

City of Maple Ridge

**COMMITTEE OF THE WHOLE**

**AGENDA**

**May 5, 2020**

**1:30 p.m.**

*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.*

**For virtual public participation during Community Forum register by clicking on the date above or by going to [www.mapleridge.ca/640/Council-Meeting](http://www.mapleridge.ca/640/Council-Meeting) and clicking on the meeting date**

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**Chair: Acting Mayor**

**1. CALL TO ORDER**

**2. ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of April 21, 2020

**3. DELEGATIONS / STAFF PRESENTATIONS (10 minutes each)**

**4. PLANNING AND 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 2018-335-RZ, 12010 232 Street & 23223 Dewdney Trunk Road, C-1 and RS-1 to C-2**

Staff report dated May 5, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7638-2020 to re-designate portions of the subject properties from Urban Residential to Commercial be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7501-2018 to rezone from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit future construction of a two storey mixed use commercial development be given second reading and be forwarded to Public Hearing.

**1102 2017-553-RZ, 12848 240 Street, RS-3 and RS-2 to R-2**

Staff report dated May 5, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7636-2020 to revise the Conservation designation boundaries to fit site conditions be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7424-2018 to rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) to permit subdivision of approximately 11 single family residential lots be given second reading and be forwarded to Public Hearing.

**1103 2018-319-DVP, 11920 228 Street**

Staff report dated May 5, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-319-DVP for a variance to increase front yard setbacks and reduce short term bicycle parking requirements.

**1104 2018-319-DP, 11920 228 Street**

Staff report dated May 5, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-319-DP to permit construction of a 13 storey apartment building, with 13 townhouse units at the base, 75 apartment units and 4 penthouse units for a total of 92 units.

**1105 2019-065-DP, 20390 Dewdney Trunk Road**

Staff report dated May 5, 2020 recommending that the Corporate Officer be authorized to sign and seal 2019-065-DP to allow for renovations on an existing McDonald's restaurant to upgrade to their new corporate image.

**5. ENGINEERING SERVICES**

**6. CORPORATE SERVICES**

**1151 2020 Tax Rates Bylaws - Albion and Maple Ridge Road 13 Dyking Districts**

Staff report dated May 5, 2020 recommending that Albion Dyking District Tax Rates Bylaw No. 7643-2020 and Maple Ridge Road 13 Dyking District Bylaw No. 7644-2020 be given first, second and third readings.

**7. PARKS, RECREATION & CULTURE**

**8. ADMINISTRATION**

9. OTHER COMMITTEE ISSUES

10. ADJOURNMENT

11. COMMUNITY FORUM

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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. City Hall is closed to the public. Council members are attending remotely and only necessary staff are present in person to administer meetings. Balancing the health and safety of citizens and our democratic processes is first and foremost in our approach during this health emergency.

Using Webex, input from the public during Community Forum is being facilitated via email to [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) and/or via the chat (*whisper to the host*) function through the Webex meeting. For virtual public participation during Community Forum please [register](#) in advance.

For assistance, please refer to <http://mapleridge.ca/2427/WEBEX-Participation>.

If you have a question or comment that you would normally ask as part of Community Forum, you can email [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) **before 1:00 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.

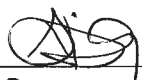
As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens voices are being heard as part of our meetings. We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information contact:

Clerk's Department at 604-463-5221 or [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca)  
Mayor and Council at [mayorandcouncil@mapleridge.ca](mailto:mayorandcouncil@mapleridge.ca)

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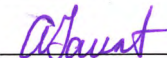
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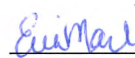
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City of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING MINUTES**

April 21, 2020

The Minutes of the Committee of the Whole Meeting held on April 21, 2020 at 1:44 p.m. in Council Chambers at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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<b>PRESENT</b>	<b>Appointed Staff</b>
<b>Elected Officials</b>	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	<b>Other Staff as Required</b>
	W. Cooper, Planner 1, Development & Environmental Services
	C. Goddard, Director of Planning
	M. McMullen, Manager of Development & Environmental Services
	C. Neufeld, Acting Manager of Parks Services

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

Note: Due to the COVID-19 pandemic, Council members and the General Manager of Planning & Development Services participated electronically.

Note: Due to technical difficulties, Councillor Duncan was not in attendance at 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 April 7, 2020

It was moved and seconded

That the minutes of the April 7, 2020 Committee of the Whole Meeting be adopted.

CARRIED

3. **DELEGATIONS/STAFF PRESENTATIONS – Nil**

4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

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.

The Manager of Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 21, 2020 titled "First Reading, Zone Amending Bylaw No. 7617-2020" be forwarded to the Council Meeting of April 28, 2020.

CARRIED

Note: Councillor Robson left the meeting for discussion of Items 1102 and 1103 at 1:54 p.m. He declared a conflict of interest in that he has an interest in adjoining property.

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.

The Planner provided a summary presentation and staff answered Council questions.

Note: Councillor Duncan joined the meeting at 1:56 p.m. during the staff presentation.

It was moved and seconded

That the staff report dated April 21, 2020 titled "Development Permit and Development Variance Permit, 11650 224 Street" be forwarded to the Council Meeting of April 28, 2020.

CARRIED

**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.

The Planner provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 21, 2020 titled "Development Variance Permit and Development Permit, 11703 Fraser Street" be forwarded to the Council Meeting of April 28, 2020.

CARRIED

Note: Councillor Robson returned to the meeting at 2:18 p.m.

**5. CORPORATE SERVICES – Nil**

**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.

The Director Parks and Facilities, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 21, 2020 titled "Albion Community Centre Project and Grant Funding Update" be forwarded to the Council Meeting of April 28, 2020.

CARRIED

**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.

Note: Councillor Meadus and Mayor Morden left the meeting at 2:20 p.m. Mayor Morden did not return to the meeting,

Note: Councillor Duncan left the meeting at 2:21 p.m. for discussion of Items 1152 and 1153. She declared a conflict of interest as she lives adjacent to the project.

The Acting Manager of Parks Services, spoke to the staff report and responded to questions from Council.

It was moved and seconded

That the staff report dated April 21, 2020 titled "Thomas Haney Secondary School Tennis Courts Renovation – Construction Agreement" be forwarded to the Council Meeting of April 28, 2020.

CARRIED

**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.

The Acting Manager of Parks Planning, spoke to the staff report and responded to Council questions.

It was moved and seconded

That the staff report dated April 21, 2020 titled "Thomas Haney Tennis Courts Restoration – Award of Contract" be forwarded to the Council Meeting of April 28, 2020.

CARRIED

Note: Councillor Duncan returned to the meeting at 2:43 p.m.

**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.

The Acting Manager of Parks Planning, provided a summary presentation and staff answered Council questions.

Note: Councillor Meadus returned to the meeting at 2:46 p.m.

It was moved and seconded

That the staff report dated April 21, 2020 titled "Southwest Haney Park: Neighbourhood Park Construction - Award of Contract" be forwarded to the Council Meeting of April 28, 2020.

CARRIED

7. **ADMINISTRATION (including Fire and Police) – Nil**

8. **OTHER COMMITTEE ISSUES – Nil**

9. **ADJOURNMENT – 3:00 p.m.**

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J. Dueck, Chair  
Presiding Member of the Committee



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7638-2020;  
Second Reading  
Zone Amending Bylaw No. 7501-2018;  
12010 232 Street and 23223 Dewdney Trunk Road

**MEETING DATE:** May 5, 2020  
**FILE NO:** 2018-335-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties located at 12010 232 Street and 23223 Dewdney Trunk Road from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) zone, to permit the future construction of a two storey mixed use commercial development of approximately 990m<sup>2</sup> (10,656.27 ft.<sup>2</sup>) in size. (Appendix A) Council granted first reading to Zone Amending Bylaw No. 7501-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on January 29, 2019.

The applicant is proposing to increase the second storey of the building from 50 percent of the first storey to 52 percent of the first storey. The application will be utilizing the Density Bonus provisions of the C-2 (Community Commercial) zone to increase the second storey from 325.5m<sup>2</sup> to 339m<sup>2</sup> which is an increase of 13.5m<sup>2</sup>. This Density Bonus is in the form of a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot) over the 50 percent. The Density Bonus cash contribution will be approximately \$2,179.71 (13.5m<sup>2</sup> x \$161.46m<sup>2</sup>).

The proposed rezoning of the subject properties requires an amendment to the Official Community Plan to re-designate portions of the subject properties from *Urban Residential* to *Commercial*. The intersection of 232 Street and Dewdney Trunk Road is identified as a Community Commercial Node by the OCP; therefore, some limited expansion of the retail node is permitted 100 metres from the intersection. Application 7501-2018 adheres to this criteria and is consistent with OCP policies.

**RECOMMENDATIONS:**

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7638-2020 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7638-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7638-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7638-2020 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7501-2018 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Amendment to Official Community Plan Schedule "B" under Official Community Plan Amending Bylaw No 7638-2020;
  - iii) Road dedication on Dewdney Trunk Road as required;
  - iv) Consolidation of the subject properties;
  - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
  - vi) Submission of a Traffic Impact Assessment to the satisfaction of the Engineering Department.
  - vii) Removal of existing buildings;
  - viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

#### **DISCUSSION:**

##### **1) Background Context:**

Applicant:	Geoff Lawlor Architect AIBC
Legal Description:	Lot 1 Section 21 Township 12 NWD Plan 59958; and Lot "A" Except: Parcel "One" (Explanatory Plan 10920), Section 21 Township 12 NWD Plan 6345.
OCP:	
Existing:	Commercial and Urban Residential
Proposed:	Commercial
Zoning:	
Existing:	C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential)
Proposed:	C-2 (Community Commercial)

#### Surrounding Uses:

North:	Use	Older single family house
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Gas Station
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial
East:	Use:	Older single family house
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Gas Station
	Zone:	CS-2 (Service Station Commercial) and CS-1 (Service Commercial)
	Designation:	Commercial
Existing Use of Property:		Single Family Residential and Commercial Building
Proposed Use of Property:		Mixed Use Commercial Development
Site Area:		0.26 ha (0.63 acres)
Access:		232 Street
Servicing requirement:		Urban Standard

## 2) Project Description:

The applicant, Geoff Lawlor, Architect AIBC, has applied to rezone the subject properties from RS-1 (One Family Urban Residential) and C-1 (Neighbourhood Commercial) to C-2 (Community Commercial), to permit the future construction of a two storey mixed use commercial development approximately 990m<sup>2</sup> (10,656.27 ft.<sup>2</sup>) in size. The proposed development will include the following elements:

Building Height	2 Storeys
Building First Floor/Footprint	651 m <sup>2</sup> (7,007.31 ft. <sup>2</sup> )
Building Second Storey size	339 m <sup>2</sup> (3,649 ft <sup>2</sup> ) or 52% of First Floor
Lot Coverage Provided	29.89 %
Parking	Surface

The proposed building will face both Dewdney Trunk Road and 232 Street with the access from the site being obtained from 232 Street.

The proposal is subject to Chapter 8 of the OCP, Development Permit Area, Section 8.5, Commercial, Development Permit Guidelines. Details of how the proposed developments design complies with the Development Permit Guidelines will be presented in a subsequent report to Council at the Development Permit Stage.

Council directed the applicant to review the proposal when Council considered the initial land use question for the First Reading of Zone Amending Bylaw No. 7501-2018 on January 29, 2019. The applicant has addressed those concerns with increasing the size of the building with the incorporation of a second storey to the building to increase the commercial space.

### 3) Planning Analysis:

#### i) Official Community Plan:

The application is consistent with OCP (Community Commercial Node Category) policies but requires an OCP amendment to re-designate that portion of the subject properties which is designated *Urban Residential* to the *Commercial designation*. For the proposed development an OCP amendment will be required to re-designate a portion of the subject properties (23223 Dewdney Trunk Road) from Urban Residential to Commercial to allow the proposed C-2 (Community Commercial) zoning. The proposed OCP amendment can be supported through the OCP Community Commercial Node policies found in Section 6.3.5. The proposed expansion of the Commercial designation is supported several OCP Policies.

6-26 – *“Maple Ridge will promote the development of Community Commercial Nodes to serve the commercial needs of emerging neighbourhoods.”*

6-28 – *“Total commercial space within each Community Commercial Node is typically less than 7,000 sq. m. (75,000 sq. ft.) although it is recognized that over time they may expand to 9290 sq. m. (100,000 sq. ft.).”*

6-29 – *“Commercial and Mixed Use Developments within an identified Community Node must be designed to be compatible with the surrounding area and will be evaluated against the following:*

- a) adherence to additional design criteria;*
- b) required commercial or mixed use component along the street frontage, within 100 metres from the intersection;*
- c) continuity of commercial or mixed use from the intersection; and*
- d) the ability of the existing infrastructure to support the new development.”*

The current proposal and design fulfills all of the above policy criteria. It will provide more shopping opportunities in a commercial node characterized presently by two gas stations. The future uses of smaller stores, local merchants and possible office space are supported because they are central to achieving a more balanced community in this area. Further, the proposed expansion of the *Commercial* designation at this location is not significant in size. The additional commercial floor area of 990m<sup>2</sup> (10,656.27 ft<sup>2</sup>) will almost triple the available commercial square floor area available in this node. There is approximately 224.54m<sup>2</sup> (2,417ft<sup>2</sup>) of commercial space on the northwest corner of the intersection of 232 Street and Dewdney Trunk Road.

ii) **Zoning Bylaw:**

The zoning application for the C-2 (Community Commercial) zone supports the proposed 990m<sup>2</sup> (10,656.27ft<sup>2</sup>) of mixed use commercial development with surface parking. (Appendix E, F and G). The proposed development has increased the building to include a second storey to address the comments from Council. The application will be utilizing the Density Bonus provisions of the C-2 (Community Commercial) zone to increase the second storey from a permitted 50 percent of the first storey which is 325.5m<sup>2</sup> to 52 percent or 339m<sup>2</sup> which is an increase of 13.5m<sup>2</sup>. This Density Bonus is in the form of a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot) over the 50 percent. On this basis, the Density Bonus cash contribution will be approximately \$2,179.71.

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

The parking and loading is as follows:

Parking Type	Required	Provided
Disabled Stalls	1	1
Commercial Uses as proposed based on 1 per 30m <sup>2</sup>	33	33 including disabled stall and 3 small stalls

iv) **Development Permits:**

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community.

v) **Advisory Design Panel:**

The application was reviewed by the ADP at a meeting held on July 17, 2019 and their comments and the applicants responses can be seen in Appendix H. The recommendations and suggestions provided by the ADP to the Architect have been incorporated into the design which includes the following:

- Change to the roof:
- Refined the entrance elements at the corner of Dewdney Trunk Road and 232 Street to create a sense of focus and space to the building:
- Elimination of pylon sign; and
- Changes to the landscaping with respect to species type.

With the incorporation of the recommendations and suggestions by the Architect into the design of the building it has satisfied the motion of the ADP of July 17, 2019.

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

vi) **Development Information Meeting:**

A Development Information Meeting was held at Golden Ears Elementary School located at 23124 118 Ave, on February 27, 2020. Eight (8) people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

<b><u>Concerns</u></b>	<b><u>Applicant's Response to concerns</u></b>
<i>Property owners (or representatives) to the east and west of the development were in attendance and expressed concern over security and light pollution. A 6' fence was requested as a means of preventing physical access from the parking areas directly into their property also as a means of screening them from the vehicle headlights. A request was also made to reduce the height of the parking area lighting to resolve the same light pollution issue.</i>	<i>To satisfy these concerns, we propose adding a 6' fence to the east and west edges of the parking areas and replacing the high pole lights with bollard lights.</i>
<i>I am in favour of the development but I do have some concerns about the traffic at such a busy intersection. Both for in and out traffic from the building.</i>	<i>Addressing your point about safety, the City Engineers are currently examining traffic around this corner and we hope to hear of their conclusions in the near future.</i>  N.B. Engineering has requested upgrades to DTR and 232 Street.

4) **Environmental Implications:**

The Environmental Section has confirmed that the subject properties are not subject to Environmental Development Permits.

5) **Implications:**

i) **Engineering Department:**

The development will require new services to the property in addition the following items will need to be addressed by the applicant.

**Road**

- The City is reviewing the right turn movement fronting this development; additional road widening may be required on Dewdney Trunk Road and 232 Street. The applicant's civil consultant is required to contact the Engineering Department prior to detailed road design. Dewdney Trunk Road is showing ruts, longitudinal and alligator cracks. The road structure is to be assessed by a certified geotech engineer to confirm if it meets current bylaw standard and has an expected minimum road life of 20 years.

- Approximately 2.25m of road dedication fronting Dewdney Trunk Road (DTR) is required to meet the 26.0m road ROW Arterial standard. Note that additional road dedication fronting DTR and 232 Street may be required pending final intersection design. There is a 7.5m wide road dedication required for the construction of a back lane off 232 Street. Corner-cut dedication is required at DTR and 232 Street; based on the corner design and the bylaw requirement.

#### Street Lighting

- Decorative streetlights with LED light fixtures are required on DTR, the intersection, and 232 Street.

#### Street Trees

- Street trees are required on DTR and 232 Street with street tree design to be separate from on-site landscape plan.

#### ii) Fire Department

The Fire Department has provided comments that will be addressed through the Building Permit Process.

### 6) **School District No. 42 Comments:**

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 and comments have not been received.

### 7) **Intergovernmental Issues:**

#### i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, to redesignate 23223 Dewdney Trunk Road from *Urban Residential* to *Commercial*, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

## **CONCLUSION:**

It is recommended that first and second reading be given to OCP Amending Bylaw No 7638-2020, that second reading be given to Zone Amending Bylaw No. 7501-2018, and that application 2018-335-RZ be forwarded to Public Hearing.

"Original signed by Wendy Cooper"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

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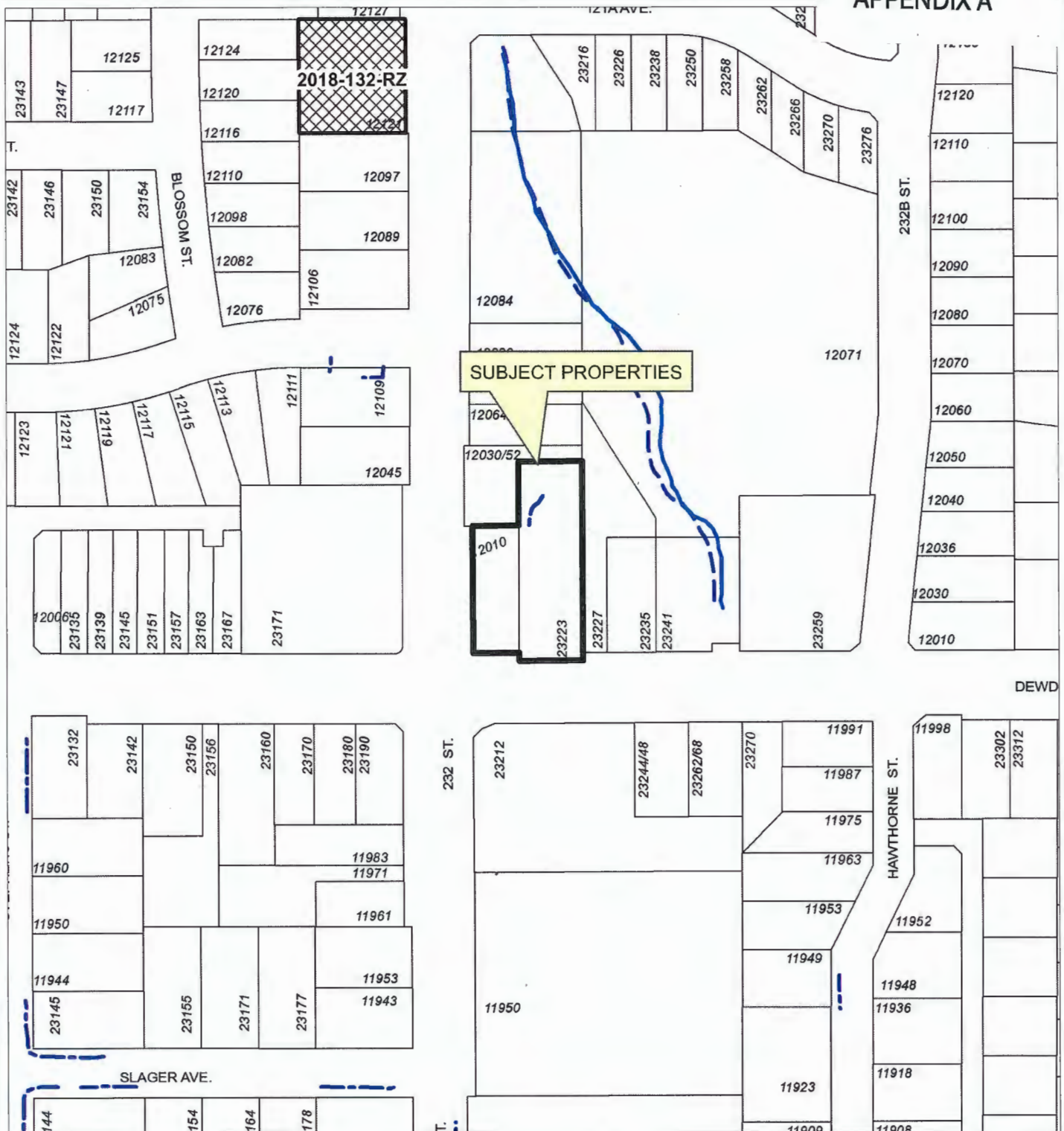
*Concurrence:* **Al Horsman  
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7638-2020
- Appendix D – Zone Amending Bylaw No. 7501-2018
- Appendix E – Site Plan
- Appendix F – Building Elevation Plans
- Appendix G – Landscape Plan
- Appendix H – ADP design comments



# APPENDIX A



## Legend

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

12010 232 St, PID 005-879-639  
23223 Dewdney, PID 009-361-367

PLANNING DEPARTMENT



MAPLE RIDGE

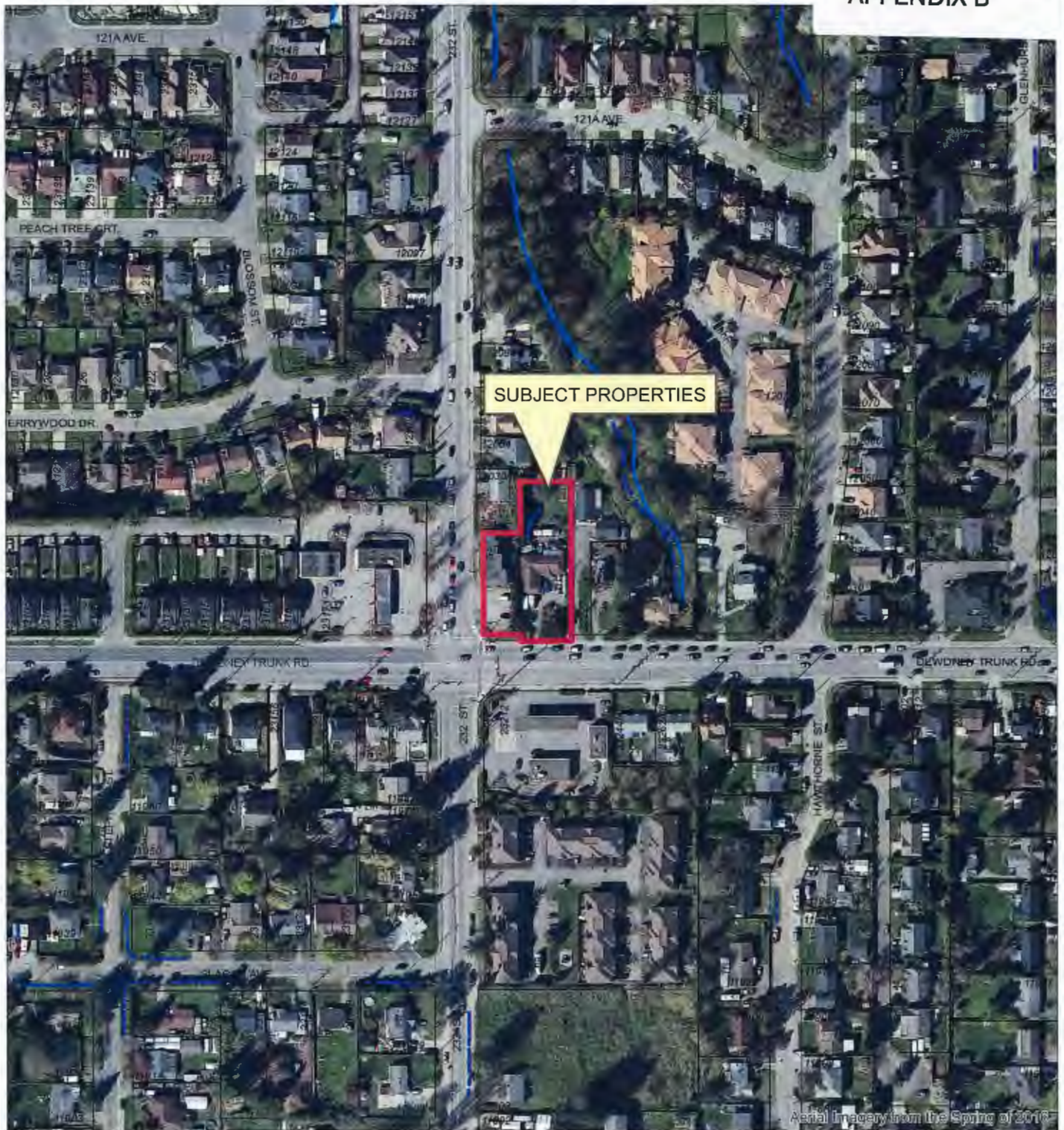
British Columbia

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

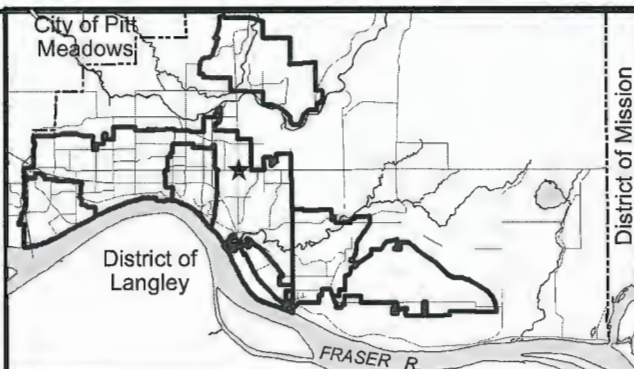
FILE: 2018-335-VP  
DATE: May 15, 2019

BY: MC





Scale: 1:2,500



12010 232 STREET &  
23223 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

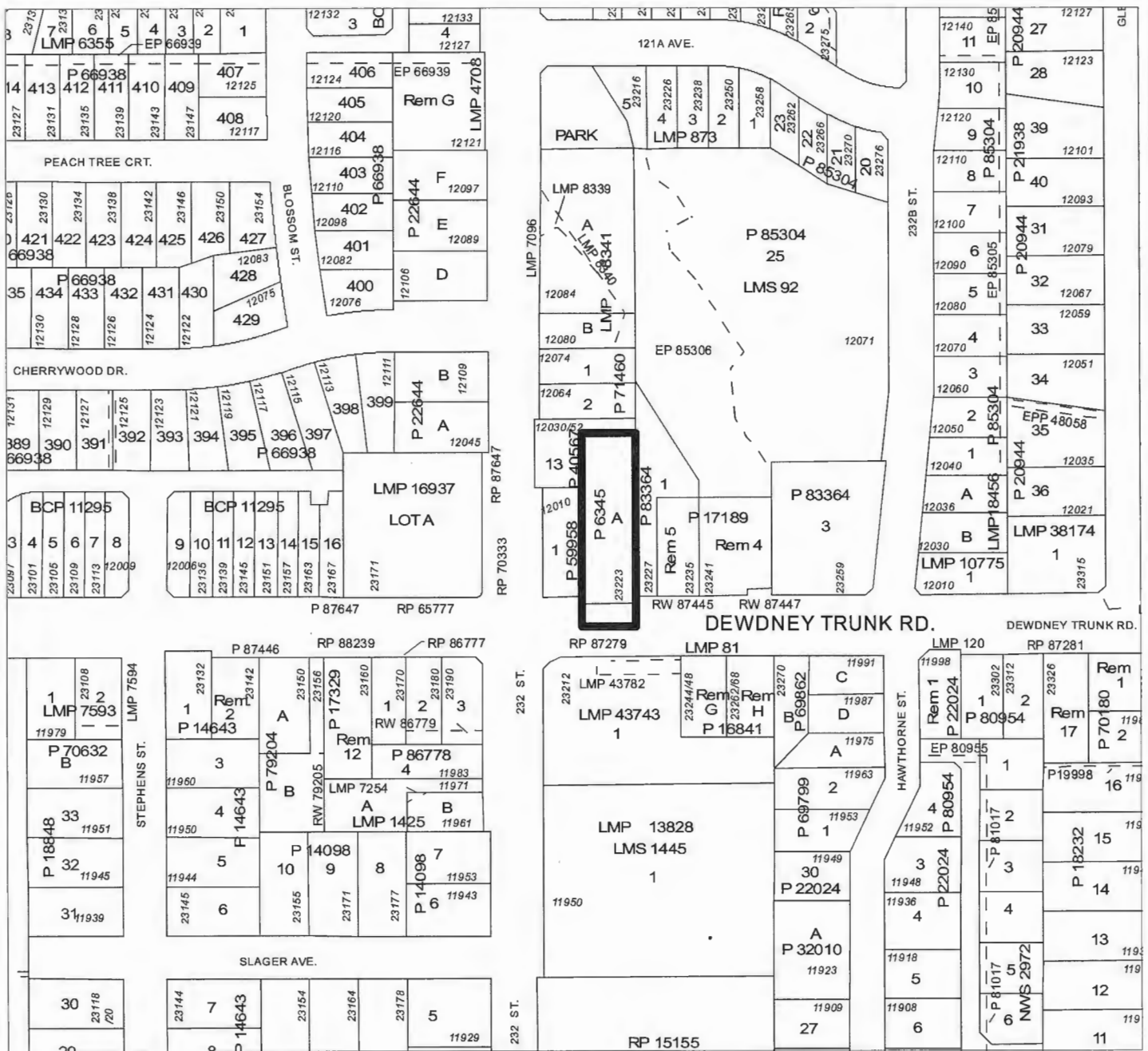
FILE: 2018-335-RZ

DATE: Oct 29, 2018

BY: PC

CORPORATE OFFICER





# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7638-2020

Map No. 1024

From: Urban Residential

To: Commercial

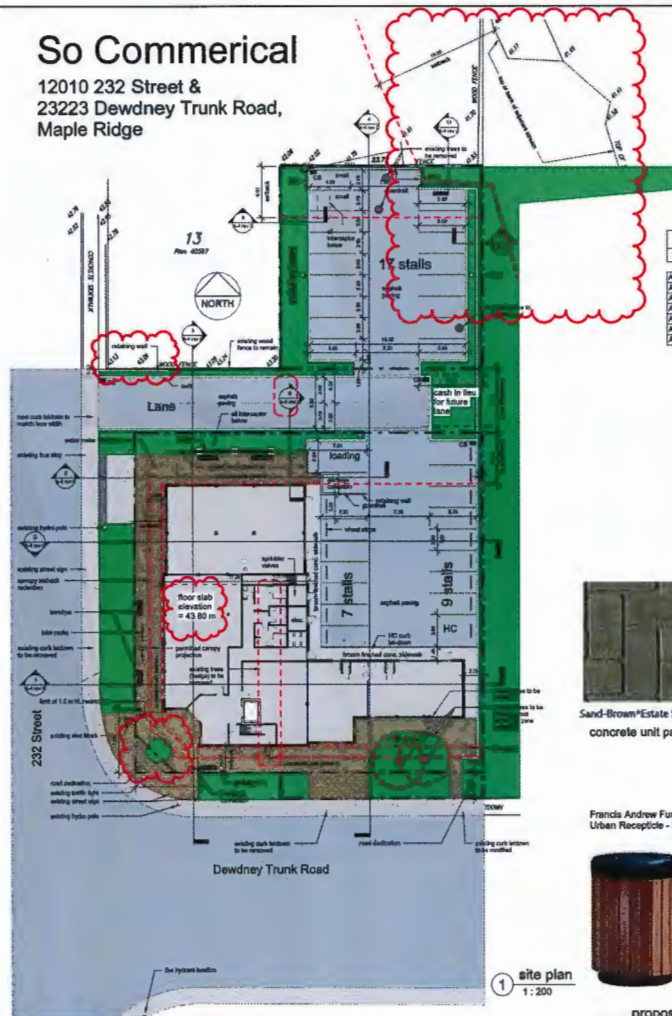


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CORPORATE OFFICER

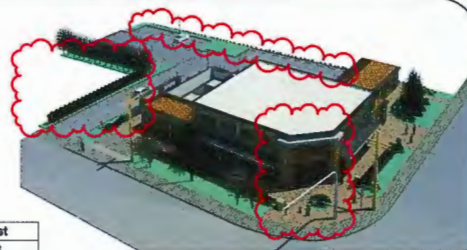


12010 232 Street &  
23223 Dewdney Trunk Road,  
Maple Ridge



1 site plan  
1 : 200

Architectural drawing list	
Sheet Number	Sheet Name
A-1 rev D	cover sheet & site plan
A-2 rev B	building plans
A-3 rev C	site elevations
A-4 rev C	site sections
A-5	adjacent sites & location
A-6 rev C	survey & site photographs
A-7 rev D	perspective views and colours



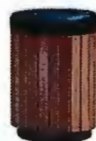
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Sand-Brown® Estate Stone with Slate Grey colored sand  
concrete unit pavers

Francis Andrew Furnishing  
Urban Receptacle - Series 8

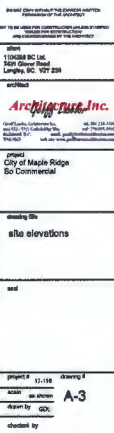
Francis Andrew bike rack, Loopy series 21  
L21-BR52, black frame

Francis Andrew bench, basic series B1-1  
black frame



proposed site furnishings







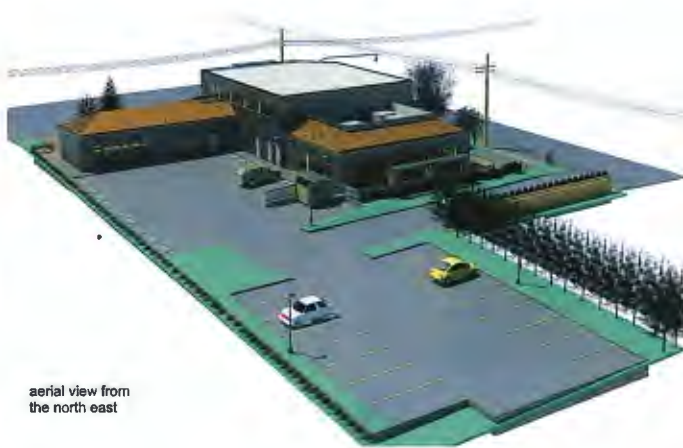




view from south side of Dewdney Trunk Road



view along Dewdney Trunk Road from the west



aerial view from the north east



wall light



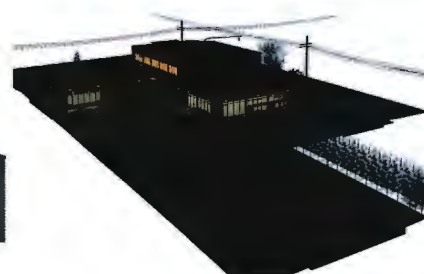
bollard light



parking light



night view from the south west



night view from the north east

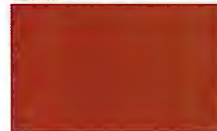
## EXTERIOR COLOURS

Brick:  
DL Full Brick:  
Champagne Brick



Roof:  
Vincel Fluropon  
Copper 3234

Aluminum window framing painted to  
match roof



Dark Stucco:  
BEHR  
Intellectual  
PPU16-19



Fascia to pitched roof:  
Vincel  
Weather XL  
Charcoal  
56072



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rev A, Feb 1970  
2nd design release  
rev B, July 1970  
entry stone detail  
rev C, Aug 1970  
ADP changes  
rev D, Dec 1970  
final design release

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1104286 BC Ltd.  
1433 Glen Road  
Langley BC, V2Y 1Z8

architect  
**Architect Inc.**

1104286 BC Ltd.  
1433 Glen Road  
Langley BC, V2Y 1Z8

project  
City of Maple Ridge  
50 Commercial

drawing title  
perspective views and  
colours

date

project # 12-118 drawing #

architect  
designer by GDL

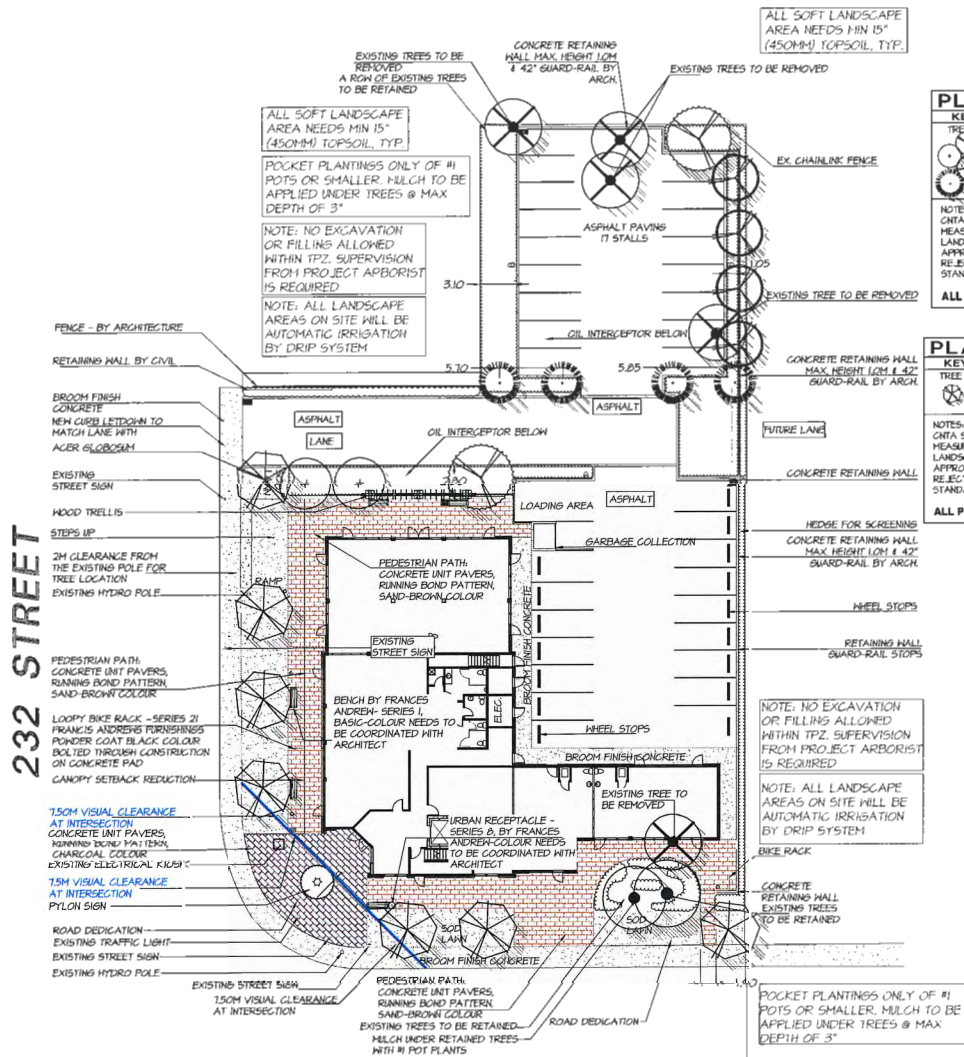
checked by

A-7

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



PLANT SCHEDULE-ONSITE TREE				M2 JOB NUMBER: 18024
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	2	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	6CM CAL; 2M STD; B4B
2	4	ACER RIBERIM 'BONNALL'	BONNALL MAPLE	6CM CAL; 2M STD; B4B
3	2	PRAXINUS EXCELSIOR 'WESTHOP'S GLORY'	WESTHOP'S GLORY ASH	6CM CAL; 1.5M STD; B4B
4	4	PIZZA CHORISKA	SERBIAN SPRUCE	2.5M HT; B4B

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

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

PLANT SCHEDULE-OFFSITE STREET TREE				M2 JOB NUMBER: 18024
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	1	ACER GLOBOSUM	ACER PLATANOIDES GLOBOSUM	6CM CAL; 1.5M STD; B4B

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

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

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PROJECT: SO COMMERCIAL  
232ND & DEWDNEY  
MAPLE RIDGE, BC

DRAWING TITLE:	
LANDSCAPE PLAN	
DATE: 22-JUN-2020	DRAWING NUMBER:
SCALE: 1:200	L1
DRAWN: DM	OF 5
DESIGN: DM	
CHECK: MFM	
M2LA PROJECT NUMBER:	JOB NO. 18024

APPENDIX G

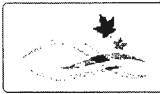
Advisory Design Comments.

Landscape Comments:

1. Clarify the guardrail location on landscape drawings;
2. Plant a row of shrubs between the asphalt lane and wood fence on neighbouring lot;
3. Consider moving the oil interceptor behind the trellis further away from proposed trees;
4. Consider adding different colours or patterns to the pavers in building main entry area;
5. Consider using shade tolerant plants under the two retained existing trees;
6. Ensure the mature height of the selected street tree species do not conflict with overhead power lines;
7. Ensure street trees within the 7.5 visual clearance at intersection does not obstruct visual sightlines while driving;
8. Coordinate with BC Hydro to confirm existing electrical kiosk location; if kiosk needs to remain at current location provide aesthetic coating or landscape screening to the kiosk;
9. Consider controlling water run off on East side of north parking lot to neighbouring property ie: bioswale.

Architectural Comments:

1. Discuss with City of Maple Ridge the possibility to reduce parking stalls in consideration of providing a larger public amenity space by stepping back the Eastern portion of the building;
2. Consider emphasizing more on the integrity of the building entry as a gateway to residential areas;
3. Consider redesign of the entry roof;
4. Consider a different material with accent colour for trellis and garbage enclosure to compliment the modern look of building;
5. Consider adding more accent colour throughout the building façade elements;
6. Consider providing signage guidelines for tenants;
7. Consider proportionality of pylon sign size.



MAPLE RIDGE

British Columbia

**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7636-2020;  
Second Reading  
Zone Amending Bylaw No. 7424-2018;  
12848 240 Street

**MEETING DATE:** May 5, 2020  
**FILE NO:** 2017-553-RZ  
**MEETING:** C o W

---

#### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12848 240 Street, from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District), to permit a future subdivision of approximately 11 single family residential lots. Council granted first reading to Zone Amending Bylaw No. 7424-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on March 27, 2018.

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the OCP. Ground-truthing on the subject property has established its developable areas, and as a result, an OCP amendment is required to revise the *Conservation* designation boundaries to fit site conditions.

Pursuant to Council policy 6.31, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$56,100.00

#### RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7636-2020 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7636-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7636-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7636-2020 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7424-2018 be given second reading, and be forwarded to Public Hearing;

**1102**

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

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3D - Horse Hamlet, and Figure 4 - Trails / Open Space,
- iii) Road dedication on Mill Street as required;
- iv) Park dedication as required, including construction of an equestrian trail and removal of all debris and garbage from park land;
- v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- vi) Registration of an Easement for drainage and servicing of southern retaining wall along proposed lots 1 to 6;
- vii) Registration of a Restrictive Covenant for Tree Protection;
- viii) Registration of a Restrictive Covenant for Stormwater Management;
- ix) Removal of existing buildings;
- x) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- xi) That a voluntary contribution, in the amount of \$56,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

**DISCUSSION:**

**1) Background Context:**

Applicant: 1110665 BC Ltd.

Legal Description: Lot 2 Section 27 Township 12 New Westminster District Plan 10713

**OCP:**

Existing: Medium/High Density Residential and Conservation  
Proposed: Medium/High Density Residential and Conservation

**Zoning:**

Existing: RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)  
Proposed: R-2 (Urban Residential District)



**Surrounding Uses:**

North:	Use:	Parkland
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
	Designation:	Conservation
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
	Designation:	Commercial and Medium/High Density Residential
East:	Use:	Storage (Masonry Contractor)
	Zone:	M-2 (General Industrial)
	Designation:	Conservation, Tourist Commercial, Civic
West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Low Density Urban, Open Space, Commercial, Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.71 ha (1.75 acres)
Access:	Mill Street and new strata road
Servicing requirement:	Urban Standard

**2) Project Description:**

The subject property, located at 12848 240 Street, is 0.71 ha (1.75 acres) in area and is bound by the un-opened 240 Street right-of-way to the west, Mill Street to the east, a single family residential lot to the south and parkland to the north (see Appendices A and B). Hennipen Creek is located in the northwest corner of the subject property running east to west. The subject property has some minor grade changes around the location of Hennipen Creek, and there are trees located around the perimeter of the lot. The subject property is located in the Horse Hamlet of the Silver Valley Area Plan, which forms part of the OCP.

The applicant proposes to rezone the subject property from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) to permit subdivision into approximately 11 single family residential lots not less than 315 m<sup>2</sup> (3,391 ft<sup>2</sup>). The applicant is proposing a Bare Land Strata development in order to achieve similar watercourse setbacks as the adjacent development to the north, as well as a reduced internal road right-of-way.

**3) Planning Analysis:**

**i) Official Community Plan:**

The subject property is located within the Horse Hamlet of the Silver Valley Area Plan and is currently designated *Medium/High Density Residential* (51%) and *Conservation* (49%). The *Medium/High Density Residential* designation permits densities ranging between 18-40 units per hectare in either single family or multi-family form.

The proposed R-2 (Urban Residential District) zoned development is in compliance with the Silver Valley Area Plan policies. It is important to note that within the Silver Valley Area, the Horse Hamlet has the lowest relative densities in the plan area. An OCP amendment is required to adjust the *Conservation* designation boundaries to reflect the location of Hennipen Creek (see Appendix C).

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) (see Appendix D) to permit future subdivision into approximately 11 single family residential lots (see Appendix E).

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

The applicant will need to provide two parking spaces per dwelling unit, as per the *Off-Street Parking and Loading Bylaw No. 4350-1990*.

iv) **Proposed Variances:**

The City does not plan to open the 240 Street road allowance to vehicle traffic due to topography and environmental constraints. A Development Variance Permit will be required to waive the servicing upgrades to 240 Street. This will be the subject of a future report to Council

v) **Development Permits:**

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application has been made (2017-553-DP) because the development is within 50 m of the top of bank of a watercourse, Hennipen Creek, an important fish bearing system in the local area. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. Enhancement and restoration work will be proposed as part of the development permit to improve the environmental features of the site, and will be completed in conjunction with this rezoning application.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application has been made (2018-165-DP), as the proposed development and subdivision is located in a wildfire risk area, as identified on Map 1 in Section 8.12 of the OCP. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures.

vi) **Advisory Design Panel:**

A Form and Character Development Permit is not required for single family rezoning applications; therefore, this application does not need to be reviewed by the Advisory Design Panel.

vii) **Development Information Meeting:**

A Development Information Meeting was held at Yennadon Elementary School (23347 128 Avenue) on March 19, 2020. Due to the school closures, the meeting was held outside on the school grounds. The applicant informed staff that precautions were put in place, as per recommendations from Health Canada, in terms of social distancing and contact between attendees. One person attended the meeting; however, this person did not sign in or have any comments on the subject development.



**viii) Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of final reading.

**4) Environmental Implications:**

An Environmental Assessment, Arborist Report, Geotechnical Report and Wildfire Report were provided as part of the development application. Hennipen Creek is located in the northwest corner of the subject property, running in an east-west direction. The subject property has some minor grade changes around the location of Hennipen Creek, with low-lying areas located in the southwest corner of the property. Vegetation is located throughout the property in the form of residential lawn and ornamental shrubs, while native trees and shrubs are located along the edge of the property. Some invasive, non-native plant species were found throughout the subject property, including Himalayan Blackberry, which will be removed as part of the Watercourse Protection Development Permit (2017-553-DP) conditions. A new *Conservation* area boundary has been determined, and will be dedicated to the City as part of final reading. Areas within this *Conservation* boundary will be replanted with native plant and tree species, through an approved Enhancement Plan as part of the Watercourse Protection Development Permit. The Enhancement Plan will also include improvements to wildlife habitat by facilitating movement corridors and increasing food sources for multiple species. An equestrian trail will also be constructed with this development, connecting the 240 Street Right-of-Way to Mill Street.

**5) Interdepartmental Implications:**

**i) Engineering Department:**

The Engineering Department has identified that all the services required in support of this development will be provided as a condition of rezoning, including:

- Road dedication on Mill Street;
- Curb and gutter required across the property frontage and a driveway letdown is to be used to access the site's private bareland strata road;
- Sidewalk required along the property frontage;
- Street light and street tree design required;
- The carriageway of Mill Street to be widened to a minimum of 6 m (20 ft.) from 128 Avenue to the south property line;
- Mill Street to be designed to meet Silver Valley Collector standard across property frontage. Mill Street will also need Benkelman Beam test to determine the extent of road upgrades required;
- A sanitary sewer service is required to be installed from the sanitary main on Mill Street to the property line. The sanitary on-site will be a private system as part of the bareland strata;
- Watermain on Mill Street to be reviewed for capacity; water service to be provided to the property line from the watermain on Mill Street;
- An equestrian trail is required connecting 240 Street and Mill Street; and
- Two Servicing Agreements required for the subject application, one for rezoning works and one for the private strata subdivision works.

**ii) Parks & Leisure Services Department:**

An equestrian trail is to be provided linking the 240 Street Right-of-Way with Mill Street. Securities for the trail will be determined through the Rezoning Servicing Agreement.

**iii) Building Department:**

The Building Department does not support storm pumping, and all required services must work with gravity. Corner lots must also meet visibility clearance and driveway access requirements.

**iv) Fire Department:**

A fire hydrant will need to be located closer to the development site.

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

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on June 26, 2018 and a response was received on July 3, 2018 with the following information:

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

*Yennadon Elementary has an operating capacity of 635 students. For the 2017-18 school year, the student enrolment at Yennadon Elementary was 571 students (92% utilization) including 130 students from out of catchment.*

*Garibaldi Secondary School has an operating capacity of 1050 students. For the 2017-18 school year, the student enrolment at Garibaldi Secondary School was 748 students (71% utilization) including 258 students from out of catchment."*

**7) Intergovernmental Issues:**

**i) Local Government Act:**

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, a conservation boundary adjustment, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

**8) Citizen/Customer Implications:**

A Development Information Meeting was held on March 19, 2020. One person attended the meeting; however, no comments were provided. The Public Hearing will provide an additional opportunity for citizens to express their concern or support of the development.

## CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7636-2020, that second reading be given to Zone Amending Bylaw No. 7424-2018, and that application 2017-553-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen" for

---

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

"Original signed by Chuck Goddard"

---

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

"Original signed by Christine Carter"

---

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

"Original signed by Al Horsman"

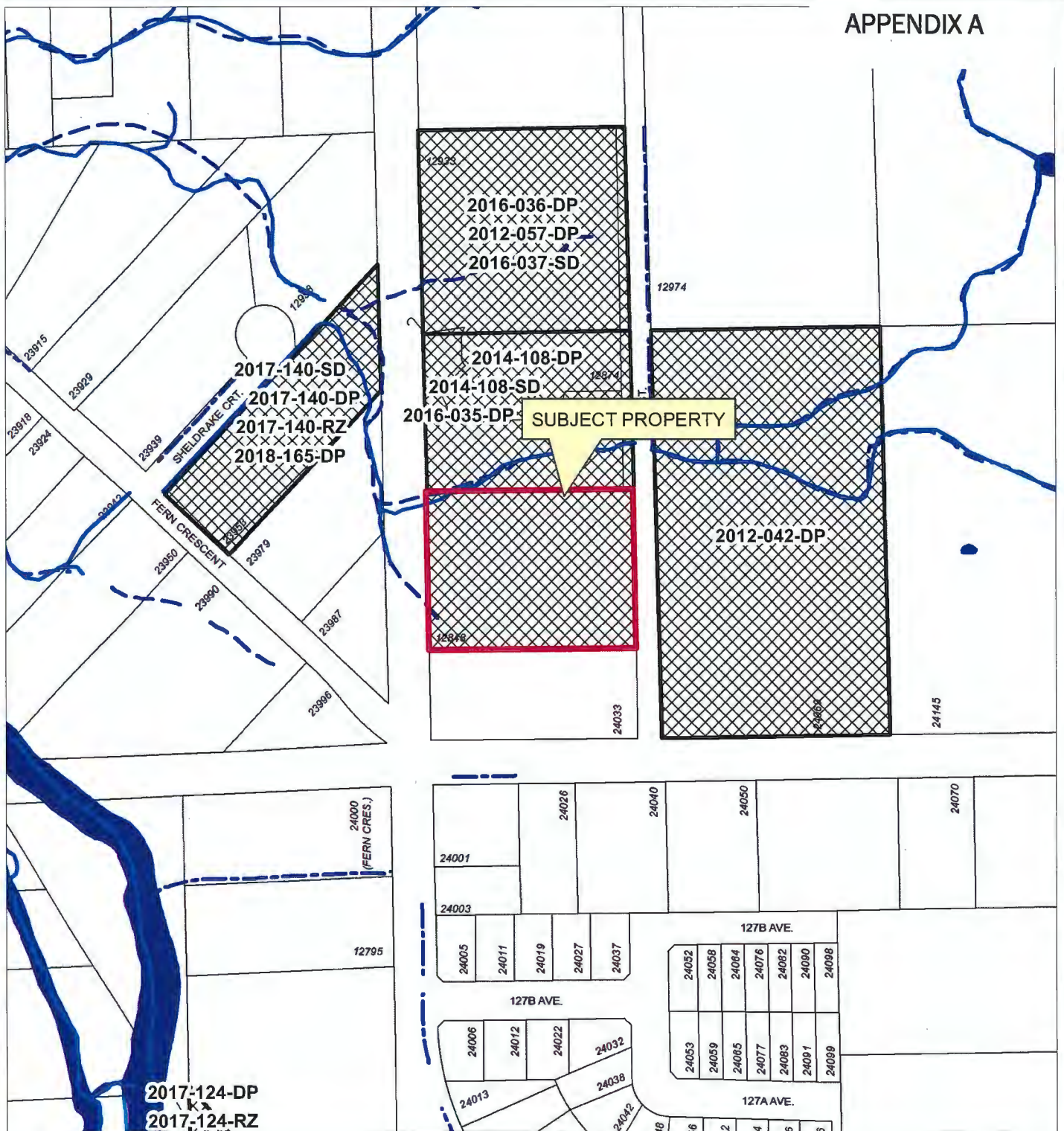
---

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7636-2020
- Appendix D – Zone Amending Bylaw No. 7424-2018
- Appendix E – Proposed Subdivision Plan

# APPENDIX A



Scale: 1:2,500

## Legend

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

12848 240 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2017-553-DP

DATE: May 28, 2018

BY: PC





Scale: 1:2,500

## Legend

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

12848 240 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

2017-553-RZ

DATE: Nov 28, 2017

BY: JV



CITY OF MAPLE RIDGE  
BYLAW NO. 7636-2020

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

---

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7636-2020."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3D - Horse Hamlet, are hereby amended for that parcel or tract of land and premises known and described as:

Lot 2 Section 27 Township 12 New Westminster District Plan 10713

and outlined in heavy black line on Map No. 1022, a copy of which is attached hereto and forms part of this bylaw, are hereby designated as shown.

3. Schedule "A" Chapter 10.3, Part VI, A – Silver Valley, Figure 4 - Trails / Open Space is hereby amended for the parcel or tract of land and premises known and described as:

Lot 2 Section 27 Township 12 New Westminster District Plan 10713

and outlined in heavy black line on Map No. 1023, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended as shown.

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

READ a first time the      day of                      , 20 .

READ a second time the      day of                      , 20 .

PUBLIC HEARING held the      day of                      , 20 .

READ a third time the      day of                      , 20 .

ADOPTED the      day of                      , 20 .

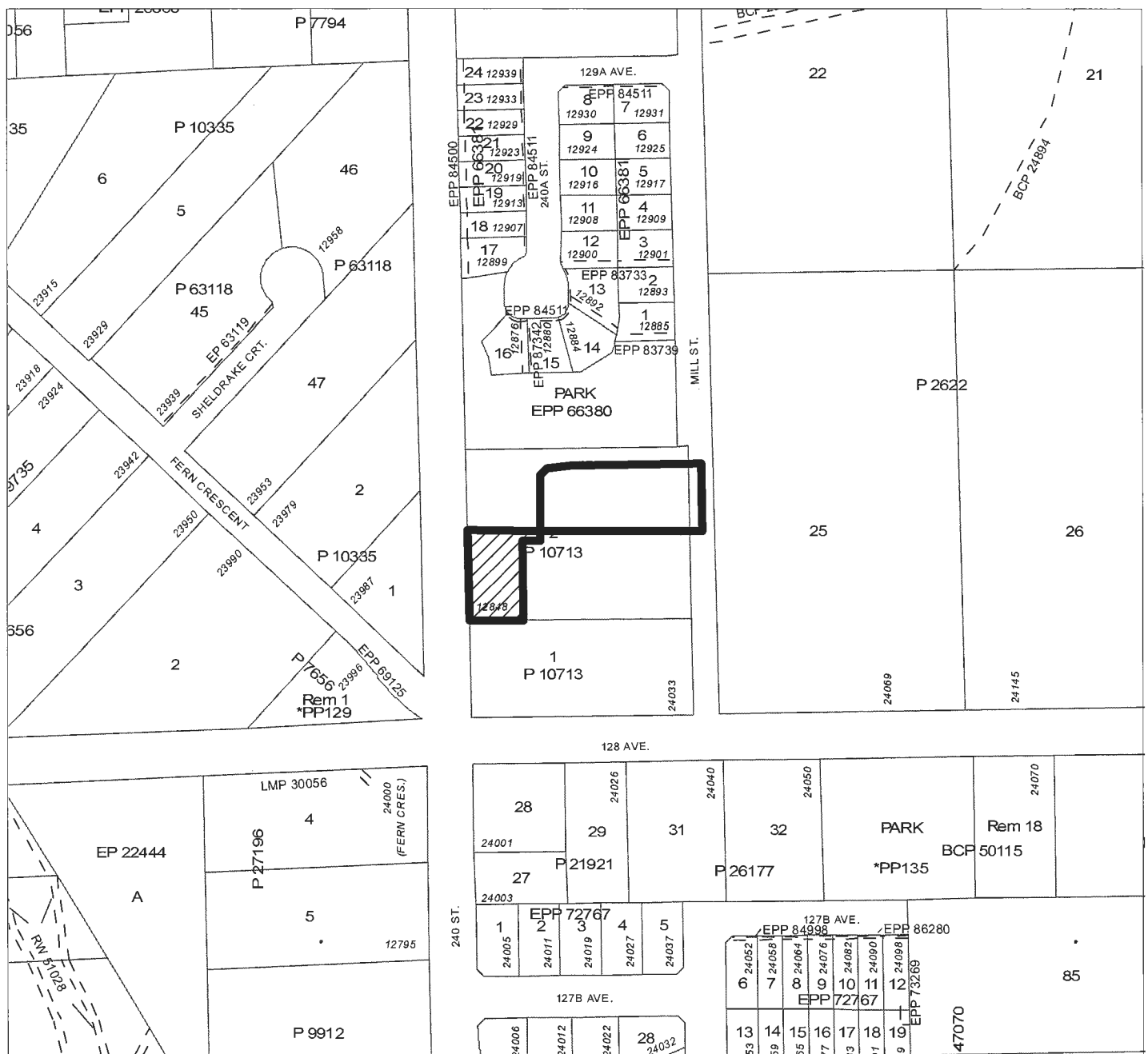
---

PRESIDING MEMBER

---

CORPORATE OFFICER

SCALE 1:2,500



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7636-2020

Map No. 1023

Purpose: To Amend Silver Valley Area Plan Figure 4 As Shown

 To Add To Conservation
  To Remove From Conservation



SCALE 1:2,500



CORPORATE OFFICER





**Terra Pacific**

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

Drawing Title:

**SKETCH PLAN SHOWING SUB  
ON LOT 2 BK 24 SEC 27  
TP12 NWD PLAN 10713**

Client:

**Joel Lycan**

Project:

**12848 240th Street  
Maple Ridge, BC**

Notes:

Lot dimensions are based on  
current legal survey.

Legend:

Date: February 1, 2018

Revised: April 2, 2019

File: MR17-755SK\_SUB

Certified Correct  
This 8th Day Of February, 2019.

Mike Bernemann, BCLS



240th Street  
(Unconstructed)

Park

ESA  
Area=1929.8m<sup>2</sup>

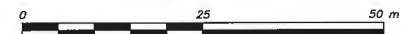
Park  
Area=463.7m<sup>2</sup>

Road  
Plan 10713

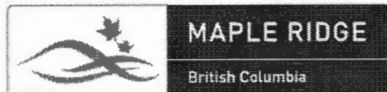
Mill Street

128th Avenue

SCALE 1 : 500



APPENDIX E



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**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Development Variance Permit  
11920 228 Street

**MEETING DATE:** May 5, 2020  
**FILE NO:** 2018-319-DVP  
**MEETING:** C o W

#### **EXECUTIVE SUMMARY:**

Development Variance Permit application 2018-319-DVP has been received in conjunction with a Development Permit application for a 13 storey apartment building, with townhouse units at the base, within the RM-6 (Regional Town Centre High Density Apartment Residential) zone. The requested variances are to:

1. Increase the front yard setback from not more than 4.5 m (14.8 ft.) to 6 m (19.7 ft.); and
2. Reduce the short-term Bicycle Parking requirement from 27 to 26 spaces.

It is recommended that Development Variance Permit 2018-319-DVP be approved to support the accompanying Development Permit 2018-319-DP.

#### **RECOMMENDATION:**

That the Corporate Officer be authorized to sign and seal 2018-319-DVP respecting property located at 11920 228 Street.

#### **DISCUSSION:**

##### **a) Background Context**

**Applicant:** M. Charkhchi, Sunnyville Project 228 Ltd.  
**Legal Description:** Lot A, Section 17, Township 12, New Westminster District  
Plan 86981

**OCP:**  
**Existing/Proposed:** Medium and High-Rise Apartment  
**Zoning:**  
**Existing/Proposed:** RM-6 (Regional Town Centre High Density Apartment  
Residential)

**Surrounding Uses**  
**North:**  
**Use:** Mixed-Use Commercial and Residential  
**Zone:** C-3 (Town Centre Commercial) and CS-1 (Service Commercial)  
**Designation:** Town Centre Commercial  
**South:**  
**Use:** Multi-Family Apartment Residential  
**Zone:** RM-2 (Medium Density Apartment Residential)  
**Designation:** Low Rise Apartment

**1103**

East:	Use:	Multi-Family Apartment Residential and Single Family Residential
	Zone:	RM-2 (Medium Density Apartment Residential) and RS-1 (One Family Urban Residential)
	Designation:	Low Rise Apartment
West:	Use:	Office and Lumber Yard
	Zone:	C-3 (Town Centre Commercial) and CS-1 (Service Commercial)
	Designation:	Town Centre Commercial and Low Rise Apartment
Existing Use of Property:		
Proposed Use of Property:		
Site Area:		
Access:		
Servicing:		
		Vacant
		Apartment Building with Townhouse Units at the Base
		3,843.5 m <sup>2</sup> (0.38 ha)
		228 Street
		Urban Standard

**a) Project Description:**

The subject property is located on the east side of 228 Street, at the intersection of 119 Avenue and 228 Street. The property is currently vacant and generally flat, with a mixed-use, two-storey commercial and residential building to the northwest; a two-storey commercial building to the northeast; a three-storey apartment building and single family residence to the east; a three-storey apartment building to the south; and a single-storey commercial building and lumber yard to the west (see Appendices A and B).

The development proposal for the subject property, located at 11920 228 Street, is for the construction of a 13 storey apartment building with 92 units. The development consists of 13 two-storey townhouse units at the base of the building with an amenity room on the ground floor and three apartment units and an indoor gym on the second storey. The building then steps back to a tower with 8 apartment units on each of the third to eleventh storeys; and 4 two-storey penthouse units on the twelfth and thirteenth storeys. In total, there are 75 apartment units, 13 townhouse units, and 4 penthouse units.

**b) Variance Analysis:**

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

The requested variances and rationale for support are described below (see Appendix C):

1. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 6, Section 607, 6) SITING, a) i.* to increase the setback from not more than an average of 4.5 m (14.8 ft.) from a front lot line to 6 m (19.7 ft.)

This increased front setback can be supported as it is minor in nature and will not negatively impact the views from neighbouring properties.

2. *Maple Ridge Off Street Parking and Loading Bylaw No 4350 -1990, Schedule A, OFF-STREET PARKING SPACE REQUIREMENTS, Section 10.4,* requires 6 Short-Term Bicycle Parking Spaces for every 20 units, requiring 27 Short-Term Bicycle Parking Spaces. The requested variance is to reduce this requirement to 26 Short-Term Bicycle Parking Spaces.

This reduction in Short-Term Bicycle Parking Spaces can be supported as it is minor in nature.

**c) 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 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:**

The proposed variances are supported as they are minor in nature and because the increased front setback from the property line does not negatively impact views from the neighbouring properties. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2018-319-DVP.

"Original signed by Michelle Baski"

---

Prepared by: **Michelle Baski, ASCT, MA**  
**Planner 2**

"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 – Site Plan with Proposed Variances

# APPENDIX A



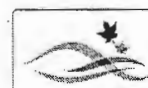
## Legend

--- Ditch Centreline

Scale: 1:2,500

11920 228 STREET  
PID: 016-552-148

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-319-VP

DATE: Jun 28, 2019

BY: PC

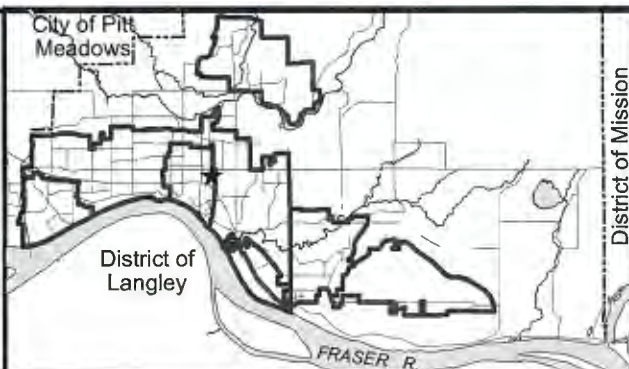




Aerial Imagery from the Spring of 2018



Scale: 1:2,500



11920 228 STREET  
PID: 016-552-148

PLANNING DEPARTMENT



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

FILE: 2018-319-VP  
DATE: Jun 28, 2019

BY: PC



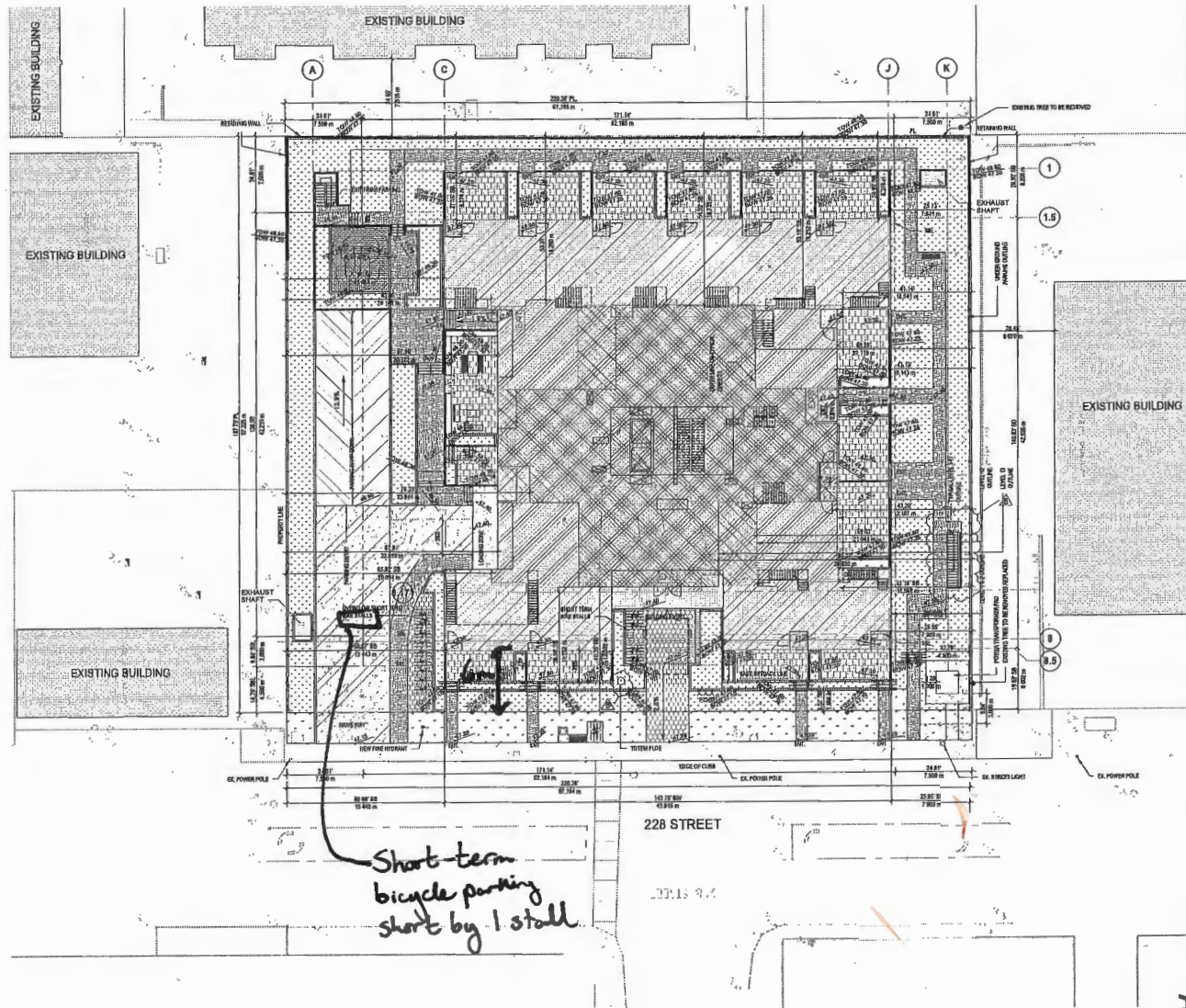
# Proposed Variances

**Inspired Architecture**

750 WEST BURNHAM DRIVE, NORTH VANCOUVER  
BRITISH COLUMBIA V7T 1C4  
TEL: 604.770.0100

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ADJUSTMENT.



## SITE PLAN LINE TYPES

PROPERTY LINE	---
SETBACK LINE	---
PARKING OUTLINE	---
LEVEL 142 OUTLINE	---
LEVEL 3-11 OUTLINE	---
LEVEL 12 OUTLINE	---
LEVEL 13 OUTLINE	---

## SITE PLAN LEGEND

	GRAVEL SURFACING
	CONCRETE PAVES
	CONCRETE SLAB
	GRASS/LAWN
	CONCRETE PAVES
	CONCRETE DRIVEWAY
	FIBER WOOD SURFACING
	BUILDING FOOTPRINT

1 SITE PLAN  
SCALE: 1:200

PROJECT			
228th STREET RESIDENTIAL TOWER			
11920 228th STREET MAPLE RIDGE, BC			
DRAWING TITLE			
SITE PLAN			
DRAWING ISSUE			
ISSUED FOR DEVELOPMENT PERMIT			
PROJECT NO.	DATE	DRAWN	MCB
17181	DECEMBER 16, 2019	REVIEWED	AF
DRAWING NO.	SCALE	AS INDICATED	REVISION
A0101			8

APPENDIX C



**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Development Permit  
11920 228 Street

**MEETING DATE:** May 5, 2020  
**FILE NO:** 2018-319-DP  
**MEETING:** C o W

**EXECUTIVE SUMMARY:**

A Development Permit application has been submitted for the subject property, located at 11920 228 Street. The development proposal is for the construction of a 13 storey apartment building, with 13 townhouse units at the base, 75 apartment units, and 4 penthouse units, for a total of 92 units. The subject property is currently zoned RM-6 (Regional Town Centre High Density Apartment Residential); therefore, it is not subject to the Community Amenity Contribution Policy.

**RECOMMENDATION:**

That the Corporate Officer be authorized to sign and seal 2018-319-DP respecting the property located at 11920 228 Street.

**DISCUSSION:**

**a) Background Context:**

**Applicant:** M. Charkhchi, Sunnyville Project 228 Ltd.  
**Legal Description:** Lot A, Section 17, Township 12, New Westminster District Plan 86981  
**OCP:**  
**Existing/Proposed:** Medium and High-Rise Apartment  
**Zoning:**  
**Existing/Proposed:** RM-6 (Regional Town Centre High Density Apartment Residential)  
**Surrounding Uses**  
**North:** **Use:** Mixed-Use Commercial and Residential  
**Zone:** C-3 (Town Centre Commercial) and CS-1 (Service Commercial)  
**Designation:** Town Centre Commercial  
**South:** **Use:** Multi-Family Apartment Residential  
**Zone:** RM-2 (Medium Density Apartment Residential)  
**Designation:** Low Rise Apartment  
**East:** **Use:** Multi-Family Apartment Residential and Single Family Residential  
**Zone:** RM-2 (Medium Density Apartment Residential) and RS-1 (One Family Urban Residential)  
**Designation:** Low Rise Apartment  
**West:** **Use:** Office and Lumber Yard  
**Zone:** C-3 (Town Centre Commercial) and CS-1 (Service Commercial)  
**Designation:** Town Centre Commercial and Low Rise Apartment

Existing Use of Property:	Vacant
Proposed Use of Property:	Apartment Building with Townhouse Units at the Base
Site Area:	3,843.5 m <sup>2</sup> (0.38 ha)
Access:	228 Street
Servicing:	Urban Standard

**a) Project Description:**

The subject property is located on the east side of 228 Street, at the intersection of 119 Avenue and 228 Street. The property is currently vacant and generally flat, with a mixed-use two-storey commercial and residential building to the northwest; a two-storey commercial building to the northeast; a three-storey apartment building and single family residence to the east; a three-storey apartment building to the south; and a single-storey commercial building and lumber yard to the west (see Appendices A and B).

The development proposal for the subject property, located at 11920 228 Street, is for the construction of a 13 storey apartment building with 92 units. The development consists of 13 two-storey townhouse units at the base of the building with an amenity room on the ground floor and three apartment units and a gym on the second storey. The building then steps back to a tower with 8 apartment units on the third to eleventh storeys; and 4 two-storey penthouse units on the twelfth and thirteenth storeys. In total, there are 75 apartment units, 13 townhouse units, and 4 penthouse units (see Appendix C).

An amenity area with a play structure and benches are provided on the northwest corner of the property (see Appendix D). Ground-level entries are provided for each of the townhouse units with patio areas. Sundecks are provided for the four penthouse units and decks are provided for the apartment units.

Two levels of underground parking are provided with long-term bicycle storage provided on the first parking level, and short-term bicycle storage provided at grade near the entrance to the building and at the northwest corner of the building.

**b) Planning Analysis:**

**i. Official Community Plan:**

The subject property is located within the *Downtown East Precinct* of the *Town Centre Development Permit Area* within the Official Community Plan (OCP). This precinct offers great potential for new development that can contribute to more urban and pedestrian-oriented development. A number of large and/or underdeveloped lots in the area can accommodate a variety of building forms, from single-storey, bigger-box commercial to mixed-use, commercial buildings with residential above, provided the building orients to the street and offers a pedestrian-friendly façade. Medium to high density residential high-rise towers can also be accommodated. This property is designated *Medium and High-Rise Apartment*, which supports development of apartment forms of dwelling that are 5 to 20 storeys with underground parking.

A Multi-Family Residential Development Permit for the Downtown East Precinct is required for new multi-family development on land designated *Medium and High-Rise Apartment* on Schedule 1 of the Town Centre Area Plan. Section 8.11, Town Centre Development Permit Area Guidelines of the OCP aims to regulate the form and character of development located within this area.

This development respects the key guideline concepts as outlined in this section:

1. **Provide a gateway to the Town Centre.** New development should promote the Downtown East Precinct as a Town Centre gateway for travelers heading west along Dewdney Trunk Road and Lougheed Highway. A gateway element should have strong visual presence that features landmark structure(s), landscape elements, welcome signage, public art and/or enhanced views to the mountains, while maintaining architectural quality and character of associated new development.

*The proposed development promotes the streetscape view using modern architectural elements as landmark structures in the form of c-shaped concrete forms at the base, strong landscaping, such as privacy shrubs, building signage, public art, and high-quality finish materials, which creates a very strong building character.*

2. **Create a pedestrian-oriented, mixed-use commercial area.** New development in the Downtown East Precinct should foster a pedestrian-oriented, mixed-use commercial area with a portion of medium to high density residential development. New development should promote the East Precinct as an important new commercial and residential urban environment in downtown Maple Ridge. A building's form and mass should support a strong pedestrian-oriented urban realm and should help to define the street and sidewalk areas as active public spaces. Taller buildings (greater than 5 stories) should be stepped back in a podium style to blend with low-rise (3 to 5 storey buildings) and provide a more ground-oriented feel.

*The proposed pedestrian-oriented streetscape view, high-quality landscaping, artwork and a recognizable strong entry and limited sitting area creates a pedestrian-oriented, urban realm and promotes the residential urban feel in the Town Centre.*

3. **Enhance the quality, character and vibrancy of the Town Centre.** New development should inform the quality, character and vibrancy of the urban environment. Colours should be harmonious and materials of sustainable quality. All new commercial, multi-family and mixed-use buildings should create an attractive appearance to the street and should maintain a cohesive building style. The precinct can accommodate a variety of building forms, from single-storey bigger box commercial to mixed-use commercial buildings with residential above, provided the building orients to the street and offers a pedestrian-friendly façade.

*High quality materials, windows, and doors, with a combination of different claddings and architecturally-finished concrete will be used on the base of the building. Exterior high density composite panels, aluminum window frames, and glass railings will be used on the base and upper levels.*

*The proposed finish materials are high quality and have a long life-cycle. The tower base form and character and landscaping are highly pedestrian-oriented and are inviting. The dominant tower cladding colour is beige Trespa panels, with a dark navy blue on the tower. The tower base will be off-white, with a classic burgundy as an accent colour. The building base form and character consists of "c" shaped concrete frames which are repeated on the tower, which contrast with curved-edge balconies.*



4. **Capitalize on important views.** New development within proximity to 226 Street should protect important mountain views to the north. Existing streets and buildings should maintain and enhance these views.

*The proposed development is at the City centre. The upper tower levels will have a mountain view from the north suites and a river view from the south suites. The proposed tower has a significant setback from the property line, which permits two greater than 60 degree view cones from the adjacent existing buildings on either side of the development.*

5. **Provide public outdoor space.** New developments should include attractive, functional public outdoor spaces, where appropriate and feasible. Outdoor spaces should be designed to accommodate a wide use of activities, incorporate universal access, reduce vandalism, and increase safety.

*There is a limited public outdoor space provided in this project. A bench and bike rack are provided near the entrance, as required by the Town Centre Secondary Ring Route requirements, with public art in the form of a totem pole provided at the entrance.*

6. **Provide climate appropriate landscaping and green features.** New development should provide landscape elements that reinforce the urban character and vibrancy of the Town Centre. Landscape elements should enrich the pedestrian-friendly character of streets in the precinct, moderate the internal building climate, manage stormwater on site, and reference the architectural quality of new buildings. Where feasible, mature trees should be retained, vegetation suitable for the Maple Ridge climate should be planted, and green roofs and walls should be considered.

*Plantings are all at least moderately drought-tolerant and include native and adapted species. The perimeter plantings buffer winds and provide privacy within the site. Tree species have been selected to provide summer and winter interest, shade the parking, and pedestrian routes, and to help soften the views of the building. The high quantity of planting will reduce ground-level surface water flow, collecting water via roof drains to a detention tank.*

7. **Maintain street interconnectivity.** New development should maintain street interconnectivity and the traditional use of the lane as a service street and secondary vehicular and pedestrian thoroughway. Where feasible, parking requirements should be accommodated underground.

*The proposed development has a big lobby with double-height exterior glazing which strongly connects the main building without an access ramp. No surface parking is proposed for this project.*

ii. **Zoning Bylaw:**

The subject property was rezoned to the RM-6 (Regional Town Centre High Density Apartment Residential) zone in 2007. The original proposed development was for a 16-storey apartment building, with 3 storey townhouse units at the base. The RM-6 (Regional Town Centre High Density Apartment Residential) zone allows for a maximum floor space ratio of 1.6 times the lot area, with some exceptions for additional density. The applicant is proposing to take advantage of the following exceptions within the zone for additional density, for a total Floor Space Ratio of 2.8:

- i. an amount equal to 0.2 times the lot area may be added for each storey above the eighth, to a maximum of 1.0 times the lot area;
- ii. an amount equal to 0.1 times the lot area may be added for providing a minimum of 90% of the required parking spaces in an underground structure. An additional 0.1 times the lot area may be added for providing all required parking spaces, excluding visitor spaces, in an underground structure.

The RM-6 (Regional Town Centre High Density Apartment Residential) zone requires 1m<sup>2</sup>/unit of common indoor amenity space, which for this development would be 92 m<sup>2</sup> (990 ft<sup>2</sup>). The development has 176.7 m<sup>2</sup> (1,902 ft<sup>2</sup>) of amenity space provided through an indoor gym provided on the second storey, and an indoor amenity area provided on the first storey. In addition, a minimum of 30% of the lot area is to be provided as useable open space. This lot would require 1152 m<sup>2</sup> (12,400 ft<sup>2</sup>) of useable open space, and they are providing 2,410 m<sup>2</sup> (25,942 ft<sup>2</sup>) through a playground, decks, and patios. A large patio (60 m<sup>2</sup>, 646 ft<sup>2</sup>) is provided adjacent to the amenity room at the ground level. Large decks (516 m<sup>2</sup>, 5,554 ft<sup>2</sup>) are provided for the third storey residents, and the twelfth storey residents (306 m<sup>2</sup>, 3,294 ft<sup>2</sup>).

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

- Front yard setback increased from not more than 4.5 m (14.8 ft.) to 6.0 m (19.7 ft.); and
- Reduced short-term bicycle parking requirement from 27 spaces to 26 spaces.

The requested variances to the RM-6 (Regional Town Centre High Density Apartment Residential) zone are the subject of an accompanying Council report under application 2018-319-DVP.

### iii. Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires that development within the Central Business District of the Town Centre for Multi-Family Market Housing provide the following:

#### Residential Component:

- Bachelor = 0.9 spaces/unit
- 1 bedroom = 1 space/unit
- Each additional bedroom = 0.1/unit

#### Visitor Component:

- 0.10 space/unit – where on-street supply is available.

This development consists of:

- 2 one-bedroom units;
- 50 two-bedroom units;
- 38 three-bedroom units; and
- 2 four-bedroom units

The total parking requirement results in 107 stalls for the residents and nine stalls for visitors, two of which should be allocated for vehicles of people with disabilities. The applicant is providing 143 parking stalls in two levels of underground parking, nine of which are allocated for vehicles of people with disabilities, and nine of which are visitor stalls. The development has 33 small car parking stalls, which is 23% of the total parking; however, there are 27 parking stalls provided above what is

required. The small car parking percentage is brought down to the permitted 10% based on the number of required parking stalls.

The Maple Ridge Town Centre Parking Standards also specify Bicycle Parking Space Requirements, as follows:

Building Classification	Long-Term Bicycle Parking Required	Long-Term Bicycle Parking Provided	Short-Term Bicycle Parking Required	Short-Term Bicycle Parking Provided
Townhouses	Storage provided inside individual units = 0 spaces required	0	3 spaces for every 20 units, located at visitor parking areas = 3 required spaces	3
Low-Rise, Medium-Rise, and High Rise Residential	1 space per 4 units = 79 apartment units/4, 20 spaces required	32	6 spaces for every 20 units = 79 apartment units/20 x 6, 24 required spaces	23

Based on the number of units proposed, 20 long-term Bicycle Parking stalls are required and 27 short-term Bicycle Parking stalls are required. The applicant is providing 32 long-term Bicycle Parking stalls and 26 short-term Bicycle Parking stalls. The applicant is seeking a variance for the one short-term Bicycle Parking stall that they are missing.

#### 4. Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the development plans for form and character of the proposed development and the landscaping plans at a meeting held on September 18, 2019. The ADP supported the project with the following resolutions, which have since been resolved, as outlined in italics below by the project architect:

##### Landscape Comments:

1. Ensure the pad-mounted transformer (PMT) has access to street for maintenance;  
*The PMT is accessible via the sod lawn in front of the pad, at the street.*
2. Consider green separation between patios;  
*Planters have been added between patios, with evergreen shrubs for year-round colour and privacy.*
3. Provide more planting buffer between private patios and public areas ie: bike rack area, guest suite, amenity area, exit walkways;  
*Planters were added to provide a soft visual buffer between private and public spaces in the locations requested.*
4. Review trellis and screen detail to ensure patios are enclosed;  
*The trellis and screens have been joined to ensure privacy at patios.*
5. Coordinate soil and fall surfacing depths on slab with Landscape Architect and Engineer;  
*The fall surface has been revised to resilient tiles to allow for a taller parkade roof in the play area. Soil in planters will meet British Columbia Society of Landscape Architects standards for on-slab conditions.*

6. Review installation detail of step posts and play equipment over slab;  
*Play equipment has been revised to suit the slab conditions.*
7. Consider continuing semi-public walkway around East side of building to ensure onsite access to amenity from southern ground floor units;  
*This has been implemented.*
8. Consider reviewing landscape design to provide Tier 3 stormwater management;  
*Stormwater will be directed to tanks or will be infiltrated at the surface.*
9. Provide softening of first floor North elevation through architectural features, landscaping and programming (reduction of exposed concrete, adding raised planting beds or landscape features).  
*Additional planters have been added on the patios to add softness to the north elevation.*

#### Architectural Comments:

1. Consider simplification of the architectural language through architectural features, materials and colours;  
*We replaced the dark blue colour with the architectural concrete panel and simplified the balcony edges in typical front balconies.*
2. Consideration for sustainable features beyond code minimums;  
*The current BC Building Code calls for Step 1 energy level in multi-family buildings. We are proposing Step 2 energy for the proposed development.*
3. Provide softening of first floor North elevation through architectural features, landscaping and programming (reduction of exposed concrete, adding raised planting beds or landscape features);  
*We provided a landscape strip along the big wall at the north-west corner and provided a new glazing in the wall to have a smaller solid wall face.*
4. Consider emphasis on tower entry features to clearly delineate activity;  
*We removed the entry arbour and replaced it with a modern steel canopy.*
5. Planning Department to confirm that the Public Art component is substantiated through regulations and is located within the public realm;  
*We replaced the proposed Spawning Salmon with a 10 ft. high, stained Totem pole. The location of the pole is near the public realm and the building entry.*
6. Review and confirm material consistency through colours and use ie.: trellis and wood features.  
*We replaced the wood privacy screens with pre-finished aluminum privacy screen to match the arbours.*

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



## 5. Environmental Implications:

Green building techniques have been incorporated into the development, as required by the Town Centre Development Permit Area Guidelines, as described below.

### *Building Setbacks, Form, Mass, and Height:*

The proposed development will have concrete planters and trellises on the third storey. Roof decks are provided for the penthouse suites. Trellises are proposed for the west and south ground patio entries and over the main entry walkway. The development steps back at the third and eleventh storeys to reduce the wind tunnel effect and over-shadowing.

### *Building Facades, Materials, and Colour:*

Large balconies are provided for exterior shading. High life-cycle materials will be used for the proposed development with most of the building material purchased from local suppliers, aside from the cladding. LED light fixtures are proposed throughout the project, and the proposed fixtures will provide a downcast light to minimize light pollution. All exterior wall studs and cladding substructure and fasteners will have a zinc coat for longer life-cycle, and all materials are UV rated.

### *Building Site Considerations:*

Hard landscape materials include poured-in-place concrete retaining and planter walls, commercial-grade concrete slab pavers, and aluminum metal fencing. Furnishings are commercial-grade and durable. The site will gather surface water into detention tanks and use the rainwater for the irrigation system. The site is designed with a high level of shrub and tree planting to create an attractive, functional, and practical garden-style landscape. There are 55 trees proposed onsite, with four street trees. The proposed plants are climate-appropriate, functional and practical, and do not require high maintenance techniques or extensive watering for survival. A variety of flowering and fruit-producing native and non-native plants have been selected to support habitat.

Short-term bicycle parking is provided at the entry and to the side of the building, and long-term bicycle parking is provided in secured bike storage lockers in the underground parking area, with a direct sight-line from the elevator area.

This development is proposing to use permeable pavers, an irrigation cistern, and detention tank to be incorporated into the Stormwater Management Plan.

## 6. Citizen/Customer Implications:

A Development Information Meeting (DIM) was not required, as the subject property was already zoned RM-6 (Regional Town Centre High Density Apartment Residential).

## 7. Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$200,425.85, the security will be \$200,425.85.

## CONCLUSION:

As the development proposal complies with the *Town Centre – Downtown East Precinct* Multi-Family Development Permit Area Guidelines of the OCP for form and character, it is recommended that 2018-319-DP be given favourable consideration.

"Original signed by Michelle Baski"

---

**Prepared by: Michelle Baski, ASCT, MA**  
**Planner 2**

"Original signed by Chuck Goddard"

---

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

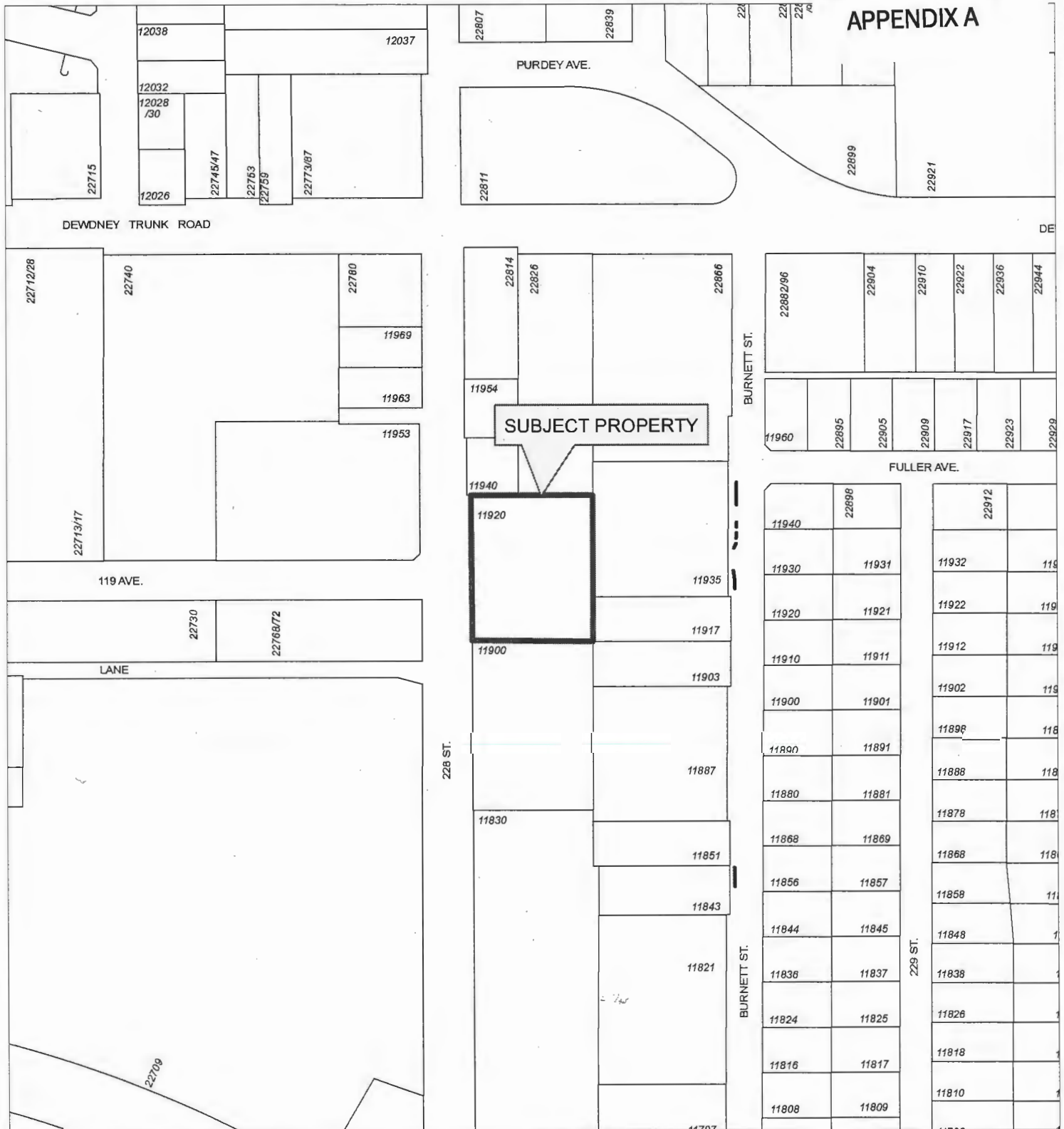
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**Concurrence: Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Architectural Plans and Elevations
- Appendix D – Landscape Plans

# APPENDIX A



SUBJECT PROPERTY

11920 228 STREET

PID: 016-552-148

PLANNING DEPARTMENT

MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-319-VP

DATE: Jun 28, 2019

BY: PC



## Legend

--- Ditch Centreline

Scale: 1:2,500

11920 228 STREET  
PID: 016-552-148

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

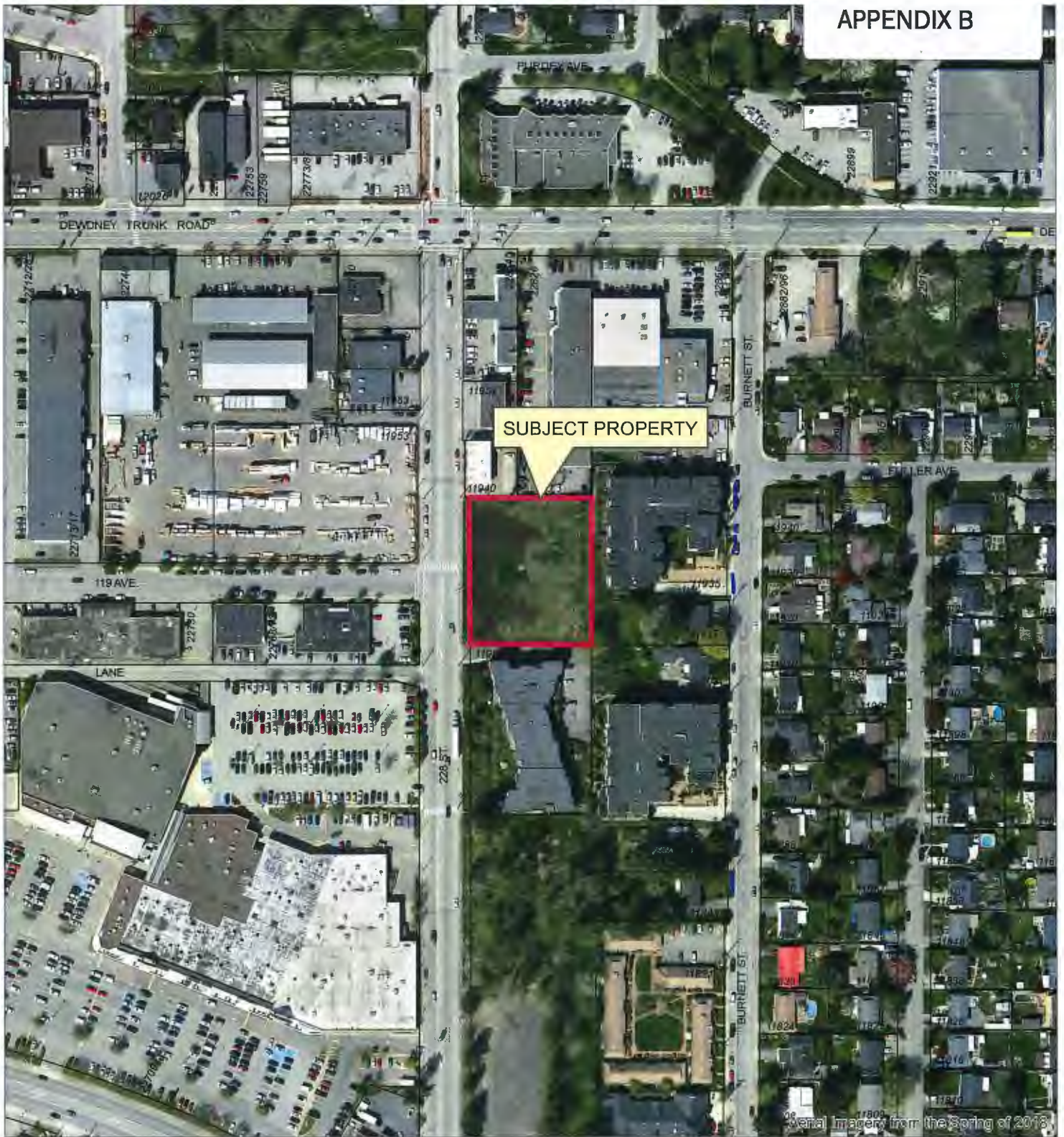
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FILE: 2018-319-VP  
DATE: Jun 28, 2019

BY: PC



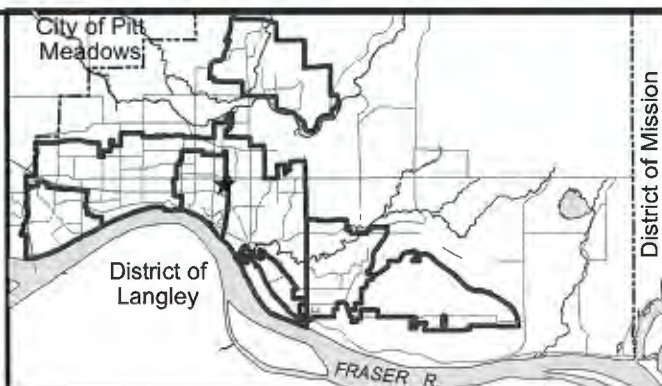
# APPENDIX B



Aerial Imagery from the Spring of 2018



Scale: 1:2,500



11920 228 STREET  
PID: 016-552-148

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

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

FILE: 2018-319-VP  
DATE: Jun 28, 2019

BY: PC







MATERIAL LEGEND		
ITEM	MATERIAL	FINISH / COLOUR
01	TRESPA PANEL, METEON- 10 mm	NAURALS, CRAFTED WHITE
02	TRESPA PANEL-METEON, 10 mm	TITANIUM SILVER
03	JAMES HARDIE, EXOTEO VERO, 10 mm	ARCHITECTURAL CONCRETE FINISH
04	CAST-IN-PLACE CONCRETE	PAINTED, GRAY
05	CAST-IN-PLACE CONCRETE	PAINTED, BENJAMIN MOORE,CLASSIC BURGUNDY, CH-182
07	ALUMINIUM WINDOW MULLION	DARK GRAY
08	DOUBLE GLAZED PANEL	CLEAR
09	GLASS GUARD C/W ALUMINIUM FRAME	ANODIZED GRAY, CLEAR GLASS
10	ALUMINIUM SCREEN	ANODIZED GRAY
11	PREFINISHED ALUMINIUM REVEILE	ANODIZED, MATCH COLOURTO PANEL

*Inspired Architecture*

315-228 STREET, SUITE 101 VANCOUVER, BC  
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PROJECT

**228th STREET RESIDENTIAL TOWER**

11820 228th STREET MAPLE RIDGE, BC

DRAWING TITLE

**ELEVATIONS-WEST**

DRAWING ISSUE

**ISSUED FOR DEVELOPMENT PERMIT AS PER ADP COMMENTS**

PROJECT NO. 17181

DATE: DECEMBER 16, 2019

SCALE: 1:100

DRAWN: MGH

REVIEWED: AF

DESIGNED: AF

**A0401**

**6**

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PROJECT
228th STREET RESIDENTIAL TOWER
11920 228th STREET MAPLE RIDGE, BC
DRAWING TITLE

ISSUED FOR DEVELOPMENT  
PERMIT AS PER ADP  
COMMENTS

PROJECT NO.	DATE	DRAWN	Author
17181	DECEMBER 16, 2019		
	SCALE	REVIEWED	Checker
	1 : 100		
DRAWING NO.	A0402		REVISION
			6



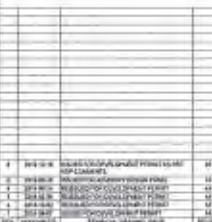


*Inspired:*  
**Architecture**

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THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY  
DIMENSIONS AND DATA NOTED HEREIN PLANS, ELEVATIONS, SECTIONS AND  
SCHEDULES WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR  
REPORTING ANY DISCREPANCY TO INSPIRED ARCHITECTURE FOR  
ADJUSTMENT.

228th STREET RESIDENTIAL  
TOWER

11920 228th STREET MAPLE RIDGE, BC

ELEVATIONS-SOUTH

ISSUED FOR DEVELOPMENT  
PERMIT AS PER ADP  
COMMENTS

PROJECT#	64130	DATE	12/16/2018
STORY	2002	1 - 100	FINISHED

A0403

6





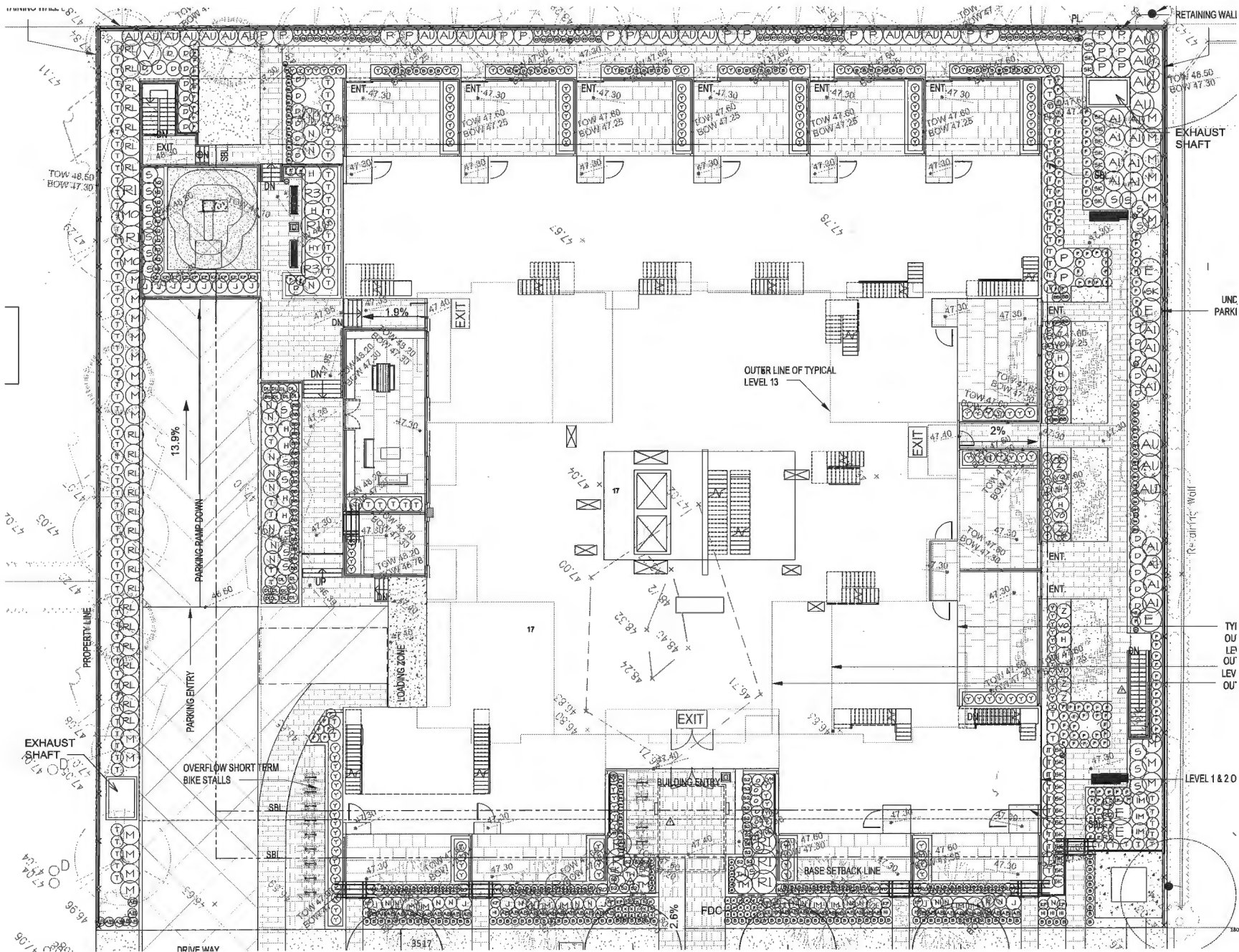


PLANT SCHEDULE			OTHER		PLANT JOB NUMBER		14:00
REF	KEY	ITEM/COMMON NAME	COMMON NAME		IN QUANTITY	REMARKS	
GROUP							
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08	8	RED CEDAR, TALL, THICKENED	BALANCE, BARK, THICKENED		REFIT, MEANS		
09	8	PENICILLIN, TALL, THICKENED	WINDY, THICKENED, THICKENED		REFIT, MEANS		
VINE							
10	7	CLIMBING VINE	CLIMBING VINE		REFIT, MEANS		
11	7	CLIMBING VINE	CLIMBING VINE		REFIT, MEANS		
FERN/SHRUB							
12	7	HEMLOCK, TALL, THICKENED	HEMLOCK, TALL, THICKENED		REFIT, MEANS		
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NOTES: \* PLANT SPECIES IN THIS LIST ARE PLANTED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZE SPECIFIED ARE FOR EACH STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. \*\* REFER TO SPECIFICATION FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVEAL MUST BE PLANT MATERIAL AVAILABLE FOR ORIGINAL REVIEW BY BC LANDSCAPE ARCHITECT AT THE TIME OF THE SEARCH AND REVEAL. \* PLANT MATERIAL MUST BE PROVIDED TO THE PROJECT SITE WITHIN THE SPECIFIED TIME FRAME. \* PLANT MATERIAL MUST BE PROVIDED PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNPROCESSED SUBSTITUTIONS WILL BE REJECTED. ALLOW AN MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR INQUIRY TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DETERMINATION OF CONDITIONS OF PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE MARIJUANA.

APPENDIX D





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LANDSCAPE  
ARCHITECTS

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

SCALE:

1	20/04/21	ENTRY, STAIRS, AND REVISION	BA
2	20/04/21	NO. PLANTING, ENTRY	BA
3	20/04/21	REVISIONS TO ENTRY	BA
4	20/04/21	PLANT AND FUEL PLANT MATERIALS	BA
5	20/04/21	PLANT AND FUEL PLANT MATERIALS	BA
6	20/04/21	PLANT AND FUEL PLANT MATERIALS	BA
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8	20/04/21	PLANT AND FUEL PLANT MATERIALS	BA
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19	20/04/21	PLANT AND FUEL PLANT MATERIALS	BA
20	20/04/21	PLANT AND FUEL PLANT MATERIALS	BA

CLIENT:

TYI  
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LE  
OU  
LEV  
OU

PROJECT:

**RESIDENTIAL TOWER**

11920 228TH STREET  
MAPLE RIDGE, BC

LEVEL 1 & 2

DRAWING TITLE:

**SHRUB PLAN**

DATE: 18 JUL 20

SCALE: 1:100

DRAWN:

DESIGN:

CHECKED:

PCB

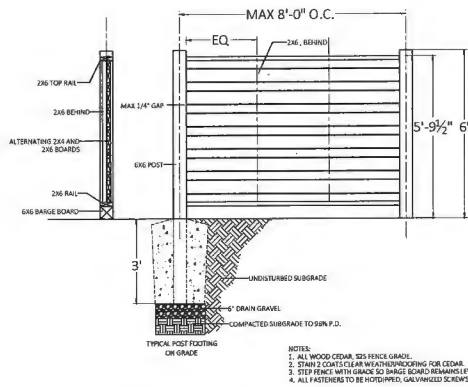
PMG PROJECT NUMBER:

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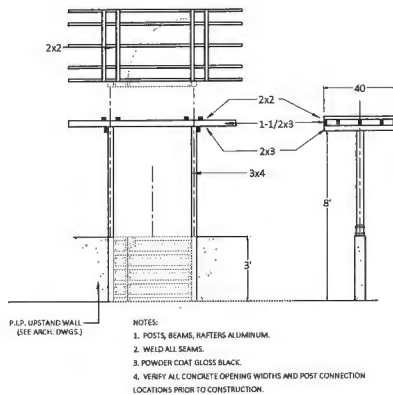
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OF 5

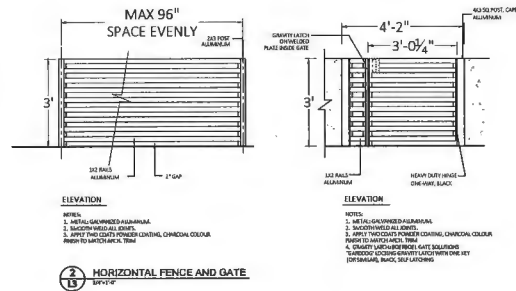
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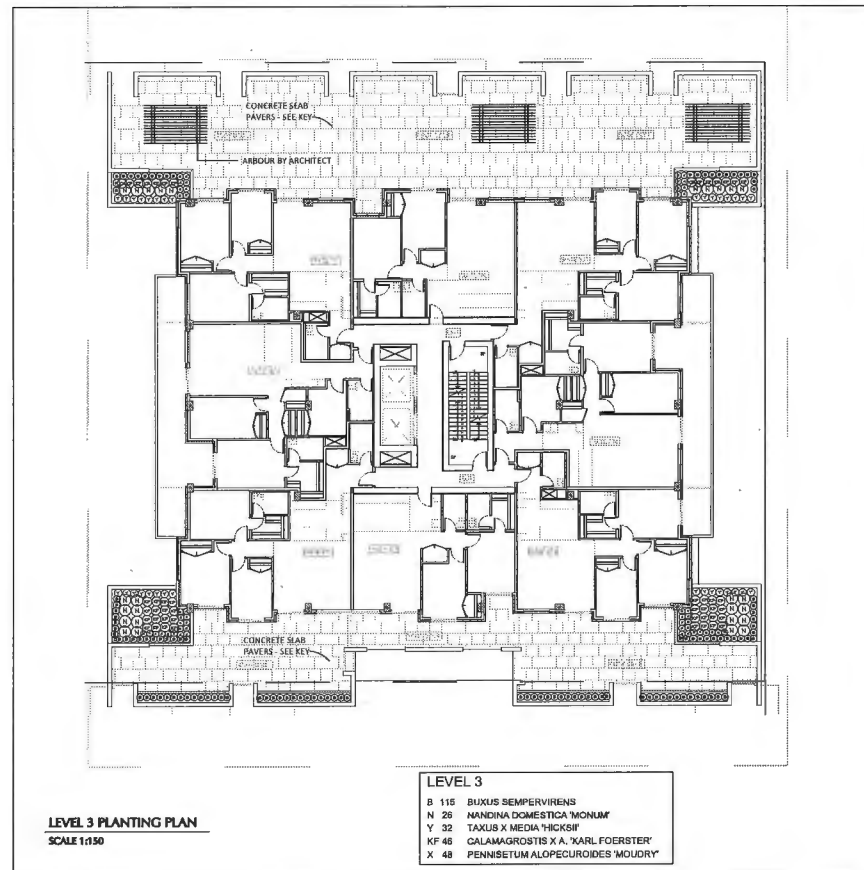
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**L3**  
**HORIZONTAL PERIMETER FENCE**  
12'-0" x 7'-0"



**3**  
**L3**  
**SINGLE METAL ARBOUR**  
8'-0" x 4'-0"



**2**  
**L3**  
**HORIZONTAL FENCE AND GATE**  
8'-0" x 7'-0"



**LEVEL 3 PLANTING PLAN**  
SCALE 1:150

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**LANDSCAPE**  
**ARCHITECTS**  
Suite C100 - 4185 58th Street  
Burnaby, British Columbia, V5C 6B8  
p: 604 294-0011 f: 604 294-0022

REVISIONS:

NO.	DATE	REVISION DESCRIPTION	DR.
1	18 JUL 20	REVISED PER CITY COMMENTS	BS
2	18 JUL 20	REVISED PER CITY COMMENTS	BS
3	18 JUL 20	REVISED PER CITY COMMENTS	BS

CLIENT:

PROJECT:

**RESIDENTIAL TOWER**

11920 228TH STREET  
MAPLE RIDGE, BC

DRAWING TITLE:  
**LANDSCAPE DETAILS**  
**LEVEL 3 SHRUB PLAN**

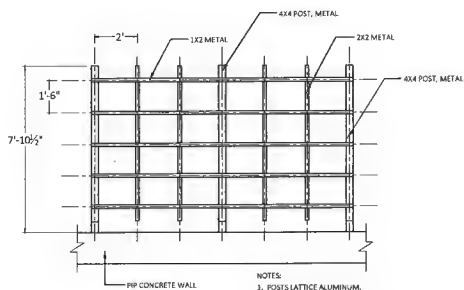
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SCALE: VARIES  
DRAWN: BS  
DESIGN: BS  
CHECK: PCM

**L3**

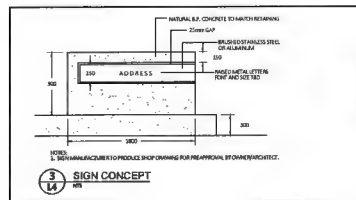
OF 5

PMG PROJECT NUMBER: 18-050

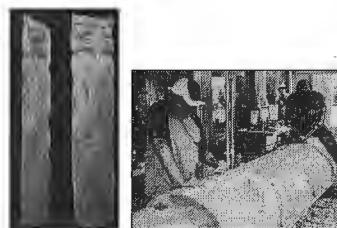
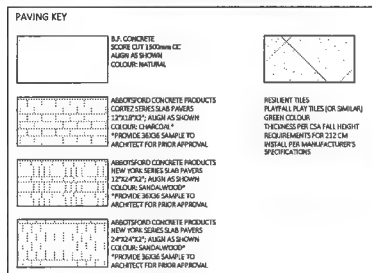
18050-6-27



**1**  
**L4**  
**METAL LATTICE**  
8\"/>



**3**  
**L4**  
**SIGN CONCEPT**  
8\"/>



**PUBLIC ART CONCEPT IMAGE: TOTEM POLE**

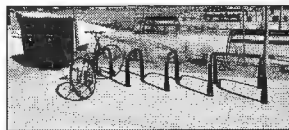
## PLANT IMAGES



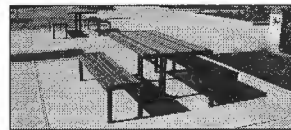
## CONCEPT IMAGES



**BENCH: MAGLIN M4200-W-A**  
POWDERCOAT BLACK ALUMINUM  
PE WOOD, STAINED  
SURFACE MOUNT TO PREPARED CONCRETE SLAB



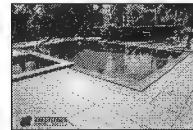
**BIKE RACK: MAGLIN S300**  
POWDERCOAT BLACK ALUMINUM  
SURFACE MOUNT TO PREPARED CONCRETE SLAB



**PICNIC TABLE: MAGLIN M41720**  
POWDERCOAT BLACK ALUMINUM  
PE WOOD, STAINED  
SURFACE MOUNT TO PREPARED CONCRETE SLAB



**SLIDING TOILET TOWER (MISC 5413)**  
INSTALLED ON HOUSEKEEPING SLAB  
WITH SAFETY SURFACE TO CSA STANDARDS



**ARISTONAT PAVES: COVER GREY**  
PATTERN VARIES, T80



**STREET LIGHT: MAGLIN M4200-W-A**  
POWDERCOAT BLACK ALUMINUM  
TO BE PRE-APPROVED BY ELECT. ENG.



**PEDESTRIAN STREET LIGHT: LUGMAN ANDERSON 1**  
POWDERCOAT BLACK ALUMINUM  
TO BE PRE-APPROVED BY MAPLE RIDGE ENGINEERING DEPT.

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**LANDSCAPE**  
**ARCHITECTS**  
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Burnaby, British Columbia, V5C 6G8  
p: 604 294-0011 ; f: 604 294-0022

BEAL:

3	19.03.17	PMG AND PUBLIC PLANNING AREA	80
2	19.03.17	REV. PER CITY COMMENTS	80
1	19.03.17	REV. PER CITY COMMENTS	80
1	19.03.17	REVISED PER CITY COMMENTS	80

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**RESIDENTIAL TOWER**

**11920 228TH STREET**  
**MAPLE RIDGE, BC**

DRAWING TITLE:  
**LANDSCAPE CONCEPT**  
**DETAILS**

DATE: 18.JUL.23 DRAWING NUMBER:  
SCALE: VARIES  
DRAWN: BJ  
DESIGN: BJ  
CHECKED: PCM

**L4**

OF 5

18050-6-2P PMG PROJECT NUMBER: 18-050



**mapleridge.ca**

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer

**MEETING DATE:** May 5, 2020  
**FILE NO:** 2019-065-DP  
**MEETING:** C o W

**SUBJECT:** Development Permit  
20390 Dewdney Trunk Road

---

### EXECUTIVE SUMMARY:

A Commercial Development Permit application has been submitted for the subject property located at 20390 Dewdney Trunk Road, to allow for renovations on the existing McDonald's restaurant to upgrade to their new corporate image. The subject property is zoned CS-1 (Service Commercial), which allows for restaurant and drive-through use. The proposed renovations have already been completed at other McDonald's restaurant locations in Canada, including the location on Lougheed Highway that was the subject of a separate Development Permit application 2019-011-DP for similar revisions and that was approved by Council in October 2019.

After initial review by the Advisory Design Panel of both applications in the same meeting, the applicant made revisions to the architectural plans of the subject application, and resubmitted new plans to be reviewed. The panel supports the revised subject application as presented.

### RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-065-DP respecting property located at 20390 Dewdney Trunk Road.

### DISCUSSION:

#### a) Background Context:

Applicant:	Lovick Scott Architects Ltd. Andrea Scott
Owner:	McDonald's Restaurants of Canada Ltd
Legal Description:	Lot B, District Lot 222, New Westminster District Plan LMP34007
OCP :	
Existing:	Commercial
Proposed:	Commercial
Zoning:	
Existing:	CS-1 (Service Commercial)
Proposed:	CS-1 (Service Commercial)
Surrounding Uses	
North:	Use: Church
	Zone: P-4 (Place of Worship Institutional)
	Designation Institutional

**1105**

South:	Use:	Commercial
	Zone:	C-2 (Community Commercial)
	Designation:	Commercial
East:	Use:	Commercial
	Zone:	C-2 (Community Commercial)
	Designation:	Commercial
West:	Use:	Commercial
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial
Existing Use of Property:		Restaurant with drive-through
Proposed Use of Property:		Restaurant with drive-through
Site Area:		2000 m2 (0.5 acre)
Access:		Dewdney Trunk Road
Servicing:		Urban

#### **b) Project Description:**

A Commercial Development Permit application was submitted for the subject property, located at 20390 Dewdney Trunk Road, to allow for internal and external renovations on the existing McDonald's location, and upgrade to the new corporate image (see Appendices A, B, and C). The property is zoned CS-1 (Service Commercial), allowing for the restaurant and drive-through use.

The renovations and upgrades were triggered through a marketing campaign by McDonald's headquarters to update their restaurant's image.

#### **c) Planning Analysis:**

##### **Official Community Plan (OCP)**

This restaurant is located on the north side of Westgate Shopping Centre, bounded by Dewdney Trunk Road and 203 Street. The current application will revitalize the commercial area with a new corporate façade upgrade that will reflect McDonald's new corporate image. This is reflective of a recent trend of other "fast food" restaurants in the area, such as Burger King for example on the other side of Westgate Shopping Centre and across Lougheed Highway to the south.

##### **Development Permits**

The OCP for Maple Ridge designates the following as Development Permit Area:

1. Commercial Development Permit pursuant to Section 919.1(1)(f) of the *Local Government Act* for the form and character of lands designated Commercial on Schedule B of the Official Community Plan or for lands designated Commercial in an Area Plan;



Applications for Commercial Development Permits are assessed against the following key guideline concepts:

1. Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.

*The application seeks the modernization of the existing building and therefore, should not negatively affect any other nearby commercial buildings. The traffic, noise and lighting generated after the renovations should not exceed the current levels.*

2. Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.

*Through the original development permit the drive-thru area was established, together with landscaping.*

3. Promote sustainable development with multimodal transportation circulation, and low impact building design.

*The building design is being upgraded to national marketing standards, established through the restaurant's headquarters. The proposed renovations are compatible with the commercial area and uses nearby.*

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

*The subject property is adjacent to mostly commercial properties, except to the north, which is a religious assembly use in nature. The subject property is separated from several single-family homes to the northeast by Dewdney Trunk Road, a major corridor.*

5. The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.

*The subject architectural style upgrade is considered appropriate form and character for the established commercial business and is consistent with the upgrade to the other McDonald's restaurant location in Maple Ridge.*

## **Zoning**

The property is zoned CS-1 (Service Commercial), which allows for restaurant and drive-through use. The subject zone is consistent with the existing use.

The following staff comments were provided to the applicant, and are shared with Council;

- If additional facilities such as expansion of washrooms are being proposed, the applicant will need to contact our Engineering Department to discuss the capacity of the existing water, sanitary and drainage systems, to handle increase.

- Any signs will ultimately need to conform with the requirements of the Sign Bylaw for the CS-1 (Service Commercial) zone, but the submitted is sufficient for this Commercial Development Permit application.

**d) Advisory Design Panel:**

Firstly, on September 18, 2019, the Advisory Design Panel discussed both the subject application 2019-065-DP and the other application 2019-011-DP for the Loughheed Highway location. In response to that ADP resolution, the Architect provided the following responses related to the subject application below:

*"Landscape Comments:*

- *Ensure existing vegetation is retained and protected; Yes*
- *Ensure pedestrian safety with pedestrian oriented circulation from East side of building to West side of building along North elevation; Yes sidewalk added on North side*
- *Consider adding bollards on North elevation for vehicular protection; Yes*
- *Consider providing additional exterior bike racks for clients and staff. Yes, 3 additional bike racks adjacent on 3 existing bike racks located West side of the building*

*Note we also added a new sidewalk between parking stalls (North side) connecting the existing City sidewalk to the main entry. "*

After this initial response, the applicant made revisions to the architectural plans for the subject location. The architect provided a written explanation of the proposed new changes and the revised application was brought before the panel a second time in March 2020. Staff requested that ADP provide comments on the changes to the design of the proposed renovations, as well as the responses to the initial comments that ADP provided at their previous meeting of September 18, 2019.

At the meeting of March 18, 2020, ADP members moved that the application be brought before Council for approval.

## CONCLUSION:

The subject application is in compliance with both the Commercial Development Permit Guidelines, and therefore it is recommended the Corporate Officer be authorized to sign and seal 2019-065-DP respecting property located at 20390 Dewdney Trunk Road.

"Original signed by Mark McMullen" for

---

*Prepared by:* **Therese Melser**  
**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**

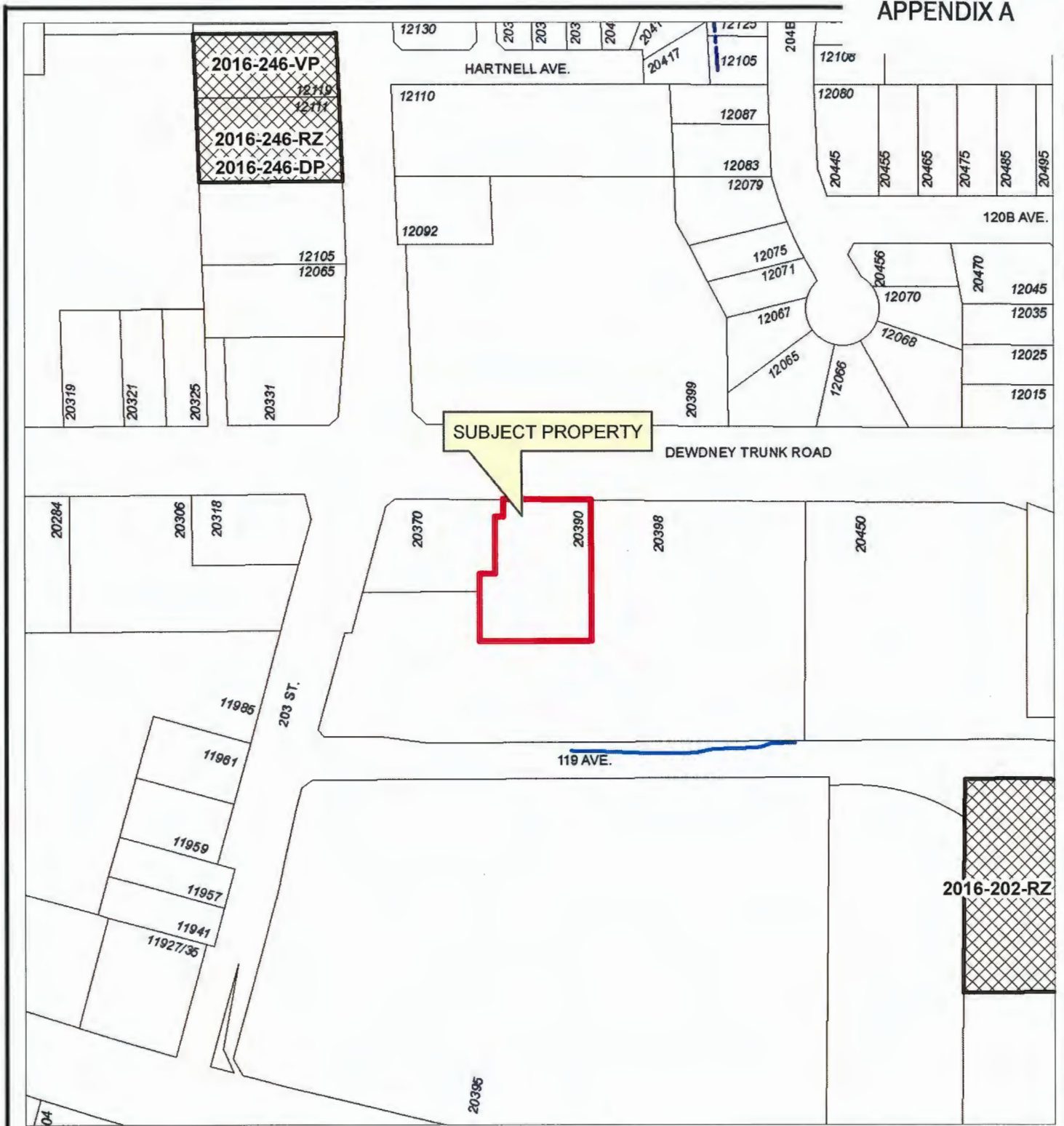
"Original signed by Al Horsman"

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

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Site Plan  
Appendix D – Elevations



Scale: 1:2,000

### Legend

-  Stream
-  Ditch Centreline
-  Active Applications (RZ/SD/DP/VP)

20390 Dewdney Trunk  
PID 023-816-406

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

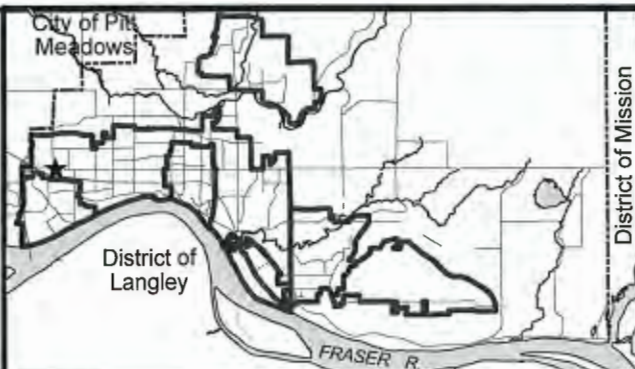
FILE: 2019-065-DP  
DATE: Feb 22, 2019

BY: MC





Scale: 1:2,000



20390 Dewdney Trunk  
PID 023-816-406

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-065-DP  
DATE: Feb 22, 2019

BY: MC







1 PROPOSED WEST ELEVATION  
A2.4 / SCALE: NTS



2 PROPOSED SOUTH ELEVATION  
A2.4 / SCALE: NTS



3 PROPOSED NORTH ELEVATION  
A2.4 / SCALE: NTS



4 PROPOSED EAST ELEVATION  
A2.4 / SCALE: NTS

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DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]  
McDonald's - Dewdney & 203rd  
20390 Dewdney Trunk Road,  
Maple Ridge, BC

COLOURED ELEVATIONS	
PROJECT NUMBER	DRAWING NUMBER
18-056	A2.4
DATE	DATE OF NEXT REVISION
NOT TO SCALE	23000
DATE	REVISION
JANUARY 2014	FEBRUARY 2020

APPENDIX D

Dewdney & 203rd - 18-056





DATE	DESCRIPTION	BY	DATE
2019-01-15	Initial Design	LSA	2019-01-15
2019-01-15	Revised Design	LSA	2019-01-15
2019-01-15	Final Design	LSA	2019-01-15

DATE	DESCRIPTION	BY	DATE
2019-01-15	Initial Design	LSA	2019-01-15
2019-01-15	Revised Design	LSA	2019-01-15
2019-01-15	Final Design	LSA	2019-01-15

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CONSTRUCTION SHALL VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS SHALL NOT BE EXCEEDED.



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MEMBER OF THE AIBC, AIA, SAA, MAA

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McDonald's - Dewdney & 203rd  
20340 Dewdney Trunk Road,  
Maple Ridge, BC

PROJECT NUMBER	DRAWING NUMBER
18-056	A2.5
SCALE	DATE
NOT TO SCALE	JANUARY 2019
DATE	REVISION
JANUARY 2019	FEBRUARY 2020

Dewdney & 203rd - 18-056



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## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden      **MEETING DATE:** May 5, 2020  
and Members of Council      **FILE NO:** 05-1970-10  
**FROM:** Chief Administrative Officer      **MEETING:** Committee of the Whole  
**SUBJECT:** 2020 Tax Rate Bylaws – Albion and Maple Ridge Road 13 Dyking Districts

---

### EXECUTIVE SUMMARY:

The City must by bylaw establish a tax rate bylaw for the Albion and Maple Ridge Road 13 Dyking Districts to impose rates for the payment of dyke improvements, maintenance and related costs.

### RECOMMENDATIONS:

That Albion Dyking District Tax Rates Bylaw 7643-2020 be given first, second, and third readings; and

That Road 13 Dyking District Tax Rates Bylaw 7644-2020 be given first, second and third readings

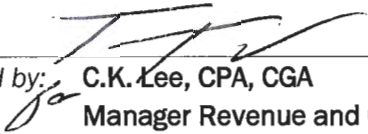
### DISCUSSION:


The City of Maple Ridge acts as Receiver for the Albion Dyking District and on behalf of the Trustees for Maple Ridge Road 13 Dyking District. As such, the City establishes tax rate bylaws each year for both districts to impose rates for the payment of dyke improvements, maintenance, equipment repair and related costs. The proposed rates will levy \$290,000 and \$167,000 from the Albion and Road 13 districts respectively. Both are 3.86% increases from last year, which are in line with the 2020 general property tax increase.

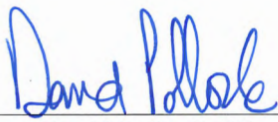


**CONCLUSION:**

These bylaws set the 2020 rates to pay for dyke improvements and maintenance in the Albion Dyking District and the Maple Ridge Road 13 Dyking District.

  
Prepared by: **C.K. Lee, CPA, CGA**  
**Manager Revenue and Collections**

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

  
Reviewed by: **David Pollock, PEng.**  
**General Manager Engineering Services**

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

**CITY OF MAPLE RIDGE**

**BYLAW NO.7643-2020**

A bylaw to impose rates for the payment of dyke maintenance costs in Albion Dyking District

---

**WHEREAS**, the Council of the City of Maple Ridge, acting as Receiver for the Albion Dyking District, must by bylaw establish a tax rate bylaw for the Albion Dyking District to impose rates for the payment of dyke maintenance, improvements, equipment repair and related costs;

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

1. This Bylaw may be cited for all purposes as Maple Ridge "2020 Albion Dyking District Tax Rates Bylaw No. 7643-2020".
2. The following rates are hereby imposed and levied for those lands within the boundaries of Albion Dyking District:
  - (a) a rate of \$1.4957 per \$1,000 of assessment of land and improvements in all categories.
3. If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

**READ** a first time the \_\_\_\_ day of \_\_\_\_, 2020.

**READ** a second time the \_\_\_\_ day of \_\_\_\_, 2020.

**READ** a third time the \_\_\_\_ day of \_\_\_\_, 2020.

**ADOPTED**, the \_\_\_\_ day of \_\_\_\_, 2020.

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7644-2020**

A bylaw to impose rates for the payment of dyke maintenance costs in Maple Ridge Road 13 Dyking District

---

WHEREAS, the Council of the City of Maple Ridge, acting on behalf of the Trustees for Maple Ridge Road 13 Dyking District, must establish a tax rate bylaw for the Road 13 Dyking District, to impose rates for the payment of dyke maintenance, improvements, equipment repair and related costs;

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

1. This Bylaw may be cited for all purposes as Maple Ridge "2020 Road 13 Dyking District Tax Rates Bylaw No. 7644-2020."
2. The following rates are hereby imposed and levied for those lands within the boundaries of Maple Ridge Road 13 Dyking District:

For purposes of dyke maintenance and improvements and equipment repair and maintenance:

- (a) a rate of \$0.3189 per \$1,000 of assessment of land and improvements in all categories
  - (b) a rate of \$12.00 per acre of land with a minimum charge of \$5.00.
3. If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

**READ** a first time the \_\_\_\_ day of \_\_\_\_, 2020.

**READ** a second time the \_\_\_\_ day of \_\_\_\_, 2020.

**READ** a third time the \_\_\_\_ day of \_\_\_\_, 2020.

**ADOPTED**, the \_\_\_\_ day of \_\_\_\_, 2020.

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**