

**City of Maple Ridge**

# **PUBLIC HEARING**

**March 24, 2020**

## CITY OF MAPLE RIDGE

***PUBLIC HEARING AGENDA  
March 24, 2020  
7:00 pm  
Council Chambers, 1<sup>st</sup> Floor, City Hall***

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

- 1) **2017-510-RZ**  
**24022, 24028 and 24060 104 Avenue and 10386 240 Street**

**Maple Ridge Zone Amending Bylaw No. 7423-2018**

To rezone from RS-2 (One Family Suburban Residential to RM-1 (Townhouse Residential District). The current application is to permit future construction of 31 townhouse units utilizing Density Bonus provisions to achieve this density.

- 2) **2020-008-RZ**  
**22222 Lougheed Highway**

**Maple Ridge Zone Amending Bylaw No. 7615-2020**

Site specific text amendment to Part 4, Section 401 (3) (h) ii, be amended to reduce the minimum separation distance between cannabis retail uses from 1,000 metres to 860 metres.

**CITY OF MAPLE RIDGE**  
**NOTICE OF PUBLIC HEARING**

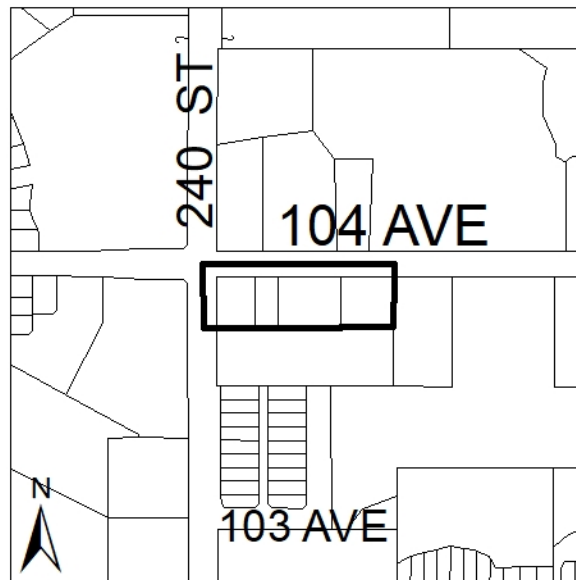
**TAKE NOTICE THAT** a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 p.m., Tuesday, March 24, 2020 to consider the following bylaws:

- 1) **2017-510-RZ**  
**24022, 24028 and 24060 104 Avenue and 10386 240 Street**



**Maple Ridge Zone Amending Bylaw No. 7423-2018**

To rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential District). The current application is to permit future construction of 31 townhouse units utilizing Density Bonus provisions to achieve this density.

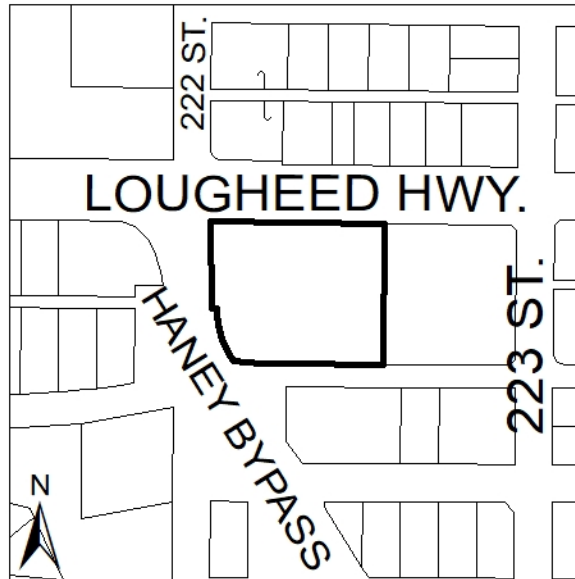


- 2) 2020-008-RZ  
22222 Lougheed Highway



**Maple Ridge Zone Amending Bylaw No. 7615-2020**

Site specific text amendment to Part 4, Section 401 (3) (h) ii, be amended to reduce the minimum separation distance between cannabis retail uses from 1,000 metres to 860 metres.



**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 March 11, 2020 to March 24, 2020, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at [www.mapleridge.ca/640](http://www.mapleridge.ca/640).

**ALL PERSONS** who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Deputy Corporate Officer or by sending an email to the Clerk's Department at [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca), by 4:00 p.m., March 24, 2020. 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 11<sup>th</sup> day of March, 2020.

Stephanie Nichols  
Deputy Corporate Officer



**DEVELOPMENT APPLICATION CHECKLIST  
FOR FILE 2017-510-RZ  
File Manager: Adrian Kopystynski**

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

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\* 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:

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**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **Second Reading**  
**Zone Amending Bylaw No. 7423-2018**  
**24028, 24022 & 24060 104 Avenue and 10386 240 Street**

**MEETING DATE:** February 4, 2020  
**FILE NO:** 2017-510-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties located at 24028, 24022 & 24060 104 Avenue and 10386 240 Street, from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential District) for approximately 31 townhouse units. Council granted first reading to Zone Amending Bylaw No. 7423-2018 on January 30, 2018. When the full submission was made, it was discovered that the design significantly exceeded the permitted Floor Space Ratio (FSR), because the design inadvertently included some of the land necessary for road widening. The design was cut back to the extent possible by reducing the unit sizes and the number of units by one (1), but remains higher than the 0.75 FSR possible under the Albion Density Bonus provisions of RM-1 (Townhouse Residential District).

This project is proposed to achieve the desired density of 0.89 FSR structured as follows:

- **Albion Density Bonus option:** The applicant is enabled to increase the FSR from 0.60 to 0.75 in exchange for making a Density Bonus Amenity Contribution in accordance with Section 602 9 (1) of the Zoning Bylaw. This amenity fee is \$3,100 per unit (31 times \$3,100 per unit) for a total of \$96,100.
- **Density Bonus Program (Allocation to Affordable Housing):** For the additional 0.14 FSR, from 0.75 to 0.89, an additional bonus is required for the additional 625.6 sq. m. (6,734 sq. ft.) of floor space for a total of (625.6 sq. m. times \$344.46 per sq. m.) \$215,494.17.

This will result in a total combined voluntary Density Bonus Contribution to achieve the desired 0.89 FSR of \$311,594.17.

The project is also subject to the City-wide Community Amenity Contribution Program requiring the additional amenity fee of \$4,100 per townhouse unit totaling \$127,100.00 to be contributed as a rezoning condition.

This application is in compliance with the OCP. The alternative is for this proposal to adhere to the Albion Density Bonus of 0.75 FSR as noted in the Alternative section of this report.

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7423-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii) Approval from the Ministry of Transportation and Infrastructure;
- iii) Road dedication along 240 Street and 104 Avenue and the extension of 240A Street as required;
- iv) Consolidation of the subject properties;
- v) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject properties for the proposed development;
- vi) Registration of a Restrictive Covenant for the protection of Visitor Parking;
- vii) Registration of a Restrictive Covenant for Stormwater Management with a schedule describing maintenance requirements;
- viii) Removal of existing buildings;
- ix) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- x) That a voluntary contribution, in the amount of \$127,100 (\$4,100/unit x 31 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- xi) That a voluntary contribution under the Density Bonus Program (Allocation to Affordable Housing) be provided based on a fee of \$344.46 per square meter of floor space over 0.75; which will be \$215,497.17.

## DISCUSSION:

### 1) Background Context:

Applicant:	Jodh Sinjh Dahliwal
Legal Description:	Lot "A" Section 3 Township 12 Plan NWP21769 Lot "B" Section 3 Township 12 Plan NWP1769 Lot "B" Section 3 Township 12 Plan NWP 13554 East Half Parcel "D" (Ref Plan 7139) NE Quarter Section
OCP:	
Existing:	Medium Density Residential
Proposed:	Medium Density Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RM-1 (Townhouse Residential District)

**Surrounding Uses:**

North:	Use:	Residential and Institutional
	Zone:	RS-2 (One Family Suburban Residential) and P-1 (Park and School)
South:	Designation:	Medium Density Residential and Institutional
	Use:	Vacant
	Zone:	RS-2 (One Family Suburban Residential)
East:	Designation:	Medium Density Residential
	Use:	Townhouse
	Zone:	RM-1 (Townhouse Residential District)
West:	Designation:	Medium Density Residential
	Use:	Townhouse
	Zone:	RM-1 (Townhouse Residential District)
	Designation:	Urban Residential

Existing Use of Property: Residential and Vacant

Proposed Use of Property: Townhouse

Site Area: 0.57 HA

Access: 240A Street (to be extended through subject site as part of rezoning)

Servicing requirement: Urban Standard

**2) Background:**

The subject site consists of the four (4) properties located at 10386 240 Street and 24028, 24022 and 24060 104 Avenue. The site is generally flat, with the western part sloping down to 240 Street and 104 Avenue. There are structures on the two western most lots and the site is well treed except for the existing or former home sites. A new street connection, 240A Street, is to pass through the site, creating a western and smaller eastern townhouse portion to this project. This will allow 240A Street to eventually be coordinated and extended through the lands to the south and to complete 240A Street in this area.

**3) Project Description:**

The proposal is for approximately 31 townhouses. The site will be bisected by 240A Street, such that 22 of the townhouse units will be on the west side and 9 units will be on the east side. There will be 6 townhouse blocks, two (2) containing six (6) townhouse units, three (3) containing five (5) townhouse units and one (1) containing four (4) townhouse units. Each unit in the north has front doors from 104 Avenue and each unit in the south has front doors off a path behind the units. There are no front doors off the interior drive aisle; garage doors for side-by side parking garages (2 spaces per unit) are along the interior aisle. An outdoor open space (play area) and six (6) visitor parking spaces are identified as part of the proposed site plan.

A tree management plan governing the replacement of trees that will need to be removed to accommodate this project, will need to be provided by the developer, in the course of refining and finalizing this proposal for the issuance of a form and character development permit. Tree retention will be reviewed and the layout may be adjusted to better protect the root structures of trees to be retained.

#### 4) Planning Analysis:

##### i) Official Community Plan:

The development site is located within the Albion Area Plan and is currently designated Medium Density Residential.

The applicant intends to take advantage of the Albion Area Community Amenity Program and Density Bonus Framework in Section 10.2.2 of the Albion Area Plan, which provides as follows:

**Albion Plan Policy 10 - 6** Where the density bonus option is utilized in a multi-family development, the density bonus framework provisions established in the Maple Ridge Zoning Bylaw will apply to all dwelling units that exceed the base density permitted in the zone, in addition to the city-wide Community Amenity Program established in Official Community Plan Section 2.1.2 Compact and Unique Community.

**Albion Plan Policy 10 - 7** Maple Ridge Council may consider Density Bonuses as part of the development review process for Albion Area Plan amendment applications seeking a land use designation change that would permit a higher density than currently permitted.

Policies applicable to this project with respect to detailed information to be provided at later stages of this application include the following:

**OCP Policy 3 - 4** To foster a sense of community and neighbourhood identity, Maple Ridge will encourage:

- c) special streetscapes for individual neighbourhoods;
- f) neighbourhood identification through distinctive streetscape elements;
- i) perimeters and gateways to neighbourhoods through improved urban design elements and appropriate transition spaces at the edges of neighbourhoods;

The subject site is on a prominent corner of 104 Avenue and 240 Street, a stretch of 104 Avenue across from the new elementary school / future community centre and a gateway into this emerging neighbourhood with construction of 240A Street. Consequently, through the above policy, the applicant will be asked to pay greater attention to providing distinctive design elements for the corner buildings and open space at the corners, as well as achieving a strong pedestrian flavour for those units facing 104 Avenue. The policy quoted above, related to its prominent location, will be explored further with the applicant and reflected in the final development permit plans.

##### ii) Zoning Bylaw:

This project requires a number of variances as described in other sections of this report.

For density, the site is eligible for the Albion Area Plan density bonus to allow the usual RM-1 (Townhouse Residential District) density of 0.60 FSR to be increased to 0.75 FSR in exchange for contributing a Density Amenity Bonus Contribution in accordance with Section 602 9 (1) of RM-1 (Townhouse Residential District). This amenity fee is \$3,100 per unit (31 times \$3,100 per unit) for a total of \$96,100.00. However, the applicant is seeking an FSR of 0.89. To achieve this FSR, the applicant is also prepared to make a voluntary contribution under the Density Bonus Program (Allocation to Affordable Housing). This contribution is based on a fee of \$344.46 per square meter of floor space over 0.75; which will be \$215,497.17.

The total voluntary contribution required to achieve the desired density is \$311,594.17.

These variances are necessary because the amount of land and the curvature of 240A Street being extended through the site. These variances are for setbacks along 240 Street, 104 Avenue and 240A Street, as well as for height and visitor parking.

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

The project provides all required residential parking with side-by-side parking garages part of each of the townhouses. The bylaw also requires a total of 6.2 visitor parking spaces as well as rounding fractional numbers up to a whole number; therefore the requirement is seven (7) spaces. The applicant is requesting a variance to round down and to provide six (6) rather than seven (7) parking spaces.

**iv) Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations to the Zoning Bylaw, the Off Street Parking and Loading Bylaw and the Subdivision and Development Servicing Bylaw:

**Zoning Bylaw:** The following section of the RM-1 (Townhouse Residential District) Zone in Maple Ridge Zoning Bylaw No. 3510-1985, are requested to be varied:

- Section 6 Siting
  - Front setback – reduced from 7.5 meters to 3 meters (and to 2.65 meters to the corner truncation line) with additional variance for projecting elements on the second floor;
  - Exterior side setback (to 104 Avenue) to be reduced from 7.5 to 4.5 metres, with additional variance for projecting elements on the second floor;
  - Exterior side setback (240A Street) to be reduced from 7.5 metres to 2.69 metres on the west side of 240A street and 2.65 metres on the east side of 240A Street setback; and
  - Rear setback (easternmost lot line) to be reduced from 7.5 to 4.38 for the north townhouse block and to 2.80 for the south townhouse block.
- Section 7 a) Height: The maximum height is to be increased from 11.0 metres to 11.3 metres.

**Off Street Parking and Loading Bylaw:** Schedule “A”, 1.0 Residential Uses c) the RM-1 requirements of 2.0 per dwelling unit plus 0.2 identified for visitors per dwelling unit is to be reduced from seven (7) to six (6) visitor parking spaces.

**Subdivision and Development Servicing Bylaw:** The overhead wiring along 104 Avenue is to be varied by waving the requirement to convert the existing overhead utilities on 102 Avenue to underground wiring, in accordance with Council Policy 9.05 – Conversion of Existing Overhead Utility Wiring to Underground Wiring.

**v) Development Permits:**

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

**vi) Advisory Design Panel:**

The application was reviewed by the Advisory Design Panel (ADP) at a meeting held on September 11, 2019 and their comments and the applicants responses can be seen in Appendix H. A detailed description of the projects form and character will be included in a future development permit report to Council.

**vii) Development Information Meeting:**

A Development Information Meeting was held at Albion Elementary School on May 24, 2019. Ten (10) 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:

- Support for the proposed extension of 240A Street;
- Need for more bike lanes on 240 Street and 104 Avenue; and
- Consider a pedestrian street crossing of 104 Avenue at 240A Street.

These matters do not require any changes to the proposal and street crossing locations are determined by the City based on safety and traffic management practices.

**5) Interdepartmental Implications:**

**i) Engineering Department:**

Remedying the deficient services will be done through a Rezoning Servicing Agreement. Road widening, including the extension of 240A Street together with associated works such as curb, sidewalks and lighting will be required. A variance will be required to waive the requirement for undergrounding BC Hydro 3-phase overhead wiring along 240 Street and 104 Avenue.

**ii) Environmental Services:**

Stormwater management plans, including Tier A requirements, will need to be integrated into the Landscaping plans. This site will drain to Spencer Creek, which is a fish bearing stream.

**iii) Fire Department:**

The applicant was provided with comments from the Fire Department about matters to be addressed through the Building Permit process.

**ALTERNATIVE:**

Should Council not desire to allow this project to exceed the Albion Area Plan Density Bonus of 0.75 FSR, the number of dwelling units could be reduced, thus bringing down the proposed 0.89 FSR. This reduction would make the project more in line with Albion densities, and permit units to have doors to units off the interior drive aisle, which is a more customary design for townhouses in Maple Ridge.

## CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7423-2018, and that application 2017-510-RZ be forwarded to Public Hearing.

“Original signed by Adrian Kopystynski”

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

“Original signed by Chuck Goddard”

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

“Original signed by Michelle Orsetti” for

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

“Original signed by Al Horsman”

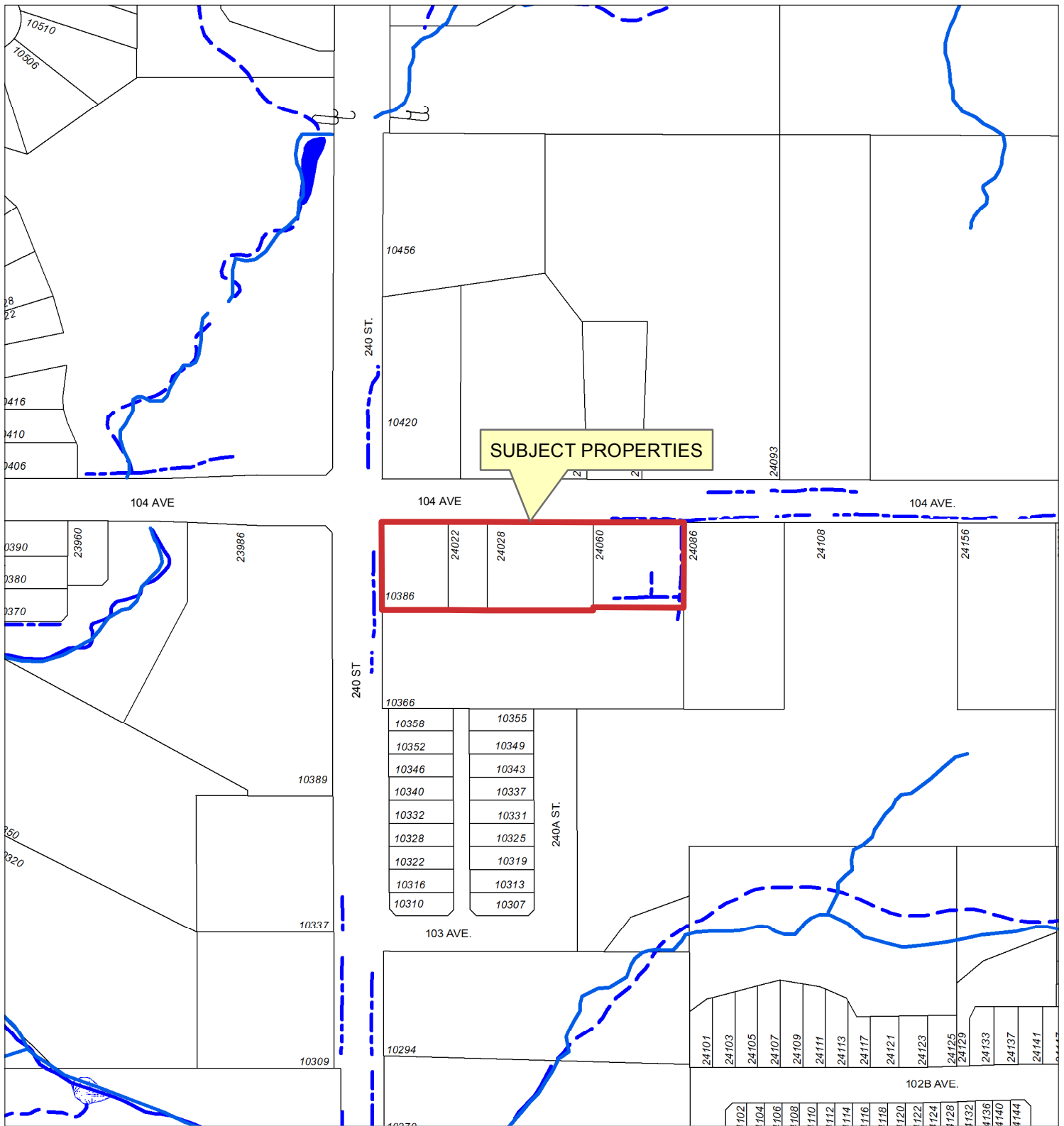
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*Concurrence:* **Al Horsman  
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7423-2018
- Appendix D – Site Plan
- Appendix E – Architectural Plans
- Appendix F – Building Elevation Plans
- Appendix G – Landscape Plan
- Appendix H – ADP design comments





SUBJECT PROPERTIES

### Legend

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

10386 240 STREET,  
24022/28/60 104 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

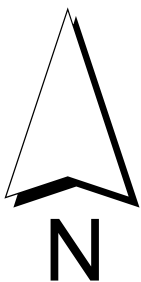
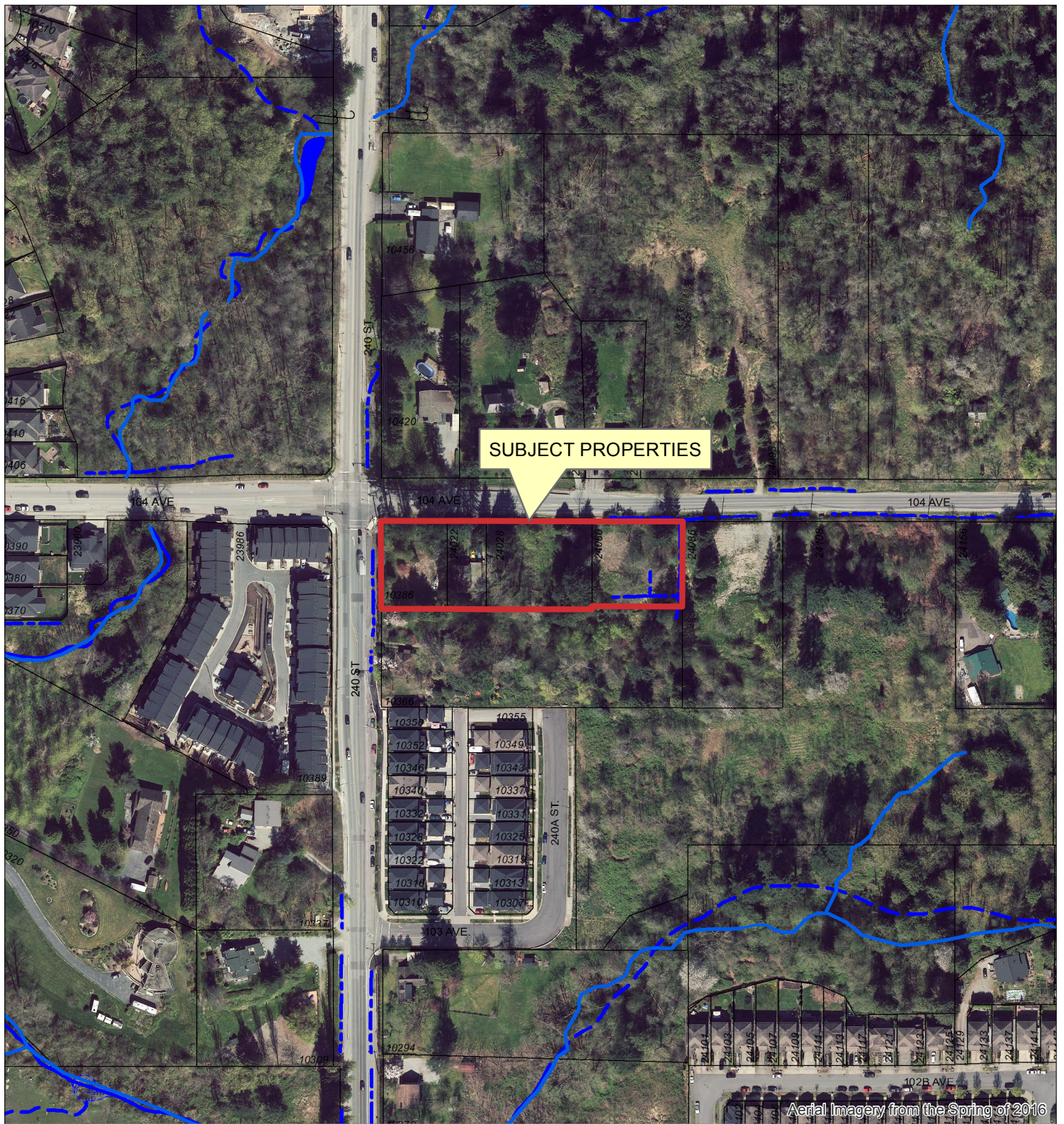
[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-510-RZ  
DATE: Nov 1, 2017

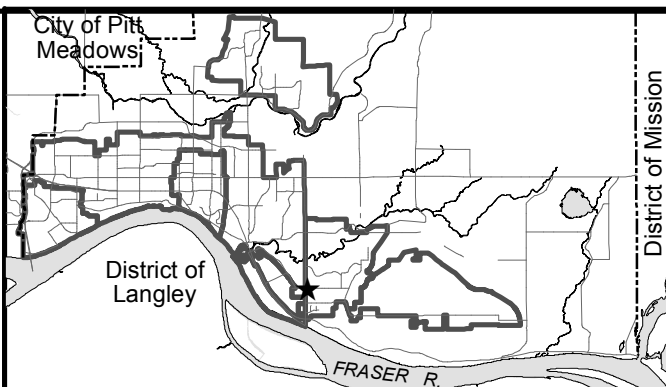
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10386 240 STREET,  
24022/28/60 104 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-510-RZ  
DATE: Nov 1, 2017

BY: PC



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

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

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

and outlined in heavy black line on Map No.1746 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RM-1 (Townhouse Residential).

- READ** a first time the 30<sup>th</sup> day of January, 2018.

**READ** a second time the 11<sup>th</sup> day of February, 2020.

**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

CORPORATE OFFICER





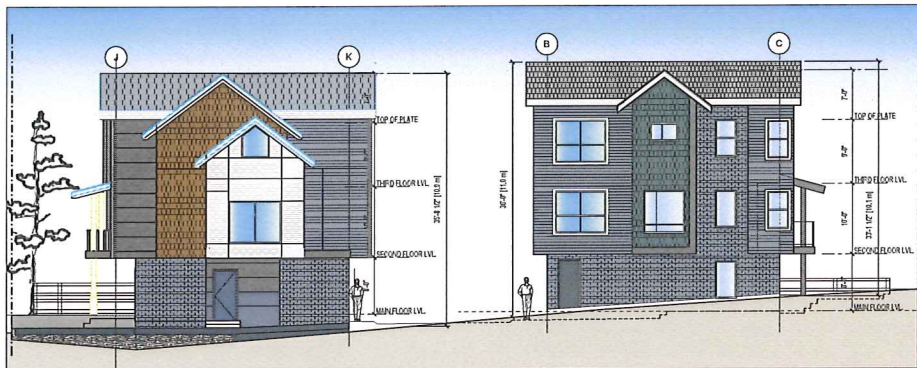




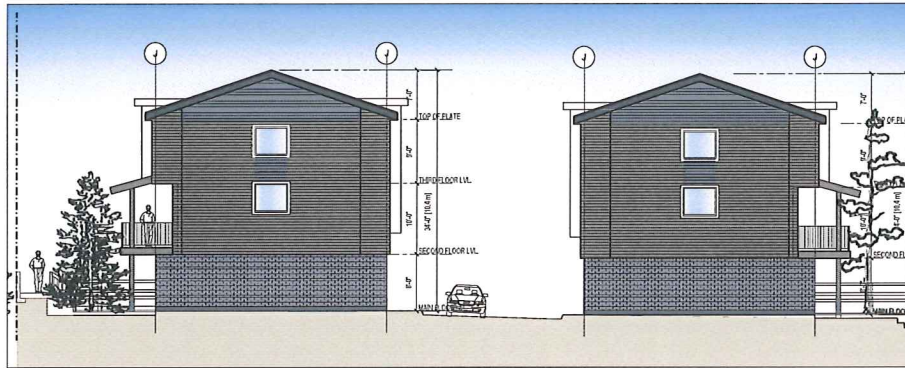




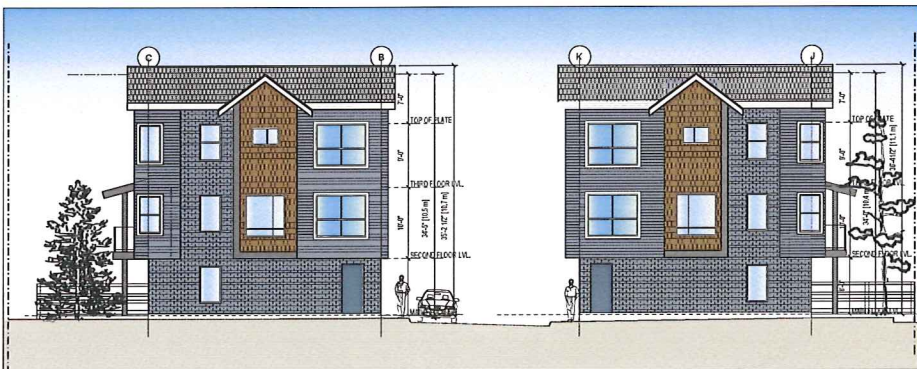




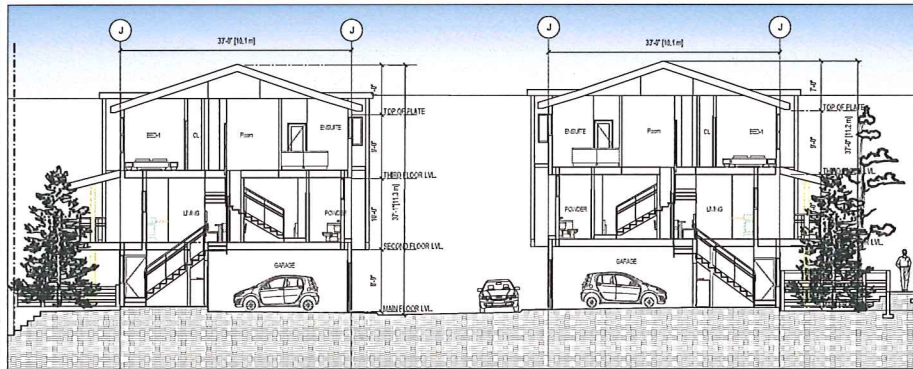
1 SIDE ELEVATIONS FROM 240 ST ( WEST SIDE BLDG 1 & 6)  
Scale: 1/8"=1'



2 SIDE ELEVATIONS( BUILDING 1 & 6 )  
Scale: 1/8"=1'



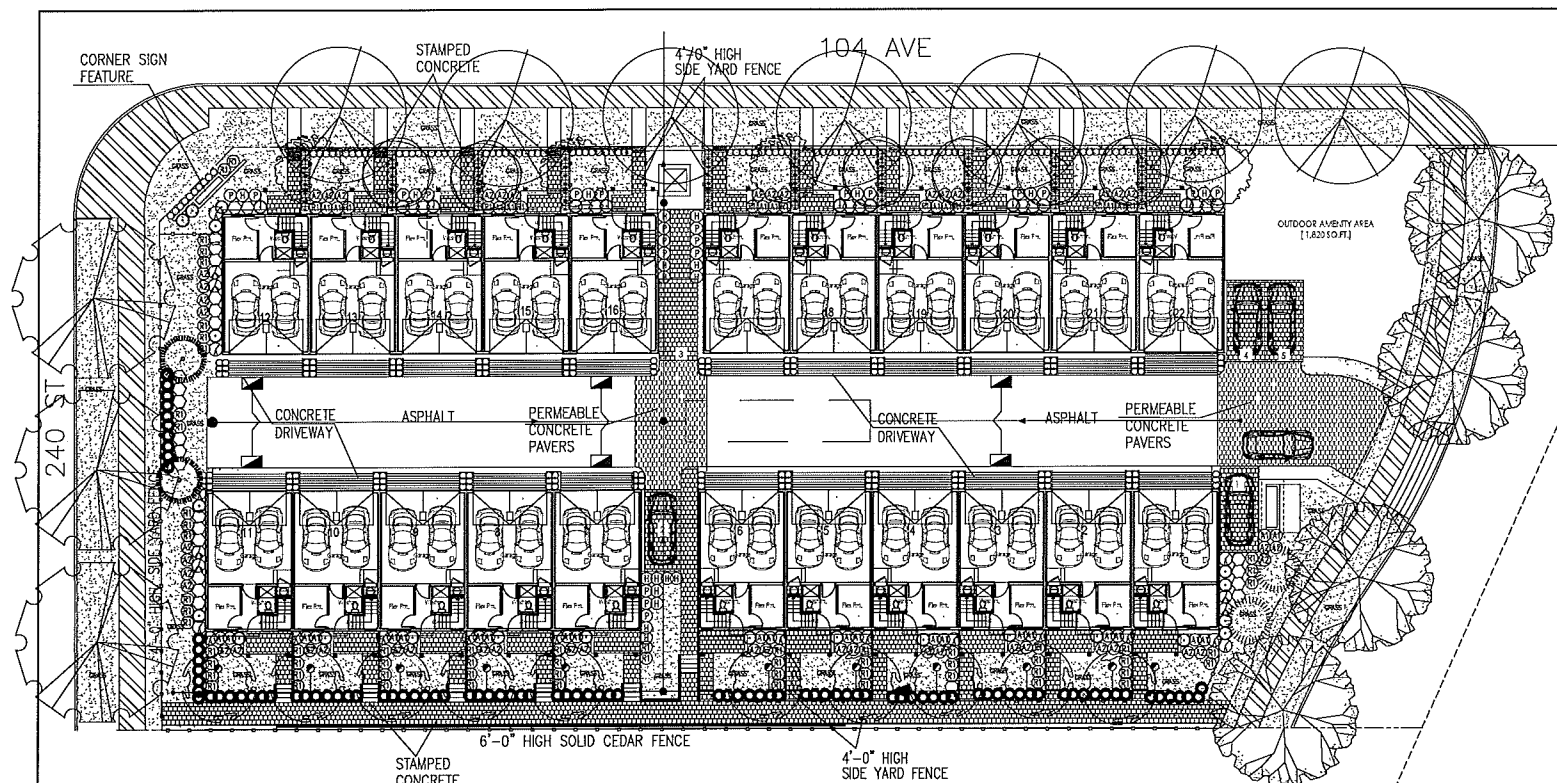
3 SIDE ELEVATIONS FROM 240A ST ( EAST SIDE- BLDG 2 & 5)  
Scale: 1/8"=1'



4 SECTION THRU SITE( BUILDING 1 AND 6 )  
Scale: 1/8"=1'

NO.	DATE	BY	REVISION
1	25-Oct-19	R.W.	Issued For ADP
2	25-Oct-19	R.W.	Issued For D.P. Application REV 1/4
3	25-Oct-19	R.W.	Issued For D.P. Application REV 1/2
4	25-Oct-19	R.W.	Issued For D.P. Application REV 1/3
5	25-Oct-19	R.W.	Issued For D.P. Application REV 1/4
6	25-Oct-19	R.W.	Issued For D.P. Application REV 1/5
7	25-Oct-19	R.W.	Issued For D.P. Application REV 1/6
8	25-Oct-19	R.W.	Issued For D.P. Application REV 1/7
9	25-Oct-19	R.W.	Issued For D.P. Application REV 1/8
10	25-Oct-19	R.W.	Issued For D.P. Application REV 1/9
11	25-Oct-19	R.W.	Issued For D.P. Application REV 1/10
12	25-Oct-19	R.W.	Issued For D.P. Application REV 1/11
13	25-Oct-19	R.W.	Issued For D.P. Application REV 1/12
14	25-Oct-19	R.W.	Issued For D.P. Application REV 1/13
15	25-Oct-19	R.W.	Issued For D.P. Application REV 1/14
16	25-Oct-19	R.W.	Issued For D.P. Application REV 1/15
17	25-Oct-19	R.W.	Issued For D.P. Application REV 1/16
18	25-Oct-19	R.W.	Issued For D.P. Application REV 1/17
19	25-Oct-19	R.W.	Issued For D.P. Application REV 1/18
20	25-Oct-19	R.W.	Issued For D.P. Application REV 1/19
21	25-Oct-19	R.W.	Issued For D.P. Application REV 1/20
22	25-Oct-19	R.W.	Issued For D.P. Application REV 1/21
23	25-Oct-19	R.W.	Issued For D.P. Application REV 1/22
24	25-Oct-19	R.W.	Issued For D.P. Application REV 1/23
25	25-Oct-19	R.W.	Issued For D.P. Application REV 1/24
26	25-Oct-19	R.W.	Issued For D.P. Application REV 1/25
27	25-Oct-19	R.W.	Issued For D.P. Application REV 1/26
28	25-Oct-19	R.W.	Issued For D.P. Application REV 1/27
29	25-Oct-19	R.W.	Issued For D.P. Application REV 1/28
30	25-Oct-19	R.W.	Issued For D.P. Application REV 1/29
31	25-Oct-19	R.W.	Issued For D.P. Application REV 1/30





KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	3	5 CM. CAL.	AS SHOWN	B. & B.
	DARGILO BILIBA	MADONNAHAIR TREE	4	5 CM. CAL.	AS SHOWN	B. & B.
	FRAXINUS AMERICANA	WHITE ASH	7	5 CM. CAL.	AS SHOWN	B. & B.

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER GINNALA 'RED NOVEMBER'	RED NOVEMBER ASHUR MAPLE	10	5 CM. CAL.	AS SHOWN	B. & B.
	MAGNOLIA GALAXYA	GALAXY MAGNOLIA	4	5 CM. CAL.	AS SHOWN	B. & B.
	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6	5 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	2	3.00 METERS	AS SHOWN	B. & B.
	CHAMAECYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	2	3.00 METERS	AS SHOWN	B. & B.

⊙	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	34	#3 POT	90 CM. O.C.	
⊙	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	48	#3 POT	90 CM. O.C.	
⊙	ABELIA 'EDWARD GONCHER'	EDWARD GONCHER ABELIA	34	#3 POT	90 CM. O.C.	
⊙	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	260	#3 POT	45 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'Nikko BLUE'	HYDRANGEA	31	#3 POT	90 CM. O.C.	
⊙	SPIRAEA NIPPONICA SNOWMOUND	SNOWMOUND SPIRAEA	6	#2 POT	90 CM. O.C.	
⊙	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	69	#3 POT	90 CM. O.C.	
⊙	POLYSTICHUM MUNITUM	SWARD FERN	21	#3 POT	90 CM. O.C.	
⊙	HOSTA (VARIOUS)	HOSTA	20	#3 POT	90 CM. O.C.	
⊙	SYRINKA VULGARIS 'MICHEL BUCHNER'	LYLAC	17	#3 POT	90 CM. O.C.	
⊙	PRINUS LAUROCARPUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	70	#3 POT	70 CM. O.C.	
⊙	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE	98	1.50 METERS	70 CM. O.C.	

NOTE: MINIMUM 450mm OF TOPSOIL DEPTH REQUIRED FOR ALL LAWN AND PLANTING AREAS  
REFER TO CIVIL DRAWINGS FOR RETAINING WALL DETAILS AND GRADING

#### NOTES / SPEC.

1. PLANT SPECIES IN THIS LIST ARE SPECIFIED HEREIN TO BE LANDSCAPE STANDARD LATEST SEASON. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.

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PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS  
SECTION

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202/19	ADP COMMENTS	3
AUG/19	REVISED SITE PLAN	2
FEB/19	MAPLE RIDGE REQUEST	1
DATE	REVISION	NO.

C. KAVOLINAS & ASSOCIATES INC.  
SCALA CSA  
2452 JONKAIL COURT  
ABBOTSFORD, B.C.  
V3G 3G3  
PHONE (604) 857-2378

JOHN DUBAL  
c/o PLAT ARCHITECTURE INC.  
SUITE #309  
6321 KING GEORGE BOULEVARD  
SURREY, B.C.  
V3E 1G1

LANDSCAPE PLAN  
PROPOSED  
TOWNHOUSE DEVELOPMENT  
10400 - 240 STREET  
24022 24028 24030 - 104A AVENUE  
MAPLE RIDGE, B.C.

SCALE	1:150	DATE	JPR/18
DRAWN	CHW		
CHECK	CHW		
APP'D	RE: BUILT		

PRINTED ON: 10/1/18  
DRAWN BY: CHW  
CHECKED BY: CHW  
APPROVED BY: RE: BUILT



## Appendix H – ADP design comments

### Landscape Comments:

1. Clarify retaining wall heights, materials and relationship to neighbouring properties and proposed lane;

*Response:* Please refer to Civil Engineer's drawings for all retaining wall information and grading information;

2. Provide perimeter fencing plan and details;

*Response:* Perimeter fencing has been identified on my plans;

3. Provide onsite fencing and grading plans showing all locations of proposed fencing and retaining walls complete with details and materials;

*Response:* Refer to Civil Engineer's drawings;

4. Consider enclosing amenity space with appropriate fencing;

*Response:* Amenity space has been enclosed with a fence and trellis;

5. Move proposed boxwood hedge within property lines; .

*Response:* Boxwood hedge has been moved onto private property;

6. Provide additional shrub planting at end of driveway to screen vehicle headlights onto 240 Street; *Response:* Additional shrubs have been planted at the end of the driveway;

7. Expand side yard planting with multiple layers and screening;

*Response:* Sideyard plantings have been increased;

8. Provide legible materials legend for hard surfacing, separate hatching for different hard paving materials;

*Response:* Hard surface materials have been identified through various hatching on my plans;

9. Consider different materials on internal driveway to delineate pedestrian route;

*Response:* A different material has been used on the internal driveway to delineate pedestrian crossings;

10. To the extent possible, provide context or civil plans for offsite landscape areas, including dedications;

*Response:* A site sign and landscaping has been added to the corner of 240 Street and 104 Avenue as part of an integrated solution that matches the development across the development;

11. Demonstrate how landscape can enhance the urban identity at the corner of 240 Street and 104 Avenue and be integrated into the architectural concept at the corner.

*Response:* Sidewalks and boulevards have been added as per the Civil Engineer's drawings

### Architectural Comments:

1. Provide warm material palette colour options;

*Response:* Warm colours are updated as requested;

2. Provide texture material palette options;

*Response:* Texture is changed for darker colours;

3. Demonstrate how architecture can enhance the urban identity at the corner of 240 Street and 104 Avenue and be integrated into the landscape concept at the corner;

*Response:* The building design and side elevation is updated to make it more welcoming in addition to adding the signage at the corner of the overall development;

4. Provide screening to three sides of all PMTs;

*Response:* Updated as suggested;

5. Provide enhanced architectural elevations facing interior lane;

*Response:* Updated as suggested;

6. Provide street identity and sense of entry/place at both moments of entry off of proposed road;

*Response:* A trellis was added in corners to make it create a sense of identity for townhouse development;

7. Review terminations of all materials and trims for consistency;

*Response:* Trims around windows and materials updated in renderings;

8. Consider delineating bike storage in units.

*Response:* Bike lockers are clearly defined on the east wing of the development.

**DEVELOPMENT APPLICATION CHECKLIST  
FOR FILE 2020-008-RZ  
File Manager: Adrian Kopystynski**

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

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\* 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:

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**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First and Second Reading  
Zone Amending Bylaw No. 7615-2020;  
22222 Lougheed Highway

**MEETING DATE:** February 18, 2020  
**FILE NO:** 2020-008-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

On October 22, 2019, Council deferred a report from Bylaw & Licensing Services about a proposed Cannabis Retail Use (Green Star Cannabis) at 22222 Lougheed Highway (Haney Motor Hotel) (Appendix A and B). That report recommended that the non-medical cannabis retail store at the above address not be supported because the site is not in compliance with the 1,000 metre separation distance requirement in Zoning Bylaw General Regulations Section 401 (3) (h).

This provision of the Zoning Bylaw prohibits cannabis retail stores where the distance is less than 1,000 metres apart from another such store measured lot to lot. The Spiritleaf cannabis retail store is located at the Valley Fair Mall. The distance between the lot containing the existing Spiritleaf cannabis retail stores and the lot for the proposed Green Star cannabis retail store is 860.4 metres (Appendix D).

Council directed the applicant of Green Star Cannabis to apply for a site specific text amendment to the Zoning Bylaw, to reduce the distance from 1,000 metres before making a decision on the licencing matter described in the Bylaw & Licensing Section report dated October 22, 2019. That reduced distance when rounded is 860 metres.

**RECOMMENDATION:**

**That Zone Amending Bylaw No. 7615-2020 be given first and second reading; and forwarded to Public Hearing.**

**DISCUSSION:**

On October 22, 2019, Council considered a report from Bylaw & Licensing Services about an application to establish a Cannabis Retail Use by 1171712 BC Ltd. (Green Star Cannabis) at 22222 Lougheed Highway (Haney Motor Hotel) as shown in Appendix A & B. Council deferred a decision on this report pending an application to reduce the separation distance requirement in the General Regulation Section 401 (3) (h) of the Zoning Bylaw to be in compliance on the proposed lot.

The owners of the Haney Motor Hotel have formally applied for the separation requirement to be changed. Currently, there are two separation distance criteria, as follows:

- a minimum separation between Cannabis Retail Uses (1,000 metre separation); and
- a minimum separation distance between a Cannabis Retail Uses and an elementary or secondary school (200 metre separation).

The distance between the lots containing the existing Spiritleaf cannabis retail store and the proposed Green Star cannabis retail store is 860.4 metres (Appendix D). Therefore, an application has been received for a site specific text amendment to the Zoning Bylaw to reduce the separation distance from 1,000 metres to the rounded distance of 860 metres. Zoning Bylaw Amendment Bylaw (Appendix C) reflects this site specific text amendment.

The school separation distance is not proposed to change. The separation distance between lots with elementary or secondary schools to lots with a cannabis retail store remains the same (200 metre separation).

Following a review with other Departments, it was determined that this application does not trigger any terms and conditions to be addressed prior to final reading. Therefore, the site specific text amendment to the Zoning Bylaw may be given first and second reading by Council and then be advance to Public Hearing.

Following adoption of this site specific text amendment to the Zoning Bylaw, Bylaw & Licensing Services can report back on the licencing application for Green Star cannabis retail store at the Haney Motor Hotel.

## **CONCLUSION:**

This Zoning Bylaw amending application is a site specific text amendment. It will reduce the separation distance from 1,000 meters to 860 metres specifically for the proposed Green Star cannabis retail store at the Haney Motor Hotel. With this change, the store will comply with the separation requirement, being separated by a distance of 860.4 metres from Spiritleaf, the next closest cannabis retail store located at Valley Fair Mall.

It is recommended that Council grant first and second reading to Zone Amending Bylaw No. 7615-2020 and advance this application to Public Hearing.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman  
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7615-2020

Appendix D – Distance measurement map









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

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

- READ** a first time the 25<sup>th</sup> day of February, 2020.

**READ** a second time the 25<sup>th</sup> day of February, 2020.

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**ADOPTED,** the            day of            , 20

CORPORATE OFFICER

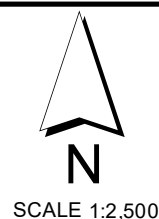


# MAPLE RIDGE ZONE AMENDING

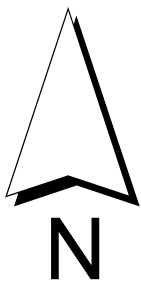
Bylaw No. 7615-2020

Map No. 1832

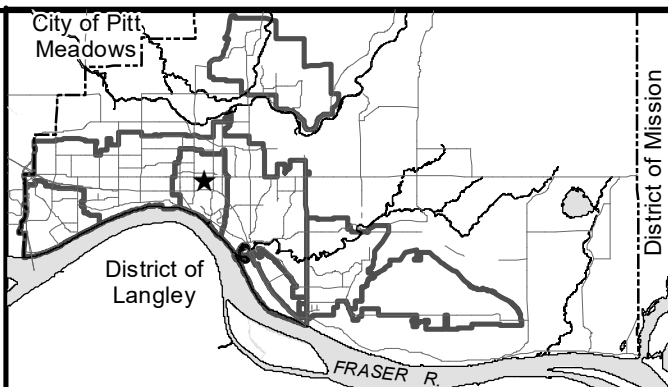
Purpose: Site specific text amendment to reduce the minimum separation distance between cannabis retail uses from 1,000 metres to 860 metres.







Scale: 1:7,500



## Distance from Spirit Leaf Lot Line

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

DATE: Feb 10, 2020

BY: DT