City of Maple Ridge

COUNCIL MEETING AGENDA

October 25, 2022
7:00 p.m.
Virtual Online Meeting including Council Chambers

Meeting Decorum:
Council would like to remind all people present tonight that serious issues are decided at Council meetings which affect many people's lives. Therefore, we ask that you act with the appropriate decorum that a Council Meeting deserves. Commentary and conversations by the public are distracting. Should anyone disrupt the Council Meeting in any way, the meeting will be stopped and that person's behavior will be reprimanded. The meeting is live streamed and recorded by the City of Maple Ridge.

Note: This Agenda is also posted on the City's Web Site at www.mapleridge.ca

The purpose of a Council meeting is to enact powers given to Council by using bylaws or resolutions. This is the venue for debate of issues before voting on a bylaw or resolution.

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

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100 CALL TO ORDER

200 AMENDMENTS TO THE AGENDA

300 APPROVAL OF THE AGENDA

400 ADOPTION OF MINUTES

401 Minutes - October 11, 2022

402 Report of Public Hearing - October 18, 2022

500 PRESENTATIONS AT THE REQUEST OF COUNCIL

600 DELEGATIONS

700 CONSENT AGENDA

701 **Minutes**

701.1 Development Agreements Committee:

- October 11, 2022
- October 18, 2022

701.2 Committees and Commissions of Council Meetings:

Advisory Design Panel
- July 20, 2022

702 **Reports**

702.1 **2022 Council Expenses**

Staff report dated October 25, 2022, listing Council expenses recorded to September 30, 2022.

702.2 **Disbursements for the month ended September 30, 2022**

Staff report dated October 25, 2022, providing information on disbursements for the month ended September 30, 2022.

703 **Correspondence**

704 **Release of Items from Closed Council Status**

705 **Recommendation to Receive Items on Consent**

800 UNFINISHED BUSINESS

900 CORRESPONDENCE

1000 BYLAWS

Note: Items 1001 to 1005 are from the Public Hearing of October 18, 2022

For Third Reading

1001 **2021-281-RZ, 22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road**

The subject application is to permit the rezoning to allow the future construction of a six-storey apartment building with approximately 178 units.

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7865-2022**

To allow the building height maximum to be increased to six-storeys for the subject properties.

1001.2 **Maple Ridge Zone Amending Bylaw No. 7766-2021**

To rezone the subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential).

1002 **2021-324-RZ, 20660 & 20670 123 Avenue and 20679 Tyner Avenue**

The subject application is to permit the rezoning to allow a future bare land strata subdivision of 10 single-family lots.

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7871-2022**

To re-designate portions of the subject properties from Urban Residential to Conservation.

1002.2 **Maple Ridge Zone Amending Bylaw No. 7788-2021**

To rezone portions of the subject properties from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential).

1003 **2019-138-RZ, 22238, 22242, 22246, and 22286 Selkirk Avenue, 22245, 22251, and 22289 Lougheed Highway, PID 011-208-775, PID 011-208-848, and PID 011-208-856**

The subject application is to permit the rezoning to allow the future construction of two six-storey, mixed-use buildings with a total of approximately 3,201m^2 of ground floor commercial space and 255 apartment units.

1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7878-2022**

To re-designate portions of the subject properties from Flexible Mixed-Use to Town Centre Commercial.

1003.2 **Maple Ridge Zone Amending Bylaw No. 7879-2022**

To introduce the CD-2-22 Comprehensive Development Zone, and to rezone the subject properties from C-3 (Town Centre Commercial) and CS-1 (Service Commercial) to CD-2-22 (Comprehensive Development).

1004 **2020-177-RZ, 12834 232 Street**

The subject application is to permit the rezoning to allow the future construction of a three-storey, mixed-use building with 330m^2 of ground floor commercial space and 14 residential units; 4 of the 14 residential units will be secured as rental units.

1004.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7888-2022**

To re-designate the subject property from Estate Suburban Residential to Commercial.

1004.2 **Maple Ridge Zone Amending Bylaw No. 7889-2022**

To introduce the CD-3-22 Comprehensive Development Zone, and to rezone the subject property from RS-2 (One Family Suburban Residential) to CD-3-22 (Comprehensive Development).

1005 **2021-393-RZ, 10869 and 10911 248 Street**

The subject application is to permit the rezoning to allow the future subdivision of approximately 34 single-family lots.

1005.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7890-2022**

To re-designate portions of the subject properties from Low Density Residential to Single Family and Conservation.

1005.2 **Maple Ridge Zone Amending Bylaw No. 7811-2022**

To rezone the subject properties from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached (Medium Density) Residential); to permit R-1, R-2 and R-3 sized lots utilizing the Albion Density Bonus; and to amend the Density Bonus for the Albion Area to include R-2 and R-3 zone requirements for RS-1b zoned lots located within the North East Albion Area.

For Third Reading and Adoption

1006 **2019-426-RZ, 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue**

Staff report dated October 25, 2022, recommending that third reading of Official Community Plan Amending Bylaw No. 7607-2020 be rescinded, and that Official Community Plan Amending Bylaw No. 7607-2020 as amended, be given third reading and adopted and that Zone Amending Bylaw No. 7608-2020 be adopted.

For Adoption

1007 **2016-411-RZ, 21188 Wicklund Avenue**

Staff report dated October 25, 2022, recommeding that Zone Amending Bylaw No. 7505-2018, to rezone from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential), to permit two single-family residential lots, be adopted.

1008 **2020-409-RZ, 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive**

Staff report dated October 25, 2022, recommending that Zone Amending Bylaw No. 7701-2021, to permit a 19 lot subdivision of the subject properties located at 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive, be adopted.

1009 **2021-564-DP, 23004 Dewdney Trunk Road, Housing Agreement Bylaw**

Staff report dated October 25, 2022, recommending that Housing Agreement Discharge Bylaw No. 7876-2022, to discharge the previous Housing Agreement Bylaw No. 7345-2017, and that Housing Agreement Bylaw No. 7877-2022 both be given final readings.

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

The items in the "Committee Reports and Recommendations" category are staff reports presented at an earlier Committee of the Whole meeting, typically a week prior, to provide Council with an opportunity to ask staff detailed questions. The items are now before the regular Council Meeting for debate and vote. Both meetings are open to the public. ***The reports are not reprinted again in hard copy****, however; they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.*

Planning and Development Services

1101 **2022-170-AL, 23154 128 Avenue, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated October 18, 2022, recommending that Exclusion Application 2022-170-AL, to remove approximately 1.6 hectares of land from Agricultural Land Reserve, be forward to the Agricultural Land Commission for their review and consideration.

1102 **2022-165-RZ, 13872 and 13894 Silver Valley Road, RS-3 to R-2**

Staff report dated October 18, 2022, recommending that Zone Amending Bylaw No. 7893-2022, to rezone from RS-3 (Single Detached Rural Residential) to R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately 14 single-family lots, be given first reading and that the applicant provide further information as described in the report.

1103 **2014-040-RZ, 24138 Lougheed Highway, RS-3 to RS-2**

Staff report dated October 18, 2022, recommending that Official Community Plan Amending Bylaw No. 7883-2022, be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7221-2016, to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future two lot subdivision, be given second reading as amended and forward to Public Hearing.

1104 **2019-426-DP/DVP, 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue**

Staff report dated October 18, 2022, recommending that the Corporate Officer be authorized to sign and seal 2019-426-DVP and 2019-426-DP, to allow the construction of 165 townhouse units, with variances to the driveway apron width, internal finished garage dimensions, percentage of permeable area, front, rear and interior yard setbacks, and attached units in one block.

1105 **2021-564-DP, 23004 Dewdney Trunk Road, Development Permit**

Staff report dated October 18, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-564-DP, to allow a three-storey mixed-use commercial and residential building, at the property located at 23004 Dewdney Trunk Road.

Engineering Services

1131 **11-5255-70-156 & 11-5255-70-160, Award of Contract ITT-EN22-32: 236 Street Watermain Replacement and New 132 Avenue and 237A Street Watermain**

Staff report dated October 18, 2022, recommending that Contract ITT-EN22-32: 236 Watermain Replacement and New 132 Avenue & 237A Street Watermain be awarded to Cancon Construction Ltd., a contract contingency be approved, the Financial Plan be amended to increase project funding and that the Corporate Officer be authorized to execute the contract.

1132 **11-5255-50-118, Award of Contract: ITT-EN22-5: Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road)**

Staff report dated October 18, 2022, recommending that Contract ITT-EN22-5: Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road) be awarded to Clearway Construction, that a contract contingency be approved, that the existing WSP contract be increased, that the Financial Plan be amended to increase the project funding and that the Corporate officer be authorized to execute the contract.

1133 **11-5245-20-1185 & 06-2240-20, Latecomer Agreement LC 179/22**

Staff report recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement 179/22 for lands at 10455, 10469 and 10481 245B Street.

1134 **11-5245-20-2015-087 & 06-2240-20, Latecomer Agreement LC 180/22**

Staff report recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement 180/22 for lands at 24683 and 24650 106 Avenue, and 10605 and 10501 Jackson Road.

Corporate Services

Parks, Recreation and Culture

Other Committee Issues

Administration (including Fire and Police)

1300 OTHER MATTERS DEEMED EXPEDIENT

1301 **Active Transportation Fund (ATF) Grant Agreement - PRFP-1127 Experience the Fraser Multi-Use Pathway for Maple Ridge**

Staff report dated October 25, 2022, recommending that the Corporate Officer be authorized to execute the Active Transportation Fund Agreement with Infrastructure Canada for the "Experience the Fraser Multi-Use Pathway for Maple Ridge" project.

1400 PUBLIC QUESTION PERIOD

1500 MAYOR AND COUNCILLOR REPORTS

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1700 ADJOURNMENT

PUBLIC QUESTION PERIOD

The purpose of Public Question Period is to provide the public with an opportunity to ask questions of Council on items that are of concern to them, with the exception of Public Hearing bylaws which have not yet reached conclusion.

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

Council meetings open to the public will continue to be hosted through electronic means, with up to 33 members of the public allowed physical access to Council Chambers through a first come, first served basis.

The wearing of masks will be encouraged but not required. Sanitizer stations will be available at entry poin to Council Chambers.

Please check our website for the latest updates on how the City is facilitating public participation in response to evolving Public Health Orders: https://www.mapleridge.ca/2408/COVID-19-Information

We encourage the public to watch the video recording of the meeting via live streaming or any time after th meeting via: https://media.mapleridge.ca/Mediasite/Showcase

Using Zoom, input from the public during Public Question Period is being facilitated via the raised hand function through the Zoom meeting. For virtual public participation during Public Question Period please jo the meeting by clicking on the date of the meeting at: https://www.mapleridge.ca/640/Council-Meetings. When the meeting reaches Public Question Period, please raise your virtual hand to indicate you would lik to speak.

Council reserves the right to defer responding to a question in order to obtain the information required to provide a complete and accurate response.

Council will not tolerate any derogatory remarks directed at Council or staff members.

For more information on these opportunities contact:
Legal & Legislative Services Department at **604-463-5221** or clerks@mapleridge.ca
Mayor and Council at mayorcouncilandcaol@mapleridge.ca

APPROVED BY: _____
DATE: OCT 20/22

PREPARED BY: _____ CHECKED BY: _____
DATE: OCTOBER 20, 2022 DATE: _____

400 ADOPTION AND RECEIPT OF MINUTES

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

October 11, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on October 11, 2022 at 9:00 a.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	*Appointed Staff*
Elected Officials	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Crabtree, General Manager Corporate Services
Councillor J. Dueck	S. Labonne, General Manager Parks, Recreation & Culture
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	P. Hlavac-Winsor, Acting Corporate Officer, General Counsel and Executive Director, Legislative Services
Councillor R. Svendsen	
Councillor A. Yousef	A. Nurvo, Deputy Corporate Officer
ABSENT	*Other Staff as Required*
Councillor K. Duncan	C. Goddard, Director of Planning
	C. Nolan, Deputy Director of Finance
	F. Smith, Director of Engineering
	T. Thompson, Director of Finance
	T. Westover, Director of Economic Development
	H. Singh, Computer Support Specialist

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: The Mayor chaired the meeting from Council Chambers.

100 *CALL TO ORDER*

200 *AMENDMENTS TO THE AGENDA*

300 *APPROVAL OF THE AGENDA*

R/2022-CM-306
It was moved and seconded

That the agenda of the Regular Council Meeting of October 11, 2022 be adopted as circulated.

CARRIED UNANIMOUSLY

400 *ADOPTION AND RECEIPT OF MINUTES*

401 Minutes of the Regular Council Meeting of September 27, 2022

R/2022-CM-307
It was moved and seconded

That the minutes of the Regular Council Meeting of September 27, 2022 be adopted as circulated.

CARRIED UNANIMOUSLY

402 Report of Public Hearing of September 20, 2022

R/2022-CM-308
It was moved and seconded

That the report of Public Hearing of September 20, 2022 be adopted as circulated.

CARRIED UNANIMOUSLY

500 ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** - Nil

600 ***DELEGATIONS*** - Nil

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 **Meetings of the Development Agreements Committee:**

- September 27, 2022
- October 4, 2022

701.2 **Committees and Commissions of Council Meetings:**

Municipal Advisory Committee on Accessibility and Inclusiveness:

- February 17, 2022
- April 21, 2022
- June 16, 2022

702 **Reports**

703 **Correspondence**

704 ***Release of Items from Closed Council Status***

705 **Recommendation to Receive Items on Consent**

R/2022-CM-309
It was moved and seconded

That the items on the Consent Agenda of the October 11, 2022, Council Meeting be received into the record.

CARRIED UNANIMOUSLY

800 ***UNFINISHED BUSINESS*** - Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Bylaws for Adoption

1001 **Maple Ridge Water Service Amending Bylaw No. 7868-2022**

A bylaw to amend language to implement changes to the City's residential water metering strategy.

R/2022-CM-310
It was moved and seconded

That Maple Ridge Water Service Amending Bylaw No. 7868-2022 be adopted.

CARRIED UNANIMOUSLY

1002 **2020-168-RZ, Alternative Approval Process to Permit a City Sewer Line in Dedicated Park Land**

A bylaw to permit a statutory right-of-way over dedicated park and dedicated road for Metro Vancouver's forcemain project.

R/2022-CM-311
It was moved and seconded

That Dedicated Park Land Bylaw No. 7867-2022 be adopted.

CARRIED UNANIMOUSLY

1003 **11-52455-20-B512 & 01-0400-60, Alternative Approval Process to Permit an SRW for Metro Vancouver Forcemain in Dedicated Park Land Bylaw**

A bylaw to permit a statutory right of way over dedicated park and dedicated road for Metro Vancouver's forecemain project.

R/2022-CM-312
It was moved and seconded

That Statutory Right of Way Over Dedicated Park and Dedicated Road Bylaw No. 7841-2022 be adopted.

CARRIED UNANIMOUSLY

1004 **05-1970-04, 2020 - 2023 Property Tax Exemption Amendment**

A bylaw to reflect the removal of Foursquare Gospel Church of Canada and a name change for Webster's Corner United Church.

R/2022-CM-313
It was moved and seconded

That Maple Ridge Property Tax Exemption Amending Bylaw No. 7869-2022 be adopted.

CARRIED UNANIMOUSLY

1100 *REPORTS AND RECOMMENDATIONS*

Planning and Development Services

1101 **2022-292-RZ, 12040 248 Street, CS-1 to C-2**

Staff report dated October 4, 2022, recommending that Zone Amending Bylaw No. 7882-2022, to permit the future construction of a two-storey, mixed use, building, be given first reading and that the applicant provide further information as outlined in the report.

R/2022-CM-314
It was moved and seconded

1. **That Zone Amending Bylaw No. 7882-2022 be given first reading; and further**

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

CARRIED UNANIMOUSLY

1102 **2022-293-RZ, 21511 and 21521 Exeter Avenue, RS-1a to R-4**

Staff report dated October 4, 2022, recommending that Zone Amending Bylaw No. 7881-2022, to permit a future subdivision of two lots into three, be given first reading and that the applicant provide further information as outlined in the report.

R/2022-CM-315
It was moved and seconded

1. That Zone Amending Bylaw No. 7881-2022 be given first reading; and further

2. That the applicant provides further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required a Subdivision application.

CARRIED UNANIMOUSLY

1103 2020-014-RZ, 12209 Laity Street, RS-1 to R-1

Staff report dated October 4, 2022, recommending that Zone Amending Bylaw No. 7648-2020 as amended, to permit a future two lot subdivision, be given second reading and be forwarded to Public Hearing.

R/2022-CM-316
It was moved and seconded

1. That Zone Amending Bylaw No. 7648-2020 as amended, be given second reading, and be forwarded to Public Hearing; and further
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) Registration of a Restrictive Covenant for Tree Protection;

   iii) Registration of a Restrictive Covenant for Stormwater Management;

   iv) Removal of existing building(s);

   v) In addition to the Ministry of Environment Site Disclosure Statement, 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

   vi) That a contribution, in the amount of $7,100.00, or such rate applicable at third reading of this application, be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

CARRIED UNANIMOUSLY

1104 2021-564-DP, 23004 Dewdney Trunk Road, Housing Agreement Bylaw

Staff report dated October 4, 2022, recommending that Housing Agreement Discharge Bylaw No. 7876-2022 to discharge Housing Agreement Bylaw No.

7345-2017, and Housing Agreement Bylaw No. 7877-2022 be given first, second and third readings.

Council expressed concerns regarding parking, density, and proposed pharmacy use. Staff answered questions from Council and advised that the applicant's representative has agreed to a restriction prohibiting pharmacy use in the commercial space.

R/2022-CM-317
It was moved and seconded

1. That Housing Discharge Bylaw No. 7876-2022, to discharge the previous Housing Agreement Bylaw No. 7345-2017, be given first, second and third reading; and further

2. That Housing Agreement Bylaw No. 7877-2022 be given first, second and third reading.

CARRIED
Councillor Yousef opposed

ENGINEERING SERVICES

1131 **Award of Contract ITT-EN22-25, Fern Crescent Multi-Use Path and Roundabout**

Staff report dated October 4, 2022, recommending that Contact ITT-EN22-25, Fern Crescent Multi-Use Path and Roundabout, be awarded to Arsalan Construction Limited, a construction contingency be approved and that the Financial Plan be amended to increase the project funding, and that the Corporate Officer be authorized to execute the contract.

R/2022-CM-318
It was moved and seconded

That Contract ITI-EN22-25, Fern Crescent Multi-Use Path and Roundabout, be awarded to Arsalan Construction Limited in the amount of $5,099,777.00 excluding taxes;

That a construction contingency of $510,000.00 be approved to address potential variations in field conditions;

That the Financial Plan be amended to increase the project funding by $2,060,262.00 from the Development Cost Charges Fund and $42,046.00 from General Revenue Surplus; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED UNANIMOUSLY

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

1400 ***PUBLIC QUESTION PERIOD***

No members of the public asked questions or provided comments to Council.

1500 ***MAYOR AND COUNCILLORS' REPORTS*** - Nil

1600 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** – Nil

1601 **Notice of Special Closed Meeting**

R/2022-CM-319
It was moved and seconded

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

Section 90(1)(e) **the acquisition, disposition or expropriation of land of improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;**

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

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

CARRIED UNANIMOUSLY

1700 ***ADJOURNMENT*** – 9:25 a.m.

_____
M. Morden, Mayor

Certified Correct

_____
P. Hlavac-Winsor, Acting Corporate Officer

City of Maple Ridge

REPORT OF PUBLIC HEARING

October 18, 2022

The report of the Public Hearing held as a virtual meeting hosted in the Council Chambers of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on October 18, 2022 at 7:00 p.m.

PRESENT	*Appointed Staff*
Elected Officials	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	
Councillor C. Meadus	C. Crabtree, General Manager Corporate Services
Councillor G. Robson	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer
Councillor R. Svendsen	
	S. Labonne, General Manager, Parks, Recreation and Culture
	A. Nurvo, Deputy Corporate Officer
ABSENT	
Councillor K. Duncan	*Other Staff as Required*
Councillor A. Yousef	C. Goddard, Director of Planning
	J. Kim, Information Services
	M. McMullen, Manager of Development & Environmental Services
	F. Smith, Director of Engineering
	T. Westover, Director of Economic Development

Note: The Mayor chaired the meeting from Council Chambers.

The Mayor called the meeting to order. The Acting Corporate Officer explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on October 25, 2022.

The Mayor then called upon Planning Department staff to present the following items on the agenda:

1) Application 2021-281-RZ

22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road
Lot 218 Section 17 Township 12 New Westminster District Plan 56868; Lot 223 Section 17 Township 12 New Westminster District Plan 57491; Lot 224 Section 17 Township 12 New Westminster District Plan 57491; Lot 230 Section 17 Township 12 New Westminster District Plan 58011; and Lot 231 Section 17 Township 12 New Westminster District Plan 58011

The subject application is to permit the rezoning to allow the future construction of a six-storey apartment building with approximately 178 units.

1a) *Maple Ridge Official Community Plan Amending Bylaw No. 7865-2022*

First Reading: July 26, 2022

Second Reading: July 26, 2022

Purpose: To allow the building height maximum to be increased to six-storeys for the subject properties.

1b) *Maple Ridge Zone Amending Bylaw No. 7766-2021*

First Reading: July 27, 2021

Second Reading: July 26, 2022

Purpose: To rezone the subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential).

C. Goddard, Director of Planning, gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the October 7th and October 14th editions of the local newspaper and that 64 notices were mailed out in relation to this application and that and that 4 pieces correspondence were received in opposition.

The Mayor called for speakers for a first time.

Alex Ortega stated that he lived immediately adjacent to the subject property and was opposed to the development and the rezoning, which would result in a 6-storey building next to their house, with no buffer, and reduce privacy and daylight to their property. He also expressed concerns regarding traffic, school system capacity, lack of infrastructure and health care to support this many people moving into this area, and concerns with construction noise.

Georgina Nikolopoulos stated that she was strongly opposed to the development, that we needed more infrastructure and health care to support it, and that parking was already an issue in this area.

Robert Jeglum stated that he had concerns regarding school capacity, that 4 storeys was a better decision than permitting 6 storeys, and that there should be one level of commercial on the ground floor with residences above.

Kenneth Gunn asked questions regarding traffic lights and use of the temporary lane to Dewdney. Staff answered the questions. Mr. Gunn stated that he was concerned

about 300 cars coming in and out without traffic lights at this location and stated that an entrance was required off a side street instead.

Craig Speirs questioned the difference in DCCs and CAC payable today and when the new rates were ratified. Staff advised that the difference will be approximately $1m. Mr. Spears requested that this application be deferred until the new Council is in and that Council consider expediting implementation of the new fee structure.

The Mayor called for speakers a second time.

Alex Ortega stated that he agreed with Mr. Spears comments, and the we need to stop new development until the infrastructure catches up.

Robert Jeglum asked questions regarding the back laneway and whether the neighbouring developer and Husky gas station have agreed to permit their property to be used or whether the lane was just proposed. He stated that he was opposed to any variances for parking requirements.

Kris Bosley stated that it was difficult to turn west, and that we needed to consider improvements at Burnett with the increased traffic that will result from this development including a cross walk.

The Mayor called for speakers for a third and final time.

There being no comment, the Mayor declared this item dealt with.

2) Application 2021-324-RZ

20660 & 20670 123 Avenue and 20679 Tyner Avenue
Lot F District Lot 241 Group 1 New Westminster District Plan 17056; Lot G Except Part Dedicated Road on Plan LMP7229 District Lot 241 Group 1 New Westminster District Plan 17056; and Lot 14 Except Part in Plan LMP7015 District Lot 241 Group 1 New Westminster District Plan 26346

The subject application is to permit the rezoning to allow a future bare land strata subdivision of 10 single-family lots.

2a) *Maple Ridge Official Community Plan Amending Bylaw No. 7871-2022*

First Reading:	September 13, 2022
Second Reading:	September 13, 2022
Purpose:	To re-designate portions of the subject properties from Urban Residential to Conservation.

2b) *Maple Ridge Zone Amending Bylaw No. 7788-2021*

First Reading:	September 28, 2021
Second Reading:	September 13, 2022

Purpose: To rezone portions of the subject properties from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential).

M. McMullen, Manager of Development & Environmental Services, gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the October 7th and October 14th editions of the local newspaper and that 32 notices were mailed out in relation to this application and that and that no correspondence was received in response.

The Mayor called for speakers for a first time.

Peter Robinson expressed concerns regarding large trees on his property and the impacts on those trees from the construction and development. He expressed concerns regarding the proposed walkway adjacent to his property and potential negative impacts on the community. Staff answered his questions and advised that an arborist report has been prepared and will be shared.

Robinder Singh Heer attempted to join the meeting electronically on several occasions to provide comments but there was no sound.

Andrea Drummond advised that the conservation land was not a walkable park because of the steep slope, expressed concerns with maintenance of the park area, and stated that she was opposed to any variances for width of lots. She stated the neighbourhood do not want the trail due to safety concerns.

The Mayor called for speakers for a second time.

Peter Robinson questioned the proposed storm sewer right of way and how it would connect to his property and stated that he was opposed to the variances to pack in more houses, and that it was a travesty to destroy the existing old growth forest.

Eric Mao Fuzhen expressed concerns on the impact on his property, and impacts on wildlife in the area, and stated this is a precious area that should be preserved in its current state.

Andrea Drummond stated there was lots of wildlife in this area and requested that Council not approve the variances but preserve the unique character of this property for the community. She was also concerned that the walkway would lead to an encampment.

The Mayor called for speakers a third and final time.

Craig Speirs stated that the property was a park-like setting and requested that Council reduce the density which should be built among the existing trees. He expressed a concern that approximately $250,000 would be lost in DCCs and CACs with this development and advised that Council should defer this approval until the new rates are in place.

Peter Robinson requested information on the location of the proposed pumphouse.

Andrea Drummond requested that Council defer making a decision on this since there is no community plan in place and that the arborist report should be provided to the public.

There being no comment, the Mayor declared this item dealt with.

3) Application 2019-138-RZ

22238, 22242, 22246, and 22286 Selkirk Avenue, 22245, 22251, and 22289 Lougheed Highway, PID 011-208-775, PID 011-208-848, and PID 011-208-856
Lots 17, 18, 19, 20, 21, 29, 30, 31, and 32 District Lot 398 Group 1 New Westminster District Plan 6808; and Lot 61 District Lot 398 Group 1 New Westminster District Plan 25783

The subject application is to permit the rezoning to allow the future construction of two six-storey, mixed-use buildings with a total of approximately 3,201m² of ground floor commercial space and 255 apartment units.

3a) *Maple Ridge Official Community Plan Amending Bylaw No. 7878-2022*

First Reading:	September 27, 2022
Second Reading:	September 27, 2022
Purpose:	To re-designate portions of the subject properties from Flexible Mixed-Use to Town Centre Commercial.

3b) *Maple Ridge Zone Amending Bylaw No. 7879-2022*

First Reading:	September 27, 2022
Second Reading:	September 27, 2022
Purpose:	To introduce the CD-2-22 Comprehensive Development Zone, and to rezone the subject properties from C-3 (Town Centre Commercial) and CS-1 (Service Commercial) to CD-2-22 (Comprehensive Development).

C. Goddard, Director of Planning, gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the October 7th and October 14th editions of the local newspaper and that 299 notices were mailed out in

relation to this application and that and that no correspondence was received in response.

The Mayor called for speakers for a first and second time.

Craig Speirs expressed concerns that the City would lose between $3-4m in DCCs and CACs which should be used to provide services and infrastructure to this community, and advised that Council defer this matter and expedite the new fee structure.

Alex Ortega stated that the City is allowing too much development and that too many people and too many cars are coming to the City. He stated he is opposed to the development since there is not sufficient infrastructure and services in place.

The Mayor called for speakers for a third and final time.

There being no comment, the Mayor declared this item dealt with.

Note: Councillor Robson left the meeting at 8:35 p.m.

4) Application 2020-177-RZ

12834 232 Street
Lot 10 Block 5 Section 28 Township 12 New Westminster District Plan 19347

The subject application is to permit the rezoning to allow the future construction of a three-storey, mixed-use building with 330m² of ground floor commercial space and 14 residential units; 4 of the 14 residential units will be secured as rental units.

4a) *Maple Ridge Official Community Plan Amending Bylaw No. 7888-2022*

First Reading: September 27, 2022
Second Reading: September 27, 2022
Purpose: To re-designate the subject property from Estate Suburban Residential to Commercial.

4b) *Maple Ridge Zone Amending Bylaw No. 7889-2022*

First Reading: September 27, 2022
Second Reading: September 27, 2022
Purpose: To introduce the CD-3-22 Comprehensive Development Zone, and to rezone the subject property from RS-2 (One Family Suburban Residential) to CD-3-22 (Comprehensive Development).

M. McMullen, Manager of Development & Environmental Services, gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the October 7th and October 14th editions of the local newspaper and that 15 notices were mailed out in relation to this application and that and that 2 pieces of correspondence were received in response.

The Mayor called for speakers for a first time.

Craig Speirs stated that the City is losing money on DCCs and CACs by permitting this development now and acknowledged that this proposal would provide rental accommodation and there was little available in this area.

The Mayor called for speakers for a second, third and final time.

There being no comment, the Mayor declared this item dealt with.

5) Application 2021-393-RZ

10869 and 10911 248 Street
Lot A Section 10 Township 12 New Westminster Plan 21086; and Lot 14 Block E 1/2 Section 10 Township 12 New Westminster Plan 2450

The subject application is to permit the rezoning to allow the future subdivision of approximately 34 single-family lots.

5a) *Maple Ridge Official Community Plan Amending Bylaw No. 7890-2022*

First Reading: September 27, 2022

Second Reading: September 27, 2022

Purpose: To re-designate portions of the subject properties from Low Density Residential to Single Family and Conservation.

5b) *Maple Ridge Zone Amending Bylaw No. 7811-2022*

First Reading: December 14, 2021

Second Reading as amended: September 27, 2022

Purpose: To rezone the subject properties from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached (Medium Density) Residential); to permit R-1, R-2 and R-3 sized lots utilizing the Albion Density Bonus; and to amend the Density Bonus for the Albion Area to include R-2 and R-3 zone requirements for RS-1b zoned lots located within the North East Albion Area.

M. McMullen, Manager of Development & Environmental Services, gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the October 7th and October 14th editions of the local newspaper and that 22 notices were mailed out in relation to this application and that and that no correspondence was received in response.

The Mayor called for speakers three times.
There being no comment, the Mayor declared this item dealt with.

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor adjourned the Public hearing at 8:48 p.m.

_____
M. Morden, Mayor

Certified Correct

_____
P. Hlavac-Winsor, Acting Corporate Officer

700 ITEMS ON CONSENT

701 Minutes

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

October 11, 2022
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member

Patrick Hlavac-Winsor, Recording Secretary

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1. 21-117552-BG

LEGAL:	Lot 28 Section 28 Township 12 New Westminster District Plan BCP17359
PID:	026-279-959
LOCATION:	13491 240 Street
OWNER:	Laura Kernested and Bradley D. Kernested
REQUIRED AGREEMENTS:	Temporary Residential Use

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-117552-BG.

CARRIED

2. 20-121109-BG

LEGAL:	Lot 1 Section 6 Township 15 New Westminster District Plan 17015
PID:	010-271-341
LOCATION:	10111 272 Street
OWNER:	Jonathan N. Kick & Katherine J. Labelle
REQUIRED AGREEMENTS:	Parking Covenant for a Detached Garden Suite

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-121109-BG.

CARRIED

3. 2020-409-SD

LEGAL:	Lot 3 District Lot 404 Group 1 New Westminster District Plan BCP46902 Lot A District Lot 404 Group 1 New Westminster District Plan EPP48959
PID:	028-409-990 029-542-081
LOCATION:	11089 240 Street, 11101 239 Street and 1094 Buckerfield Drive
OWNER:	John D. Wynnyk, Steve W. Wynnyk, Edythe M. Wynnyk, Laura D. Symens, Donna Y. Wynnyk, Colleen S. Wynnyk
REQUIRED AGREEMENTS:	Rezoning Servicing Agreement, Release of Statutory Right of Way, Application to Deposit Plan, Geotechnical Covenant, Stormwater Management Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATES TO 2020-409-SD.

CARRIED

4. 2018-408-SD

LEGAL:	Section 28 Township 12 New Westminster District Plan 2637 Lot 1, 2 And 3 Section 28 Township 12 New Westminster District Plan EPP111834
PID:	010-502-386 No PID
LOCATION:	13160 236 Street
OWNER:	1267289 B.C. Ltd.
REQUIRED AGREEMENTS:	Subdivision Servicing Agreement, Wildfire Protection Covenant, Enhancement & Replanting Agreement and No-Build Subdivision Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2018-408-SD.

CARRIED

5. 2019-426-RZ

LEGAL:	Lot 1 Section 14 Township 12 New Westminster District Plan 68269 Lot A Section 14 Township 12 New Westminster District Plan 72158 Lot 52 Section 14 Township 12 New Westminster District Plan 36865 Lot 1 Section 14 Township 12 New Westminster District Plan 69242 Lot 1 Section 14 Township 12 New Westminster District Plan 72997 Lot 78 Section 14 Township 12 New Westminster District Plan 69240

Lot 56 Section 14 Township 12 New Westminster District Plan EPP114521

PID: 000-788-121
004-513-371
007-420-994
001-432-168
005-483-841
001-430-467
031-552-048

LOCATION: 24877, 24909, 24929, 24947, 24979, 24985, 24989 112 Avenue

OWNER: Epic 112 Avenue Homes Ltd.

REQUIRED AGREEMENTS: Rezoning Servicing Agreement, Geotechnical Covenant, Stormwater Management Covenant, Visitor Parking Covenant, Release of No Build Covenant, Release of Statutory Right-of-Way for Sanitary, Release of old Zoning Servicing Agreement, Release of old Geotechnical Covenant, Consolidation/Dedication Plan

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2019-426-RZ.

CARRIED

6. 2020-250-SD

LEGAL: Lot 45 Section 28 Township 12 New Westminster District Plan 63118

PID: 002-196-425

LOCATION: 23939 Fern Crescent

OWNER: 1070864 BC Ltd.

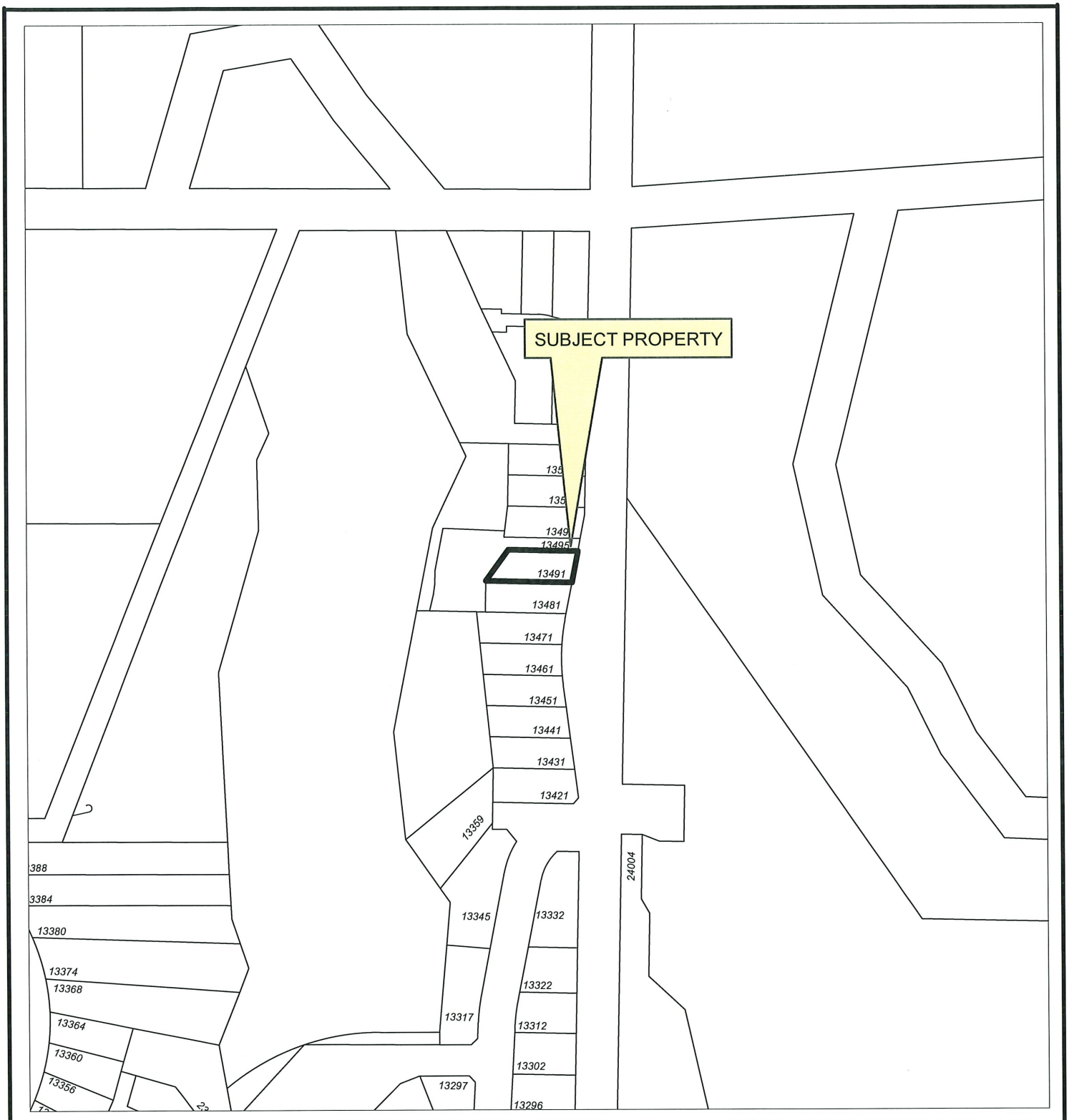
REQUIRED AGREEMENTS: Subdivision Servicing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2020-250-SD.

CARRIED

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member



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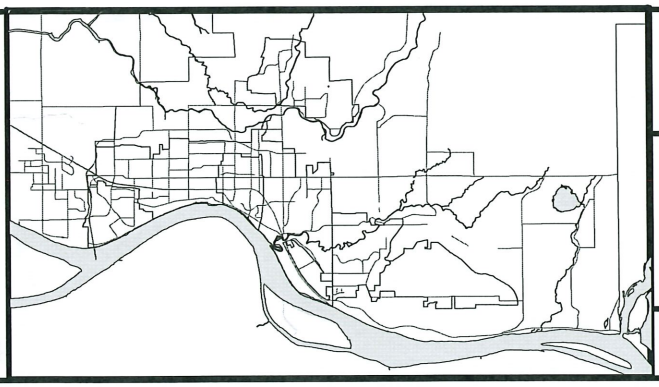


13491 240 ST

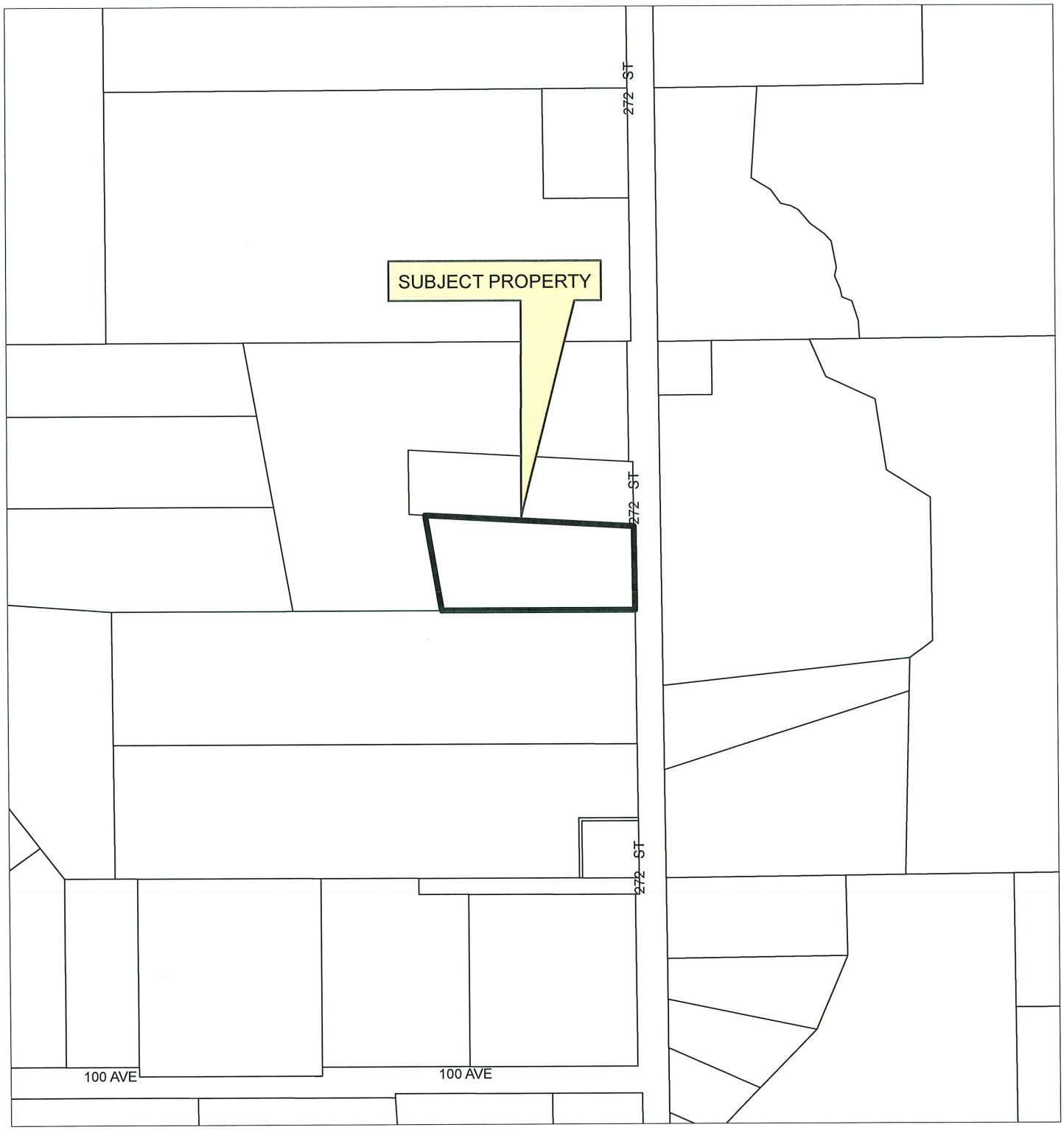
LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject Map
DATE: Oct 6, 2022

BY: RA



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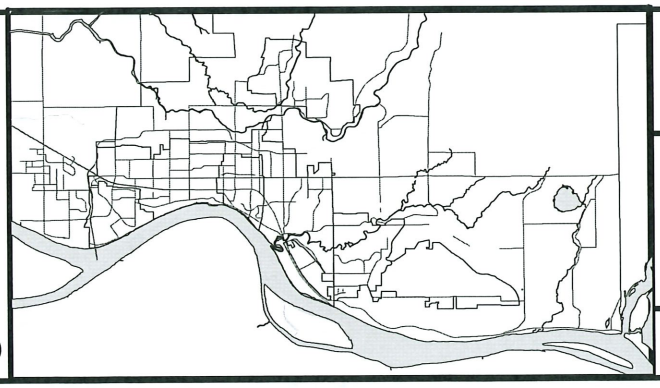


10111 272 ST

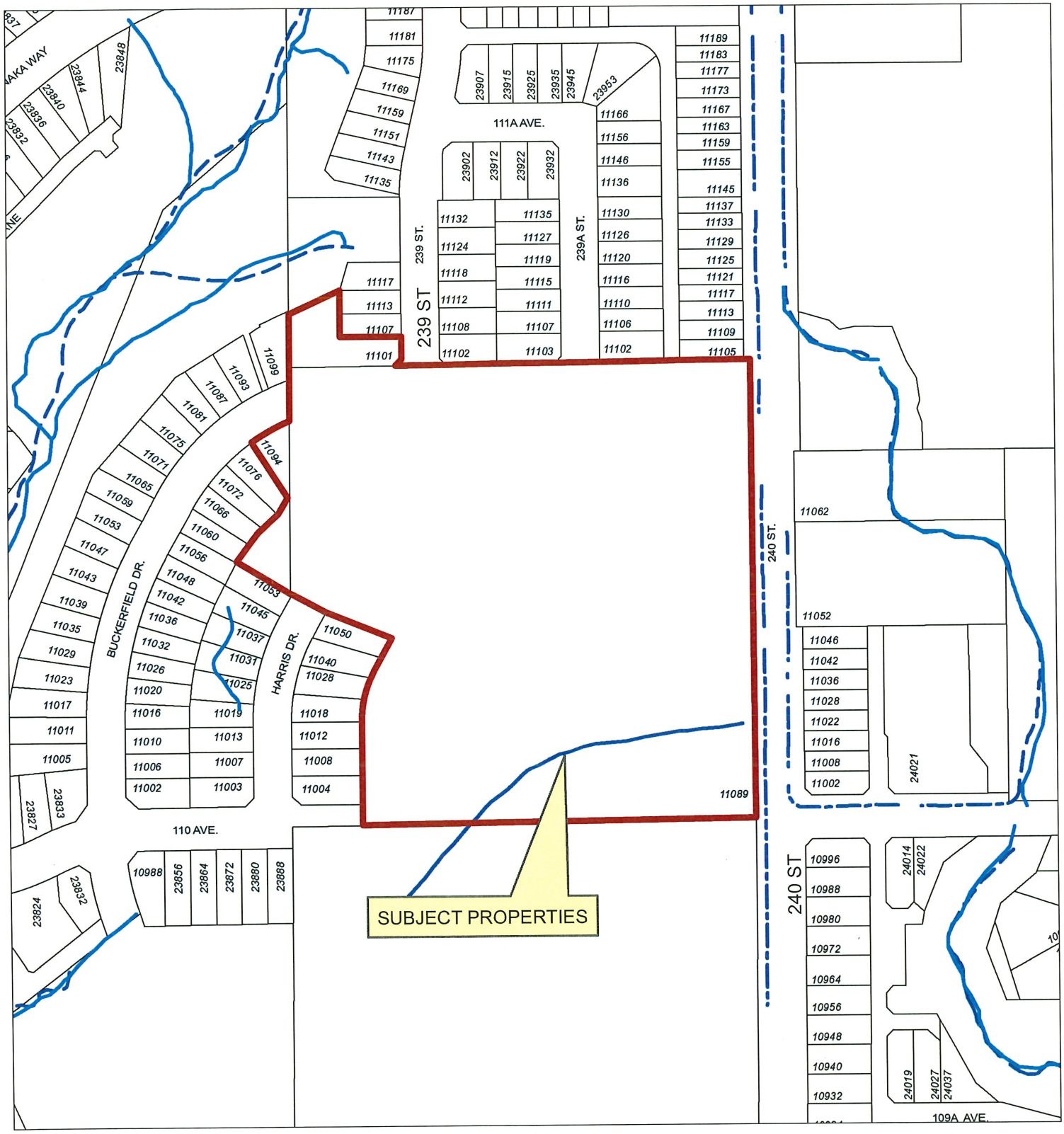
LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject Map
DATE: Oct 6, 2022

BY: RA



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Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

11089 240 ST, 11101 239 ST, 11904 BUCKERFIELD DR.

PLANNING DEPARTMENT

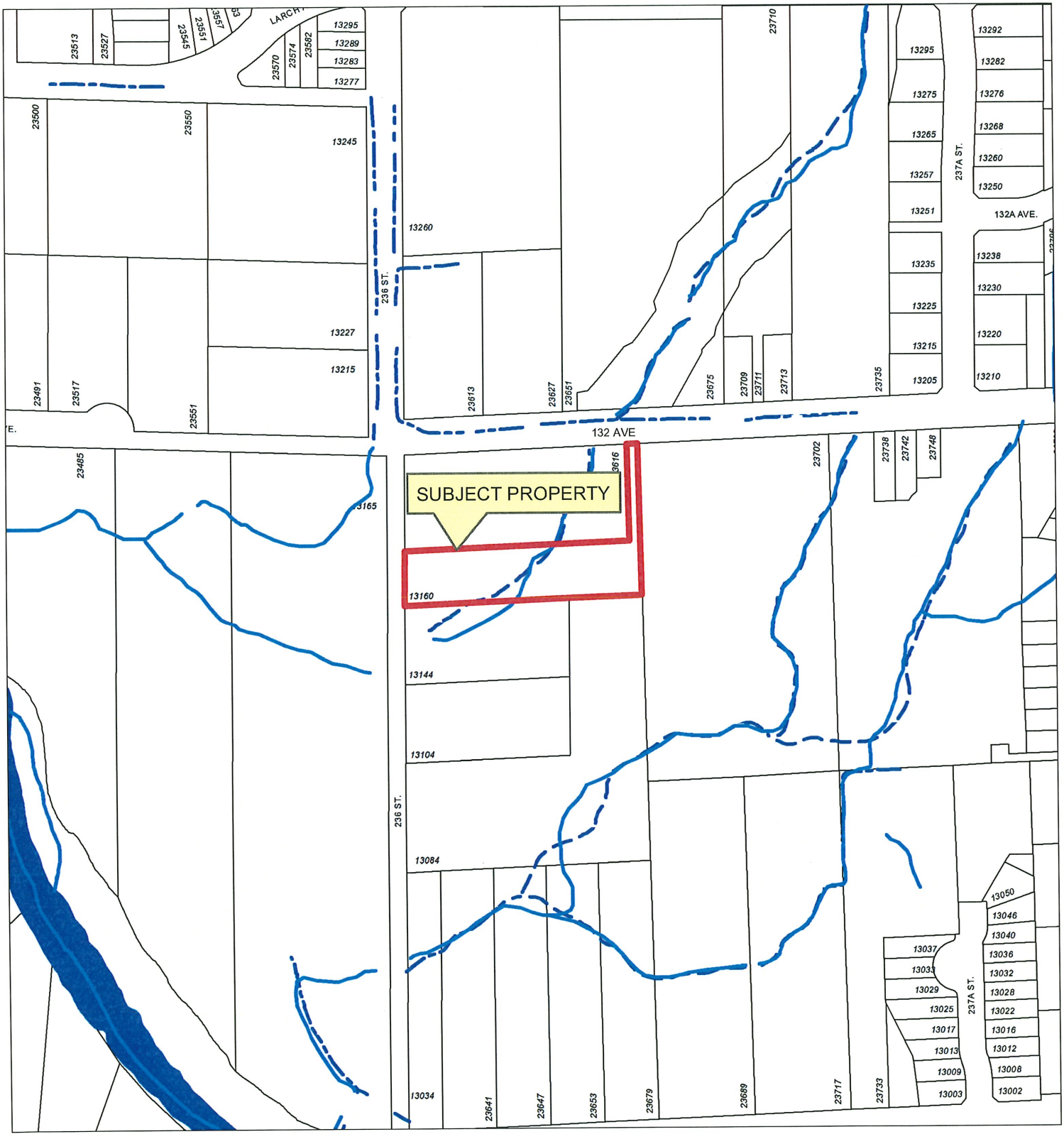
MAPLE RIDGE British Columbia

mapleridge.ca

FILE: 2020-409-RZ

DATE: Nov 19, 2020

BY: BD



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Scale: 1:3,000

Legend

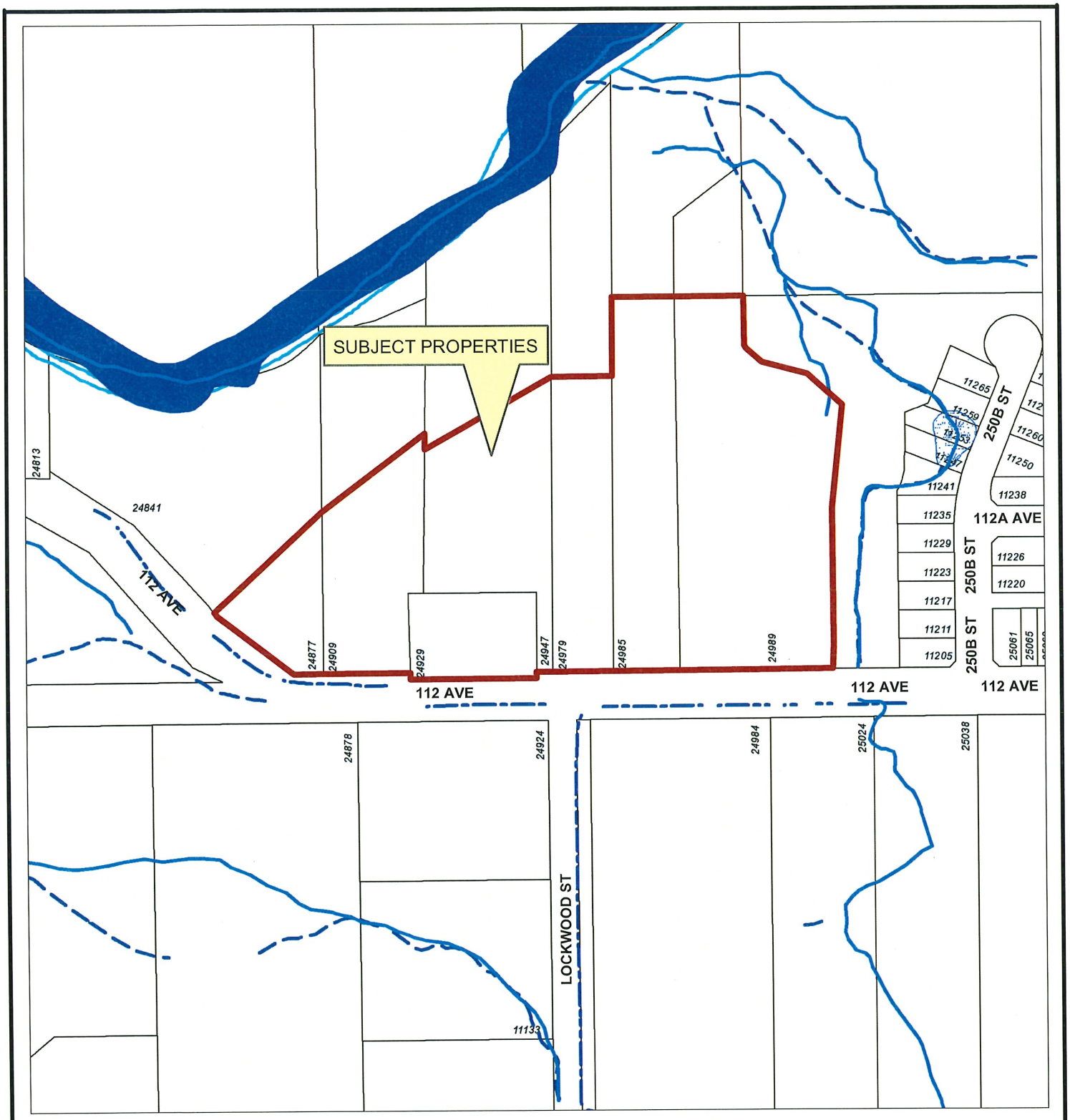
- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River
- Major Rivers & Lakes

13160 236 STREET

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2018-408-RZ
DATE: Oct 9, 2018
BY: PC



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Scale: 1:2,500

Legend

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

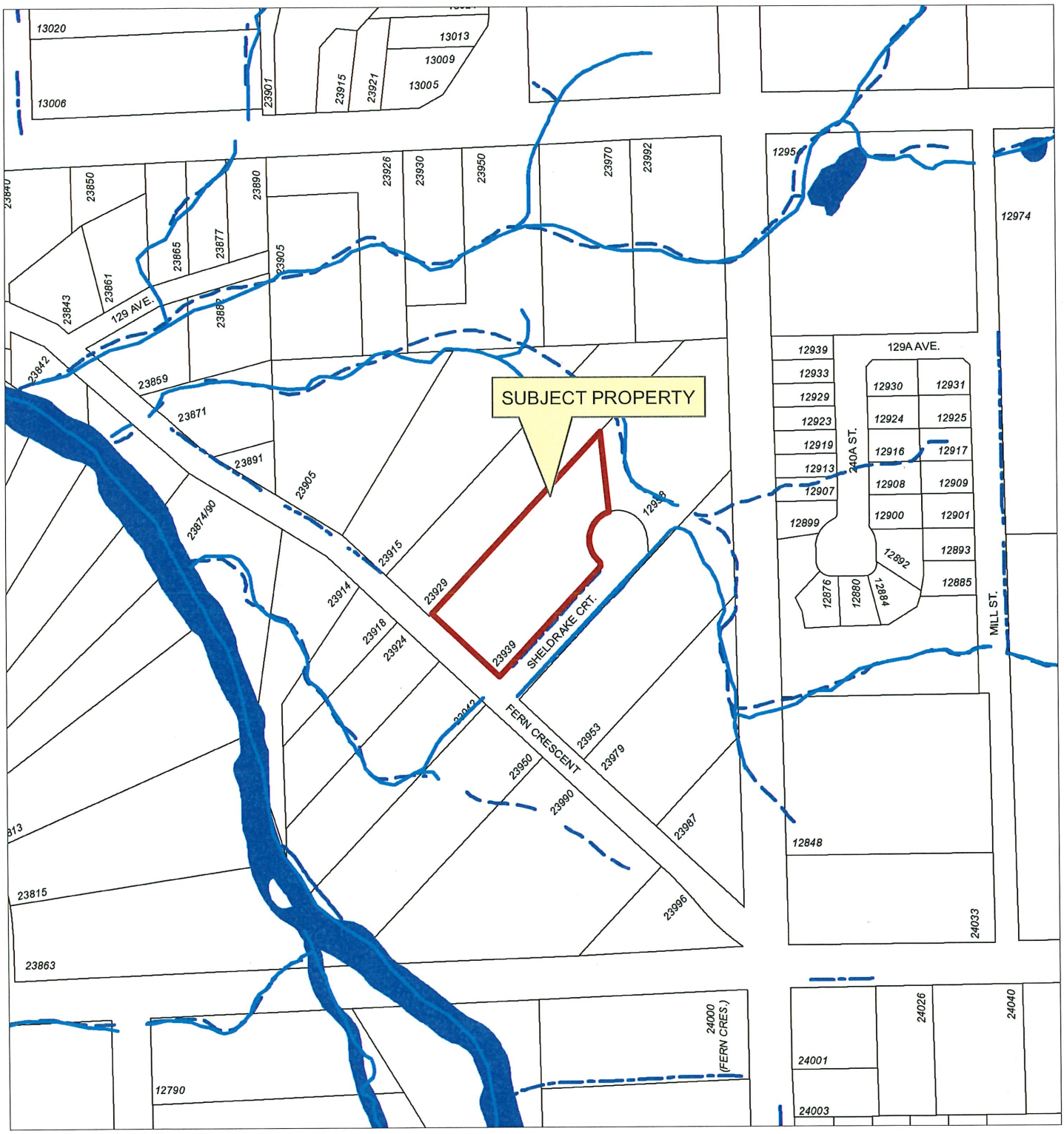
24877 & 24909/29/47/79/85/89 112 AVENUE
PID'S:000-788-121, 004-513-371,
007-420-994, 001-432-168, 005-483-841,
001-430-467 & 031-552-048

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-426-RZ/DP
DATE: Jan 31, 2022 BY: AH



N

Scale: 1:2,500

Legend

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

23939 FERN CRESCENT
PID: 002-196-425

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2020-250-RZ
DATE: Aug 14, 2020 BY: PC

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

October 18, 2022
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member

Patrick Hlavac-Winsor, Recording Secretary

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1. 22-108310-BG

   LEGAL: Lot 17 Section 28 Township 12 New Westminster District Plan 20636

   PID: 008-914-451

   LOCATION: 13376 233 Street

   OWNER: Douglas W. Loshny and Tammy L. Loshny

   REQUIRED AGREEMENTS: Flood Protection Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 22-108310-BG.

CARRIED

2. 22-108894-BG

   LEGAL: Lot 4 District Lot 247 Group 1 New Westminster District Plan 19902

   PID: 010-576-967

   LOCATION: 21508 River Road

   OWNER: David Sypniewski and Venesa-Andrea Sypniewski

   REQUIRED AGREEMENTS: Geotechnical Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 22-108894-BG.

CARRIED

3. 22-100936-BG

LEGAL: Lot 21 Section 32 Township 12 New Westminster District Plan 13709

PID: 009-850-635

LOCATION: 13704 224 Street

OWNER: Piotr M. Maryniak and Elzbieta T. Maryniak

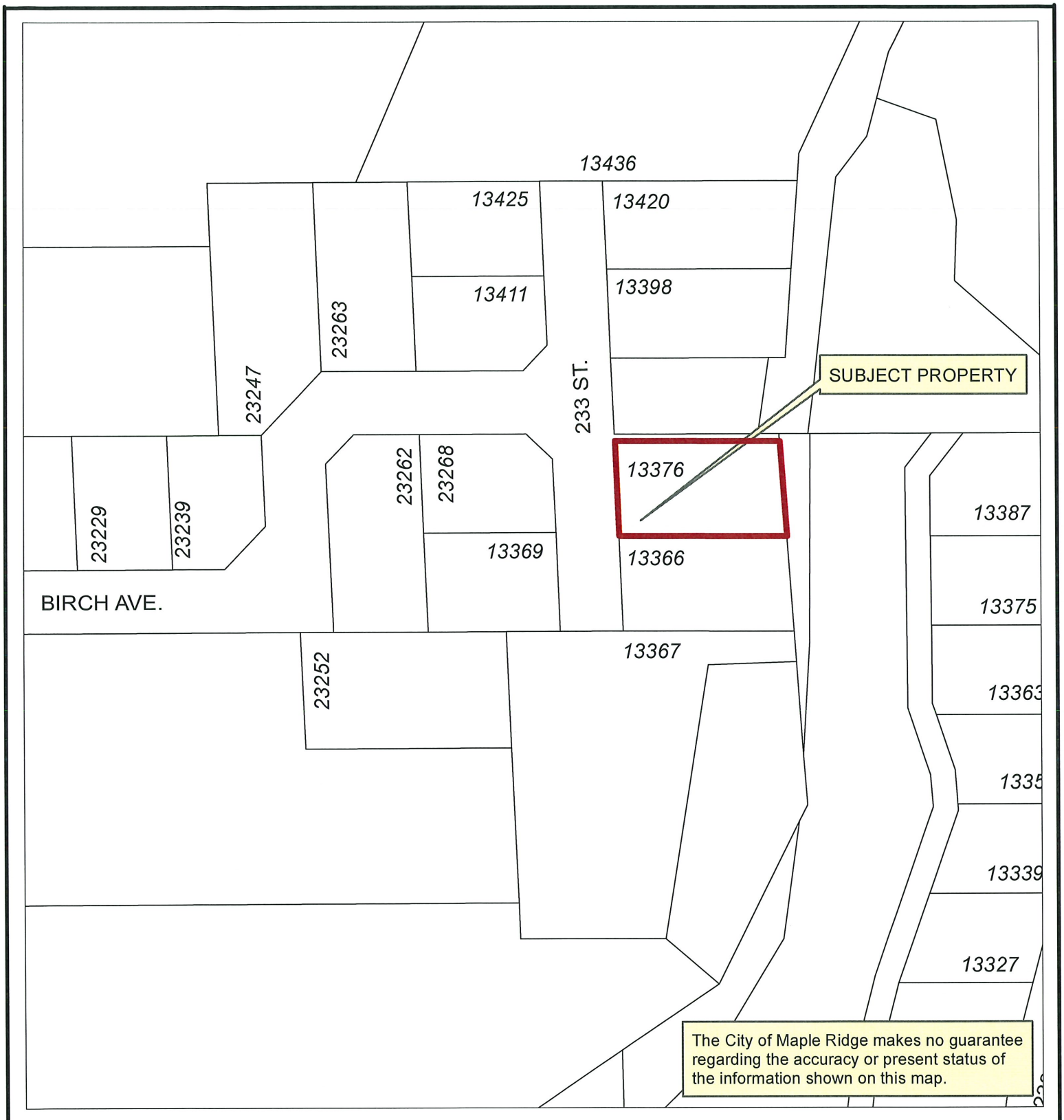
REQUIRED AGREEMENTS: Flood Protection Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 22-100936-BG.

CARRIED

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member



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Scale: 1:1,250

13376 233 ST

LICENCES, PERMITS & BYLAWS DEPT.

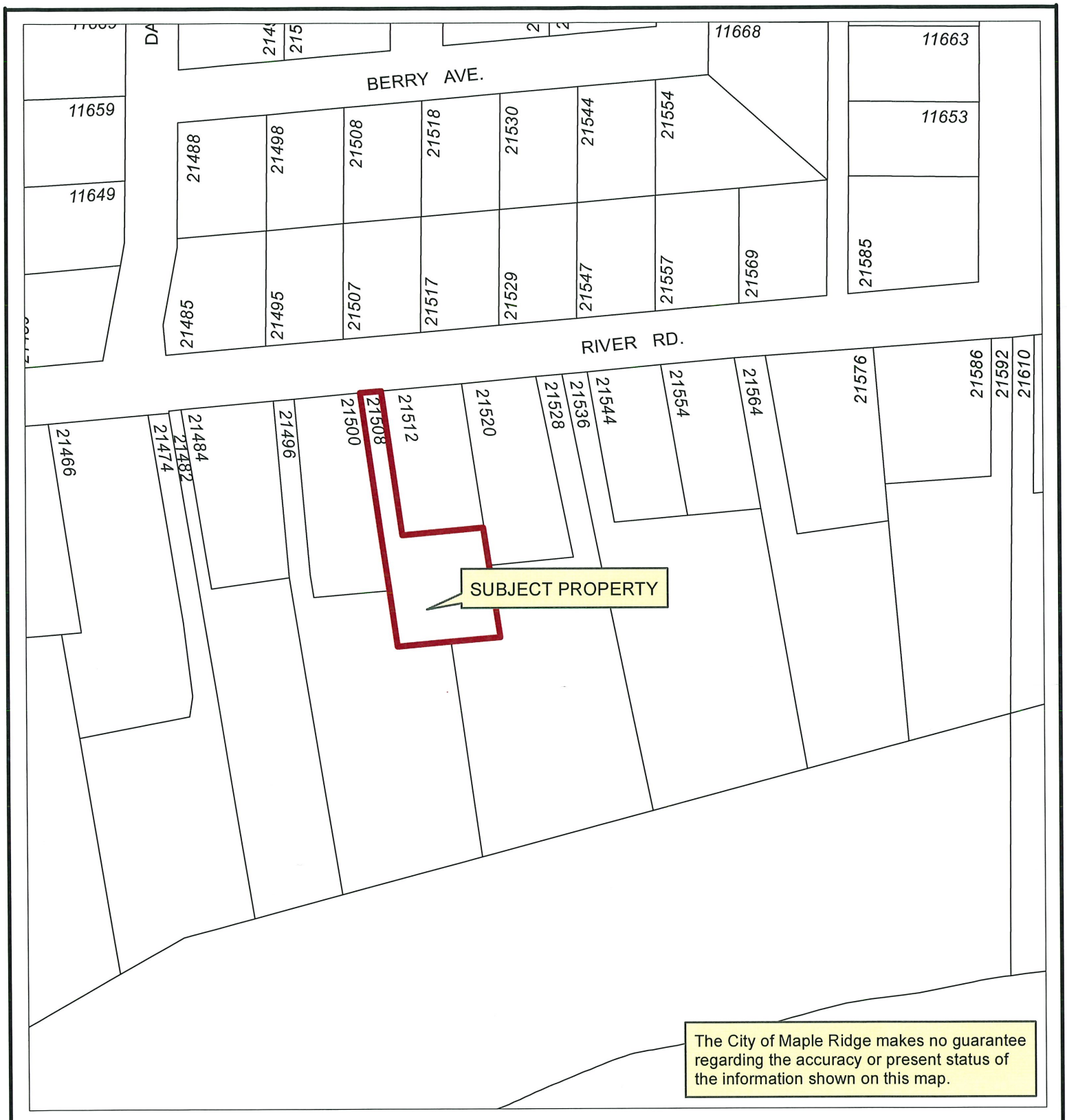
MAPLE RIDGE British Columbia

mapleridge.ca

FILE: Subject Map

DATE: Oct 13, 2022

BY: NP



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Scale: 1:1,500

21508 River Rd

LICENCES, PERMITS & BYLAWS DEPT.

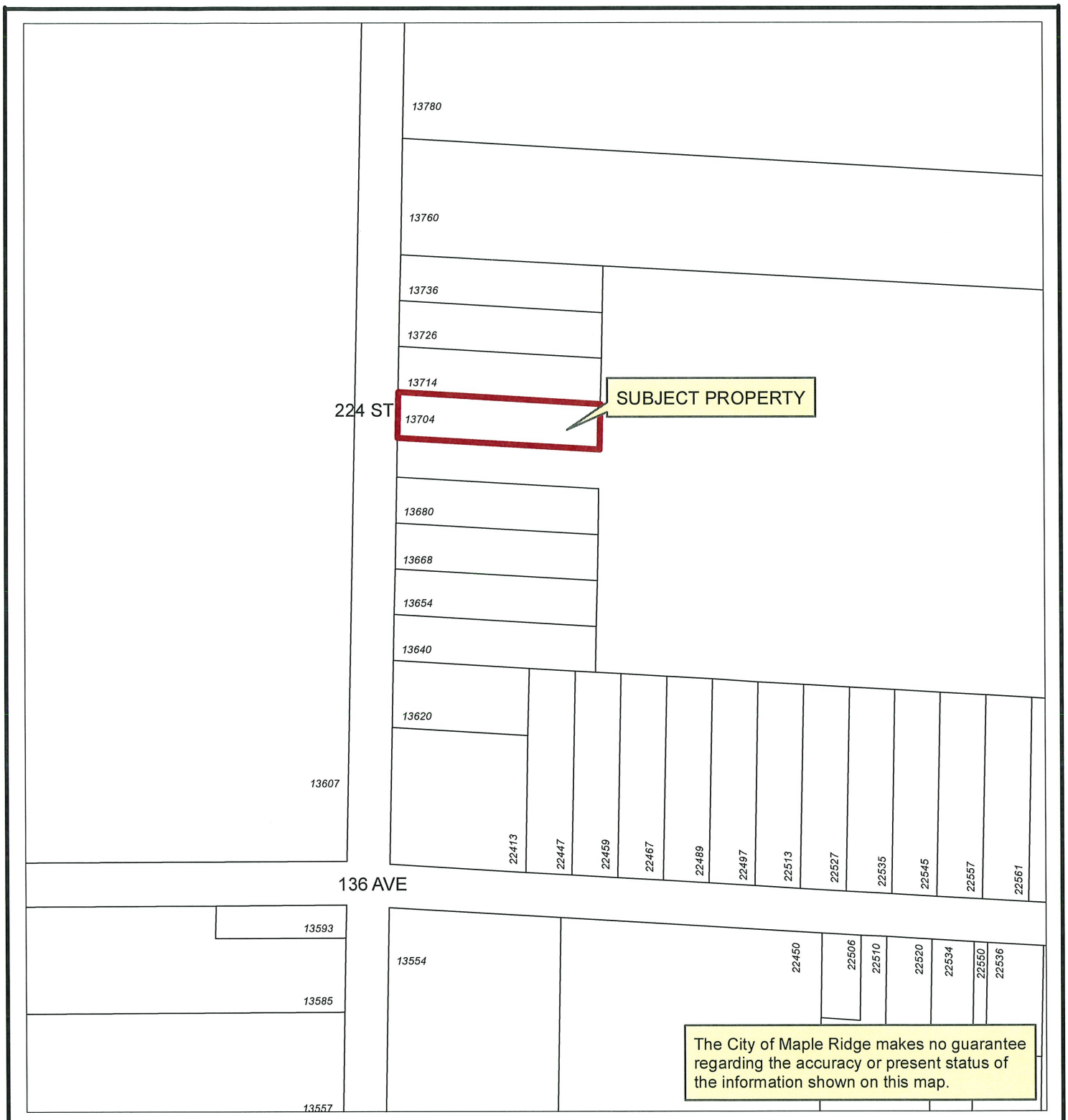
MAPLE RIDGE British Columbia

mapleridge.ca

FILE: Subject Map

DATE: Oct 13, 2022

BY: NP



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Scale: 1:2,426

13704 224 ST

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE British Columbia

mapleridge.ca

FILE: Subject Map
DATE: Oct 17, 2022 BY: AD

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge
Advisory Design Panel
MEETING MINUTES
July 20, 2022 Regular Meeting

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP) held via Zoom teleconference on Wednesday, July 20, 2022 at 4:00 pm.

PANEL MEMBERS PRESENT

Meredith Mitchell, Chair	Landscape Architect BCSLA
Jaswinder Gabri	Architect AIBC
Sang Kim	Architect AIBC
Andrea Scott, Vice-Chair	Architect AIBC
Jose Gonzalez	Landscape Architect BCSLA

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Arsh Dhillon	Committee Clerk

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1. CALL TO ORDER – 4:06 pm

2. APPROVAL OF AGENDA

R/2022-ADP-032
It was moved and seconded
That the agenda for the July 20, 2022 Advisory Design Panel meeting be approved as circulated.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES

R/2022-ADP-033
It was moved and seconded
That the minutes for the June 15, 2022 Advisory Design Panel meeting be adopted.

CARRIED UNANIMOUSLY

4. QUESTION PERIOD – NIL

Note: Jaswinder Gabri joined the meeting at 4:11 pm.

5. NEW AND UNFINISHED BUSINESS

6. PROJECTS

6.1 Development Permit No: 2019-138-DP / Lougheed Highway, 223 Street and Selkirk

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the 6 storey, 255-unit market housing and commercial space building. The project team presented the development plans and answered questions from the Panel.

R/2022-ADP-034
It was moved and seconded

That the Advisory Design Panel has reviewed application 2019-138-DP and recommends that the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up.

Architectural Comments:

- Ensure egress from Phase 1 building to the North is achieved during interim stage between Phase 1 and Phase 2
- Phase 1 courtyard appears to lack access from Building 1, it appears that access to Phase 1 courtyard can only be achieved after completion of Phase 2 courtyard. Perhaps further details for access to courtyard in Phase 1 is warranted.
- The two residential entrance ways, at the North and South elevations, suggest to add red material at pedestrian level to better define front doors
- Suggest providing access to courtyard from the mid-block

Landscape Comments:

- Suggest incorporating features into grand stairs to address security concerns (CPTED), i.e., lighting, landscaping, etc.
- Ensure adequate tree protection on existing trees along Lougheed
- Recommend breaking up monumental stairs with planting incorporated into stairs
- Recommend continuation of architectural façade material or signage/art around the building into courtyard space
- Suggest reconfiguration of planters around courtyard stair to 223rd Street to incorporate planting into stair and provide vegetation buffer between building 2 access ramp and residential patios.
- Suggest relocation of vegetable garden plots to maximize sun exposure
- Suggest studying alternative to checker board to improve programming
- Suggest providing landscape courtyard cross sections

CARRIED UNANIMOUSLY

Note: Meredith Mitchel recused herself from agenda item 6.2 as she is a Landscape Architect for the project.

6.2 Development Permit No: 2020-432-DP/ 12229 & 12211 228 Street

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the 17-unit townhouse development. The project team presented the development plans and answered questions from the Panel.

R/2022-ADP-035
It was moved and seconded

That the Advisory Design Panel has reviewed application 2020-432-DP and recommends that the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up.

Architectural Comments:

- Suggest extending use of wood panels to ground level access of corner units

- Ensure driveway widths, turning radiuses and hammerheads allow for appropriate vehicular movement, including garbage trucks
- Ensure parking stalls meet the City of Maple Ridge zoning bylaw
- Bedroom overhang on second floor over the balconies to consider having architectural elements, i.e., corbel

Landscape Comments:

- Suggest exploring opportunities to introduce additional permeable paver areas
- Suggest providing direct connection from the pedestrian mews to the amenity area

CARRIED

MEREDITH MITCHELL DID NOT VOTE

Note: Meredith Mitchel recused herself from agenda item 6.3 as she is a Landscape Architect for the project.

6.3 Development Permit No: 2021-564-DP/ 23004 Dewdney Trunk Road

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the 3 storey mixed-use commercial and residential building. The project team presented the development plans and answered questions from the Panel.

R/2022-ADP-036
It was moved and seconded

That the Advisory Design Panel has reviewed application 2021-564-DP and recommends that the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up.

Architectural Comments:

- Garbage area disconnect from building, suggest exploring relocating closer to building for better weather protection
- Suggest providing convenience access to stairs from residential lobby
- Confirm PMT location over parkade slab with BC Hydro
- Consider bedrooms between outdoor amenity area to have window treatments for privacy
- Pedestrian level at residential lobby entrance, suggest to have different material or colour to provide easy identification
- Suggest darker colour panels on the commercial level of the zero-lot line wall to minimize visual appearance

Landscape Comments:

- Suggest improving street interface by:
    - Consider additional stair into commercial level on the West side
    - Consider sitting opportunities at commercial level
    - Consider introducing a terraced planter along Dewdney Trunk Road to minimize visual appearance of concrete wall
- Suggest proving screening between barbeque amenity and cooling units

CARRIED UNANIMOUSLY

MEREDITH MITCHELL DID NOT VOTE

Note: Meredith Mitchell left the meeting at 6:33 pm.

7. **CORRESPONDENCE** - NIL

8. **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:59 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, September 21, 2022.

Meredith Mitchell, Chair

Andrea Scott, Vice-Chair

/ad

702 Reports

MAPLE RIDGE
British Columbia
mapleridge.ca

CITY OF MAPLE RIDGE

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 25, 2022
		FILE NO:	05-1880-20-2022
FROM:	Chief Administrative Officer	**MEETING:**	Council
SUBJECT:	**2022 Council Expenses**		

EXECUTIVE SUMMARY:
In keeping with Council's commitment to transparency in local government, the attached schedule lists Council expenses recorded to September 30, 2022. The expenses included on the schedule are those required to be reported in the annual Statement of Financial Information and are available on our website.

RECOMMENDATION:
For information.

DISCUSSION:
The expenses included in the attached schedule are those reported in the annual Statement of Financial Information (SOFI), including those incurred under Policy No. 3.07 "Council Training, Conferences and Association Building". The budget for Council includes the provision noted in Policy No. 3.07 as well as a separate budget for cell phone and iPad usage. The amounts on the attached schedule are those recorded prior to the preparation of this report and are subject to change.

Prepared by: **Trevor Hansvall, CPA**
Accountant 2

Reviewed by: **Catherine Nolan, CPA, CGA**
Deputy Director of Finance

Reviewed by: **Trevor Thompson, CPA, CGA**
Director of Finance

Approved by: **Christina Crabtree**
General Manager Corporate Services

Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachment: 2022 Council Expenses

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Dueck, Judy					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
	Rotary Club of Haney - Annual Ladies' Night		129.30		
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August	Portable electronic device charges (e.g. IPad)			5.35	
September	Portable electronic device charges (e.g. IPad)			5.35	
October	Hometown Heroes Dinner		60.00		
		-	**189.30**	**48.15**	**237.45**
Duncan, Kiersten					
January	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
February	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
March	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
April	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
May	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
June	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
July	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
August	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
September	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
		-	-	**481.50**	**481.50**

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Meadus, Chelsa					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
	Rotary Club of Haney - Annual Ladies' Night		129.30		
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August	Portable electronic device charges (e.g. IPad)			5.35	
September	Portable electronic device charges (e.g. IPad)			5.35	
		-	**129.30**	**48.15**	**177.45**
Morden, Mike					
January					
February					
March	2021 Business Excellence Awards Gala		115.00		
April					
May	Meadow Ridge Rotary Club - Wine Festival		26.90		
June					
July					
September	2022 Union of BC Municipalities Convention	1,188.28			
October	Hometown Heroes Dinner		60.00		
		1,188.28	**201.90**	-	**1,390.18**
Robson, Gordy					
January	Portable electronic device charges (e.g. IPad)			26.75	
February	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
April	Portable electronic device charges (e.g. IPad)			26.75	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August	Portable electronic device charges (e.g. IPad)			5.35	
September	Portable electronic device charges (e.g. IPad)			5.35	
October	Hometown Heroes Dinner		60.00		
		-	**60.00**	**90.95**	**150.95**

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Svendsen, Ryan					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August	Portable electronic device charges (e.g. IPad)			5.35	
September	Portable electronic device charges (e.g. IPad)			5.35	
		-	-	**48.15**	**48.15**
Yousef, Ahmed					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
	2021 Business Excellence Awards Gala		115.00		
April	Portable electronic device charges (e.g. IPad)			5.35	
May	BC Agriculture in the Classroom Foundation		100.00		
	Maple Ridge Community Foundation Dinner		133.23		
	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August	Portable electronic device charges (e.g. IPad)			5.35	
September	Portable electronic device charges (e.g. IPad)			5.35	
October	Hometown Heroes Dinner		60.00		
		-	**408.23**	**48.15**	**456.38**
TOTALS		**1,188.28**	**988.73**	**765.05**	**2,942.06**

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 25, 2022
		FILE NO:	05-1630-01-2022
FROM:	Chief Administrative Officer	**MEETING:**	Council

SUBJECT: **Disbursements for the month ended September 30, 2022**

EXECUTIVE SUMMARY:

The disbursements summary for the past period is attached for information. All voucher payments are approved by the Director of Finance or Deputy Director of Finance. Expenditure details are available by request through the Finance Department.

RECOMMENDATION:

That the disbursements as listed below for the month ended September 30, 2022 be received for information.

GENERAL	$	11,699,839
PAYROLL	$	2,346,969
PURCHASE CARD	$	115,255
	$	14,162,063

DISCUSSION:

a) Background Context:

The adoption of the Five Year Consolidated Financial Plan has appropriated funds and provided authorization for expenditures to deliver municipal services. All disbursements are subjected to the appropriate approvals through the City's Purchasing Policy.

The disbursements are for expenditures that are provided in the Financial Plan Bylaw or subsequently approved through Council Resolution.

b) Citizen/Customer Implications:

The citizens of Maple Ridge are informed on a routine monthly basis of financial disbursements.

c) **Business Plan/Financial Implications:**

Highlights of larger items included in Financial Plan or Council Resolution

• BA Blacktop – Pavement rehabilitation program	$	475,409
• BC Hydro – Electricity	$	171,101
• Dentons Canada Llp, In Trust - Land acquisition	$	2,400,000
• Drake Excavating (2016) Ltd - 225 St pump station replacement	$	114,678
• Greater Vancouver Water District - Water consumption	$	1,543,437
• Province of British Columbia - Employer health tax	$	233,388
• Province of British Columbia - Integrated Homicide Investigation Team	$	194,558

d) **Policy Implications:**

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSION:

The disbursements for the month ended September 30, 2022 have been reviewed and are in order.

Prepared by: **Trevor Hansvall, CPA**
Accountant 2

Reviewed by: **Trevor Thompson, BBA, CPA, CGA**
Director of Finance

Approved by: **Christina Crabtree**
General Manager Corporate Services

Concurrence: **Scott Hartman**
Chief Administrative Officer

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - Sep 2022

VENDOR NAME	DESCRIPTION OF PAYMENT		AMOUNT
0740396 BC Ltd	Security refund		58,319
0946235 BC Ltd	Light landscaping & mowing		30,319
0986783 BC Ltd	Security refund		35,625
A&A Testing Ltd	Storm sewer & sanitary sewer CCTV program		16,003
Aplin & Martin Consultants Ltd	112 Ave Multi use pathway (Design)	41,350	
	136 Ave lift station redevelopment	2,054	43,403
Atlantic Industries Limited	Supply of galvanized & polymer multi-plate arch culvert		97,941
BA Blacktop	Pavement rehabilitation program		475,409
Badger Daylighting Lp	Hydro-excavation (multiple locations)		43,730
BC Hydro	Electricity		171,101
BC SPCA	Contract payment		67,848
Bell Mobility	Telecommunications		15,168
CDW Canada Inc	Software maintenance		16,823
Cobing Building Solutions	Building maintenance (various locations)		23,760
CUPE Local 622	Union dues		61,093
Curtis Personalized Health	Contracted service provider - fitness classes & programs		28,319
Dentons Canada Llp, In Trust	Land acquisition		2,400,000
Double V Construction Ltd	Albion Community Centre		91,527
Dougness Holdings Ltd	Catch basin cleaning		42,081
Drake Excavating (2016) Ltd	225 St pump station replacement	114,678	
	236 St pump station replacement	95,098	
	Port Haney culvert removal	36,540	246,316
Fred Surridge Ltd	Waterworks supplies		15,766
Grata Construction Management Ltd	Holdback release (Tower renovations 3rd floor)		18,930
Greater Vancouver Regional District	MFA debt payments		382,934
Greater Vancouver Sewerage & Drainage	Waste discharge industrial treatment fees		15,815
Greater Vancouver Water District	Water consumption		1,543,437
Hain, Neil	Professional fees		33,600
Hallmark Facility Services Inc	Janitorial services & supplies		45,684
Hub Fire Engines & Equipment	Equipment maintenance		16,515
Interprovincial Traffic Services	Traffic signal power system upgrades		53,894
ISL Engineering & Land Services	Drainage upgrade program	25,997	
	Evacuation route planning	9,559	
	Watermain CCTV inspection	7,423	42,979
Jackson Ridge Project	Security refund		46,000
Kim, Hyoung Kwon	Security refund		44,321
Leaders International Executive	Recruitment fees		35,120
Lit Aquatics Ltd	Aquatics partner program		24,394
Lordco Parts Ltd	Supplies & maintenance for fleet vehicles		19,232
Maple Leaf Disposal Ltd	Refuse container and litter collection		22,074
Maple Ridge & PM Arts Council	Arts Centre contract (Sep,Oct)	119,644	
	Program revenue	39,413	159,057
Maple Ridge Chrysler 1972 Ltd	2022 Dodge Ram 1500		75,570
Municipal Pension Plan BC	Employer/employee remittance		846,684
Neilson Strategies Inc	Professional fees		15,146
New Rhodes Construction Inc	Remove, dispose, supply & install new bridge at Westview Park	31,369	
	Supply & construction of Neighbourhood Park signs	13,386	44,755
North of 49 Ice Sports Services Ltd	Contracted service provider - skating lesson programs		16,827
Pine Creek Development Ltd	Security refund		92,683
Prime Traffic Solutions Ltd	Traffic control		52,400
Province of British Columbia	Employer health tax	233,388	
	Integrated Homicide Investigation Team costs	194,558	427,946

VENDOR NAME	DESCRIPTION OF PAYMENT	AMOUNT
Raybern Erectors Ltd	Removal & installation of fences at various Nieghbourhood Parks	35,385
Receiver General For Canada	Employer/employee remittance	1,354,776
Ridge Canoe & Kayak Club	Spring/summer course programs - Canoe kids	22,948
Ridge Meadows Seniors Society	Quarterly operating grant	56,737
RTR Terra Contracting Ltd	Culvert replacement (112 Ave)	59,156
Spartan Controls Ltd	Pump station maintenance	18,340
Stacey Holloway & Associates Ltd	Professional fees	18,008
Stantec Consulting Ltd	236 St water pump station replacement	54,396
Staples - Corporate Express Canada	Office supplies	15,343
Stave River Contracting Ltd	Replace retaining wall (Maple Ridge Lapidary club)	37,564
Stewart Mcdannold Stuart	Professional fees	19,013
Strata Plan LMS Commercial	Panorama strata fees	35,691
Streetside Developments (BC)	Security refunds	220,000
Streetwise Traffic Controllers	Traffic control	34,212
Suncor Energy Products	Gasoline & diesel fuel	101,154
Targa Contracting Ltd	Culvert replacement (98 Ave)	17,786
TGK Irrigation Ltd	Whonnock Lake washroom building	24,332
The Get Go Inc	Traffic detection cameras	104,250
Total Power Ltd	Generator maintenance	16,492
VDZ+A Consulting Inc	Park development (design consulting)	16,583
Warrington PCI Management	Tower common costs (July,Aug,) + Sep,Oct advance payments	251,999
Wasti Holdings Ltd	Security refund	70,359
Western Compensation & Benefits Consultants	Professional fees	18,683
Whitestar Property Services	Parks mowing & trimming + light landscape	26,782
Windmill Flooring	Carpeting Finance Department	26,869

Disbursements In Excess $15,000		**10,713,408**
Disbursements Under $15,000		**986,431**
Total Payee Disbursements		**11,699,839**
Payroll	PP22/18 & PP22/19	**2,346,969**
Purchase Cards - Payment		**115,255**
Total Disbursements Sep 2022		**14,162,063**

1000 BYLAWS

CITY OF MAPLE RIDGE
BYLAW NO. 7865-2022

A Bylaw to amend the Official Community Plan

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7865-2022".

2. That Section 3.1 Neighbourhoods & Housing, 3.1.4 Residential Infill and Compatibility Criteria, Apartment policies be amended by adding to the existing policy 3-20(c) the following sentence:

   The height max be increased to six (6) storeys specific to the following Lots:

   (i) Lot 230, Section 17, Township 12, New Westminster District Plan 58011
   (ii) Lot 231, Section 17, Township 12, New Westminster District Plan 58011
   (iii) Lot 223, Section 17, Township 12, New Westminster District Plan 57491
   (iv) Lot 224, Section 17, Township 12, New Westminster District Plan 57491
   (v) Lot 218, Section 17, Township 12, New Westminster District Plan 56868

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

READ A FIRST TIME the 27th day of July, 2021 .

READ A SECOND TIME the 26th day of July 2022.

PUBLIC HEARING HELD the 18th day of October, 2022.

READ A THIRD TIME the day of , 200 .

ADOPTED, the day of , 200 .

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE
BYLAW NO. 7766-2021

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7766-2021."

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

   Lot 230, Section 17, Township 12, New Westminster District Plan 58011
   Lot 231, Section 17, Township 12, New Westminster District Plan 58011
   Lot 223, Section 17, Township 12, New Westminster District Plan 57491
   Lot 224, Section 17, Township 12, New Westminster District Plan 57491
   Lot 218, Section 17, Township 12, New Westminster District Plan 56868

   and outlined in heavy black line on Map No. 1892 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the 27th day of July, 2021.

READ a second time the 26th day of July, 2022.

PUBLIC HEARING held the 18th day of October, 2022.

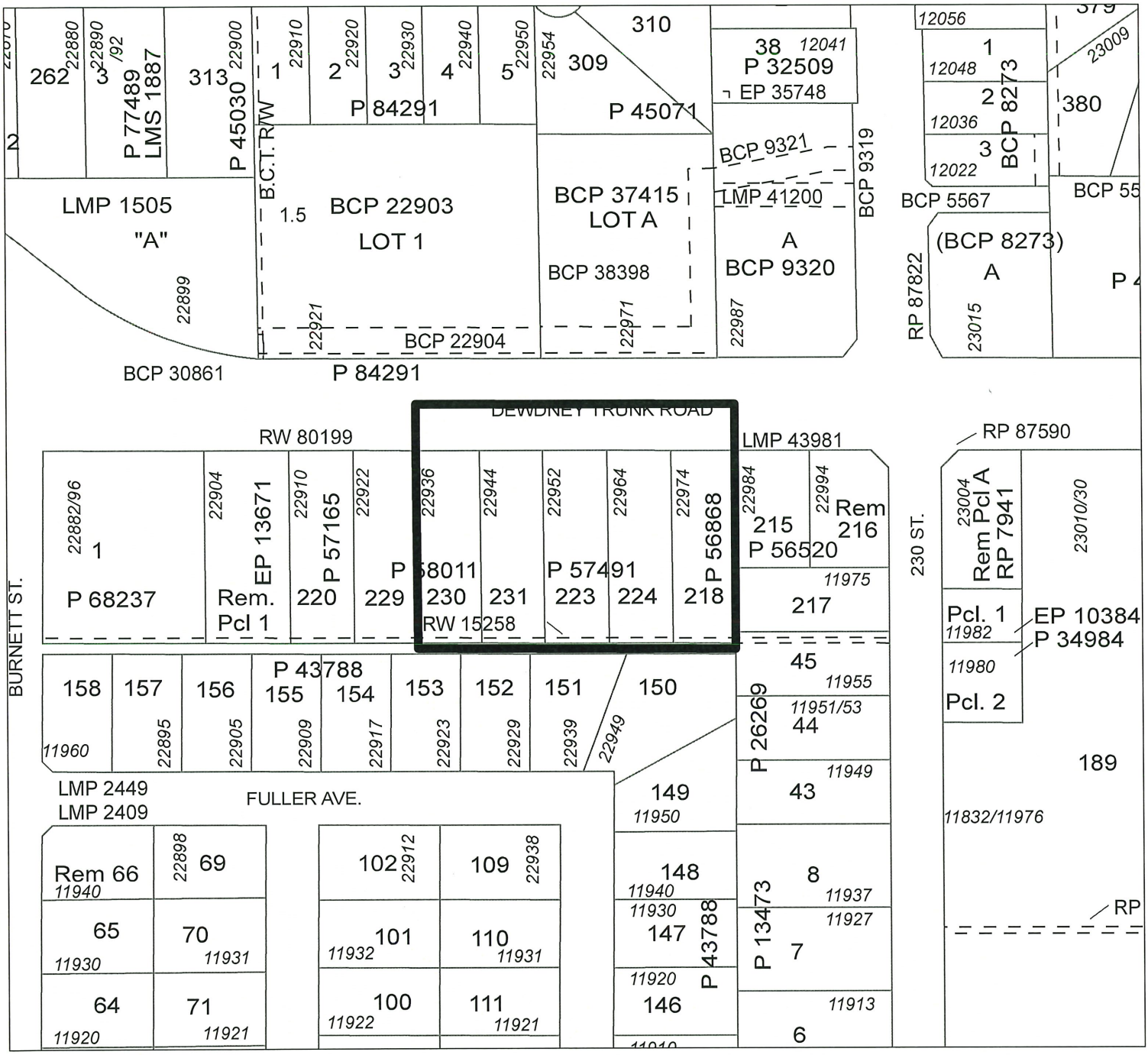
READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7766-2021

Map No. 1892

From: RS-1 (Single Detached Residential)

To: RM-2 (Medium Density Apartment Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:1,644

CITY OF MAPLE RIDGE
BYLAW NO. 7871-2022

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 Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7871-2022

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

   Lot F District Lot 241 Group 1 New Westminster District Plan 17056;
   Lot G Except Part Dedicated Road on Plan LMP7229 District Lot 241 Group 1 New Westminster District Plan 17056; and
   Lot 14 Except Part in Plan LMP7015 District Lot 241 Group 1 New Westminster District Plan 26346;

   and outlined in heavy black line on Map No. 1976, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

   Lot F District Lot 241 Group 1 New Westminster District Plan 17056;
   Lot G Except Part Dedicated Road on Plan LMP7229 District Lot 241 Group 1 New Westminster District Plan 17056; and
   Lot 14 Except Part in Plan LMP7015 District Lot 241 Group 1 New Westminster District Plan 26346;

   and outlined in heavy black line on Map No. 1977, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the 13th day of September, 2022

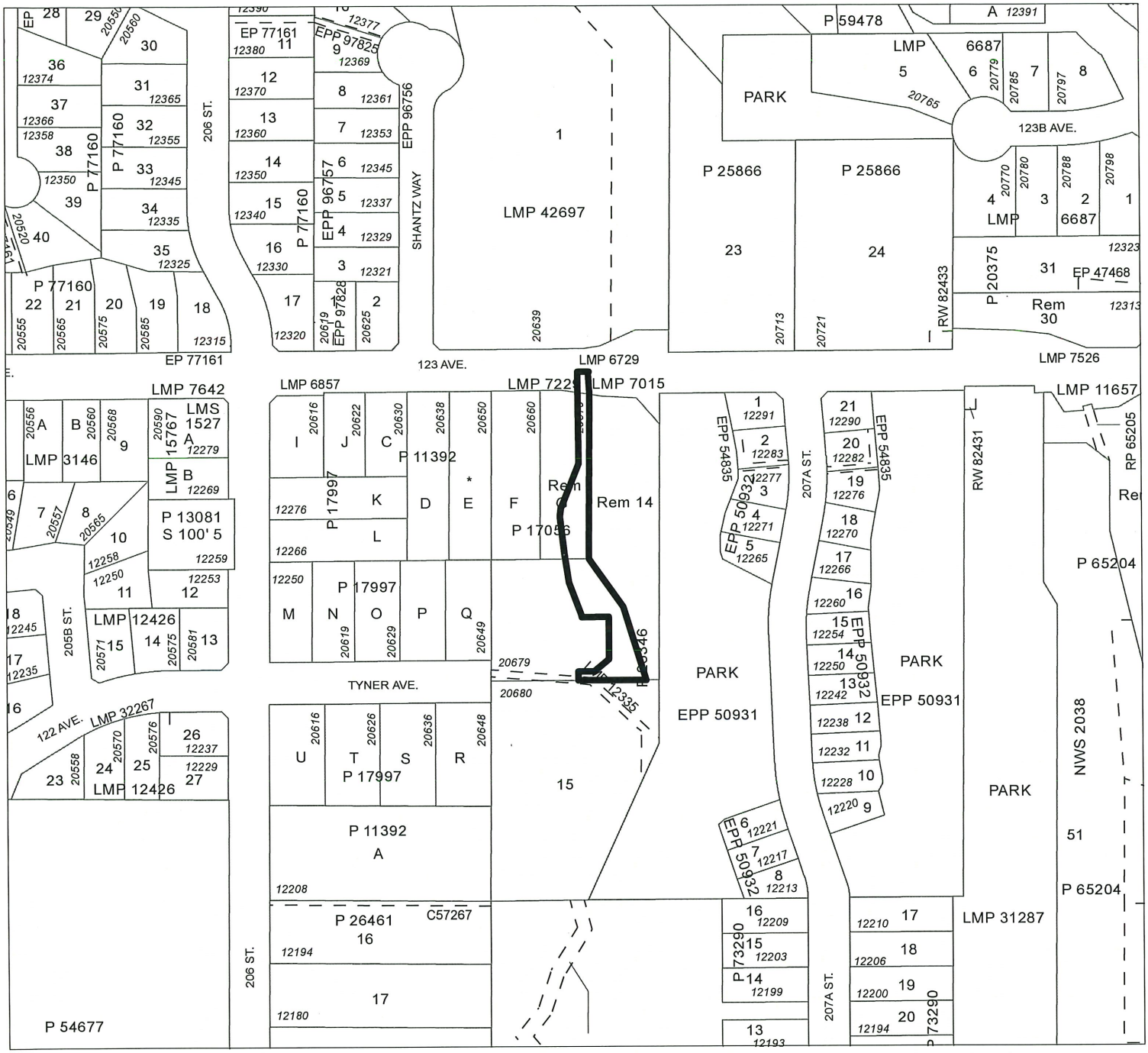
READ a second time the 13th day of September, 2022

PUBLIC HEARING held the 18th day of October, 2022

READ a third time the day of , 20

ADOPTED, the day of ,20 .

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7871-2022

Map No. 1976

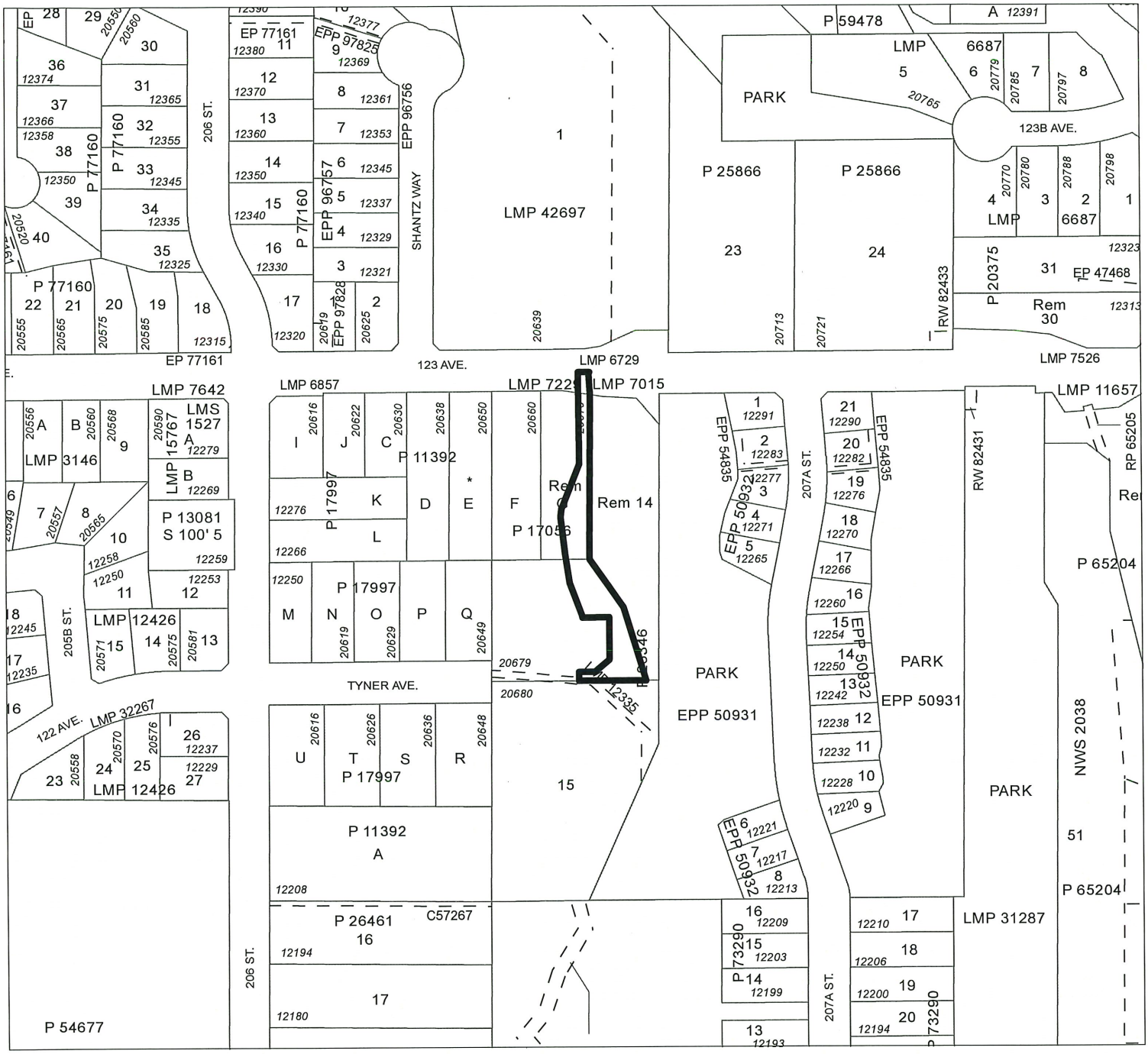
From: Urban Residential

To: Conservation

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7871-2022

Map No. 1977

Purpose: To Amend Shedule C as shown

To Add To Conservation

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

CITY OF MAPLE RIDGE
BYLAW NO. 7788-2021

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7788-2021."

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

   Lot F District Lot 241 Group 1 New Westminster District Plan 17056;

   Lot G Except Part Dedicated Road on Plan LMP7229 District Lot 241 Group 1 New Westminster District Plan 17056; and

   Lot 14 Except Part in Plan LMP7015 District Lot 241 Group 1 New Westminster District Plan 26346;

   and outlined in heavy black line on Map No. 1907 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential).

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

READ a first time the 28th day of September, 2021.

READ a second time the 13th day of September, 2022

PUBLIC HEARING held the 18th day of October, 2022

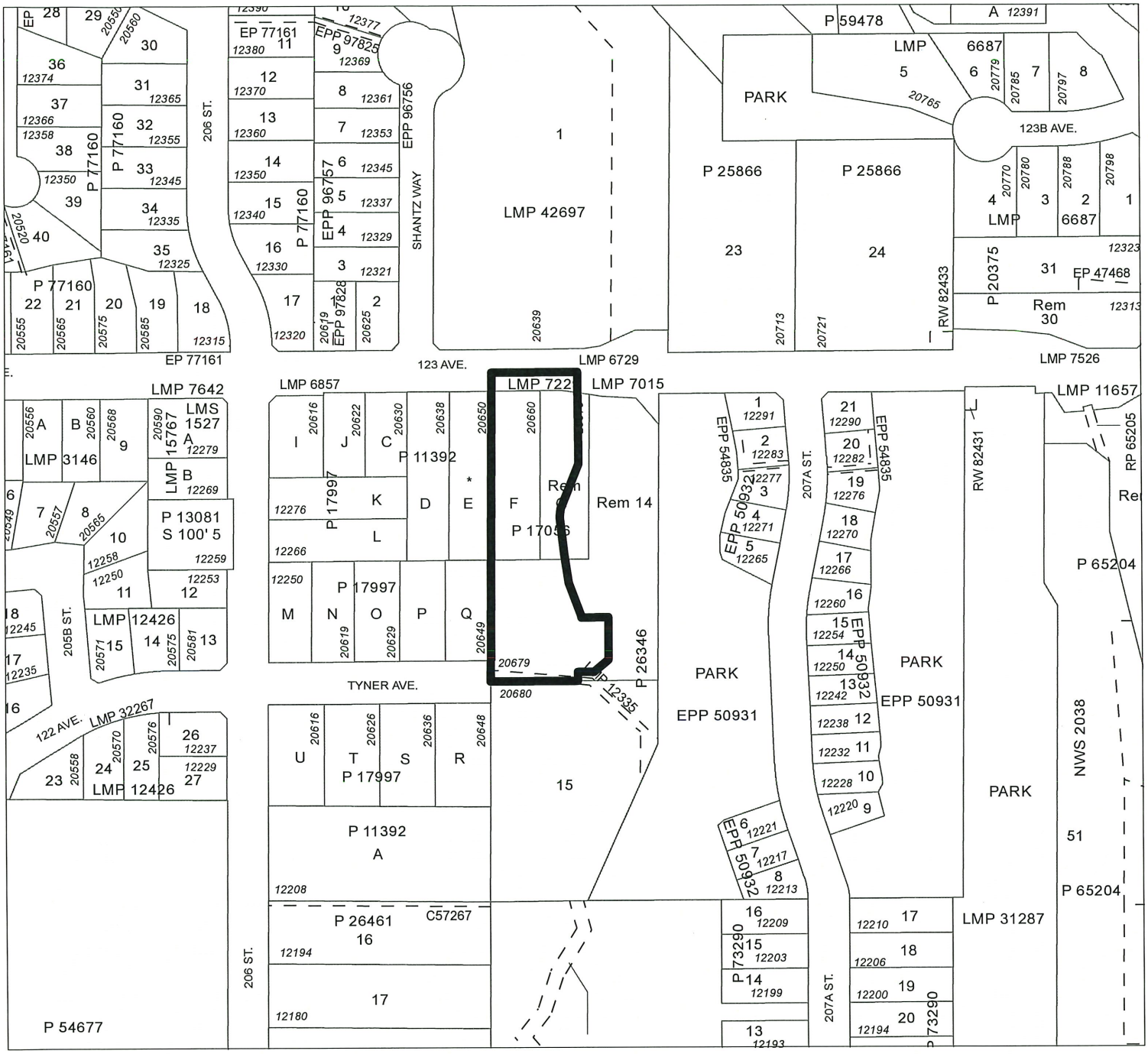
READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7788-2021

Map No. 1907

From: RS-3 (Single Detached Rural Residential)

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

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

CITY OF MAPLE RIDGE
BYLAW NO. 7878-2022

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. 7878-2022"

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

   Lot 21 District Lot 398 Group 1 New Westminster District Plan 6808
   Lot 20 District Lot 398 Group 1 New Westminster District Plan 6808
   Lot 19 District Lot 398 Group 1 New Westminster District Plan 6808
   Lot 18 District Lot 398 Group 1 New Westminster District Plan 6808; and
   Lot 17 District Lot 398 Group 1 New Westminster District Plan 6808

   and outlined in heavy black line on Map No. 1065, 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 27th day of September, 2022

READ a second time the 27th day of September, 2022

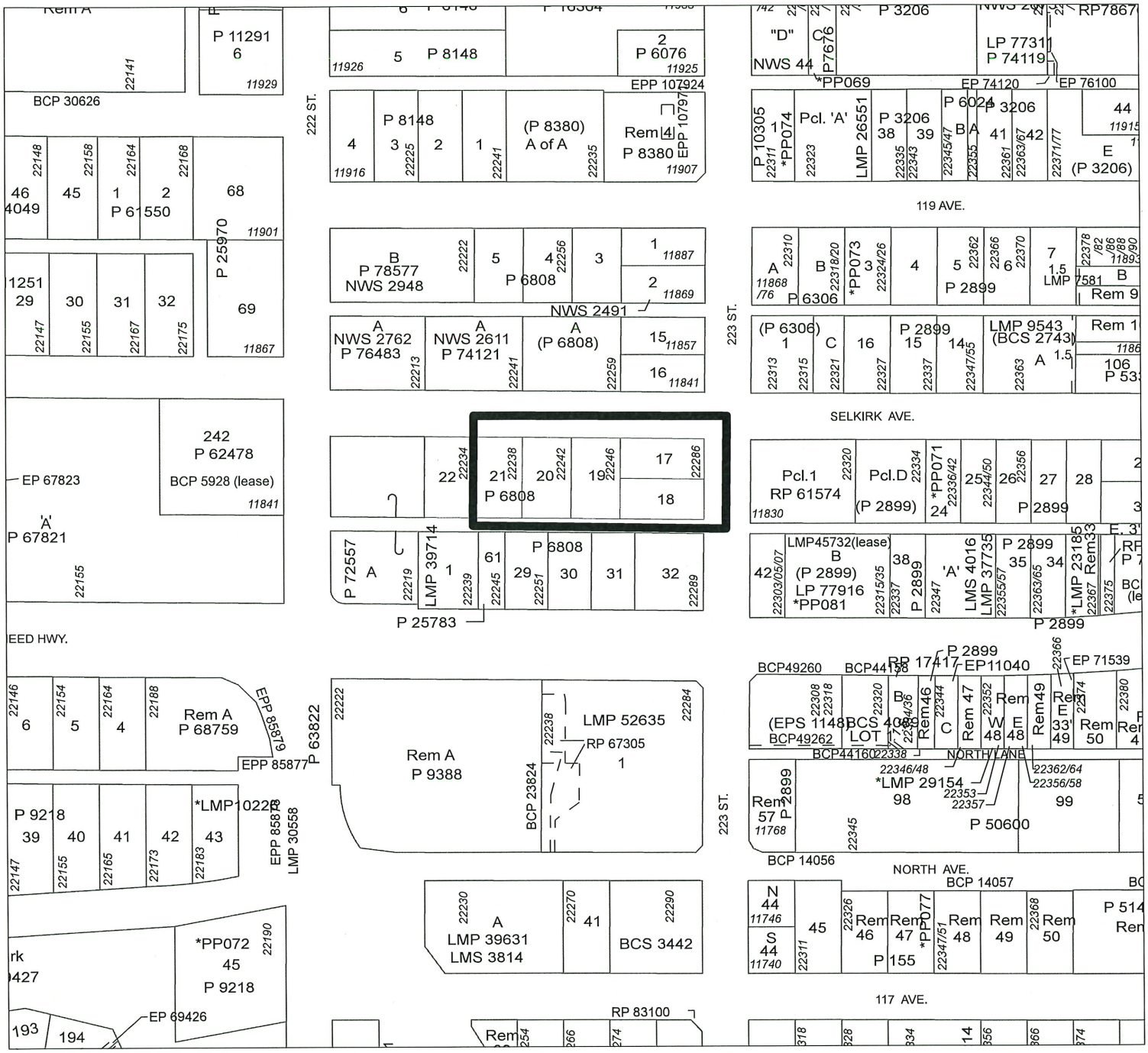
PUBLIC HEARING held the 18th day of October, 2022

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER


222 ST.
223 ST.
119 AVE.
SELKIRK AVE.
NORTH AVE.
117 AVE.
NORTH LANE
EED HWY.
BCP 30626
EP 67823
EPP 107924
EP 74120
EP 76100
NWS 2491
EP 71539
BCP 14056
BCP 14057
RP 83100
EP 69426
EPP 85877
LMP 30558
BCP 23824
P 25783
P 63822
P 25970
P 50600
LMP 52635
RP 67305
LMP 29154
BCP 5928 (lease)
BCP49260
BCP44158
BCP49262
BCP44160
RP 17417
EP11040
P 6808
P 8148
P 3206
P 2899
P 6306
P 9218
P 9388
P 62478
P 67821
P 72557
P 68759
LMP 39714
LMP 37735
LMP 23185
LMP 10228
LMP 39631
LMS 3814
LMS 4016
BCS 3442
BCS 4068
LP 77916
LP 77311
LP 74119
RP7867
*PP069
*PP072
*PP073
*PP074
*PP077
*PP081
NWS 2762
NWS 2611
NWS 2948
NWS 44
LMP 26551
LMP 9543
(BCS 2743)
LMP45732(lease)
(EPS 1148)
LOT 1
Pcl. 'A'
Pcl.1
Pcl.D
RP 61574
(P 2899)
(P 6808)
(P 6306)
(P 8380)
A of A
Rem A
Rem 4
Rem 1
Rem 9
Rem 46
Rem 47
Rem 48
Rem 49
Rem 50
Rem 57
Rem 146
Rem 33
Rem 34
Rem 35
Rem 38
Rem 39
Rem 40
Rem 41
Rem 42
Rem 43
Rem 45
Rem 98
Rem 99
Rem 106
Rem 254
Rem 266
Rem 274
Rem 318
Rem 328
Rem 334
Rem 356
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Rem 522
Rem 534
Rem 542
Rem 554
Rem 562
Rem 574
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CITY OF MAPLE RIDGE

BYLAW NO. 7879-2022

A Bylaw to amend the text and Schedule "A" Zoning Bylaw Map
of Zoning Bylaw No. 7600-2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7879-2022".

2. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended by inserting the following CD Zone immediately following the last section in Part 10 and numbering it in sequential order accordingly:

10XX **Zone CD-2-22 MEDIUM DENSITY MIXED USE COMMERCIAL AND MARKET APARTMENT RESIDENTIAL**

10XX.1 PURPOSE

1. This zone provides for a Medium Density Mixed Use Commercial and Market Rental Apartment Residential use with a maximum Building Height of six (6) Storeys.

10XX.2 PRINCIPAL USES

1. The following *Principal Uses shall* be permitted in this *Zone*:
   a. *Apartment Residential*, within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw;
   b. *Assembly*;
   c. *Business Services*;
   d. *Cannabis Retail*;
   e. *Civic*;
   f. *Convenience Store*;
   g. *Financial Services*;
   h. *Indoor Commercial Recreation*;
   i. *Licensee Retail Store*;
   j. *Light Industrial*, limited to *Microbrewery, Microwinery and Microdistillery*;
   k. *Liquor Primary Establishment*;
   l. *Media Production Studio*;
   m. *Off-Street Parking*;
   n. *Personal Repair Services*;
   o. *Personal Services*;
   p. *Place of Worship*;
   q. *Private Hospital*;
   r. *Professional Services*;
   s. *Public Market*;

1003.2

t. *Restaurant*; and

u. *Retail*, excluding *Highway Commercial*.

10XX.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Apartment Residential*;
   b. *Home Occupation*.
   c. one or two *Dwelling Unit*s; and
   d. *Outdoor Display* or sales area.
2. Refer to Section 402 of this Bylaw for additional information.

10XX.4 LOT AREA AND DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	1,672.00 square metres
b.	in *Lot Width*	36.0 metres
c.	in *Lot Depth*	27.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

10XX.5 DENSITY

1. The *Residential Floor Space Ratio shall* not exceed a base *Density* of 1.0 times the *Lot Area* (Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw);
2. Additional *Density* may be added to the *Residential Floor Space Ratio*, up to a maximum of 4.0 times the *Lot Area*, excluding the Port Haney and Fraser River Waterfront Area as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, with the following provisions:
   a. an amount equal to 0.25 times the *Lot Area* may be added for providing a minimum of 90% of the required *Residential* parking spaces in an *Underground Structure* for parking;
   b. an additional amount equal to 0.25 times the *Lot Area* may be added for providing all parking spaces, excluding visitor parking spaces, in an *Underground Structure* for parking;
   c. an amount equal to 0.25 times the *Lot Area* may be added for each *Storey* above the third (3) *Storey*, but in no case *shall* this amount exceed 2.0 times the *Lot Area*;
   d. for *Lot*s located within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, or *Designated* as "Major Corridor Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014), an amount not to exceed 0.75 times the *Lot Area* may be added to the *Residential Floor Space Ratio* for providing a cash contribution at a rate of $161.46 per square metres ($15.00 per square foot) as a *Density Bonus*. Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

10XX.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 90% except:
   a. the *Lot Coverage* may be 100% where all the required parking is provided in accordance with Part 3 (Off-Street Parking Requirements) of the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

10XX.7 SETBACKS

1. Minimum Setbacks for all Buildings and Structures 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 an *Exterior Side Lot Line North*	0.0 metres
d.	from an *Exterior Side Lot Line South*	0.0 metres.

2. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

10XX.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* be not less than 11.0 metres.
2. *Building Height* for *Accessory Buildings and Accessory Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

10XX.9 LANDSCAPING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw of this Bylaw.

10XX.10 PARKING AND LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with the C-3 Zone in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, or as per the applicable use in any future Bylaw.
2. An *Off-Street Parking Use* *shall* be concealed within a *Building* or located in an *Underground Structure* for parking.

10XX.11 OTHER REQUIREMENTS

1. A *Residential Use* *shall*:
   a. be the only *Use* in a *Storey* so *Used*;
   b. *shall* be limited exclusively to the *Storeys* above the *First Storey*:
   c. be located within a *Building* above all *Storeys* which are *used for* a non-*Residential Principal Use*;
   d. provide a separate and independent access from the ground floor front elevation if located together in a *Building* or *Structure* with other *Uses*, except that on a corner *Lot* access may be from the ground floor exterior side elevation;
   e. be permitted only where all parking for such *Use* is *Concealed Parking*;

f. provide *Common Open Area*(s) on the *Lot* for *Apartment Residential Use* at a minimum of 5.0% of the *Lot Area* and which may be provided as balconies, terraces, patios, *Rear Yard*s, courtyards or roof decks;

g. provide *Indoor Amenity Area*(s) based on the following ratio:

(i) 1.0 square metres per apartment *Dwelling Unit*; and

h. provide *Private Outdoor Area*(s) for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.

2. An *Off-Street Parking Structure* occupying the rear 6.0 metres of the *Lot shall* be entirely covered by a *Landscape*d recreation or amenity deck.

3. The ground floor of all *Commercial Building*s *shall* have not less than:

a. 90% of the *Lot Frontage* developed for permitted *Commercial Use*s unless the *Frontage* is developed for public pedestrian or public vehicular access; and

b. 25% of the *Lot Area* developed for a permitted *Commercial Use*.

4. Every *Use*, except *Outdoor Display* or sales area and *Commercial Off-Street Parking* and *Off-Street Loading Use*s *shall* be located and undertaken wholly within an *Enclosed Building*.

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

Lots 17, 18, 19, 20, 21, 29, 30, 31, and 32 District Lot 398 Group 1 New Westminster District Plan 6808; and
Lot 61 District Lot 398 Group 1 New Westminster District Plan 25783;

and outlined in heavy black line on Map No. 1801 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to CD-2-22 Medium Density Mixed Use Commercial and Market Apartment Residential.

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

READ a first time the 27th day of September, 2022

READ a second time the 27th day of September, 2022

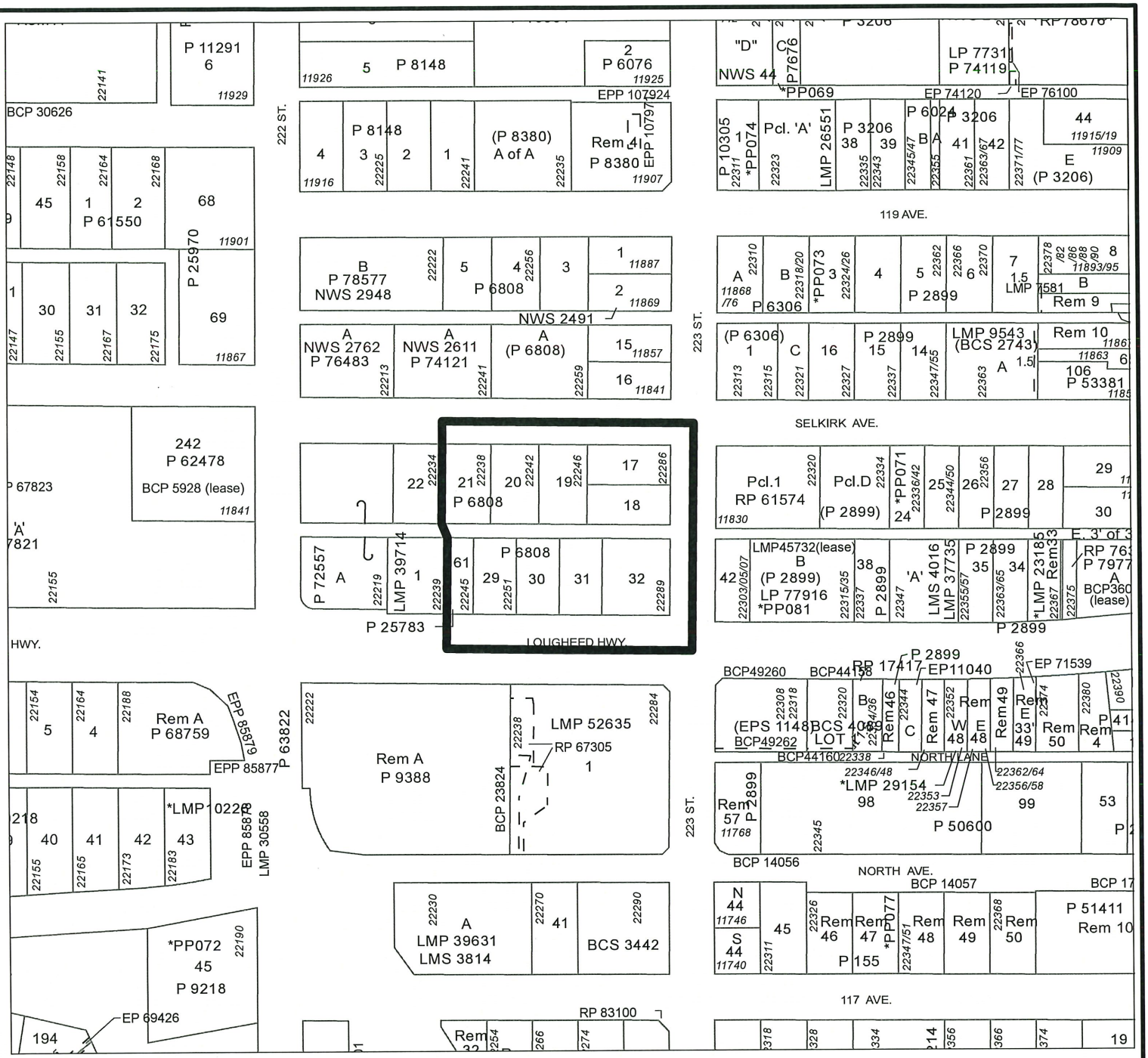
PUBLIC HEARING held the 18th day of October, 2022

READ a third time the __ day of _____, 202X

ADOPTED the __ day of _____ , 202X

PRESIDING MEMBER

CORPORATE OFFICER


222 ST.
223 ST.
119 AVE.
SELKIRK AVE.
LOUGHEED HWY.
HWY.
NORTH AVE.
117 AVE.
NORTH LANE
BCP 30626
NWS 2491
BCP 14056
BCP 14057
P 25783
EP 69426
EP 85877
EP 107924
EP 74120
EP 76100
BCP 5928 (lease)
BCP 23824
LMP 52635
RP 67305
Rem A P 9388
P 6808
P 2899
P 50600
P 9218
P 63822
P 25970
P 72557
P 78577 NWS 2948
NWS 2762 P 76483
NWS 2611 P 74121
LP 77316 *PP081
LP 7731 P 74119
LMP 45732(lease)
BCP49260
BCP44158
BCP49262
BCP44160
RP 17417 EP11040
EP 71539
RP 83100
*LMP 29154
*LMP 10228
EPP 85878
LMP 30558
*PP069
*PP073
*PP074
*PP077
*PP071
*PP072
LMP 39714
LMP 37735
LMP 23185
LMS 4016
LMS 3814
BCS 3442
BCS 2743
BCS 4089
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RP 78676
RP 7977
RP 7631
RP 76
P 53381
P 51411
P 11291
P 8148
P 6076
P 3206
P 6024
P 6306
P 61550
P 62478
P 68759
P 67823
P 10305
P 7676
LP 77916
LP 61574
LMP 10226
LMP 39631
LMP 29154
LMP 26551
LMP 23185
LMP 37735
LMP 4016
LMP 9543
LMP 7581
LMP 39714
LMP 30558
LMP 23185
LMP 37735
LMP 4016
LMP 9543
LMP 7581

CITY OF MAPLE RIDGE
BYLAW NO. 7888-2022

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. 7888-2022".

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

   Lot 10 Block 5 Section 28 Township 12 New Westminster District Plan 19347

   and outlined in heavy black line on Map No. 1067, 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 27th day of September, 2022

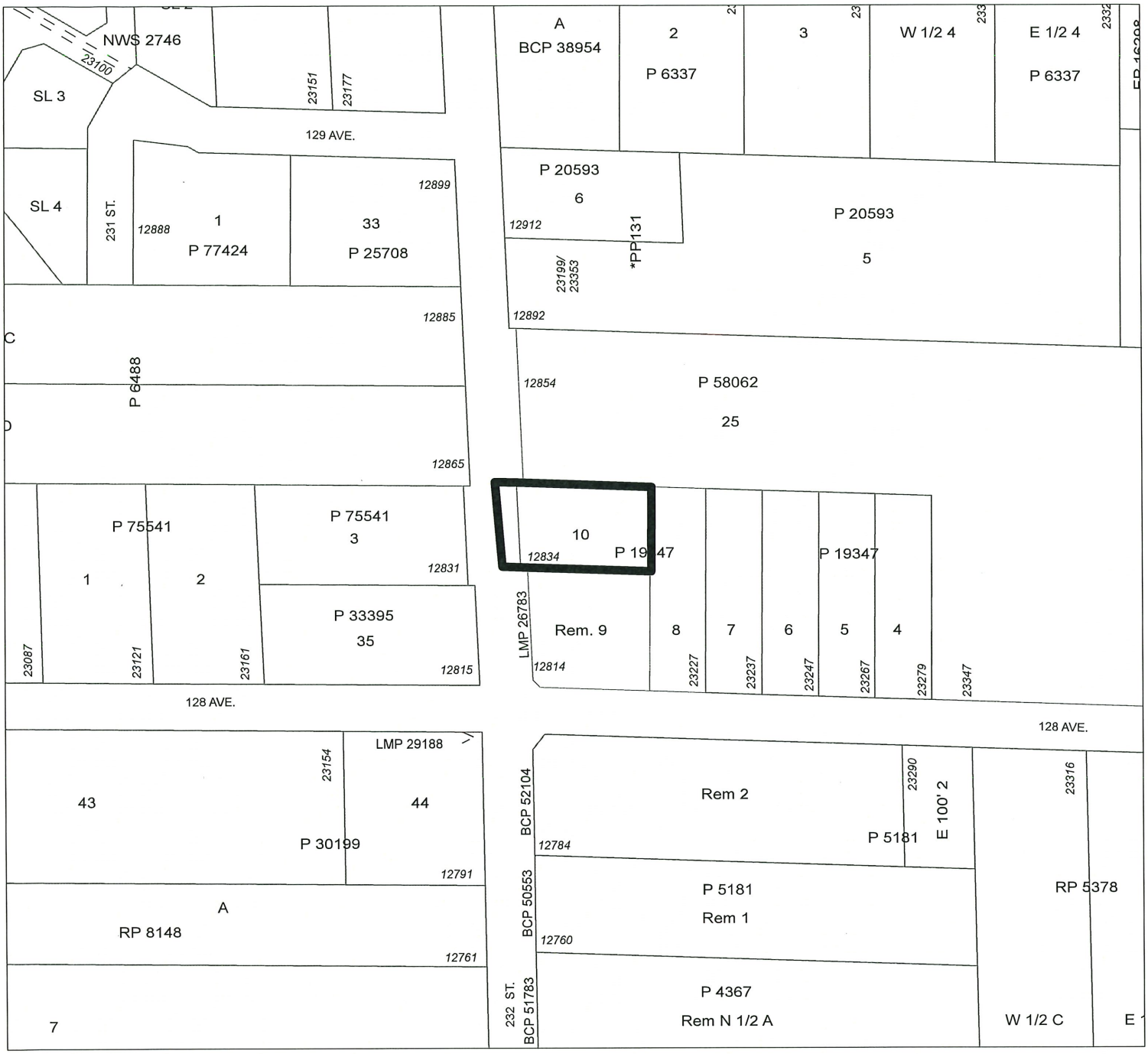
READ a second time the 27th day of September, 2022

PUBLIC HEARING held the 18th day October, 2022

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE OFFICIAL COMMUNITY AMENDING

Bylaw No. 7888-2022

Map No. 1067

From: Estate Suburban Residential

To: Commercial

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7889-2022

A Bylaw to amend the text and Schedule "A" Zoning Bylaw Map of Zoning Bylaw No. 7600-2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7889-2022".

2. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended by inserting the following CD Zone immediately following the last section in Part 10 and numbering it in sequential order accordingly:

10XX **Zone CD-3-22 MEDIUM DENSITY MIXED USE COMMERCIAL AND MARKET APARTMENT RESIDENTIAL**

10XX.1 PURPOSE

1. This zone provides for a Medium Density Mixed Use Commercial and Market Rental Apartment Residential use.

10XX.2 PRINCIPAL USES

1. The following *Principal Uses shall* be permitted in this *Zone*:
   a. *Apartment Residential*, in conjunction with a minimum of 20% of the *Gross Floor Area* as a *Commercial Use*;
   b. *Assembly*;
   c. *Business Services*;
   d. *Civic*;
   e. *Convenience Store*;
   f. *Financial Services*;
   g. *Indoor Commercial Recreation*;
   h. *Licensee Retail Store*;
   i. *Personal Repair Services*;
   j. *Personal Services*;
   k. *Professional Services*;
   l. *Retail*, excluding *Highway Commercial*; and
   m. *Tourist Accommodation*.

10XX.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to a permitted *Principal Use* this *Zone*:
   a. *Boarding*;
   b. *Home Occupation*;
   c. one or two *Dwelling Unit*s, *Accessory* to a *Principal Commercial Use*; and
   d. *Outdoor Display* or sales area.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

10XX.4 LOT AREA AND DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	186.0 square metres
b.	in *Lot Width*	6.0 metres
c.	in *Lot Depth*	27.0 square metres.

2. Minimum *Lot Area* for *Tourist Accommodation shall* be not less than:

a.	in *Lot Area*	1,390.0 square metres

3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

10XX.5 DENSITY

1. The *Residential Floor Space Ratio shall* not exceed 0.8 times the *Lot Area*.
2. Additional *Residential Density*, up to a maximum of 1.0 times the *Lot Area*, may be obtained with the following provision:
   a. an amount up to a maximum of 0.2 times the *Lot Area* calculated as a ratio of *Concealed Parking* to the total required *Residential Off-Street Parking*.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

10XX.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 90% for a *Principal Commercial Use* however the *Lot Coverage* may be increased to 100% where required *Off-Street Parking* is provided in accordance with the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Not less than 20% of the *Lot Area shall* be developed for a *Principal Commercial Use*.
3. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed 75% for a *Civic* or *Assembly Use*.
4. *Off-Street Parking* and *Off-Street Loading shall* not exceed 75% of the surface area of the *Lot*.

10XX.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	0.0 metres
b.	from a *Rear Lot Line*	1.4 metres
c.	from an *Interior Side Lot Line (North)*	1.7 metres
d.	from an *Interior Side Lot Line (South)*	1.4 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

10XX.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 11.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

10XX.9 LANDSCAPING AND SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

10XX.10 PARKING AND LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with the H-1 Zone in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. *Off-Street Parking* and *Off-Street Loading* for the Assembly (Group Child Care) Use *shall* be provided at 1 space per 30m^2 of gross floor area.

10XX.11 OTHER REQUIREMENTS

1. A *Residential Use* *shall*:
   a. be limited exclusively to *Storey*s above the *First Storey*;
   b. be the only *Use* in a *Storey* so *Use*d;
   c. be located within a *Building* above all *Storey*s which are *used for* a non-*Residential Use*;
   d. be permitted only where all parking for such *Use* is *Concealed Parking*;
   e. have a separate public entrance from the ground floor front elevation if located in a *Building* or *Structure* with other *Use*s, except that on a corner *Lot* access may be from the ground floor exterior side elevation;
   f. provide *Common Open Area*(s) on the *Lot* for *Residential Use* at a minimum of 5.0% of the *Lot Area* and which may be provided as balconies, terraces, patios, *Rear Yard*s, courtyards or roof decks; and
   g. provide *Private Outdoor Area*(s) for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.
2. All *Person*s carrying out a permitted *Civic Use*, excluding stadiums, arenas and cemeteries, *shall* conduct the business or undertaking completely *Enclosed* within a *Building*.

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

Lot 10 Block 5 Section 28 Township 12 New Westminster District Plan 19347

and outlined in heavy black line on Map No. 1986 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to CD-3-22 (Comprehensive Development.

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

READ a first time the 27th day of September, 2022

READ a second time the 27th day of September, 2022

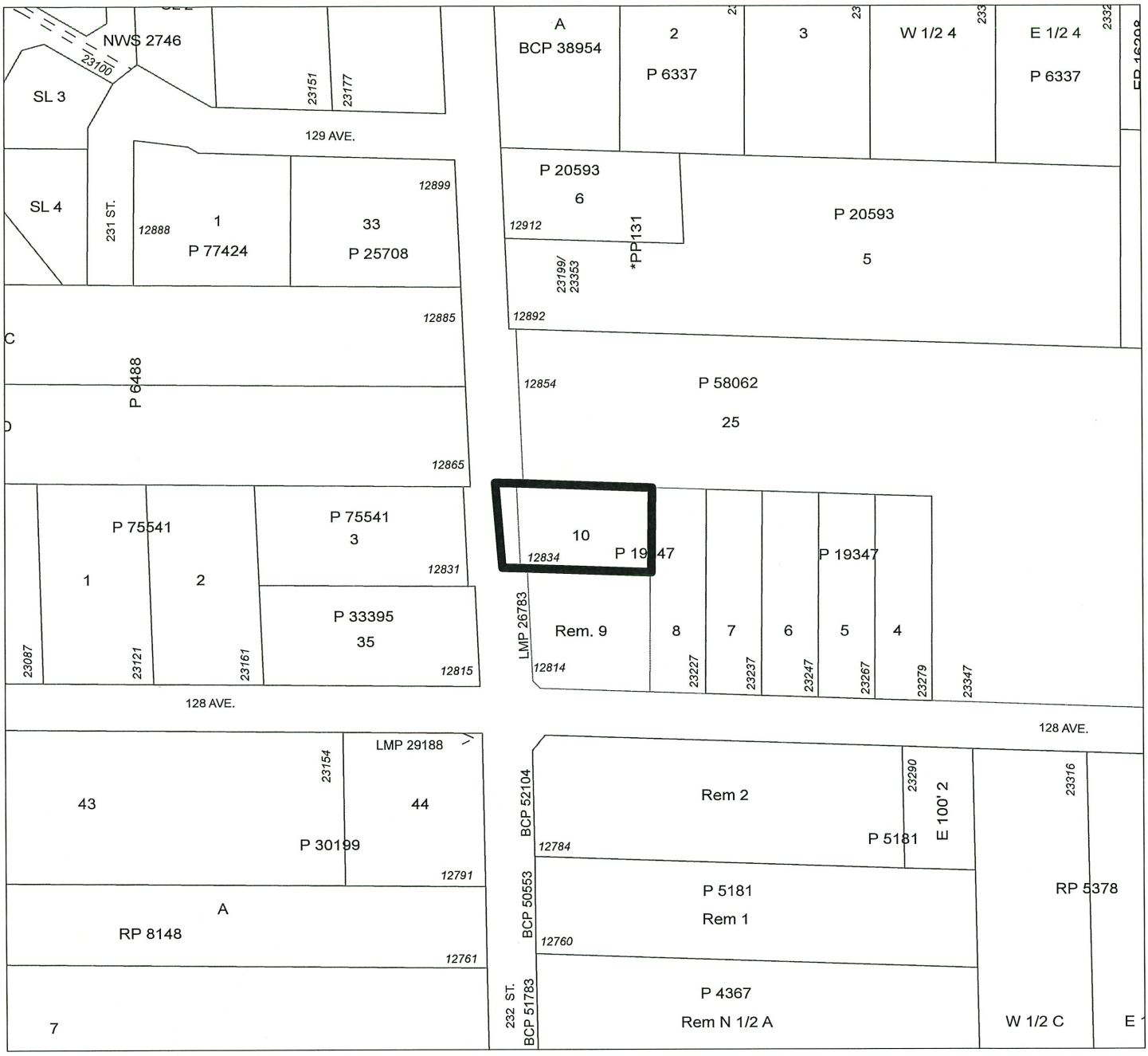
PUBLIC HEARING held the 18th day of October, 2022

READ a third time as amended, the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7889-2022
Map No. 1986
From: RS-2 (Single Detached Suburban Residential)

To: CD-3-22 (Comprehensive Development)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

CITY OF MAPLE RIDGE
BYLAW NO. 7890-2022

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 Schedules "A" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7890-2022."

2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and "Figure 1: Northeast Albion" are hereby amended for that parcel or tract of land and premises known and described as:

   Lot A Section 10 Township 12 New Westminster District Plan 21086; and
   Lot 14 Block E1/2 Section 10 Township 12 New Westminster District Plan 2450

   and outlined in heavy black line on Map No. 1068, a copy of which is attached hereto and forms part of this bylaw, are hereby designated as shown.

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

   Lot A Section 10 Township 12 New Westminster District Plan 21086; and
   Lot 14 Block E1/2 Section 10 Township 12 New Westminster District Plan 2450

   and outlined in heavy black line on Map No. 1069, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the 27th day of September, 2022.

READ a second time the 27th day of September, 2022.

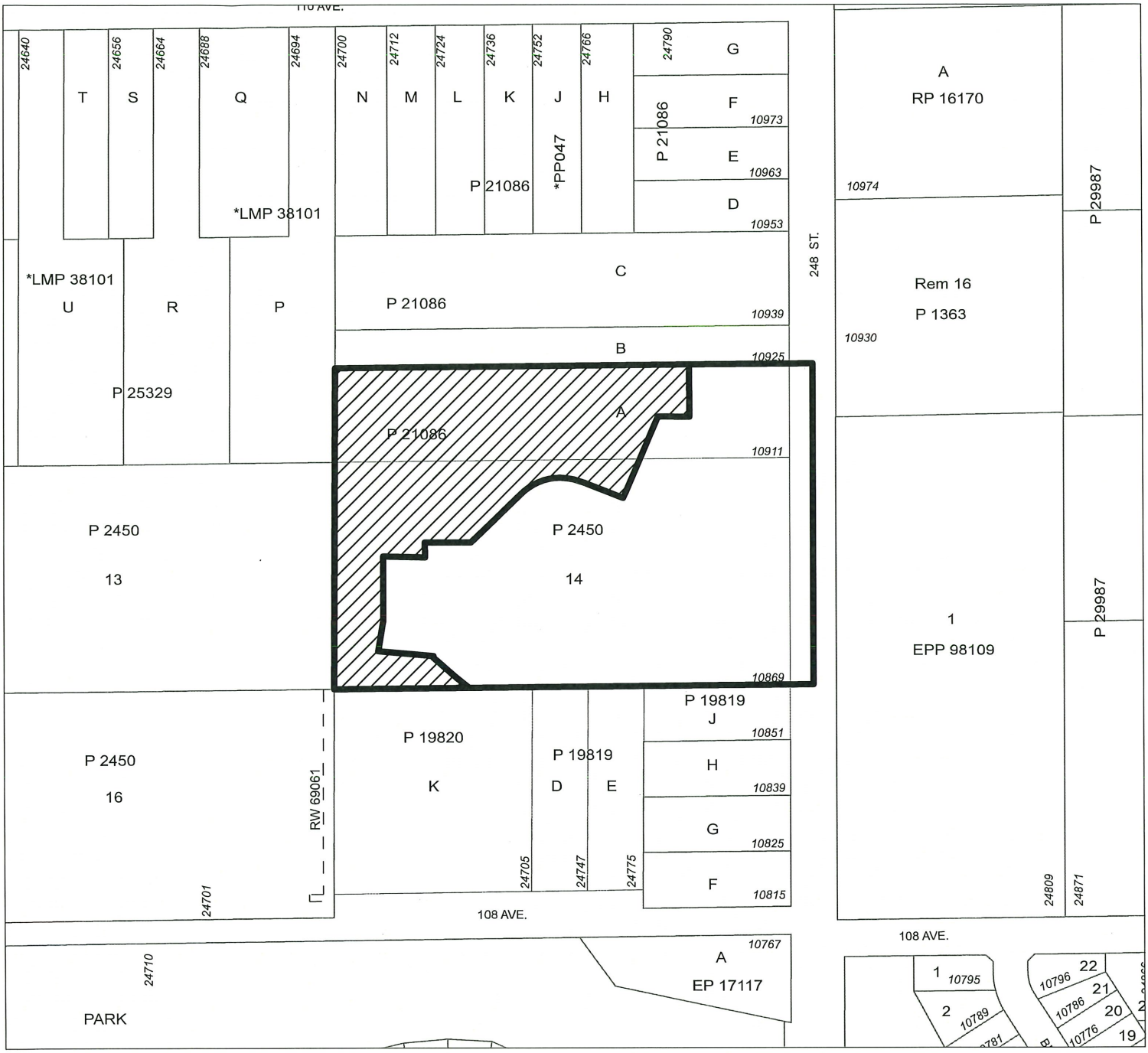
PUBLIC HEARING held the 18th day of October, 2022.

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY AMENDING

Bylaw No. 7890-2022

Map No. 1068

Purpose: To Amend Albion Area Plan Schedule 1

From: Low Density Residential

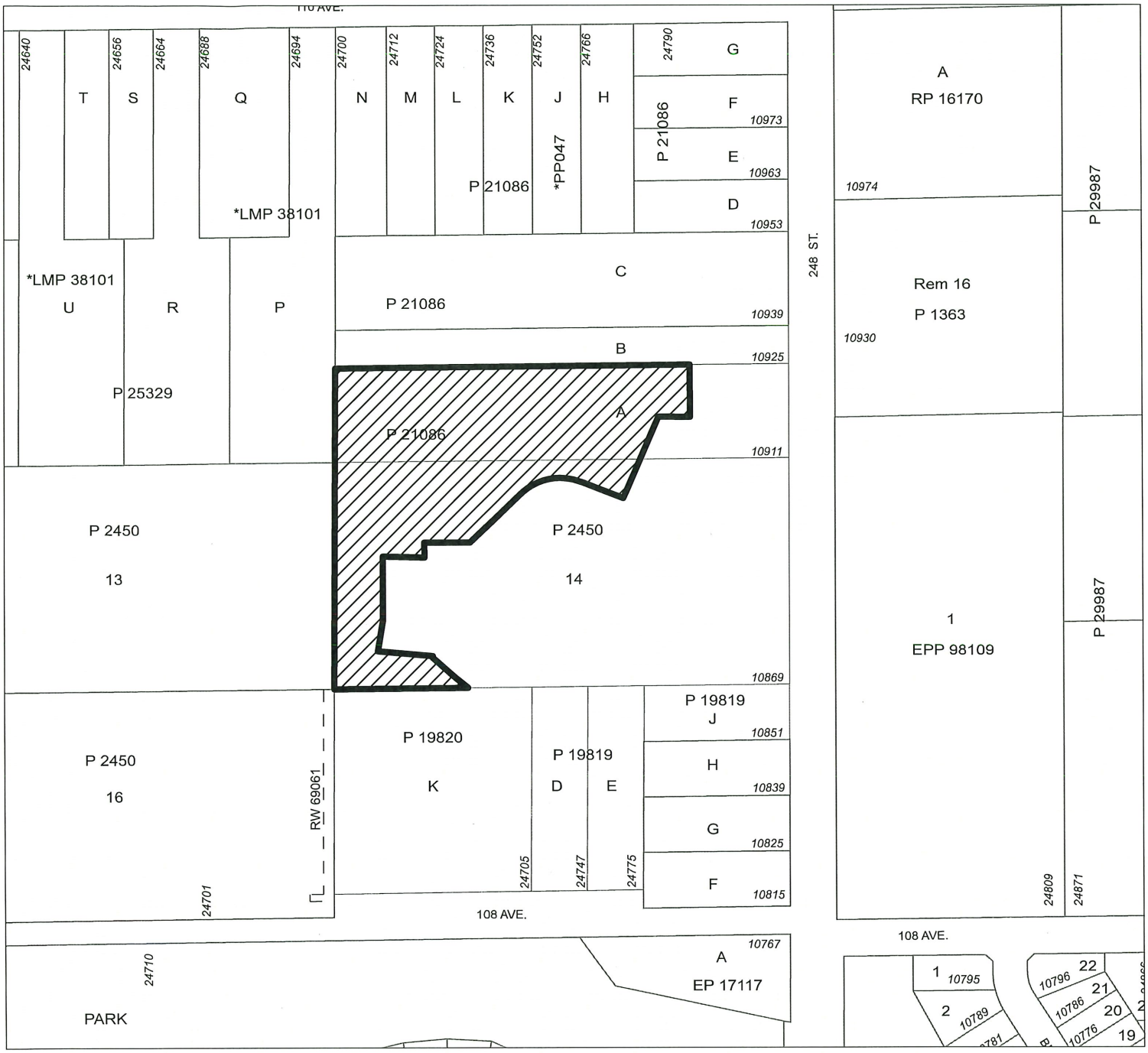
To: Single Family Residential

Conservation

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500



MAPLE RIDGE OFFICIAL COMMUNITY AMENDING

Bylaw No. 7890-2022

Map No. 1069

Purpose: To Amend Schedule C as shown

To Add To Conservation

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

CITY OF MAPLE RIDGE
BYLAW NO. 7811-2021

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7811-2021."

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

3. THAT PART 4 – GENERAL REGULATIONS, SECTION 402.8 DENSITY BONUS ALBION AREA, SUBSECTION 3 is amended as follows by adding:

   d.) In the RS-1b Zone located within the North East Albion Area as identified on Figure 1 of the Albion Area Plan:

   i) Zone requirements consistent with the R-2 (Single Detached (Medium Density) Urban Residential) shall apply and shall supercede the Zone requirements of the RS-1b Zone:
   ii) an Amenity Contribution of $3,650.00 shall be required for each lot in a subdivision with a minimum Lot Area of less than 557.0 square metres but not less than 315.00 square metres; and
   iii) an Amenity Contribution shall be payable at the time of zoning.

   e) in the RS-1b Zone located within the North East Albion Area as identified on Figure 1 of the Albion Area Plan:

   i) Zone requirements consistent with the R-3 (Single Detached (Intensive) Urban Residential) shall apply and shall supercede the Zone requirements of the RS-1b Zone;
   ii) an Amenity Contribution of $3,650.00 shall be required for each lot in a subdivision with a minimum Lot Area of less than 557.0 square metres but not less than 255.00 square metres in addition to the preservation of high-value tree stands as provided in the Albion Area Plan as determined through the zoning process; and
   iii) an Amenity Contribution shall be payable at the time of zoning.

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

   Lot A Section 10 Township 12 New Westminster District Plan 21086; and
   Lot 14 Block E1/2 Section 10 Township 12 New Westminster District Plan 2450

   and outlined in heavy black line on Map No. 1936 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RS-1b Single Detached (Medium Density) Residential.

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

READ a first time the 27th day of September, 2022.

READ a second time as amended the 27th day of September, 2022.

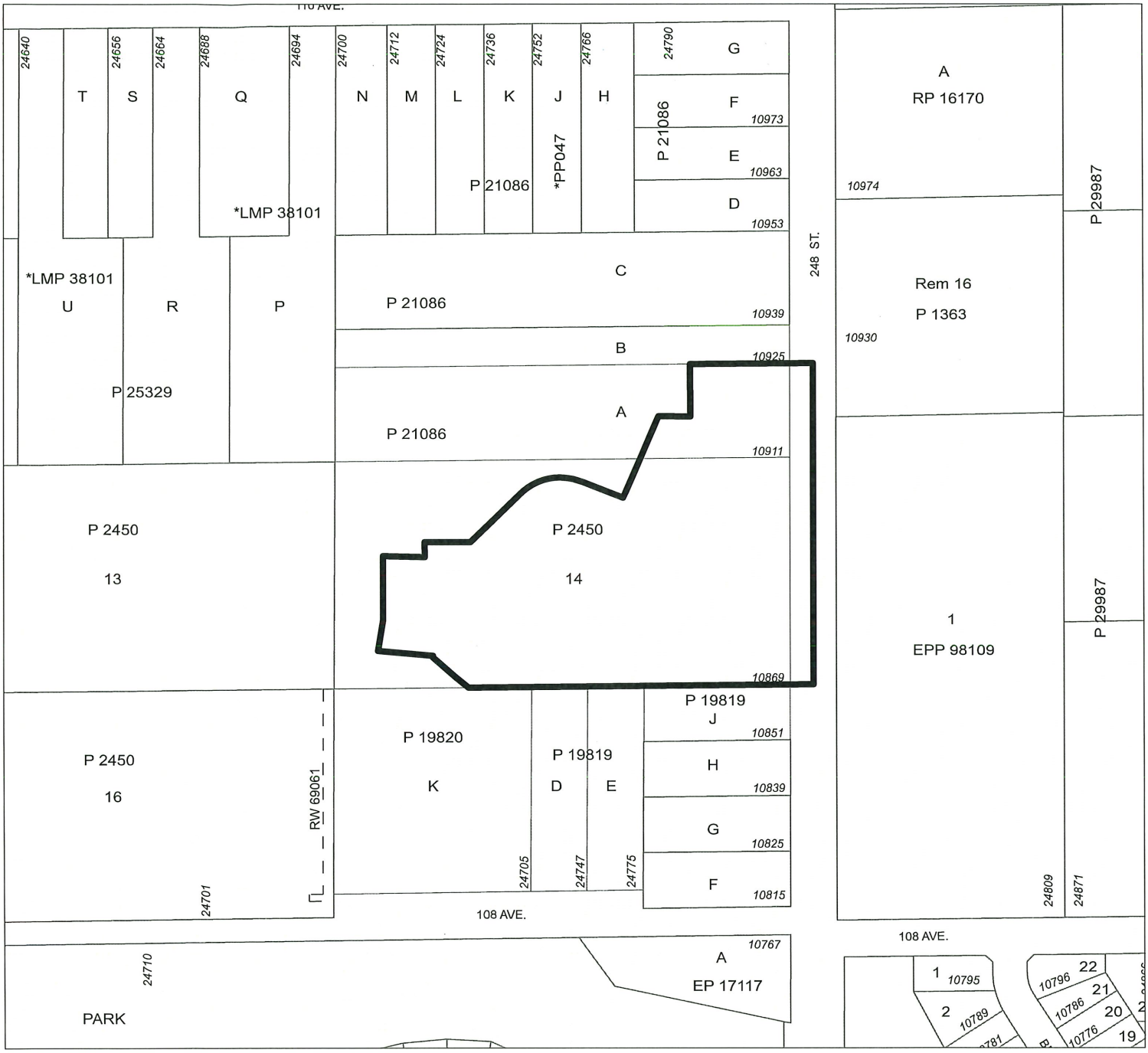
PUBLIC HEARING held the 18th day of October, 2022.

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7811-2021

Map No. 1936

From: RS-3 (Single Detached Rural Residential)

To: RS-1b (Single Detached (Medium Density) Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 25, 2022
		FILE NO:	2019-426-RZ
FROM:	Chief Administrative Officer	**MEETING:**	COUNCIL

SUBJECT: **Third and Final Reading**
Official Community Plan Amending Bylaw No. 7607-2020
Final Reading
Zone Amending Bylaw No. 7608-2020
24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7607-2020 and *Zone Amending Bylaw No. 7608-2020* have been considered by Council and at Public Hearing and subsequently were granted third reading. The bylaws are required to permit the future construction of a 165 unit townhouse development on the subject properties, located at 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue (see Appendix A). The applicant has requested that final reading be granted.

Official Community Plan Amending Bylaw No. 7607-2020 was to amend the North East Albion Area Plan and Official Community Plan (OCP) Land Use Designation Map from what was previously designated as *Low/Medium Residential* to *Townhouse* and *Conservation* (see Appendix B). This OCP Amending Bylaw had received third reading prior to the North East Albion Area Plan being adopted at the September 27, 2022 Council meeting. Therefore, the bylaw needs to have third reading rescinded to enable amendments to the bylaw to reflect the current designation of *Townhouse* under the North East Albion Area Plan. The *Official Community Plan Amending Bylaw No. 7607-2020* is still required for the *Conservation* areas and is proposed for third and final reading as amended (see Appendix C). *Zone Amending Bylaw No. 7608-2020* (see Appendix D) is to rezone from the RS-3 (Single Detached Rural Residential) zone to the RM-1 (Townhouse Low Density Townhouse Residential) zone.

Council granted first reading for *Zone Amending Bylaw No. 7608-2020* on March 10, 2020. Council granted first and second reading for *Official Community Plan Amending Bylaw No. 7607-2020* and second reading for *Zone Amending Bylaw No. 7608-2020* on June 28, 2022. This application was presented at Public Hearing on July 19, 2022, and Council granted third reading on July 26, 2022. The purpose of the rezoning is to permit the construction of a townhouse development consisting of 165 units (see Appendix E).

RECOMMENDATIONS:

1. **That third reading of *Official Community Plan Amending Bylaw No. 7607-2020* be rescinded, and that *Official Community Plan Amending Bylaw No. 7607-2020* as amended, be given third reading and adopted; and further**

2. **That *Zone Amending Bylaw No. 7608-2020* be adopted.**

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on July 19, 2022 and granted third reading on July 26, 2022 to *Official Community Plan Amending Bylaw No. 7607-2020* and *Zone Amending Bylaw No. 7608-2020*. At the Council Meeting on September 27, 2022, Council adopted the North East Albion Area Plan, therefore the re-designation of the land from *Low/Medium Residential* to *Townhouse* is no longer required. However the amendment to the Conservation boundary is still required. *Official Community Plan Amending Bylaw No. 7607-2020* has been amended accordingly to reflect this change.

The following terms and conditions were to be addressed as conditions of 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;

Staff comment: A Rezoning Servicing Agreement has been signed and a Letter of Undertaking has been provided assuring that the Agreement will be registered as a Restrictive Covenant with the Land Titles Office. The security deposit has been received.

ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";

Staff comment: This amendment will occur with the adoption of the Official Community Plan Amending Bylaw No. 7607-2020.

iii) Road dedication on 112 Avenue, as required;

Staff comment: A road dedication plan has been provided with a Letter of Undertaking assuring that the plan will be deposited with the Land Titles Office.

iv) Park dedication as required, including construction of walkways, multi-purpose trails, or emergency access roads; and removal of all debris and garbage from park land;

Staff comment: A park dedication plan has been provided with a Letter of Undertaking assuring that the Staff comment: plan will be deposited with the Land Titles Office.

v) Consolidation of the subject properties;

Staff comment: A lot consolidation plan has been provided with a Letter of Undertaking assuring that the plan will be deposited with the Land Titles Office.

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

Staff comment: A Geotechnical Restrictive Covenant has been signed and a Letter of Undertaking has been provided assuring that the Agreement will be registered as a Restrictive Covenant with the Land Titles Office.

vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;

Staff comment: A Visitor Parking Restrictive Covenant has been signed and a Letter of Undertaking has been provided assuring that the Agreement will be registered as a Restrictive Covenant with the Land Titles Office.

viii) Registration of a Restrictive Covenant for Stormwater Management;

Staff comment: A Stormwater Management Restrictive Covenant has been signed and a Letter of Undertaking has been provided assuring that the Agreement will be registered as a Restrictive Covenant with the Land Titles Office.

ix) Removal of existing buildings;

Staff comment: Buildings have been demolished.

x) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site;

Staff comment: Notification has been provided.

xi) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;

Staff comment: A Professional Engineer's certification has been provided.

xii) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject properties;

Staff comment: A Site Investigation was not required.

xiii) In addition to the Ministry of Environment Site Disclosure Statement, 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;

Staff comment: A disclosure statement from a Professional Engineer has been provided assuring that there was no evidence of underground storage tanks on the properties.

xiv) That a Density Bonus Contribution be provided equivalent to the total number of units times $3,100.00 for a project having floor space ratio greater than 0.6, but less than 0.75; and

Staff comment: A Density Bonus Contribution in the amount of $511,500.00 (165 units times $3,100.00 per unit) has been provided.

xv) That a voluntary contribution be provided in keeping with the Council Policy 6.31, with regard to Community Amenity Contributions, at the rate applicable at the time this application receives third reading.

Staff comment: A Community Amenity Contribution in the amount of $676,500.00 (165 units times $4,100.00 per unit) has been provided.

CONCLUSION:

As the applicant has met Council's terms and conditions, it is recommended that third and final reading be given to *Official Community Plan Amending Bylaw No. 7607-2020* as amended, and final reading be given to *Zone Amending Bylaw No. 7608-2020*.

"Original signed by Mark McMullen" for
Prepared by: **Michelle Baski, AScT, MA**
Planner

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

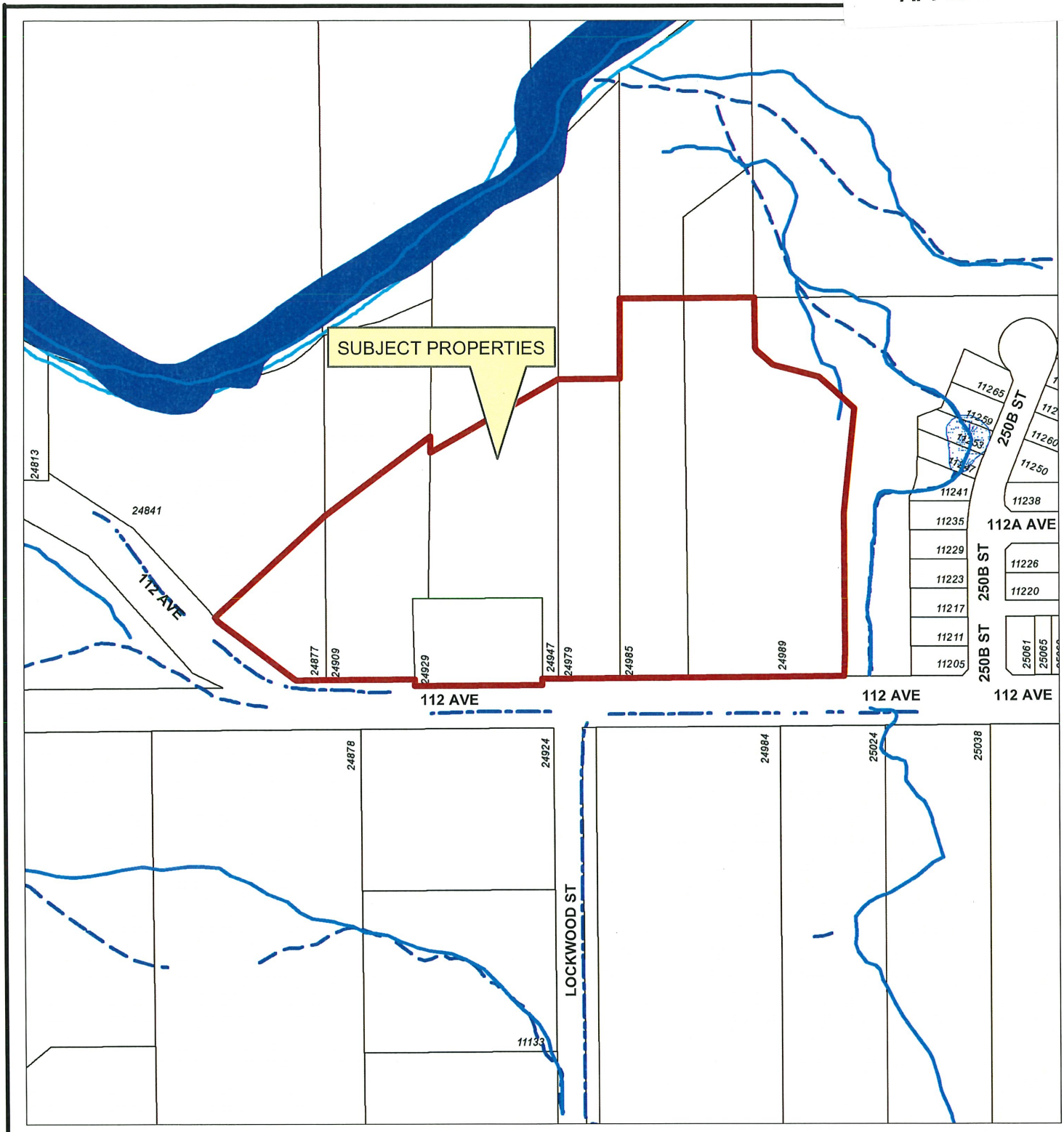
"Original signed by Christine Carter"
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"
Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Official Community Plan Amending Bylaw No. 7607-2020
Appendix C – Official Community Plan Amending Bylaw No. 7607-2020 as amended
Appendix C – Zone Amending Bylaw No. 7608-2020
Appendix D – Site Plan

APPENDIX A



N

Scale: 1:2,500

Legend

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

24877 & 24909/29/47/79/85/89 112 AVENUE
PID'S:000-788-121, 004-513-371,
007-420-994, 001-432-168, 005-483-841,
001-430-467 & 031-552-048

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-426-RZ/DP
DATE: Jan 31, 2022 BY: AH

CITY OF MAPLE RIDGE
BYLAW NO. 7607-2020

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7607-2020."

2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and "Figure 1: Northeast Albion" are hereby amended for those parcels or tracts of land and premises known and described as:

   Lot 1 Section 14 Township 12 New Westminster District Plan 68269
   Lot A Section 14 Township 12 New Westminster District Plan 72158;
   Lot 52 Section 14 Township 12 New Westminster District Plan 36865;
   Lot 1 Section 14 Township 12 New Westminster District Plan 69242;
   Lot 1 Section 14 Township 12 New Westminster District Plan 72997;
   Lot 78 Section 14 Township 12 New Westminster District Plan 69240; and
   Lot 56 Section 14 Township 12 New Westminster District Plan EPP114521

   and outlined in heavy black line on Map No. 1014, a copy of which is attached hereto and forms part of this bylaw, are hereby designated as shown.

3. Schedule "C" is hereby amended for those parcels or tracts of land and premises known and described as:

   Lot 1 Section 14 Township 12 New Westminster District Plan 68269
   Lot A Section 14 Township 12 New Westminster District Plan 72158;
   Lot 52 Section 14 Township 12 New Westminster District Plan 36865;
   Lot 1 Section 14 Township 12 New Westminster District Plan 69242;
   Lot 1 Section 14 Township 12 New Westminster District Plan 72997;
   Lot 78 Section 14 Township 12 New Westminster District Plan 69240; and
   Lot 56 Section 14 Township 12 New Westminster District Plan EPP114521

   and outlined in heavy black line on Map No. 1015, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the 28th day of June, 2022.

READ a second time the 28th day of June 2022.

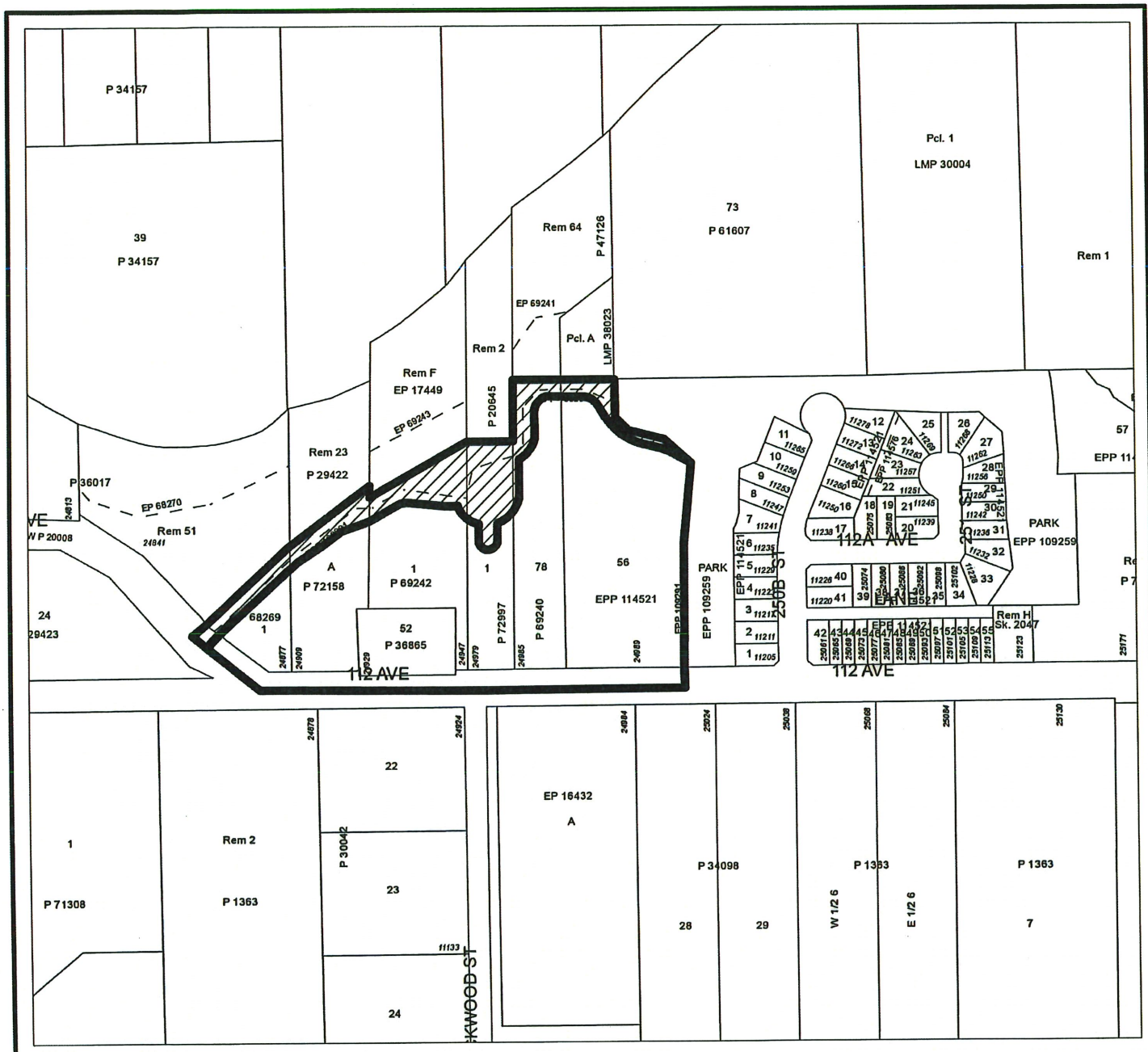
PUBLIC HEARING held the 19th day of July, 2022.

READ a third time the 26th day of July, 2022.

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



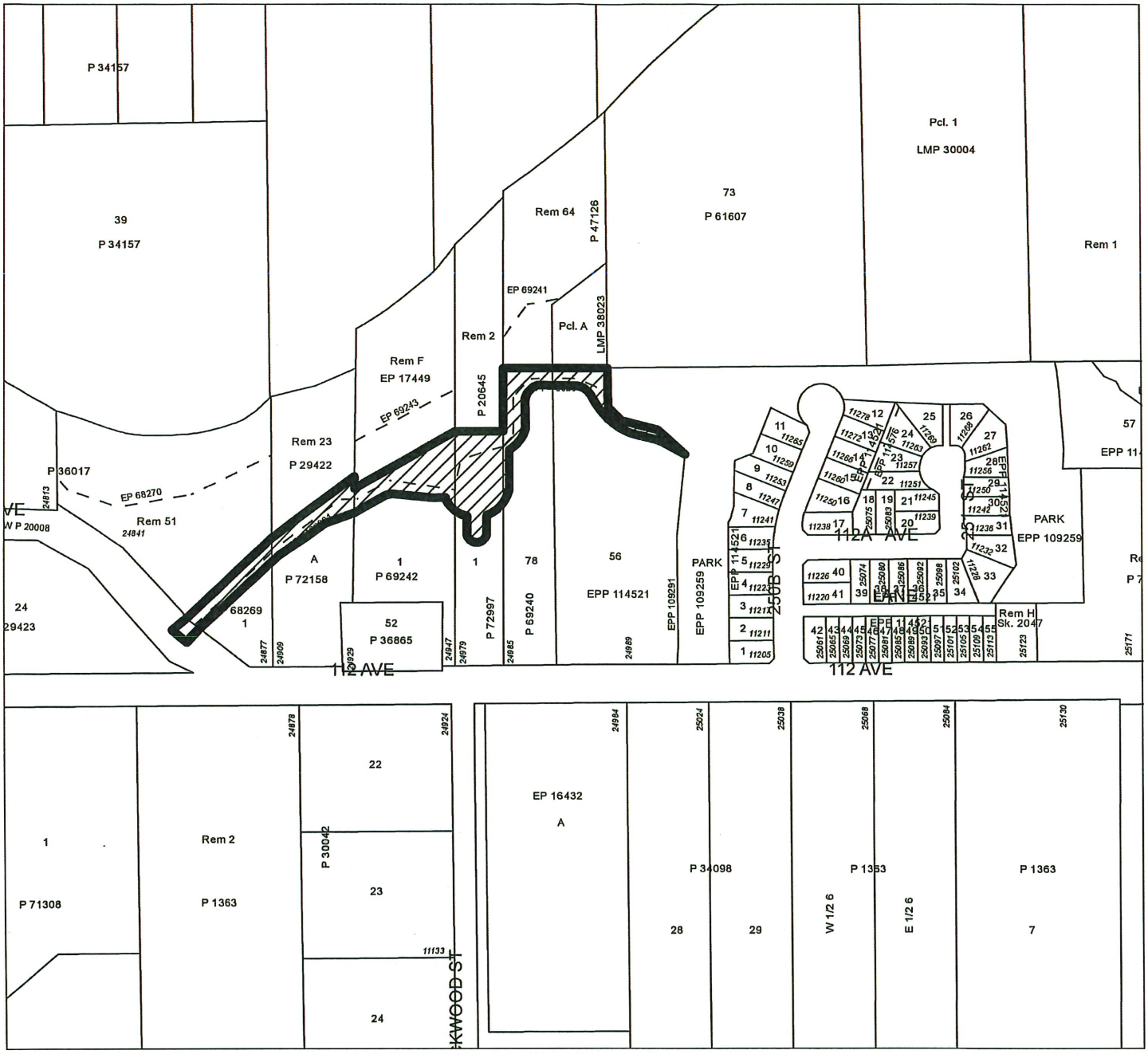
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7607-2020
Map No. 1014
Purpose: To Amend Albion Area Plan Schedule 1 and Figure 1
From: Low/Medium Density Residential

To: Townhouse Conservation

MAPLE RIDGE
British Columbia

N
SCALE 1:3,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7607-2020

Map No. 1015

Purpose: To Amend Schedule C As Shown

To Add To Conservation

MAPLE RIDGE
British Columbia

N

SCALE 1:3,500

CITY OF MAPLE RIDGE
BYLAW NO. 7607-2020

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7607-2020."

2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and "Figure 1: Northeast Albion" are hereby amended for those parcels or tracts of land and premises known and described as:

   Lot 1 Section 14 Township 12 New Westminster District Plan 68269
   Lot A Section 14 Township 12 New Westminster District Plan 72158;
   Lot 52 Section 14 Township 12 New Westminster District Plan 36865;
   Lot 1 Section 14 Township 12 New Westminster District Plan 69242;
   Lot 1 Section 14 Township 12 New Westminster District Plan 72997;
   Lot 78 Section 14 Township 12 New Westminster District Plan 69240; and
   Lot 56 Section 14 Township 12 New Westminster District Plan EPP114521

   and outlined in heavy black line on Map No. 1014, a copy of which is attached hereto and forms part of this bylaw, are hereby designated as shown.

3. Schedule "C" is hereby amended for those parcels or tracts of land and premises known and described as:

   Lot 1 Section 14 Township 12 New Westminster District Plan 68269
   Lot A Section 14 Township 12 New Westminster District Plan 72158;
   Lot 52 Section 14 Township 12 New Westminster District Plan 36865;
   Lot 1 Section 14 Township 12 New Westminster District Plan 69242;
   Lot 1 Section 14 Township 12 New Westminster District Plan 72997;
   Lot 78 Section 14 Township 12 New Westminster District Plan 69240; and
   Lot 56 Section 14 Township 12 New Westminster District Plan EPP114521

   and outlined in heavy black line on Map No. 1015, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the 28th day of June, 2022.

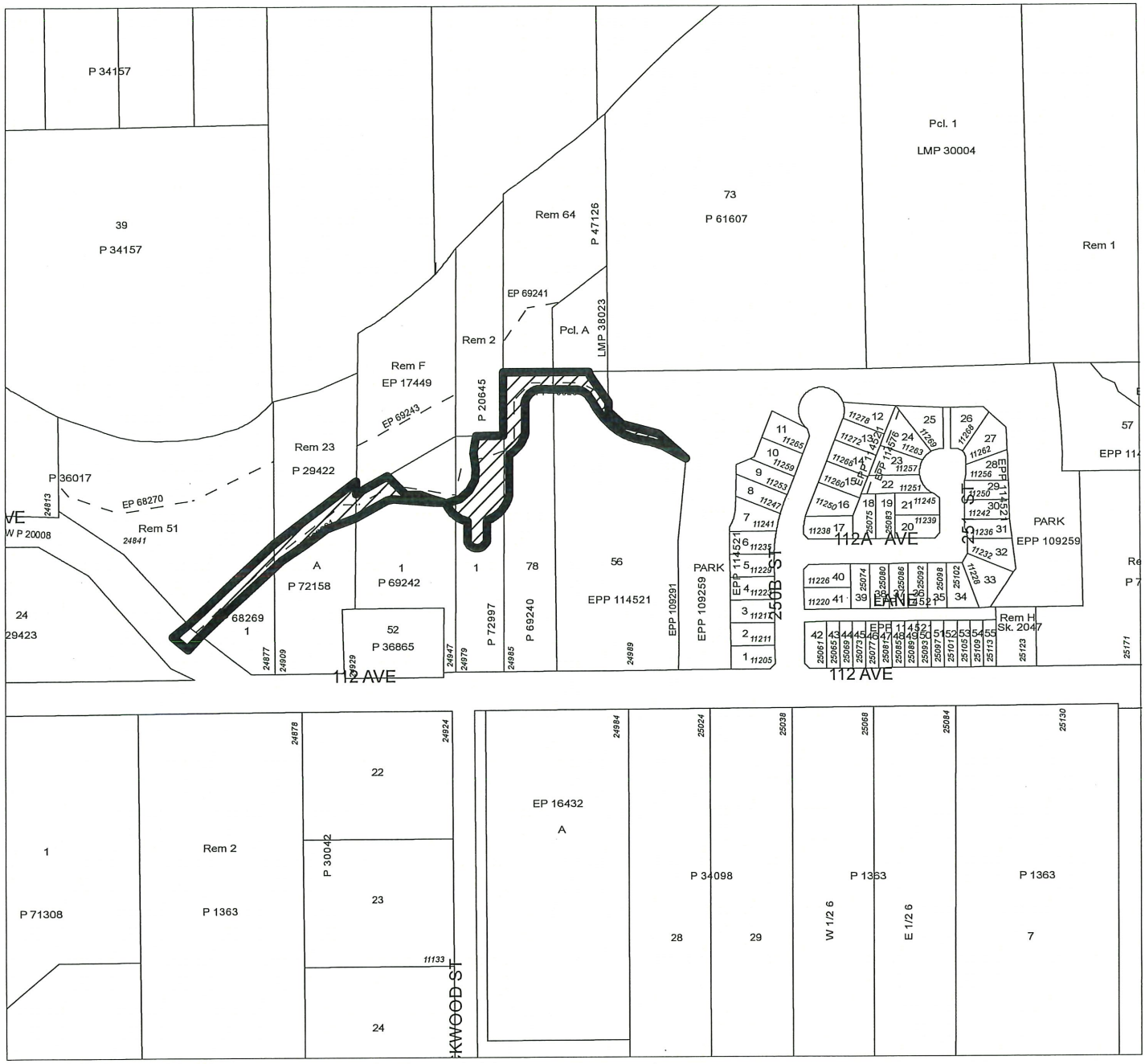
READ a second time the 28th day of June 2022.

PUBLIC HEARING held the 19th day of July, 2022.

READ a third time as amended, the day of , 2022.

ADOPTED the day of , 20 .

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

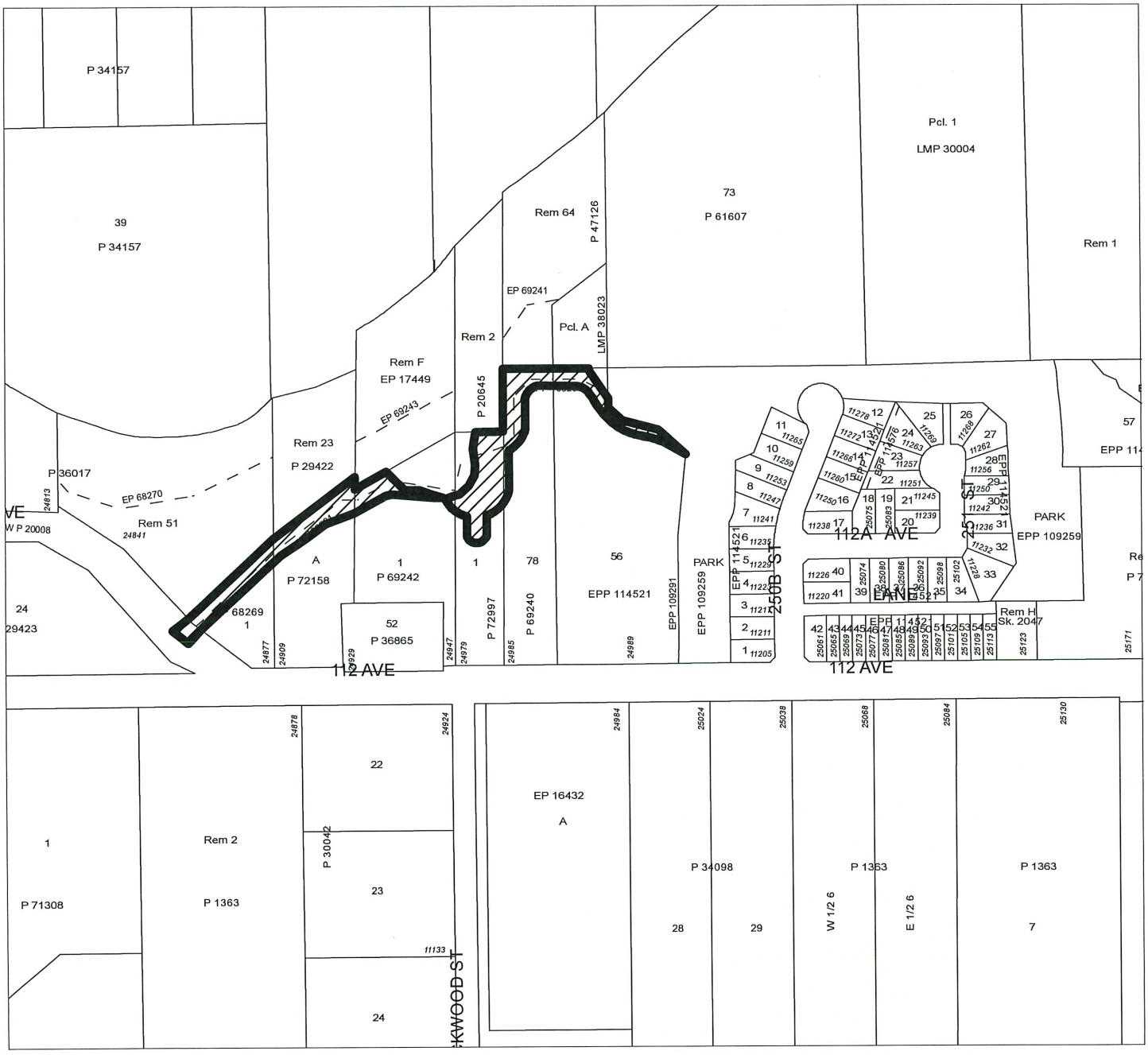
Bylaw No. 7607-2020
Map No. 1014
Purpose: To Amend Albion Area Plan Schedule 1 and Northeast Albion Figure 1
From: Townhouse

To: Conservation

MAPLE RIDGE
British Columbia

N

SCALE 1:3,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7607-2020

Map No. 1015

Purpose: To Amend Schedule C As Shown

To Add To Conservation

MAPLE RIDGE
British Columbia

N

SCALE 1:3,500

CITY OF MAPLE RIDGE
BYLAW NO. 7608-2020

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7608-2020."

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

   Lot 1 Section 14 Township 12 New Westminster District Plan 68269
   Lot A Section 14 Township 12 New Westminster District Plan 72158;
   Lot 52 Section 14 Township 12 New Westminster District Plan 36865
   Lot 1 Section 14 Township 12 New Westminster District Plan 69242;
   Lot 1 Section 14 Township 12 New Westminster District Plan 72997;
   Lot 78 Section 14 Township 12 New Westminster District Plan 69240; and
   Lot 56 Section 14 Township 12 New Westminster District Plan EPP114521

   and outlined in heavy black line on Map No. 1823 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Low Density Townhouse Residential).

3. That Section **617.7 Setbacks** be amended by adding in Point 3. e. below:

   3.e. for an Accessory Structure for an Indoor Amenity Area, the structure shall be set back a minimum of 7.5m from a Principal Building or Principal Structure, if it is not attached to a Principal Building or Structure.

4. That Section **617.8 Height** be amended by adding in Point 4 below and re-numbering in correct sequential order:

   4. Building Height for Accessory Buildings and Accessory Structures used for an Indoor Amenity Area shall not exceed 9.5 metres.

5. Maple Ridge Zoning Bylaw No. 7600-2019, as amended, and Map 'A' attached thereto are hereby amended accordingly.

READ a first time the 10th day of March, 2020.

READ a second time, as amended, the 28th day of June, 2022.

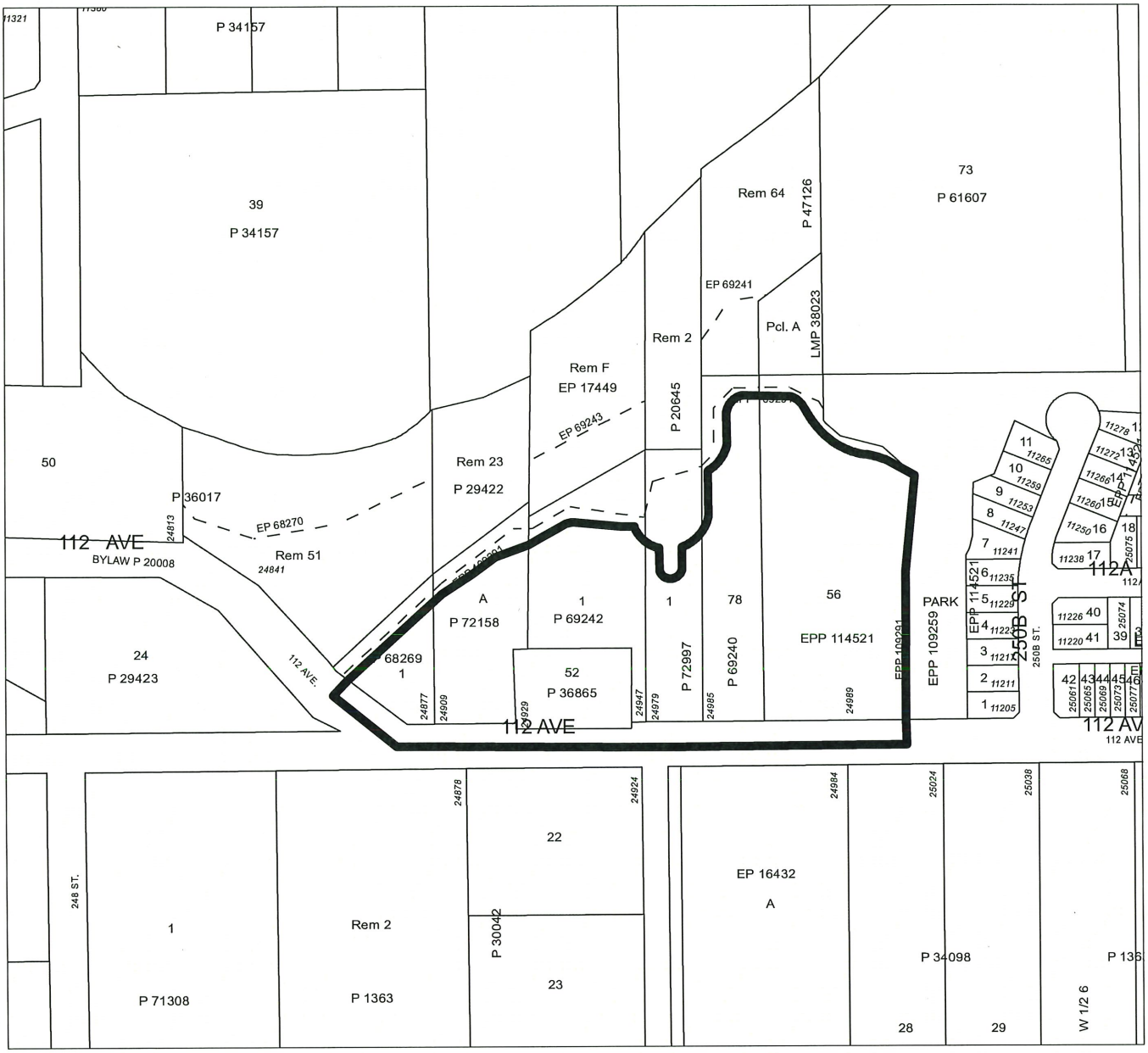
PUBLIC HEARING held the 19th day of July, 2022.

READ a third time the 26th day of July, 2022.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7608-2020

Map No. 1823

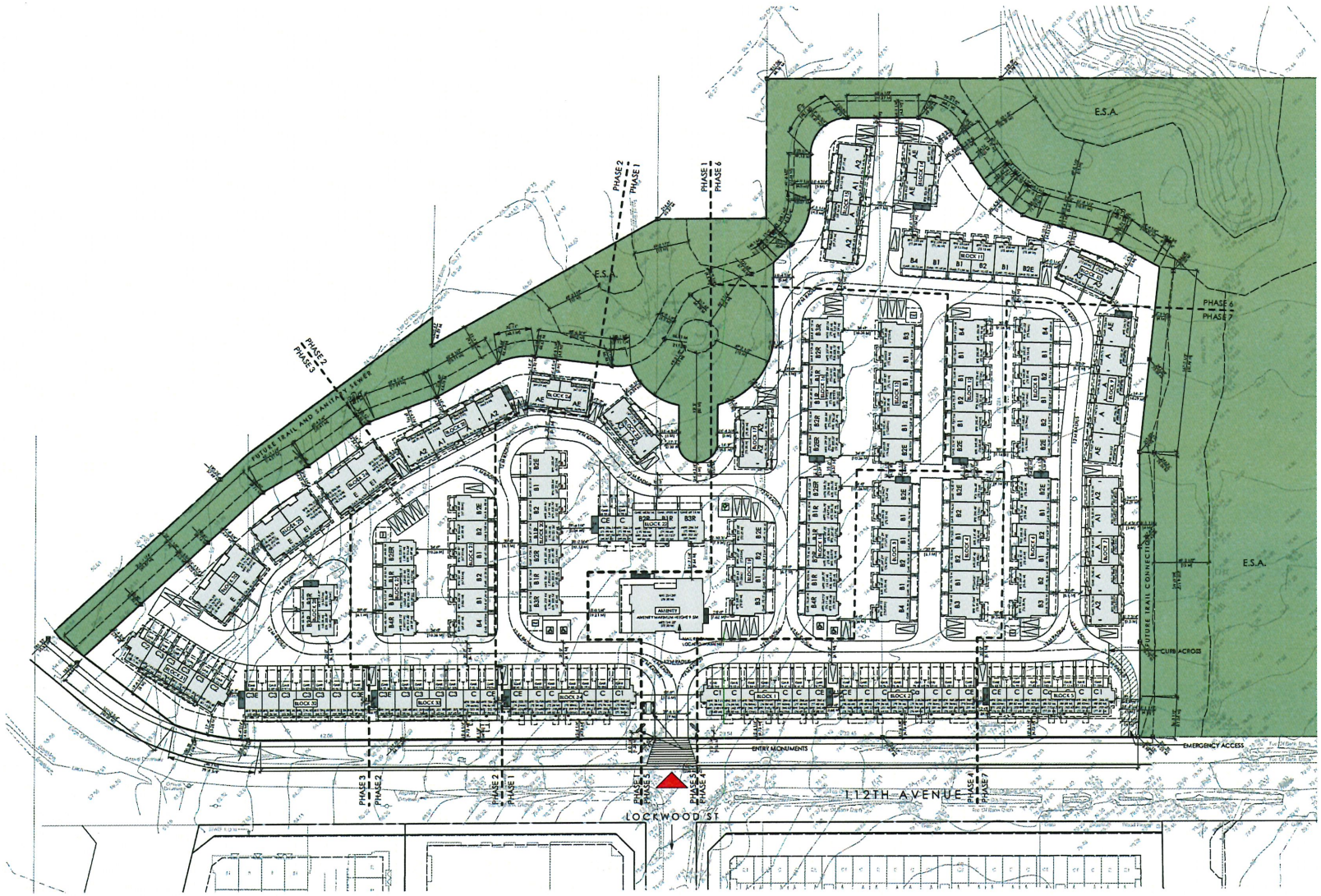
From: RS-3 (Single Detached Rural Residential)

To: RM-1 (Low Density Townhouse Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:3,000



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REVISIONS

ISSUED FOR REZONING	FEB 18, 2020
ISSUED FOR DEVELOPMENT PERMIT	MAY 26, 2020
RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 29, 2021
RE-ISSUED FOR DEVELOPMENT PERMIT	SEP 7, 2021
ISSUED FOR ADP	JAN 25, 2022
RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 14, 2022
RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 20, 2022

EPIC HOMES

FORMWERKS ARCHITECTURAL
1625 West 8th Ave. Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-6441

PROJECT

THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

SITE PLA

SCALE	SHEET
1:500	A1
JOB # 8032	

APPENDIX E

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 25, 2022
		FILE NO:	2016-411-RZ
FROM:	Chief Administrative Officer	**MEETING:**	COUNCIL

SUBJECT: **Final Reading**
Zone Amending Bylaw No. 7505-2018
21188 Wicklund Avenue

EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7505-2018 to rezone the subject property, located at 21188 Wicklund Avenue (see Appendices A and B), from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential) to permit two single-family residential lots (see Appendix C), has been considered by Council and at Public Hearing and subsequently was granted third reading. The applicant has requested that final reading be granted.

Council deferred first reading of the subject application at the January 24, 2017 Council meeting. Council further deferred first reading of the subject application on April 11, 2017. Council then granted first reading for *Zone Amending Bylaw No. 7505-2018* on December 11, 2018 and second reading on April 14, 2020. This application was presented at Public Hearing on May 19, 2020, and Council granted third reading on May 26, 2020.

It is noted the subject application is being processed under the former *Zoning Bylaw No. 3510-1985,* as the application received third reading prior to the adoption of the current *Zoning Bylaw No. 7600-2019* on December 8, 2020.

RECOMMENDATION:

That *Zone Amending Bylaw No. 7505-2018* be adopted.

DISCUSSION:

a) Background Context:

On May 26, 2020 Council granted third reading to *Zone Amending Bylaw No. 7505-2018* with the requirement that the following terms and conditions be addressed.

1. **Approval from the Ministry of Transportation and Infrastructure;**
   Staff comment: Approval from the Ministry of Transportation and Infrastructure was provided on April 13, 2022.

2. **Registration of a Restrictive Covenant for Stormwater Management;**
   Staff comment: A Restrictive Covenant for Stormwater Management has been submitted with a Letter of Undertaking for registration at the Land Titles Office.

3. **Registration of a Restrictive Covenant for Tree Protection;**
   Staff comment: A Restrictive Covenant for Tree Protection has been submitted with a Letter of Undertaking for registration at the Land Titles Office.

4. **Removal of existing buildings;**
   Staff comment: The existing building will remain onsite until such time that building permits for the new residence is retained. A $20,000.00 security bond has been provided to the City by the applicant, which will be returned upon the successful demolition of the existing building on site.

5. **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;**
   Staff comment: A disclosure statement, dated July 10, 2020, indicates that no underground fuel storage tanks exist on the subject property.

6. **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.**
   Staff comment: A voluntary contribution in the amount of $5,100.00 has been provided in keeping with Council Policy 6.31.

b) Additional Information:

The Director of Planning had previously granted an extension to the subject application to allow more time for completion of the terms and conditions. As outlined above, the terms and conditions of the application have now been satisfied.

CONCLUSION:

As the applicant has met Council's terms and conditions, it is recommended that final reading be given to *Zone Amending Bylaw No. 7505-2018*.

"Original signed by Adam Rieu"
Prepared by: **Adam Rieu**
Planner 1

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

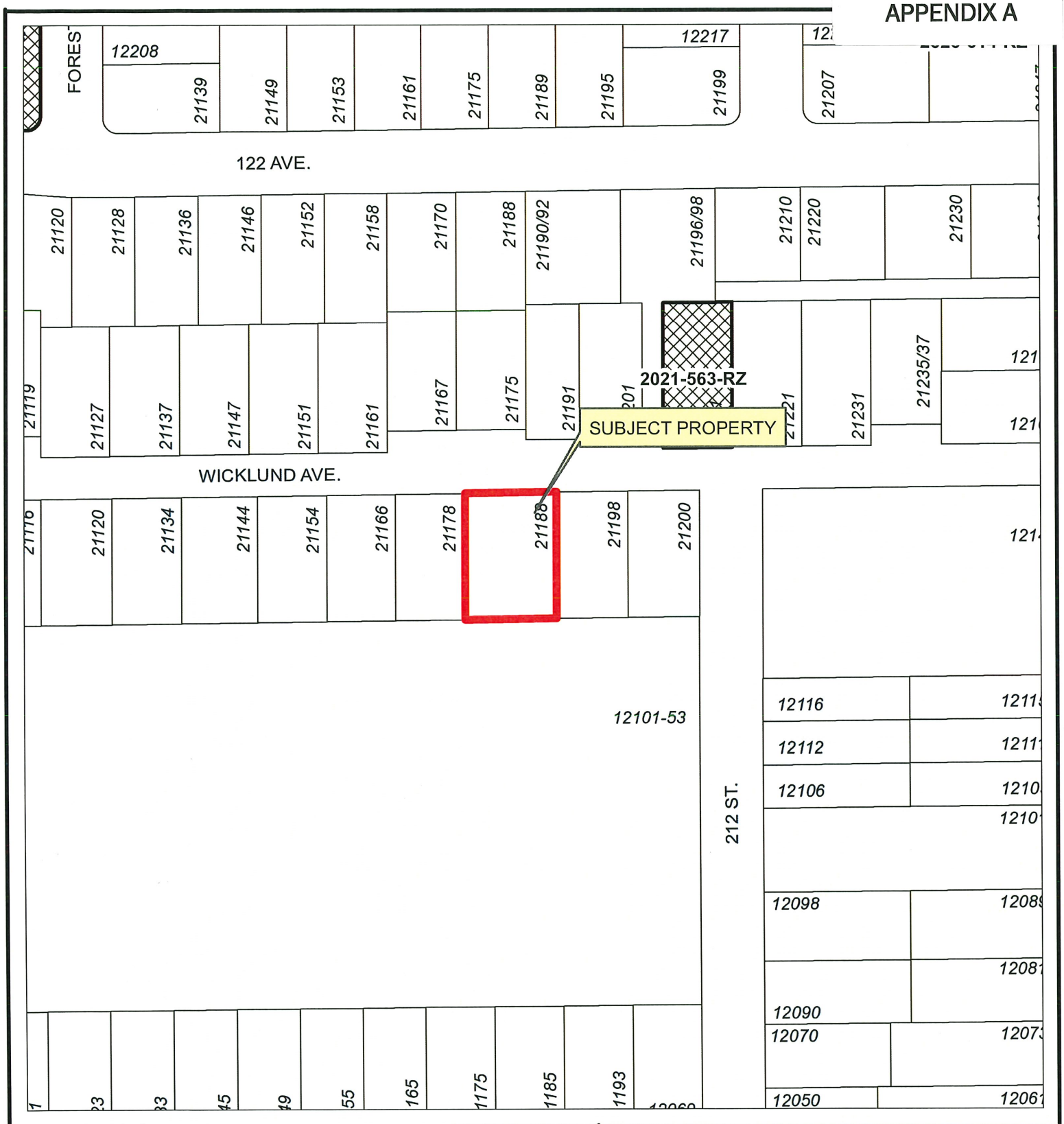
"Original signed by Christine Carter"
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"
Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Bylaw No. 7505-2018
Appendix C – Subdivision Plan

APPENDIX A



Legend

Active Applications (RZ/SD/DP/VP)

N

Scale: 1:1,500

21188 WICKLUND AVENUE
PID: 006-182-976

PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

mapleridge.ca

FILE: 2016-411-RZ
DATE: Oct 6, 2022 BY: DT

CITY OF MAPLE RIDGE

BYLAW NO. 7505-2018

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. 7505-2018."

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

   Lot 119 District Lot 242 Group 1 New Westminster District Plan 47383

   and outlined in heavy black line on Map No. 1779 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-4 (Single Detached (Infill) Urban 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 11th day of December, 2018.

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

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

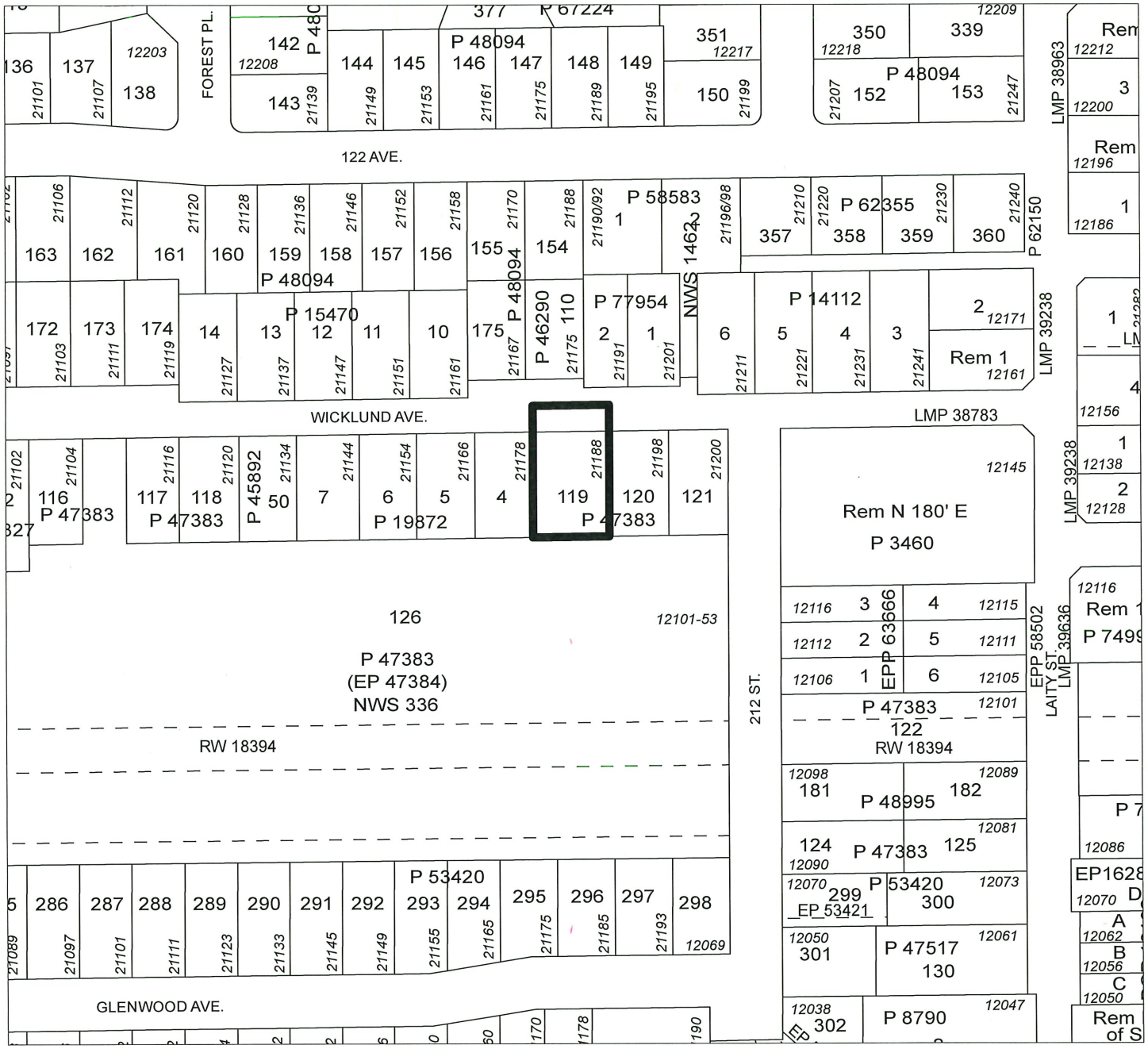
READ a third time the 26th day of May, 2020.

APPROVED by the Ministry of Transportation and Infrastructure this 13th day of April, 2022.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7505-2018
Map No. 1779
From: RS-1 (One Family Urban Residential)

To: R-4 (Single Detached (Infill) Urban Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,000

SUBDIVISION PLAN OF LOT 119 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 47383

Plan EPP91933

BCGS 92G.027

0 25 50 m

The intended plat size of this plan is 560 mm in width by 432 mm in height (C SIZE) when plotted at a scale of 1:500

Integrated Survey Area No. 36 , Maple Ridge , NAD83 (CSRS), 4.0.0.BC.1.MVRD

Grid bearings are derived from observations between geodetic control monuments 84H0084 and 88H0087 and are referred to the central meridian of UTM Zone 10N.

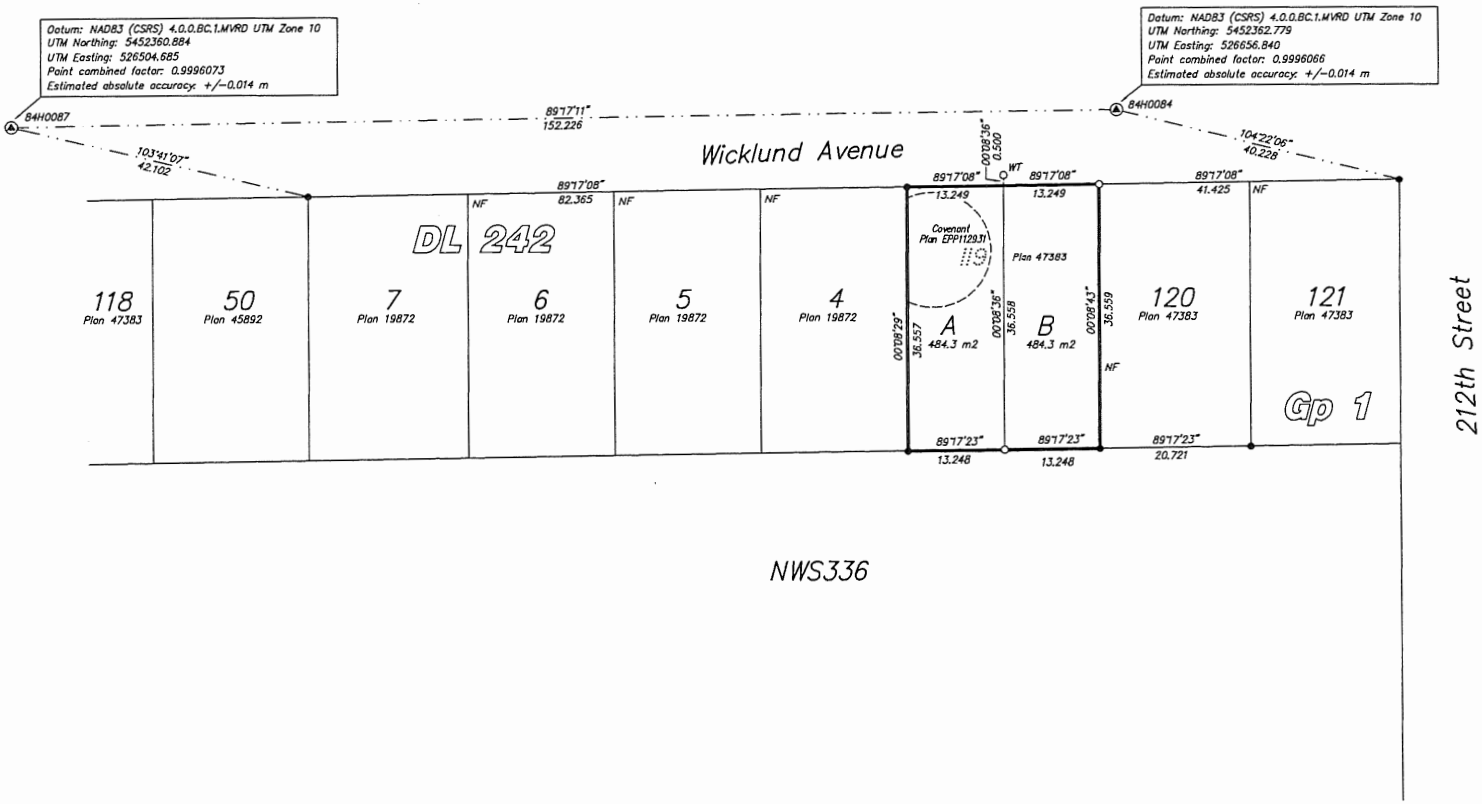
The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 84H0084 and 88H0087 .

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996066. The average combined factor has been determined based on geodetic control monument 84H0084.

LEGEND:

All Distances Are In Metres And Decimals Thereof

- Control Monument Found
- Standard Iron Post Found
- Standard Iron Post Set
- NF Denotes No Evidence Found



This plan lies within the jurisdiction of the Approving Officer for the City Of Maple Ridge.

This plan lies within the Metro Vancouver Regional District.

The field survey represented by this plan was completed on the 23rd day of August, 2021
Mike Bernemann, BCLS 793

APPENDIX C

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 25, 2022
		FILE NO:	2020-409-RZ
FROM:	Chief Administrative Officer	**MEETING:**	COUNCIL

SUBJECT: **Final Reading**
Zone Amending Bylaw No. 7701-2021
11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive

EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7701-2021 to permit a 19 lot subdivision of the subject properties located at 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive (see Appendix A), has been considered by Council and at Public Hearing and subsequently was granted third reading. The applicant has requested that final reading be granted.

Zone Amending Bylaw No. 7701-2021 is to rezone from the RS-3 (Single Detached Rural Residential), R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential) zones to the R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential) zones (see Appendix B).

Council granted first reading for *Zone Amending Bylaw No. 7701-2021* on February 9, 2021 and second reading on September 28, 2021 (see Appendices B and C). This application was presented at Public Hearing on October 19, 2021, and Council granted third reading on October 26, 2021. The purpose of the rezoning is to permit the subdivision of 19 lots not less than 315 m^2 (see Appendix C).

RECOMMENDATION:

That *Zone Amending Bylaw No. 7701-2021* be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on October 19, 2021. On October 26, 2021 Council granted third reading to *Zone Amending Bylaw No. 7701-2021* with the stipulation that the following terms and conditions be addressed:

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

Staff comment: A Covenant for the Rezoning Servicing Agreement is being registered as part of the final Subdivision, with a letter of undertaking from the applicant's solicitor.

ii) **Road dedication on Buckerfield Drive and Harris Drive as required;**

Staff comment: A road dedication plan has been submitted, along with a letter of undertaking from the applicant's solicitor.

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

Staff comment: A Covenant for the Geotechnical Report has been provided, which is being registered with a letter of undertaking from the applicant's solicitor.

iv) **Registration of a Restrictive Covenant for slope protection on proposed Lots 1 and 2;**

Staff comment: Upon further review, the Building Department has determined that a slope protection covenant is no longer required.

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

Staff comment: A Covenant for the Stormwater Management Plan has been provided, which is being registered with a letter of undertaking from the applicant's solicitor.

vi) **Discharge of Restrictive Covenant for No Build Area for future subdivision and servicing on the property located at 11101 239 Street;**

Staff comment: For 11101 239 Street, the No Build Covenant will remain in place until registration of the documents under items i, iii and v is undertaken for the subdivision of this property.

vii) **Discharge of Statutory Right-of-Way for temporary turnaround over the property located at 11089 240 Street;**

Staff comment: A Discharge for the Statutory Right-of-Way has been provided, which is being registered with a letter of undertaking from the applicant's solicitor.

viii) **In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and**

Staff comment: A Phase I Environmental Site Assessment has been provided that confirms that there is no evidence of underground fuel storage tanks on the subject properties.

ix) **That a voluntary contribution, in the amount of $5,100.00 per lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

Staff comment: The applicant has paid all applicable Community Amenity Contribution fees, in the amount of $96,900.00.

CONCLUSION:

As the applicant has met Council's terms and conditions, it is recommended that final reading be given to *Zone Amending Bylaw No. 7701-2021*.

"Original signed by Rene Tardif"
Prepared by: **Rene Tardif**
Planner 1

"Original signed by Mark McMullen" for
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

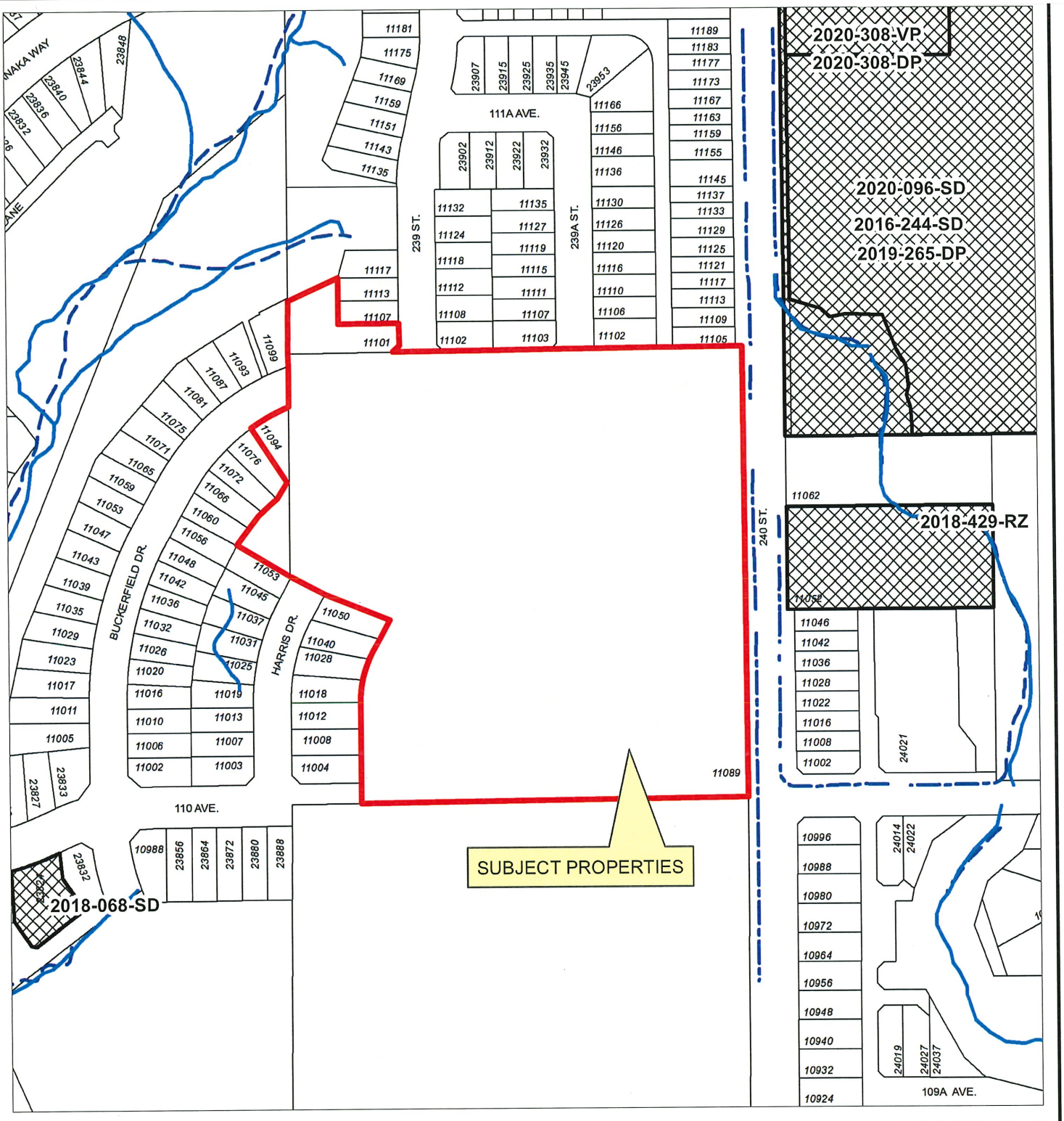
"Original signed by Christine Carter"
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"
Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Zone Amending Bylaw No. 7701-2021
Appendix C – Subdivision Plan

APPENDIX A


2020-308-VP
2020-308-DP
2020-096-SD
2016-244-SD
2019-265-DP
2018-429-RZ
2018-068-SD
SUBJECT PROPERTIES
111A AVE.
110 AVE.
109A AVE.
239 ST.
239A ST.
240 ST.
BUCKERFIELD DR.
HARRIS DR.
NAKA WAY
11181
11175
11169
11159
11151
11143
11135
23907
23915
23925
23935
23945
23953
11189
11183
11177
11173
11167
11163
11159
11155
11145
11137
11133
11129
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11121
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11052
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11036
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11022
11016
11008
11002
24021
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23833
10988
23856
23864
23872
23880
23888
23832
10996
10988
10980
10972
10964
10956
10948
10940
10932
10924
24014
24022
24019
24027
24037
N
Scale: 1:2,500
Legend
Stream
Ditch Centreline
Indefinite Creek
Active Applications (RZ/SD/DP/VP)
11089 240 ST, 11101 239 ST,
11904 BUCKERFIELD DR
Fg
MAPLE RIDGE
British Columbia
mapleridge.ca
FILE: 2020-409-RZ
DATE: Jan 18, 2021
BY: DT

CITY OF MAPLE RIDGE
BYLAW NO. 7701-2021

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7701-2021."

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

   Lot 3 District Lot 404 Group 1 New Westminster District Plan BCP46902
   Lot 62 District Lot 404 Group 1 New Westminster District Plan EPP32520
   Lot A District Lot 404 Group 1 New Westminster District Plan EPP48959

   and outlined in heavy black line on Map No. 1860 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential).

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

READ a first time the 9th day of February, 2021.

READ a second time the 28th day of September, 2021.

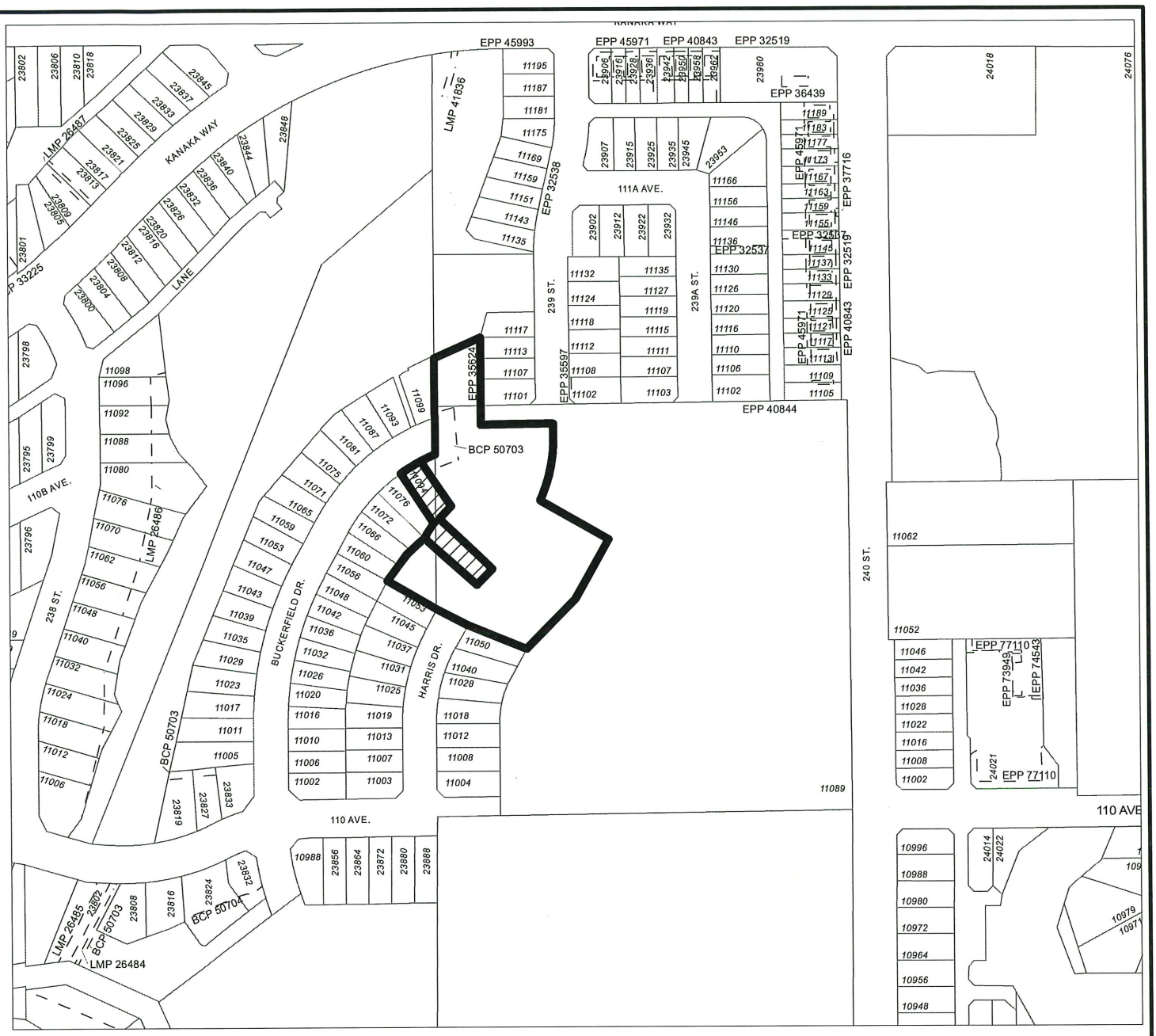
PUBLIC HEARING held the 19th day of October, 2021.

READ a third time the 26th day of October, 2021.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7701-2021

Map No. 1860

From: RS-3 (Single Detached Rural Residential)
R-1 (Single Detached (Low Density) Urban Residential)
R-2 (Single Detached (Medium Density) Urban Residential)

To: R-1 (Single Detached (Low Density) Urban Residential)
R-2 (Single Detached (Medium Density) Urban Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:3,000

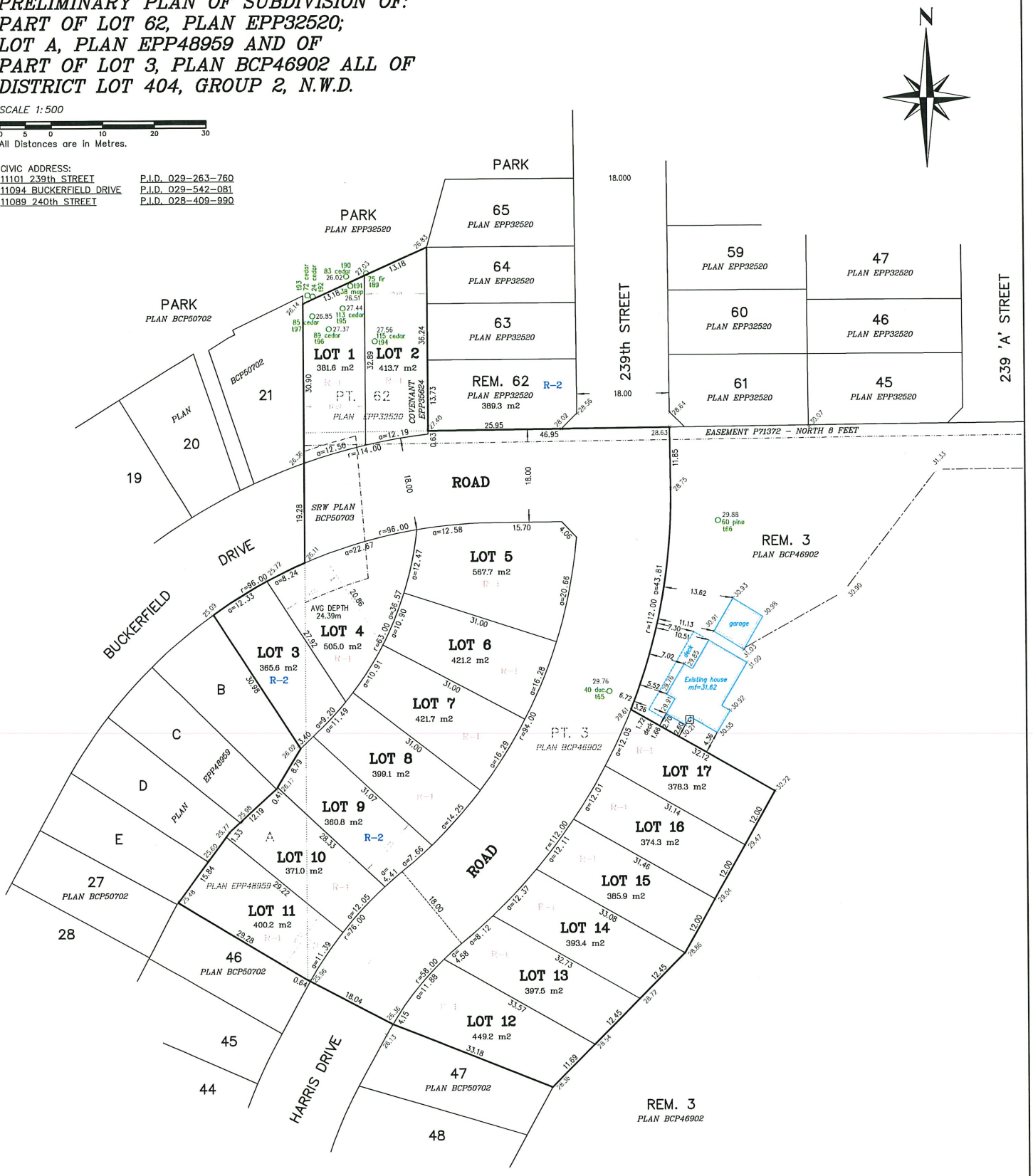
PRELIMINARY PLAN OF SUBDIVISION OF:
PART OF LOT 62, PLAN EPP32520;
LOT A, PLAN EPP48959 AND OF
PART OF LOT 3, PLAN BCP46902 ALL OF
DISTRICT LOT 404, GROUP 2, N.W.D.

SCALE 1:500

10 5 0 10 20 30

All Distances are in Metres.

CIVIC ADDRESS:
11101 239th STREET P.I.D. 029-263-760
11094 BUCKERFIELD DRIVE P.I.D. 029-542-081
11089 240th STREET P.I.D. 028-409-990



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 – 5830 176 'A' Street
Cloverdale, B.C.
FILE: JMR20-142_PS2 MARCH 22rd 2021

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 25, 2022
		FILE NO:	2021-564-DP
FROM:	Chief Administrative Officer	**MEETING:**	COUNCIL

SUBJECT: **Final Reading**
Housing Agreement Discharge Bylaw No. 7876-2022
Housing Agreement Bylaw No. 7877-2022
23004 Dewdney Trunk Road

EXECUTIVE SUMMARY:

Housing Agreement Discharge Bylaw No. 7876-2022 and *Housing Agreement Bylaw No. 7877-2022* were given first, second, and third reading by Council on October 11, 2022. Council expressed a concern around having a pharmacy at the subject property's location, at 23004 Dewdney Trunk Road (see Appendix A), and have therefore requested a restrictive covenant to restrict the commercial use of a pharmacy at this location. The applicant has agreed to registering this covenant on Title.

RECOMMENDATIONS:

1. That ***Housing Agreement Discharge Bylaw No. 7876-2022*, to discharge the previous *Housing Agreement Bylaw No. 7345-2017*, be given final reading; and further**

2. That ***Housing Agreement Bylaw No. 7877-2022* be given final reading.**

DISCUSSION:

a) Background Context:

Housing Agreement Discharge Bylaw No. 7876-2022 (see Appendix B) is required to discharge the current *Housing Agreement Bylaw No. 7345-2017* from Title, which references two rental units based on an expired development proposal (2016-352-DP).

Housing Agreement Bylaw No. 7877-2022 (see Appendix C) is required to enter into a new Housing Agreement for the five rental units which will be provided with the new development proposal.

Council considered these bylaws for first, second, and third readings on October 11, 2022 and will be considering the Commercial Development Permit for this development under a separate report.

The development proposal is in compliance with the OCP and zoning. The replacement *Housing Agreement Bylaw No. 7877-2022* will secure more than the two rental units that were originally contemplated at the time of rezoning, therefore a Public Hearing is not required.

It should be noted that a restrictive covenant prohibiting pharmacy use will be registered with the Development Permit as requested by Council.

Additional Information:

Zone Amending Bylaw No. 7790-2021 was adopted on April 26, 2022, which restricted the Pharmacy use to locations outside of the Town Centre area to be a minimum distance of at least 400m away from another pharmacy use. There is not a pharmacy within 400m of the subject property. Council has requested to restrict the pharmacy use at this location through a restrictive covenant.

CONCLUSION:

As the applicant has agreed to meet Council's condition of restricting the use of a pharmacy, it is recommended that final reading be given to *Housing Agreement Discharge Bylaw No. 7876-2022* and *Housing Agreement Bylaw No. 7877-2022*.

"Original signed by Michelle Baski"
Prepared by: **Michelle Baski, AScT, MA**
Planner

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

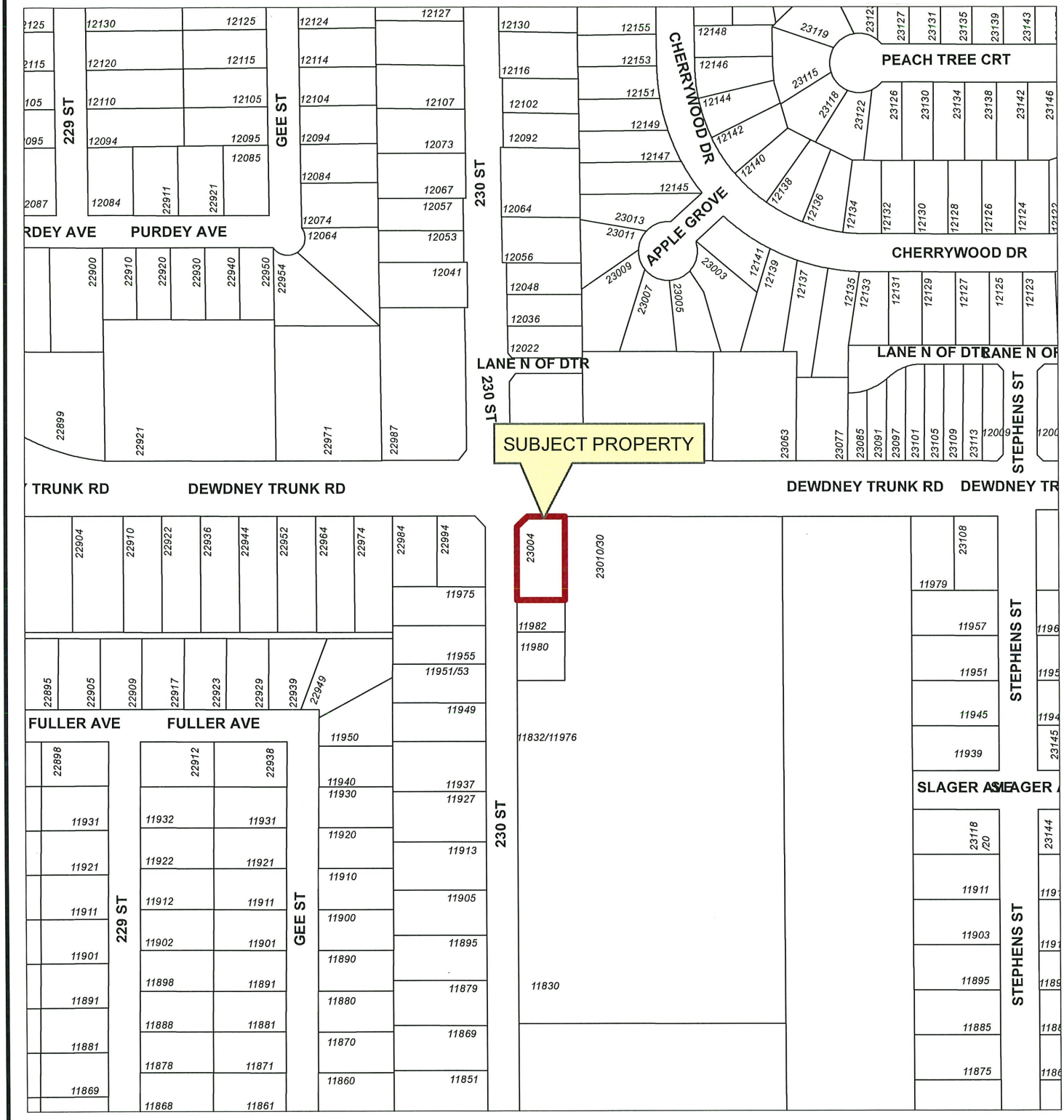
"Original signed by Christine Carter"
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"
Concurrence: **Scott Hartman**
Chief Administrative Officer

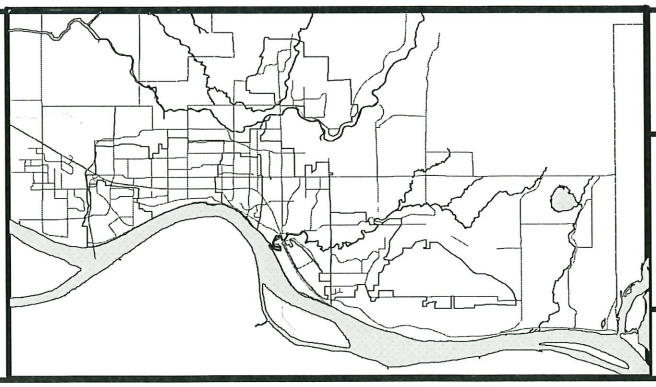
The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Housing Agreement Discharge Bylaw No. 7876-2022
Appendix C – Housing Agreement Bylaw No. 7877-2022

APPENDIX A



Scale: 1:2,500



23004 DEWDNEY TRUNK ROAD
PID: 007-907-699

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-564-DP
DATE: Nov 26, 2021 BY: PC

CITY OF MAPLE RIDGE
BYLAW NO. 7876 - 2022

A Bylaw to authorize the City of Maple Ridge to
Discharge a Housing Agreement for 23004 Dewdney Trunk Road

WHEREAS, pursuant to Section 483 of the Local Government Act, RSBC 2015, c.1, as amended, Council may, by bylaw, enter into or amend a Housing Agreement under that Section;

AND WHEREAS Council and Wasti Holdings Ltd. Inc. No. BC0940933 wish to discharge a Housing Agreement for the subject property at 23004 Dewdney Trunk Road;

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

1. This Bylaw may be cited as "23004 Dewdney Trunk Road Housing Agreement Discharge Bylaw No. 7876 – 2022".

2. By this Bylaw Council authorizes the City to discharge the *Housing Agreement Bylaw No. 7345-2017,* attached as Schedule 1, with Wasti Holdings Ltd. Inc. No. BC0940933, in respect to the following land:

   Parcel A (Reference Plan 7941) Lot 1 Except: Part Dedicated Road Plan NWP87590; Section 17, Township 12, New Westminster District Plan 3179.

3. The Mayor and Corporate Officer are authorized to discharge the Housing Agreement and all incidental instruments on behalf of the City of Maple Ridge.

4. This Bylaw shall take effect as of the date of adoption hereof.

READ a first time the 11th day of October, 2022.

READ a second time the 11th day of October, 2022.

READ a third time the 11th day of October, 2022.

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

Schedule A
Part of Bylaw No. 7345-2017

HOUSING AGREEMENT
(2016-352-RZ)

THIS AGREEMENT IS DATED the 26 day of SEPTEMBER, 2017.

BETWEEN:

WASTI HOLDINGS LTD. (Inc. No. BC0940933)
of 12932 Alouette Road, Maple Ridge, BC, V4R 1R8

(hereinafter called the "Covenantor")

OF THE FIRST PART

AND:

THE CITY OF MAPLE RIDGE
11995 Haney Place, Maple Ridge, British Columbia, V2X 6A9

(hereinafter called the "City")

OF THE SECOND PART

WHEREAS:

A. The Covenantor is the registered owner of or has an equity of redemption in certain lands situated in the Municipality of Maple Ridge in the Province of British Columbia, and more particularly known and described as:

PID: 007-907-699 PARCEL A (REFERENCE PLAN 7941) LOT 1 EXCEPT: PART DEDICATED ROAD PLAN NWP87590; SECTION 17 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 3179

(hereinafter called the "Lands").

B. The City is prepared to allow construction of a second storey for rental housing with a gross floor area of 246 m².

C. The Covenantor and the City wish to enter into this Agreement to restrict the use of housing units to be constructed on the Lands, on the terms and conditions of this Agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act.*

D. The City has adopted a bylaw under section 483 of the *Local Government Act* to authorize this Agreement as a housing agreement.

NOW THEREFORE in consideration of the premises and the covenants herein contained, the payment of the sum of One Dollar ($1.00) paid by the City to the Covenantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree, pursuant to section 483 of the *Local Government Act* and section 219 of the *Land Title Act* (British Columbia) as follows:

Definitions

1. In this Agreement:

   (a) "Dwelling Units" means all residential dwelling units located or to be located on the Lands whether those dwelling units are lots or parcels, or parts or portions thereof, into which ownership or right of possession or occupation of the Lands may be subdivided (hereinafter defined) and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan;

   (b) "Lands" means the land described in Item 2 of the General Instrument, including any buildings now or hereafter located on the aforementioned land, and any part or a portion of such land or building into which said land or building is or may at any time be subdivided;

   (c) "Subdivide" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act* or the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interest" or "shared interest in land" as defined in the *Real Development Marketing Act*.

Use, Occupancy, Subdivision and No Separate Sale Restrictions

2. All Dwelling Units shall only be used to provide rental accommodation and shall remain as rental accommodation in perpetuity.

3. All Dwelling Units shall be rented only on a month to month basis or under a residential tenancy agreement having a fixed term not exceeding three years, including any rights of renewal.

4. No Dwelling Unit may be occupied except by an individual who occupies pursuant to a rental agreement that meets the requirements of section 3.

5. The Lands shall not be Subdivided, except by means of a strata plan under the *Strata Property Act* that includes all of the Dwelling Units within a single strata lot.

Specific Performance

6. The Covenantor agrees that because of the public interest in ensuring that all of the matters described in this Agreement are complied with, the public interest strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the City, in the event of an actual or threatened breach of this Agreement.

Notice of Housing Agreement

7. For clarity, the Covenantor acknowledges and agrees that:

   (a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a Housing Agreement entered into under section 483 of the *Local Government Act*;

   (b) the City is required to file a notice of Housing Agreement in the Land Title Office against title to the Lands; and

   (c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Lands as a Housing Agreement under section 483 of the *Local Government Act*.

No Obligation to Enforce

8. The rights given to the City by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the City to anyone, or obliges the City to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.

No Effect on Laws or Powers

9. This Agreement does not:

   (a) affect or limit the discretion, rights, duties, or powers of the City or the Approving Officer for the City under the common law or any statute, bylaw, or other enactment, nor does this Agreement date or give rise to, nor do the parties intend this Agreement to create any implied obligations concerning such discretionary rights, duties or powers;

   (b) affect or limit the common law or any statute, bylaw or other enactment applying to the Lands; or

   (c) relieve the owner from complying with any common law or any statute, regulation, bylaw or other enactment.

Indemnity

10. The Covenantor hereby releases the City, and indemnifies and saves the City harmless, from and against any and all actions, causes of actions, suits, claims (including claims for injurious affection), cost (including legal fees and disbursements), expenses, debts, demands, losses (including economic loss) and liabilities of whatsoever kind arising out of or in any way due or relating to the granting or existence of this Agreement, the restrictions or obligations contained in this Agreement or the performance or non-performance by the Covenantor of this Agreement that the City is or may become liable for, incur or suffer.

Priority

11. The Covenantor will do everything necessary, at the Covenantor's expense, to ensure that this Agreement is registered against title to the Lands in priority to all liens, charges and encumbrances registered or pending registration against title to the Lands, save and except those specifically approved in writing by the City and those in favour of the City.

Waiver

12. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

Interpretation

13. In this Agreement:

(a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

(b) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;

(c) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(d) the word "enactment" has the meaning given to it in the *Interpretation Act* (British Columbia) on the reference date of this Agreement;

(e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replace, unless otherwise expressly provided;

(f) reference to "party" or the "parties" is a reference to a party, or the parties, to this Agreement and their respective successors, assigns, trustees, administrators and receivers;

(g) time is of the essence; and

(h) reference to a "day", "month" or "year" is a reference to a calendar day, calendar month, or calendar year unless otherwise expressly provided.

Further Acts

14. The Covenantor will do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

Severance

15. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

No Other Agreements

16. This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

Enurement

17. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

Deed and Contract

18. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

Dated at Maple Ridge, BC, this 26 of SEPTEMBER, 2017

WASTI HOLDINGS LTD. (Inc. No. BC0940933)
By its authorized signatory:

CITY OF MAPLE RIDGE
By its authorized signatory(s):

GORDON ROBSON ACTING MAYOR

LAURIE DARCUS
CORPORATE OFFICER

CITY OF MAPLE RIDGE
BYLAW NO. 7877-2022

A Bylaw to authorize the City of Maple Ridge to enter into a Housing Agreement for 23004 Dewdney Trunk Road

---

WHEREAS pursuant to Section 483 of the Local Government Act, RSBC 2015, c.1, as amended, Council may, by bylaw, enter into a Housing Agreement under that Section;

AND WHEREAS Council and 1321049 BC LTD wish to enter into a housing agreement for the subject property at 23004 Dewdney Trunk Road;

NOW THEREFORE, the Municipal Council of the City of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "23004 Dewdney Trunk Road Housing Agreement Bylaw No. 7877-2022".

2. By this Bylaw Council authorizes the City to enter into a Housing Agreement with 1321049 BC LTD, in respect to the following land:

   Parcel A (Reference Plan 7941) Lot 1 Except: Part Dedicated Road Plan NWP87590; Section 17, Township 12, New Westminster District Plan 3179

3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and all incidental instruments on behalf of the City of Maple Ridge.

4. Schedule A, attached to this Bylaw, is incorporated into and forms part of this Bylaw.

5. This bylaw shall take effect as of the date of adoption hereof.

READ a first time the 11th day of October, 2022.

READ a second time the 11th day of October, 2022.

READ a third time the 11th day of October, 2022.

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

DocuSign Envelope ID: BBD53DC9-0F9A-4DE8-8[illegible]-A7A640EE9F7B

TERMS OF INSTRUMENT — PART 2

RENTAL HOUSING AGREEMENT

THIS AGREEMENT, dated for reference the 26 day of September ___2022,

BETWEEN: **1321049 BC LTD**
2711 Lynbrook Drive
Vancouver BC Canada
V5S 2C2

(the **"Owner"**)

AND:

THE CITY OF MAPLE RIDGE
11995 Haney Place
Maple Ridge, B.C. V2X 6A9

(the **"City"**)

WITNESSES THAT WHEREAS:

A. The Owner is the registered owner of the Lands.

B. The City is a municipal corporation incorporated pursuant to the Act.

C. As a condition of the Rezoning Bylaw, the Owner has agreed to enter into a Housing Agreement with the City in accordance with section 483 of the Act.

D. Section 483 authorizes the City, by bylaw, to enter into a Housing Agreement in respect of the form of tenure of housing units, availability of such units to classes of identified person, administration and management of such units and the rent that may be charged for such units.

E. Section 219 of the Land Title Act permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land and that land is or is not to be built on except in accordance with this Agreement.

NOW THEREFORE in consideration of the sum of Ten Dollars ($10.00) now paid by the City to the Owner and for other good and valuable consideration (the receipt and sufficiency of which the Owner hereby acknowledges), the Owner and the City covenant each with the other as follows:

1. DEFINITIONS

a) **"Act"** means *the Local Government Act,* RSBC. 2015 c.1 as amended from time to time;

b) **"Agreement"** means this agreement as amended from time to time;

c) **"Commencement Date"** has the meaning set out in section 2.1 herein;

d) **"Council"** means the municipal council for the City;

e) **"Director of Planning"** means the chief administrator of the Department of Planning of the City and his or her successors in function and their respective nominees;

f) **"Dwelling Unit"** means a dwelling unit as defined in the City's Zoning Bylaw No. 7600-2019 as amended from time to time;

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g) **"Lands"** means those lands and premises legally described as:
Parcel A (Reference Plan 7941) Lot 1, Except: Part Dedicated Road Plan NWP87590, Section 17, Township 12, NWD Plan 3179

h) **"Market Rental Units"** means Dwelling Units that are used for rental purposes and are rented to tenants for market rental rates as set by the Owner;

i) **"Rental Purposes"** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy* Act, SBC 2002 c. 78, between the Owner and the tenant;

j) **"Rental Units"** means the Market Rental Units;

k) **"Residential Building"** means the 3 storey building to be constructed on the Lands to be used for Commercial and Residential purposes, with 10 Dwelling Units, 5 of which will be Rental Units;

l) **"RT Act"** means the *Residential Tenancy Act,* SBC 2002 c. 78;

m) **"Strata Property Act"** means the *Strata Property Act*, S.B.C. 1998, c. 43; and

n) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands, into two or more lots, Strata Lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act,* R.S.B.C. 1996, Chapter 250, or the *Strata Property Act*.

2. TERM

2.1 This Agreement will commence upon:

a. adoption by Council of "Housing Agreement Bylaw No. 7877-2022;
b. execution of this Agreement by the City and the Owner; and
c. registration of this Agreement against title to the Lands;

(the **"Commencement Date"**), and will continue in perpetuity.

2.2 Notwithstanding the foregoing grant in perpetuity, this Agreement will terminate upon the removal or destruction of the Residential Building, but only if the Residential Building is not repaired or rebuilt within 24 months following the removal or destruction thereof.

2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. USE OF LANDS

3.1 Pursuant to Section 219 of the Land Title Act, the Owner covenants and agrees with the City that during the term of this Agreement, the Lands shall be used and built on only in strict compliance with the terms and conditions of this Agreement and that:

a. the Lands shall not be subdivided except as permitted under this Agreement;
b. the Residential Building shall at all times contain the minimum number and type of Rental Units required pursuant to section 4 of this Agreement;
c. the Owner may deposit a strata plan pursuant to the Strata Property Act that subdivides the Residential Building into strata lots, but only if concurrently with the deposit of the strata plan, the Owner enters into and registers a covenant pursuant to section 219 of the *Land Title Act* in favour of the City, in a

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form satisfactory to the Director of Planning, under which none of the strata lots comprising the Rental Units may be sold or otherwise transferred separately to different owners, and that provides that each of those strata lots may only be used and occupied as a Rental Unit; and

d. for certainty, the Dwelling Units within the third storey may be owner-occupied.

3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structure constructed thereon including the Residential Building shall be developed, built and maintained in accordance with all City bylaws, regulations and guidelines as amended from the time to time.

4. MARKET RENTAL UNITS

4.1 The Residential Building must contain a minimum of five Dwelling Units located within the second storey, that shall only be used and occupied as Rental Units.

4.2 The Rental Units shall consist of no fewer than 2 one-bedroom units, 2 two-bedroom units, and 1 three-bedroom unit, unless otherwise approved in writing by the Director of Planning, at his or her discretion.

5. OWNER'S OBLIGATIONS

5.1 Without limiting section 3.1 of this Agreement:

a. **Management and administration:** the management, administration, and associated costs with the management and administration of the Rental Units will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing;

b. **Compliance with applicable laws:** without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;

c. **Performance:** the Owner will perform its obligations under this Agreement diligently and in good faith; and

d. **Evidence of compliance:** provided that the same can be done without breaching the *Personal Information Protection Act* (as amended from time to time) the Owner will, at Business License renewal or upon request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the **"Notice")** requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.

6.2 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

6.3 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

6.4 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.

6.5 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

6.6 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

7.1 Except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

a. any act or omission by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible; and

b. the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.

7.2 Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the City, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Lands for the provision of housing for Rental Purposes which has been or hereafter may be given to the Owner by all or any of them.

7.3 The covenants of the Owner set out in sections 7.1 and 7.2 of this Agreement will survive the expiration or the earlier termination of this Agreement and will continue to apply to any breach of the Agreement and to any claims arising under this Agreement during the ownership by the Owner of the Lands.

8. GENERAL PROVISIONS

8.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.

8.2 Nothing in this Agreement:

a. affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;

b. affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or

c. relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.

8.3 The Owner and the City agree that:

a. this Agreement is entered into only for the benefit of the City;

b. this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and

c. without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.

8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.

8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 483 of the Act and as such will be binding on the Owner.

8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.

8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

8.10 Every obligation of a party which is set out in this Agreement will extend throughout the term of this Agreement and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the term of this Agreement, such obligation will survive the expiry or earlier termination of the term of this Agreement until it has been observed or performed.

8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the addresses set out above or such other address or email address provided by either party from time to time.

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile or e-mail transmission, on the first business day after the date when the facsimile or e-mail transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties,

may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

8.12 Upon request by the City, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.

8.13 This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

9. INTERPRETATION

9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

9.4 The words "must" and "will" are to be construed as imperative.

9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, reenactment, or replacement of that statute or bylaw.

9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw No. 7877-2022".

9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

9.8 This Agreement can be signed in counterpart.

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IN WITNESS WHEREOF each of the City and the Owner have executed this Agreement under seal by their duly authorized officers as of the reference date of this Agreement.

Authorized Signatory

THE CITY OF MAPLE RIDGE

DocuSigned by:

Authorized Signatory

Authorized Signatory

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CONSENT AND PRIORITY AGREEMENT

WHEREAS _____ (the "Chargeholder") is the holder of a Mortgage and an Assignment of Rents (together called the "Charge") encumbering the lands (the **"Lands")** described in item 2 of the *Land Title Act* Form C attached hereto, which was registered in the New Westminster Land Title Office under numbers _____ and _____.

THEREFORE THIS CONSENT AND PRIORITY AGREEMENT IS EVIDENCE THAT IN CONSIDERATION OF $t00 AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY THE TRANSFEREE TO THE CHARGEHOLDER:

1. The Chargeholder hereby consents to the granting and registration of the Section 219 Covenant attached hereto (the **"Covenant")** and the Chargeholder hereby agrees that the Covenant shall be binding upon its interest in and to the Lands.

2. The Chargeholder hereby grants to the transferee described in item 6 of the *Land Title Act* Form C attached hereto priority for the Covenant over the Chargeholder's right, title and interest in and to the Lands, and the Chargeholder does hereby postpone the Charge and all of its right, title and interest thereunder to the Covenant as if the Covenant had been executed, delivered sand registered prior to the execution, delivery and registration of the Charge.

IN WITNESS WHEREOF, the Chargeholder has executed and delivered this Consent and Priority Agreement by executing the *Land Title Act* Form C above which is attached hereto and forms part of this Agreement.

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CONSENT AND PRIORITY AGREEMENT

W H E R E A S (the **"Chargeholder")** is the holder of a Mortgage and an Assignment of Rents (together called the "Charge") encumbering the lands (the **"Lands")** described in item 2 of the *Land Title Act* Form C attached hereto, which was registered in the New Westminster Land Title Office under numbers and_____

THEREFORE THIS CONSENT AND PRIORITY AGREEMENT IS EVIDENCE THAT IN CONSIDERATION OF $1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY THE TRANSFEREE TO THE CHARGEHOLDER:

1. The Chargeholder hereby consents to the granting and registration of the Section 219 Covenant attached hereto (the **"Covenant")** and the Chargeholder hereby agrees that the Covenant shall be binding upon its interest in and to the Lands.

2. The Chargeholder hereby grants to the transferee described in item 6 of the *Land Title Act* Form C attached hereto priority for the Covenant over the Chargeholder's right, title and interest in and to the Lands, and the Chargeholder does hereby postpone the Charge and all of its right, title and interest thereunder to the Covenant as if the Covenant had been executed, delivered and registered prior to the execution, delivery and registration of the Charge.

IN WITNESS WHEREOF, the Chargeholder has executed and delivered this Consent and Priority Agreement by executing the *Land Title Act* Form C above which is attached hereto and forms part of this Agreement.

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 18, 2022
		FILE NO:	2022-170-AL
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Application to Exclude Land from the Agricultural Land Reserve 23154 128 Avenue**

EXECUTIVE SUMMARY:

An Exclusion Application (ALC ID 66390) has been received, under Section 30 (1) of the Agricultural Land Commission Act, to remove approximately 1.6 hectares (4 acres) of land from the Agricultural Land Reserve (ALR), located at 23154 128 Avenue. The subject property forms part of the proposed Yennadon Area Plan properties and is the last remaining parcel to be removed from the ALR. The subject property is identified as a remnant parcel and has been previously identified by the ALC as appropriate for exclusion. The ALR Exclusion Application process has been recently revised, requiring the Local Government to assume the role of applicant.

RECOMMENDATION:

That Exclusion Application 2022-170-AL be forwarded to the Agricultural Land Commission for their review and consideration.

DISCUSSION:

1. Background Context:

Applicant:		City of Maple Ridge
Owner:		Albert Jasamanidse
Legal Description:		Lot 43 Section 20 Township 12 New Westminster District Plan 30199
OCP: Existing:		Agricultural (located in the ALR)
Zoning: Existing:		RS-3 (Single Detached Rural Residential) and RS-2 (Single Detached Suburban Residential)
Surrounding Uses		
North:	Use:	Single-Family Residential
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	*Estate Suburban Residential*
South:	Use:	Single-Family Residential
	Zone:	RS-3 (Single Detached Rural Residential) and RS-2 (Single Detached Suburban Residential)
	Designation:	*Agricultural* (not in ALR)

East:	Use:	Vacant
	Zone:	RS-2 (Single Detached Suburban Residential) and RS-3 (Single Detached Rural Residential)
	Designation:	*Agricultural* (not in the ALR)
West:	Use:	Single-Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	*Agricultural* (not in the ALR)
Existing Use of Property:		Single-Family Residential and Agricultural
Proposed Use of Property:		Single-Family Residential and Agricultural and future Industrial, pending the adoption of the Yennadon Area Plan
Site Area:		1.6 ha (4 acres)
Access:		128 Avenue

2. Project Description:

The subject application is proposing to remove the subject property, located at 23154 128 Avenue (see Appendices A and B), from the ALR. The subject property is located just west of the intersection of 232 Street and 128 Avenue and is identified as one of thirteen properties that make up the boundaries of the proposed Yennadon Area Plan, also known as the Yennadon Lands (see Appendix C). The subject property is the only remaining parcel of the Yennadon Lands still left within the ALR.

The subject property is outside the City's Urban Area Boundary and currently outside of the Regional Metro Vancouver Urban Containment Boundary. Should the subject Exclusion Application be approved through both Council and the Agricultural Land Commission (ALC), it could then align with the other twelve properties within the Yennadon Lands, in terms of the remaining City and Regional level processes and approvals still required as part of the larger Yennadon Area Plan process.

The subject property is currently being used for agricultural purposes, including the raising of chickens for egg production, as well as livestock. There is a residential use on the subject property, with the property owners residing at this location for over 45 years. It is noted that a combined Telus, Rogers and Freedom Mobile cellular tower is also located on the subject property.

3. Planning Analysis:

i. <u>Remnant Parcels in the Agricultural Land Reserve</u>

In 2011, the ALC recognized certain properties within the City as appropriate for exclusion, under ALC Resolution 2635/2011, which are identified as 'remnant parcels' (see Appendix D). The identification of these properties for exclusion stems from the Commission's interest in maintaining an ALR that accurately reflects agricultural capability and suitability of properties contained within it, as well as consideration for those properties that may be identified as unsuitable for agriculture. There were opportunities to exclude these remnant parcels as a larger group application, or on an individual exclusion application basis, with the latter applying to the subject property.

ii. **Processing Applications for Exclusion from the Agricultural Land Reserve**

On November 10, 2020, a report for processing exclusion applications, titled '*Bill 15 Changes to the Agricultural Land Commissions Act*', was received by Council outlining the Local Government's new role in processing applications for exclusion from the ALR (see Appendix E). This new process eliminates the option for landowner Exclusion Applications, and instead, requires the Local Government to assume the role as the applicant. The November 10, 2020 staff report outlined three recommendations for Council consideration that were subsequently moved and seconded, as outlined below:

R/2020-442 Moved and Seconded:

1. *That staff prepare an amendment to Fees & Charges Bylaw No. 7575- 2019 to establish a fee for exclusion applications; and*

2. *That staff prepare a Council Policy for the Processing of Applications for Exclusion from the Agricultural Land Reserve; and further*

3. *That as an interim measure until the above noted Council Policy is endorsed, applications for exclusion for remnant parcels, properties within a Council-endorsed area planning process, or other policy-based criteria, will be evaluated and based on merits may be forwarded to the Agricultural Land Commission.*

As this is the first exclusion application to be received since the recent process changes have been implemented, item 3 above (interim measure) is applicable and will be applied to the subject application, until such time that items 1 and 2 are addressed through a future Council-approved process. It is noted that these items, 1 and 2, are on the workplan, however, the focus to date has been on Council's Strategic Priority Areas.

As part of this new exclusion process, and should Council support the subject Exclusion Application at this Committee of the Whole meeting and subsequent Council meeting, the application would then proceed to Public Hearing, followed by consideration at the next available Council meeting.

iii. **Official Community Plan**

The concept for the Yennadon Area Plan is to permit future employment uses. The intent for the Yennadon Lands and the surrounding area, is to create a complete neighbourhood where residents and business owners can live, work and play within a short walk or bicycle ride of their residence. The employment area is intended to be smaller and scaled to fit with the surrounding neighbourhood, offering the potential for a variety of smaller-scaled buildings with limited heights and sizes. A copy of the Council report, titled: *Employment Lands: Re-designation of the Yennadon Lands to Industrial (Employment Park Category)*, which received second reading on April 12, 2022, is attached (see Appendix F).

4. Interdepartmental Implications:

i. **Environment:**

Records indicate the presence of some water features in the area, including headwater features such as ponds, wetlands, and channels that might contribute to the Coho Creek system (see Appendices G and H). Appendices G and H are high level preliminary site context maps that require further field verification from a Qualified Environmental

Professional with some experience around wetland assessments. A Watercourse Protection Development Permit application would be required for future development of the subject site.

It is also noted, from an environmental perspective, that a future Rezoning of this site may require potential dedication of *Conservation* areas to the City. This may reduce the potential parent parcel size, in terms of developable area. Furthermore, exclusion of the subject property from ALR also indicates future development should be required to coordinate and integrate water protection and management concerns with the larger Yennadon Area Plan, with ongoing discussions about integrated water protection and management concerns on site with the assistance of senior environmental agencies and the City of Maple Ridge.

ii. **Engineering:**

Comments on development would be provided at a future Rezoning stage, should the Yennadon Area Plan be adopted.

5. Intergovernmental Implications:

i. **Metro Vancouver:**

The subject property is outside of the Region's Urban Containment Boundary (UCB), and as such, will require a land use designation change at the Metro Vancouver level, as part of the larger Yennadon Area Plan process. It is noted that the surrounding properties, including those within the Yennadon lands to the west and south, are already included in the regional UCB. As Metro Vancouver is currently undertaking a review of the Regional Growth Strategy, Metro 2050, any minor amendments will be held until this regional planning process has been complete. Staff review of the Regional Growth Strategy suggest the UCB amendment is in alignment with regional goals.

An application is also required by the City to the Greater Vancouver Sewerage & Drainage District Board, as part of the Yennadon Area Plan process, to achieve regional approval to include the Yennadon Lands within the Fraser Sewerage Area.

Should the property be excluded from the ALR, the City can proceed with the applicable bylaws through the regional designation process required by Metro Vancouver, in order to facilitate servicing and future employment uses at the subject property.

ii. **Agricultural Land Commission:**

Since 2004, the ALC has permitted twelve of the thirteen Yennadon Land properties to be removed from the ALR. This was a voluntary process, so only those property owners that chose to participate went through the exclusion process. The subject property did not go through this exclusion process at that time, and as such, is the subject of the current exclusion application. The subject application must first receive Council approval, at which point the application would be forwarded to the ALC for their required approval process.

6. Alternatives:

The recommendation is to forward this application to the ALC for consideration. Should the proposed Exclusion Application not be supported, Council may elect to deny forwarding this application to the ALC, in which case it will be considered closed and the application will not proceed further.

CONCLUSION:

The subject property is one of thirteen parcels within the Yennadon Area Plan and is the last remaining property within the Yennadon Lands still left in the ALR. The subject property has been identified as appropriate for exclusion from the ALR, as per ALC Resolution 2635/2011. Approval of the subject Exclusion Application would allow staff to continue with the regional approvals required at the Metro Vancouver level, for the remaining Yennadon Area Planning process. It is therefore recommended that Council forward the subject application to the ALC for consideration.

"Original signed by Adam Rieu"
Prepared by: **Adam Rieu**
Planner 1

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

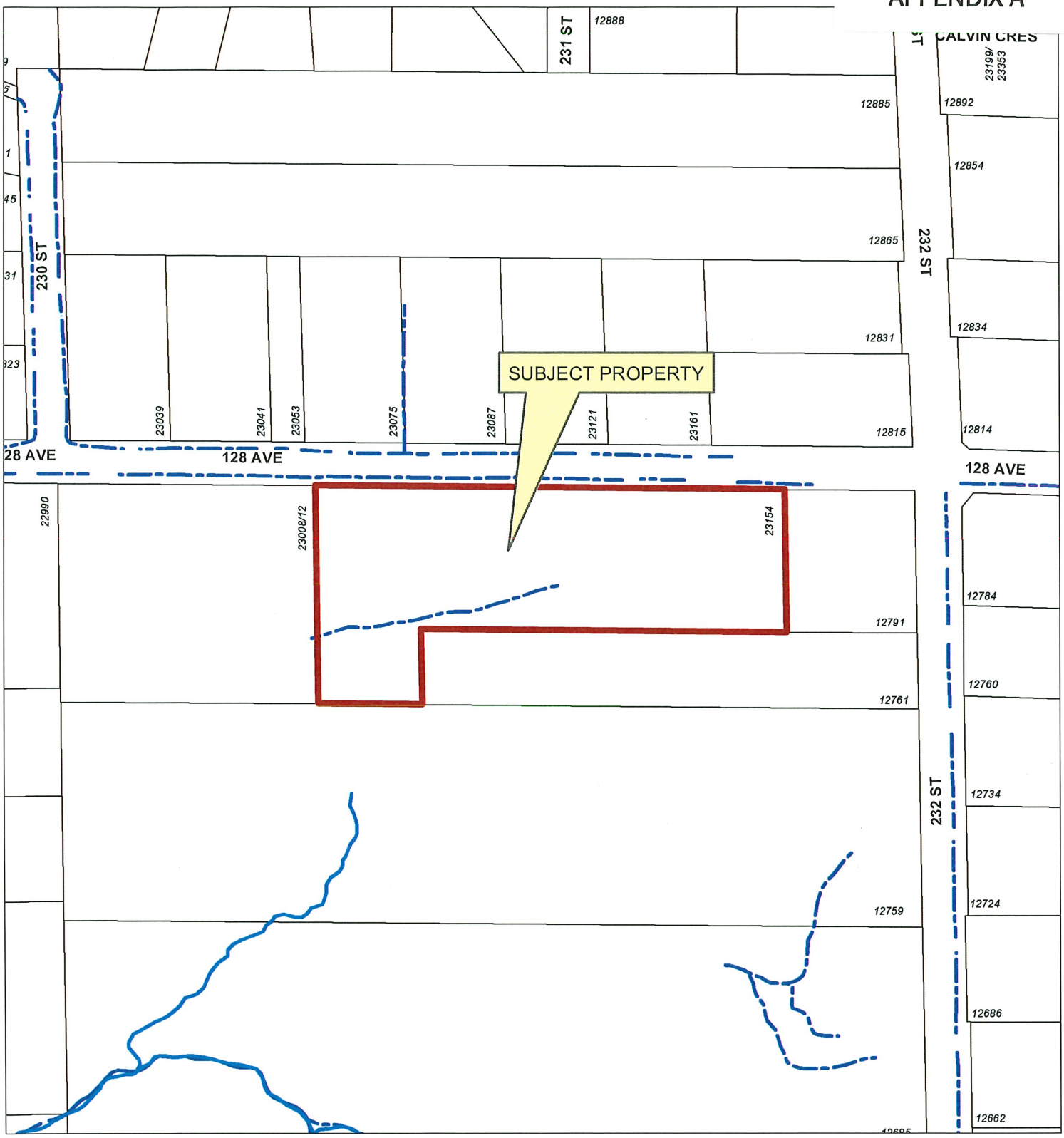
"Original signed by Christine Carter"
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"
Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Yennadon Area Plan (Yennadon Lands) Properties
Appendix D – Remnant Parcels in the ALR
Appendix E – Bill 15 Changes to the Agricultural Land Commissions Act, Council Workshop Staff Report dated November 10, 2020
Appendix F – Employment Lands: Re-designation of the Yennadon Lands to Industrial (Employment Park Category), Second Reading Report dated April 5, 2022*
*Link to full version of the report
Appendix G – Yennadon Environment Preliminary Context Map
Appendix H – Environmental Sensitive Areas Map

APPENDIX A



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Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River Centreline (Topographic)

23154 128 AVENUE
PID 006-474-853

PLANNING DEPARTMENT

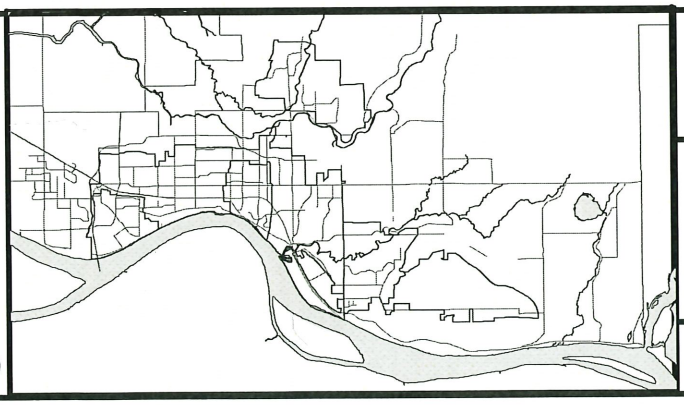
MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2022-170-AL
DATE: Oct 3, 2022
BY: AH

APPENDIX B

N

Scale: 1:2,500



23154 128 AVENUE
PID 006-474-853

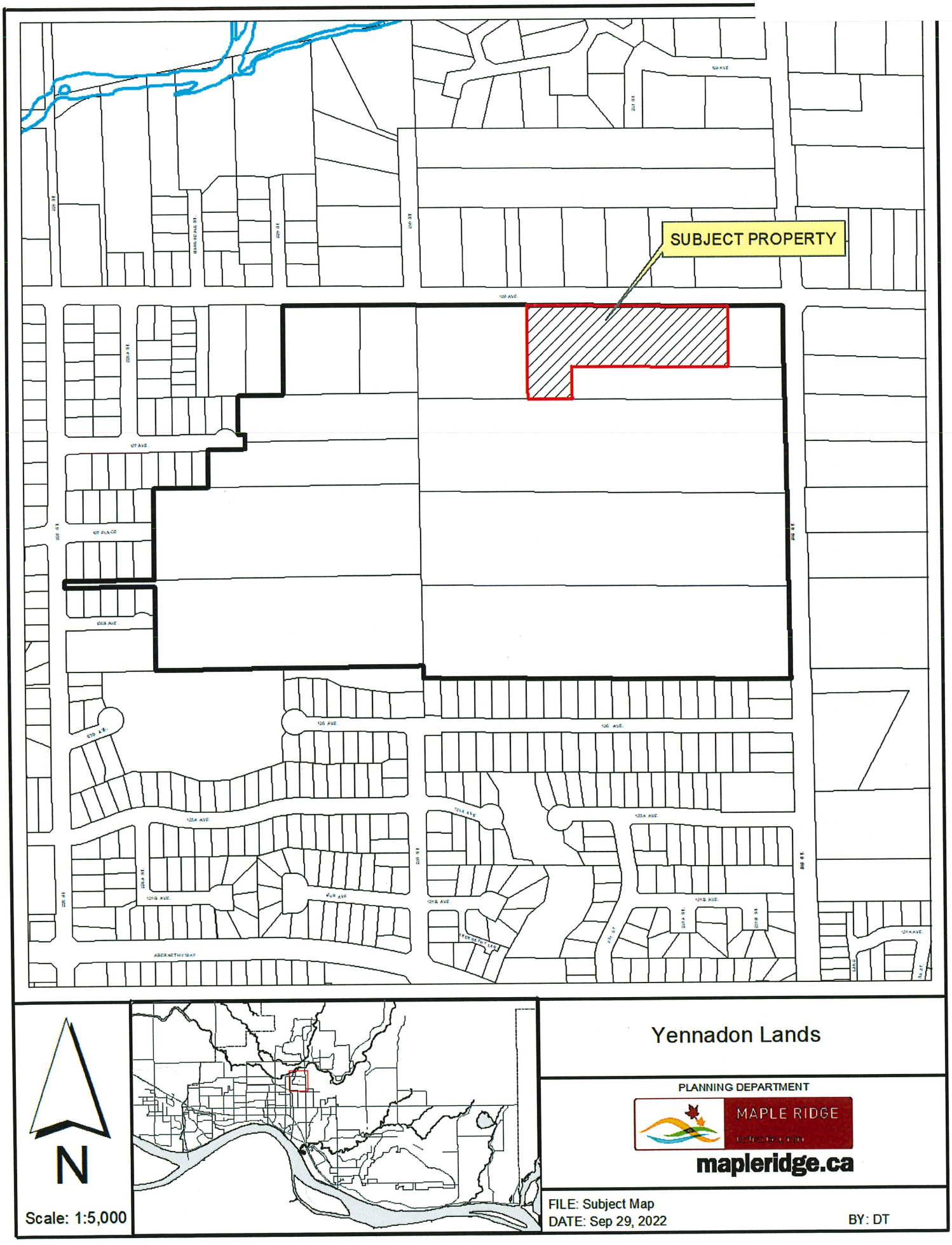
PLANNING DEPARTMENT

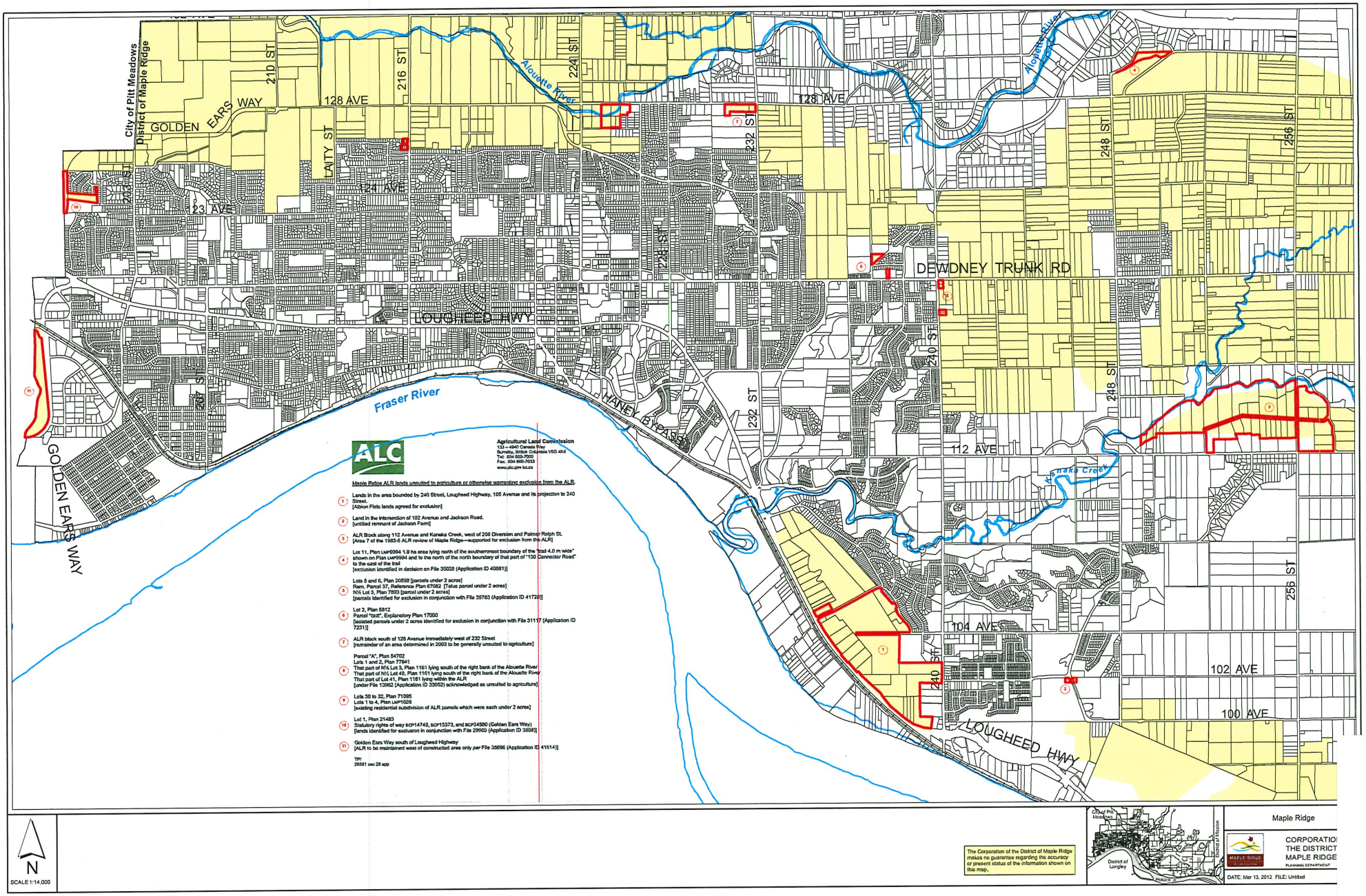
MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2022-170-AL
DATE: Oct 3, 2022

BY: AH

APPENDIX C


SUBJECT PROPERTY
N
Scale: 1:5,000
Yennadon Lands
PLANNING DEPARTMENT
MAPLE RIDGE
mapleridge.ca
FILE: Subject Map
DATE: Sep 29, 2022
BY: DT


City of Pitt Meadows
District of Maple Ridge
GOLDEN EARS WAY
210 ST
216 ST
224 ST
128 AVE
Alouette River
LAITY ST
124 AVE
123 AVE
232 ST
248 ST
256 ST
DEWDNEY TRUNK RD
LOUGHEED HWY
Fraser River
HANEY BYPASS
GOLDEN EARS WAY
112 AVE
Kanaka Creek
104 AVE
102 AVE
100 AVE
ALC
Agricultural Land Commission
133 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca
Maple Ridge ALR lands unsuited to agriculture or otherwise warranting exclusion from the ALR
1 Lands in the area bounded by 240 Street, Lougheed Highway, 105 Avenue and its projection to 240 Street.
[Albion Flats lands agreed for exclusion]
2 Land in the intersection of 102 Avenue and Jackson Road.
[untitled remnant of Jackson Farm]
3 ALR Block along 112 Avenue and Kanaka Creek, west of 256 Diversion and Palmer Ralph St.
[Area 7 of the 1983-6 ALR review of Maple Ridge—supported for exclusion from the ALR]
4 Lot 11, Plan LMP9994 1.9 ha area lying north of the southernmost boundary of the "trail 4.0 m wide" shown on Plan LMP9994 and to the north of the north boundary of that part of "120 Connector Road" to the east of the trail
[exclusion identified in decision on File 35938 (Application ID 40881)]
5 Lots 5 and 6, Plan 20898 [parcels under 2 acres]
Rem. Parcel 37, Reference Plan 67082 [Telus parcel under 2 acres]
N½ Lot 3, Plan 7893 [parcel under 2 acres]
[parcels identified for exclusion in conjunction with File 35783 (Application ID 41720)]
6 Lot 2, Plan 5812
Parcel "one", Explanatory Plan 17000
[isolated parcels under 2 acres identified for exclusion in conjunction with File 31117 (Application ID 7231)]
7 ALR block south of 128 Avenue immediately west of 232 Street
[remainder of an area determined in 2003 to be generally unsuited to agriculture]
8 Parcel "A", Plan 54702
Lots 1 and 2, Plan 77841
That part of N½ Lot 3, Plan 1161 lying south of the right bank of the Alouette River
That part of N½ Lot 40, Plan 1161 lying south of the right bank of the Alouette River
That part of Lot 41, Plan 1161 lying within the ALR
[under File 13962 (Application ID 33652) acknowledged as unsuited to agriculture]
9 Lots 30 to 32, Plan 71095
Lots 1 to 4, Plan LMP1026
[existing residential subdivision of ALR parcels which were each under 2 acres]
10 Lot 1, Plan 21483
Statutory rights of way BCP14749, BCP15373, and BCP24580 (Golden Ears Way)
[lands identified for exclusion in conjunction with File 29660 (Application ID 3608)]
11 Golden Ears Way south of Lougheed Highway
[ALR to be maintained west of constructed area only per File 35696 (Application ID 41614)]
TPI
35581 sec 29 app
N
SCALE 1:14,000
The Corporation of the District of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.
District of Mission
District of Langley
Maple Ridge
CORPORATIO
THE DISTRICT
MAPLE RIDGE
PLANNING DEPARTMENT
DATE: Mar 13, 2012 FILE: Untitled

APPENDIX D

MAPLE RIDGE British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	November 10, 2020
FROM:	Chief Administrative Officer	**MEETING:**	Workshop

SUBJECT: Bill 15 Changes to the Agricultural Land Commission Act

EXECUTIVE SUMMARY:

On June 26, 2020 the Ministry of Agriculture introduced changes to properties within the Agricultural Land Reserve (ALR). These legislative changes, known as Bill 15, came into effect on September 30, 2020 and will affect application fees, soil removal, fill placement, and application processes.

A number of benefits are proposed for farm operators and for local governments. Farm operators may benefit from reductions in application fees. Local governments may benefit from receiving a greater portion of the application fee as outlined by the Agricultural Land Commission (ALC) fee schedule.

Likely the most noteworthy of these changes is the elimination of the option for land owner exclusion applications. This change could involve policy, financial and legal implications for local governments as they consider how to address landowner requests to exclude their land from the ALR.

This report will discuss these ALC changes, and the impacts for local governments with land in the ALR. With a specific focus on the City of Maple Ridge context, including its exclusion application history, recommendations are provided for Council consideration.

RECOMMENDATION:

1. **That staff prepare an amendment to Fees & Charges Bylaw No. 7575-2019 to establish a fee for exclusion applications; and,**
2. **That staff prepare a Council Policy for the Processing of Applications for Exclusion from the Agricultural Land Reserve; and further,**
3. **That as an interim measure until the above noted Council Policy is endorsed, applications for exclusion for remnant parcels, properties within a Council-endorsed area planning process or other policy based criteria will be evaluated and based on merits may be forwarded to the Agricultural Land Commission.**

DISCUSSION:

a) Background Context:

The recent changes to ALC regulations will affect the following:

1. The placement of fill and the removal of soil.
2. The ability to place remediation orders on title.
3. Application fees and the portion received by local governments.
4. Landowner applications for exclusion from the ALR (eliminated).

These changes are discussed further below:

i. The placement of fill and the removal of soil:

These regulatory changes specifically pertain to the placement of fill or removal of soil for farm roads. The previous regulations had a threshold fill volume of 50 cubic metres or less, regardless of variables such as farm size or road length. The new regulations recognize these variables by establishing a 50 cubic metre threshold per 100 metres of road length. In addition, asphalt and recycled concrete were prohibited materials for road maintenance. The new regulations allow the use of recycled concrete aggregate and recycled asphalt pavement as fill for roads and parking areas in the ALR, provided that these materials are crushed or screened to be no larger that 1.9 centimeters (0.75 inches) in diameter.

ii. The ability to place remediation orders on title.

The CEO of the ALC has been given the authority to register a remediation notice on a property's certificate of title as an advisory to potential purchasers. This measure will help to inform prospective purchasers of ALC requirements on specific properties prior to the transfer of title.

iii. Application fees and the portion received by local government.

The changes in application fees in effect are outlined in Tables 1 and 2 below.

Table 1 Previous Fees			
Fees until September 29, 2020	**Local Government Portion**	**ALC portion**	**Total**
Non-Adhering Residential Use	$300.00	$1,200.00	$1,500.00
Soil Removal or Fill Placement			
Non-Farm Use			
Subdivision			
Exclusion			

No fee will be assigned to Inclusion Applications. The costs for Non-Adhering Residential Use applications are significantly reduced, from $1500.00 to $900.00. In addition, the local government portion of the fee will increase, from 20% to 50%. Although the application fee is reduced, the local government will receive more money, from $300.00 to $450.00. This 50% cost sharing will also apply to Fill, Non-Farm Use, Subdivision, and specific (Prescribed Body) Exclusion applications. In these cases, the fee remains the same, but the local government portion will increase from $300.00 to $750.00.

Table 2 New Fees			
New Rates (in effect September 30, 2020)	**Local Government Portion**	**ALC portion**	**Total**
Non-Adhering Residential Use	$450.00	$450.00	$900.00
Soil Removal or Fill Placement	$750.00	$750.00	$1,500.00
Non-farm Use			
Subdivision			
Exclusion (Prescribed Body)			
Local Govt Initiated Exclusion		$750.00	$750.00

iv. Landowner applications for exclusion from the ALR (eliminated)

As demonstrated by the fee schedules above, these new regulations recognize two types of exclusion applications, including (1) Prescribed Body and (2) Local Government initiated Exclusion applications.

Prescribed Body applications are generated from government organizations. These include Regional Health Boards, Educational Bodies, Improvement Districts, BC Transit Corporation, BC Housing Management Commission, BC Hydro and Power Authority, South Coast BC Transportation Authority, BC Transportation Financing Authority, and the Columbia Power Corporation. All other exclusion applications are considered to be Local Government initiated exclusion applications, which, based on application history, would pertain to virtually all exclusion applications processed within the City of Maple Ridge.

Both types of applications require notification, a public hearing, and the posting of a sign on the property under application. The Local Government initiated application sends the application and public hearing details directly to the Agricultural Land Commission. The Prescribed Body application submits the application on the ALC portal, but the application is first reviewed by the affected local government, who then pass a resolution about whether or not to forward the application to the ALC.

The ALC online portal for submitting exclusion applications has been removed for private landowners as of September 30, 2020. The only option for private landowners to have their land excluded is through the Local Government initiated application process. Under this process, Local Governments (including Maple Ridge) must pay the $750.00 exclusion application fee. No provision yet exists under the ALC Act for application costs (including notification, signage, and processing) to be recovered from the interested landowners.

Processing of Applications for Exclusion from the Agricultural Land Reserve

Regardless of how local governments review exclusion requests and submit exclusion applications, in the decision making process, the ALC will continue to uphold its mandate to preserve ALR land, and encourage farming of ALR lands.

Local Governments will continue to have the authority to determine how exclusion requests are dealt with from private landowners and to make decisions on whether or not to forward the prescribed body exclusion request application to the ALC. The ALC suggests that local governments develop a process for receiving exclusion requests from private landowners. Under the ALC Act, there is no blanket authority to charge fees for any service rendered. However, legal counsel for the City of Maple Ridge confirms that such a fee can be implemented.

The ALC identifies three potential options for local governments to consider for ALR exclusion applications:

1. Council could accept all private landowner requests.
2. Council could develop criteria for considering forwarding exclusion applications to the ALC.
3. Council could consider exclusion applications as part of an area planning or Bylaw Review Process, and prohibit exclusion applications that are outside of the planning area.

The ALC also suggested strategies such as grouping several properties into one exclusion application request, and to consider the attributes of each parcel under application (its percentage within the ALR, its location, and its agricultural capability)

Local Government Initiated Application – Responsibilities

The ALC has clarified the new process for exclusion applications.

Local Government initiated exclusion applications will proceed in a series of seven steps, outlined by the ALC as follows:

- STEP 1: Local Government fills out the application. This must be undertaken online through the ALC Application Portal.
- STEP 2: Local Government gives notice of the application. Giving notice includes posting a sign that meets ALC guidelines, scheduling a public hearing, advertising the public hearing in two issues of a local newspaper, and notifying affected local or first nations governments.
- STEP 3: Local Government holds the public hearing. The public hearing must give all attendees the opportunity to speak.
- STEP 4: Local Government passes a resolution on the application.
- STEP 5: Local Government submits the application to the ALC.
- STEP 6: Local Government pays the $750.00 ALC application fee.
- STEP 7: ALC holds the exclusion meeting to consider the application.

Many of the steps outlined above are similar to the previous system of landowner applications. What has changed, however, is the responsibility given to local governments in processing these applications, through notification and advertising requirements, in hosting a public hearing, and the payment to the ALC.

There are costs associated with these responsibilities. As noted, legal counsel indicates that the City of Maple Ridge could establish an application fee for these services. What is needed is a reasonable estimation of these costs in order to establish a fee schedule.

RECOMMENDED ACTIONS:

Although many of the application fees described in this report will transfer more funds to local governments, exclusion applications are the exception. Based on changes to the ALC resulting from Bill 15, staff recommend the adoption of a fee schedule for the processing of landowner exclusion applications.

a) **Exclusion Application Fees**

The estimated costs of a Local Government initiated application are as follows:

Public notification (includes advertising, staff costs)	$1200.00
Posting of sign	(landowner's responsibility)
Staff report (research and preparation)	$3000.00
ALC fee	$750.00
Total	**$4950.00**

Based on the above calculations, the estimated municipal costs for each exclusion application would be in the range of $4,950.00. Notification costs that were previously paid for by property owners will now be assumed by the Municipality for the public hearing. For practical considerations, the recommended process is that the landowner pays the cost of signage. It is difficult to assess a cost for posting signs as there is a range of possibilities that can affect signage requirements, such as

multiple properties under group applications. In addition, there are a few companies that already provide this service to applicants in other development process applications.

b) Alternative Action: Status Quo, no new fees:

As noted above, the revised process brought on by Bill 15 will result in additional costs to the local government for landowner exclusion applications. In order to recover these costs, it is recommended that staff be directed to prepare an amendment to Fees & Charges Bylaw No. 7575-2019 to establish a fee for exclusion applications.

In the absence of a revised fee schedule, these additional costs will covered by general revenues. Without an application fee, there is no financial disincentive for property owners not to seek the exclusion of their properties. These applications would in effect be subsidized by Maple Ridge taxpayers.

c) Processing of Applications

Staff suggest that the proposed application process would proceed in two stages for the City of Maple Ridge. The first step would introduce the application to Council, through the staff report. The second step would be triggered by the Council decision of whether or not to forward the application to the ALC.

The expectation is that signs would be posted before the proposal is considered by Council, in order to provide an opportunity for public input. If Council concurs with the recommended process, the applicant will be responsible for the signage portion of the notification. Other notification costs will only be triggered if Council decides to forward the application to the ALC for their consideration. The ALC will require notification, newspaper advertisements, and a public hearing, but those steps in the ALC process need only occur after Council has made a decision to forward the application to the ALC. For this reason, some of these funds could be refunded to the applicant, should Council deny the application from proceeding.

Drafting the staff report will require background research and interdepartmental referrals. Maple Ridge policy documents, such as the Official Community Plan, and the Agricultural Plan will be used to establish a policy context for reviewing the application. The Engineering Department will need to assess the logistics of servicing a proposed development that exceeds the infrastructure requirements normally associated with agricultural land.

The questions that the staff report will address will include the following:

- What is the ALC process required in order to realize the development under application?
- What are the community benefits to be attained with the development proposal, and is the exclusion justified, based on community need?
- Is there an employment benefit?
- How does the proposal align with the strategic direction established for Maple Ridge?
- How likely is the application to succeed?

The mandates of the ALC and Metro Vancouver, to protect agricultural land, and to meet growth management objectives will also need to be considered in the staff report to Council.

Maple Ridge Application History

In order to more fully estimate what these changes will mean for individual property owners, it is useful to review the recent history of applications for exclusion in the ALR. It is important to recognize that with few exceptions, the current ALR boundaries are likely to remain. This point was made clear with

a number of policy documents commissioned by the City of Maple Ridge, including the Commercial and Industrial Strategy, which was endorsed by Council in 2014. The ALC confirmed to the project team that lands in the ALR should not be considered feasible for conversion to industrial uses.

However, the ALC has also identified some lands for exclusion. An important dynamic in recent exclusion history is the ALC identified "remnant parcels". In 2011, the Agricultural Land Commission identified certain properties within the City as appropriate for exclusion under ALC Resolution 2635/2011, made on October 27, 2011 (Map is attached as Appendix B). This resolution invited the City to submit a local government application for exclusion for these remnant areas "identified by the Commission as being unsuitable for agriculture". The identification of these properties for exclusion stems from the Commission's interest in maintaining an Agricultural Land Reserve that accurately reflects agricultural capability and suitability of properties contained within it. Some of the properties identified as remnant parcels are within the Urban Area Boundary and have been developed for urban uses. Other properties are outside of the urban area but are considered unsuitable for agriculture due to site conditions. The expectation of the ALC was that these parcels would be excluded as a group application along with the exclusion of the Albion Flats, but the ALC also supported individual applications.

In advance of this group exclusion, several of these properties have been advanced for exclusion as separate applications. Table 3 below summarizes the outcomes of the last five years of exclusion applications in Maple Ridge. Although Council denied some of these applications from being forwarded, the ALC has denied all exclusion applications for parcels that were not remnant parcels, as previously identified.

Table 3. Five Year Exclusion Application History

Ref #	Outcome	Application # and Address	Remnant Parcel
1.	Denied by ALC	2019-183-AL - 12176 237 St.	No
2.	Denied by ALC	2019-072-AL - 12225 250 St.	No
3.	File Closed	2018-502-AL - 11761 250 St.	No
4.	Deferred	2018-323-AL - 23623 Jim Robson Way	No
5.	Approved	2018-310-AL - 25336 112 Ave.	Yes
6.	Denied by ALC	2018-209-AL - 20370 132 Ave.	No
7.	Denied by Council	2018-156-AL - 22080/18 128 Ave./Lot 149 NWP65767	No
8.	Approved	2018-012-AL - 23795 Dewdney Trunk Rd	Yes
9.	Denied by Council	2018-071-AL - 12225 250 St.	No
10.	Approved	2017-574-AL - 12791 232 St.	Yes
11.	Approved	2017-568-AL - 25237 112 Ave.	Yes
12.	Denied by ALC	2017-198-AL - 21587 128 Ave.	No, but less than 2 acres
13.	Denied by Council	2017-046-AL - 12301 237 St.	No
14.	Denied by Council	2016-456-AL - 9881 280 St.	No
15.	Denied by Council	2016-299-AL - 12176 237 St.	No
16.	Approved by ALC	2016-298-AL - 12102 237 St.	Yes
17.	Denied by Council	2016-082-AL (no civic address)	No

The only successful applications in recent history have been for remnant properties that were previously indicated for exclusion by the ALC. In addition to the remnant properties, the ALC recognizes

that the Albion Flats Area Planning process will involve further exclusion applications. As these applications would likely succeed, there is a need for an interim policy to ensure that the processing of exclusion applications for these previously indicated properties would continue.

An alternative approach, to consider each application on its own merits is not recommended due to the limited prospect for success.

Summary of Recommendations

The above section suggests that exclusion applications are usually denied, unless the property has been previously identified as unsuitable for agriculture by the ALC. Previously, application costs provided a financial disincentive for property owners, as success was unlikely. These new regulations have eliminated these costs and disincentives. In light of these circumstances, the following three recommendations are provided for Council consideration:

1. **Develop application fees** for reviewing and forwarding exclusion applications, similar to other land development applications, such as rezoning. These fees should be a reasonable reflection of the staff hours and other related costs in application processing.
2. **Develop criteria for reviewing requests for exclusion** using available resources and expertise to advance this work. The Official Community Plan contains policies for agriculture, for employment generating lands, and for growth management which could be used to develop this criteria. The Agricultural Plan outlines supportive agricultural measures, and also refers to compensatory measures to benefit agriculture should conversion of agricultural lands be contemplated. As a knowledgeable citizen's advisory body, the Maple Ridge Agricultural Advisory Committee could assist in reviewing potential criteria for this purpose. In the interim, Council could consider the merits of each application separately.
3. **As an interim measure,** until the above noted Council Policy is endorsed, applications for exclusion will be evaluated and forwarded for "remnant parcels", for properties within a Council endorsed Area Planning process, or other policy based criteria. The remnant parcels are identified on Appendix B. Council may wish to consider advancing these applications as a group application, and not on a parcel by parcel basis. This approach is recommended as an interim measure in recognition of previous ALC decisions and to ensure that applications being forwarded are supportable and respectful of the Commission's time. As a Council endorsed Area Planning process, it is noted that Albion Flats discussions are ongoing and a Block Exclusion Application for this area could commence outside of the interim policy. Other pertinent Maple Ridge policy documents include the Official Community Plan, the Agricultural Plan, and the Commercial and Industrial Strategy. Subject to Council review, the policies of these documents may form the basis of support for specific development proposals that may justify the removal of lands from the Agricultural Land Reserve.

Desired Outcome

The goal of this report is to provide for Council consideration a response to ALC changes to the exclusion application process.

d) Citizen/Customer Implications

The changes to fill and soil removal for road construction within the ALR are directly related to the needs of farming operations. The ability to place notices on title will avoid situations where purchasers of land have unknowingly purchased land with ALC remediation orders. The changes in application fees will cost less for the applicant and/or increase the local government portion of fees.

The elimination of the ALR exclusion application by land owner option is contentious, and has been criticized by some property owners. However, property owners were previously required first to seek the approval of the local government, which has always had the authority to deny forwarding the application to the ALC. Nevertheless, because more of the exclusion application process is now assumed by local governments, landowners may benefit from a clearer process, with potential applicant cost savings, particularly if consultant services would otherwise have been used to advance the application with the ALC.

e) Interdepartmental Implications

The exclusion application process now in effect involves additional responsibilities for the local government, through notification requirements, the public hearing process, and the remittances of fees. The Legislative Services Department will likely be required to assume many of these responsibilities, in addition to the Planning Department.

f) Financial Implications

Some of the changes in application fees will increase the amount of money the City of Maple Ridge receives. The exception is the landowner application fees, which have been eliminated. For this reason, Council is advised to consider options for cost recovery by introducing a new application fee for this purpose, as outlined earlier in this report.

CONCLUSION:

This discussion of the changes to the ALC regulations and fee structure is presented for Council's information. Council's response to the changes in land owner exclusion applications will provide clarity for the community. For this purpose, a recommended process has been identified, and Council approval is requested.

"Original signed by Diana Hall"

Prepared by: **Diana Hall,**
Planner 2

"Original signed by Adam Rieu"

Co-prepared by: **Adam Rieu,**
Planner 1

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:
(A) Letter from ALC, dated July 30, 2020
(B) Map of ALC identified remnant parcels

APPENDIX A

BRITISH COLUMBIA

File: 0280-30
Ref: 192545

July 30, 2020

To: All local and treaty First Nation governments with land in the Agricultural Land Reserve

Re: Information update on Order in Council #353/2020 - Amendments to regulations under the *Agricultural Land Commission Act* regarding application fees, soil removal, and fill placement. Part of Bill 15 – *Agricultural Land Commission Amendment Act, 2019* also brought into force by the same Order in Council.

Greetings,

The purpose of this letter is to provide additional information about recent regulations that will bring into effect changes to the *Agricultural Land Commission Act* (ALCA) and its regulations. As part of recent public engagement undertaken by the B.C. Government, many local governments indicated that they would benefit from additional guidance and information from the Ministry of Agriculture on any significant legislative changes.

On June 26, 2020, Order in Council No. 353/2020 updated Agricultural Land Reserve (ALR) regulations (see news release at https://news.gov.bc.ca/releases/2020AGRI0026-001178). Effective September 30, 2020, the Order in Council:

- amends the Agricultural Land Reserve Use Regulation and the Agricultural Land Reserve General Regulation as they relate to soil removal, fill placement, and application fees; and,
- brings into force a part of the *Agricultural Land Commission Amendment Act, 2019* (Bill 15), which amends the ALCA to enable the Agricultural Land Commission (ALC) CEO to file remediation order notes on title.

The September 30, 2020 effective date provides time for local governments, the public, other stakeholders, and First Nation governments to become familiar with, prepare for, and adapt to those changes. These changes will impact both private and public landowners.

The appendix to this letter provides additional information about these changes.

If you have any questions regarding these amendments and the revitalization of the ALC and the ALR, please contact Arlene Anderson, Director of Legislation, B.C. Ministry of Agriculture, at Arlene.Anderson@gov.bc.ca.

.../2

Ministry of Agriculture
Agriculture, Science and Policy Division

Office of the
Assistant Deputy Minister

Mailing Address:
PO Box 9120 Stn Prov Govt
Victoria BC V8W 9B4

Telephone: 778 974-3844
Facsimile: 250 356-7279

Location:
5th Floor, 545 Superior Street
Victoria BC V8V 1T7

Web Address: http://www.gov.bc.ca/agri/

If you have questions about the administration of the ALR, please contact the ALC at ALCBurnaby@Victoria1.gov.bc.ca.

Sincerely,

Jennifer McGuire
Assistant Deputy Minister

Appendix (1)

cc: Gary MacIsaac, Executive Director
Union of BC Municipalities

Kim Grout, Chief Executive Officer
Agricultural Land Commission

Tara Faganello, Assistant Deputy Minister, Local Government Division
Ministry of Municipal Affairs and Housing

Appendix: Summary of Recent Changes

Please note: this information is for guidance purposes only. For more details please see the ALCA, the Agricultural Land Reserve Transitional Regulation, the Agricultural Land Reserve General Regulation, the Agricultural Land Reserve Use Regulation, and information provided by the ALC.

Application Fees

On March 12, 2020, Order in Council (OIC) No.131/2020 was approved by the B.C. Government. This OIC simplifies how application fees are collected by local governments, First Nation governments, and the ALC. Those changes will come into effect September 30, 2020. In response to feedback about application fee amounts, Order in Council No. 353/2020 makes further changes about application fees. It lowers the fee for "non-adhering residential use" applications and it increases the amount of application fees that go to a local or First Nation government when they are required to review an application. For more information about applications that require local or First Nation government review, please see section 34 of the ALCA and section 34.1 of the *Agricultural Land Commission Amendment Act, 2019* (Bill 15).

Until September 29, 2020			
Application fees when local or First Nation government review is required			
Application type	Fee to local or First Nation government	Fee to ALC	Total fee
Non-Adhering Residential Use	$300	$1200	$1500
Soil or Fill Use			
Non-Farm Use			
Subdivision			
Exclusion			
Inclusion	$0	$0	$0

As of September 30, 2020 and after			
Application fees when local or First Nation government review is required			
Application type	Fee to local or First Nation government	Fee to ALC	Total fee
Non-Adhering Residential Use	$450	$450	$900
Soil or Fill Use	$750	$750	$1500
Non-Farm Use			
Subdivision			
Exclusion			
Inclusion	$0	$0	$0

On September 30, 2020 and after, fees for "non-adhering residential use" applications will be reduced from $1,500 to $900. Local and First Nation governments will also receive 50 percent of

the total application fee when their review is required, receiving $450 for "non-adhering residential use" applications and $750 for other types of application.

If a landowner applies to a local or First Nation government and the local or First Nation government does not forward the application to the ALC, the applicant only pays the local or First Nation government their portion of the application fee ($450 or $750). The applicant will not pay the ALC's portion of the application fee because the ALC will not review the application.

OIC No. 353/2020 also changes the amount a local or First Nation government will pay when they initiate some types of application to the ALC. Instead of the current higher fee, local and First Nation governments will pay $450 for a "non-adhering residential use" application or $750 for most other types of application. The most common local or First Nation government-initiated applications with these lower fees will likely be exclusion applications for land within their jurisdiction and applications for non-farm uses or subdivisions of land the local government owns. Fees for applications that are set out in regulation as those that must be be filed directly with the ALC (transportation and utility use applications) remain at $1500; they are not changed by OIC No. 353/2020.

Soil Removal and Fill Placement

OIC No. 353/2020 will make it easier for farmers on the ALR to maintain and build roads.

Annual Farm Road Maintenance

For maintenance of existing farm roads, soil removal or fill placement is currently allowed up to a volume of $50m^3$ per year. If a farmer needs to use more than that amount, they must seek permission by submitting a Notice of Intent or an application to the ALC. Some people with larger parcels expressed that this $50m^3$ limit unintentionally impacts their farms, and so this OIC increases the amount of soil removal or fill placement for farm road maintenance to $50m^3$ per 100m of existing road length annually, effective September 30, 2020. To remove soil or place fill for the construction of a new farm road or for maintenance beyond $50m^3$ per 100m of farm road length, a person can consult the ALC website for more information about seeking permission by submitting a Notice of Intent or application to the ALC.

Recycled Concrete Aggregate and Recycled Asphalt Pavement

Construction and demolition waste are prohibited fill materials in the ALR. Prohibited fill materials are those:

- that a person cannot use for a fill use permitted by regulation (see Agricultural Land Reserve Use Regulation section 35), and,
- that the ALC may not approve to be used as fill if a person applies (see Agricultural Land Reserve Transitional Regulation section 30.1 and Agricultural Land Reserve General Regulation section 23).

OIC No. 353/2020 defines recycled concrete aggregate and recycled asphalt pavement and permits them to be used as fill for roads and parking areas in certain circumstances. Since some farm road maintenance is permitted under the regulations (see Agricultural Land Reserve Use Regulation section 35 [d]), a person will be able to use recycled concrete aggregate or recycled asphalt pavement as fill for farm road maintenance up to the annual permitted amount without submitting a Notice of Intent or an application to the ALC.

When a person applies to the ALC for permission to place fill for road construction, maintenance, or widening, the ALC will be able to approve the use of recycled concrete aggregate or recycled asphalt pavement as fill. Similarly, when a person applies to the ALC for permission to place fill for parking area construction or maintenance, the ALC will be able to approve the use of recycled concrete aggregate or recycled asphalt pavement as fill.

For the purposes of the ALCA, recycled concrete aggregate and recycled asphalt pavement will be concrete and asphalt from a demolition process that have had other construction debris, like metal rodding, glass, or wood removed from them. Recycled concrete aggregate and recycled asphalt pavement will have to be crushed or screened and not exceed specific dimensions. Recycled concrete aggregate will have to be able to pass through a 1.905 cm screen (the size of 3/4 inch crush) while recycled asphalt pavement particles will be 1.905 cm^3 or smaller.

The ALC's compliance and enforcement team monitors how ALR land is used and responds to information or concerns they receive, including concerns about illegal fill dumping. People should contact the ALC if they suspect unauthorized land uses like fill dumping on the ALR. More information on the ALC's compliance and enforcement program can be found online here: https://www.alc.gov.bc.ca/alc/content/alc-act-alr-regulation/compliance-and-enforcement/about-compliance-and-enforcement.

Remediation Order Notes on Title

Currently, a person might purchase ALR land without being aware that there are outstanding remediation orders related to contraventions of the ALCA. OIC No. 353/2020 brings part of the *Agricultural Land Commission Amendment Act, 2019* (Bill 15) into force. That part gives the ALC's CEO the ability to file notices in the land title office about remediation orders that have been issued under the ALCA. The CEO may cancel the remediation order note when they are satisfied that the remediation order has been complied with, or that the remediation order cannot be substantially complied with. If the CEO registers a remediation order note on title, it will provide an avenue for prospective buyers to become aware of outstanding issues with the ALR land.

Recent legislative changes: Revitalization of the ALR and the ALC

The *Agricultural Land Commission Amendment Act, 2019* (Bill 15) continued the B.C. government's commitment to revitalize the ALR and the ALC. The part of Bill 15 that strengthens the independence and governance of the ALC was brought into force on March 12, 2020. Much of the remainder of Bill 15 will be brought into force on September 30, 2020.

The changes made by the *Agricultural Land Commission Amendment Act, 2018* (Bill 52) and the *Agricultural Land Commission Amendment Act, 2019* (Bill 15) build on recommendations of the Minister's Independent Advisory Committee (the Committee) to revitalize the ALR and the ALC, focusing on four targeted areas:

- protecting the ALR land base into the future;
- preserving the productive capacity of the ALR;
- improving governance of the ALR; and,
- supporting farmers and ranchers in the ALR.

From February 4 to April 30, 2018, the Committee held stakeholder consultation meetings in nine communities across B.C. with representatives from 29 local governments and over 110 individuals representing farming and ranching associations and other agricultural organizations and stakeholder groups. The Committee also hosted an online public survey, receiving over 2300 completed surveys during that period, as well as over 270 written submissions.

Feedback collected from this public engagement demonstrated that British Columbians believe the ALR is fundamental to the economic performance of the province's agriculture sector and to the province's food security. They value the ALR because it ensures viable agricultural land is available, affordable, and in production now and into the future. There is strong support from British Columbians for protecting the ALR.

The first stage of legislative changes to revitalize the ALR and the ALC were made by the *Agricultural Land Commission Amendment Act, 2018* (Bill 52). The amendments in Bill 52 were brought into force on February 22, 2019, and made changes in three key areas:

- Restricting the removal of soil and placement of fill; and, increasing penalties for the dumping of construction debris and other harmful fill in the ALR.
- Directly addressing mega-mansions and speculation in the ALR by limiting principal residence size on ALR land and empowering the ALC to approve additional residences if they are necessary for farm use.
- Reunifying the ALR as a single zone, ensuring consistent rules with strong protections for all ALR land across the province.

These critical amendments were needed immediately to preserve the viability and productive capacity of the ALR through addressing the detrimental nature of mega-mansion builds and the abuse of soil and fill on the ALR. Further, Bill 52 confirmed that all land in the ALR is valuable by removing the two-zone approach. It was vital that government eliminate the perception that there is higher and lower priority agricultural land in B.C.

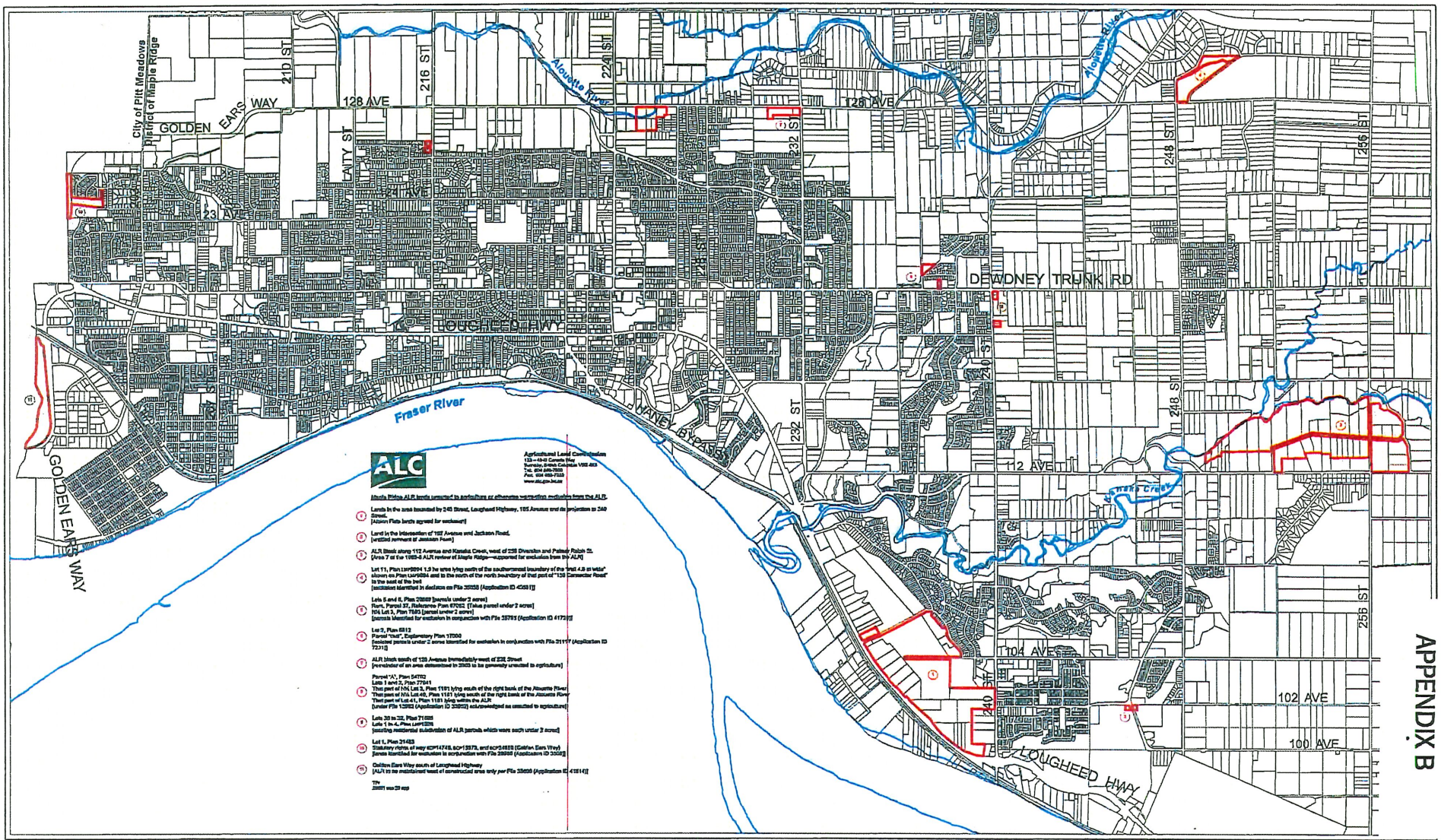
Role of the Agricultural Land Commission

The ALC is the independent administrative tribunal dedicated to preserving agricultural land and encouraging farming in B.C. in collaboration with other communities of interest. The ALC administers the ALR in accordance with the ALCA and its regulations.

The appointed commissioners review land use plans, create operational policies, and decide land use applications. ALC staff support the commissioners through administration, planning, mapping, and compliance and enforcement of legislation and orders. The ALC and its staff anticipate working with stakeholders throughout implementation of the Bill 15 changes in order to provide operational and administrative guidance. ALC staff will provide local governments with information updates through the ALC update emails, information bulletins, process guidelines, updates to the ALC website and application Portal, and educational materials with respect to Bill 15.

Role of the Ministry of Agriculture

The Ministry of Agriculture establishes government's policy and legislative framework for the ALC and the ALR. To encourage farming and promote the development of the industry, the Ministry provides agricultural land use planning support and information material for local and TFN governments across the province through its Strengthening Farming Program and Regional Agrologist network.



Alouette River ALR lands removed to agriculture or otherwise warranting exclusion from the ALR.

1. Lands in the area bounded by 240 Street, Lougheed Highway, 105 Avenue and de-registration in 240 Street.
   [Allcorn Pieta lands agreed for exclusion]
2. Land in the intersection of 102 Avenue and Jackson Road.
   [entitled remnant of Jackson Farm]
3. ALR Block along 112 Avenue and Kanaka Creek, west of 256 Diversion and Fairway Ridge Dr.
   [Area 7 of the 1989-8 ALR review of Maple Ridge—supported for exclusion from the ALR]
4. Lot 11, Plan LMP5894 1.3 ha area lying south of the southernmost boundary of the "trail 4.9 m wide" shown on Plan LMP5894 and to the north of the north boundary of that part of "128 Connector Road" to the east of the bed
   exclusion identified in decision on File 35938 (Application ID 47681)]
5. Lots 6 and 8, Plan 20869 [parcels under 2 acres]
   Part, Parcel 37, Reference Plan 67062 [Telus parcel under 2 acres]
   104 Lot 3, Plan 7585 [parcel under 2 acres]
   [parcels identified for exclusion in conjunction with File 35781 (Application ID 41731)]
6. Lot 2, Plan 6812
   Parcel "One", Explanatory Plan 17200
   [isolated parcels under 2 acres identified for exclusion in conjunction with File 31117 (Application ID 73311)]
7. ALR block south of 128 Avenue immediately west of 232 Street
   [remainder of an area determined in 2003 to be generally unsuited to agriculture]
8. Parcel "A", Plan 54702
   Lots 1 and 2, Plan 77041
   That part of N¼ Lot 3, Plan 1181 lying south of the right bank of the Alouette River
   That part of N¼ Lot 46, Plan 1181 lying south of the right bank of the Alouette River
   That part of Lot 41, Plan 1181 lying within the ALR
   [under File 13982 (Application ID 33952) acknowledged as unsuited to agriculture]
9. Lots 30 to 32, Plan 71686
   Lots 1 to 4, Plan LMP1226
   [existing residential subdivision of ALR parcels which were each under 2 acres]
10. Lot 1, Plan 21423
    Statutory rights of way KP114748, EPP13373, and EPP34619 (Golden Ears Way)
    [areas identified for exclusion in accordance with File 29698 (Application ID 33928)]
11. Golden Ears Way south of Lougheed Highway
    [ALR to be maintained west of constructed area only per File 35938 (Application ID 41814)]

TPI
20001 rev 29 sep

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

DATE: Mar 13, 2012 FILE: Untitled BY: DT

APPENDIX B

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	April 5, 2022
		FILE NO:	2016-195-CP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Employment Lands: Re-designation of the Yennadon Lands to Industrial (Employment Park Category)**
Second Reading
Official Community Plan Amending Bylaw No. 7734-2021 (Policy); and
Official Community Plan Amending Bylaw No. 7735-2021 (Land Use Designation)
First and Second Reading
Official Community Plan Amending Bylaw No. 7838-2022 (Land Use Designation)

EXECUTIVE SUMMARY:

The Yennadon Lands were identified as a potential location for future employment uses in the City's Commercial & Industrial Strategy, with the Strategy recommending that planning for the additional supply of employment land should begin now in order to best satisfy future demand in an increasingly competitive region. The Yennadon Lands are comprised of 13 properties. They range in size from 0.5 ha (1.5 acres) to 4 ha (10 acres). The total land area is 25.4 hectares (63 acres), and are generally located at south-west of the intersection of 232 Street and 128 Avenue.

At the May 11, 2021 Regular Council Meeting, Council granted first reading to Official Community Plan Amending Bylaw No. 7734-2021 (Appendix A) and Bylaw No. 7735-2021 (Appendix B), to allow re-designation of the Yennadon Lands for an employment future.

Following first reading, internal and external referral processes took place. This report outlines the referral responses received and what changes are proposed to the draft plan, reflecting the referral responses received. The report also outlines the latest information as it relates to regional and provincial processes with Metro Vancouver and the Agricultural Land Commission, respectively.

With the information received through the referral process, it has been noted that the development and servicing of the Yennadon Land properties will require a collective approach in order to facilitate future uses that will offer a high employment density. As such, lot consolidation policies are proposed as an amendment to Official Community Plan Amending Bylaw No. 7734-2021. The intent of these policies is to ensure the development of a cohesive road network, servicing access and environmental compensation package, while being able to unlock the maximum employment potential of these lands as flexibly as possible.

Additionally, through the referral process, it has become necessary to re-draw the boundaries of the properties associated with Official Community Plan Amending Bylaw No. 7735-2021. Official Community Plan Amending Bylaw No. 7735-2021, as amended, has had two properties removed – the properties known as 12791 232 Street and 23154 128 Avenue.

- The property at 23154 128 Avenue has been removed due to the development application (2019-119-RZ) associated with the site moving towards a Commercial future, and its own associated Official Community Plan Amending Bylaw.
- The property 23154 128 Avenue will now be captured under Official Community Plan Amending Bylaw No. 7838-2022 (Appendix C) and it is anticipated that the Yennadon Land Employment Park policies and development permit guidelines will apply to the future development of this property.

As such, it is proposed that Council consider the amended Official Community Plan Amending Bylaw No. 7734-2021 and amended Official Community Plan Amending Bylaw No. 7735-2021 for second reading, and Official Community Plan Amending Bylaw No. 7838-2022 for first and second reading.

Should Council direct, Official Community Plan Amending Bylaw No. 7734-2021, as amended, and Bylaw No. 7735-2021, as amended, may be forwarded to an upcoming Council Meeting for consideration of second reading and Official Community Plan Amending Bylaw No. 7838-2022 may be forwarded to an upcoming Council Meeting for consideration of first and second reading, and then the three bylaws may be forwarded to Public Hearing.

RECOMMENDATIONS:

1. **That in respect of 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. 7734-2021, Official Community Plan Amending Bylaw No. 7735-2021, and Official Community Plan Amending Bylaw No. 7838-2022 on the municipal website and the referral process together with an invitation to the public, Metro Vancouver and the Agricultural Land Commission to comment; and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaws;**

2. **That Official Community Plan Amending Bylaw No. 7734-2021, as amended, be given second reading and forwarded to Public Hearing;**

3. **That Official Community Plan Amending Bylaw No. 7735-2021, as amended, be given second reading and forwarded to Public Hearing;**

4. **That Official Community Plan Amending Bylaw No. 7838-2022 be given first and second reading and forwarded to Public Hearing;**

5. **Subject to third reading of Official Community Plan Amending Bylaw No. 7734-2021, Official Community Plan Amending Bylaw No. 7735-2021 and Official Community Plan Amending Bylaw No. 7838-2022, that staff be directed to include the Type 2 Minor Amendments related to the Yennadon Land Regional Growth Strategy amendment package, that will be forwarded to Metro Vancouver; and further**

6. **That the following terms and conditions be met prior to final reading of Official Community Plan Amending Bylaw No. 7838-2022:**
    i. **That 23154 128 Avenue be removed from the Agriculture Land Reserve;**
    ii. **That the Metro Vancouver Urban Containment Boundary be amended; and**
    iii. **That the subject properties are included in the Fraser Sewerage Area and/or request, via Council resolution, for permission to connect to the City of Maple Ridge sewer mains.**

1.0 CONTEXT:

1.1 The Yennadon Lands (128 Avenue and 232 Street)

The Yennadon Lands are comprised of 13 properties. They range in size from 0.5 ha (1.5 acres) to 4 ha (10 acres). The total land area is 25.4 hectares (63 acres). The subject properties are located outside of and adjacent to the City's Urban Area Boundary, but are largely within the Region's Urban Containment Boundary (see Appendix D for a map of the area).

Figure 1 - The Yennadon Lands

The existing uses on the lands range from single-family use to vacant underutilized lands, according to BC Assessment data. The properties abut urban single-family development on the west and south boundaries; Agricultural Land Reserve to the east and north, and suburban single family lots on the north side of 128 Avenue. A historic commercial node, as well as Yennadon Elementary School, are located within 200-400 m of the subject properties.

Currently, the subject properties are designated Agricultural in the OCP and are zoned RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential). All of the properties, except one property located near the northeast corner of the area, are located outside the Agricultural Land Reserve. The majority of these properties are designated General Urban in the Regional Growth Strategy.

The City has received an application for the north-east property (12791 232 Street / 2019-119-RZ) to rezone the subject property from RS-2 (Single Detached Suburban Residential) to CS-1 (Service Commercial) to permit the future construction of a two-storey commercial building. This application requires an amendment to the OCP to re-designate the land use from Agricultural to Commercial.

Figure 2- 12791 232 highlighted within the Yennadon Lands

Council granted first reading to Zone Amending Bylaw No. 7558-2019 and considered the early consultation requirements for the Official Community Plan (OCP) amendment No. 7557-2019 on July 9, 2019. The Zone Amending Bylaw and OCP Amendment received second reading on January 18, 2022, went through Public Hearing on February 15, 2022 and received third reading on February 22, 2022.

Going forward, the subject site 12791 232 Street will not form a part of the Official Community Plan Amending land use designation bylaws associated with this staff report.

1.2 Concept Plan Development and Overview

Council directed staff to undertake an employment land use re-designation process and consultation strategy for the Yennadon Lands at the June 18, 2019 Council Workshop Meeting. At the March 31, 2020 Council Workshop meeting, staff provided an update on the Yennadon Lands Re-designation process, including the proposed community engagement process that was postponed due to the pandemic. At that meeting, Council directed that the previously endorsed Yennadon Lands process be

revised and that staff work with the consultant to prepare some preliminary land use concepts for Council to review prior to proceeding with public consultation.

At the July 14, 2020 Council Workshop meeting, staff in collaboration with a consultant, presented three preliminary land use concepts for Council to review. At that meeting, Council directed staff to move forward with a public consultation process, taking into account the public health orders in effect at the time.

At the December 8, 2020 Council workshop meeting, Council endorsed "Concept #2 – Neighbourhood Innovations Village" and directed staff to move forward with an Official Community Plan Amending Bylaw.

The concept endorsed by Council at the end of 2020 provided for a 100% employment future for the developable areas of the Yennadon Lands. Based on Council comments, as well as what was heard from the community during the public consultation process, the following elements have been integrated into the policy work, design guidelines, or the land use schedule map associated with the re-designation of the Yennadon Lands towards an employment future:

- **Suitable Mix of Employment Uses:** The employment area will need to have an appropriate mix and size of employment uses to generate suitable levels of job creation, while still affording a sensitive transition to the surrounding residential uses.

- **Neighbourhood Business Scale and Character:** The design of the employment area will be limited to business activities primarily occurring inside a building to contain nuisance noise, odour, and other negative impacts. The building form will be more of a residential height and massing in the western area with generous landscape retention and reduced parking if possible. The eastern area may have larger and more conventional light industrial buildings.

- **Innovative Mixed Uses:** The development of this site may include a mix of employment uses.

- **Environmental Sensitivity:** Coho Creek will be protected and enhanced with the appropriate setbacks and a progressive stormwater management system on site.

- **Trail Network:** A comprehensive trail network will connect to the adjoining communities and provide a rich amenity for both the businesses and residents to enjoy, promoting a healthy walking/biking culture.

- **Resilience and Adaptability:** This employment neighbourhood will be designed and planned so that there is diversity and choice of business parcels and units that may adapt and consolidate or expand over time.

- **Climate-Change Responsive:** The infrastructure and servicing will be designed for increased storm flows and special events, so the neighbourhood has the ability to weather through extreme climatic conditions with additional precautionary measures, including floodways and dry pond areas for emergency stormwater storage.

The intent is to create a complete neighbourhood, within the existing residential area, where residents and business owners can live, work and play within a five to ten-minute walk or bicycle ride of their residence. This employment area should be uniquely smaller and scaled to fit with the surrounding neighbourhood, offering the potential for a variety of smaller scaled buildings with limited building heights and sizes.

The natural environmental area of the site will be conserved, as the Coho Creek Conservation Area, with the required 30 metre setback areas to buildings and trails along its edges. The employment area

will be linked by trails and natural open spaces, which in turn will be connected to the adjoining communities.

A natural interconnected pathway and trail system is recommended for the site that connects to the surrounding neighbourhoods. The trails should be slightly elevated to avoid flooding and may require elevated boardwalk sections in some of the riparian areas near the stream, or in particularly low wet areas.

A gravel horse trail runs along the south side of 128th Avenue adjoining the site. There are no formal trails through the site. There are plans for a comprehensive bike lane and walking path for both 128th Avenue and 232nd Street in the future, that will incorporate bike lanes and a sidewalk/trail network.

Official Community Plan Amending Bylaws No. 7734-2021 and No. 7735-2021 were drafted to integrate the Yennadon Lands Concept Plan into the Official Community Plan. The two bylaws were presented at the May 4, 2021 Committee of the Whole Council Meeting and were subsequently forwarded to the May 11, 2021 Regular Council Meeting for Council consideration of first reading.

Official Community Plan Amending Bylaws No. 7734-2021 and No. 7735-2021 were granted first reading at the May 11, 2021 Regular Council Meeting.

Following the consideration and granting of first reading to the two Official Community Plan Amending Bylaws, staff initiated the referral and consultation process, set out under Section 475 of the Local Government Act, which was endorsed at the time of first reading. This report highlights and responds to comments received through the referral and consultation process, noting that future site specific development applications will require additional studies, and referrals to outside agencies.

2.0 DISCUSSION:

This section will outline the agencies involved in the referral process and the response of each. In addition, modifications to the Official Community Plan Bylaws, including the proposed amendments to the Yennadon Lands policies and Development Permit, will be laid out.

2.1 Yennadon Lands Referral Process

As a part of the referral process, staff sent out referral requests to a number of external stakeholders and internal departments for their comments regarding the proposed redesignation of the Yennadon Lands towards an employment future. Returned comments are high-level, as site-specific details will come through the development application process. When development applications come before Council, additional studies typically found through the municipal rezoning process may be required. Such development related studies may include geotechnical assessments, ground-water impact assessments, servicing and infrastructure studies, agricultural impact assessments, environmental impact assessments (where development may encroach into some Environmentally Sensitive Areas), as well as significant tree and habitat balance assessments. Development applicants will be required to rezone (to the proposed new M-7 Employment Park Industrial zone discussed in Section 2.5 below) and obtain a development permit to regulate the form and character of new buildings.

2.1.1 External Stakeholders

As per typical municipal referral processes, the following external stakeholders received a referral / comment request regarding the re-designation of the Yennadon Lands towards an employment future:

- Agriculture Land Commission
- Metro Vancouver
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development
- School District No. 42
- TransLink

While the comments are summarized below, the complete responses are available in Appendix F. Comment requests were also sent to the Katzie and Kwantlen First Nations.

Agricultural Land Commission (ALC)

The ALC noted that one Yennadon Lands parcel is within the Agricultural Land Reserve (ALR). As such, this ALR parcel is still subject to the *ALC Act* and its regulations, and ALC staff, at this time, do not support the proposed redesignation of the property from Agricultural to Industrial. The ALC does acknowledge that the City is aware that the remaining ALR parcel will need to go through the ALC exclusion process in order to permit Industrial uses on that site and that should the City choose to forward an exclusion application to the ALC, the ALC will review the merits of the exclusion proposal at that time.

The ALC also noted that the Yennadon Lands abut ALR land on the eastern perimeter, across from 232 Street and suggested that City staff should consult the Ministry of Agriculture, Food and Fisheries' Guide to Edge Planning when considering the establishment of a vegetative buffer along the non-ALR /ALR boundary.

Following receipt of the ALC's comments, a staff-to-staff meeting was held to gain clarity on the recent changes to the ALR exclusion request process, given the exclusion history associated with the Yennadon Land properties. Specifics related to this process are outlined in Section 5.0, Intergovernmental Implications, below. As well, City staff reassured ALC Staff that the edge planning guidelines have been considered and integrated, as appropriate, within the Yennadon Lands Development Permit Guidelines.

Metro Vancouver

Metro Vancouver provided comments from staff in the Regional Planning and Housing Services, Water Services, and Parks and Environment Departments. The complete letter is available in Appendix F.

Regional Planning staff noted the potential need to redesignate the land regionally, given the proposed land uses under the Industrial designation, as well as the proposed process. Following receipt of Metro Vancouver's comments, a staff-to-staff meeting was held to gain clarity on the timelines associated with the adoption of *Metro 2050*. Specifics related to this process are outlined in Section 5.0, Intergovernmental Implications, below.

Regional Planning staff also noted the need for sensitive industrial development given the surrounding non-industrial land uses, as well as the impacts of urban edge development on agricultural land. Regional Planning staff have also requested that some additional guidelines be incorporated into the Yennadon Lands Development Permit Guidelines. Where feasible, staff have made these amendments (discussed in further detail below).

Water Services staff noted the importance of early engagement with Metro Vancouver's Water Services department noting the proximal impacts associated with the development of the Yennadon Lands to Metro Vancouver's mains. City staff will connect with Water Services staff, as appropriate, throughout the redesignation process of the Yennadon Lands and on a site-by-site basis through the future development application process.

Parks & Environment staff note that the Concept Plan identifies a trail or multi-use pathway along the 128 Avenue side of the Yennadon Lands that is consistent with the *Regional Greenways 2050* plan.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNROD)

Ministry staff note that the Yennadon Lands require regulation under the Provincial Water Sustainability Act (WSA) in collaboration with City staff, and offered the following guidance for future development within the area, as new development will likely change the water storage and attenuation capacity of the area. The Ministry encourages a holistic review of the site, including both environmental protection planning and integrated stormwater / drainage plans for the area with specific details noted in the latest provincial documents and resources. Ministry staff note the potential flexibility for FLNROD, the City of Maple Ridge and landowners to responsibly manage and integrate development within these areas. The full responses provided by FLNROD is available in Appendix F.

City staff note the recent work conducted by the City on the Alouette River Integrated Stormwater Management Plan and provided a reminder that the typical municipal development application process does require stormwater and drainage management plans. The proposed consolidation policy, discussed below, will also assist in strengthening the ability for a development application to flexibly accommodate the provincial regulations.

School District No. 42

School District No. 42 noted in their referral response that the proposed redesignation would affect the student population for the catchment areas currently served by Yennadon Elementary and Garibaldi Secondary School. The complete letter is available in Appendix F.

City Engineering staff confirm that Yennadon Elementary is located approximately 200m to the east and that traffic volumes at peak school times may be a challenge at the 128 Ave / 232 Street intersection. Currently, some of the vacant properties within the Yennadon Lands are unofficially used as overflow parking for parents taking their children to school due to the congestion at drop off and pick up times. The City is actively working with the School District to address the congestion issues.

TransLink

TransLink staff note that their comments are based on their legislated mandate to review OCP amendments, as well as policy direction outlined in the Regional Transportation Strategy (RTS) and the Transit-Oriented Communities Design Guidelines. As such, TransLink staff had the following comments:

- Noting the infrequency of the bus routes currently servicing the Yennadon Lands, that it would be important for the City to provide safe, accessible, and comfortable active transportation routes from the site to both the Haney Place Bus Exchange as well as the West Coast Express at Port Haney Station;
- That TransLink encourages the City to improve the safety of active transportation modes surrounding the site, such as adding signalized crosswalks at key pedestrian crossings, sidewalks on both sides of the roads along 232 Street and 128 Avenue, and improving the existing bus stops on these roads to increase the comfort and attractiveness for transit as a travel option in the area.
- Noting that 232 Street is a Major Road Network (MRN), the City would be required to obtain TransLink approval for any new accesses to/from the MRN.
- Encourage City staff to incorporate the TDM Guidelines for New Developments in Metro Vancouver and/or develop a TDM Plan for the site.

City staff have noted these comments and made the appropriate amendments to policy and development permit guidelines as appropriate. The complete letter is available in Appendix F.

2.1.2 Internal Stakeholders

In addition to the external organizations, referrals are sent to internal departments including Building, Economic Development, Engineering, Environment, Development, Fire, and Parks.

The Yennadon Lands were identified as a potential location for future employment uses in the City's Commercial & Industrial Strategy, with the Strategy recommending that planning for the additional supply of employment land should be a high priority in order to best satisfy future demand in an increasingly competitive region. This area aligns with the intent of the current Official Community Plan policies for inclusion as employment lands, as the lands are generally flat, have access to an arterial and collector roadway, and servicing runs adjacent to the properties, as well as the City's recent Economic Development Strategy.

It is noted in the Commercial & Industrial Strategy that a mixed employment campus-style business park could be a suitable form of development in this area. The Strategy recommends development with a key focus on restricting heights, while also encouraging building forms and uses that are in keeping with the surrounding residential context. It was originally noted that the Yennadon Lands could eventually serve the needs of the technology sector, light manufacturing companies, and professional offices, all of which offer a high employment density.

As many City Departments were involved throughout the creation and development of the Yennadon Lands Concept Plan, internal referral comments were few, with the proposed Concept Plan largely reflecting departmental aspirations. Where relevant, internal comments also spoke to relevant external comments, including where possible further regional alignment could take place, such as through economic development and active transportation opportunities. The comments received from the Engineering Department largely pertain to future development application processes, and will be of interest to potential applicants, the referral response is included in Appendix G.

2.2 Yennadon Lands Land Use Designation & OCP Policies

In order to implement the Yennadon Lands Concept Plan, Official Community Plan Amending Bylaw No. 7734-2021 (Appendix A, Schedule 1) introduces a new category to the existing Industrial land use designation. Some of the existing policies of Chapter 6 Employment have been updated, where appropriate, but the majority of Official Community Plan Policy Amending Bylaw No. 7734-2021 is proposed to integrate the Industrial Land Use Employment Park Category policies into OCP Chapter 6.

The Industrial (Employment Park Category) is intended to help create a more "complete community" by providing a range of employment opportunities where local residents and future business owners can live, work and play within a five to ten minute walk or bicycle ride of their residence.

In the past, industrial and commercial/residential areas have not always been good neighbours as industrial uses often bring noise, visual impacts, and large truck traffic to local areas. Therefore, the design of the employment area will be limited to business activities occurring primarily inside a building to contain nuisance noise, odour, and other negative impacts. Development will be directed in a sensitive and scaled manner so that the Employment Park is compatible with the adjoining residential neighbourhood.

Through the referral process, it has been noted that the development and servicing of these properties will require a collective approach in order to facilitate future uses that will offer a high employment density. As such, lot consolidation policies are proposed as an amendment to Official Community Plan Amending Bylaw No. 7734-2021. The intent of these policies is to ensure the development of a cohesive road network, servicing access and environmental compensation package, while being able to unlock the employment potential of these lands as flexibly as possible. The following consolidation policy amendments to the Employment Park policies are proposed:

- That Maple Ridge will require a minimum lot consolidation of 75,000 square meters for employment park development on the eastern portion of the Yennadon Lands (Policy 6-55 b)
- That Maple Ridge will require a minimum lot consolidation of 35,000 square meters for employment park development on the western portion of the Yennadon Lands (Policy 6-55 d)

The complete set of policies, including proposed amendments, is included in Official Community Plan Amending Bylaw No. 7734-2021, which is attached as Schedule 1 to Appendix A.

2.3 Yennadon Lands Employment Park Development Permit Guidelines

In conjunction with the Industrial Land Use (Employment Park Category) policies, specific Development Permit Guidelines (Appendix A, Schedule 2) have been developed for the Yennadon Lands Employment Park, which is proposed for integration into Chapter 8, Development Permit Areas, of the Official Community Plan. The intent of these guidelines is to shape the form of development to reflect Council and community comments, while remaining flexible and open to a range of uses.

The Development Permit Guidelines go through general design guidelines, such as site planning essentials, as well as specifics pertaining to site planning, landscaping, access and parking, and building design and massing.

Since first reading, a number of amendments have been made to the proposed Development Permit Guidelines:

- Update references to reflect the most recent guidelines, standards and bylaws.
- Update of some graphics for clarity.
- More specific wording relating to Access and Transportation, reflecting comments received through the external stakeholder review process.
- More specific wording relating to the opportunity for trails, open space, and active transportation opportunities, reflecting comments received through the internal and external stakeholder review process.
- Clarification on possible flexibility as it relates to the stormwater management and drainage strategies for the Yennadon Lands Employment Park.
- New guidelines that speak to wildlife and bird friendly designs, as requested by Metro Vancouver.
- Clarification regarding green roofs, and the maintenance of, as requested by Metro Vancouver.
- Removal of the Live/Work possibility, given the changing market demands, intent to align with future regional land use designations, and Council's desire for no residential use in the area.
- Update of the Design Checklist to reflect the proposed amendments.

The complete set of Development Permit Guidelines is included in Official Community Plan Amending Bylaw No. 7734-2021 (Policy), which is attached as Schedule 2 to Appendix A.

2.4 Yennadon Lands Employment Park Official Community Plan Land Use Map

It is intended, with the Official Community Plan Amending Bylaws that the 'Schedule B' Land Use Map and 'Schedule C' Natural Features Map will be amended to reflect the change in land use and designation. The Yennadon Lands Employment Park designation is proposed to change from 'Agricultural' to 'Industrial' and 'Conservation', as identified in the attached land use maps.

Since first reading of Official Community Plan Amending Bylaw No. 7735-2021, one of the Yennadon Lands properties have advanced through the development application process towards a Commercial future. As such, amendments to the boundaries of Official Community Plan Amending Bylaw No. 7735-

2021 (Appendix B) are now required as well as the introduction of Official Community Plan Amending Bylaw No. 7838-2022 (Appendix C).

Official Community Plan Amending Bylaw No. 7735-2021, as amended, has had two properties removed – the properties known as 12791 232 Street and 23154 128 Avenue. As mentioned above, 12791 232 Street is moving towards a Commercial future through the development application approval process and has recently received third reading. Therefore, it will not be subject to the Yennadon Land policies. The property 23154 128 Avenue will now be captured under Official Community Plan Amending Bylaw No. 7838-2022 and the Yennadon Land Employment Park policies and development permit guidelines will apply. The introduction of Official Community Plan Amending Bylaw No. 7838-2022 may assist with unlocking the potential of the Yennadon Lands in an expeditated manner.

2.5 Yennadon Lands Employment Park and the City of Maple Ridge Zoning Bylaw

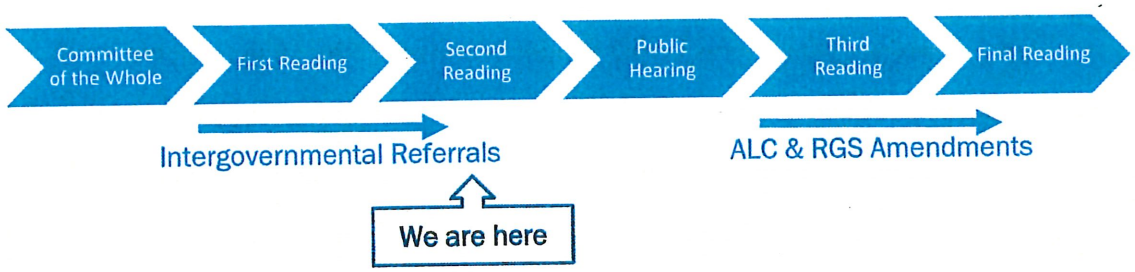
The implementation of the Yennadon Lands Concept Plan takes place in conjunction with a new zone in the City's Zoning Bylaw, proposed as the M-7 Employment Park Industrial zone. Official Community Plan Amending Bylaw No. 7734-2021 (Appendix A) includes amendments to the zoning matrix, which identifies zones that are permitted under each land use designation, in Appendix C of the Official Community Plan. This form of matrix has been updated to reflect the new land use category proposed for this area.

Given that the M-3 Business Park Industrial Zone will be used as the basis for the M-7 Employment Park Industrial Zone, it is anticipated that the minimum lot area and dimensions, density, and lot coverage will be nearly the same, or the same, as the M-3 Zone. Setbacks are proposed to somewhat differ from those in the M-3 zone, noting the close proximity of the existing residential developments abutting the Yennadon Lands. It is also anticipated that portions of the Yennadon Lands will have a lower building height in order to reflect the neighbourhood context. While originally envisioned to be part of the the Yennadon Lands Second Reading Report, the M-7 Employment Park Industrial Zone will come forward as a complementary report in the near future in order to accommodate any Council comment regarding the zone parameters, including proposed principal and accessory uses.

2.6 Next Steps

Staff prepared Official Community Plan Amending Bylaw No. 7734-2021 (Appendix A), Bylaw No. 7735-2021 and Bylaw No. 7838-2022 (Appendix B) to re-designate the Yennadon Lands for an employment future. These bylaws have been amended to reflect intergovernmental referral comments, as well as regional processes, and are proposed for second reading at an upcoming Council meeting.

Figure 2 - OCP Amending Bylaw Process



Development applications proposing employment land uses continue to be able to come before Council. Development applications are able to proceed through the development application process,

providing they align with the endorsed concept and Official Community Plan Amending Bylaw No. 7734-2021 (Policy), Bylaw No. 7735-2021 and Bylaw No. 7838-2022 (Land Use Designation). When that occurs, through these site-specific development applications, additional studies typically found through the municipal rezoning process may take place. Such studies may include geotechnical assessments, ground-water impact assessments, servicing and infrastructure studies (including drainage plans), agricultural impact assessments, environmental impact assessments (where development may encroach into some Environmentally Sensitive Areas), as well as significant tree and habitat balance assessments.

Development applicants will be required to rezone to the proposed new M-7 Employment Park Industrial zone discussed in Section 2.5 above and obtain a development permit to regulate the form and character of new buildings.

3.0 STRATEGIC ALIGNMENT

Implementing strategic plans related to local infrastructure and the economy, including the City's commercial and industrial land base, is a Council priority as established under its Growth pillar of the 2019-2022 City of Maple Ridge Strategic Plan.

4.0 POLICY IMPLICATIONS

The proposed land use re-designation of the Yennadon Lands to an employment future is supported through the recommendations of the Commercial & Industrial Strategy and the existing industrial policies in the OCP. OCP policies 6-41 and 6-42 speak to identifying additional employment lands within the City and set out compatibility criteria used to determine feasibility of new employment land. Specifically, the subject properties align with the intent of the current OCP policies for inclusion as employment lands, as the lands are generally flat, have access to arterial and collector roadways, and development servicing is located adjacent to the properties.

5.0 INTERGOVERNMENTAL IMPLICATIONS

5.1 Agricultural Land Commission

In 2004, the Agricultural Land Commission (ALC) permitted 12 of the 13 Yennadon Land properties to be removed from the Agricultural Land Reserve. This was a voluntary process, so only those property owners that chose to participate went through the exclusion process. As such, one property in the northeast corner (23154 128 Avenue) of the Yennadon Lands area will need to go through the ALC exclusion process to permit employment uses on that site. In accordance with the latest provincial changes in Bill 15, the current owner will have to request that the City make this exclusion application on their behalf.

Once the property owner requests an exclusion application be made, staff will bring a report before Council requesting permission to send the property to the Agricultural Land Commission to explore the possibility of exclusion.

Should the property be excluded from the Agricultural Land Reserve, the City will be able to move Official Community Plan Amending Bylaw No. 7838-2022 through the regional redesignation process required by Metro Vancouver in order to facilitate servicing and future employment uses at this site.

5.2 Metro Vancouver

The Regional Growth Strategy (RGS), titled "Metro Vancouver 2040: Shaping Our Future", manages growth by establishing growth boundaries throughout the region. The Yennadon Lands are largely

located within the Region's Urban Containment Boundary (see Appendix D) for the Region's Urban Containment Boundary).

Staff note that the potential for an adjustment to the City's Urban Area Boundary was contemplated during the previous Regional Growth Strategy review in 2006 and the lands were therefore, designated as General Urban by the Region (i.e. the majority of the Yennadon Lands are within the Region's Urban Containment Boundary). However, two properties in the northeast corner are outside of the Region's Urban Containment Boundary. These properties will require a land use designation change at the Metro Vancouver level, as well as an adjustment to the Urban Containment Boundary to permit employment uses.

As Metro Vancouver has been undertaking a review of the Regional Growth Strategy, Metro Vancouver staff have requested that minor amendments to the Regional Plan be held until the regional planning process has been complete. Third reading of the Yennadon Lands bylaws will be used as the spring-board for these future conversations, as Metro Vancouver has indicated support for the City's intent to provide additional employment lands in the region.

According to the latest information, Metro Vancouver has recently completed a draft of the updated Regional Growth Strategy, *Metro 2050*. At time of report writing, *Metro 2050* is intended to be presented to the regional board at the end of March, 2022 for consideration of first and second reading. If passed, letters for formal acceptance will be sent out to local governments in early May and Metro Vancouver will require local governments to pass resolutions for approval. These resolutions are due to Metro Vancouver by July, 2022.

Should Official Community Plan Amending Bylaws 7734-2021, 7735-2021 and 7838-2022 receive third reading, following a public hearing, staff will move forward with the regional land use redesignation requirements to the appropriate regional growth strategy.

An application by the City, to the Greater Vancouver Sewerage & Drainage District Board, is required to achieve regional approval to include the Yennadon Lands within the Fraser Sewerage Area for more intensive employment activities to take place at this site. The intent is to support urban level servicing and an application to the Board will be considered through this process.

6.0 INTERDEPARTMENTAL IMPLICATIONS

Community Planning staff have been working collaboratively with our Development & Environment colleagues, as well as with Engineering, Parks, Recreation & Culture, Building and Economic Development staff, on the pursuit of employment opportunities for the Yennadon Lands. It is anticipated that these departments will continue to be involved throughout the Yennadon Lands Employment Park Re-designation process. Additionally, staff from Legislative Services and Communications Departments will continue to provide support with community outreach and communication initiatives.

7.0 FINANCIAL IMPLICATIONS

The ongoing pursuit of employment lands, specifically with the Yennadon Lands Employment Park, is included in the Planning Department 2022 Work Program.

CONCLUSION:

The Yennadon Lands were identified as a potential location for future employment uses in the City's Commercial & Industrial Strategy. This area aligns with the intent of the current Official Community

Plan policies for inclusion as employment lands, as the lands are generally flat, have access to an arterial and collector roadway, and servicing runs adjacent to the properties.

Official Community Plan Amending Bylaw No. 7734-2021 and Bylaw No. 7735-2021 received first reading on May 11, 2021. Following the internal and external referral process, the amended bylaws are before Council for consideration of second reading. The introduction of Official Community Plan Amending Bylaw No. 7838-2022 is before Council for consideration of first and second reading.

These three bylaws propose to re-designate the Yennadon Lands for an Employment Park. Should Council direct, Official Community Plan Amending Bylaw No. 7734-2021, Bylaw No. 7735-2021 and Bylaw 7838-2022 would be forwarded to an upcoming Council Meeting for consideration of second reading and then forwarded to an upcoming public hearing.

"Original signed by Amanda Grochowich"

Prepared by: **Amanda Grochowich, MCIP, RPP**
Planner 2

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

Appendix A:	Official Community Plan – Schedule A – Amending Bylaw No. 7734-2021 (as amended)
	Schedule 1 – Chapter 6, 6.4.2 Employment Parks
	Schedule 2 – Chapter 8, Yennadon Lands Employment Park Development Permit Area Guidelines
Appendix B:	Official Community Plan – Schedule B – Amending Bylaw No. 7735-2021 (as amended)
	Schedule 1 & 2 – Urban Area Boundary and Land Use Maps
Appendix C:	Official Community Plan – Schedule B – Amending Bylaw No. 7838-2022
	Schedule 1: Land Use Map
Appendix D:	Urban Area Boundary and Urban Containment Boundary Map
Appendix E:	City of Maple Ridge Work-to-Date
Appendix F:	External Referral Comments
Appendix G:	Internal Referral Comments

CITY OF MAPLE RIDGE

BYLAW NO. 7734-2021

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Policy Amending Bylaw No. 7734-2021."

2. That the Table of Contents is amended by inserting 6.4.2 Employment Park after 6.4.1 Industrial Lands and renumbering the following sections accordingly.

3. That Chapter 6 Employment, 6.4 Industrial Opportunities, 6.4.1 Industrial Lands, Policy 6-44 is amended by deleting the policy and replacing with the following:

   "6 – 44 The Industrial land use designation is a key component of achieving a compact community. Within the Industrial designation, there are 3 industrial categories, the components of which are highlighted in this chapter:

   a) Business Park Industrial – lands that are located in the Maple Meadows Industrial Park and Albion Industrial Area. The Business Parks provide for a range of industrial uses and services, with an emphasis on landscaping and design.
   b) Employment Park Industrial – lands that are located in the Yennadon Lands Employment Park. Employment Park Industrial provides for a range of employment uses close to where people live while reducing possible negative impacts on existing surrounding neighbourhoods.
   c) General Industrial – lands that are located throughout the community and provide for a range of services and general industrial uses."

4. That Chapter 6 Employment is amended by inserting 6.4.2 Employment Park, a copy of which is attached hereto and forms a part of this bylaw as Schedule 1, following 6.4.1 Industrial Lands and renumbering the remaining sections, policies, and associated policy references accordingly.

5. That Chapter 8 Development Permit Area Guidelines be amended by inserting the following after "Ground-Oriented Residential Infill" on the Title Page:

   - Yennadon Lands Employment Park

6. That Chapter 8 Development Permit Area Guidelines, Section 8.2 Application and Intent be amended by inserting the following after 8.2 (9):

"10. Yennadon Lands Employment Park pursuant to Section 488 of the Local Government Act to establish guidelines for the form and character of intensive light industrial use and for the protection of natural features and ecologically significant land."

7. That Chapter 8 Development Permit Area Guidelines is amended by inserting the Yennadon Lands Employment Park Development Permit Area Guidelines, a copy of which is attached hereto and forms a part of this bylaw as Schedule 2, following after Section 8.14 Ground Oriented Residential Infill Development Permit Guidelines.

8. That Appendix C Zoning Matrix, Industrial Designations* be amended by inserting the following between "General Industrial Category" and "Business Park Category":

Employment Park Category * (Subject to policies in Section 6.4.2)	M-7 Employment Park Industrial

9. That Appendix C Zoning Matrix, Industrial Designations*, Business Park Category be amended by removing the reference to 'Section 6.4.2' and replacing it with 'Section 6.4.3' and that "M-7 Employment Park Industrial" be added after "M-3 Business Park".

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

READ a first time the 11th day of May, 2021.

READ a second time as amended the day of 202X.

PUBLIC HEARING held the day of , 202X.

READ a third time the day of , 202X.

ADOPTED, the day of , 202X.

PRESIDING MEMBER

CORPORATE OFFICER

6.4.2 EMPLOYMENT PARK

ISSUES

- The City's Commercial & Industrial Strategy recommends planning for the additional supply of employment land in order to best satisfy future demand in an increasingly competitive region.
- The Yennadon Lands are identified as a potential location for future employment use in the City's Commercial & Industrial Strategy. The impetus in identifying the Yennadon Lands for employment use was largely due to the lands being generally flat and underutilized, with the potential for urban level servicing, and located on arterial and collector roadways.

OBJECTIVE

- The aim of an Employment Park is to create a more "complete community" by providing a range of employment opportunities where local residents and future business owners can live, work and play within a five to ten minute walk or bicycle ride of their residence.
- In the past, industrial and commercial areas have not always been good neighbours as they have brought consequences such as noise, visual impacts, and undesirable traffic to local areas. Therefore, the design of the employment area will be limited to business activities inside the building to eliminate nuisance noise, odour, and other negative impacts.
- The Yennadon Lands Employment Park is 25.4 hectares (63 acres) in the north central part of the City of Maple Ridge. It is located on the south edge of 128 Avenue and the west edge of 232 Avenue. As it is bordered by residential land uses on the south and west edges, the Commercial & Industrial Strategy recommends development with a key focus on restricting heights, while also encouraging building forms and uses that are in keeping with the surrounding residential context.

POLICIES

6 - 51 Maple Ridge will designate Employment Parks in areas where there is an opportunity to increase job densities. The intent for high density Employment Parks is to encourage the right type and size of employment facilities that will help increase job opportunities close to home, as new and mature local businesses to locate closer to where their employees live.

6 – 52 Maple Ridge will direct development in a sensitive and scaled manner so that the Employment Park is compatible with the adjoining residential neighbourhood.

6 – 53 An Employment Park will have an appropriate mix and size of employment uses to generate suitable levels of job creation, while still affording a sensitive transition to the surrounding uses.

6 – 54 Maple Ridge will designate the Yennadon Lands, generally located south of 128th Ave and west of 232nd Street, for an Employment Park use. The Yennadon Lands serve growing industries, that include the technology sector, light manufacturing companies, and professional offices, all of which offer a high employment density.

6 – 55 Maple Ridge will consider an Employment Park development for the Yennadon Lands noting that:

a)The eastern portion of the Yennadon Lands Employment Park may have larger and more conventional light industrial buildings;

b) Maple Ridge will require a minimum lot consolidation of 75,000 square meters for employment park development on the eastern portion of the Yennadon Lands;

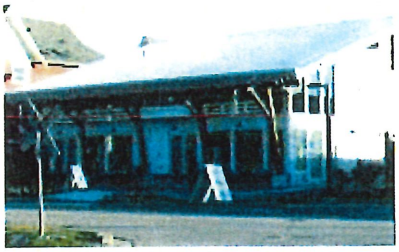
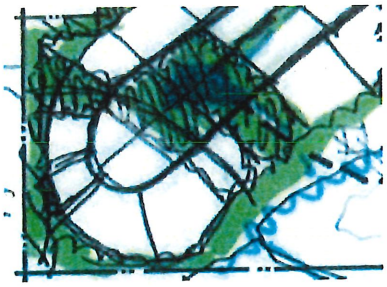
c) The western portion of the Yennadon Lands Employment Park will have a building form that is similar to that of a single-detached residential dwelling height and massing with generous landscape retention and reduced parking, where possible;

d) Maple Ridge will require a minimum lot consolidation of 35,000 square meters for employment park development on the western portion of the Yennadon Lands; and

d) Development must align with the Yennadon Lands Employment Park Development Permit Area Guidelines found in Chapter 8 of the City's Official Community Plan.

YENNADON LANDS EMPLOYMENT PARK

DESIGN GUIDELINES

MAPLE RIDGE
British Columbia

Draft: v4 April 5, 2022

ACKNOWLEDGEMENTS

The City of Maple Ridge would like to sincerely thank the following contributors who helped shape these design guidelines to help ensure that what is planned and developed for the Yennadon Lands Employment Park is sensitive to the adjoining residential neighbourhoods and the natural environment.

Mayor and Council
Mayor M. Morden and Councillors
Judy Dueck, Kiersten Duncan, Chelsea Meadus, Gordy Robson, Ryan Svendsen, and Ahmed Yousef, for their leadership

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Christine Carter, General Manager Planning & Development Services
Charles Goddard, Director of Planning
Lisa Zosiak, Manager of Community Planning
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Mike Pym, Environmental Planner

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Mark Halpin, Manager of Transportation

Parks and Recreation Services staff
Chad Neufeld, Manager of Parks Planning and Development

Economic Development staff
Wendy Dupley, Director of Economic Development

The thirteen property owners of the Yennadon Lands Employment Park lands
and
and the residents of the Yennadon area, and other Maple Ridge community residents
who helped shape these design guidelines

These design guidelines were completed by the
City of Maple Ridge
in association with
Michael von Hausen, FCIP, CSLA, LEED AP
MVH Urban Planning & Design Inc.

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Design Guidelines Guide

Overview

These guidelines are specific to the Yennadon Lands Employment Park. They are unique in that they direct development in a neighbourhood sensitive and scaled manner so that the Employment Park is compatible with the adjoining residential neighbourhood. In the past, industrial areas have not always been good neighbours as they have brought consequences such as noise, visual impacts, and undesirable traffic to local areas. The City of Maple Ridge wants to prevent those negative consequences as much as possible.

In the case of the Yennadon Lands Employment Park, the intention is to bring the right type and size of employment facilities into the neighbourhood, so it increases job opportunities close to home and provides opportunities for new and mature businesses to locate closer to where their employees live. This approach will help residents drive less, walk and bike more, and reduce the overall greenhouse gas footprint that longer commutes create.

At the same time, as reducing commuting and providing space for businesses to grow, the City wants to provide pathways and trails, as well as other natural areas and tree conservation with any contemplated development in this new Employment Park. The scale, character and size of the buildings will also be carefully reviewed to ensure they fit into the valued west coast character of the neighbourhood. Sensitive site planning, landscape buffers, and screening will help these businesses integrate better with the surrounding established residential communities. Finally, access and traffic will be limited to the arterial roads in the area so that local streets are not impacted by the development to the extent possible.

Purpose

Property owners, developers, and consultants including architects, landscape architects and engineers will use these guidelines and the associated design review checklist to shape their development permit applications. City of Maple Ridge staff will measure the development permit applications submissions against the guidelines and checklist to suggest potential improvements. In the end, the City of Maple Ridge wants to make the development review and approvals process as clear and self-evident as possible to help reduce unnecessary delays and assure quality design. Most importantly, the City wants to create an outstanding and sought-after Yennadon Lands Employment Park: a local neighbourhood-sensitive employment area that all residents and businesses can be proud of as a progressive alternative to longer commutes.

How to Use These Guidelines

1. A Development Permit Application will be completed that conforms to the City of Maple Ridge *Zoning Bylaw* requirements and other design standards, regulations, and bylaws including but not limited to the *Maple Ridge Subdivision and Development Servicing Bylaw, the Off-Street Parking and Loading Bylaw, the Strategic Transportation Plan, Tree Protection and Management Bylaw, Natural Features Development Permit Application,* and the *Watercourse Protection Development Permit Application.*
2. The four sections that follow include:
    a. Section 1.0 Design Administration and Framework Policies
    b. Section 2.0 Employment Park Design Concept and Principles describes the approved overall site development concept and the accompanying principles that guide development;
    c. Section 3.0 contains the specific Design Guidelines that apply to individual development parcels; and
    d. Section 4.0 is a summary Design Review Checklist to ensure that applicants have covered all the guidelines adequately.
3. Following staff review, amendments will be required to the Development Permit Application as conditions for approval with the intention of improving the quality of site planning and design.

1.0 Design Administration and Framework Policies

1.1 Intent and Use

1.1.1 These guidelines and associated design guideline checklist will be used to guide development of the Yennadon Lands Employment Park. They will be used by the City of Maple Ridge to review and evaluate Development Permit Applications.

1.1.2 Applicants will respond to each guideline and checklist item that applies to their specific site in the context of the entire development area (see Section 4: Design Review Checklist).

1.2 Administration and Interpretation

1.2.1 The use of the term "City" shall mean "The City of Maple Ridge."

1.2.2 Where there is conflict with other bylaws, policies, or Area Plans adopted by the City, those bylaws, policies, or Area Plans will have priority over these guidelines.

1.2.3 Where a descriptive section, illustration, or photograph accompanies a guideline, it is provided for information purposes only to enhance the understanding of the guideline.

1.2.4 Where "shall" is used in the guideline, the guideline is considered mandatory.

1.2.5 Where "should" is used in a guideline, the intent is that the guideline is strongly encouraged, but can be varied where unique or unforeseen circumstances provide for courses of action that would satisfy or generally be seen as equivalent to the intent of the guideline.

1.2.6 Where the guideline requires submission of studies, analysis, or other information, the City of Maple Ridge shall determine the exact requirements and timing of the studies, analysis, or information.

1.2.7 Bylaws, policies, and regulations will be cross-referenced where possible in these guidelines, but it is up to the applicant to ensure that they comply with all applicable bylaws, policies, and regulations in accordance with the City of Maple Ridge's requirements whether or not they are mentioned in these guidelines.

1.3 Development Permit Area Application

1.3.1 In accordance with Section 488 of the *Local Government Act*, the City of Maple Ridge is permitted to designate Development Permit Areas to create special requirements for certain forms of development, including the form and character of intensive residential, commercial, industrial or multi-family residential development, and for the protection of natural features and ecologically significant land.

1.3.2 A Development Permit Area is intended to address special development circumstances, and if a property is within a Development Permit Area, certain types of development activity cannot proceed without a Development Permit being issued by Council.

1.3.3 An Industrial Development Permit is required for all new development within the urban area on lands designated industrial on Schedule B of the Official Community Plan other than in those circumstances indicated in in Section 8.4 Development Permit Exemptions. The following form and

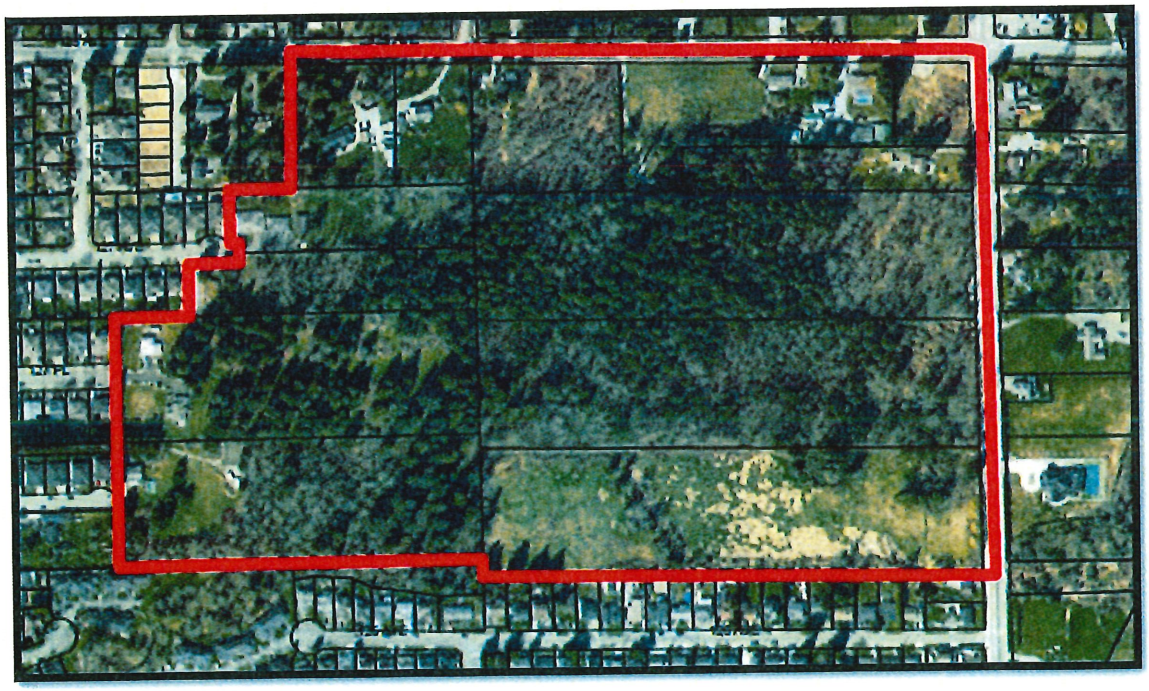
character guidelines apply to industrial development on this unique neighbourhood site but are not necessarily appropriate for general industrial uses.

1.4 Site Location, Size and Characteristics

1.4.1 The Yennadon Lands Employment Park is 25.4 gross hectares (63 acres) in the north central part of the City of Maple Ridge. It is located on the south edge of 128 Avenue and the west edge of 232 Street. It is bordered by residential land uses on the south and west edges. Thirteen properties make up the Employment Area. The properties range in size from 0.5 hectares (1.50 acres) up to 4 hectares (10.0 acres).

1.4.2 The west side of the Yennadon Lands Employment Park has newer urban residential homes on standard single-detached lots. On the southwest edge of the Employment Park, set back from Coho Creek, are clusters of townhomes. Along the south Employment Park of the site are older urban residential lots adjoining the south edge of Coho Creek. East of the Employment Park along 232 Street are large lot homes built on the Agricultural Land Reserve. North of the Employment Park on 128 Avenue are older estate lot homes. On the northeast corner of 232 Street and 128 Avenue is a Petro Canada Service Station and associated commercial uses. The Yennadon Elementary School is also located in behind the Service Station northeast of 128 Avenue and 232 Street.

1.4.3 The northern and western edges of the Employment Park have current large lot residential uses. One small farm is located in the northeast corner of the Employment Park. The balance of the site is vacant, treed, or open fields with Coho Creek and its tributaries running through the south and central part of the site. The open parts of the site have views north to the Golden Ears mountain peaks but much of the potential views are obscured by the existing forested area. The site is relatively flat but is punctuated by mounds and lower wet areas.



Orthographic photo of site and adjoining uses

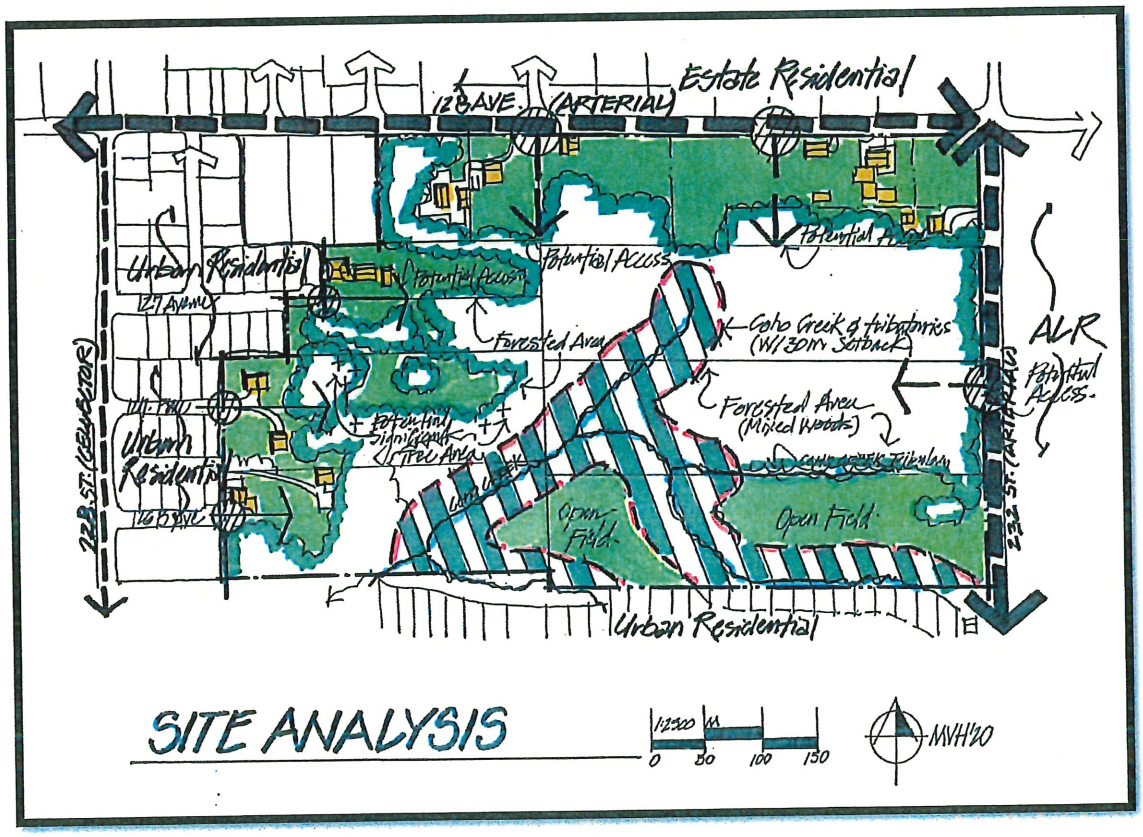
1.5 Watercourses and Natural Features

1.5.1 In accordance with Section 8.9 of the Official Community Plan, a Watercourse Protection Development Permit application is required for all development and building within 50 meters of top-of-bank of all water features such as creeks, wetlands, ponds, or ditches, for the preservation, protection, restoration and enhancement of watercourse and riparian areas. Coho Creek and its tributaries run east to west and northeast to southwest through the site in the south and central part of the site.

1.5.2 Pursuant to Section 8.10 of the Official Community Plan, a Natural Features Development Permit application shall be required for all development and subdivision to ensure the protection, restoration, and enhancement of the natural environment.

1.5.3 Outside of dedicated watercourse and natural feature protection areas, restrictive covenants shall be utilized to assist with protection of tree retention areas, and high risk natural hazard areas, where necessary.

1.5.4 Re-designation to a "Conservation" land use designation within the Official Community Plan shall be required through a future rezoning application.

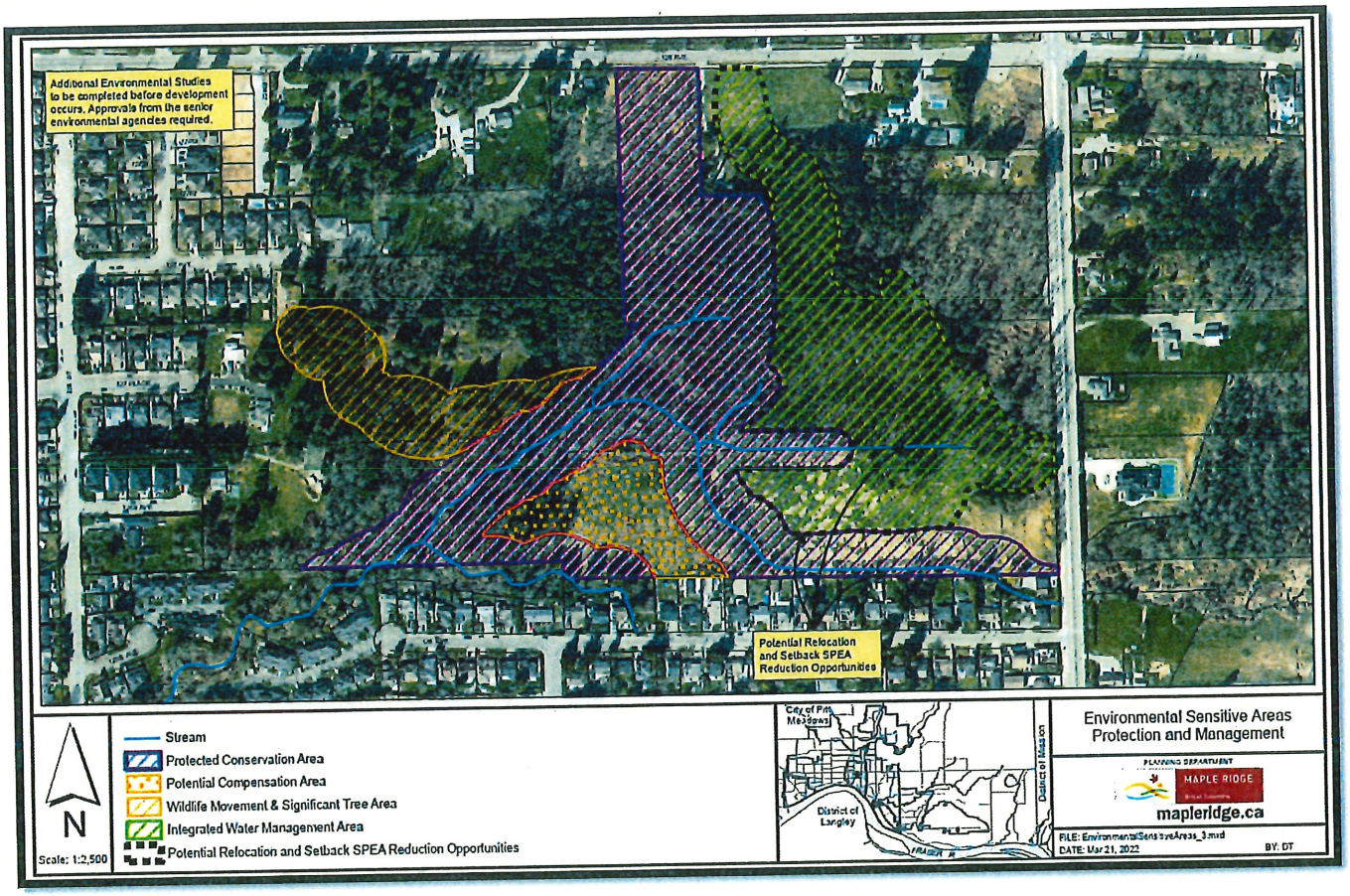


Summary site analysis and core Coho Creek Conservation Area

1.5.5 The City's Tree Protection and Management Bylaw will apply to the tree retention, removal, and replacement requirements for each development application as the majority of the site is covered with dense mixed forest of deciduous and coniferous trees. There are a few clusters of what appear to be significant Western Red Cedar and Hemlock tree stands near the west edge of the site. There

could also be further specimens, but a detailed tree inventory and management plan would be required to confirm their value and condition.

1.5.6 As per municipal requirements and legislative requirements of senior environmental agencies Coho Creek is fish-bearing and therefore requires a 30-meter setback with a 15-meter setback along the south side of the tributary where it abuts historical residential properties facing 126 Avenue on the east side of the site. The surrounding riparian corridor provides an important refuge to a variety of fish, wildlife and flora species and it provides an important wildlife movement corridor through the site. It helps provide greenway connections east and west and north to south as part of a larger watershed sub-catchment area. No buildings, impervious surfaces, infrastructure or site disturbance are permitted in this setback area.



Yennadon Lands Employment Park Environmental Sensitive Areas Protection and Management Concept

1.5.7 The Municipal Streamside Protection Regulation setbacks are determined with the assistance of a qualified environmental professional of record. Variances, relocations, or disturbance shall require input from senior environmental agencies. Wetlands and water management areas shall be evaluated by a qualified environmental professional along with the assistance of the Provincial WSA and the City.

1.5.8 Portions of these sensitive water management areas are potentially considered to be developable, but site designs must include consideration for integration of naturalized stormwater designs within these areas. Senior environmental agencies have noted a willingness to consider some development within the identified water management areas outside of protected headwater habitat

areas on condition there is a significant effort to retain contiguous headwater areas/wetland features and clusters of healthy trees around headwater areas.

1.5.9 There is a remnant central "island" of land in the south-central area of the site that may be considered for the east tributary stream compensation and a reduced setback to 22.5 meters for the balance of Coho Creek. A further environmental study shall be required to confirm the merit and feasibility of the various creek management and compensation options.

1.6 Access and Transportation

1.6.1 128 Avenue connects to the Golden Ears Bridge to the west and 232 Street connects south to Abernethy and Dewdney Trunk Road. Each of these roads will provide limited access to the site and no direct single-site access. Further road-widening dedication and improvements will be required as a condition of development and appropriate road standards for interior roads.

1.6.2 Transportation Impact Assessments are required through the development application process.

1.6.3 Where possible, innovative solutions to school related congestion issues will be considered.

1.6.4 Where feasible, developments are encouraged to align with the Transportation Demand Management Guidelines for Development in Metro Vancouver, as amended, in conjunction with the City's Off-Street Parking and Loading Bylaw and Zoning Bylaw, as amended.

1.7 Trails, Open space, Parks and Recreation

1.7.1 A gravel horse trail runs along the south side of 128 Avenue adjoining the site. There are some informal trails by residents on the western edge. There are regional and municipal plans for a comprehensive bike lane and walking path for both 128 Avenue and 232 Street in the future that will incorporate bike lanes and a sidewalk/trail network.

A gravel horse trail is located along the south side of 128 Avenue and informal trails exist on the west edge of the site adjoining the residential area

1.7.2 A natural interconnected pathway and trail system is shown on the concept plan (Section 2.1) for the site that connects to the surrounding neighbourhoods. The trails should be slightly elevated to avoid flooding and may require elevated boardwalk sections in some of the riparian areas near the stream or in particularly low wet areas. In addition, should pedestrian bridges be required, these

bridges should be designed and constructed so that they create minimum disturbance in the riparian areas.

1.7.3 Where possible, trail and greenway development considered for the plan area will align and support the objectives identified in *Regional Greenways 2050*.

1.8 Stormwater Management

1.8.1 Any development shall demonstrate compliance with the City's stormwater management requirements as outlined in the drainage section of the City's Design Criteria Manual and in accordance with Provincial and Metro Vancouver design standards.

1.8.2 Stormwater management strategies shall be coordinated with geotechnical recommendations, environmental protection areas, and tree retention plans as protected watercourses, surrounding wetland habitat, and water management areas will be the major recipient of seasonal groundwater and stormwater runoff.

1.8.3 Green infrastructure solutions must be incorporated into the stormwater management plan.

1.8.4 Water quality treatment for runoff from roads/parking areas is required before it enters into protected setback areas and into the more sensitive water management areas zones.

1.8.5 A bio-pond is required on at least each half of the Yennadon Lands (eastern portion and western portion) to provide for community detention and water quality treatment prior to discharge to the Coho Creek or existing municipal drainage system.

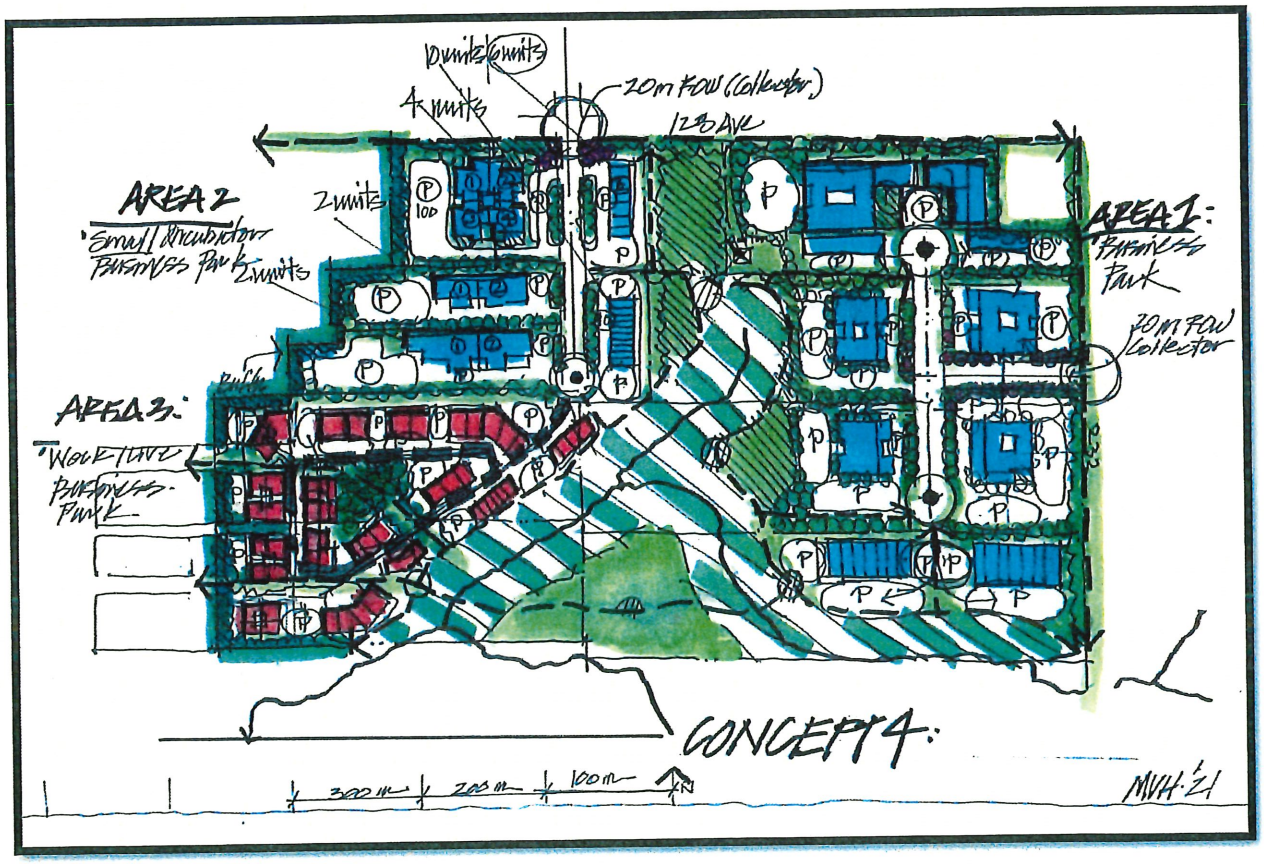
1.8.6 For fish-bearing water courses, any stormwater flow shall be filtered and scrubbed via biofiltration and exfiltration on developable portions of the site before it enters into protected sensitive areas.

2.0 Employment Area Development Concept and Principles

2.1 Employment Area Development Concept

2.1.1 **Complete Yennadon Lands Vision: Live, Work, and Play with Nature**
The intent is to create a complete neighbourhood where residents and business owners can live, work and play within a five to ten-minute walk or bicycle ride of their residence. This employment area should be uniquely smaller scaled to fit with the surrounding neighbourhood, offering the potential for a variety of smaller scaled buildings with limited building heights and sizes. Residential uses will be limited to potential work/live units in the west sector (see Development Concept Plan below).

2.1.2 **Nature and Eco-Industrial Network Potential:** The natural environmental area of the site will be conserved as the Coho Creek Conservation Area with the required 30 metre setback areas to buildings and trails along its edges. The employment area will be linked by trails and natural open spaces, which in turn will be connected to the adjoining communities. Businesses are also encouraged to form an Eco-industrial Network to minimize waste and optimize the "circular economy" where waste becomes a potential raw material for another local business. (see Eco-Industrial Park Handbook:
https://openknowledge.worldbank.org/handle/10986/31456
and article; https://link.springer.com/article/10.1007/s10098-016-1224-x)



Yennadon Lands Employment Park Development Concept

2.2 Guiding Principles

2.2.1 **Suitable Mix of Employment Uses:** The employment area will need to have an appropriate mix and size of employment uses to generate suitable levels of job creation while still affording a sensitive transition to the surrounding residential uses.

2.2.2 **Neighbourhood Business Scale and Character:** The design of the employment area will be limited to business activities inside the building to eliminate nuisance noise, odour, and other negative impacts. The building form will be more of a residential height and massing in the western area with generous landscape retention and reduced parking if possible. The eastern area may have larger and more conventional light industrial buildings.

2.2.3 **Innovative Mixed Uses:** The development of this site may include a mix of employment uses.

2.2.4 **Environmental Sensitivity:** Coho Creek will be dedicated to the City and protected and enhanced with the appropriate setbacks and a progressive stormwater management system on site.

2.2.5 **Trail Network:** A comprehensive trail network will connect to the adjoining communities and provide a rich amenity for both the businesses and residents to enjoy, promoting a healthy and walking/biking culture.

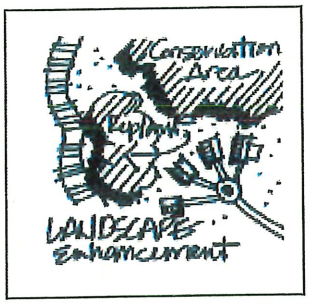
2.2.6 **Resilience and Adaptability:** This employment neighbourhood will be designed and planned so that there is diversity and choice of business parcels and units so they can adopt and consolidate or expand over time.

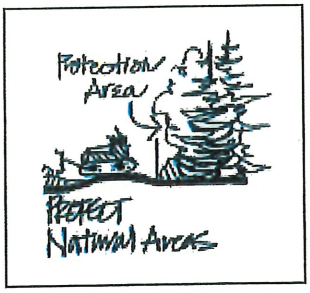
2.2.7 **Climate-Change Responsive**: The infrastructure and servicing will be designed for increased storm flows and special events.

The intention is that each of the businesses will be part of a greater community that engenders environmental stewardship, economic prosperity, and social responsibility as core to their values.

3.1 General Guidelines: Site Planning Essentials

The following are requirements for each Development Permit Application:



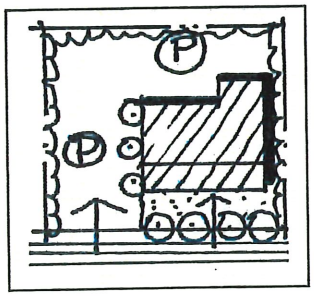


3.1.1 **Minimize site disturbance and enhance natural features**
The site is sensitive to any alterations of the landscape, especially those areas adjoining Coho Creek. There shall be no disturbance within the stream setback area. Other areas with significant trees will be retained where possible and enhanced with native planting.

3.1.2 **Locate building and parking to minimize impact on natural areas**
Buildings and required parking shall be located outside the stream setback area. Additional parking or storage areas can be completed with pervious surfaces and surface storage to permit temporary retention, subsurface water recharge and reduce off-site erosion. Any trails or pathways should be located outside the stream setback area.

3.1.3 **Locate buildings close to the streets with pedestrian access**
Since this area is intended to be pedestrian friendly and residential scale on the west portion of the site, buildings will be required to meet the minimum setback requirements unless visitor parking is proposed in the front yard setback. Direct pedestrian pathway access from the street and parking to the building will be required.

3.1.4 **Create adequate building weather protection and passive solar gain**
Broad overhangs and other methods to protect the building and pedestrians shall be required as part of a genuine west coast approach to design of the buildings and landscape.

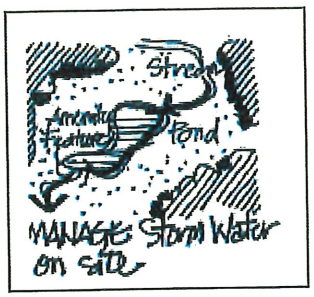


Parking to the side and rear of the building; visitor parking may be in front.

3.1.5 **Locate main employee parking to the side and rear of the site**
Only visitor parking will be permitted in the front yard area. Other parking is required to be located in side yards or rear yards.

3.1.6 **Locate storage, service and loading to the side and year of the site**
Storage, service and loading are required to be located to the sides or rear of the property to minimize potential conflicts with visitors and pedestrians as well as reduce undesirable visual impacts.

3.1.7 **Manage stormwater on site**
Rainwater management will be important so that Coho Creek will receive unpolluted water and nurture the local fish population. No excess runoff will be permitted from any site and will be retained on site in the event of a storm or other rain event in accordance with City of Maple Ridge Design Criteria Manual and environmental standards. The use of Green Infrastructure must be incorporated in to the site designs.

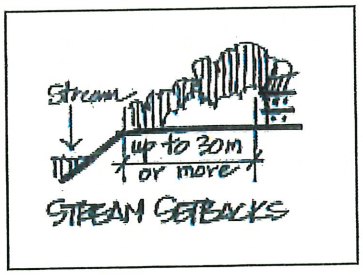


3.1.8 **Create a landscaped strip at the front, rear and sides of site**
To buffer the visual intrusion of larger buildings, storage, and parking, a landscape strip will be required along the front yard, side yards and rear yard. The specifications for planting, width, and fencing are included in the Specific Guidelines that follow. Landscape design plans should be coordinated with the stormwater management plan to utilize vegetation to address retention, detention and water quality.

3.2 Specific Guidelines and Standards

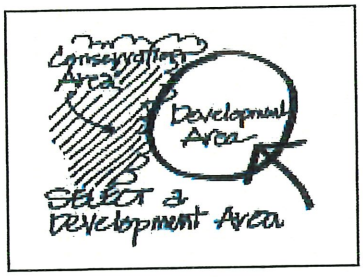
These guidelines generally follow the *M7 Employment Park Industrial Zone* requirements within the City of Maple Ridge *Zoning Bylaw No. 7600-2019* and may be more specific in some cases to attain the Yennadon Lands Employment Park Development Concept and Guiding Principles (Sections 2.1 and 2.2 of this document).

3.2.1 Overall Site Planning



3.2.1.1 The minimum development setback from Coho Creek is 30 metres. No buildings, improvements, or site disturbance are permitted in this setback area. The development setback area will be defined by the measurement from the top of bank of Coho Creek and require *Natural Features and Watercourse Protection Development Permits.*

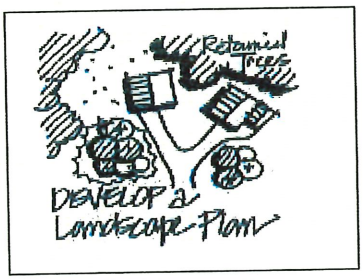
3.2.1.2 The undeveloped portion of the lot shall have all erosion and sediment control mitigation measures in place and be in compliance with the Maple Ridge *Watercourse Protection Bylaw No. 6410-2006,* or as amended.



3.2.1.3 Developments are encouraged to incorporate Low Impact Development (LID) techniques into site planning. Applicants should consider employing techniques such as rain gardens, vegetated swales, separation of impervious surfaces, installing below surface infiltration beds and tree box filters, and redirecting water from drainpipes into vegetated areas.

3.2.1.4 All landscaping areas shall meet or exceed the Metro Vancouver Regional District Stormwater Source Control Design Guidelines 2012, or as amended.

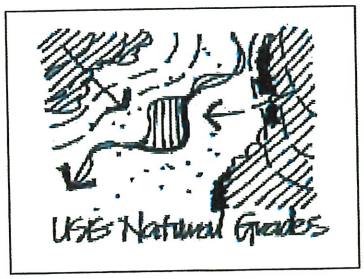
3.2.2 Overall Landscape Plan



3.2.2.1 A registered British Columbia Landscape Architect shall develop a Landscape Plan for each parcel.

3.2.2.2 The landscape plan is to retain and enhance the natural settings as much as possible with no disturbance to the natural areas to be conserved outside the building sites. Landscape elements should follow an informal design and be understated.

3.2.2.3 Landscaping on site shall provide definition to pedestrian corridors; adequate screening between sites; soften the transition between adjacent uses; and create interesting views and focal points in and to other parts of the overall employment area including the central natural area.



3.2.2.4 Landscape design shall extend and complement the central natural area of the site and complement the adjoining residential development with natural plantings, accent planting, and specimen planting, where appropriate.

Landscape for energy efficiency and conservation

3.2.2.5 The scale and location of plant material shall complement and be consistent with the scale and massing of the building(s) and the street trees.

3.2.2.6 The Landscape Plan shall include vegetation and trees to be retained and protected during construction by distinct fencing (Section 3.2.5).

3.2.2.7 Site grading and excavation should retain topsoil on site and create the least site disturbance where possible.

3.2.2.8 All final site grading must match adjoining, undisturbed natural grades and should be integrated with the stormwater master plan.

3.2.2.9 The Landscape Plan should consider energy efficiency and conservation in the selection and placement of plants including the following:

3.2.2.9.1 Providing shade in the summer and light in the winter to the buildings through deciduous tree planting;

3.2.2.9.2 Allowing daylight to active building frontages;

3.2.2.9.3 Permitting natural drainage and ground-water recharge through the placement of planting and planting beds; and

3.2.2.9.4 Redirecting rainwater from rooftop runoff into vegetated areas or rain barrels for later irrigation use.

3.2.3 Landscape Strips and Screens

3.0 metre landscape strip in the front yard and exterior side lot

3.2.3.1 A landscape strip is required at the property line along the street front and exterior side lot. Visitor parking is permitted in the front yard only in addition to pedestrian access to the building.

3.2.3.2 A recommended selection of native trees, shrubs and groundcovers are recommended to cover at least 75 percent of the ground in this landscape strip area. The balance is recommended to be natural grasses or no-pesticide lawn grasses. Low shrubs (planted at 1.0 metre minimum on centre and trees at a maximum 7 metres on centre) should be planted to screen parked cars but allow visual access to the building for safety purposes.

3.0 metre landscape screen in the side and rear yards

3.2.3.3 All planting on the property shall be native, water-conserving, herbaceous and/or woody plant species suitable for the City of Maple Ridge.

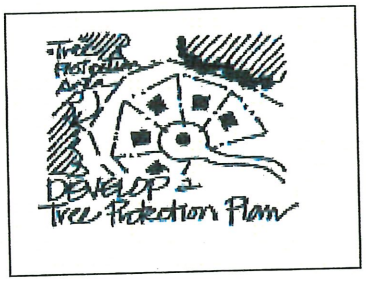
3.2.3.4 A landscape screen is required in the side and rear yards and along any lot line edge where a trail is required. These buffer/screen strips shall be planted with native evergreen species and are to be continuous and solid adjoining residential uses.

3.2.3.5 It is recommended that Building Owners and Tenants maintain the planting media and plant material in accordance with generally accepted landscape maintenance practices, and replacing each as necessary.

3.2.4 Tree Retention and Replacement

3.2.4.1 A tree survey is required by a certified arborist to determine recommendations for tree retention, removal and management in accordance with the *Tree Protection and Management Bylaw No. 7133-2015.*

3.2.4.2 A Tree Management Plan should be developed as part of the required Landscape Plan to minimize disturbance on the site and reduce associated development costs in accordance with the *Tree Protection and Management Bylaw No. 7133-2015.* . If the tree plan is coordinated with storm water management, site grading, road layout, and building layout, site development costs should be reduced.



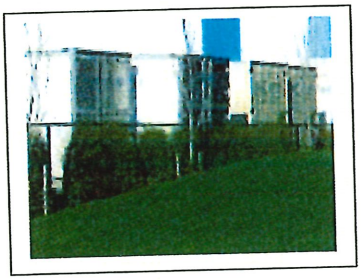
3.2.4.3 Groups of trees should be retained to protect against potential isolated tree hazard situations. Associated vegetation at the base of trees should be retained to minimize disturbance of existing soil conditions.

3.2.4.4 Trees on adjacent property must not be cut, pruned or have roots severed or disturbed during construction. Large tree roots encroaching on construction areas shall be left intact up to the foundation. Fill or any other material shall be kept well clear of existing trees. Foreign materials and substances should be prevented from entering or leaching into soils and definitely not be stored or placed in the tree protection areas. At the same time, root systems of retained trees shall be protected from compaction and grade changes.

3.2.4.5 All trees identified for preservation shall be protected during construction unless it is otherwise demonstrated that they are a safety hazard or require removal to accommodate an approved building or structure in accordance with the *Tree Protection and Management Bylaw No. 7133-2015.*

3.2.5 Fencing

3.2.5.1 No fencing is permitted in the front yard and external side yard areas, except treatments like low decorative wood rail fencing as part of a coordinated landscape plan to a maximum of 1.2 metres.



Chain-link fencing integrated with evergreen hedge

3.2.5.2 Fencing is limited to the internal side yards and rear yard areas and shall not exceed 3.6 metres.

3.2.5.3 Fencing adjoining residential areas shall either be constructed with materials consistent with fence materials and design generally used in the residential neighbourhood or can be chain-link fencing if complemented by a solid evergreen hedge on the outside of the fence.

3.2.5.4 Any fencing will meet the requirements of *Section 403 – Visual Clearances at Intersections of the Zoning Bylaw.*

3.2.6 Street design standards and pedestrian connections

3.2.6.1 Collector standard roads are required in accordance with the Subdivision and Servicing Bylaw, as amended from time to time.

3.2.6.2 There shall be a separate pedestrian sidewalk connection between the street and the front door of the building or buildings.

Trail with 2.5 metre with and 250 mm shoulder

3.2.6.3 It is required that a trail network as shown on the concept plan be provided along the Coho Creek setback area and through the development to connect up to the residential areas south and west of the site and with the proposed multi-use trail along 128 Avenue and 232 Street.

3.2.6.4 A 5.0 metre dedicated public-right-of-way shall be required along the Coho Creek setback areas and between properties to permit an interconnected trail system and as an amenity to businesses and residents.

3.2.6.5 Standard trail/pathways include a 2.5 metre pathway with a 250 mm shoulder on both sides (see Figure 2 below).

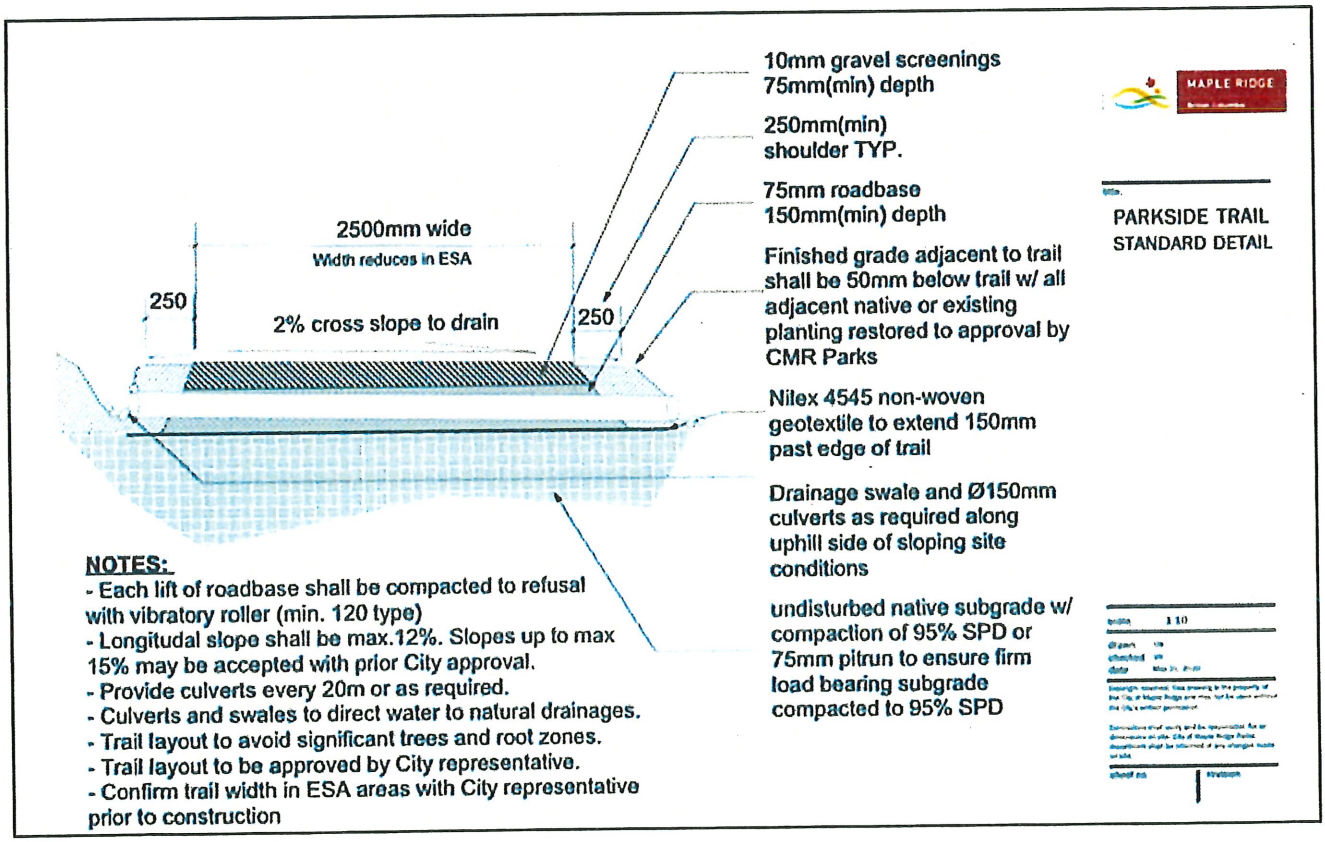


Figure 2: PARKSIDE TRAIL Standard Detail

City of Maple Ridge standard cross-section for trails

3.2.7 Entrance Gateways

3.2.7.1 Entrance gateways shall be located at the entrance of the Employment Park at 128 Avenue and at the entrance to the east section on 232 Street. Gateways are to be set on private property.

3.2.7.2 The gateways shall set and reflect the character of the employment areas and create a distinct recognition of entrance into an employment area through entrance signage and a potential special paving treatment.

3.2.7.3 Materials used in their natural state are encouraged such as stone and wood.

The entrance gateways are to be neighbourhood scale and using natural materials combined with native landscaping

3.2.8 Access and Parking

Visitor parking only in the front yard setback area

3.2.8.1 Generally, only one access per property is permitted. Access may be shared with adjoining uses to minimize driveway along the street, but will need to be reviewed on a case by case basis. Additional access widths may be required.

3.2.8.2 Only visitor parking is permitted in the front yard or external side yard areas. All other parking is required to be on the interior side yards or the rear yard areas.

3.2.8.3 Locate disabled parking spaces near the front door of the building, providing ramp or other universal design access.

3.2.8.4 All non-vehicular routes shall meet City of Maple Ridge Accessibility Standards and be fully accessible. Sidewalks and paved pathways shall be wide enough for wheelchairs or scooters and should include a tactile strip for the visually impaired.

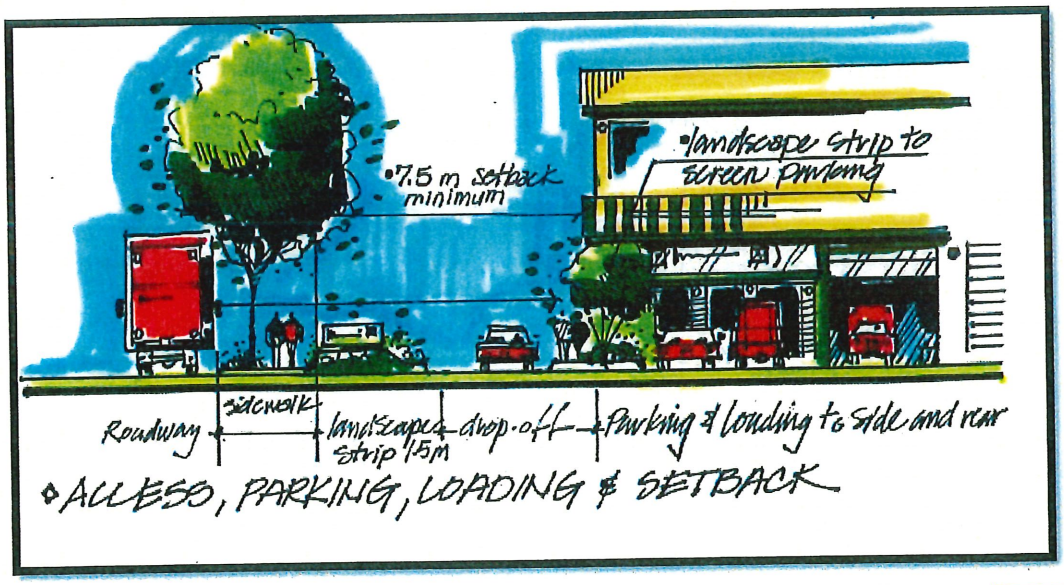
Pedestrian access from street to front entrance of building

3.2.8.5 Curb cuts and curb let-downs shall be provided in appropriate locations to facilitate safe, convenient, and direct access from parking spaces to buildings for people with disabilities.

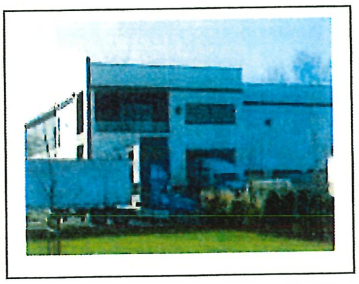
3.2.8.6 Parking areas shall be divided into smaller sections by planting trees every six parking stalls with shrubs and groundcover to break up and green the parking areas.

3.2.8.7 Parking areas shall be graded to direct runoff to the landscaped areas as part of the site's stormwater management plans.

3.2.8.8 A distinct pedestrian pathway connection shall be provided between the parking area and the main building where there are multiple layers of parking.



3.2.9 Loading, service, storage and refuse



Loading and service bays to the side and rear of the building

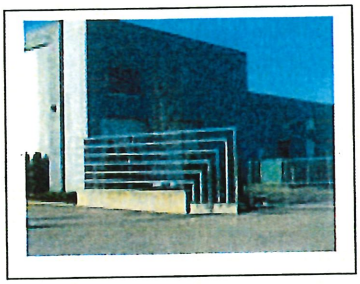
3.2.9.1 Loading and service bays shall be located to the side and rear of the building with access to the side of the building.

3.2.9.2 Loading and service bays shall be screened from adjoining properties.

3.2.9.3 No storage materials shall exceed the height of the fencing and screening.

3.2.9.4 Ensure construction waste is recycled where feasible.

3.2.9.5 A comprehensive waste reduction program is encouraged among landowners that can provide recycling and reuse in close proximity of industrial and commercial owners and/or tenants.



Screening of service and loading areas

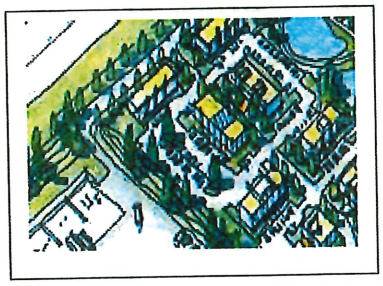
3.2.9.6 Refuse receptacles shall be located indoors or within service areas out of view from pedestrian access. Garbage and waste material should be stored in containers that are weather-proof and animal resistant in accordance with Waste Management Guidelines.

3.2.10 Building size and massing

3.2.10.1 The front of the building will face the street.

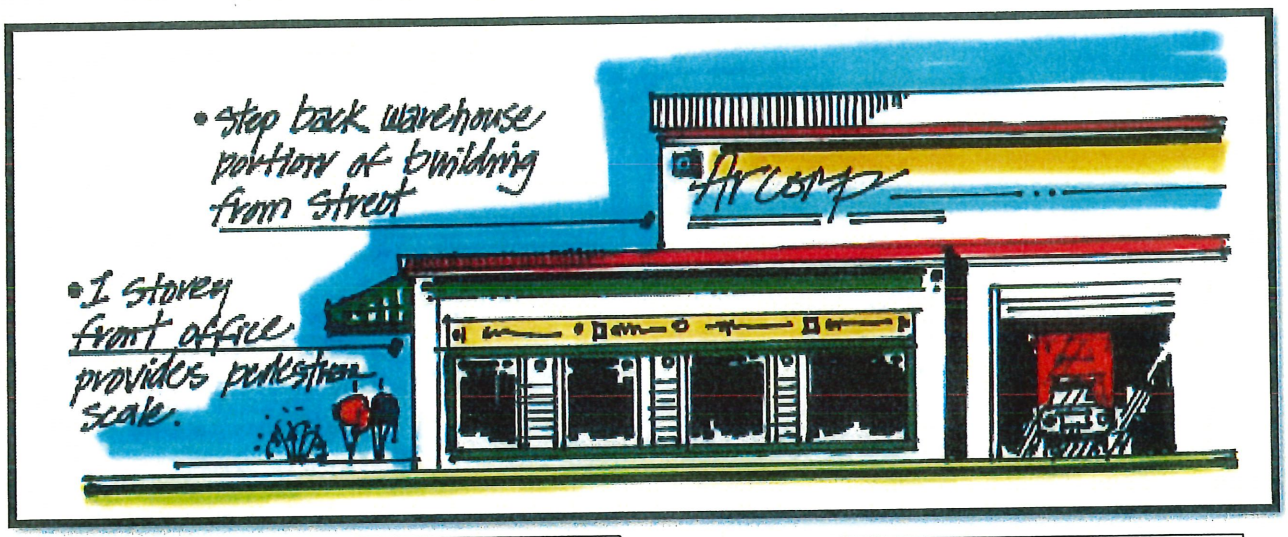
3.2.10.2 It is recommended that the front of the building be articulated with wall divisions, building setbacks/protrusions or punched windows to break up long wall surfaces and create interest and scale along the street front.

3.2.10.3 The front reception and offices could be lower than the back of house warehouse and storage areas to create pedestrian scale and interest along the street.



Buildings shall be scaled appropriately and front the street

3.2.10.4 Ancillary or accessory buildings, including structures used for storing materials or refuse containers should be visually screened from public streets with dense evergreen planting or should be designed and finished in a manner consistent and harmonious with the principal building.



The overall concept is to create a green campus of buildings that scale with the neighbourhood.

3.2.11 Building design and articulation

West coast architecture with wood, glass, and steel

3.2.11.1 Compatible architecture is encouraged – a range of styles, scale, massing, articulation, and glazing suitable for light industrial buildings with a west coast flair by using wood and steel accents where appropriate.

3.2.11.2 Broad overhangs for weather protection of both building and pedestrians shall be considered.

3.2.11.3 Offices, reception, sales, and other public use areas shall be located at the front of the buildings and face the adjoining street.

3.2.11.4 Main entry areas should be highly articulated with at least 50 percent glazing and a distinct front door design and broad overhangs in roof structure and details.

3.2.11.5 Design should incorporate wild-life and bird friendly design. Elements could include:

3.2.11.5.1 Apply visual markers to the exterior of glass surfaces.

3.2.11.5.2 Interrupt reflective glass by increasing the density of external visual markers and/or include adapted fenestration patterns, external blinds, shutters, sunshades, grilles, louvers, or artwork.

3.2.11.5.3 Design corner windows, glass walkways, glass railings and other similar features to reduce the appearance of clear passage to sky or vegetation.

3.2.11.5.4 Dampen reflections by using canopies or sunshades to cover windows at ground level and/or by using screens, drapes or blinds to increase the opacity of clear glass.

No blank walls; walls with texture, glazing, and colours

3.2.11.6 Building shall have no blank walls. Where there are major extents of wall surfaces, glazing, texture, graphics, and colours provide visual interest and break up the massive surface.

3.2.11.7 Mechanical elements on building roofs shall be screened with appropriate materials that blend in with the building design.

3.2.11.8 Natural lighting and ventilation should be maximized where possible by creating windows oriented to sunlight and operable windows for natural ventilation.

3.2.11.9 Energy efficient fixtures, programmable thermostats and lighting are recommended to reduce energy demand and minimize operating costs.

3.2.11.10 The installation of green roofs are supported, where possible and appropriate, providing the owner of the building maintains the roof planting media and plant material in accordance with generally accepted green roof maintenance practices, replacing each as necessary.

Each building shall have an employee amenity area

3.2.11.11 Each site shall have an employee amenity area for the common use of employees and visitors that could include a simple sitting area with shelter.

3.2.11.12 Main building entries should be clearly identifiable from the street or entry driveway.

3.2.11.13 Renewable energy features should be considered, such as solar and geothermal energy where feasible.

3.2.11.14 Locate building ventilation systems to minimize noise and exhaust on pedestrian areas, adjacent residential development, and outdoor spaces.

3.2.11.15 Bicycle racks and bicycle storage for employees is required to advance bicycling to work. Bicycle parking should be visible, in well-lit areas and the

bicycle racks should be of theft-resistant materials, securely anchored to the ground. In addition, showers and lockers are encouraged.

3.2.11.16 Main building entries should provide generous weather protection that is designed to be an integral feature of the building's architectural character.

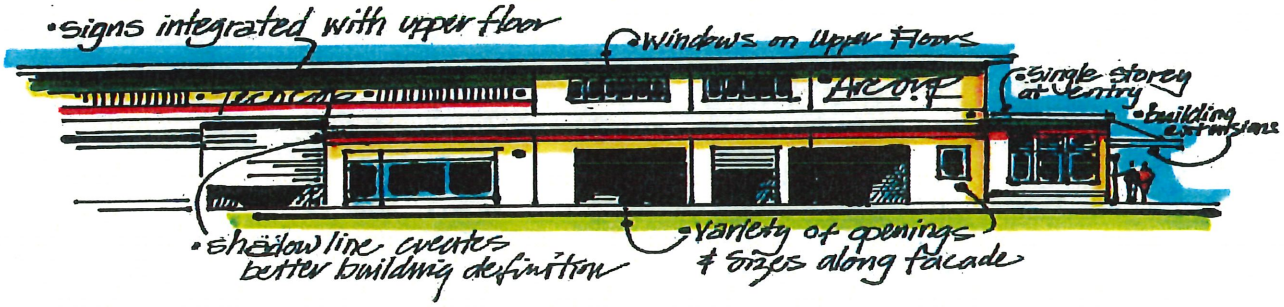
3.2.11.17 Larger sites that are developed with more than one building should provide a weather protected walkway system to connect building entries within the site, and coordinated with adjacent sites if possible.

3.2.11.18 Canopy and/or awning systems detailing should consider integrated signage, lighting, and display systems.

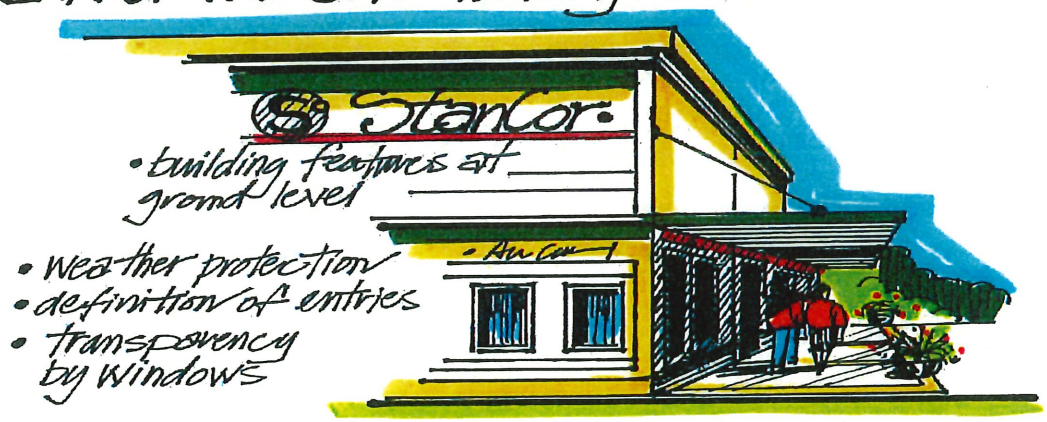
3.2.11.19 Canopy and awning systems depth should be maximized to provide greater weather protection, as well as reduce the scale impact of larger buildings.

3.2.11.20 Weather protection elements on overhangs may be considered in required yards and landscaped setbacks.

3.2.11.21 Ground-oriented pedestrian "streets" through large footprint buildings are encouraged to create connections to on-site circulation routes and amenities, consistent with a campus-like high-tech environment. Such circulation through buildings should be clearly identified and designed for use by the public.



◇ BREAK UP THE BOX – Building Articulation •



◇ WEATHER PROTECTION & PEDESTRIAN SCALE

3.2.12 **Building materials and colour**

Wood, stone, steel, and glass should be elemental to design

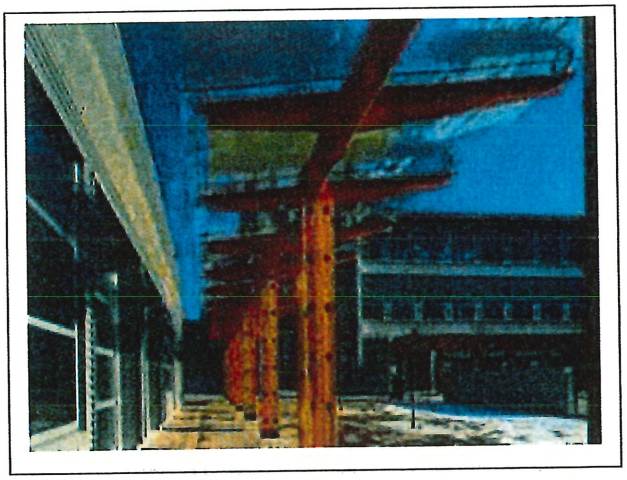
3.2.12.1 Wood, stone, and glass should be elemental to the buildings and building clusters to emphasize the west coast locale and contemporary design.

3.2.12.2 Materials like vinyl, aluminum siding, and brick facing are not preferred or should be only a portion of the building materials. Accents in wood and stone are recommended.

3.2.12.3 Exposed concrete shall be sandblasted or clad in split faced granite or similar material.

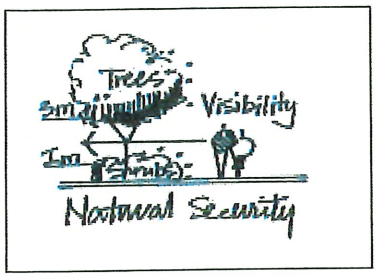
3.2.12.4 Construction materials should consider recycled content where possible.

3.2.12.5 Clear or muted colours, used with stains, or earth tone-coloured materials are recommended; accent colours shall be permitted on special building elements such as trim and around the entrance ways.



The building materials should help reduce the volume and scale of the buildings to help them fit better into the Yennadon neighbourhood.

3.2.13 Crime Prevention Through Environmental Design

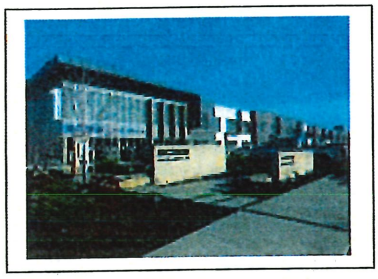


3.2.13.1 Crime Prevention Through Environmental Design (CPTED) principles shall be incorporated into site planning and building design by ensuring convenient, safe and identifiable access routes to building entrances, and other principal areas of the site and buildings.

3.2.13.2 Design the site and building so that there is natural surveillance, allowing people to easily view what is happening around them from the parking lots, entrance areas, storage areas and loading bays. Entries and walkways should be highly visible and well-lit with minimum hidden or blind corners.

3.2.14 Signage and wayfinding

3.2.14.1 All signage shall conform with the City of Maple Ridge Sign Bylaw.



Signage should complement building design and placement

3.2.14.2 Signage design, materials and message boards should be integrated and complement the scale, colours and materials of the building.

3.2.14.3 In multi-tenant buildings, signs shall be designed to present a unified appearance using a single sign at the entrance and separate signs in a consistent sign strip along the mid-part of the building/buildings.

3.2.14.4 Entrance signs to the site should be ground-mounted and simple in character to display the street number and name of the complex.

3.2.14.5 Entrance signage to the site shall be monument based and shall be combined with landscape design to integrate the sign into the site planning and design.

3.2.14.6 Only one individual tenant sign is permitted in a coordinated sign strip area.

Smaller monumental entrance signage using building materials and west coast look complements a local neighbourhood landscape

3.2.15 Site Lighting

3.2.15.1 Lighting shall be designed following a 'dark sky policy' with direct lighting only (full-cut-off) so lighting is directed and there is minimum off-site impacts especially on adjacent residential neighbourhoods.

3.2.15.2 Even within the development discreet front entrance lighting and other visitor parking lighting is lower pedestrian scale (LED energy efficient lighting and directed and complements the adjoining street lighting).

3.2.15.3 Security lighting is directed and does not flood-off site.

3.2.15.4 Other accent lighting including up-lighting for the entrance signage, pedestrian pathway lighting, and specimen trees is acceptable and encouraged as part of a unified landscape and building lighting plan.

3.2.15.5 Sidewalk lighting will be coordinated with the street design.

3.2.16 Landscape Requirements

3.2.16.1 All landscape methods and materials should meet current BCSLA/BCNTA Landscape Standards.

3.2.16.2 Native British Columbia species should be maximized. Any supplemental planting should be compatible in variety and size.

3.2.16.3 Reference the Watercourse and Natural Features Development Permit and/or the Urban Tree List for Metro Vancouver in a Changing Climate for a lists of potential native landscape plant list.

3.2.16.4 Minimize cultivated, decorative, and non-indigenous plants and lawns. Naturalized landscapes should be the general approach to reduce maintenance, enhance wildlife, and water use.

3.2.16.5 Tall tree species should be located to minimize impact on views from neighbouring properties.

3.2.16.6 All trees shall be provided with a sufficient depth of soil volume to meet or exceed a total of 10m3 of soil volume per new tree planted.

Diversity of native plant materials that grow well in local site conditions is important to the health and growth of the site landscaping

CITY OF MAPLE RIDGE

BYLAW NO. 7735-2021

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

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

AND WHEREAS it is deemed desirable to amend Schedule "B" and Schedule "C" to the Official Community Plan;

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

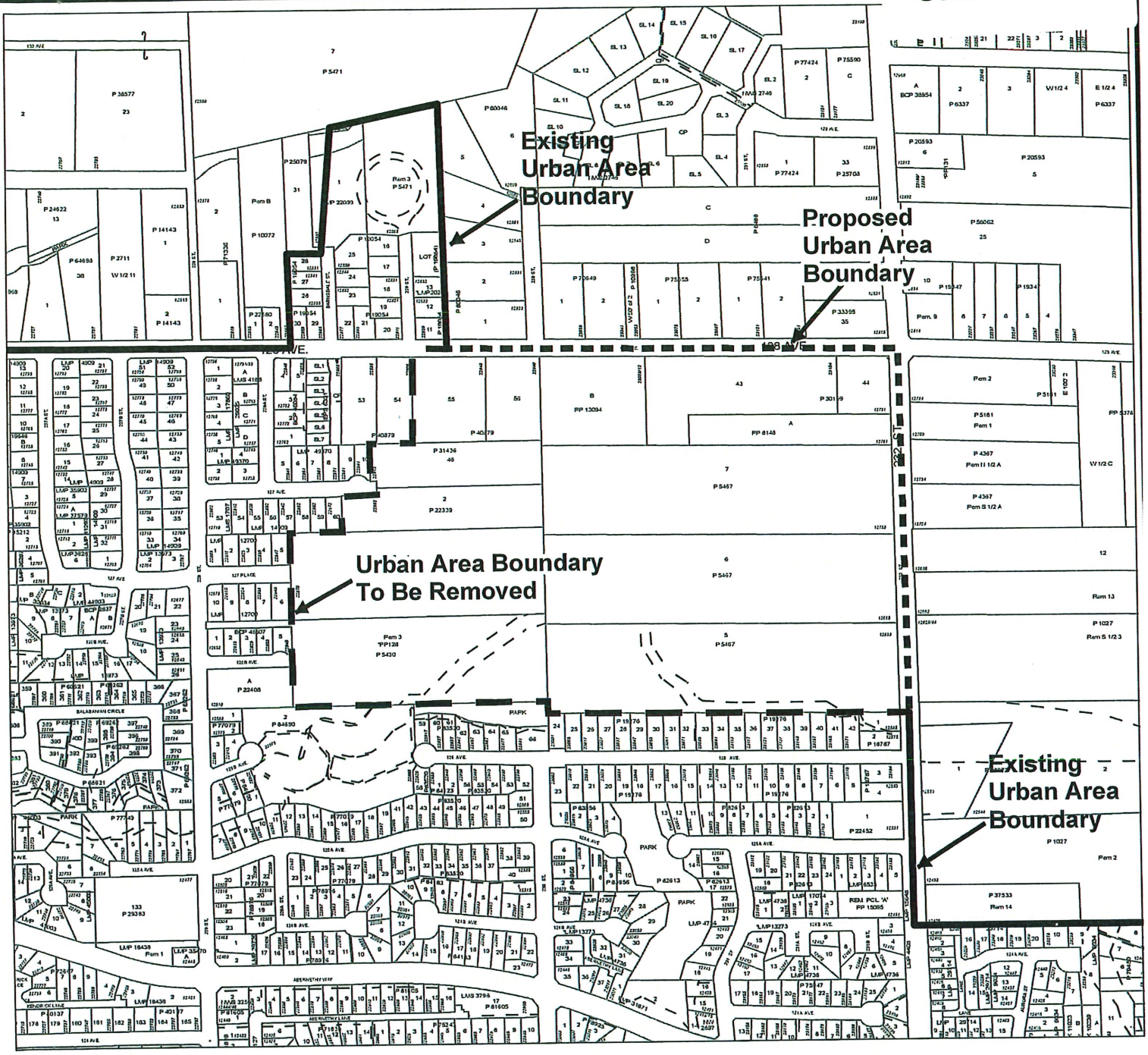
1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7735-2021."

2. To amend the Urban Area Boundary, as shown in Schedule 1 Map No. 1037, to include the Yennadon Lands in their entirety.

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

   Parcel A, Lot 8, Plan NWP5467, Section 20, Township 12, New Westminster Land District, REF PL 8148;
   Lot 7, Plan NWP5467, Section 20, Township 12, Group 1, New Westminster Land District;
   Lot 6, Plan NWP5467, Section 20, Township 12, Group 1, New Westminster Land District;
   Lot 5, Plan NWP5467, Section 20, Township 12, Group 1, New Westminster Land District;
   Lot 3, Plan NWP5430, Sublot 1, Part NE1/4, Section 20, Township 12, Group 1, New Westminster Land District, Except Plan PARCEL "A" RP22408, P23424;
   Lot 4, Plan NWP5430, Section 20, Township 12, Group 1, New Westminster Land District, Except Plan 23424, LMP12700;
   Lot 2, Plan NWP22339, Part NE1/4, Section 20, Township 12, Group 1, New Westminster Land District;
   Lot 46, Plan NWP31436, Part NE1/4, Section 20, Township 12, Group 1, New Westminster Land District;
   Lot 55, Plan NWP40879, Part NE1/4, Section 20, Township 12, Group 1, New Westminster Land District;
   Lot 56, Plan NWP40879, Part NE1/4, Section 20, Township 12, Group 1, New Westminster Land District;
   Parcel B, Lot 8, Plan NWP5467, Section 20, Township 12, New Westminster Land District, (REF PL 13094); and

SCHEDULE 1



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7735-2021

Map No. 1037

Purpose: To Amend the Urban Area Boundary as shown

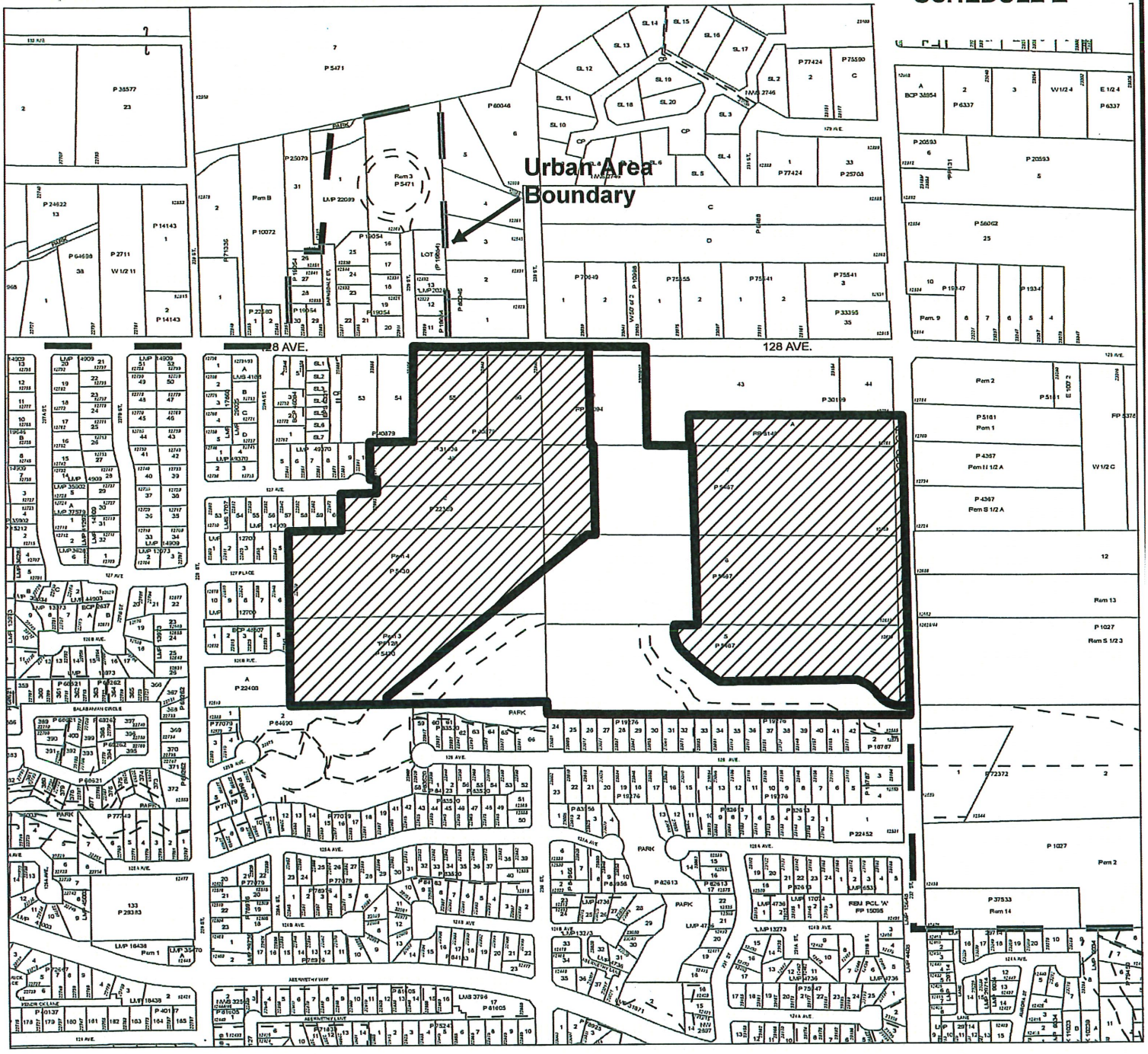
— — Remove Existing Boundary ▪▪▪▪ Add Proposed Boundary

MAPLE RIDGE
British Columbia

N

SCALE 1:6,500

SCHEDULE 2



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7735-2021

Map No. 1038

From: Agricultural

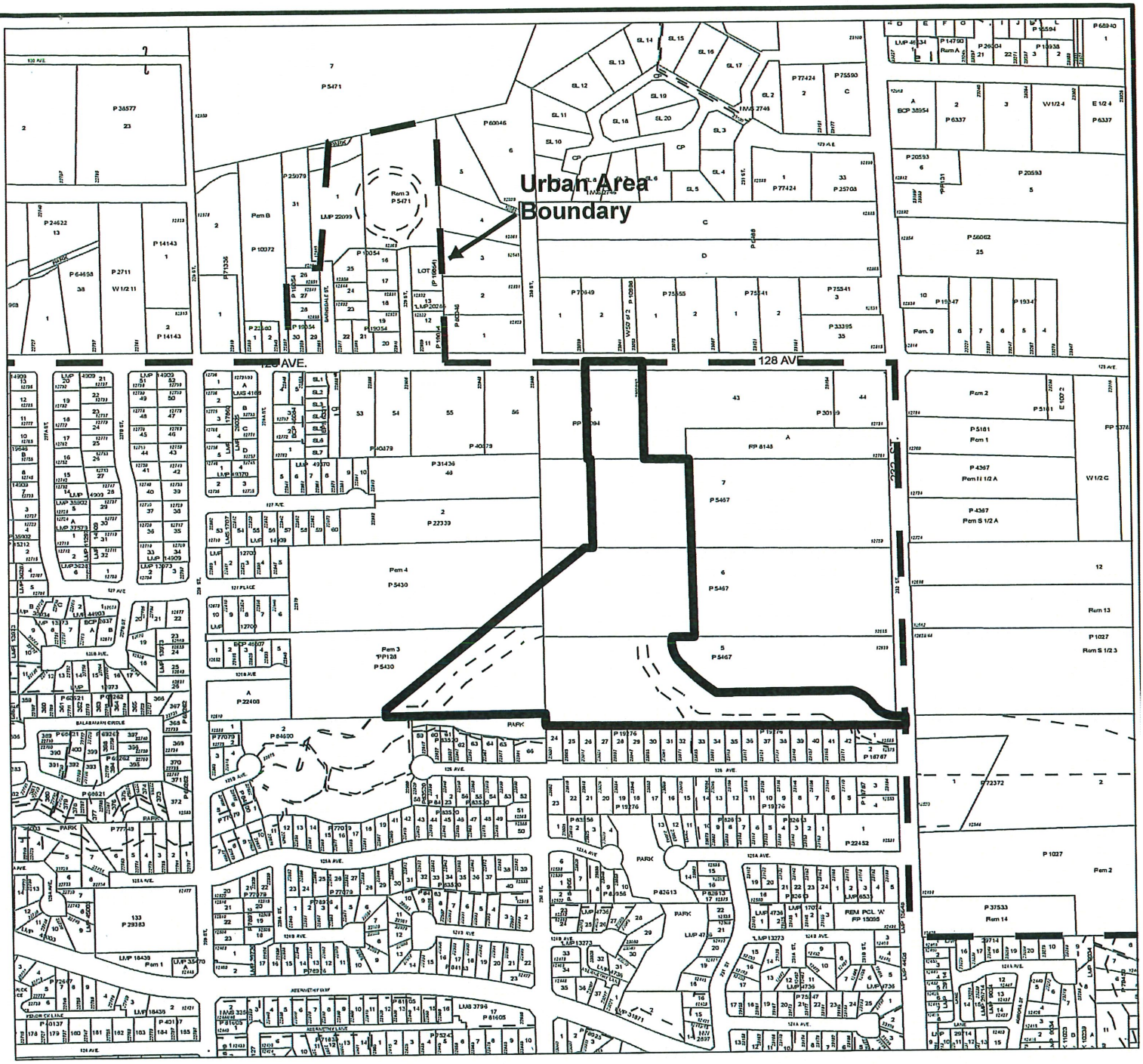
To: Industrial Conservation

MAPLE RIDGE
British Columbia

Urban Area Boundary

N

SCALE 1:6,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7735-2021

Map No. 1039

Purpose: To Amend Schedule C as shown

From:

To: ▭ To Add To Conservation

MAPLE RIDGE
British Columbia

– – Urban Area Boundary

N

SCALE 1:6,500

CITY OF MAPLE RIDGE

BYLAW NO. 7838-2022

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 desirable 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. 7838-2022."

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

   Lot 43, Plan NWP30199, Section 20, Township 12, Group 1, New Westminster Land District

   and outlined in heavy black line on Map No. 1056, a copy of which is attached hereto as Schedule 1 and forms part of this Bylaw, are hereby re-designated to Industrial (Employment Park Category).

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

READ a first time the day of 2021.

READ a second time as amended the day of 202X.

PUBLIC HEARING held the day of , 202X.

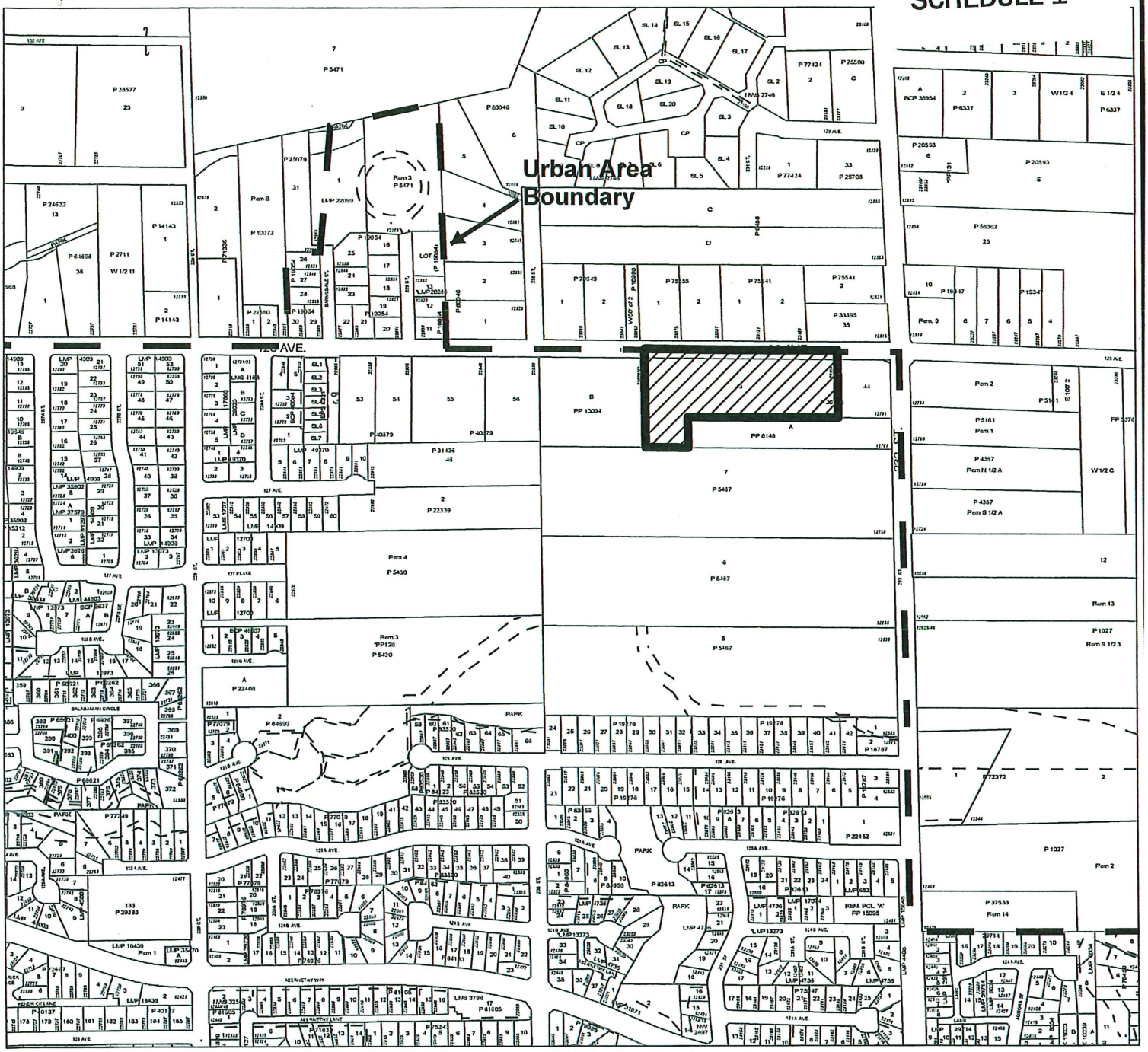
READ a third time the day of , 202X.

ADOPTED, the day of , 202X.

PRESIDING MEMBER

CORPORATE OFFICER

SCHEDULE 1



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7838-2022

Map No. 1056

From: Agricultural

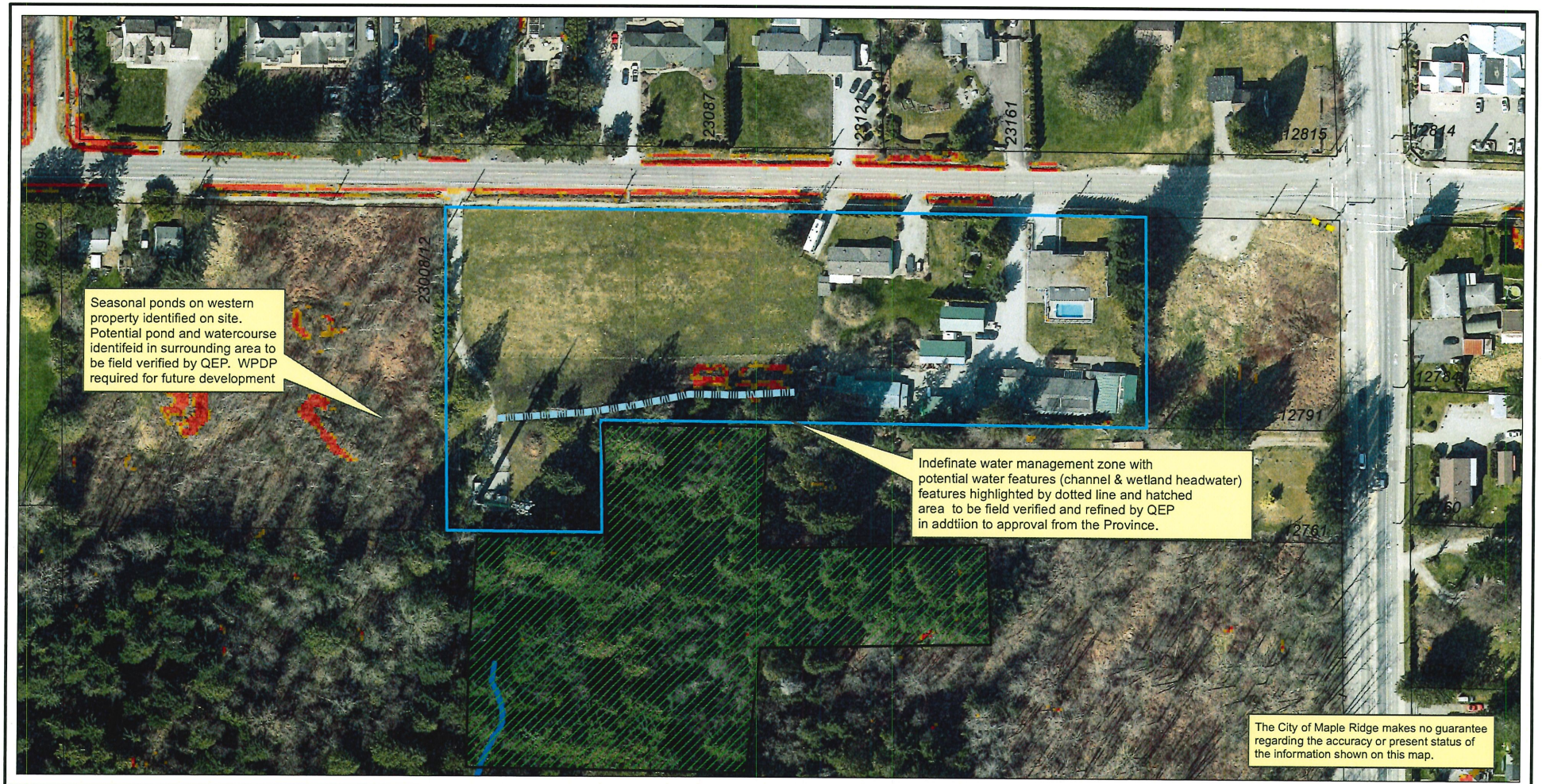
To: Industrial

MAPLE RIDGE
British Columbia

— — Urban Area Boundary

N

SCALE 1:6,500



N

Scale: 1:1,176

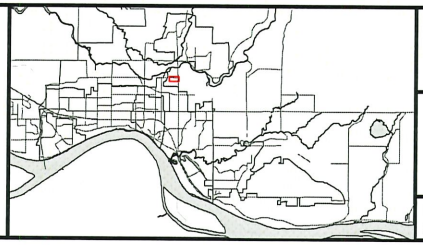
Legend

- Culvert
- Pond
- Wetland
- Stream
- Encumbrance Edge
- Approx headwater zone

Slope (2014 LiDAR)

Percent

- 0 - 14
- 15 - 25
- 26 - 30
- 30+



Preliminary Context Map for corner of 232 St. and 128 Ave.area Yennadon

ENGINEERING DEPARTMENT

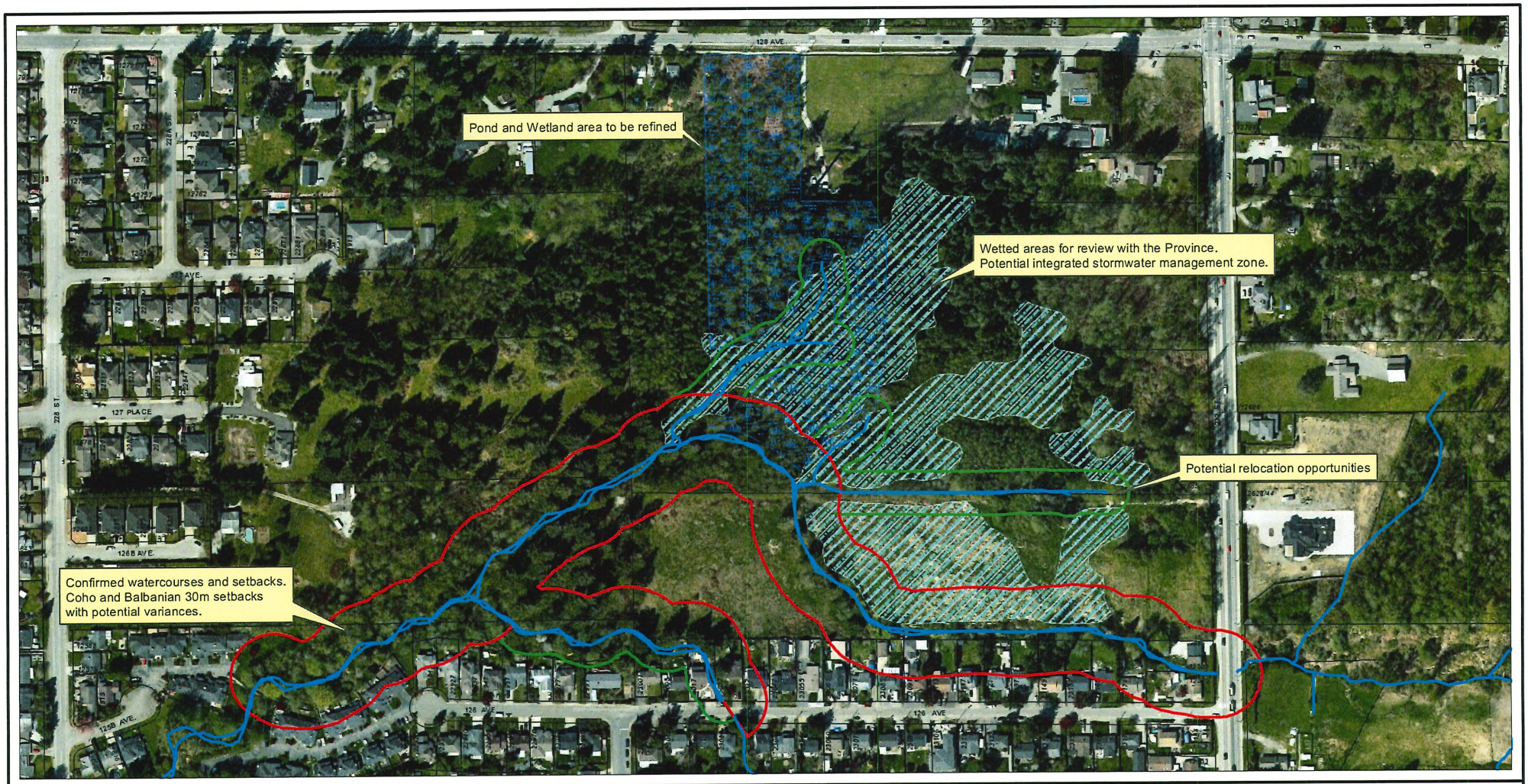
MAPLE RIDGE British Columbia

mapleridge.ca

FILE: Rods Subject Map3

DATE: Aug 25, 2022 BY: RS

APPENDIX G



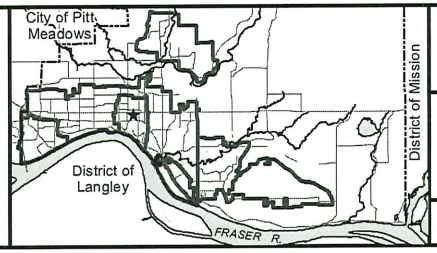
N

Scale: 1:2,500

Legend

- Stream
- 15 Metre Setback
- 30 Metre Setback
- Ponds and Wetlands
- Wetted Prov WSA areas to be Refined

Aerial Imagery from the Spring of 2018



Environmental Sensitive Areas Protection and Management

PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

mapleridge.ca

FILE: EnvironmentalSensitiveAreas.mxd

DATE: Jun 25, 2020 BY: DT

APPENDIX H

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 18, 2022
		FILE NO:	2022-165-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7893-2022
13872 and 13894 Silver Valley Road

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 13872 and 13894 Silver Valley Road, from RS-3 (Single Detached Rural Residential) to R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately 14 single-family lots.

The proposed development will require minor amendments to the Official Community Plan. The proposed amendments are required to achieve a balance between *Open Space/Conservation* areas and the *Eco Cluster* designation.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of $7,100 per single-family lot, for a total estimated amount of $99,400, or such rate applicable at third reading of this application.

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

RECOMMENDATIONS:

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

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

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

2. That *Zone Amending Bylaw No. 7893-2022* be given first reading; and further

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

DISCUSSION:

a) Background Context:

Applicant:		Noura Homes - Wayne Jackson
Legal Description:		Lot 16 Section 33 Township 12 New Westminister District Plan 27891 Lot 17 Section 33 Township 12 New Westminister District Plan 27891
OCP:		
	Existing:	*Conservation, Eco Clusters, Low Density Urban, Open Space*
	Proposed:	*Conservation, Eco Clusters, Open Space*
Within Urban Area Boundary:		Yes
Area Plan:		Silver Valley Area Plan
OCP Major Corridor:		Yes
Zoning:		
	Existing:	RS-3 (Single Detached Rural Residential)
	Proposed:	R-2 (Single Detached (Medium Density) Urban Residential)
Surrounding Uses:		
	North:	Use: Single-Family Residential Zone: RS-3 (Single Detached Rural Residential) Designation: *Conservation and Eco-Cluster*
	South:	Use: Single-Family Residential Zone: RS-3 (Single Detached Rural Residnetial) Designation: *Conservation, Low Density Urban, Neighourhood Park, Open Space*
	East:	Use: North Alouette River Zone: RS-3 (Single Detached Rural Residnetial) Designation: *Conservation*
	West:	Use: Single-Family Residential and Park Zone: RS-1 (Single Detached Residential) and RS-3 (Single Detached Rural Residnetial) Designation: *Low Density Urban* and *Open Space*
Existing Use of Property:		Vacant and Single-Family Residential
Proposed Use of Property:		Single-Family Residential
Site Area:		1.73 ha (4.27 acres)
Access:		Unopened road to the south of the subject properties
Servicing Requirement:		Urban Standard
Flood Plain:		No
Fraser Sewer Area:		Yes

b) Site Characteristics:

The subject properties are located in Silver Valley, east of Silver Valley Road and west of the North Alouette River. The subject properties rise up from Silver Valley Road creating a plateau for approximately 120m, which then falls steeply towards the North Alouette River. The northern property contains a single-family dwelling structure as well as accessory structures. The southern property is vacant (see Appendices A and B). There is a mixture of coniferous and deciduous trees scattered throughout the subject properties (see Appendices B and E).

c) Project Description:

The applicant is proposing to rezone the subject property from RS-3 (One Family Rural Residential) to R-2 (Single Detached (Medium Density) Urban Residential), to allow a subdivision of approximately 14 single-family lots with a minimum parcel size of 315m^2. A community path is likely to be required along the southern and eastern boundary of the subdivision.

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

- environmental report regarding the Alouette River;
- arborist report assessing significant stands of trees;
- servicing and lot grading plans;
- geotechnical report; and
- path locations.

Assessment of these elements may impact proposed lot boundaries and yields, OCP designations and bylaw particulars, and may require application for further development permits.

Any subdivision layout provided is strictly preliminary and could change after servicing details and analysis reports are reviewed. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

d) Planning Analysis:

Official Community Plan:

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

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

The *Eco Cluster* OCP designation permits various zones and housing types to encourage diversification. *Eco-Clusters* should include multi-family units as well as single-family lots.

The proposed OCP amendment does not increase the density of the proposal. The OCP amendment will facilitate an overall design that supports the *Eco Cluster* concept. The exact designation boundary amendments have not been determined. These boundaries will be determined once all reviews of the above-noted reports/plans for the project are completed.

Zoning Bylaw:

The current application proposes to rezone the properties located at 13872 and 13894 Silver Valley Road from RS-3 (Single Detached Rural Residential) to R-2 (Single Detached (Medium Density) Urban Residential) to permit a future development of approximately 14 single-family lots (see Appendix D). The minimum lot size for the current zone RS-3 (Single Detached Rural Residential) is 0.8 ha, where a Community Water System is available. The minimum lot size for the proposed R-2 (Single Detached (Medium Density) Urban Residential) zone is 315m^2. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

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

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

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

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

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

Development Information Meeting:

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

e) Interdepartmental Implications:

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

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

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

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

CONCLUSION:

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

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

It is expected that once complete information is received, *Zone Amending Bylaw No. 7893-2022* will be amended and an OCP Amendment to adjust the Conservation boundary may be required.

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

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

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

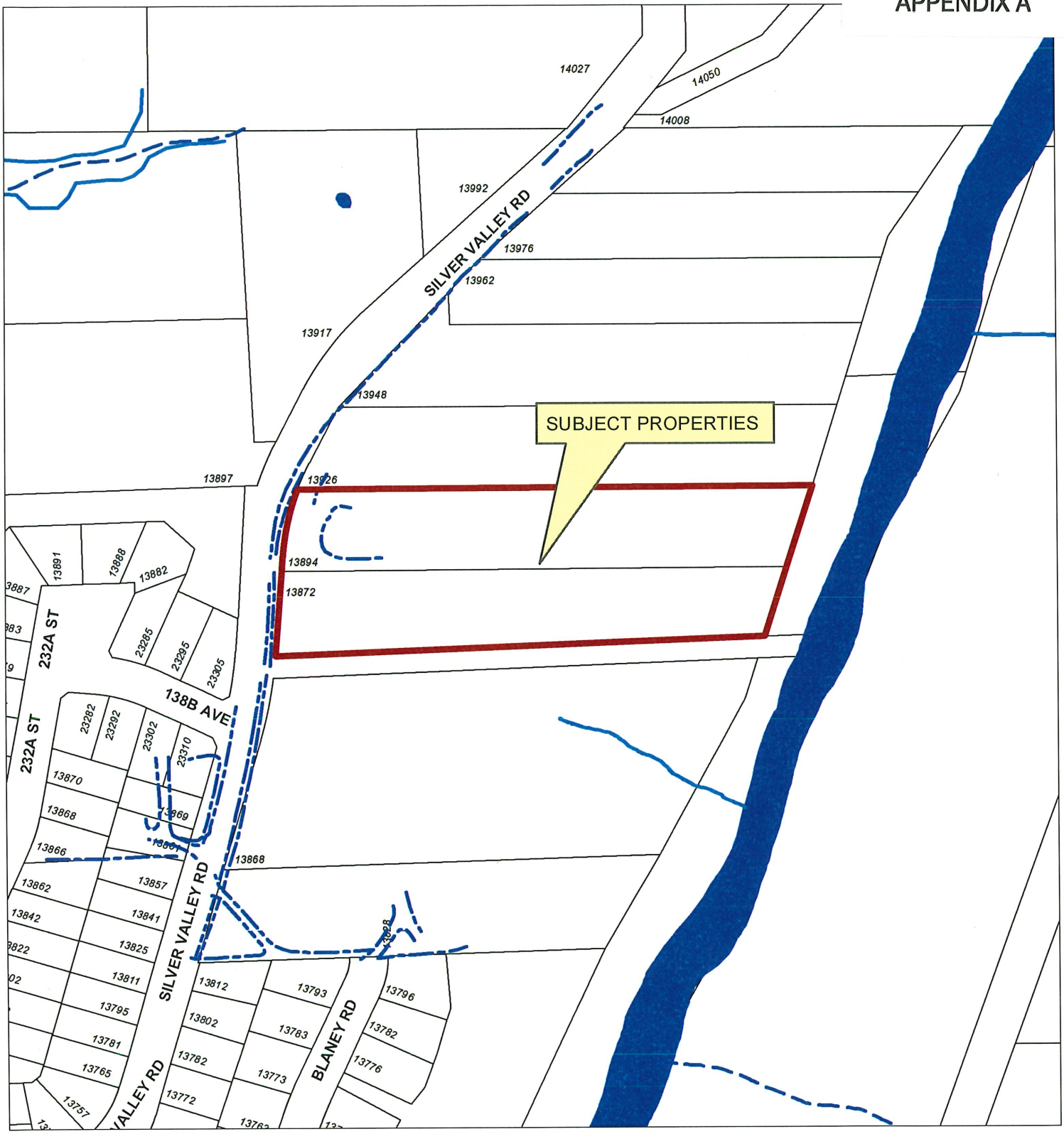
"Original signed by Christine Carter"
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"
Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7893-2022
Appendix D – Proposed Site Plan
Appendix E – Environmental Context Map

APPENDIX A



N

Scale: 1:2,500

Legend

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

13872/ 94 SILVER VALLEY ROAD
PID'S 008-924-112 & 006-122-914

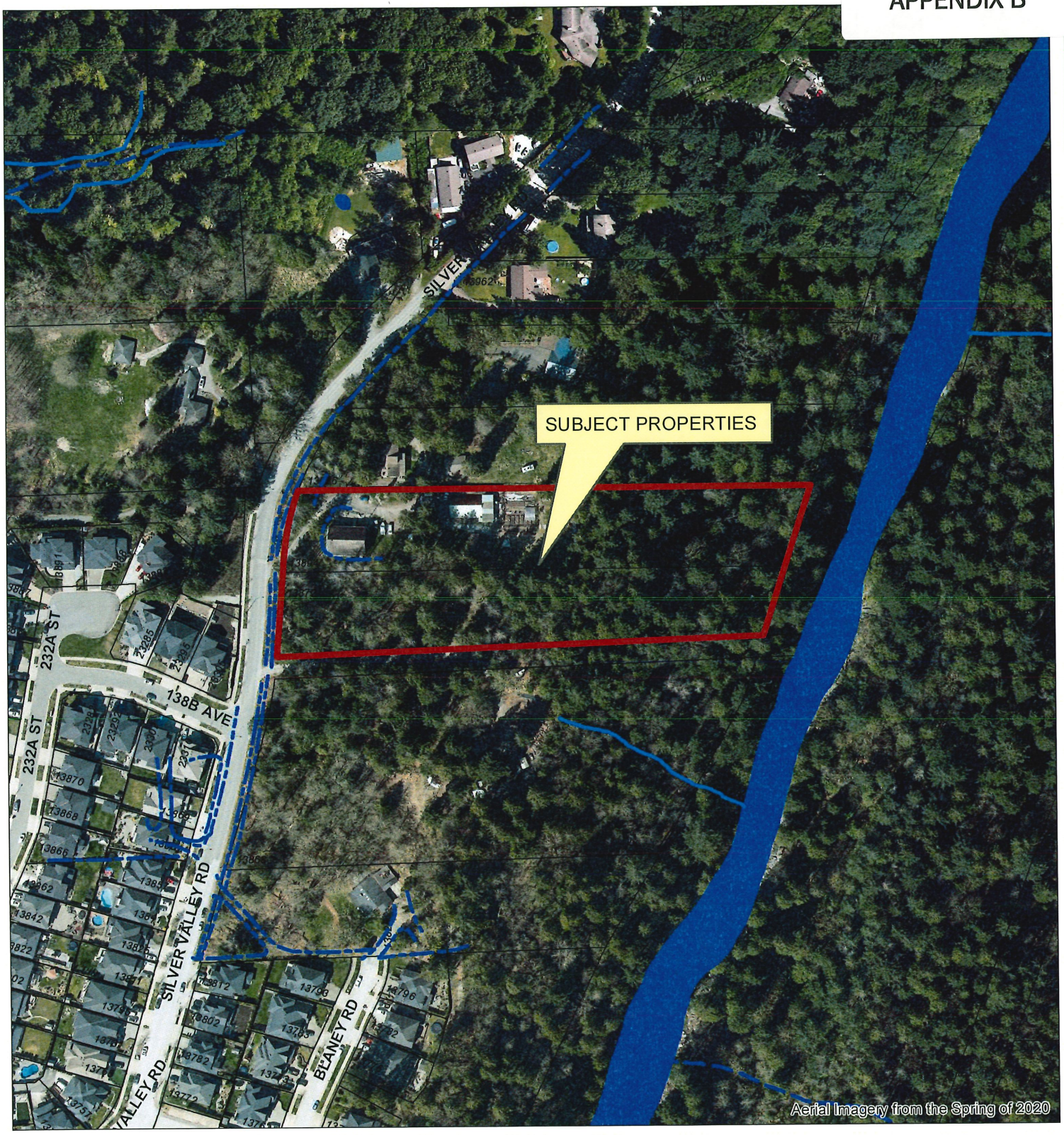
PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

mapleridge.ca

FILE: 2022-165-RZ/SD
DATE: May 16, 2022 BY: AH

APPENDIX B



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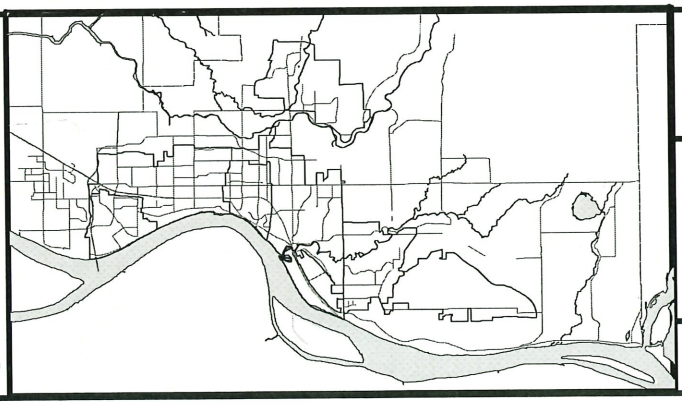
Scale: 1:2,500



13872/ 94 SILVER VALLEY ROAD
PID'S 008-924-112 & 006-122-914

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2022-165-RZ/SD
DATE: May 16, 2022 BY: AH

CITY OF MAPLE RIDGE
BYLAW NO. 7893-2022

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7893-2022".

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

   Lot 16 Section 33 Township 12 New Westminster District Plan 27891; and
   Lot 17 Section 33 Township 12 New Westminster District Plan 27891

   and outlined in heavy black line on Map No. 1988 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-2 (Single Detached (Medium Density) Urban Residential).

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

READ a first time the day of , 20

READ a second time the day of , 20

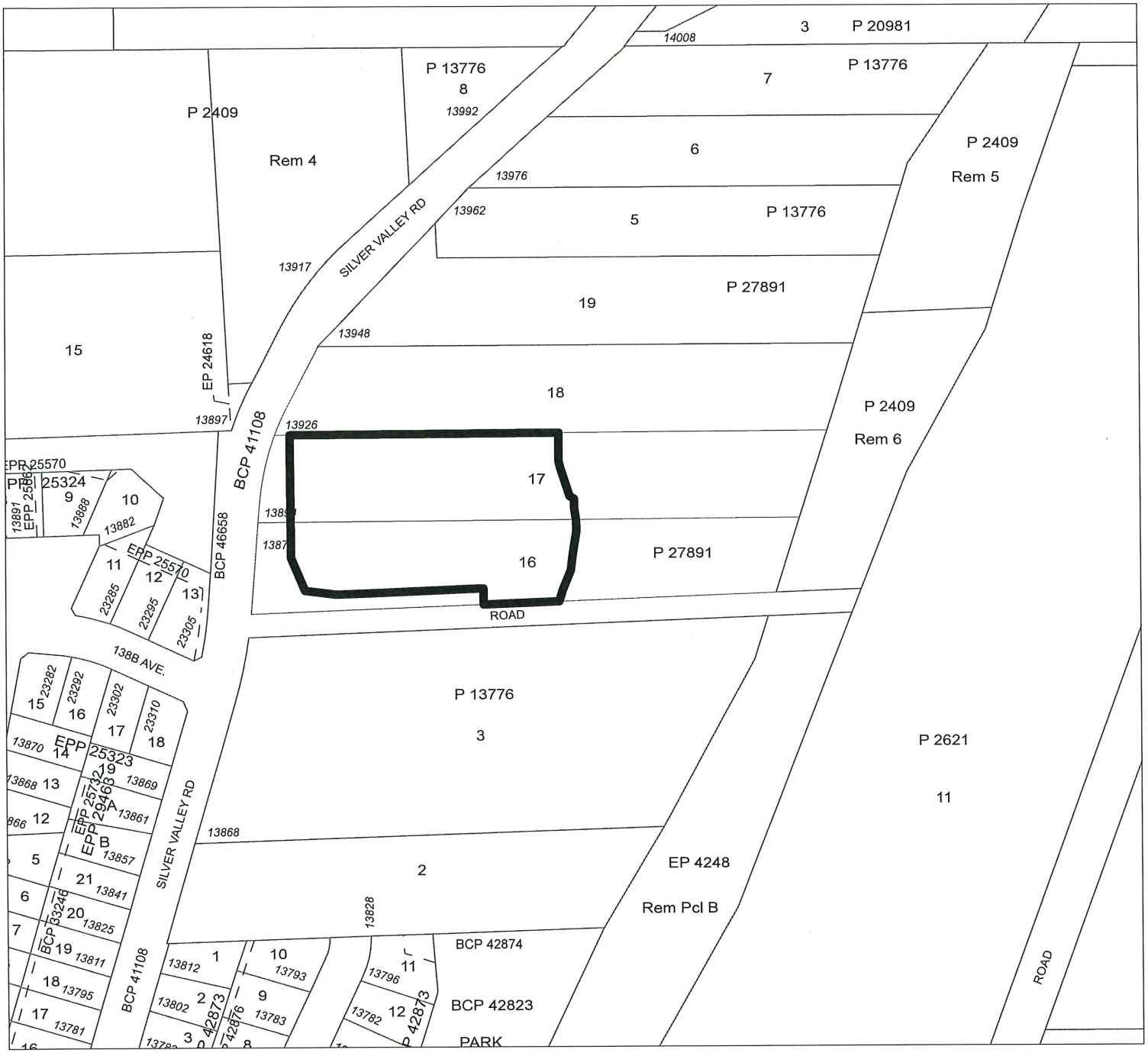
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7893-2022

Map No. 1988

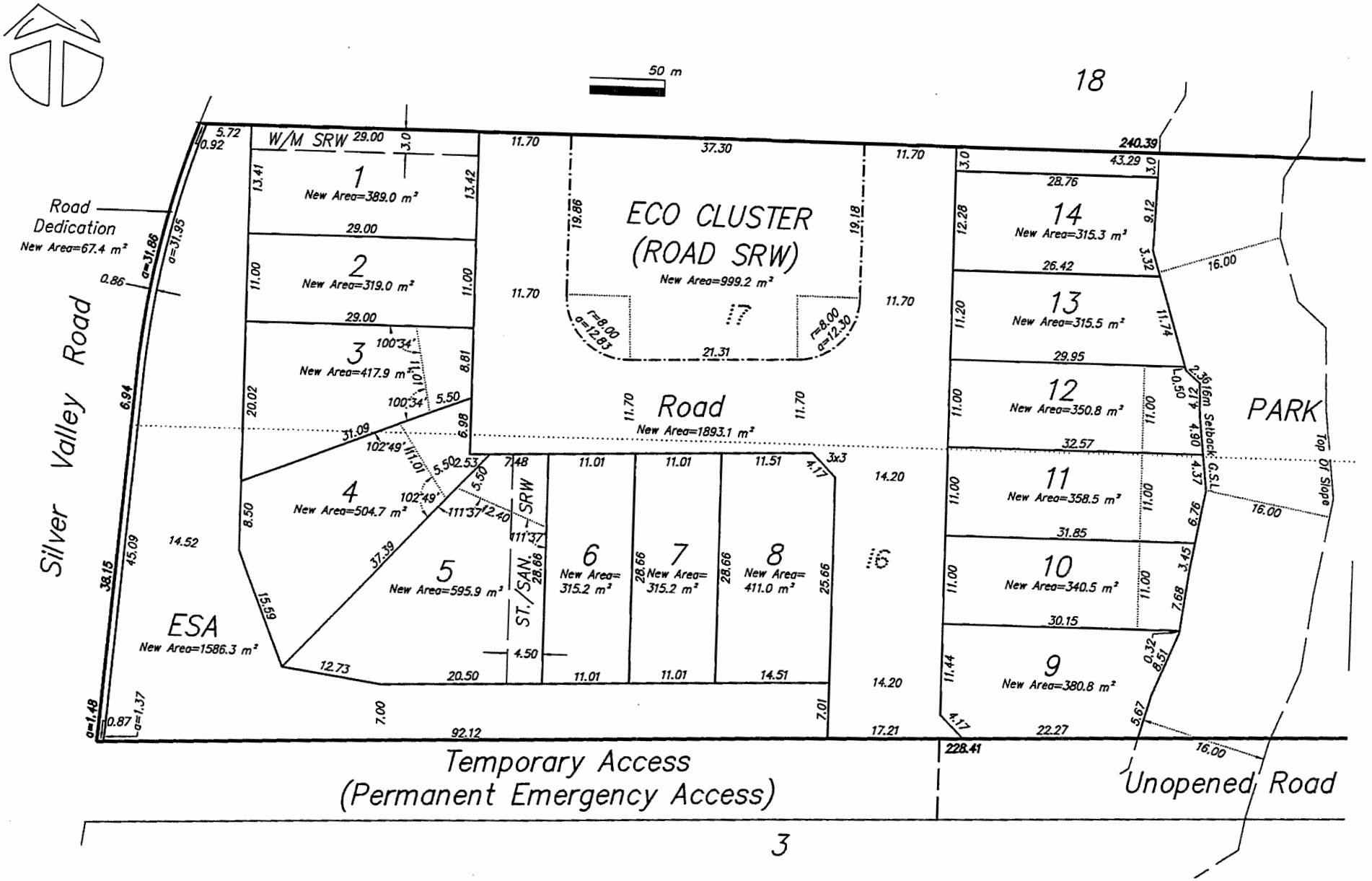
From: RS-3 (Single Detached Rural Residential)

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

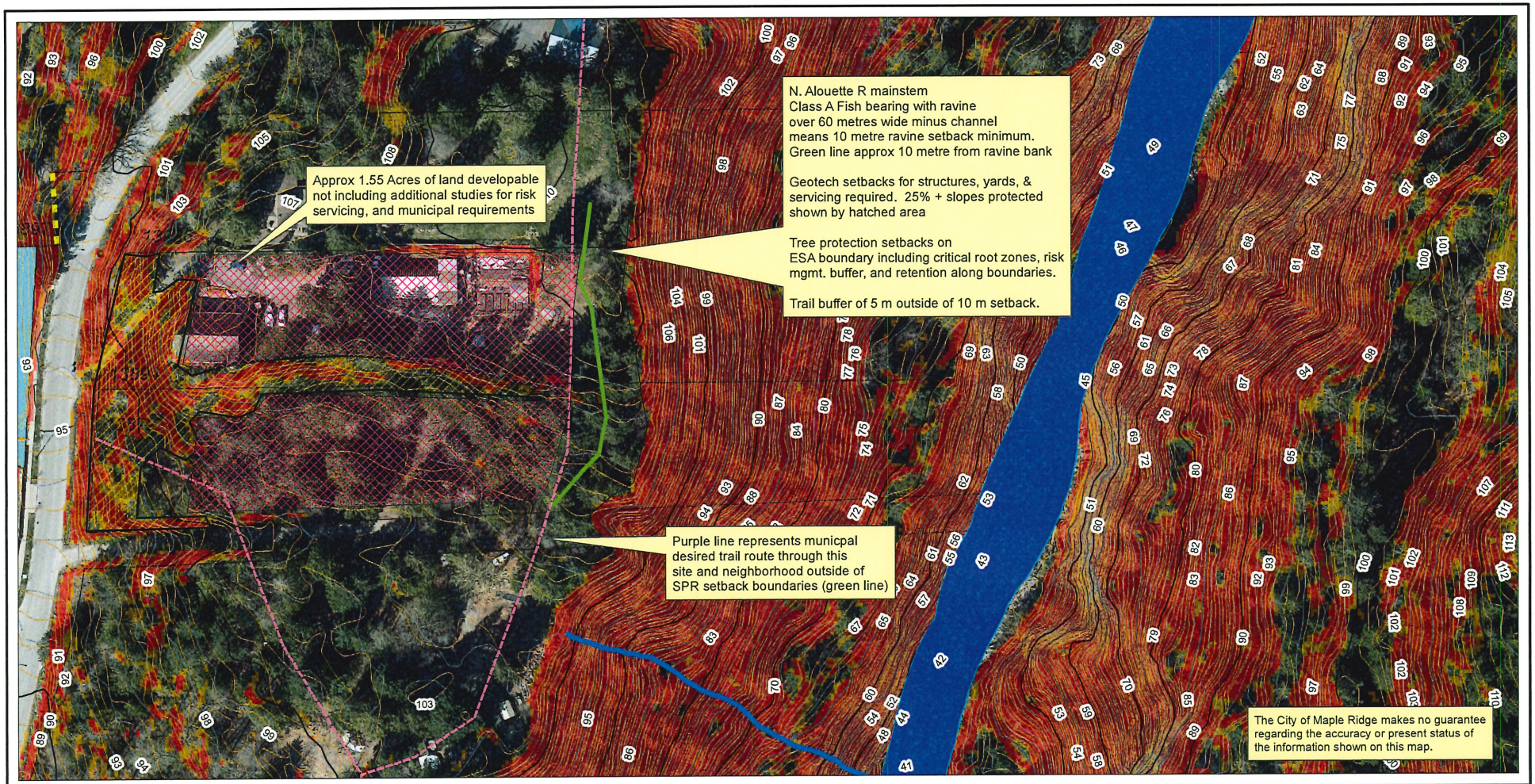
MAPLE RIDGE
British Columbia

N

SCALE 1:2,500


50 m
18
240.39
W/M SRW
Road Dedication
New Area=67.4 m²
Silver Valley Road
1
New Area=389.0 m²
2
New Area=319.0 m²
3
New Area=417.9 m²
4
New Area=504.7 m²
5
New Area=595.9 m²
ESA
New Area=1586.3 m²
ECO CLUSTER
(ROAD SRW)
New Area=999.2 m²
Road
New Area=1893.1 m²
6
New Area= 315.2 m²
7
New Area= 315.2 m²
8
New Area= 411.0 m²
ST./SAN.
SRW
14
New Area=315.3 m²
13
New Area=315.5 m²
12
New Area=350.8 m²
11
New Area=358.5 m²
10
New Area=340.5 m²
9
New Area=380.8 m²
PARK
16m Setback: G.S.L.
Top of Slope
Temporary Access
(Permanent Emergency Access)
Unopened Road
228.41
92.12
3

APPENDIX D



N

Scale: 1:1,040

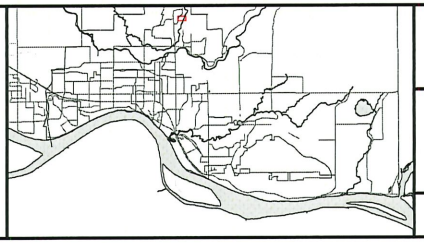
Legend

- Culvert
- Pond
- Wetland
- Stream
- Encumbrance Edge
- Approx developable area

Slope (2014 LiDAR)

Percent

- 0 - 14
- 15 - 25
- 26 - 30
- 30+



Context Map for13872 & 13894 Silver Valley Road - Environment

ENGINEERING DEPARTMENT

MAPLE RIDGE British Columbia

mapleridge.ca

FILE: Rods Subject Map3

DATE: Jun 29, 2022 BY: RS

APPENDIX E

MAPLE RIDGE
British Columbia

mapleridge.ca City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 18, 2022
		FILE NO:	2014-040-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7883-2022
Second Reading
Zone Amending Bylaw No. 7221-2016
24138 Lougheed Highway

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 24138 Lougheed Highway from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future two lot subdivision. The minimum lot size for the current RS-3 zone is 8,000m^2 (2 acres) and 4,000m^2 (1 acre) for the proposed RS-2 zone.

Council granted first reading to *Zone Amending Bylaw No. 7221-2016* and considered the early consultation requirements for the Official Community Plan amendment on April 23, 2019. First reading of *Zone Amending Bylaw No. 7221-2016* was completed under the previous Zoning Bylaw; therefore, minor amendments to the Bylaw are required to update references to the current *Zoning Bylaw No. 7600-2019*.

This application requires an amendment to the Official Community Plan (OCP) to re-designate the land use from *Rural Residential* to *Suburban Residential*.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of $7,100 per single family lot, for an estimated amount of $7,100, or such rate applicable at third reading of this application.

RECOMMENDATIONS:

1. **That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting *Official Community Plan Amending Bylaw No. 7883-2022* on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;**

2. **That *Official Community Plan Amending Bylaw No. 7883-2022* be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;**

3. **That it be confirmed that *Official Community Plan Amending Bylaw No. 7883-2022* is consistent with the Capital Expenditure Plan and Waste Management Plan;**

4. **That *Official Community Plan Amending Bylaw No. 7883-2022* be given first and second reading and be forwarded to Public Hearing;**

5. That *Zone Amending Bylaw No. 7221-2016* be given second reading as amended, and be forwarded to Public Hearing; and further

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

   i. Approval from the Ministry of Transportation and Infrastructure;

   ii. Amendment to Official Community Plan Schedule "B";

   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 No Build / No Disturb Restrictive Covenant for slope protection and geotechnical setbacks;

   v. Municipal water provision to serve existing residential structure from River Road;

   vi. Registration with Fraser Health for septic disposal and water quality; and registration of a Restrictive Covenant for the protection of the septic field areas;

   vii. Decommissioning of existing water well on site; and

   viii. That a voluntary contribution, in the amount of $7,100.00, or such applicable rate, be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

DISCUSSION:

1. Background Context:

Applicant:		Hue I Yun
Legal Description:		Lot 7 Except: Part in Plan LMP28323; District Lot 407 Group 1 New Westminster District Plan 33984.
OCP:		
Existing:		*Rural Residential*
Proposed:		*Suburban Residential*
Within Urban Area Boundary:		No
OCP Major Corridor:		Yes
Zoning:		
Existing:		RS-3 (Single Detached Rural Residential)
Proposed:		RS-2 (Single Detached Suburban Residential)
Surrounding Uses:		
North:	Use:	Rural Residential
	Zone:	RS-3 Single Detached Rural Residential
	Designation:	*Industrial*
South:	Use:	2 Properties, Residential Use
	Zone:	RS-2 Single Detached Suburban Residential and RS-3 Single Detached Rural Residential
	Designation:	*Industrial* and *Rural Residential*

East:	Use:	Residential
	Zone	RS-2 Single Detached Suburban Residential
	Designation:	*Rural Residential*
West:	Use:	Residential
	Zone:	RS-3 Single Detached Rural Residential
	Designation:	*Industrial*

Existing Use of Property:	Rural Residential
Proposed Use of Property:	Suburban Residential
Site Area:	0.805 ha (2 acres)
Access:	Future access will be off River Road cul-de-sac
Servicing:	Rural Standard
Flood Plain:	No
Fraser Sewer Area:	No

2. Background:

This proposal dates to 2014. Initial delays in application processing were due to a number of factors, including changes in the applicants, and required senior agency consent (Ministry of Transportation and Infrastructure). First reading went before Council in 2016 and was deferred, in order to first explore the feasibility of potential industrial uses of the site.

A lengthy public process ensued, which included re-designating the site from *Suburban Residential* to *Rural Residential* in the Official Community Plan. This re-designation meant that the proposed RS-2 (Single Detached Suburban Residential) zone and two lot subdivision would no longer be permitted, due to inconsistency between this zone and the property's recent land use re-designation to *Rural Residential*.

In February 2019, Council considered the previously deferred rezoning application (2014-040-RZ) that reflected the original proposal for a two lot subdivision of RS-2 parcels on the subject property. The report recommended denial, due to the inconsistency between the proposed RS-2 zone and the revised land use designation. However, Council directed staff to commence bylaw introduction for the proposal, thereby requiring an OCP amendment to change the land use designation back to *Suburban Residential*. First reading was granted on April 23, 2019, for rezoning the subject property to RS-2 (Single Detached Suburban Residential).

3. Project Description:

This application proposes to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential). The minimum parcel size in the proposed RS-2 zone is 0.4 hectares or 1 acre.

The existing residence on the property will remain; however, it will be required to be connected to municipal water as a condition of the proposed RS-2 zoning as required in the *Subdivision and Development Servicing Bylaw.* In addition, Ministry of Transportation (MOTI) requirements include removing the existing access off Lougheed to create a new access to River Road to serve both proposed lots. An access agreement will be required at the time of subdivision to provide access to both lots (See Appendix E).

4. Planning Analysis:

i) Official Community Plan:

The development site is designated *Rural Residential* and is outside the Urban Area Boundary. For the proposed development an OCP amendment will be required to re-designate the site to *Suburban Residential* to allow the proposed RS-2 (Single Detached Suburban Residential) zoning.

Although this development proposal is inconsistent with current the land use designation of the subject property, the site context includes a combination of rural and suburban residential uses and zoning. Only one additional lot is possible on the site, and therefore this proposal is consistent with the site context. Furthermore, this proposal is consistent with the previous Suburban Residential designation that applied to the site at the time of the original application. On this basis, this proposal is supportable.

ii) Zoning Bylaw:

The proposed RS-2 (Single Detached Suburban Residential) zoning has a minimum parcel size of 0.4 hectares or 1 acre. The proposed subdivision is attached as Appendix E and conforms to size and lot geometry requirements.

iii) Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires that all single detached residential uses have a minimum of two parking spaces per dwelling unit.

iv) Development Permits:

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

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

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

There is a steep slope on the western portion of the site that will be protected with a slope covenant.

5. Environmental Implications:

The applicant has provided an Arboriculture Inventory Report for inclusion with the Tree Retention and Removal Plan in support of this development.

6. Traffic Impact:

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

Bylaw will be required as a condition of final reading. At this time, the Ministry has indicated that access for both parcels will need to be from River Road. An access easement on proposed Lot 1 will be required to achieve this objective at the time of subdivision.

7. Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has indicated that all required services are available off-site, and therefore a rezoning servicing agreement is not required.

- Road access must be taken off the River Road cul-de-sac for both lots. At the time of subdivision, an access easement against proposed Lot 1 to serve Lot 2.
- At the time of subdivision, both proposed lots must access the municipal water system connection on River Road.

ii) Fire Department:

The required access easement off proposed Lot 1 will need to meet Fire Department requirements for access and egress to both residences.

8. 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, the response is attached as Appendix F.

9. 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, from Rural Residential to Suburban Residential 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.

10. Citizen/Customer Implications:

Opportunities for public input will be provided with the required Public Hearing, to take place after second reading is granted by Council.

CONCLUSION:

It is recommended that first and second reading be given to *Official Community Plan Amending Bylaw No. 7883-2022*, that second reading as amended be given to *Zone Amending Bylaw No. 7221-2016*, and that application 2014-040-RZ be forwarded to Public Hearing.

"Original signed by Diana Hall"
Prepared by: **Diana Hall**
Planner 2

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

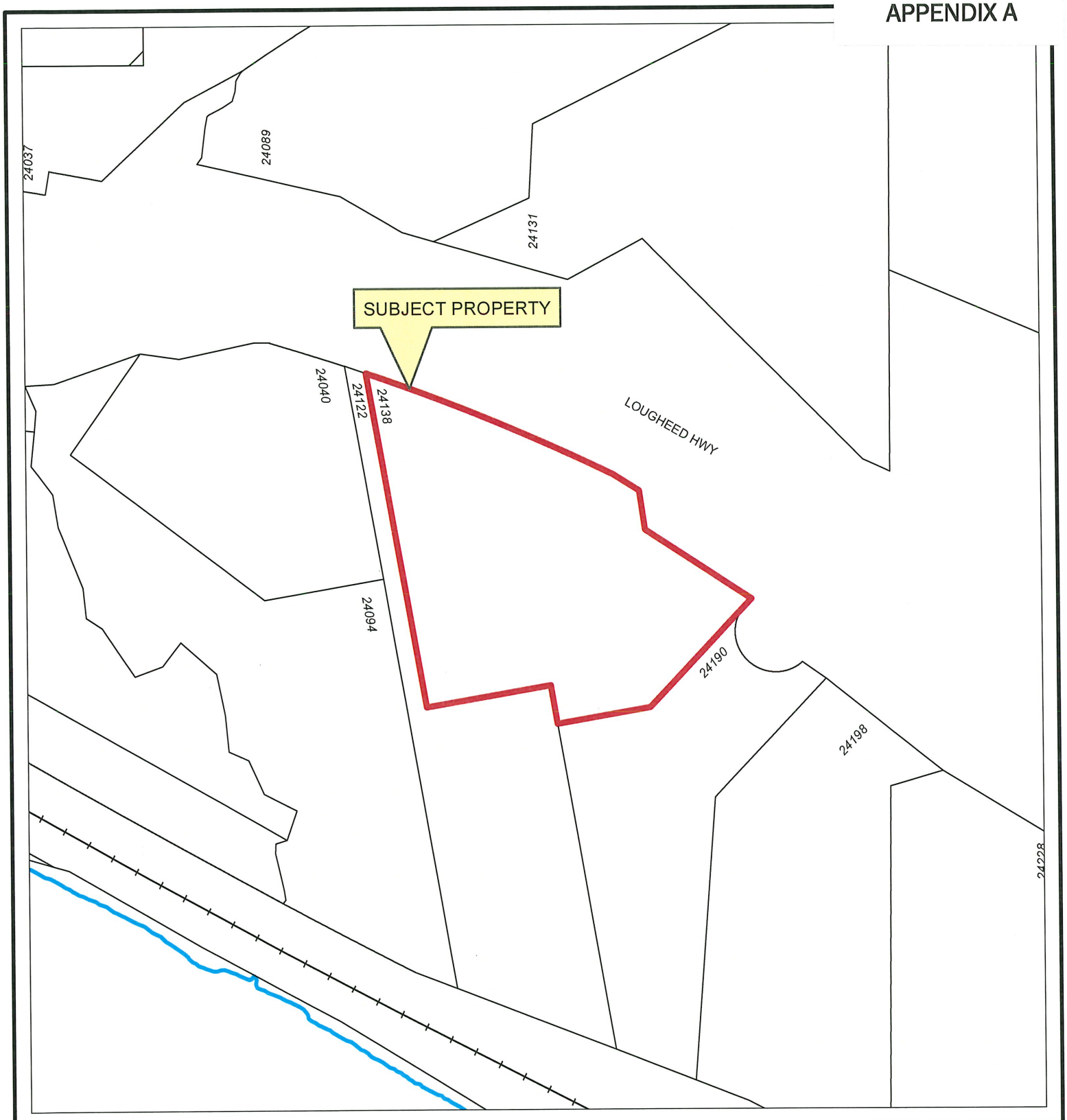
"Original signed by Christine Carter"
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"
Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Official Community Plan Amending Bylaw No. 7883-2022
Appendix D – Zone Amending Bylaw No. 7221-2016
Appendix E – Subdivision Plan
Appendix F – School District No. 42 Response

APPENDIX A



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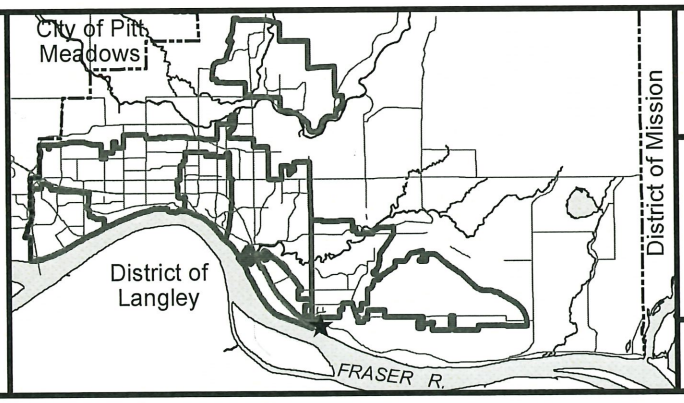


24138 LOUGHEED HWY

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2014-040-RZ
DATE: Mar 1, 2016
BY: PC

APPENDIX B

N

Scale: 1:2,500

Legend

- Stream
- Indefinite Creek
- River

24138 LOUGHEED HWY

PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

mapleridge.ca

FILE: 2014-040-RZ
DATE: Oct 4, 2022 BY: DT

CITY OF MAPLE RIDGE
BYLAW NO. 7883-2022

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. 7883-2022".

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

   Lot 7 Except: Part in Plan LMP28323; District Lot 407 Group 1 New Westminster District Plan 33984

   and outlined in heavy black line on Map No. 1066, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

READ a first time the day of , 20

READ a second time the day of , 20

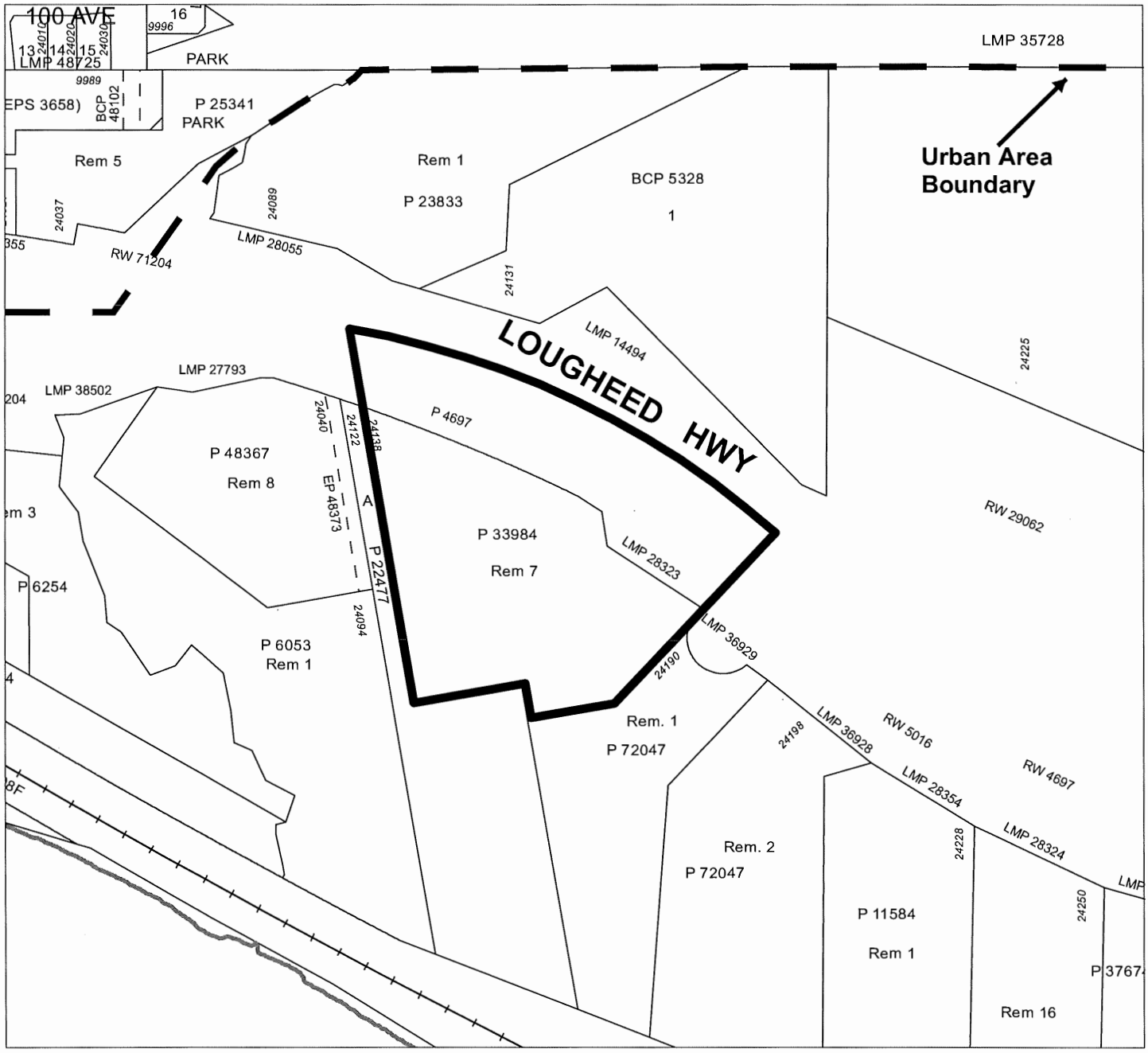
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7883-2022
Map No. 1066
From: Rural Residential

To: Suburban Residential

MAPLE RIDGE
British Columbia

— — Urban Area Boundary

N

SCALE 1:2,500

CITY OF MAPLE RIDGE
BYLAW NO. 7221-2016

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7221-2016."

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

   Lot 7 Except: Part in Plan LMP28323; District Lot 407 Group 1 New Westminster District Plan 33984

   and outlined in heavy black line on Map No. 1663 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-2 (Single Detached Suburban Residential).

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

   READ a first time the 23rd day of April, 2019.

   READ a second time as amended the day of , 20

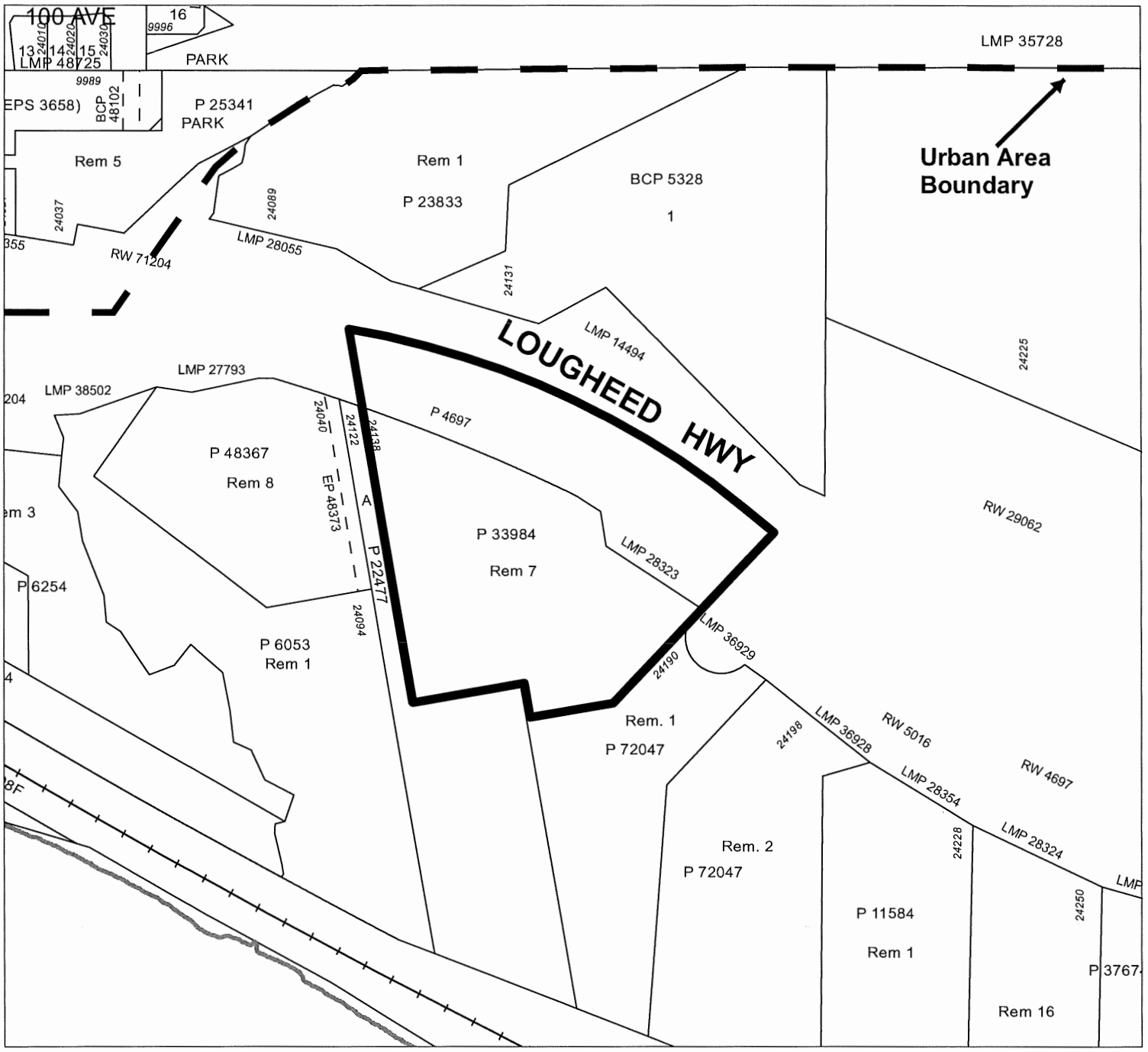
   PUBLIC HEARING held the day of , 20

   READ a third time the day of , 20

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

   ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7221-2016
Map No. 1663
From: RS-3 (Single Detached Rural Residential)

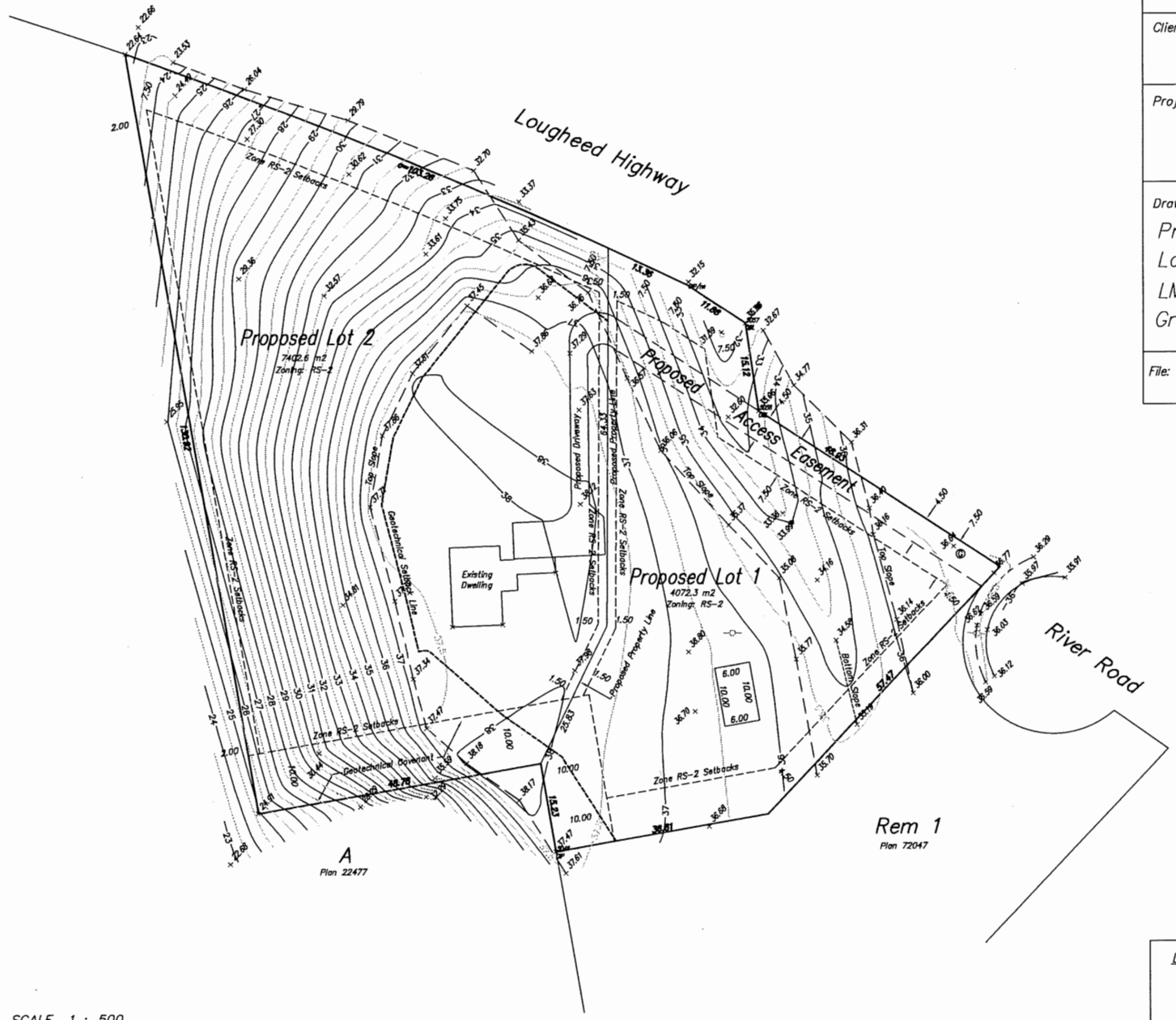
To: RS-2 (Single Detached Suburban Residential)

MAPLE RIDGE
British Columbia

Urban Area Boundary

N

SCALE 1:2,500



SCALE 1 : 500

0 25 50 m

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

Client:
Yun Hue IL

Project:
24138 Lougheed Highway
Maple Ridge, BC

Drawing Title:
Proposed Subdivision Over Lot 7 Except: Part In Plan LMP28323; District Lot 407 Group 1 NWD Plan 33984

File: MR11-672 Proposed Sub Sketch_REV_slope shading

Legend:
- Ground Elevation
- Guy Wire
- Monitoring Well
- Power Pole
- Gas Marker

Certified Correct
This 20th Day Of January, 2016

Mike Bernemann, BCLS

APPENDIX E

APPENDIX F

School District 42
Maple Ridge & Pitt Meadows
Learning Today, Leading Tomorrow

September 27, 2022

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

Attention: Diana Hall

Dear Ms. Hall:

Re:		
	File #:	2014-040-RZ
	Legal:	Lot: 7, D.L.: 407, Plan: NWP33984
	Location:	24138 Lougheed Highway
	From:	RS-3 (One Family Rural Residential)
	To:	RS-2 (One Family Suburban Residential)

The proposed application would affect the student population for the catchment areas currently served by Albion Elementary and Samuel Robertson Technical Secondary School.

Albion Elementary has an operating capacity of 421 students. For the 2021-22 school year the student enrolment at Albion Elementary was 467 students (111% utilization) including 142 students from out of catchment.

Samuel Robertson Technical School has an operating capacity of 600 students. For the 2021-22 school year the student enrolment at Samuel Robertson Technical Secondary School was 774 students (129% utilization) including 168 students from out of catchment.

Sincerely,

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

cc: Ihor Politylo, Director, Facilities & Maintenance
Maryam Fallahi, Manager, Facilities Planning
David Vandergugten, Assistant Superintendent

School District No. 42 | Maple Ridge - Pitt Meadows
22225 Brown Avenue Maple Ridge, BC V2X 8N6
Phone: 604.463.4200 | Fax: 604.463.4181

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 18, 2022
		FILE NO:	2019-426-DVP/DP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Development Variance Permit**
Development Permit
24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue

EXECUTIVE SUMMARY:

A Development Permit application has been submitted for the subject properties, located at 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue. The development proposal is for the construction of 165 townhouse units. This application is subject to the Multi-Family Development Permit Area Guidelines, which establish the form and character of multi-family development, with the intent to enhance the existing neighbourhood with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses.

In addition to the Multi-Family Development Permit, the applicant has requested several variances to accommodate the proposed development. It should be noted that the application had first reading under the previous *Zoning Bylaw No. 3510-1985* and before the *Off-Street Parking Bylaw No. 4350-1990* was amended with minimum internal garage dimensions and minimum apron parking dimensions, therefore the application is deemed to be grandfathered and was not required to meet the current regulations based on the detailed design that was required between first and second reading. A summary of the requested variances is provided below:

i. *Off-Street Parking and Loading Bylaw No. 4350-1990:*
   - To reduce the minimum driveway apron width and internal finished garage dimensions;

ii. *Zoning Bylaw No. 7600-2019:*
   - To reduce the minimum required percentage of permeable area;
   - To reduce the minimum front yard setback;
   - To reduce the minimum rear yard setback;
   - To reduce the minimum interior yard setback; and
   - To increase the number of attached units in one block.

Council considered rezoning application 2019-426-RZ and granted first reading *for Zone Amending Bylaw No. 7608-2020* on March 10, 2020. Council granted first and second reading for *Official Community Plan Amending Bylaw No. 7607-2020* and second reading for *Zone Amending Bylaw No. 7608-2020* on June 28, 2022. This application was presented at Public Hearing on July 19, 2022, and Council granted third reading on July 26, 2022. Council will be considering final reading for rezoning application 2019-426-RZ on October 25, 2022.

RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2019-426-DVP respecting properties located at 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue; and

2. That the Corporate Officer be authorized to sign and seal 2019-426-DP respecting properties located at 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue.

DISCUSSION:

a) Background Context:

Applicant:		EPIC NE Albion Homes Ltd.
Legal Descriptions:		Lot 1 Section 14 Township 12 New Westminster District Plan 68269; Lot A Section 14 Township 12 New Westminster District Plan 72158; Lot 52 Section 14 Township 12 New Westminster District Plan 36865; Lot 1 Section 14 Township 12 New Westminster District Plan 69242; Lot 1 Section 14 Township 12 New Westminster District Plan 72997; Lot 78 Section 14 Township 12 New Westminster District Plan 69240; and Lot 56 Section 14 Township 12 New Westminster District Plan EPP114521
OCP:		
Existing:		Townhouse and Conservation
Proposed:		Townhouse and Conservation
Zoning:		
Existing:		RS-3 (Single Detached Rural Residential)
Proposed:		RM-1 (Low Density Townhouse Residential)
Surrounding Uses:		
North:	**Use:**	Kanaka Creek Regional Park
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Park and Park within the ALR
South:	**Use:**	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Townhouse
East:	**Use:**	Conservation and Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Conservation and Single Family
West:	**Use:**	Single-Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Townhouse
Existing Use of Properties:		Single-Family Residential
Proposed Use of Properties:		Multi-Family Residential
Site Area:		3.67 ha (9.1 acres)
Access:		112 Avenue
Servicing requirement:		Urban Standard

b) Project Description:

The subject properties are located on the north side of 112 Avenue, at the end of Lockwood Street (see Appendices A and B). The properties are currently vacant, with some steep slopes and a watercourse.

The applicant is proposing to rezone the subject properties from the RS-3 (Single Detached Rural Residential) zone to develop approximately 165 townhouse units under the RM-1 (Low Density Townhouse Residential) zone. Out of the 165 units, 34 are four-bedroom units, 80 are three-bedroom units, and 51 are two-bedroom (tandem garage) units.

c) Planning Analysis:

Official Community Plan

The subject properties are located within the North East Albion Area Plan, which was recently adopted at the September 27, 2022, Council meeting, and were recently re-designated as *Townhouse* and *Conservation* within the Official Community Plan (OCP).

The development is subject to the Key Guidelines and the Design Guidelines of Section 8.7 Multi-Family Development Permit Area Guidelines. The purpose of a Multi-Family Development Permit is to enhance existing neighbourhoods with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses. The Key Guideline Concepts and the Architect's responses are provided below:

1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.

   "Setbacks have been provided with landscaped yards to help with privacy. Buildings have been designed to limit the number of units that would overlook neighbouring residential properties. The form and character of the development is a contemporary take on a farmhouse vernacular, which ties into the character of the neighbourhood."

2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low-rise ground-oriented housing located to the periphery of higher density developments.

   "The development addresses the sloping site by stepping the buildings as to not overpower neighbouring properties. The 112 Avenue fronting buildings appear as a 2 storey massing to the East of the site and gradually increase to 3 storeys as the buildings move West down the slope of the site. The remainder of the site increases in density to 3 storeys in height. See proposed streetscapes. The new single family development to the East has 3 storey facades transitioning to the townhomes on this site."

3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.

   "Buildings have been sited to create varied streetscapes with architectural details and colour, as well as providing clusters of buildings on site which allow for pockets of greenery and landscaped spaces."

4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.

   "The development provides an attractive streetscape using street fronting buildings with individual unit entries and landscaped front yards. The use of details such as individual front porches, standing seam metal roofs, architectural wood columns and trim will add visual interest to those passing by the site. Parking is located internally on the site, with most parking being located within private garages. The site is surrounded to the north, west and east with a 3m multi-use trail and a pedestrian sidewalk/large boulevard along 112 Avenue."

Based on the above information, the proposed development complies with the Key Guideline Concepts of the Multi-Family Development Permit Area Guidelines and can be supported.

Zoning Bylaw

The application proposes to rezone the subject properties from the RS-3 (Single Detached Rural Residential) zone to develop approximately 165 townhouse units under the RM-1 (Low Density Townhouse Residential) zone (see Appendix C). The RM-1 (Low Density Townhouse Residential) zone allows for a floor space ratio (FSR) of 0.6; however a density bonus up to a maximum of 0.75 may be permitted for a contribution rate of $3,100 per unit up to an FSR of 0.75. This development has a proposed FSR of 0.69, therefore a density bonus contribution will be required in the amount of $511,500.00 as a condition of rezoning.

The proposed 165 units are to be developed within 34 blocks and built out over approximately seven phases, with the indoor amenity building being constructed in the fifth phase. An amendment to the RM-1 (Low Density Townhouse Residential) zone has been added to *Zone Amending Bylaw No. 7608-2020*, to allow for a taller amenity building to provide the required Amenity Area, with appropriate setbacks which are proposed to be 7.5m (24.6 ft.). The Indoor Amenity Building for this development is proposed to be 8.4m (27.6 ft.) in height, with a minimum setback of 7.6m (24.9 ft.) from the nearest townhouse block.

Variations from the requirements of the proposed zone require a Development Variance Permit application, as discussed below.

Off-Street Parking and Loading Bylaw

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires two parking spaces per dwelling unit, plus 0.2 parking spaces per dwelling unit designated for visitor parking. Based on 165 units, 330 parking spaces are required for the residents, with an additional 33 spaces required for visitor parking, and five accessible parking spaces. The development is meeting the parking requirements of the *Off-Street Parking and Loading Bylaw,* with an additional 17 visitor parking spaces provided, for a total of 50 visitor parking spaces.

d) Proposed Variances

A Development Variance Permit application has been received for this project and involves several relaxations based on the current bylaws. It should be noted that the application had first reading under the previous *Zoning Bylaw No. 3510-1985* and before the *Off-Street Parking Bylaw No. 4350-1990* was amended with minimum internal garage dimensions and minimum apron parking dimensions, therefore the application is deemed to be grandfathered and was not required to meet the current regulations based on the detailed design that is required between first and second reading. In order to provide consistency between previous and current regulations, the variances are described below according to the current regulations (see Appendix D):

i. *Off-Street Parking and Loading Bylaw No. 4350-1990:*

- Part IV Off-Street Parking Design, 4.1 vii) For Townhouse units with an enclosed single-car parking garage in tandem configuration in the RM-1 zone:
  - to reduce the minimum driveway apron width from 3.0 m (9.8 ft.) to 2.8 m (9.2 ft.) in width;
  - to reduce the internal finished garage dimensions from 3.7 m (12.1 ft.) in width to 3.0 m (9.8 ft.)
  - to reduce the internal finished garage dimensions from 6.7 m (22.0 ft.) in length to 6.2 m (20.3 ft.);

- Part IV Off-Street Parking Design, 4.1 viii) a) For Townhouse units with an enclosed double-car parking garage in a side-by-side configuration in the RM-1 zone:
  - to reduce the internal finished garage dimensions from 6.5 m (21.3 ft.) in width to 5.6 m (18.4 ft.) for A-type units, and to 5.0 m (16.4 ft.) in width for B-type units;
  - to reduce the internal finished garage dimensions from 6.7 m (22.0 ft.) in length to 5.7 m (18.7 ft.) for A-type units, and to 5.8 m (19.0 ft.) for B-type units.

ii. *Zoning Bylaw No. 7600-2019:*

- Part 4 – General Regulations, Section 405 Landscaping and Fencing Regulations
  - To reduce the minimum required percentage of permeable area for any Residential zoned lot from 40% to 38.4%.

- Part 4 – Residential Zones, Section 617 RM-1 Low Density Townhouse Residential
  - To reduce the minimum front yard setback (112 Avenue) from 7.5 m (24.6 ft.) to 5.03 m (16.5 ft.) to the deck and 4.68 m (15.4 ft.) to the roof overhang, and to 6.0 m (19.7 ft.) to the building face for proposed Blocks 1, 2, 5, 32, 33, and 34;
  - To reduce the minimum rear yard setback from 7.5 m (24.6 ft.) to:

Block Number	Setback to Building Face	Setback to Deck	Setback to Eaves	Setback to Bay Window
10	5.00m (16.4 ft.)	4.41m (14.5 ft.)	3.95m (13.0 ft.)	4.61m (15.1 ft.)
11	5.00m (16.4 ft.)	NA	4.53m (14.9 ft.)	NA
14	5.00m (16.4 m)	4.41m (14.5 ft.)	3.98m (13.1 ft.)	4.93m (16.2 ft.)
15	5.00m (16.4 ft.)	4.43m (14.5 ft.)	4.30m (14.1 ft.)	4.84m (15.9 ft.)
17	3.27m (10.7 ft.)	4.56m (15.0 ft.)	2.31m (7.6 ft.)	2.98m (9.8 ft.)
23	4.60m (15.1 ft.)	4.84m (15.9 ft.)	3.38m (11.1 ft.)	4.12m (13.5 ft.)
24	5.00m (16.4 ft.)	4.41m (14.5 ft.)	4.32m (14.2 ft.)	4.82m (15.8 ft.)

- To reduce the minimum interior yard setback from 7.5 m (24.6 ft.) to:

Block Number	Setback to Building Face	Setback to Deck	Setback to Eaves	Setback to Bay Windows
25 (west side)	5.00m (16.4 ft.)	4.43m (14.5 ft.)	4.37m (14.3 ft.)	4.83m (15.8 ft.)
26 (west side)	5.00m (16.4 ft.)	4.34m (14.2 ft.)	4.40m (14.4 ft.)	NA
29 (west side)	5.00m (16.4 ft.)	4.72m (15.5 ft.)	4.37m (14.3 ft.)	NA
30 (west side)	5.00m (16.4 ft.)	5.05m (16.6 ft.)	4.49m (14.7 ft.)	NA
31 (west side)	4.73m (15.5 ft)	3.78m (12.4 ft.)	3.90m (12.8 ft.)	4.50m (14.8 ft.)
7 (east side)	5.00m (16.4 ft.)	4.49m (14.7 ft.)	4.29m (14.1 ft.)	4.81m (15.8 ft.)
9 (east side)	5.00m (16.4 ft.)	4.50m (14.8 ft.)	4.29m (14.1 ft.)	4.82m (15.8 ft.)

- To increase the number of attached units in one block from six up to seven attached units for proposed Blocks 1, 5, 20, 32, 33, 34; and up to eight attached units for proposed Block 2.

e) Advisory Design Panel:

The application was reviewed by the Advisory Design Panel (ADP) at a meeting held on February 16, 2022 and their comments and the applicant's responses can be seen in Appendix E. The ADP's resolutions have been addressed appropriately and are reflected in the current plans (see Appendices F and G).

f) Citizen/Customer Implications:

The Public Comment Opportunity (PCO) was held between March 5 and March 24, 2022. The required date range was extended to account for the School District's Spring Break, providing an extra week for comment, to allow residents time to respond prior to the Spring Break beginning.

A summary of the main comments and discussions with the participants during the PCO was provided by the applicant (see Appendix H). The public also had the opportunity to provide comments at the Public Hearing, held on July 19, 2022.

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, the security will be $678,438.50.

CONCLUSION:

As the development proposal complies with the Multi-Family Development Permit Area Guidelines of the Official Community Plan for form and character, it is recommended that 2019-426-DVP and 2019-426-DP be given favourable consideration.

"Original signed by Mark McMullen" for
Prepared by: **Michelle Baski, AScT, MA**
Planner

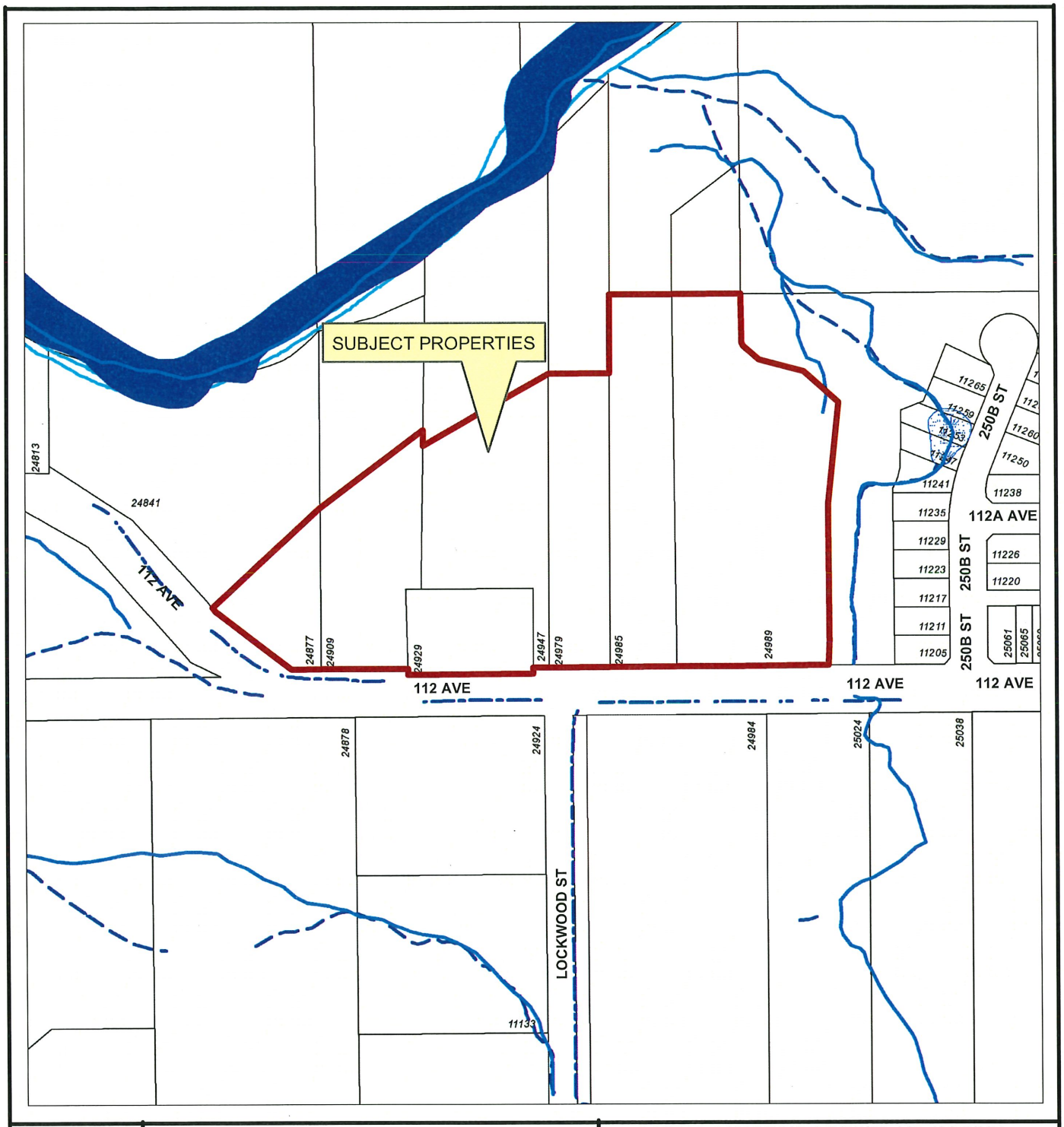
"Original signed by Charles Goddard"
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

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

"Original signed by Scott Hartman"
Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Site Plan
Appendix D – Proposed Variances
Appendix E – ADP Comments and Applicant Responses
Appendix F – Architectural Plans
Appendix G – Landscape Plans
Appendix H – Public Comment Opportunity Summary



N

Scale: 1:2,500

Legend

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

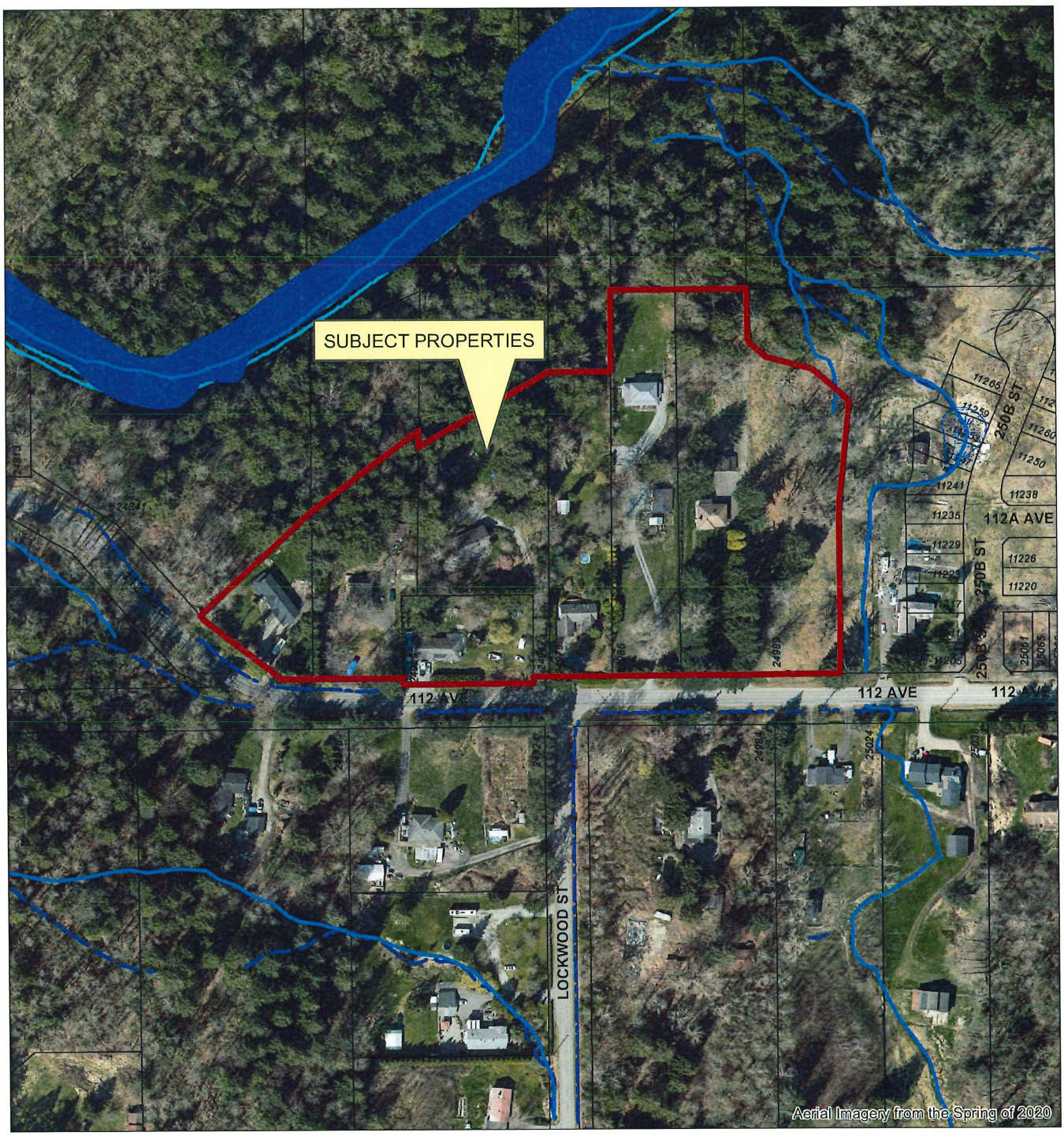
24877 & 24909/29/47/79/85/89 112 AVENUE
PID'S:000-788-121, 004-513-371,
007-420-994, 001-432-168, 005-483-841,
001-430-467 & 031-552-048

PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

mapleridge.ca

FILE: 2019-426-RZ/DP
DATE: Jan 31, 2022 BY: AH



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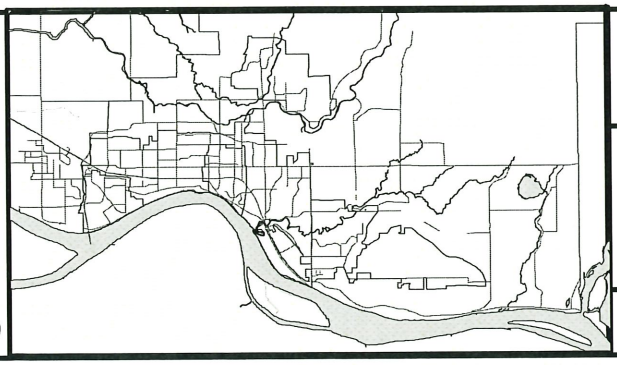
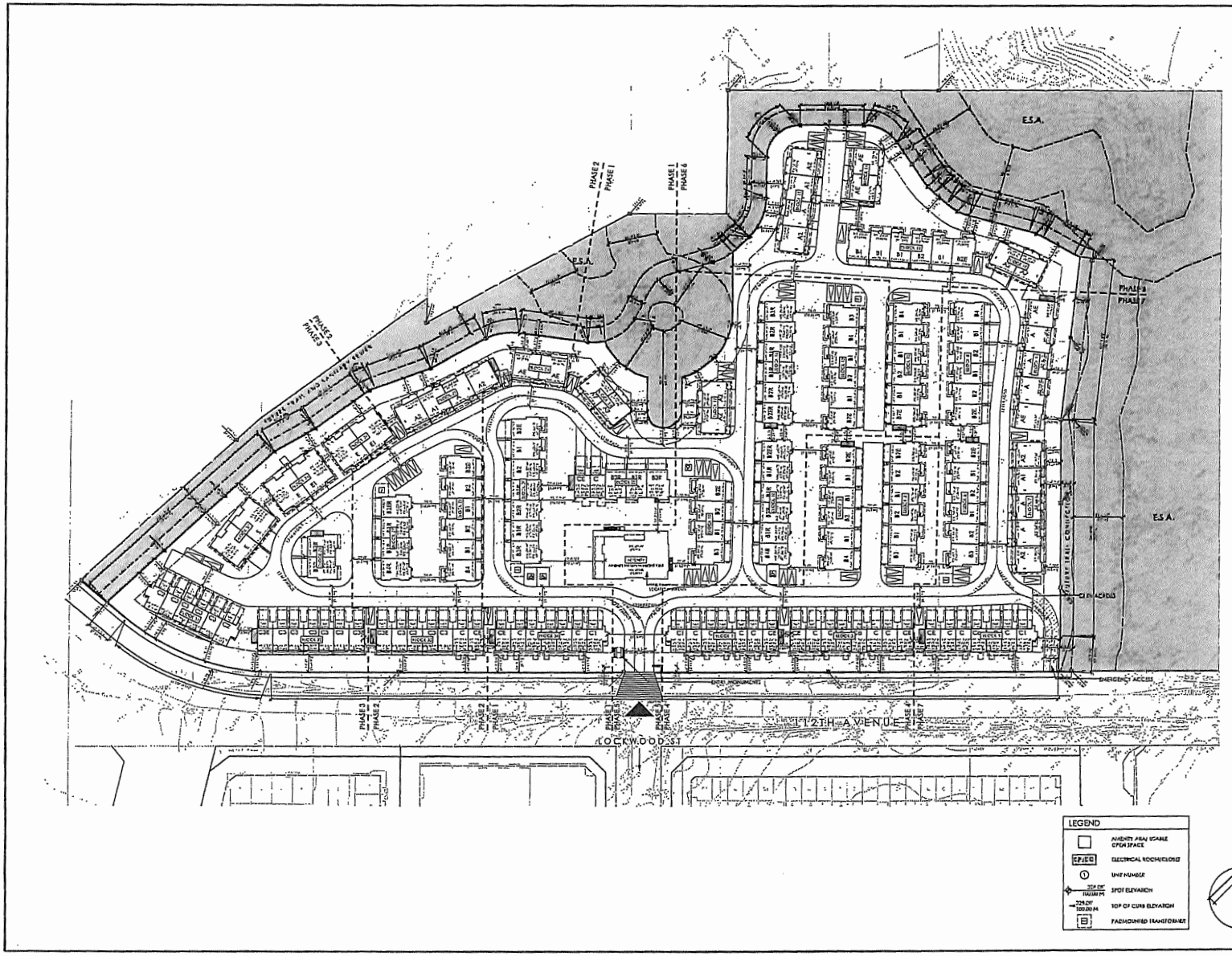


24877 & 24909/29/47/79/85/89 112 AVENUE
PID'S:000-788-121, 004-513-371,
007-420-994, 001-432-168, 005-483-841,
001-430-467 & 031-552-048

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2019-426-RZ/DP
DATE: Jan 31, 2022 BY: AH



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REVISIONS

ISSUED FOR REZONING	FEB 16, 2020
ISSUED FOR DEVELOPMENT PERMIT	MAY 26, 2020
REISSUED FOR DEVELOPMENT PERMIT	MAY 29, 2021
REISSUED FOR DEVELOPMENT PERMIT	SEP 7, 2021
ISSUED FOR ADP	JAN 25, 2022
REISSUED FOR DEVELOPMENT PERMIT	MAR 14, 2022

EPIC HOMES

FORMWERKS ARCHITECTURAL

PROJECT

THE FALLS
KANAKA SPRINGS

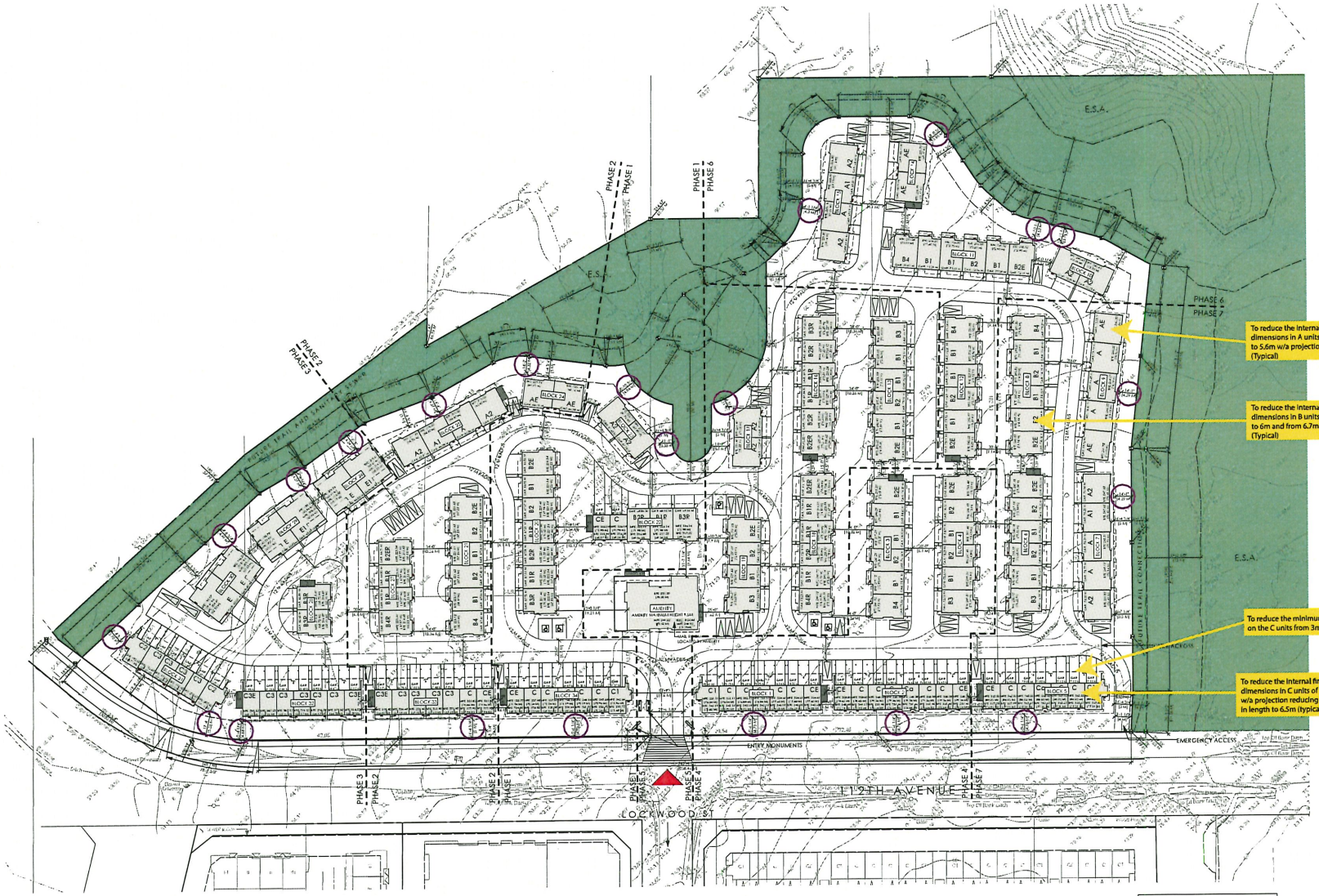
112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

SITE PLAN

SCALE	SHEET
1:500	A
JOB # 8032	

APPENDIX C



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REVISIONS

ISSUED FOR REZONING	FEB 18, 2020
ISSUED FOR DEVELOPMENT PERMIT	MAY 26, 2020
RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 29, 2021
RE-ISSUED FOR DEVELOPMENT PERMIT	SEP 7, 2021
ISSUED FOR ADP	JAN 25, 2022
RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 14, 2022
RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 20, 2022
ISSUED FOR COORDINATION 50%	AUG 12, 2022
ISSUED FOR COORDINATION 75%	AUG 26, 2022
ISSUED FOR BUILDING PERMIT	SEP 16, 2022

EPIC HOMES

FORMWERKS ARCHITECTURAL
1025 West 8th Ave., Vancouver, BC V6J 1T5
Fax: 685-2076 Phone 683-3441

PROJECT

THE FALLS KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

SITE PLA

SCALE 1:500

SHEET A1

JOB # 8032

APPENDIX D

The following resolution was passed regarding **2019-426-DP** at the February 16, 2022 Regular Meeting of the Advisory Design Panel (ADP).

R/2021-020
It was moved and seconded

That the Advisory Design Panel has reviewed application 2019-426-DP and recommends that

The application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Architectural Comments:

- Consider including amenity building in phase one; Per our June 12 meeting, the amenity building has been proposed in the 5th phase
- Consider equal colour distribution throughout the site; Color schemes have been revised and redistributed throughout site
- Consider increasing front yard setbacks; The setback is still consistent with 6m under the old zoning bylaw (now 4.5m). See further comments in February 24 email
- Consider opportunity for visible pedestrian access in southeast corner; The emergency access material has been modified to emphasize a pedestrian corridor from 112th to the interior of the site
- Ensure architectural language is consistent on all four sides of elevations. Elevations have been revised on Buildings with the gambrel roof (B units) per ADP comments

Landscape Comments:

- Increase 112 Avenue setback areas to improve usability of yard spaces; Same issue as setbacks above. The private outdoor space for the units fronting 112th Avenue is 5 times the bylaw requirement
- Consider additional stormwater management through green infrastructure on the site; In the VDZ drawings, the stormwater management infrastructure has been highlighted. This is the plan that was approved after extensive review with engineering to comply with NE Albion LUP SWM requirements
- Consider incorporating additional street trees on the internal road system; Street trees have been added internally between buildings along the roads
- Consider providing additional landscaping to screen tandem parking; This is not possible as the C unitsmain floor is cantilevered over top of the single exterior parking stall.
- Consider the incorporation of childrens' programming in the space next to the amenity building as well as the distribution of childrens' programming throughout the phasing of the development. To the north of the amenity building, there has been a new children's amenity area added with features including canoe and play houses

CARRIED UNANIMOUSLY

Thank you for your time,

PROJECT DATA

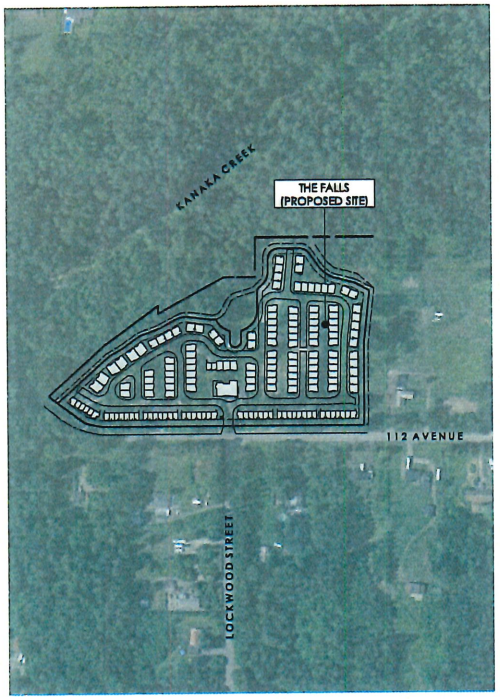
DEVELOPMENT DATA

	MIN. REQUIRED / MAX. ALLOWED	PROPOSED
CIVIC ADDRESS		
24857, 24909, 24929, 24947, 24979, 24985, 24989, 25067 112th AVENUE MAPLE RIDGE, BC		
LEGAL DESCRIPTION		
LOT 1 SEC 14 TP 12 NWD PLAN 60269 LOT A SEC 14 TP 12 NWD PLAN 72158 LOT 52 SEC 14 TP 12 NWD PLAN 36865 LOT 1 SEC 14 TP 12 NWD PLAN 49742 LOT 1 SEC 14 TP 12 NWD PLAN 72997 LOT 78 SEC 14 TP NWD PLAN 49240 LOT 45 EXCEPT PCL A (REFERENCE PLAN LMP38023) SEC 14 TP 12 NWD PLAN 47124 LOT 74 SEC 14 TP 12 NWD PLAN 61607		
LOT AREA		
LOT AREA (Ha.)	-	2.982 Ha
LOT AREA (SQM)	-	29,824 SQM
LOT COVERAGE		
AREA OF BUILDINGS & STRUCTURES	-	8,625 SQM
PERCENTAGE OF LOT AREA	-	29 %
SETBACKS		
FRONT (112TH AVENUE)	7.5 M	6.0 M (MIN. WITH ENCROACHMENTS 4.91 M)
REAR (NORTH TRAIL AND E.S.A.)	7.5 M	5.0 M (MIN. WITH ENCROACHMENTS 3.27 M)
SIDE #1 (EAST TRAIL AND E.S.A.)	7.5 M	5.0 M (MIN. WITH ENCROACHMENTS 4.49 M)
SIDE #2 (WEST TRAIL AND E.S.A.)	7.5 M	5.0 M (MIN. WITH ENCROACHMENTS 4.48 M)
BUILDING HEIGHT		
BUILDING HEIGHT	9.5 M	* REFER TO ELEVATIONS
NUMBER OF RESIDENTIAL UNITS		
TWO-BEDROOM UNITS	-	51
THREE-BEDROOM UNITS	-	80
FOUR-BEDROOM UNITS	-	34
TOTAL NUMBER OF UNITS	-	165
TOTAL BUILDING FLOOR AREA		
RESIDENTIAL UNITS	-	21,237 SQM
DENSITY		
FLOOR SPACE RATIO (FSR)	0.75	0.71
AMENITY SPACE		
COMMON OPEN AREA:	(30 SQM / 2 BED + 45 SQM / 3+ BED) = 6,705 SQM	9,252 SQM
OUTDOOR AMENITY:	5 SQM / UNIT = 830 SQM	1,293 SQM
PRIVATE OUTDOOR AMENITY:	5% OF DWELLING UNIT	REFER TO A1.04
INDOOR AMENITY:	3 SQM / UNIT = 498 SQM	522 SQM
PARKING		
RESIDENT SPACES	-	
GARAGE	-	279
APRON	-	51
TOTAL RESIDENT SPACES	2 STALLS / UNIT = 330 STALLS	330
VISITOR SPACES	-	
STANDARD	-	46
ACCESSIBLE	-	4
TOTAL VISITOR SPACES	0.2 STALLS / UNIT = 33 STALLS	50
TOTAL REQUIRED SPACES	363 STALLS	380

CONSULTANT LIST

OWNER:	EPIC HOMES 201-20050 STEWART CRESCENT MAPLE RIDGE, BC V2X 0T4 PH: 604.465.6886 CONTACT: COLE LAMBERT	
ARCHITECT:	FORMWERKS ARCHITECTURAL INC. 1625 WEST 5TH AVENUE VANCOUVER, BC V6J 1N5 PH: 604.683.5441 CONTACT: JULIE SCHULTZ	
CIVIL:	APLIN & MARTIN CONSULTANTS LTD 505-1755 WEST BROADWAY VANCOUVER, BC V6J 4S5 PH: 604.224.6827 CONTACT: DAVID LAIRD	
	APLIN & MARTIN CONSULTANTS LTD 201-12448 82ND AVENUE SURREY, BC V3W 3E9 PH: 604.597.9058 CONTACT: DON BEVACQUA	
ELECTRICAL:	GAGER ELECTRICAL CONSULTANTS LTD 20689 86 AVENUE LANGLEY, BC V2A 3Y9 PH: 778.277.2225 CONTACT: MARC GAGER	
LANDSCAPE:	VAN DER VAN + ASSOCIATES 102 - 355 KINGSWAY VANCOUVER, BC V5T 3J7 PH: 604.882.0024 CONTACT: JENNIFER WALL	
SURVEYOR:	TERRA PACIFIC 22371 ST. ANNE AVENUE MAPLE RIDGE, BC V2X 2E7 PH: 604.463.2509	

CONTEXT PLAN



AREA CALCULATIONS

UNIT AREA TOTALS

UNIT TYPE	QUANTITY	UNIT FLOOR AREA (GROSS)	UNIT FLOOR AREA (NET)	TOTAL FLOOR AREA (GROSS)	TOTAL FLOOR AREA (NET)
A	7	196.2	154.5	1,373	1,082
AE	6	197.4	155.2	1,184	931
A1	3	193.7	151.9	581	456
A2	12	199.5	157.7	2,394	1,892
B1	22	168.2	130.3	3,700	2,867
B1R	10	168.2	130.3	1,682	1,303
B2	14	169.0	131.1	2,366	1,835
B2E	10	177.8	138.6	1,778	1,386
B2R	5	168.2	130.3	841	652
B2ER	3	174.8	137.6	530	413
B3	4	181.3	141.0	725	564
B3R	5	178.3	140.8	897	704
B4	5	174.3	135.0	873	675
B4R	2	175.1	135.8	350	272
C	20	120.3	95.2	2,406	1,904
Ca	2	124.4	97.7	249	195
CE	7	121.7	96.2	852	673
C1	3	144.5	119.3	434	358
C2	2	144.5	119.3	289	239
C3	14	121.9	97.3	1,707	1,362
C3E	3	123.3	98.3	370	295
E	4	222.1	196.6	928	786
E1	2	222.1	196.6	444	393
TOTAL	165		TOTAL AREA:	24,972 SQM	21,237 SQM

DRAWING LIST

COVER SHEET	A0.00
DATA SHEET	A0.01
RENDERING	A0.02
SITE PLAN	A1.00
SITE PLAN EAST	A1.01
SITE PLAN WEST	A1.02
PARKING PLAN	A1.03
AMENITY AREA PLAN	A1.04
SITE SECTIONS	A1.05
SITE SECTIONS	A1.06
STREETSCAPES	A1.07
COLOUR KEY PLAN	A1.08
COLOUR SCHEME A	A1.09
COLOUR SCHEME B	A1.10
COLOUR SCHEME C	A1.11
COLOUR SCHEME D	A1.12
COLOUR SCHEME E	A1.13
COLOUR SCHEME F	A1.14
COLOUR SCHEME G	A1.15
BUILDING 1 PLANS	A2.00
BUILDING 1 ELEVATIONS	A2.01
BUILDING 2 PLANS	A2.02
BUILDING 2 PLANS	A2.03
BUILDING 2 ELEVATIONS	A2.04
BUILDING 3 PLANS	A2.05
BUILDING 3 PLANS	A2.06
BUILDING 3 ELEVATIONS	A2.07
BUILDING 4 PLANS	A2.08
BUILDING 4 PLANS	A2.09
BUILDING 4 ELEVATIONS	A2.10
BUILDING 5 PLANS	A2.11
BUILDING 5 ELEVATIONS	A2.12
BUILDING 6 PLANS	A2.13
BUILDING 6 PLANS	A2.14
BUILDING 6 ELEVATIONS	A2.15
BUILDING 7 PLANS	A2.16
BUILDING 7 PLANS	A2.17
BUILDING 7 ELEVATIONS	A2.18
BUILDING 8 PLANS	A2.19
BUILDING 8 PLANS	A2.20
BUILDING 8 ELEVATIONS	A2.21
BUILDING 9 PLANS	A2.22
BUILDING 9 PLANS	A2.23
BUILDING 9 ELEVATIONS	A2.24
BUILDING 10 PLANS	A2.25
BUILDING 10 ELEVATIONS	A2.26
BUILDING 11 PLANS	A2.27
BUILDING 11 PLANS	A2.28
BUILDING 11 ELEVATIONS	A2.29
BUILDING 12 PLANS	A2.30
BUILDING 12 PLANS	A2.31
BUILDING 12 ELEVATIONS	A2.32
BUILDING 13 PLANS	A2.33
BUILDING 13 PLANS	A2.34
BUILDING 13 ELEVATIONS	A2.35
BUILDING 14 PLANS	A2.36
BUILDING 14 ELEVATIONS	A2.37
BUILDING 15 PLANS	A2.38
BUILDING 15 ELEVATIONS	A2.39
BUILDING 16 PLANS	A2.40
BUILDING 16 PLANS	A2.41
BUILDING 16 ELEVATIONS	A2.42
BUILDING 17 PLANS	A2.43
BUILDING 17 ELEVATIONS	A2.44
BUILDING 18 PLANS	A2.45
BUILDING 18 PLANS	A2.46
BUILDING 18 ELEVATIONS	A2.47
BUILDING 19 PLANS	A2.48
BUILDING 19 ELEVATIONS	A2.49
BUILDING 20 PLANS	A2.50
BUILDING 20 PLANS	A2.51
BUILDING 20 ELEVATIONS	A2.52
BUILDING 21 PLANS	A2.53
BUILDING 21 PLANS	A2.54
BUILDING 21 ELEVATIONS	A2.55
BUILDING 22 PLANS	A2.56
BUILDING 22 ELEVATIONS	A2.57
BUILDING 23 PLANS	A2.58
BUILDING 23 ELEVATIONS	A2.59
BUILDING 24 PLANS	A2.60
BUILDING 24 ELEVATIONS	A2.61
BUILDING 25 PLANS	A2.62
BUILDING 25 ELEVATIONS	A2.63
BUILDING 26 PLANS	A2.64
BUILDING 26 ELEVATIONS	A2.65
BUILDING 27 PLANS	A2.66
BUILDING 27 ELEVATIONS	A2.67
BUILDING 28 PLANS	A2.68
BUILDING 28 ELEVATIONS	A2.69
BUILDING 29 PLANS	A2.70
BUILDING 29 ELEVATIONS	A2.71
BUILDING 30 PLANS	A2.72
BUILDING 30 ELEVATIONS	A2.73
BUILDING 31 PLANS	A2.74
BUILDING 31 ELEVATIONS	A2.75
BUILDING 32 PLANS	A2.76
BUILDING 32 ELEVATIONS	A2.77
BUILDING 33 PLANS	A2.78
BUILDING 33 PLANS	A2.79
BUILDING 33 ELEVATIONS	A2.80
BUILDING 34 PLANS	A2.81
BUILDING 34 ELEVATIONS	A2.82

DRAWING LIST CONTINUED

UNIT A PLANS	A3.00
UNIT AE PLANS	A3.01
UNIT A1 / A1R PLANS	A3.02
UNIT B1 / B2 PLANS	A3.03
UNIT B1R / B2R PLANS	A3.04
UNIT B1E / B2E PLANS	A3.05
UNIT B2ER PLANS	A3.06
UNIT B3 / B3A PLANS	A3.07
UNIT B3R PLANS	A3.08
UNIT B4 PLANS	A3.09
UNIT B4R PLANS	A3.10
UNIT C PLANS	A3.11
UNIT Ca PLANS	A3.12
UNIT CE PLANS	A3.13
UNIT C1 PLANS	A3.14
UNIT C2 PLANS	A3.15
UNIT C3 PLANS	A3.16
UNIT C3E PLANS	A3.17
UNIT E PLANS	A3.18
UNIT E1 PLANS	A3.19
UNIT SECTIONS	A4.00
ENTRY MONUMENTS PLANS	A5.00
ENTRY MONUMENTS ELEVATIONS	A5.01
SITE SIGNAGE MONUMENT PLANS	A5.02
SITE SIGNAGE MONUMENT #1 ELEVATIONS	A5.03
SITE SIGNAGE MONUMENT #2 ELEVATIONS	A5.04
AMENITY BUILDING SITE PLAN	A81.00
AMENITY BUILDING PLANS	A82.00
AMENITY BUILDING ELEVATIONS	A82.01
AMENITY BUILDING COLOUR SCHEME	A82.02
AMENITY BUILDING SECTIONS	A83.00
AMENITY BUILDING SECTIONS	A83.01

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RE-ISSUED FOR DEVELOPMENT PERMIT	SEP 7, 2021
ISSUED FOR ADP	JAN 25, 2022
RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 14, 2022

EPIC HOMES

FORMWERKS ARCHITECTURAL

1625 West 5th Ave. Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

PROJECT

THE FALLS
KANAKA SPRINGS

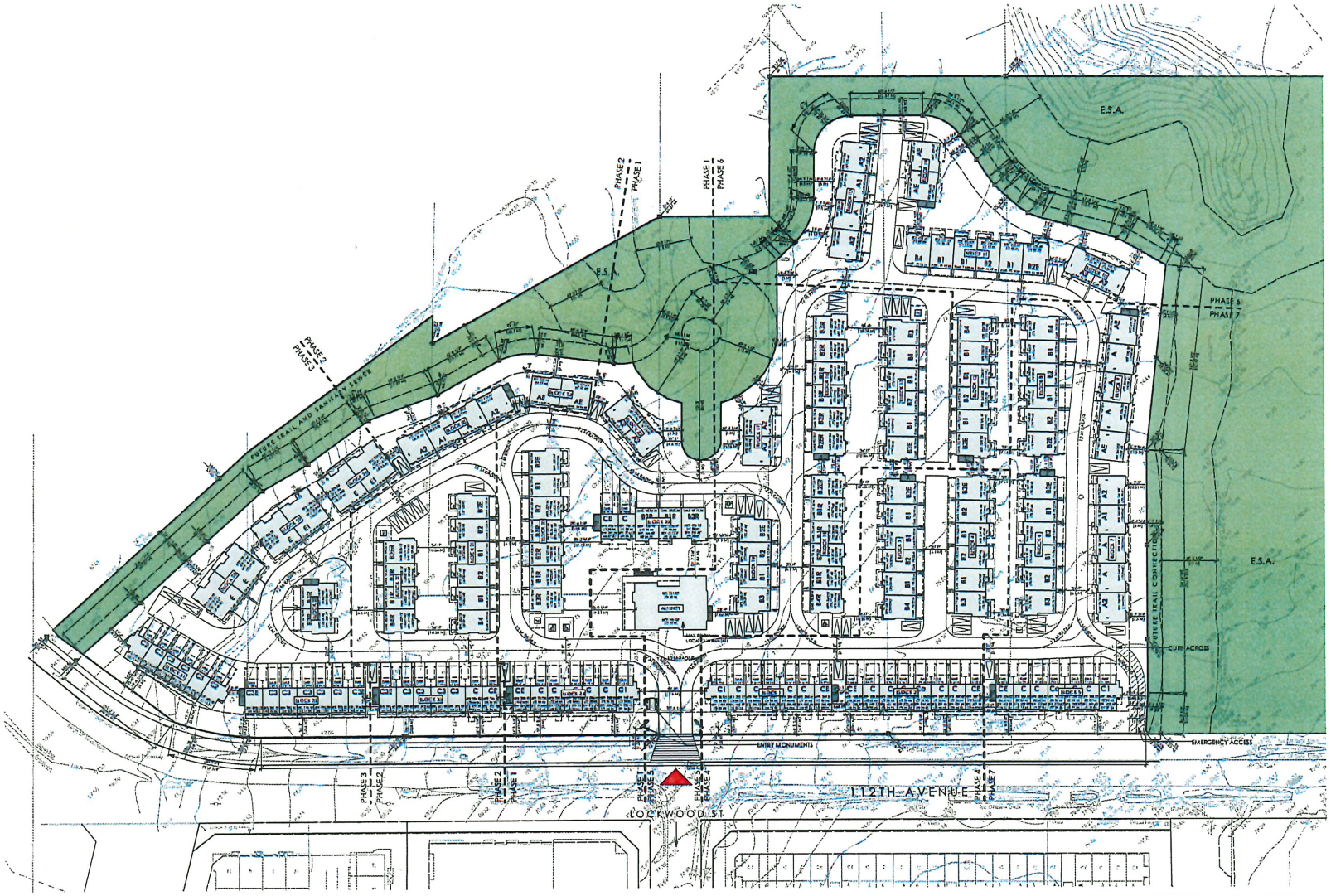
112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

DATA SH

SCALE	NTS
JOB #	8032
SHE	A

APPENDIX F



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Fax 685-2076 Phone 683-5441

PROJECT

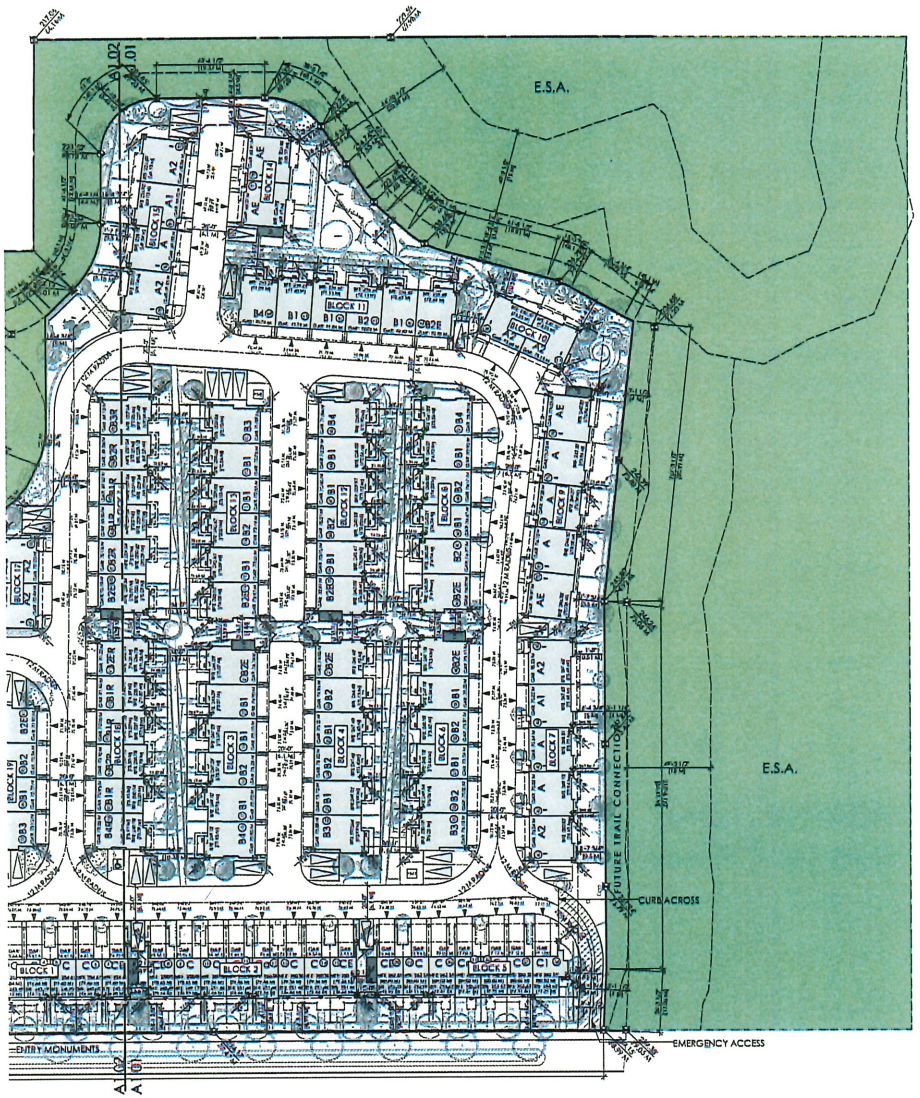
THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

SITE PLAN

SCALE	SHEET
1:500	A1.00
JOB # 8032	



N

LEGEND

- AMENITY AREA/ USABLE OPEN SPACE
- E.R./E.C. ELECTRICAL ROOM/CLOSET
- 1 UNIT NUMBER
- 328.08 / 100.00 M SPOT ELEVATION
- 328.08 / 100.00 M TOP OF CURB ELEVATION
- PADMOUNTED TRANSFORMER

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PROJECT

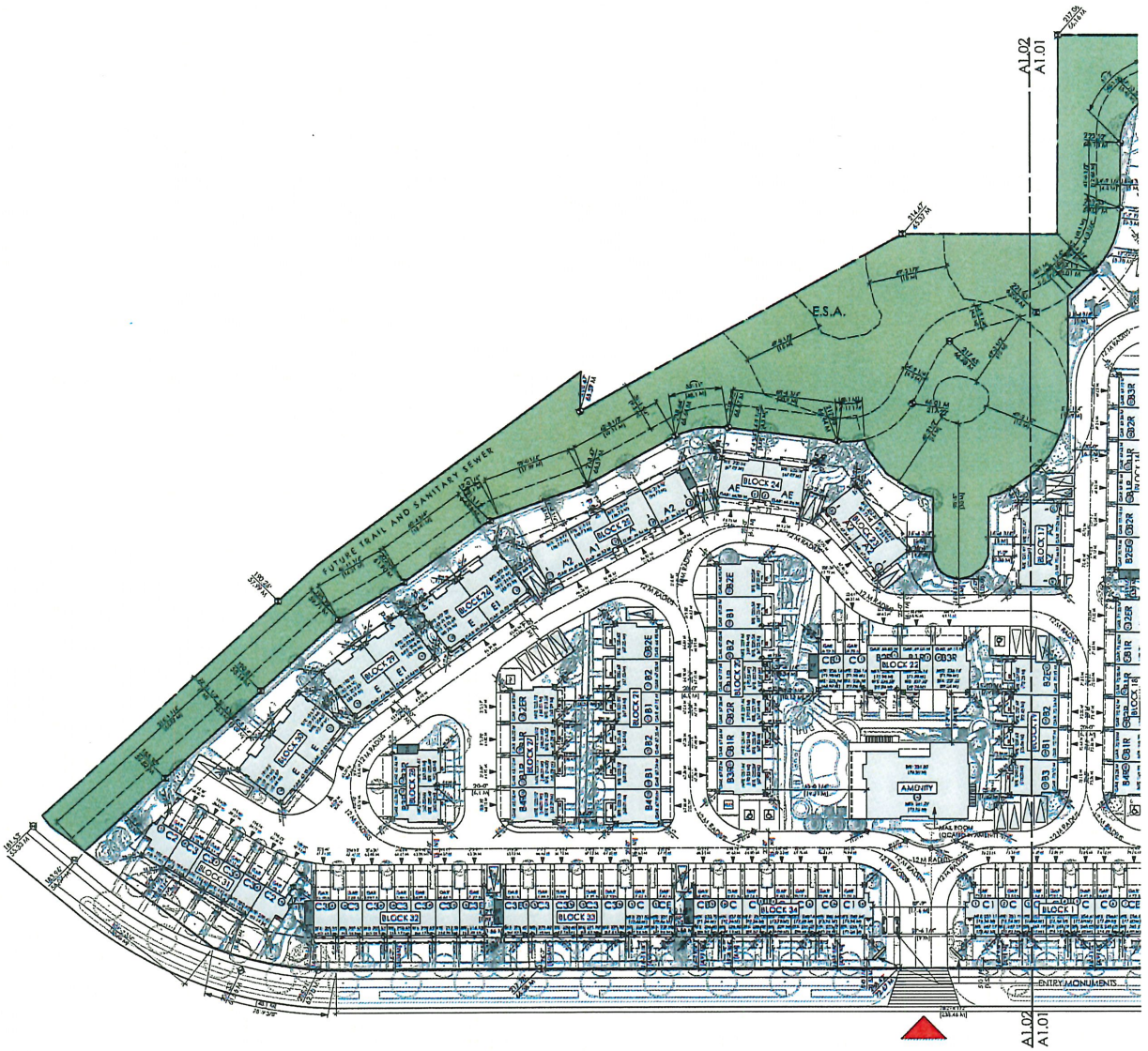
THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

SITE PLAN
EAST

SCALE	SHEET
1:400	A1.01
JOB # 8032	



N

LEGEND

- AMENITY AREA/ USABLE OPEN SPACE
- ER/EC — ELECTRICAL ROOM/CLOSET
- 1 — UNIT NUMBER
- 228.08' 100.00 M — SPOT ELEVATION
- 228.08' 100.00 M — TOP OF CURB ELEVATION
- PADMOUNTED TRANSFORMER

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PROJECT

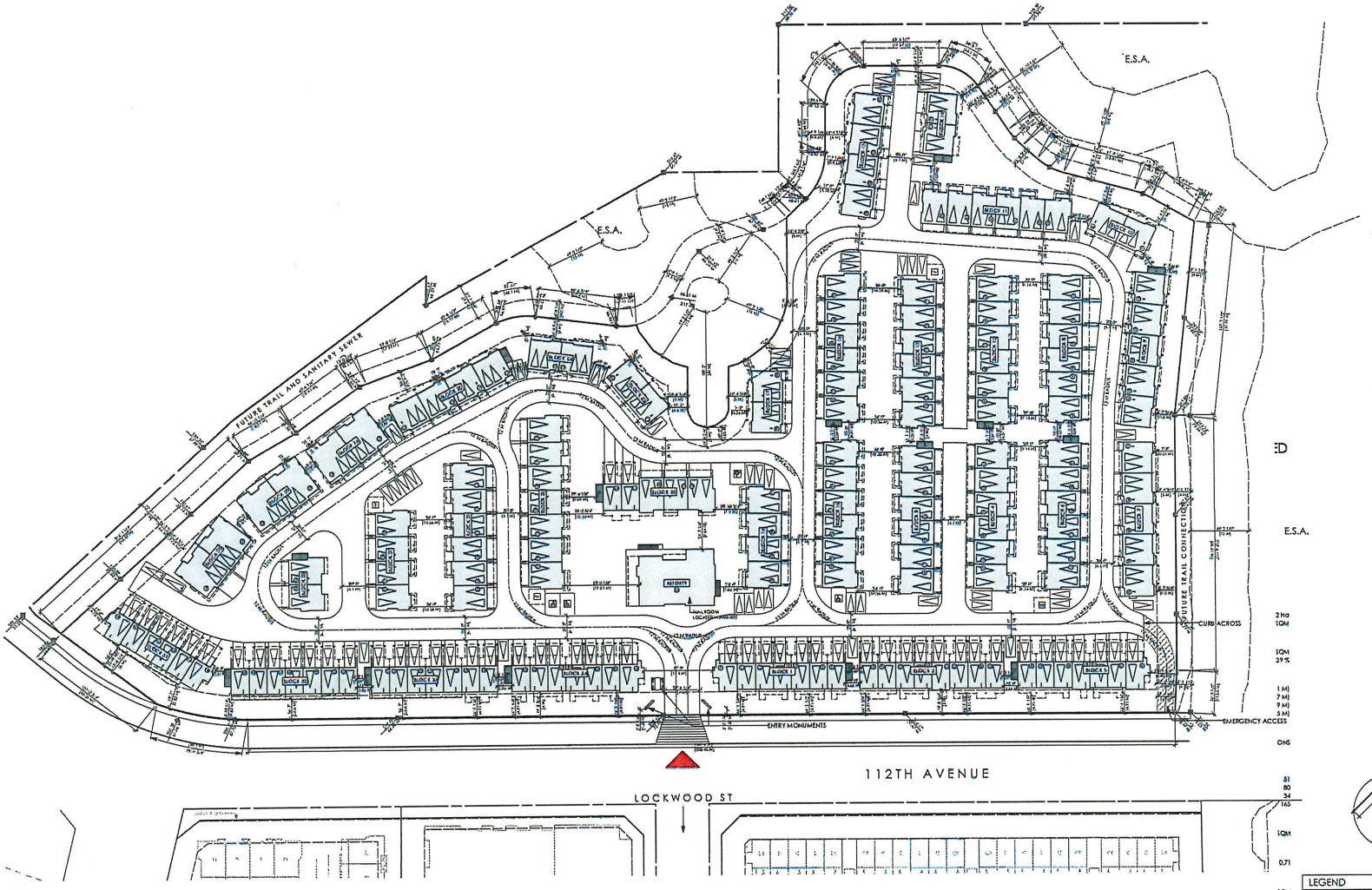
THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

SITE PLAN
WEST

SCALE	SHEET
1:400	A1.02
JOB # 8032	



PARKING

RESIDENT SPACES		
GARAGE		
APRON		
TOTAL RESIDENT SPACES	2 STALLS / UNIT = 330 STALLS	330
VISITOR SPACES		
STANDARD		46
ACCESSIBLE		4
TOTAL VISITOR SPACES	0.2 STALLS / UNIT = 33 STALLS	50
TOTAL REQUIRED SPACES	363 STALLS	380

LEGEND

- GARAGE PARKING
- APRON PARKING
- VISITOR PARKING
- ACCESSIBLE PARKING

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PROJECT

THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

PARKING PLAN

SCALE	SHEET
1:500	A1.03
JOB # 8032	

AMENITY SPACE

COMMON OPEN AREA

20 SQM PER 2 BEDROOM
45 SQM PER 3 + BEDROOM

REQUIRED: 6,705 SQM
PROVIDED: 9,252 SQM

OUTDOOR AMENITY

5 SQM PER UNIT

REQUIRED: 630 SQM
PROVIDED: 1,293 SQM

* PART OF THE COMMON OPEN AREA REQUIREMENT

PRIVATE OUTDOOR AMENITY

MIN. 4.6 SQM or 8% OF DWELLING UNIT AREA, WHICHEVER IS GREATER.

MINIMUM PRIVATE YARD AREAS REQUIRED PER UNIT TYPE:

UNIT A *	9.81 SQM	37.0 - 46.0 SQM
UNIT AE *	9.87 SQM	35.0 - 40.0 SQM
UNIT A1 *	9.69 SQM	38.0 - 45.0 SQM
UNIT A2 *	9.98 SQM	34.0 - 64.0 SQM
UNIT B1 *	8.41 SQM	19.0 - 25.0 SQM
UNIT B1R *	8.41 SQM	17.0 - 25.0 SQM
UNIT B2 *	8.45 SQM	19.0 - 28.0 SQM
UNIT B2E *	8.89 SQM	21.0 - 25.0 SQM
UNIT B2R *	8.41 SQM	23.0 - 25.0 SQM
UNIT B2ER *	8.84 SQM	19.0 - 36.0 SQM
UNIT B3 *	9.07 SQM	24.0 - 26.0 SQM
UNIT B3R *	8.97 SQM	14.0 - 27.0 SQM
UNIT B4 *	8.72 SQM	21.0 - 28.0 SQM
UNIT B4R *	8.76 SQM	25.0 - 26.0 SQM
UNIT C *	6.02 SQM	20.0 - 24.0 SQM
UNIT CG *	6.22 SQM	23.0 - 25.0 SQM
UNIT CE *	6.09 SQM	17.0 - 24.0 SQM
UNIT C1 *	7.23 SQM	34.0 - 42.0 SQM
UNIT C2 *	7.23 SQM	35.0 - 42.0 SQM
UNIT C3 *	6.10 SQM	23.0 - 24.0 SQM
UNIT C3E *	6.17 SQM	23.0 - 24.0 SQM
UNIT E *	11.61 SQM	58.0 - 74.0 SQM
UNIT E1 *	11.61 SQM	41.0 - 43.0 SQM

PROVIDED: REFER TO AREAS ON PLAN.

* PART OF THE COMMON OPEN AREA REQUIREMENT

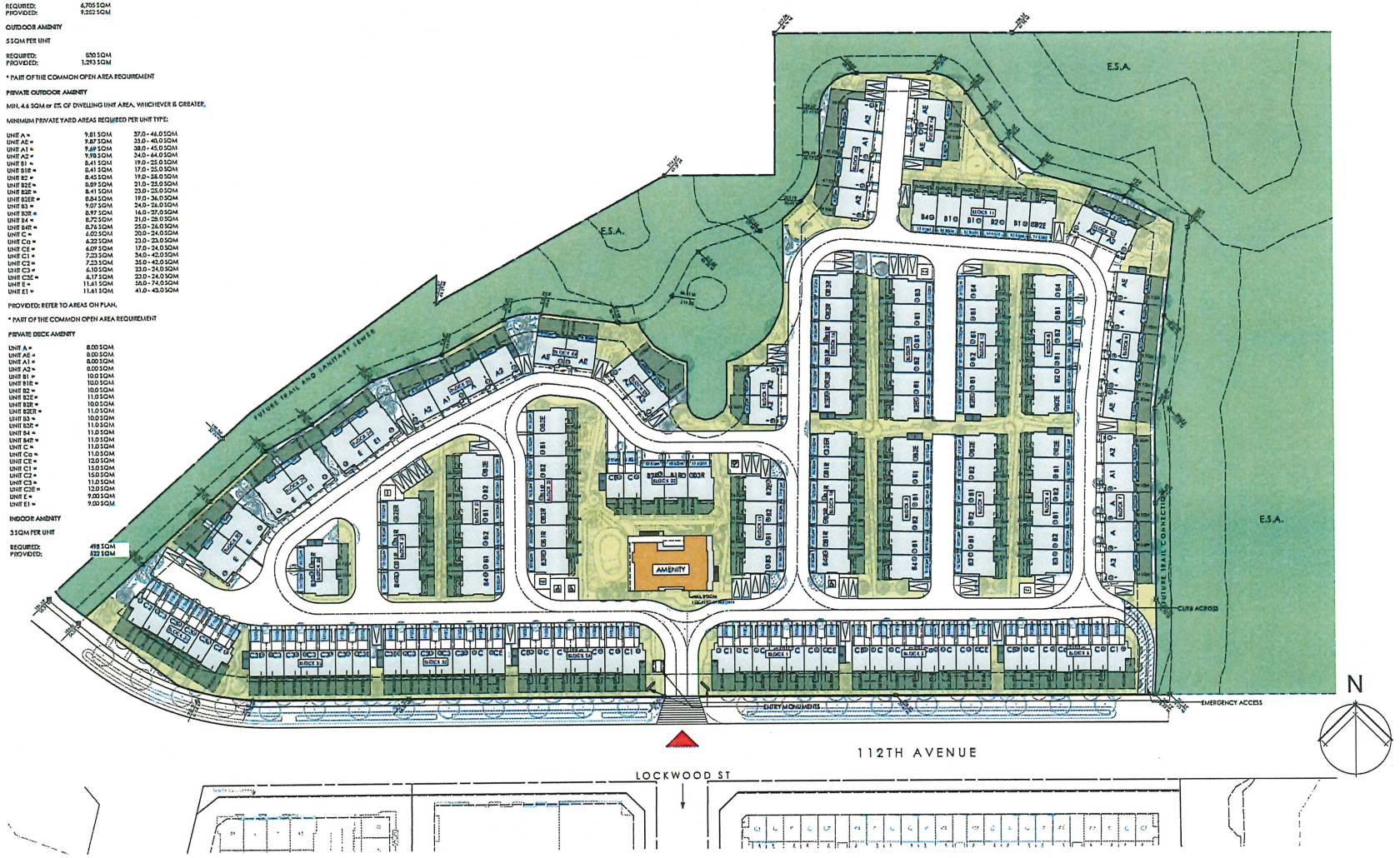
PRIVATE DECK AMENITY

UNIT A *	8.00 SQM
UNIT AE *	8.00 SQM
UNIT A1 *	8.00 SQM
UNIT A2 *	8.00 SQM
UNIT B1 *	10.0 SQM
UNIT B1E *	10.0 SQM
UNIT B2 *	10.0 SQM
UNIT B2E *	11.0 SQM
UNIT B2R *	10.0 SQM
UNIT B2ER *	11.0 SQM
UNIT B3 *	10.0 SQM
UNIT B3R *	11.0 SQM
UNIT B4 *	11.0 SQM
UNIT B4R *	11.0 SQM
UNIT C *	11.0 SQM
UNIT CG *	11.0 SQM
UNIT CE *	12.0 SQM
UNIT C1 *	15.0 SQM
UNIT C2 *	15.0 SQM
UNIT C3 *	11.0 SQM
UNIT C3E *	12.0 SQM
UNIT E *	9.00 SQM
UNIT E1 *	9.00 SQM

INDOOR AMENITY

3 SQM PER UNIT

REQUIRED: 498 SQM
PROVIDED: 522 SQM



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EPIC HOMES

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PROJECT

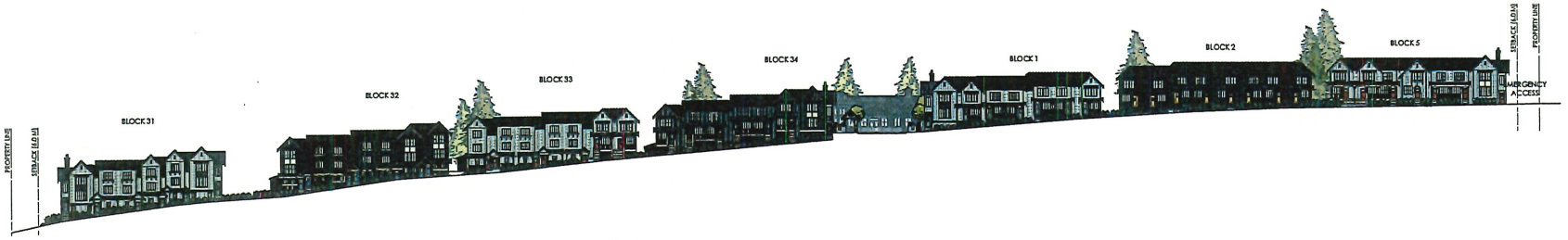
THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

AMENITY
AREA PLAN

SCALE	SHEET
1:500	A1.04
JOB # 8032	



112TH AVENUE STREETSCAPE
NTS

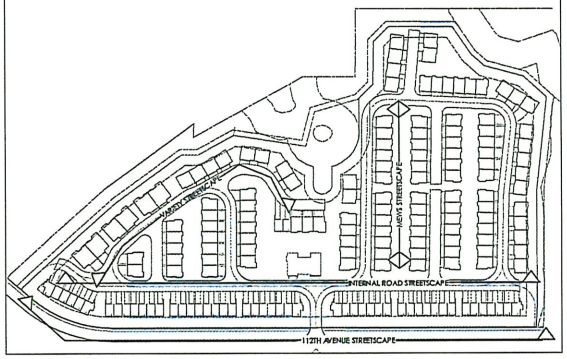
VARIETY STREETSCAPE
NTS

INTERNAL ROAD STREETSCAPE
NTS

MEWS (LOOKING WEST)
NTS

MEWS (LOOKING EAST)
NTS

KEYPLAN



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PROJECT

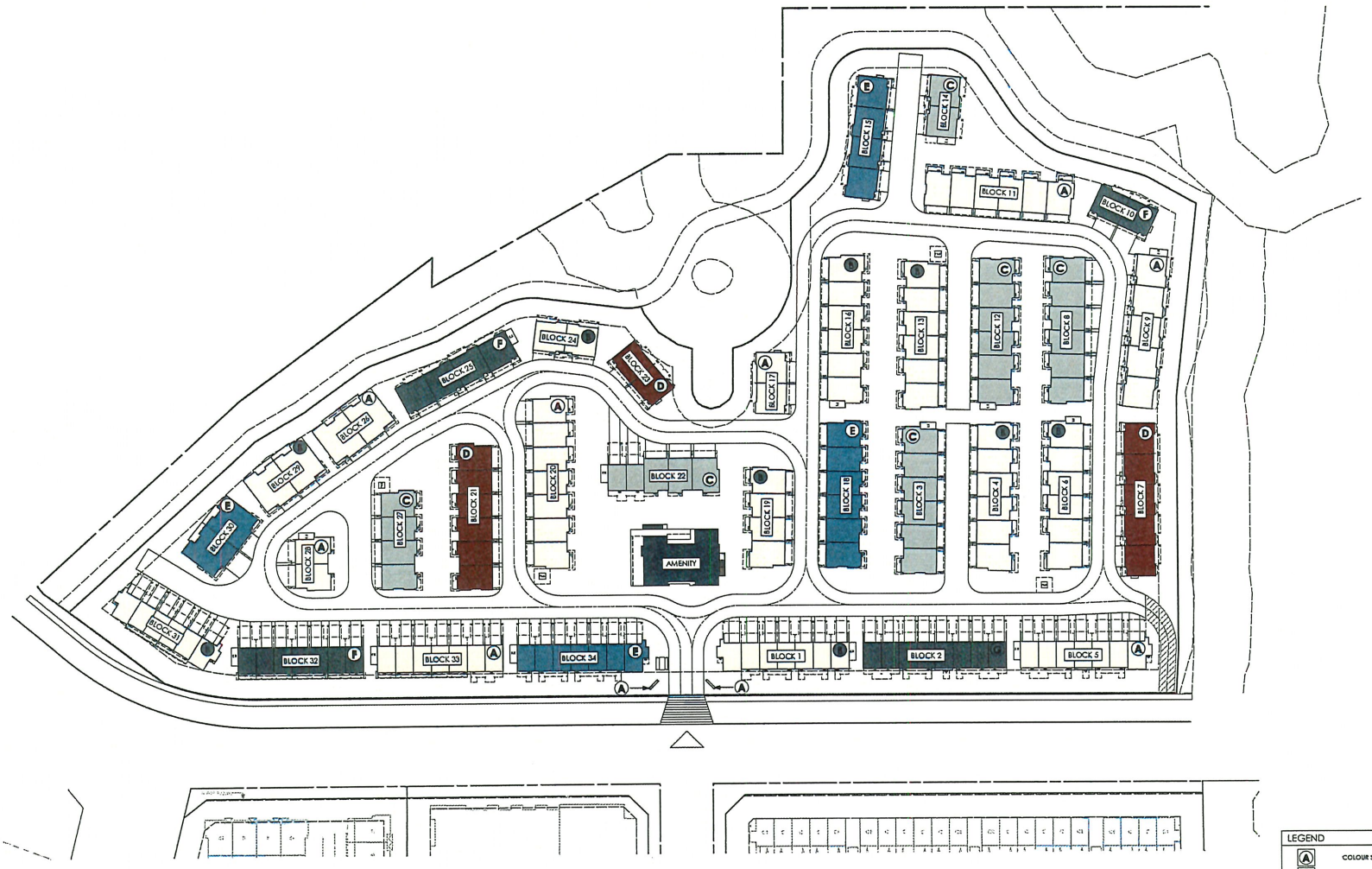
THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

STREETSCAPES

SCALE	SHEET
NTS	A1.07
JOB # 8032	



LEGEND

- COLOUR SCHEME A
- COLOUR SCHEME B
- COLOUR SCHEME C
- COLOUR SCHEME D
- COLOUR SCHEME E
- COLOUR SCHEME F
- COLOUR SCHEME G
- COLOUR SCHEME AMENITY

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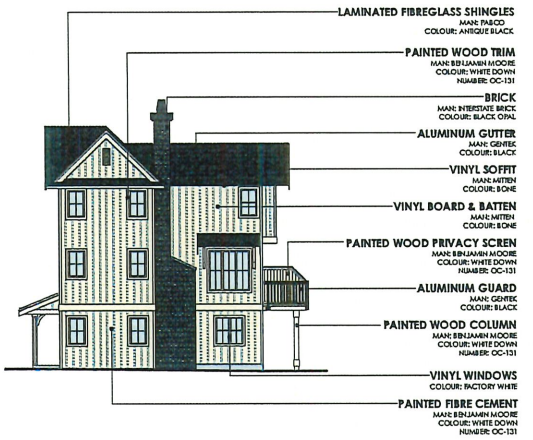
MAPLE RIDGE, BC

DRAWING

COLOUR SCHEME KEY PLAN

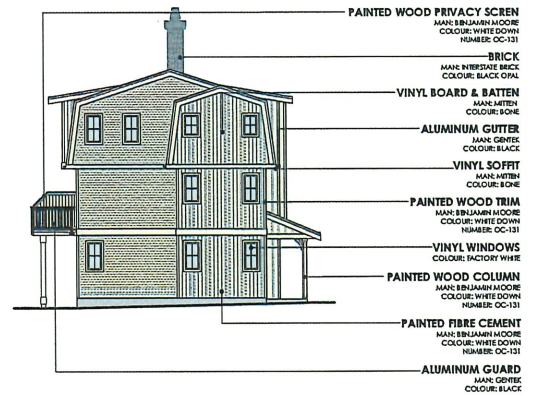
SCALE	SHEET
1:500	A1.08
JOB # 8032	

COLOUR SCHEME A
FRONT ELEVATION



COLOUR SCHEME A
SIDE ELEVATION

COLOUR SCHEME A
REAR ELEVATION



COLOUR SCHEME A
SIDE ELEVATION

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EPIC HOMES

FORMWERKS ARCHITECTURAL
1605 West 5th Ave., Vancouver, BC V6J 1N5
Fax 685-2076 Phone 685-5441

PROJECT

THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

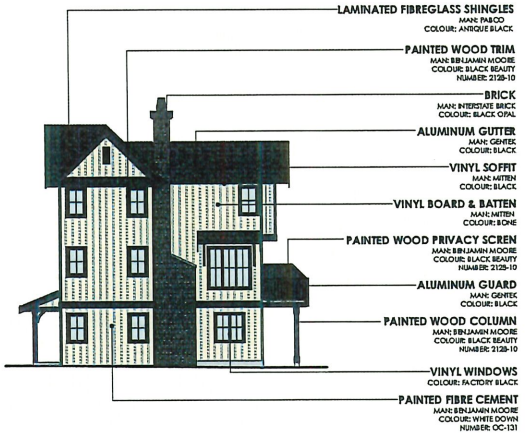
DRAWING

COLOUR SCHEME A ELEVATIONS

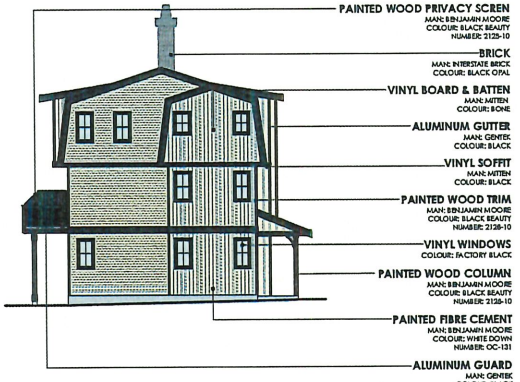
SCALE	SHEET
1:100	A1.09
JOB # 8032	

COLOUR SCHEME B
FRONT ELEVATION

COLOUR SCHEME B
REAR ELEVATION



COLOUR SCHEME B
SIDE ELEVATION



COLOUR SCHEME B
SIDE ELEVATION

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REVISIONS

ISSUED FOR REZONING	FEB 10, 2020
ISSUED FOR DEVELOPMENT PERMIT	MAY 26, 2020
RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 29, 2021
RE-ISSUED FOR DEVELOPMENT PERMIT	SEP 7, 2021
ISSUED FOR ADP	JAN 25, 2022
RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 14, 2022

EPIC HOMES

FORMWERKS ARCHITECTURAL
1825 West 5th Ave. Vancouver, BC V6J 1N5
Fax 683-2076 Phone 683-3441

PROJECT

THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

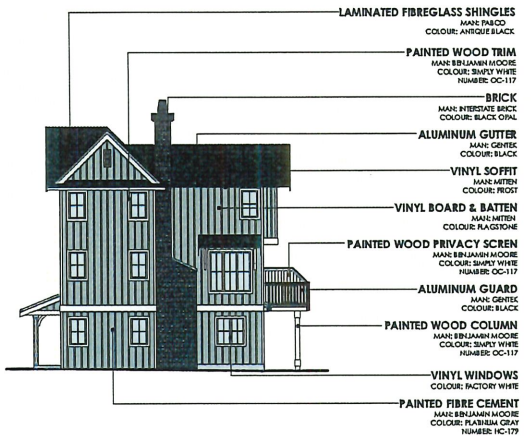
DRAWING

COLOUR SCHEME B ELEVATIONS

SCALE	SHEET
1:100	A1.10
JOB # 8032	

COLOUR SCHEME C
FRONT ELEVATION

COLOUR SCHEME C
REAR ELEVATION



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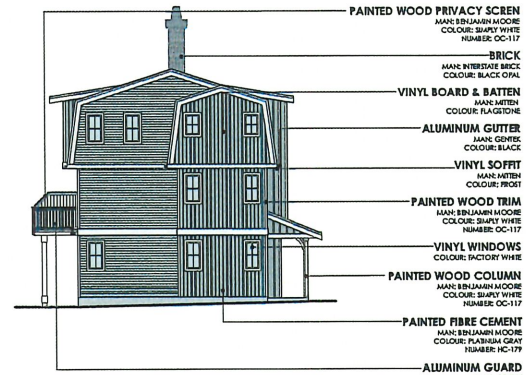

COLOUR SCHEME C
SIDE ELEVATION

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EPIC HOMES

FORMWERKS ARCHITECTURAL
1625 West 5th Ave. Vancouver, BC V6J 1N5
Fax 683-2078 Phone 683-5441

PROJECT

THE FALLS
KANAKA SPRINGS

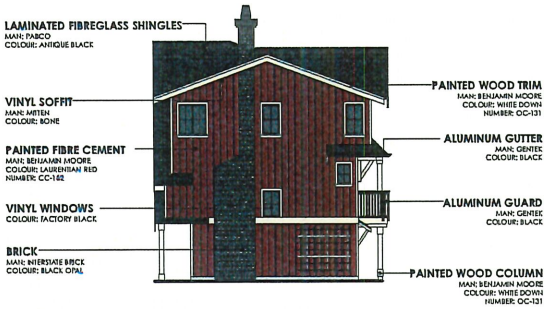
112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

COLOUR SCHEME C ELEVATIONS

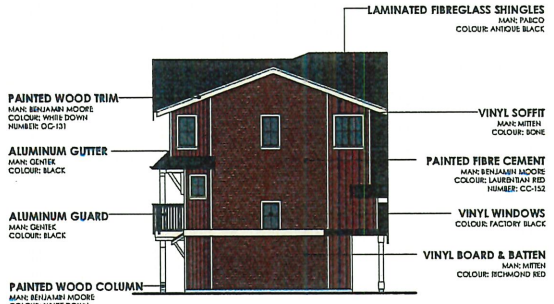
SCALE	SHEET
1:100	A1.11
JOB # 8032	

COLOUR SCHEME D
FRONT ELEVATION



COLOUR SCHEME D
SIDE ELEVATION

COLOUR SCHEME D
REAR ELEVATION



COLOUR SCHEME D
SIDE ELEVATION

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EPIC HOMES

FORMWERKS ARCHITECTURAL
1525 West 5th Ave. Vancouver BC V6J 1N5
Fax 683-2076 Phone 683-5441

PROJECT

THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

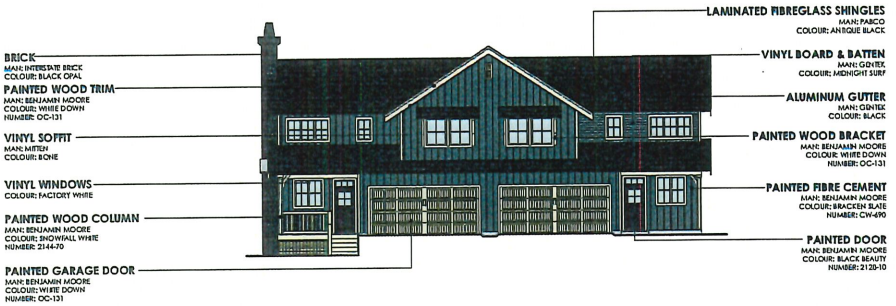
DRAWING

COLOUR SCHEME D ELEVATIONS

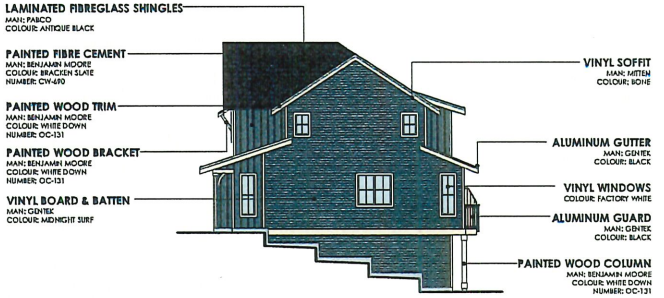
SCALE 1:100

JOB # 8032

SHEET A1.12

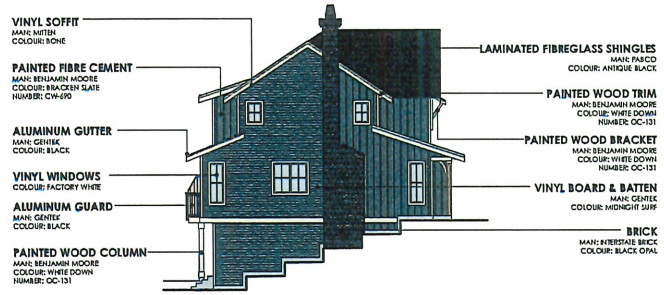


COLOUR SCHEME E
FRONT ELEVATION



COLOUR SCHEME E
SIDE ELEVATION

COLOUR SCHEME E
REAR ELEVATION



COLOUR SCHEME E
SIDE ELEVATION

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EPIC HOMES

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1525 West 5th Ave, Vancouver BC V6J 1N5
Fax 685-2076 Phone 685-5441

PROJECT

THE FALLS
KANAKA SPRINGS

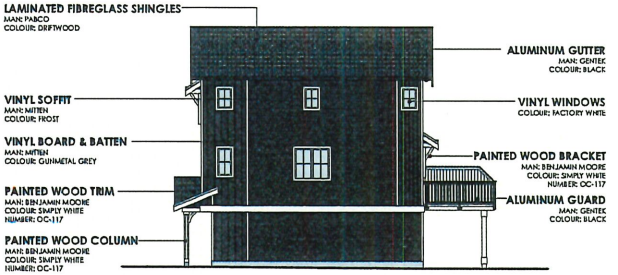
112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

COLOUR
SCHEME E
ELEVATION

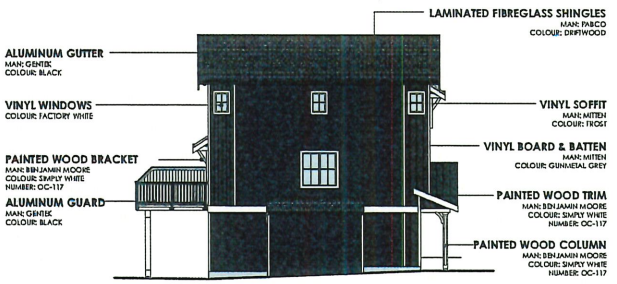
SCALE	SHEET
1:100	A1.13
JOB # 8032	

COLOUR SCHEME F
FRONT ELEVATION



COLOUR SCHEME F
SIDE ELEVATION

COLOUR SCHEME F
REAR ELEVATION



COLOUR SCHEME F
SIDE ELEVATION

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EPIC HOMES

FORMWERKS
ARCHITECTURAL
1525 West 6th Ave., Vancouver, BC V6J 1R5
Fax 685-2076 Phone 685-5441

PROJECT

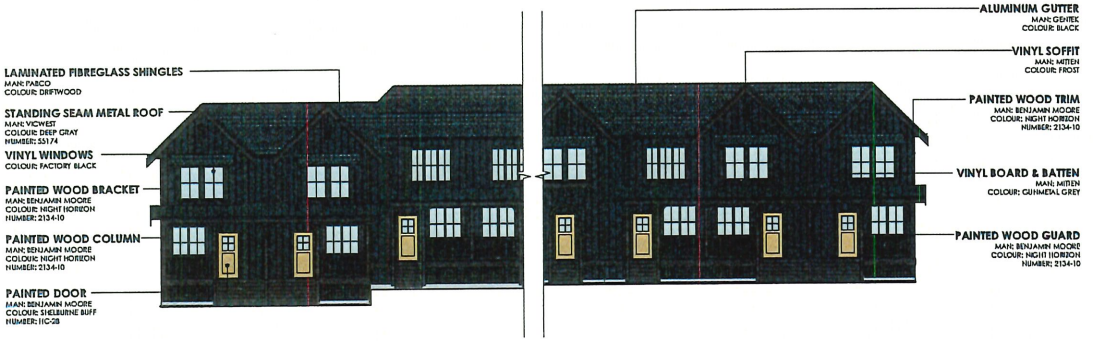
THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

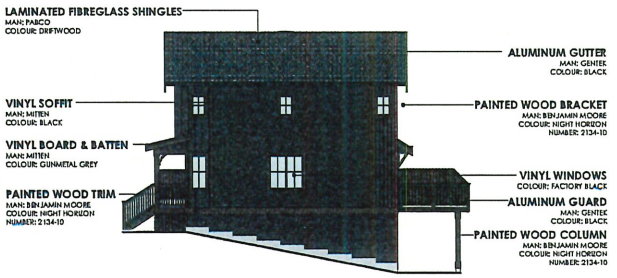
DRAWING

COLOUR
SCHEME F
ELEVATIONS

SCALE	SHEET
1:100	A1.14
JOB # 8032	

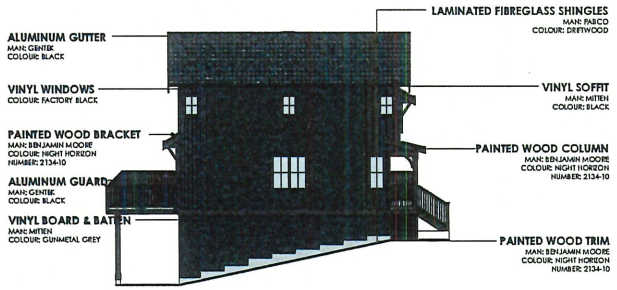


COLOUR SCHEME G
FRONT ELEVATION



COLOUR SCHEME G
SIDE ELEVATION

COLOUR SCHEME G
REAR ELEVATION



COLOUR SCHEME G
SIDE ELEVATION

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REVISIONS

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RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 14, 2022

EPIC HOMES

FORMWERKS ARCHITECTURAL
1675 West 5th Ave, Vancouver, BC V6J 1N5
Fax 685-2076 Phone 685-5441

PROJECT

THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

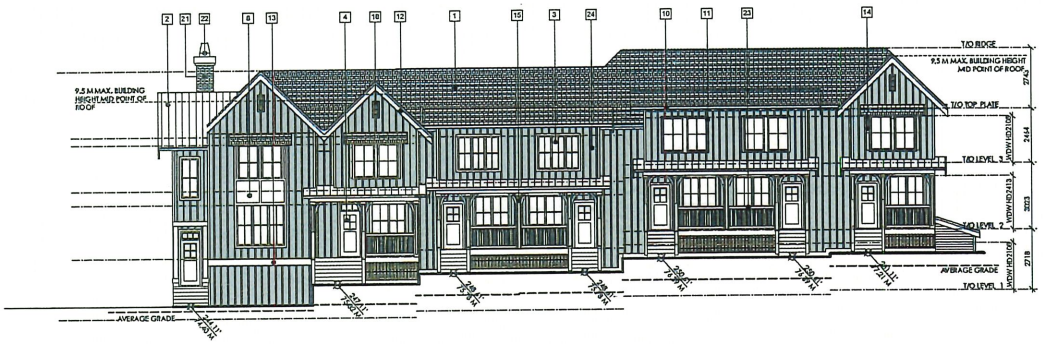
DRAWING

COLOUR SCHEME G ELEVATIONS

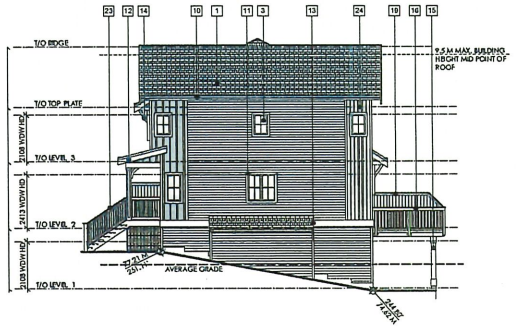
SCALE 1:100

JOB # 8032

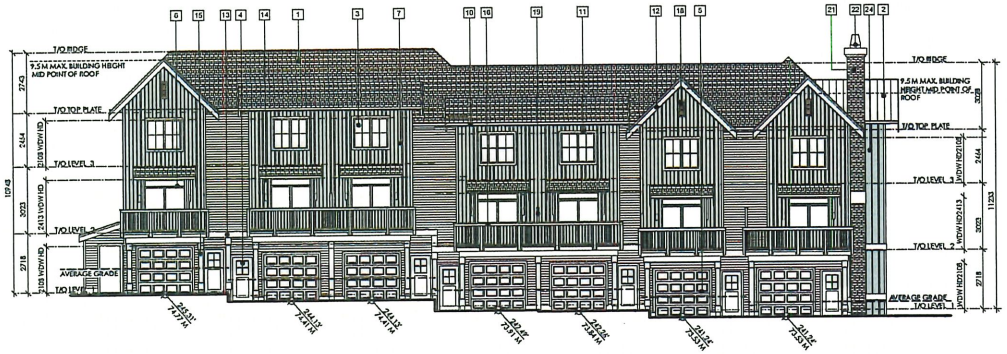
SHEET A1.15



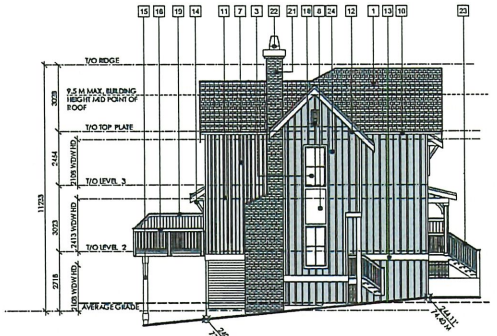
FRONT ELEVATION
BUILDING 1



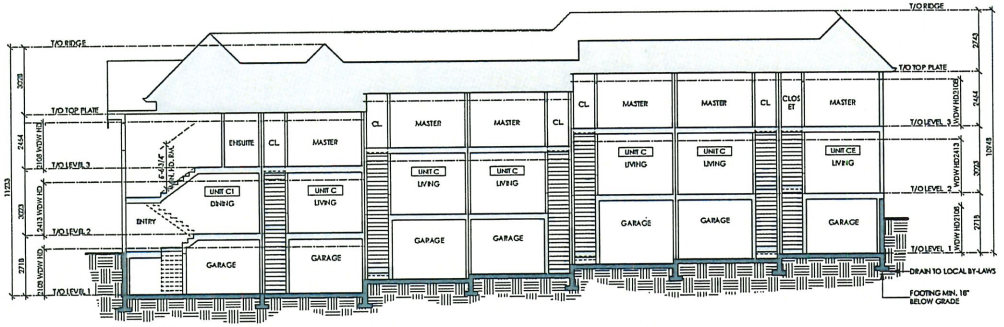
SIDE ELEVATION
BUILDING 1



REAR ELEVATION
BUILDING 1



SIDE ELEVATION
BUILDING 1



SECTION
BUILDING 1

BUILDING HEIGHT CALCULATION - UNIT 7

GRADES:	
- NORTH EAST	74.43 M
- NORTH WEST	74.77 M
- SOUTH EAST	77.21 M
- SOUTH WEST	77.21 M
AVERAGE GRADE:	75.91 M
MAX. HEIGHT (9.5 M):	85.46 M
TOP PLATE ELEVATION:	83.09 M
TOP OF RIDGE ELEVATION:	85.83 M
MID POINT ELEVATION:	84.46 M

BUILDING HEIGHT CALCULATION - UNIT 6

GRADES:	
- NORTH EAST	74.41 M
- NORTH WEST	74.41 M
- SOUTH EAST	76.39 M
- SOUTH WEST	76.39 M
AVERAGE GRADE:	75.40 M
MAX. HEIGHT (9.5 M):	84.90 M
TOP PLATE ELEVATION:	83.09 M
TOP OF RIDGE ELEVATION:	85.84 M
MID POINT ELEVATION:	84.47 M

BUILDING HEIGHT CALCULATION - UNIT 5

GRADES:	
- NORTH EAST	74.41 M
- NORTH WEST	74.41 M
- SOUTH EAST	76.39 M
- SOUTH WEST	76.39 M
AVERAGE GRADE:	75.40 M
MAX. HEIGHT (9.5 M):	84.90 M
TOP PLATE ELEVATION:	83.09 M
TOP OF RIDGE ELEVATION:	85.84 M
MID POINT ELEVATION:	84.47 M

BUILDING HEIGHT CALCULATION - UNIT 4

GRADES:	
- NORTH EAST	73.91 M
- NORTH WEST	73.91 M
- SOUTH EAST	75.78 M
- SOUTH WEST	75.78 M
AVERAGE GRADE:	74.85 M
MAX. HEIGHT (9.5 M):	84.34 M
TOP PLATE ELEVATION:	82.33 M
TOP OF RIDGE ELEVATION:	85.07 M
MID POINT ELEVATION:	83.70 M

BUILDING HEIGHT CALCULATION - UNIT 3

GRADES:	
- NORTH EAST	73.84 M
- NORTH WEST	73.84 M
- SOUTH EAST	75.78 M
- SOUTH WEST	75.78 M
AVERAGE GRADE:	74.81 M
MAX. HEIGHT (9.5 M):	84.31 M
TOP PLATE ELEVATION:	82.33 M
TOP OF RIDGE ELEVATION:	85.07 M
MID POINT ELEVATION:	83.70 M

BUILDING HEIGHT CALCULATION - UNIT 2

GRADES:	
- NORTH EAST	73.33 M
- NORTH WEST	73.33 M
- SOUTH EAST	75.32 M
- SOUTH WEST	75.32 M
AVERAGE GRADE:	74.40 M
MAX. HEIGHT (9.5 M):	83.98 M
TOP PLATE ELEVATION:	82.03 M
TOP OF RIDGE ELEVATION:	84.77 M
MID POINT ELEVATION:	83.40 M

BUILDING HEIGHT CALCULATION - UNIT 1

GRADES:	
- NORTH EAST	73.53 M
- NORTH WEST	73.45 M
- SOUTH EAST	75.52 M
- SOUTH WEST	74.40 M
AVERAGE GRADE:	74.18 M
MAX. HEIGHT (9.5 M):	83.68 M
TOP PLATE ELEVATION:	82.03 M
TOP OF RIDGE ELEVATION:	84.77 M
MID POINT ELEVATION:	83.40 M

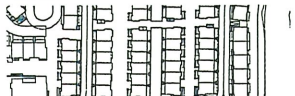
FINISH SCHEDULE

1 FIBREGLASS SHINGLE	7 6" EXPOSURE VINYL BOARD & BATTEN	13 PAINTED 2X10 BELLY BOARD	19 VERTICAL WOOD SLAT PRIVACY SCREEN
2 CORRUGATED METAL ROOFING	8 PAINTED FIBRE CEMENT PANEL PANEL WITH 1X TRIMS	14 PAINTED WOOD BRACKETS	20 DECORATIVE DORMER
3 DOUBLE PANED SEALED UNIT VINYL WINDOWS	9 WOOD WINDOW BOX	15 WOOD CLAD PANEL POST	21 FAUX CHIMNEY
4 INSULATED METAL PANEL DOOR	10 PRE-FINISHED FASCIA GUTTER	16 ALUMINUM RAILING	22 METAL CHIMNEY CAP
5 PAINTED METAL PANEL ROLL UP GARAGE DOOR	11 PAINTED WOOD TRIM	17 FAUX BARN DOOR	23 PAINTED WOOD RAILING
6 DOUBLE PANED SEALED UNIT VINYL SLIDERS	12 PAINTED 2X BARGE BOARD WITH 1X TRIM	18 DECORATIVE LOUVER	24 PAINTED FIBRE CEMENT BOARD AND BATTENS

LEGEND

FIBRE CEMENT BOARD AND BATTEN

KEYPLAN



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EPIC HOMES

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1625 West 5th Ave. Vancouver, BC V6J 1N5
Fax 683-2076 Phone 683-5441

PROJECT

THE FALLS KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

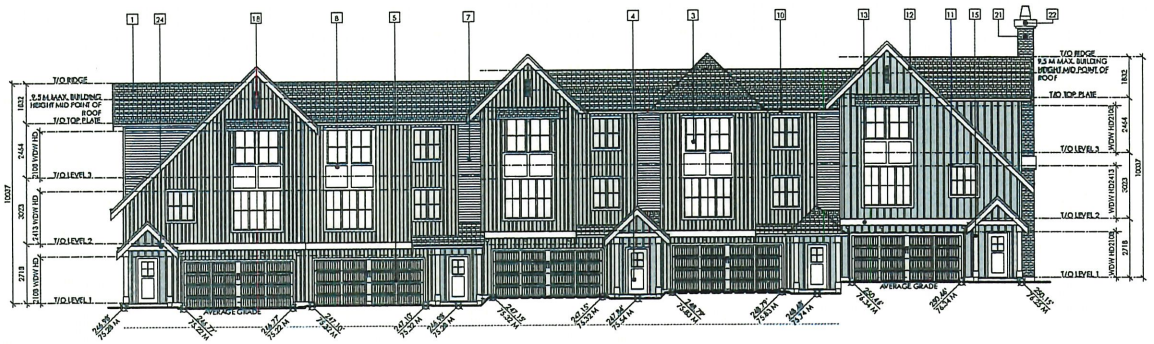
DRAWING

BUILDING 1 ELEVATIONS

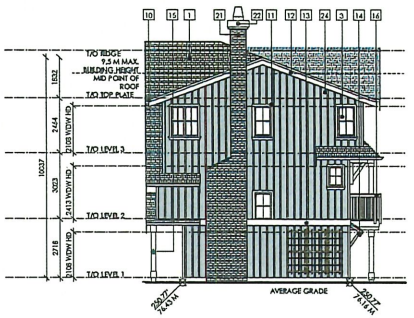
SCALE 1:100

JOB # 8032

SHEET A2.01

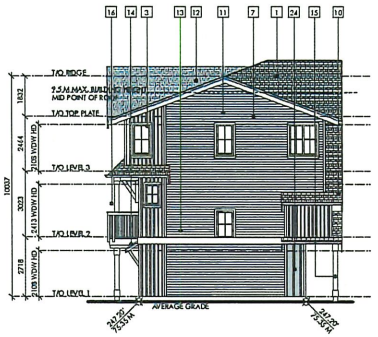


FRONT ELEVATION
BLOCK 7

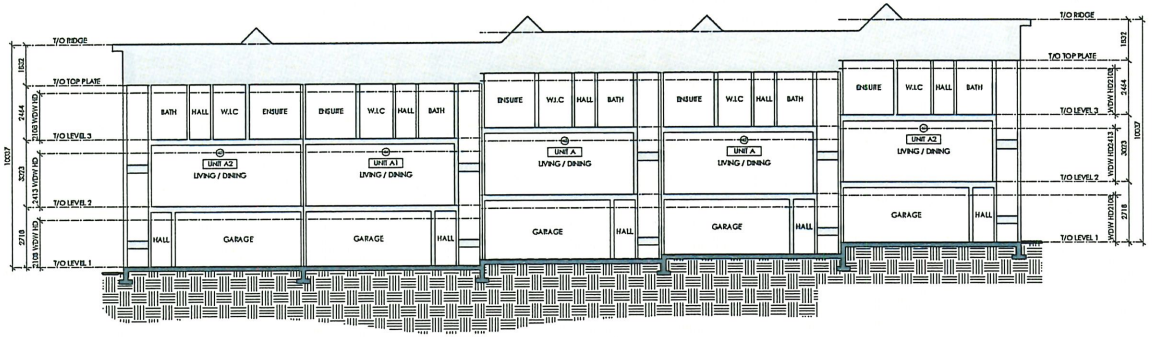


SIDE ELEVATION
BLOCK 7

REAR ELEVATION
BLOCK 7



SIDE ELEVATION
BLOCK 7



SECTION
BLOCK 7

FINISH SCHEDULE

1 FIBREGLASS SHINGLE	7 6" EXPOSURE VINYL BOARD & BATTEN	13 PAINTED 2X10 BELLY BOARD	19 VERTICAL WOOD SLAT PRIVACY SCREEN
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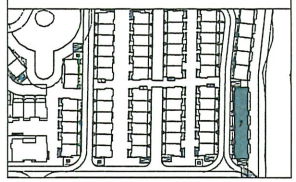
6 DOUBLE PANED SEALED UNIT VINYL SLIDERS	12 PAINTED 2X BARGE BOARD WITH 1X TRIM	18 DECORATIVE LOUVER	24 PAINTED FIBRE CEMENT BOARD AND BATTENS

LEGEND

FIBRE CEMENT BOARD AND BATTEN

KEYPLAN



BUILDING HEIGHT CALCULATION - UNIT 45

GRADES:	
- NORTH EAST	75.28 M
- NORTH WEST	75.28 M
- SOUTH EAST	75.28 M
- SOUTH WEST	75.22 M
AVERAGE GRADE:	75.27 M
MAX. HEIGHT (9.5 M):	84.77 M
TOP PLATE ELEVATION:	83.69 M
TOP OF RIDGE ELEVATION:	85.52 M
MID POINT ELEVATION:	84.61 M

BUILDING HEIGHT CALCULATION - UNIT 44

GRADES:	
- NORTH EAST	75.28 M
- NORTH WEST	75.22 M
- SOUTH EAST	75.28 M
- SOUTH WEST	75.30 M
AVERAGE GRADE:	75.30 M
MAX. HEIGHT (9.5 M):	84.80 M
TOP PLATE ELEVATION:	83.69 M
TOP OF RIDGE ELEVATION:	85.52 M
MID POINT ELEVATION:	84.61 M

BUILDING HEIGHT CALCULATION - UNIT 43

GRADES:	
- NORTH EAST	75.54 M
- NORTH WEST	75.44 M
- SOUTH EAST	75.54 M
- SOUTH WEST	75.64 M
AVERAGE GRADE:	75.59 M
MAX. HEIGHT (9.5 M):	85.09 M
TOP PLATE ELEVATION:	84.16 M
TOP OF RIDGE ELEVATION:	85.99 M
MID POINT ELEVATION:	85.07 M

BUILDING HEIGHT CALCULATION - UNIT 42

GRADES:	
- NORTH EAST	75.74 M
- NORTH WEST	75.83 M
- SOUTH EAST	75.74 M
- SOUTH WEST	75.74 M
AVERAGE GRADE:	75.74 M
MAX. HEIGHT (9.5 M):	85.24 M
TOP PLATE ELEVATION:	84.15 M
TOP OF RIDGE ELEVATION:	85.98 M
MID POINT ELEVATION:	85.07 M

BUILDING HEIGHT CALCULATION - UNIT 41

GRADES:	
- NORTH EAST	74.25 M
- NORTH WEST	74.34 M
- SOUTH EAST	74.25 M
- SOUTH WEST	74.25 M
AVERAGE GRADE:	74.27 M
MAX. HEIGHT (9.5 M):	83.77 M
TOP PLATE ELEVATION:	84.66 M
TOP OF RIDGE ELEVATION:	86.49 M
MID POINT ELEVATION:	85.58 M

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RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 14, 2022

EPIC HOMES

FORMWERKS ARCHITECTURAL
1625 West 5th Ave. Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

PROJECT

THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

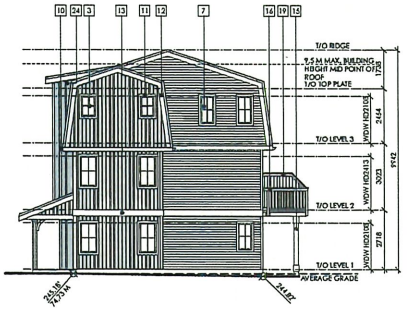
BUILDING 7
ELEVATIONS

SCALE 1:100

JOB # 8032

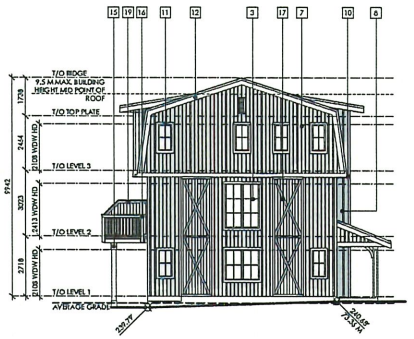
SHEET A2.18

FRONT ELEVATION
BUILDING 8

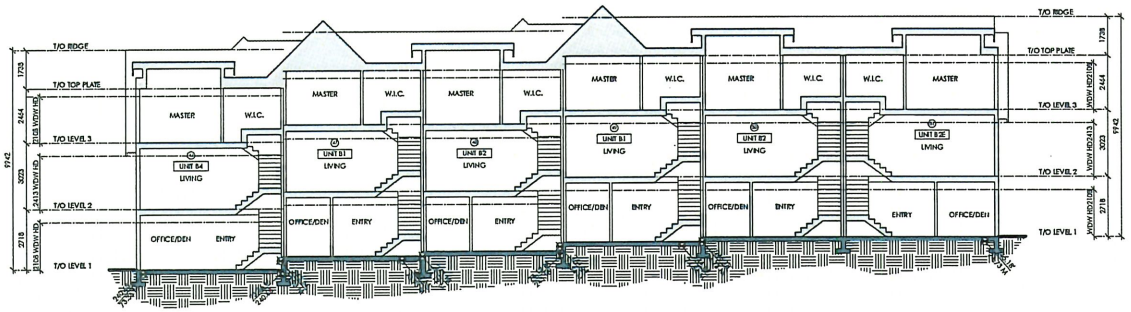


SIDE ELEVATION
BUILDING 8

REAR ELEVATION
BUILDING 8



SIDE ELEVATION
BUILDING 8



SECTION
BUILDING 8

FINISH SCHEDULE

1 FIBREGLASS SHINGLE	7 6" EXPOSURE VINYL BOARD & BATTEN	13 PAINTED 2X10 BELLY BOARD	19 VERTICAL WOOD SLAT PRIVACY SCREEN
2 CORRUGATED METAL ROOFING	8 PAINTED FIBRE CEMENT PANEL PANEL WITH 1X TRIMS	14 PAINTED WOOD BRACKETS	20 DECORATIVE DORMER
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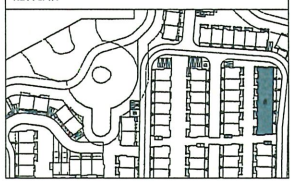
6 DOUBLE PANED SEALED UNIT VINYL SLIDERS	12 PAINTED 2X BARGE BOARD WITH 1X TRIM	18 DECORATIVE LOUVER	24 PAINTED FIBRE CEMENT BOARD AND BATTENS

LEGEND

FIBRE CEMENT BOARD AND BATTEN

KEYPLAN



BUILDING HEIGHT CALCULATION - UNIT 50

GRADES:	
- NORTH EAST	73.09 M
- NORTH WEST	73.36 M
- SOUTH EAST	73.29 M
- SOUTH WEST	73.36 M
AVERAGE GRADE:	73.38 M
MAX. HEIGHT (9.5 M):	82.78 M
TOP PLATE ELEVATION:	81.77 M
TOP OF RIDGE ELEVATION:	83.51 M
MID POINT ELEVATION:	82.64 M

BUILDING HEIGHT CALCULATION - UNIT 80

GRADES:	
- NORTH EAST	73.92 M
- NORTH WEST	73.93 M
- SOUTH EAST	73.92 M
- SOUTH WEST	73.93 M
AVERAGE GRADE:	73.93 M
MAX. HEIGHT (9.5 M):	83.43 M
TOP PLATE ELEVATION:	82.53 M
TOP OF RIDGE ELEVATION:	84.27 M
MID POINT ELEVATION:	83.40 M

BUILDING HEIGHT CALCULATION - UNIT 49

GRADES:	
- NORTH EAST	74.11 M
- NORTH WEST	74.12 M
- SOUTH EAST	74.11 M
- SOUTH WEST	74.12 M
AVERAGE GRADE:	74.12 M
MAX. HEIGHT (9.5 M):	83.62 M
TOP PLATE ELEVATION:	82.54 M
TOP OF RIDGE ELEVATION:	84.28 M
MID POINT ELEVATION:	83.41 M

BUILDING HEIGHT CALCULATION - UNIT 48

GRADES:	
- NORTH EAST	74.47 M
- NORTH WEST	74.54 M
- SOUTH EAST	74.47 M
- SOUTH WEST	74.54 M
AVERAGE GRADE:	74.51 M
MAX. HEIGHT (9.5 M):	84.01 M
TOP PLATE ELEVATION:	83.15 M
TOP OF RIDGE ELEVATION:	84.88 M
MID POINT ELEVATION:	84.01 M

BUILDING HEIGHT CALCULATION - UNIT 47

GRADES:	
- NORTH EAST	74.77 M
- NORTH WEST	74.79 M
- SOUTH EAST	74.77 M
- SOUTH WEST	74.73 M
AVERAGE GRADE:	74.78 M
MAX. HEIGHT (9.5 M):	84.38 M
TOP PLATE ELEVATION:	83.15 M
TOP OF RIDGE ELEVATION:	84.89 M
MID POINT ELEVATION:	84.02 M

BUILDING HEIGHT CALCULATION - UNIT 46

GRADES:	
- NORTH EAST	74.83 M
- NORTH WEST	74.73 M
- SOUTH EAST	74.62 M
- SOUTH WEST	74.73 M
AVERAGE GRADE:	74.73 M
MAX. HEIGHT (9.5 M):	84.23 M
TOP PLATE ELEVATION:	83.15 M
TOP OF RIDGE ELEVATION:	84.89 M
MID POINT ELEVATION:	84.02 M

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EPIC HOMES

FORMWERKS ARCHITECTURAL
1625 West 5th Ave. Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

PROJECT

THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

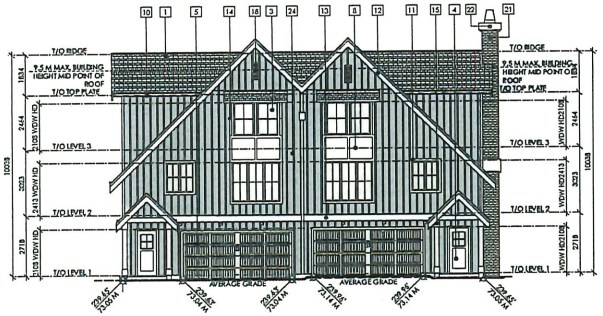
DRAWING

BUILDING 8
ELEVATIONS

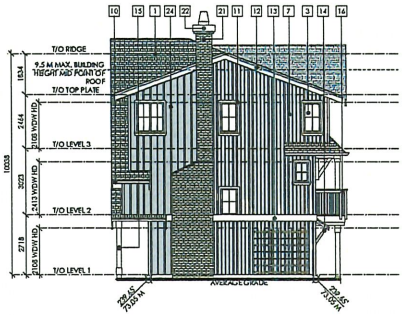
SCALE 1:100

JOB # 8032

SHEET A2.21

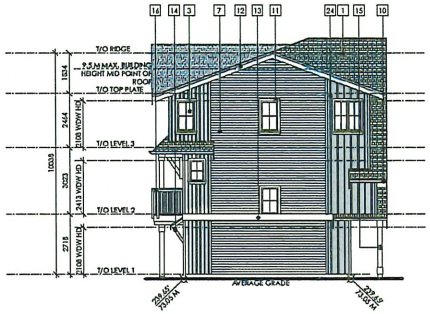


FRONT ELEVATION
BLOCK 10

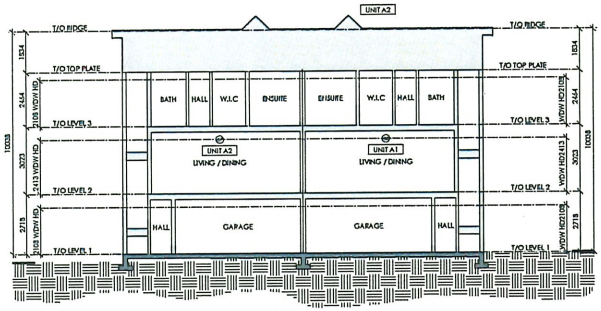


SIDE ELEVATION
BLOCK 10

REAR ELEVATION
BLOCK 10



SIDE ELEVATION
BLOCK 10



SECTION
BLOCK 10

FINISH SCHEDULE

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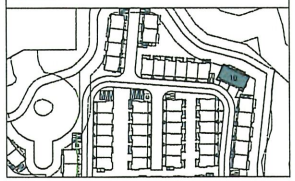
LEGEND

FIBRE CEMENT BOARD AND BATTEN

KEYPLAN



BUILDING HEIGHT CALCULATION - UNIT 58

GRADES:	
- NORTH EAST	73.05 M
- NORTH WEST	73.05 M
- SOUTH EAST	73.05 M
- SOUTH WEST	73.04 M
AVERAGE GRADE:	73.05 M
MAX. HEIGHT (9.5 M):	82.55 M
TOP PLATE ELEVATION:	81.46 M
TOP OF RIDGE ELEVATION:	83.29 M
MID POINT ELEVATION:	82.38 M

BUILDING HEIGHT CALCULATION - UNIT 57

GRADES:	
- NORTH EAST	73.05 M
- NORTH WEST	73.05 M
- SOUTH EAST	73.05 M
- SOUTH WEST	73.14 M
AVERAGE GRADE:	73.07 M
MAX. HEIGHT (9.5 M):	82.57 M
TOP PLATE ELEVATION:	81.44 M
TOP OF RIDGE ELEVATION:	83.29 M
MID POINT ELEVATION:	82.38 M

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EPIC HOMES

FORMWERKS ARCHITECTURAL
1625 West 5th Ave. Vancouver, BC V6J 1N5
Fax 685 2076 Phone 685 5441

PROJECT

THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

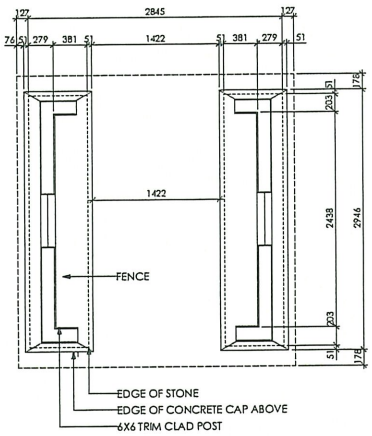
DRAWING

BUILDING 10
ELEVATIONS

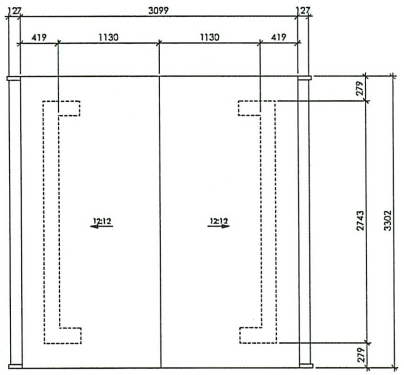
SCALE 1:100

JOB # 8032

SHEET A2.26



LEVEL 1 PLAN
ENTRY MONUMENT & SIGNAGE



ROOF PLAN
ENTRY MONUMENT & SIGNAGE

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EPIC HOMES

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1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-3441

PROJECT

THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

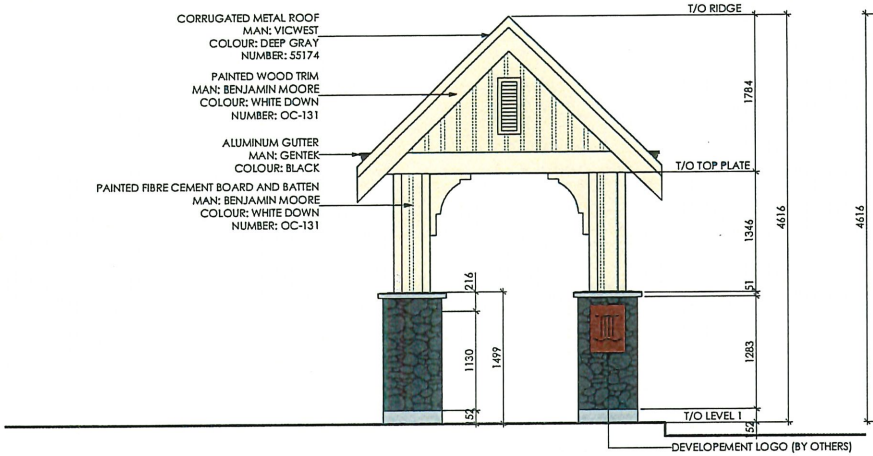
DRAWING

ENTRY
MONUMENTS
PLANS

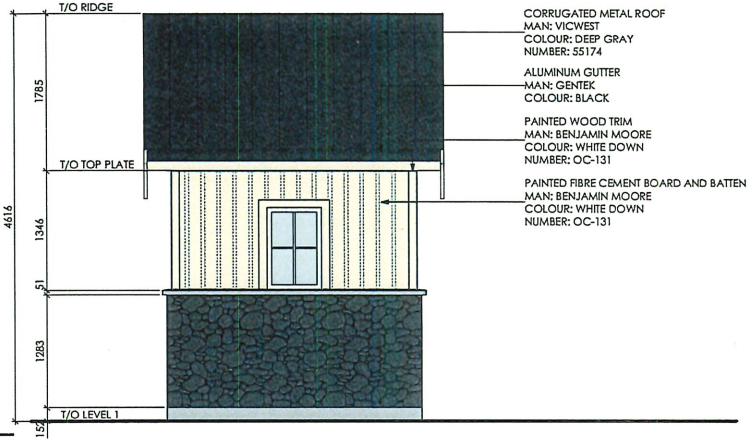
SCALE
1:25

JOB #
8032

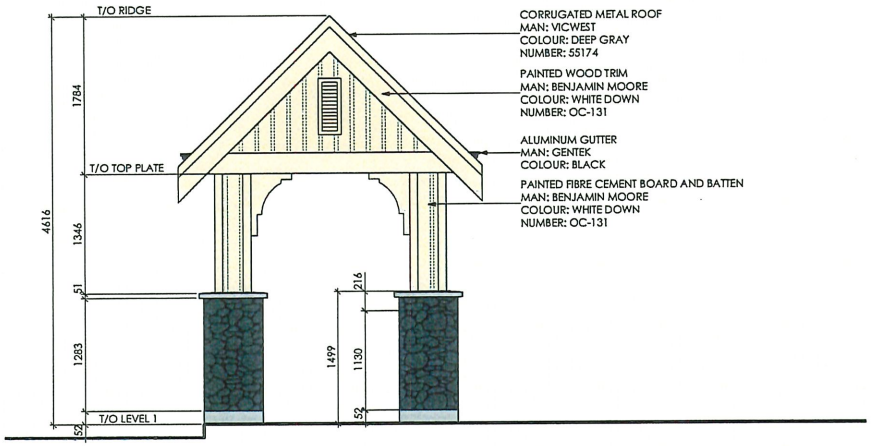
SHEET
A5.00



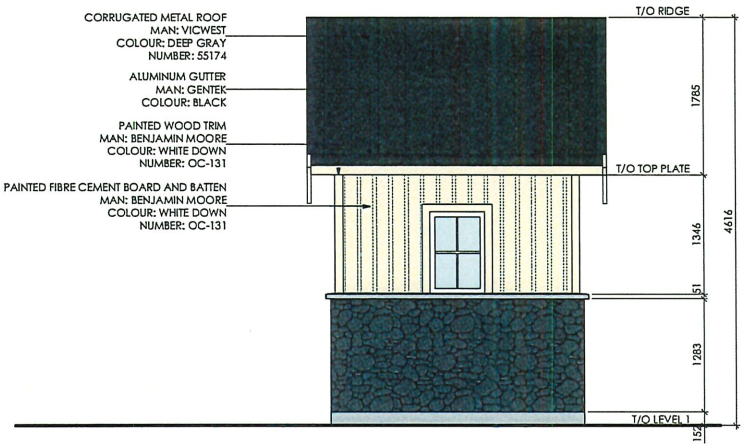
FRONT ELEVATION
ENTRY MONUMENT & SIGNAGE



SIDEWALK ELEVATION
ENTRY MONUMENT & SIGNAGE



REAR ELEVATION
ENTRY MONUMENT & SIGNAGE



DRIVEWAY ELEVATION
ENTRY MONUMENT & SIGNAGE

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EPIC HOMES

FORMWERKS ARCHITECTURAL
1628 West 5th Ave Vancouver BC V6J 1N5
Fax 685 2076 Phone 683 5441

PROJECT

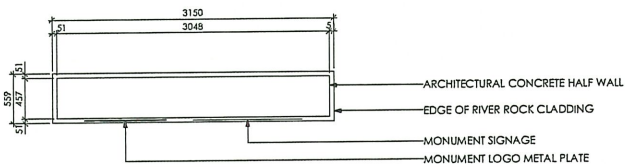
THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

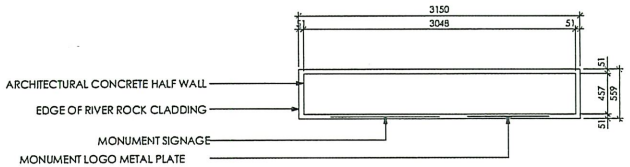
DRAWING

ENTRY
MONUMENTS
ELEVATIONS

SCALE	SHEET
1:25	A5.01
JOB # 8032	



LEVEL 1 PLAN
SITE SIGNAGE MONUMENT #1 (WEST)



LEVEL 1 PLAN
SITE SIGNAGE MONUMENT #2 (EAST)

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FORMWERKS
ARCHITECTURAL
1628 West 5th Ave., Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

PROJECT

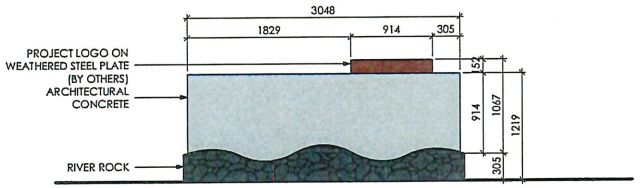
THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

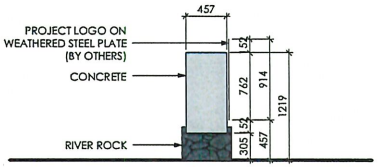
DRAWING

SITE SIGN
MONUMENTS
PLANS

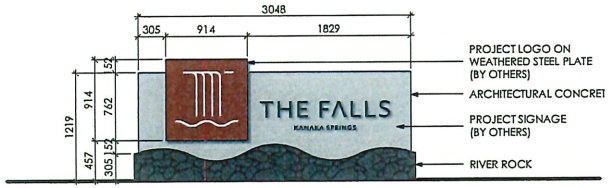
SCALE	SHEET
1:25	A5.02
JOB # 8032	



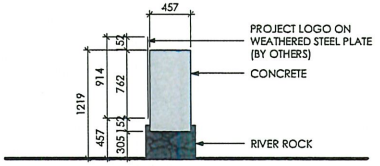
REAR ELEVATION
SITE SIGNAGE MONUMENT



SIDE ELEVATIONS
SITE SIGNAGE MONUMENT



FRONT ELEVATION
SITE SIGNAGE MONUMENT



SIDE ELEVATION
SITE SIGNAGE MONUMENT

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EPIC HOMES

FORMWERKS
ARCHITECTURAL
1625 West 5th Ave. Vancouver BC V6J 1R5
Fax 685-2076 Phone 683-3451

PROJECT

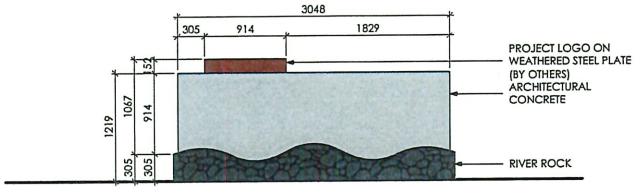
THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

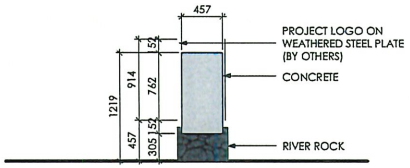
DRAWING

SITE SIGNAGE
MONUMENT
#1
ELEVATIONS

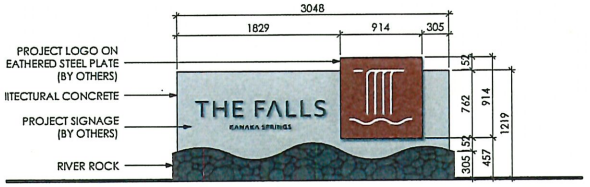
SCALE	SHEET
1:25	A5.03
JOB # 8032	



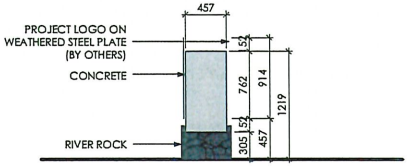
REAR ELEVATION
SITE SIGNAGE MONUMENT



SIDE ELEVATIONS
SITE SIGNAGE MONUMENT



FRONT ELEVATION
SITE SIGNAGE MONUMENT



SIDE ELEVATION
SITE SIGNAGE MONUMENT

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REVISIONS

ISSUED FOR REZONING	FEB 18, 2020
ISSUED FOR DEVELOPMENT PERMIT	MAY 26, 2020
RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 29, 2021
RE-ISSUED FOR DEVELOPMENT PERMIT	SEP 7, 2021
ISSUED FOR ADP	JAN 25, 2022
RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 14, 2022

EPIC HOMES

FORMWERKS
ARCHITECTURAL
1625 West 5th Ave. Vancouver BC V6J 1N5
Fax 685-2076 Phone 685-5481

PROJECT

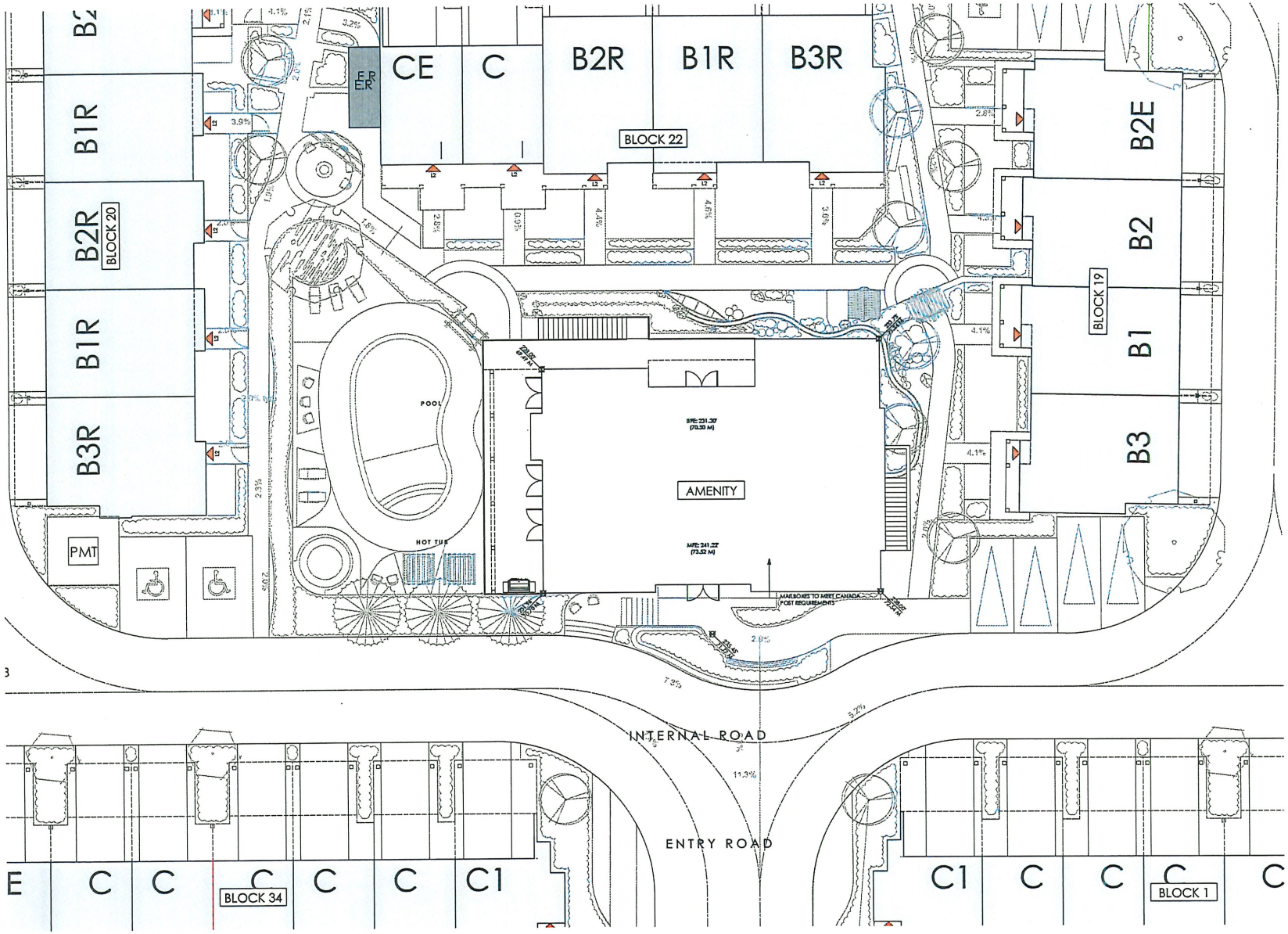
THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

SITE SIGNAGE
MONUMENT
#2
ELEVATIONS

SCALE	SHEET
1:25	A5.04
JOB # 8032	



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ISSUED FOR ADP	JAN 25, 2022
RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 14, 2022

EPIC HOMES

FORMWERKS ARCHITECTURAL
1625 West 8th Ave Vancouver, BC V6J 1N5
Fax 685-2076 Phone 685-5441

PROJECT

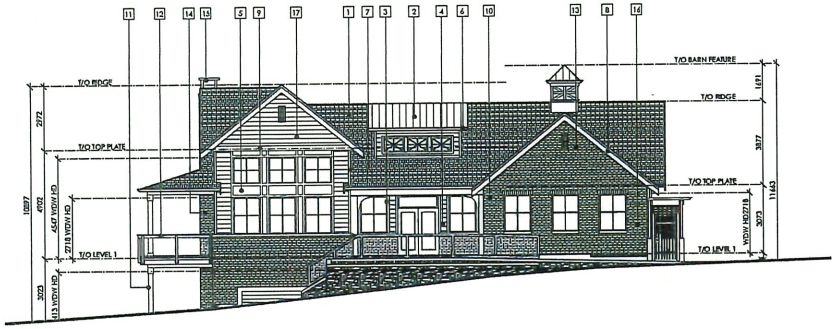
THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

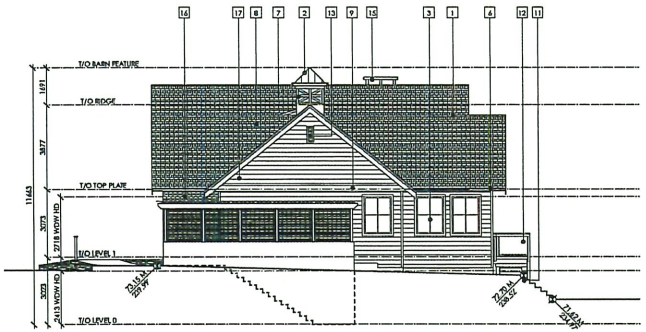
DRAWING

AMENITY BUILDING SITE PLAN

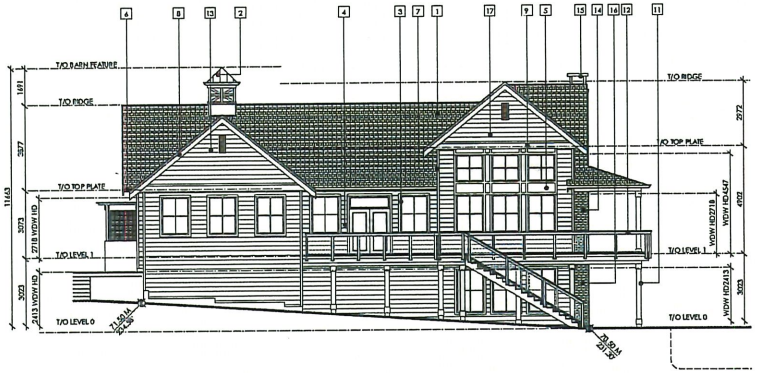
SCALE	SHEET
1:100	AB1.00
JOB # 8032	



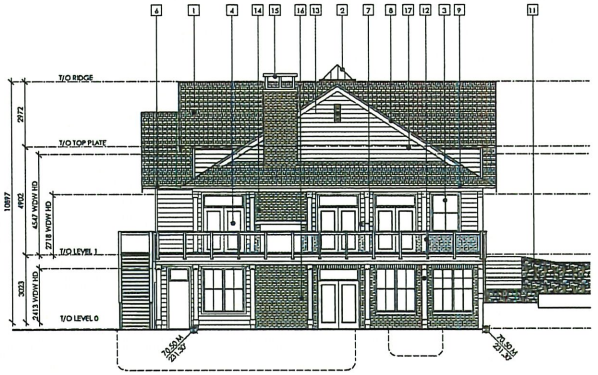
SOUTH ELEVATION
AMENITY BUILDING



EAST ELEVATION
AMENITY BUILDING



NORTH ELEVATION
AMENITY BUILDING

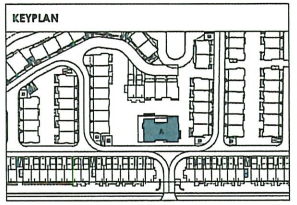


WEST ELEVATION
AMENITY BUILDING

FINISH SCHEDULE

1 FIBREGLASS SHINGLE	7 PAINTED WOOD TRIM	13 DECORATIVE LOUVER
2 STANDING SEAM METAL ROOFING	8 PAINTED 2X BARGE BOARD WITH 1X TRIM	14 CHIMNEY
3 DOUBLE PANED SEALED UNIT VINYL WINDOWS	9 PAINTED 2X10 BELLY BOARD	15 METAL CHIMNEY CAP
4 INSULATED METAL PANEL DOOR	10 PAINTED WOOD BRACKETS	16 BRICK
5 PAINTED FIBRE CEMENT PANEL PANEL WITH 1X TRIM	11 WOOD CLAD PANEL POST	17 8" EXPOSURE FIBRE CEMENT LAP SIDING
6 PRE-FINISHED FASCIA GUTTER	12 ALUMINUM AND GLASS RAILING	

KEYPLAN



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RE-ISSUED FOR DEVELOPMENT PERMIT	SEP 7, 2021
ISSUED FOR ADP	JAN 25, 2022
RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 14, 2022

EPIC HOMES

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1625 West 5th Ave., Vancouver BC V6J 1N5
Fax 685-2076 Phone 685-3441

PROJECT

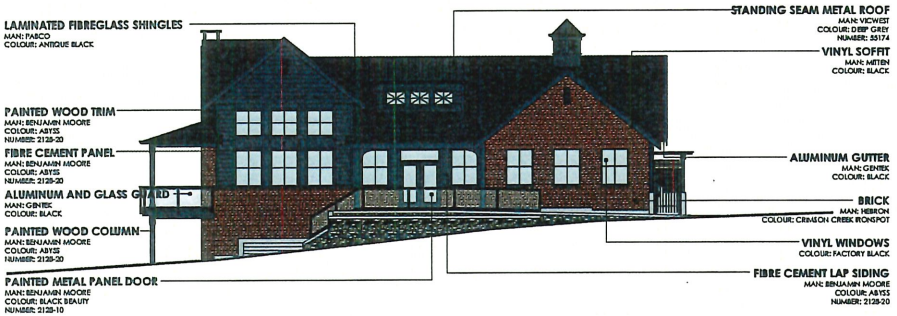
THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

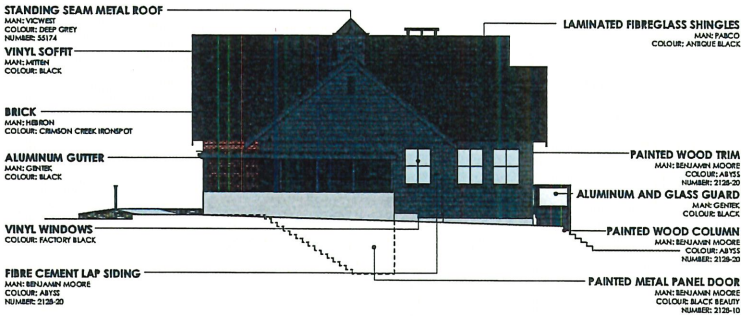
DRAWING

AMENITY ELEVATIONS

SCALE	SHEET
1:100	AB2.01
JOB # 8032	



COLOUR SCHEME G
SOUTH ELEVATION



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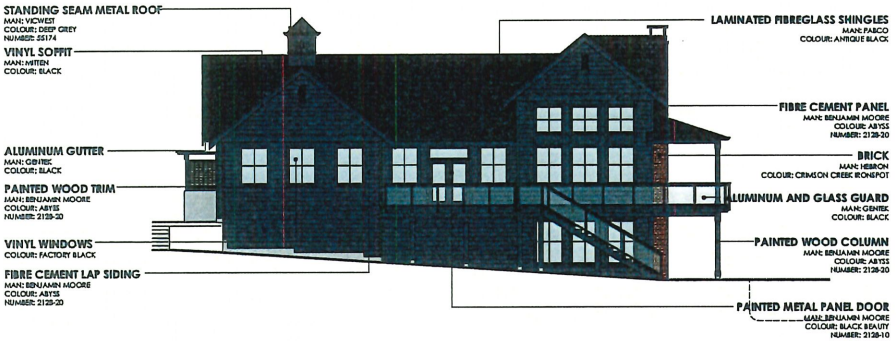
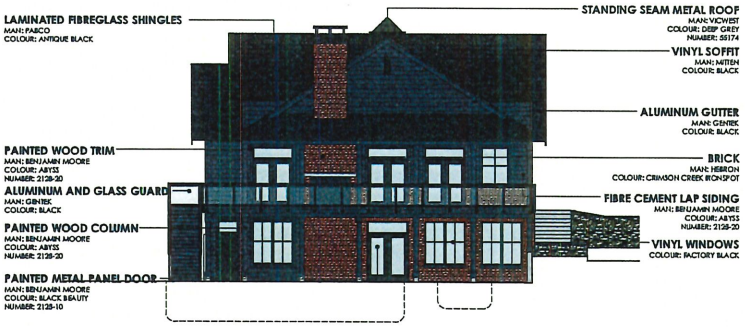
EAST ELEVATION



COLOUR SCHEME G
NORTH ELEVATION



COLOUR SCHEME G
WEST ELEVATION

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RE-ISSUED FOR DEVELOPMENT PERMIT	SEP 7, 2021
ISSUED FOR ADP	JAN 25, 2022
RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 14, 2022

EPIC HOMES

FORMWERKS ARCHITECTURAL
1625 West 5th Ave Vancouver, BC V6J 1N5
Fax 685-2076 Phone 685-5441

PROJECT

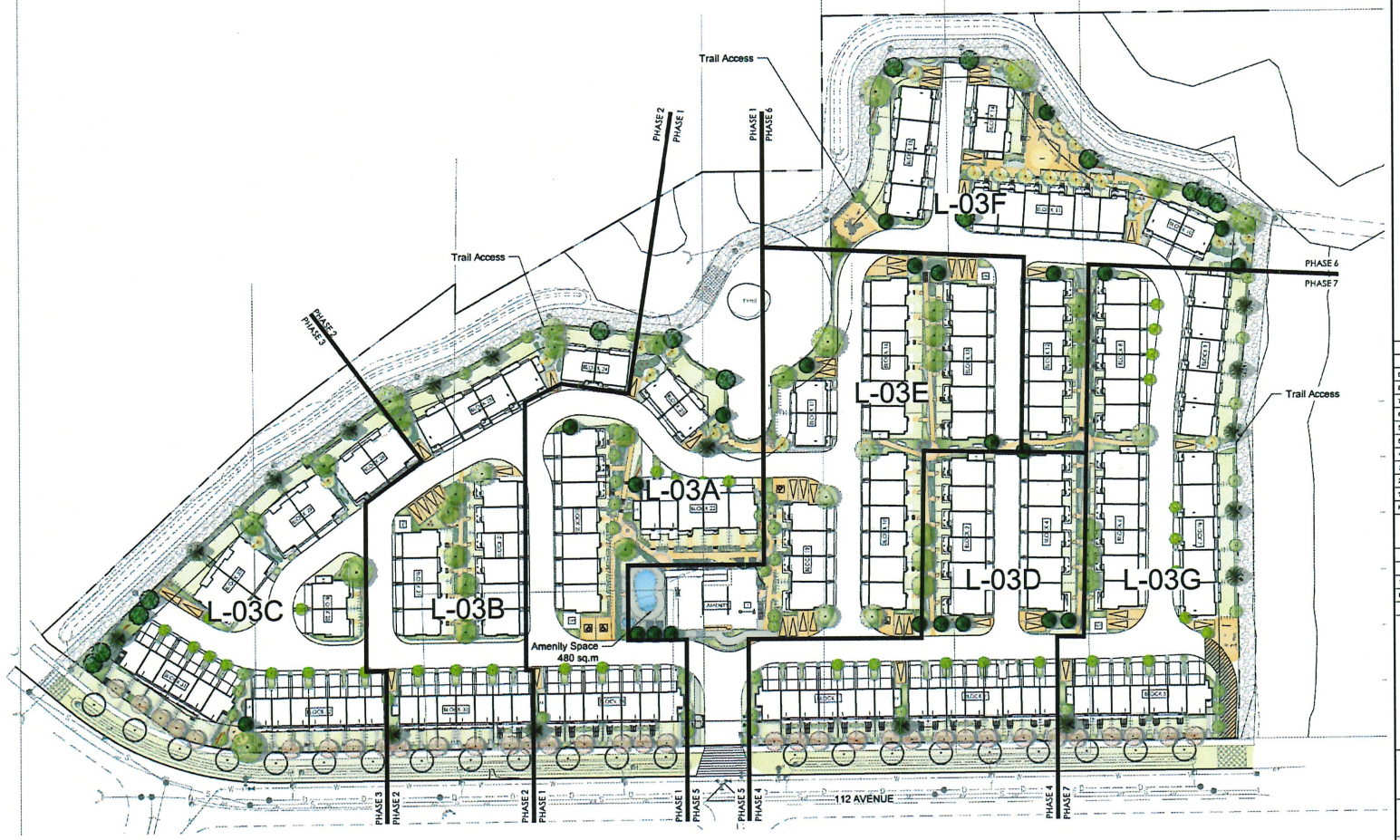
THE FALLS
KANAKA SPRINGS

112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

AMENITY
COLOUR
SCHEME

SCALE	SHEET
1:100	AB2.02
JOB # 8032	



1 OVERALL PLAN AND SHEET TILES
Scale 1:500

1:500 0 5m 10 15 20 25 30 35 40 45 50 55 60 65 70 75

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
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103-9161 Church St
Fort Langley, BC
V1M 2R6
MOUNT PLEASANT STUDIO
502-3731 Kingsway
Vancouver, BC
V5H 2S7
www.vdz.ca
604-882-0024

No.	By:	Description	Date
9	JW	Re-issued for DP	Mar. 16, 2022
8	JW	Re-issued for DP	Jan. 26, 2022
7	JW	Re-issued for DP	Sept 7, 2021
6	ET	Issued for DP	Mar 24, 2021
5	ET	Issued for Review	Mar 19, 2021
6	AL	Issued for Re-submission	Mar 08, 2021
4	AL	Issued for Submission	Feb 05, 2021
3	AL	For Submission	Dec 18, 2020
2	DC	For Development Permit	May 27, 2020
1	DC	For Review	May 1, 2020

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
1	JW	Issued for DRI	March 7, 2022

REVISIONS TABLE FOR SHEET

Project:
Kanaka Springs Townhomes
Phase 1

Location:
24877 - 24929 112th Ave
Maple Ridge, BC

Drawn: ET
Checked: JW
Approved: MVDZ
Scale: 1:500
Stamp:
Original Sheet Size: 24"x36"

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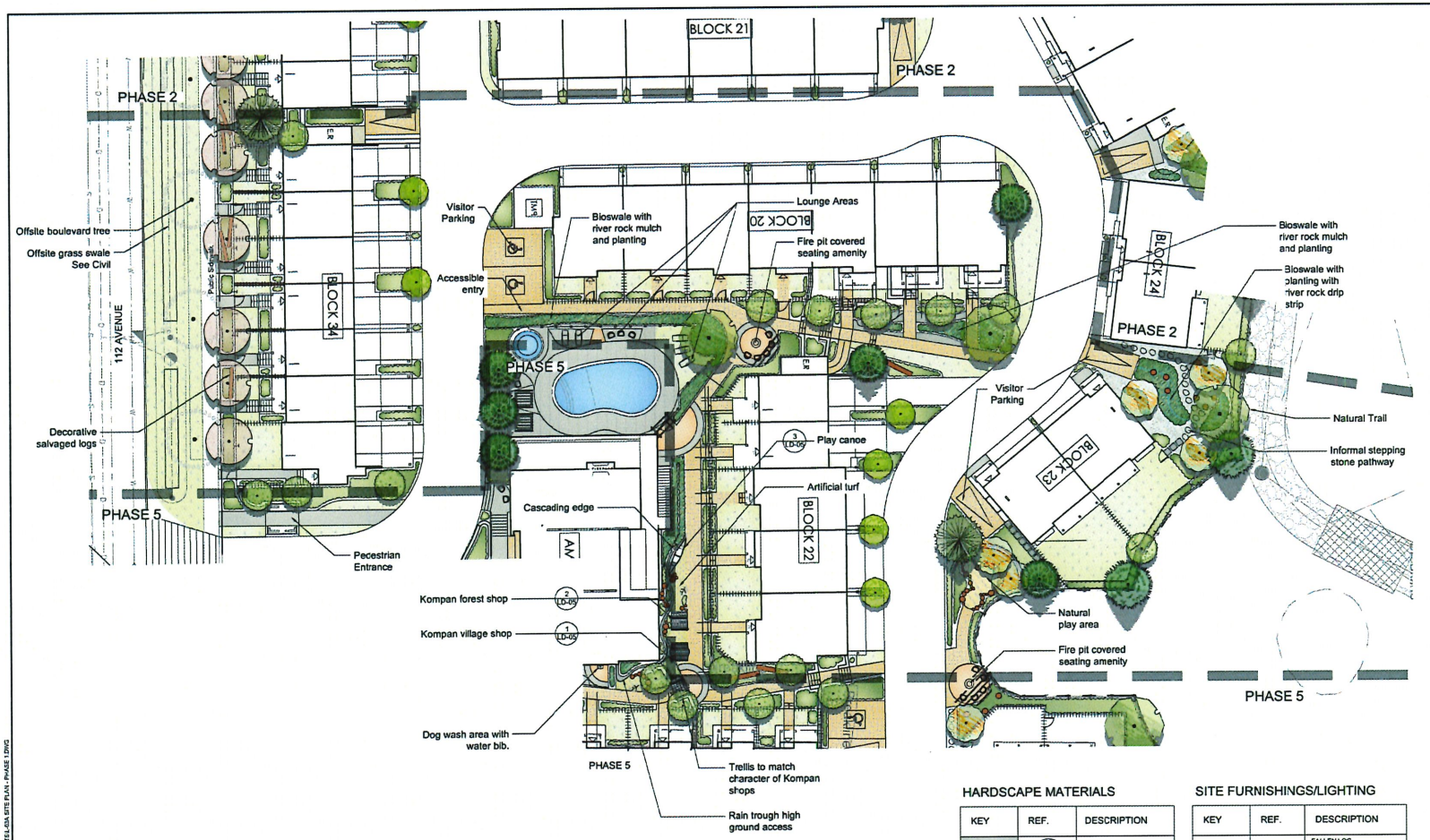
Drawing Title: OVERALL SITE PLAN
NORTH
VDZ Project #: 2020-18
Drawing #:

APPENDIX G

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2020-18 KANAKA SPRINGS TOWNHOMES PHASE 1\5 DWG\SHEETS\L-03 OVERALL SITE PLAN.DWG



PLANT SCHEDULE PHASE 1

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer circinatum 'Pacific Fire' / Pacific Fire Vine Maple	B&B	2.5m ht	5
	Cercis canadensis / Eastern Redbud	B&B	6cm cal.	5
	Cornus nuttallii / Western Flowering Dogwood	B&B	5 cm cal.	11
	Fraxinus latifolia / Oregon Ash	B&B	2.5m ht	3
	Pinus contorta 'Contorta' / Shore Pine	B&B	2m ht	2
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	6cm cal.	6
	Thuja plicata / Western Red Cedar	B&B	2.5m ht	3
	Tsuga heterophylla / Western Hemlock	B&B	2.5m ht	2

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		SOD
	3 LD-01	SHRUB PLANTING
	3 LD-01	SWALE
		FIBAR PLAY SURFACE
		ARTIFICIAL TURF

FENCING

KEY	REF.	DESCRIPTION
	1 LD-02	1.1m 3- RAIL WOOD FENCE
	5 LD-01	1.8m PRIVACY FENCE
	6 LD-01	LOW FENCE 1.2m high picket fence
		GUARDRAIL
	2 LD-02	GATE
		RETAINING WALL

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3-4 LD-02	CONCRETE WALKWAY
	5 LD-02	GRAVEL WALKWAY
		PLAY GRAVEL
		150mm RIVER ROCK
		38mm DRAIN ROCK
		ROCK SWALE/FRENCH DRAIN Refer to Civil for all hydrology calculations and technical detailing.
		PERMEABLE PAVERS
		TURFSTONE

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
		FALLEN LOG
	1,3 LD-04	PATIO CHAIR
	6-7 LD-02	NATURE PLAY AND DECORATIVE STUMPS
	3 LD-04	LOUNGE CHAIR
		STEPPERS - NATURAL MATERIAL

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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Fort Langley, BC | Vancouver, BC
V1M 2R6 | V5T 3J7
www.vdz.ca | 604-882-0024

No.	By:	Description	Date
9	JW	Re-issued for DP	Mar. 16, 2022
8	JW	Re-issued for DP	Jan. 26, 2022
7	JW	Re-issued for DP	Sept 7, 2021
6	ET	Issued for DP	Mar 24, 2021
5	ET	Issued for Review	Mar 19, 2021
5	AL	Issued for Re-submission	Mar 09, 2021
4	AL	Issued for Submission	Feb 09, 2021
3	AL	For Submission	Dec 18, 2020
2	DC	For Development Permit	May 27, 2020
1	DC	For Review	May 1, 2020

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Kanaka Springs Townhomes
Phase 1

Location:
24877 - 24929 112th Ave
Maple Ridge, BC

Drawn: ET
Checked: JW
Approved: MVDZ
Scale: 1:200
Stamp:
Original Sheet Size: 24"x36"

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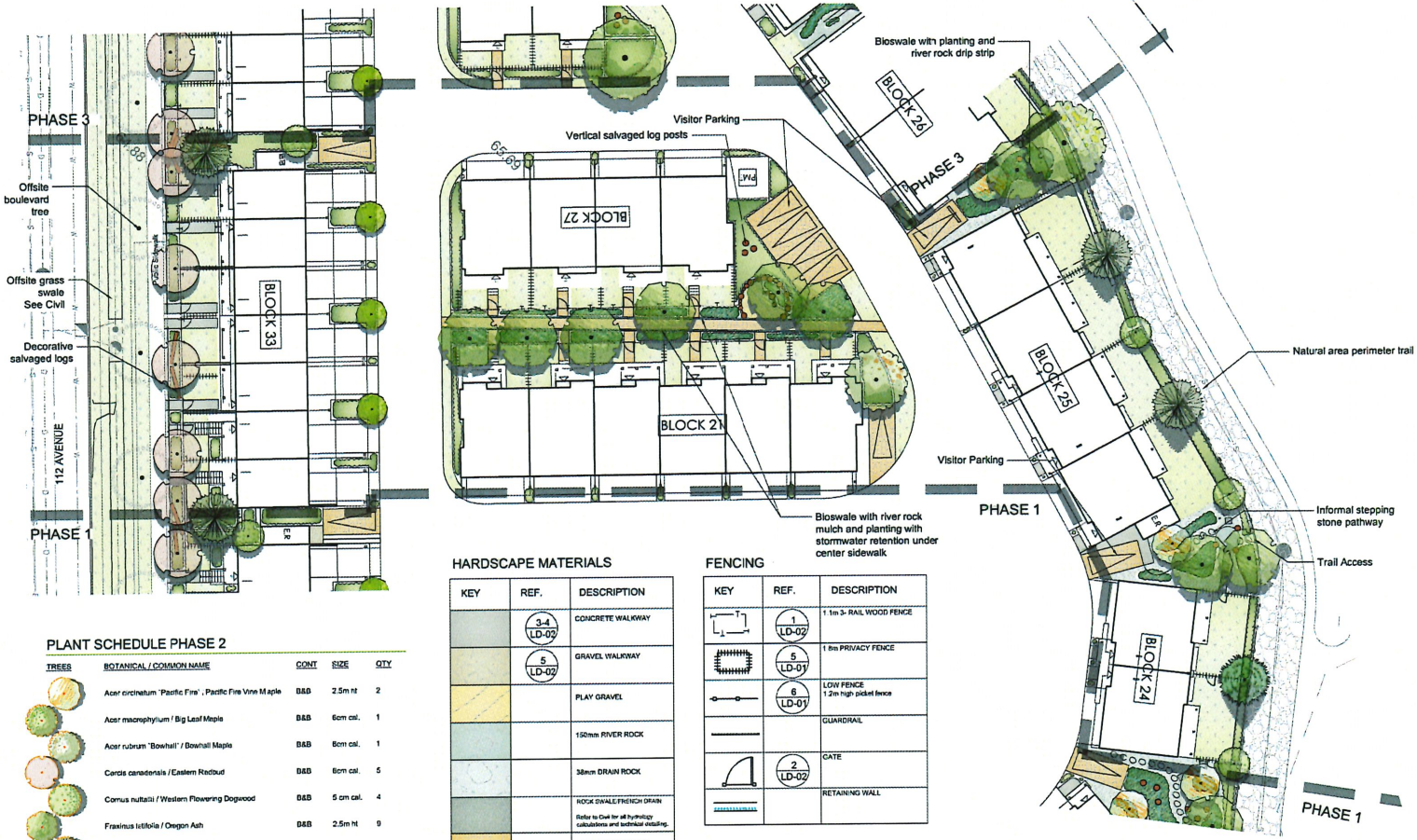
Drawing Title: SITE PLAN - PHASE 1
VDZ Project #: DP2020-18
Drawing #: L-03A

Z:\PROJECTS\2018\DEVELOPMENT PERMIT\ACTIVE\DP2020-18 KANAKA SPRINGS TOWNHOUSES PHASE 1\5. DWG\SHEETS\L-03A SITE PLAN - PHASE 1.DWG



PLANT SCHEDULE PHASE 2

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer circinatum 'Pacific Fire' , Pacific Fire Vine Maple	B&B	2.5m ht	2
	Acer macrophyllum / Big Leaf Maple	B&B	6cm cal.	1
	Acer rubrum 'Bowhall' / Bowhall Maple	B&B	6cm cal.	1
	Cercis canadensis / Eastern Redbud	B&B	6cm cal.	5
	Cornus nuttallii / Western Flowering Dogwood	B&B	5 cm cal.	4
	Fraxinus latifolia / Oregon Ash	B&B	2.5m ht	9
	Pinus contorta 'Contorta' / Shore Pine	B&B	2m ht	3
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	6cm cal.	3
	Tsuga heterophylla / Western Hemlock	B&B	2.5m ht	1

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3-4 LD-02	CONCRETE WALKWAY
	5 LD-02	GRAVEL WALKWAY
		PLAY GRAVEL
		150mm RIVER ROCK
		38mm DRAIN ROCK
		ROCK SWALE/FRENCH DRAIN Refer to Civil for all hydrology calculations and technical detailing.
		PERMEABLE PAVERS
		TURFSTONE

FENCING

KEY	REF.	DESCRIPTION
	1 LD-02	1.1m 3- RAIL WOOD FENCE
	5 LD-01	1.8m PRIVACY FENCE
	6 LD-01	LOW FENCE 1.2m high picket fence
		GUARDRAIL
	2 LD-02	GATE
		RETAINING WALL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		SOD
	3 LD-01	SHRUB PLANTING
	3 LD-01	SWALE
		FIBAR PLAY SURFACE
		ARTIFICIAL TURF

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
		FALLEN LOG
	1,3 LD-04	PATIO CHAIR
	6-7 LD-02	NATURE PLAY AND DECORATIVE STUMPS
	3 LD-04	LOUNGE CHAIR
		STEPPERS - NATURAL MATERIAL

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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MOUNT PLEASANT STUDIO: 102-355 Kingsway, Vancouver, BC V5T 3J7
www.vdz.ca 604-882-0024

No.	By:	Description	Date
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4	AL	Issued for Submission	Feb 09, 2021
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1	DC	For Review	May 1, 2020

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Kanaka Springs Townhomes
Phase 1

Location:
24877 - 24929 112th Ave
Maple Ridge, BC

Drawn: ET CH
Checked: JW
Approved: MVDZ
Scale: 1:200
Stamp:
Original Sheet Size: 24"x36"

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Drawing Title: SITE PLAN - PHASE 2
VDZ Project #: DP2020-18
Drawing #: L-03B

Z:\PROJECTS\DEVELOPMENT PERMITS\DP2020-18 KANAKA SPRINGS TOWNHOMES PHASE 1\5. DWGS\SHEETS\L-03B SITE PLAN - PHASE 2.DWG

PLANT SCHEDULE PHASE 3

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer circinatum 'Pacific Fire' / Pacific Fire Vine Maple	B&B	2.5m ht	2
	Cercis canadensis / Eastern Redbud	B&B	6cm cal.	9
	Cornus nuttalii / Western Flowering Dogwood	B&B	6 cm cal.	6
	Fraxinus latifolia / Oregon Ash	B&B	2.5m ht	2
	Pinus contora 'Contrta' / Shore Pine	B&B	2m ht	4
	Quercus garryana / Oregon Oak	B&B	6cm cal.	2
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	6cm cal.	9
	Thuja plicata / Western Red Cedar	B&B	2.5m ht	1
	Tsuga heterophylla / Western Hemlock	B&B	2.5m ht	4

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3-4 LD-02	CONCRETE WALKWAY
	5 LD-02	GRAVEL WALKWAY
		PLAY GRAVEL
		150mm RIVER ROCK
		38mm DRAIN ROCK
		ROCK SWALE/FRENCH DRAIN Refer to Civil for all hydrology calculations and technical detailing.
		PERMEABLE PAVERS
		TURFSTONE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		SOD
	3 LD-01	SHRUB PLANTING
	3 LD-01	SWALE
		FIBAR PLAY SURFACE
		ARTIFICIAL TURF

FENCING

KEY	REF.	DESCRIPTION
	1 LD-02	1.1m 3- RAIL WOOD FENCE
	5 LD-01	1.8m PRIVACY FENCE
	6 LD-01	LOW FENCE 1.2m high picket fence
		GUARDRAIL
	2 LD-02	GATE
		RETAINING WALL

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
		FALLEN LOG
	1,3 LD-04	PATIO CHAIR
	6-7 LD-02	NATURE PLAY AND DECORATIVE STUMPS
	3 LD-04	LOUNGE CHAIR
		STEPPERS - NATURAL MATERIAL

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No.	By:	Description	Date
9	JW	Re-issued for DP	Mar. 16, 2022
8	JW	Re-issued for DP	Jan. 26, 2022
7	JW	Re-issued for DP	Sept 7, 2021
6	ET	Issued for DP	Mar 24, 2021
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3	AL	For Submission	Dec 18, 2020
2	DC	For Development Permit	May 27, 2020
1	DC	For Review	May 1, 2020

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REVISIONS TABLE FOR SHEET

Project:
Kanaka Springs Townhomes
Phase 1

Location:
24877 - 24929 112th Ave
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Approved: MVDZ
Scale: 1:200
Stamp:
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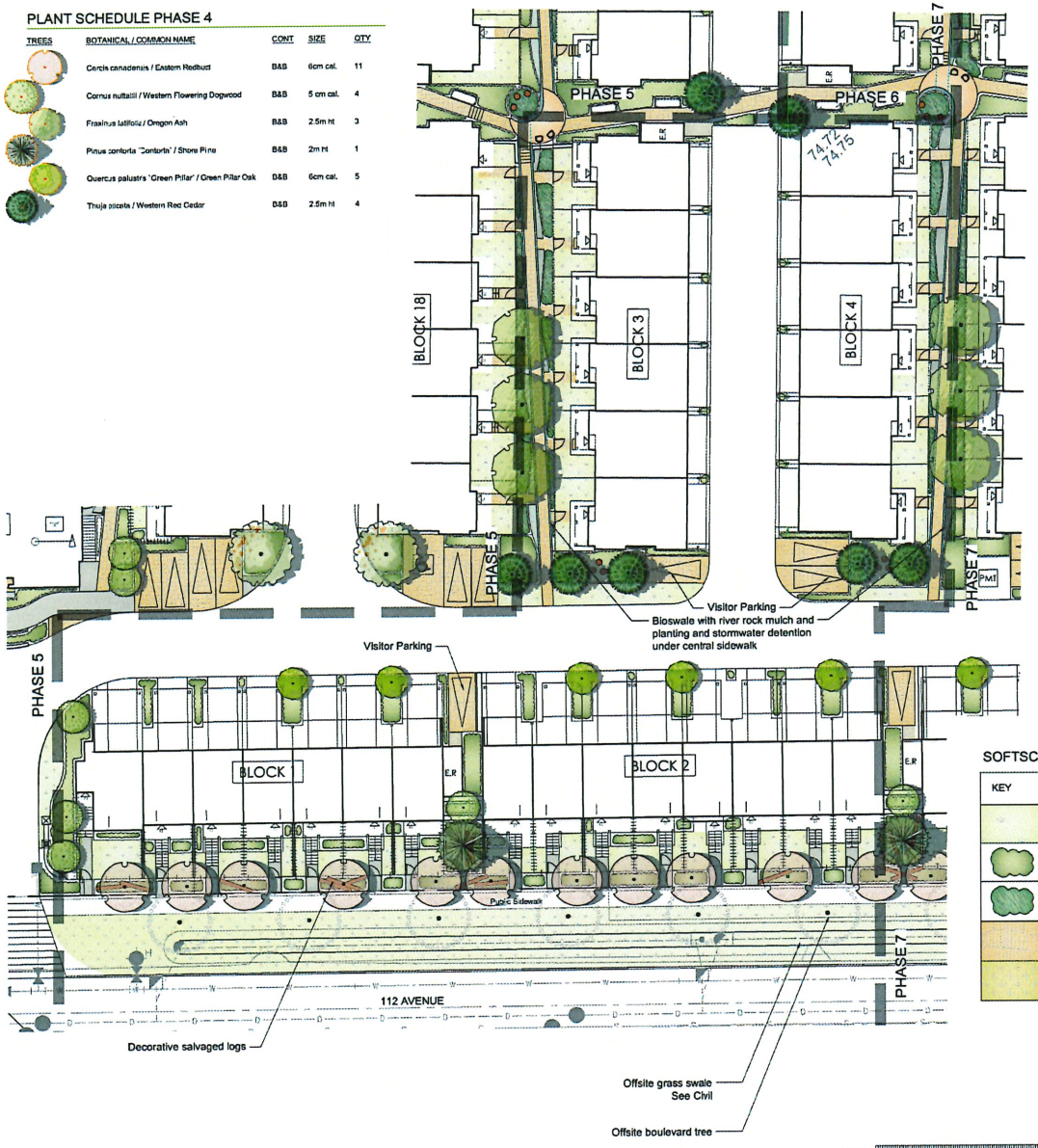
Drawing Title: SITE PLAN - PHASE 3
NORTH
VDZ Project #: DP2020-18
Drawing #: L-03C

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2020-18 KANAKA SPRINGS TOWNHOMES PHASE 1\5. DWG\SHEET\LADC SITE PLAN - PHASE 3.DWG

PLANT SCHEDULE PHASE 4

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Cercis canadensis / Eastern Redbud	B&B	6cm cal.	11
	Cornus nuttallii / Western Flowering Dogwood	B&B	5 cm cal.	4
	Fraxinus latifolia / Oregon Ash	B&B	2.5m ht	3
	Pinus contorta 'Contorta' / Shore Pine	B&B	2m ht	1
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	6cm cal.	5
	Thuja plicata / Western Red Cedar	B&B	2.5m ht	4



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3-4 LD-02	CONCRETE WALKWAY
	5 LD-02	GRAVEL WALKWAY
		PLAY GRAVEL
		150mm RIVER ROCK
		38mm DRAIN ROCK
		ROCK SWALE/FRENCH DRAIN Refer to Civil for all hydrology calculations and technical detailing
		PERMEABLE PAVERS
		TURFSTONE

FENCING

KEY	REF.	DESCRIPTION
	1 LD-02	1.1m 3- RAIL WOOD FENCE
	5 LD-01	1.8m PRIVACY FENCE
	6 LD-01	LOW FENCE 1.2m high picket fence
		GUARDRAIL
	2 LD-02	GATE
		RETAINING WALL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		SOD
	3 LD-01	SHRUB PLANTING
	3 LD-01	SWALE
		FIBAR PLAY SURFACE
		ARTIFICIAL TURF

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
		FALLEN LOG
	13 LD-04	PATIO CHAIR
	6-7 LD-02	NATURE PLAY AND DECORATIVE STUMPS
	3 LD-04	LOUNGE CHAIR
		STEPPERS - NATURAL MATERIAL

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9	JW	Re-issued for DP	Mar. 16, 2022
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Drawing Title: SITE PLAN - PHASE 4

NORTH

VDZ Project #: DP2020-18

Drawing #: L-03D

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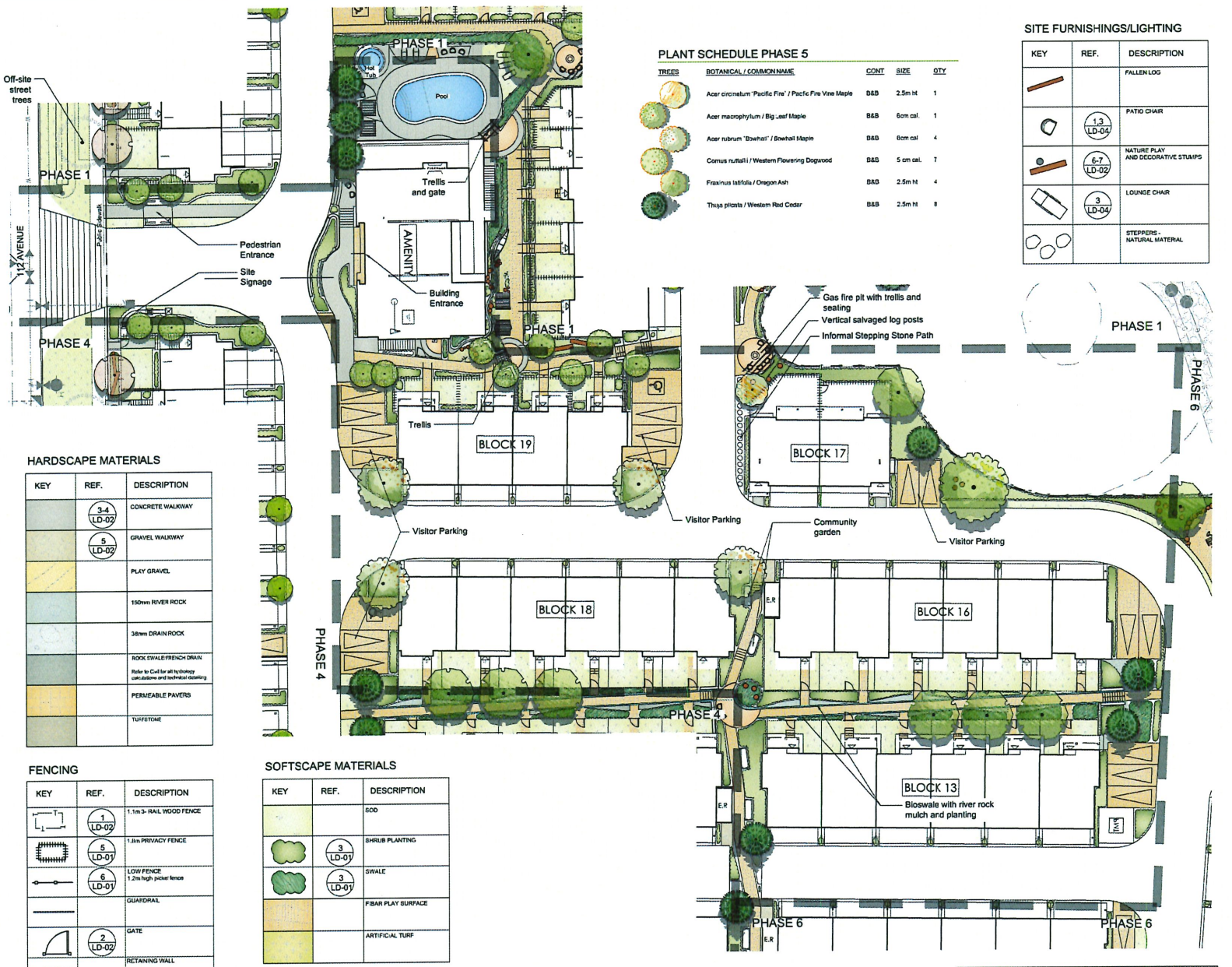

PLANT SCHEDULE PHASE 5

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer circinatum 'Pacific Fire' / Pacific Fire Vine Maple	B&B	2.5m ht	1
	Acer macrophylum / Big Leaf Maple	B&B	6cm cal.	1
	Acer rubrum 'Bowhall' / Bowhall Maple	B&B	6cm cal	4
	Cornus nuttallii / Western Flowering Dogwood	B&B	5 cm cal.	7
	Fraxinus latifolia / Oregon Ash	B&B	2.5m ht	4
	Thuja plicata / Western Red Cedar	B&B	2.5m ht	8

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
		FALLEN LOG
	1,3 LD-04	PATIO CHAIR
	6-7 LD-02	NATURE PLAY AND DECORATIVE STUMPS
	3 LD-04	LOUNGE CHAIR
		STEPPERS - NATURAL MATERIAL

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3-4 LD-02	CONCRETE WALKWAY
	5 LD-02	GRAVEL WALKWAY
		PLAY GRAVEL
		150mm RIVER ROCK
		38mm DRAIN ROCK
		ROCK SWALE/FRENCH DRAIN Refer to Civil for all hydrology calculations and technical detailing
		PERMEABLE PAVERS
		TUFFSTONE

FENCING

KEY	REF.	DESCRIPTION
	1 LD-02	1.1m 3- RAIL WOOD FENCE
	5 LD-01	1.8m PRIVACY FENCE
	6 LD-01	LOW FENCE 1.2m high picket fence
		GUARDRAIL
	2 LD-02	GATE
		RETAINING WALL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		SOD
	3 LD-01	SHRUB PLANTING
	3 LD-01	SWALE
		FIBAR PLAY SURFACE
		ARTIFICIAL TURF

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Drawing Title: SITE PLAN - PHASE 5
VDZ Project #: DP2020-18
Drawing #: L-03E

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PLANT SCHEDULE PHASE 6

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer circinatum 'Pacific Fire' / Pacific Fire Vine Maple	B&B	2.5m ht	15
	Acer macrophyllum / Big Leaf Maple	B&B	6cm cal.	3
	Cornus nuttallii / Western Flowering Dogwood	B&B	5 cm cal.	2
	Fraxinus latifolia / Oregon Ash	B&B	2.5m ht	5
	Thuja plicata / Western Red Cedar	B&B	2.5m ht	6
	Tsuga heterophylla / Western Hemlock	B&B	2.5m ht	7

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3-4 LD-02	CONCRETE WALKWAY
	5 LD-02	GRAVEL WALKWAY
		PLAY GRAVEL
		150mm RIVER ROCK
		38mm DRAIN ROCK
		ROCK SWALE/FRENCH DRAIN Refer to Civil for all hydrology calculations and technical detailing
		PERMEABLE PAVERS
		TURFSTONE

FENCING

KEY	REF.	DESCRIPTION
	1 LD-02	1.1m 3- RAIL WOOD FENCE
	5 LD-01	1.8m PRIVACY FENCE
	6 LD-01	LOW FENCE 1.2m high picket fence
		GUARDRAIL
	2 LD-02	GATE
		RETAINING WALL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		SOD
	3 LD-01	SHRUB PLANTING
	3 LD-01	SWALE
		FIBAR PLAY SURFACE
		ARTIFICIAL TURF

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
		FALLEN LOG
	1,3 LD-04	PATIO CHAIR
	6-7 LD-02	NATURE PLAY AND DECORATIVE STUMPS
	3 LD-04	LOUNGE CHAIR
		STEPPERS - NATURAL MATERIAL

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NORTH

Drawing Title: SITE PLAN - PHASE 6
VDZ Project #: DP2020-18
Drawing #: L-03F

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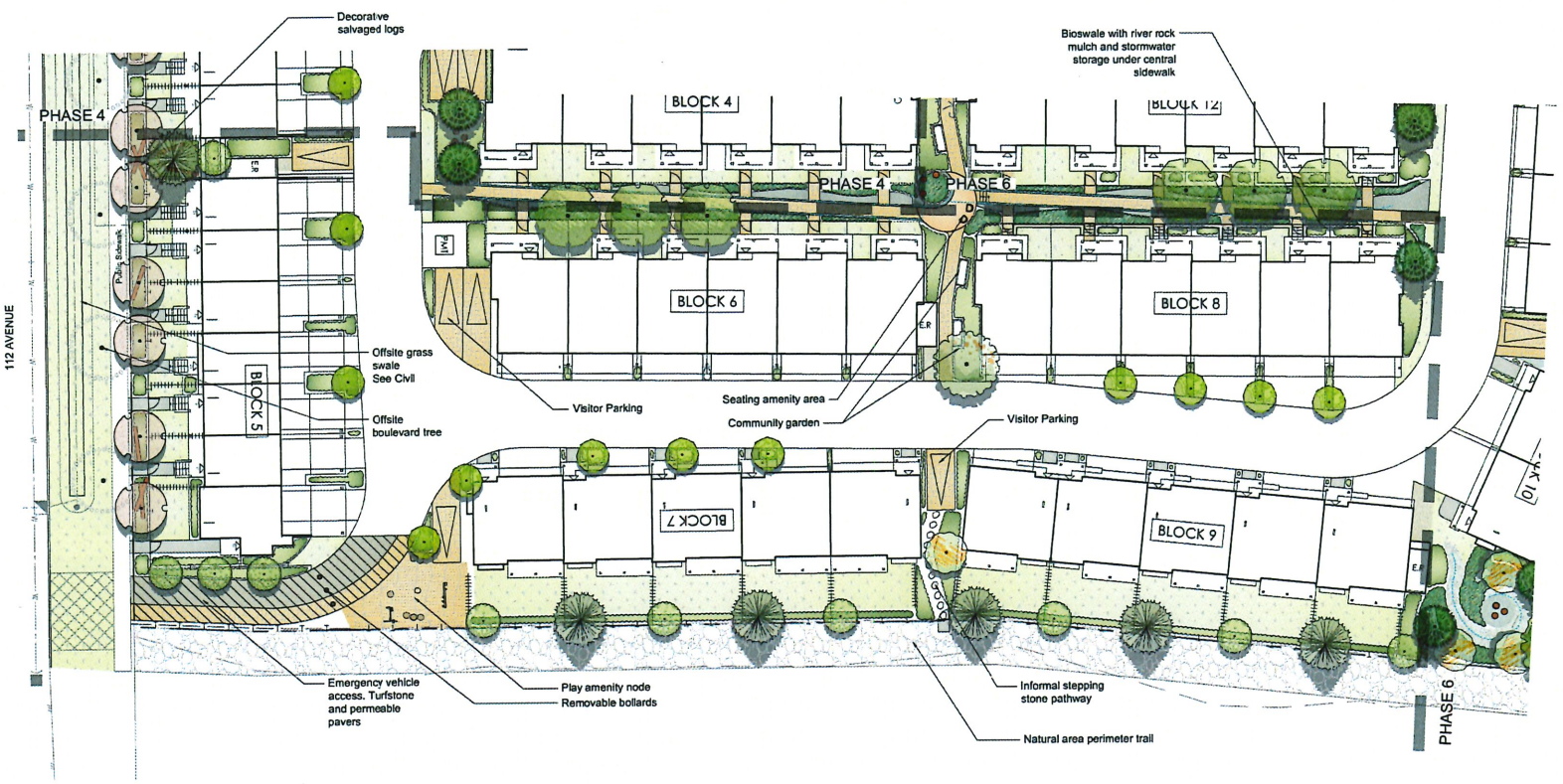

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3-4 LD-02	CONCRETE WALKWAY
	5 LD-02	GRAVEL WALKWAY
		PLAY GRAVEL
		150mm RIVER ROCK
		38mm DRAIN ROCK
		ROCK SWALE/FRENCH DRAIN Refer to Civil for all hydrology calculations and technical detailing
		PERMEABLE PAVERS
		TURFSTONE

FENCING

KEY	REF.	DESCRIPTION
	1 LD-02	1.1m 3- RAIL WOOD FENCE
	5 LD-01	1.8m PRIVACY FENCE
	6 LD-01	LOW FENCE 1.2m high picket fence
		GUARDRAIL
	2 LD-02	GATE
		RETAINING WALL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		SOD
	3 LD-01	SHRUB PLANTING
	3 LD-01	SWALE
		FIBAR PLAY SURFACE
		ARTIFICIAL TURF

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
		FALLEN LOG
	1,3 LD-04	PATIO CHAIR
	6-7 LD-02	NATURE PLAY AND DECORATIVE STUMPS
	3 LD-04	LOUNGE CHAIR
		STEPPERS - NATURAL MATERIAL

PLANT SCHEDULE PHASE 7

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer circinatum 'Pacific Fire' / Pacific Fire Vine Maple	B&B	2.5m ht	1
	Acer rubrum 'Bowhall' / Bowhall Maple	B&B	6cm cal.	1
	Cercis canadensis / Eastern Redbud	B&B	6cm cal.	5
	Cornus nuttallii / Western Flowering Dogwood	B&B	5 cm cal.	10
	Fraxinus latifolia / Oregon Ash	B&B	2.5m ht	3
	Pinus contorta 'Contorta' / Shore Pine	B&B	2m ht	6
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	6cm cal.	11
	Thuja plicata / Western Red Cedar	B&B	2.5m ht	1

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5	AL	Issued for Re-submission	Mar 09, 2021
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Drawing Title: SITE PLAN - PHASE 7
VDZ Project #: DP2020-18
Drawing #: L-03G

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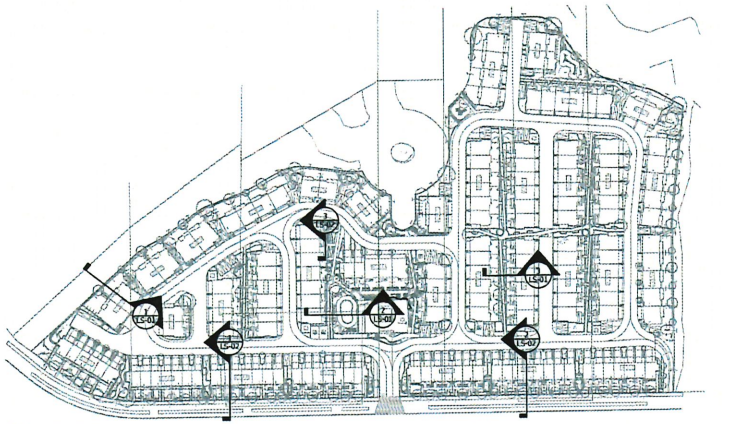

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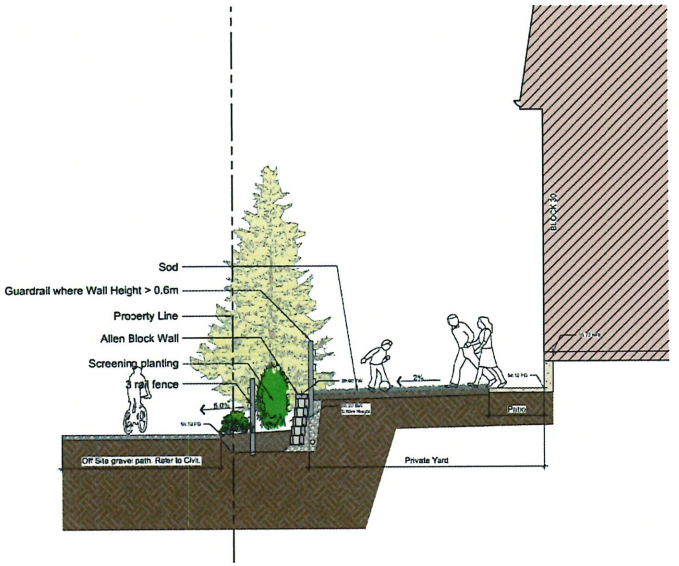

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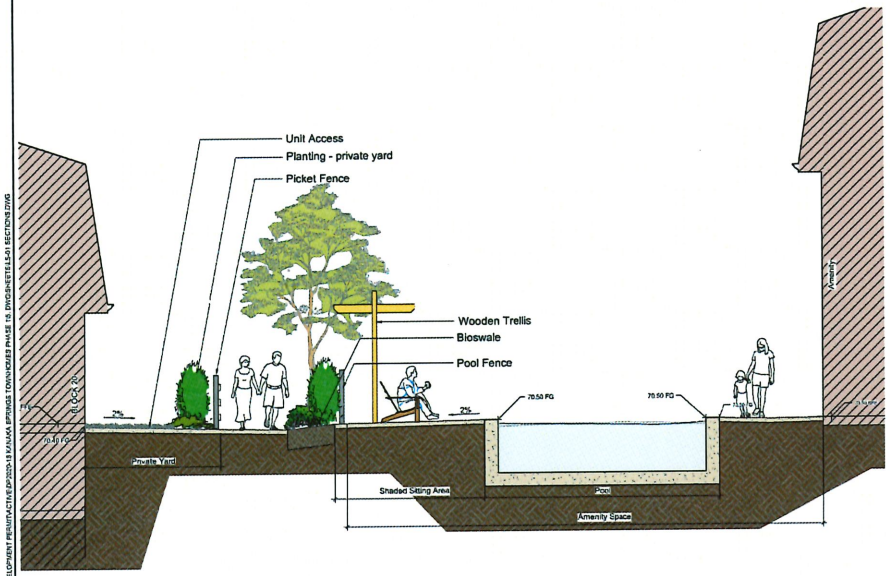

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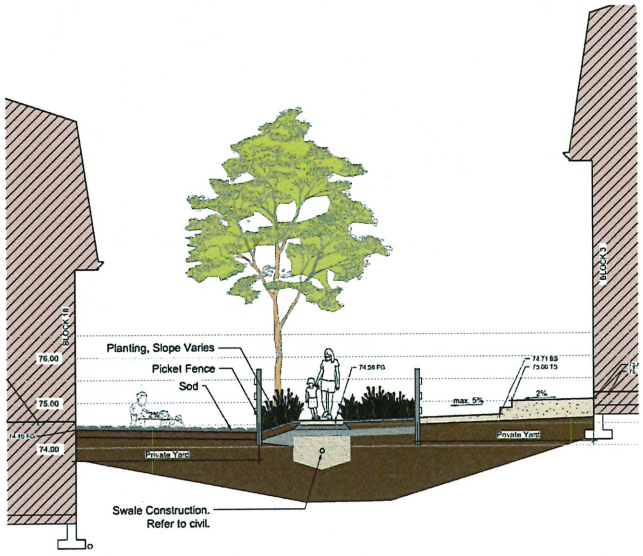

3 SECTION C
Scale 1:50

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Drawing Title: SECTIONS

NORTH

VDZ Project #: DP2020-18

Drawing #: LS-01

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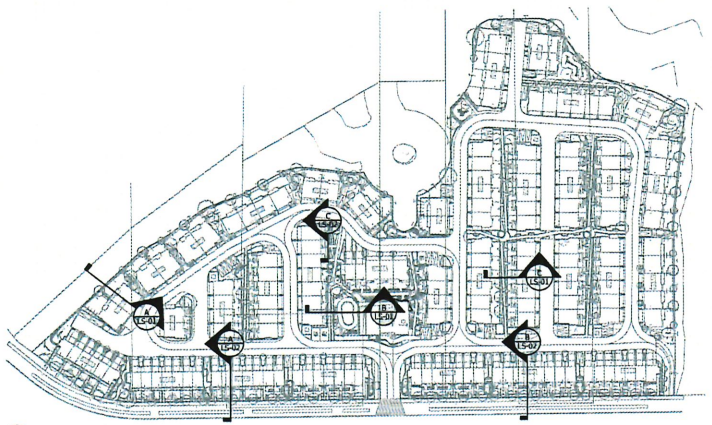

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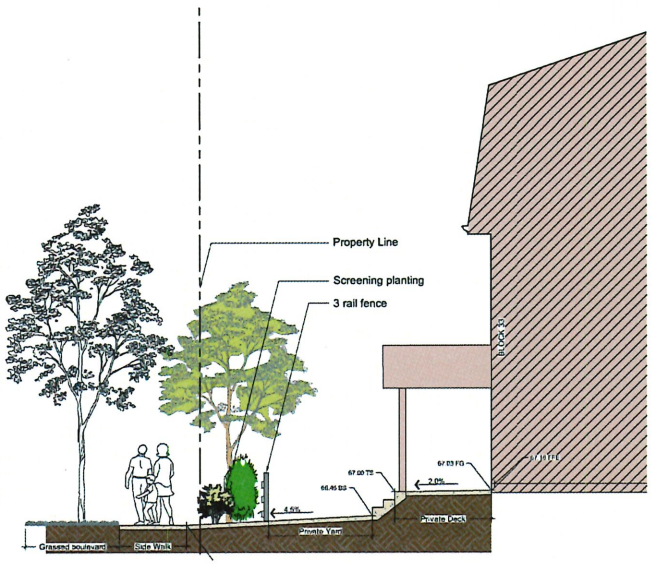

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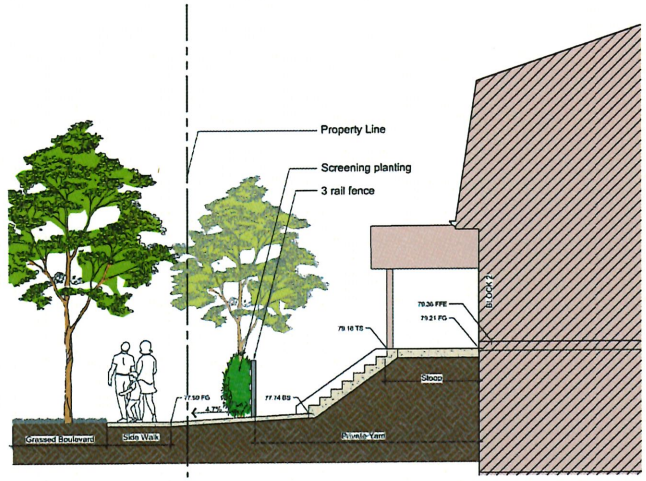

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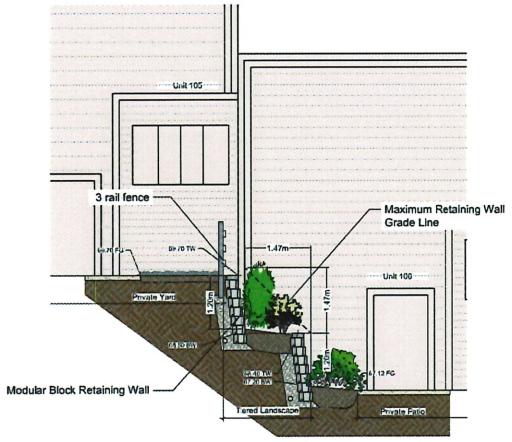

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Drawing Title: SECTIONS

NORTH

VDZ Project #: DP2020-18

Drawing #: LS-02

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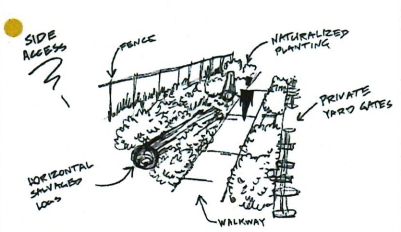
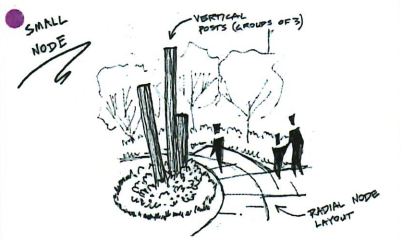


1 CHARACTER SKETCH 1
NTS



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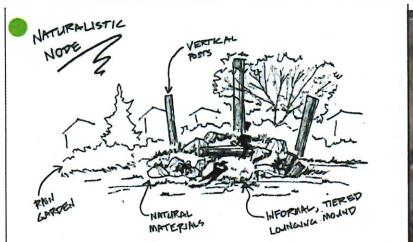


3 CHARACTER SKETCH 2
NTS

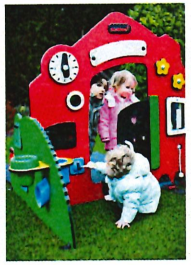
4 VERTICAL LOG POSTS
NTS

5 CHARACTER PRECEDENCE
NTS

6 CHARACTER PRECEDENCE
NTS

7 TROUGH PLANTER COMMUNITY GARDEN
NTS

8 CATERNARY LIGHTING AND CIRCULAR SEATING NODE
NTS



9 PLAY PRECEDENCE
NTS

10 PLAY PRECEDENCE
NTS

11 PLAY PRECEDENCE
NTS

12 PERGOLA AND TRELLIS PRECEDENCE
NTS

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Drawing Title: LANDSCAPE DETAILS

VDZ Project #: DP2020-18

Drawing #: LD-03

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2020-18 KANAKA SPRINGS TOWNHOMES PHASE 1\B. DWGS\SHEETS\LD-01 LANDSCAPE DETAILS.DWG

Muskoka Log Chair
Model: L214
Size: 30"x30"x40"
Stain: TBD
Manufacturer: Log Furniture and More

Kid's Log Muskoka Chair
Model: L205
Size: 20"x22"x26"
Stain: TBD
Manufacturer: Log Furniture and More

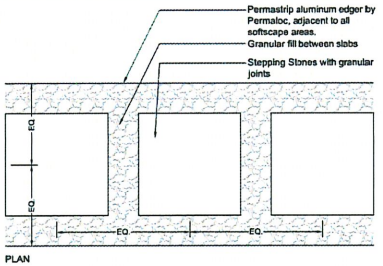
Muskoka Log Bench
Model: L224
Size: 48"x30"x36"
Stain: TBD
Manufacturer: Log Furniture and More

1 SITE FURNISHINGS
NTS

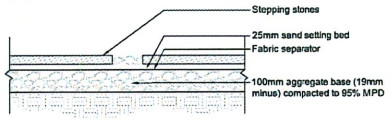
Chair
Model: 720
Material: Metal
Colour: TBD
Manufacturer: Maglin

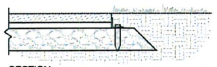
Lounge
Model: 720
Material: Metal
Colour: TBD
Manufacturer: Maglin

2 SITE FURNISHINGS AT POOL DECK
NTS



PLAN

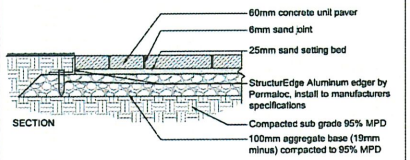




SECTION

Notes:
1. Install all components as per manufacturer's specifications.
2. Slabs to be spaced equally between adjacent surfaces.
3. Limit slab cuts to ½ slab.

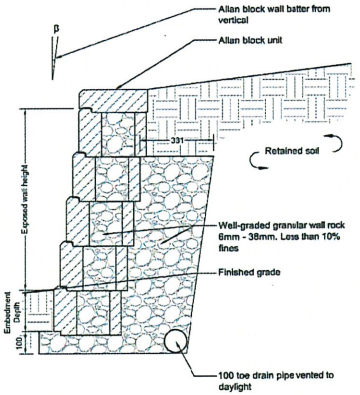
3 STEPPING STONES
Scale 1:10



SECTION

NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
2. All joint sand to meet ASTM C144 or CSA A179.
3. All components as specified or approved alterna te.
4. Contractor to provide cut sheets of all components for Landscape Architect appro val.
5. Contractor to ensure no visible pooling occurs on paver surface.
6. All joints to be light fit.
7. All paver cuts to be minimum ½ Paver.

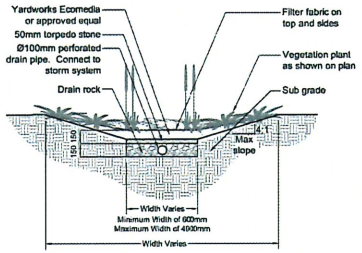
4 PAVERS
NTS



5 ALLAN BLOCK WALL
Scale 1:10

Notes:

1. Contractor to contact landscape architect for specific soil blend



6 BIOSWALE
Scale 1:25

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VDZ Project #: DP2020-18

Drawing Title: LANDSCAPE DETAILS

Drawing #: LD-04

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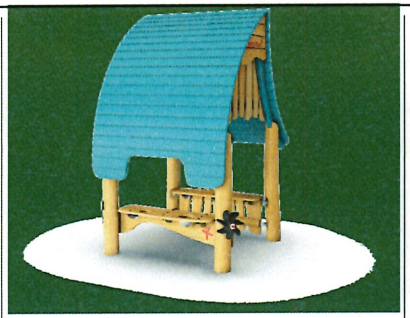
Village Shop

Model: NRO404
Material: Robinia wood
Mount: Surface
Manufacturer: Kompan

1 VILLAGE SHOP
NTS



Forest Shop

Model: NRO407
Material: Robinia
Mount: Surface
Manufacturer: Kompan

2 FOREST SHOP
NTS

Play canoe

Model: TBD
Material: Wood
Colour: Red
Mount: Surface
Manufacturer: TBD

3 PLAY CANOE
NTS

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Drawing Title: LANDSCAPE DETAILS
VDZ Project #: DP2020-18
Drawing #: LD-05

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EPIC HOMES

March 25, 2022

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

Attn: Michelle Baski

Re: Summary of Public Opportunity Comment Period for 2019-426-RZ

In conjunction with the above-noted rezoning application and per the amended Public Comment Opportunity – Developer Process guidelines, Epic NE Albion Homes Ltd. held an open comment opportunity period from Monday, March 5 to Thursday, March 24.

Per the guidelines, the public comment opportunity was advertised in two consecutive editions of the Maple Ridge News (March 4 & March 11), posted via the onsite signage, and mailers were sent out to all residents within 100m of the development site. For your records, copies of the material above have been attached to this letter.

Throughout the public comment opportunity period, Epic Homes received two inquiries directly:

1. On March 10th, a resident emailed asking for a site plan that was clearer than the ad in the paper. A site plan was provided, and the resident did not offer any further comments.
2. On March 14th, a resident phoned requesting information on the OCP amendment. The question was answered when it was confirmed that the OCP amendment on this application was to match the designations and densities approved in the NE Albion Land Use and Servicing Concept Plan. The resident was a resident of Grant Hill and was familiar with the approved NE Albion plan.

In addition, the planning department received a letter dated March 21, 2022. A response to those queries would be that the application is consistent with the newly approved NE Albion Official Community Plan Amendment and that City water and sanitary sewers will be provided to the development via future rezoning servicing agreements.

Outside of the items above, we did not receive any additional inquiries or comments. Should you have any additional questions or concerns, please do not hesitate to contact the writer directly.

I trust the above and enclosed to be in order.

Kind Regards,
Epic NE Albion Homes Ltd.

Cole Lambert

To Planning Department
City of Maple Ridge

march 21, 2022

re: Rezoning Application 2019-426 RZ
Public Comment

1. I question the wisdom of this development in this location. It is very close to Kanaka Creek and with climate changing it may be at risk.

2. I don't expect there is room for septic tanks and fields. What will happen to the sewage?

3. Where will the drinking water come from?

4. The loss of trees contributes to climate change and poor health.

5. The decision to develop North Albion is short sighted.

MAPLE RIDGE
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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 18, 2022
		FILE NO:	2021-564-DP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Development Permit**
23004 Dewdney Trunk Road

EXECUTIVE SUMMARY:

A Commercial Development Permit application for form and character has been received for the subject property, located at 23004 Dewdney Trunk Road. This Commercial Development Permit application is to allow a three-storey mixed-use commercial and residential building, with three ground-floor commercial units and two-storeys above with 10 apartment units. The subject property was rezoned to the C-2 (Community Commercial) zone in 2017.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2021-564-DP respecting property located at 23004 Dewdney Trunk Road.

DISCUSSION:

a) Background Context:

Applicant:		P. Smith
Legal Description:		Parcel A (Reference Plan 7941) Lot 1, Except: Part Dedicated Road Plan NWP87590, Section 17 Township 12 NWD Plan 3179
OCP:		
Existing:		Commercial
Proposed:		Commercial
Zoning:		
Existing:		C-2 (Community Commercial)
Proposed:		C-2 (Community Commercial)
Surrounding Uses:		
North:	Use:	Commercial (Optometrist, Spa, Office)
	Zone:	CD-2-95 (Comprehensive Development)
	Designation:	Commercial
South:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Urban Residential)
	Designation:	Urban Residential
East:	Use:	Seniors' Housing
	Zone:	RE (Elderly Citizens Residential)
	Designation:	Urban Residential
West:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Urban Residential)
	Designation:	Urban Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Three Commercial Units, Ten Apartment Units (five of which will be rental)
Site Area:	892 m^2 (0.2 acres)
Access:	230 Street
Servicing requirement:	Urban Standard

a) Project Description:

The subject property, located at 23004 Dewdney Trunk Road, is relatively flat and is bounded by Dewdney Trunk Road to the north, 230 Street to the west, single-family residential to the south, and a seniors' housing development to the east (see Appendices A and B).

The subject property was rezoned to the C-2 (Community Commercial) zone on November 14, 2017. At that time, the development proposal was for a two-storey mixed-use building, with two rental units above. The Development Permit that was approved under application 2016-352-DP expired, and a new owner has purchased the property. In addition, Council has since approved the Density Bonus provision along Major Corridors, that allows for an additional storey at this location, with the cash contribution under the current C-2 (Community Commercial) zoning. The applicant is therefore applying for a three-storey mixed use commercial and apartment building, which is permitted under the existing zone.

As a condition of the re-designation from *Urban Residential* to *Commercial* as part of the rezoning application 2017, two rental units were required to be provided and secured through a Housing Agreement. The development proposal has increased in scale, therefore the applicant is able to provide five rental units on the second storey, and five units which may be strata-titled on the third storey. This change legally requires a bylaw to discharge the existing Housing Agreement for the two rental units on title, and a new Housing Agreement for the five rental units will replace the former agreement. As the minimum number of required rental units is still being met with the change in the proposal does not require it to go back to a Public Hearing.

Council received the report for the existing *Housing Agreement Discharge Bylaw No. 7876-2022* and for the new *Housing Agreement Bylaw No. 7877-2022* at Committee of the Whole on October 4, 2022. Should Council grant first, second, and third readings to these Housing Agreement Bylaws, it is anticipated that final reading to the bylaws will coincide with the approval of this subject Development Permit.

b) Planning Analysis:

Official Community Plan

The subject property is currently designated *Commercial* in the Official Community Plan (OCP).

A Commercial Development Permit is required for all new development on land designated *Commercial* on Schedule B of the OCP. Section 8.5, Commercial Development Permit Area Guidelines of the OCP aims to regulate the form and character of development located within this area.

This development respects the key guideline concepts as outlined in this section, along with the Project Architect's comments:

1. Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.

   "The building is intended to fit within the zoning which allows increased density and height. only the rooftop exiting and elevator will extend beyond the height allowance and is noted in the drawings, and is a permitted siting exception. Landscaping buffers and extensive planting are used around the property. Car access is located off of 230 Street to the rear of the site to prevent traffic issues on Dewdney Trunk. Sound and visual privacy for the roof decks are provided through the use of landscaping and using the building core to shield the rooftop amenity area from neighbours to mitigate sound and visual overlook. The rooftop amenity is also located away from the building edges as much as possible to prevent overlook issues. The building is also located closer to Dewdney Trunk Road to provide greater separation between the building and the adjacent residential properties to the south of the site.

2. Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.

   "The design incorporates a patterned facade to create visual interest with colour added at windows for further interest. High quality materials will be used. Brick will be used at the ground floor and core elements the provide a durable and attractive facade treatment. Parking areas are shielded from view by landscaping."

3. Promote sustainable development with multimodal transportation circulation, and low impact building design.

   "The building has provided for bicycle parking for the residents and commercial staff in the parkade. The site also allows for easy access to existing public transit on Dewdney Trunk. An area for temporary bicycle parking for 6 bicycles has been provided adjacent to CRU 1 in the east edge of the ground floor."

4. Respect the need for private areas in mixed use development and adjacent residential areas.

   "The design seeks to mitigate privacy issues by using landscaping to provide visual separation and placing public areas away from edges. The commercial spaces are placed along Dewdney Trunk and 230 Street so that they address the streets where the public will access the commercial units."

5. The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.

   "This design has sought to create an attractive building with a mix of durable materials which reflect its stature as a gateway building at the eastern end of the Dewdney Trunk downtown. Materials have been chosen to reflect a high standard of finish while providing durability appropriate to the use of the building. The building has been proportioned to meet both the zoning and respond to the local scale so as to not overwhelm the residential buildings in the area but respecting the growing need for density along Dewdney Trunk Road."

   On the above basis, the proposed project generally complies with the Development Permit Area key guideline concepts.

Zoning Bylaw:

The current application is in compliance with the regulations within the C-2 (Community Commercial) zone, no variances are required. A Density Bonus contribution in the amount of $52,975.00 (based on 328.1m^2 at $161.46/m^2, or 3,532 ft^2 at $15.00/ft^2) is required for the third storey, as permitted under the existing C-2 (Community Commercial) zone.

Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw* requires one parking space per 30m^2 gross floor area for a retail and/or professional service use; one concealed parking space per dwelling unit for the apartment use; and 0.2 concealed parking spaces per dwelling unit to be designated for visitor parking spaces. The gross floor area of the retail and professional service uses is 188.6m^2, requiring seven parking spaces. The ten apartment units require 10 concealed parking spaces for residents and two concealed spaces for visitors. For this development, the required seven parking spaces are provided for the commercial uses at grade, including one accessible space, and 12 parking spaces are provided underground for the residents and visitors. Therefore, the requirements of the Off-Street Parking and Loading Bylaw have been achieved.

c) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the development plans for form and character of the proposed development and the landscaping plans at a meeting held on July 20, 2022. The Panel provided the following resolutions, which have since been resolved, as outlined below by the project architect, and demonstrated on the attached plans (see Appendices C and D):

Architectural Comments:

1. Garbage area disconnect from building, suggest exploring relocating closer to building for better weather protection

   The garbage area has been relocated under the building at the surface parking with internal access for residents. This resulted in the loss of a parking space but there had been one extra which was no longer needed. A truck turn-around is still provided for 3-point turns, as required.

2. Suggest providing convenience access to stairs from residential lobby

   We have provided a new vestibule at the exit stairs at the ground floor to allow for stair access internally for residents in the building. This will require fob access for security.

3. Confirm PMT location over parkade slab with BC Hydro

   We have reached out to two separate Electrical Engineers, and both indicated that BC Hydro allows pull pits and PMT's above parkades. We have attached a cut sheet of a detail similar to what we will be proposing. Therefore, we feel the PMT can remain as placed.

4. Consider bedrooms between outdoor amenity area to have window treatments for privacy

   Bedrooms at 2nd floor Amenity Deck will have landscape screens and internal window treatments for privacy. Windows will also have tempered glass for increased security. Windows will also have minimum double panel insulated glazing units (IGU's) for sound attenuation.

5. Pedestrian level at residential lobby entrance, suggest to have different material or colour to provide easy identification

   Architecturally, we did not want to add a new material at the residential entry at grade. We noted in our presentation that the brick wrapping up the front façade was an acknowledgement that this was the residential entry for the building. What we have provided, is a signage panel which will be backlit and have the address on it. This large lighted panel will adequately indicate the residential entry in our opinion while maintaining the original architectural intent.

6. Suggest darker colour panels on the commercial level of the zero-lot line wall to minimize visual appearance

   We have added thin brick face sealed to the concrete at the commercial level at the zero-lot line façade so that the commercial brick pattern wraps the entire building to signify the difference between the commercial and the residential levels.

Landscape Comments:

1. Suggest improving street interface by:
   i. Consider additional stair into commercial level on the West side

      We have added a 6-foot-wide stair on the west side of the building adjacent to CRU 2 and 3 as requested.

   ii. Consider sitting opportunities at commercial level

      We have provided benches at the commercial exterior promenade for the public to sit as requested.

   iii. Consider introducing a terraced planter along Dewdney Trunk Road to minimize visual appearance of concrete wall

      A terraced planter has been included at the east end of the planter adjacent to CRU 1 to reduce the visual impact of the retaining wall at this location.

2. Suggest proving screening between barbeque amenity and cooling units

   Planter with screening plants have been provided between BBQ amenity and cooling units.

The ADP concerns have been addressed and are reflected in the current plans.

d) Environmental Implications:

A stormwater management plan has been provided that meets the City's three-tier requirements outlined in the Design Criteria Manual.

e) Citizen/Customer Implications:

A Development Information Meeting (DIM) was held on September 7, 2022. One resident attended the meeting and one email was received. A summary of the comments received and the applicant's response is attached to this report (see Appendix E).

f) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on the estimated landscape cost, the security will be $76,194.43. As discussed above, the development is also subject to the Density Bonus contribution under the Zoning Bylaw in the amount of $52,975.00 (based on 328.1m^2 at $161.46/m^2, or 3,532 ft^2 at $15.00/ft^2) which is required for the third storey.

CONCLUSION:

As the development proposal complies with the Commercial Development Permit Area Guidelines of the OCP for form and character, it is recommended that 2021-564-DP be given favourable consideration.

"Original signed by Michelle Baski"
Prepared by: **Michelle Baski, AScT, MA**
Planner

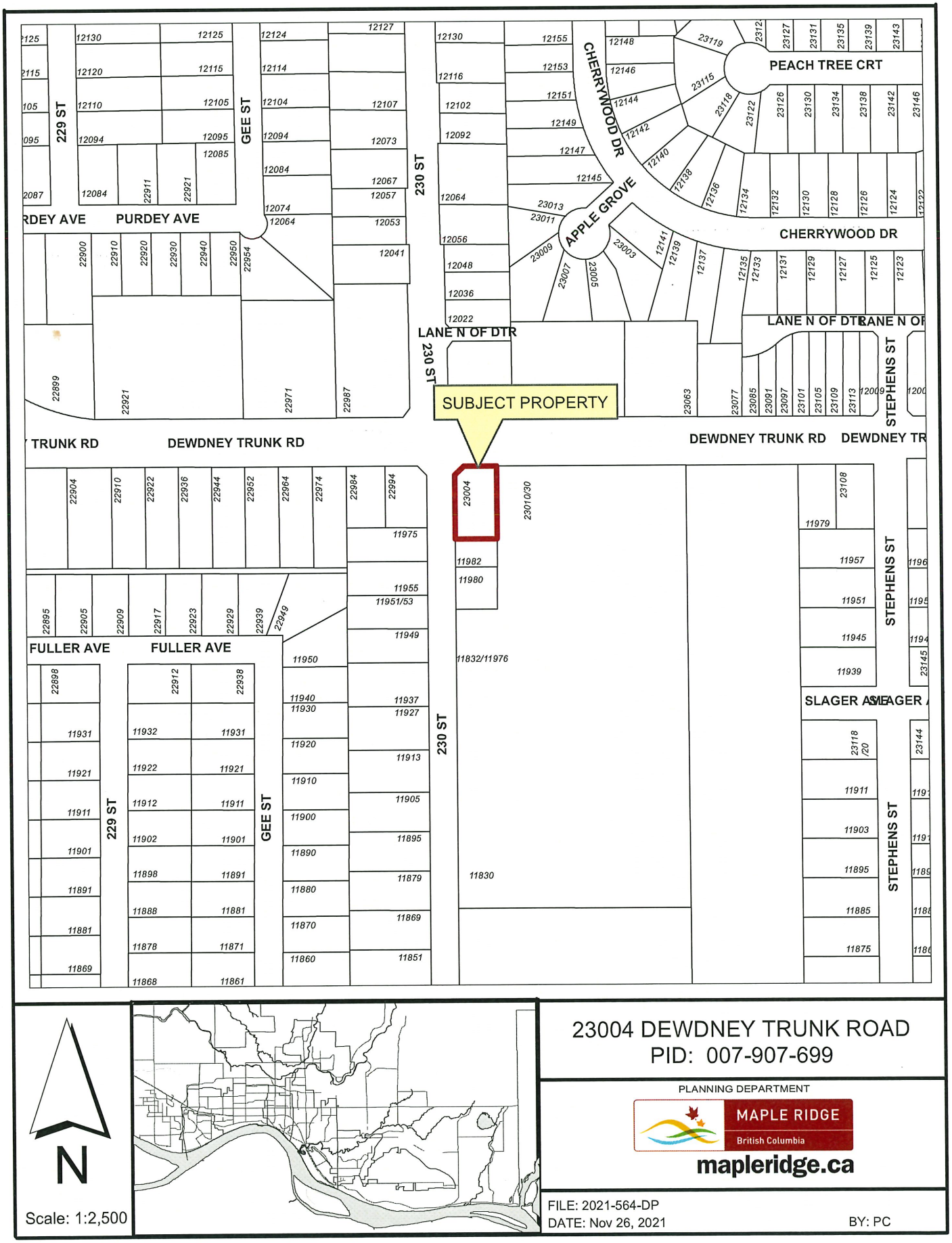
"Original signed by Charles Goddard"
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

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

"Original signed by Scott Hartman"
Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Photo
Appendix C – Architectural Plans
Appendix D – Landscape Plans
Appendix E – Development Information Meeting Summary

APPENDIX A



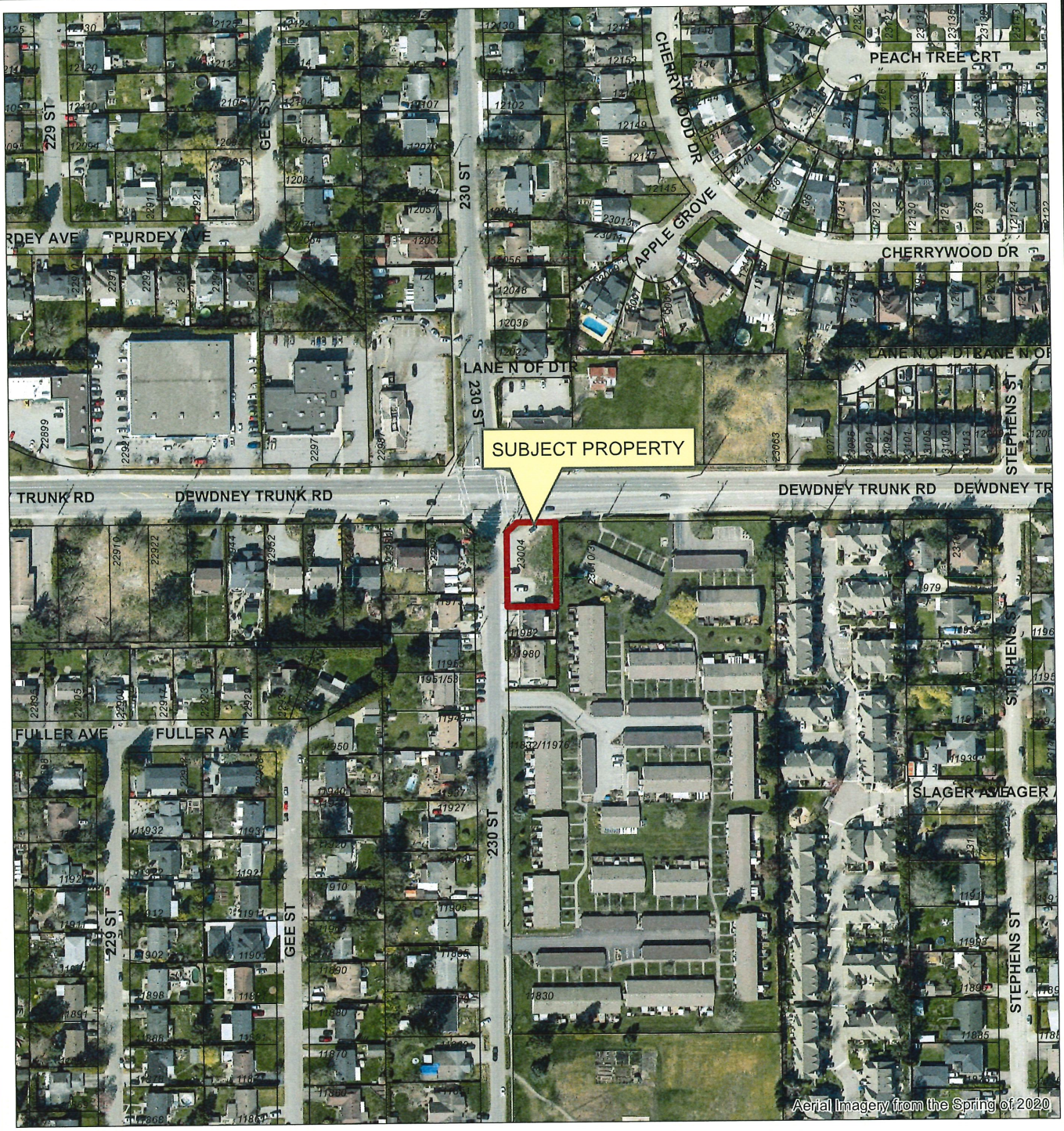
23004 DEWDNEY TRUNK ROAD
PID: 007-907-699

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-564-DP
DATE: Nov 26, 2021 BY: PC

APPENDIX B



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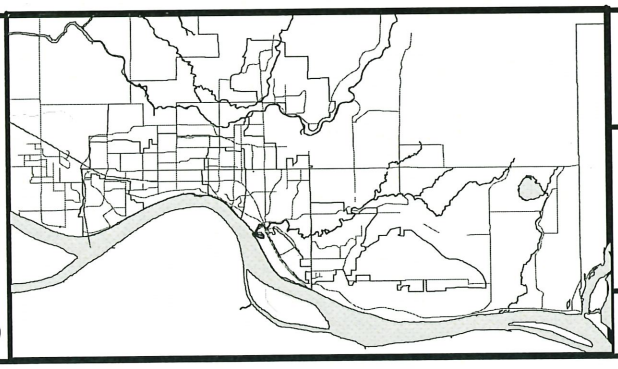

23004 DEWDNEY TRUNK ROAD
PID: 007-907-699

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-564-DP
DATE: Nov 26, 2021
BY: PC

DESIGN RATIONALE

23004 DEWDNEY TRUNK ROAD STANDS AT THE EASTERN EDGE OF THE DOWNTOWN MAPLE RIDGE CORRIDOR ON DEWDNEY TRUNK, AS A GATEWAY BUILDING TO A GROWING DOWNTOWN, THIS SITE NEEDS A BUILDING THAT ANNOUNCES THE ARRIVAL TO THE DOWNTOWN WHILE STILL RESPECTING THE SCALE OF THE NEIGHBORHOOD AT THIS EDGE. THE EXISTING ZONING OF C-2 WAS ALSO REVISED TO ALLOW FOR INCREASED DENSITY AND HEIGHT IN RECOGNITION OF THE GROWTH OF THE MUNICIPALITY AND THE NEED TO ACCOMMODATE FOR THIS DENSIFICATION.

THIS PROJECT WILL SEEK TO INCREASE THE DENSITY AND HEIGHT TO PROVIDE A 3RD STOREY. THE BUILDING WILL PROVIDE FOR PARKING AT GRADE AND IN A PARKADE LOCATED ONE LEVEL BELOW GRADE. THE GROUND FLOOR WILL PROVIDE FOR 3 COMMERCIAL RETAIL UNITS AND AN ENTRY LOBBY FOR THE RESIDENTIAL SUITES ABOVE. THE 2 STOREYS ABOVE THE GROUND FLOOR WILL BE RESIDENTIAL, AS PER THE PREVIOUS DEVELOPMENT PERMIT AGREEMENT FOR THE SITE, THE SECOND FLOOR WILL BE RENTAL APARTMENTS WITH AN AMENITY DECK FACING EAST FOR THE RESIDENTS OF THIS FLOOR. THE 3RD FLOOR WILL BE MARKET RATE CONDOMINIUMS, ON THE ROOF, A ROOF AMENITY DECK WILL BE PROVIDED FOR THE ENTIRE BUILDING WITH A BARBEQUE AREA, A LOUNGE, AND A SMALL PLAYHOUSE AREA FOR CHILDREN.

THE DESIGN INCORPORATES EXTENSIVE PLANTING AT GRADE AND PLANTERS AT THE ROOF TO ALLOW FOR A SOFTENING OF THE SITE'S EDGES AND A NATURAL BEAUTY FOR THE BUILDING. PLANTING BUFFERS AT THE REAR OF THE SITE AT THE NEIGHBORING PROPERTY ARE PROVIDED AS PER ZONING, AND THE PMT IS SHIELDED FROM VIEW BY PLANTING AND THE EXIST STAIR FROM THE PARKADE.

MATERIALLY, THE BUILDING WILL PROVIDE FOR HIGH GRADE MATERIALS AND A PATTERN TREATMENT TO THE FACADE TO PROVIDE VISUAL INTEREST AND A SOPHISTICATION OVER SOME OF THE OTHER MATERIALS THAT APPEAR ON LOCAL BUILDINGS. EACH FACADE IS GIVEN SIMILAR TREATMENT INCLUDING THE EAST FACADE THAT IS CLOSE TO THE PROPERTY LINE OF THE ADJACENT PROPERTY TO THE EAST.

THE COMMERCIAL BASE WILL HAVE A DARK BRICK FACADE WHICH WILL PROVIDE THE DURABILITY REQUIRED FOR THE PUBLIC LEVEL OF THE BUILDING, AND THE SECOND AND THIRD FLOOR WILL BE PANELIZED WITH A RAINSCREEN FACADE THAT IS LIGHTER AND MARKED WITH A STAGGERED PATTERN AND ELEMENTS OF COLOUR TO MAKE IT APPEAR TO FLOAT ABOVE THE BASE AND PROVIDE A BRIGHT WELCOMING LANDMARK BUILDING FOR MAPLE RIDGE. BALCONY AND ROOF DECK RAILINGS WILL BE OF TRANSLUCENT SAFETY GLASS TO PROVIDE LIGHT PASSAGE AND PRIVACY.

THE SURFACE PARKING AREA WHICH HAS BEEN LOCATED UNDERNEATH THE BUILDING TO THE SOUTH END OF THE SITE WILL BE CONCRETE PAINTED TO MATCH THE ADJACENT BRICK COLOUR FOR CONTINUITY, AND THE CEILING WILL HAVE THE SAME SIMULATED WOOD SOFFIT THAT IS USED FOR ALL SOFFITS ON THE BUILDING TO PROVIDE VISUAL WARMTH.

THE LOADING AND GARBAGE AREA IS LOCATED ADJACENT TO THE STREET WITH A DEDICATED PARKING AREA SO VEHICLES CAN TURN AROUND WITHOUT HAVING TO BACK OUT INTO THE STREET. THE ENCLOSURE WILL HAVE THE SAME BLACK BRICK AS THE COMMERCIAL SPACES FOR BOTH CONTINUITY OF MATERIALS AND DURABILITY TO PROTECT THE ENCLOSURE FROM VEHICLES.

ARCHITECTURAL CONCRETE PLANTERS WILL BE COLOURED AND DESIGNED TO HAVE A REVEAL PATTERN SO THAT THEY ARE ATTRACTIVE AND NOT PLAIN POURED-IN-PLACE CONCRETE.

UNIT WISE, THE SECOND AND THIRD FLOOR ARE IDENTICAL IN LAYOUT. THE UNIT MIX IS GEARED MORE TOWARDS FAMILY UNITS WITH FOUR 2-BEDROOM AND TWO 3-BEDROOM ARRANGEMENTS. THERE ARE ALSO FOUR 1-BEDROOM APARTMENTS TO ALLOW FOR A MIX OF UNIT TYPES. THIS DISTRIBUTION OF UNIT TYPES WILL ALLOW FOR A VARIETY OF OCCUPANTS AND FAMILIES.

FOR SUSTAINABILITY, A REFLECTIVE MEMBRANE ROOF WILL BE PROVIDED OUTSIDE OF THE ROOFTOP AMENITY AREA. BALCONY MEMBRANES WILL BE REFLECTIVE TO HELP BOUNCE LIGHT INTO SUITES, THEREBY REDUCING THE NEED FOR INTERNAL LIGHTING DURING DAYLIGHT HOURS. THE FACADE WILL HAVE INCREASED INSULATION OVER CODE TO ALLOW FOR REDUCED HEATING LOADS, AND WINDOWS WILL HAVE A LOW-E COATINGS AND U-VALUES TO MEET OR EXCEED CODE WITH THERMALLY BROKEN FRAMES. A STORMWATER RETENTION TANK WILL BE PROVIDED IN THE PARKADE TO MITIGATE STORM OVERFLOW INTO THE SEWER SYSTEM.

THIS DESIGN WILL ADD TO THE CITY OF MAPLE RIDGE IN ALL ASPECTS, AND IT IS OUR HOPE THAT YOU WILL APPROVE THIS DESIGN.

DEVELOPMENT DATA
MIXED-USE COMMERCIAL & RESIDENTIAL DEVELOPMENT
23004 DEWDNEY TRUNK ROAD, MAPLE RIDGE

A. LEGAL DESCRIPTION

A1	PARCEL 'A' (REFERENCE PLAN 2561) LOT 1 EXCEPT: ROAD PLAN 57960 SEC. 17 TP. 12 N W.D. PLAN 3175
A2	PID: 007-607-699

B. ZONING

B1	CURRENT ZONING:	C-2
B2	PROPOSED ZONING:	C-2

C. SITE AREA

C1	GROSS SITE AREA:	895.73 SM (9,641.3 SF)
C2	NET SITE AREA:	795.73 SM (8,641.3 SF)

D. PROPOSED SETBACKS AND BUILDING HEIGHT

		REQUIRED	PROVIDED
D1	AVERAGE GRADE		
D2	FRONT YARD (NORTH - DEWDNEY TRUNK)	3.0 M (9.84 FT)	3.0 M (9.9 FT)
D3	SIDE YARD (EAST)	0.0 M (0.0 FT)	6.2 M (20.46 FT)
D4	SIDE YARD (WEST - 230 AVENUE)	3.0 M (9.84 FT)	3.1 M (10.2 FT)
D5	REAR YARD (SOUTH)	6.0 M (19.69 FT)	11.9 M (40. 23 FT)
D6	ALLOWABLE BUILDING HEIGHT	10.0 M (24.6 FT - per 702-96)	
D7	PROPOSED BUILDING HEIGHT	10.0 M (24.6 FT)	
D8	MAX. BUILDING HEIGHT AT ELEVATOR	14.8 M (48.56 FT)	

E. FLOOR AREA RATIO CALCULATIONS

		ALLOWABLE	PROPOSED (SM)	PROPOSED (SF)
E1	F.A.R.	N/A	1,094.99	11,786.39
E2	COMMERCIAL F.A.R.	N/A	185.57	2,029.79
E3	RESIDENTIAL F.A.R. - RENTAL (2ND FLOOR)	N/A	394.83	4,249.87
E4	RESIDENTIAL F.A.R. - MARKET (3RD FLOOR)	N/A	394.83	4,249.87
E5	TOTAL BUILDING AREA	N/A	1,138.32	12,252.83

F. SITE COVERAGE CALCULATIONS

F1	NET SITE AREA:	895.73 SM (9,641.3 SF)
F2	BUILDING (FOOTPRINT) AREA - AT GRADE	382.9 SM (4,121.25 SF)
F3	SITE COVERAGE	TOTAL ALLOWED - 42.7% PROVIDED

G. BUILDING STATISTICS (METRIC)

	LEVEL	NO. OF UNITS	TOTAL UNIT AREA	COMMON AREA (CIRCULATION)	AMENITY AREA	EXCLUDED AREA	GROSS FLOOR AREA	FAR FLOOR AREA
G1	GROUND FLOOR COMMERCIAL	3	188.57	0.00	0.00	0.00	188.57	188.57
G2	SUB-TOTAL COMMERCIAL	3	188.57	0.00	0.00	0.00	188.57	188.57
G3	GROUND FLOOR RESIDENTIAL	0	0.00	24.60	0.00	28.08	102.68	74.60
G4	LEVEL 2 - RESIDENTIAL (RENTAL)	5	328.14	96.98	90.16	5.72	420.54	354.83
G5	LEVEL 3 - RESIDENTIAL (MARKET)	5	328.14	96.98	0.00	5.72	420.54	354.83
G6	ROOF - RESIDENTIAL	0	0.00	32.09	33.33	1.89	41.97	42.05
G7	SUB-TOTAL RESIDENTIAL	10	656.29	250.13	123.49	43.33	965.75	906.42
G8	TOTALS	13	844.86	250.13	123.49	43.33	1,138.32	1,094.99

G. BUILDING STATISTICS (IMPERIAL)

	LEVEL	NO. OF UNITS	TOTAL UNIT AREA	COMMON AREA (CIRCULATION)	AMENITY AREA	EXCLUDED AREA	GROSS FLOOR AREA	FAR FLOOR AREA
G9	GROUND FLOOR COMMERCIAL	4	2,029.79	0.00	0.00	0.00	2,029.79	2,029.79
G10	SUB-TOTAL COMMERCIAL	4	2,029.79	0.00	0.00	0.00	2,029.79	2,029.79
G11	GROUND FLOOR RESIDENTIAL	0	0.00	809.84	0.00	301.42	1,105.26	809.84
G12	LEVEL 2 - RESIDENTIAL	5	3,532.12	717.75	326.75	61.16	4,311.43	4,249.87
G13	LEVEL 3 - RESIDENTIAL	5	3,532.12	717.75	0.00	61.16	4,311.43	4,249.87
G14	ROOF - RESIDENTIAL	0	0.00	452.92	1,002.47	41.50	494.82	452.92
G15	SUB-TOTAL RESIDENTIAL	10	7,064.24	2,692.26	1,329.22	465.24	10,223.94	9,756.49
G16	TOTALS	14	9,094.03	2,692.26	1,329.22	465.24	12,252.83	11,786.39

H. RESIDENTIAL UNIT DISTRIBUTION

	LEVEL	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	3 BEDROOM	3 BEDROOM + DEN
	SIZE RANGE	N/A	45.53 - 60.20 SM (490 FT² - 648 DTS²)	N/A	65.73 - 79.94 SM (707 FT² - 84.35 SF)	N/A	72071 SM (792.63 SF)	N/A
H2	GROUND FLOOR	0	0	0	0	0	0	0
H3	2ND FLOOR	0	2	0	2	0	1	0
H4	3RD FLOOR	0	2	0	2	0	1	0
H5	TOTALS	0	4	0	4	0	2	0
H6	DISTRIBUTION	0.0%	40.0%	0.0%	40.0%	0.0%	20.0%	0.0%

J. PARKING REQUIREMENTS

	STALL TYPE	STALL NO. CALCULATION	CALCULATION BASIS	TOTAL STALL REQUIRED	TOTAL STALL PROVIDED	EV STALLS PROVIDED
J1	COMMERCIAL	1.0/30 SM	188.57	7	7	N/A
J2	RESIDENTIAL	1.0/UNIT	10.00	10	10	N/A
J3	VISITOR	0.2/UNIT	10.00	2	2	N/A
J4	ACCESSIBLE (NOTED AS A COMMERCIAL SPACE CO7)	1 HC STALL	1.00	1	1	N/A
J5	TOTALS			19	19	N/A

NOTE: 10% OF PROVIDED STALLS (MAX. 2 STALLS) ARE SMALL CARS.

K. LOADING REQUIREMENTS

	USE / STALL TYPE	REQUIRED	PROVIDED
K1	COMMERCIAL	1	1
K2	RESIDENTIAL	0	0

L. BICYCLE PARKING REQUIREMENTS

	STALL TYPE	REQUIRED	PROVIDED
L1	RESIDENTIAL	REQUIRED	11
L2	VISITOR (AT GRADE RESIDE CRU 1)	REQUIRED	6
L3	COMMERCIAL	REQUIRED	5
L4	TOTALS	REQUIRED	22

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2021-11-24	ISSUED FOR DEVELOPMENT PERMIT
2022-06-08	RE-ISSUED FOR DEV. PERMIT
2022-07-08	RE-ISSUED FOR DEV. PERMIT
2022-08-10	ISSUED FOR ADP RESPONSE

CONSULTANT:

SMITHCRAFT ARCHITECTURE
1105 - 1305 West 12th Avenue
Vancouver, BC
V6H 1M3 Canada
604.506.0699
www.smithcraftarchitecture.ca
info@smithcraftarchitecture.ca

PROJECT NO.: 20201105

PROJECT TITLE:
DEWDNEY TRUNK DEVELOPMENT
23004 DEWDNEY TRUNK MAPLE RIDGE BC

DRAWING TITLE:
PROJECT STATS & DESIGN RATIONALE

DWG. START DATE: 01/28/20
SCALE: 1 : 1
REVISION NO.: 4

DRAWING NO.: DP00

APPENDIX C

1 VIEW ALONG DEWDNEY TRUNK
1:1

2 VIEW ALONG 230 STREET
1:1

4 VIEW OF CORNER AT DEWDNEY TRUNK & 230 STREET
1:1

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SMITHCRAFT ARCHITECTURE

1105 - 1305 West 12th Avenue
Vancouver, BC
V6H 1M3 Canada

604.506.0699
www.smithcraftarchitecture.ca
info@smithcraftarchitecture.ca

PROJECT NO.: 20201105

PROJECT TITLE:
DEWDNEY TRUNK DEVELOPMENT
23004 DEWDNEY TRUNK MAPLE RIDGE BC

DRAWING TITLE:
RENDERINGS

DWG. START DATE:	01/28/2020
SCALE:	1 : 1
REVISION NO.:	4

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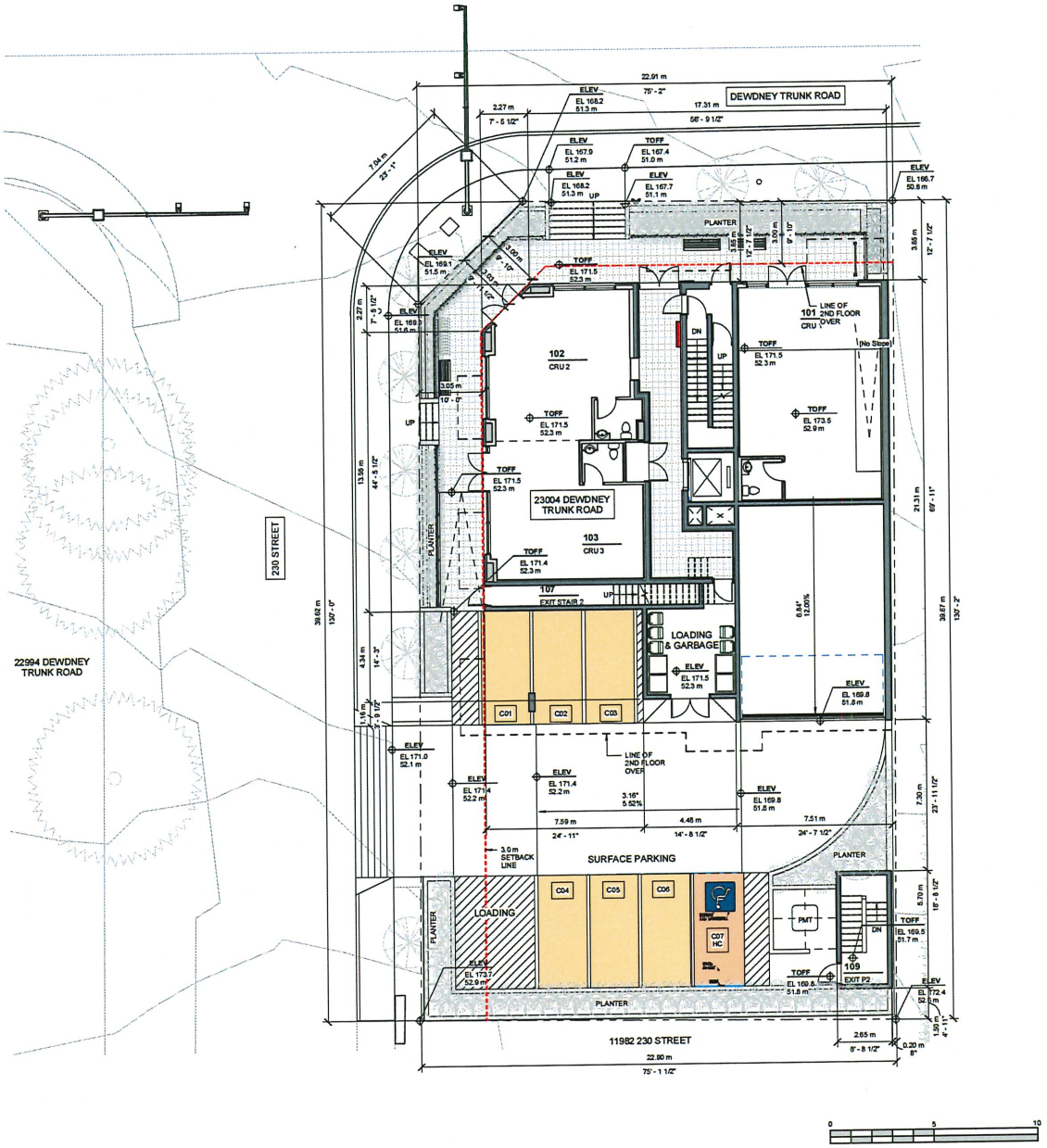

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2022-08-10	ISSUED FOR ADP RESPONSE

PROJECT NORTH

TRUE NORTH

CONSULTANT:

SMITHCRAFT ARCHITECTURE

1106 - 1305 West 12th Avenue
Vancouver, BC
V6H 1M3 Canada

604.506.0699
www.smithcraftarchitecture.ca
info@smithcraftarchitecture.ca

PROJECT NO.: 20201105

PROJECT TITLE:

DEWDNEY TRUNK DEVELOPMENT

23004 DEWDNEY TRUNK MAPLE RIDGE BC

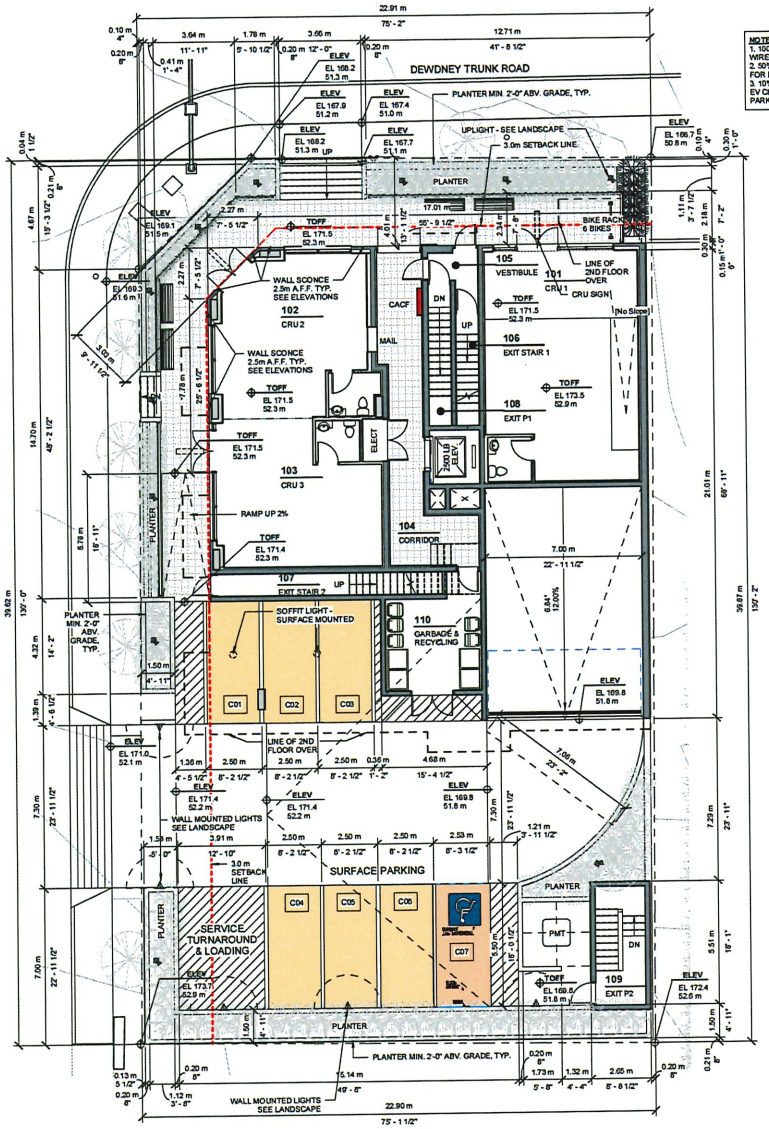
DRAWING TITLE:

SITE PLAN

DWG. START DATE:	01/28/2020
SCALE:	1 : 100
REVISION NO.:	4

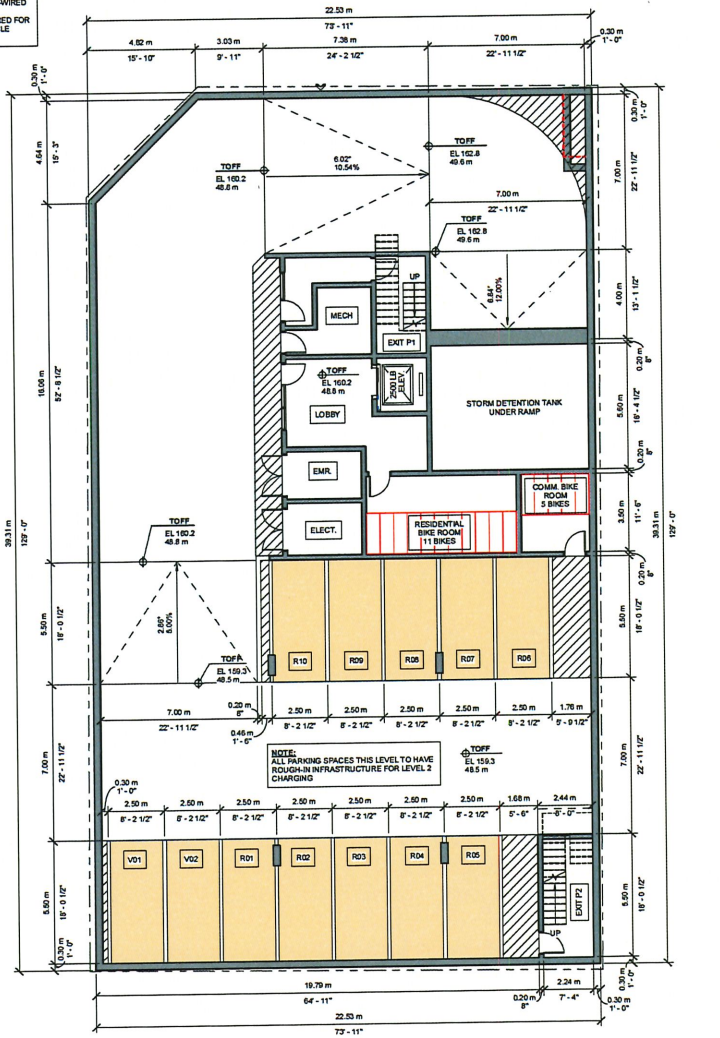
DRAWING NO.:

DP103



2 GROUND FLOOR PLAN
1 : 100

NOTE:
1. 100% OF RESIDENTIAL PARKING SPACES TO BE PRE-WIRED FOR EV CHARGERS
2. 50% OF VISITOR PARKING SPACES TO BE PRE-WIRED FOR EV CHARGERS
3. 10% OF COMMERCIAL SPACES TO BE PRE-WIRED FOR EV CHARGERS INCLUDING REQUIRED ACCESSIBLE PARKING SPACE.



1 PARKADE PLAN
1 : 100

0 5 10

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2022-06-08	RE-ISSUED FOR DEV. PERMIT
2022-07-08	RE-ISSUED FOR DEV. PERMIT
2022-08-10	ISSUED FOR ADP RESPONSE

PROJECT NORTH TRUE NORTH

CONSULTANT:

SMITHCRAFT ARCHITECTURE
1106 - 1305 West 12th Avenue
Vancouver, BC
V6H 1M3 Canada
604.506.0699
www.smithcraftarchitecture.ca
info@smithcraftarchitecture.ca

PROJECT NO.: 20201105

PROJECT TITLE:
DEWDNEY TRUNK DEVELOPMENT
23004 DEWDNEY TRUNK MAPLE RIDGE BC

DRAWING TITLE:
FLOOR PLANS

DWG. START DATE:	01/28/2020
SCALE:	1 : 100
REVISION NO.:	4

DRAWING NO.:
DP201

1 SOUTH ELEVATION WITH LANDSCAPE
1 : 100

2 WEST ELEVATION WITH LANDSCAPE
1 : 100

0 5 10

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DATE	ISSUE/REVISION
2022-05-06	RE-ISSUED FOR DEV. PERMIT
2022-07-05	RE-ISSUED FOR DEV. PERMIT
2022-08-10	ISSUED FOR ADP RESPONSE

CONSULTANT:

SMITHCRAFT ARCHITECTURE

1106 - 1305 West 12th Avenue
Vancouver, BC
V6H 1M3 Canada

604.506.0699
www.smithcraftarchitecture.ca
info@smithcraftarchitecture.ca

PROJECT NO.: 20201105

PROJECT TITLE:
DEWDNEY TRUNK DEVELOPMENT

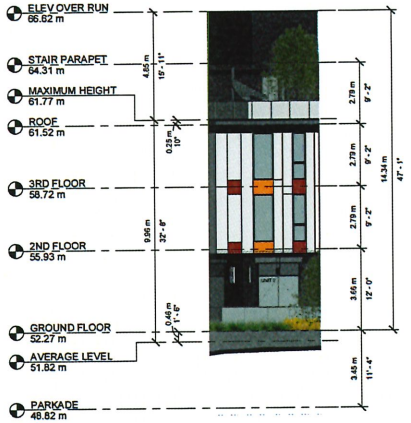
23004 DEWDNEY TRUNK MAPLE RIDGE BC

DRAWING TITLE:
SOUTH & WEST ELEVATIONS WITH LANDSCAPE

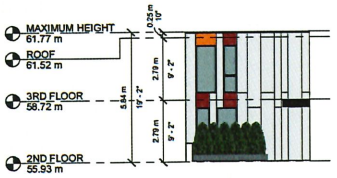
DWG. START DATE:	01/28/2020
SCALE:	1 : 100
REVISION NO.:	4

DRAWING NO.:
DP311

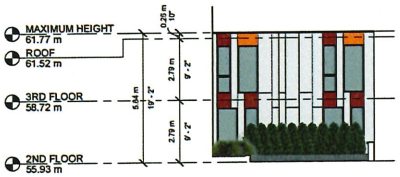
1 NORTH ELEVATION WITH LANDSCAPE
1 : 100



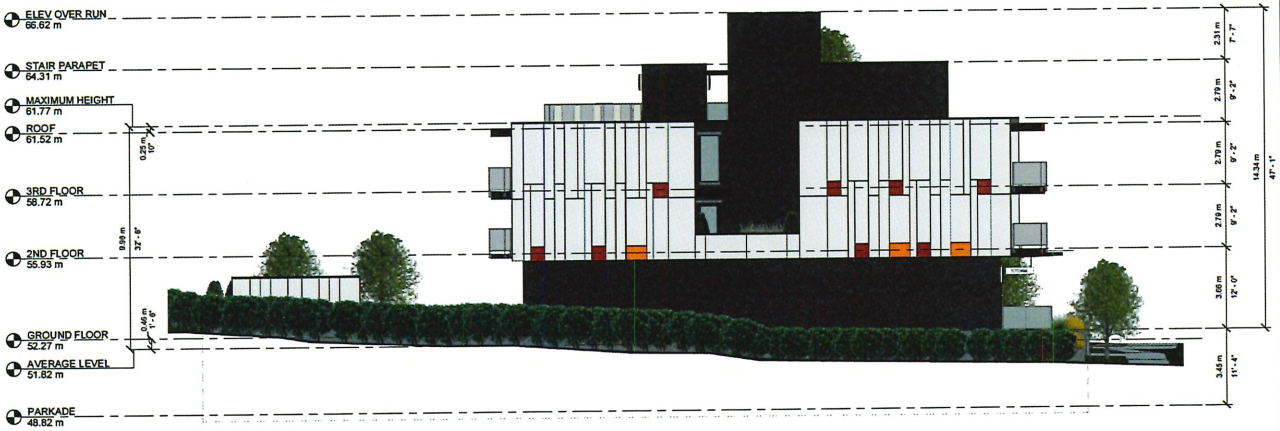
3 NW CORNER ELEVATION WITH LANDSCAPE
1 : 100



4 NORTH ELEVATION - AMENITY COURTYARD W/ LANDSCAPE
1 : 100



5 SOUTH ELEVATION - AMENITY COURTYARD W/ LANDSCAPE
1 : 100



2 EAST ELEVATION WITH LANDSCAPE
1 : 100

0 5 10

SEAL:

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DATE	ISSUE/REVISION
2022-06-08	RE-ISSUED FOR DEV. PERMIT
2022-07-08	RE-ISSUED FOR DEV. PERMIT
2022-08-10	ISSUED FOR ADP RESPONSE

CONSULTANT:

SMITHCRAFT ARCHITECTURE
1105 - 1305 West 12th Avenue
Vancouver, BC
V6H 1M3 Canada
604.506.0699
www.smithcraftarchitecture.ca
info@smithcraftarchitecture.ca

PROJECT NO.: 20201105

PROJECT TITLE:
DEWDNEY TRUNK DEVELOPMENT
23004 DEWDNEY TRUNK MAPLE RIDGE BC

DRAWING TITLE:
NORTH & EAST ELEVATIONS WITH LANDSCAPE

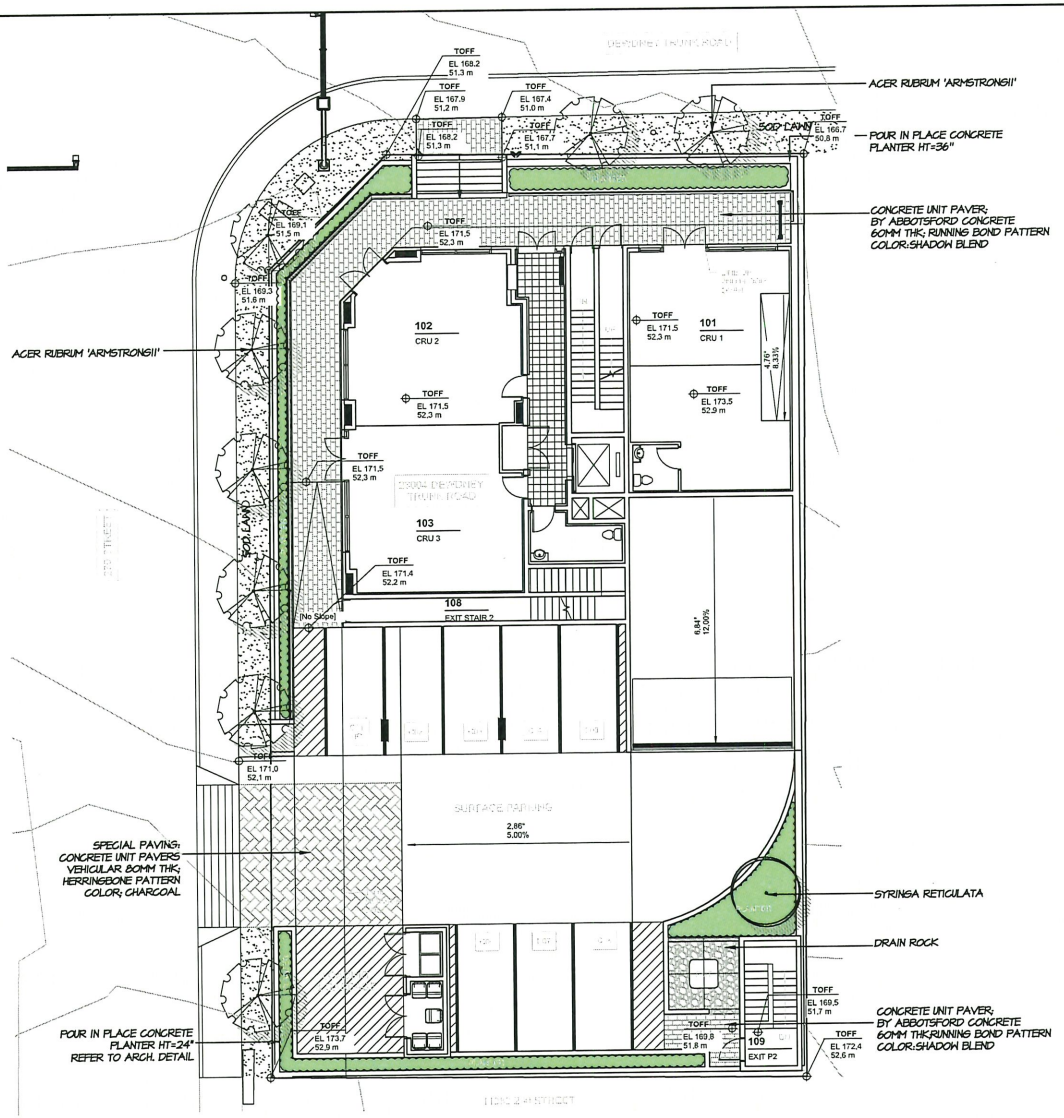
DWG. START DATE:	01/28/2020
SCALE:	1 : 100
REVISION NO.:	4

DRAWING NO.:
DP312

ACER RUBRIM 'ARMSTRONGII'

MAGNOLIA SOULANGEANA

SYRINGA RETICULATA



PLANT SCHEDULE - OFF-SITE

M2 JOB NUMBER: 21-032

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
⊕	8	ACER RUBRIM 'ARMSTRONGII'	COLUMNAR RED MAPLE	6CM CAL; LDH STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA 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 REVISE 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.

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PLANT SCHEDULE

M2 JOB NUMBER: 21-032

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
⊙	1	SYRINGA RETICULATA	IVORY SILK TREE	6CM CAL; LDH STD; B&B

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M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
4	NOV.24.2021	ISSUED FOR DP	GL
3	OCT.21.2021	ISSUE FOR DP	GB
2	AUG.31.2021	DP FOR REVIEW	GB
1	AUG.26.2021	PRELIMINARY DESIGN	GB

SEAL:

PROJECT:
DEWDNEY TRUNK DEVELOPMENT
23004 DEWDNEY TRUNK ROAD, MAPLE RIDGE, BC

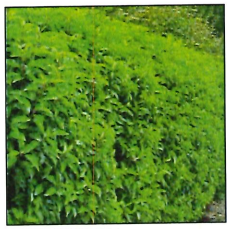
DRAWING TITLE:
LANDSCAPI SITE PLAN

DATE:	26.AUG.2021
SCALE:	1/8"=1'-0"
DRAWN:	GB
DESIGN:	GB
CHK'D:	
DRAWING N	L
M2LA PROJECT NUMBER:	

APPENDIX D

EUONYMUS JAPONICUS PALOMA BLANCA

LONICERA PILEATA 'MOSS GREEN'



PRUNUS LUSITANICA

LAVENDULA ANGUSTIFOLIA

HYDRANGEA PANICULATA 'BOMBSHELL'

RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'

PENNISETUM ALOPECUROIDES 'HAMELIN'

SPIRAEA X JAPONICA 'LITTLE PRINCESS'

PLANT SCHEDULE

M2 JOB NUMBER: 21-032

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
HB	21	EUONYMUS JAPONICUS PALOMA BLANCA	PALOMA BLANCA EUONYMUS	#2 POT; 30CM
H	5	HYDRANGEA PANICULATA 'BOMBSHELL'	WHITE LACECAP HYDRANGEA	#5 POT; 80CM
LI	9	LONICERA PILEATA 'MOSS GREEN'	PRIVET HONEYSUCKLE	#2 POT; 30CM
PI	22	PRUNUS LUSITANICA	PORTUGESE LAUREL	#5 POT; 80CM
S	7	SPIRAEA X JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
GRASS				
HAM	27	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
L	13	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
RH	25	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'RUDBECKIA		#1 POT

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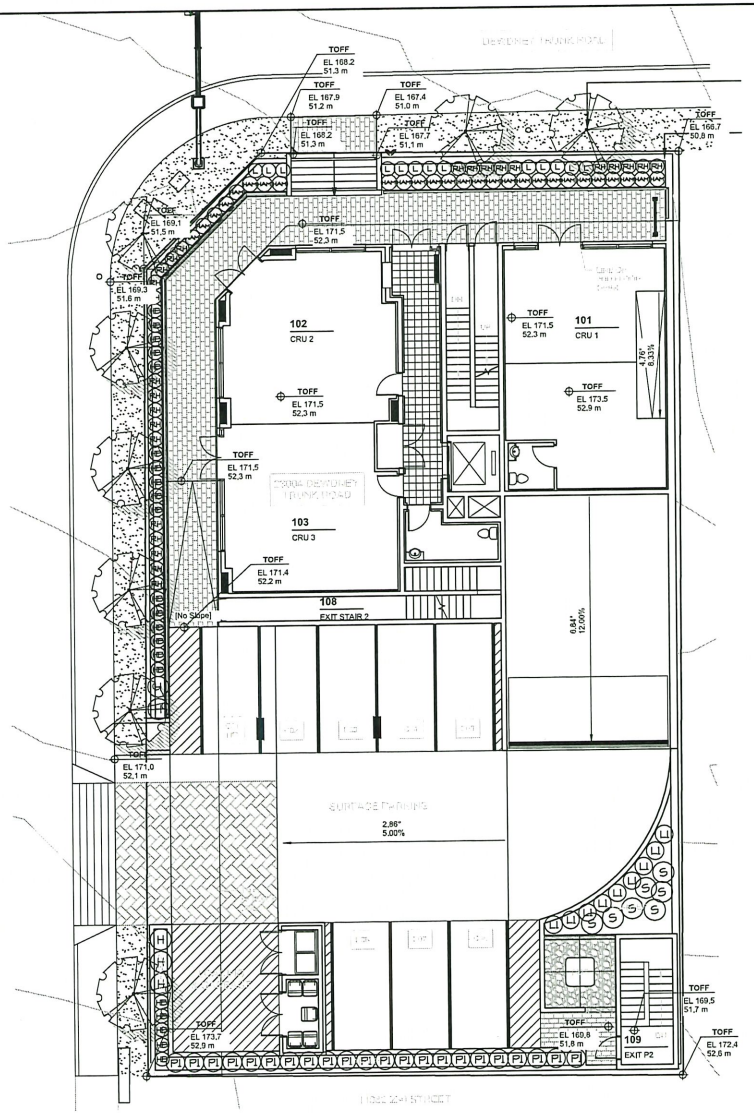

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M2 LANDSCAPE ARCHITECTURE

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

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3	OCT.01.2021	ISSUE FOR DP	GB
2	AUG.13.2021	DP FOR REVIEW	GB
1	AUG.26.2021	PRELIMINARY DESIGN	GB

SEAL:

PROJECT:

DEWDNEY TRUNK DEVELOPMENT

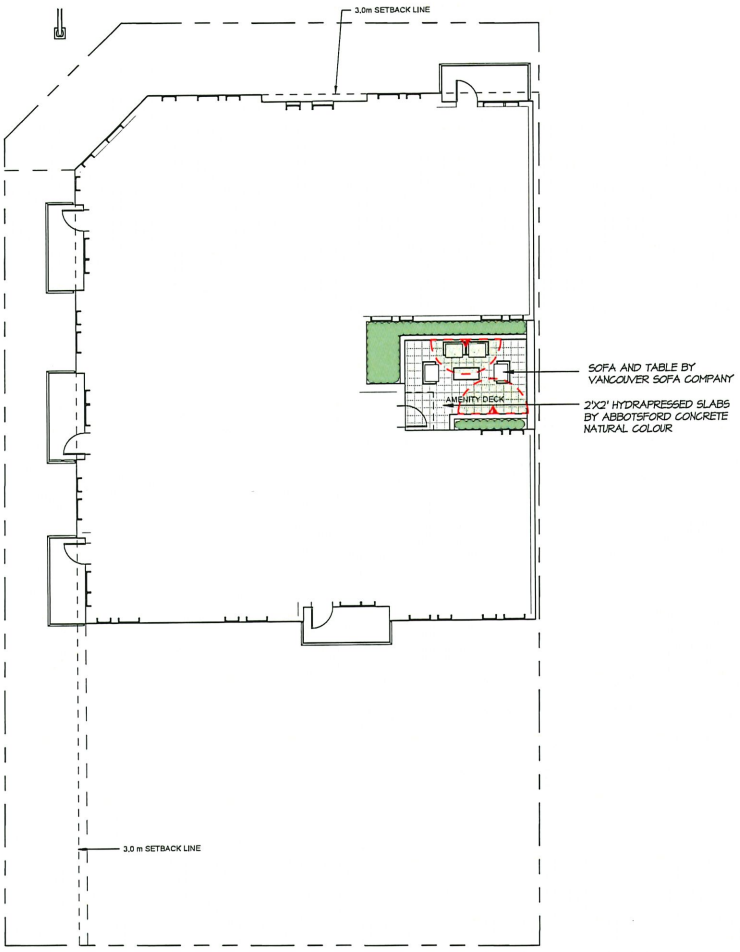
23004 DEWDNEY TRUNK MAPLE RIDGE, BC

DRAWING TITLE:

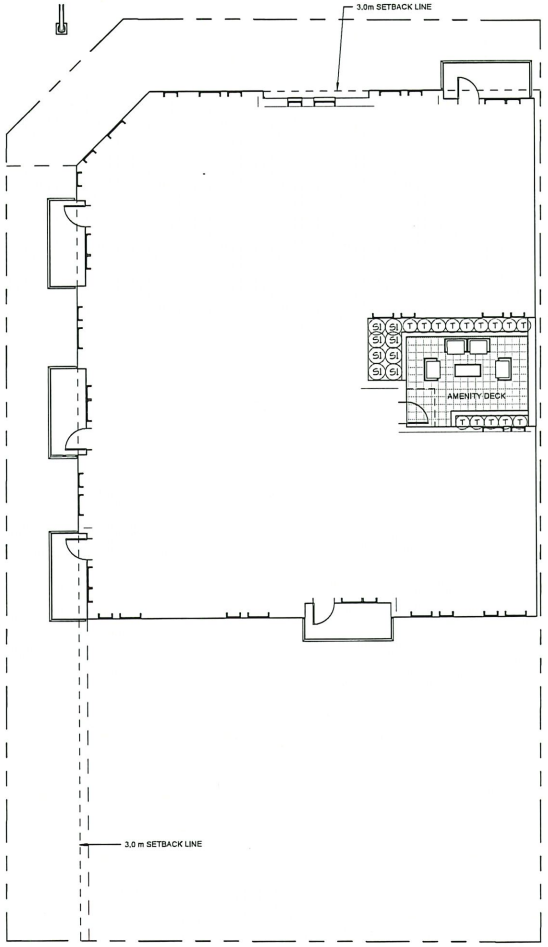
GROUND FLOOR SHRUB PLAN

DATE: 26.AUG.2021	DRAWING NUMBER: L2
SCALE: 1/8"=1'-0"	
DRAWN: GB	
DESIGN: GB	
CHK'D:	OF 6
M2LA PROJECT NUMBER:	21-032

2021-04DP.zip



1 2ND FLOOR AMENITY AREA LAYOUT PLAN
SCALE : 1/8"=1'-0"



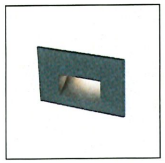
2 2ND FLOOR AMENITY AREA SHRUB PLAN
SCALE : 1/8"=1'-0"

STIPA TENUISSIMA

TAXUS X MEDIA 'HICKSII'

LIGHTING LEGEND	
	WALL MOUNTED LIGHTING

NOTE: LIGHT FIXTURES ARE DARK SKY MODEL
ALL LIGHTING FIXTURES TO BE VANDAL PROOF


01- WALL MOUNTED LIGHTING BY WAC LIGHTING, 4011 (12V) NIGHTSCAPING 2 WATT; SOLID DIECAST BRASS

PLANT SCHEDULE — M2 JOB NUMBER: 21-032

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
T	14	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M HT. B&B
GRASS				
SI	6	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT

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M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
9	OCT.07.2022	REV AS PER CITY COMMENTS	GB
8	NOV.4.2022	REVISE AS PER ADP COMMENTS	GB
7	JUN.30.2022	RE-ISSUE FOR DP	GB
6	JAN.07.2022	REVISE AS PER CITY COMMENTS	GB
5	JAN.03.2022	RE-ISSUED FOR DP	GB
4	NOV.24.2021	ISSUED FOR DP	GL
3	OCT.21.2021	ISSUE FOR DP	GB
2	AUG.3.2021	DP FOR REVIEW	GB
1	AUG.26.2021	PRELIMINARY DESIGN	GB

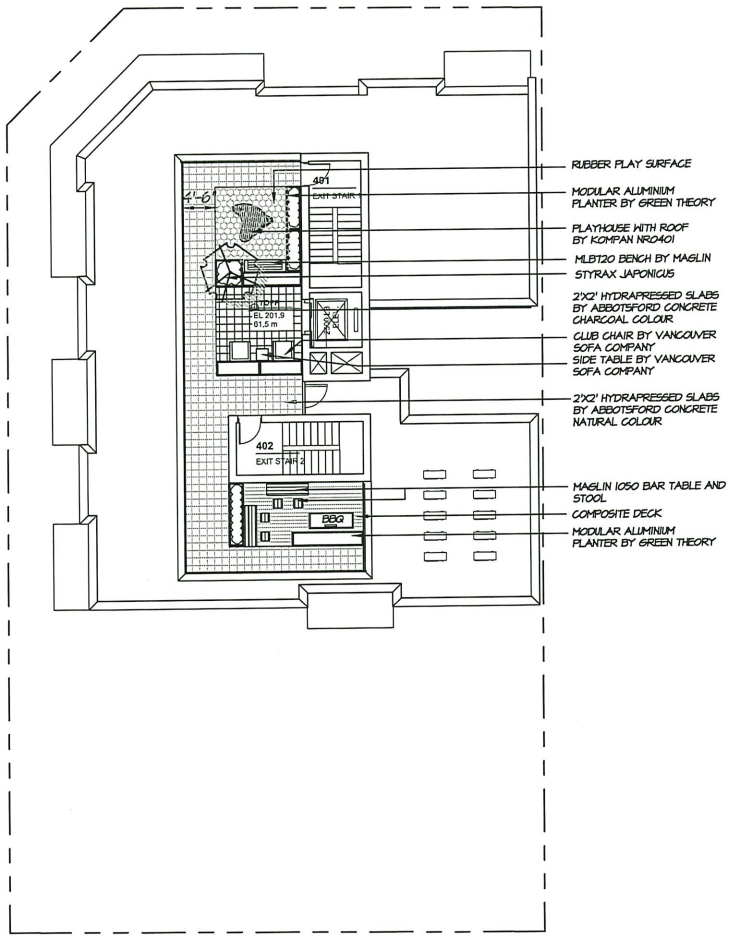
SEAL:

PROJECT:
DEWDNEY TRUNK DEVELOPMENT
23004 DEWDNEY TRUNK MAPLE RIDGE, BC

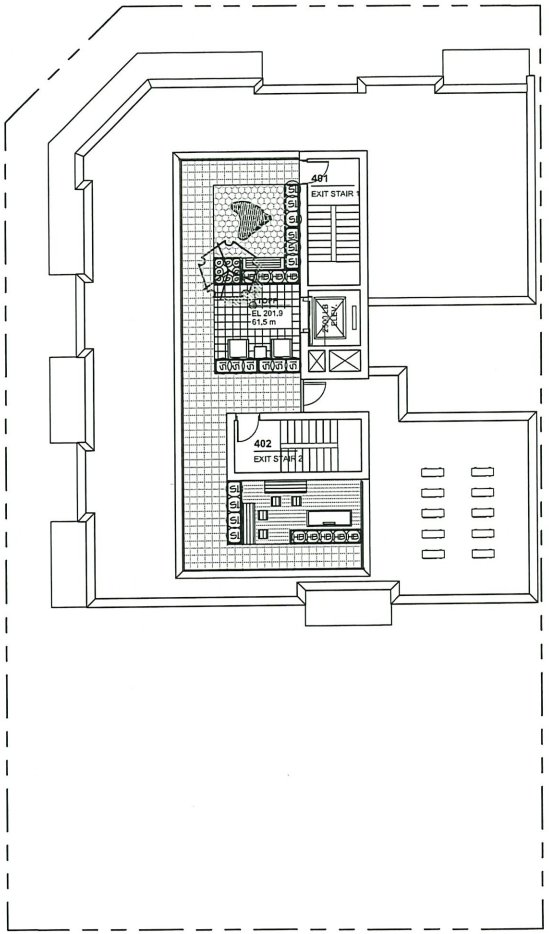
DRAWING TITLE:
2ND FLOOR AMENITY LANDSCAPE PLAN

DATE:	05.AUG.2020
SCALE:	1/8"=1'-0"
DRAWN:	GB
DESIGN:	GB
CHK'D:	
M2LA PROJECT NUMBER:	21-032

DRAWING NUMBER: L4 OF 8



1 ROOFTOP AMENITY AREA LAYOUT PLAN
SCALE : 1/8"=1'-0"



2 ROOFTOP AMENITY AREA SHRUB PLAN
SCALE : 1/8"=1'-0"

STYRAX JAPONICUS

STIPA TENUISSIMA

EUONYMUS JAPONICUS PALOMA BLANCA

OPHIOPOGON JAPONICUS

PLANT SCHEDULE — M2 JOB NUMBER: 21-032

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	STYRAX JAPONICUS	JAPANESE SNOWBELL	5CM CALIP HT; B&B
SHRUB	9	EUONYMUS JAPONICUS PALOMA BLANCA	PALOMA BLANCA EUONYMUS	#2 POT; 30CM
GRASS	16	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL	8	OPHIOPOGON JAPONICUS	MONDO GRASS	15CM POT

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M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

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3	OCT.13.2022	ISSUE FOR DP	GB
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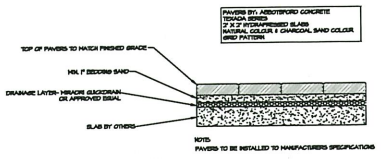
1	AUG.26.2022	PRELIMINARY DESIGN	GB

SEAL:

PROJECT:
DEWDNEY TRUNK DEVELOPMENT
23004 DEWDNEY TRUNK MAPLE RIDGE, BC

DRAWING TITLE:
ROOFTOP AMENITY LANDSCAPE PLAN

DATE: 05.AUG.2022	DRAWING NUMBER: L4
SCALE: 1/8"=1'-0"	
DRAWN: GB	
DESIGN: GB	
CHK'D:	OF 6
M2LA PROJECT NUMBER:	21-032



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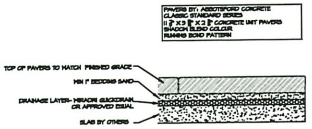
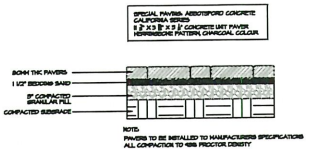


2 CONCRETE UNIT PAVERS- PEDESTRIAN
1"=1'-0"



3 CONCRETE UNIT PAVERS- VEHICULAR
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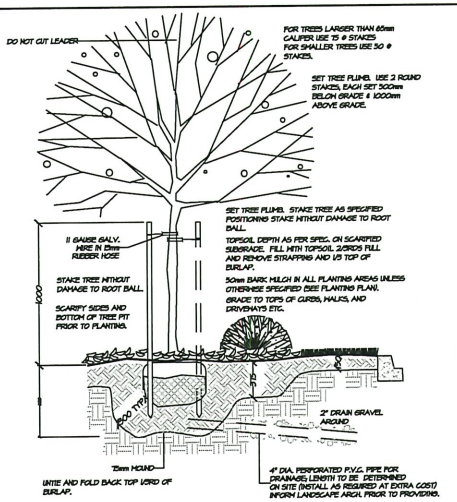
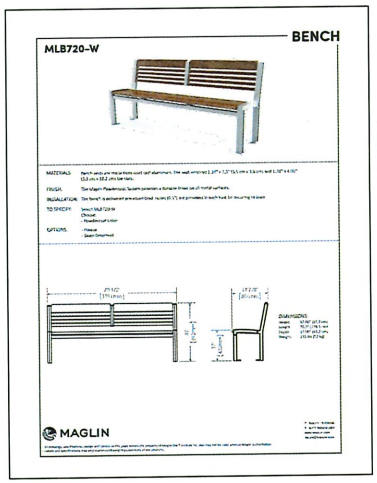
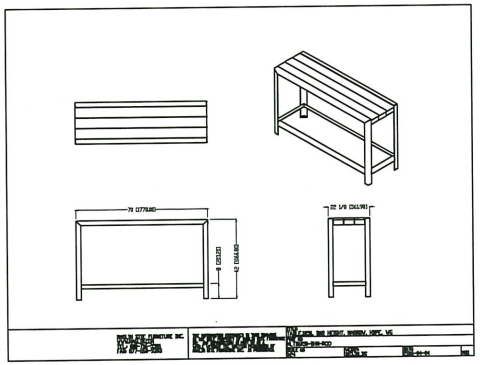


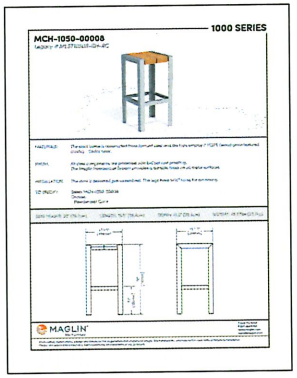
4 TREE PLANTING DETAIL ON GRADE; TYP.
NTS



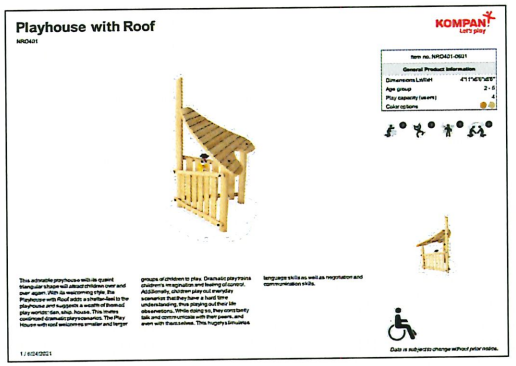
5 BENCH BY MAGLIN
1"=1'-0"



6 BAR TABLE BY MAGLIN
1"=1'-0"



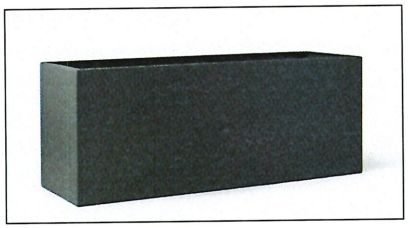
7 BAR STOOL BY MAGLIN
1"=1'-0"



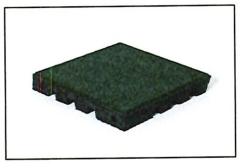
8 PLAYHOUSE BY MAGLIN
1"=1'-0"

SOFA & CLUB CHAIR SET (2 CLUB CHAIRS, SOFA, COFFEE TABLE)
- A13814 BLACK

CLUB CHAIR, 3' x 3' - BLACK
SIDE TABLE - BLACK



MODULAR PLANTER BY GREEN THEORY



RUBBER TILE SURFACE
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#220 - 26 Lorne Mews
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V3M 3L7
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3	07.17.2025	ISSUE FOR DP	GB
2	AUG.15.2025	DP FOR REVIEW	GB
1	AUG.24.2022	PRELIMINARY DESIGN	GB

SEAL:

PROJECT:
DEWDNEY TRUNK DEVELOPMENT
23004 DEWDNEY TRUNK MAPLE RIDGE, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 05.AUG.2022	DRAWING NUMBER:
SCALE: AS SHOWN	L5
DRAWN: GB	
DESIGN: GB	
CHK'D:	OF 6
M2LA PROJECT NUMBER:	21-032

1106 - 1305 West 12th Avenue
Vancouver, BC V6H 1M3
www.smithcraftarchitecture.ca

SMITHCRAFT ARCHITECTURE

MEMO

September 10, 2022

Re: **Development Permit – DIM Report**
23004 Dewdney Trunk Road, Maple Ridge BC

Attn:
Michelle Baski
Planner
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC, V2X 6A9

Project: 20210310

Development Information Meeting Report

Dear Michelle,

The following represents our report for the DIM Meeting Held on Wednesday, September 7, 2022, between 5:30 pm and 8 pm.

DIM Statistics:

Date:	Wednesday, September 7, 2022
Time:	5:30 pm to 8 pm
Location:	Best Western Maple Ridge, 21650 Lougheed Hwy, Maple Ridge
Attendees:	Peter Smith, Smithcraft Architecture Alexis Smith, Smithcraft Architecture Meredith Mitchell, M2 Landscape Architecture Raj Thind, London West Developments Jaswinder Dhatt, London West Developments Taaran Dhatt, London West Developments
Visitors:	[redacted]
Communication:	1 email from [redacted] Received Sunday, September 4, 2022, and responded to by Smithcraft Architecture same day

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

SMITHCRAFT ARCHITECTURE

1106 - 1305 West 12th Avenue
Vancouver, BC V6H 1M3
www.smithcraftarchitecture.ca

Visitor Comments:

[redacted] arrived at the meeting stating that [redacted] comments are summarized into the following appreciated views and concerns:

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

Appreciated Items:

1. Modern design as improvement on previous design
2. Addition of commercial space and the amenity this will bring to the neighborhood.

Concerns:

1. Parking allotment – both commercial and residential
2. Garbage location (Previous position at south property line)
3. Security and locations for homeless to use

Summary:

There was a very lively discussion regarding the concerns and in particular the parking that has been provided. Peter Smith mentioned to [redacted] that the parking as designed represented the requirements as required by the City of Maple Ridge, and Meredith Mitchell mentioned that she felt the current design was superior to the previous design for the site. [redacted] disagreed because the number of spaces for commercial was reduced. It was pointed out that the previous parking was for a purpose-built doctor's office and that it is unknown what businesses will eventually occupy the CRUs with the new design. It was reiterated that the current design meets requirements.

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

[redacted] felt that the current zoning regulation based upon the square footage of commercial and residential parking requirements did not properly represent reality. The primary reason for this was discussed as being due to the fact that there is inadequate transit and on street parking serving this area.

Peter smith and Meredith Mitchell suggested that the residents should reach out to the planning department and raise their concerns with the municipality as the project meets the current requirements and their concerns are more of an ongoing transit and zoning concern. It was also pointed out that their concerns need to be addressed as there are several developments planned along Dewdney Trunk Road and this will incre3ase density and traffic along Dewdney Trunk.

It was agreed that the municipality should allow some on street parking between the driveway the corner along 230 Street (2 spaces) and along Dewdney Trunk Road in front of the property (2 or 3 spaces). It was also suggested that the City of Maple Ridge needs to work closely with BC Transit to get more regular bus transit along Dewdney Trunk Road to reduce automobile reliance.

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

[redacted] also expressed concern with original placement of the garbage and recycling area. Peter Smith then showed [redacted] that the garbage and recycling area had been relocated underneath the building at the parking area with internal access. Meredith Michell also pointed out that the property to the south has a 6-foot-high fence, and with the landscaping buffer, the at-grade parking and parkade exit are well shielded visually from the residential properties to the south. [redacted] agreed that this was a substantial improvement.

Regarding security, [redacted] indicated that the area has a significant homeless issue. Peter Smith and Meredith Mitchell indicated that these security issues would be addressed during the building permit phase for the project using lighting and motion sensor lights. Meredith Mitchell indicted that the RCMP has identified motion sensor lighting as an effective deterrent.

SMITHCRAFT ARCHITECTURE

1106 - 1305 West 12th Avenue
Vancouver, BC V6H 1M3
www.smithcraftarchitecture.ca

Email Comments:

[redacted] reached out via email to indicate that [redacted] would like the development to have long term bicycle parking rather than just temporary bicycle parking. Peter Smith responded via email that the design incorporates both long term residential and daily commercial bicycle parking along with temporary bicycle parking at grade adjacent to CRU 1. [redacted] indicated that [redacted] was happy that the design went beyond current zoning requirements to incorporate the bicycle storage. Please see attached emails.

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

Final Comments:

Smithcraft Architecture feels that this design will enhance the neighborhood and meets or exceeds the current City of Maple Ridge zoning requirements. Both Smithcraft Architecture and M2 Landscape Architecture agreed that the City of Maple Ridge should consider some on street parking for the commercial units and that the City of Maple Ridge should discuss improved bus infrastructure with BC Transit.

This summarizes our report for the DIM meeting held on Wednesday, September 7, 2022 between 5:30 and 8 pm, to the Planning Department at the City of Maple Ridge. Please let us know if you have any further questions. Thank you.

Sincerely,

Peter Smith, Architect AIBC, Principal
peter@smithcraftarchitecture.ca
604-506-0699

Alyssa Sherbinin

From: [redacted]
Sent: Sunday, September 4, 2022 8:11 PM
To: Peter Smith
Cc: [redacted]
Subject: Re: Development Information Meeting 2021-564-DP; 23004 Dewdney Trunk Road

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

Follow Up Flag: Follow up
Flag Status: Flagged

Great - thank you Peter - we appreciate your commitment to active transportation.

[redacted]
Sent from my iPhone

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

On Sep 4, 2022, at 11:42 AM, Peter Smith <peter@smithcraftarchitecture.ca> wrote:

[redacted]
Thank you for your message. You will be happy to know that we have included long term bike parking within the building, even though it was not specifically required. We have allowed 5 Commercial for 3 CRU's and 11 Residential for 10 residential units. There is bike parking at grade for visitors and short term. We have allowed 6 spaces at a rack.
Please let us know if you have any further questions or comments. Thank you.

Regards,
PETER SMITH
ARCHITECT AIBC
T 604.506.0699
E peter@smithcraftarchitecture.ca
W smithcraftarchitecture.ca
SMITHCRAFT ARCHITECTURE
Suite 1106–1305 West 12th Ave.
Vancouver BC., V6H 1M3 Canada

SMITHCRAFT
ARCHITECTURE

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Please reply with "unsubscribe" in the subject line, if you no longer wish to receive marketing communication emails, and you will be removed from my mailing list.

From: [redacted]
Sent: September 4, 2022 11:17 AM

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

To: peter@smithcraftarchitecture.ca
Subject: Fwd: Development Information Meeting 2021-564-DP; 23004 Dewdney Trunk Road

Dear Sirs/Mesdames:
I write [redacted] - thankyou for giving us the opportunity to offer our recommendations for the above-noted project.
The City of Maple Ridge will be reviewing its Off-Street Parking Bylaw this year and we expect the bike parking requirements to be brought more in line with what's required in other municipalities in Metro Vancouver. See HUB Cycling's report on long-term bike parking in Metro Vancouver., Not Just Bike Racks
As you know we need to plan for the future which will have to include much improved facilities to encourage more active transportation. Therefore [redacted] will be recommending 1.25 long-term bike parking spaces per unit. We kindly encourage you to plan the number of long-term bike parking spaces to reflect this as well as short-term bike parking to serve the commercial component of your proposed development.
[redacted]
Kind regards,
[redacted]

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

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 18, 2022
		FILE NO:	11-5255-70-156 & 11-5255-70-160
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: Award of Contract ITT-EN22-32: 236 Street Watermain Replacement and New 132 Avenue and 237A Street Watermain

EXECUTIVE SUMMARY:

The purpose of this report is to obtain Council approval to award the 236 Street Watermain Replacement and new 132 Avenue and 237A Street Watermain construction contract to Cancon Construction Ltd. in the amount of $954,767.85 excluding taxes.

The work generally consists of construction of approximately 690m of ductile iron watermain. The work on 236 Street replaces an existing asbestos cement watermain installed in 1969 that is at the end of its service life. The work on 132 Avenue and 237A Street will provide a new feeder watermain that twins an existing watermain to increase system capacity to support growth, fire flow requirements and improve redundancy.

An Invitation to Tender for the project was issued on August 23, 2022 and closed on September 15, 2022. Eight bids were received, and the lowest compliant bid was submitted by Cancon Construction Ltd. in the amount of $954,767.85 excluding taxes. A $190,000.00 contract contingency is recommended to address any unforeseen circumstances, however, will only be used if required.

ISL Engineering and Land Services (ISL) is the City's engineering consultant retained to complete the design and construction services phases of the project.

There are insufficient funds in the 2021/2022 budget under LTC No. 021044 to complete this project. Due to market conditions, the tender price was above budget and additional funds are required from the Water Capital Fund.

RECOMMENDATION:

That Contract ITT-EN22-32: 236 Street Watermain Replacement and New 132 Avenue & 237A Street, be awarded to Cancon Construction Ltd. in the amount of $954,767.85 excluding taxes; and

That a contract contingency of $190,000.00 be approved to address potential variations in field conditions; and

That the Financial Plan be amended to increase the project funding by $190,001.85 from the Water Capital Fund; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) **Background Context:**

The City plans to replace 236 Street watermain north of 132 Avenue and install a new feeder watermain on 132 Avenue and 237A Street. The City retained ISL to complete the engineering design and construction support services. Construction will commence shortly after the project is awarded and is anticipated to be completed by the end of December 2022.

The work generally consists of construction of approximately 690m of ductile iron watermain. The work on 236 Street replaces an existing asbestos cement watermain installed in 1969 that is at the end of its service life. The work on 132 Avenue and 237A Street will provide a new feeder watermain that twins an existing watermain to increase system capacity to support growth, fire flow requirements and improve redundancy.

Tender Evaluations

An Invitation to Tender for the project was issued on August 23, 2022 and closed on September 15, 2022. Eight bids were received, listed below from lowest to highest price.

	Tender Price (excluding taxes)
Cancon Construction Ltd.	$ 954,767.85
Jack Cewe Construction Ltd.	$ 1,014,193.00
Clearway Construction Inc.	$ 1,040,983.00
Sandpiper Contracting	$ 1,126,066.00
Blackline Site Works	$ 1,194,495.00
Richco Contracting Ltd.	$ 1,224,477.00
Timbro Contracting (A partnership)	$ 1,296,747.27
Drake Excavating (2016) Ltd.	$ 1,399,000.00

Accordingly, the evaluation team recommends proceeding with the lowest compliant bid from Cancon Construction Ltd.

Staff completed reference checks on Cancon Construction Ltd. for similar work with other municipalities and reference checks confirm they are qualified to complete the work.

b) **Desired Outcome:**

The desired outcome is to manage the water network through replacement of end-of-life mains. In addition, approximately 570m of new feeder watermain on 132 Avenue and 237A Street will twin an existing watermain along this alignment to increase system capacity to support growth, fire flow requirements and improve redundancy.

c) **Strategic Alignment:**

This project supports Council's Strategic Plan to manage municipal infrastructure to provide reliability of service and Council's Strategic Priority to facilitate growth.

d) **Citizen/Customer Implications:**
Construction will commence shortly after the project is awarded and is anticipated to be completed by the end of December 2022. The impact to traffic and residents in the neighbourhood will be minimized as much as possible. The roadways will remain open to traffic throughout construction. There will be an approved traffic management plan and traffic control personnel will be provided when required. Single-lane alternating traffic will be maintained at all times unless approved otherwise in the traffic management plan.

A communications plan will be developed to ensure the general public is informed of the construction progress through the City's website, social media sources and correspondence by mail to residents that live on the corridor.

e) **Business Plan/Financial Implications:**
The project is funded through a combination of Development Cost Charges (DCCs) and the Water Capital Fund.

Projected Expenditures (Excluding Taxes):

Engineering Design and Construction Services (ISL)	$	100,235.00
City of Maple Ridge – Waterworks/Operations (Tie-ins)	$	110,000.00
Construction Contract – Cancon Construction Ltd.	$	954,767.85
Construction Contingency	$	190,000.00
Total Projected Cost	**$**	**1,355,002.85**

Existing Funding Sources:

Development Cost Charges (DCC)	$	519,698.00
Water Capital Fund	$	645,303.00
Total Existing Funding	**$**	**1,165,001.00**

Additional Funding Required:

Water Capital Fund	$	190,001.85
Total Additional Funding	**$**	**190,001.85**
Total Project Funding	**$**	**1,355,002.85**

CONCLUSION:

The City plans to replace 236 Street watermain north of 132 Avenue and install a new feeder watermain on 132 Avenue and 237A Street. The City retained ISL to complete the engineering design and construction support services for the watermain replacement and extension. Construction will commence shortly after the project is awarded and is anticipated to be completed by the end of December 2022.

The tender price of $ 954,767.85 (excluding taxes) by Cancon Construction Ltd. for the 236 Street Watermain Replacement and new 132 Avenue & 237A Street Watermain, is the lowest compliant tendered price. It is recommended that Council approve the award of the contract to Cancon Construction Ltd, and that a contract contingency of $ 190,000.00 be approved to address unforeseen items.

The project is funded through a combination of DCCs and Water Capital Fund. It is recommended that the Financial Plan be amended to fund this project from Water Capital Fund in the amount of $190,001.85.

Prepared by: **Jatinder Khaira, P.Eng.**
Manager of Design & Construction

Financial: **Trevor Thompson, BBA, CPA, CGA**
Concurrence: **Director of Finance**

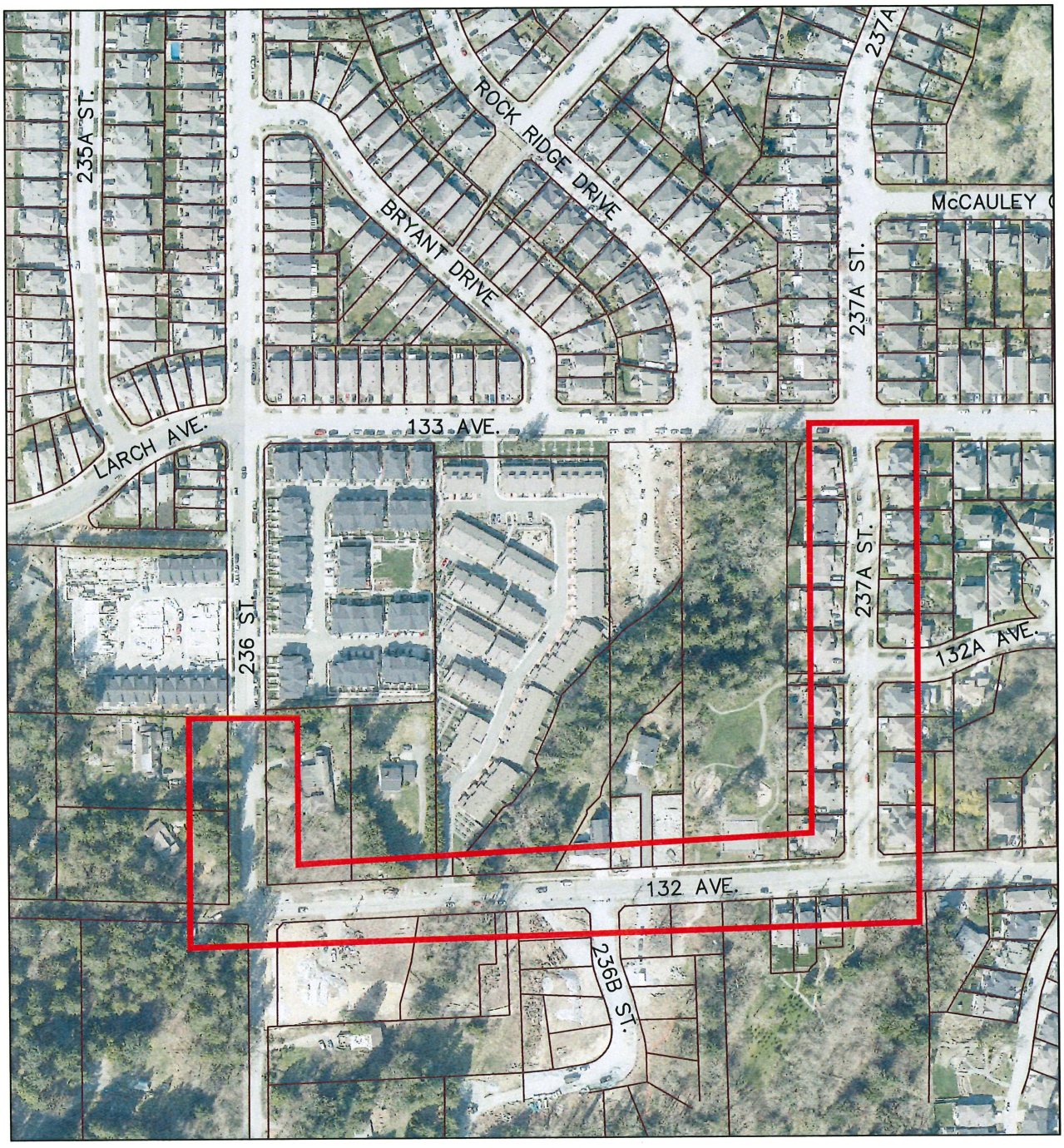
Reviewed by: **Forrest Smith, P.Eng.**
Director of Engineering

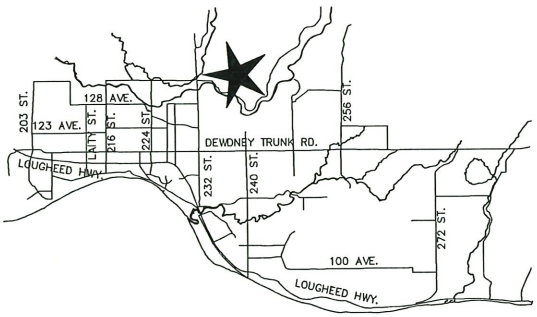
Approved by: **David Pollock, P.Eng.**
General Manager Engineering Services

Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachments:
(A) Map

ATTACHMENT A





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SCALE: N.T.S.

MAPLE RIDGE
British Columbia

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

236 Street, 132 Avenue & 237A Street
Watermain Project

DATE: OCT 2022

FILE/DWG No SK0471

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mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 18, 2022
		FILE NO:	11-5255-50-118
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Award of Contract ITT-EN22-5: Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road)**

EXECUTIVE SUMMARY:

The purpose of this report is to obtain Council approval to award the Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road) construction contract to Clearway Construction Inc. in the amount of $933,888.00 excluding taxes.

The work generally consists of construction of approximately 510m of sanitary sewer forcemain along Jim Robson Way from the existing Fairgrounds Pump Station to a gravity trunk sewer near the intersection of River Road and McKay Avenue. Construction will include a trenchless crossing for the sanitary forcemain and a communication conduit, for future communications infrastructure, across Lougheed Highway and the Canadian Pacific Railway right-of-way.

An Invitation to Tender for the project was issued on August 11, 2022 and closed on September 14, 2022. Two bids were received, and the lowest compliant bid was submitted by Clearway Construction Inc. in the amount of $933,888.00 excluding taxes. A $140,337.00 contingency is recommended to address any unforeseen circumstances, which will only be used if required.

WSP Group Canada Ltd. (WSP) was retained to complete the design and tender phases of the project. In awarding the construction contract and given the scope of the project, staff will utilize WSP for contract administration and inspection services during the construction phase. This report recommends increasing WSPs contract by $97,775.00 to provide construction support services.

Due to market conditions, the tender price was over budget and additional funds will be required from the Sewer Revenue Fund and Development Cost Charges (DCC).

RECOMMENDATION:

That Contract ITT-EN22-5: Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road), be awarded to Clearway Construction Inc. in the amount of $933,888.00 excluding taxes; and

That a contract contingency of $140,337.00 be approved to address potential variations in field conditions; and

That the existing WSP contract be increased by $97,775.00 to provide construction support services during the construction stage; and

That the Financial Plan be amended to increase the project funding by $372,000.00 from the Sewer Revenue Fund and Development Cost Charges; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) **Background Context:**

The City plans to construct a sanitary sewer forcemain on Jim Robson Way to connect the existing Fairgrounds Pump Station to a gravity trunk sewer near the intersection of River Road and McKay Avenue. The City retained WSP Group Canada Ltd. (WSP) to complete the design for this project.

The work generally consists of construction of approximately 510m of sanitary forcemain along Jim Robson Way. The project will require a trenchless crossing for the sanitary forcemain and a communication conduit, for future communications infrastructure, across Lougheed Highway and the Canadian Pacific Railway right-of-way.

The project will commence in November 2022 and be completed by the end of January 2023.

Tender Process

An Invitation to Tender for the project was issued on August 11, 2022 and closed on September 14, 2022. Two bids were received as follows:

	Tender Price (excluding taxes)
Clearway Construction Inc.	$ 933,888.00
Drake Excavating (2016) Ltd.	$ 1,584,813.00

The range of prices indicates a competitive environment and fair market value for the project. The tendering process was compliant with the City's Procurement Policy. Clearway Construction Inc. has completed similar work and reference checks confirm they are qualified to complete the work.

b) **Desired Outcome:**
The desired outcome is to provide a sanitary sewer forcemain from the Fairgrounds Pump Station to a gravity sanitary sewer main located on River Road and McKay Avenue. The connection at River Road and McKay Avenue provides the shortest alignment for discharge of the Fairgrounds Pump Station into the nearest gravity sanitary sewer main.

c) **Strategic Alignment:**
This project supports Council's Strategic Plan to manage municipal infrastructure to provide reliability of service and Council's Strategic Priority to facilitate growth.

d) **Citizen/Customer Implications:**
Construction will commence shortly after the project is awarded and is anticipated to be complete by the end of January 2023. Single-lane alternating traffic will be in place on Jim Robson Way during construction. There will be no impact to Lougheed Highway and the Canadian Pacific Railway right-of-way during construction as the sanitary sewer forcemain at this location will be installed using trenchless construction methods.

A communications plan will be developed to ensure the general public is informed of the construction progress through the City's website and social media sources. Residents who live along Jim Robson Way will be notified by mail of any construction or traffic impacts.

e) **Business Plan/Financial Implications:**
Due to market conditions, additional funds in the amount of $372,000.00 will be required from the Sewer Revenue Fund and DCCs.

Project Expenditures (Excluding Taxes)		
Construction Support Services - WSP	$	97,775.00
Construction Contract (Clearway)	$	933,888.00
Contract Contingency	$	140,337.00
Total Projected Cost	**$**	**1,172,000.00**
Existing Funding Sources		
Development Cost Charges (2020/2021)	$	334,626.40
Sewer Revenue Fund (2020/2021)	$	465,373.60
Total Existing Funding	**$**	**800,000.00**
Additional Funding Required		
Development Cost Charges	$	149,000.00
Sewer Revenue Fund	$	223,000.00
Total Additional Funding	**$**	**372,000.00**
Total Project Funding	**$**	**1,172,000.00**

CONCLUSION:

The tender price of $933,888.00 (excluding taxes) by Clearway Construction Inc. for the Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road) is the lowest compliant tendered price. It is recommended that Council approve the award of the contract to Clearway Construction Inc. and that a contract contingency of $140,337.00 be approved to address unforeseen items.

It is recommended that the existing WSP contract be increased by $97,775.00 to provide construction support services during the construction stage.

It is also recommended that the Financial Plan be amended to fund this project from the Sewer Revenue Fund in the amount of $223,000.00 and from DCCs in the amount of $149,000.00 for a total of $372,000.00.

Prepared by: **Jatinder Khaira, P.Eng.**
FOR **Manager of Design & Construction**

Financial: **Trevor Thompson, BBA, CPA, CGA**
Concurrence: **Director of Finance**

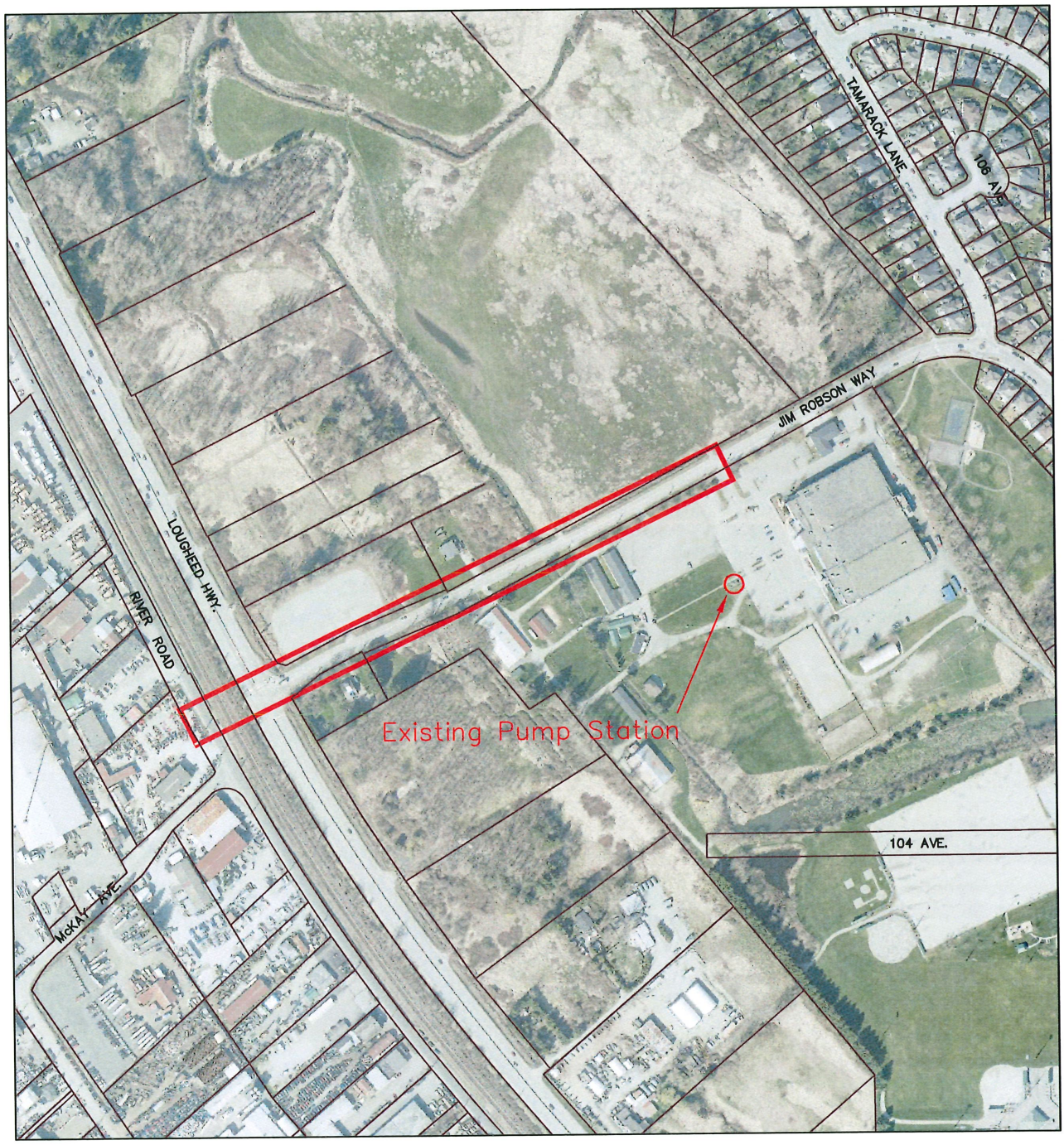
Reviewed by: **Forrest Smith, P.Eng.**
Director of Engineering

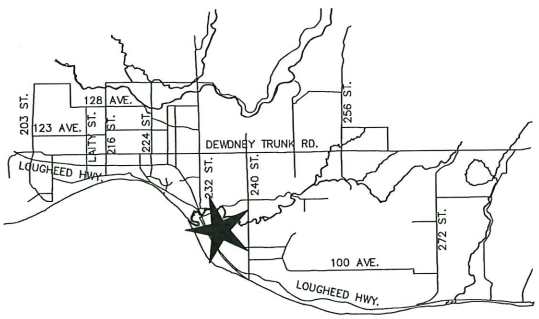
Approved by: **David Pollock, P.Eng.**
General Manager Engineering Services

Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachments:
(A) Map

ATTACHMENT A





N

SCALE: N.T.S.

MAPLE RIDGE British Columbia

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

Jim Robson Way
Sanitary Forcemain

DATE: OCT 2022

FILE/DWG No SK0470

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British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 18, 2022
		FILE NO:	11-5245-20-1185 & 06-2240-20
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Latecomer Agreement LC 179/22**

EXECUTIVE SUMMARY:

The lands at 10455, 10469 and 10481 245B Street have been subdivided. Part of the subdivision servicing includes extension of the sanitary and storm sewers and is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 179/22 provides the City's assessment of the allocation of the costs of the extended sanitary and storm sewer servicing to the benefitting lands.

The developers have the opportunity to recover costs for service capacity over and above which is required for their specific development should development occur on those parcels identified in Schedule A. Cost recovery may also be possible where a property connects to the Latecomer-eligible utility.

RECOMMENDATION:

That the cost to provide the extended sanitary and storm sewer services at 10455, 10469 and 10481 245B Street is, in whole or in part, excessive to the City and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

That Latecomer Charges be imposed for extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 179/22 with the subdivider of the lands at 10455, 10469 and 10481 245B Street.

DISCUSSION:

a) **Background Context:**
The lands at 10455, 10469 and 10481 245B Street have been subdivided. Part of the subdivision servicing included the extension of a sanitary and storm sewer which is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended services and land to which the developer provided services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

In addition, a copy of Latecomer Agreement LC 179/22 is also attached for information purposes.

b) **Policy Implications:**
Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the City shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the City considers will benefit from the service. Latecomer Agreement LC 179/22 will provide such determination for Subdivision SD 075/10.

CONCLUSION:

A developer has provided sanitary and storm sewer services in support of Subdivision SD 075/10. Some of the services benefit adjacent lands, therefore it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 179/22 summarizes the City's determination of benefitting lands and cost allocations and also establishes the term over which such Latecomer Charges will be applied.

Submitted by: **Rachel Ollenberger, AScT.**
Manager of Infrastructure Development

Reviewed by: **Forrest Smith, P.Eng.**
Director of Engineering

Approved by: **David Pollock, P.Eng.**
General Manager Engineering Services

Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachments:
(A) Schedule A
(B) Benefitting Property Map
(C) Latecomer Agreement

Schedule A

TYPE OF EXCESS OR EXTENDED SERVICE

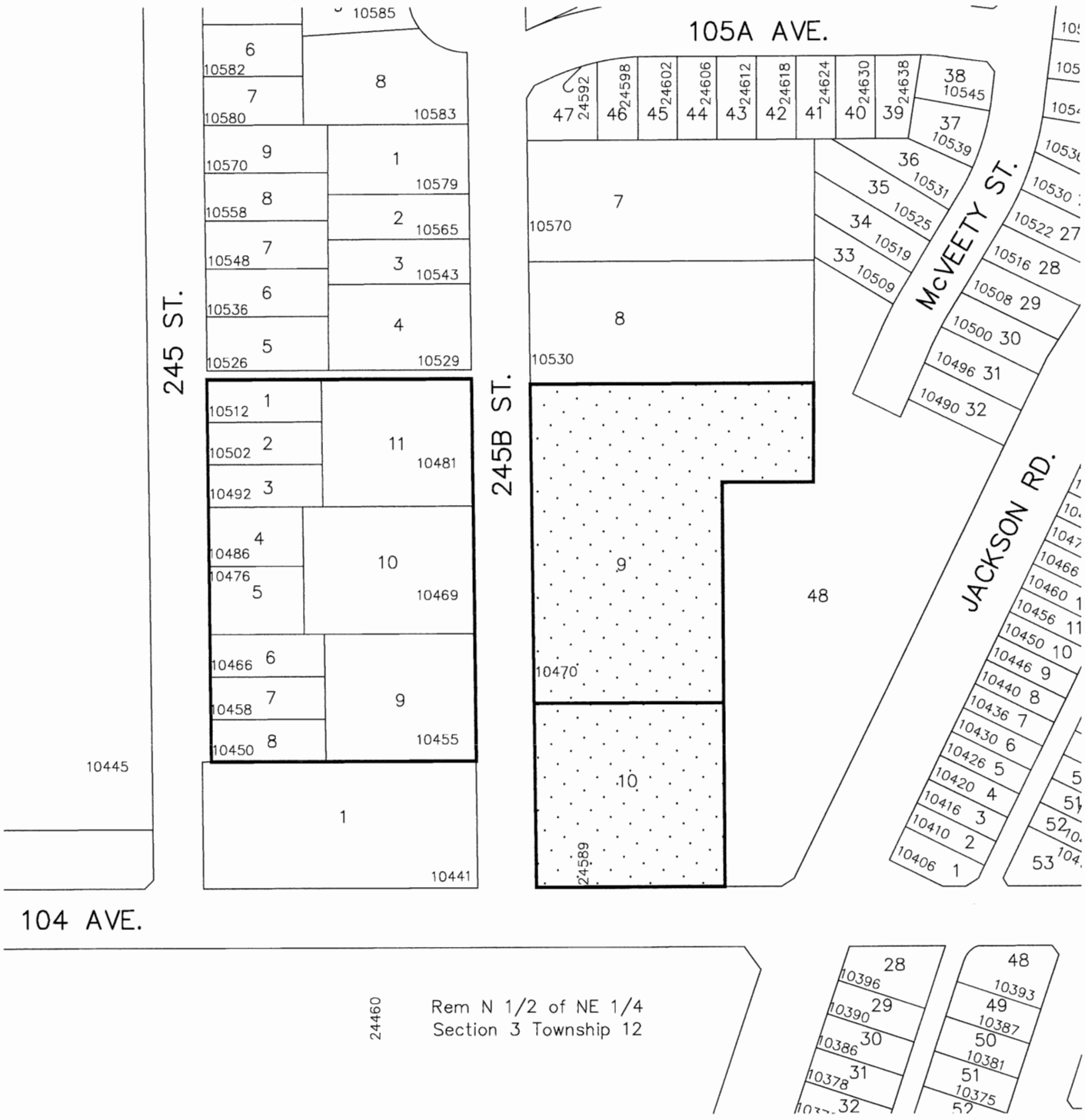
1. ONSITE SERVICE FOR ADJACENT PROPERTY

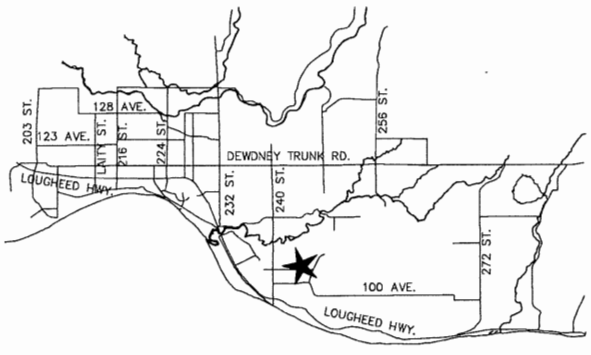
Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefitting Property	Benefit Attributed By Property Excluding Subdivision
Sanitary Sewer	8	$95,144.00	$11,893.00	2	Lot 10, Sec 10, TWP 12, NWD Plan 72100 RN 84317-2000-0 2 X $11,893.00
				3	Lot 9, Sec 10 & 11, TWP 12, NWD Plan 72100 RN 84317-1900-9 3 X $11,893.00
Storm Sewer	8	$108,600.00	$13,575.00	2	Lot 10, Sec 10, TWP 12, NWD Plan 72100 RN 84317-2000-0 2 X $13,575.00
				3	Lot 9, Sec 10 & 11, TWP 12, NWD Plan 72100 RN 84317-1900-9 3 X $13,575.00

A total of all of the aforementioned services for each property is as follows:

Legal Description	Civic Address	Total Cost
Lot 10, Sec 10, TWP 12, NWD Plan 72100 RN 84317-2000-0	24589 104 Avenue	$50,936.00
Lot 9, Sec 10 & 11, TWP 12, NWD Plan 72100 RN 84317-1900-9	10470 245B Street	$76,404.00

ATTACHMENT B





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SCALE: N.T.S.

MAPLE RIDGE
British Columbia

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

EXCESS CAPACITY/EXTENDED SERVICES AGREEMENT
LC 179/22

DATE: OCT 2022

FILE/DWG No LC179–2022

LATECOMER AGREEMENT

LC 179/22 – SD 075/10

THIS AGREEMENT is made the ____ day of _____, 20__

BETWEEN:

Brian Ahonen & Janice Ahonen
10455 245B Street
Maple Ridge BC V2W 1G5

Rebecca Awram
10481 245B Street
Maple Ridge BC V2W 1G5

Gashaw Beza Abebe & Nancy Yvonne Johnson
10469 245B Street
Maple Ridge BC V2W 1G5

(Hereinafter called the "Subdivider")

OF THE FIRST PART

AND: **City of Maple Ridge**
11995 Haney Place
Maple Ridge BC V2X 6A9

(Hereinafter called the "City")

OF THE SECOND PART

WHEREAS:

A. The Subdivider has developed certain lands and premises located within the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

Lot 2, Except: Part Dedicated Road on Plan EPP 14530, Sec 10 and 11, TP 12, NWD Plan 72100
Lot 3 Except: Part Dedicated Road on Plan EPP 14530, Sec 10 and 11, TP 12, NWD Plan 72100
Lot 4, Except: Part Dedicated Road on Plan EPP 14530, Sec 10 and 11, TP 12, NWD Plan 72100

(Hereinafter called the "said lands");

B. In order to facilitate the approval of the subdivision of the said lands, the Subdivider has constructed and installed the sanitary sewer and storm sewer services shown on the design prepared by DK Bowins & Associates Inc. (Sheets 1 to 14) dated July 2011, reviewed February 15, 2012.

(Hereinafter called the "Extended Services");

C. The extended services have been provided with a capacity to service the said lands and other than the said lands;

D. The City considers its cost to provide the Extended Services to be excessive;

E. The Subdivider has provided the Extended Services in the Amount of $203,744.00;

F. The City has determined that:

Lot 10, Sec 10, TWP 12, NWD Plan 72100

Lot 9, Sec 10 & 11, TWP 12, NWD Plan 72100

(the "Benefitting Lands") will benefit from the Extended Services;

G. The City has imposed as a condition of the owner of the Benefitting Lands connecting to or using the Extended Services, a charge (the "Latecomer Charge") on the Benefitting Lands in the following amounts:

Lot 10, Sec 10, TWP 12, NWD Plan 72100
RN 84317-2000-0

- $11,893.00 for any connection to or use of the sanitary sewer on 245B Street to a maximum of $23,786.00
- $13,575.00 for any connection to or use of the storm sewer on 245B Street to a maximum of $27,150.00

Lot 9, Sec 10 & 11, TWP 12, NWD Plan 72100
RN 84317-1900-9

- $11,893.00 for any connection to or use of the sanitary sewer on 245B Street to a maximum of $35,679.00
- $13,575.00 for any connection to or use of the storm sewer on 245B Street to a maximum of $40,725.00

plus interest calculated annually from the date of completion of the Extended Services as certified by the General Manager Engineering Services of the City (the "Completion Date") to the date of connection of the Benefitting Lands to the Extended Services;

H. The Latecomer Charge when paid by the owner of the Benefitting Lands and collected by the City shall pursuant to Section 508 (2) of the Local Government Act R.S.B.C. 2015, c.1 be paid to the Subdivider as provided for in this Agreement.

NOW THEREFORE AS AUTHORIZED BY Section 508 (5) of the Local Government Act R.S.B.C 2015, c.1, the parties hereto agree as follows:

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Subdivider and in such case payment will be made within 30 days of the next June 30th or December 31st that follows the date on which the Latecomer Charge was collected by the City.

2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Subdivider, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.

3. The Subdivider represents and warrants to the City that the Subdivider has not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represents and warrants that he has not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations and warranties of the Subdivider herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.

4. The Subdivider (if more than one corporate body or person) hereby agrees that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.

5. If the Subdivider is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):

_____

_____

_____

6. In the event that the Subdivider is not the owner of the said lands, the owner shall hereby grant, assign, transfer and set over unto the Subdivider, his heirs and assigns, all rights, title and interest under this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective Corporate Seals, attested by the hands of their respective officers duly authorized in that behalf, the day and year first above written.

SUBDIVIDER

Company:_____

Print Name:_____

_____

Subdivider - Authorized Signatory

Company:_____

Print Name:_____

_____

Subdivider - Authorized Signatory

Company:_____

Print Name:_____

_____

Subdivider - Authorized Signatory

CITY OF MAPLE RIDGE

_____

Corporate Officer - Authorized Signatory

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden and Members of Council

MEETING DATE: October 18, 2022
FILE NO: 11-5245-20-2015-087 & 06-2240-20
MEETING: CoW

FROM: Chief Administrative Officer

SUBJECT: **Latecomer Agreement LC 180/22**

EXECUTIVE SUMMARY:

The lands at 24683 and 24650 106 Avenue, and 10605 and 10501 Jackson Road have been subdivided. Part of the subdivision servicing includes construction of a water pressure reducing valve station and is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 180/22 provides the City's assessment of the allocation of the costs of the extended water service improvements to the benefitting lands.

The developers have the opportunity to recover costs for service capacity over and above which is required for their specific development should development occur on those parcels identified in Schedule A. Cost recovery may also be possible where a property connects to the Latecomer-eligible utility.

RECOMMENDATION:

That the cost to provide the extended water service improvements at 24683 and 24650 106 Avenue, and 10605 and 10501 Jackson Road is, in whole or in part, excessive to the City and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

That Latecomer Charges be imposed for extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 180/22 with the subdivider of the lands at 24683 and 24650 106 Avenue, and 10605 and 10501 Jackson Road.

DISCUSSION:

a) **Background Context:**
The lands at 24683 and 24650 106 Avenue, and 10605 and 10501 Jackson Road have been subdivided. Part of the subdivision servicing included the construction of a water pressure reducing valve station which is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended services and land to which the developer provided services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

In addition, a copy of Latecomer Agreement LC 180/22 is also attached for information purposes.

b) **Policy Implications:**
Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the City shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the City considers will benefit from the service. Latecomer Agreement LC 180/22 will provide such determination for Subdivision 2015-087-SD.

CONCLUSION:

A developer has provided water service improvements in support of Subdivision 2015-087-SD. Some of the services benefit adjacent lands, therefore it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 180/22 summarizes the City's determination of benefitting lands and cost allocations and also establishes the term over which such Latecomer Charges will be applied.

Submitted by: **Rachel Ollenberger, AScT.**
Manager of Infrastructure Development

Reviewed by: **Forrest Smith, P.Eng.**
Director of Engineering

Approved by: **David Pollock, P.Eng.**
General Manager Engineering Services

Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachments:
(A) Schedule A
(B) Benefitting Property Map
(C) Latecomer Agreement

Schedule A

TYPE OF EXCESS OR EXTENDED SERVICE

1. OVERSIZE ON SITE

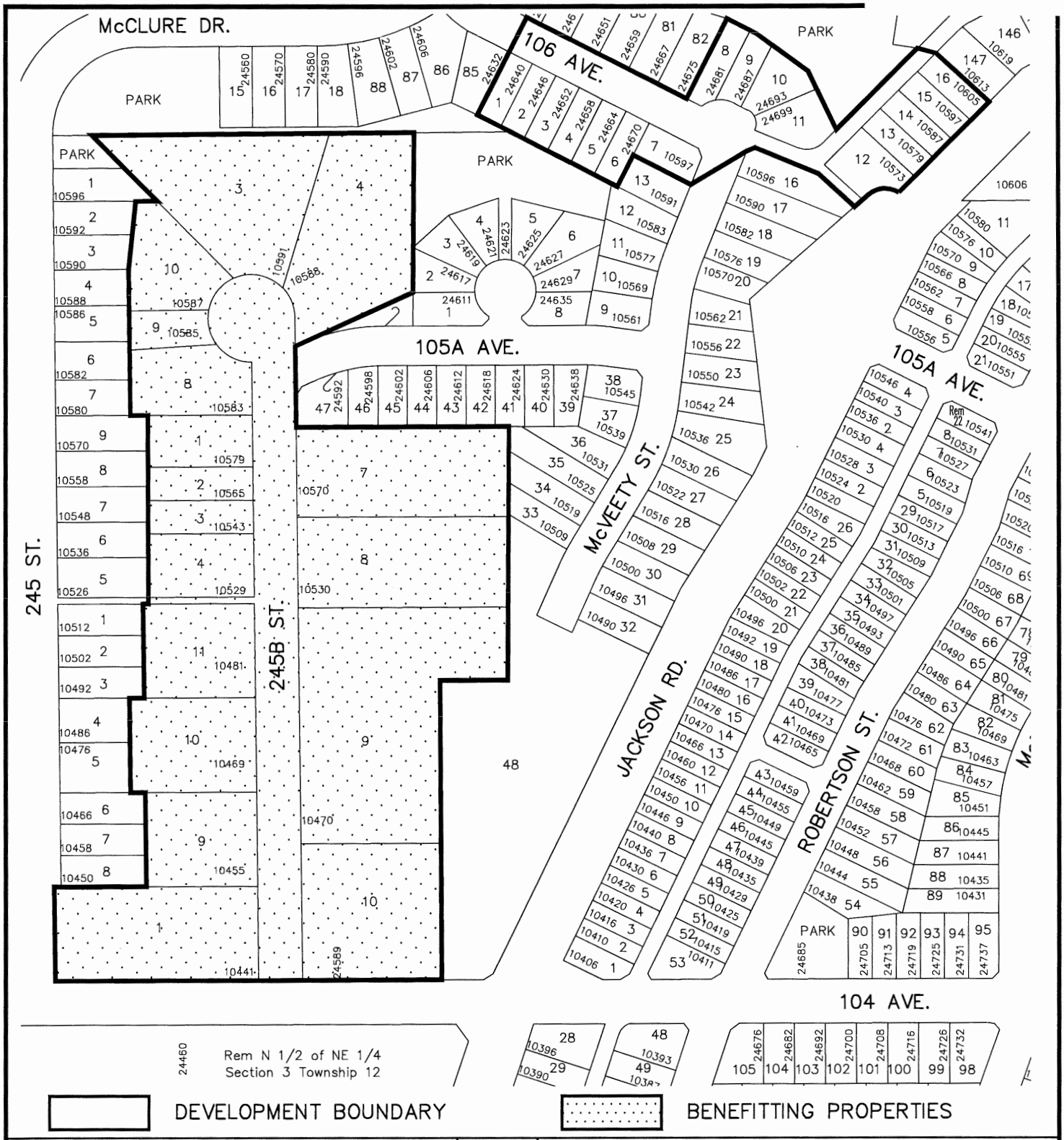
Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefitting Property	Benefit Attributed By Property Excluding Subdivision
Water Pressure Reducing Valve Station	62	$122,016.00	$1,968.00	10	LT 10, SEC 10, TWP 12, NWD, PL NWP72100 RN 84317-2000-0 10 x $1,968.00
				3	LT 9, SEC 10&11, TWP 12, NWD, PL WP72100 RN 84317-1900-9 3 x $1,968.00
				5	LT 8, SEC 10, TWP 12, NWD, PL NWP72100 RN 84317-1800-8 5 x $1,968.00
				5	LT 7, SEC 10&11, TWP 12, NWD PL NWP72100 RN 84317-1700-7 5 x $1,968.00
				2	LT 4, SEC 10, TWP 12, NWD, PL NWP75957 RN 84317-2600-4 2 x $1,968.00
				2	LT 3, SEC 10, TWP 12, NWD, PL NWP75957 RN 84317-2500-3 2 x $1,968.00
				1	LT 10, SEC 10, TWP 12, NWD, PL BCP29521 RN 84317-2310-0 1 x $1,968.00
				1	LT 9, SEC 10, TWP 12, NWD, PL BCP29521 RN 84317-2309-0 1 x $1,968.00
				2	LT 8, SEC 10, TWP 12, NWD, PL BCP29521 RN 84317-2308-0 2 x $1,968.00

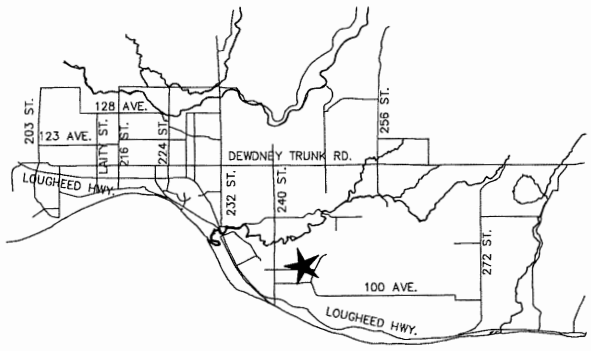
Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefitting Property	Benefit Attributed By Property Excluding Subdivision
				1	LT 1, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1501-0 1 x $1,968.00
				1	LT 2, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1502-0 1 x $1,968.00
				1	LT 3, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1503-0 1 x $1,968.00
				2	LT 4, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1504-0 2 x $1,968.00
				2	LT 11, SEC 10, TWP 12, NWD, PL EPP16544 RN 84317-0011-0 2 x $1,968.00
				2	LT 10, SEC 10, TWP 12, NWD, PL EPP16544 RN 84317-0010-0 2 x $1,968.00
				2	LT 9, SEC 10, TWP 12, NWD, PL EPP16544 RN 84317-0009-0 2 x $1,968.00
				2	LT 1, SEC 10&11, TWP 12, NWD, PL WP72100 RN 84317-1100-1 2 x $1,968.00

A total of all of the aforementioned services for each property is as follows:

Legal Description	Civic Address	Total Cost
LT 10, SEC 10, TWP 12, NWD, PL NWP72100 RN 84317-2000-0	24589 104 Avenue	$19,680.00
LT 9, SEC 10&11, TWP 12, NWD, PL NWP72100 RN 84317-1900-9	10470 245B Street	$5,904.00
LT 8, SEC 10, TWP 12, NWD, PL NWP72100 RN 84317-1800-8	10530 245B Street	$9,840.00
LT 7, SEC 10&11, TWP 12, NWD, PL NWP72100 RN 84317-1700-7	10570 245B Street	$9,840.00
LT 4, SEC 10, TWP 12, NWD, PL NWP75957 RN 84317-2600-4	10588 245B Street	$3,936.00
LT 3, SEC 10, TWP 12, NWD, PL NWP75957 RN 84317-2500-3	10591 245B Street	$3,936.00
LT 10, SEC 10, TWP 12, NWD, PL BCP29521 RN 84317-2310-0	10587 245B Street	$1,968.00
LT 9, SEC 10, TWP 12, NWD, PL BCP29521 RN 84317-2309-0	10585 245B Street	$1,968.00
LT 8, SEC 10, TWP 12, NWD, PL BCP29521 RN 84317-2308-0	10583 245B Street	$3,936.00
LT 1, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1501-0	10579 245B Street	$1,968.00
LT 2, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1502-0	10565 245B Street	$1,968.00
LT 3, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1503-0	10543 245B Street	$1,968.00
LT 4, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1504-0	10529 245B Street	$3,936.00
LT 11, SEC 10, TWP 12, NWD, PL EPP16544 RN 84317-0011-0	10481 245B Street	$3,936.00
LT 10, SEC 10, TWP 12, NWD, PL EPP16544 RN 84317-0010-0	10469 245B Street	$3,936.00
LT 9, SEC 10, TWP 12, NWD, PL EPP16544 RN 84317-0009-0	10455 245B Street	$3,936.00
LT 1, SEC 10&11, TWP 12, NWD, PL NWP72100 RN 84317-1100-1	10441 245B Street	$3,936.00

ATTACHMENT B





N

SCALE: N.T.S.

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

EXCESS CAPACITY/EXTENDED SERVICES AGREEMENT
LC 180/22

DATE: OCT 2022

FILE/DWG No LC180-2022

LATECOMER AGREEMENT

LC 180/22 2015-087-SD

THIS AGREEMENT is made the ____ day of _____, 20__

BETWEEN: **Cipe Homes Inc.**
101-20050 Steward Crescent
Maple Ridge BC V2X OT4

(Hereinafter called the "Subdivider")

OF THE FIRST PART

AND: **City of Maple Ridge**
11995 Haney Place
Maple Ridge BC V2X 6A9

(Hereinafter called the "City")

OF THE SECOND PART

WHEREAS:

A. The Subdivider has developed certain lands and premises located within the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

Lot 83, Plan BCP17976, Section 10, Township 12, New Westminster Land District, Except Plan BCP26096
Lot 84, Plan BCP17976, Section 10, Township 12, New Westminster Land District
Lot 148, Plan BCP26096, Section 10, Township 12, New Westminster Land District
Lot A, Plan EPP59096, Section 10, Township 12, New Westminster Land District

(Hereinafter called the "said lands");

B. In order to facilitate the approval of the subdivision of the said lands, the Subdivider has constructed a water pressure reducing valve station shown on the design prepared by Aplin & Martin Consultants Ltd. (Sheets 1 to 7) dated October 2016, reviewed October 2019.
Project No.16-070.

(Hereinafter called the "Extended Services");

C. The extended services have been provided with a capacity to service the said lands and other than the said lands;

D. The City considers its cost to provide the Extended Services to be excessive;

E. The Subdivider has provided the Extended Services in the Amount of $122,016.00;

F. The City has determined that:

LT 10, SEC 10, TWP 12, NWD PL NWP72100
LT 9, SEC 10&11, TWP 12, NWD PL NWP72100
LT 8, SEC 10, TWP 12, NWD PL NWP72100
LT 7, SEC 10&11, TWP 12, NWD PL NWP72100
LT 4, SEC 10, TWP 12, NWD PL NWP75957
LT 3, SEC 10, TWP 12, NWD PL NWP75957
LT 10, SEC 10, TWP 12, NWD PL BCP29521
LT 9, SEC 10, TWP 12, NWD PL BCP29521
LT 8, SEC 10, TWP 12, NWD PL BCP29521
LT 1, SEC 10, TWP 12, NWD PL BCP36044
LT 2, SEC 10, TWP 12, NWD PL BCP36044
LT 3, SEC 10, TWP 12, NWD PL BCP36044
LT 4, SEC 10, TWP 12, NWD PL BCP36044
LT 11, SEC 10, TWP 12, NWD PL EPP16544
LT 10, SEC 10, TWP 12, NWD PL EPP16544
LT 9, SEC 10, TWP 12, NWD PL EPP16544
LT 1, SEC 10&11, TWP 12, NWD PL NWP72100

(the "Benefitting Lands") will benefit from the Extended Services;

G. The City has imposed as a condition of the owner of the Benefitting Lands connecting to or using the Extended Services, a charge (the "Latecomer Charge") on the Benefitting Lands in the following amounts:

LT 10, SEC 10, TWP 12, NWD PL NWP72100
RN 84317-2000-0

- $1,968.00 per EDU for use of the water system to a maximum of $19,680.00

LT 9, SEC 10&11, TWP 12, NWD PL NWP72100
RN 84317-1900-9

- $1,968.00 per EDU for use of the water system to a maximum of $5,904.00

LT 8, SEC 10, TWP 12, NWD PL NWP72100
RN 84317-1800-8

- $1,968.00 per EDU for use of the water system to a maximum of $9,840.00

LT 7, SEC 10&11, TWP 12, NWD PL NWP72100
RN 84317-1700-7

- $1,968.00 per EDU for use of the water system to a maximum of $9,840.00

LT 4, SEC 10, TWP 12, NWD PL NWP75957
RN 84317-2600-4

- $1,968.00 per EDU for use of the water system to a maximum of $3,936.00

LT 3, SEC 10, TWP 12, NWD PL NWP75957
RN 84317-2500-3

- $1,968.00 per EDU for use of the water system to a maximum of $3,936.00

LT 10, SEC 10, TWP 12, NWD PL BCP29521
RN 84317-2310-0

- $1,968.00 per EDU for use of the water system to a maximum of $1,968.00

LT 9, SEC 10, TWP 12, NWD PL BCP29521
RN 84317-2309-0

- $1,968.00 per EDU for use of the water system to a maximum of $1,968.00

LT 8, SEC 10, TWP 12, NWD PL BCP29521
RN 84317-2308-0

- $1,968.00 per EDU for use of the water system to a maximum of $3,936.00

LT 1, SEC 10, TWP 12, NWD PL BCP36044
RN 84317-1501-0

- $1,968.00 per EDU for use of the water system to a maximum of $1,968.00

LT 2, SEC 10, TWP 12, NWD PL BCP36044
RN 84317-1502-0

- $1,968.00 per EDU for use of the water system to a maximum of $1,968.00

LT 3, SEC 10, TWP 12, NWD PL BCP36044
RN 84317-1503-0

- $1,968.00 per EDU for use of the water system to a maximum of $1,968.00

LT 4, SEC 10, TWP 12, NWD PL BCP36044
RN 84317-1504-0

- $1,968.00 per EDU for use of the water system to a maximum of $3,936.00

LT 11, SEC 10, TWP 12, NWD PL EPP16544
RN 84317-0011-0

- $1,968.00 per EDU for use of the water system to a maximum of $3,936.00

LT 10, SEC 10, TWP 12, NWD PL EPP16544
RN 84317-0010-0

- $1,968.00 per EDU for use of the water system to a maximum of $3,936.00

LT 9, SEC 10, TWP 12, NWD PL EPP16544
RN 84317-0009-0

- $1,968.00 per EDU for use of the water system to a maximum of $3,936.00

LT 1, SEC 10&11, TWP 12, NWD PL NWP72100
RN 84317-1100-1

- $1,968.00 per EDU for use of the water system to a maximum of $3,936.00

plus interest calculated annually from the date of completion of the Extended Services as certified by the General Manager Engineering Services of the City (the "Completion Date") to the date of connection of the Benefitting Lands to the Extended Services;

H. The Latecomer Charge when paid by the owner of the Benefitting Lands and collected by the City shall pursuant to Section 508 (2) of the Local Government Act R.S.B.C. 2015, c.1 be paid to the Subdivider as provided for in this Agreement.

NOW THEREFORE AS AUTHORIZED BY Section 508 (5) of the Local Government Act R.S.B.C 2015, c.1, the parties hereto agree as follows:

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Subdivider and in such case payment will be made within 30 days of the next June 30th or December 31st that follows the date on which the Latecomer Charge was collected by the City.

2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Subdivider, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.

3. The Subdivider represents and warrants to the City that the Subdivider has not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represents and warrants that he has not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations and warranties of the Subdivider herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.

4. The Subdivider (if more than one corporate body or person) hereby agrees that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.

5. If the Subdivider is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):

_____

_____

_____

6. In the event that the Subdivider is not the owner of the said lands, the owner shall hereby grant, assign, transfer and set over unto the Subdivider, his heirs and assigns, all rights, title and interest under this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective Corporate Seals, attested by the hands of their respective officers duly authorized in that behalf, the day and year first above written.

SUBDIVIDER

Company:_____

Print Name:_____

_____
Subdivider - Authorized Signatory

Company:_____

Print Name:_____

_____
Subdivider - Authorized Signatory

CITY OF MAPLE RIDGE

_____
Corporate Officer - Authorized Signatory

1300 MATTERS DEEMED EXPEDIENT

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	October 25, 2022
		FILE NO:	0640-30-2022
FROM:	Chief Administrative Officer	**MEETING:**	Council

SUBJECT: **Active Transportation Fund – Grant Agreement**
Experience the Fraser Multi-Use Pathway for Maple Ridge

EXECUTIVE SUMMARY:

The City of Maple Ridge has been awarded $50,000 towards the design of the "Experience the Fraser Multi-Use Pathway" through Infrastructure Canada's Active Transportation Fund to expand and enhance active transportation networks. This project funding will support a waterfront multi-use pathway along the Fraser River to connect the Port Haney Wharf with Kanaka Creek Regional Park along the foreshore lands. The grant award is contingent upon a Council Resolution to execute the agreement.

RECOMMENDATION:

That the Corporate Officer or their designate be authorized to execute the Active Transportation Fund Agreement with Infrastructure Canada for the "Experience the Fraser Multi-Use Pathway for Maple Ridge" project.

DISCUSSION:

a) **Background Context:**

In 2021, Infrastructure Canada announced $5.9 billion in new funding for public transit and active transportation over five years, beginning in 2021-22. A $400 million, 5-year allocation from the fund is dedicated to expanding and enhancing active transportation networks at the community level.

With Metro Vancouver's support, Administration applied to the first intake of funding for design and public consultation for a multi-use pathway to connect the Port Haney Wharf with Metro Vancouver's Foreshore Trail within Kanaka Creek Regional Park. Metro Vancouver's Experience the Fraser 'Coast to Canyon' vision includes an active transportation route for pedestrians and cyclists along this alignment. The City was successful in its request for funding of $50,000 towards the design and engagement process of this trail with the City providing $30,000 in funding for a total project budget of $80,000. The City's portion of the design cost is funded in the 2022 capital plan.

The City will work with Metro Vancouver to coordinate design requirements including public engagement, background research and environmental requirements. Once the design is complete, the pathway and pedestrian bridge capital works project would be eligible for future intakes of Infrastructure Canada's Active Transportation Fund. City staff continue to engage with program administrators to facilitate future funding opportunities.

b) **Desired Outcome:**

Council authorizes the Corporate Officer or their designate to execute the Active Transportation Fund Agreement, as attached. Once the agreement has been executed, funds will be disbursed to the City.

c) **Strategic Alignment:**

The project aligns with objectives noted in Metro Vancouver's Experience the Fraser 'Coast to Canyon' plan and Regional Greenways Plan, the City's Town Centre Area Plan, the Port Haney Area Plan update, and the Official Community Plan. Objectives within these plans include delivering active transportation routes along these foreshore lands and providing interconnected pedestrian and cycling routes.

In addition to connecting the Port Haney Wharf with Kanaka Creek Regional Park providing a 1.4km experience along the Fraser River, the proposed pathway delivers on the vision within Maple Ridge's Tourism Strategy of:

'Maple Ridge's remarkable outdoor, rural and cultural experiences offer residents and visitors the opportunity to experience and share stories of our vibrant city centre and agricultural surroundings, set amongst historic rivers and spectacular mountains. Tourism in Maple Ridge contributes to a vibrant, sustainable economy providing opportunities for local employment and entrepreneurship while contributing to the livability and attractiveness of the City for residents.'

d) **Citizen/Customer Implications:**

The scope of the design project includes community and stakeholder engagement commencing in late 2022, with design work anticipated to be complete in 2023. The completion of a multi-use pathway along the Fraser River will provide residents and visitors with a spectacular outdoor experience steps from the Town Centre.

e) **Business Plan/Financial Implications:**

Funding for the proposed multi-use pathway design project is included in the City's 2022 Capital Program in the amount of $30,000. Once the design is complete, funding for the capital construction work will be sought from the Active Transportation Fund.

CONCLUSION:

The City has obtained funding from Infrastructure Canada's Active Transportation Fund to design a multi-use pathway along the Fraser River connecting the Port Haney Wharf with the Foreshore Trail in Kanaka Creek Regional Park. Metro Vancouver supported the grant application and has expressed an interest in collaborating and participation with the City in the design process. Executing the attached agreement enables the City to commence work on the project design.

Prepared by: **Chad Neufeld, MBCSLA**
Manager of Parks Planning & Development

Reviewed by: **Valoree Richmond**
Director of Parks & Facilities

Approved by: **Stephane Labonne**
General Manager of Parks, Recreation & Culture

Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachment:
(A) Active Transportation Fund Agreement

CANADA – CITY OF MAPLE RIDGE
PERMANENT PUBLIC TRANSIT PROGRAM – ACTIVE TRANSPORTATION FUND
GRANT AGREEMENT FOR EXPERIENCE THE FRASER MULTI USE PATHWAY FOR MAPLE RIDGE

This Agreement is made as of the date of last signature.

BETWEEN: **HER MAJESTY THE QUEEN IN RIGHT OF CANADA**, as represented by the Minister of Infrastructure and Communities, hereinafter referred to as the Minister of Intergovernmental Affairs, Infrastructure and Communities ("Canada")

AND

CITY OF MAPLE RIDGE, A MUNICIPALITY UNDER THE COMMUNITY CHARTER, [SBC 2003] C. 26
AND HAVING ITS OFFICE AT 11995 HANEY PLACE, MAPLE RIDGE, B.C., V2X 6A9 (the "Recipient"),

individually referred to as a "Party" and collectively referred to as the "Parties".

RECITALS

WHEREAS the Active Transportation Fund is the first federal fund to target active transportation. It is making $400 million in federal funding available over five years to support a modal shift away from cars and toward active transportation, in support of Canada's National Active Transportation Strategy;

WHEREAS the Minister of Intergovernmental Affairs, Infrastructure and Communities is responsible for the Permanent Public Transit Program - Active Transportation Fund ("the Program") and wishes to provide financial support to the City of Maple Ridge under this Agreement;

WHEREAS the Recipient is a Municipality which is eligible under the Program and has submitted to Canada an application dated March 29, 2022, which successfully met the selection criteria and qualifies for funding under the Program;

WHEREAS the Recipient is responsible for carrying out the Project and Canada wishes to provide financial support for the Project and its objectives;

NOW THEREFORE, the Parties hereby agree as follows:

1. INTERPRETATION

1.1 DEFINITIONS

In addition to the terms defined in the recitals and elsewhere in this Agreement, a capitalized term has the meaning given to it in this Section.

"**Agreement**" means this grant agreement and all its schedules, as may be amended from time to time.

"**Agreement End Date**" means September 30, 2023.

"**Communications Activity**" or "**Communications Activities**" means, but is not limited to, public or media events or ceremonies including key milestone events, news releases, reports, web and social media products or postings, blogs, news conferences, public notices, physical and digital signs, publications, success stories and vignettes, photos, videos, multi-media content, advertising campaigns, awareness campaigns, editorials, multi-media products and all related communication materials under this Agreement.

"**Contract**" means an agreement between the Recipient and a Third Party whereby the latter agrees to supply a product or service to the Project in return for financial consideration.

"**Effective Date**" means the date of last signature of this Agreement.

"**Eligibility Criteria**" means the eligibility criteria as described in Schedule A.1 (Eligibility Criteria).

"**Project**" means the planning and design project submitted by the Recipient as described in Schedule A.2 (The Project).

"**Third Party**" means any person or legal entity, other than a Party, who participates in the implementation of the Project by means of a Contract.

1.2 ENTIRE AGREEMENT

This Agreement comprises the entire agreement between the Parties in relation to the subject of the Agreement. No prior document, negotiation, provision, undertaking or agreement has legal effect, unless incorporated by reference into this Agreement. No representation or warranty express, implied, or otherwise, is made by Canada to the Recipient except as expressly set out in this Agreement.

1.3 DURATION OF AGREEMENT

This Agreement will be effective as of the Effective Date and will terminate on the Agreement End Date subject to early termination in accordance with this Agreement.

1.4 SCHEDULES

The following schedules are attached to, and form part of this Agreement:

Schedule A – Grant Details

Schedule B – Eligible and Ineligible Expenditures

Schedule C – Communications Protocol

2. PURPOSE OF AGREEMENT

The purpose of this Agreement is to establish the terms and conditions whereby Canada will provide funding to the Recipient for the Project.

3. OBLIGATION OF THE PARTIES

3.1 GRANT BY CANADA

a) Canada agrees to make a grant payment to the Recipient for the total amount of fifty thousand dollars ($50,000) under this Agreement which will be payable in accordance with the terms of this Agreement.

b) The Parties acknowledge that Canada's role in the Project is limited to making a grant payment to the Recipient for the Project and that Canada will have no involvement in the implementation of the Project. Canada is neither a decision-maker nor an administrator to the Project.

3.2 COMMITMENTS BY THE RECIPIENT

a) The Recipient will inform Canada promptly should it no longer meet the Eligibility Criteria.

b) The Recipient will complete the Project in accordance with the terms and conditions of this Agreement.

c) The Recipient will repay to Canada any and all overpayments made under and according to the terms and conditions of this Agreement.

d) The Recipient will inform Canada immediately should it no longer be able to meet the terms and conditions of this Agreement or of any fact or event that could compromise wholly or in part the Project

3.3 APPROPRIATIONS AND FUNDING LEVELS

Notwithstanding Canada's obligation to make any payment under this agreement, this obligation does not arise if, at the time when a payment under this agreement becomes due, the Parliament of Canada has not passed an appropriation that is sufficient and constitutes lawful authority for making the payment. Canada may reduce or terminate any payment under this Agreement in response to the reduction of appropriations or departmental funding levels in respect of transfer payments, the program under which this Agreement was made or otherwise, as evidenced by any appropriation act or the federal Crown's main or supplementary estimates expenditures. Canada will promptly advise the Recipient of any reduction or termination of funding once it becomes aware of

any such situation. Canada will not be liable for any direct, indirect, consequential, exemplary or punitive damages, regardless of the form of action, whether in contract, tort or otherwise, arising from any such reduction or termination of funding.

3.4 CHANGES DURING THE LIFE OF THE PROJECT

a) Where a change to this Agreement is contemplated, the Recipient will submit to Canada a request for a change.

b) Where the change is approved by Canada, the Parties will execute the corresponding amendment to the Agreement in accordance with Section 13.12 (Amendments).

4. RECIPIENT REPRESENTATIONS AND WARRANTIES

The Recipient represents and warrants to Canada that:

a) the Recipient has the capacity and authority to enter into and execute this Agreement duly authorized by resolution , dated October 11, 2022

b) The Recipient has the capacity and authority to carry out the Project;

c) The Recipient and Project meet the Eligibility Criteria;

d) This Agreement constitutes a legally binding obligation of the Recipient, enforceable against it in accordance with its terms and conditions;

e) All information submitted to Canada as set out in this Agreement is true, accurate, and was prepared in good faith to the best of its ability, skill, and judgment.;

f) Any individual, corporation or organization that the Recipient has hired, for payment, who undertakes to speak to or correspond with any employee or other person representing Canada on the Recipient's behalf, concerning any matter relating to the contribution under this Agreement or any benefit hereunder and who is required to be registered pursuant to the federal *Lobbying Act*, is registered pursuant to that Act;

g) The Recipient has not and will not make a payment or other compensation that is contingent upon or is calculated upon the contribution hereunder or the negotiation of the whole or any part of the terms and conditions of this Agreement to any individual, or corporation or organization with which that individual is engaged in doing business with, who is registered pursuant to the federal *Lobbying Act;*

h) There are no actions, suits, investigations or other proceedings pending or, to the knowledge of the Recipient, threatened and there is no order, judgment or decree of any court or governmental agency which could materially and adversely affect the Recipient's ability to carry out the activities contemplated by this Agreement. The Recipient will inform Canada immediately if any such action or proceedings are threatened or brought during the term of this Agreement;

i) The Recipient is in good standing under the laws of the jurisdiction in which it is required to be registered;

j) The Recipient will award and manage all Contracts in accordance with its policies and procedures and in a way that is transparent, competitive, consistent with value-for-money principles, or in a manner otherwise acceptable to Canada, and if applicable, in accordance with the Canadian Free Trade Agreement and international trade agreements.

5. GRANT PAYMENT(S)

Canada will pay the grant payment to the Recipient in one lump sum within twenty (20) business days upon:

a) the Parties' execution of this Agreement; and

b) evidence provided by the Recipient, to Canada's satisfaction, that the Recipient meets the Eligibility Criteria.

6. REPORTING

The Recipient will be required to submit a narrative report on their activities upon the completion of their planning strategy. The contents of this report would include:

a) Project targeted within the strategy;

b) Alignment of strategy goals with federal outcomes;

c) Outreach to vulnerable populations carried out during the creation of the strategy;

d) Communications Activities.

7. AUDIT AND EVALUATION

7.1 RECIPIENT AUDIT

Canada may, at its discretion, conduct a Recipient audit related to this Agreement during the term of this Agreement and up to two years after the Agreement End Date, in accordance with the Canadian Auditing Standards.

7.2 EVALUATION

The Recipient agrees to cooperate with Canada in the conduct of any evaluation of the Program during or after the term of this Agreement.

7.3 CORRECTIVE ACTION

The Recipient agrees to ensure that prompt and timely corrective action is taken in response of any audit findings and recommendations conducted in accordance with this Agreement.

7.4 RECORD KEEPING

The Recipient will keep proper and accurate financial accounts and records, including but not limited to its Contracts, invoices, statements, receipts, and vouchers, in respect of the Project, for at least six (6) years after the Agreement End Date.

7.5 ACCESS

The Recipient will provide Canada and its designated representatives with reasonable and timely access to the Project sites, facilities, and any documentation for the purposes of audit, evaluation, inspection and monitoring compliance with this Agreement.

8. COMMUNICATIONS

8.1 COMMUNICATIONS PROTOCOL

The Parties will comply with Schedule C (Communications Protocol).

8.2 RECOGNITION OF CANADA'S GRANT

The Recipient will acknowledge Canada's grant in all signage and public communication produced as part of the Project or Agreement, in a manner acceptable to Canada, unless Canada communicates in writing to the Recipient that this acknowledgement is not required.

8.3 PUBLIC INFORMATION

The Recipient acknowledges that the following may be made publicly available by Canada:

a) its name, the amount awarded by Canada, and the general nature of the Project; and

b) any evaluation or audit report and other reviews related to this Agreement.

8.4 OFFICIAL LANGUAGES

The Recipient agrees that:

a) all bilingual requirements for joint funding announcements, and any communications activity led by Canada, will be managed by Infrastructure Canada.

b) it will provide its services, when appropriate, in such a manner as to accommodate the specific needs of both official language communities.

9. INTELLECTUAL PROPERTY

a) All intellectual property that arises in the course of the Project will vest in the Recipient.

b) The Recipient will obtain the necessary authorizations, as needed, for the implementation of the Project, from third parties to this Agreement who may

own the intellectual property rights or other rights in respect of the Project. Canada will assume no liability in respect of claims from any third party to this Agreement in relation to such rights and to the Agreement.

c) The Recipient hereby grants to Canada a free of charge, non-exclusive, royalty-free, perpetual, worldwide and irrevocable license to exercise the intellectual property rights including to collect, retain, use, reproduce, communicate, modify, disclose, translate, publish, and distribute, in whole or in part, products developed for the completion of the Project and any other information provided by the Recipient, for promotional, informational and reporting purposes, in relation to this Agreement, in any form and by any medium, for any purpose directly or indirectly related to the Program.

d) Canada has the right to film or photograph the Recipient, its officers, servants, employees, or agents during visits, activities, and events for the purpose of promoting the Program. The Recipient further agrees that Canada can use or publish any such film or photograph internally or externally, in whole or in part, in any form and by any medium for the purposes of promoting the Program.

10. DISPUTE RESOLUTION

In the event of a dispute arising under the terms of this Agreement, the Parties agree to make a good faith attempt to settle the dispute. In the event that the Parties are unable to resolve the dispute through negotiation, they agree to give good faith consideration to resorting to other alternate dispute resolution processes to resolve the dispute. However, the Parties agree that nothing contained in this section will affect, alter or modify the rights of Canada under this Agreement to terminate the Agreement.

11. DEFAULT

11.1 EVENTS OF DEFAULT

The following events constitute Events of Default under this Agreement:

a) the Recipient has not complied with one or more of the terms and conditions of this Agreement;

b) the Recipient no longer meets the Eligibility Criteria;

c) the Recipient has submitted false or misleading information to Canada or made a false or misleading representation in respect of the Project, except for an error in good faith, demonstration of which is incumbent on the Recipient, to Canada's satisfaction.

11.2 DECLARATION OF DEFAULT

Canada may declare a default if:

a) In Canada's opinion, one or more of the Events of Default occurs;

b) Canada gave notice to the Recipient of the event which constitutes an Event of Default; and

c) The Recipient has failed, within thirty (30) business days of receipt of the notice from Canada, either to remedy the Event of Default or to notify Canada and demonstrate, to the satisfaction of Canada, that it has taken such steps as are necessary to remedy the Event of Default.

11.3 REMEDIES ON DEFAULT

In the event of default under this Agreement, Canada may exercise one or more of the following remedies, without limiting any remedy available to it at law:

a) suspend any obligation by Canada to make a grant payment to the Project, including any obligation to pay an amount owing prior to the date of such suspension;

b) terminate any obligation of Canada to make a grant payment to the Project, including any obligation to pay any amount owing prior to the date of such termination;

c) require the Recipient to reimburse Canada all or part of the grant paid by Canada to the Recipient;

d) terminate the Agreement.

12. LIMITATION OF LIABILITY AND INDEMNIFICATION

12.1 DEFINITION OF PERSON

In this section, "Person" includes, without limitation, a person, the Recipient, a Third Party, a corporation, or any other legal entity, and their officers, servants, employees or agents.

12.2 LIMITATION OF LIABILITY

In no event will Canada, its officers, servants, employees or agents be held liable for any damages in contract, tort (including negligence) or otherwise, for:

a) any injury to any Person, including, but not limited to, death, economic loss or infringement of rights;

b) any damage to or loss or destruction of property of any Person; or

c) any obligation of any Person, including, but not limited to, any obligation arising from a loan, capital lease or other long term obligation;

in relation to this Agreement or the Project.

12.3 INDEMNIFICATION

The Recipient will at all times indemnify and save harmless Canada, its officers, servants, employees or agents, from and against all actions, claims, demands, losses, costs, damages, suits or other proceedings, whether in contract, tort

(including negligence) or otherwise, by whomsoever brought or prosecuted in any manner based upon or occasioned by:

a) any injury to any Person, including, but not limited to, death, economic loss or any infringement of rights;

b) any damage to or loss or destruction of property of any Person; or

c) any obligation of any Person, including, but not limited to, any obligation arising from a loan, capital lease or other long term obligation;

in relation to this Agreement or Project, except to the extent to which such actions, claims, demands, losses, costs, damages, suits or other proceedings are caused by the negligence or breach of the Agreement by an officer, servant, employee or agent of Canada in the performance of his or her duties.

13. GENERAL

13.1 SURVIVAL

The Parties' rights and obligations, which by their nature extend beyond the termination of this Agreement, will survive any termination of this Agreement.

13.2 DEBTS DUE TO THE FEDERAL CROWN

Any amount owed to Canada under this Agreement by the Recipient will constitute a debt due to the federal Crown, which the Recipient will reimburse to Canada forthwith on demand.

13.3 INTEREST ON DEBTS DUE TO THE FEDERAL CROWN

Debts due to the federal Crown by the Recipient will accrue interest in accordance with the federal Interest and Administrative Charges Regulations.

13.4 SET-OFF BY CANADA

Any debt due to the federal Crown by the Recipient may be set-off against any amounts payable by Canada to the Recipient under this Agreement.

13.5 MEMBERS OF THE HOUSE OF COMMONS AND SENATE

No member of the House of Commons or the Senate of Canada will be admitted to any share or part of this Agreement, or to any benefit arising from it that is not otherwise available to the public. The Recipient will promptly inform Canada should it become aware of the existence of any such situation.

13.6 CONFLICT OF INTEREST

No current or former public servant or public office holder to whom any post-employment, ethics and conflict of interest legislation, guidelines, codes or policies of Canada applies will derive direct benefit from this Agreement unless the provision or receipt of such benefits is in compliance with such legislation, guidelines, policies or codes. The Recipient will promptly inform Canada should it

become aware of the existence of any such situation.

13.7 NO AGENCY, PARTNERSHIP, JOINT VENTURE, ETC.

a) No provision of this Agreement and no action by the Parties will establish or be deemed to establish a partnership, joint venture, principal-agent relationship or employer-employee relationship in any way or for any purpose whatsoever between Canada and the Recipient or between Canada and a Third Party.

b) The Recipient will not represent itself, including in any agreement with a Third Party, as a partner, employee or agent of Canada.

13.8 NO AUTHORITY TO REPRESENT

Nothing in this Agreement is to be construed as authorizing any person, including a Third Party, to contract for or to incur any obligation on behalf of Canada or to act as an agent for Canada. The Recipient will take the necessary action to ensure that any Contract between the Recipient and any Third Party contains a provision to that effect.

13.9 ASSIGNMENT

The Recipient will not transfer or assign its rights or obligations under this Agreement without the prior written consent of Canada. Any attempt by the Recipient to assign any of the rights, duties or obligations of this Agreement without Canada's express written consent is void.

13.10 COUNTERPART SIGNATURE

This Agreement may be signed in counterpart, including by electronic signature or PDF, and the signed copies will, when attached, constitute an original agreement.

13.11 SEVERABILITY

If for any reason a provision of this Agreement that is not a fundamental term of this Agreement between the Parties is found to be or becomes invalid or unenforceable, in whole or in part, and if both Parties agree, it will be deemed to be severable and will be deleted from this Agreement, but all the other terms and conditions of this Agreement will continue to be valid and enforceable.

13.12 AMENDMENTS

This Agreement, including its schedules, can only be amended in writing by the Parties.

13.13 WAIVER

A Party may waive any of its rights under this Agreement only in writing. Any tolerance or indulgence demonstrated by the Party will not constitute a waiver.

13.14 NOTICE

a) Any notice, information or required documentation provided for under this Agreement must be delivered in person or sent by mail, email, or messenger to the identified representatives of the Parties at the following coordinates, unless otherwise specified by Canada:

Canada:

Active Transportation Fund
Infrastructure Canada
180 Kent Street Ottawa Ontario
ATF-FTA@infc.gc.ca

Recipient:

Chief Administrative Officer

11995 Haney Place, Maple Ridge, V2X 6A9

shartman@mapleridge.ca

b) Such notice will be deemed to have been received:

i. in person, when delivered;

ii. if sent by mail or email, when receipt is acknowledged by the other Party;

iii. if sent by messenger or registered mail, when the receiving Party has signed the acknowledgment of reception.

c) If a Party changes its representative or the coordinates for that representative, it will advise the other Party as soon as possible.

13.15 COMPLIANCE WITH LAWS

The Recipient will comply with all applicable laws and regulations and all requirements of regulatory bodies having jurisdiction over the subject matter of the Project.

13.16 GOVERNING LAW

This Agreement is governed by, and is to be interpreted in accordance with, the applicable federal laws and the laws in force in British Columbia. The Parties attorn to the jurisdiction of the Courts of British Columbia and all courts competent to hear appeals from the Courts of British Columbia.

13.17 SUCCESSORS AND ASSIGNS

This Agreement is binding upon the Parties and their respective successors and assigns.

14. SIGNATURES

This Agreement has been executed on behalf of Her Majesty the Queen in right of Canada by the Minister of Intergovernmental Affairs, Infrastructure and Communities and on behalf of the City of Maple Ridge by . General Counsel and Executive Director, Legislative Service

HER MAJESTY THE QUEEN IN RIGHT OF CANADA	City of Maple Ridge
Per: Marie-Pier Nassif, Senior Director Active Transportation and Zero Emission Buses, Infrastructure Canada	Per: Patrick Hlavac-Winsor General Counsel and Executive Director, Legislative Service
Date	Date

SCHEDULE A – GRANT DETAILS

SCHEDULE A.1: ELIGIBILITY CRITERIA

RECIPIENT ELIGIBLITY:

Municipal, local and regional governments such as service districts; Indigenous organizations; and not-for-profit organizations can apply for planning and design grants. The complete list of eligible applicants is:

1) Municipalities, local and regional governments established under provincial or territorial statute, including service districts.
2) Public sector bodies that are established by or under provincial or territorial statute, or by regulation, or are wholly-owned by a province, territory, municipal or regional government, including but not limited to:
    a) Municipally-owned corporations;
    b) Provincial or territorial organizations that deliver municipal services; and
    c) Any other form of local governance that exists outside of the municipality description.
3) Indigenous governing bodies, including but not limited to:
    a) A band council within the meaning of section 2 of the *Indian Act*;
    b) A First Nation, Inuit or Métis government or authority established pursuant to a Self-Government Agreement or a Comprehensive Land Claim Agreement between Her Majesty the Queen in right of Canada and an Indigenous people of Canada, that has been approved, given effect and declared valid by federal legislation; and
    c) A First Nation, Inuit or Métis government that is established by or under legislation whether federal or provincial that incorporates a governance structure.
4) Federally or Provincially incorporated not-for-profit organizations whose mandate is to improve Indigenous outcomes, organizations serving Indigenous communities living in urban centers and First Nations living off-reserve.
5) Indigenous development corporations.
6) Federally or Provincially incorporated not-for-profit organizations.

Please note that individuals; private citizens; and federal entities, including federal Crown corporations are ineligible.

PROJECT ELIGIBILITY:

Planning and design projects refer to the development or enhancement of formal active transportation strategic planning documents or stakeholder engagement. This could entail the development of an Active Transportation Strategy, that could support the National Active Transportation Strategy, or the development of an active transportation component which can be added to other planning documents, such as Official Community Plans, Sustainability Plans, and Transportation Plans. Eligible projects include:

- Research, including case studies, data collection initiatives, mapping of walkability and bikeability, community audits/assessments;
- Public and/or stakeholder engagement and outreach, education programs;
- Policy development, including drafting objectives/actions for inclusion in community land use and/or transportation plans;
- Feasibility studies, business cases, and detailed costing estimates relating to the design of a project or program; and
- Projects which support the implementation of Canada's national active transportation strategy, such as events raising awareness and encouraging adoption of active transportation.

SCHEDULE A.2: THE PROJECT

This work will include the community consultation and stakeholder engagement processes to assess and design a multi use pathway on the "Experience the Fraser" trail route to connect the City of Maple Ridge's historic Port Haney Wharf area to Metro Vancouver's Kanaka Creek Regional Park, along the north side of the Fraser River. Planning and design of this project will prepare the City of Maple Ridge for a capital project application to the Active Transportation Fund at a later date.

The Experience the Fraser project was developed by Metro Vancouver and Fraser Valley Regional District and their federation municipalities in 2010 to see a network of multi-modal trails developed along the Fraser River from the Salish Sea to Hope. This project aims to deliver a plan and design for approximately 1,400m of multi use trail which will provide an active transportation route from the popular Kanaka Creek Regional Park in the east to the Port Haney Wharf, Westcoast Express Train Station and Port Haney area of Downtown commercial area of Maple Ridge.

This project seeks to benefit the population of Maple Ridge, specifically the Port Haney area by providing connections to urban transit systems, recreational areas, the downtown commercial area as well as visual and social connections to the Fraser River.

SCHEDULE A.3: THE PROJECT BUDGET

Project Budget	Amount
Total Project Cost	$80,000
Total Eligible Cost	$50,000

Total INFC Contribution	Grant Payment	Total
	2022-23	
ATF – Planning Stream	$50,000	$50,000

Other Sources of Funding

Funding from the Recipient	$30,000
Funding from Additional Sources	$0
Total Other Sources of Funding	$30,000

SCHEDULE B – ELIGIBLE AND INELIGIBLE EXPENDITURES

Eligible expenditures are those considered to be direct and necessary for the successful implementation of an eligible project under the overarching Permanent Public Transit Program and the Active Transportation Fund and are incurred by an Eligible Recipient, excluding those explicitly identified in the Ineligible Costs section below.

While a Recipient under this Agreement is not required to submit claims they should be mindful of what is considered as eligible and ineligible as part of the funding provided by this Grant.

The Program Analyst assigned to manage your agreement will provide additional support on interpreting the eligible and ineligible expenditures.

SCHEDULE B.1: ELIGIBLE EXPENDITURES:

- Expenditures directly associated with joint federal communication activities and with federal project signage;
- Costs/expenditures incurred for consultation or engagement with Indigenous groups on the project. These costs are retroactively eligible dating back to one year prior to the submission of the application for funding. These costs can include legal fees of the Indigenous groups, as part of overall consultation capacity funding, if they are incurred by an Indigenous group who is not a Recipient or an Ultimate Recipient of the given project, are reasonable, as determined by Canada, support consultation efforts, activities or tools and are not used to fund litigation against the Crown;
- Expenditures incurred for accommodation of adverse impacts on Aboriginal and Treaty rights;
- Incremental expenditures directly related to meeting specific program requirements, such as climate change and resiliency assessments, as well as creating community employment benefit plans;
- The incremental costs of the eligible recipients' employees may be included as an eligible expenditure provided that the use of employees or equipment pertains solely to the implementation of the project, and:
    - There is a lack of private sector capacity to undertake the work; or
    - The work involves proprietary or specialized infrastructure or equipment that requires specific knowledge or skill of the recipient's employees; or
    - A collective agreement requires the recipient to use their own unionized employees for certain project work.
- Costs associated with project monitors or independent certifiers

SCHEDULE B.2: INELIGIBLE EXPENDITURES

- Expenditures incurred before project funding approval and any and all expenditures related to agreements signed prior to project funding approval, except those specified under Section B.1 of this Schedule.
- Expenditures related to purchasing land, buildings and associated real estate and other fees;
- Expenditures related to cost overruns or incurred for cancelled projects;
- Furnishings and non-fixed assets which are not essential for the operation of the asset/project;
- General repairs and maintenance of a project and related structures, unless they are part of a larger capital project;
- Services on works normally provided by an eligible recipient, incurred in the course of implementation of the project, except those specified as eligible expenditures;
- Taxes for which the eligible recipient is eligible for a tax rebate and all other costs eligible for rebates;
- On-going operations, maintenance and/or electricity and fuel costs associated with the operations of capital assets;
- Legal fees, except those explicitly eligible under Section B.1 of this Schedule
- Financing, interest, and taxes, including principal and interest payments to the Canada Infrastructure Bank;
- Leasing land, buildings, equipment and other facilities except for equipment other than equipment directly related to the construction of the project, real estate fees and related costs;
- Provincial sales tax and Goods and Services tax/HST, for which the recipient is eligible for a rebate, and any other costs eligible for rebates;
- Purchase or maintenance of diesel buses;
- Expenditures related to any good and services which are received through donation or in-kind contribution;
- Employee costs, with the exception of incremental costs which pertain solely to the implementation of the project under Section B.1 of this Schedule; and
- Maintenance expenditures incurred as part of regular operations;

SCHEDULE C– COMMUNICATIONS PROTOCOL
INFORMING CANADIANS OF THE GOVERNMENT OF CANADA'S FUNDING

PURPOSE

This section outlines the roles and responsibilities of each of the Parties to this Agreement with respect to Communications Activities related to this Agreement and the Projects funded through it.

This section will guide the planning, development and implementation of all Communications Activities to ensure clear, consistent and coordinated communications to the Canadian public.

The provisions of this section apply to all Communications Activities related to this Agreement and any Projects funded under this Agreement.

GUIDING PRINCIPLES

Communications Activities undertaken in accordance with this section should ensure that Canadians are informed of infrastructure investments made to help improve their quality of life and that they receive consistent information about funded Projects and their benefits.

GOVERNANCE

The Parties will designate communications contacts that will be responsible for overseeing communication activities.

JOINT COMMUNICATIONS

Canada and the Recipient will jointly conduct Communications Activities about the funding of the Project(s) ("Joint Communications").

Joint Communications under this Agreement should not occur without the prior knowledge and agreement of all Parties, where applicable.

All Joint Communications material will be approved by Canada and the Recipient prior to release, and will recognize the funding of all parties.

Each of the Parties may request Joint Communications to communicate to Canadians about the progress or completion of the Project(s). The requestor will provide at least fifteen (15) business days' notice to the other Party. If the Communications Activity is an event, it will take place at a mutually agreed date and location.

The requestor of the Joint Communications will provide an equal opportunity for the other Parties to participate and choose their own designated representative (in the case of an event).

The Recipient will be responsible for providing onsite communications and logistics support.

Canada has an obligation to communicate in English and French.
Joint Communications products must be bilingual and include the Canada word mark and Recipient's logos. Canada will provide the translation services and final approval on products.

The conduct of all Joint Communications will follow the Table of Precedence for Canada.

INDIVIDUAL COMMUNICATIONS

Notwithstanding section 8 (Communications), Canada and the Recipient retain the right to meet their obligations to communicate information to Canadians about the Agreement and the use of funds through their own Communications Activities.

Canada will post a copy of this agreement on its website, in addition to information on any of the Recipients funded through it.

Canada, and the Recipient may each include general Program messaging and examples of Projects funded though the Agreement in their own Communications Activities. The authoring Party will not unreasonably restrict the use of such products or messaging by the other Parties; and if web or social-media based, from linking to it.

Canada and the Recipient may issue digital communications to communicate progress of the Project(s).

Where a Party establishes a web site or web page is created to promote or communicate progress on a funded Project or Projects, that Party must ensure that the site or page recognizes federal funding through the use of a digital sign or through the use of the Canada wordmark and the following wording, "This project is funded in part by the Government of Canada."

The Canada wordmark or digital sign must link to Infrastructure Canada's website. Canada will provide and publish guidelines for how this recognition is to appear.

OPERATIONAL COMMUNICATIONS

The Recipient is solely responsible for operational communications with respect to Projects, including but not limited to: calls for tender, or construction and public safety notices. Operational communications as described above are not subject to the federal official language policy.

Canada does not need to be informed on operational communications. However, such products should include, where appropriate, the following statement, "This project is funded in part by the Government of Canada."

MEDIA RELATIONS

Canada and the Recipient will share information promptly with the other Party should significant media inquiries be received or emerging media or stakeholder issues arise to a Project or the overall fund.

ADVERTISING CAMPAIGNS

Recognizing that advertising can be an effective means of communicating with the public, Canada and/or the Recipient may, at their own cost, organize an advertising or public information campaign related to this Agreement or eligible Projects. However, such a campaign will respect the provisions of this Agreement and the Government of Canada requirements for advertising. In the event of such a campaign, the sponsoring Party or Recipient will inform the other Parties or Recipient of its intention no less than twenty-one (21) working days prior to the campaign launch.