City of Maple Ridge

COMMITTEE OF THE WHOLE AGENDA
April 21, 2020
1:30 p.m.
Council Chambers

Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council.
The meeting is live streamed and recorded by the City of Maple Ridge.

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1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of Committee of the Whole Meeting of April 7, 2020

3. DELEGATIONS/STAFF PRESENTATIONS

4. PUBLIC WORKS & DEVELOPMENT SERVICES

Note:

- *Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.*
- *The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.*

1101 2020-010-RZ, 12386 Dawson Place and 12397 Laity Street, RS-1 to R-1 and RS-1b

Staff report dated April 21, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7617-2020 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) and RS-1b (One Family Urban [Medium Density] Residential) to permit a future subdivision of approximately nine single family lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

1102 2015-318-DP/DVP, 11650 224 Street

Staff report dated April 21, 2020 recommending that the Corporate Officer be authorized to sign and seal 2015-318-DVP to provide property line and building height variances and that the Corporate Officer be authorized to sign and seal 2015-318-DP to permit construction of a six-storey residential apartment building.

1103 **2017-572-DP/DVP, 11703 Fraser Street**

Staff report dated April 21, 2020 recommending that the Corporate Officer be authorized to sign and seal 2017-572-DVP to provide property line, building height and retaining wall height variances and that the Corporate Officer be authorized to sign and seal 2017-572-DP to permit construction of a five-storey residential apartment building.

5. CORPORATE SERVICES

6. PARKS, RECREATION & CULTURE

1151 **Albion Community Centre Project and Grant Funding Update**

Staff report dated April 21, 2020 recommending that detailed pricing for the construction of Phase Two of the Albion Community Centre be obtained for final consideration.

1152 **Thomas Haney Secondary School Tennis Courts Renovation - Construction Agreement**

Staff report dated April 21, 2020 recommending that the draft Construction Agreement for Thomas Haney Secondary School Tennis Courts be approved in principle and that the Corporate Officer be authorized to execute the finalized agreement.

1153 **Thomas Haney Tennis Court Surface Restoration - Award of Contract**

Staff report dated April 21, 2020 recommending that Contract ITT-PL20-12: Tennis Court Surface Restoration at Thomas Haney Secondary School be awarded to Action Holdings T/A Custom Blacktop Co., that a contingency be authorized and that the Corporate Officer be authorized to execute the contract.

1154 **Southwest Haney Park: Neighbourhood Park Construction - Award of Contract**

Staff report dated April 21, 2020 recommending that Contract ITT-PL20-09: SW Haney Park: Neighbourhood Park Construction be awarded to Cedar Crest Lands (BC) Ltd. that a contingency be authorized, that the next Financial Plan be amended to include remaining site remediation costs, and that the Corporate Officer be authorized to execute the contract.

7. ADMINISTRATION

8. OTHER COMMITTEE ISSUES

9. ADJOURNMENT

10. COMMUNITY FORUM

COMMUNITY FORUM

The Community Forum provides the public with an opportunity to speak with Council on items that are of concern to them, with the exception of Public Hearing bylaws that have not yet reached conclusion.

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. We are doing business a bit differently during this time by having Council members attend remotely and having only necessary staff present in person to administer the meetings. Balancing the health and safety of citizens and our democratic processes is first and foremost in our approach during this health emergency.

If you have a question or comment that you would normally ask as part of Community Forum, you can email clerks@mapleridge.ca **before 3:00 p.m. on the day of the meeting** and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens voices are being heard as part of our meetings. We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information contact:

Clerk's Department at **604-463-5221** or clerks@mapleridge.ca
Mayor and Council at mayorandcouncil@mapleridge.ca

APPROVED BY: [signature]
DATE: 2020-04-15

CHECKED BY: [signature]
DATE: 2020/04/15

CHECKED BY: [signature]
DATE: April 15/20

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

April 7, 2020

The Minutes of the Committee of the Whole Meeting held on April 7, 2020 at 1:36 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	*Appointed Staff*
Elected Officials	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	C. Crabtree, Acting General Manager Corporate Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	S. Nichols, Deputy Corporate Officer
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	*Other Staff as Required*
	M. Baski, Planner 2, Development & Environmental Services
	C. Goddard, Director of Planning
	A. Kopystynski, Planner 2, Development & Environmental Services
	M. McMullen, Manager of Planning and Development Services
	C. Nolan, Corporate Controller
	R. Ollenberger, Engineering Technologist 1, Engineering Services

Note: These Minutes are posted on the City website at mapleridge.ca/AgendaCenter/
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Council members participated electronically. Councillor Duncan was not in attendance for the start of the meeting.

1. *CALL TO ORDER*

2. *ADOPTION AND RECEIPT OF MINUTES*

2.1 Minutes of the Committee of the Whole Meeting of March 24, 2020

It was moved and seconded

That the minutes of the March 24, 2020 Committee of the Whole Meeting be adopted.

CARRIED

3. *DELEGATIONS/STAFF PRESENTATIONS* – Nil

4. *PUBLIC WORKS AND DEVELOPMENT SERVICES*

1101 2017-473-RZ, 13616 and 13660 232 Street, RS-3 to RST-SV, R-2, R-1, RS-1b and RS-1

Staff report dated April 7, 2020 recommending that Maple Ridge Official Community Amending Bylaw No. 7430-2018 to revise boundaries of land use designations to fit site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7431-2018 to rezone from RS-3 (One Family Rural Residential) to RST-SV (Street Townhouse - Silver Valley), R-2 (Urban Residential District), R-1 (Residential District), RS-1b (One Family Urban [Medium Density] Residential) and RS-1 (One Family Urban Residential to allow for future development of approximately ten street townhouse units and approximately thirteen single family lots be given second reading and be forwarded to public hearing.

M. Baski, Planner 2, Development and Environmental Services, provided a summary presentation and staff answered Council questions.

Note: Councillor Duncan joined the meeting at 1:52 p.m.

It was moved and seconded

That the staff report dated April 7, 2020 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7430-2018; Second Reading, Zone Amending Bylaw No. 7431-2018; 13616 and 13660 232 Street" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

1102 2018-464-RZ, 11907 223 Street, RM-3 to RM-2

Staff report dated April 7, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7631-2020 to amend the five storey building height restriction in the Town Centre Area Plan be given first and second reading and be forwarded to Public Hearing and the Maple Ridge Zone Amending Bylaw No. 7563-2019 to rezone from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District) to permit construction of six storey residential building with approximately 51 units be given second reading and be forwarded to Public Hearing.

A. Kopystynski, Planner 2, Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7631-2020; Second Reading, Zone Amending Bylaw No. 7563-2019; 11907 223 Street" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

1103 **2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-4**

Staff report dated April 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7505-2018 to rezone from RS-1 (One Family Urban Residential) to R-4 (Single Detached [Infill] Urban Residential) to permit a future subdivision of approximately two single family lots be given second reading and be forwarded to Public Hearing.

M. McMullen, Manager Planning and Development Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "Second Reading, Zone Amending Bylaw No. 7505-2018; 21188 Wicklund Avenue" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

1104 **2018-004-RZ, 22567, 22583 and 22577 Brown Avenue, RS-1 to RM-2**

Staff report dated April 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7445-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of a five (5) storey apartment building containing 48 dwelling units be given second reading and be forwarded to Public Hearing.

A. Kopystynski, Planner 2, Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "Second Reading, Zone Amending Bylaw No. 7445-2018; 22567, 22583 and 22577 Brown Avenue" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

1105 **2018-498-RZ, 21640 124 Avenue, RS-1 to RT-2**

Staff report dated April 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7533-2019 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) to permit a four unit Courtyard Housing Project be give second reading and be forwarded to Public Hearing.

A. Kopystynski, Planner 2, Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "Second Reading, Zone Amending Bylaw No. 7533-2019; 21640 124 Avenue" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

1106 **2011-089-RZ, 22325 St. Anne Avenue, Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw**

Staff report dated April 7, 2020 recommending that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7632-2020 to allow for an extension of the completion date for the conservation of the Morse/Turnock Residence be given first, second and third reading.

A. Kopystynski, Planner 2, Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "First, Second and Third Reading, Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7632-2020; 22325 St. Anne Avenue" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

1107 **2016-325-RZ, Temporary Commercial Use Permit Renewal, 22606 Dewdney Trunk Road**

Staff report dated April 7, 2020 recommending that Temporary Commercial Use Permit 2016-325-RZ to permit a temporary taxi dispatch office and taxi parking on property located at 22606 Dewdney Trunk Road be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the renewed permit.

M. Baski, Planner 2, Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "Temporary Commercial Use Permit Renewal, 22606 Dewdney Trunk Road" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

1108 **Latecomer Agreement LC 167/19, 12240 Delcrest Street**

Staff report dated April 7, 2020 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 167/19.

R. Ollenberger, Engineering Technologist 1, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "Latecomer Agreement LC 167/19" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

1109 **Contract Award: Pavement Rehabilitation Program**

Staff report dated April 7, 2020 recommending that the extension of the 2016 contract for pavement rehabilitation be awarded to BA Blacktop Ltd., that a 10% contingency be added for unplanned repairs and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated April 7, 2020 titled "Contract Award: Pavement Rehabilitation Program" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

5. *CORPORATE SERVICES*

1131 **Revenue Anticipation Borrowing Bylaw**

Staff report dated April 7, 2020 recommending that Maple Ridge Anticipation Borrowing Bylaw No. 7633-2020 be given first, second and third readings.

C. Nolan, Corporate Controller, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "Revenue Anticipation Borrowing Bylaw" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

6. *PARKS, RECREATION & CULTURE* – Nil

7. *ADMINISTRATION (including Fire and Police)*

1171 **Council Conduct Bylaw No. 7637-2020 in draft**

Staff report dated April7, 2020 recommending that Council Conduct Bylaw No. 7637-2020 be revised pursuant to the April 7, 2020 Committee of the Whole discussion and forwarded to the April 14, 2020 Council Meeting for discussion.

L. Benson, Senior Policy and Sustainability Analyst, provided a summary presentation and staff answered Council questions.

Main motion

It was moved and seconded

That the draft Council Code of Conduct Bylaw No. 7637-2020 be amended as discussed at the Committee of the Whole meeting of April 7, 2020, and brought forward to the next possible Council meeting for consideration for first, second and third readings.

Councillor Robson challenged the Chair on the grounds that the Mayor authored the document. Councillor Duncan seconded the challenge.

The Mayor called the question on the challenge. The challenge was defeated.

Councillor Dueck, Councillor Svendsen and Councillor Meadus – OPPOSED

It was moved and seconded

That the Council Code of Conduct Bylaw No. 7637-2020 be deferred.

DEFEATED

Councillor Dueck, Councillor Svendsen, Councillor Meadus and Mayor Morden - OPPOSED

Question on the main motion

The question was then called on the main motion.

CARRIED

Councillor Yousef, Councillor Duncan and Councillor Robson – OPPOSED

8. *OTHER COMMITTEE ISSUES* – Nil

9. *ADJOURNMENT* – 4:16 p.m.

M. Morden, Chair
Presiding Member of the Committee

MAPLE RIDGE
British Columbia

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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	April 21, 2020
		FILE NO:	2020-010-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7617-2020
12386 Dawson Place and 12397 Laity Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 12386 Dawson Place and 12397 Laity Street, from RS-1 (One Family Urban Residential) to R-1 (Residential District) and RS-1b (One Family Urban (Medium Density) Residential), to permit a future subdivision of approximately nine single family lots. To proceed further with this application additional information is required, as outlined below.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of $5,100 per lot, for an estimated amount of $45,900.00.

RECOMMENDATIONS:

1. **That Zone Amending Bylaw No. 7617-2020 be given first reading; and**

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

DISCUSSION:

a) Background Context:

Applicant:	Aplin & Martin Consultants
Legal Descriptions:	Lot 303 District Lot 243 Group 1 New Westminster District Plan 56039 Lot 322 District Lot 243 Group 1 New Westminster District Plan 56039
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-1 (Residential District) and RS-1b (One Family Urban (Medium Density) Residential)

Surrounding Uses:

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

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.43 ha (1.1 acres)
Access:	Laity Street and Dawson Place
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties are a combined 0.43 ha (1.1 acres) in area and are bound by single family residential lots on all sides (see Appendices A and B). The subject properties are relatively flat with minor grade changes running north-west across the central portion of 12397 Laity Street. There are trees and vegetation located throughout the subject properties. There is an existing house on 12397 Laity Street that will require removal as a condition of final reading, while 12386 Dawson Place is currently vacant.

c) Project Description:

The applicant proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to R-1 (Residential District) and RS-1b (One Family Urban (Medium Density) Residential) to permit future subdivision into nine single family residential lots (see Appendix C). Five of the lots are proposed as R-1 (Residential District) with a minimum size of 371 m^2 and will be accessed from Laity Street; while the other four lots are proposed as RS-1b (One Family Urban (Medium Density) Residential with a minimum size of 557 m^2 and will be accessed from Dawson Place.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) Planning Analysis:

Official Community Plan:

The OCP designates the subject properties as *Urban Residential*, and development of the properties are subject to the *Major Corridor Residential* policies of the OCP along Laity Street, and *Neighbourhood Residential Infill* policies along Dawson Place. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks and lot configuration with the existing pattern of development in the area. The R-1 (Residential District) zone will allow smaller lots, averaging 379 m^2, than the surrounding RS-1 zoned properties along Laity Street, which average 686 m^2 in area. However, the future single family dwellings on these five lots would not significantly alter the character of the surrounding neighbourhood. Therefore, the proposed rezoning to R-1 (Residential District) along Laity Street and RS-1b (One Family Urban (Medium Density) Residential) along Dawson Place comply with the *Urban Residential Major Corridor Residential* and *Neighbourhood Residential* designation and infill policies.

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to R-1 (Residential District) and RS-1b (One Family Urban (Medium Density) Residential) to permit future subdivision into approximately nine single family residential lots. The minimum lot size for the current RS-1 (One Family Urban Residential) zoning is 668 m^2. The minimum lot size for the proposed R-1 (Residential District) zone is 371 m^2 and RS-1b (One Family Urban (Medium Density) Residential) zone is 557 m^2. Any variations from the requirements of the proposed zones will require a Development Variance Permit application.

Advisory Design Panel:

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

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

In order to advance the current application, after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

a) Engineering Department;
b) Operations Department;
c) Fire Department;
d) Building Department;
e) Parks Department;
f) School District; and
g) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

f) Development Applications:

In order for this application to proceed the following information must be provided, as required by *Development Procedures Bylaw No. 5879–1999* as amended:

1. A complete Rezoning Application (Schedule B); and
2. A Subdivision Application.

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

CONCLUSION:

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

"Original signed by Mark McMullen" for

Prepared by: **Adam Rieu**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

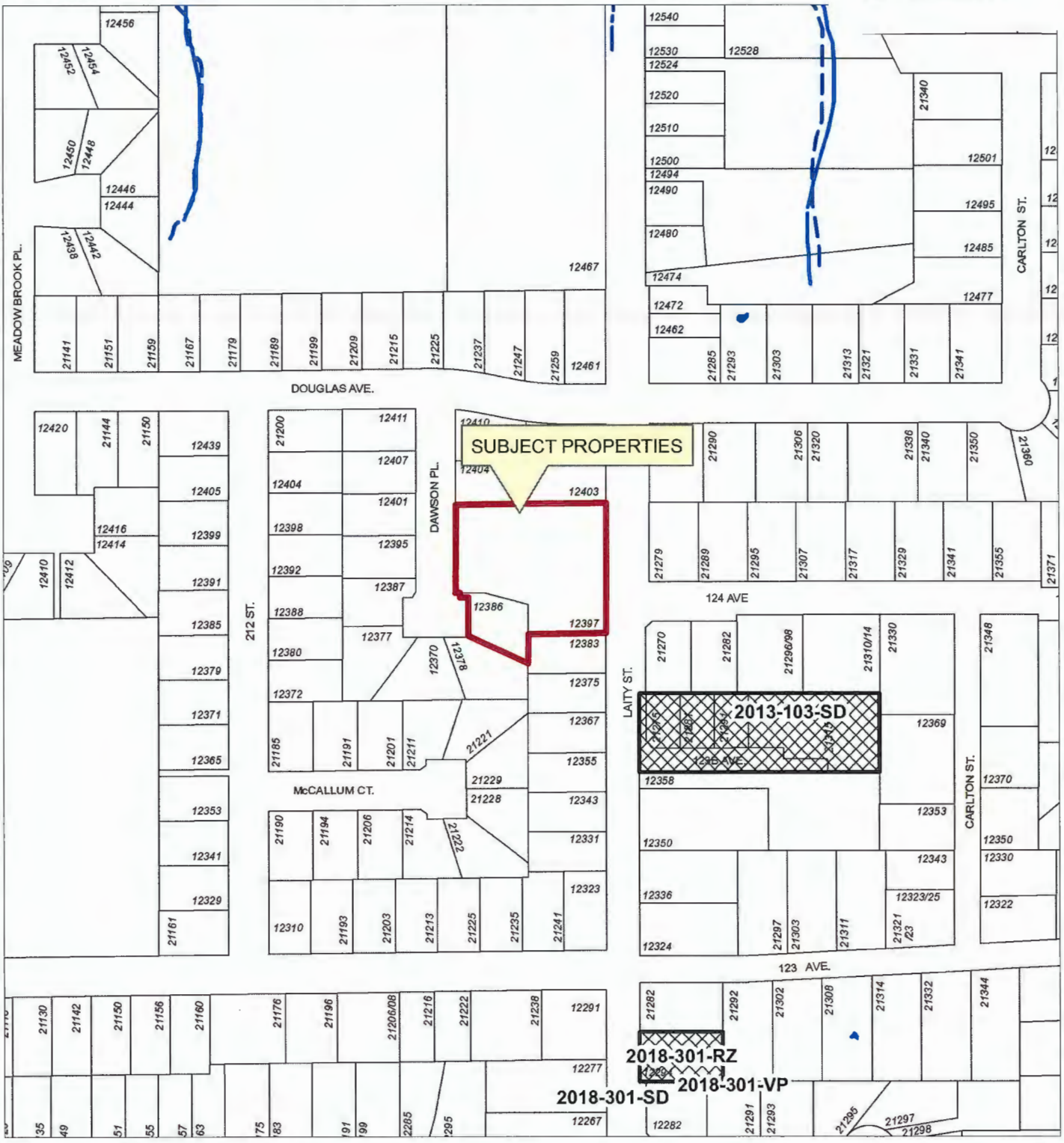
"Original signed by Al Horsman"

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. 7617-2020
Appendix D – Subdivision Sketch Plan

APPENDIX A



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Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Lake or Reservoir
- Active Applications (RZ/SD/DP/VP)

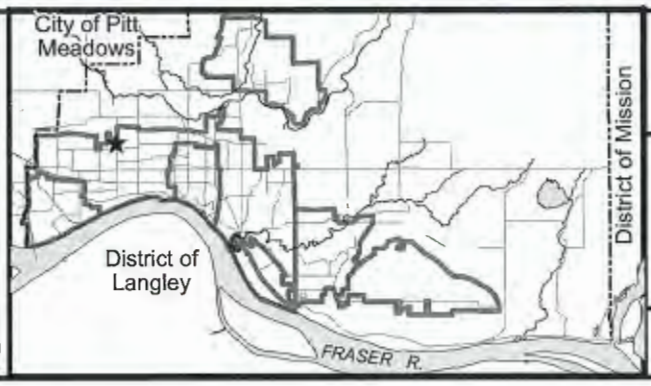
12397 LAITY STREET & 12386 DAWSON PLACE

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2020-010-RZ
DATE: Jan 20, 2020
BY: PC

APPENDIX B



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12397 LAITY STREET &
12386 DAWSON PLACE

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-010-RZ
DATE: Jan 20, 2020

BY: PC

APPENDIX C

CITY OF MAPLE RIDGE
BYLAW NO. 7617-2020

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7617-2020."

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

   Lot 303 District Lot 243 Group 1 New Westminster District Plan 56039
   Lot 322 District Lot 243 Group 1 New Westminster District Plan 56039

   and outlined in heavy black line on Map No. 1830 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Residential District), and RS-1b (One Family Urban (Medium Density) Residential).

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

READ a first time the day of , 20

READ a second time the day of , 20

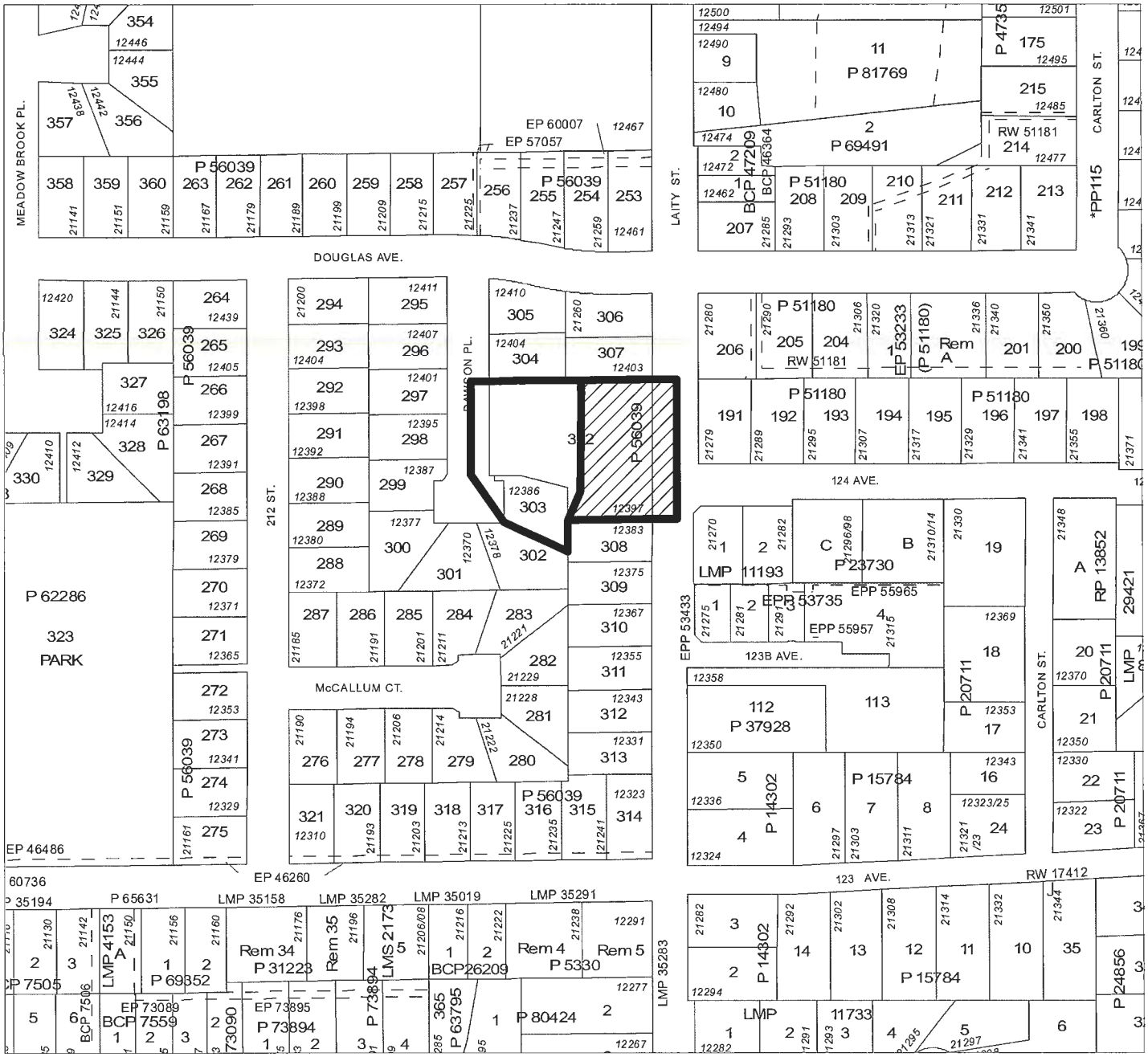
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7617-2020

Map No. 1830

From: RS-1 (One Family Urban Residential)

To: RS-1b (One Family Urban (Medium Density) Residential)

R-1 (Residential District)

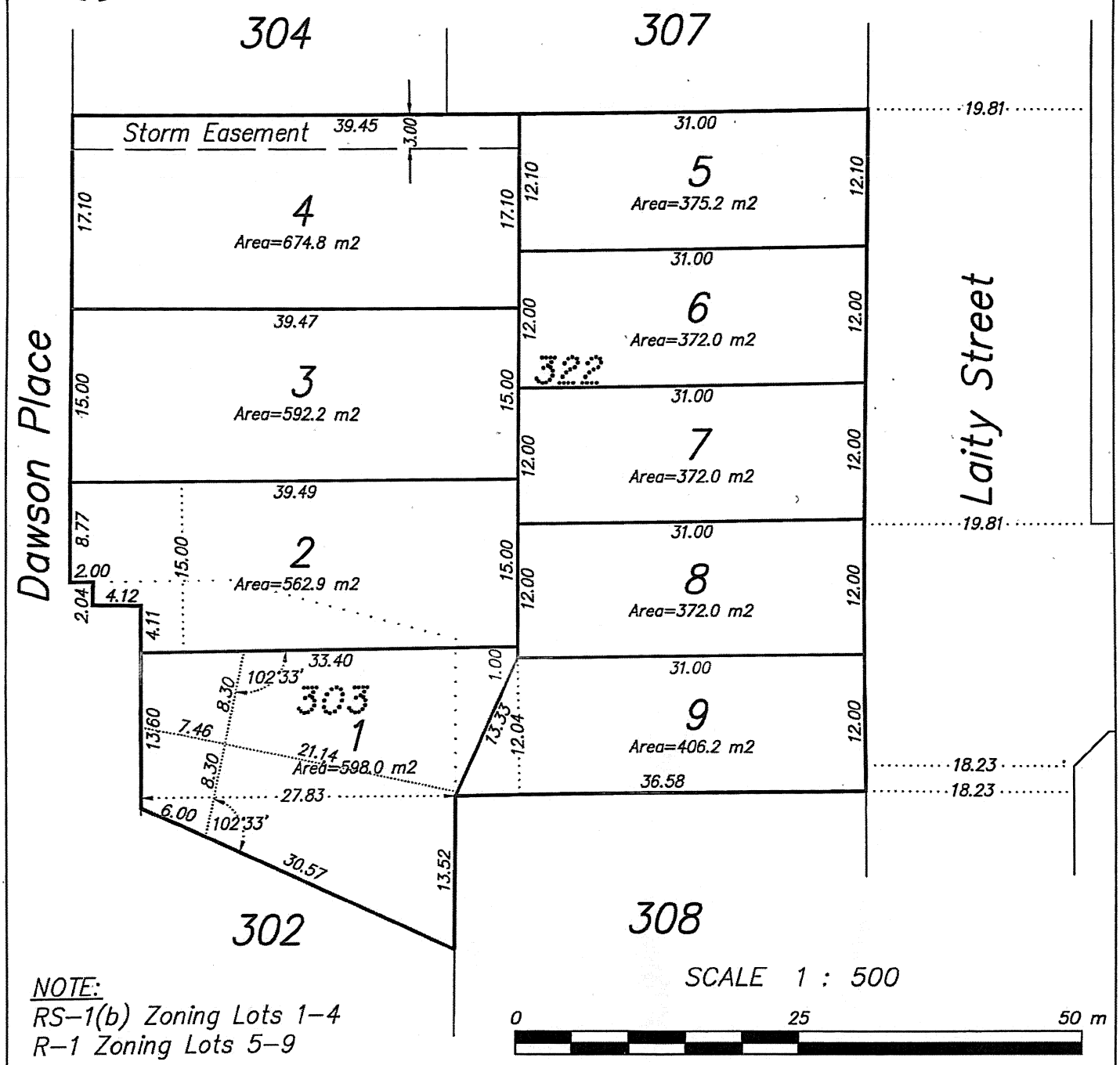
MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

SKETCH PLAN OF A PROPOSED 9 LOT SUBDIVISION

12397 Laity Street and 12386 Dawson Place
Maple Ridge, BC



NOTE:
RS–1(b) Zoning Lots 1–4
R–1 Zoning Lots 5–9

Terra Pacific
Land Surveying Ltd
22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604–463–2509 Fax: 604–463–4501

Paper Size: 11" x 8.5"

Date: December 5, 2019

File: MR19–440sk_sub

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	April 21, 2020
		FILE NO:	2015-318-DP/DVP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Development Permit and Development Variance Permit**
11650 224 Street

EXECUTIVE SUMMARY:

Development Variance Permit (2015-318-DVP) has been received in conjunction with Development Permit application (2015-318-DP) to permit the construction of a six-storey residential apartment building with approximately 125 residential units with a density of 1.80 Floor Space Ratio (FSR) at 11650 224 Street (Appendix A and B). The proposed building, as submitted, requires variances to Maple Ridge Zoning Bylaw No. 3510-1985. The requested variances to Maple Ridge Zoning Bylaw No. 3510-1985 RM-2 (Medium Density Apartment Residential District) zone are as follows:

Section 604 RM-2 (Medium Density Aparment Residential District):

a. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 4.0 metres for the eastern property line along Fraser Street;
b. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 2.48 metres from the property line along Fraser Street to allow the balconies on the eastern façade of the building to project 5.02 metres into the setback;
c. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 5.7 metres from the north and south interior side property lines to allow the balconies on the south and north façades of the building to project 1.8 metres into these setbacks;
d. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 5.7 metres from the western property line along 224 Street to allow the balconies on the western façade of the building to project 1.8 metres into this setback; and
e. Section 604 (7) is proposed to be varied from all apartment buildings shall not exceed 15 metres nor 4 storeys in height to a maximum of 18.1 metres in height and a maximum of 6 storeys in height.

The proposed variances will contribute to the overall design of the project given the topography of the site and surrounding area; therefore, staff can support the proposed variances.

Council considered rezoning application 2015-318-RZ and granted first reading for Zone Amending Bylaw No.7198-2015 on January 12, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7329-2017 and second reading for Zone Amending Bylaw No. 7329-2017 on May 8, 2018. This application was presented at a Public Hearing on June 19, 2018, and Council granted third reading to both bylaws on June 26, 2018.

The Director of Planning provided a preliminary approval for the one-time, six-month rezoning application extension per Maple Ridge Development Procedures Bylaw No. 5879-1999, which will expire on May 22, 2020. Rezoning application 2015-318-RZ is proposed to be forwarded to Council for consideration of final reading on April 28, 2020.

RECOMMENDATION:

1. **That the Corporate Officer be authorized to sign and seal 2015-318-DVP respecting the property located at 11650 224 Street; and**

2. **That the Corporate Officer be authorized to sign and seal 2015-318-DP respecting property located at 11650 224 Street.**

DISCUSSION:

a) Background Context:

Applicant:	Bissky Architecture and Urban Design Inc. Wayne Bissky
Legal Description:	Parcel "One" (L60023E) of Parcel "T" (Plan with Fee Deposited 52214F), Lot 4 Block 2 District Lot 398 Group 1 New Westminster District Plan 155
OCP:	
Existing:	Ground-Oriented Multi-Family, Town Centre Commercial and Low-Rise Apartment
Proposed:	Low-Rise Apartment
Zoning:	
Existing:	RS-1 (One Family Urban Residential) and C-3 (Town Centre Commercial)
Proposed:	RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use:	Apartment
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low Rise Apartment
South:	Use:	Apartment
	Zone:	RM-3 (High Density Apartment Residential) and C-3 (Town Centre Commercial)
	Designation:	Low-Rise Apartment
East:	Use:	Single Family
	Zone:	Land Use Contract
	Designation:	Ground Oriented Multi-Family
West:	Use:	Single Family Lot and Vacant Lot
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Port Haney Multi-Family, Commercial and Mixed-Use

Existing Use of Property:	Vacant
Proposed Use of Property:	Mix of Ground-Oriented, Medium-Density and High-Density Residential Uses
Site Area:	0.547 HA. (1.35 acres)
Servicing requirement:	Urban Standard

b) Project Description:

This proposal is for a stepped building form fronting Fraser Street, which will be extended along the eastern side of the site with this development. The building will include ground-oriented units at the street front, rising up to six storeys to the western portion of the property. The "U" shaped building design allows for a central courtyard with a landscape plan that encourages resident interaction and physical activity. Materials used will appear in natural shades of wood and stone. Steep topography will be softened with terracing and landscape plantings (See Appendix C).

c) Planning Analysis:

Development Permit

The subject property has been assessed against the Town Centre Development Permit Guidelines, Section 8.11 as detailed in the OCP.

Key Guidelines:

The subject property is within the South View precinct of the Town Centre Development Permit Area. The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines:

1. **Precinct With a Mix of Housing Types at Varying Densities**

   - Consistent: Yes

   a. Does the proposed development help to establish the precinct as a residential area with a mix of housing types at varying densities?

   The proposed development will add housing, if approved, in an apartment form to an area that already containing a variety of housing types. These housing types include the following:

   - single family;
   - townhomes; and
   - apartments.

   This proposed development at a FSR of 1.80 aids in establishing the precinct as a residential area with a variety of densities and housing types as illustrated through the ortho photo of the area below.

2. Create Pedestrian-Friendly, Ground-Oriented, Multi-Family Community

- Consistent: Yes

b. Does the building's form and mass support a strong pedestrian-oriented urban realm and help define the street and sidewalk areas as active public spaces? Taller buildings should be stepped back podium style.

The proposed design of the building follows a strong pedestrian-oriented urban realm with townhomes that include front entries related to Fraser Street in a lower, three-storey form that relates to the single family housing form that is located on the east side of Fraser Street. The proposed development also is in an apartment building form stepping up from Fraser Street west towards 224th Street in a podium style.

3. Maintain Cohesive Building Styles

- Consistent: Yes

c. Is there consistency with other new buildings in the precinct in terms of architecture, building setbacks, form, mass, and height?

The proposed building design creates a consistency of form and massing relating to the two existing 30-year old apartment buildings to the south and north of the site shown in the pictures below.

In addition, the lower townhome component of the development will be facing the single-family homes across Fraser Street. The remainder of the building's character and style is more contemporary with more colour and variety of expression than the existing buildings.

4. Capitalize on Important Views

- Consistent: Yes

d. Does proposed new development capitalize on mountain and/or river views?

The project has good view corridors to the south and east overlooking the Fraser River and the valley towards Mount Baker beyond. The proposed design will facilitate view corridors from many points for residents. These view corridors and the raised interior common courtyard will allow all residents an opportunity to enjoy the views; therefore, the view corridors are not just limited to private spaces within the building.

- Consistent: Not Applicable

e. Have the important views of existing buildings been considered in relation to the proposed development?

Important views from existing buildings have been considered and no important views of existing buildings either to or from this site have been impacted in any way. In light of this, the design of the proposed building did not need to accommodate important views from existing buildings.

5. Provide Private and Semi-Private Green Space

- Consistent: Yes

f. Does proposed development include front and back courtyards (in multi-family developments) and incorporate universal access, reduce vandalism, and increase safety in the design?

The design includes one main interior west-facing courtyard, oriented to the main public street facing the development, Fraser Street. The courtyard helps to clearly delineate between the public street front and this semi-private, resident-related space. Universal access is gained through an upper floor on the same level as the courtyard. This space, and the other spaces around the perimeter of the building, will have site lighting and clear views into this area, discouraging unwanted visitors and activity at night. The main entrance to the building is on-grade with an elevator inside the lobby to provide full accessibility throughout the building.

6. Provide Climate Appropriate Landscaping and Green Features

- Consistent: Yes

g. Are landscape elements designed to enrich the pedestrian environment, moderate the internal building climate, manage stormwater on site, and reference the architectural quality of the building?

The site design includes a pathway around the entire perimeter of the site for the use of the residents. In addition, the raised interior courtyard includes spaces that have been designed to be used by the residents for a variety of pedestrian activities. The courtyard is sheltered by the two arms of the building, creating a European style piazza yet open on the east end to the views of the area. A rain garden is designed along the south of the building to help with storm water management.

7. Maintain Street Interconnectivity

- Consistent: Yes

h. Does proposed development maintain street interconnectivity and the use of the lane as a service street and secondary vehicular and pedestrian throughway?

There is no lane adjacent to this site, however, the design of the building has recessed the accesses to the underground parkade around the north and south sides of the development so that the service areas are not presented to Fraser Street and the public. Through doing this, the architect has created internal onsite lanes that meet the objectives of the above-noted guideline. While vehicles will be accessing the site here, pedestrians will also gain access to the walkways that are located along the north and south of the building.

i. Is required parking provided underground?

- Consistent: Yes

The design provided two levels of underground parking.

Advisory Design Panel:

The Development Permit application was reviewed by the Advisory Design Panel on January 17, 2018. All comments (Appendix D) were addressed. The form and character of the proposal complies with the Town Centre Development Permit Area Guidelines of the OCP.

d) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for multi-family development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances to Maple Ridge Zoning Bylaw No. 3510-1985, and rationale for support are described below:

a. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 4.0 metres for the eastern property line along Fraser Street;
b. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 2.48 metres from the property line along Fraser Street to allow the balconies on the eastern façade of the building to project 5.02 metres into the setback.
c. Section 604 (6) (a) is proposed to be varied from all apartment residentai buildings shall be sited not less than 7.5 metres from all property lines to 5.7 metres from the north and south interior side property lines to allow the balconies on the south and north façades of the building to project 1.8 metres into these setbacks;
d. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 5.7 metres from the western property line along 224 Street to allow the balconies on the western façade of the building fronting to project 1.8 metres into this setback; and
e. Section 604 (7) (a) is proposed to be varied from all apartment buildings shall not exceed 15 metres nor 4 storeys in height to a maximum of 18.1 metres in height and a maximum of 6 storeys in height.

The proposed variances will contribute to the overall design of the project and aid in the incorporation of the building into the topography of the site. In addition, adding the townhouse-style units at the front closer to the street will improve place making on Fraser Street.

Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on the estimated landscape cost, the security will be $407,598.00.

Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999,* notice of Council consideration of a resolution to issue a Development Variance Permit and a Development Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

A Development Variance Permit application and a Town Centre Development Permit application have been received for the subject property, to construct a residential apartment building with approximatley 125 residential units with a density of 1.80 FSR. The form and character of the proposed development is in keeping with the Town Centre Development Permit Area Guidelines and the associated proposed variance are supportable as the development provides a sense of place making with the street.

It is therefore recommended that these applications be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2015-318-DVP and Development Permit 2015-318- DP.

"Original signed by Mark McMullen" for

Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP**
Planner 1

"Original signed by Mark McMullen" for

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

"Original signed by Christine Carter"

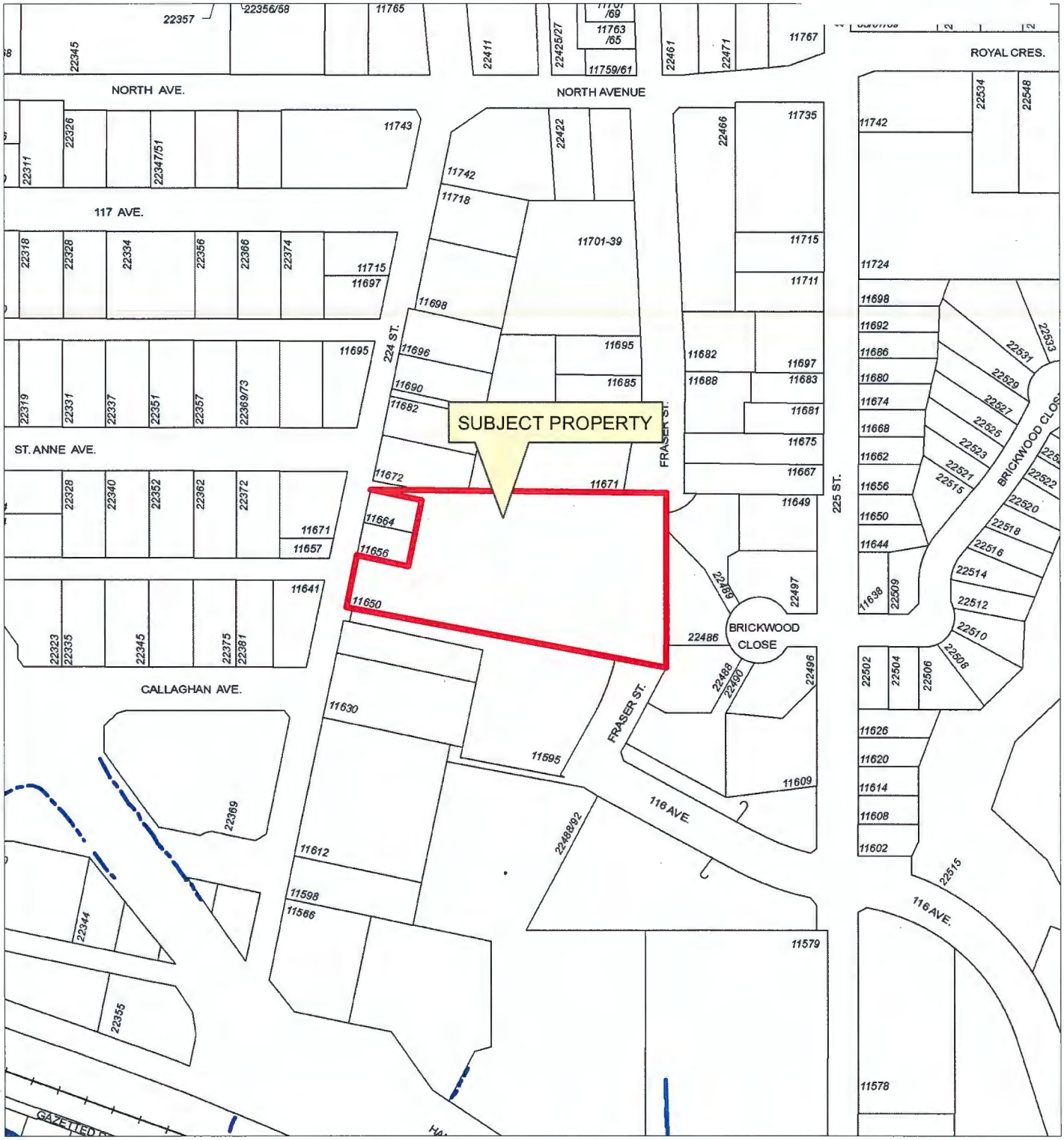
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Building Elevations and Landscape Plans
Appendix D – Advisory Design Panel
Appendix E – Proposed Variance

APPENDIX A



N

Scale: 1:2,500

Legend

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

11650 224 Street

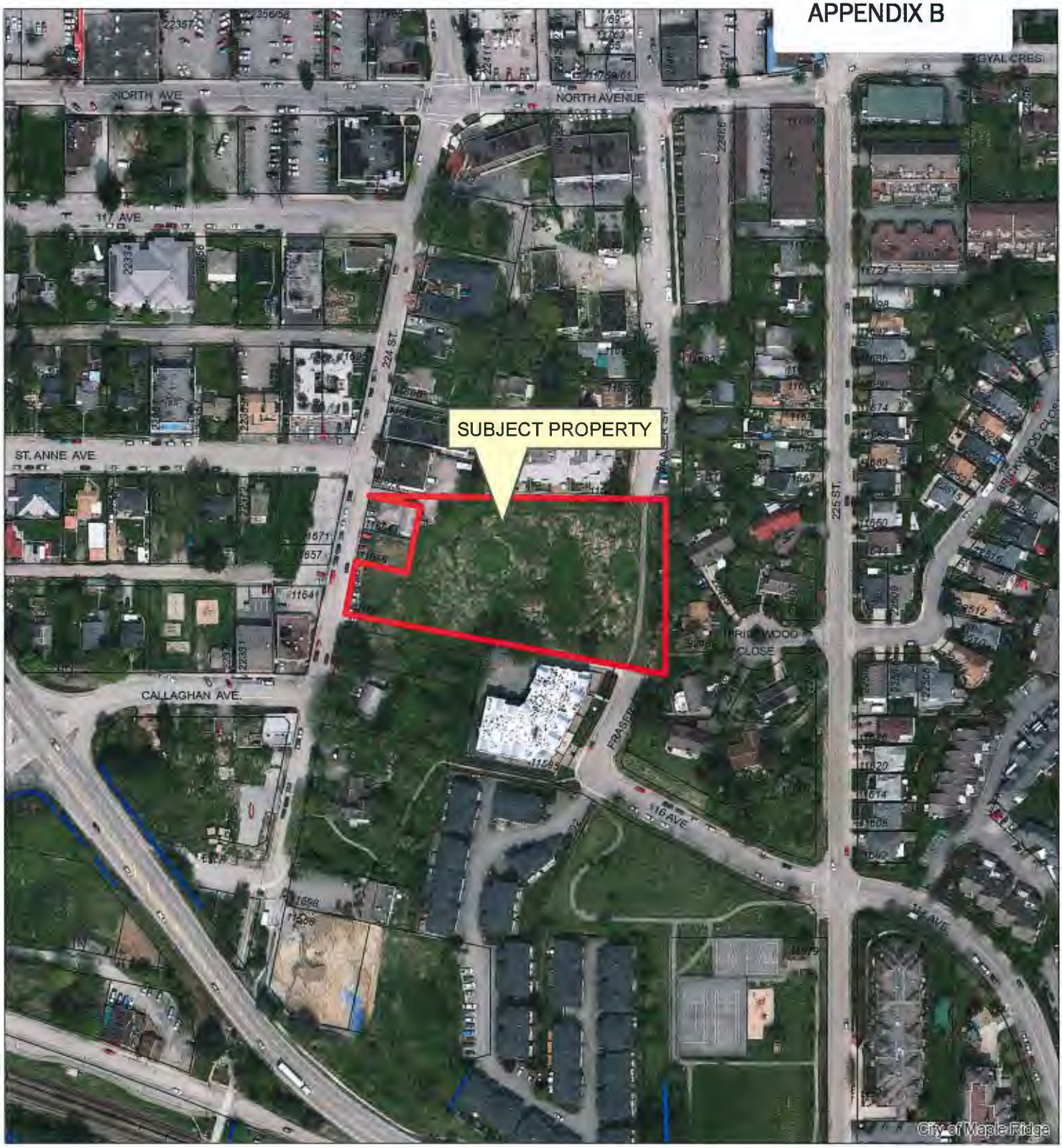
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

2015-318-RZ
DATE: Oct 16, 2015
BY: JV

APPENDIX B



N

Scale: 1:2,500

Legend

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

11650 224 St

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

2015-318-RZ
DATE: Oct 16, 2015
BY: JV

PRELIMINARY ONLY NOT FOR CONSTRUCTION

East Elevation
Scale: 1/8" = 1'-0"

Exterior Materials

#	Material	Colour
1	Accent - Metal Trellis	See Landscape
2	Deck - 2x10 Pedrlen Bone c/w drip Backing	White
3	Guardrail - Glazed No Frame	
4	Guardrail - Glazed c/w Metal Frame	Black
5	Roof - 8" Gutter c/w 2x12 Fascia	
6	Wall - 2x10 Sand Board	White
7	Wall - Allen Block Retaining	See Landscape
8	Wall - Exposed Concrete Basement Paint	Grey
9	Wall - Metal 4mm ACM QuickPanel	Bone White S-40
10	Wall - Metal 4mm ACM QuickPanel	Grey
11	Wall - Metal 4mm ACM QuickPanel	Red
12	Wall - Metal 4mm ACM QuickPanel	Wood Grain
13	Wall - QuickPanel joints	
14	Window - Vinyl Framed No Trim	White

South Elevation
Scale: 1/8" = 1'-0"

ISSUED DRAWINGS

2017-03-21 Issued for DP

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'Fraser Crossing' Residence

Civic Address: 11050 - 224th Street, Maple Ridge

Legal Address: Parcel W, Lot 4, Blk 2, Dl. 398, GP 1, NWD Plan 155

PID #: 001-538-948

East & South Elevations

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
"BSDN"

Date:
Scale
Drawn
Dwg #

PRELIM NOT FOR

APPENDIX C

Sheet
A4.0

Date: 2017, March 21 11:32:48 AM File name: 1502 2017-03-09 Architectural.vwx

DIMENSIONS AND SPACES ARE NOT FINAL SUBJECT TO CHANGE. TO SCALE WHEN PRINTED ON ARCH D (36" x 24")

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ISSUED DRAWINGS

Issued for DP

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'Fraser Crossing' Residence

Civic Address: 11600 - 72nd Street, Maple Ridge

Legal Address: Parcel W, Lot 6, Blk 2, DL 398, GP 1, NWD Plan 155

PID #: 003-538-068

West & North Elevations

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN

Date: 2018-03-07

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

Drawn: WB / JM

Dwg #: 1502

PRELIMINARY ONLY NOT FOR CONSTRUCTION

Sheet: A4.1

Date: 2017, March 07 11:03:00 AM File name: 1502 2017-03-09 Architectural.rvt

DIMENSIONS AND SPACES ARE NOT FINAL SUBJECT TO CHANGE TO SCALE WHEN PRINTED ON ARCH D (24" x 36")

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Exterior Materials

#	Material	Colour
1	Accent - Metal Trellis	See Landscape
2	Deck - 5x10 Painted Sand c/w drip Banding	White
3	Overhead - Painted No Frame	
4	Guardrail - Painted c/w Metal Frame	Black
5	Roof - 6" Gutter c/w 2x12 Fascia	
6	Wall - 2x10 Sand Board	White
7	Wall - Allen Block Retaining	See Landscape
8	Wall - Exposed Concrete Classroom Plant	Grey
9	Wall - Metal 4mm ACM QuickPanel	Sore White S-30
10	Wall - Metal 4mm ACM QuickPanel	Grey
11	Wall - Metal 4mm ACM QuickPanel	Red
12	Wall - Metal 4mm ACM QuickPanel	Wood Grain
13	Wall - QuickPanel Johns	
14	Window - Vinyl Framed No Trim	White

North Interior Elevation
Scale: 1/8" = 1'-0"

South Interior Elevation
Scale: 1/8" = 1'-0"

ISSUED DRAWINGS

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'Fraser Crossing' Residence

Civic Address: 11600 - 224th Street, Maple Ridge

Legal Address: Parcel W, Lot 4, Blk 2, DL 398, GP 1, NWD Plan 155

PID #: 001-536-988

Interior Courtyard Elevations

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN
#204 22320 Lougheed Highway,
Maple Ridge, B.C. V2X 2T6
Tel: (604) 467-9911 Fax: (604) 467-9933
email: wsbiz@telus.net

Date:	2018-05-07
Scale	1/8" = 1'-0"
Drawn	WB / JM
Dwg #	1502

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Sheet A4.2

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'Fraser Crossing' Residence

Civic Address: 11850 - 224th Street, Maple Ridge

Legal Address: Parcel W, Lot 4, DL 2, DL 398, GP 1, NWD Plan 125

PID #: 009-528-988

Perspective Vignette 1

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Email: wsbdesign@telus.net

Date:	2019-03-07
Scale:	M/S
Drawn:	WB / JM
Dwg #:	1502

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Sheet: A5.0

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DIMENSIONS AND SPACES ARE NOT HARD, SUBJECT TO CHANGE TO SCALE WHEN PRINTED ON ANSI D (30" X 24")

PRELIMINARY ONLY NOT FOR CONSTRUCTION

PLANT LIST - 224 Street Apartments
updated March 8, 2018

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
		TREES			
	5	Acer circinatum	Vine Maple	2.0m tall, multistem	
		Acer palmatum Osakazuki	Green Japanese Maple	1.75m tall, multi stem	
	6	Acer rubrum Red Sunset	Red Sunset Red Maple	6cm Cal, WB 2.0m Std.	
	13	Amelanchier x grandiflora Princess	Princess Diana Serviceberry	#2 pot	600 o.c.
	7	Cercis chinensis	Chinese Redbud	3.0m tall, multistem	
	6	Cornus nuttallii EW	Eddies White Wonder Dogwood	6cm Cal, WB	
		Halesia carolina	Carolina Silverbell	6cm Cal, WB	
	2	Picea omorika	Serbian Spruce	2.0m tall, cont.	
	17	Quercus palustris Pringreen	Green Pillar Pin Oak	6cm Cal, WB	
	2	Thuja plicata Excelsa	Excelsa Red Cedar	2.5m tall, WB	
		SHRUBS			
	81	Azalea japonica Hino Crimson	Hino Crimson Azalea	#2 pot	600 o.c.
	9	Buxus sempervirens	Common Boxwood	#3 pot	400 o.c.
	48	Calluna vulgaris	Pink Heather	#1 pot	450 o.c.
	71	Euonymus alatus 'Compactus'	Dwarf Burning Bush	#3 pot	600 o.c.
	4	Erica carnea Springwood White	White Spring Heather	#1 pot	450 o.c.
	6	Erica x Darleyensis Furzey	Pink Spring Heather	#1 pot	450 o.c.
	13	Erica x Stuartii Irish Lemon	Yellow Summer Heather	#1 pot	450 o.c.
	370	Gaultheria shallon	Salal	#1 pot	500 o.c.
	366	Hydrangea macrophylla FP	Forever Pink Hydrangea	#2 pot	800 o.c.
	57	Kalmia latifolia Minuet	Minuet Mountain Laurel	#3 pot	750 o.c.
	68	Mahonia aquifolium	Oregon Grape	#3 pot	750 o.c.
	54	Physocarpus opulifolius Diabolo	Diabolo Ninebark	#3 pot	800 o.c.
	37	Pieris japonica compacta	Dwarf Pieris	#1 pot	600 o.c.
	140	Polystichum munitum	Western Sword Fern	#1 pot	600 o.c.
	27	Potentilla fruticosa Red Ace	Red Ace Shrubby Cinquefoil	#1 pot	600 o.c.
	173	Rhododendron 'Ramapo'	Dwarf Red Rhodo	#2 pot	750 o.c.
	110	Rhododendron Vulcan	Red Vulcan Rhododendron	#3 pot	900 o.c.
	35	Rubus spectabilis	Salmonberry	#2 pot	600 o.c.
	14	Salix Purpurea Nana	Purple Willow	#1 pot	600 o.c.
	81	Sarcococca H. Humilis	Himalayan Sweet Box	#1 pot	450 o.c.
	94	Skimmia j. macrophylla M + F	Skimmia (male and female)	#3 pot	600 o.c.
	300	Taxus x Media Brownii	Brown's Yew	1.2m tall, B&B	500 o.c.
	27	Spiraea x Bumalda Gold Flame	Gold Flame Spirea	#2 pot	500 o.c.
	55	Vaccinium ovatum	Evergreen Huckleberry	#2 pot	600 o.c.
	11	Weigela florida MW	Midnight Wine Weigela	#2 pot	750 o.c.
		GROUND COVERS AND VINES			
Au		Arctostaphylos uva-ursi VJ	Vancouver Jade Kinnikinnick	#1 pot	300 o.c.
Cd		Cotoneaster dammeri	Bearberry	10cm pot	300 o.c.
Mn	38	Mahonia nervosa	Longleaf Mahonia	#1 pot	450 o.c.
Pt		Pachysandra terminalis	Japanese Spurge	10cm pot	450 o.c.
Tp		Thymus praecox	Creeping Thyme	10cm pot	300 o.c.
	17	Clematis armandii	Evergreen Clematis	#3 pot	trellis
	21	Lonicera [illegible]	Mandarin Honey Suckle	#3 pot	trellis
		PERENNIALS			
Ac		Astilbe chinensis	Chinese Astilbe	#1 pot	450 o.c.
Ep		Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	#1 pot	450 o.c.
He		Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 pot	500 o.c.
Hs		Hosta sieboldiana 'Elegans'	Elegans Plantain Lily	#1 pot	500 o.c.
Rf		Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	#1 pot	450 o.c.
	42	Carex [illegible]	Green Sedge	#1 pot	500 o.c.

NOTES:
1) In case of discrepancy between plant numbers on the list and on the plan, the plan shall prevail.
2) All planting shall be in accordance with BCSLA/BCLNA Landscape Standard, latest edition.
3) All planting beds: mulch with 75mm of decomposed bark/fir bark

PLANT LIST - Planter Boxes
updated March 14, 2017

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
		SHRUBS			
	6	Arbutus unedo compacta	Compact Strawberry Tree	#5 pot	
	34	Calluna vulgaris	Pink Heather	#1 pot	400 o.c.
	16	Mahonia nervosa	Longleaf Mahonia	10cm pot	400 o.c.
	6	Rhododendron Blue Diamond	Blue Rhodo (dwarf)	#2 pot	600 o.c.
		GROUND COVERS			
Au	24	Arctostaphylos uva-ursi	Kinnikinnick	10cm pot	400 o.c.
		ORNAMENTAL GRASSES			
	12	Calamagrostis x acutiflora KF	Karl Foerster Reed Grass	#2 pot	600 o.c.
	16	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#1 pot	600 o.c.
	12	Stipa tenuissima	Mexican Feather Grass	#1 pot	400 o.c.
		PERENNIALS			
Ac	16	Astilbe chinensis	Chinese Astilbe	#1 pot	400 o.c.
Ep	8	Echinacea purpurea	Purple Coneflower	#1 pot	600 o.c.
Er	16	Erigeron 'Pink Jewel'	Pink Jewel Fleabane	#1 pot	500 o.c.
Rf	8	Rudbeckia fulgida 'Goldsturm'	Goldsturm Coneflower	#1 pot	600 o.c.

NOTES:
1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
2) All planting shall be in accordance with BCSLA/BCLNA Landscape Standard, latest edition.
3) All maintenance shall be in accordance with BCSLA/BCLNA Landscape Standard, latest edition.
4) All planting beds: 450 soil plus 75mm of decomposed organic mulch or approved equal.
5) Planter boxes and soil as per specification.

General Notes

1. All work to satisfaction of the Owner.
2. All work in compliance with Municipal standards.
3. Dispose of all excavated and surplus materials off site, recycle where feasible.
4. Contractor to confirm location of any site service before proceeding.
5. Contractor to confirm actual site conditions and layout before proceeding.
6. All dimensions are in millimeters, unless noted otherwise.
7. Contractor to coordinate landscape construction with work of other disciplines, including civil, electrical, and architectural, as directed by the Owner.
8. Contractor to make good all damage to satisfaction of the Owner, at no additional cost.
9. Public to be protected from harm at all times. Do not leave work areas in an unsafe or hazardous condition, fence and/or make safe as required.
10. Sidewalks and street to be kept clean at all times and cleaned to the satisfaction of the City.
11. All work to be completed consistent with all drawings and specifications.
12. Ensure positive drainage for all landscape areas.

Refer to architectural and civil engineering drawings.
Site grading and drainage, including retaining wall design by others.

Tree locations to be adjusted in the field as determined by location of underground services. Confirm locations before digging.

Materials Legend

- Bench: wooden slats with black metal ends
  MLB870-W 6' long by Maglin Site Furnishings
- Bicycle Rack: painted metal, 8 bike capacity
  W7510 'Expo' black by Cora Bike Racks
- Patio Pavers: hydrapressed slab 18" x 18" natural colour
- Plaza Paving: hydrapressed slab 18" x 24" tan colour
- Common Pathway: standard paver running bond pattern, desert sand colour
- Driveway: 80mm standard paver 90°Herringbone pattern, desert sand and shadow colour blend
- Pathways to Patios: standard paver running bond pattern, brown colour
- Play Area: blue/black resilient rubber surface.
- Rooftop Patios: synthetic timber decking
  Enhance 5.5", beach dune colour by Trex
- Planter Box: aluminum frame and synthetic timber slats
  Rutherford metal 3' x 6' x 26" tall by Wishbone
- Lighted Bollard

DIMENSIONS AND SPACES ARE NOT FINAL, AND SUBJECT TO CHANGE

TO SCALE WHEN PRINTED ON ARCH D (36" x 24")

Date: 2018 February 18 10:57:11 PM *File name:*

ISSUED DRAWINGS

18-3-8 DEVELOPMENT PERMIT
18-2-19 DEVELOPMENT PERMIT
17-03-14 DEVELOPMENT PERMIT

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All drawings remain the property of Greenway Landscape Architecture. Use for any purpose and reproduction only by written consent; dimensions and conditions shown on the drawings.

Multi Family Apartment

Civic Address: 11650 & 11656 - 224th Street, Maple Ridge

Legal Address: for 11650 = Folio 31788-000-1 Plan NWP 155 Blk 2; DL 398; NWD PL NWP 155 for 11656 = Folio 31787-0000-6, NWP155 Blk 2; DL398; NWD; PLNWP155

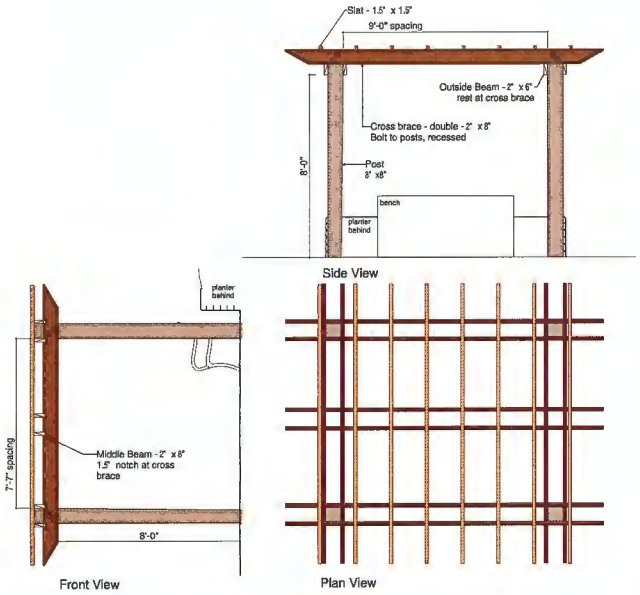
PID #: 009-830-201 & 004-379-357

Landscape Plan

Greenway
Landscape Architecture
2280 Park Crescent
Coquitlam BC V3J 6T4
T 604 461 9120
E paul@greenwayla.ca

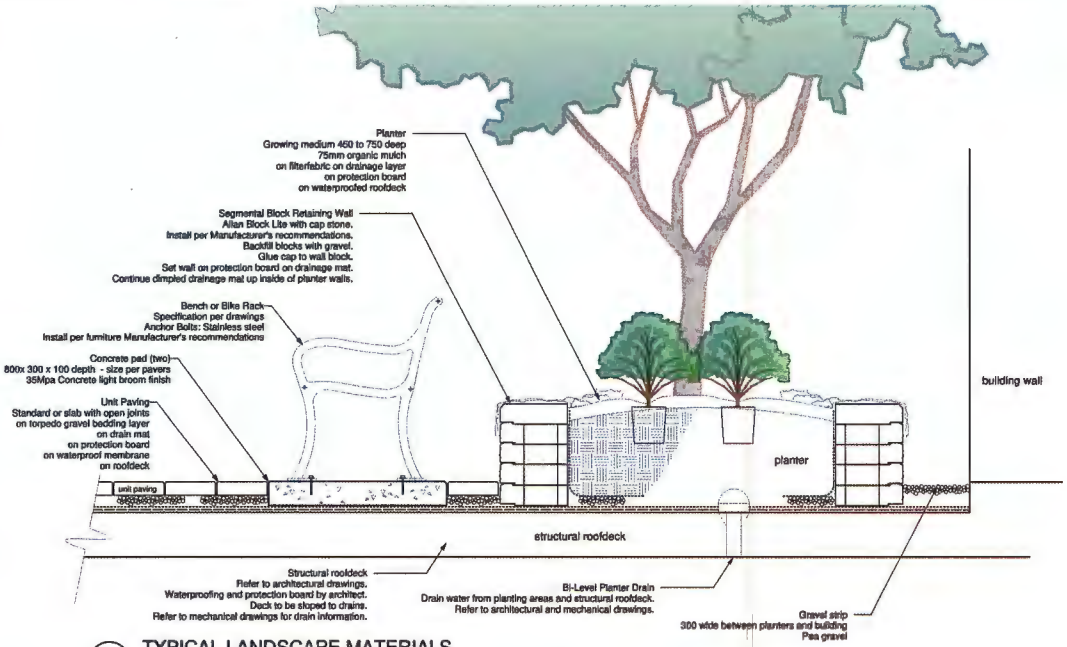
Date:	2017-02-01
Scale	As Noted
Drawn	PACW
Project ID	1625
Sheet	L1.0

PRELIMINARY ONLY NOT FOR CONSTRUCTION



1 Courtyard Trellis

1cm = 30cm



2 TYPICAL LANDSCAPE MATERIALS

1cm = 10cm

Planter box with aluminum frame and synthetic timber slats.
Rutherford 3' x 6' x 26" tall, as manufactured by Wishbone Industries.

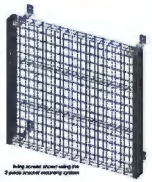
3 Rooftop Planter Box

not to scale

Bench with wooden slats and black metal ends.
MLB870-W as manufactured by Maglin Site Furniture.

4 Bench

Not to scale



Living Screen as manufactured by The Western Group.
Wall mounted to concrete parkade structure.
Refer to architectural elevations for layout on wall.
Vines (twining) to be planted at ground level planting bed, and trained to grow on to metal screen.

5 Green Wall screen

1cm = 10cm

Play structure for preschool ages - free standing
Smart Play Cube 2 - 5, as manufactured by Landscape Structures Inc.

6 Preschool Play Structure

not to scale

GENERAL NOTES

1. All work to satisfaction of the Owner.
2. All work in compliance with Municipal standards.
3. Dispose of all excavated and surplus materials off site, recycle where feasible.
4. Contractor to confirm location of any site service before proceeding.
5. Contractor to confirm actual site conditions and layout before proceeding.
6. All dimensions are in millimeters, unless noted otherwise.
7. Contractor to coordinate landscape construction with work of other disciplines, including civil, electrical, and architectural, as directed by the Owner.
8. Contractor to make good all damage to satisfaction of the Owner, at no additional cost.
9. Public to be protected from harm at all times. Do not leave work areas in an unsafe or hazardous condition, fence and/or make safe as required.
10. Sidewalks and street to be kept clean at all times and cleaned to the satisfaction of the City.
11. All work to be completed consistent with all drawings and specifications.
12. Ensure positive drainage for all landscape areas.

Refer to architectural and civil engineering drawings.
Site grading and drainage, including retaining wall design by others.

Tree locations to be adjusted in the field as determined by location of underground services. Confirm locations before digging.

ISSUED DRAWINGS

19-2-6	DEVELOPMENT PERMIT
18-2-15	DEVELOPMENT PERMIT
17-02-14	DEVELOPMENT PERMIT

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Multi Family Apartment

Civic Address: 11650 & 11655 - 224th Street, Maple Ridge

Legal Address: for 11650 = Folio 31798-0000-1 Plan NWP 155 Blk 2c DL 398; NWP155 Blk 2 DL 398 NWD; for 11655 = Folio 31797-0000-6, NWP155 Blk 2 DL 398 NWD, PLAN P155

PID #: 009-830-201 & 004-379-387

Landscape Details

Greenway
Landscape Architecture
2250 Park Crescent
Coquitlam BC V3J 6T4
T 604-931-9182
E paul@greenwayllp.ca

Date:	2017-02-01
Scale	As Noted
Drawn	PACW
Project ID	1625

Sheet

L2.1

APPENDIX D

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

File No. 2015-318-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. **Consider adding a trellis feature at the entrances to public pathway;**
2. **Consider adding bench at north west and south west corner of 2m path;**
3. **Continue the paving material of the 2m pathway eastward through to the public sidewalks on Fraser Street at both the North and South sides;**
4. **Consider replacing the concrete with unit pavers in the perimeter walkway if acceptable by the Fire Department;**
5. **Consider a decorative paving treatment at the lower and upper parking accesses.**

Architectural Comments:

1. **Extend and distinguish the public sidewalk through the driveway to municipal sidewalk on Fraser Street;**
2. **Review the requirements for guardrails on the retaining walls and add as required;**
3. **Emphasize the main entrance to the building with both hard and soft landscaping materials - Consider enhancing the stairway entrance as a secondary entrance; provide wayfinding to direct pedestrians to building entrance from top of stairs;**
4. **Follow the municipal guidelines for the recycling component of the building and consider expanding the component and locate on both P1 & P2;**
5. **Add windows to bedrooms (Corner units) on 6th floor;**
6. **Emphasize the continuity of the red colour accent throughout the courtyard's guardrail having some form of architectural, landscape or decorative elements;**
7. **Provide lighting along perimeter path (either as bollards or on the building) to improve visibility and improve CPTED concerns;**
8. **Integrate storm water management into the landscaping plans as appropriate;**
9. **Consider possibility of registering a public easement between 224th to Fraser Street for continuous public walkway along the south side of this and the future project to the West.**

ADP concerns have been addressed and are reflected in the current plans.

WAYNE
STEPHEN
BISSKY
ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN INC.
204-22320 LOUGHEED HIGHWAY MAPLE RIDGE BC V2X 2T4 PH 604-467-8300 FAX 604-467-8305

DVP APPLICATION WRITTEN STATEMENT

Date: Tuesday, March 17, 2020

Attention: Wendy Cooper & Chuck Goddard
Company: City of Maple Ridge Planning Department
Address: 11995 Haney Place
Maple Ridge, BC V2X 6A9
Phone: 604-463-5221

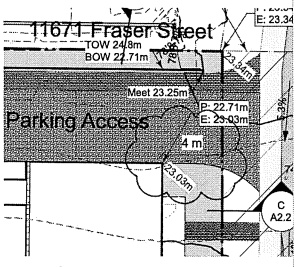
Project No.: 1502
City Ref No.: **2015-318-RZ**

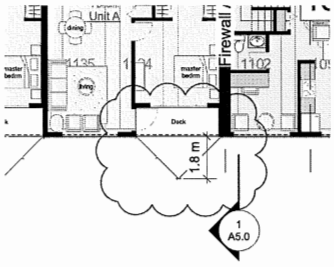
Civic Address	**Legal Description**
11650 - 224th, Maple Ridge, BC	PID 011-538-988 D.L.: 398, Block: 2, Plan: NWP155

Dear Wendy,

This variance application is in support of Rezoning Application 2015-318-RZ. We are requesting a Development Variance Permit be issued on this property to accommodate the proposed multi family development within the RM-2 Zone "Apartment Residential" . We assume that you will want a complete Schedule E "DVP Application" https://www.mapleridge.ca/DocumentCenter/View/727/Schedule-E---Development-Variance-Permit?bidId= . We will work on that submission to be made by the end of this week. As reference we have used the Maple Ridge Zoning Bylaw section related to the RM-2 zone. A copy of the bylaw can be found on the city's website here: https://www.mapleridge.ca/DocumentCenter/View/587/Zoning-Bylaw?bidId= The referenced drawings for the requested variances may be found at the following link:https://www.dropbox.com/s/tezbvkmrktpm174/1502%202020-03-17%20DVP.pdf?dl=0

Following are the list of requested variances:

Requirements in the Maple Ridge Zoning Bylaw 604 for RM-2 MEDIUM DENSITY APARTMENT RESIDENTIAL DISTRICT	**List of the requested variances.**	Snapshot showing the (typ) location of variances on the referenced drawings.
6. SITING a) All apartment and accessory residential buildings shall be sited **not less than 7.5 metres from all property lines.** b) Notwithstanding Clause "a" of this subsection, a structure, all of which is 0.8 metre or less above the average finished grade of the lot and which is landscaped and integrated to become a usable part of the yard area may be sited not less than: (i) 1.5 metres from a rear and interior side lot line; (ii) 3 metres from a front and exterior side lot line.	1. **Vary the Front yard setback along Fraser to 4.0m.**	1.  See drawing A.2.0 Site Plan

Requirements in the Maple Ridge Zoning Bylaw 604 for RM-2 MEDIUM DENSITY APARTMENT RESIDENTIAL DISTRICT	**List of the requested variances.**	Snapshot showing the (typ) location of variances on the referenced drawings.
5415 (4) Siting Exceptions (b) Where masonry chimneys, chimney enclosures, eaves, sunlight control projections, canopies, stairs/staircase wells, porches or unenclosed balconies project beyond the building face, the minimum setback: 1) to an abutting front, rear or exterior side lot line permitted elsewhere in this bylaw may **be reduced by not more than 1.25 m**;	**2. Vary the balconies on the eastern facade fronting Fraser Street to permit them to project beyond the face of the building to within 2.48m of the front lot line.**	2. See drawing A2.8 Third Floor Plan as typical along Fraser Street.
2) to an abutting interior side lot line permitted elsewhere in this bylaw **may be reduced by not more than 0.61 m**; provided such reductions shall apply only to the projecting feature and shall include any support necessary for the feature. Stairs may project beyond the building face as required with no minimum setback to an abutting front or rear lot line.	**3. Vary the balconies facing the north and south interior lines as well as those along the western rear lot line to permit them project 1.8m int. of 7.5m.**	 See drawing A2.6 Second Floor Plan as a typical example of balcony projection.
7. SIZE OF BUILDINGS AND STRUCTURES a) All apartment buildings shall not exceed 15 metres nor 4 storeys in height; b) A maximum height of 22.0 metres nor 6 storeys shall be permitted at 11641 – 227 Street (Phase One). Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521. *(5990 HEIGHT means the greatest vertical distance from the Building Height Base Line to the topmost part of the building.)*	**4. Vary the building height to 18.1m and 6 storeys.**	See drawing A4.0 East & South Elevations.

We thank you for your support and look forward to working with both staff and council on this application.

Sincerely yours,

Wayne Bissky, BA, C.Ed, MArch, Architect AIBC, MRAIC
Wayne Stephen Bissky Architecture & Urban Design Inc.

MAPLE RIDGE
British Columbia

mapleridge.ca City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	April 21, 2020
		FILE NO:	2017-572-DP/DVP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Development Variance Permit and Development Permit 11703 Fraser Street**

EXECUTIVE SUMMARY:

A Development Variance Permit (2017-572-DVP) has been received in conjunction with Development Permit application (2017-572-DP) to permit the construction of a five-storey residential apartment building with approximatley 57 residential units with a density of 1.43 Floor Space Ratio (FSR) on the eastern portion of the subject property at 11703 Fraser Street (Appendix A and B). The proposed building requires variances to Maple Ridge Zoning Bylaw No. 3510-1985. The requested variances to the RM-2 (Medium Density Apartment Residential District) zone are as follows:

Section 604 RM-2 (Medium Density Apartment Residential District):

a. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 6.0 metres for the western interior property line;
b. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 6.0 metres from the southern interior side property line;
c. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 4.4 metres from the property line along Fraser Street to allow the entry roof projection on the eastern façade of the building to project 3.1 metres into the setback; and
d. Section 604 (7) (a) is proposed to be varied from all apartment buildings shall not exceed 15 metres nor 4 storeys in height to a maximum of 20.2 metres in height and a maximum of 5 storeys in height (excluding elevator to the Penthouse).

The requested variance to Maple Ridge Zoning Bylaw No. 3510-1985, General Regulations:

Section 403 Regulations for the Size, Shape and Siting of Buildings and Structures is as follows:

a. Section 403 (8) Maximum Retaining Wall Height, to increase the maximum retaining wall height from 1.2 m to 1.4 m to permit the construction of landscape planters.

The proposed variances will contribute to the overall design of the project given the topography of the site and surrounding area; therefore, staff can support the proposed variances.

Council considered rezoning application 2017-572-RZ and granted first reading for Zone Amending Bylaw No.7422-2018 on January 30, 2018. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7550-2019 and second reading for Zone Amending Bylaw No. 7422-2018 on May 14, 2019. This application was presented at a Public Hearing on June 18, 2019, and Council granted third reading on June 26, 2018. Rezoning application 2015-318-RZ is proposed to be forwarded to Council for consideration of final reading on April 28, 2020.

RECOMMENDATION:

1. **That the Corporate Officer be authorized to sign and seal 2017-572-DVP respecting the property located at 11703 Fraser Street; and**

2. **That the Corporate Officer be authorized to sign and seal 2017-572-DP respecting the property located at 11703 Fraser Street.**

DISCUSSION:

a) Background Context

Applicant:	Attera Development Group Ltd. (Trisha Firth)
Legal Description:	Lot A District Lot 398 Group 1 New Westminster District Plan EPP8898
OCP:	
Existing:	Ground-Oriented Multi-Family
Proposed:	Low-Rise Apartment
Zoning:	
Existing:	RM-1 (Townhouse Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use:	Apartments
	Zone:	RM-2 (Medium Density Apartment Residential) C-3 (Town Centre Commercial)
	Designation:	Low-Rise Apartment and Town Centre Commercial
South:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential) RS-1 (One Family Urban Residential)
	Designation:	Ground-Oriented Multi-Family
East:	Use:	Street Townhouse and Residential
	Zone:	RM-2 (Medium Density Apartment Residential) RS-1 (One Family Urban Residential)
	Designation:	Ground-Oriented Multi-Family
West:	Use:	Vacant
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment

Existing Use of Property:	Vacant
Proposed Use of Property:	Apartment
Site Area:	0.46 HA. (1.13 Acres)
Access:	Fraser Street
Servicing requirement:	Urban Standard

b) Project Description:

This Development Variance and Development Permit will facilitate a 57-unit, five-storey apartment building with a two-storey underground parkade. This building is situated on the eastern portion of the subject property at 11703 Fraser Street which forms Phase 2 of a two-phase development that connects to the parkade of Phase I on the western portion of the property under Development Permit 2018-202-DP and Development Variance Permit 2018-202-DVP approved by Council on December 11, 2018.

c) Planning Analysis:

<u>Development Permit</u>

The subject property has been assessed against the Town Centre Development Permit Guidelines, Section 8.11 as detailed in the OCP (Attachment C).

<u>Key Guidelines</u>:

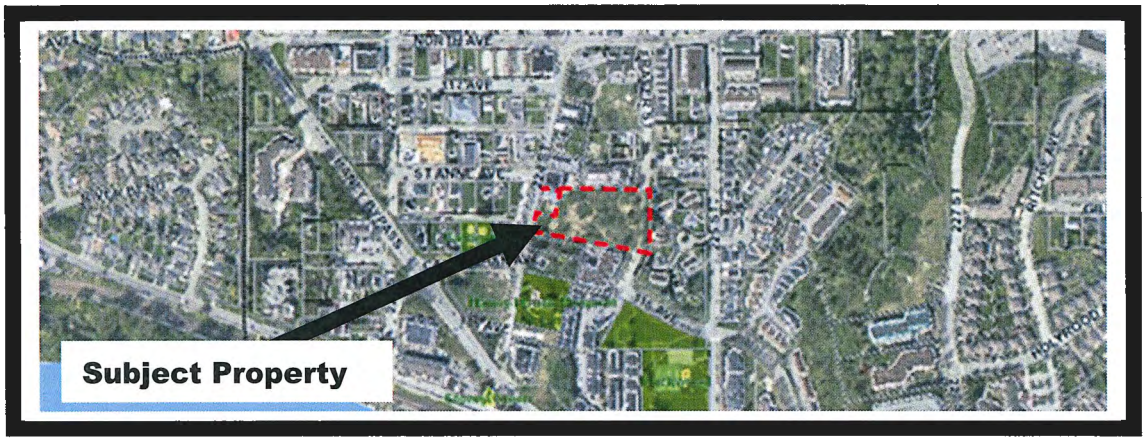
The subject property is within the South View precinct of the Town Centre Development Permit Area. The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines:

1. **Promote North and South View as Distinctive, Highly Liveable Multi-Family Neighbourhoods**

   a. Does proposed development help to establish the precinct as a residential area with a mix of housing types at varying densities?

      - Consistent: Yes

   The proposed development is an apartment form of housing that will contribute to the establishment of the precinct as a residential area with a mixture of housing types and varying densities. The proposed development is 1.43 FSR which is lower than the project to the south located at 11650 – 224th Street (2015-318-RZ) with a density of 1.8 FSR, but higher than the townhomes and single family homes in the precinct.



2. Create Pedestrian-Friendly, Ground-Oriented, Multi-Family Community

b. Does the building's form and mass support a strong pedestrian-oriented urban realm and help define the street and sidewalk areas as active public spaces? Taller buildings should be stepped back podium style.

- Consistent: Yes

The design of the building contributes to a strong pedestrian-oriented urban realm and pedestrian-oriented streetscape, with the location of the main entrance being visually prominent from Fraser Street encouraging the interaction of the building with the sidewalk and street. In addition, this entrance is framed to bring public attention to the entrance with the incorporation of a large overhang that is supported by heavy timer post and an expansive use of glazing. Another element of the development design that contributes to place making is the entrance to the courtyard that can be seen from Fraser Street. This contributes to creating a sense of place and the interaction of the development with the public realm.

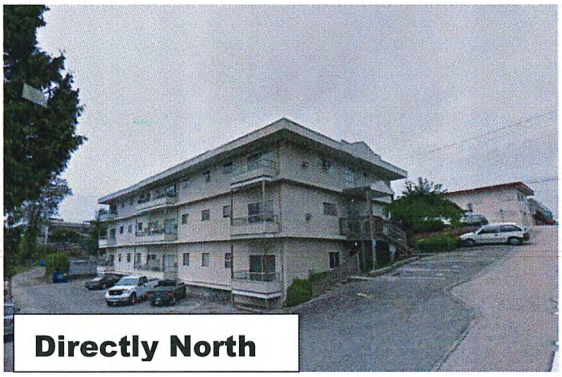
3. Maintain Cohesive Building Styles

c. Is there consistency with other new buildings in the precinct in terms of architecture, building setbacks, form, mass, and height?

- Consistent: Yes

The design of the proposed building relates to the older existing apartment buildings in the precinct in terms of form and massing. The building interacts well with the townhouse and single-family homes to east through the building design and the landscaping of the site.

North-East



Directly North

East

4. Capitalize on Important Views

d. Does the proposed new development capitalize on mountain and/or river views?

- Consistent: Yes

The location of the subject property lends itself to view corridors to the south towards the Fraser River and to the east views of Mount Baker. These view corridors can be accessed by potential residents of the building through the use of the balconies and through glazing on the building.

e. Have the important views of existing buildings been considered in relation to the proposed development?

- Consistent: Yes

The views from the existing buildings to the north, south, east and west will not be impacted by this proposed development due to the topography of the site in relation to the surrounding area.

5. Provide Private and Semi-Private Green Space

f. Does the proposed development include front and back courtyards (in multi-family developments) and incorporate universal access, reduce vandalism, and increase safety in the design?

- Consistent: Yes

The design of the building and landscaping provides private and common spaces. The private spaces are facilitated with the incorporation of either balconies or patios for each residential unit. The design includes an outdoor courtyard which is a semi-private space. The incorporation of private and semi-private spaces contributes to the livability and vibrancy of the building.

6. Provide Climate Appropriate Landscaping and Green Features

g. Are landscape elements designed to enrich the pedestrian environment, moderate the internal building climate, manage stormwater on site, and reference the architectural quality of the building(s)?

- Consistent: Yes

Design elements of the building that contribute to the greening of the development include extensive landscaping that is proposed around the building to complement the overall design. The landscaping has been reviewed by the Advisory Design Panel that noted the appropriate use of selected landscaping material. The plantings are native adaptive, drought tolerant and also pollinators. The incorporation of continuous treed areas along the north, east and south side will provide shading to the building which will aid in controlling the internal building climate and also aid in the management of on-site stormwater. In addition, 50 percent of storm runoff will be captured and infiltrated into the existing natives soils.

7. Maintain Street Interconnectivity

h. Does he proposed development maintain street interconnectivity and the use of the lane as a service street and secondary vehicular and pedestrian throughway?

- Consistent: Not Applicable

The subject property is not serviced by a lane. Vehicle access will be provided by way of Fraser Street. Pedestrian access will be provided to the development site from 224th Street and Fraser Street.

i. Is required parking provided underground?

- Consistent: Yes

Underground parking has been provided with a two-level, underground parkade.

d) Advisory Design Panel:

The Development Permit application was reviewed by the Advisory Design Panel on November 21, 2018. All Comments (Appendix D) were addressed. The form and character of the proposal complies with the Town Centre Development Permit Area Guidelines of the OCP.

e) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for multi-family development. A Development Variance Permit allows Council some flexibility in the approval process. (Appendix E)

The requested variances to Maple Ridge Zoning Bylaw No. 3510-1985, and rationale for support are described below:

Section 604 RM-2 (Medium Density Apartment Residential District):

a. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 6.0 metres for the western interior property line;
b. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 6.0 metres from the southern interior side property line;
c. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 4.4 metres from the property line along Fraser Street to allow the entry roof projection on the eastern façade of the building to project 3.1 metres into the setback; and
d. Section 604 (7) (a) is proposed to be varied from all apartment buildings shall not exceed 15 metres nor 4 storeys in height to a maximum of 20.2 metres in height and a maximum of 5 storeys in height (excluding elevator to the Penthouse).

The requested variance to Maple Ridge Zoning Bylaw No. 3510-1985, General Regulations:

Section 403 Regulations for the Size, Shape and Sitting of Buildings and Structures is as follows:

a. Section 403 (8) Maximum Retaining Wall Height, to increase the maximum retaining wall height from 1.2 m to 1.4 m to permit the construction of landscape planters.

The proposed variance setbacks to the RM-2 (Medium Density Apartment Residential) zone will contribute to the overall design of the project by increasing the articulation of the building and increase the visual interest. These types of variances can be needed when the architect creates a design of the building to fulfill the requirements of the Development Permit Guidelines and to enhance the overall design of the development. These variances to the setbacks are supportable as they will enhance the over design of the development.

The proposed variance to the eastern setback to facilitate the entry roof projection on the eastern façade of the building will improve the interaction of the building with the street. The improved interface between the private and public realm of the development will increase the overall building designs' contribution in developing the precinct as a residential node with a variety of densities and housing forms.

In addition, the proposed variance to increase the maximum retaining wall height to accommodate enhanced landscaping will aid in the incorporation of the building into the topography of the subject site.

f) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on the estimated landscape cost, the security will be $234,791.40.

g) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999,* notice of Council consideration of a resolution to issue a Development Variance Permit and a Development Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

A Development Variance Permit application and a Town Centre Development Permit application have been received for the subject property, to construct a residential apartment building with approximatley 57 residential units and a density of 1.43 FSR. The form and character of the proposed Phase 2 of the subject development is in keeping with the Town Centre Development Permit Area Guidelines. The associated proposed variances are supportable as the development creates a sense of place and is consistent with the adjacent Phase 1 of the development to the west.

It is therefore recommended that these applications be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-572-DVP and Development Permit 2017-572- DP.

"Original signed by Mark McMullen" for

Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP**
Planner

"Original signed by Mark McMullen" for

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

"Original signed by Christine Carter"

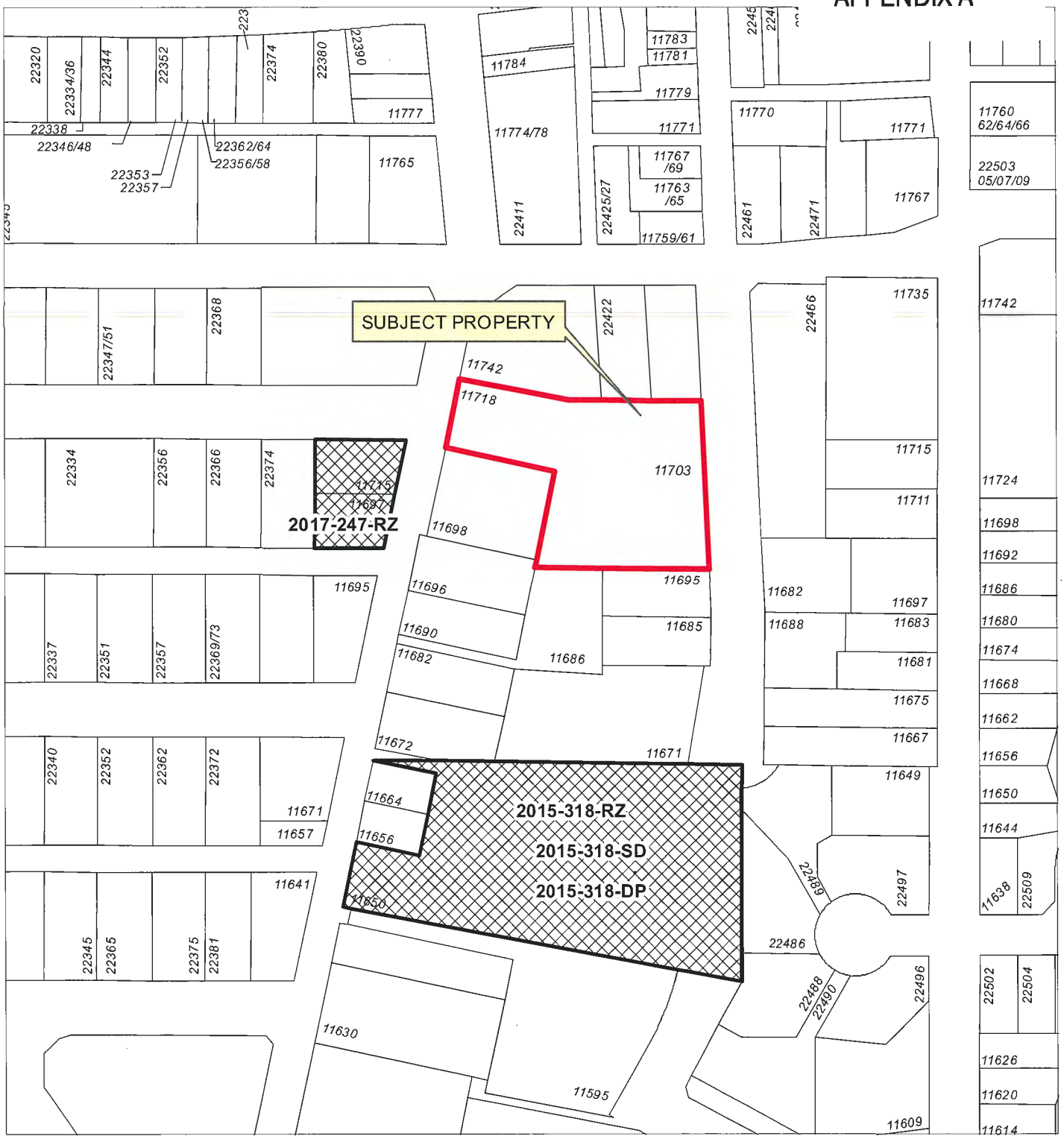
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

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

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Building Elevations and Landscape Plans
Appendix D – Advisory Design Panel
Appendix E – Proposed Variance

APPENDIX A



N

Scale: 1:2,000

Legend

Active Applications (RZ/SD/DP/VP)

11703 FRASER STREET

PLANNING DEPARTMENT

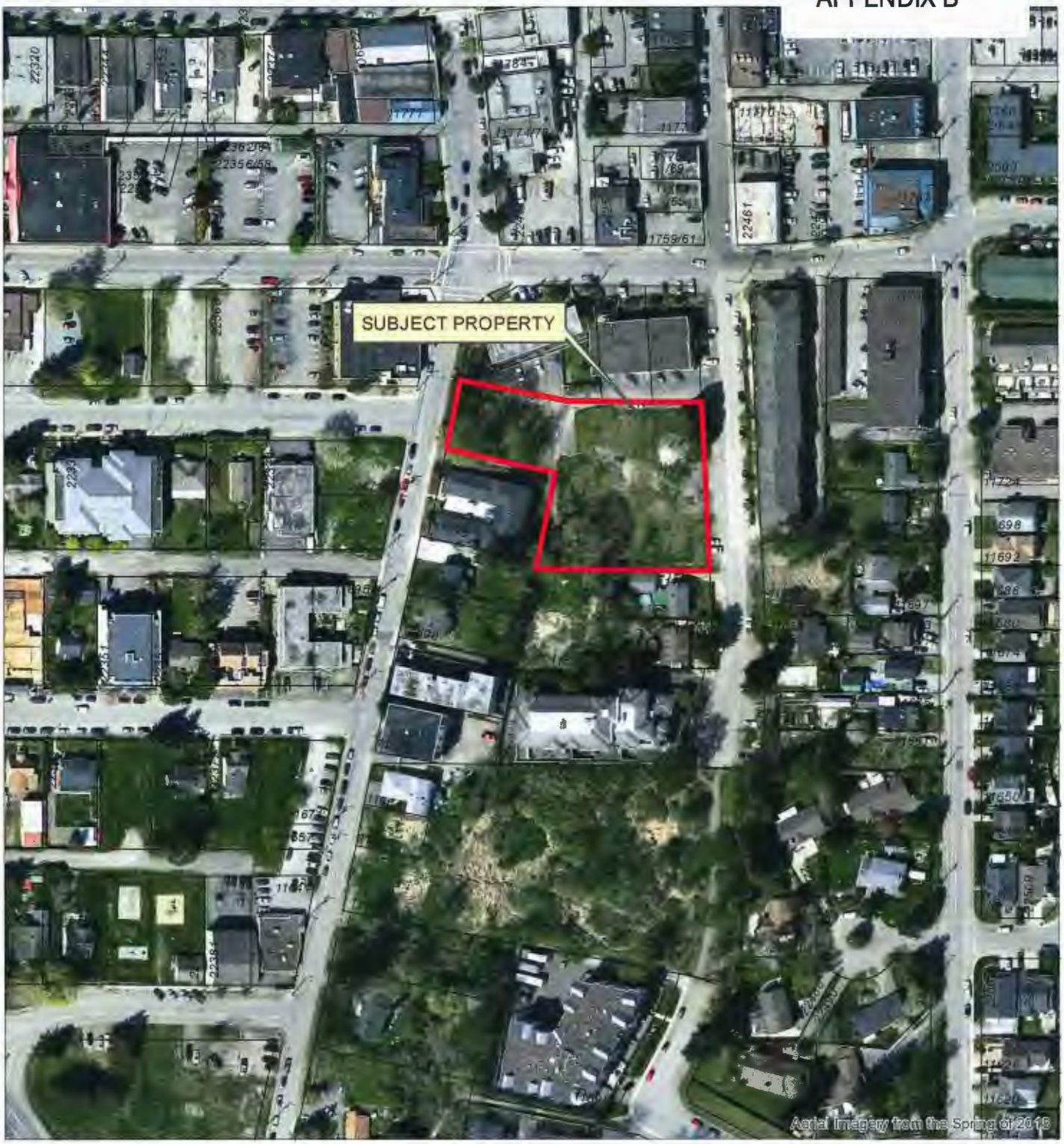
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2017-572-RZ
DATE: Apr 30, 2019

BY: DT

APPENDIX B



N

Scale: 1:2,000

11703 FRASER STREET

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2017-572-RZ
DATE: Apr 30, 2019

BY: DT

PROJECT TEAM DIRECTORY

OWNER: ATTERRA DEVELOPMENT INC.

ARCHITECT: ATELIER PACIFIC ARCHITECTURE INC.

LANDSCAPE CONSULTANT: PMG LANDSCAPE ARCHITECTS.

CIVIL CONSULTANT: R.F. BINNIE & ASSOCIATES LTD.

GEOTECHNICAL CONSULTANT: GEOPACIFIC CONSULTANTS

SURVEYOR: TERRA PACIFIC LAND SURVEYING LTD.

ARBORIST: GIVE AND TAKE TREE SERVICE

ARCHITECTURAL DRAWING LIST:

DP 0.1	CONTEXT/AERIAL SITE PLAN
DP 0.2a	DESIGN RATIONALE, CONTEXT/SITE PHOTOGRAPHS
DP 0.2b	DESIGN RATIONALE, CONTEXT/SITE PHOTOGRAPHS
DP 0.2c	ARCHITECTURAL AESTHETICS
DP 0.3	SHADOW ANALYSIS
DP 0.4	PROJECT DATA
DP 1.1	SITE PLAN SHOWING PHASE-1&2
DP 2.1	FLOOR PLAN - PARKING LEVEL P2
DP 2.2	FLOOR PLAN - PARKING LEVEL P1
DP 2.3	FLOOR PLAN - LEVEL 1
DP 2.4	FLOOR PLAN - LEVEL 2-4
DP 2.5	FLOOR PLAN - LEVEL 5
DP 2.6	ROOF PLAN
DP 2.7	FLOOR PLAN - ADAPTABLE UNIT
DP 3.1	ELEVATION - EAST & NORTH
DP 3.2	ELEVATION - WEST & SOUTH
DP 4.1	SECTIONS
DP 4.2	SECTIONS
DP 5.1	STREETSCAPE
DP 5.2	COLORED ELEVATIONS, COLOR/MATERIAL LEGEND
DP 5.3	COLORED ELEVATIONS, COLOR/MATERIAL LEGEND
DP 5.4	PERSPECTIVE RENDERING
DP 5.5	PERSPECTIVE RENDERING

DEVELOPMENT PERMIT SUBMISSION

Date: MARCH 31, 2020

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

ATELIER PACIFIC ARCHITECTURE INC.

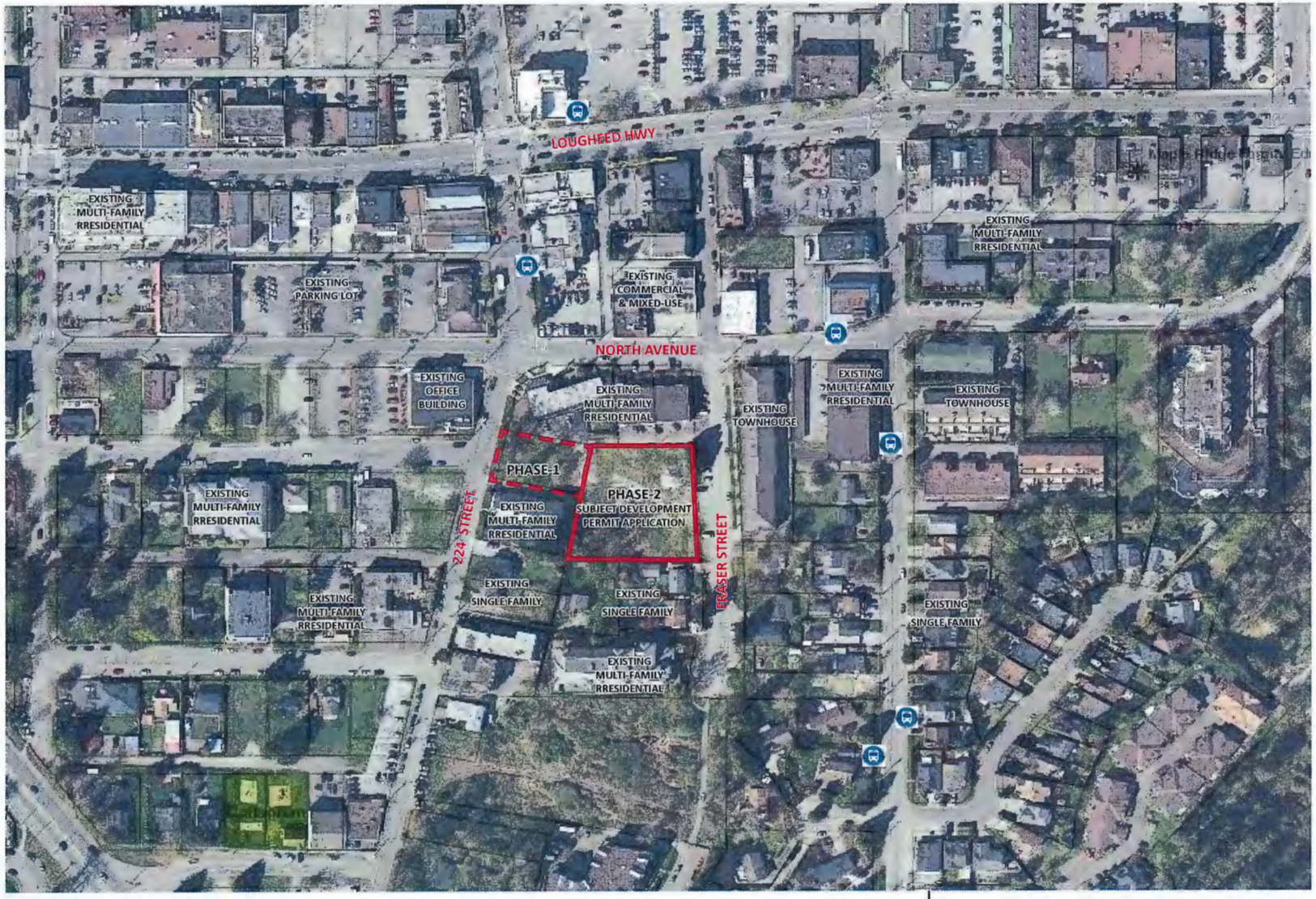
MARCH 31, 2020

PARED BY: atelier pacific architecture inc.

APPENDIX C

DP 0.0

COVER PAGE



NORTH

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.
ATELIER PACIFIC ARCHITECTURE INC.

MARCH 31, 2020

DP 0.1

CONTEXT/AERIAL SITE PLAN

DESIGN RATIONALE

The proposed project conforms to the development and design principles of specificity, place-making, community building and a denser, urban environment as outlined in the Maple Ridge Official Community Plan, the North and South View Development Permit Area Guidelines for residential buildings as well as Town Centre Development Permit.

CONTEXT

The proposed site is located on Fraser Street, south of North Avenue. The land parcel is within the Town Centre Area and currently vacant. The properties are bordered by:

- To the north, by a low-rise apartment,
- To the east by Fraser Street and a multi-family townhouse,
- To the west by 224th Street and the vacant Phase-1 site,
- To the south, by a single family house.

This Development Permit will propose the second phase of the overall project which is a 5 storey apartment building with 2 storey underground parking, which connects to the parkade of Phase I.

The project is an infill site. Access will be from Fraser street. The residential main entry is at Fraser Street. Existing topography is respected; the development follows the lines of the land. Design and siting of buildings prospects access to natural features and views, enhancing privacy and livability. Natural landscaping and species are proposed.

BUILDING SITE CONSIDERATIONS

The proposed project will be rezoned from RM-1 to RM-2 zoning and would contain 57 residential units. The buildings will share an internal cul-de sac with the PHASE-1 building. It will be surrounded by landscaping and outdoor amenity space. The building will have underground parking with access from Fraser Street.

The 'L' shaped building stretches in an east/ west direction and north/ south direction with front entry facing Fraser Street. The indoor amenity is facing the cul-de-sac on the main floor. The outdoor amenity is located on the roof deck. The building consists of 1, 2 and 3 bedrooms, with all units having access to private balconies. A portion of the units are designed to adaptive housing standards.

BUILDING SETBACKS, FORM, MASS AND HEIGHT

Form of development proposes a 5 storey residential apartment with a building entry with direct access to grade. The building is designed to front onto a public road through direct pedestrian access to the outside and through appropriate treatment of exteriors which are further elaborated in the Architectural Aesthetics.

A large outdoor amenity area will be provided on the roof deck with seating and play area surrounded by landscaping planters. Roof canopies with wood posts are proposed at stairs and elevator entry to provide weather protection. The landscaping treatment around the building will be used to break the building's verticality. Underground parking access will be from the Fraser Street. Phase 1 and 2 buildings are located around a courtyard/cul-de-sac to provide visual interest and a separation between the two buildings as well as access to Phase 1 parking and residents drop off. A secondary pedestrian entry with security fob is also provided from the cul-de-sac.

The 5 storey building utilizes the following architectural massing strategies:

1. Setback the upper storey to reduce the overall mass/ height facing Fraser Street and along the north side facing the adjacent residential development.
2. Building facade is stepped to create articulation and interest
3. The stepped facade is clad in three different coloured exterior wall panels/ sidings to create hierarchy
   a. Horizontal siding in wood tone and grained for the main space
   b. White panel to he ip separate and provide contrast to the horizontal siding.
   c. Grey panels for the recessed balconies
4. Glass Guardrail with horizontal wood slats to help reduce the verticality of the building and add another detail to the design palette.
5. Large roof eyebrow at the top floor to provide shading and warmth.

BUILDING FAÇADE, MATERIALS AND COLOUR

The architectural aesthetics of the proposed project takes its cues from the architectural style / language of West Coast contemporary. It uses a simple, yet elegant 5-story building form. The top floor massing is set back from the main building façade along Fraser Street and project access road. This creates a visual reduction in massing while providing articulation and hierarchy of building elements. Although contemporary elements are part of the

inspiration, the proposed architectural language uses a combination of tactile, warm elements in materials such as cultured stone, wood tone cement board, and perimeter landscaping to provide warmth and west coast flavour to the design. There is an extensive use of glazing around the building where to take maximum advantage of natural light as well as views. The building entrance is clearly marked with storefront glazing and a large overhang supported by wood post.

ADAPTABILITY – INCREMENTAL GROWTH AND CHANGING MARKET TRENDS

Form of development proposes a 5 storey apartment building consisting of 1, 2 and 3 bedroom units (approximately 600sf – 1,480sf) with 2 levels underground parking to accommodate a varied demographic, including seniors and young families.

WATER EFFICIENCY

The site will be developed to manage storm water run-off by utilizing active rainwater collection and storm water catchment techniques. Run off will captured and infiltrated, evapotranspired. Permeable pavers are proposed at driveways, cul-de-sac and surface visitor parking stalls to slow storm water and allow more infiltration to occure.
Non-permeable areas will be minimized and new planting and ground cover will be provided. Where permeable surfaces are not possible, paved areas will be sloped towards landscape areas to allow run off to filter through the soil instead of being drained through catch basins. The landscape design uses native, adaptive, drought- tolerant and pollinator plants that require minimum irrigation after establishment. Within the building, low flow fixtures will be specified.

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.
ATELIER PACIFIC ARCHITECTURE INC.

MARCH 31, 2020

DP 0.2b

DESIGN RATIONALE/
CONTEXT PHOTO

MARCH 21ST (10:00AM)

JUNE 21ST (10:00AM)

DEC 21ST (10:00AM)

MARCH 21ST (2:00PM)

JUNE 21ST (2:00PM)

DEC 21ST (2:00PM)

MARCH 21ST (4:00PM)

JUNE 21ST (4:00PM)

DEC 21ST (4:00PM)

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.
ATELIER PACIFIC ARCHITECTURE INC.

MARCH 31, 2020

DP 0.3

SHADOW ANALYSIS

PROJECT DATA:

CIVIC ADDRESS:	11731 FRASER STREET, MAPLE RIDGE
EXISTING ZONING:	RM-1
PROPOSED ZONING:	RM-2
PROPOSED LAND USES:	MULTIPLE - UNIT RESIDENTIAL
GROSS SITE AREA:	38,128 sf (3,542 sm or 0.35 HA or 0.87 AC)
UNIT YIELD TOTAL:	**57** RESIDENTIAL UNITS
UNIT DENSITY:	65.5 Units/ AC or 162.8 Units/HA
LOT COVERAGE:	54%
RESIDENTIAL AREA GROSS:	64,568 sf (5,999 sm)
RESIDENTIAL AREA NET (FSR) (EXCLUDING COMMON AREA & CIRCULATIONS):	55,600 sf (5,165 sm, 1.46 FSR); 1.8 ALLOWED
OUTDOOR AMENITY AREA: (1.0 sm/unit required)	3,168 sf (294 sm)
INDOOR COMMON AREA:	890 sf (82.7 sm)
USABLE OPEN SPACE:	BALCONIES & ROOF DECKS - 6,523 sf (606 sm) OUTDOOR AMENITY AREA - 3,168 sf (294 sm) TOTAL - 9,691 sf (900 sm)
UNIT DISTRIBUTION:	1 BED/ 1 Bed & Den -12 2 BED/ 2 Bed & Den -35 3 BED - 10 **Total - 57**

UNIT DISTRIBUTION:

	1 BED/ 1 BED & DEN	2 BED/ 2 BED & DEN	3 BED/ 3 BED & DEN	
LEVEL 1	2	7	2	
LEVEL 2	3	7	2	
LEVEL 3	3	7	2	
LEVEL 4	3	7	2	
LEVEL 5	1	7	2	
	12	**35**	**10**	**57**

SETBACK:	REQUIRED / ALLOWED:	PROPOSED:
FRONT (FRASER STREET):	7.5m	6.0m
REAR (WEST SIDE):	7.5m	6.0m @ RESIDENTIAL;
		1.6m @ PARKADE
INTERIOR SIDE (NORTH):	7.5m	10.7m
INTERIOR SIDE (SOUTH):	7.5m	6.0m
HEIGHT:	4 STOREY, 15m	5 STOREY, 20.2m
FSR:	1.8 (21380.4 sf = 1986.30 sm)	1.43 FSR (54,867 sf)
USABLE OPEN SPACE:	20% (3,542 sm x 20%=708 sm)	25% (9,691 sf or 900 sm)
PARKING :		
RESIDENTIAL (1.5 SPACE/UNIT)	57 units x 1.5 = 85.5	
VISITOR (0.2 PER UNIT)	57 units x 0.2 = 11.4	
TOTAL:	96.9	102
DISABLED PARKING STALL :	2	2
BICYCLE PARKING		
LONG TERM (1 per 4 unit):	57 units /4 = 14.25	18
SHORT TERM (6 per 20 units):	57 units/ 20 x 6 = 17.1	18

REQUIRED VARIANCES:

SETBACK:

EAST SETBACK : 6.0m

WEST SETBACK: 6.0m @ RESIDENTIAL

SOUTH SETBACK: 6.0m

FRONT ENTRY ROOF PROJECT: 2.1m INTO 6.0m SETBACK

BUILDING HEIGHT:

PROPOSED BUILDING HEIGHT IS 5 STOREY AT 20.2m;

5.2m ABOVE 15.0m MAX. HEIGHT. (EXCLUDING ELEVATOR PENTHOUSE)

RETAINING WALL:

1.4m RETAINING WALL HEIGHT

PROJECT DATA (CONSOLIDATE):

CIVIC ADDRESS:	11718 224TH Street + 11731 Fraser Street
PROPOSED ZONING:	RM-2
PROPOSED LAND USES:	MULTIPLE - UNIT RESIDENTIAL
GROSS SITE AREA:	50,006 sf (4,646 sm or 0.46 HA or 1.15 AC)
UNIT YIELD TOTAL:	**82** RESIDENTIAL UNITS
UNIT DENSITY:	71.3 Units/ AC
LOT COVERAGE:	82.7%
RESIDENTIAL AREA GROSS:	93,072 sf (8,647 sm)
RESIDENTIAL AREA NET (FSR) (EXCLUDING COMMON AREA & CIRCULATIONS):	78,314 sf (7,276 sm, 1.57 FSR); 1.8 ALLOWED
UNIT DISTRIBUTION:	1 BED/ 1 Bed & Den -16 2 BED/ 2 Bed & Den -56 3 BED - 10 **Total - 82**

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

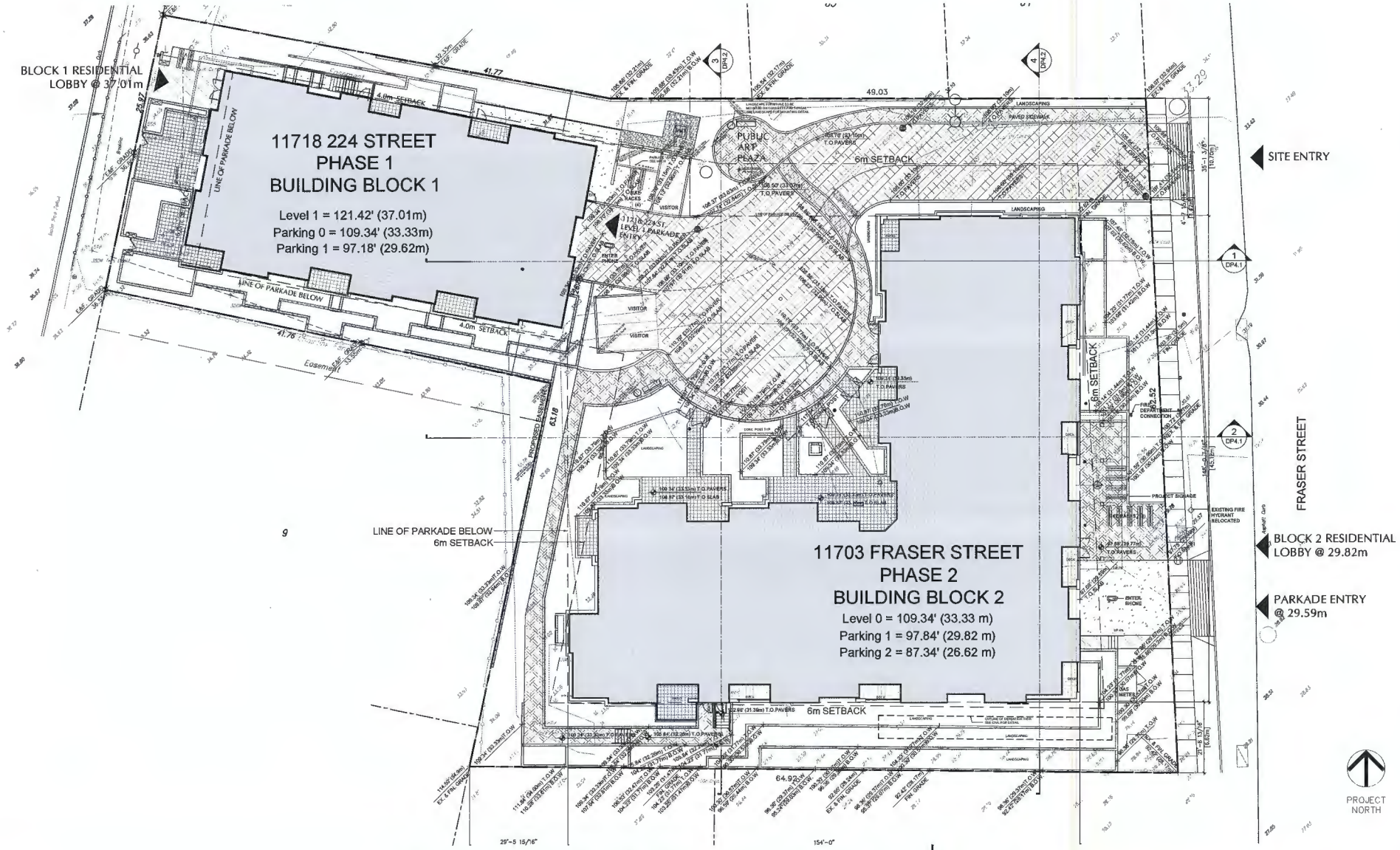
ATELIER PACIFIC ARCHITECTURE INC.

MARCH 01, 2020

DP 0.4

PROJECT DATA

SCALE : NTS



Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

ATELIER PACIFIC ARCHITECTURE INC.

MARCH 31, 2020

DP 1.1

SITE PLAN

SCALE: 1:150

FRASER (EAST) ELEVATION

NORTH ELEVATION

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

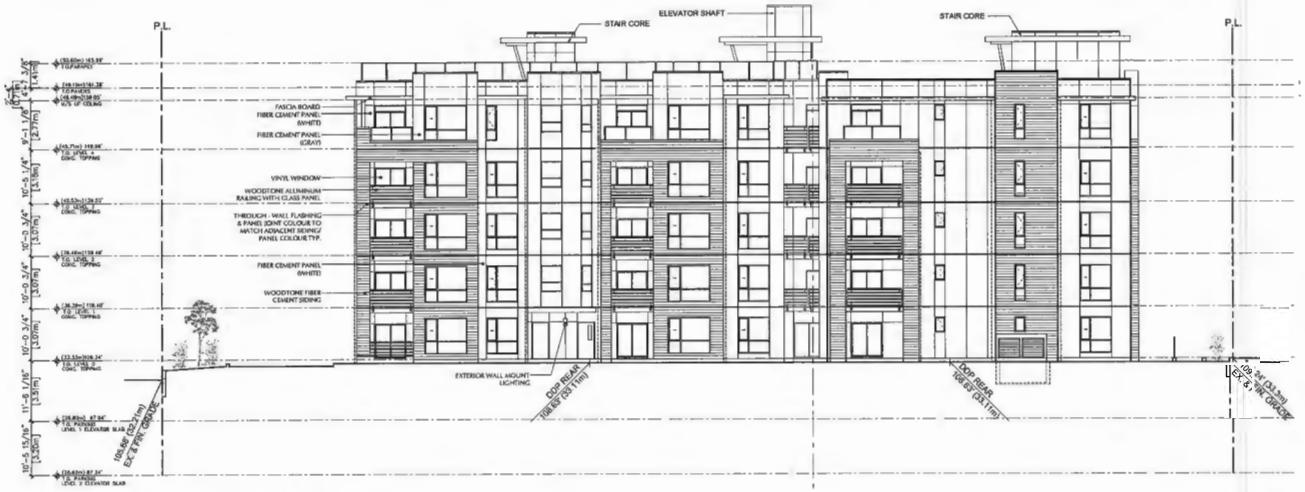
ATELIER PACIFIC ARCHITECTURE INC.

MARCH 31, 2020

DP 3.1

ELEVATIONS

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SOUTH ELEVATION

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

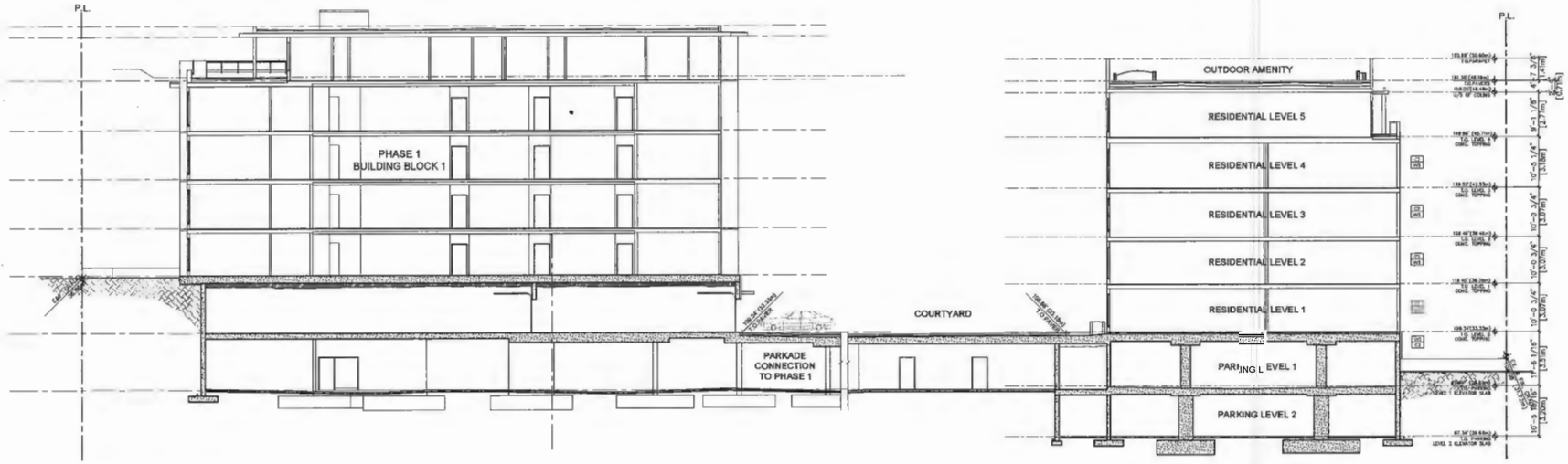
ATELIER PACIFIC ARCHITECTURE INC.

MARCH 31, 2020

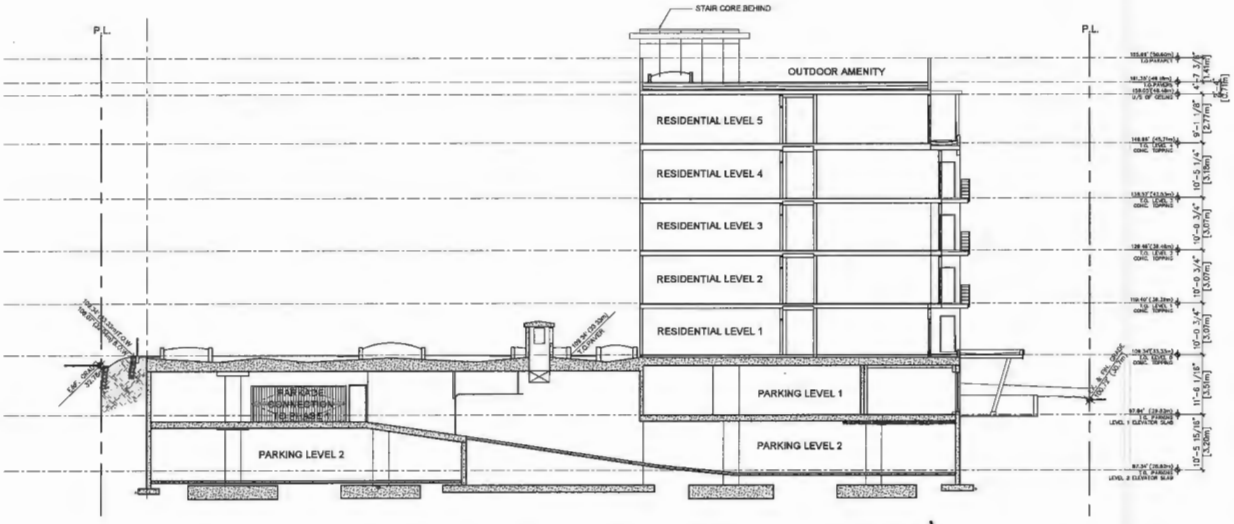
DP 3.2

ELEVATIONS

SCALE: 3/32" = 1'-0"



SECTION 1



SECTION 2

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC

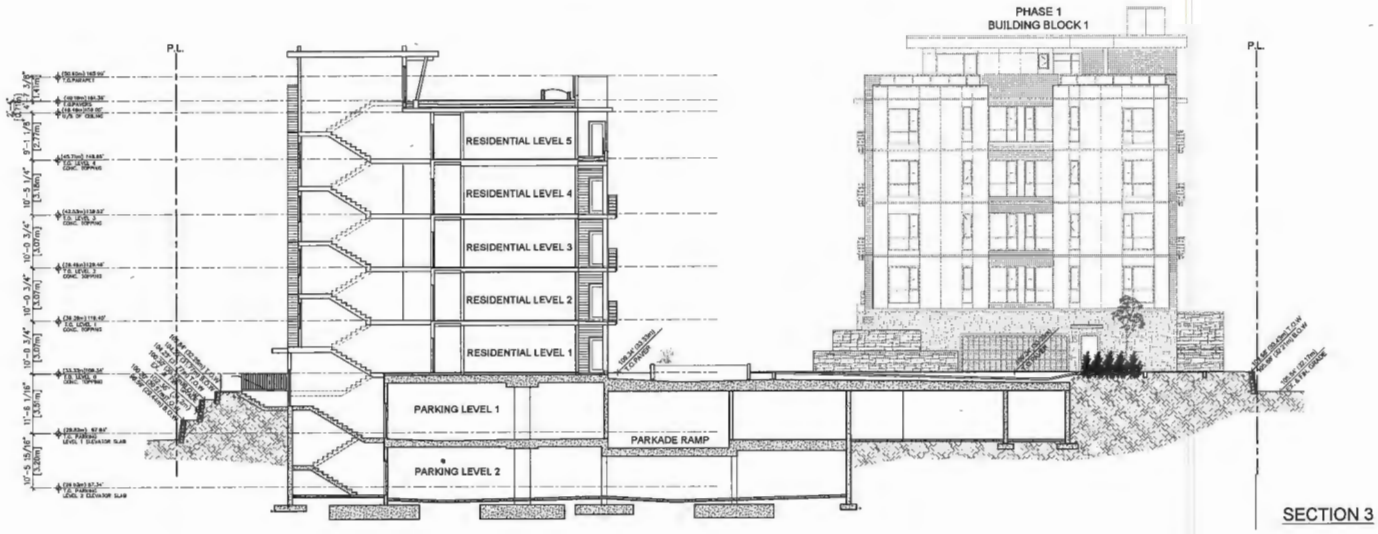
ATELIER PACIFIC ARCHITECTURE INC.

MARCH 31, 2020

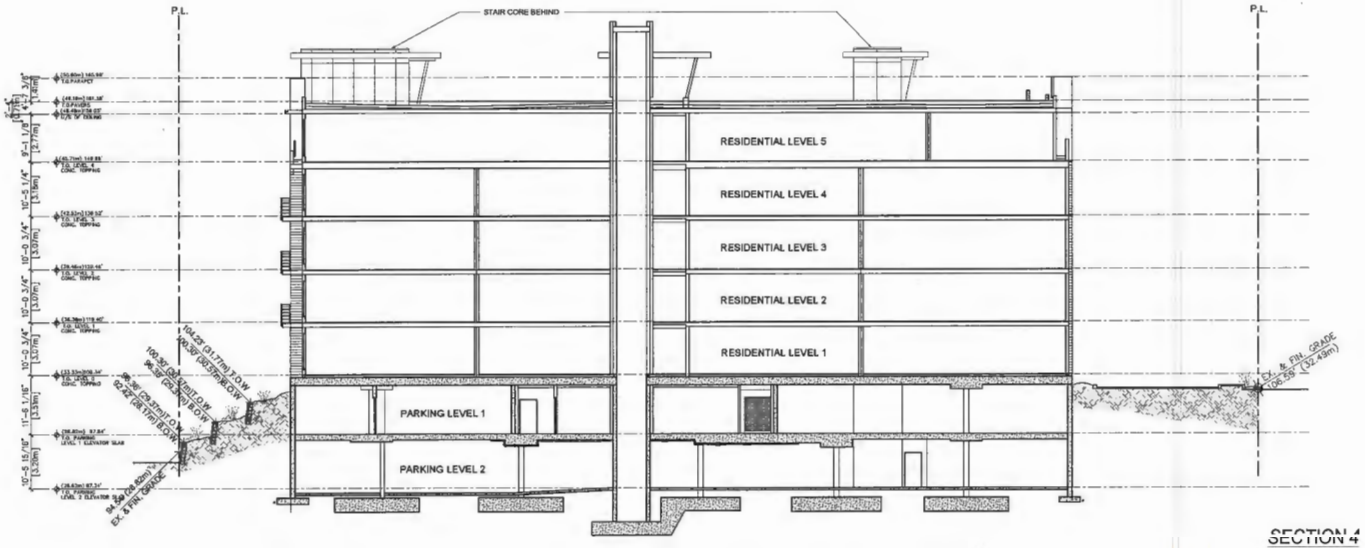
DP 4.1

SECTIONS

SCALE: 3/32" = 1'-0"



SECTION 3



SECTION 4

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

ATELIER PACIFIC ARCHITECTURE INC.

MARCH 31, 2020

DP 4.2

SECTIONS

SCALE: 3/32"=1'-0"

STREETSCAPE - FRASER STREET

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

ATELIER PACIFIC ARCHITECTURE INC.

MARCH 31, 2020

DP 5.1

STREETSCAPE

FRASER STREET (EAST) COLOUR ELEVATION

FASCIA BOARD
METAL RAILING
(CHARCOAL / BLOCK)

CULTURED STONE
BITTERROOT
MOUNTAIN LEDGE

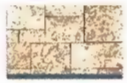
FIBER CEMENT PANEL
(WHITE)

FIBER CEMENT PANEL
(GRAY)

FIBER CEMENT SIDING
(WOODTONE)

WOODTONE ALUMINUM
RAILING WITH TEMPERED
GLASS PANEL

ALLEN BLOCK
(GREY)



MANUFACTURED
THIN STONE VENEER
(PEARL WHITE)

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

ATELIER PACIFIC ARCHITECTURE INC.

MARCH 31, 2020

DP 5.2

COLOUR
ELEVATIONS &
MATERIALS

NORTH ELEVATION

FASCIA BOARD
METAL RAILING
(CHARCOAL / BLOCK)

CULTURED STONE
BITTERROOT
MOUNTAIN LEDGE

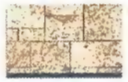
FIBER CEMENT PANEL
(WHITE)

FIBER CEMENT PANEL
(GRAY)

FIBER CEMENT SIDING
(WOODTONE)

WOODTONE ALUMINUM
RAILING WITH TEMPERED
GLASS PANEL

ALLEN BLOCK
(GREY)



MANUFACTURED
THIN STONE VENEER
(PEARL WHITE)

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

ATELIER PACIFIC ARCHITECTURE INC.

MARCH 31, 2020

DP 5.3

COLOUR
ELEVATIONS &
MATERIALS

VIEW FROM FRASER STREET SOUTH EAST

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

ATELIER PACIFIC ARCHITECTURE INC.

MARCH 31, 2020

DP 5.4

PERSPECTIVE RENDERING

VIEW FROM FRASER STREET NORTH EAST

Proposed Residential Development (Phase-2)

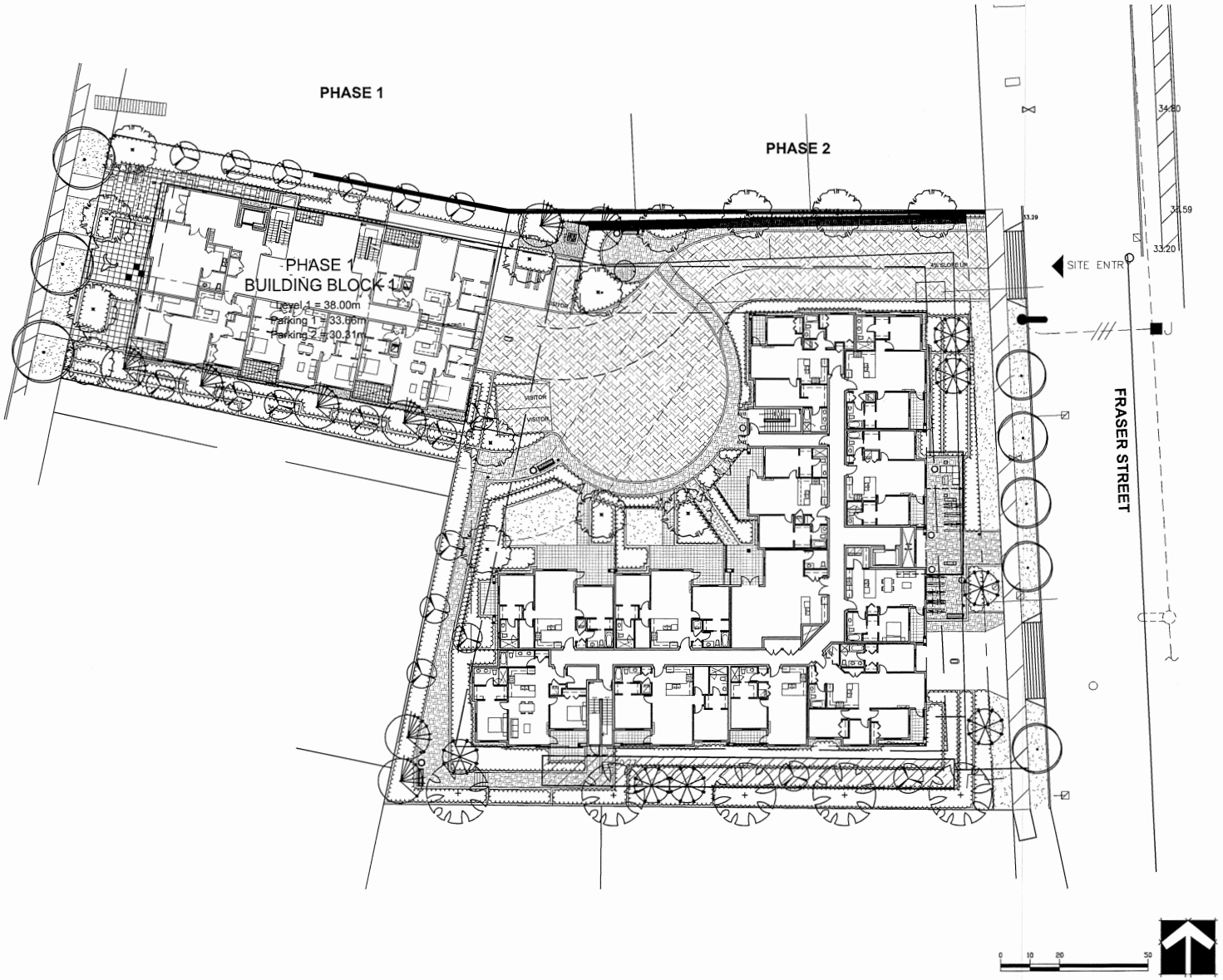
11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.
ATELIER PACIFIC ARCHITECTURE INC.

MARCH 31, 2020

DP 5.5

PERSPECTIVE
RENDERING



18056-10.ZIP

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	19.JUN.24	BUILDING ONE BP SUBMISSION	RM
7	19.MAY.22	REVISI FOR NEW SITE PLAN	RN
6	19.MAY.29	REVISE PER COMMENTS	JR
5	19.JAN.11	REVISE PER COMMENTS	RN
4	19.JAN.07	REVISE PER NEW SITE PLAN, ADP COMMENTS	RN
3	18.AUG.29	REVISE PER NEW SITE PLAN	RM
2	18.JUL.31	NEW SITE PLAN / COMMENTS	DO
1	18.JUN.21	ADP SUBMISSION	MCY

CLIENT:

PROJECT:

SIERRA RIDGE

11718 224TH ST.
MAPLE RIDGE, B.C.

DRAWING TITLE:

LANDSCAPE KEY PLAN

DATE:	18.MAR.20
SCALE:	1/16"=1'-0"
DRAWN:	MM
DESIGN:	MM
CHK'D:	MCY

DRAWING NUMBER:

L0

OF 5

PMG PROJECT NUMBER: **18-056**

PLANT SCHEDULE PHASE 1

PMG PROJECT NUMBER: 18-056

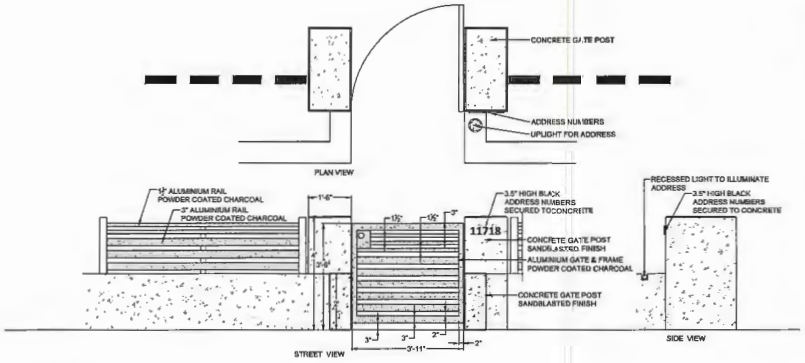
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
AG	4	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
PO	4	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3.5M HT; B&B
QP	13	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	6CM CAL; 1M STD; B&B
ST	3	STREET TREE	-	-
SHRUB				
AJ	3	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA; RED-VIOLET	#2 POT; 35CM
BM	169	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLELEAF BOX	#3 POT; 40CM
EA	43	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
HM	1	HYDRANGEA MACROPHYLLA 'PIA'	DWARF BIGLEAF HYDRANGEA; PINK	#3 POT; 40CM
RC	43	RHODODENDRON 'VIRGINIA RICHARDS'	RHODODENDRON; PINK/CRIMSON BLOTCH	#5 POT; 50CM
SJ	41	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
TM	14	TAXUS X MEDIA 'HICKSII'	HICKS' YEW	1.2M B&B
VO	67	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS				
CO	20	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
IC	35	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PERENNIAL				
SK	16	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT
LA	41	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
FERN				
PM	24	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 35CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

TO COMPLY WITH THE 3 TIER STORM WATER MANAGEMENT, ALL LANDSCAPE AREAS MUST HAVE A MINIMUM OF 300MM OF ABSORBENT SOIL. FOR THIS DEVELOPMENT AS ALL THE LANDSCAPE BEDS WILL HAVE A MINIMUM OF 600 - 900MM OF ABSORBENT SOIL TO CAPTURE RAINFALL.

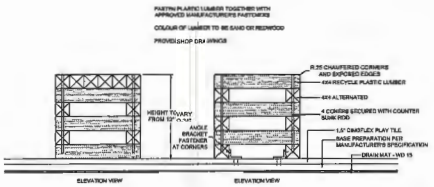
WISHBONE INDUSTRIES - WHALE TAIL

SOLUS DECOR = HEMI FIREBOWL



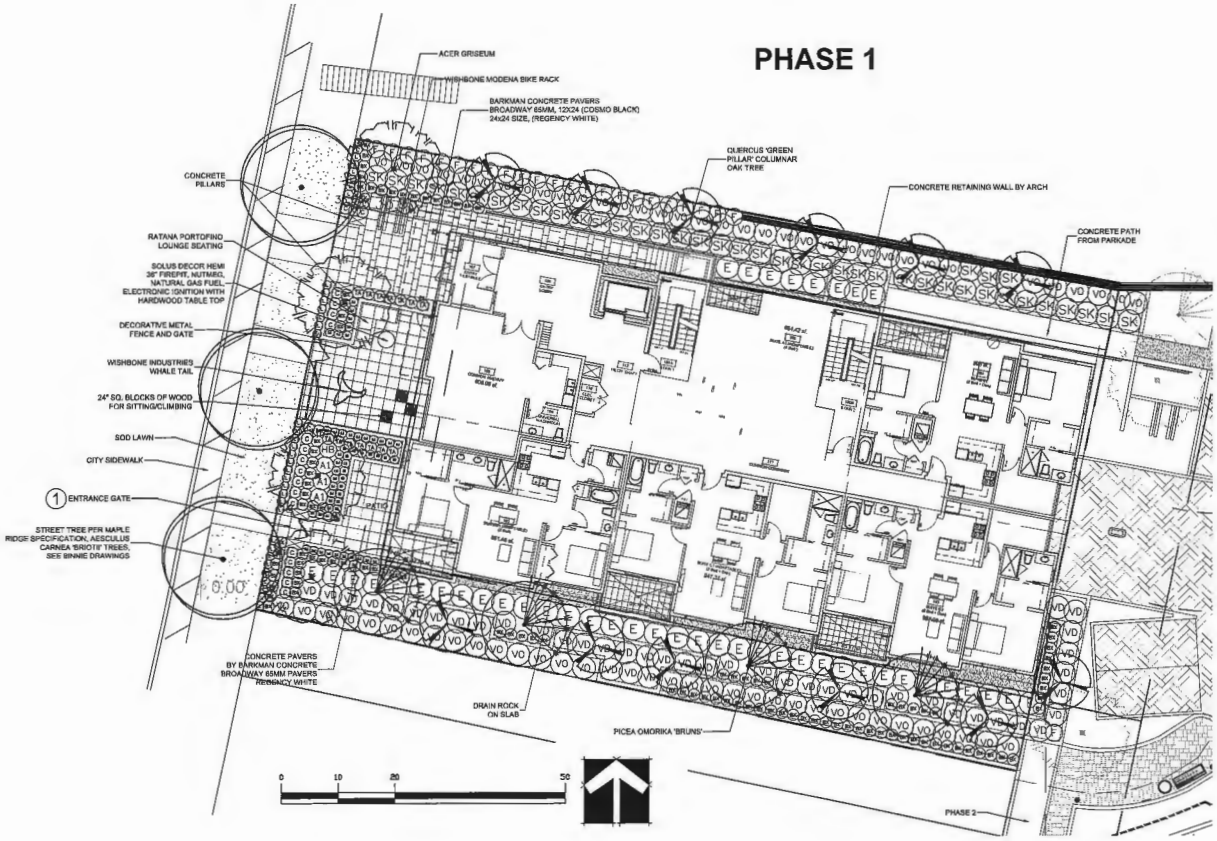
1 L1 ENTRANCE GATE AND FENCE

3/4" = 1'-0"



2 L1 WOOD SEAT BLOCKS

3/4" = 1'-0"



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6C6
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
9	20.MAR.22	REVISE FOR NEW CIVIL PLAN	RA
8	18.JUN.21	REVISING CNU SP SUBMISSION	SV
7	19.MAY.22	REVISE FOR NEW SITE PLAN	RA
6	19.MAY.09	REVISE PER COMMENTS	JP
5	18.JAN.11	REVISE PER COMMENTS	RA
4	18.JAN.09	REVISE PER NEW SITE PLAN, ADP COMMENTS	RA
3	18.AUG.20	REVISE FOR NEW SITE PLAN	RA
2	18.JUL.31	NEW SITE PLAN / COMMENTS	DG
1	18.JUN.21	ADP SUBMISSION	MCY

CLIENT:

PROJECT:

SIERRA RIDGE

11718 224TH ST.
MAPLE RIDGE, B.C.

DRAWING TITLE:

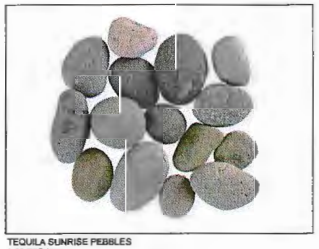
LANDSCAPE PLAN
PH 1 - GROUND FLOOR

DATE: 18.MAR.20
SCALE: 1"=10'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MCY

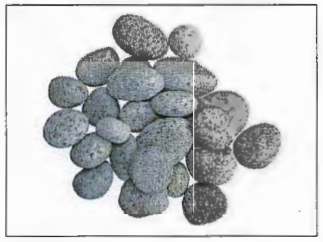
DRAWING NUMBER: **L1**

18056-11.ZIP

PMG PROJECT NUMBER: 18-056



TEQUILA SUNRISE PEBBLES
1-32 TSP1275
NORTHWEST LANDSCAPE SUPPLY



DOVE GREY FLAT PEBBLES
1-1/4" TO 2-3/8" SIZE,
NORTHWEST LANDSCAPE SUPPLY
770380

18056-11.ZIP

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
9	20.JAN.27	REVISE PER NEW CIVIL PLAN	RC
8	20.JUN.24	REZONING DPR SUBMISSION	RV
7	20.MAY.22	REVISE PER NEW SITE PLAN	RG
6	20.MAY.20	REVISE PER COMMENTS	JR
5	20.JAN.20	REVISE PER COMMENTS	RC
4	20.JAN.07	REVISE PER NEW SITE PLAN, ADP COMMENTS	RK
3	19.AUG.29	REVISE PER NEW SITE PLAN	RG
2	18.JUL.31	NEW SITE PLAN / COMMENTS	DG
1	18.JUN.21	ADP SUBMISSION	MCY

CLIENT:

PROJECT:

SIERRA RIDGE

11718 224TH ST.
MAPLE RIDGE, B.C.

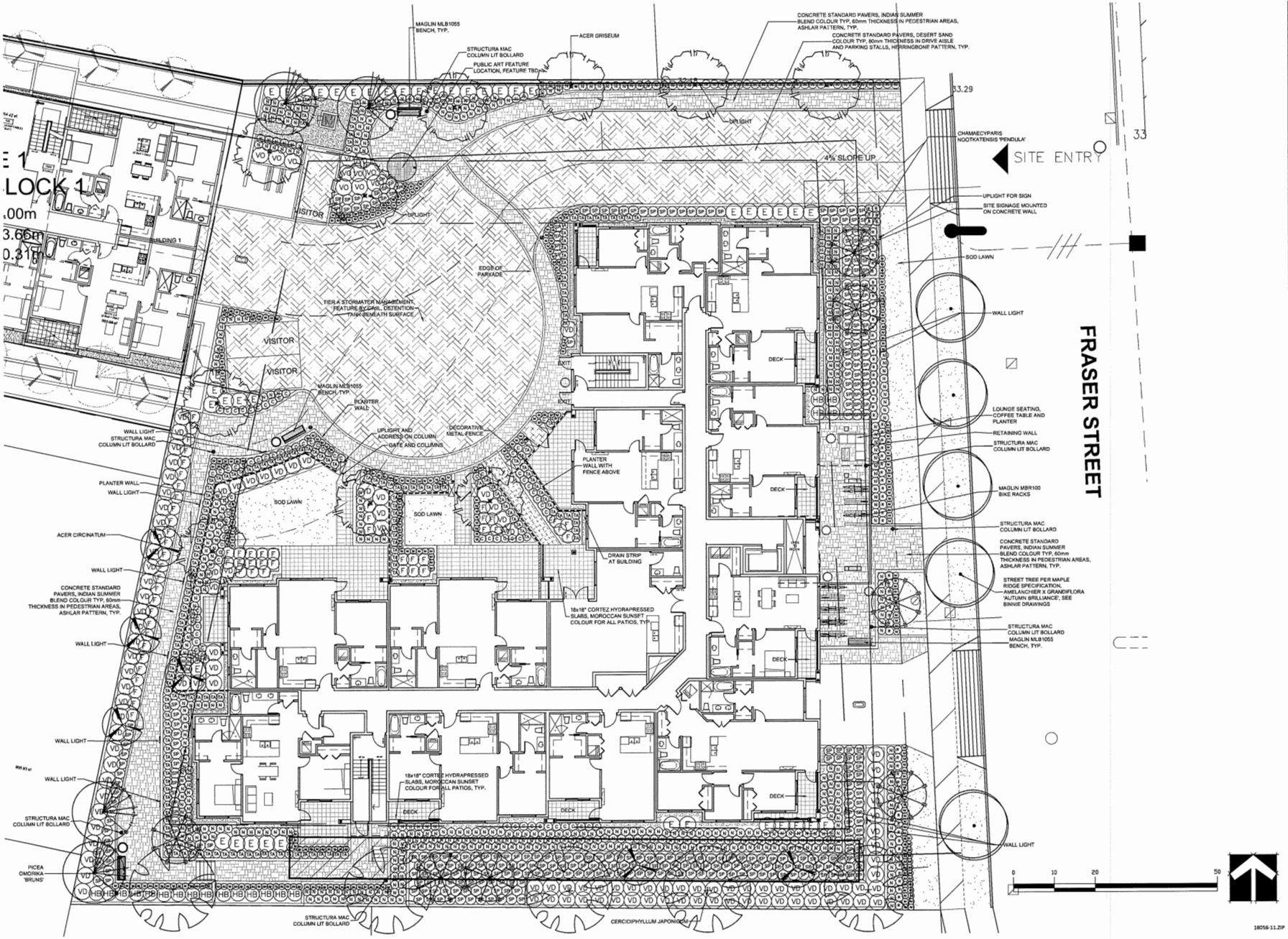
DRAWING TITLE:

LANDSCAPE PLAN PH 1 - 5TH FLOOR

DATE: 18.MAR.20
SCALE: 1/8" = 1'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MCY

DRAWING NUMBER: **L2**

PMG PROJECT NUMBER: **18-056**



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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
9	20.JAN.27	REVISE PER NEW CIVIL PLAN	RA
8	19.JUN.24	BUILDING DNR BP SUBMISSION	RF
7	19.MAY.22	REVISE PER NEW SITE PLAN	RA
6	19.MAY.09	REVISE PER COMMENTS	JR
5	19.JAN.11	REVISE PER COMMENTS	RA
4	19.JAN.07	REVISE PER NEW SITE PLAN, ADP COMMENTS	RA
3	18.AUG.29	REVISE PER NEW SITE PLAN	RF
2	18.JUL.31	NEW SITE PLAN / COMMENTS	DO
1	18.JUN.21	ADP SUBMISSION	MCY

CLIENT:

PROJECT:

SIERRA RIDGE

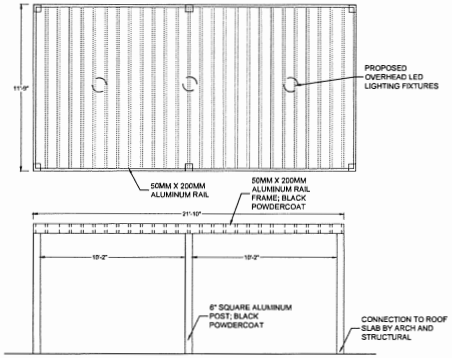
11718 224TH ST.
MAPLE RIDGE, B.C.

DRAWING TITLE:

LANDSCAPE PLAN
PH. 2 - GROUND FLOOR

DATE:	18.MAR.20	DRAWING NUMBER:
SCALE:	1"=10'-0"	**L1**
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	MCY	OF 5

PMG PROJECT NUMBER: **18-056**



1 L2 ALUMINUM TRELLIS - BBQ AREA
1/4"= 1'-0"

PLANT SCHEDULE PHASE 2 GROUND FLOOR

PMG PROJECT NUMBER: 18-056

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
CG	8	ACER CIRCINATUM	VINE MAPLE	2.0M HT; BSB; 3 STEM CLUMP
CN	10	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
CJ	5	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL; 1.8M STD; B&B
CN	7	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2.5M HT; B&B
PG	4	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B
SC	5	STREET TREE	-	-
SHRUB				
EA	42	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 60CM
HM	19	HYDRANGEA MACROPHYLLA 'PIA'	DWARF BIGLEAF HYDRANGEA; PINK	#3 POT; 40CM
NG	107	NANDINA DOMESTICA 'MOON BAY'	HEAVENLY BAMBOO	#3 POT; 50CM
SJ	135	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#3 POT; 60CM
TM	182	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
VO	11	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
VD	116	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
CF	77	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
IC	313	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PERENNIAL				
RF	71	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT
GROUND COVER				
PM	58	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

TO COMPLY WITH THE 2 TIER STORM WATER MANAGEMENT, ALL LANDSCAPE AREAS MUST HAVE A MINIMUM OF 300MM OF ABSORBENT SOIL. FOR THIS DEVELOPMENT AS ALL THE LANDSCAPE BEDS WILL HAVE A MINIMUM OF 600 - 900MM OF ABSORBENT SOIL TO CAPTURE RAINFALL. A STORMWATER DETENTION TANK IS ALSO PROPOSED BENEATH THE DRIVE AISLE. SEE THE CIVIL/STRUCTURAL/MECHANICAL DRAWINGS FOR FURTHER DETAIL.

IRRIGATION TO BE A HIGH EFFICIENCY SYSTEM DESIGNED AND BUILT BY A QUALIFIED CONTRACTOR.

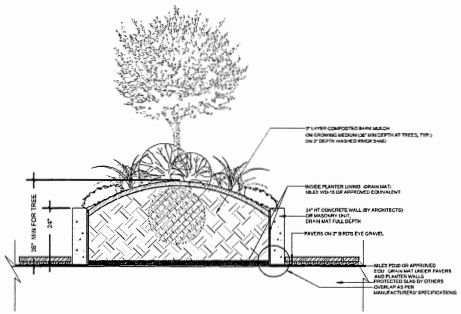
PLANT SCHEDULE PHASE 2 SECOND FLOOR

PMG PROJECT NUMBER: 18-056

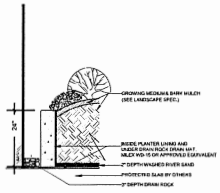
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
CN	3	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
CJ	4	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5CM CAL; B&B
SC	2	STYRAX OBASSIA	FRAGRANT SNOWBELL	2.5M; B&B
SHRUB				
CS	20	CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	#3 POT; 80CM
NG	46	NANDINA DOMESTICA 'MOON BAY'	HEAVENLY BAMBOO	#3 POT; 50CM
RH	44	RHODODENDRON 'ELIZABETH'	RHODODENDRON; RED	#3 POT; 30CM
VO	11	VACCINIUM OVATUM 'SUPERCROP'	BLUEBERRY	#3 POT; 30CM
GRASS				
HE	69	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT
PERENNIAL				
LN	55	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT, VIOLET-BLUE	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

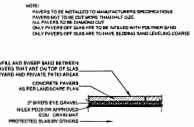
IRRIGATION TO BE A HIGH EFFICIENCY SYSTEM DESIGNED AND BUILT BY A QUALIFIED CONTRACTOR.



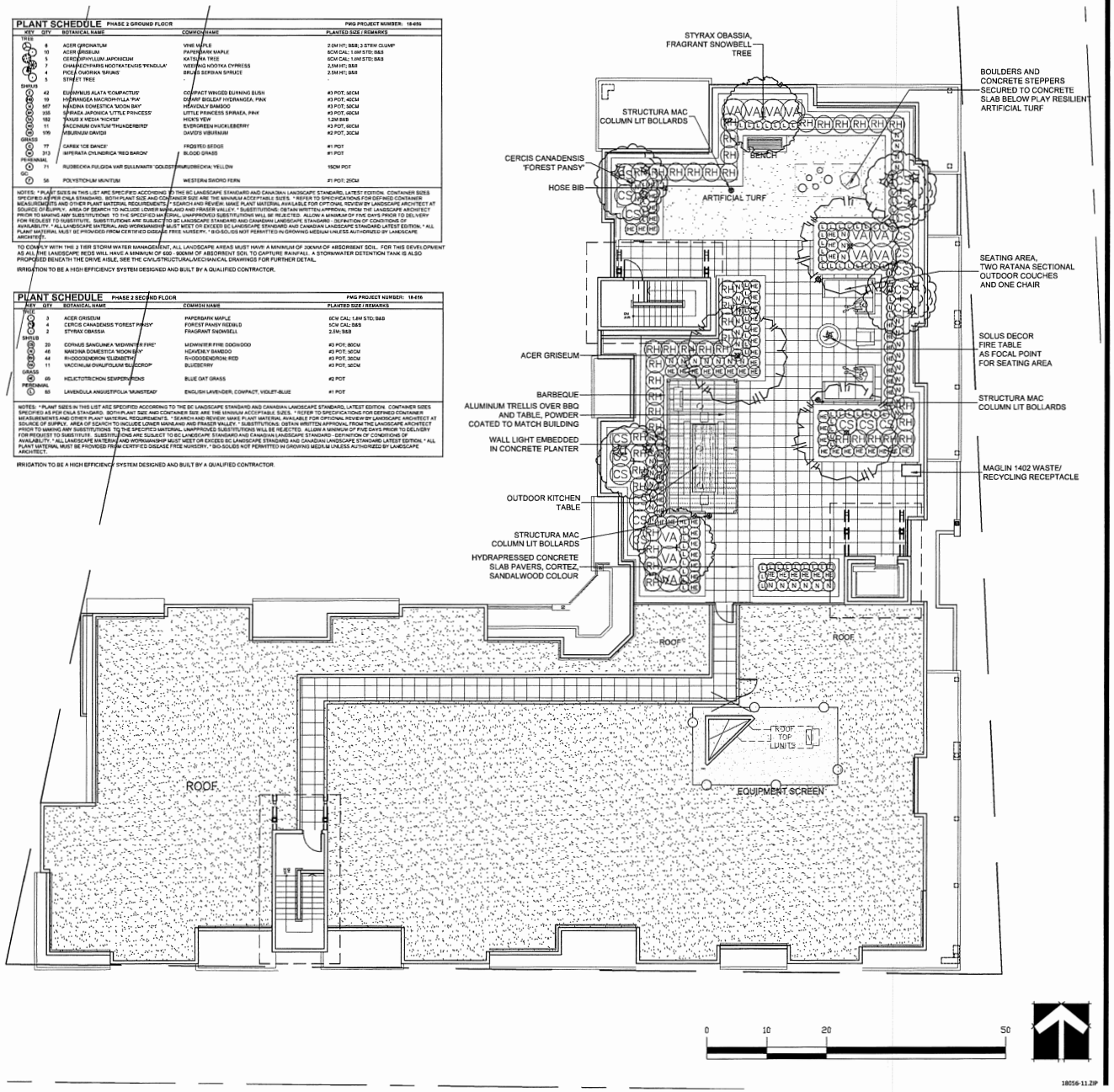
2 L2 LANDSCAPE ON SLAB
1/2" = 1'-0"



3 L2 DRAIN STRIP ON SLAB
1/2" = 1'-0"



4 L2 HYDRAPRESSED SLABS ON SLAB
1/2" = 1'-0"



18056-11.ZIP

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Suite C100 - 4185 Still Creek Drive
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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
9	20.JAN.27	REVISE PER NEW CIVIL PLAN	RK
8	19.JUN.24	BUILDING DNE BP SUBMISSION	RK
7	19.MAY.22	REVISE PER NEW SITE PLAN	RK
6	19.MAY.09	REVISE PER COMMENTS	JR
5	19.JAN.11	REVISE PER COMMENTS	RK
4	19.JAN.07	REVISE PER NEW SITE PLAN, ADP COMMENTS	RK
3	18.AUG.29	REVISE PER NEW SITE PLAN	RK
2	18.JUL.31	NEW SITE PLAN / COMMENTS	DO
1	18.JUN.21	ADP SUBMISSION	MCY

CLIENT:

PROJECT:

SIERRA RIDGE

11718 224TH ST.
MAPLE RIDGE, B.C.

DRAWING TITLE:

LANDSCAPE PLAN PH 2 - ROOF

DATE:	18.MAR.20	DRAWING NUMBER:
SCALE:	1/8" = 1'-0"	L2
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	MCY	OF 5

PMG PROJECT NUMBER: 18-056

Attachment "D"

5.2 **Development Permit No: 2017-572-DP**

Applicant: Trisha Firth, Atterra Development Group Ltd
Project Architect: Brian Shigetomi
Project Landscape Architect: Rebecca Krebs, PMG Landscape Architect
Proposal: 57 unit Apartment – 5 Storey with FSR of 1.43
Location: 11701 - 11739 Fraser Street
File Manager: Wendy Cooper

The Staff liaison provided an overview of the low rise apartment project and referred to a previous submission of a separate phase. The project team gave a presentation of the project applications and plans.

R/2018-040
It was moved and seconded

That the following concerns for File No. 2017-572-DP be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information:

Landscape Comments:

1. Utilize courtyard to create a central plaza and gathering node that incorporates public art and seating into that space;
2. Provide a paver material change to highlight public entrances to both buildings;
3. Add a screen or landscape buffer beside the North-West corner unit of Phase 2;
4. Consider adding program elements, such as benches and lighting, to the South-West exit walkway to reduce safety concerns. Maintain sightlines from perimeter units;
5. Provide hardscape legend and details for landscape elements with the submission;
6. Reflect details as required of storm water management elements within landscape plans;
7. Provide irrigation plan for all softscaping;
8. Add trellis or similar shelter over BBQ area in the rooftop amenity space;
9. Confirm space requirements for talk tube installation on roof;
10. Add garbage and recycling receptacles and hose bib to rooftop amenity space;
11. Provide wall texturing and other landscape treatment to buffer wall from the view of the neighbours to the South;
12. Provide lighting on rooftop amenity space;
13. Consider adding gas fireplaces to rooftop amenity space;

Architectural Comments:

1. Enlarge entrance lobby and enhance the entrance experience;
2. Differentiate between the entrance and the rest of the lobby with a similar canopy treatment as Phase 1;
3. Provide project identification and address location at entrance;
4. Evaluate window height and bedroom placement beside North walkway.

PROJECT DATA:

CIVIC ADDRESS:	11731 FRASER STREET, MAPLE RIDGE
EXISTING ZONING:	RM-1
PROPOSED ZONING:	RM-2
PROPOSED LAND USES:	MULTIPLE - UNIT RESIDENTIAL
GROSS SITE AREA:	38,128 sf (3,542 sm or 0.35 HA or 0.87 AC)
UNIT YIELD TOTAL:	**57** RESIDENTIAL UNITS
UNIT DENSITY:	65.5 Units/ AC or 162.8 Units/HA
LOT COVERAGE:	54%
RESIDENTIAL AREA GROSS:	64,568 sf (5,999 sm)
RESIDENTIAL AREA NET (FSR) (EXCLUDING COMMON AREA & CIRCULATIONS):	55,600 sf (5,165 sm, 1.46 FSR); 1.8 ALLOWED
OUTDOOR AMENITY AREA: (1.0 sm/unit required)	3,168 sf (294 sm)
INDOOR COMMON AREA:	890 sf (82.7 sm)
USABLE OPEN SPACE:	BALCONIES & ROOF DECKS - 6,523 sf (606 sm) OUTDOOR AMENITY AREA - 3,168 sf (294 sm) TOTAL - 9,691 sf (900 sm)
UNIT DISTRIBUTION:	1 BED/ 1 Bed & Den -12 2 BED/ 2 Bed & Den -35 3 BED - 10 **Total - 57**

UNIT DISTRIBUTION:

	1 BED/ 1 BED & DEN	2 BED/ 2 BED & DEN	3 BED/ 3 BED & DEN	
LEVEL 1	2	7	2	
LEVEL 2	3	7	2	
LEVEL 3	3	7	2	
LEVEL 4	3	7	2	
LEVEL 5	1	7	2	
	12	**35**	**10**	**57**

SETBACK:	REQUIRED / ALLOWED:	PROPOSED:
FRONT (FRASER STREET):	7.5m	6.0m
REAR (WEST SIDE):	7.5m	6.0m @ RESIDENTIAL; 1.6m @ PARKADE
INTERIOR SIDE (NORTH):	7.5m	10.7m
INTERIOR SIDE (SOUTH):	7.5m	6.0m
HEIGHT:	4 STOREY, 15m	5 STOREY, 20.2m
FSR:	1.8 (21380.4 sf = 1986.30 sm)	1.43 FSR (54,867 sf)
USABLE OPEN SPACE:	20% (3,542 sm x 20%=708 sm)	25% (9,691 sf or 900 sm)
PARKING :		
RESIDENTIAL (1.5 SPACE/UNIT)	57 units x 1.5 = 85.5	
VISITOR (0.2 PER UNIT)	57 units x 0.2 = 11.4	
TOTAL:	96.9	102
DISABLED PARKING STALL :	2	2
BICYCLE PARKING		
LONG TERM (1 per 4 unit):	57 units /4 = 14.25	18
SHORT TERM (6 per 20 units):	*57 units/ 20 x 6 = 17.1*	*18*

REQUIRED VARIANCES:

SETBACK:

EAST SETBACK : 6.0m

WEST SETBACK: 6.0m @ RESIDENTIAL

SOUTH SETBACK: 6.0m

FRONT ENTRY ROOF PROJECT: 2.1m INTO 6.0m SETBACK

BUILDING HEIGHT:

PROPOSED BUILDING HEIGHT IS 5 STOREY AT 20.2m;

5.2m ABOVE 15.0m MAX. HEIGHT. (EXCLUDING ELEVATOR PENTHOUSE)

RETAINING WALL:

1.4m RETAINING WALL HEIGHT

PROJECT DATA (CONSOLIDATE):

CIVIC ADDRESS:	11718 224TH Street + 11731 Fraser Street
PROPOSED ZONING:	RM-2
PROPOSED LAND USES:	MULTIPLE - UNIT RESIDENTIAL
GROSS SITE AREA:	50,006 sf (4,646 sm or 0.46 HA or 1.15 AC)
UNIT YIELD TOTAL:	**82** RESIDENTIAL UNITS
UNIT DENSITY:	71.3 Units/ AC
LOT COVERAGE:	82.7%
RESIDENTIAL AREA GROSS:	93,072 sf (8,647 sm)
RESIDENTIAL AREA NET (FSR) (EXCLUDING COMMON AREA & CIRCULATIONS):	78,314 sf (7,276 sm, 1.57 FSR); 1.8 ALLOWED
UNIT DISTRIBUTION:	1 BED/ 1 Bed & Den -16 2 BED/ 2 Bed & Den -56 3 BED - 10 **Total - 82**

APPENDIX E

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

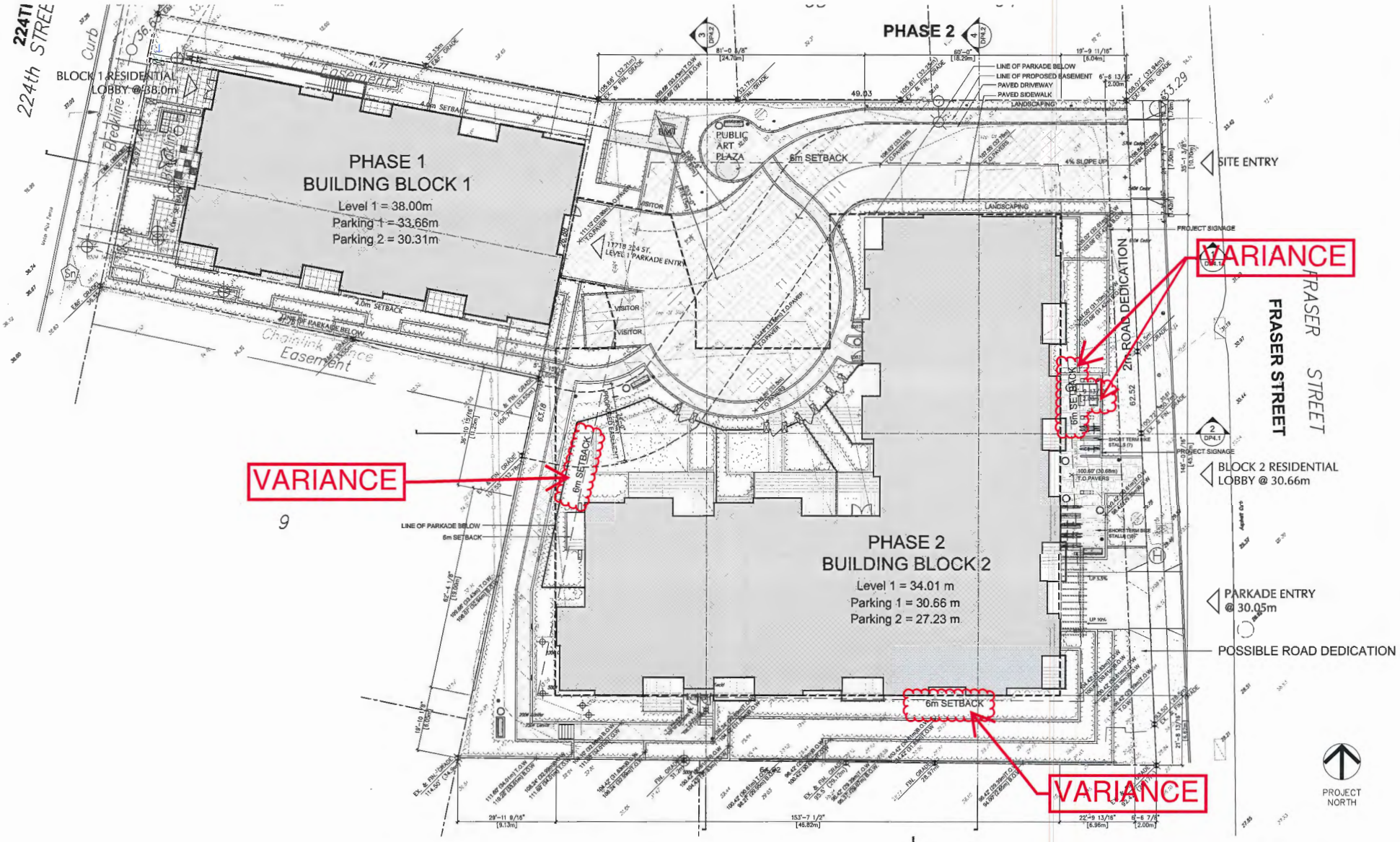
ATELIER PACIFIC ARCHITECTURE INC.

JANUARY 08, 2019

DP 0.4

PROJECT DATA

SCALE: NTS



Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

ATELIER PACIFIC ARCHITECTURE INC.

JANUARY 09, 2019

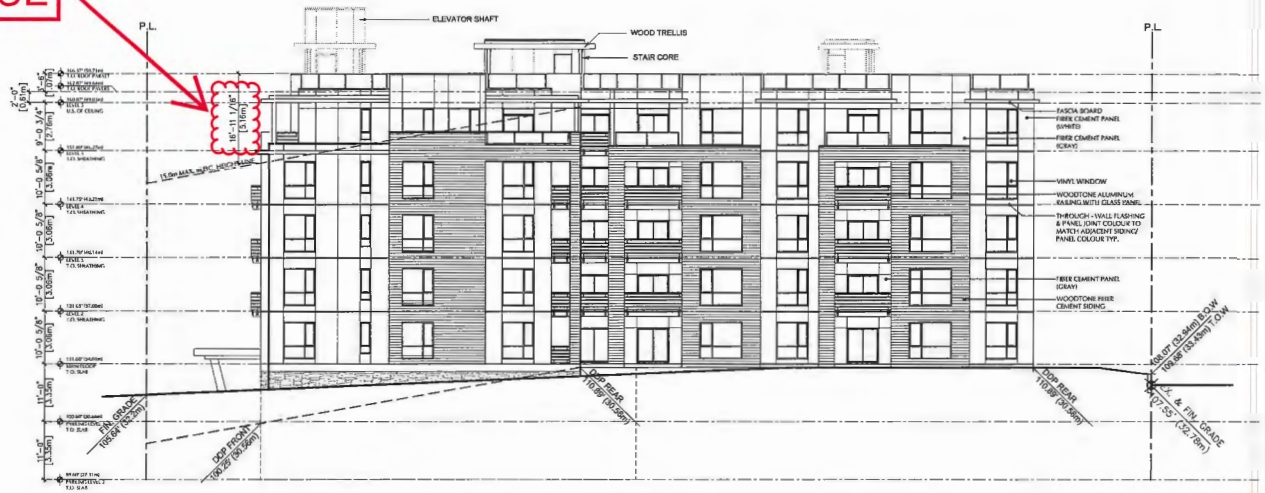
DP 1.1

SITE PLAN

SCALE: 1:150

FRASER (EAST) ELEVATION

VARIANCE



NORTH ELEVATION

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

ATELIER PACIFIC ARCHITECTURE INC.

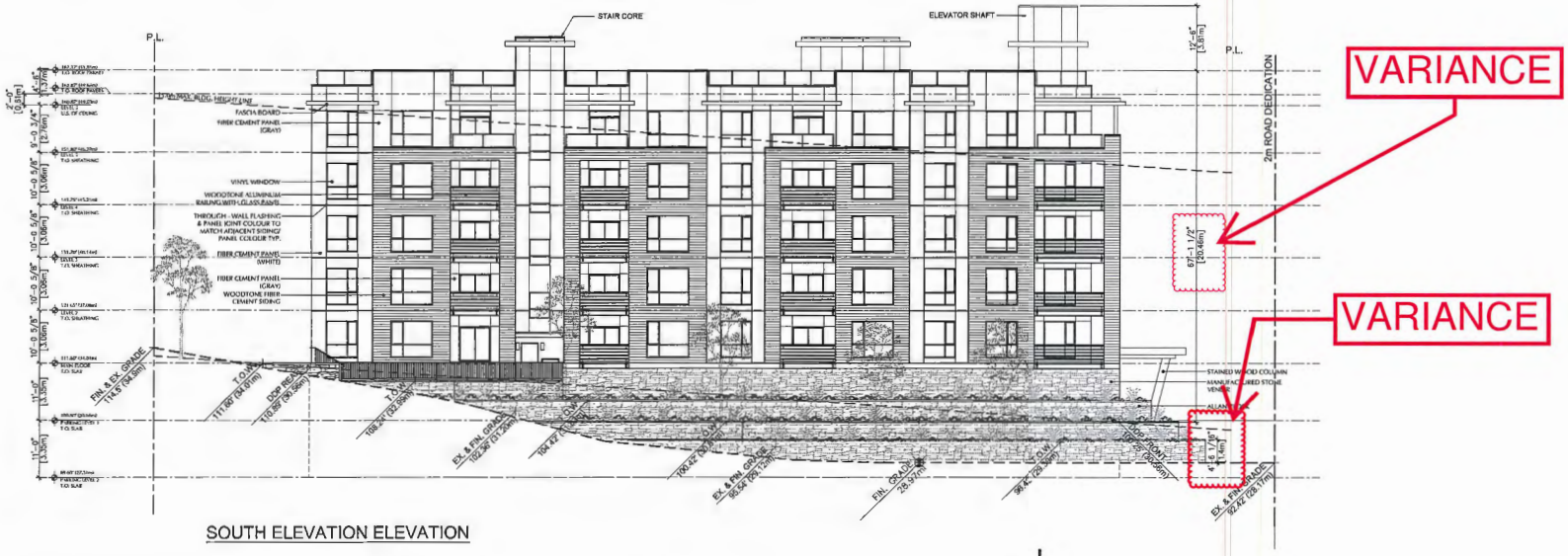
JANUARY 08, 2019

DP 3.1

ELEVATIONS

SCALE: 3/32" = 1'-0"

WEST ELEVATION ELEVATION



SOUTH ELEVATION ELEVATION

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

ATELIER PACIFIC ARCHITECTURE INC.

JANUARY 09, 2019

DP 3.2

ELEVATIONS

SCALE: 3/32" = 1'-0"

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	April 21, 2020
		FILE NO:	01-0640-30-2020
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Albion Community Centre Project & Grant Funding Update**

EXECUTIVE SUMMARY:

In June 2019, Council awarded the contract for the Albion Community Centre (ACC) Phase One construction for major site development and earth works. Over the past ten months this work has advanced and completion is anticipated in June.

Over this same timeframe, the City has received award confirmation of two $1 million grants, the first through the 'Enabling Accessibility Fund' and the second through the 'Community Childcare Space Creation Program'. In early April 2020, the City received confirmation that the ACC project was not successful in its bid for $5 million in grant funding under the 'Investing in Canada Infrastructure Program'. The ACC funding plan in place anticipated $4-5 million in grant funding. To overcome the anticipated $2-3 million funding shortfall of the estimated construction costs for this facility, it is recommended that an increased reliance on Community Amenity Contributions and gas tax funds be utilized.

To enable the project to move forward in a timely manner, the next step includes obtaining pricing for the Phase Two construction work, through our construction manager at risk, which will be a stipulated sum price for the completion of this project. This pricing is anticipated to be brought back for Council's consideration in July.

RECOMMENDATION:

That detailed pricing for the Construction of Phase Two of the Albion Community Centre be obtained and brought back to Council for consideration.

DISCUSSION:

a) **Background Context:**

In December 2018, Council directed staff to submit an application for a significant grant opportunity to support Community, Culture and Recreation Infrastructure through the Investing in Canada Infrastructure Program (ICIP). At that time, Council also authorized the project be split into two work phases, the first phase to include major site and earthworks, and the second phase for building construction, to ensure grant eligibility for Phase Two of the project. A grant application was submitted for $5 million towards the construction of the ACC.

In June 2019, Council approved the ACC Phase One site development so that earth works, retaining walls, concrete forming, under slab utilities and building foundations could proceed

and work requiring heavy equipment could be completed prior to the opening of the adjacent c'esquenele Elementary School to minimize disruption.

The City has received confirmation of grant funding of $1 million through the Federal 'Enabling Accessibility Fund, to increase accessibility for people with disabilities in communities as well a $1 million grant through the Community Childcare Space Creation Program to create new licensed daycare spaces within local government facilities.

The ICIP grant announcements, originally anticipated for the fall of 2019, were delayed into the first quarter of 2020 with the City receiving recent notification that the ACC project was not selected for this funding due to the program being considerably oversubscribed. The correspondence from the Ministry of Municipal Affairs and Housing is attached.

b) **Desired Outcome:**
The desired outcome is to move forward with the Phase Two development for this recreation infrastructure project to meet the demands of our rapidly growing community and provide enhanced opportunities for citizens to engage in activities that promote active, healthy lifestyles and community wellbeing.

c) **Citizen/Customer Implications**
The delivery of the ACC will provide Albion residents with a sport, recreation and culture venue that enables citizens to connect with their neighbours and other groups with common interests and to benefit from enhanced opportunities for active, healthy lifestyles. This project is a great example of partnerships and co-location of facilities to provide much needed community infrastructure.

d) **Strategic Alignment:**
This project aligns with many existing plans including Council's Strategic Plan (inter-government relations, growth, community pride and spirit and the environment), School District No. 42's 2015 Strategic Facilities Plan, the 2010 Parks, Recreation & Culture Master Plan, and lastly the Master Agreement between the School District No. 42 and the City for the joint use of public facilities and coordination of services.

e) **Business Plan/Financial Implications:**
The Class "A" estimate identified a cost of $15.4 million to construct the ACC along with $750,000 in off site servicing with an additional $800,000 to build to LEED Silver standard and a construction escalation cost of $600,000 to support the City's eligibility for a recreation infrastructure grant. The funding plan in place to accommodate the estimated $17 - 18 Million in costs includes:

- $8.5 million debt and $1.5 million Amenity Contributions;
- $0.75 million for Albion Community Centre land servicing/development fees;
- $2.25 million from Parks & Recreation Projects Construction Contingency; and
- $4 - 5 million in grants

Over $2 million in grants for green building design, accessibility enhancements and childcare spaces have been awarded for the ACC, however the $5 million ICIP grant application was not successful. The funding plan will likely need to be adjusted to overcome the anticipated $2-3 million funding shortfall in the estimated construction costs and an increased reliance on Community Amenity Contributions (CAC's) and gas tax funding is recommended to be utilized in place of grant funding.

CONCLUSION:

The Albion Community Centre project is an important part of Council's vision for enhanced services in the Albion neighbourhood that includes an elementary school, community centre, sports field, playground, natural areas and trails. To support this project moving forward in a timely manner, it is recommended that Double V Construction Ltd. be directed to proceed with pricing Phase Two of the construction work.

Prepared by: **Valoree Richmond, MBCSLA**
Director of Parks & Facilities

Reviewed by: **Trevor Thompson, BBA, CPA, CGA**
Chief Financial Officer

Approved by: **David Boag**
General Manager Parks, Recreation & Culture

Concurrence: **Al Horsman**
Chief Administrative Officer

Attachment: ICIP Grant Correspondence dated March 18, 2020

March 18, 2020

Ref: 252252

Don Cramb
Senior Recreation Manager
City of Maple Ridge
11995 Haney Place
Maple Ridge BC V2X 6A9

Dear Don Cramb:

Re: Investing in Canada Infrastructure Program (ICIP) – Community, Culture and Recreation
Project # IC0143 - Albion Community Centre

Thank you for your application for funding under the ICIP – Community, Culture and Recreation Program.

We would like to advise that, after careful consideration, the above-noted project was not selected for funding under the ICIP – Community, Culture and Recreation Program.

The program received significantly more applications than could be funded. This decision does not reflect on the importance of this project for your community, but rather the degree by which the program has been oversubscribed. All applications were equitably reviewed and given consideration for funding. If you have any questions, please contact Laird McLachlin, Community, Culture and Recreation Program Lead, by email at: Laird.McLachlin@gov.bc.ca.

Additional program information can be found at the Investing in Canada Infrastructure Program website: www.gov.bc.ca/Investing-in-Canada-Infrastructure-Program. Should future funding become available, staff are pleased to provide advice on preparing an application.

.../2

Ministry of Municipal Affairs and Housing

Local Government Infrastructure and Finance Branch

Mailing Address:
PO Box 9838 Stn Prov Govt
Victoria, BC V8W 9T1
Phone: 250 387-4060
Fax: 250 387-7972

Location:
4th Floor - 800 Johnson Street
Victoria BC V8W 1N3

www2.gov.bc.ca/mah

Thank you for your interest in the ICIP-Community, Culture and Recreation Program. We wish you every success with your community project.

Best regards,

Liam Edwards, Executive Director
Local Government Infrastructure and Finance
Ministry of Municipal Affairs and Housing

pc: Brian Bedford, Director
Local Government Infrastructure & Engineering
Ministry of Municipal Affairs and Housing

Kelly Swift, Acting Chief Administrative Officer
City of Maple Ridge

Ministry of Municipal Affairs and Housing

Local Government Infrastructure and Finance Branch

Mailing Address:
PO Box 9838 Stn Prov Govt
Victoria, BC V8W 9T1
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MAPLE RIDGE
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CITY OF MAPLE RIDGE

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	April 21, 2020
		FILE NO:	01-0640-30-2020
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Thomas Haney Secondary School Tennis Courts Renovation – Construction Agreement**

EXECUTIVE SUMMARY:

The Thomas Haney Secondary School (THSS) tennis courts are well-used by the community and sports clubs for informal and organized tennis play, however, the court surface has developed significant cracks which have become a safety hazard. In addition, the court surfacing has reached the end of its useful life and requires replacement for the 2020 tennis season. School District No. 42 (SD42) and the City of Maple Ridge jointly own the land that the Thomas Haney Tennis courts were developed on and a construction agreement is needed for the work to proceed.

Staff is seeking Council approval in principle of the draft Construction agreement, as attached, while we wait for concurrence from SD42.

RECOMMENDATION:

That the draft Construction Agreement for Thomas Haney Secondary School Tennis Courts be approved in principle; and,

That the Corporate Officer be authorized to execute the finalized agreement.

DISCUSSION:

a) **Background Context:**
This is the City's main tennis court facility located at Thomas Haney Secondary School which provides 5 regulation size tennis courts for community and school use. These courts are used primarily by the Maple Ridge Tennis Club and Maple Ridge Senior Tennis Club, with annually allocated time at the facility for league play, tournaments and programs.

The Thomas Haney tennis courts are located on the Thomas Haney Secondary School site with an existing Maintenance Agreement with School District No. 42. A Construction Agreement is required for this significant renovation to proceed.

b) Desired Outcome:
The desired outcome is for Council to approve in principle the attached Construction Agreement to enable the renovation project to proceed.

c) Strategic Alignment:
The 2010 Parks, Recreation and Culture Master Plan contains the strategic objective to meet the athletic and safety needs of sports user groups in our community and the construction agreement for the Thomas Haney Tennis Courts will achieve these goals at this facility.

d) Citizen/Customer Implications:
The renovated courts will provide for improved safety for the tennis club participants and the community. Both the Maple Ridge Tennis Club and the Maple Ridge Senior Tennis Club will be able to utilize the tennis courts in 2020 if they are re-surfaced in time for this year's tennis season.

CONCLUSION:

The Thomas Haney Secondary School tennis courts occupy land jointly owned by both School District No. 42 and the City, therefore a Construction Agreement is needed prior to commencement of this work. Staff recommends that the agreement be approved as it has not yet received final approval from SD42.

Prepared by: Chad Neufeld, MBCSLA
Acting Manager of Parks Planning & Development

Reviewed by: Valoree Richmond, MBCSLA
Acting Director of Parks & Facilities

Approved by: David Boag
General Manager Parks, Recreation & Culture

Concurrence: Al Horsman
Chief Administrative Officer

Attachment A: Thomas Haney Secondary School Tennis Courts Construction Agreement

THOMAS HANEY SECONDARY SCHOOL TENNIS COURTS CONSTRUCTION AGREEMENT

(this "**Agreement**") dated for reference _____, 2020 (the "**Reference Date**") is

BETWEEN:

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 42 (MAPLE RIDGE – PITT MEADOWS), a school board incorporated under the British Columbia *School Act* [R.S.B.C. 1996] c. 412 and having its office at 22255 Brown Avenue, Maple Ridge, B.C., V2X 8N6

(the "**School District**")

AND:

CITY OF MAPLE RIDGE, a municipality under the *Community Charter*, [SBC 2003] c. 26 and having its office at 11995 Haney Place, Maple Ridge, B.C., V2X 6A9

(the "**City**")

WHEREAS:

A. The City and the School District (collectively, the "**Parties**" and individually, a "**Party**") entered into the Master Agreement on Cooperation for the Joint Use of Facilities and Coordination of Services on January 11, 2017 (the "**Master Agreement**");

B. The School District owns lands on which it operates the Thomas Haney Secondary School at 23000 Avenue, Maple Ridge, B.C., V2X 0T8, legally described as:

Parcel Identifier: 016-920-961
LOT 1, PLAN NWP87466, DISTRICT LOT 402, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 403

(the "**SD42 Lands**");

C. The City at its soles expense proposes to re-pave and re-surface the tennis courts shown in Schedule A attached hereto within the boundaries of the dark lines marked "limit of work" (the "**Work Area**"), and having the specifications listed in Schedule B attached hereto, as may be amended by agreement between the Parties (collectively the "**Tennis Court Restoration**");

D. Pursuant to the Master Agreement, the School District has agreed to grant the City a license to construct the Tennis Court Restoration as provided herein, subject to the terms and conditions of this Agreement; and

E. The Parties have entered into or intend to enter into a Maintenance Agreement dated for reference as February 12, 2004 (the "**Maintenance Agreement**") to govern the Parties' use of the Tennis Court Restoration after construction in accordance with the terms of this Agreement and the Master Agreement.

NOW THEREFORE in consideration of the premises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the Parties, the Parties hereby agree as follows:

1. **License to Construct** – The School District hereby grants the City a license (the "**License**") and permission to enter and occupy the portion of the SD42 Lands within the Work Area to construct the Tennis Court Restoration in accordance with the Specifications, subject to the terms and conditions of this Agreement.

2. **Site Preparation and Utility Connections** - The City shall be responsible at its own risk and expense for all the site preparation and utility connections required for the Tennis Court Restoration and, except as expressly provided in this Agreement or the Maintenance Agreement, the City will be responsible for all other design, supply and construction costs associated with the Tennis Court Restoration.

3. **Construction of the Tennis Court Restoration** - The City covenants and agrees to fund and engage a qualified contractor (the "**Contractor**") to supply, deliver, install and complete the Tennis Court Restoration as described in this Agreement, entirely at the risk and expense of the City.

4. **Materials** - All products and materials provided in respect of the Tennis Court Restoration shall be new and in accordance with the Specifications. Any products that are not specified shall be of a quality well suited to the purpose required, and shall match school colours when installed.

5. **Standard of Work** - The City shall ensure that all work performed on the Tennis Court Restoration is performed in a good and workmanlike manner, in accordance with the Specifications and all applicable laws, regulations and directions of authorities having jurisdiction, and will make any changes or corrections to the work necessary to meet those Specifications at the City's sole expense. The City shall purchase, deliver and install all the materials and equipment that comprise the Tennis Court Restoration, and the City shall be responsible for obtaining or issuing the required permits for this project in accordance with the lawful requirements of all governmental authorities having jurisdiction with respect to the construction of the Tennis Court Restoration.

6. **Changes to Specifications** - The City shall not make any material change to the Tennis Court Restoration or the Specifications without the prior written approval of the School District. If the modification substantially meets the requirements of the Specifications, this Agreement and the Operating Agreement, then the School District shall not unreasonably withhold its approval.

7. **Warranty** – The City shall obtain warranties for the Tennis Court Restoration from the supplier as described in the Specifications, or if no warranties are specified then as would be reasonably expected for similar facilities in British Columbia.

8. **Inspection by School District** - The School District may inspect the Tennis Court Restoration at any stage of construction and require the City to make changes or corrections necessary to meet the Specifications.

9. **Term** - The City shall make all reasonable efforts to ensure that the Tennis Court Restoration are completed for use no later than one year after the Reference Date, but in no event do the Parties intend for this Agreement to extend past the day that is three years from the date this Agreement is signed.

10. **Construction Period** - The Parties anticipate that construction of the Tennis Court Restoration will not take more than six (6) months in total. To the extent reasonably possible, the City shall ensure that construction activities do not disrupt or interfere with the normal activities and operation of Thomas Haney Secondary School.

11. **Costs** - Except as the School District may in its discretion expressly agree otherwise, the City covenants and agrees to pay all actual costs associated with the procurement, delivery and installation of the Tennis Court Restoration, the replacement of the Tennis Court Restoration upon expiry of its useful life, and the removal of the Tennis Court Restoration and restoration of the SD42 Lands on termination or expiry of the Maintenance Agreement including, without limitation all products, services, labour, materials, tools, equipment, plant, machinery, water, heat, light, power, transportation, permits, application, inspection and license fees, development cost charges, community amenity contributions, any required site and offsite improvements, and all other required facilities, things and services.

12. **Payment Schedule** – The City shall promptly pay when due all accounts and invoices for anything supplied in respect of the Tennis Court Restoration. Without limiting the foregoing, the City shall make progress payments to the Contractor within thirty days after completion of each stage or part of the work, in the amounts certified by the City staff member who is managing the construction.

13. **Default** - If the City is in material default in the performance of its obligations under this Agreement in respect of the construction and funding of the Tennis Court Restoration, and does not remedy any such default within 30 days of being notified in writing to do so, the School District may terminate this Agreement and require the City to remove any improvements, including without limitation the Tennis Court Restoration and associated equipment, tools and materials that have been placed on the SD42 Lands, and restore the SD42 Lands as near as reasonably possible to its prior condition, at the City's expense.

14. **Force Majeure** – The obligations of the City and the School District under this Agreement shall be suspended during any period when a Party is prevented from fulfilling its obligations for reasons beyond its reasonable control, including, without limitation, strikes, lockouts, riots or other civil disorders, fires, floods, and other natural disasters or acts of God.

15. **Corporate Proceedings** – Each Party warrants that it has taken all corporate proceedings required to enter into and perform its obligations pursuant to this Agreement.

16. **No Interest in Land** – The rights of the City pursuant to this Agreement are contractual only and this Agreement does not grant the City any interest in land.

17. **Fixtures** – The Parties acknowledge and agree that the Tennis Court Restoration will be fixtures, which will form part of the SD42 Lands as they are constructed, and will be legally owned by the School District, notwithstanding any other provision of this Agreement and notwithstanding any payment of costs by the City.

18. **Succession** – This Agreement and the License it contains are personal to the City and may not be assigned by the City, including by succession or by operation of law, except with the prior written consent of the School District, which may be reasonably withheld. The City may sublicense its rights pursuant to the License only for the purposes identified in this Agreement or for such other use or uses authorized in writing by the School District, provided that the School District is notified, the sublicensee agrees in writing to comply with the terms of the License, any sublicense shall not relieve the City of any of its obligations hereunder, and any acts and omissions of a sublicensee shall be considered the acts and omissions of the City. For certainty, the School District hereby authorizes the City to engage contractors and subcontractors for the purposes of constructing the Tennis Court Restoration and for those purposes those contractors and subcontractors are deemed to be approved sublicensees. This Agreement shall enure to the benefit of and be binding upon the School District and its successors and assigns, notwithstanding any rule of law or equity to the contrary.

Notice and other General Provisions

19. Except in the case of an emergency, when notice may be given by telephone with later confirmation in writing, any notice which to be given under this Agreement shall be in writing and either delivered by hand or sent by facsimile transmission, addressed as follows:

To the City:

Attention: Director, Parks and Facilities
11995 Haney Place
Maple Ridge, B.C.,
V2X 6A9

Fax: (604) 467-7329

To the School District:

Attention: Secretary Treasurer
22225 Brown Ave.
Maple Ridge, B. C.
V2X 8N6

Fax: (604) 463-4181

or to such other address or facsimile number of which notice has been given as provided in this section. Any notice which is delivered by hand is to be considered to have been given on the day it is delivered. Any notice which is sent by fax is to be considered to have been given on the first business day after it has been sent and an electronic confirmation of delivery has been received. If a Party changes its address or fax number, or both, it shall promptly give notice of its new address or fax number, or both, to the other Party as provided in this section.

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

21. If any provision of this Agreement is held to be unenforceable by a court, that provision is to be severed from this Agreement and the rest of this Agreement remains in force unaffected by the severance of that provision.

22. This Agreement and the Maintenance Agreement constitute the entire agreement between the Parties regarding the subject-matter of this Agreement and supersede all other negotiations and communications between the Parties regarding the construction of the Tennis Court Restoration.

23. This Agreement may not be modified except by an agreement in writing signed by both Parties.

24. The duties and obligations imposed by this Agreement and the rights and remedies available under this Agreement shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law and remedies may be exercised in any order or concurrently.

25. Each Party acknowledges that the other Party is a public body subject to the *Freedom of Information and Protection of Privacy Act* and as such, may be required to disclose documents exchanged between the Parties and documents created in this Agreement.

26. The Parties agree to do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

27. Time is of the essence of this Agreement.

28. No partnership nor joint venture nor trust nor any agency is created by or under this Agreement and the City does not have the authority to commit the School District to the payment of any money.

29. Nothing contained or implied herein shall prejudice or affect the City's rights and powers in the exercise of its functions pursuant to the *Community Charter* [SBC 2003] c. 26, the *Local Government Act* [RSBC 2015] c. 1, or its rights and powers under all of its public and private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the School District.

In witness whereof, the Parties have caused this Agreement to be executed and delivered by their authorized signatories as of the dates set out below:

DATED the ____ day of _____, 2020

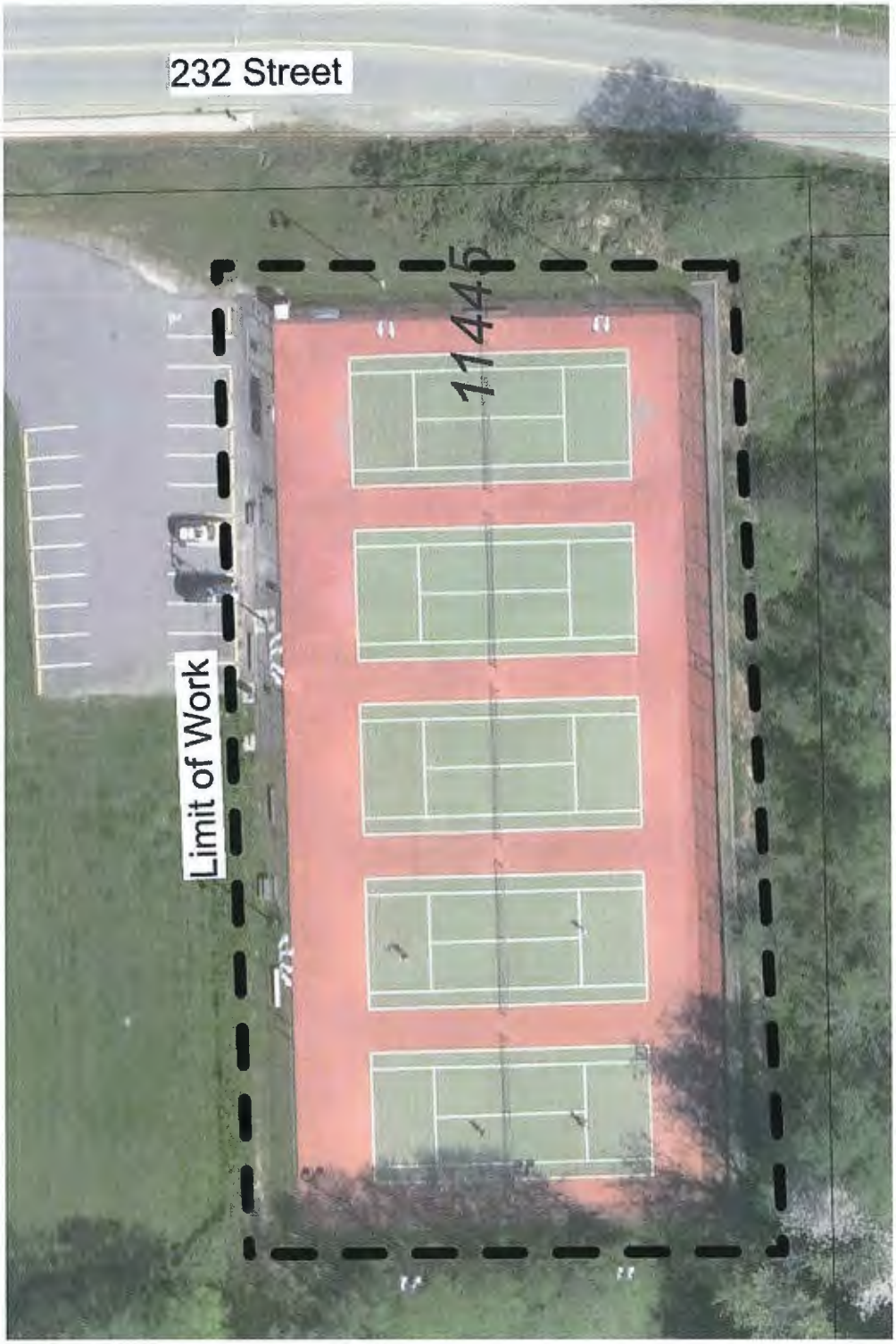
The Corporate Seal of **THE BOARD OF EDUCATION OF** **SCHOOL DISTRICT NO. 42** **(MAPLE RIDGE – PITT MEADOWS)** was hereunto affixed in the presence of:	))))))))))	C/S
_____ Secretary Treasurer: Flavia Coughlan	)	

DATED the ____ day of _____, 2020

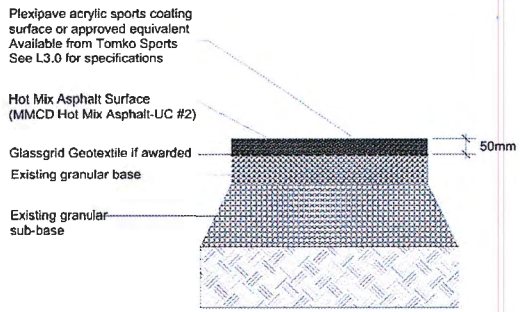
The Corporate Seal of **CITY OF MAPLE RIDGE** was hereunto affixed in the presence of:	)))))))	C/S
_____ Stephanie Nichols, Corporate Officer	)	

SCHEDULE A

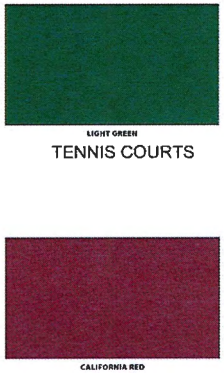
THOMAS HANEY SECONDARY SCHOOL TENNIS COURT RESOTRATION
SITE PLAN and LIMIT OF WORK



SCHEDULE B
THOMAS HANEY SECONDARY SCHOOL TENNIS COURT RESOTRATION
SPECIFICATIONS



DETAIL 2.3
ASPHALT DETAIL



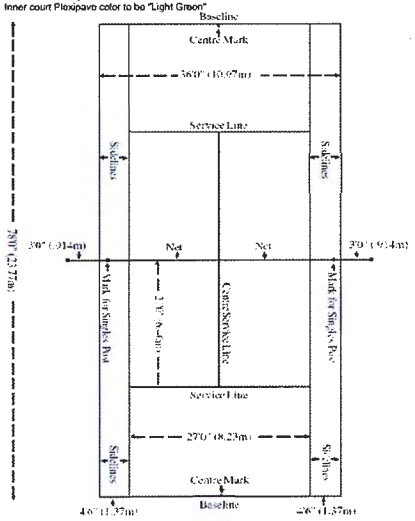
TENNIS COURTS

COURT APRON

DETAIL 2.2
PLEXIPAVE COLORS

Figure 1: Plan of the Court

Note: All court measurements shall be made to the outside of the lines.
All tennis court lines shall be white in color.
Outer court Plexipave color to be "California Red"
Inner court Plexipave color to be "Light Green"



NOTE: All tennis court line layout and thickness to be according to Tennis Canada Regulations

DETAIL 2.1
TENNIS COURT LINE MARKINGS

MAPLE RIDGE
British Columbia
mapleridge.ca

CITY OF MAPLE RIDGE

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	April 21, 2020
		FILE NO:	01-0640-30-2020
FROM:	Chief Administrative Officer	**MEETING:**	COW

SUBJECT: **Thomas Haney Tennis Court Restoration - Award of Contract**

EXECUTIVE SUMMARY:

The Thomas Haney Secondary School (THSS) tennis courts are well-used by the community and sports clubs for informal and organized play. However, the playing surface has developed significant cracks over time as a result of settlement which have become a safety hazard. In addition, the sport court surfacing has reached its end of its useful life and requires immediate replacement. The Maple Ridge tennis club and the Senior's tennis club that use this facility have approached the City to request that the courts be fully resurfaced for the 2020 tennis season to provide a safe playing surface.

Staff recommend that a contract be awarded for the tennis court resurfacing work to the lowest compliant bid received from Action Holdings T/A Custom Blacktop Co. This work is anticipated to be completed before the summer 2020.

RECOMMENDATION:

That Contract ITT-PL20-12: Tennis Courts Restoration at Thomas Haney Secondary School be awarded to Action Holdings T/A Custom Blacktop Co. for a total contract amount of $169,875.00 excluding taxes, plus a contingency of $17,000 be authorized; and,

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) **Background Context:**
This is the City's main tennis court facility located at Thomas Haney Secondary School which provides 5 regulation size tennis courts for community and school use. The Maple Ridge Tennis Club and Maple Ridge Seniors Tennis Club are both allocated time at the facility for league play, tournaments and programs.

Asphalt crack repair work and partial court repainting was undertaken in 2014, and again, in 2017. The crack filling repair are a temporary solution that only lasts one or two years, depending on weather conditions. In 2018, the City hired a geotechnical consultant to provide solutions for a longer term repair to address recurring surface cracking and recommended play surface replacement.

Tender Evaluation

The Invitation to Tender (ITT-PL20-12) for tennis court restoration works was issued through BC Bid on February 21, 2020 and closed on March 31, 2020. Five (5) bids were received with base bid prices ranging from $135,775.00 to $200,655.50.

Action Holdings T/A Custom Blacktop Co.'s total base price in the amount of $135,775.00, plus optional work of installing a geotextile grid for longevity of the asphalt surface, for a total bid price of $169,875.00 is the lowest compliant bid submitted. Action Holdings T/A Custom Blacktop Co. is experienced in court paving projects with recent projects throughout the lower mainland.

b) Desired Outcome:

The desired outcome is to restore the existing sport court surfacing to provide a safe and playable sports surface for tennis court users at this facility.

c) Strategic Alignment:

The 2010 Parks, Recreation and Culture Master Plan contains a strategic objective to meet the athletic and safety needs of sports user groups in our community therefore the tennis court renovation will achieve this goal.

d) Citizen/Customer Implications:

Community tennis players will benefit by having the City's main tennis facility resurfaced to address the safety issues. The tennis courts are temporarily closed due to the COVID-19 outbreak which provides an opportunity for the work to be completed during this time.

e) Business Plan/Financial Implications:

The Thomas Haney Tennis courts land is jointly owned by SD42 and the City of Maple Ridge which previously had a Maintenance Agreement in place that outlines major repair and lifecycle replacement costs are to be shared equally. In the past, SD42 has cost shared on similar projects, however, SD42 has indicated that as this facility has now reached the end of its useful life and it is not used by the school, they do not wish to enter a new maintenance/lifecycle agreement for a newly renovated facility, however, they have no objection for the facility to remain on jointly owned land.

The Parks and Facilities Infrastructure Replacement Budget has the capacity available in 2020 to accommodate the $169,875.00 required for the surface replacement, along with a contingency of $17,000.00, that would only be used should there be unforeseen site conditions.

CONCLUSION:

The tennis courts at THSS are in need of a full surface renovation and structural stabilization to ensure a safe playing surface for the 2020 tennis season. Staff are recommending to proceed with a tennis court restoration project to provide a safe playing tennis surface.

Prepared by: **Chad Neufeld, MBCSLA**
Acting Manager of Parks Planning & Development

Reviewed by: **Valoree Richmond, MBCSLA**
Acting Director of Parks & Facilities

Reviewed by: **Trevor Thompson, BBA, CPA, CGA**
Chief Financial Officer

Approved by: **David Boag**
General Manager Parks, Recreation & Culture

Concurrence: **Al Horsman**
Chief Administrative Officer

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CITY OF MAPLE RIDGE

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	April 21, 2020
		FILE NO:	01-0640-30-2020
FROM:	Chief Administrative Officer	**MEETING:**	COW
SUBJECT:	**Southwest Haney Park: Neighbourhood Park Construction – Award of Contract**		

EXECUTIVE SUMMARY:

An update on the park planning process and site remediation was provided to Council on October 22, 2019. At that time, information was shared on the required site remediation to ensure a safe and clean park for the neighbourhood. The detailed design was completed, based on feedback from the neighbourhood residents, and the remaining remediation and park construction work was bundled to obtain the best pricing. Once constructed, the park will provide for a variety of outdoor recreation opportunities including a paved pathway around the park that features a delineated inner scooter track, a dog off-leash area, a playground including a boulder play feature, an open grassed area and a half basketball and hockey sport court.

RECOMMENDATION:

That Contract ITT-PL20-09: SW Haney Park: Neighbourhood Park Construction be awarded to Cedar Crest Lands (BC) Ltd. for a total contract amount of $397,000.00 excluding taxes, and a contingency of $20,000 be authorized; and,

That the next Financial Plan be amended to include $130,000.00 from Accumulated Surplus for the remaining site remediation costs; and further,

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) **Background Context:**

Site remediation to date has included the removal of the top layer of soil and existing trees, decommissioning the sanitary vaults and further soil testing. To satisfy the site remediation requirements, a capping layer of imported clean soil will be provided in the park to return the site to its original elevation.

A park concept plan (Attachment A) was developed based on the initial comments on park amenities from the first open house. The public was invited to provide input on the park concept at a second neighbourhood open house, held on November 14, 2019. The park concept information and comment form was also posted on the park development webpage and over fifty email/online form responses were received. Adjustments to the park concept

plan based on this input were made which included the addition of a paved pathway around the park that features a delineated inner scooter track, increased hard surfaces, a perimeter fence, a modest sized dog off-leash area and a boulder play feature in the playground.

Tender Evaluation

The Invitation to Tender (ITT-PL20-09) for neighbourhood park construction works was issued through BC Bid on January 31, 2020 and closed on April 2, 2020. Nine (9) bids were received with a total tendered price ranging from $368,075.00 to $615,097.00 with three (3) bids deemed non-compliant and were excluded from review.

Cedar Crest Lands (BC) Ltd.'s total tendered price, which included base works and optional works is the lowest compliant bid submitted. Staff recommends that Council approve the award for base works including selected optional works for a total of $397,000.00. The scope of the park construction contract includes approximately $120,000 and an associated contingency of $10,000 for site remediation works that should be included in the encampment costs discussion with the Province.

A breakdown of costs is as follows:

Estimated Site Remediation Costs	**$232,500 (Estimate from Workshop Oct 22, 2019)**
Park Development Costs	**$366,000**

b) **Desired Outcome:**
The desired outcome is to provide a neighbourhood park for the Port Haney neighbourhood that includes the amenities desired by local residents.

c) **Strategic Alignment:**
Providing a neighbourhood park in the Port Haney neighbourhood is consistent with the 2010 Parks, Recreation and Culture Master Plan objective to ensure that all residents have access to a neighbourhood park within a five minute walk.

d) **Citizen/Customer Implications:**
Citizens in the Port Haney neighbourhood will have access to a safe, clean and inviting park with amenities preferred by the neighbourhood residents within a short walking distance.

e) **Interdepartmental Implications:**
The Engineering Department and the Environmental section were consulted during the detailed design process to ensure site servicing is to City standards. Erosion and sediment control concerns are addressed. The 223 Street road frontage improvements including a sidewalk, curb and gutter, street trees, and on-street parking will also be completed.

f) **Business Plan/Financial Implications:**
Development of this park is a 2020 Parks & Facilities Business Plan deliverable. Funding in the amount of $366,000 for park development is contained within the 2020 Adopted Financial Plan and consists of $326,000 from Development Cost Charges and $40,000 from Reserves. The park development costs are contained within the project budget.

Staff suggests that the remediation work in the amount of $130,000 including a contingency could be funded from Accumulated Surplus in the interim while discussions with the Province continue regarding cost recovery for the camp.

g) **Alternatives:**

The park could be redesigned to reduce amenities and overall construction cost to enable the remaining remediation cost to fit within the overall park development funding. However, this is not recommended as the cost of the site remediation is a significant portion of the overall park development budget and the desired amenities would need to be considerably reduced or eliminated, and the construction scheduling would be delayed to accommodate the redesign and re-tendering process.

CONCLUSION:

The construction of this neighbourhood park will provide area residents with a long awaited outdoor recreation and social opportunities within an easy walking distance. Through the neighbourhood consultation process, residents identified their desired park amenities and supported the concept design created from this input.

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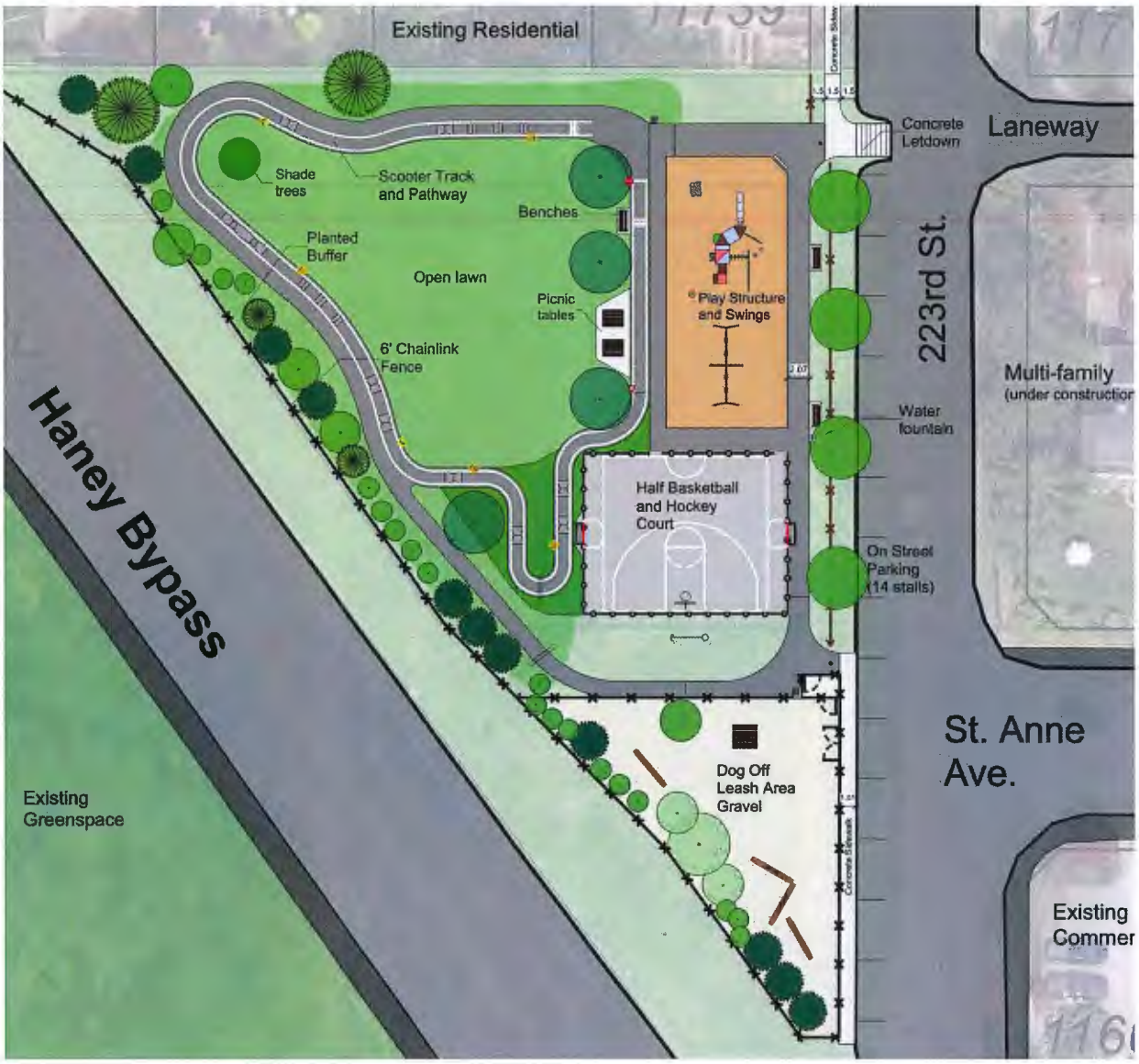
(A) Attachment: Park Concept Plan