to be provided and reviewed by Advisory Design Panel as part of future Development Permit applications.
3-12	Shadow study to address potential impacts.	Studies will need to be provided and reviewed by Advisory Design Panel as part of future Development Permit applications.
3-14	Creating public outdoor meeting spaces, with public art, will be encouraged.	Outdoor spaces for people residing, shopping and passers-by are being provided. This includes a central pedestrian spine, branching out throughout the site, roof top areas and along abutting streets. There will be a Central Plaza and a major Corner Plaza with Public Art.
3-15	Concealed parking structures are encouraged for all uses in the Town Centre.	The proposal conceals the proposed parking underground.
3.16	Incorporate principles of CPTED (Crime Prevention through Environmental Design).	Studies will need to be provided and reviewed by Advisory Design Panel as part of future Development Permit applications.

INTRODUCTION

This document is a summary of the guidelines to govern the development of the site as shown in the figure below to achieve the Master Development Plan (MDP) for this project. The purpose is to insure that the key design elements for this project, including: site layout, form and character, public art, stormwater management, sustainability, the pedestrian/public realm, amenities, etc., are coordinated between phases and completed at build out. The final document will be registered on title and discharged only as each phase is completed in accordance with Council requirement.

Unlike other rezoning development where the development permits are issued with detailed plans at Final Adoption of the zoning, this development is a pre-zoning of a seven phase site. The development permits are to be considered and issued by Council at a future date on a phase by phase basis. Therefore, these Supplementary Design Guidelines (SDG) will be overarching guidelines. They will be a fundamental tool in interpreting the compliance of future phases with OCP Section 8.11 Town Centre Development Permit (TCDP) Guidelines in terms of form and character Council envisions in the Town Centre Area, within the context of the overall concept and elements to be achieved through this project.

KEY URBAN DESIGN PRINCIPLES

A. Pedestrian friendliness

Streetscapes will be safe, secure and pleasant places to walk with street trees, front doors to individual dwellings and small storefronts that reflect the character of traditional city neighbourhoods - allowing 'eyes on the street'.

B. Public accessibility and permeability

The site offers excellent accessibility to transit that connects Maple Ridge to adjacent communities and also for people to live and work car-free within the downtown core. Resident and visitor bike parking is provided and open public spaces accessible at all times.

C. Livability

The overall layout and design of individual buildings and dwellings will afford a high standard of privacy, usable open space, and recreational amenities.

D. Neighbourliness

The form and layout of the site plan was driven by a desire for open space and connectivity. A variety of open and public spaces will facilitate community gathering strengthening bonds within residents of the community.

E. Diversity

Diverse housing types including a range of small and large units, condos and townhouses, and lowrise and high-rise buildings will appeal to a large cross-section of the community.

F. Sustainability

Sustainable design and development principles and practices will be employed such as, water efficient landscape design and rain and storm water management sustainable practices.

G. Placemaking

Public spaces acting as nodes making a positive and memorable contribution to Maple Ridge Town Centre. A place where people will want to live and visit for many years to come.

DESIGN RATIONALE

The Downtown is a very important part of Maple Ridge and would benefit from a variety of planning and design activities to improve its role as a key community node. To achieve a balanced community, this design proposal provides increased shopping opportunities, and emphasizes smaller stores local merchants and better use of existing areas.

The residential towers are strategically placed to reduce the shade over the community park and are oriented to frame the park as the center of the overall community and to provide a visual dynamic for the development. Their varied heights give the development character and create visual interest. The towers incorporate ground-oriented residential and commercial units to encourage "eyes on the street." This increases neighbourhood security and activates the streetscape. Spaces for a ground-oriented daycare, mini school or meeting rooms promote community engagement.

223 Street and Garden Street provide below-grade parking access points for residential and commercial and utility services to commercial units. Both streets help animate the inside corners of the development and bolster activity around the inner commercial units.

To keep these streets as narrow as possible, parking is restrained to the residential/commercial side. This also prevents cars from being parked along the park side which enhances safety for children playing there.



First Reading Renderings



Principles for Architectural Design

The overall objective is to develop attractive, durable buildings appropriate to the City of Maple Ridge and a public realm that complements the natural beauty of the area, supporting the social, recreational and commercial life in the community.

Future developments, whether they are adjacent or within the community itself, will have this language of patterns to ground their projects and to inform their designs.

Development Vision

Envisioned as a well-designed pedestrian, biking and transit-oriented mixed-use development in the heart of the Maple Ridge Town Centre. It will reinforce the existing Civic core with a variety of uses such as:

- recreation and civic spaces
- a mix of new residential
- commercial and new employment opportunities
- park and community spaces
- green building design and infrastructure

It will create a more vibrant and complete community reflecting the principles outlined in the Official Community Plan.

VISION AND KEY DESIGN ELEMENTS

The key design components the SDG envision for this project are:

- Residential components of varying scale and density, positioned to maximize daylight penetration into the site and to create visual interest from every corridor.
- A prominent east-west public pedestrian open space and pedestrian way from Plaza Street to 224 Street, punctuated with activity areas (including child play, central activity plaza with theatre-like seating, and a major commercial plaza) and linkages to semi public and private space paths and mews and the City sidewalk system.
- Mews surrounded by both residential and commercial activity to ensure there are plenty of "eyes on the street" at all hours of the day.
- A major public plaza in the east portion of the site, lined with commercial shops (inner "shopping row") and containing significant

surface treatment, landscaping, pedestrian amenities, placemaking elements and a public art element.

- An attractive and vibrant streetscape along Dewdney Trunk Road with building spaces designed to accommodate ground level shops and services, and access to upper level non-residential components where they occur;
- Strategically placed commercial spaces to create an intimately scaled shopping corridor combined with residential use above.
- Sustainable design solutions to maximize rooftop space for green houses, gardens and power generation.

Spatial Configuration

Being sensitive to and matching the scale of the existing community is one of the key strategies of the development. The maximum height of the towers at the most urban edge of the development is 21 storeys. Taller volumes are staggered to reduce the shadow impact on the site and adjacent properties. The master plan is also shaped to maximize mountain views.

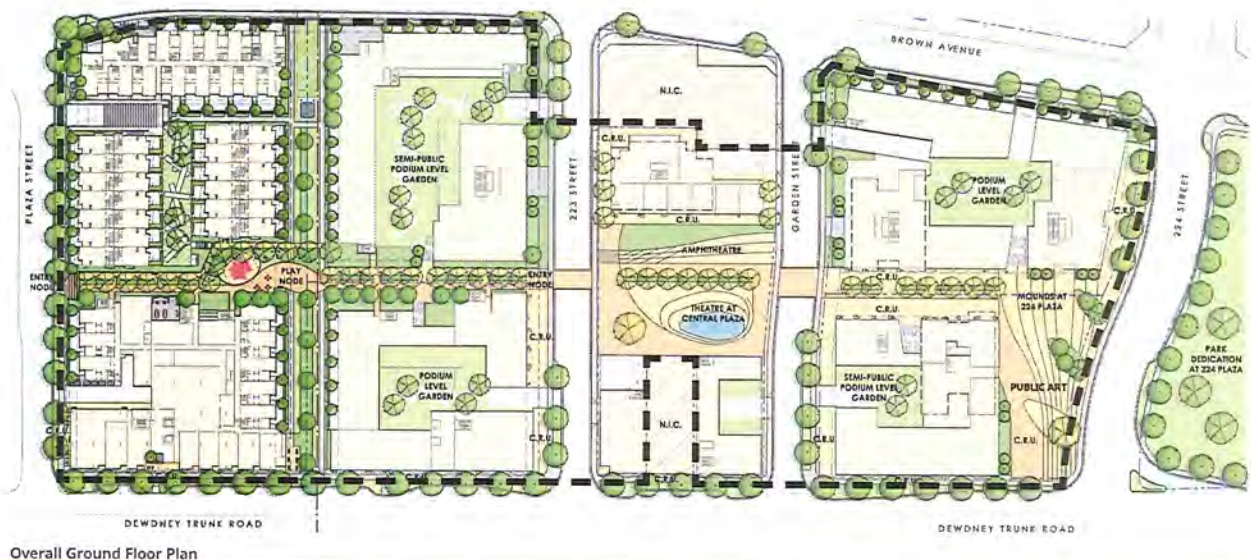
The guidelines gradually increases in density as it moves from west to the east. The densest part of the development is in Phases 6 and 7, which are closer to the civic core and culminate in a public plaza.

East-West Public Green Path

The pedestrian walkway not only is a circulation route through the site, but it is the primary connector to all of the open spaces in the development- Semi-private residential courtyards, public children's play areas, the central park and the 224th plaza. These open spaces contribute to the overall greening of the site and access to nature/green space.

Mews and Courtyards

The mews are shared spaces for residents and the public. These elements generate a sense of welcoming and add openness to the development. In some cases, the mews connect to private elevated courtyards, and create vibrant links between public and private areas.



These courtyards above the ground floor and parking areas offer an oasis to residents and serve as play areas for children, tranquil gardens with water features, and spill-out patios from amenity rooms.

Central Plaza

The central plaza offers public open space closely associated with surrounding high density residential developments. It will provide a communal open space for a range of recreational uses including unstructured play, relaxation and social interaction. The plaza is highly accessible for residents of the development, and central to the major East-West Promenade that engages all proposed buildings. Local streets also draws pedestrians in from Dewdney Trunk Road and adjacent existing neighbourhoods.

New Civic Plaza

The Civic Plaza is one of the main open spaces proposed within the Master Plan. It is part of a pedestrian view corridor that runs across the entire development. It promises to become a major urban gathering point that can be closed to vehicular traffic at specific times for celebrations, exhibitions, festivals, vendors and markets.

The plaza occupies a major location at the intersection of Dewdney Trunk Road and 224 Street. Its proximity to the civic core makes it ideal to accommodate future civic events.

The materials used will tie into the new land parcel across the street, created by the realignment of 224 Street at the intersection of Dewdney Trunk Road.

The plaza visually extends across the street, integrating it into the rest of its context and providing a meaningful space in the Commercial Town Centre. The edges of the square offer room for restaurants, cafes and retail spaces to spill out into the open space, allowing people to enjoy the views and enhancing the residents' experience.

Podium Gardens

Green roofs on podiums and towers strategically designed and locate landscaping to create division between public, semi-private, and private realms. This is achieved through varying heights of plant material, low retaining walls, and fences.

Residential patios at podium level will receive additional patio space with raised planters on slab, with hedging and dense planting to screen from semi-private amenity space.

Design Considerations by Phase

Phase 1

High exposure on the north, west and south frontages – Brown, Plaza and Dewdney Trunk – calls for a dignified residential character with the south-west corner marking the entrance to the development along Dewdney Trunk and in a way also marking the entrance to the downtown core. This phase is primarily marked by five and six-storey residential buildings with two groupings of three-storey ground-oriented apartments in-between. The public green path through the entire site begins here, winding its way between the five-storey and ground-oriented apartment buildings. Commercial retail units will be located at ground level along Dewdney Trunk.

Key urban design role:

The south-west corner marks the entrance to the development along Dewdney Trunk and in a way also marks the entrance to the downtown core.

Phase 2

This five or six-storey building along Dewdney Trunk mirrors the scale and massing of the phase 1 building across the greenway north-south running spine. The building will feature ground-oriented patios looking out across the public green path and across 223rd Street towards the park in phase four and five. Commercial retail units will be located at ground level along Dewdney Trunk.

Key urban design role:

This building will form the western edge of the outdoor green space.

Phase 3

The first tower will be introduced with this phase, accompanied by lower scale four, five or six storey buildings forming a central courtyard space with the development's amenity space facing out over the central greenway spine to the south. The tower will range in height from 15 to 17 storeys with a 3m allowance above that for roof articulation. Then tower should be oriented north-south to help minimize the shadows across the development.



Key urban design role:

The tower will help form the north-west corner boundary to the great outdoor green space at the heart of the overall development.

Phase 4

This phase is primarily comprised of a single 10 storey tower with the standard 3m allowance above that for roof articulation. Ground-oriented apartment units or an enhanced amenity space for the overall development faces the open greenspace to the south - the central plaza.

Key urban design role:

This building will form the northern edge of the outdoor green space.

Phase 5

Designed to be the only purely commercial phase of the overall site, this phase is comprised to two independent buildings. A two-storey commercial building located at the north-east corner of 223 Street and Dewdney Trunk and a four to six storey commercial building on the north-west corner of Garden Street and Dewdney Trunk. The buildings will have high exposure along Dewdney Trunk but will also be expected to properly orient themselves towards the open green space to the north so as not to turn their backs on it.

Special attention will need to be given to engage the pedestrian movement in the eastwest direction across the open space. These two buildings should be considered as having three front orientations.

Key urban design role:

These buildings will form the southern edge of the outdoor green space and because they are both purely commercial in nature, should actively engage the open green space to the north with potential café's or similar type uses that will help animate the streets along 223rd, garden and Dewdney Trunk and the open green space to the north.

Phase 6

Flanked by two towers of 9 to 11 storeys on the west and 17 to 19 storeys on the east, this development has the highest density. Between the two towers is a five-six storey residential building sitting on a common base lined with boutique sized commercial units facing 224th and the inner "shopping row" that runs from the central green space to 224.

Key urban design role:

This development will form the north-eastern corner of the central outdoor space and also mark the entrance to the boutique shopping row between phase six and seven.

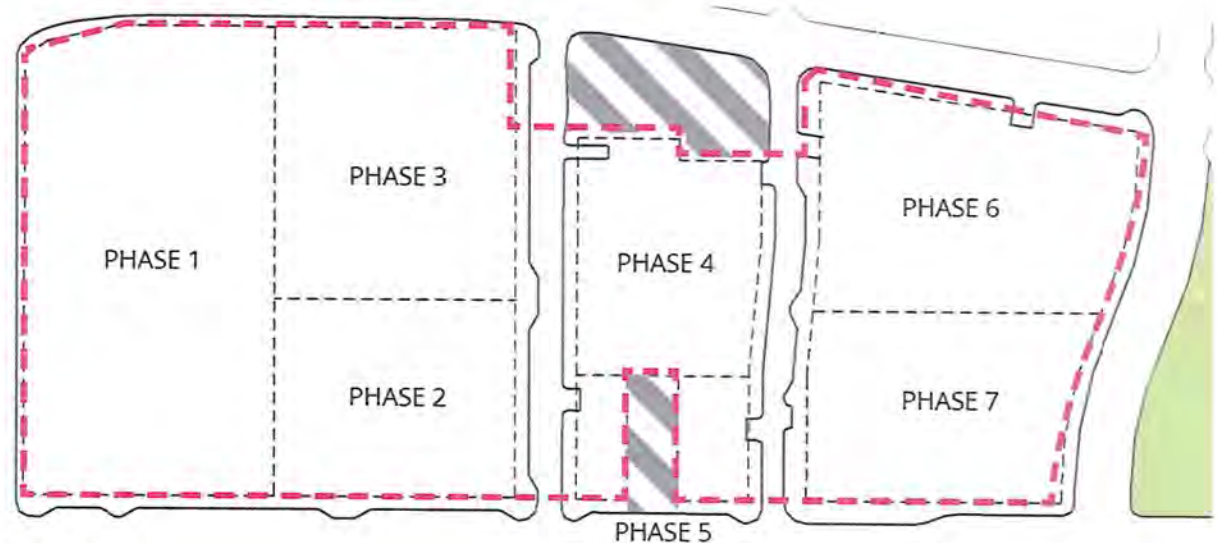
Phase 7

Comprised of the tallest buildings in the overall development at 19 to 21 storeys, this phase also forms the backdrop to the new civic plaza located at the north-west corner of 224 and Dewdney Trunk. The base of the buildings will be comprised entirely of commercial retail units to help animate the streets and plaza. Above this will be another four or five storeys of residential development.

Key urban design role:

This development will form the eastern edge of the central outdoor space and also have significant exposure to the civic plaza at the north-west corner of 224 and Dewdney Trunk. Special care should be taken to properly address and engage the plaza at ground level with the appropriate scale and articulation of the façade, including the types of CRU's that occupy this space.

Landscaping will play a critical role in the development of this plaza and help define this important outdoor room. Special attention should also be given to the treatment of the paving and ground treatment to ensure this space is appreciated at street level and from above when looking down on it.



Phasing Plan





August 28, 2019

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

Attention: Adrian Kopystynski

Dear Mr. Kopystynski:

Re: Request for Comments - Maple Ridge Master Plan

The proposed development as outlined in the Maple Ridge Master Plan submission would affect the student population currently served by Eric Langton Elementary and Maple Ridge Secondary School.

Eric Langton Elementary has an operating capacity of 402 students. For the 2018-19 school year the student enrolment at Eric Langton Elementary was 440 students (109.5% utilization) including 299 students from out of catchment.

Maple Ridge Secondary School has an operating capacity of 1300 students. For the 2018-19 school year the student enrolment at Maple Ridge Secondary School was 1332 students (102.5% utilization) including 871 students from out of catchment.

The Board of Education is very supportive of improvements to the Maple Ridge downtown core and welcomes the opportunity to provide input on the proposed development of this area.

Sincerely,


Flavia Coughlan
Secretary Treasurer

The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Rick Delorme
David Vandergugten