



City of Maple Ridge

PUBLIC HEARING

February 21, 2017

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 p.m., Tuesday, February 21, 2017 to consider the following bylaws:

1a) 2016-052-RZ

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 7243-2016

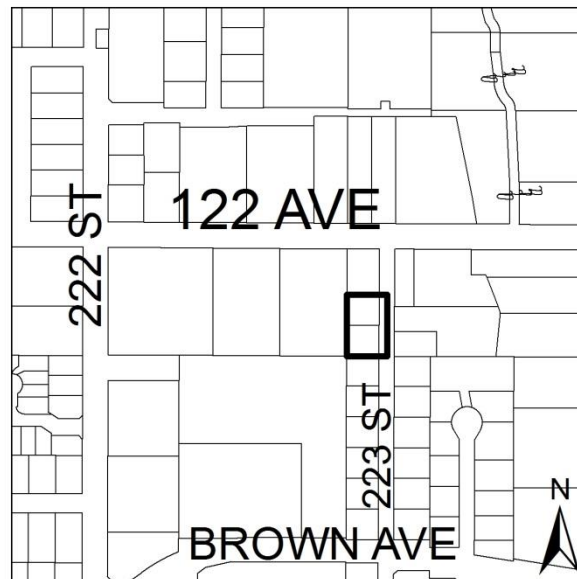
LEGAL: Lots 1 & 2, both of: District Lot 399, Group 1, New Westminster District, Plan 14397

LOCATION: 12159 and 12167 223 Street

PURPOSE: To amend Schedule "B" of the Official Community Plan, Town Centre Area Plan Schedule "1" as shown on Map No. 924.

FROM: Single-Family Residential

TO: Low-Rise Apartment



1b) 2016-052-RZ



MAPLE RIDGE ZONE AMENDING BYLAW NO. 7244-2016

LEGAL: Lot 44, District Lot 399, Group 1, New Westminster District, Plan 41066
Lot 48, District Lot 399, Group 1, New Westminster District, Plan 44211
Lots 1 & 2, both of: District Lot 399, Group 1, New Westminster District,
Plan 14397

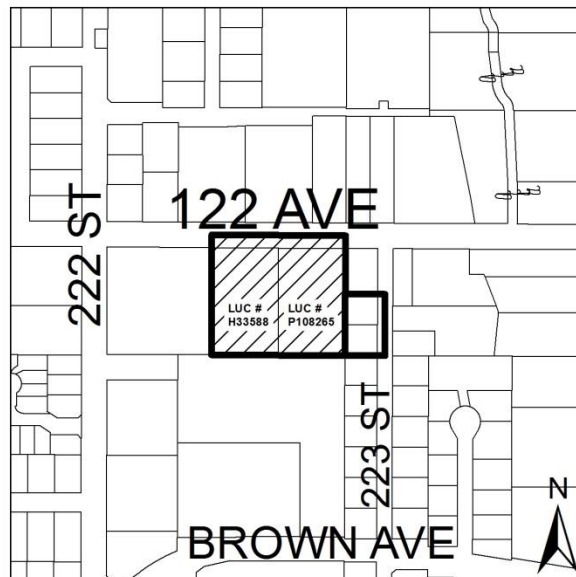
LOCATION: 22260 and 22292 122 Avenue, and 12159 and 12167 223 Street

PURPOSE: To rezone to RM-2 (Medium Density Apartment Residential) and to
terminate Land Use Contracts Registration numbers #33588 and
#P108265 as shown on Map No. 1674.

AND: The current application is to permit the future construction of a 291 unit
multi-family rental housing development within the Town Centre.

FROM: LUC (Land Use Contracts) Registration #H33588 & #P108265 
RS-1 (Medium Density Apartment Residential) 

TO: RM-2 (Medium Density Apartment Residential)



2) 2011-089-RZ

**MAPLE RIDGE HERITAGE DESIGNATION AND REVITALIZATION AND TAX EXEMPTION
AGREEMENT AMENDING BYLAW NO. 7306-2016**

LEGAL: Lot A, District Lot 398, New Westminster District, Plan EPP52747

LOCATION: 22325 St. Anne Avenue

PURPOSE: To extend the completion date for the conservation of the existing heritage building, (Morse-Turnock Residence).

3) 2016-129-RZ

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7303-2016

LEGAL: Lot A, Section 16, Township 12, New Westminster District,
Plan EPP25279

LOCATION: 11225 240 Street

PURPOSE: To amend Part 7 Commercial Zones, Section 701 Neighbourhood Commercial: C-1, sub-section 1. Permitted Principal Uses is amended by adding the following new clause g) as follows:

g) The following uses are permitted specific to the site legally described as Lot A Section 16 Township 12 New Westminster District Plan EPP25279 and PID 029-069-131:

- i. Licensee Retail Stores
- ii. Financial Services
- iii. Professional Services limited to: Medical Clinics, Physiotherapists, Chiropractors, Dentists, Veterinarians and Hearing/Eye Clinics
- iv. Private Schools
- v. Fitness Facilities
- vi. Pharmacies

4) 2016-039-RZ

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7229-2016

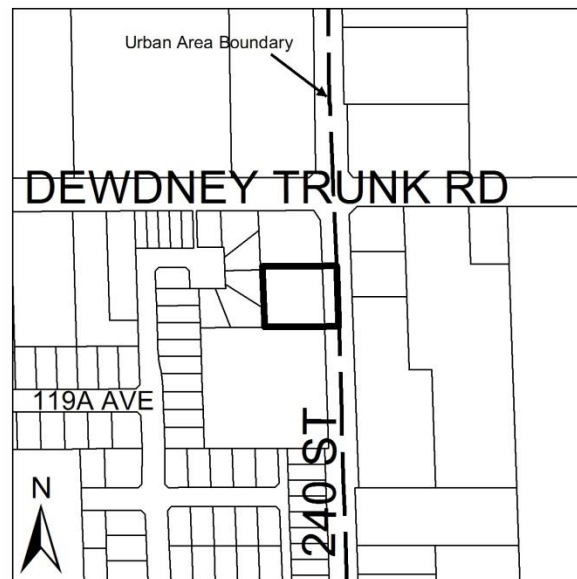
LEGAL: South Half Lot "B", Section 16, Township 12, New Westminster District, Plan 7528

LOCATION: 11951 240 Street

FROM: CS-1 (Service Commercial)

TO: C-2 (Community Commercial)

PURPOSE: To rezone to C-2 (Community Commercial). The current application is to permit the future construction of a Tim Hortons restaurant and drive-through.



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 a.m. and 4:00 p.m. from February 10, 2017 to February 21, 2017, Saturdays, Sundays and Statutory Holidays excepted. Staff reports for Item Nos. 1) and 4) see Council Meeting dated January 24, 2017 and for Item Nos. 2) and 3) see Council Meeting dated January 17, 2017, on the City website at www.mapleridge.ca/AgendaCenter.

ALL PERSONS who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Manager of Legislative Services or by sending an e-mail to the Clerk's Department at clerks@mapleridge.ca, by 4:00 p.m., February 21, 2017. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 10th day of February, 2017.

Laurie Darcus, MMC
Manager of Legislative Services

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-052-RZ
File Manager: Diane Hall

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

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

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

Additional reports provided:

Parking Reduction Study
Traffic Impact Study

- 1) That staff be directed to prepare a tenant relocation assistance policy that will establish acceptable guidelines for reviewing development proposals in light of existing tenants who may be affected by potential impacts to affordable rental housing;
- 2) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Bylaw No. 7243-2016 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 3) That Bylaw No. 7243-2016 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 4) That it be confirmed that Bylaw No. 7243-2016 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 5) That Bylaw No. 7243-2016 be given first and second readings and be forwarded to Public Hearing;
- 6) That Bylaw No. 7244-2016 be given second reading, and be forwarded Public Hearing;
- 7) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 - Town Centre Area Land-Use Designation Map;
 - iv) Road dedication on 223 Street as required;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that the use of the property as consolidated will be restricted to residential rental units;
 - vii) Removal of existing vacant structure at 22292 122 Avenue and existing houses at 12159 & 12167 223 Street.
 - 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.

(2016-052-RZ, 22260 and 22292 122 Avenue, 12159 and 12167 223 Street - to rezone from LUC [Land Use Contracts] and RS-1 [One Family Urban Residential] to RM-2 [Medium Density Apartment Residential] to permit construction of a 291 unit multi-family rental housing development within the Town Centre to designate subject properties from Single Family to Low Rise Apartment)

~~CARRIED~~

DEFEATED

DEFERRED

"Nicole Read"

MAYOR

ACTION NOTICE

TO: ☐ Chief Administrative Officer
☐ Gen Mgr - Corporate & Financial
☐ Mgr - Accounting
☐ Director of Information Technology
☐ Gen Mgr - Public Works & Development
☒ Dir - Planning
☐ Mgr - Bylaws & Licences
☐ Gen Mgr - Parks, Rec & Cultural Services
☐ Clerk's Section
☒ Corporate Officer
☐ Legislative Clerk
☐ Confidential Secretary

Prepare PH package

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

January 24, 2017

Date

Lani Doren
Corporate Officer

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Addendum report
First and Second Reading
Official Community Plan Amending Bylaw No. 7243-2016 and
Second Reading
Zone Amending Bylaw No. 7244-2016
22260 & 22292 122 Avenue, 12159 & 12167 223 Street.

MEETING DATE: January 23, 2017
FILE NO: 2016-052-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

On December 6, 2016, Council deferred Application 2016-052-RZ, and passed the following resolution in support of the deferral:

That application 2016-052-RZ be deferred pending the applicant's submission of a property management plan that identifies how their existing and proposed Maple Ridge buildings will be managed, made compliant with building and fire codes and be maintained in good repair; and the submission of a rental transition plan that identifies how existing tenants will be accommodated and how future rental rates will be established.

The applicants have responded with a letter to address Council concerns as outlined above, which is appended to this report. This addendum report will summarize key comments made.

Out of a more widespread concern for retaining affordable housing, Council has expressed general concerns about protecting the tenants of rental properties from eviction or extensive rent increases. To address these concerns, a recommendation has been included for Council to direct staff to draft a tenant relocation policy to assist in consideration of future residential proposals with impacts to rental housing affordability.

The proposed development complies with RM-2 (Medium Density Apartment Residential) Zoning with respect to height and to Floor Space Ratio. There are variances proposed for reduced setbacks and for reduced parking provisions. These requested variances are discussed in the original second reading report, as appended. A parking reduction study has also been provided in support of the parking reduction. Council is advised to review and consider these variances in their approval of this application.

RECOMMENDATIONS:

- 1) That staff be directed to prepare a tenant relocation assistance policy that will establish acceptable guidelines for reviewing development proposals in light of existing tenants who may be affected by potential impacts to affordable rental housing;
- 2) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Bylaw No.

7243-2016 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

- 3) That Official Community Plan Amending Bylaw No. 7243-2016 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 4) That it be confirmed that Official Community Plan Amending Bylaw No. 7243-2016 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 5) That Official Community Plan Amending Bylaw No. 7243-2016 be given first and second readings and be forwarded to Public Hearing;
- 6) That Zone Amending Bylaw No. 7244-2016 be given second reading, and be forwarded to Public Hearing;
- 7) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
 - iv) Road dedication on 223 Street as required;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that the use of the property as consolidated will be restricted to residential rental units;
 - vii) Removal of existing vacant structure at 22292 122nd Street and existing houses at 12159 & 12167 223rd Street.
 - viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

Applicant: Ciccozzi Architecture Shannon Seefeldt
Owner: Viam Holdings Ltd.

Legal Description: Lot 44, D.L. 399, Plan NWP41066; Lot 48, D.L. 399, Plan NWP44211; Lot 1, D.L. 399 NWD Plan NWP14397; Lot 2, D.L. 399, NWD Plan NWP14397

OCP:
Existing: APTL (Low-Rise Apartment) and Single Family
Proposed: Medium and High-Rise Apartment

Zoning:
Existing: LUC (Land Use Contracts) and RS-1 One Family Urban Residential
Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use:	Apartment and Single Family uses
	Zone:	RM-2 Medium Density Apartment Residential, RM-5 Low Density Apartment Residential, and RS-1 One Family Urban Residential
South:	Designation:	Apartment and Ground Oriented Multi-Family
	Use:	Seniors apartment and congregate care
	Zone:	CD-1-00 (Seniors Apartment and Private Hospital)
East:	Designation:	Low Rise Apartment
	Use:	Urban Single Family Residential
	Zone:	RS-1 One Family Urban Residential
West:	Designation:	Ground Oriented Multi-Family
	Use:	Strata Lot Condominium
	Zone:	LUC (Land Use Contracts)
	Designation:	Low Rise Apartment

Existing Use of Property: Vacant, Rental Apartment, and Single Family
Proposed Use of Property: Rental Apartment
Site Area: 1.03 HA. (2.5 acres)
Access: 122nd Avenue and 223 Street
Servicing requirement: Urban Standard

2) Background:

As noted earlier in this report, Council has deferred second reading, and requested that the applicant provide additional information regarding:

- i) protecting existing tenants from costly rental increases.
- ii) a property management plan for new and existing rental properties to keep them safe and in good repair.

The letter provided by the applicant responds to Council concerns, with the inclusion of the following:

- i. Description of responsibilities of in-house management in dealing with tenant screening and adherence to Crime Free Multi-Family Housing;
- ii. Assertion that concerns raised during annual Fire Department inspections are promptly addressed, and an independent Fire and Safety audit also occurs annually with remedial action where necessary;
- iii. Comment that the new residential facility will have improved security, and additional on-site managers, and therefore will likely minimize incidents of concern;

- iv. Statement that the phasing of the proposed development will minimize disturbance to existing tenants, offering a smooth transition to the new building once complete; and
- v. Commitment that tenants in good standing will be offered units in the new building, with rental increases limited to a maximum of \$100.00 per month above previous rent; that tenants would also have the option of moving into an older building owned by the applicant at a comparable rent (subject to vacancies occurring), and that all tenants would be offered payment equivalent to 3 months rent.

The Fire Department has been in communication with the applicant. Amacon is suggesting that building deficiencies have been rectified and a follow up fire inspection is expected to occur January 19 or 20, 2017. The results of the inspection will be provided to the applicant and communicated through to Council.

CONCLUSION:

This addendum to second reading report responds to Council concerns and previous deferral of second reading. It is recommended that first and second reading be given to OCP Amending Bylaw No. 7243-2016, that second reading be given to Zone Amending Bylaw No. 7244-2016, and that application 2016-052-RZ be forwarded to Public Hearing.

“Original signed by Chuck Goddard” for

Prepared by: Diana Hall MA, MCIP, RPP
Planner 2

“Original signed by Christine Carter”

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

“Original signed by Frank Quinn”

Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Amacon Letter, dated January 10, 2017, with attachment

Appendix B – Second Reading report, dated December 5, 2016 with attachments

AMACON

January 10th, 2017

City of Maple Ridge

11995 Haney Place
Maple Ridge, BC, V2X 6A9

RE: Application 2016-052-RZ: Proposed Amacon 291 Rental Unit Project

Dear Mayor Read and Members of City Council,

Amacon would like to take this opportunity to respond to the recently carried motion to defer the second reading of Application 2016-025-RZ at the December 6, 2016 Council Meeting.

The issues brought up before Council pertained to the management of our existing and proposed properties, how these subject properties will be kept in a state of good repair and compliant with fire safety regulations, and how the current tenants of the Sorrento building will be transitioned from their current accommodations to the future redeveloped building.

As you are aware, Amacon owns and manages several properties in the City of Maple Ridge, namely Maple Court #1 (22437 – 121st Street), Maple Court #2 (22423 – 121st Street), Sorrento Apartments (22260 – 122nd Street) and the fire damaged Sunrise Apartments (22292 – 122nd Street).

All of our Maple Ridge apartment properties are managed by our in-house, licensed residential property management division who take great pride in the operation of these properties and strive to provide livable, quality homes to our valued residents.

Our tenancy process begins with a screening process of all potential residents of our buildings where we conduct a background check of each potential resident which typically involves, but is not limited to:

- Previous landlord reference
- Work/occupational reference
- Credit check
- Social media background check

Despite our best efforts to filter problematic tenants, we cannot be 100% accurate and have had our share of residents or guests who have caused disturbances and damage within the buildings often resulting in the misuse of city emergency services. In order to assist Amacon in the prompt removal of problematic residents, we mandate that all new residents sign our version of a Crime-Free Multi-Housing Addendum to the Residential Tenancy Agreement which states that each resident will not engage in criminal activity. A copy of this document has been attached for your reference.

Our management team endeavors to maintain a positive resident mix, with any residents or guests that cause disturbances or damage being promptly removed while following the strict protocol outlined in the Provincial Residential Tenancy Act.

With regard to the compliancy and maintenance of our existing properties, our management team and individual building managers' work diligently together to ensure that the upkeep and safety compliancy of the properties remains a top priority. After the annual Fire Department inspections are completed, our management team ensures that any issues identified are rectified promptly.

Over the past 6 years, there have been a number of Fire Department inspections that have passed without any issues raised. In the event that there are issues identified, often the Fire Department does not return to re-inspect the building after the work has been completed or when they do, no formal acknowledgement is provided to confirm all issues have been rectified. We have reached out to the Fire Department on multiple occasions over the past month in efforts to have them confirm that there are no further outstanding issues but have been unsuccessful in getting a response. Amacon confirms that any previously noted issues have been rectified as well as anything noted through our internal property inspections.

In addition to the yearly Fire Department inspections, Amacon also independently conducts an annual Fire and Safety inspection each November. Following this inspection, we work closely with our building managers to immediately rectify any areas of concern that are brought to our attention at that time. Furthermore, the Building Summary document which was received by City Council and which highlights the issues encountered with our Maple Ridge rental buildings can be largely attributed to the small percentage of troublesome residents and guests. It is not in our best interest to have residents be intoxicated in the common areas or assault other residents in our buildings, just as it is not our intention to cause damage to our own emergency lights, fire doors, and fire extinguishers. Following the rules and regulations of the Residential Tenancy Act, the mandated eviction process can take some time to fully remove these residents and as such, we have faced many reoccurring problems while navigating through the eviction process.

Though we work to retain residents who are not willfully damaging and vandalizing our buildings, there are those who slip through and are the root cause of many of the major issues we face in our day to day management. Our management team will continue to use the tools at hand and their best judgement, in efforts to attract and retain quality residents.

Our proposed replacement rental property will have significant improvements over and above our older Maple Ridge properties including; up to date security features with security cameras, electronically controlled access points, and a fully gated landscaped perimeter to assist in keeping trespassers out. Security cameras not only serve in a preventative capacity, but will further assist us in identifying and promptly removing any instigators in the event that an issue is encountered.

With the planned number of residences that our proposed replacement rental property will house, we envisage an on-site team of at least two resident managers to address day to day operations who will be comprehensively supported by our in house property management division.

Our phasing plan for the redevelopment of the sites has been established to minimize the disruption to our current residents in the Sorrento property. Our transition plan will involve timely communication with all tenants as we reach major milestones in the redevelopment process and approach completion of construction on Phase 1.

Our intention is to build out Phase 1 of our redevelopment which will occupy the property with the fire damaged Sunrise property. Once construction of Phase 1 is complete, we will offer the current tenants of Sorrento the first right of refusal to select a unit in our newly constructed building. As the Sunrise building is an older market rental property, the newly constructed units will likely achieve an increased market rental rate. In efforts to further assist the current tenants of Sorrento, Amacon will limit any increase in rent to all 39 Tenants (with the exception of those who are in breach of our strict policies), to a maximum of \$100 per month over and above their unit market rent.

Should a resident decide not to exercise their right of refusal and move into the new building, Amacon will assist by offering residency in one of our other rental buildings (should there be sufficient vacancy). No matter which option the resident selects, each resident of the Sorrento building will receive payment equivalent to three (3) months' rent in order to assist with any moving expenses. Residents will have the option to not pay the last three (3) months' rent in lieu of the payment or take the payment in full at the end of the tenancy. This offering will be initiated at the time we issue our official notice to tenants (3 months prior to construction completion of Phase 1). Residents that wish to vacate before the end of the three month notice period will still receive the full three months' payment.

We also understand that there are many elderly at risk residents who currently live in our Sorrento building. Our residential management team will personally work with them to come up with a solution that will further ease the transition into a new home.

We trust that the above information satisfies Councils request for information, and ask that Council instruct City staff to work with Amacon to expedite this much-needed rental project through the permitting process. Should Council require details similar to the above in the future, we also request that Amacon be made aware of the questions/comments beforehand. Through this we can directly respond in a timely manner and this will prevent future untimely delays in the development/rezoning process.

Kind Regards,
AMACON



Simon Taylor
Director of Development

Residential Tenancy Agreement Addendum For Crime Free Housing

Inconsideration of the execution or renewal of a Residential Agreement of the residential property identified in the Residential Tenancy Agreement, Landlord and Resident agree as follows:

- 1.0 Resident(s), any member of the residents(s) household, and any persons affiliated with the resident or invited onto the residential property or residential premise by the resident(s) or any member of the resident's family shall not engage in any criminal activity on the premises or property including, but not limited to:
- (a) any drug-related criminal activity
 - (b) solicitation (sex trade workers and related nuisance activity)
 - (c) street gang activity
 - (d) assault or threatened assault
 - (e) unlawful use of a firearm
 - (f) any criminal activity that threatens the health, safety or welfare of the landlord, other residents or persons on the residential property or residential premises.

VIOLATION OF THE ABOVE PROVISIONS, WHICH IS A REASONABLE AND MATERIAL TERM OF THE TENANCY AGREEMENT, SHALL BE GOOD CAUSE FOR A NOTICE TO END A TENANCY.

A single violation of any of the provisions of this added addendum shall be deemed a serious violation and material non-compliance with the Residential Tenancy Agreement. It is understood and agreed that a single violation shall be good cause for a notice to end a Residential Tenancy Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be predominant of the evidence.

In case of conflict between the provisions of this addendum and any other provisions of the Residential Tenancy Agreement, the provisions of this addendum shall govern.

Should incidents occur resulting in police involvement, I agree to allow the investigating police service to release information to the managing company. This in accordance with the Freedom of Information and Protection of Privacy Act.

This Residential Tenancy Agreement addendum is incorporated into the Residential Tenancy Agreement executed or renewed this day between Landlord and Resident.

Resident Signature

Date

Landlord or Authorized Agent Signature

Date

Property:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: December 5, 2016
FILE NO: 2016-052-RZ
MEETING: C of W
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7243-2016 and
Second Reading
Zone Amending Bylaw No. 7244-2016
22260 & 22292 122nd Avenue, and 12159 & 12167 223rd Street.

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 22260 & 22292 122 Avenue and 12159 & 12167 223 Street from LUC (Land Use Contracts) & RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of a 291 unit multi-family rental housing development within the Town Centre. On April 26, 2016, Council granted first reading to Zone Amending Bylaw No. 7244-2016 and considered the early consultation requirements for the Official Community Plan (OCP) amendment. In their consideration, Council expressed concern that the existing tenants would be accommodated with rental housing at rates within their means.

This application requires an amendment to the Official Community Plan (OCP) to redesignate the subject properties at 12159 & 12167 223 Street from Single Family to Low Rise Apartment. This proposal is consistent with Council priorities for the provision of rental housing, and is therefore supportable. The minimum lot size for the current RM-2 Medium Density Apartment Residential District Zone is 1300 m².

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 Bylaw No. 7243-2016 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7243-2016 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. 7243-2016 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7243-2016 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7244-2016 be given second reading, and be forwarded to Public Hearing;

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

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii) Approval from the Ministry of Transportation and Infrastructure;
- iii) Amendment to Official Community Plan Schedule “A”, Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
- iv) Road dedication on 223 Street as required;
- v) Consolidation of the subject properties;
- vi) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that the use of the property as consolidated will be restricted to residential rental units;
- vii) Removal of existing vacant structure at 22292 122nd Street and existing houses at 12159 & 12167 223rd Street.
- viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

Applicant: Ciccozzi Architecture Shannon Seefeldt
Owner: Viam Holdings Ltd.

Legal Description: Lot: 44, D.L.: 399, Plan: NWP41066, Lot: 48, D.L.: 399, Plan: NWP44211, Lot 1; D.L.: 399 NWD; Plan: NWP14397, Lot 2; D.L.: 399; NWD; Plan NWP14397

OCP:
Existing: APTL (Low-Rise Apartment) and Single Family
Proposed: Medium and High-Rise Apartment

Zoning:
Existing: LUC (Land Use Contracts) and RS-1 One Family Urban Residential
Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses:
North: Use: Apartment and Single Family uses
Zone: RM-2 Medium Density Apartment Residential, RM-5 Low Density Apartment Residential, and RS-1 One Family Urban Residential
Designation: Apartment and Ground Oriented Multi-Family

South:	Use:	Seniors apartment and congregate care
	Zone:	CD-1-00 (Seniors Apartment and Private Hospital)
	Designation:	Low Rise Apartment
East:	Use:	Urban Single Family Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Ground Oriented Multi-Family
West:	Use:	Strata Lot Condominium
	Zone:	LUC (Land Use Contracts)
	Designation:	Low Rise Apartment
Existing Use of Property:	Vacant, Rental Apartment, and Single Family	
Proposed Use of Property:	Rental Apartment	
Site Area:	1.03 HA. (2.5 acres)	
Access:	122 nd Avenue and 223 Street.	
Servicing requirement:	Urban Standard	

2) Background:

This development proposal is for 291 rental housing units. There are 4 properties included in this application. The multi-family development on the property at 22292 122nd Avenue (Sunrise Court) was destroyed by fire in 2015. This proposal will replace this structure with a larger multi-family unit structure. The property at 22260 122nd Avenue will also be replaced at a later phase of this development. This phased approach allows current tenants to be accommodated, initially in the existing structure, and then later, in the first of the two new buildings. The applicant has committed to providing assistance to existing tenants with the transition to new living arrangements, which may be in the new building.

3) Project Description:

This proposal will assemble the two smaller single family properties along 223rd Street into this development, which will rebuild existing or previous rental accommodation along 122nd Avenue. A total of 291 dwelling units are proposed, with a mix of 1, 2 and 3 bedroom units, and a projected floor area of approximately 200,000 square feet.

PLANNING ANALYSIS:

i) Official Community Plan:

Official Community Plan / Town Centre Area Plan:

The development site is located within the North View subarea of the Town Centre Area Plan and is currently designated Low Rise Apartment and Single Family. An OCP amendment will be required to re-designate the portions of the site that front 223rd Street from Single Family to Low Rise Apartment to allow the proposed RM-2 Medium Density Apartment Zoning.

These two smaller parcels were designated Single Family in the Town Centre Area Plan as they were perceived to have limited development options for a site assembly with sufficient lot depth to create a multifamily development and road dedication for the widening of 223rd Street.

These constraints will be alleviated by the consolidation of these two parcels with the larger properties to their west. For this reason, the proposed amendment to the Official Community Plan designation from Single Family to Low Rise Apartment is supportable. The resulting assembly will be

able to provide required road dedication along 223rd Street, and create a sufficiently large parcel for a comprehensive development plan.

The applicants were not able to acquire the corner parcel at 22306 122nd Avenue. However, due to its location, this parcel will be able to develop independently as a multi-family development, and does not need to be part of an assembly to realize its development potential.

Rental Housing Accommodation. The proposed rental accommodation will improve the housing stock diversity in the Community. The Maple Ridge Official Community Plan notes that Maple Ridge has a shortage of specific types of rental accommodation, including 3 bedroom apartments, which are proposed with this application. The following OCP policies support rental housing:

Policy 3-33 – *Maple Ridge supports the provision of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms.*

Policy 3-34 – *Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District.*

OCP policy 3-33 supports the provision of rental accommodation in varying dwelling unit size and number of bedrooms, and OCP policy 3-34 supports the provision of affordable, rental and special housing needs throughout the City. A recommended approach to secure these units as rental housing will be through a Restrictive Covenant and a Housing Agreement with the property owner.

Housing Action Plan:

The Housing Action Plan, endorsed by Council on September 15, 2014, identifies rental housing as a priority. Strategy 4 of the Housing Action Plan is to **Create New Rental Housing Opportunities**. Strategy 4 notes that Municipalities can support the development of new rental housing through a set of incentives, such as a reduction in parking requirements or waiving permitting fees. The units could be “secured” as market rental housing, with a covenant on title.

A number of incentives are being considered to facilitate the development of rental housing. The 2017 Planning work program includes consideration for relaxation of parking standards to reduce construction costs to facilitate affordable housing. Reducing the amount of parking required per dwelling unit enables a higher potential dwelling unit count relative to site area, and reduced constructions costs, particularly in large multi-family buildings with underground parking. Of particular relevance to this application, the relaxation of parking requirements is supported in the Housing Action Plan as a means to facilitate the development of rental housing. In Maple Ridge, this practice is currently negotiated during the development process on a case by case basis. The development of a transparent formal process using defensible criteria, such as proximity to services and transit, should be considered as a possible incentive. This concept is currently being used by other Metro Vancouver municipalities including the Corporation of Delta, City of Langley, City of New Westminster, District of North Vancouver, City of Surrey and the City of Vancouver.

As this proposed development will increase the amount of rental housing stock in the community, this proposal will meet the objectives of the Housing Action Plan. The parking provisions it proposes comply with the requirements of the Central Business District of the Town Centre for non-market housing. However, this development is close (within 300 metres) but not within the Central Business District and therefore does not qualify for this reduced parking requirement. However, as it is consistent with the policy direction of the Housing Action Plan and proposes rental housing that is near services and transit, a parking reduction may be supportable through a development variance

permit or other mechanisms. The applicant has agreed to secure this supply of rental housing in perpetuity through a restrictive covenant registered on title¹

ii) Zoning Bylaw:

There are 2 Land Use Contracts for the subject properties fronting 122nd Avenue. Land Use Contract #H33588 applies to the subject property at 22260 122nd Avenue, while Land Use Contract #P108265 applies to the subject property at 22292 122nd Avenue. Both contracts must be discharged prior to zoning the properties RM-2 (Medium Density Apartment Residential). To address this issue, the attached zoning amendment bylaw will also discharge these Land Use Contracts.

This application also proposes to rezone the properties located at 12159 and 12167 223rd Street from RS-1 One Family Urban Residential to RM-2 (Medium Density Apartment Residential) to permit a 4 storey apartment building. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m², and the minimum lot size for the proposed RM-2 (Medium Density Apartment Residential) zone is 1300 m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application. Appendix C describes the Zoning Map Amendment proposed with this development.

iii) Off-Street Parking And Loading Bylaw:

The Off Street Parking and Loading Bylaw establishes that 1.5 parking stalls and 0.2 visitor stalls are required for each dwelling unit in the RM-2 Zone. For the 291 housing units proposed, the full complement of parking would be 495 stalls. The parking provided is consistent with requirements for non-market multi-family development in the Central Business District of the Town Centre. For this reason, a parking relaxation will be required, and is supportable due to the proximity of the site to transit services along Dewdney Trunk Road and the rental tenure of the proposed housing stock.

Parking information provided by the applicant indicate that their existing rental buildings consistently have more parking than is used. The following table shows three rental housing developments managed by the applicant. Two of these are within the Maple Ridge Town Centre but out of the Central Business District (one of these is the existing Sorrento building on the subject site). The other building is in the City of Coquitlam.

Parking stalls used in 3 rental housing developments in Maple Ridge and Coquitlam					
Site	Total suites	Total parking provided	Stalls in use	Vacant stalls	stalls used /# suites
Coquitlam	53	78	35	43	0.66
Sorrento (MR)	22	54	22	32	0.53
Maple Ct. (MR)	108	150	53	97	0.49

¹ Council has requested information on rental rates and how existing tenants will be accommodated with the transition to new housing. Dialogue with the applicant reveals concessions are being considered as follows:

- Right of first refusal in new building
- Offer of available unit in other buildings owned by the applicant (one of these is within Maple Ridge)
- Financial compensation to all tenants to assist with relocation.

In all of these examples (involving over 180 rental units), the parking complement is less than 1 stall used per dwelling unit. This ratio is significantly lower than the Off Street Parking Bylaw requirement, even for the reduced standards of the Central Business District. On this basis, a parking variance is supportable. A parking reduction study prepared by a qualified professional has been provided, offering further justification for a parking reduction, as follows:

A key finding in the MVAPS (Metro Vancouver Apartment Parking Study) was that residents of rental apartment units (both market and non-market units combined) had average auto ownership levels of 0.82 vehicles per household, approximately 65% of that of strata units ...²

Section 3.4 of the Off-Street Parking Bylaw provides a cash in lieu option for relaxing parking requirements for properties that are within a 930 metre radius of the boundary of the Municipal parking lot in the Town Centre. This option could be a consideration. However, the cash contribution that required would be \$8000.00 per stall, which would be onerous for the applicant to provide. Additional options for consideration could be providing car share facilities. A mix of options could be considered, including granting a variance, cash in lieu, electric car charging stations, provision of some non-market rental, and car share facilities.

iv) Proposed Variances:

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

1. To vary the exterior side yard setback: (North PL along 122nd Avenue) from the required 7.5 metres to 6.0 metres.
2. To vary the interior side yard setback: (West and South PL) from the required 7.5 metres to 6.0 metres.
3. To vary the front yard setback: (East PL along 223rd Street) from 7.5 metres to 3.6 metres. Note: this setback is measured from the new property line established after a 3.9 metre road dedication along 223rd Street).
4. Parking requirements. The parking provided (288 stalls) generally complies with requirements in the Central Business District for non-market housing. However, parking requirements for the site, which is within 300 metres, but not within the CBC, are 1.7 stalls per dwelling unit, amounting to 495 stalls required.

The requested variances to the setback and parking requirements in the RM-2 Medium Density Zone will be the subject of a future Council report.

v) Development Permits:

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

vi) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on October 11, 2016.

² Sunrise Re-Development Parking Variance Study, Bunt & Associates, November 2016

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution that:

The proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

1. Consider relocating the office, multi purpose room, and fitness area to a central location and access to courtyards. Stacking program spaces is an option.
2. Consider further natural light elements along length of corridor and throughout building.
3. Consider further variation and diversity of building elevations for building as a whole.
4. Consider allowing additional natural light into courtyard areas by addressing building massing.
5. Consider further enhancements to courtyard resident entries.
6. Consider distributing underground bike parking throughout parking area.
7. Consider CEPTED issues and weather protection related to parking stairwells.
8. Consider additional variation of treatments and breaking up of building elevations on south façade.
9. Provide further enhancement and design forward play area for west play area.
10. Provide additional vertical elements to central play area.
11. Provide drop off area.
12. Reconsider activities for programming within courtyard area and noise conflicts.
13. Diversify the planting design within the massed planting areas.

The applicant has responded to these comments as follows:

1. Consider relocating the office, multi purpose room, and fitness area to a central location and access to courtyards. Stacking program spaces is an option.

Response: The location for the amenity areas was carefully selected in efforts to minimize the negative impacts to the neighbouring units and therefore livability. Having the amenities located near the front entrance of the building also allows for the office to ensure a secure building by way of having clear sight lines to who is entering/exiting the building and subsequently who is utilizing the amenity areas. Therefore, the current location of our office and amenity package serves to maintain a high level of security and consequently reduce theft/damage to the building.

2. Consider further natural light elements along length of corridor and throughout building.

Response: Natural light elements in a corridor is uncommon in condo/apartment buildings, as the natural light comes at the expense of reducing unit sizes. For this proposal, we have made every effort to ensure the units are as livable as possible, with ample windows creating a vast improvement on the current condition. The corridors will be well lit and have security features throughout.

3. Consider further variation and diversity of building elevations for building as a whole.

Response: Consideration will be made to bring more individual identity to the three end elevations fronting 223rd.

4. Consider allowing additional natural light into courtyard areas by addressing building massing.

Response: The building was oriented to maximize the amount of south facing units. Adjusting massing at this point will reduce the number of units that directly face the sun throughout the day, therefore not gaining a net positive offset through more light into courtyards. During the summer months, our shadow study shows that throughout the day that majority of the courtyard areas will see sunshine into the late afternoon.

5. Consider further enhancements to courtyard resident entries.

Response: Lobby entry points will be investigated for the potential to be further refined and enhanced.

6. Consider distributing underground bike parking throughout parking area.

Response: A revised parkade plan has been developed and is appended to this report.

7. Consider CEPTED issues and weather protection related to parking stairwells.

Response: Stairwells will be secure with residents accessing through exits from the parkade below in emergency situations only. Stairwells are also located directly in front of multiple unit windows and balconies which will give many tenants a direct sightline into them. Should any issues arise, tenants will be able to contact building management who will take the appropriate steps to correct. The stairwells are also located within the boundaries/fencing of the property and will only be accessible by tenants. Additional security measures will be discussed and investigated. It is important to also consider that this will be a rental building and any security issues or damage to the building will need to be remedied at the cost of Amacon (the Landlord). It is therefore in our best interests to carefully consider the security of this building in efforts to reduce future issues.

8. Consider additional variation of treatments and breaking up of building elevations on south façade.

Response: Consideration will be made to varying the massing on the south elevation.

9. Provide further enhancement and design forward play area for west play area.

Response: Landscape architect will revise to maximize the 'fun' potential of play area while ensuring a high level of safety is maintained.

10. Provide additional vertical elements to central play area.

Response: Landscape architect will revise to maximize the 'fun' potential of play area while ensuring a high level of safety is maintained.

11. Provide drop off area.

Response: Architect and Civil engineer will investigate possibility of having loading and pickup/drop off area near front entrance of building. This will be dictated by Maple Ridge Engineering's direction for the road widening at 223rd Street.

12. Reconsider activities for programming within courtyard area and noise conflicts.

Response: Any activities that cause excessive noise will be limited (ie no basketball hoop).

13. Diversify the planting design within the massed planting areas.

Response: Landscape architect will investigate other low-maintenance vegetation that could also be planted.

The applicant has considered and addressed ADP concerns as noted above and reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future report to Council pertaining to the required development permit.

Not all of the Advisory Design Panel's recommendations have been provided by the applicant. However, Council is not required to insist on strict adherence to the recommendations of this advisory committee. On this basis, Council may wish to approve or defer the applicant's latest submission.

vii) Development Information Meeting:

A Development Information Meeting was held at the Maple Ridge Legion at 12101 on July 20, 2016. There were 17 attendees attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

Concerns:

1. Basketball court/hoop in play area
2. Skylights on top floor
3. Dishwashers
4. Amenity room rentable
5. Wooden blinds (or like material)
6. Swings in the courtyard area
7. Secluded area for smoking tenants
8. Unit square footages to remain same as those in previous buildings
9. Need big bedrooms and storage room
10. Rent to remain the same as current rates

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

1. *Basketball court/hoop in play area.* Though we will have a courtyard suitable for all children of all ages, we will not be able to include a basketball hoop on site. There is a park on 222nd St and 121st Ave that has a basketball hoop and is within a 5 minute walk from the building.
2. *Skylights on top floor.* Skylights will require additional structural design and reinforcement which will add substantial cost to the building construction in addition to added ongoing maintenance. The rental homes on the top level will have significant natural light through oversized windows.
3. *Dishwashers.* This again comes down to the cost benefit of including a dishwasher vs the affect it will have on the rental rates. We will review as we progress.
4. *Amenity room rentable.* This is typical in condominium buildings we have done in the past and rental of the amenity room will be managed by the on – site building manager.
5. *Wooden blinds (or like material).* Each unit will come equipped with sets of blinds though the exact material has not been specified yet.
6. *Swings in the courtyard area.* As the exact play equipment has not been selected, we still have the potential to include swings in the courtyard. Liability concerns may be raised here due to potential injury on private property.
7. *Secluded area for smoking tenants.* Tenants who wish to smoke will be able to use their personal balconies unless future law requires a designated area. If so, a designated area will be provided.
8. *Unit square footages to remain same as those in previous buildings.* Our square footage for the proposed units will be smaller in size than the old Sunrise and Sorrento buildings. However, the new units will be more efficiently laid out to maximize the full potential of the unit and create a much more livable space.
9. *Need big bedrooms and storage room.* Our bedrooms will be sized to support full size bedroom furniture. We will also have entry closets and storage closets in all units. Some units will also include dens (ie 2 bedrooms + a small den).

10. *Rent to remain the same as current rates.* This cannot be guaranteed as this will be a brand new rental building at market rental rates to be assessed at completion.

viii) Parkland Requirement:

As this development proposes to consolidate 4 parcels into one, there will be no parkland dedication required for this proposal.

4) Traffic Impact:

As the subject properties are 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. A traffic study will be forwarded to the Ministry for its approval.

5) Interdepartmental Implications:

i) Engineering Department:

Comments provided by the Engineering Department pertain to required servicing upgrades, traffic impacts, and road dedication. The conditions set out by the Engineering Department will be included as part of the Rezoning Servicing Agreement, stated as a condition of final approval, or will be addressed during the phase of construction by the Building Department.

ii) License, Permits and Bylaws Department:

The License, Permits and Bylaws Department will be addressing all matters relating to building permits and the demolition of the existing structures on the subject site. As noted, the construction process will proceed as a phased process, with the Sorrento Building that is currently occupied remaining until the initial construction is complete. At that time, the existing tenants will be relocated, and the Sorrento building will be demolished. The other 3 structures are currently undergoing demolition.

iii) Fire Department:

The Fire Department will require the applicant to provide a construction safety plan to cover the construction process. Additional information and requirements include structural details for emergency planning, Fire Department access based on established protocols, fire safety plan prior to occupancy, security measures, and address visibility.

6) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, for the two parcels at 12159 & 223rd Street, from single family to low rise apartment, 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.

7) Citizen/Customer Implications:

The provision of rental housing is needed in the community and is a Council priority. This proposal will assist with meeting these objectives, and is therefore supportable.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7243-2016, that second reading be given to Zone Amending Bylaw No. 7244-2016, and that application 2016-052-RZ be forwarded to Public Hearing.

“Original signed by Diana Hall”

Prepared by: Diana Hall, MA (Planning), MCIP, RPP
Planner 2

“Original signed by Christine Carter”

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

“Original signed by Frank Quinn”

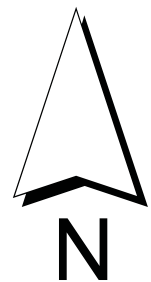
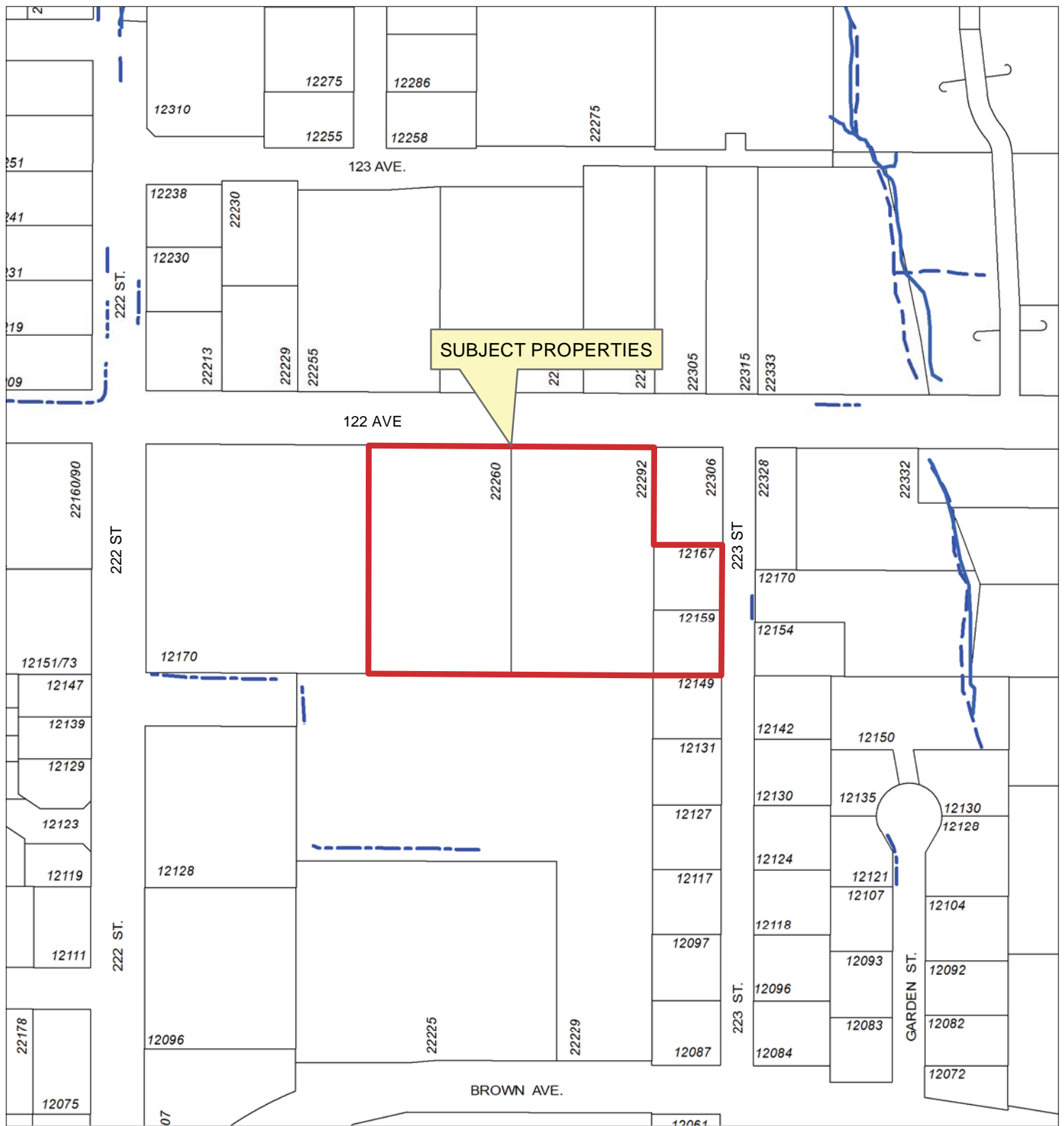
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7243-2016
Appendix D – Zone Amending Bylaw No. 7244-2016
Appendix E – Site Plan and Parking Plan
Appendix F – Building Elevation Plans
Appendix G – Landscape Plan



Scale: 1:2,000

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

**22260/92 122 AVENUE &
12159/67 223 STREET**

PLANNING DEPARTMENT



mapleridge.ca

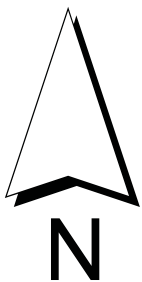
FILE: 2016-052-RZ

DATE: Feb 29, 2016

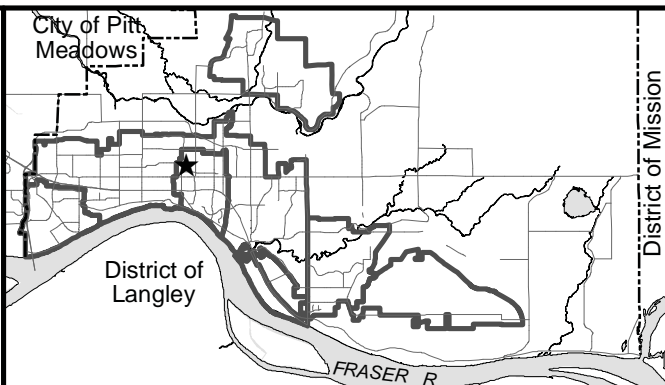
BY: PC



Aerial Imagery from the Spring of 2011



Scale: 1:2,000



22260/92 122 AVENUE &
12159/67 223 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-052-RZ

DATE: Feb 29, 2016

BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7244-2016

A Bylaw to amend Zoning Bylaw No. 3510 - 1985 and to discharge certain Land Use Contracts

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

AND WHEREAS, a land use contract may, under s.546 of the Local Government Act, be discharged by bylaw with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the discharge; and

AND WHEREAS, the owner of land legally described as:

Lot 44 District Lot 399 Group 1 New Westminster District Plan 41066 and
Lot 48 District Lot 399 Group 1 New Westminster District Plan 44211

has agreed in writing to the discharge of the land use contracts charging each of those parcels;

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 and Land Use Contract Discharge Bylaw No. 7244-2016."
2. Those parcel (s) or tract (s) of land and premises known and described as:

Lot 44 District Lot 399 Group 1 New Westminster District Plan 41066
Lot 48 District Lot 399 Group 1 New Westminster District Plan 44211
Lot 1 District Lot 399 Group 1 New Westminster District Plan 14397
Lot 2 District Lot 399 Group 1 New Westminster District Plan 14397
as shown outlined in heavy black line on Map No. 1674 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. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.
4. The land use contract registered on April 12, 1972 and assigned registration number H33588 is discharged from the land described as Lot 44 District Lot 399 Group 1 New Westminster District Plan 41066 (PID 002-539-187).

5. The Land Use Contract registered on November 6, 1978 and assigned registration number P108265 is discharged from the land described as Lot 48 District Lot 399 Group 1 New Westminster District Plan 4421(PID 00-354-991).
6. The Corporate Officer shall register in the Land Title Office a discharge of each of the land use contracts that is subject to this bylaw, together with a certified copy of this bylaw, in accordance with the *Land Title Act* and Sections 546 and 547 of the *Local Government Act*.

READ a first time the 26th day of April, 2016.

READ a second time the 24th day of January, 2017.

PUBLIC HEARING held the day of , 20

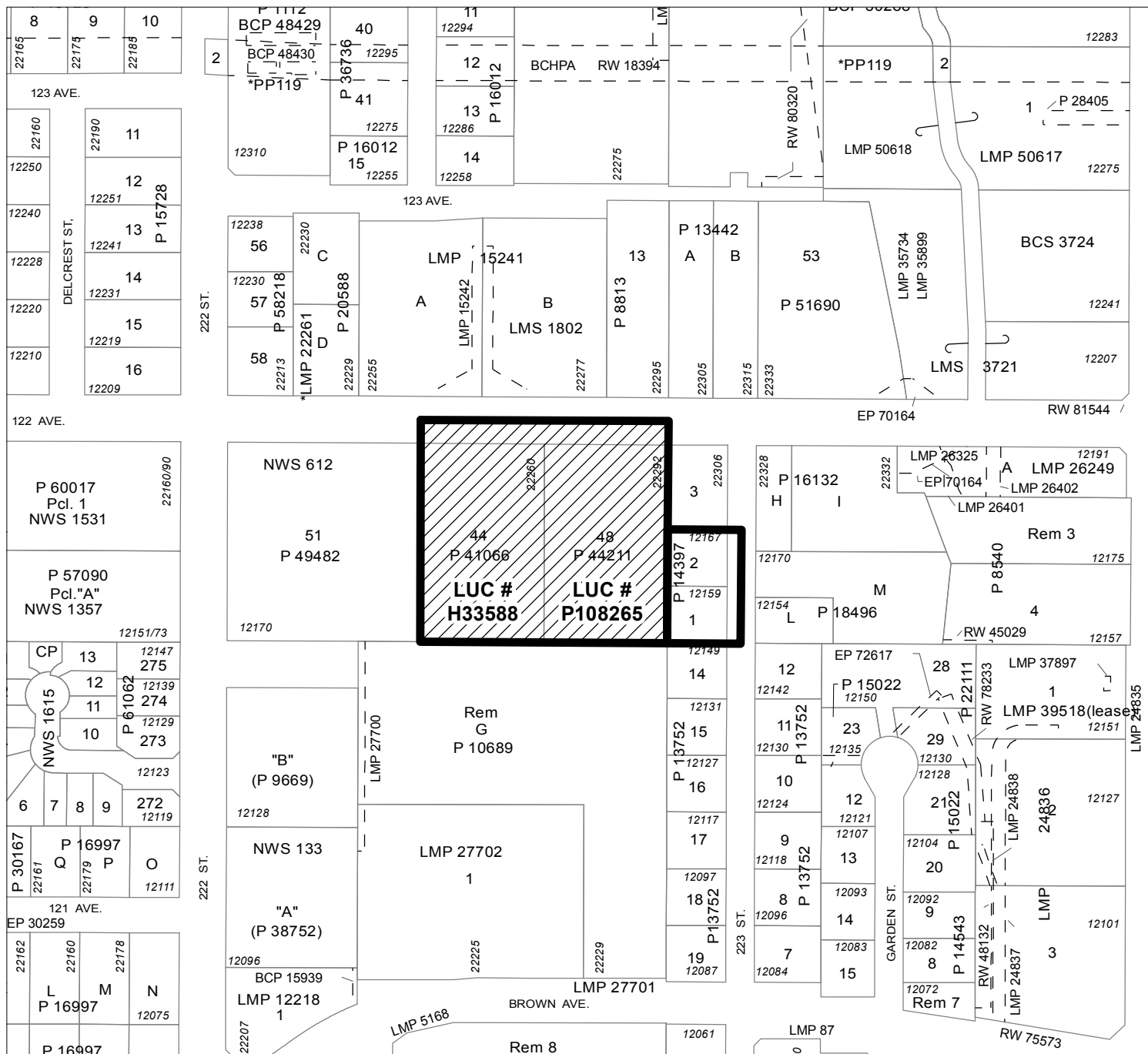
READ a third time the _____ day of _____, 20_____

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

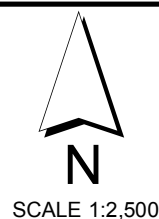
Bylaw No. 7244-2016

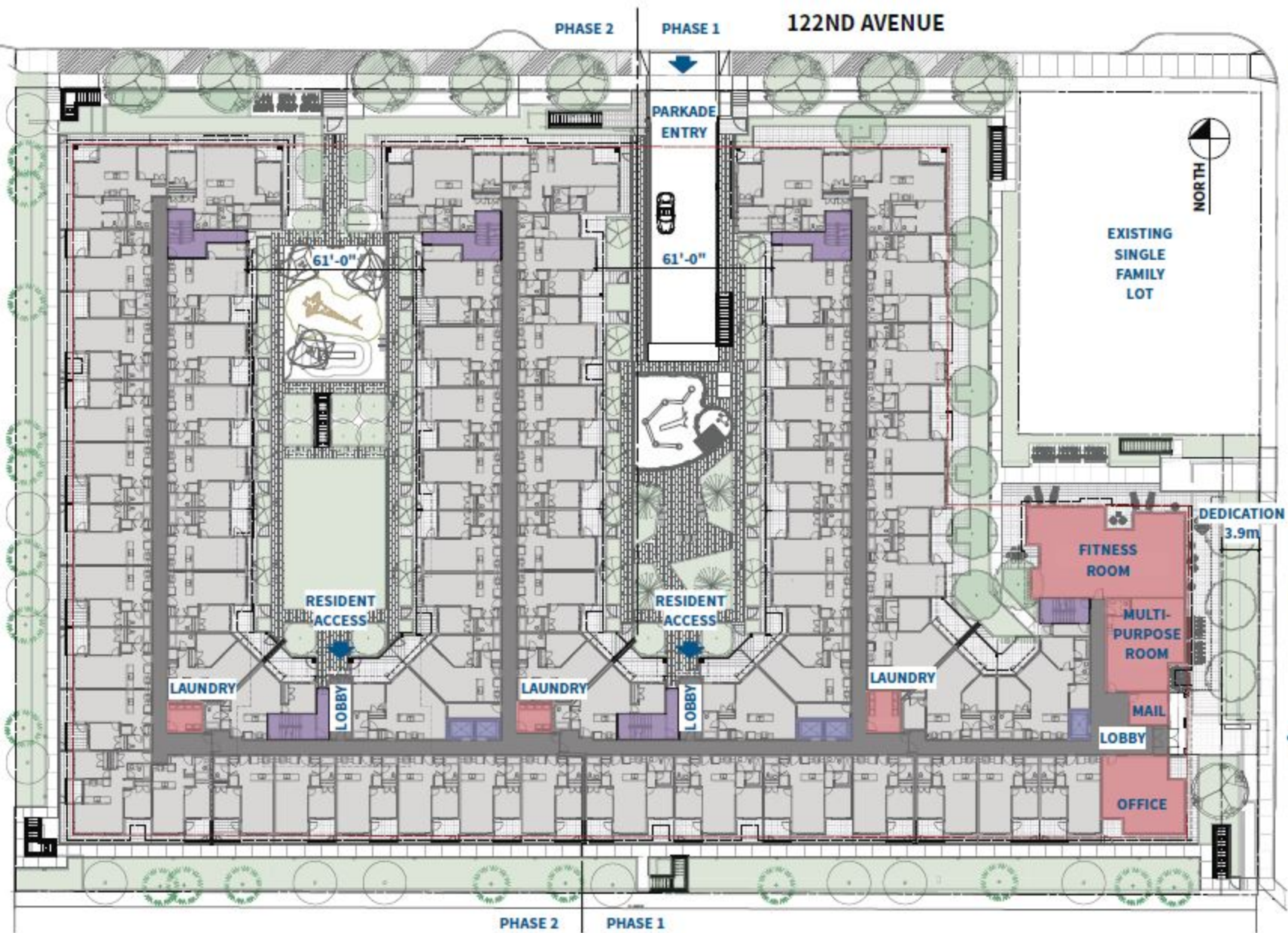
Map No. 1674

From:  LUC (Land Use Contracts) Registration #H33588 & #P108265

 RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)





STATISTICS

SITE AREA:

F.S.R.

GROSS BUILDING AREA:

NET BUILDING AREA:

UNIT COUNT:

1 BEDROOM

2 BEDROOM

3 BEDROOM

TOTAL

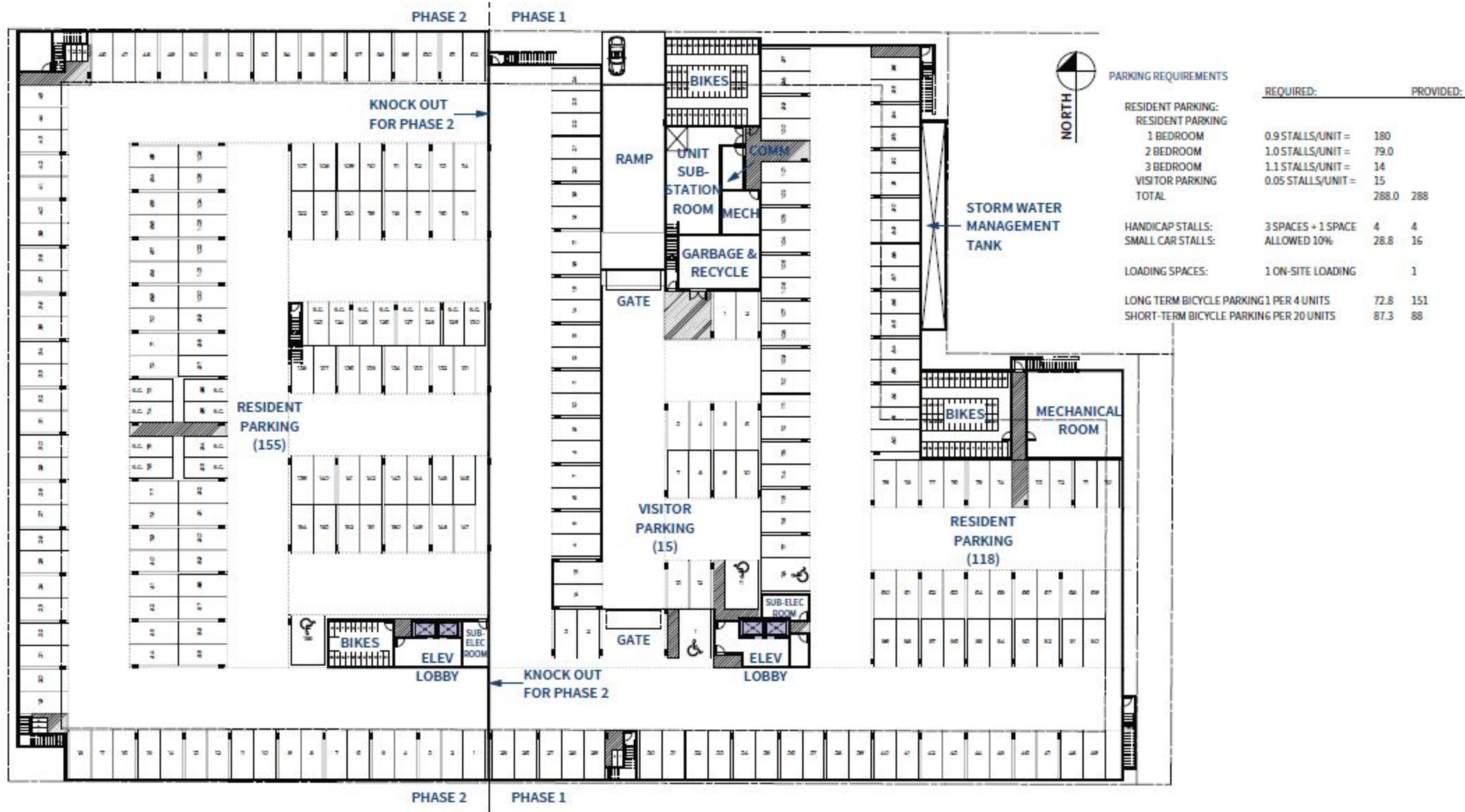
AMENITY AREA:

PARKING COUNT:

VISITOR

RESIDENT

TOTAL



SUNRISE RE-DEVELOPMENT PARKING PLAN 1:200

22260, 22292 122ND AVE & 12159-12167 223RD ST, MAPLE RIDGE

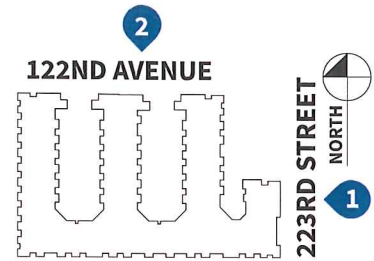
CICCOZZI
ARCHITECTURE

11.28.2016



SEE: 2/ELEVATION BLOW-UPS

1 223RD STREET (EAST) STREETSCAPE

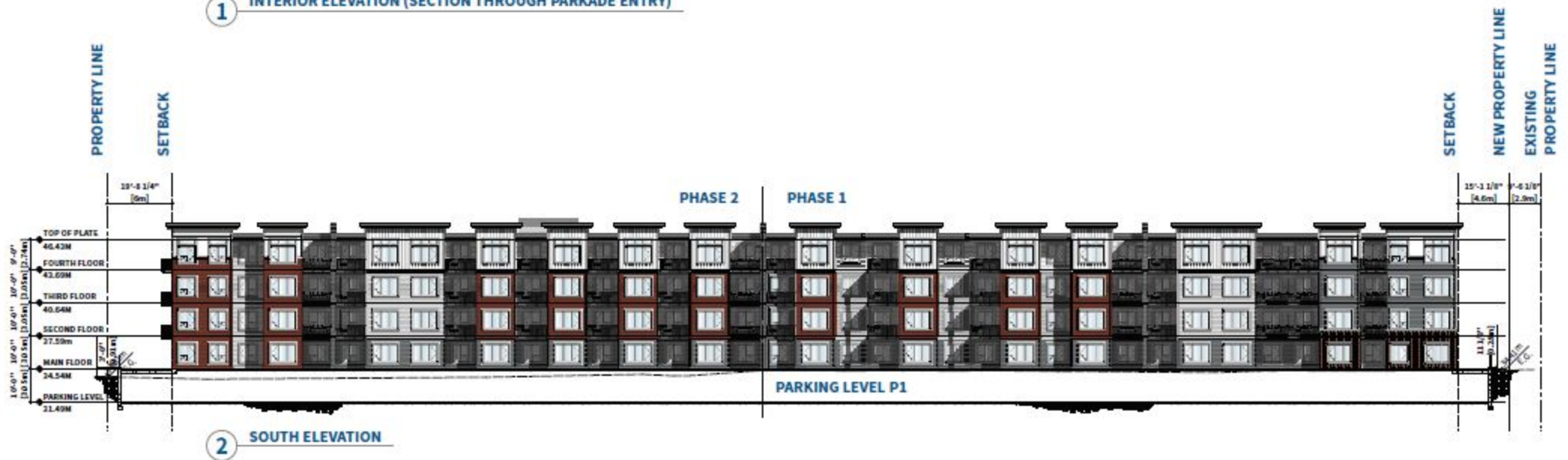
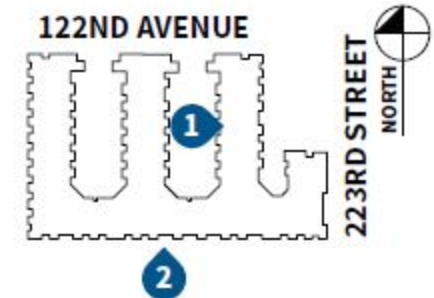


SEE: 1/ELEVATION BLOW-UPS

2 122ND AVE (NORTH) STREETSCAPE



1 INTERIOR ELEVATION (SECTION THROUGH PARKADE ENTRY)



2 SOUTH ELEVATION

SUNRISE RE-DEVELOPMENT ELEVATIONS

22260, 22292 122ND AVE & 12159-12167 223RD ST, MAPLE RIDGE

CICCOZZI
ARCHITECTURE

11.09.2016



SUNRISE RE-DEVELOPMENT RENDERING LOOKING AT MAIN ENTRY FROM 233RD STREET

22260, 22292 122ND AVE & 12159-12167 223RD ST, MAPLE RIDGE

CICCOZZI
ARCHITECTURE

11.09.2016

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2011-089-RZ
File Manager: Adrian Kopystynski MCIP, RPP, MCAHP

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

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

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

Additional reports provided:

CITY OF
MAPLE RIDGE

Agenda Item: 1104
Council Meeting of: January 17, 2017

*Letter
drafted
- amended
updated.*

That Bylaw No. 7306-2016 be given first and second reading and be forwarded to the next Public Hearing.

(2011-089-RZ, 22325 St. Anne Avenue, Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw – to amend a heritage revitalization agreement)

~~CARRIED~~

DEFEATED

DEFERRED

"Nicole Read"

MAYOR

ACTION NOTICE

TO: ☐ Chief Administrative Officer
☐ Dir – Corporate Support
☐ Dir – Human Resources
☐ Mgr – Economic Development
☐ Mgr – Sustainability & Corp Planning
☐ Mgr – Communications
☐ Gen Mgr – Corporate & Financial
☐ RCMP
☐ Fire Chief
☐ Mgr – Accounting
☐ Director of Information Technology
☐ Gen Mgr – Public Works & Development
☒ Dir - Planning
☐ Dir - Licenses, Permits & Bylaws
☐ Municipal Engineer
☐ Dir - Engineering Operations
☐ Gen Mgr - Parks, Rec & Cultural Services
☐ Dir - Parks & Facilities
☐ Dir – Recreation & Com. Services

Clerk's Section

☐ Acting Corporate Officer
☐ Property & Risk Manager
☐ Front Desk Reception
☒ Legislative Clerk
☐ Committee Clerk
☒ Confidential Secretary
☐ Conveyancing Clerk

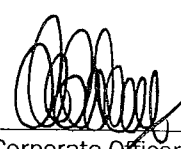
Prepare PH package - Feb. 21, 2017

March 14, 2017 Council

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

January 17, 2017

Date


Acting Corporate Officer

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Heritage Revitalization Agreement Amendment
Maple Ridge Heritage Designation and Revitalization and Tax Exemption
Agreement Amending Bylaw No. 7306-2016
22325 St. Anne Avenue

MEETING DATE: January 9, 2017
FILE NO: 2011-089-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

For the property located at 22325 St. Anne Avenue (Appendices A and B), a letter has been received (Appendix C) to request a change to the completion date in Heritage Revitalization and Tax Exemption Agreement (the "Agreement") for the conservation of the Morse/Turnock Residence ("the Heritage Residence") and the construction of a four (4) storey 66 unit apartment building. The effective date of this Agreement was the bylaw adoption date of January 26, 2016, with the conservation work being completed within 12 months (i.e. by January 26, 2017). It is being requested that the completion date be extended from within 12 months following the effective date to within 30 months of the effective date of the Agreement. This would change the completion date to July 26, 2018. The proposed amending bylaw is attached as Appendix D.

The subject property is zoned Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-2012. Heritage Alteration Permit 2015-287-DP for the conservation work and Development Permit 2011-089-DP for the apartment, have both been approved and issued by Council on January 26, 2016. Building permits are complete and ready for pick up by the applicant from the City for issuance.

RECOMMENDATIONS:

That Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016, be given first and second reading and be forwarded to the next Public Hearing.

DISCUSSION:

Legislative Background:

Council is granted the authority to enter into and amend Heritage Revitalization Agreements under Section 610 of the Local Government Act. The specific provision concerning amendments is the following:

- (4) *A heritage revitalization agreement may be amended by bylaw only with the consent of the owner.*

The authorized signatory for the company that owns the subject site has signed the Agreement thus providing his consent in accordance with Section 610 (Appendix E).

Under the Section 52 of the Transportation Act, the bylaw will need to be referred to the Ministry of Transportation and Infrastructure ("MOTI") to be approved before Council considers granting adoption.

History:

Council adopted the Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-201 on January 26, 2016. The Heritage Alteration Permit 2015-287-DP for the conservation work and the development permit 2011-089-DP for the apartment have both been approved and issued by Council on January 26, 2016. The site plan is attached as Appendix F.

The development proposal is two fold.

1. The Heritage Residence is to be adapted into a duplex as part of the conservation work. It will temporarily be moved to one corner of the site while the underground parking structure is built. The heritage residence will then be moved again and placed on its new foundation on top of the underground structure close to the corner of St. Ann Avenue and 223 Street; and
2. A four (4) storey 66 unit apartment building will be built behind the heritage residence. The apartment units may not be occupied until the conservation of the Morse/Turnock Residence is certified by the heritage consultant of record as being in compliance with the Heritage Revitalization Agreement.

Agreement Requirements:

Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-2012 was adopted by Council on January 26, 2016. The bylaw's adoption date is the effective date of the Agreement. Attached to the Bylaw is the Agreement together with the Heritage Conservation Plan and Relocation Plan, both prepared by Donald Luxton and Associates, Ltd.

The timing commitments contained in the Agreement are as follows:

- Section 2. The Owners shall, promptly following the Effective Date, commence and complete the restoration, renovation and conservation of the Existing Heritage Building (the "Work") in accordance with recommendations set out in the Conservation Plan attached as Schedule "C" to this Agreement (the "Conservation Plan").
- Section 8. The Owners shall commence and complete all actions required for the completion of the Work in accordance with this Agreement within 12 months following the Effective Date.

Applicant's Request:

The owner has requested and consents to changing the completion date from 12 to 30 months of entering into the original Agreement. The requested amendment to the Agreement would be a change in the completion date from January 26, 2017 to July 25, 2018, allowing 30 months from the effective date to complete the project (Appendix E).

The property's ownership will be transferred shortly, having been sold after being on the market for some time. The change will allow the new owners to have sufficient time to fulfill all the requirements for the conservation of the Heritage Residence once their construction team is assembled.

The site continues to be secure and the security measures will be kept in place by the new owners. The City also hold a forfeitable performance security of \$100,000 that the Morse/Turnock Residence will be placed on its new foundation and conservation will be completed in accordance with the Heritage Conservation Plan attached to and forming part of the Agreement.

According to Bylaw and Licensing staff, there have been no reports of break-ins or other complaints concerning the Heritage Residence. The owner confirmed that they continue to retain a security company to patrol and guard the heritage house every night. The existing security measures and the patrol have been successful in preventing problems. The new owners will be obligated to maintain the security requirements in the original Agreement.

Assessment and Council Action:

A change to the completion dates is considered to be a minor amendment; however, a Public Hearing is necessary. Therefore, Council can consider granting first and second reading, followed by a Public Hearing and third reading. Council may consider adopting the bylaw following approval by MOTI.

The security being held by the City is a strong incentive for the conservation work to be completed. Given the complexity of keeping the heritage residence on site while constructing the underground parking building, as well as for adequate time to carefully and safely move and relocated the Heritage House onto its new foundation, the new completion period is more realistic for the construction and conservation work involved for this project.

Therefore, proceeding with the attached bylaw authorizing the City to enter into an Amending Agreement to the original Heritage Revitalization and Tax Exemption Agreement is reasonable request.

CONCLUSION:

It is recommended that Council grant first and second reading to Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016, and advanced this bylaw to the next Public Hearing.

“Original signed by Adrian Kopystynski”

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

“Original signed by Christine Carter”

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

“Original signed by Frank Quinn”

Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

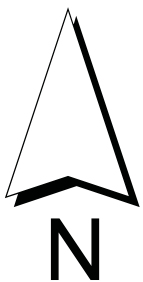
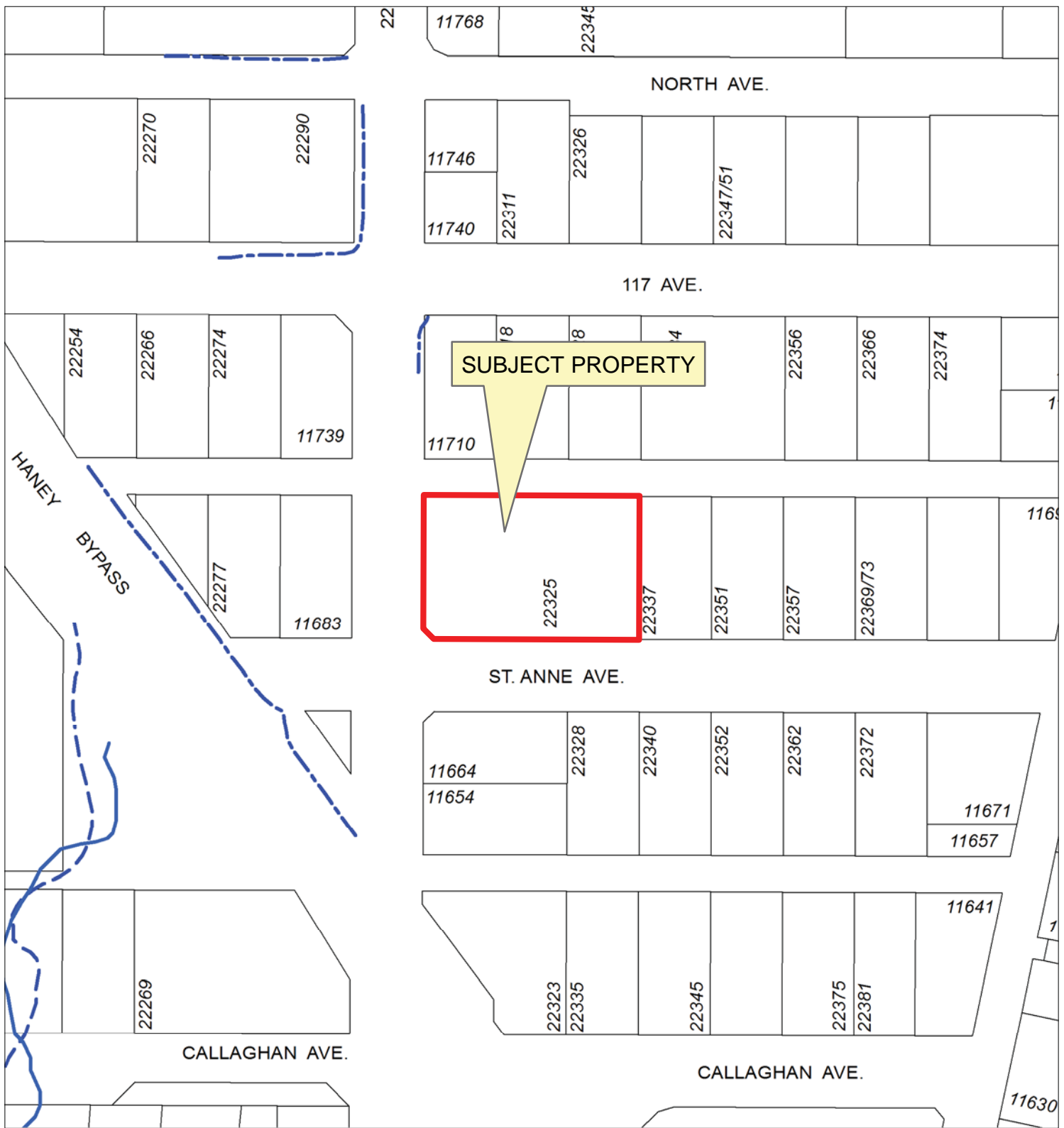
Appendix B – Ortho Map

Appendix C - Letter from Owner/Agent

Appendix D – Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No.
7306-2016

Appendix E – Agreement

Appendix F – Approved Site Plan



Scale: 1:1,500

Legend

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

22325 ST ANNE AVE

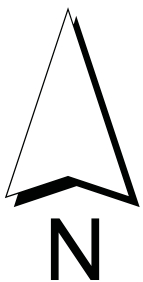
PLANNING DEPARTMENT



mapleridge.ca

2015-287-DP
DATE: Dec 22, 2016

BY: JV



Scale: 1:1,500

Legend

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

22325 ST ANNE AVE

PLANNING DEPARTMENT



2015-287-DP
DATE: Dec 22, 2016

BY: JV

WAYNE
STEPHEN
BISSKY

ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN
HEAD OFFICE: 204-22320 LOUGHEED HIGHWAY MAPLE RIDGE BC PH 604-467-8300 FAX 604-467-8305

Attention: Adrian Kopystynski Planning Department
Company: City of Maple Ridge
Address: 11995 Haney Place
Maple Ridge, BC, V2X 6A9
Phone: (604) 463-5221
Fax: 604) 467-7329
Date: Thursday, January 5, 2017

RE: Amendments to:

File #: 2011-089-RZ
Civic: 22325 St. Anne Ave Maple Ridge BC V2X 2E7
Legal: Lot A District Lot 398 Group 1 NWD Plan EPP52747 PID 029-774-071
Description: 1105 - Saint Anne Apartment & HRA

Dear Adrian,

This letter is a request for several amendments to the approved agreements as follows;

- 1) To amend the heritage revitalization and tax exemption agreement section 8. timing of restoration from within 12 months following the effective date to within in 30 months of the effective date.

Sincerely yours,



Wayne S. Bissky
BA, C.Ed, MArch, Architect AIBC, MRAIC

BYLAW NO. 7306-2016

WHEREAS, the Owner of the land requests and consents to enter into an amendment of the heritage revitalization and tax exemption agreement attached to and forming part of Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-2012 ;

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

1. This bylaw may be cited as “Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016”.
2. The City of Maple Ridge enters into the Heritage Revitalization and Tax Exemption Agreement (as amended by the “Amending Agreement”) with the registered owners of the properties located at 22325 St. Anne Avenue, Maple Ridge and legally described as:

LOT A District Lot 398 New Westminster District Plan EPP52747

(the “Property”).

3. The Mayor and Corporate Officer are authorized on behalf of the City of Maple Ridge to sign and seal the Amending Agreement in the form attached as Appendix “1” to this Bylaw.

READ a first time the 17th day of January, 2017.

READ a second time the 17th day of January, 2017.

PUBLIC HEARING held the day of , 2017.

READ a third time the _____ day of _____, 2017.

APPROVED by the Minister of Transportation this day of , 2017.

ADOPTED the day of , 2017.

CORPORATE OFFICER

DESIGNATION AND HERITAGE REVITALIZATION AND TAX EXEMPTION AMENDING AGREEMENT

THIS AGREEMENT is evidence that in consideration of the sum of ten dollars (\$10.00) now paid by each party to the other and for other good and valuable consideration (the receipt of which each party hereby acknowledges) the Owners and the City each covenant with the other as follows:

Amendment

1. The Agreement is hereby amended by deleting and replacing Section 8 by the following:

Section 8. The Owners shall commence and complete all actions required for the completion of the Work in accordance with this Agreement within 30 months following the Effective Date.

Statutory Authority Retained

2. Nothing in this Amendment Agreement shall limit, impair, fetter or derogate from the statutory powers of the City, all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled.

Full Force and Effect

3. The City and the Owners hereby agree that the Agreement shall hereinafter be read and construed in conjunction with this Amending Agreement and be regarded as being amended only to the extent herein provided, that all the terms, covenants, provisos, conditions and provisions of the Agreement, as amended hereby, shall continue to be in full force and effect and that nothing herein contained shall operate or be construed to modify or otherwise affect the rights and obligations created by the Agreement as amended hereby.

No Waiver

4. No restrictions, requirements or other provisions of this Amending Agreement shall be deemed to have been waived by the City unless a written waiver signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default, nor any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way defeat or affect the rights and remedies of the City.

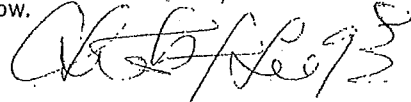
Headings

5. The headings in this Amending Agreement are inserted for convenience only and shall not affect the interpretation of this Agreement or any of its provisions.

Successors Bound

6. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Owners and the City have executed this Agreement on the dates set out below.



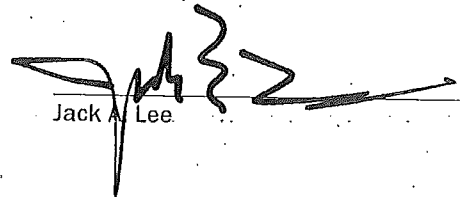
Friederike Rao
Name

8138 North Fraser Way Burnaby
Address BC Canada V5J0E7

Executive Assistant
Occupation PC Maple Ridge Development Inc.

Jan 4, 2017
Date

PC Maple Ridge Development Inc.
by its authorized signatory


Jack A. Lee

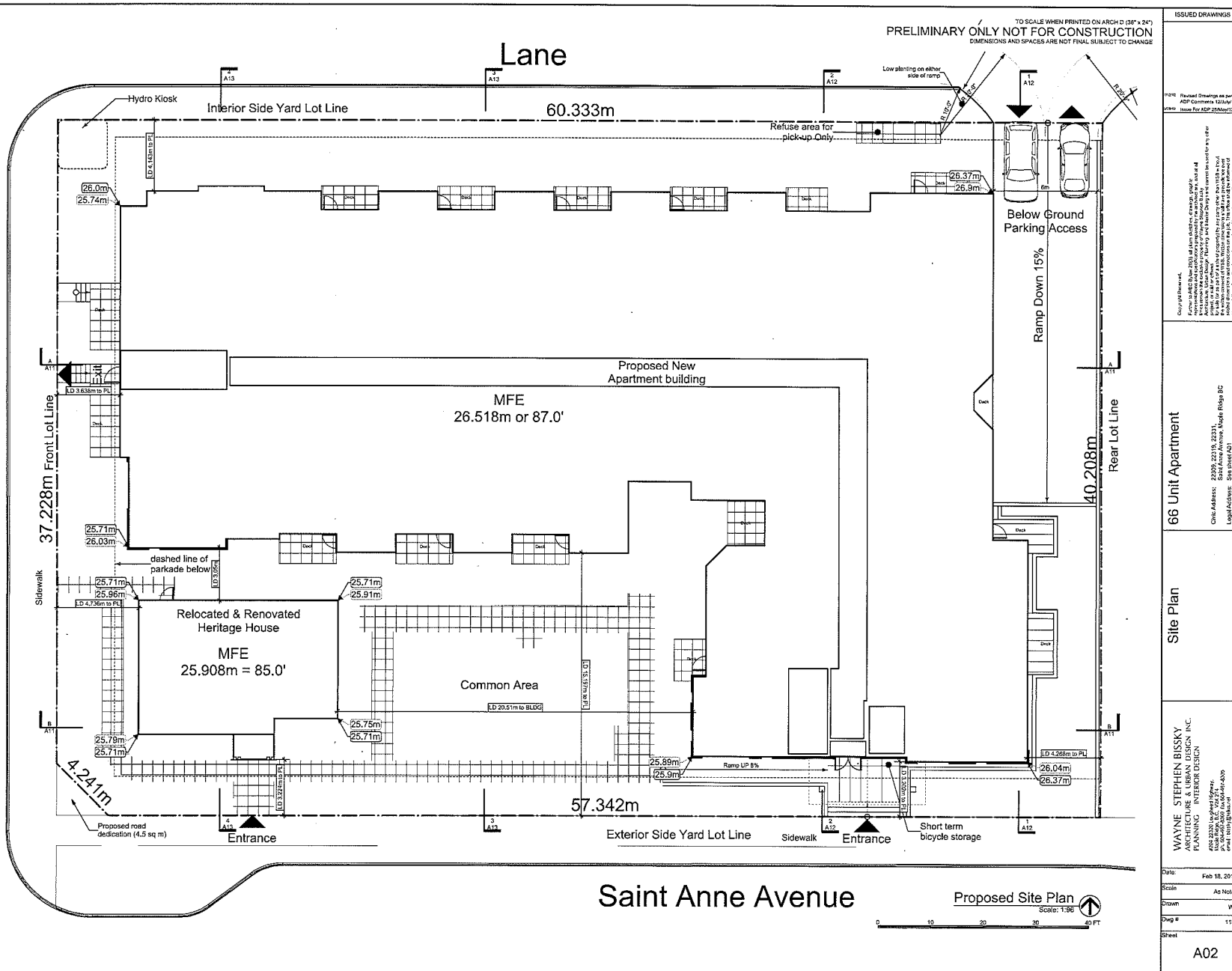
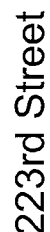
The Corporate Seal of the CITY OF MAPLE
RIDGE was hereunto affixed in the presence
of:

Mayor:

Corporate Officer:

Date

C/S



DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-129-RZ
File Manager: Adrian Kopystynski MCIP, RPP, MCAHP

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

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

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

Additional reports provided:

CITY OF
MAPLE RIDGE

Agenda Item: 1105
Council Meeting of: January 17, 2017

*Letter done
Mandate
updated.*

That Bylaw No. 7303-2016 be given first and second reading and be forwarded to Public Hearing.

(2016-129-RZ, 11225 240 Street - a site specific text amendment to a C-1 [Neighbourhood Commercial] zone to add additional permitted uses for a proposed mixed use commercial and rental apartment project)

~~CARRIED~~

DEFEATED

DEFERRED

"Nicole Read"

MAYOR

ACTION NOTICE

TO: ☐ Chief Administrative Officer
☐ Dir - Corporate Support
☐ Dir - Human Resources
☐ Mgr - Economic Development
☐ Mgr - Sustainability & Corp Planning
☐ Mgr - Communications
☐ Gen Mgr - Corporate & Financial
☐ RCMP
☐ Fire Chief
☐ Mgr - Accounting
☐ Director of Information Technology
☐ Gen Mgr - Public Works & Development
☒ Dir - Planning
☐ Dir - Licenses, Permits & Bylaws
☐ Municipal Engineer
☐ Dir - Engineering Operations
☐ Gen Mgr - Parks, Rec & Cultural Services
☐ Dir - Parks & Facilities
☐ Dir - Recreation & Com. Services

Clerk's Section
☐ Acting Corporate Officer
☐ Property & Risk Manager
☒ Front Desk Reception
☒ Legislative Clerk
☒ Committee Clerk
☒ Confidential Secretary
☐ Conveyancing Clerk

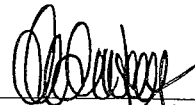
Prepare PH package

March 14, 2017 Council

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

January 17, 2017

Date



Acting Corporate Officer

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Zone Amending Bylaw No. 7303-2016
11225 240 Street

MEETING DATE: January 9, 2017
FILE NO: 2016-129-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received for a site specific text amendment to the C-1 (Neighbourhood Commercial) Zone for the property located at 11225 240 Street (Appendix A and B). The property is already zoned and the purpose of this application is to add additional permitted uses for the proposed mixed use commercial and rental apartment project for the subject site. The proposed 16 dwelling units will be rental in accordance with a Housing Agreement.

The proposed uses described in the letters provided by the applicant (Appendix C) have been reviewed by staff and found to be acceptable for a Neighbourhood Commercial Centre to serve the day-to-day shopping needs of the emerging adjacent neighbourhood to the east of 240 Street and the Albion Area to the east.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7303-2016 be given first and second reading and forwarded to Public Hearing.

DISCUSSION:

a) Background Context:

Applicant: 0784903 B.C. LTD. Sukhi Sanghe
Owner: 0784903 BC LTD

Legal Description: Lot A, Section 16, Township 12, New Westminster District Plan EPP25279

OCP :

Existing: Commercial

Zoning:

Existing: C-1 (Neighbourhood Commercial)

Surrounding Uses:

North: Use: Townhouses
Zone: RM-1 (Townhouse Residential)
Designation: Urban Residential

South:	Use:	Mixed use commercial / rental apartments
	Zone:	C-1 (Neighbourhood Commercial) with site specific text amendment for daycare and rental apartments
	Designation:	Commercial
East:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential, Conservation and Medium Density Residential
West:	Use:	Townhouses
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
Existing Use of Property:		
Proposed Use of Property:		Vacant
Site Area:		Mixed use Commercial and Rental Apartments
Access:		0.478 ha.
Servicing:		Kanaka Way and 240 Street
		Urban

b) Proposal:

A site specific text amendment application has been received, to allow additional Commercial Uses in the C-1 (Neighbourhood Commercial) Zone for the property located at 11225 240 Street. This is a vacant property that slightly slopes from the north to the south. This proposal is for a mixed use commercial and rental apartment project in accordance with a Housing Agreement (16 dwelling units). Issuance of the development permit for this project is also being considered at the same meeting of the Committee of the Whole.

Based on the information from the applicant's letters (Appendix C), the requested uses, regrouped by similar categories being proposed are as follows:

- Licensee Retail Store / Liquor Store
- Professional Services,
- Medical Clinic
- Dentist
- Physiotherapist /Chiropractor
- Hearing/Eye Clinic
- Animal Hospital/Veterinary Clinic
- Financial Services
- Fitness
- Pharmacy
- Educational Facilities
- Restaurant with patio
- Coffee Shop

c) Planning Analysis

Official Community Plan:

The subject site is designated Neighbourhood Commercial Centre in the Official Community Plan (OCP). The objective of this designation is to facilitate Neighbourhood Commercial Centres that provide daily convenience shopping to serve residents. With respect to their scale, the following policy applies:

6 - 32 Total commercial space in a Neighbourhood Commercial Centre is typically less than 930 sq. m. (10,000 sq. ft.) in area.

The types of uses being requested and the mixed use building in which they will be located conform with both the objective and the size limitation stated in the OCP.

Albion Area Plan:

The subject site abuts the western boundary of the Albion Area across 240 Street. Although not subject to the Albion Area Plan, its close proximity has an influence on the policies it contains.

The Albion Area Plan identifies the need to provide sufficient commercial land use opportunities as the community grows.

At present there are two areas in Albion with commercial designated lands.

The first area is a Village Commercial Area at 102 Avenue and 242 Street. The Albion Area Plan states that this designation is intended to provide for residents of surrounding neighbourhoods in a compact village form.

The second area is designated a Neighbourhood Commercial Centre, just like the subject site and is, diagonally across the corner from the subject site at the southeast corner of 112 Avenue and 240 Street. It is the subject of rezoning application (2016-244-RZ) for a portion of the site to be rezoned to C-5 (Village Commercial) Zone, which allows a broader range of uses for convenience shopping and personal services in the same spirit as the objective of the Village Commercial Centre in Albion.

With respect to future commercial development in Albion, there is the following policy:

10 - 9 Growth in North East Albion may create a need for Neighbourhood or Village Commercial Centres. Maple Ridge will consider the development of such centres to provide daily convenience needs and services, subject to satisfying Parking Bylaw and Zoning Bylaw requirements, traffic, access, site design, and compatibility with adjacent land uses.

Thus the broadening the range of uses convenience shopping and personal services being sought on the subject site will complement the Albion Plan development policy to provide for centres that will accommodate broader range of daily convenience needs and services for the emerging neighbourhoods on both sides of 240 Street.

Commercial/Industrial Strategy:

The Commercial Industrial Strategy: 2012 - 2042 (the Strategy) prepared by GP Rollo and Associates was consulted about applicable factors regarding Neighbourhood Commercial areas and land uses. According to the report, the City has 180 hectares. (445 acres) of OCP designated commercial lands and 140 hectares. (346 acres) of zoned Commercial lands. C-1 (Neighbourhood Commercial) zoned lands constitute a small portion of the zoned lands, about 3.0 hectares. (7.6 acres) or about 2.2% of all Commercial lands (p. 34).

The subject site at 11225 240 Street is located in the Core East Commercial Precinct. This precinct includes areas designated in the Official Community Plan for the following:

- Community Commercial Node at Dewdney Trunk Road at 240 Street;
- Neighbourhood Commercial Centre for three (3) corners of Kanaka Way/112 Avenue at 240 Street and Dewdney Trunk Road at 232 Street; and
- Historic Commercial Node at Lougheed Highway at 240 Street (Bruce's Market).

In the Albion Area plan, the two northern corners of 102 Avenue at 242 Street are designated as a Village.

In considering future demand for uses, the Strategy states:

Over 70% of new space demand will be for convenience goods and services (e.g. grocery, liquor, financial and health services, pharmacy) and food and beverage (coffee shop, restaurant, pub). The balance will be limited seasonal demand for comparison goods (tourist apparel and sporting goods), perhaps some indoor recreation space, and automotive goods and services. (p. 54)

All of the uses to be part of this site specific text amendment to the C-1 (Neighbourhood Commercial) zone on the subject site are ones identified in the Strategy for the Core East Area.

Zoning Bylaw:

The common practice related to commercial areas in most communities is based on a notion that urban centres are arranged in a hierarchical pattern of development, with differing sizes, diversity and functions around a central place. In the case of Maple Ridge, the Maple Ridge Town Centre Area is the central place with subordinate centres such as Rural, Historic, Neighbourhood, General and Community Commercial Nodes and Centres.

Historically, in Maple Ridge and in other nearby communities, the smallest centres in terms of size, function and range of uses are Neighbourhood Centres, offering local conveniences, such as: independent grocery and florist shops, video rentals; and basic personal services such as laundromats and dry cleaning. This is reflected in the intent statement for the C-1 (Neighbourhood Commercial) Zone described in the Section 701 of the Zoning Bylaw as follows:

This zone provides for the small scale retailing of commodities of a convenience nature and related uses for household or personal needs in an urban setting.

The C-1 (Neighbourhood Commercial) Zone current allows the following permitted principal uses:

- a) convenience store;
- b) restaurant;
- c) personal services; and
- d) personal repair services;

Comparing the requested uses to the permitted principal uses and definitions already contained in the Zoning Bylaw, the following is noted:

- Licensee Retail Store / Liquor Store are both the same use and already defined as a LICENSEE RETAIL STORE means an establishment with a valid Licensee Retail Store License provided by the Liquor Control and Licensing Branch that is permitted to sell all types of packaged liquor for consumption off the premise.
- Restaurant is already defined and encompasses the applicant's requested Restaurant with patio and Coffee Shop. The definition is RESTAURANT means an establishment where food and beverages are sold to the public and where provision is made for consumption on the premises. The establishment may be licensed as "Food Primary" under the Liquor Control and Licensing Act.

- For consistency with the existing terminology in the definition of Assembly use “private schools” is proposed to be used in place of the requested Educational Facility.
- Medical Clinic, Dentist, Physiotherapist /Chiropractor, Hearing/Eye Clinics and Animal Hospital/Veterinary Clinic are types of uses in the overarching category of Professional Services proposed by the applicant. To be consistent with the terminology in the Zoning Bylaw, Veterinarians is proposed to be used in place of Animal Hospitals/Veterinary Clinics. Therefore, it is proposed that the Professional Uses specifically state and be limited to those proposed by the applicant.
- The remaining two uses are proposed to be their own separate categories – Financial Services, Pharmacies and Fitness Facilities.

Staff considered the addition of daycare to the permitted principal uses. There is a demand to provide daycare in the community. However, the C-1 (Neighbourhood Commercial) zoned property to the south has already had a site specific text amendment for a daycare use (2015-158-RZ). The project to the south had a site specific text amendment done by the same owner as the subject site to add daycare. The developer is not pursuing this use because of the transportation and traffic related issues arising from accommodating parking, drop off/pick up and peak demands associated with daycare uses.

The main driving factor for this and similar site specific text amendment is that the historically permitted principal uses in the C-1 (Neighbourhood Commercial) Zone limits the possible business tenants to a narrow range of potential daily convenience shopping and personal services as supported by OCP policies and the Commercial and Industrial Strategies.

Part of the reason for the applicant’s request, is due to the difficulty of finding businesses that fit in within the currently permitted uses in the C-1 (Neighbourhood Commercial) Zone. The traditional local convenience-types of business no longer operate. For example, convenience stores are more than a “Mom-and-Pop Store” or florist shops. Consumer demand and technological change have resulted in once numerous video/DVD rental stores to vanish, replaced by vending machines at grocery stores or video services like Netflix. The broadening of the permitted principal uses requested by the applicant will assist to overcome the current market challenges, while still complying with the intent of the C-1 (Neighbourhood Commercial) Zone for neighbourhood commercial centres that are small in scale, convenient in nature and provide for households and personal needs to close by residents in existing and emerging neighbourhoods.

CONCLUSION:

The proposal to broaden the range of uses for the property located at 11225 240 Street through a site specific text amendment to the C-1 (Neighbourhood Commercial) Zone, aligns with objectives, intent and policies in the OCP, Albion Area Plan, the Commercial and Industrial Strategy and the Zoning Bylaw.

Therefore, it is recommended that Council grant Maple Ridge Zone Amending Bylaw No. 7303-2016 (Appendix D) First and Second Reading and advance the bylaw to Public Hearing.

“Original signed by Adrian Kopystynski”

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

“Original signed by Christine Carter”

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

“Original signed by Frank Quinn”

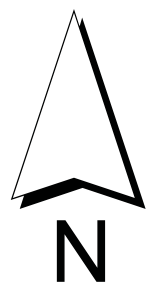
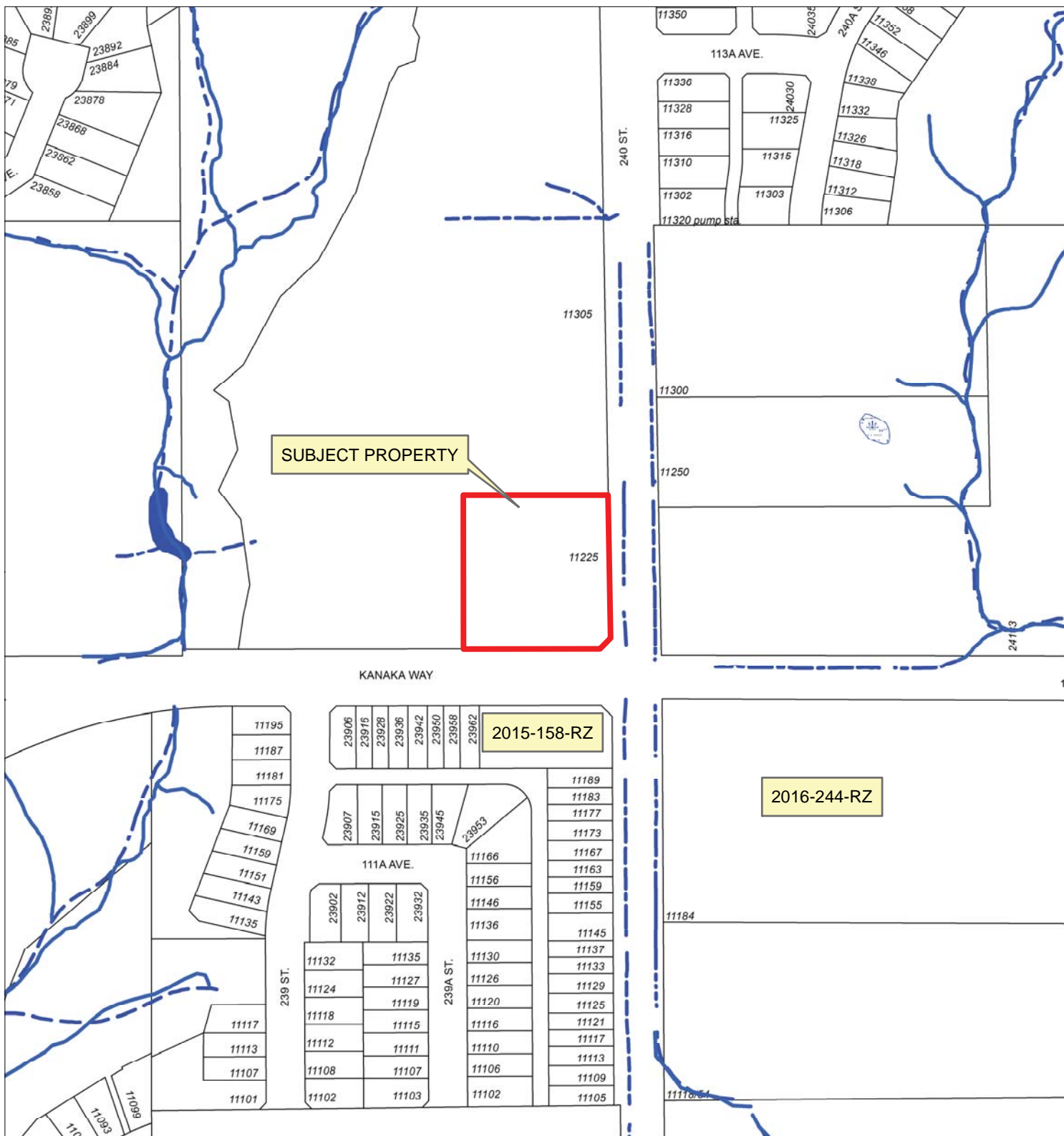
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Letter from Applicant
Appendix D – Zone Amending Bylaw No. 7303-2016



Scale: 1:2,500

Legend

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

11225 240 ST

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

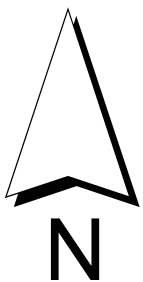
mapleridge.ca

2016-129-RZ
DATE: Jan 4, 2017

BY: DT



Aerial Imagery from the Spring of 2015



Scale: 1:2,500

Legend

- Stream
- River Centreline
- River
- Major Rivers & Lakes

11225 240 ST

PLANNING DEPARTMENT



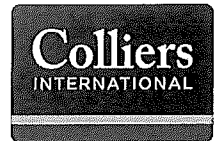
MAPLE RIDGE

British Columbia

mapleridge.ca

2016-129-RZ
DATE: Nov 16, 2016

BY: JV



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

September 27, 2016

RE Zoning Amendment – 11225 240th Street

To Whom It May Concern,

We are writing you today with regards to our experience with demand for commercial retail space, for lease, in the East Haney neighborhood of Maple Ridge. Often, we are the first point of contact for potential users of commercial space and have had numerous inquiries from various users not supported by the current zoning.

For the past 18 months, we have been involved with a mandate to prelease approximately 11,000 square feet of commercial retail space within a mixed- use development on the corner of Kanaka Way and 240th Street. During this time, we have been approached by several national chains, as well as local retailers looking to lease space. We were pleasantly surprised by the amount of residents in the area who contacted us looking to set up their professional business near their home. The current zoning restricts a number of these professional uses, which not only makes it difficult to prelease the entire project, but is forcing local residents to set up their businesses elsewhere. While the current zoning does allow for convenience stores, restaurants and personal service uses, we strongly support an amendment to the current zoning to include the following retail and professional uses:

Licensee Retail Store

Financial Services

Professional Services

Fitness

Medical Clinic

Pharmacy

Physiotherapist/Chiropractor

Restaurant with patio

Hearing/Eye Clinic

Dentist

Educational Facilities

Coffee Shop

Liquor Store

Animal Hospital/ Veterinary Clinic



*see staff
meeting
Apr 13/2016.*

April 21, 2016

Mr. Adrian Kopystynski
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC
V2X 6A9

Dear Mr. Kopystynski,

We would like to support the request of the developer, Colliers International, to allow a variance on the C1 zoning designation for the development located at 11213-11247 240 Street, Maple Ridge allowing the leasing agent an opportunity to consider our proposed use of a small neighborhood pet hospital.

There will be a large number of families moving to the area's new housing developments. Undoubtedly these families will have pets and offering them a local alternative for their pet care needs helps to minimize travel time for pets who can be unduly stressed by unnecessary extra time in a vehicle.

This new facility would be an ancillary site of our larger hospital on Lougheed Hwy. The relationship would benefit the clients and their family pets by offering them access to the extra diagnostic equipment and services that would not otherwise be available in a smaller clinic.

If you have any questions, please feel free to contact me at 604-463-7100. We look forward to your decision on this matter.

Sincerely,

Michael Orser, DVM
Alouette Animal Hospital

CITY OF MAPLE RIDGE
BYLAW NO. 7303-2016

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

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

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

1. This bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 7303-2016”.
2. Maple Ridge Zoning Bylaw No. 3510-1985 is hereby amended as follows:

Part 7 Commercial Zones, Section 701 Neighbourhood Commercial: C-1, sub-section 1. Permitted Principal Uses is amended by adding the following new clause g) as follows:

g) The following uses are permitted specific to the site legally described as Lot A Section 16 Township 12 New Westminster District Plan EPP25279 and PID 029-069-131:

 - i. Licensee Retail Stores
 - ii. Financial Services
 - iii. Professional Services limited to: Medical Clinics, Physiotherapists /Chiropractors, Dentists, Veterinarians and Hearing/Eye Clinics
 - iv. Private Schools
 - v. Fitness Facilities
 - vi. Pharmacies
3. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended accordingly.

READ a first time the 17th day of January, 2017.

READ a second time the 17th day of January, 2017.

PUBLIC HEARING held the day of , 2017.

READ a third time the day of , 2017.

ADOPTED, the day of , 2017.

PRESIDING MEMBER

CORPORATE OFFICER

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-039-RZ
File Manager: Adam Rieu

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

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

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

Additional reports provided:

- 1) That Bylaw No. 7229-2016 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication as required;
 - iii) Registration of a Reciprocal Cross Access Easement Agreement;
 - iv) Registration of a Restrictive Covenant for Stormwater Management; and
 - v) 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.

(2016-039-RZ, 11951 240 Street - to rezone from CS-1 [Service Commercial] to C-2 [Community Commercial] to permit construction of a Tim Hortons restaurant and drive-through)

~~CARRIED~~

DEFEATED

DEFERRED

"Nicole Read"

MAYOR

ACTION NOTICE

TO: ☐ Chief Administrative Officer
☐ Dir - Corporate Support
☐ Gen Mgr - Corporate & Financial
☐ RCMP
☐ Fire Chief
☐ Mgr - Accounting
☐ Director of Information Technology
☐ Gen Mgr - Public Works & Development
☒ Dir - Planning
☐ Mgr - Bylaws & Licences
☐ Municipal Engineer
☐ Dir - Engineering Operations
☐ Gen Mgr - Parks, Rec & Cultural Services
☐ Dir - Parks & Facilities
☐ Dir - Recreation & Com. Services

Clerk's Section

☐ Corporate Officer
☐ Property & Risk Manager
☒ Front Desk Reception
☐ Legislative Clerk
☐ Committee Clerk
☐ Confidential Secretary
☐ Conveyancing Clerk

Prepare PH package

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

January 24, 2017

Date


Corporate Officer

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7229-2016
11951 240 Street

MEETING DATE: January 23, 2017
FILE NO: 2016-039-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11951 240 Street, from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit the future construction of a Tim Hortons restaurant and drive-through. A site specific text amendment to the C-2 (Community Commercial) zone will be required for the siting of the commercial building. Council granted first reading to Zone Amending Bylaw No. 7229-2016 on April 12, 2016.

This application is in compliance with the Official Community Plan (OCP).

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7229-2016 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication as required;
 - iii) Registration of a Reciprocal Cross Access Easement Agreement;
 - iv) Registration of a Restrictive Covenant for Stormwater Management; and
 - v) 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.

DISCUSSION:

1) Background Context:

Applicant: Lovick Scott Architects Ltd.

Legal Description: South Half Lot “B” Section 16 Township 12 New Westminster
District Plan 7528

OCP:

Existing: Commercial
Proposed: Commercial

Zoning:

Existing: CS-1 (Service Commercial)
Proposed: C-2 (Community Commercial)

Surrounding Uses:

North: Use: Commercial
Zone: CS-1 (Service Commercial)
Designation: Commercial

South: Use: Vacant (currently under application to C-2 (Community
Commercial), first reading)
Zone: CS-1 (Service Commercial)
Designation: Commercial

East: Use: Vacant
Zone: RS-3 (One Family Rural Residential)
Designation: Agricultural

West: Use: Residential
Zone: RS-1b (One Family Urban (Medium Density) Residential)
Designation: Urban Residential

Existing Use of Property: Vacant
Proposed Use of Property: Commercial
Site Area: 0.23 ha (0.57 acres)
Access: 240 Street
Servicing requirement: Urban Standard

2) Project Description:

The application proposes to rezone the subject property from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit the construction of a Tim Hortons restaurant, including a drive-through component. The proposed building will be a single storey structure with a total area of 250.37 m² (2,695 ft²). The building will have a modern façade treatment, with building materials consisting of wood, metal, stone and cement siding, painted to Tim Hortons standards. Building elements are compatible with the surrounding commercial buildings and meet the character of the area guidelines. The building will be sited along the northern property line with the drive-through window located on the south side of the building (see Appendix E). The applicant is proposing a dual ordering system, as part of the drive-through, similar to the Tim Hortons at the 230 Street location and other various fast-food restaurants. The dual ordering system will be located along the western portion of the property. The order box speaker will be positioned to face east, towards the centre of the development and facing away from the adjacent residential properties.

The subject property will be temporarily accessed from 240 Street; until such time that the property to the south develops. A future Statutory Right-of-Way will then be created connecting the liquor store to the north, the subject property, and the adjacent development to the south, currently under application 2016-191-RZ at first reading. Once the southern property develops, access to 240 Street will be limited to a right-in right-out only, for the subject property. The three properties combined will have full access to 240 Street from the southern lot at 11939 240 Street (see Appendices A and B).

3) Planning Analysis:

i) Official Community Plan:

The development site is designated *Commercial* in the OCP and is located just south of the intersection at 240 Street and Dewdney Trunk Road. This intersection, and the adjacent commercially designated properties, is classified as a Commercial Community Node, and as stated in the OCP “*Community Commercial Nodes are comprised of commercial or mixed use developments and typically serve several neighbourhoods; provide a wider range of services; and also serve as a focus for the community*”. Typically, Community Commercial Nodes are less than 7,000 m² (75,350 ft²) in area, but may increase to 9,290 m² (100,000 ft²) over the long-term. The C-2 (Community Commercial) zone aligns with the *Commercial* designation and the Community Commercial Node.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property, located at 11951 240 Street, from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit the construction of a Tim Hortons restaurant and drive-through. The placement of the restaurant building, and subsequently the location of the drive-through, has been challenging on this site. Access to the site is limited to 240 Street which is an Arterial road. Left turns from the site heading north will be problematic, and not permitted as traffic builds in the general area. To help off-set this issue, a temporary driveway access will be located on the southernmost portion of the subject property, until such time that a future Right-of-Way will allow traffic to flow between neighbouring commercial lands (see Appendix G). Full access and egress for the subject property will then only be permitted on the development site directly south. The temporary access from the subject property will be limited to right-in right-out once the development south completes.

Site Specific Text Amendment

The proposed restaurant and drive-through uses will have specific demands in order to operate efficiently. After several site plan revisions, the applicant and City staff determined that the most appropriate location for the proposed building would be along the northern property line. This decision was based on site circulation and the need for multiple vehicles to queue on-site for the drive-through component of the restaurant. Siting the building in this location is intended to optimize safety through appropriate and efficient movement of pedestrians and vehicles, as well, to prevent traffic from backing onto 240 Street. The proposed location of the building along the northern property line, however, does conflict with Maple Ridge Zoning Bylaw No. 3510-1985 provision 702, (8), (e) (i) “*Where a drive-through in the Community Commercial C-2 zone adjoins a lot or parcel designated residential in the District of Maple Ridge Official Community Plan, a building is to be located between it and the adjoining residential lot or parcel*”. This Bylaw regulation was created to address neighbour concerns and complaints regarding noise from order boxes and lighting impacts. There are currently two existing residential lots to the west of the proposed drive-through. The current proposed design permits the maximum amount of car stacking (17) within the site. However, it does not conform to siting provision 702, (8), (e) (i) of the C-2 (Community Commercial) zone;

therefore, the applicant will be seeking a site specific text amendment to the C-2 (Community Commercial) zone to relax this provision, and instead allow the building to be sited on the northern property line, in place of siting the commercial building between it and the residential lots to the west.

To mitigate the noise and lighting concerns, the applicant intends to buffer the rear yards of the neighbouring lots by placing the order boxes facing away from the residential lots, and by adding both landscaping features and an acoustical fence (see Appendix G). It can be expected that this element of the project will be a topic of discussion at the Public Hearing.

iii) Off-Street Parking And Loading Bylaw:

The applicant is proposing 19 parking stalls, including 2 accessible stalls and 1 small car stall; above the minimum requirement of 9 stalls. The applicant is proposing 1 loading space in the north-west corner of the site. The loading area is to receive deliveries by push cart from the larger delivery vehicles, as the layout of the loading bay will not allow these vehicles adequate access.

iv) Proposed Variances:

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

Maple Ridge Zoning Bylaw No. 3510 -1985, Section 702, Community Commercial, 8) Other Regulations, c):

- *An accessory off-street parking use shall, on a lot not exceeding 2,780 m², be sited to the rear of a building.*

The variance to the off-street parking use, to be sited to the side of a building, is supported as site circulation and drive-through challenges are better accommodated with the current lot configuration.

The requested variances to the C-2 (Community Commercial) zone will be the subject of a future Council report.

v) Development Permits:

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community in accordance with the following key development permit guidelines:

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.*
2. *Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.*
3. *Promote sustainable development with multimodal transportation circulation, and low impact building design.*

4. *Respect the need for private areas in mixed use development and adjacent residential areas.*
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.*

A separate Development Permit Application report with more details will be forwarded to Council at a later date.

vi) Advisory Design Panel:

The Advisory Design Panel reviewed the form and character of the proposed Tim Hortons building design and the landscaping plans at a meeting held December 13, 2016. Following presentations by the project Architect and Landscape Architect, the Advisory Design Panel made the following resolution that:

- *Provide hard surface markings from building rear loading area to garbage area.*
- *Consider increasing the width of the awnings for greater protection.*
- *Provide pavers to enhance hard surfacing in central parking lot area.*
- *Consider stone treatment accents for garbage enclosure to mirror finishing of building.*
- *Confirm grass boulevard and sidewalk connection to building main entrance is within project scope.*
- *Consider enhanced concrete finishing / decorative paving to front of building apron.*
- *Consider enhanced hard surface treatment to main access driveway.*
- *Consider an architectural stone base feature element to bottom of pylon sign, and add address and building number.*
- *Provide improvement to south elevation to mimic north elevation treatments, finishes and details.*
- *Consider additional glazing for seating area on south east of building.*
- *Ensure adequate soil volume for on site trees.*
- *Ensure one year maintenance period for cedar trees behind sound wall.*
- *Consider additional screening for rear of building and loading area for full west elevation.*
- *Enclose rooftop mechanical units.*

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

vii) Development Information Meeting:

A Development Information Meeting was held at St. Georges Church, 23500 Dewdney Trunk Road on January 5, 2017. Seventeen people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- *Neighbour to the west concerned about the potential noise.*
- *Neighbour to the south concerned about the amount of garbage that is currently being thrown in her yard due to the Starbucks and Subway restaurant located across the street on Dewdney Trunk Road.*

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

- *Acoustic fencing is being installed on the property, as well as a landscape buffer including hedges on the property boundary between the residents to the west and the drive-through order speaker.*
- *The developer has assured that Tim Hortons garbage disposal areas are emptied multiple times per day.*

4) Environmental Implications:

A Stage 2 Site Investigation, prepared by TRI Environmental Consulting Ltd., was provided as part of the development application. Research on historical uses, field observations and results from the report indicate that no further investigation is warranted, as concentrations of analyzed substances are within the acceptable limits.

5) Agricultural Impact:

An Agricultural Impact Assessment, prepared by Zbeetnoff Agro-Environmental Inc., was provided as part of the development application. The report indicates that the three *Agricultural* designated parcels adjacent to the development site are currently wooded or built up, vacant, contain no animals, and are not being used for farming. It was determined that there are no impacts to existing agricultural uses. It was also determined that potential constraints created by the proposed Tim Horton's development on future potential agricultural expansion and growth are considered insignificant.

6) Traffic Impact:

A Traffic Study, prepared by Bunt & Associates Engineering Ltd., was provided as part of the development application. Findings of the report indicate that some measures should be taken to mitigate the impacts to the intersection of 240 Street and Dewdney Trunk Road, to include signal timing and permissive northbound and southbound left turn phasing. The report also speaks to drive-through queue length during peak and non-peak times, and has indicated that the proposed development will accommodate a 17 vehicle queue length. It is anticipated that the proposed Tim Hortons development will alleviate some of the drive-through pressure from the Tim Hortons restaurant located 2 kilometres to the west, at 22987 Dewdney Trunk Road.

7) Interdepartmental Implications:

i) Engineering Department:

Access to the development site is limited to 240 Street, which is classified as an Arterial road. Left turns from the site, heading northbound, will be problematic and not permitted as traffic builds in the general area. To help off-set this issue, a temporary access and egress will be located at the southernmost location of the subject property, until such time that a future Statutory Right-of-Way will allow traffic flows between neighbouring commercial lands (see Appendix G). As the property directly south is currently under development application, the Engineering Department has been working with both projects to develop a long-term singular access for the three commercial properties on the west side of 240 Street (including the liquor store at 240 Street and Dewdney Trunk Road). The full access and egress for the three properties, once fully developed, will be located at the adjacent southern property, at which time the temporary access to the subject property will be reduced to right-in right-out only. Limiting the full access and egress to one location

and providing a Statutory Right-of Way across the three commercial properties will result in optimal traffic flow for 240 Street.

A Rezoning Servicing Agreement will be required to provide for deficient services, including: concrete curb and gutter upgrades, boulevard upgrades, sanitary service connection, concrete sidewalk replacement, storm service connection, street lighting, street trees, upgraded water service connection, road dedication, a Statutory Right-of-Way, underground wiring to the property; as well as any servicing related works associated with intersection modifications.

CONCLUSION:

The subject application will permit construction of one commercial building with a drive-through. There were challenges in determining the most appropriate location for the siting of the building, based on site circulation and drive-through queueing demands; therefore, the applicant will be seeking a site specific text amendment to the C-2 (Community Commercial) zone, in order to allow the building to be sited along the northern property line. Mitigation measures will be provided to reduce the potential noise and lighting concerns, in the form of landscaping and acoustical fencing. Access and egress have also been at the forefront of discussion, with a temporary access granted for the subject property in the southeast corner; until such time that the property to the south develops, which will then provide access and egress for the three commercial properties along 240 Street.

It is recommended that second reading be given to Zone Amending Bylaw No. 7229-2016, and that application 2016-039-RZ be forwarded to Public Hearing.

“Original signed by Adam Rieu”

Prepared by: Adam Rieu
Planning Technician

“Original signed by Christine Carter”

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

“Original signed by Frank Quinn”

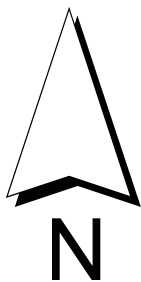
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

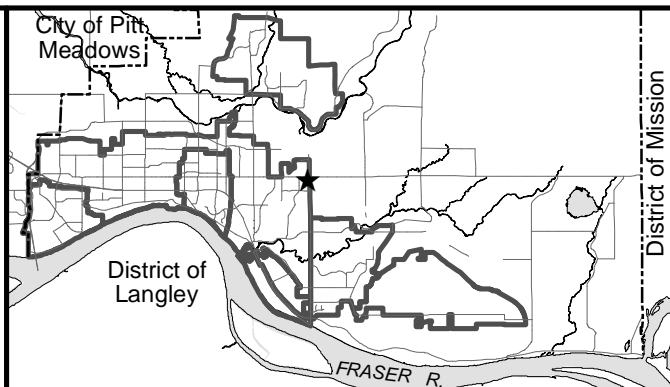
Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7229-2016
- Appendix D – Site Plan
- Appendix E – Elevation Plans
- Appendix F – Landscape Plan
- Appendix G – Proposed Site Plan, Southern Application 2016-191-RZ



Scale: 1:2,000



11951 240 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-039-RZ

DATE: Mar 22, 2016

BY: PC

BYLAW NO. 7229-2016

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

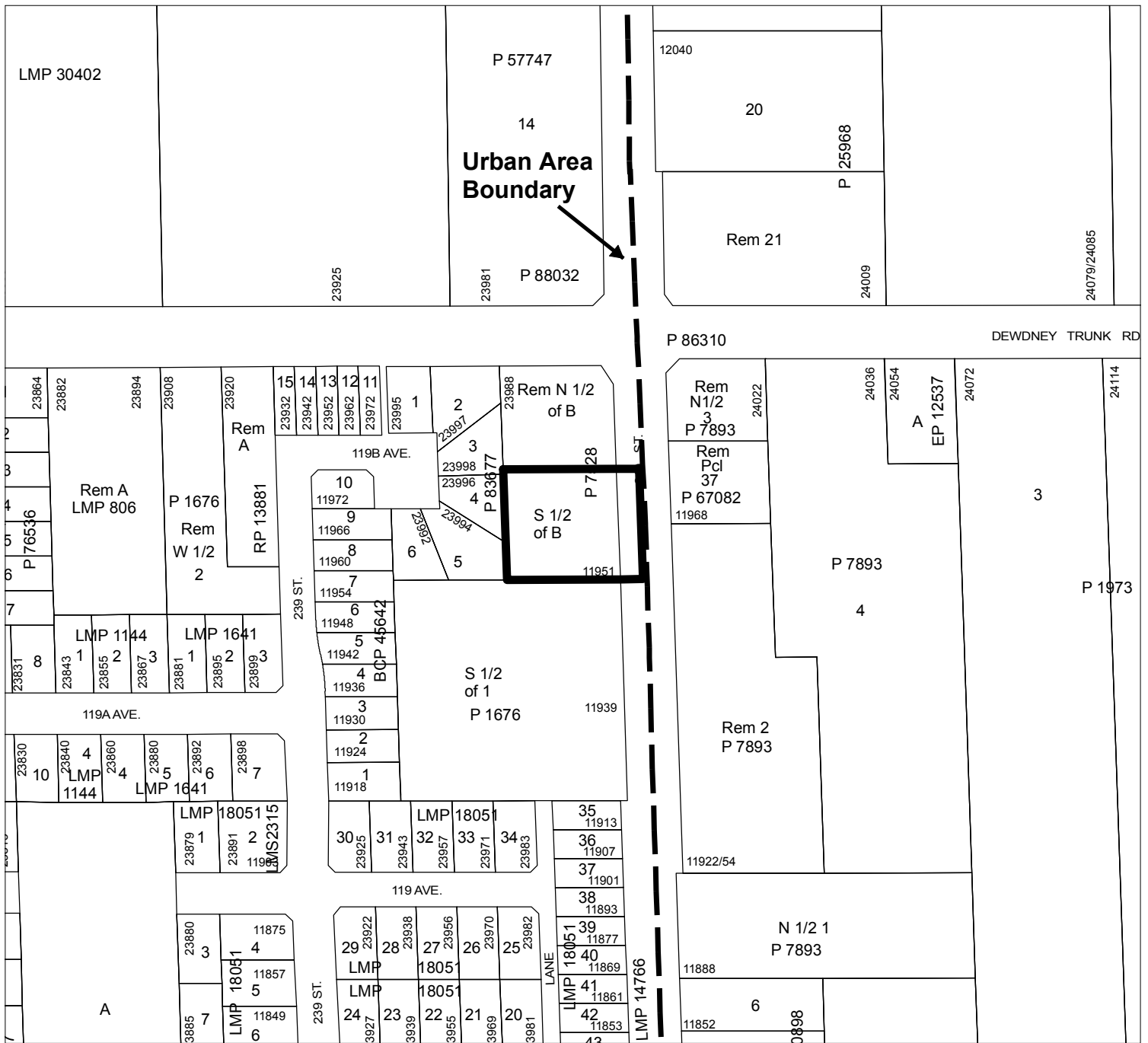
1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7229-2016."

and outlined in heavy black line on Map No. 1668 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to C-2 (Community Commercial).

iii) the stipulations for item i) above are hereby waived for property located at South Half Lot "B" Section 16 Township 12 New Westminster District Plan 7528

ADOPTED, the day of , 20

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7229-2016

Map No. 1668

From: CS-1 (Service Commercial)

To: C-2 (Community Commercial)



-- Urban Area Boundary



- 6000 TO HIGH PARAPET
5600 TO LOW PARAPET
5200 TO LOWER PARAPET & SOOD
4900 USE OF DECK & LOW POINT
2800 TO WINDOWS
000 TO CONC SLAB



3 NORTH ELEVATION
SCALE: 1:50

- 6000 TO HIGH PARAPET
5600 TO LOW PARAPET
5200 TO LOWER PARAPET & SOOD
4900 USE OF DECK & LOW POINT
2800 TO WINDOWS
000 TO CONC SLAB



1 EAST ELEVATION
SCALE: 1:50

EXTERIOR FINISH SCHEDULE		
PRODUCT	MANUF.	TYPE & COLOUR
PREFORMED METAL FLASHING	PRESTONE	FLASHING AT PARAPETS: 'COLOUR TO MATCH' 'OUTDOOR GRAY' FLASHING AT FOUNDATION: COLOUR: SANDSTONE BY: ALL FLASHING AT WINDOWS IS TO BE CLEAR ANODIZED.
ANODIZED ALUMINUM	ALUMICOR LIMITED	ALUMINUM FINISH: 'CLEAR' 'WOOD' 'WOOD' 'WOOD' ANODIZING BY ALUMICOR. CAULKING BETWEEN WINDOW FRAME & FIBER CEMENT STONE. COLOUR: ANODIZED ALUMINUM (TREMCO DIAMOND).
FIBER CEMENT SIDING	ALLURA	SMOOTH LAP: W - 250mm, L - 365mm, THICKNESS - 8mm COLOUR: SAVANNAH WICKER #955 & AUTUMN RED #915 FRANKLIN INTERNATIONAL CAULKING # 4461 NOTE: TOUCH-UP PAINT KIT TO BE PURCHASED THROUGH HUC
FIBER CEMENT TRIM	ALLURA	SMOOTH TRIM: W - 140mm, L - 365mm, THICKNESS - 25mm COLOUR: SAVANNAH WICKER #955 & AUTUMN RED #915 FRANKLIN INTERNATIONAL CAULKING # 4461 NOTE: TOUCH-UP PAINT KIT TO BE PURCHASED THROUGH HUC
VERSETTA WAINSCOT Cap	BORAL	WAINSCOT CAP H:36mm, L:44mm, THICKNESS - 8mm
VERSETTA STONE (FIBER CEMENT STONEVEENER)	BORAL	LEDGE STONE - TERESA ROSA H:20mm, L:44mm, THICKNESS - 8mm FRANKLIN INTERNATIONAL CAULKING #4461
VERSETTA LIGHT BOX	BORAL	ELECTRICAL STONE BOX VEENER H:20mm, L:24mm, THICKNESS-40mm
CORNICHE BAND	CANAMOULD	CORNICE BAND: 375 (3) BENJAMIN MOORE: 8024-10 'GRAY' KP20 SEMI-GLOSS FINISH
NOTE: 1. REFER TO SPECIFICATIONS ON SHEET A12.3 FOR APPROVED SUPPLIERS LIST.		

SYMBOL LEGEND	
	SECTION NUMBER DRAWING SHEET NUMBER
	BUILDING SECTION NUMBER DRAWING SHEET NUMBER
	NOTE REFERENCE REFER TO ELEVATION NOTES
	AWNING BAND TYPE

GENERAL NOTES	
1. REFER TO EXTERIOR FINISH SCHEDULE FOR CAULKING COLOUR.	

AWNING SCHEDULE		
TYPE	SIZE	QUANTITY
AWNING TYPE #1	2139mm x 3146mm	3
AWNING TYPE #2	2665mm x 3146mm	1
AWNING TYPE #3	3052mm x 3146mm	1
AWNING TYPE #4	4252mm x 3146mm	1

DECORATIVE BANDS		
TYPE	LENGTH	QUANTITY
BAND TYPE #1	8816mm x 305mm	1
BAND TYPE #2	6069mm x 305mm	1
BAND TYPE #3	5185mm x 305mm	1
BAND TYPE #4	5175mm x 305mm	1
NOTE: 1. REFER TO SPECIFICATIONS ON SHEET A12.3 FOR APPROVED SUPPLIERS LIST.		

EXTERIOR ELEVATION NOTES	
1	PREFINISHED METAL FLASHING. REFER TO EXTERIOR FINISH SCHEDULE.
2	FIBER CEMENT SIDING TO BE "SAVANNAH WICKER". REFER TO EXTERIOR FINISH SCHEDULE.
3	FIBER CEMENT STONE PANELING. REFER TO EXTERIOR FINISH SCHEDULE.
4	FIBER CEMENT TRIM TO BE "SAVANNAH WICKER". REFER TO EXTERIOR FINISH SCHEDULE.
5	ANODIZED ALUMINUM FRAMES.
6	EXPOSED FOUNDATION TO BE PARGED & FREE OF IMPERFECTIONS.
7	WOODEN GARBAGE ENCLOSURE.
8	100mm (4") HIGH ILLUMINATED ELLIPSE SIGN MOUNTED ON FIBER CEMENT STONE. CONFIRM WITH TOL GROUP CORP. FOR SIZE AND SIGN PACKAGE.
9	1524mm (50") HIGH ILLUMINATED ELLIPSE SIGN MOUNTED ON FIBER CEMENT STONE. CONFIRM WITH TOL GROUP CORP. FOR SIZE AND SIGN PACKAGE.
10	METAL PIPE RAILING. REFER TO DETAIL 3/4A.
11	150mm DIA. METAL SOLLARD FILL W/ CONCRETE C/W BOLLARD COVER.
12	DRIVE-THRU WINDOW WITH INSULATED PANEL.
13	EXIT ONLY DECAL BY TOL GROUP CORP.
14	OVERFLOW SCUPPER.
15	CONCRETE SIDEWALK (BY OTHERS). REFER TO SITE PLAN.
16	EXTERIOR RECYCLING UNIT SUPPLIED BY TOL GROUP CORP. & INSTALLED BY G.C.
17	FIBER CEMENT SIDING TO BE "AUTUMN RED". REFER TO EXTERIOR FINISH SCHEDULE.
18	HWT CONCENTRIC VENT TO BE INSTALLED PRIOR TO SIDING.
19	LOCATION OF GAS METER.
20	FIBER CEMENT TRIM TO BE "AUTUMN RED". REFER TO EXTERIOR FINISH SCHEDULE.
21	N/A
22	N/A
23	N/A
24	CAMP BOX.
25	N/A
26	150mm METAL SOLLARD FILLED W/ CONCRETE. PAINT FINISH 'BABY CHICK'.
27	N/A
28	N/A
29	GOOSENECK LIGHTING.
30	WALL PACK.
31	CORNICE BAND. REFER TO EXTERIOR FINISH SCHEDULE.
32	WAINSCOT CAP. REFER TO EXTERIOR FINISH SCHEDULE.
33	DECORATIVE BAND BY SIGN COMPANY. MOUNTED ON THE WALL. SUPPLIED & INSTALLED BY G.C. REFER TO DECORATIVE BAND SCHEDULE.
34	PRE-FABRICATED AWNING BY SIGN COMPANY SUPPLIED & INSTALLED BY G.C. REFER TO AWNING SCHEDULE. G.C. TO SUPPLY SOLID WOOD BLOCKING AS REQUIRED.
35	EXTERIOR POP FRAME ITEM #201.
36	TPO ROOF MEMBRANE ON BACK OF PARAPET WALLS.

ISSUE TABLE

No.	Date (mm/dd/yy)	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

REVISIONS

No.	Date	Description
-----	------	-------------

DRAWINGS REVISED AS PER DESIGN BULLETIN

No.	Date	Description
-----	------	-------------

PROJECT NORTH

Architect

LOVICK SCOTT ARCHITECTS

3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 E-MAIL: pjlovick@pjlovick.com
tel: 604-298-3700 fax: 604-298-6081

Member of the AIBC
Member of the RAIC
Certified Professional

Member of the SAA
Member of the AAA

Architectural Seal

Project

Tim Hortons

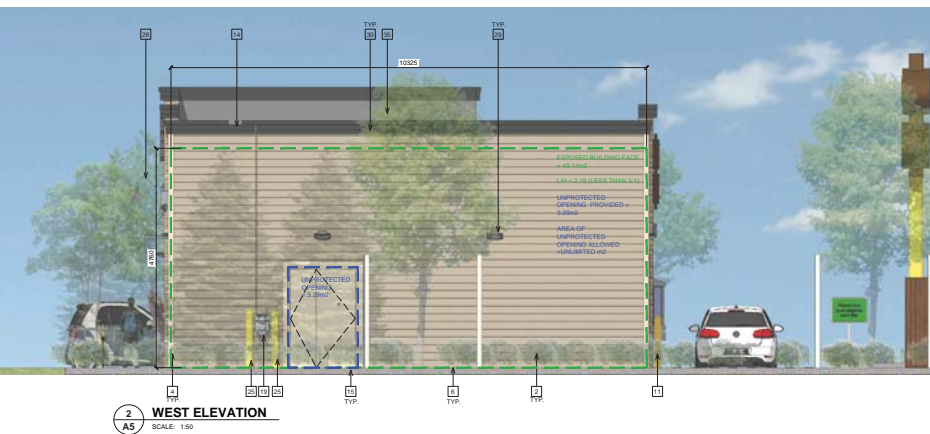
Store Type: 2695-13 WEST

Location: RESTAURANT #107384, NS.04402
11951 240 STREET
MAPLE RIDGE, B.C.

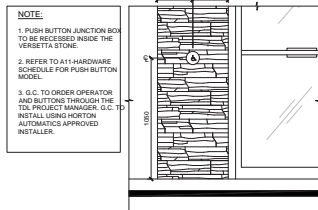
Drawing Title: **EXTERIOR ELEVATIONS**

Drawn: PS	Checked: JR
Scale: AS NOTED	Date: JANUARY 2016
Project No: # 107384	Dep. No: A5.1

TIM HORTONS MODEL 2695-13 - 11951 240 Street Maple Ridge, BC - TOL NO 107384, NS 04402



EXTERIOR FINISH SCHEDULE		
PRODUCT	MANUF.	TYPE & COLOUR
PREFORMED METAL FLASHING	FIRESTONE	FLASHING AT PARAPETS: COLOUR TO MATCH 'CORCORAL GRAY' FLASHING AT FOUNDATION: COLOUR: SANDSTONE ST. AL. FLASHING AT WINDOWS IS TO BE CLEAR ANODIZED
ANODIZED ALUMINUM	ALUMICOR LIMITED	ALUMINUM FINISH CASES TO CLEAR ANODIZED 2007 ANODIZING BY ALUMICOR. CALKING BETWEEN WINDOW FRAME & FIBER CEMENT STONE. COLOUR: ANODIZED ALUMINUM (ITEM 02 MONOCL)
FIBER CEMENT SIDING	ALLURA	SMOOTH LAP: H - 25mm, L - 367mm, THICKNESS: 8mm COLOUR: SAVANNAH WICKER #959 & AUTUMN RED #915 FRANKLIN INTERNATIONAL CALKING #4861 NOTE: TOUCH-UP PAINT KIT TO BE PURCHASED THROUGH H.C.C.
FIBER CEMENT TRIM	ALLURA	SMOOTH TRIM: H - 14mm, L - 367mm, THICKNESS: 25mm COLOUR: SAVANNAH WICKER #959 & AUTUMN RED #915 FRANKLIN INTERNATIONAL CALKING #4861 NOTE: TOUCH-UP PAINT KIT TO BE PURCHASED THROUGH H.C.C.
VERSETTA MANICOT CAP	BORAL	MANICOT CAP H: 56mm, 94mm, THICKNESS: 38mm
VERSETTA STONE FIBER CEMENT STONE (VENEER)	BORAL	LEDGE STONE - TEREX ROSA H: 20mm, L: 64mm, THICKNESS: 38mm FRANKLIN INTERNATIONAL CALKING #4861
VERSETTA LIGHT BOX	BORAL	ELECTRICAL STONE BOX VENEER H: 20mm, L: 254mm, THICKNESS: 45mm
CORNICHE BAND	CANAMOULD	CORNICHE BAND: 575mm BENJAMIN MOORE: PCV 21-10 'BRAY' WPA2 SEMI-GLOSS FINISH
NOTE: 1. REFER TO SPECIFICATIONS ON SHEET A12.3 FOR APPROVED SUPPLIERS LIST.		



5
A5
ELEVATION @ DOOR OPERATOR (TYP.)
SCALE: 1:20

SYMBOL LEGEND

	SECTION NUMBER DRAWING SHEET NUMBER
	BUILDING SECTION NUMBER DRAWING SHEET NUMBER
	NOTE REFERENCE REFER TO EXTERIOR NOTES
	AWNING BAND TYPE

GENERAL NOTES

1. REFER TO EXTERIOR FINISH SCHEDULE FOR CALKING COLOUR.

AWNING SCHEDULE

TYPE	SIZE	QUANTITY
AWNING TYPE #1	2139mm x 3146mm	3
AWNING TYPE #2	2655mm x 3146mm	1
AWNING TYPE #3	3052mm x 3146mm	1
AWNING TYPE #4	4252mm x 3146mm	1

DECORATIVE BANDS

TYPE	LENGTH	QUANTITY
BAND TYPE #1	8816mm x 305mm	1
BAND TYPE #2	6269mm x 305mm	1
BAND TYPE #3	5175mm x 305mm	1
BAND TYPE #4	5175mm x 305mm	1

NOTE:
1. REFER TO SPECIFICATIONS ON SHEET A12.3 FOR APPROVED SUPPLIERS LIST.

EXTERIOR ELEVATION NOTES

1. PREFINISHED METAL FLASHING. REFER TO EXTERIOR FINISH SCHEDULE.
2. FIBER CEMENT SIDING TO BE "SAVANNAH WICKER". REFER TO EXTERIOR FINISH SCHEDULE.
3. FIBER CEMENT STONE PANELING. REFER TO EXTERIOR FINISH SCHEDULE.
4. FIBER CEMENT TRIM TO BE "SAVANNAH WICKER". REFER TO EXTERIOR FINISH SCHEDULE.
5. ANODIZED ALUMINUM FRAMES.
6. EXPOSED FOUNDATION TO BE PARGED & FREE OF IMPERFECTIONS.
7. WOODEN FRAME ENCLOSURE.
8. 1087mm (36") HIGH ILLUMINATED SIGN MOUNTED ON FIBER CEMENT STONE. CONFIRM WITH TOL GROUP CORP. FOR SIZE AND SIGN PACKAGE.
9. 1524mm (50") HIGH ILLUMINATED ELLIPSE SIGN MOUNTED ON FIBER CEMENT STONE. CONFIRM WITH TOL GROUP CORP. FOR SIZE AND SIGN PACKAGE.
10. METAL PIPE RAILING. REFER TO DETAIL 30A.
11. 150mm DIA. METAL SOLLARD FILL W/ CONCRETE C/W SOLLARD COVER. REFER TO DETAIL 3A.1
12. DRIVE-THRU WINDOW WITH INSULATED PANEL.
13. EXIT ONLY DECAL BY TOL GROUP CORP.
14. OVERFLOW SCUPPER.
15. CONCRETE SIDEWALK (BY OTHERS). REFER TO SITE PLAN.
16. EXTERIOR RECYCLING UNIT SUPPLIED BY TOL GROUP CORP. & INSTALLED BY G.C.
17. FIBER CEMENT SIDING TO BE "AUTUMN RED". REFER TO EXTERIOR FINISH SCHEDULE.
18. HWY CENTRIC VENT TO BE INSTALLED PRIOR TO SIDING.
19. LOCATION OF GAS METER.
20. FIBER CEMENT TRIM TO BE "AUTUMN RED". REFER TO EXTERIOR FINISH SCHEDULE.
21. N/A
22. N/A
23. N/A
24. CAMP BOX.
25. N/A
26. 150mm METAL SOLLARD FILLED W/ CONCRETE. PAINT FINISH BAY CHOC.
27. N/A
28. N/A
29. N/A
30. GOOSENECK LIGHTING.
31. WALL PACK.
32. CORNICHE BAND. REFER TO EXTERIOR FINISH SCHEDULE.
33. MANICOT CAP. REFER TO EXTERIOR FINISH SCHEDULE.
34. DECORATIVE BAND BY SIGN COMPANY. MOUNTED ON THE WALL. SUPPLIED & INSTALLED BY G.C. REFER TO DECORATIVE BAND SCHEDULE.
35. PRE-FABRICATED AWNING BY SIGN COMPANY SUPPLIED & INSTALLED BY G.C. REFER TO AWNING SCHEDULE. G.C. TO SUPPLY SOLID WOOD BLOCKING AS REQUIRED.
36. EXTERIOR POP FRAME ITEM #201.
37. TPO ROOF MEMBRANE ON BACK OF PARAPET WALLS.

Copyright Reserved: This drawing is the property of Lovick Scott Architects. It is to be used for the project and site only. It is not to be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Lovick Scott Architects. All rights reserved.

01 2016-05-12 ISSUED FOR REZONING & DEVELOPMENT PERMIT

No.	Date (mm/dd/yyyy)	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

No.	Date	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

No.	Date	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

No.	Date	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

No.	Date	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

No.	Date	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

No.	Date	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

No.	Date	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

No.	Date	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT





No.	Date	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

No.	Date	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

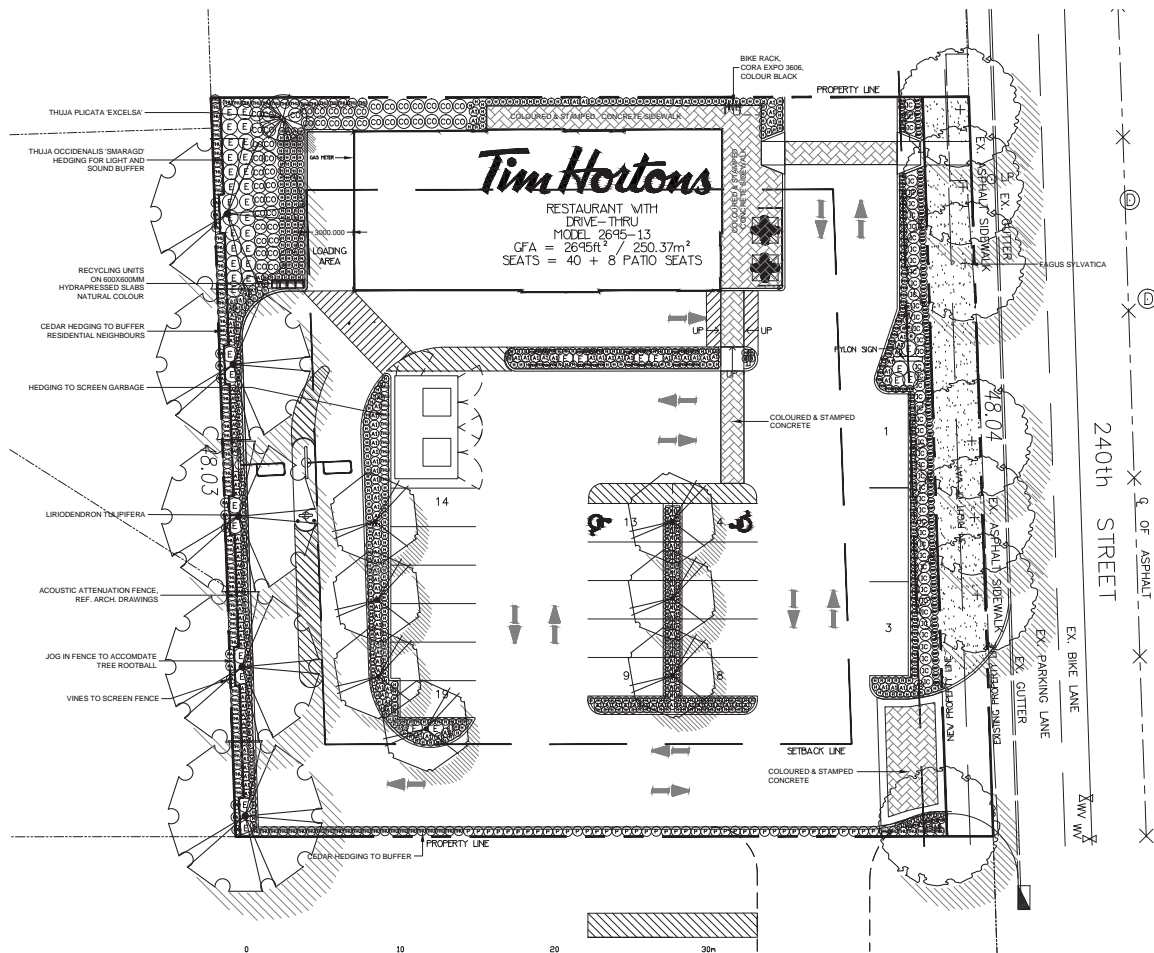
No.	Date	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

No.	Date	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

No.	Date	Description
01	2016-05-12	ISSUED FOR REZONING & DEVELOPMENT PERMIT

PLANT SCHEDULE			PMO PROJECT NUMBER: 10010	
PLANT	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE /REMARKS
	7	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL. 1.8M STB. BAB
	7	FAGUS SYLVATICA	EUROPEAN BEECH	6CM CAL. 1.8M STB. BAB
	1	LINDEROODA LYONNETII	TULIP TREE	6CM CAL. 2M STB. BAB
	1	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	2.9M HT. BAB
	171	AZALEA JAPONICA 'MID CRIMSON'	AZALEA, SINGLE DEEP CRIMSON	3 POT. 40CM
	49	CORNUS BREVIFLORA 'VELVET YEW'	DIWARF KELLY DOGWOOD	3 POT. 80CM
	49	EUNOMIA ALATA 'COMPACTUS'	COMPACT VIBURNUM BURNING BUSH	3 POT. 30CM
	49	ILEX CRINITA 'CONCINNA'	JAPANESE HOLLY	3 POT. 80CM
	49	PRUNUS LAUREOCERASUS 'OTTO LYNNER'	OTTO LYNNER, SLUG	3 POT. 30CM
	115	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.9M HT. BAB
	503	HELICTOTRICHON BEMPERWIRENS	BLUE OAT GRASS	3 POT. 100T
	81	IMPERATA CYLINDRICA 'RED BARIUM'	BLOOD GRASS	3 POT. 100T
	121	PERNETHION ALCOLODEUCENS 'HAMELEN'	DIWARF FOXTAIL GRASS	3 POT. 100T
	15	PARTHENOCISSUS TRICOSPATA 'VELVET CHOCOLATE'	BOSTON IVY	3 POT. 75CM. STAKED
	6	RUBROGLOBA FULGIDA 'VAR. SILVATICUM'	GOLDSMITH'S BROMELADA	3 POT

NOTES: * PLANT SIZES IN THIS LIST SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CLMA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES. *** PLANT SPECIES OR CLONES THAT ARE NOT AVAILABLE IN THE MARKET MAY BE SUBSTITUTED BY A SIMILAR SPECIES, HOWEVER, THE SUBSTITUTION MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. **** AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FERRER VALLEY. ***** SUBSTITUTIONS MUST BE 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, LATEST EDITION. ALL PLANT MATERIAL AND ALL PLANT MATERIALS MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



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

SEAL:

5	16 DEC 20	NEW SITE PLAN & COMMENTS	YR
4	16 NOV 15	NEW SITE PLAN	YR
3	16 JUL 15	REVISED PER CITY COMMENTS	DO
2	16 MAY 09	NEW SITE PLAN	DO
1	16 JAN 27	CONCEPT DESIGN	CLG
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

TIM HORTONS

**240TH ST & DEWDNEY TRUNK
MAPLE RIDGE**

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: 16.JAN.27 DRAWING NUMBER: **L1**
SCALE: 1:150
DRAWN: CLG
DESIGN: CLG
CHK'D: MCY OF 1

16010-5.ZIF

PMG PROJECT NUMBER:

16-010



PROPOSED SITE PLAN
PROPOSED SHOPPING CENTRE - 240TH ST MAPLE RIDGE
 1/8"=1'-0" 2018.06.01

SITE DATA	
ZONING:	C2 (proposed)
SITE AREA:	2.33 acres (101,682 SF)
LOT COVERAGE:	29%
TOTAL FLOOR AREA:	29,853 SF
PARKING REQUIRED:	92 STALLS [1 PER 30 SM, (323 SF)]
PARKING PROVIDED:	135 STALLS
STALLS/1000 SF:	4.5

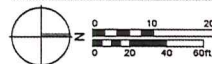


Figure 5: Preliminary Development Concept