City of Maple Ridge

SPECIAL COUNCIL MEETING AGENDA
August 7, 2018
6:00 p.m.
Council Chamber

MEETING DECORUM

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

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

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

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100 *CALL TO ORDER*

200 *APPROVAL OF THE AGENDA*

300 *UNFINISHED BUSINESS*

Note: Items 301 to 305 were deferred at the July 24, 2018 Council Meeting

301 **2015-297-DVP, 23025, 23054, 23060 and 23075 Lougheed Highway**

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2015-297-DVP to relax the setback along a cul-de-sac to permit construction of an approximately 125 unit townhouse complex.

302 **2015-297-DP, 23025, 23054, 23060 and 23075 Lougheed Highway**

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2015-297-DP to permit 125 townhouse units in phase 1 of a multi-phased development.

303 **2016-105-DVP, 13245 236 Street**

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-105-DVP to reduce minimum front, rear, interior and exterior yard setbacks for specified blocks, increase maximum building height for specified blocks, reduce the minimum required Useable Open Space minimum dimension for specified blocks and increase the maximum retaining wall height to permit a townhouse development consisting of 31 units

304 **2016-105-DP, 13245 236 Street, Wildfire Development Permit**

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-105-DP to fulfill requirements of the Wildfire Development Permit Area guidelines.

305 **2016-004-DP, 13245 236 Street**

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-004-DP to permit a 31 unit townhouse development consisting of seven buildings, under the RM-1 (Townhouse Residential) zone.

400 ***ADJOURNMENT***

*Checked by:*_____
Date: _____

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	July 24, 2018
		FILE NO:	2015-297-DVP
FROM:	Chief Administrative Officer	**MEETING:**	Council

SUBJECT: **Development Variance Permit**
23025, 23054, 23060 and 23075 Lougheed Highway

EXECUTIVE SUMMARY:

Development Variance Permit application (2015-297-DVP) has been received in conjunction with a application for the properties at 23025, 23054, 23060 and 23075 Lougheed Highway (Appendix A and B) to construct an approximately 125 unit townhouse complex. The requested variance is to relax the setback along the cul-de-sac from 7.5 metres to 6 metres to the front face of the units, with further reductions for the front covered porches and roof projections. The property is zoned RM-1 (Townhouse Residential) and a separate report is before Council to issue Development Permit 2015-297-DP in conjunction with OCP Section 8.7 Multi-Family Development Permit Area Guidelines.

It is recommended that Development Variance Permit 2015-297-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2015-297-DVP respecting property located at 23025, 23054, 23060 and 23075 Lougheed Highway.

DISCUSSION:

a) Background Context

Applicant:	Polygon Development 309 Ltd. (Craig Simms)
Legal Description:	Parcel "One" (Explanatory Plan 8328) of Parcel "J" (Reference Plan 3829) Except: Part on Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District; Parcel "L" (Reference Plan 3957) of Parcel "J" (Reference Plan 3829), Except: Firstly : Part on Statutory Right Of Way Plan 4834; Secondly: Part Lying South of Road Shown on Statutory Right Of Way Plan 4834; Thirdly : Part On Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District; Lot 31 District Lots 402 and 403 Group 1 New Westminster District Plan 61595; and Lot 32 District Lots 402 and 403 Group 1 New Westminster District Plan 61595
OCP :	
Existing:	Urban Residential and Conservation
Zoning:	
Existing:	RM-1 (Townhouse Residential)

Surrounding Uses		
North:	Use:	Park and School
	Zone:	CD-1-89 (Assembly, Civic, Park & School)
	Designation	Institutional
South:	Use:	Townhouse Site (Vacant)
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
East:	Use:	Commercial with Rental Apartments, Park and Townhouse Sites (vacant)
	Zone:	C-1(Neighbourhood Commercial), P-1 (School and Park) and RM-1 (Townhouse Residential)
	Designation:	Commercial and Urban Residential
West:	Use:	Residential and Conservation
	Zone:	R-2 (Urban Residential District) and RS-3 (One Family Rural Residential)
	Designation:	Urban Residential and Conservation
Existing Use of Property:		Vacant
Proposed Use of Property:		Residential
Site Area:		2.96 Ha. (7.3 Acres)
Access:		Cul-de-sac (Palarina Place)
Servicing:		Urban
Previous Applications:		2015-297-RZ

a) Project Description:

This proposal is for a 125 unit townhouse development, consisting of 25 buildings, ranging between two (2) and five (5) units in a building. There will be three (3) separate colour schemes to bring variety and create a better sense of place. It is part of a comprehensively planned community to be developed in a series of phases with pedestrian trails, a public plaza, parks, commercial use, single residential lots and a common recreational facility.

b) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for development. 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). The following is proposed:

1. Maple Ridge Zoning Bylaw No. 3510-1985, 602 RM-1 Townhouse Residential District Section 6. Siting a) - to vary the exterior side setback (to the cul-de-sac) for Building 3 and 4 from 7.5 metres to:
   - 6.19 metres to the closer front faces and 6.95 m to the further front faces;
   - 5.58 metres for the building overhangs;
   - 4.33 metres to the front balcony posts; and
   - 4.15 metres to the front balcony overhang.

   This will allow for a stronger pedestrian environment being created along the cul-de-sac and the public plaza developed as part of this phase at the corner of Lougheed Highway and the cul-de-

sac, the future commercial / apartment rental building and amenity facility both to be built across the street as part of future phases of this comprehensively planned development.

2. Maple Ridge Zoning Bylaw No. 3510-1985, 602 RM-1 Townhouse Residential District Section 6. Siting a) - to vary the front setback (to Lougheed Highway) for Buildings 25 from 7.5 metres to:
   - 4.72 metres to the closer front faces and 4.42 for its associated overhang; and
   - 5.67 metres to the further front faces and 5.37 for its associated overhang.

This is necessitated by environmental and geotechnical constraints shifting units in the area north closer to the Lougheed Highway to enhance environmental protection. Measures including thicker landscaping and triple glazing will be introduced to mitigate the noise impact from Lougheed Highway.

3. Maple Ridge Zoning Bylaw No. 3510-1985, 602 RM-1 Townhouse Residential District Section 6. Siting a) - to vary the front setback (to Lougheed Highway) for Buildings 26 from 7.5 metres to:
   - 5.04 metres to the closer front faces and 4.74 for its associated overhang; and
   - 6.00 metres to the further front faces and 5.70 for its associated overhang.

This is necessitated by environmental and geotechnical constraints shifting units in the area north closer to the Lougheed Highway to enhance environmental protection. Measures including thicker landscaping and triple glazed windows or a similar acoustic rated window on the bedroom that faces on to Lougheed will be introduced to mitigate the noise impact from Lougheed Highway.

4. Maple Ridge Zoning Bylaw No. 3510-1985, 602 RM-1 Townhouse Residential District Section 6. Siting a) - to vary the interior side setback to Unit 125 in Building 28 from 6.0 metres to:
   - 4.52 metres to the south lot line;
   - 4.00 metres to the closer face and 4.87 m to the further face to the south lot line;
   - 4.87 metres to the building overhangs to the south lot line;
   - 3.78 metres to the balcony posts to the south lot line; and
   - 3.42 metres to the balcony overhang to the south lot line.

This is necessitated by environmental and geotechnical constraints to accommodate one unit at the south end of this building containing five (5) townhouse units.

5. Maple Ridge Zoning Bylaw No. 3510-1985, 602 RM-1 Townhouse Residential District Section 8. Other Regulations d) - to vary the minimum required open space for 3 bedroom units from a minimum of 45 square metres to a minimum of not less than 28.2 square metres as specified for each lot in the table in Appendix C:

The bullets below summarize the proposed townhouse yard reductions. They propose to balance this by increasing the minimum requirement of 5% common open space required for the overall site by the amount reduced for the individual yards. This will allow a hillside area to be preserved as passive open space, an east-west pedestrian trail to give the general public from the residential area to the west (e.g. Telosky Avenue / Harrison Street area) access the new Central Park and commercial area as well as townhouse residents access their Clubhouse in the future phase and to develop the Public Plaza at the corner of Dewdney Trunk Road and the cul-de-sac for public use.

The yard breakdown is:

- 6.4% (8 yards) will exceed the minimum area;
- 39.2% (49 yards) will be between 80% – 99% of the minimum;
- 17.6% (22 yards) will be between 70% - 79% of the minimum; and
- 36.8% (46 yards) will be between 63% – 69% of the minimum.

The smallest yard will be 28.2 square metres or just over 300 square feet.

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 justified to support the future pedestrian environment along the cul-de-sac, accommodate environmental constraints on the northern part of the site and to create a higher level of public access to the open spaces associated with this development.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2015-297-DVP.

"Original signed by Adrian Kopystynski"

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

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

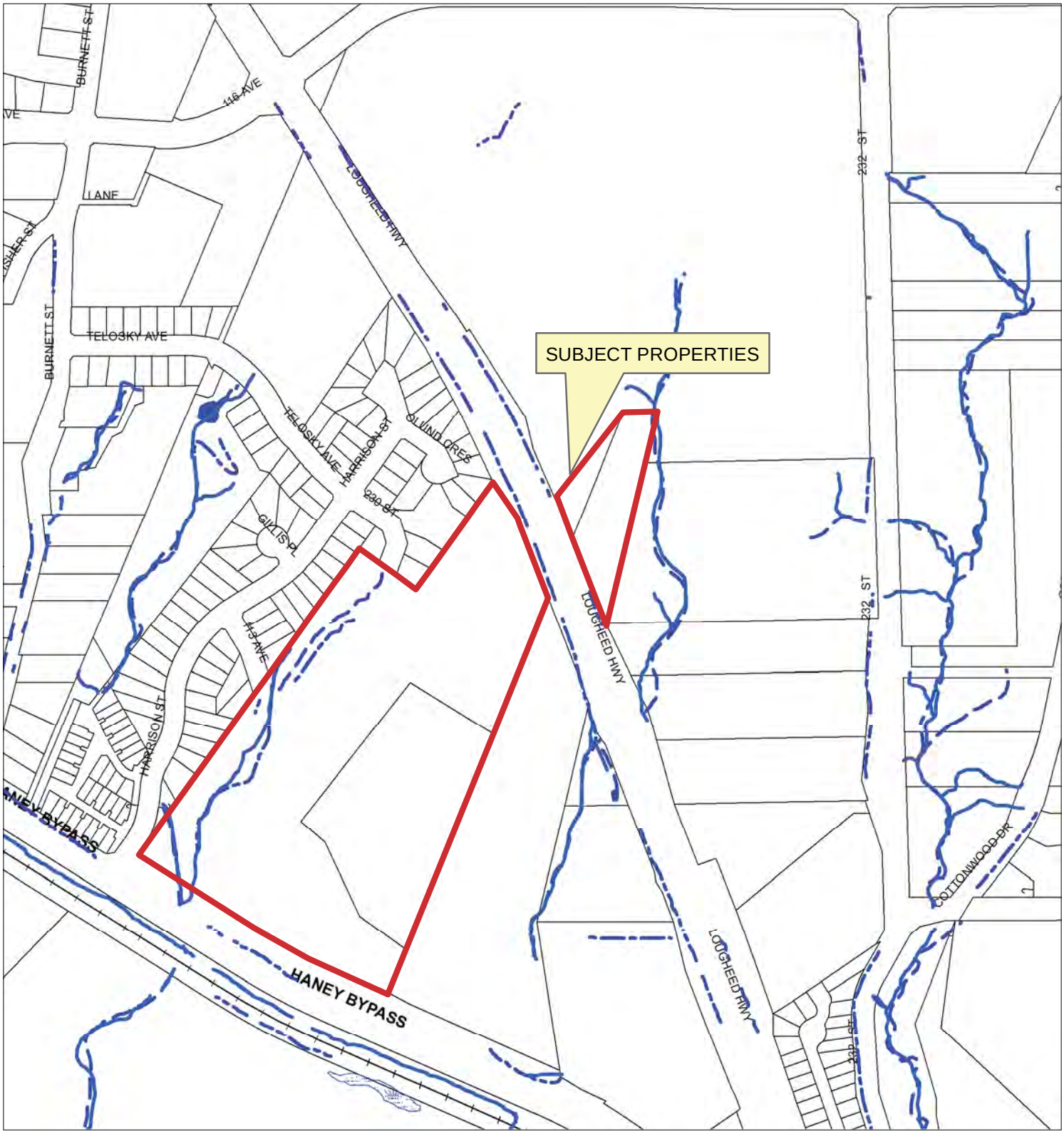
"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Key Plan and details about requested Variances

APPENDIX A



N

Scale: 1:4,700

Legend

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

23025/23054/23060/23075 LOUGHEED HWY

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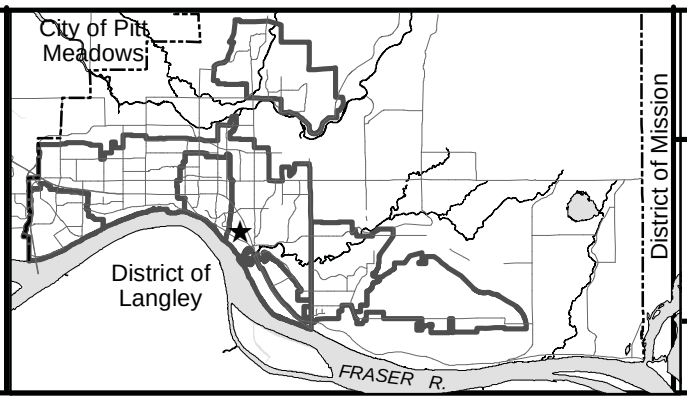
FILE: 2015-297
DATE: Jul 10, 2018 BY: LP

APPENDIX B

N

Scale: 1:4,700



23025/23054/23060/23075 LOUGHEED HWY

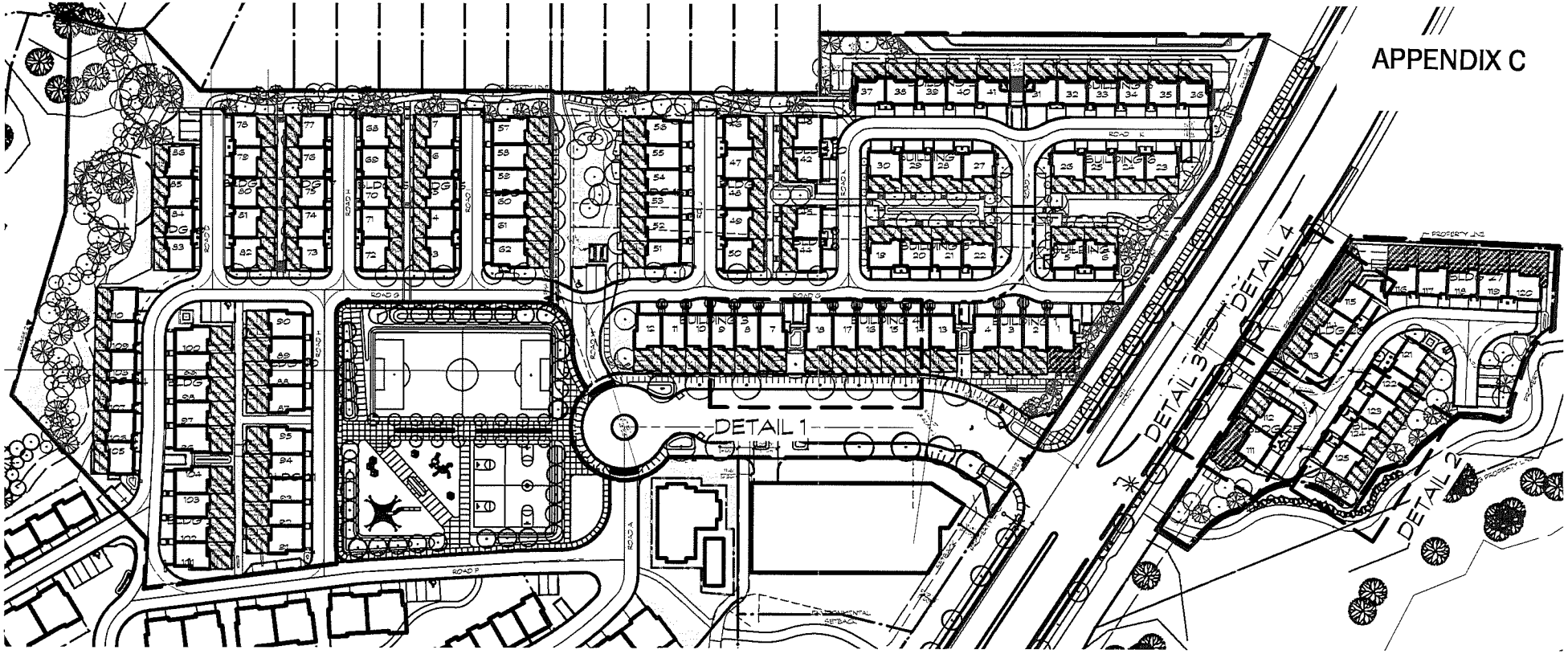
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2015-297
DATE: Jul 10, 2018

BY: LP

APPENDIX C



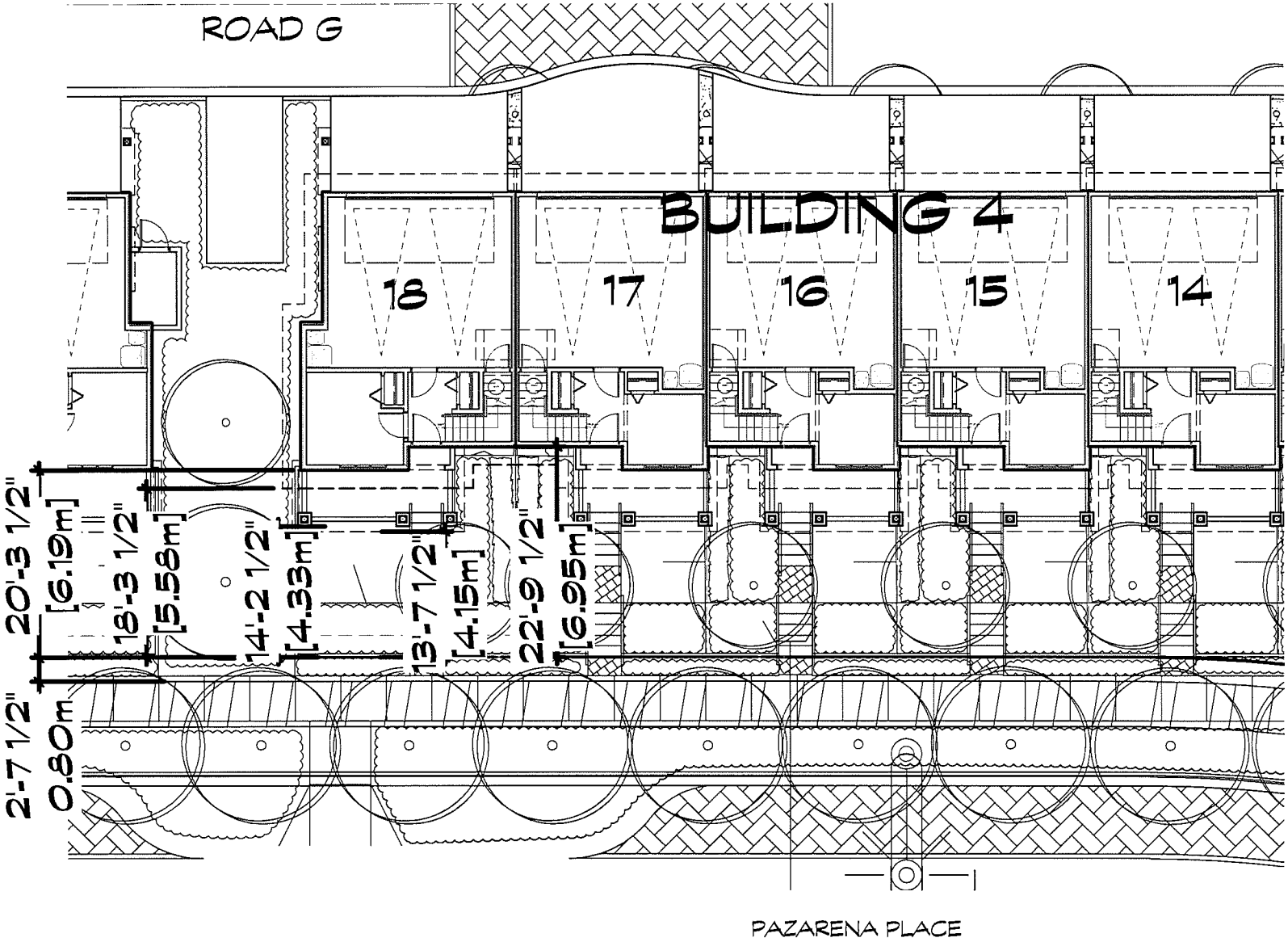
OUTDOOR AREAS - LOT B
Scale: 1:1500

PRIVATE REAR YARDS
YARDS RANGE FROM 304 sf (28.2 m2) TO 495 sf (45.98 m2) IN AREA
TOTAL AREA PROVIDED = 47,094.4 sf (4,375.2 m2) = 34.45 m2 / UNIT

PUBLIC OUTDOOR SPACE
TOTAL OUTDOOR SPACE WITHIN THE PROPERTY LINES EXCLUDING HOUSES, ROAD, STALLS, ETC.
PROVIDED = 31,708 sf (2,945.77 m2)

PROVIDED OUTDOOR + PROVIDED PRIVATE OUTDOOR = 78,802.5 sf (7,321 m2)
REQUIRED = 45 m2 / UNIT = 61,515.7 sf (5,715 m2)

NOTE: THE YARDS IDENTIFIED BY NOTED HATCH PATTERN MAY BE REDUCED TO NOT LESS THAN 45 SQ METRES AND THE DIFFERENCE INCLUDED IN THE COMMON OPEN SPACE AREA ON THE SITE



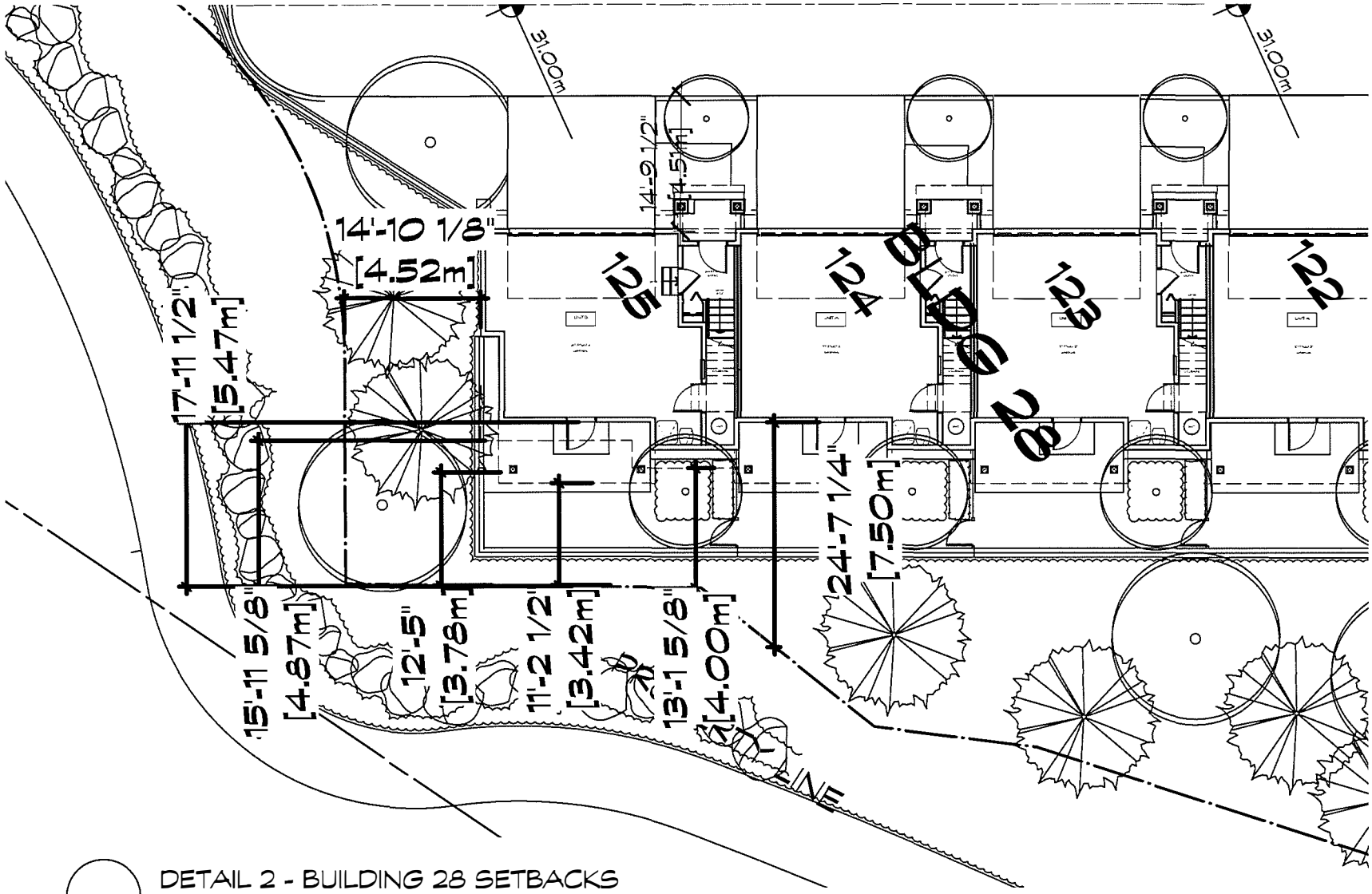
DETAIL 1 - BUILDINGS 3&4

Scale: 1/16" = 1'-0"

Exterior Side lot line along Palerina Place for Buildings 3 and 4:

From 7.5 m to:

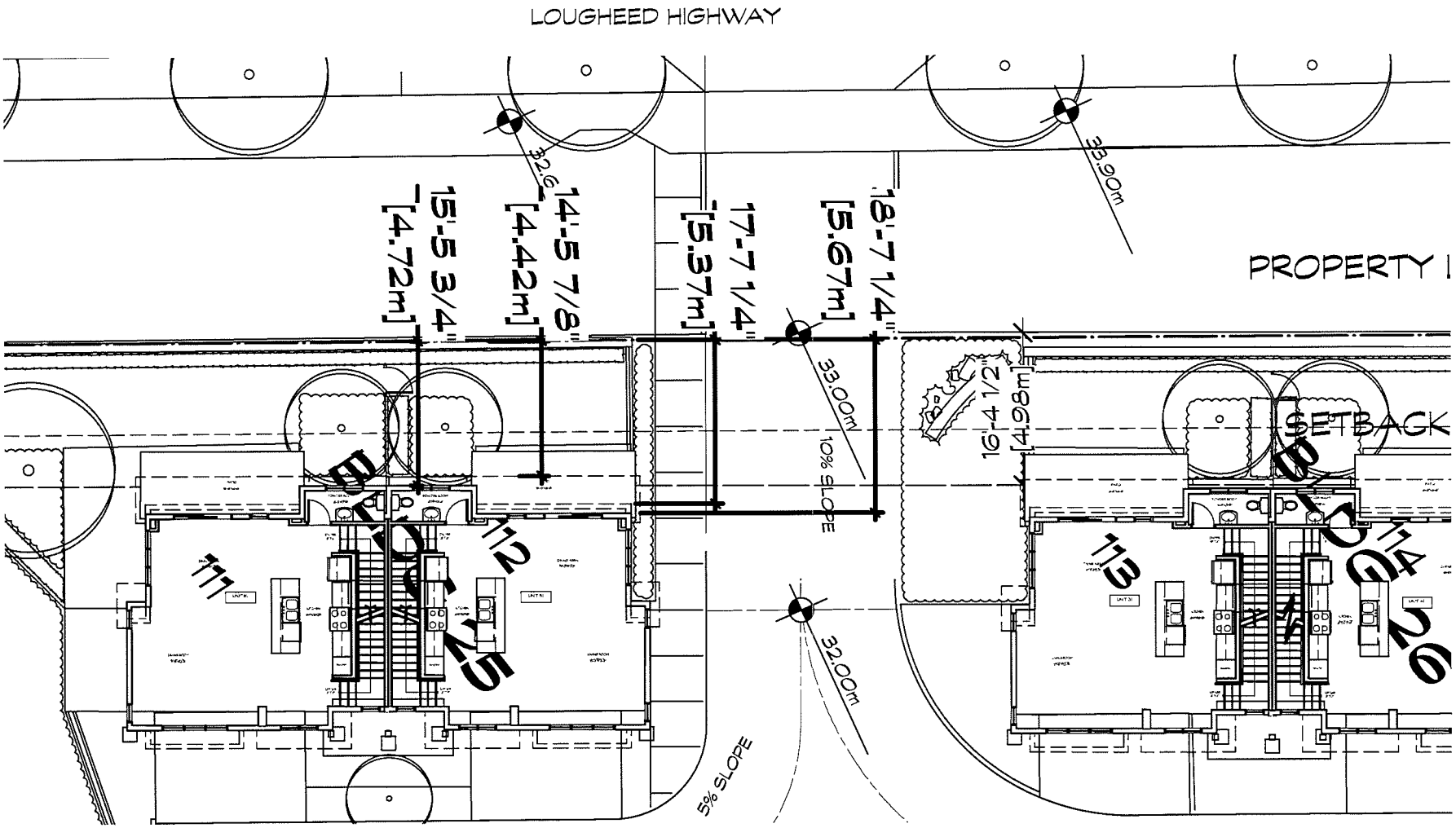
- ☒ 6.19 m to closer front faces and 6.95 m to further away front faces
- ☒ 5.58 m for the building overhangs
- ☒ 4.33 m to the front balcony posts
- ☒ 4.15 to the front balcony overhang



DETAIL 2 - BUILDING 28 SETBACKS
Scale: 1/16" = 1'-0"

Interior lot line setback variances along lot lines for Unit 125 in Buildings 28:
From 6.0 m to:

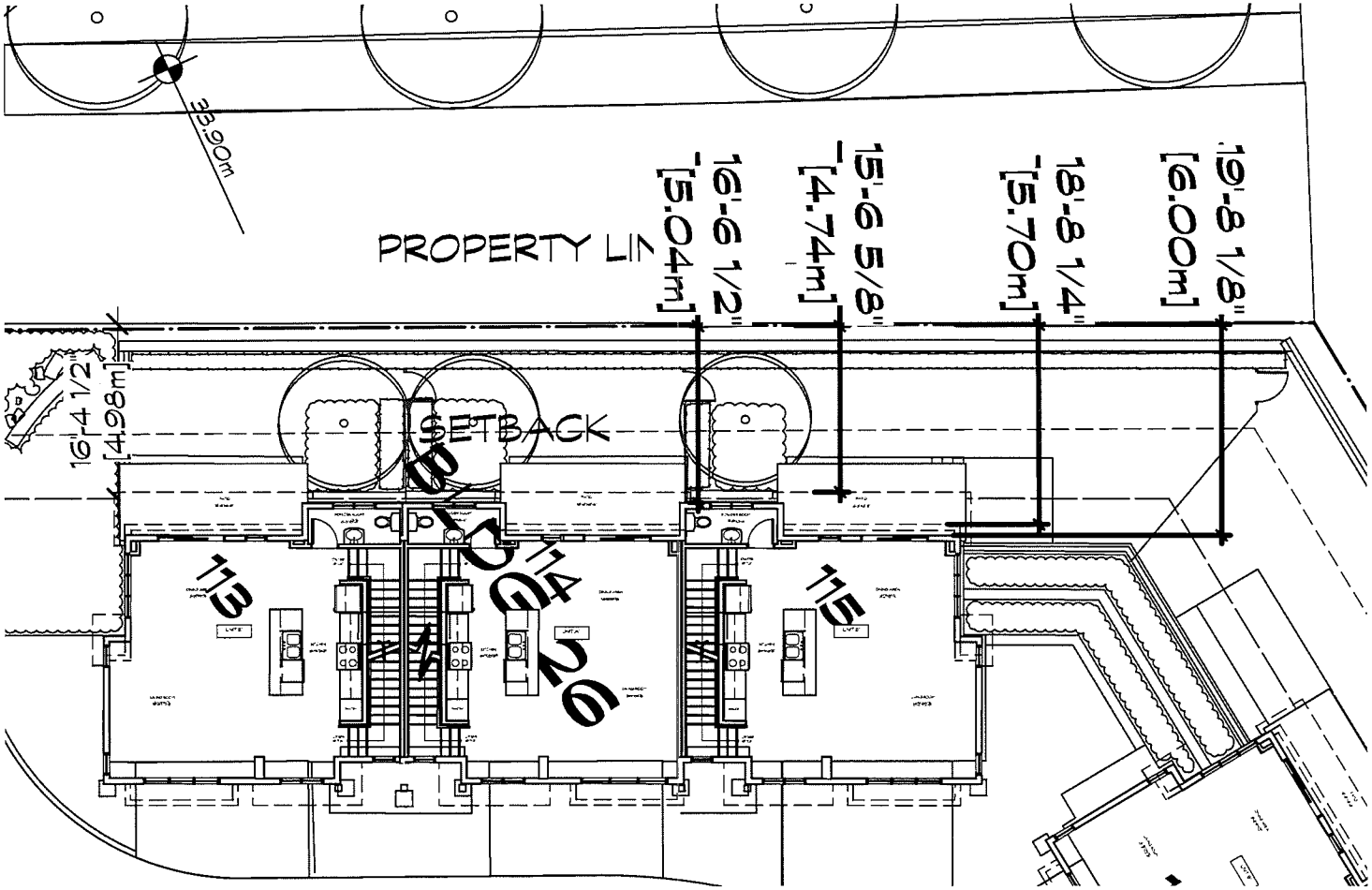
- 5.47 m to closer front faces and 6.95 m to further away front faces
- 4.87 m for the building overhangs
- 3.78 m to the front balcony posts
- 3.42 to the front balcony overhang



DETAIL 3 - BUILDING 25 SETBACKS
Scale: 1/16" = 1'-0"

Front lot line setback variances along Lougheed Highway for Buildings 25 and 26:
From 7.5 m to:

- ☒ 4.72 m to closer front faces and 6.95 m to further away front faces
- ☒ 4.42 m for the building overhangs



DETAIL 4 - BUILDING 26 SETBACKS

Scale: 1/16" = 1'-0"

Front lot line setback variances along Lougheed Highway for Buildings 25 and 26:
From 7.5 m to:

- ☒ 4.72 m to closer front faces and 6.95 m to further away front faces
- ☒ 4.42 m for the building overhangs

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City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	July 24, 2018
		FILE NO:	2015-297-DP
FROM:	Chief Administrative Officer	**MEETING:**	Council

SUBJECT: **Development Permit**
23025, 23054, 23060 and 23075 Lougheed Highway

EXECUTIVE SUMMARY:

Council considered rezoning application 2015-297-RZ and granted final reading on May 22, 2018. This development permit application 2015-297-DP is for 125 townhouse units in phase 1 of the multi-phased Polygon development at 23025, 23054, 23060 and 23054 Lougheed Highway (Appendix A and B) referred to as Roslyn Ridge. Each future phase of this development will be forwarded to Council in separate development permit reports.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2015-297-DP respecting property located at 23025, 23054, 23060 and 23075 Lougheed Highway.

DISCUSSION:

a) Background Context:

Applicant:	Polygon Development 309 Ltd. (Craig Simms)
Legal Description:	Parcel "One" (Explanatory Plan 8328) of Parcel "J" (Reference Plan 3829) Except: Part on Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District; Parcel "L" (Reference Plan 3957) of Parcel "J" (Reference Plan 3829), Except: Firstly: Part on Statutory Right Of Way Plan 4834; Secondly: Part Lying South of Road Shown on Statutory Right Of Way Plan 4834; Thirdly: Part On Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District; Lot 31 District Lots 402 and 403 Group 1 New Westminster District Plan 61595; and Lot 32 District Lots 402 and 403 Group 1 New Westminster District Plan 61595
OCP :	
Existing:	Urban Residential and Conservation)
Zoning:	
Existing:	RM-1 (Townhouse Residential)

Surrounding Uses		
North:	Use:	Park and School
	Zone:	CD-1-89 (Assembly, Civic, Park & School)
	Designation	Institutional
South:	Use:	Townhouse Site (Vacant)
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
East:	Use:	Commercial with Rental Apartments, Park and Townhouse Sites (vacant)
	Zone:	C-1(Neighbourhood Commercial), P-1 (School and Park) and RM-1 (Townhouse Residential)
	Designation:	Commercial and Urban Residential
West:	Use:	Residential and Conservation
	Zone:	R-2 (Urban Residential District) and RS-3 (One Family Rural Residential)
	Designation:	Urban Residential and Conservation
Existing Use of Property:		Vacant
Proposed Use of Property:		Residential
Site Area:		2.96 Ha. (7.3 Acres)
Access:		Cul-de-sac (Palarina Place)
Servicing:		Urban
Previous Applications:		2015-297-RZ
Concurrent application:		2015-297-DVP

b) Project Description:

Context:

The overall site is subject to a comprehensive development concept (Appendix C). The first and the second phases are for a townhouse community, built around a one acre city park and a private Amenity Facility in the second phase. The third phase is a mixed use commercial / rental apartment building under a Housing Agreement. In parallel are two single family subdivisions; one with 27 lots to complete the Telosky Avenue / Harrison Street neighbourhood west of the development and the other a 47 lot single residential subdivision in the eastern part of the site along 232 Street. This subject development permit application is for the first phase of 125 townhouses. Development permit applications for the second and third parts will be brought forward to Council at a later date.

Subject Proposal:

This proposal is for a 125 unit townhouse development, consisting of 25 buildings, ranging between two (2) and five (5) units in a building (Appendix D). There will be three (3) separate colour schemes to bring variety and create a better sense of place (Appendix E).

This phase is congruent with a comprehensively planned open space and circulation concept having three major pedestrian elements as follows:

- A pedestrian network interconnecting the commercial area, Central Park, passive open spaces and a potential future pedestrian bridge over the Haney Bypass / CR Rail right of way with the residences within the development and to neighbourhoods beyond.

- A Public Plaza with public art at the southwest corner of Lougheed Highway and the cul-de-sac. This portion of the site may be subject to adjustments to the landscaping and hardscaping through the Public Art Selection Process agreed upon between the developer and the City. The Maple Ridge Public Art Steering Committee will have a role in selecting the final public art piece displayed at this location.

- A shared private amenity facility, referred to by the developer as a Clubhouse, will be in the second phase of this development. This proposal will be brought forward to Council as a separate report when the application for the phase 2 townhouse complex is submitted to the City. This Clubhouse will have a floor area of approximately 560 square metres and will feature a great room, fitness studio, pool, hot tub and resident manager dwelling, within a landscaped setting.

The overall appearance of the development from the street is shown in Appendix F. Through variances described below, street facing units have individual gates and have a sympathetic front yard relationship to the public realm. Townhouse building blocks are varied with two (2) to six (6) dwelling units in a building. Samples of townhouse buildings (and their associated floor plans and elevations) are attached as Appendix G and H for flatter and sloping areas of the site, respectively.

Appendix I shows the cul-de-sac road and the proposed Public Plaza at the corner of Lougheed Highway. This corner plaza (Appendix J) in phase 1 is subject to a statutory right-of-way allowing for unrestricted public access. Its design will be a combination of hardscaping and landscaping, designed to accommodate a monument sign identifying the community and featuring a piece of public art in fulfillment of one of the Council conditions for rezoning. (There is elaboration provided in the Financial Implications section.)

Variances:

Variances are being sought for the following purposes:

- to allow about a dozen of the units, including their associated front porches, to be brought out closer to the sidewalk;
- to reduce interior setbacks for one unit where the site is pinched by ESA areas; and
- to reduce the minimum required yard space for a majority of the units in exchange for providing at least an equal amount of addition common or passive open space thus having more common open space than required by the zone regulations, a public plaza and a public trail through the townhouse development.

These variances will be the subject of a separate report to Council accompanying this report under application number 2015-297-DVP.

c) Planning Analysis:

The proposal for the first phase of the former MOTI / Cottonwood site being developed by Polygon is in accordance with the overall development concept of these lands as required in the Supplementary Design Guidelines registered on the site and the OCP Development Design Guidelines for Multi-family projects and described in d). It has been assessed by the Architect and apart from the three (3) variances describes in b), complies with the RM-1 zone.

d) Advisory Design Panel:

This proposal was presented to the Advisory Design panel on two occasions – firstly on on February 15, 2017 and secondly on June 13, 2017. The following is a description provided by the project Architect about how each matter raised by the ADP was addressed:

February 15, 2017 ADP Meeting

The following are the 11 comments provided by the ADP and the corresponding responses by the Project Architect:

1. Provide dimensional material in lieu of vinyl.
   Architect's Response: Painted and hardie panels are now added to more surfaces of the facades, so that the use of vinyl is limited to a small percentage of the building surfaces.

2. Provide further articulation on the rear elevation.
   Architect's Response: Upper level bedroom bays now at the rear elevations will be cladded with painted hardie panels to give it a distinct surface texture and character.

3. Consider more uniform composition of glazing.
   Architect's Response: Window sizes and locations are made consistent throughout individual unit types. The style of the windows are also made consistent for all unit types.

4. Show more details and locations how the building responds to grade change.
   Architect's Response: How buildings step in response to the grade change is now illustrated individually in elevations.

5. Provide details and sections of tiered retaining wall including landscape treatment.
   Architect's Response: Tiered retaining walls are described in section and plan. Details of retaining walls are included.

6. Provide details for acoustic and landscape treatment along Lougheed Highway. Consider acoustic fence.
   Architect's Response: Details for solid wood fencing used for sound attenuation have been provided. Solid wood fencing and dense coniferous planting along Lougheed Highway are employed to mitigate noise and the visual impacts of traffic.

   Staff Comment: The majority of the sound attenuation will be required for the units in the phase 2 portion of this development where the townhouse units are closer to the Haney Bypass and the CP Rail line. This will be part of the development permit application to be made by the developer and brought to Council at a future date to consider.

7. Provide landscape treatments and planting in detail.
   Architect's Response: Soft landscape and rain garden areas have been clarified with hatch patterns and a shrub line in plan. Planting selections have been refined and presented in a plant schedule.

8. Provide legend or schedule of hard scape treatment.
   Architect's Response: Paving types have been clarified with a hatch pattern. A corresponding hardscape legend has been provided.

9. Use native trees and plants near the conservation area and forest edge.
   Architect's Response: Tree selections at the interface with conservation areas and existing forests have been refined. Trees and understory planting in these areas is composed of native and adaptive species.

10. Show the overall layout of the park in relation to the building layout adjacent to Lot D.
    Architect's Response Park layout is shown in the context of the overall building layout in plan.

11. Provide more details regarding public art and place making.
    Architect's Response Opportunities for public art and place making locations have been identified in plan. Integration of rain gardens into landscape to increase storm water capacity, and control infiltration while also providing social spaces and integrated rain garden landscape planting.

June 13, 2017 ADP Meeting:

The following is the comment provided by the ADP and the corresponding response by the Project Architect:

1. Consider where necessary transitional elements for connection between stepped units.
   Architect's Response Incorporated into the overall design in these areas are, not only low, stepped, landscape walls, but public walkways, landscaped hedges and trees, as well as low fences for privacy of rear yards. As well, Landscaping is used extensively, where possible to assist with any transitions occurring at building edges.

All changes have been reflected in the final plans for this development proposal.

Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security for the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. The securities are being collect for a number of purposes:

- $1,488,773.00 for on-site landscaping requirements secured at about 125% for a security submitted of $1,829,545.00;
- $67,318.75 for the hardscaping and landscaping of the Public Plaza (secured at 100% of the estimate); and
- $41,283.75 for the hard and soft landscaping of east-west public trail on the site (secured at 100% of the estimate).

The proposed public art piece to be situated on this property at the corner of Lougheed Highway and the cul-de-sac is subject to a Statutory Right-of-Way and Restrictive Covenant providing for public access to the public plaza and collecting a further security of $100,000 towards the creation and placement of a public art piece through a Public Art Selection process involving the City, developer, ADP representative and the Maple Ridge Public Art Steering Committee. This is not duplicated under this development permit's security.

CONCLUSION:

This development permit is for the first phase of the development of the former MOTI / Cottonwwod site with about 125 Townhouses. This phase complies with overall comprehensive scheme for the site development and the OCP DP guidelines. Therefore, it is in order for Development Permit 2015-297-DP to be issued by Council.

"Original signed by Adrian Kopystynski"

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

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

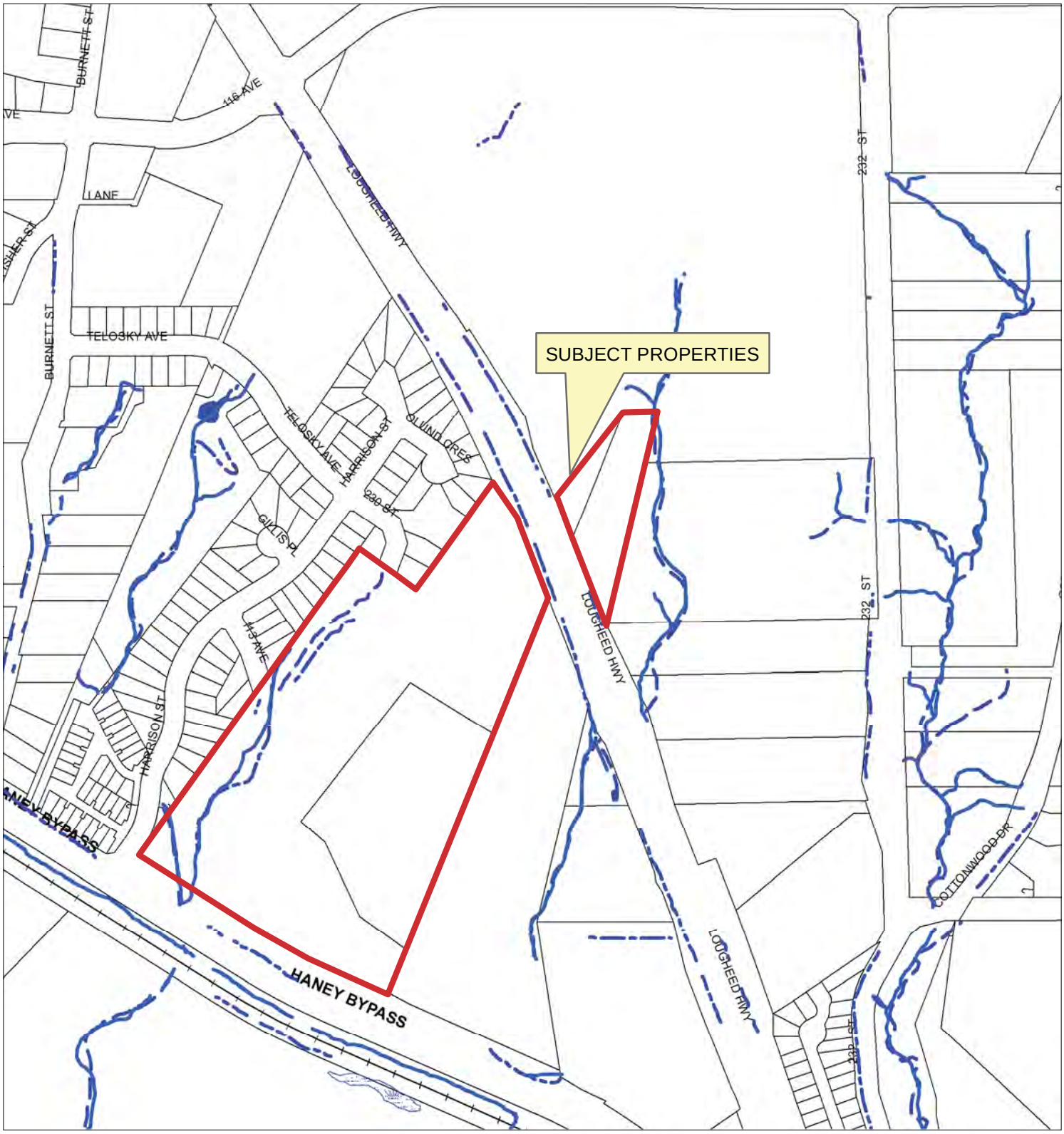
"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject map
Appendix B – Ortho Map
Appendix C – Comprehensive Polygon Development Plan
Appendix D - Site Plan and Site Statistics
Appendix E – Character and Colour Schemes (three variations)
Appendix F – Streetscape
Appendix G – Sample Plan and Elevations of Building on flat area of site
Appendix H – Sample Plan and Elevations of Building on sloping area of site
Appendix I – Landscaping Plans and details
Appendix J – Cul-de-sac with Public Plaza

APPENDIX A



N

Scale: 1:4,700

Legend

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

23025/23054/23060/23075 LOUGHEED HWY

PLANNING DEPARTMENT

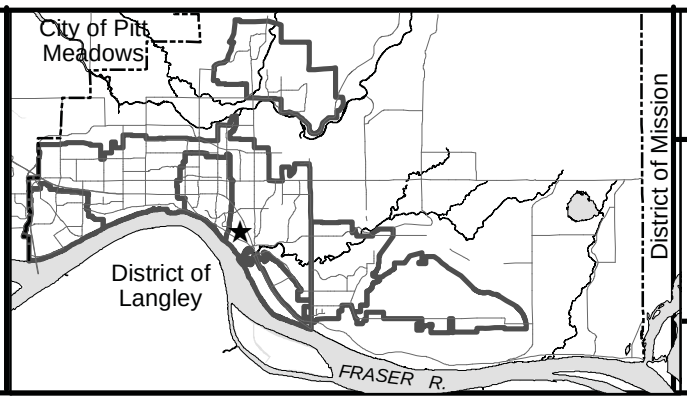
MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2015-297
DATE: Jul 10, 2018 BY: LP

APPENDIX B

N

Scale: 1:4,700



23025/23054/23060/23075 LOUGHEED HWY

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2015-297
DATE: Jul 10, 2018

BY: LP

APPENDIX C

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NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2.0.07.2016	ISSUED FOR DP
04.1016	REVISED - COORDINATION
17.1116	ISSUED FOR CLIENT REVIEW
01.12.16	RE-ISSUED FOR DP
08.03.17	RE-ISSUED FOR REZONING
03.05.17	RE-ISSUED FOR REZONING
.01.04.17	RE-ISSUED FOR DEVELOPMENT PERMIT
04.13.2017	ISSUED FOR BUILDING PERMIT
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ARCHITECTURE
200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

POLYGON

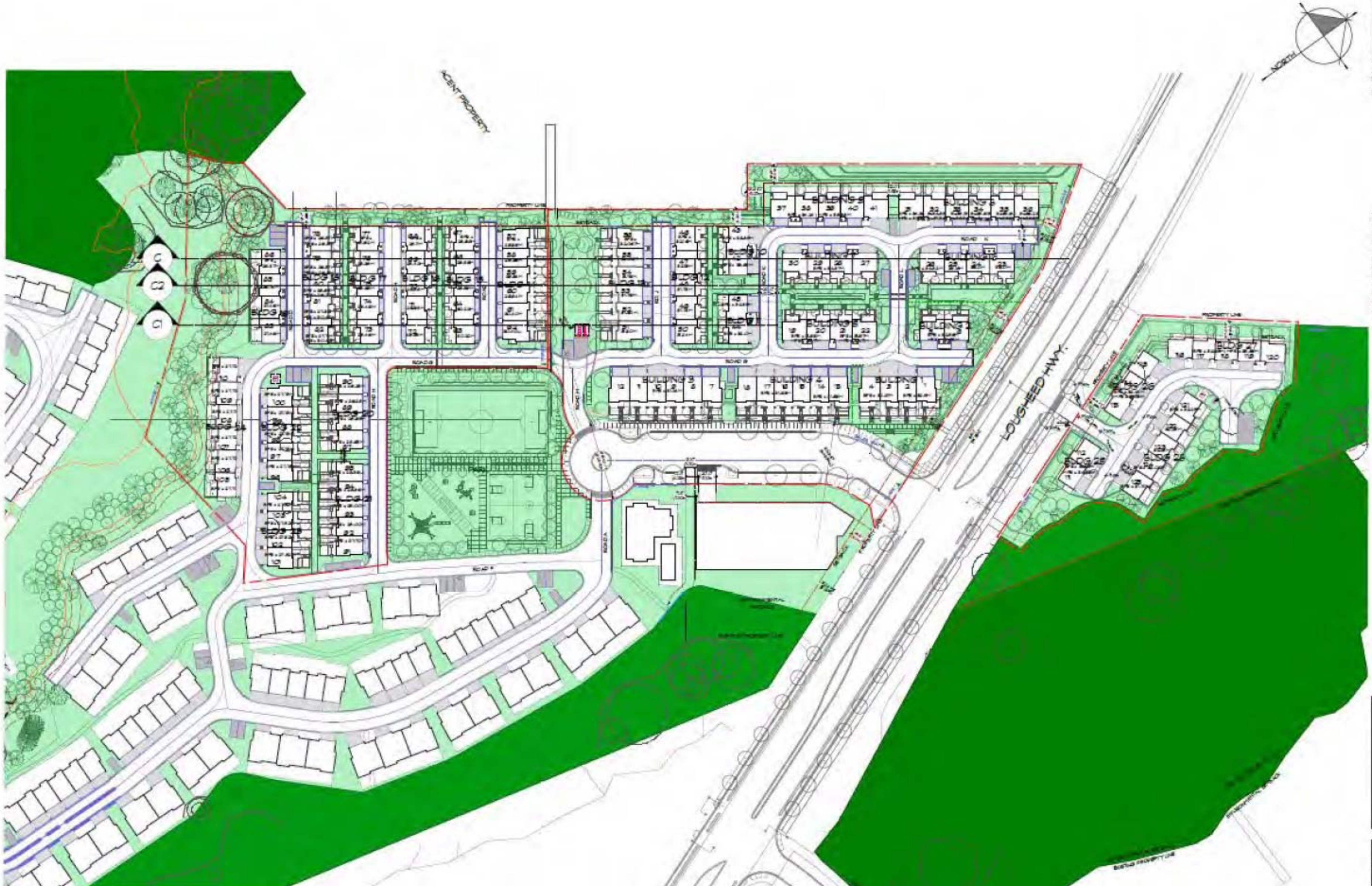
PROJECT:
PROVENANCE PROJECT 1
23054 LOUGHEED HWY., MAPLE RIDGE, B.C

DRAWN	CHECKED BY: RC
SCALE: 1:1300	PROJECT NO: 408

SHEET TITLE:
SITE MASTER PLAN

REVISION NO.:	SHEET NO.:
-	A1.00.0

APPENDIX D



1 OVERALL LOT B - SITE PLAN
SCALE 1:500

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

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ARCHITECTURE

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POLYGON

PROJECT:

PROVENANCE
PROJECT 1

23054 LOUGHEED HWY.,
MAPLE RIDGE, BC

DRAWN:	CHECKED BY: RC
SCALE: 1" = 40'-0"	PROJECT NO.: 408

SHEET TITLE:

OVERALL LOT B
SITE PLAN

REVISION NO.:	SHEET NO.:
-	A1.00.2

APPENDIX E

CHARACTER

MATERIALS

ROOF SHINGLES
PABCO ROOFING PRODUCTS
3-TAB TAHOMA: ANTIQUE BLACK
A

PAINTED HARDIE SHINGLE SIDING
GENERAL PAINT COLOURLIFE
CL 2885D MEXICAN TEA
B

PAINTED VERTICAL HARDIE BOARD & BATTEN
BENJAMINE MOORE
1225 - ABBEY BROWN
C

PAINTED VERTICAL HARDIE BOARD & BATTEN
BENJAMINE MOORE
2124-60 - MISTY GRAY
D

HORIZONTAL VINYL SIDING
KAYCAN
10 - LINEN WHITE
E

HORIZONTAL VINYL SIDING
KAYCAN
04 - CABOT BROWN
F

PAINTED WOOD TRIMS & FASCIA
BENJAMINE MOORE
2124-60 - MISTY GRAY
G

METAL CLAD DOORS
SG EBONY
H

PAINTED BASE WOOD TRIM
GENERAL PAINT COLOURLIFE
C.W 3225D FATE
J

VINYL SOFFIT
GENTEK
SNOW WHITE
L

VINYL WINDOWS & GLAZING
FRAME WHITE
GLASS: CLEAR
K

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01.12.18	RE - ISSUED FOR DP
01.06.17	RE-ISSUED FOR DEVELOPMENT PERMIT
01.06.17	RE-ISSUED FOR DEVELOPMENT PERMIT
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2.10.2016	RE-ISSUED FOR DEVELOPMENT PERMIT
2.10.2016	ISSUED FOR TENDER GRADING

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PROJECT:
PROVENANCE PROJECT 1
23054 LOUGHEED HWY., MAPLE RIDGE, B.C.

DRAWN:	CHECKED BY: RC
SCALE: NTS	PROJECT NO: CA408

SHEET TITLE:
CHARACTER ELEVATIONS RED SCHEME

REVISION NO.: -

SHEET NO.: A2.00.1

CHARACTER

MATERIALS

BLUE SCHEME APPLIES FOR BUILDING
#4, #9, #11, #14, #17, #22, #26

ROOF SHINGLES
PABCO ROOFING PRODUCTS
3-TAB TAHOMA: ANTIQUE BLACK
A

PAINTED HARDIE SHINGLE SIDING
GENERAL PAINT COLOURLIFE
CL 2885D MEXICAN TEA
B

PAINTED VERTICAL HARDIE BOARD & BATTEN
BENJAMINE MOORE
HC156 - VAN DEUSEN BLUE
C

PAINTED VERTICAL HARDIE BOARD & BATTEN
BENJAMINE MOORE
2124-60 - MISTY GRAY
D

HORIZONTAL VINYL SIDING
KAYCAN
10 - LINEN WHITE
E

HORIZONTAL VINYL SIDING
KAYCAN
04 - CABOT BROWN
F

PAINTED WOOD TRIMS & FASCIA
BENJAMINE MOORE
2124-60 - MISTY GRAY
G

METAL CLAD DOORS
SG EBONY
H

PAINTED BASE WOOD TRIM
GENERAL PAINT COLOURLIFE
CLW 3225D FATE
J

VINYL SOFFIT
GENTEK
SNOW WHITE
L

VINYL WINDOWS & GLAZING
FRAME WHITE
GLASS: CLEAR
K

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23.08.18	RE-ISSUED FOR DEVELOPMENT PERMIT
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POLYGON

PROJECT:
PROVENANCE PROJECT 1
23054 LOUGHEED HWY.,
MAPLE RIDGE, B.C.

DRAWN:	CHECKED BY: RC
SCALE: NTS	PROJECT NO: CA408

SHEET TITLE:
CHARACTER ELEVATIONS BLUE SCHEME

REVISION NO.: -

SHEET NO.: A2.00.2

CHARACTER

MATERIALS

YELLOW SCHEME APPLIES FOR BUILDING
#2, #3, #7, #12, #16, #19, #21, #25, #27

ROOF SHINGLES
PABCO ROOFING PRODUCTS
3-TAB TAHOMA: ANTIQUE BLACK
A

PAINTED HARDIE SHINGLE SIDING
GENERAL PAINT COLOURLIFE
CL 2885D MEXICAN TEA
B

PAINTED VERTICAL HARDIE BOARD & BATTEN
BENJAMINE MOORE
2148-10 - BENJAMINE MOORE FOOT HILLS
C

PAINTED VERTICAL HARDIE BOARD & BATTEN
BENJAMINE MOORE
2124-60 - MISTY GRAY
D

HORIZONTAL VINYL SIDING
KAYCAN
10 - LINEN WHITE
E

HORIZONTAL VINYL SIDING
KAYCAN
04 - CABOT BROWN
F

PAINTED WOOD TRIMS & FASCIA
BENJAMINE MOORE
2124-60 - MISTY GRAY
G

METAL CLAD DOORS
SG EBONY
H

PAINTED BASE WOOD TRIM
GENERAL PAINT COLOURLIFE
CLW 3225D FATE
J

VINYL SOFFIT
GENTEK
SNOW WHITE
L

VINYL WINDOWS & GLAZING
FRAME WHITE
GLASS: CLEAR
K

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POLYGON

PROJECT:
PROVENANCE PROJECT 1
23054 LOUGHEED HWY.,
MAPLE RIDGE, B.C.

DRAWN:	CHECKED BY: RC
SCALE: NTS	PROJECT NO: CA408

SHEET TITLE:
CHARACTER ELEVATIONS YELLOW SCHEME

REVISION NO.: -

SHEET NO.: A2.00.3

APPENDIX F

1 STREETSCAPE ALONG CUL-DE-SAC ROAD
SCALE: 1/8"=1'-0"

2 STREETSCAPE (SECTION A)
SCALE: 1/8"=1'-0"

3 STREETSCAPE (SECTION B)
SCALE: 1/8"=1'-0"

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01.06.17	RE-ISSUED FOR DEVELOPMENT PERMIT
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POLYGON

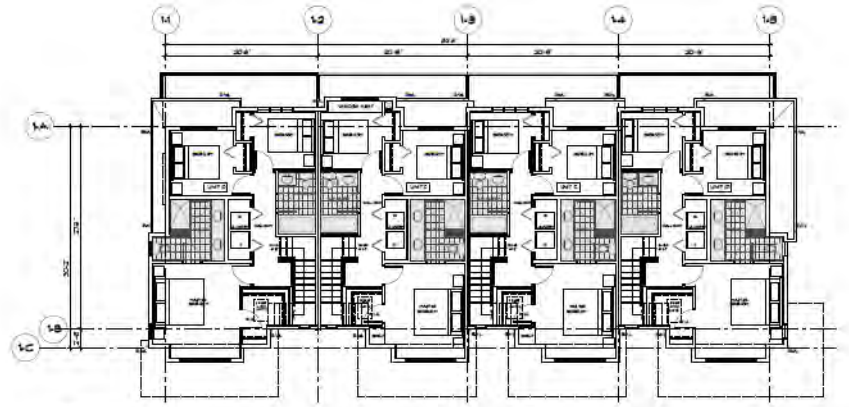
PROJECT:
PROVENANCE PROJECT 1
23054 LOUGHEED HWY.,
MAPLE RIDGE, B.C.

DRAWN:	CHECKED BY: BC
SCALE: NTS	PROJECT NO.: CA408

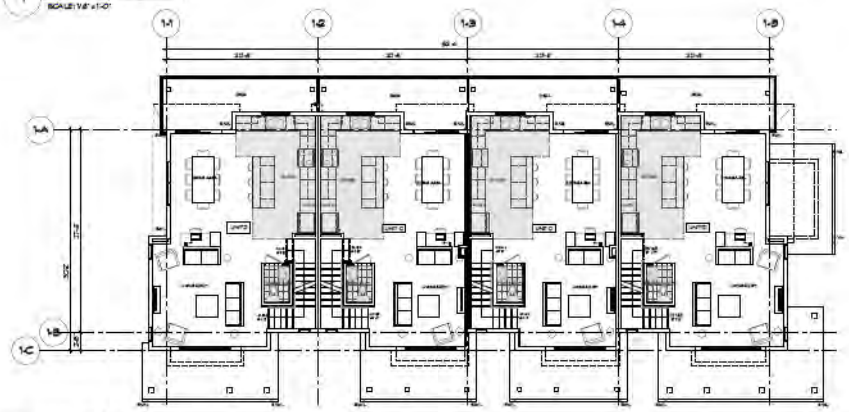
SHEET TITLE:
STREETSCAPE

REVISION NO.:	SHEET NO.:
-	A1.04.1

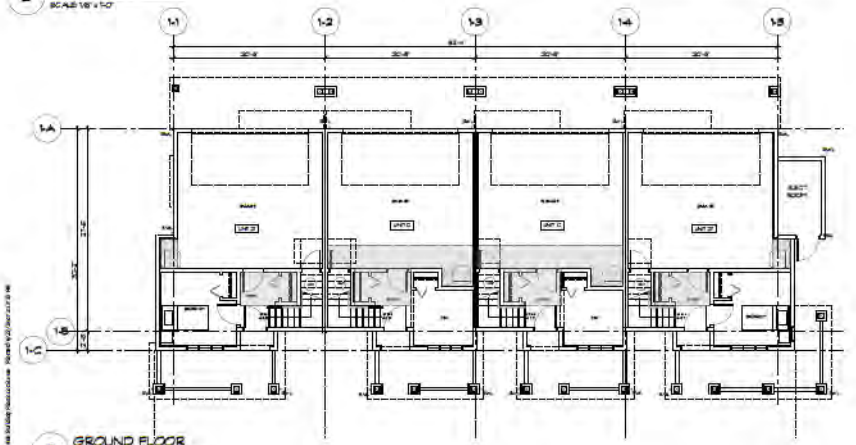
APPENDIX G



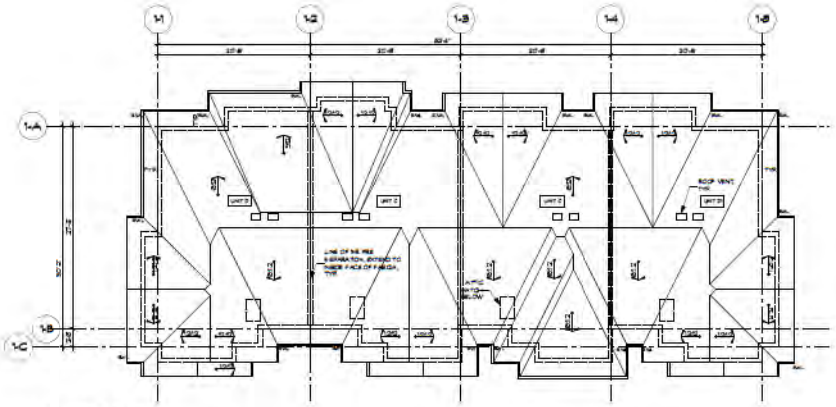
1 UPPER FLOOR
SCALE: 1/8" = 1'-0"



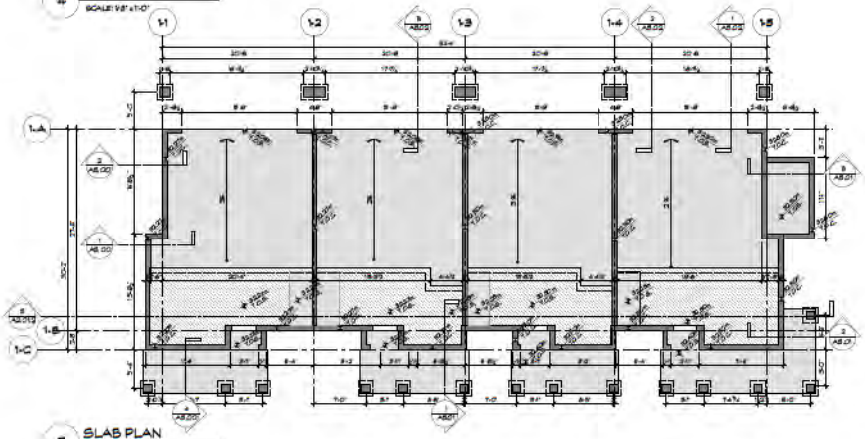
2 MAIN FLOOR
SCALE: 1/8" = 1'-0"



3 GROUND FLOOR
SCALE: 1/8" = 1'-0"



4 ROOF PLAN
SCALE: 1/8" = 1'-0"



5 SLAB PLAN
SCALE: 1/8" = 1'-0"

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VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

POLYGON

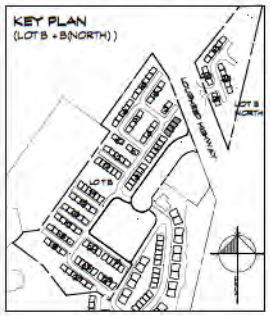
ROOF VENTING - UNIT C		ROOF VENTING - UNIT D	
INSULATED CEILING AREA	611.14 S.F.	INSULATED CEILING AREA	642.59 S.F.
REQ'D VENT AREA (1/300)	2.04 S.F.	REQ'D VENT AREA (1/300)	2.14 S.F.
MIN. REQ'D PEAK VENT AREA (25%)	0.51 S.F.	MIN. REQ'D PEAK VENT AREA (25%)	0.54 S.F.
TOTAL SOFFIT AREA PROVIDED	119.49 S.F.	TOTAL SOFFIT AREA PROVIDED	186.85 S.F.
MIN. REQ'D SOFFIT VENT AREA (25%)	0.51 S.F.	MIN. REQ'D SOFFIT VENT AREA (25%)	0.54 S.F.
VENTED SOFFIT AREA PROVIDED	5.97 S.F.	VENTED SOFFIT AREA PROVIDED	9.34 S.F.
ROOF VENTING - UNIT C (WINDOW SEAT)		ROOF VENTING - UNIT D1	
INSULATED CEILING AREA	624.37 S.F.	INSULATED CEILING AREA	642.60 S.F.
REQ'D VENT AREA (1/300)	2.08 S.F.	REQ'D VENT AREA (1/300)	2.14 S.F.
MIN. REQ'D PEAK VENT AREA (25%)	0.52 S.F.	MIN. REQ'D PEAK VENT AREA (25%)	0.54 S.F.
TOTAL SOFFIT AREA PROVIDED	104.76 S.F.	TOTAL SOFFIT AREA PROVIDED	186.84 S.F.
MIN. REQ'D SOFFIT VENT AREA (25%)	0.52 S.F.	MIN. REQ'D SOFFIT VENT AREA (25%)	0.54 S.F.
VENTED SOFFIT AREA PROVIDED	5.24 S.F.	VENTED SOFFIT AREA PROVIDED	9.34 S.F.

LEGEND
- INSULATED SLAB
- UNINSULATED SLAB
- HATCH DENOTES CEILING DROP

BUILDING 1 AREA:	SQ.FT.	SQ.M.
BASEMENT	2,447.86	227.09
MAIN FLOOR	2,670.67	248.12
UPPER FLOOR	2,710.22	251.69
GROSS AREA	7,828.75	727.39
GARAGE (DEDUCTION)	1,639.79	152.40
NET AREA	6,123.28	568.14
BFC COVERAGE AREA	2,710.22	251.69
BCBC COMPLIANCE AREA	2,710.22	251.69

BUILDING ENVELOPE NOTE:
SPECIFICATION OF VENTS TO BE FOR FOR A DECK, THAT EITHER SOLID SOFFENING OR POLY WILL NEED TO BE INSTALLED APPROXIMATELY 3 FEET AROUND THE VENT TERMINATION.
COVERERS ARE REQUIRED AT ALL DECK TO WALL INTERFACES.

KEY PLAN
(LOT B + B(NORTH))



PROJECT:
PROVENANCE PROJECT 1
23054 LOUGHEED HWY., MAPLE RIDGE, B.C.

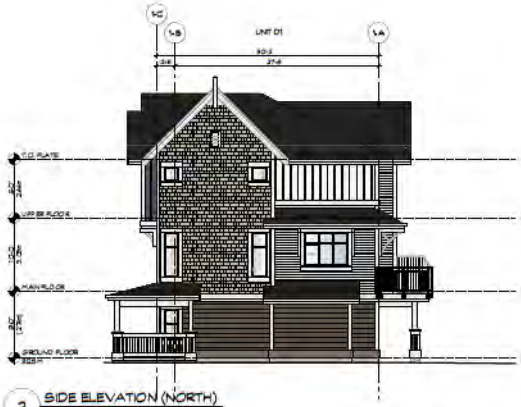
DRAWN:	CHECKED BY:
CBP	RC
SCALE: 1/8" = 1'-0"	PROJECT NO: 1018

SHEET TITLE:
BUILDING 1 PLANS

REVISION NO.: -

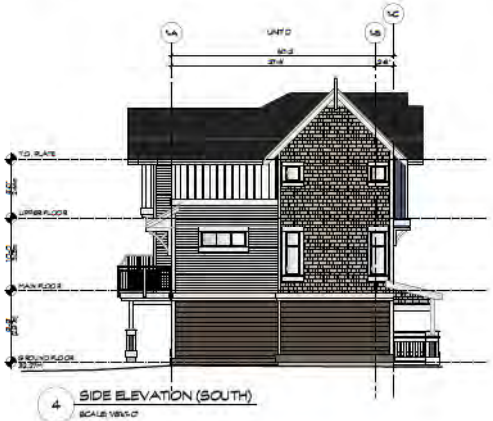
SHEET NO.: A2.01.1

1 FRONT ELEVATION (EAST)
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION (NORTH)
SCALE: 1/8"=1'-0"

3 REAR ELEVATION (WEST)
SCALE: 1/8"=1'-0"



4 SIDE ELEVATION (SOUTH)
SCALE: 1/8"=1'-0"

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VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

POLYGON

PROJECT:

PROVENANCE PROJECT 1

23054 LOUGHEED HWY., MAPLE RIDGE, B.C.

DRAWN:	CHECKED BY: BC
SCALE: 1/8"=1'-0"	PROJECT NO: CA408

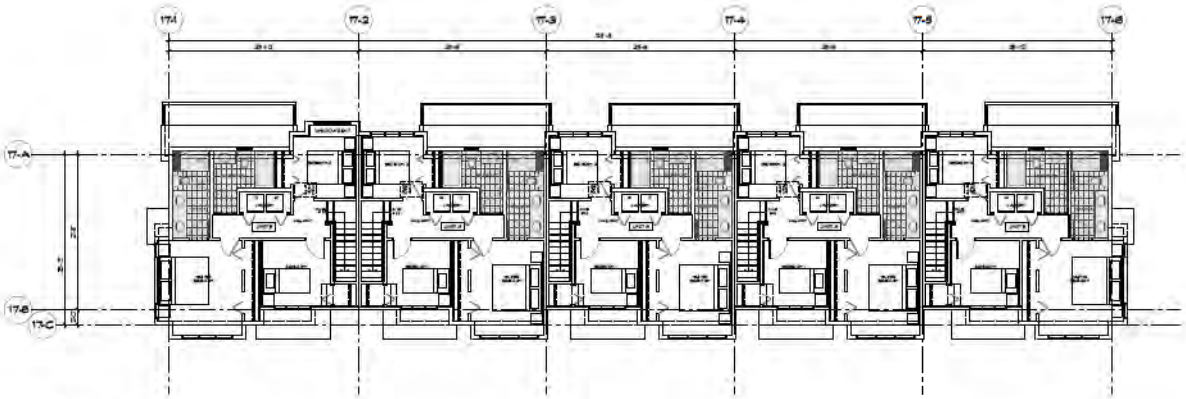
SHEET TITLE:

BUILDING 1 ELEVATIONS

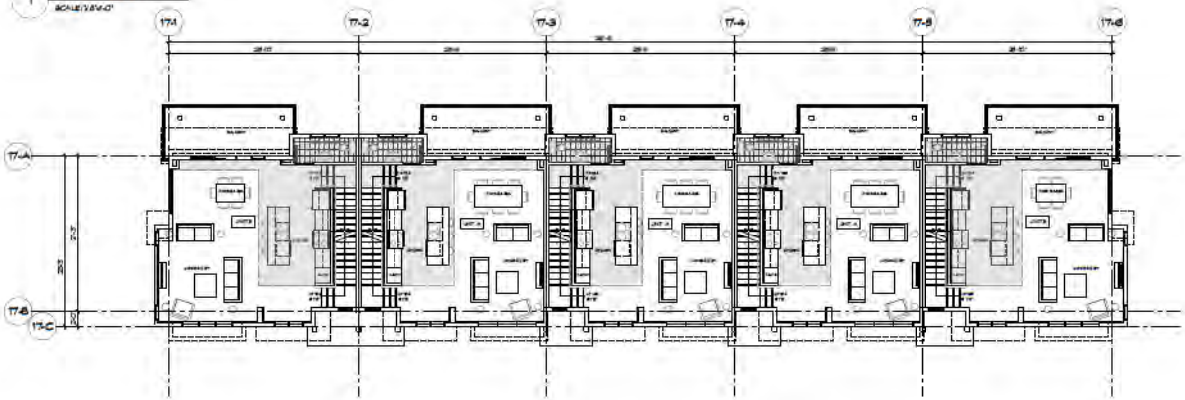
REVISION NO: -

SHEET NO: A2.01.2

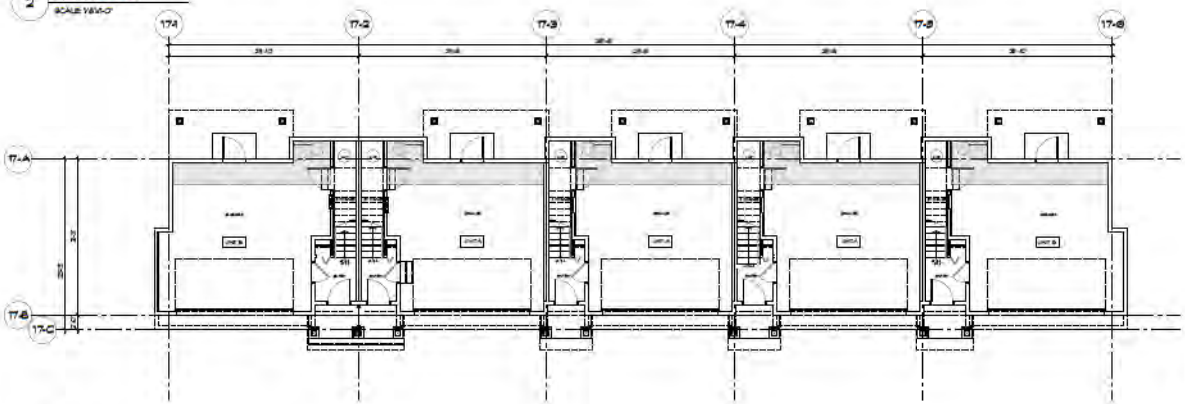
APPENDIX H



1 UPPER FLOOR
SCALE: 1/8"=1'-0"



2 MAIN FLOOR
SCALE: 1/8"=1'-0"



3 GROUND FLOOR
SCALE: 1/8"=1'-0"

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ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

POLYGON

BUILDING ENVELOPE NOTE:
IF AN ENVELOPE VENT COMES OUT UNDER A DECK, THAT EITHER SOLID SOFFITING OR POLY WILL NEED TO BE INSTALLED APPROXIMATELY 3 FEET AROUND THE VENT TERMINATION.
ON SITE BID ARE REQUIRED AT ALL DECK TO WALL INTERFACES.

LEGEND
- INSULATED SLAB
- UNINSULATED SLAB
- HATCH DENOTES CEILING DROP

BUILDING 17 AREA		
	SQ.FT.	SQ.M.
BASEMENT	2,467.27	229.40
MAIN FLOOR	3,135.39	291.39
UPPER FLOOR	3,253.33	302.36
GROSS AREA	8,276.03	883.14
GARAGE (DEDUCTION)	2,368.20	220.09
NET AREA	6,908.43	642.08
SITE COVERAGE AREA	3,250.71	302.30
BCBC COMPLIANCE AREA	3,250.71	302.30

KEY PLAN
(LOT B + B(NORTH))

PROJECT:
PROVENANCE PROJECT 1

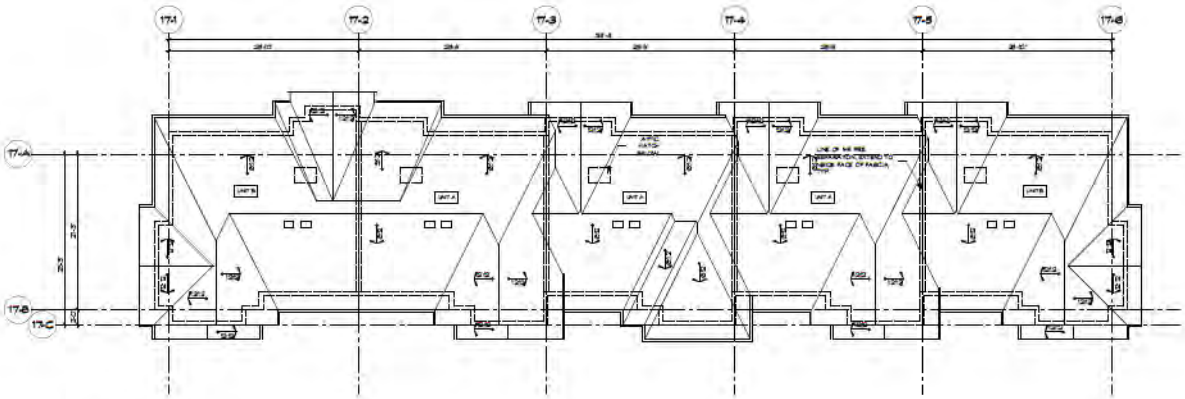
23054 LOUGHEED HWY., MAPLE RIDGE, B.C.

DRAWN: RT	CHECKED BY: RC
DATE: 16/01/07	PROJECT NO: 1018

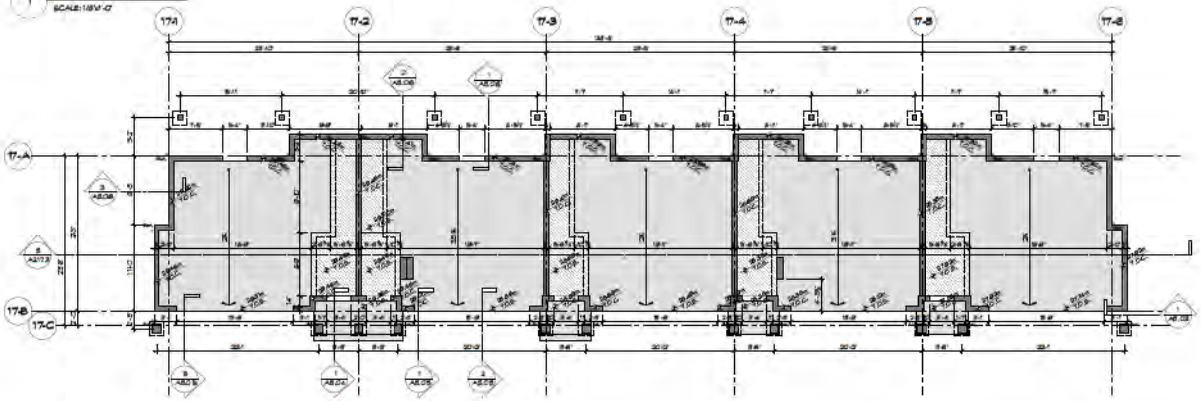
SHEET TITLE:
BUILDING 17 PLANS

REVISION NO.: -

SHEET NO.: A2.17.1



1 ROOF PLAN
SCALE: 1/8"=1'-0"



2 SLAB PLAN
SCALE: 1/8"=1'-0"

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REVISION:

NO:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
20.07.2016	ISSUED FOR DP
01.2018	RE-ISSUED FOR DP
01.2017	RE-ISSUED FOR DEVELOPMENT PERMIT
04.13.2017	ISSUED FOR BUILDING PERMIT
08.08.2018	ISSUED FOR PUBLIC TENDER
23.04.19	RE-ISSUED FOR DEVELOPMENT PERMIT

SEAL:

CICCOZZI
ARCHITECTURE

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CANADA V5Y 3Y3
TEL: (604) 687-4741

POLYGON

BUILDING ENVELOPE NOTE:
IF AN ENHAUST VENT COMES OUT UNDER A DECK, THAT EITHER SOLID SOFFENING OR FOLY WILL NEED TO BE INSTALLED APPROXIMATELY 3 FEET AROUND THE VENT TERMINATION.
CONTINUOUS ARE REQUIRED AT ALL DECK TO WALL INTERFACES.

LEGEND
- INSULATED SLAB
- UNINSULATED SLAB
- HATCH DENOTES CEILING DROP

BUILDING 17 AREA		
	SQFT.	SQ.M.
BASEMENT	2,847.27	264.40
MAIN FLOOR	3,135.35	291.39
UPPER FLOOR	3,253.33	302.36
SROS & AREA	8,276.95	768.74
GARAGE (DEDUCTION)	2,396.00	222.59
NET AREA	9,209.63	855.91
BFS COVERAGE AREA	3,210.71	298.30
BCBC COMPLIANCE AREA	3,250.71	302.00

KEY PLAN
(LOT B + B(NORTH))

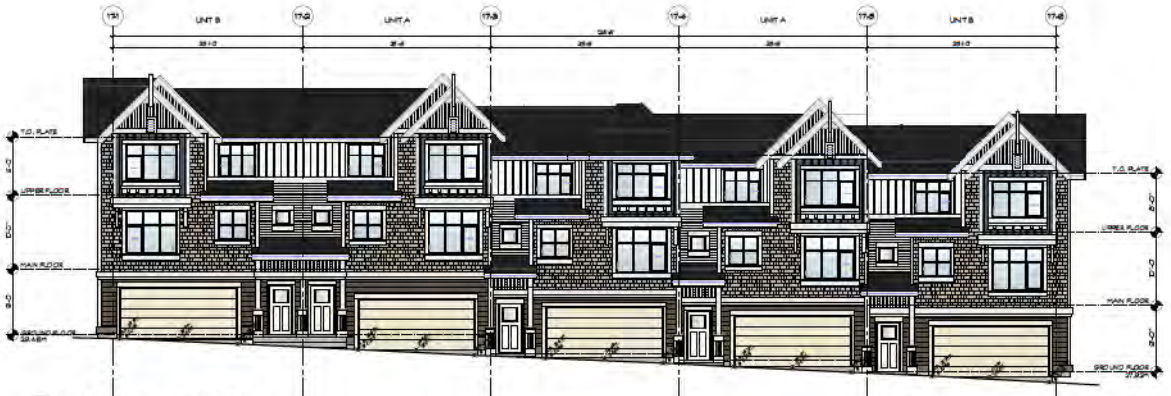
PROJECT
PROVENANCE PROJECT 1
23054 LOUGHEED HWY., MAPLE RIDGE, B.C.

DRAWN: RT	CHECKED BY: RC
SCALE: 1/8"=1'-0"	PROJECT NO.: 1018

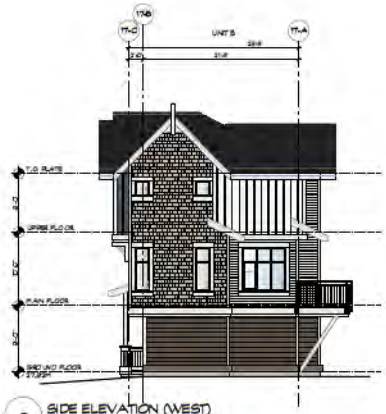
SHEET TITLE:
BUILDING 17 PLANS

REVISION NO.: -

SHEET NO.: A2.17.2

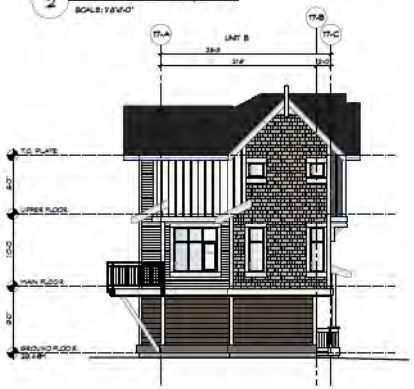


1 FRONT ELEVATION (NORTH)
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION (WEST)
SCALE: 1/8"=1'-0"

3 BACK ELEVATION (SOUTH)
SCALE: 1/8"=1'-0"



4 SIDE ELEVATION (EAST)
SCALE: 1/8"=1'-0"

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REVISION:

NO:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
20.07.2016	ISSUED FOR DP
01.2018	RE-ISSUED FOR DP
01.08.17	ISSUED FOR DEVELOPMENT PERMIT
04.13.2017	ISSUED FOR BUILDING PERMIT
03.05.2018	ISSUED FOR PRELIM. TENDER
23.04.18	RE-ISSUED FOR DEVELOPMENT PERMIT

SEAL:

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VANCOUVER, B.C.
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POLYGON

PROJECT
PROVENANCE
PROJECT 1
23054 LOUGHEED HWY.,
MAPLE RIDGE, B.C.

DRAWN: RY/ML	CHECKED BY: RC
SCALE: 1/8"=1'-0"	PROJECT NO.: CA4108

SHEET TITLE:
BUILDING 17
ELEVATIONS

REVISION NO.:	SHEET NO.:
-	A2.17.3

APPENDIX I

CONNECTIVITY

The entire site presents numerous pedestrian pathways that lead and connect residents to a variety of common space amenities. The site emphasizes the pedestrian experience by prioritizing the relationship between pedestrian and unit frontages and open space.

PEDESTRIAN EXPERIENCE
Pedestrian circulation has been arranged into a hierarchy of Primary and Secondary pathway connectors. These connectors link Large Open Spaces and Amenity Spaces with the Residential realm. The resulting nodes offer an opportunity to develop amenities embedded with an individual identity, character, and purpose that serves as a wayfinding system the residents. This allows for attractive destination points from the pathway network. Large Open Spaces include the North Trail System, the Southeast Trail, and the Forest Hill Trail.

VEHICULAR CIRCULATION
An efficient vehicular circulation system minimizes vehicular space. Pedestrian priority mechanisms, such as special paving and street buffer planting treatment, have beer implemented to indicate to vehicles pedestrian areas. Visitor Parking is integrated within the street structure and the landscape design.

OPEN SPACE

The MOT Lands development is situated among generous water stream systems and forested areas. As such, materials, features and planting are inspired by the characteristics of these environments. The Clubhouse exterior provides a central amenity space to all parcels, with a varied array of programmatic elements.

The North Trailhead, as well as the smaller stream systems to the east and west of the site allow residents to experience these natural river environments through a series of interconnected pathways.

The Mews are located in between residential units connecting units to the larger system of trails, offering pleasant strolls between the public realm into the private patios, as well as providing a sense of location within the development.

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Urban Design
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info@hapa.ca

NOT FOR CONSTRUCTION

No.	Description	Date
10	Issued for DP	June 25, 2018
9	Issued for Prelim. Tender	May. 04, 2018
8	Issued for BP	Apr. 03, 2018
7	Issued for Rezoning	Mar. 15, 2018
6	Issued for BP	Nov. 30, 2017
5	Issued for ADP/DP	June. 02, 2017
4	Issued for Rezoning	Apr. 10, 2017
3	Re-issued for DP	Mar. 21, 2017
2	Issued for DP	Dec. 14, 2016
1	Issued for Rezoning	Dec. 01, 2016

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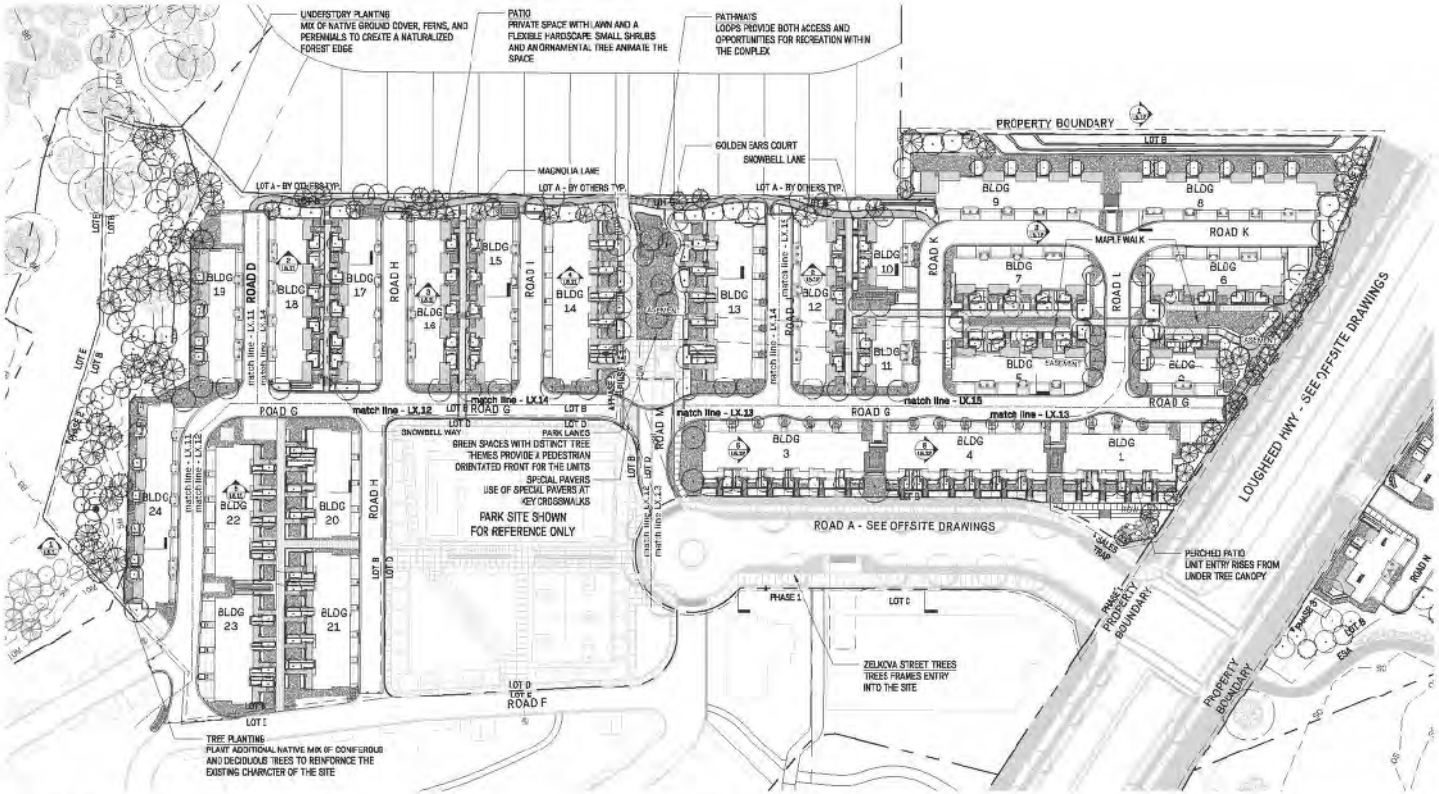
MOT Lands
Maple Ridge

Maple Ridge, BC

Landscape Rationale

Date May 1, 2016
Drawing Number
Project No. 1621
Scale
Drawn/Checked rd/jf

L0.01



Drawing Index

L0.20 Drawing Index and
Lot B - Ph1 & Ph2 - Key Plan

Materials and Layout
L1.11 Lot B - Forest Hill
L1.12 Lot B - Parkside
L1.13 Lot B - Entry Drive
L1.14 Lot B - South Mews
L1.15 Lot B - North Mews
L1.16 Lot B - Golden Hill
Retaining and Fence Plans
L1.21 Lot B - Forest Hill
L1.22 Lot B - Parkside
L1.23 Lot B - Entry Drive
L1.24 Lot B - South Mews
L1.25 Lot B - North Mews
L1.26 Lot B - Golden Hill

Grading
L2.11 Lot B - Forest Hill
L2.12 Lot B - Parkside
L2.13 Lot B - Entry Drive
L2.14 Lot B - SouthMews
L2.15 Lot B - North Mews
L2.16 Lot B - Golden Hill

Planting
L4.10 Lot B - Planting Schedule
L4.11 Lot B - Forest Hill
L4.12 Lot B - Parkside
L4.13 Lot B - Entry Drive
L4.14 Lot B - South Mews
L4.15 Lot B - North Mews
L4.16 Lot B - Phase 3 Plant Schedule
L4.17 Lot B - Golder Hill
L4.21 Patio Plans - Type A
L4.22 Patio Plans - Type B
L4.23 Patio Plans - Type B
L4.24 Patio Plans - Type B
L4.25 Patio Plans - Type B
L4.26 Patio Plans - Type C
L4.27 Patio Plans - Type C
L4.28 Patio Plans - Type D
L4.29 Patio Plans - Type E

Sections
L5.11 Sections
L5.12 Sections
L5.13 Sections

Details
L6.1 Paving
L6.2 Walls and Stairs
L6.3 Site Furnishings
L6.4 Monument
L6.5 Planting and Boulders

Linetype Legend

- Property
- Phase
- ESA / LOT LINE
- Match Line
- Line of Overhang
- Unit Screen
- Picket Fence
- Picket Fence on Retaining
- Top of Bank
- Bottom of Bank
- 5m from TB
- 10m from TB
- Stream Offset
- Tree Protection

Materials Legend

- Special Vehicle Unit Paver
- Patio Pavers
- CIP Concrete
- Mews Unit Paver
- Gravel Pathway
- Planting Area
- Lawn Planting
- Rain Garden

Tree Legend

- Deciduous
- Coniferous
- Proposed Trees
- Existing Trees

0 10m 20m 30m

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NOT FOR CONSTRUCTION

13	Issued for Permit	July 13, 2018
12	Issued for DP	July 12, 2018
11	Issued for Building PT	June 29, 2018
10	Issued for DP	June 25, 2018
9	Issued for Permit Review	May 04, 2018
8	Issued for BP	Apr. 02, 2018
7	Issued for Planning	Mar. 16, 2018
6	Issued for BP	Mar. 30, 2017
5	Issued for Permit	Mar. 20, 2017
4	Issued for Planning	Apr. 10, 2017
3	Reissued for DP	Nov. 21, 2017
2	Issued for BP	Dec. 14, 2016
1	Issued for Planning	Dec. 01, 2016
No.	Date Issued	Title

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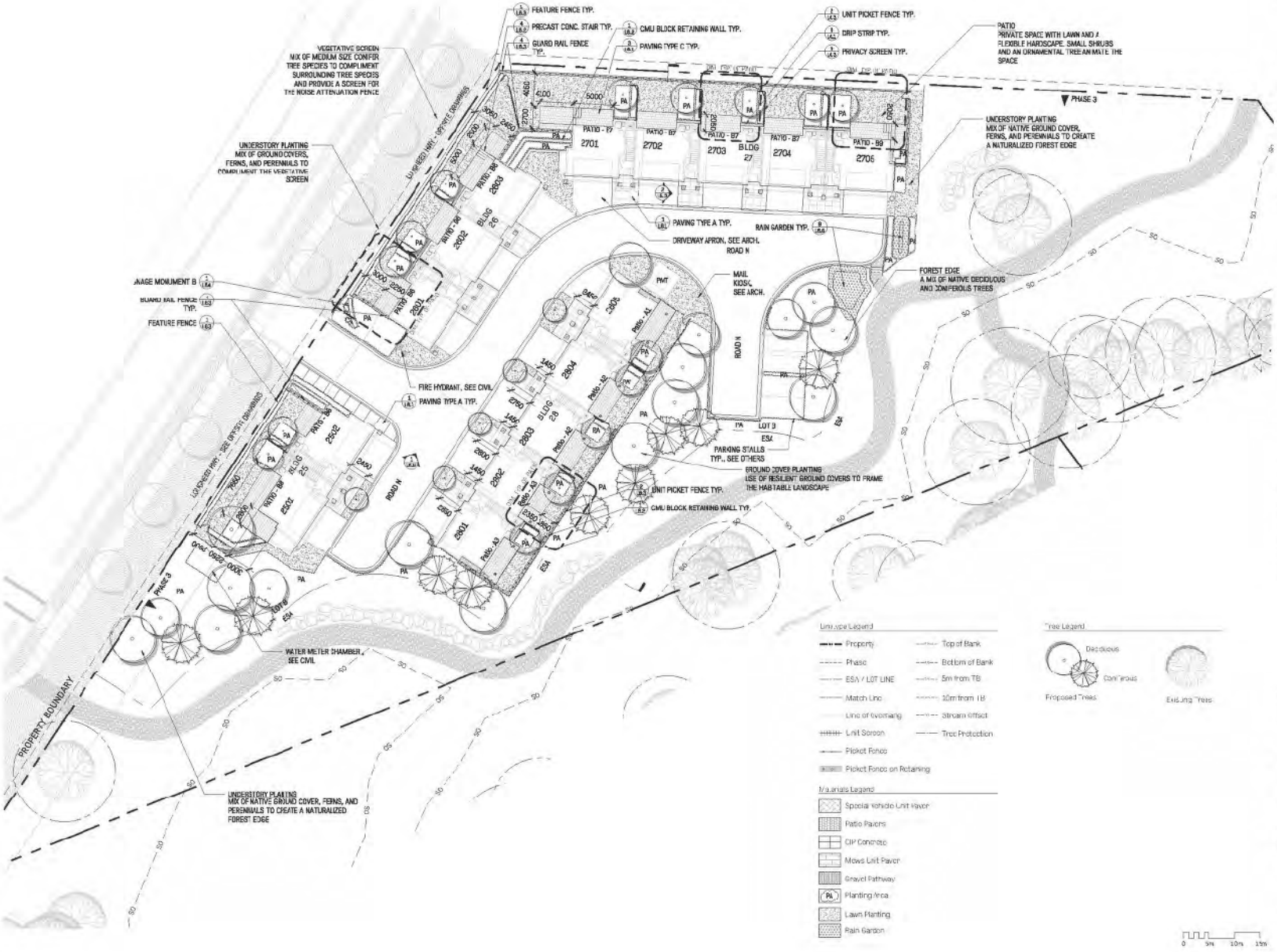
MOT Lands
Maple Ridge

Maple Ridge, BC

Drawing Index and Key Plan
Lot B - Phase 1 and 2

Date: May 1, 2018
Drawn by: HAPA
Scale: 1:500
Drawing Number: L0.02



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NOT FOR CONSTRUCTION

14	Issued for Review	May 14, 2018
13	Issued for DP	July 12, 2018
11	Issued for Permit/IFT	June 29, 2018
10	Issued for DP	June 25, 2018
9	Issued for Permit Review	May 08, 2018
8	Issued for DP	Apr. 02, 2018
7	Issued for Rezoning	Mar. 16, 2018
6	Issued for DP	Nov. 20, 2017
5	Issued for Permit	June 05, 2017
4	Issued for Rezoning	Apr. 10, 2017
3	Re-issued for DP	Mar. 23, 2017
2	Issued for DP	Dec. 14, 2016
1	Issued for Rezoning	Dec. 01, 2016
No.	Description	Date

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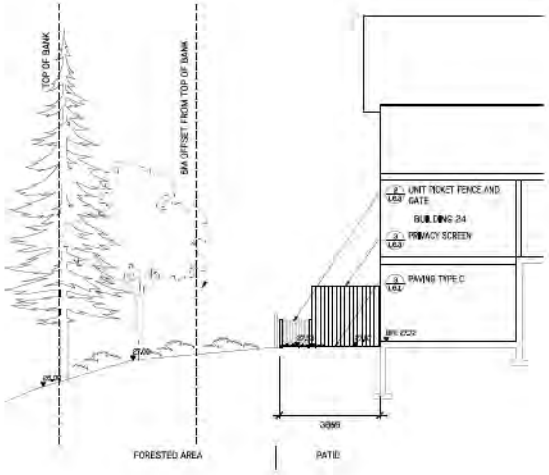
MOT Lands
Maple Ridge

Maple Ridge, BC

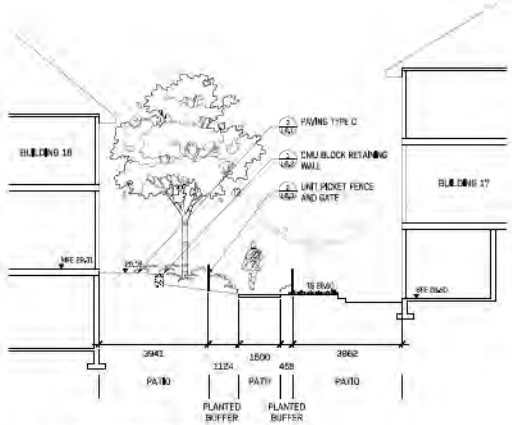
Materials And Layout
Lot B
Golden Hill

Date: May 1, 2018
Project No: 1421
Scale: 1:200
Drawn / Checked: JC / JP

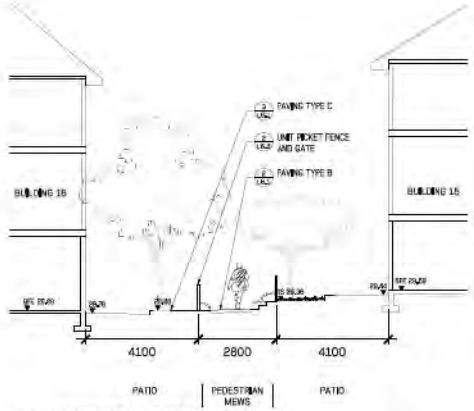
L1.16



BUILDING 24 AND HILLSIDE
L5.11 1:75



COURTYARD OF BUILDING 17 AND 18
L5.11 1:75



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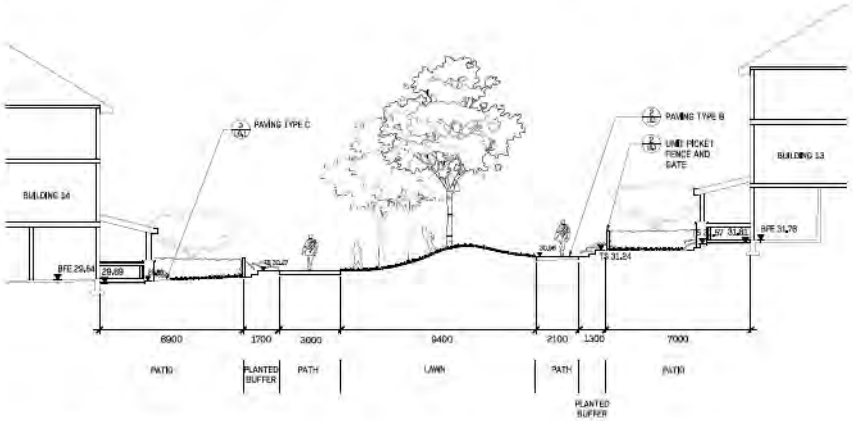
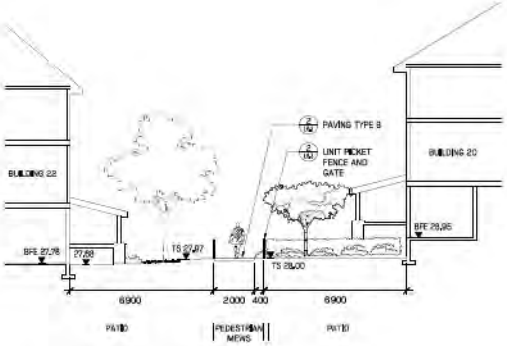
L5.11 1:75



COURTYARD OF BUILDING 13 AND 14
L5.11 1:100



COURTYARD OF BUILDING 20 AND 22
L5.11 1:100

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No.	Description	Date
13	Issued for Tender	July 13, 2018
12	Issued for BP	July 13, 2018
11	Issued for Grading IFT	June 29, 2018
10	Issued for DP	June 25, 2018
9	Issued for Prelim. Tender	May. 04, 2018
8	Issued for BP	Apr. 03, 2018
7	Issued for Rezoning	Mar. 15, 2018
6	Issued for BP	Nov. 30, 2017
5	Issued for ADP/DP	June. 02, 2017
4	Issued for Rezoning	Apr. 10, 2017
3	Re-issued for DP	Mar. 21, 2017
2	Issued for DP	Dec. 14, 2016
1	Issued for Rezoning	Dec. 01, 2016

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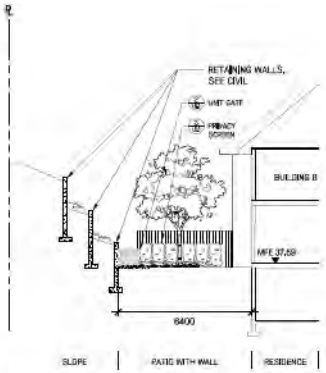
MOT Lands
Maple Ridge

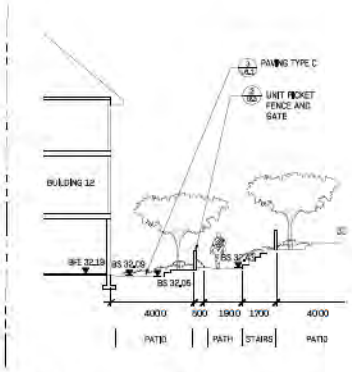
Maple Ridge, BC

Sections
Lot B

Date	May 1, 2018	Drawing Number
Project No.	1621	L5.11
Scale	1:100	
Drawn/Checked	kp / JF	



1 BUILDING 8 PATIO AND HILLSIDE
L5.12 1:100



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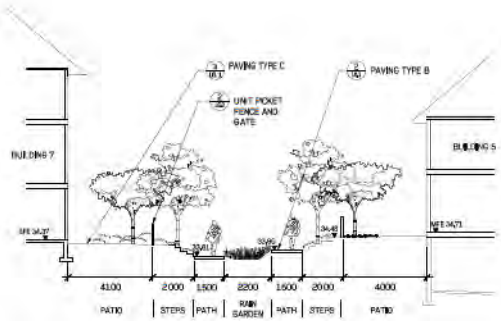

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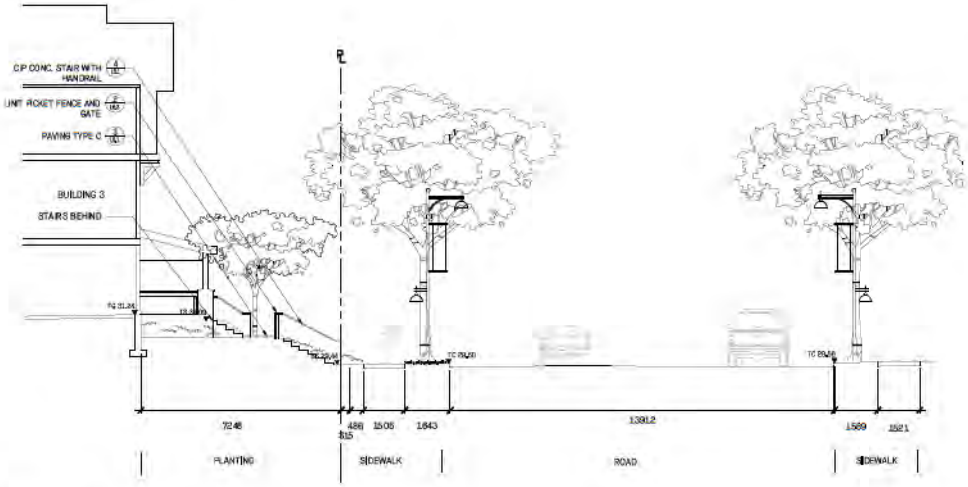
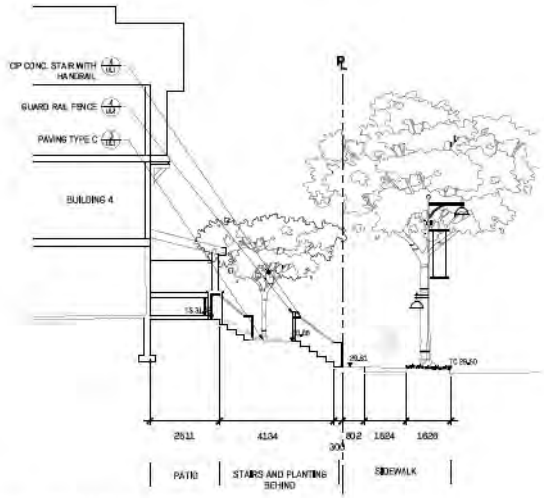
L5.12 1:100



5 ROAD A WEST
L5.12 1:75



6 ROAD A EAST
L5.12 1:75

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No.	Description	Date
13	Issued for Tender	July 13, 2018
12	Issued for BP	July 13, 2018
11	Issued for Grading IFT	June 29, 2018
10	Issued for DP	June 25, 2018
9	Issued for Prelim. Tender	May. 04, 2018
8	Issued for BP	Apr. 03, 2018
7	Issued for Rezoning	Mar. 15, 2018
6	Issued for DP	Nov. 30, 2017
5	Issued for ADP/DP	June. 02, 2017
4	Issued for Rezoning	Apr. 10, 2017
3	Re-issued for DP	Mar. 21, 2017
2	Issued for DP	Dec. 14, 2016
1	Issued for Rezoning	Dec. 01, 2016

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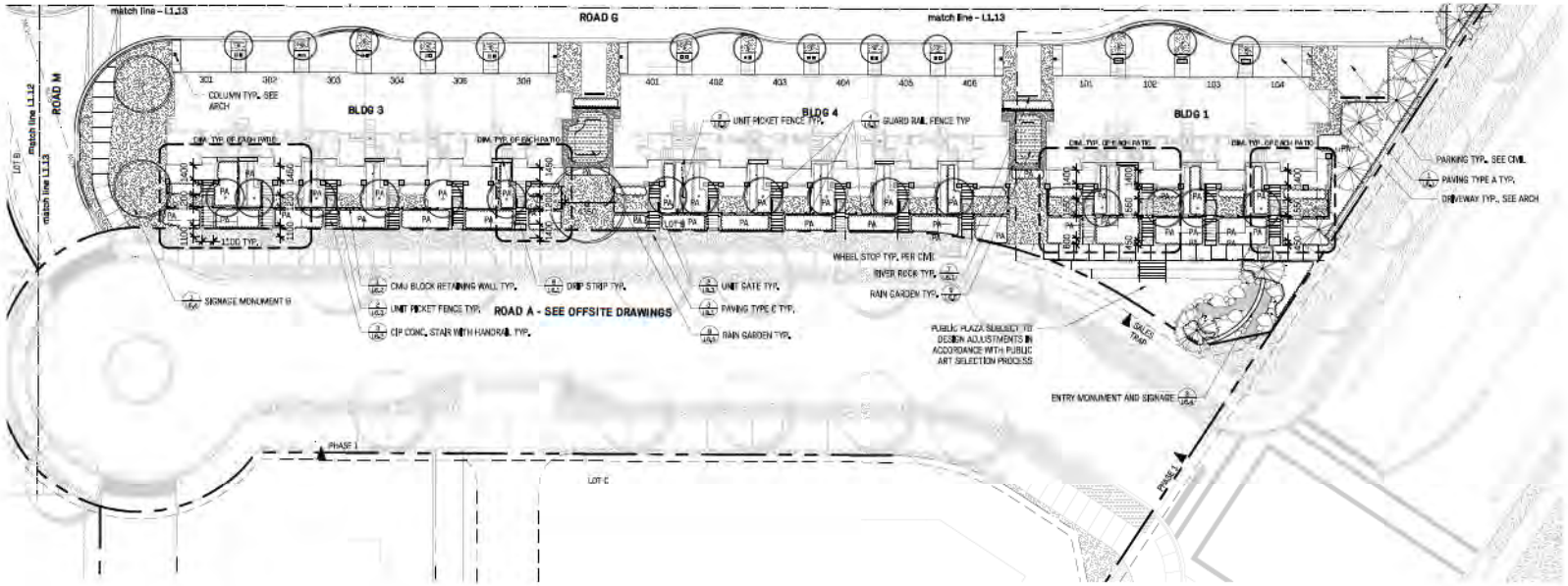
MOT Lands
Maple Ridge

Maple Ridge, BC

Sections
Lot B

Date	May 1, 2018	Drawing Number
Project No.	1621	L5.12
Scale	AS SHOWN	
Drawn/Checked	kp / JF	

APPENDIX J



HAPA

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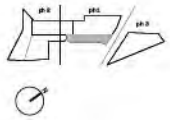

NOT FOR CONSTRUCTION

No.	Description	Date
13	Issued for Tender	July 13, 2018
12	Issued for BP	July 13, 2018
11	Issued for Grading IFT	June 29, 2018
10	Issued for DP	June 25, 2018
9	Issued for Rezon. Tender	May. 04, 2018
8	Issued for BP	Apr. 03, 2018
7	Issued for Rezoning	Mar. 15, 2018
6	Issued for BP	Nov. 30, 2017
5	Issued for ADP/DP	June. 02, 2017
4	Issued for Rezoning	Apr. 10, 2017
3	Re-issued for DP	Mar. 21, 2017
2	Issued for DP	Dec. 14, 2016
1	Issued for Rezoning	Dec. 01, 2016

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MOT Lands
Maple Ridge

Maple Ridge, BC

Materials And Layout
Lot B
Entry Drive

Date: May 1, 2018
Project No: 1821
Scale: 1:200
Drawn/Checked: rb / JF
Drawing Number: L1.13

Linetype Legend

- Property
- Phase
- ESA / LOT LINE
- Match Line
- Line of Overhang
- Unit Screen
- Picket Fence
- Picket Fence on Retaining
- Top of Bank
- Bottom of Bank
- 5m from TB
- 30m from TB
- Stream Offset
- Tree Protection

Materials Legend

- Special Vehicle Unit Paver
- Patio Pavers
- CIP Concrete
- Mews Unit Paver
- Gravel Pathway
- PA Planting Area
- Lawn Planting
- Rain Garden

Tree Legend

- Deciduous
- Coniferous
- Proposed Trees
- Existing Trees

0 5m 10m 15m

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	July 24, 2018
		FILE NO:	2016-105-DVP
FROM:	Chief Administrative Officer	**MEETING:**	Council
SUBJECT:	**Development Variance Permit 13245 236 Street**		

EXECUTIVE SUMMARY:

Development Variance Permit application 2016-105-DVP has been received for the subject property, located at 13245 236 Street, in conjunction with a Rezoning application, Multi-Family Development Permit application, Wildfire Development Permit application and Natural Features Development Permit application. The requested variances are to:

1. Reduce the minimum front yard setback for Blocks 1 and 2 from 7.5m (24.6 ft.) to 2.1m (6.9 ft.) to the building face and 1.4m (4.6 ft.) to the roof overhang;
2. Reduce the minimum rear yard setback for Block 6 (Unit 22C1) from 7.5m (24.6 ft.) to 5.7m (18.7 ft.) to the building face;
3. Reduce the minimum interior yard setback for Blocks 2 and 3 from 6.0m (20 ft.) to 3.8m (12.5 ft.) to the deck; and to 4.7m (15.4 ft.) to the deck for Block 3;
4. Reduce the minimum exterior yard setback for Blocks 6 and 7 from 7.5m (24.6 ft.) to 5.5m (18.0 ft.) to the building face; and 4.4m (14.4 ft.) to the decks;
5. Increase the maximum building height for Blocks 1, 3, 4 and 5 from 11m (36 ft.) to 11.76m (38.6 ft.) at its tallest point;
6. Reduce the minimum required Useable Open Space minimum dimension of not less than 6m (20 ft.) for Blocks 1, 3, 5, 6 and 7 to 4.5m (15 ft.);
7. Increase the maximum retaining wall height from 1.2m (4 ft.) to 4.1m (13.5 ft.) at its highest point.

Council will be considering final reading for Rezoning application 2016-004-RZ on July 24, 2018.

It is recommended that Development Variance Permit 2016-105-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-105-DVP respecting property located at 13245 236 Street

DISCUSSION:

a) Background Context

Applicant:	Archstone Projects Ltd.
Legal Description:	Lot 39 Section 28 Township 12 New Westminster District Plan 40978

OCP:

Existing:	Medium/High Density Residential

Zoning:

Existing:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
Proposed:	RM-1 (Townhouse Residential)

Surrounding Uses:

North:	Use:	Multi-Family Residential
	Zone:	RST-SV (Street Townhouse)
	Designation:	Medium/High Density Residential
South:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential), under application for RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
East:	Use:	Multi-Family Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential), under application for RM-1 (Townhouse Residential)
	Designation:	Neighbourhood Park; Medium/High Density Residential; Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.78 ha (1.93 acres)
Access:	236 Street
Servicing requirement:	Urban Standard

b) **Project Description:**

The subject property is located in the River Village of the Silver Valley Area Plan and is approximately 0.78 ha (1.93 acres) in size. The subject property is bound by a proposed townhouse development to the south, a proposed townhouse development to the west, Larch Avenue and street townhouses to the north, and a townhouse development to the east. Larch Avenue has been constructed in a new alignment further north of the property; therefore, the adjacent road right-of-way to the north of the property will be maintained as a trail. The north-eastern portion of the subject property is higher in elevation and slopes down towards the south-west. There is a considerable amount of vegetation and tree cover on the subject property (see Appendices A and B).

The applicant is proposing a townhouse development consisting of 31 units to be accessed from 236 Street. A common activity area is proposed along the northern property boundary. There are significant trees located on the western property boundary that will be retained through a tree protection covenant. Retaining walls will be required to mitigate the grade changes on site. The

architectural aesthetics of the proposed development will utilize 'West Coast' inspiration, incorporating the natural environment into the design.

c) 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. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 602, 6. a): To reduce the minimum front yard setback from 7.5m (24.6 ft.) to:
    i. 4.5m (15 ft.) to the building face for all units in Block 1;
    ii. 2.2m (7.2 ft.) to the decks for Block 1;
    iii. 2.1m (6.9 ft.) to the building face for Unit 5C1 in Block 2;
    iv. 1.4m (4.6 ft.) to the roof overhang for Unit 5C1 in Block 2.

The front yard setback is supported as it improves the street presence and aesthetics of the development; as well, the variance to Block 2 allows for the significant trees in the south west corner to be retained.

2. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 602, 6. a): To reduce the minimum rear yard setback from 7.5m (24.6 ft.) to:
    i. 5.7m (18.7 ft.) to the building face for Unit 22C1 in Block 6.

The rear yard setback is supported as it allows adequate area for a central outdoor amenity space.

3. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 602, 6. a): To reduce the minimum exterior yard setback from 7.5m (24.6 ft.) to:
    i. 5.5m (18 ft.) to the building face for Blocks 6 and 7;
    ii. 4.4m (14.4 ft.) to the deck for Blocks 6 and 7.

The exterior yard setback is supported to enable a functional buildable area and appropriate rear yard space, due to the setbacks created with the significant trees on the western section of the development.

4. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 602, 6. b): To reduce the maximum interior yard setback from 6.0m (20 ft.) to:
    i. 3.8m (12.5 ft.) to the deck for Block 2;
    ii. 4.7m (15.4 ft.) to the deck for Block 3.

The side yard setback is supported from a liveablity perpective for future residents to allow decks for Blocks 2 and 3.

5. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 602, 7. a): To increase the maximum building height from 11m (36 ft.) to:
    i. 11.76m (38.6 ft.) for Block 1, and 4;
    ii. 11.36m (37.3 ft.) for Block 3 and Block 5.

These increases in height are supported as there are steep grades on the property and grade differences between the front and back of each unit. Generally, the building faces along the street side (236 Street) are below the allowable building height requirement with minor sections of roof gable peaks extending beyond the 11m maximum allowable height. Adjacent neighbours will not be impacted by the height increases due to the higher grades ...

6. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 602, 8. d) and Part 2, Interpretation: To reduce the minimum required Usable Open Space per 3 bedroom unit from 45m² (454 ft²), with a minimum dimension of not less than 6m (19.7 ft.) to:
   i. 4.5m (15 ft.) for Block 1;
   ii. 5.4m (17.7 ft.) for Block 5;
   iii. 5.2m (17.1 ft.) for Unit 12C in Block 3;
   iv. 4.9m (16.1 ft.) for Unit 13C2 in Block 3;
   v. 5.8m (19 ft.) for Block 6; and
   vi. 5.9m (19.4 ft.) for Block 7.

These variances are supported as the shortfall of 26m² (280 ft²) of Usable Open Space is provided in Community Amenity Space. Overall, the required amount of Community Amenity Space is 155m² (1,668 ft²) and 184m² (1,980 ft²) is being provided.

7. *Zoning Bylaw No. 3510 -1985*, Part 4, Section 403, (8): To increase the maximum retaining wall height from 1.2m (4 ft.) to 4.1m (13.5 ft.) at its higest point.

This increase in retaining wall height is supported due to the sloping grades on the site. Best efforts were made to minimize grading differences along the perimeter and adjacent property lines. The retaining walls along the west side of the site, adjacent to the significant trees, are proposed to protect the grades as much as possible.

d) 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 there are steep grades on the property and significant trees to be retained on site. Supported variances also contribute to desirable street presence and functional buildable areas within the development.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2016-105-DVP.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

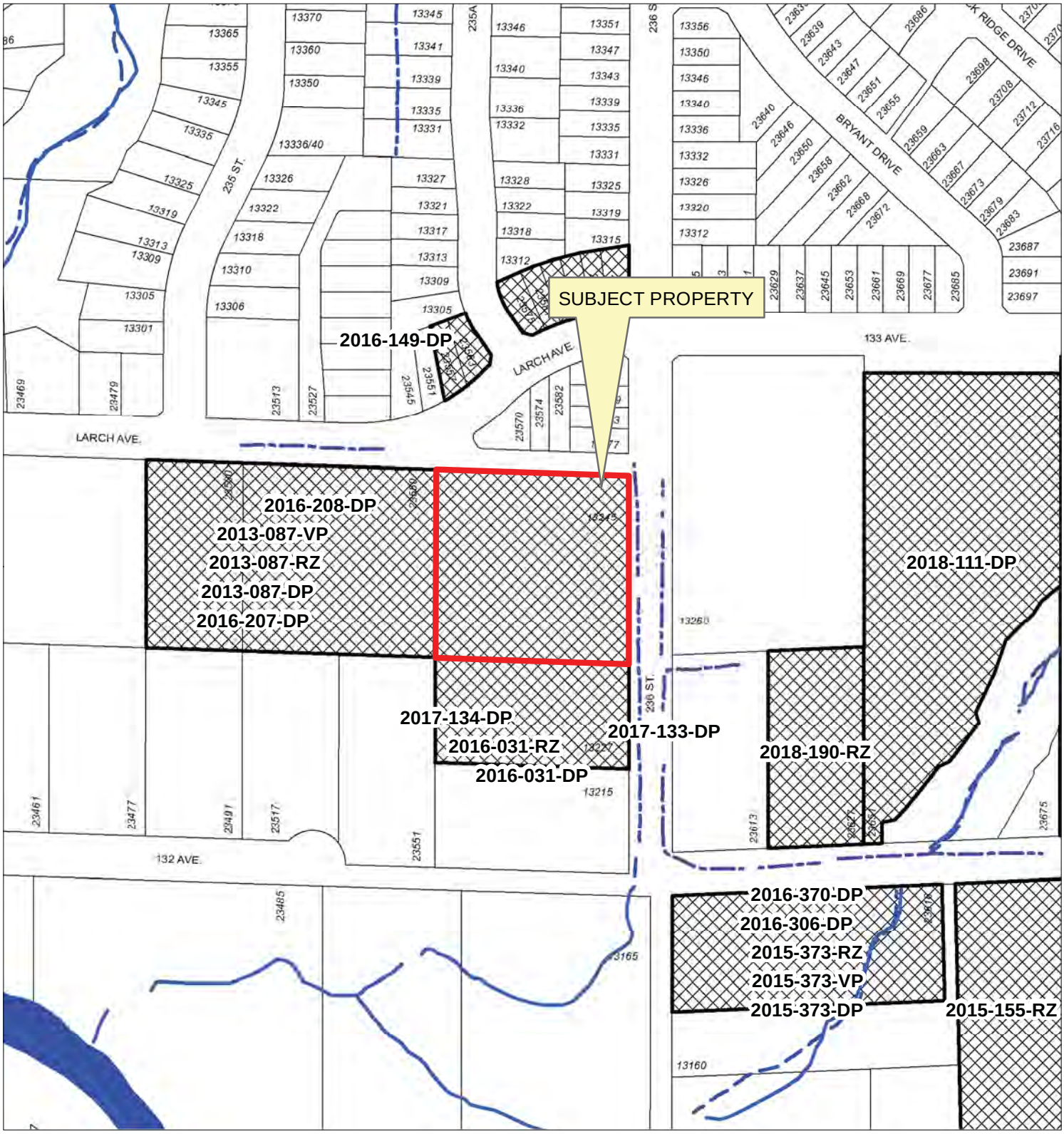
"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Proposed Variances

APPENDIX A



N

Scale: 1:2,500

Legend

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

13245 236 Street

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
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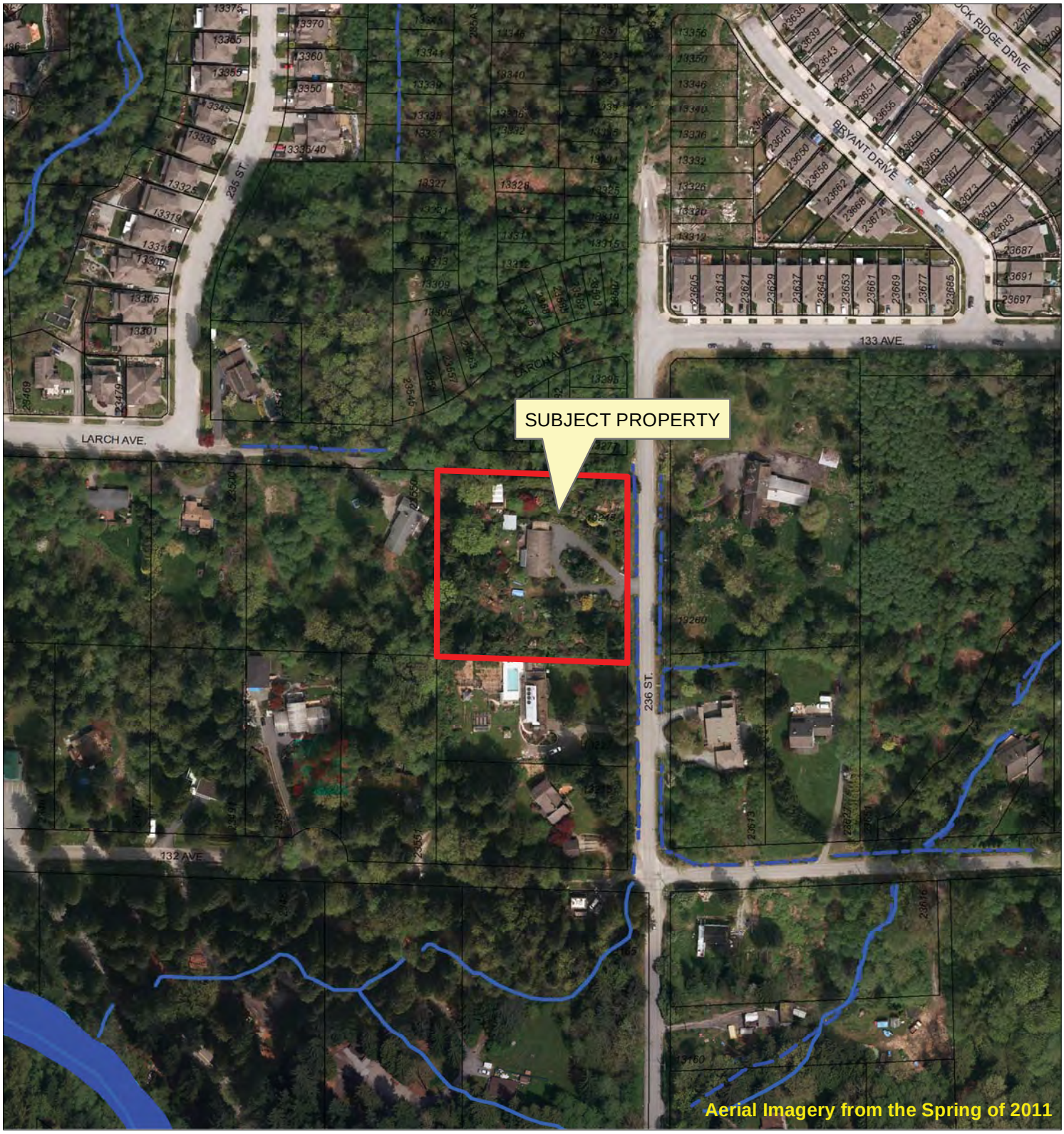
2016-105-VP.2
DATE: Jul 9, 2018 BY: LP

APPENDIX B



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Scale: 1:2,530

Legend

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

13245 236 Street

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
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2016-105-VP
DATE: Apr 11, 2016 BY: JV

Proposed Variances

APPENDIX C

Reduced Rear Yard Setback

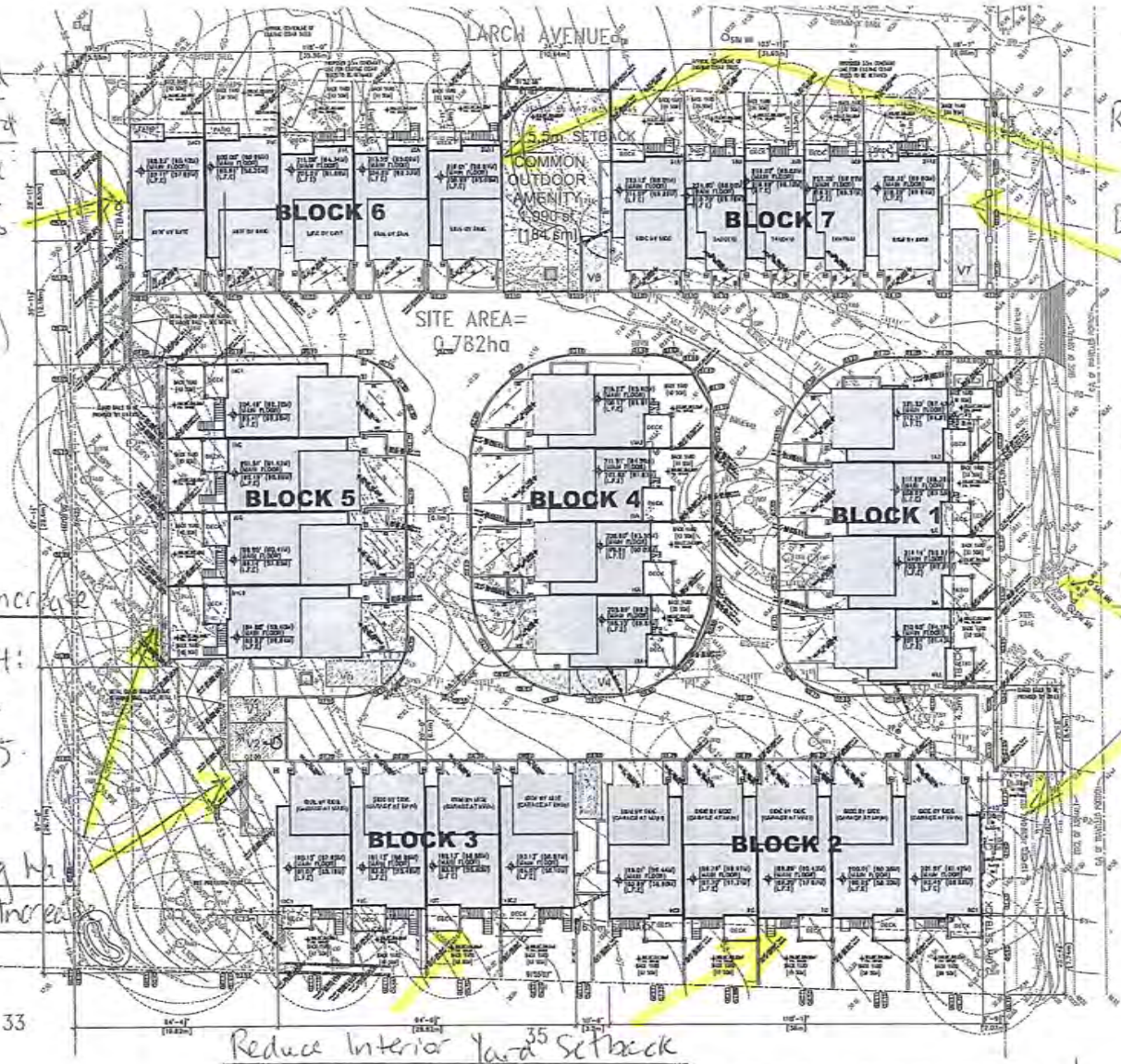
Block 6 5.7m (Building Face)

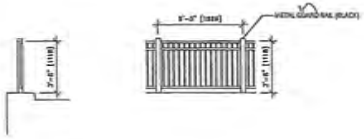
Reduced Exterior Yard Setbacks

Block 6 : 5.5m (Building Face)

Block 6 7 : 4.4m (Deck)

Block 7 : 5.5m (Building Face)





DETAIL 1: GUARD RAILING

Height Increase

Block 1,4: 11.76m

Block 3,5: 11.36m

Reduced Front Yard setbacks.

Block 1 4.5m (Building Face)

2.2m (Decks)

Block 2 2.1m (Building Face)

1.4m (Roof Overhang)

Retaining Wall Height Increase

4.1m

RETAINING WALL LEGEND	
	CONCRETE RETAINING WALL
	ALLAN BLOCK RETAINING WALL
	REDI-ROCK RETAINING WALL
	CULTURED STONE WALL
	WALLS HIGHER THAN 1.2m
ABBREVIATIONS	
T.O.W.	TOP OF WALL
B.O.W.	BOTTOM OF WALL

*NOTE: GUARDRAILS TO BE PROVIDED WHERE RETAINING WALL IS 0.6m OR HIGHER.

PROJECT NORTH

Reduce Interior Yard Setback

Block 2 : 3.2m (deck)

Block 3 : 4.7m (deck)

QUARTZ TOWNHOUSES

Proposed Townhouse Development

13245 236 STREET, MAPLE RIDGE, B.C.

QUARRY ROCK DEVELOPMENT

ATELIER PACIFIC ARCHITECTURE INC.

JULY 12, 2018

DP 1.0

SITE PLAN

SCALE: 1:200

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	July 24, 2018
		FILE NO:	2016-105-DP
FROM:	Chief Administrative Officer	**MEETING:**	Council
SUBJECT:	**Wildfire Development Permit 13245 236 Street**		

EXECUTIVE SUMMARY:

Wildfire Development Permit application 2016-105-DP has been received in conjunction with a Rezoning application, Development Variance Permit application, Form and Character Development Permit application and a Natural Features Development Permit application for a townhouse development, under the RM-1 (Townhouse Residential) zone, located within the Silver Valley Area Plan. A Wildfire Development Permit (WFDP) is required because the subject property is located within the Wildfire Development Permit area.

This application has been reviewed in relation to the Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2) of the Wildfire Development Permit, and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program).*

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-105-DP respecting property located at 13245 236 Street.

DISCUSSION:

a) Background Context:

Applicant:		Archstone Projects Ltd.
Legal Description:		Lot 39 Section 28 Township 12 New Westminster District Plan 40978
OCP:		
Existing:		Medium/High Density Residential
Zoning:		
Existing:		RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
Proposed:		RM-1 (Townhouse Residential)
Surrounding Uses:		
North:	Use:	Multi-Family Residential
	Zone:	RST-SV (Street Townhouse)
	Designation:	Medium/High Density Residential

South:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential), under application for RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
East:	Use:	Multi-Family Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential), under application for RM-1 (Townhouse Residential)
	Designation:	Neighbourhood Park; Medium/High Density Residential; Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.78 ha (1.93 acres)
Access:	236 Street
Servicing requirement:	Urban Standard
Companion Applications:	2016-004-RZ, 2016-004-DP, 2016-106-DP, 2016-105-DVP

b) Project Description:

The subject property is located in the River Village of the Silver Valley Area Plan and is approximately 0.78 ha (1.93 acres) in size. The property is bound by a proposed townhouse development (2016-031-RZ) to the south, a proposed townhouse development to the west (2016-087-RZ), Larch Avenue and street townhouses to the north, and an existing townhouse development to the east. Larch Avenue has recently been constructed in a new alignment further north of the property; therefore, the adjacent road right-of-way to the north of the property will be maintained as a trail (see Appendix A). The north-eastern portion of the subject property is higher in elevation and slopes down towards the south-west. There is a considerable amount of vegetation and tree cover on the subject property (see Appendix B).

The applicant is proposing a townhouse development consisting of 31 units to be accessed from 236 Street. A common activity area is proposed along the northern property boundary. There are significant trees located on the western property boundary that will be retained through a tree protection covenant, as well as a row of hedges along the northern property boundary. Retaining walls will be required to mitigate the grade changes on site.

A Wildfire Hazard Assessment has been received from Diamond Head Consulting Ltd. and was prepared by a Registered Professional Forester qualified by training or experience in fire protection engineering, with at least two years of experience in fire protection engineering and with assessment and mitigation of wildfire hazards in British Columbia.

c) Planning Analysis:

The Wildfire Development Permit Area Guidelines are intended for the protection of life and property in designated areas that could be at risk for wildland fire and where this risk, in some cases, may be reasonably abated through implementation of appropriate precautionary measures.

A Wildfire Development Permit is required for all development and subdivision activity or building permits for areas within the Wildfire Development Permit area, as identified in the OCP. The Wildfire Development Permit Guidelines are to work in concert with all other regulations, guidelines and bylaws in effect.

This development respects the key guidelines as outlined in this section with comments provided by the Registered Professional Forester:

1. *Locate development on individual sites so that, when integrated with the use of mitigating construction techniques and landscape management practices, the risk of wildfire hazards is reduced;*

   The proposed development plan involves limited tree retention. Treatments, in the form of specific tree removal and pruning, have been recommended to mitigate wildfire hazard.

2. *Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;*

   There are no significant environmental conservation areas on the development site. Pruning of the significant trees has been recommended in the southwest corner of the subject property.

3. *Ensure identified hazard areas are recognized and addressed within each stage of the land development process;*

   All forested areas have been assessed and delineated into fuel types. Fire behaviour potential of these areas has been analysed. These findings have driven the recommended fuel treatments.

4. *Manage the interface forest fuel components, including vegetation and structures, thereby increasing the probability of successful fire suppression, containment and minimize adverse impacts.*

   Recommendations include pruning of trees, as well as appropriate removal and dispersal of slash material and woody debris.

d) Financial Implications

A security in the amount of **$600.00** will be taken as a condition of the Wildfire Development Permit to ensure the removal of a hazard tree.

CONCLUSION:

This application is consistent with the Wildfire Development Permit Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2), and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*. Therefore, it is recommended that this Wildfire Development Permit 2016-105-DP be approved.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Michael Van Dop"

Approved by: Michael Van Dop
Deputy Fire Chief

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

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

APPENDIX A

N

Scale: 1:2,500

Legend

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

13245 236 Street

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
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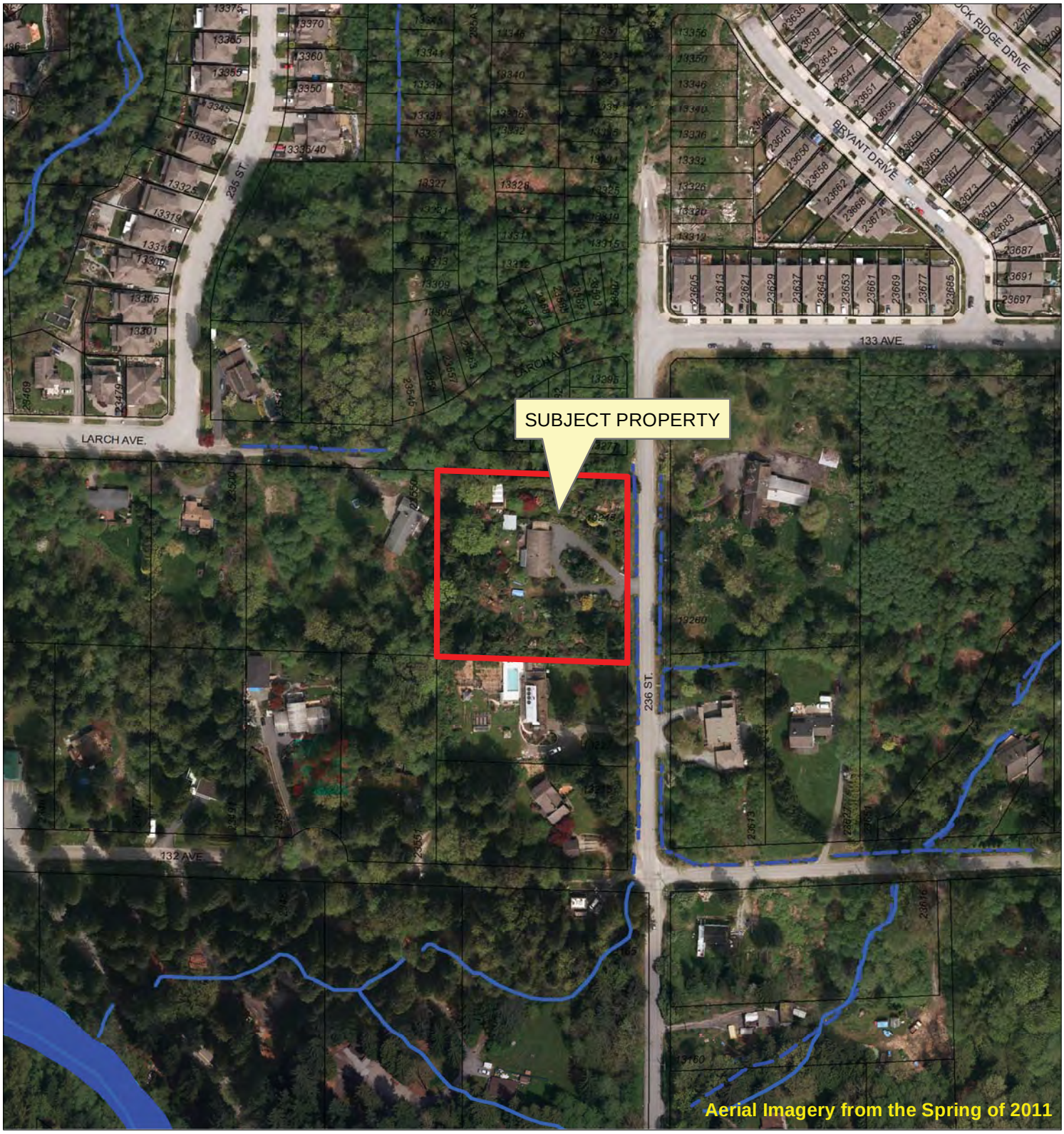
2016-105-DP
DATE: Apr 11, 2016 BY: JV

APPENDIX B



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13245 236 Street

PLANNING DEPARTMENT

MAPLE RIDGE
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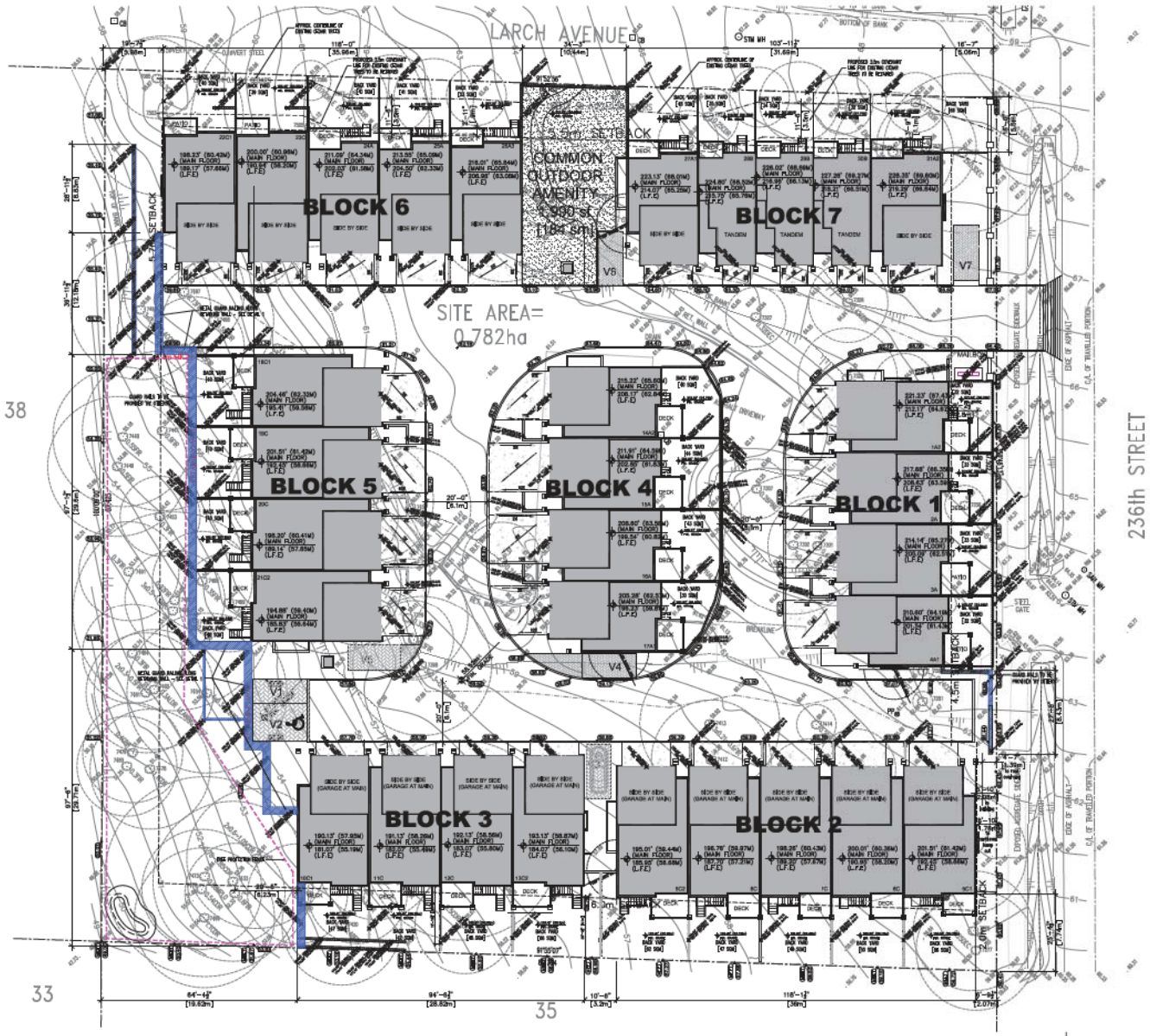
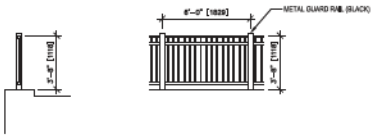
2016-105-DP
DATE: Apr 11, 2016 BY: JV

APPENDIX C





DETAIL 1: GUARD RAILING

RETAINING WALL LEGEND	
	CONCRETE RETAINING WALL
	ALLAN BLOCK RETAINING WALL
	REDI-ROCK RETAINING WALL
	CULTURED STONE WALL
	WALLS HIGHER THAN 1.2m
ABBREVIATIONS	
T.O.W.	TOP OF WALL
B.O.W.	BOTTOM OF WALL

*NOTE: GUARDRAILS TO BE PROVIDED WHERE RETAINING WALL IS 0.6m OR HIGHER.

PROJECT NORTH

QUARTZ TOWNHOUSES

13245 236 STREET, MAPLE RIDGE, B.C.

QUARRY ROCK DEVELOPMENT

ATELIER PACIFIC ARCHITECTURE INC.

JULY 12, 2018

Proposed Townhouse Development

DP 1.0

SITE PLAN

SCALE: 1:200

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	July 24, 2018
		FILE NO:	2016-004-DP
FROM:	Chief Administrative Officer	**MEETING:**	Council
SUBJECT:	**Development Permit 13245 236 Street**		

EXECUTIVE SUMMARY:

A Multi-Family Development Permit application has been received for the subject property, located at 13245 236 Street, for a 31 unit townhouse development consisting of seven buildings, under the RM-1 (Townhouse Residential) zone. This application is subject to the Multi-Family Residential Development Permit Area Guidelines, which establish the form and character of multi-family development, with the intent to enhance the existing neighbourhood with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-004-DP respecting property located at 13245 236 Street.

DISCUSSION:

a) Background Context:

Applicant:	Archstone Projects Ltd.
Legal Description:	Lot 39 Section 28 Township 12 New Westminster District Plan 40978
OCP:	
Existing:	Medium/High Density Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
Proposed:	RM-1 (Townhouse Residential)

Surrounding Uses:

North:	Use:	Multi-Family Residential
	Zone:	RST-SV (Street Townhouse)
	Designation:	Medium/High Density Residential
South:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential), under application for RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential

East:	Use:	Multi-Family Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential), under application for RM-1 (Townhouse Residential)
	Designation:	Neighbourhood Park; Medium/High Density Residential; Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.78 ha (1.93 acres)
Access:	236 Street
Servicing requirement:	Urban Standard
Companion Applications:	2016-105-DP, 2016-004-RZ, 2016-106-DP, 2016-105-DVP

b) Project Description:

The subject property is located in the River Village of the Silver Valley Area Plan and is approximately 0.78 ha (1.93 acres) in size. The subject property is bound by a proposed townhouse development to the south (2016-031-RZ), a proposed townhouse development to the west (2013-087-RZ), Larch Avenue and street townhouses to the north, and an existing townhouse development to the east. Larch Avenue has been constructed in a new alignment further north of the property; therefore, the adjacent road right-of-way to the north of the property will be maintained as a trail (see Appendix A). The north-eastern portion of the subject property is higher in elevation and slopes down towards the southwest. There is a considerable amount of vegetation and tree cover on the subject property (see Appendix B).

The applicant is proposing a townhouse development consisting of 31 units to be accessed from 236 Street. A common activity area is proposed along the northern property boundary. There are significant trees located on the western property boundary that will be retained through a tree protection covenant, as well as a row of cedar hedges along the northern boundary. Retaining walls will be required to mitigate the grade changes on site. The architectural aesthetic of the proposed development will utilize 'West Coast' inspiration, incorporating the natural environment into the design.

c) Planning Analysis:

<u>Official Community Plan</u>
The subject property is located just north of the intersection of 236 Street and 132 Avenue, within the River Village of the Silver Valley Area Plan. The Official Community Plan (OCP) designation for the subject property is *Medium/High Density Residential,* which allows both single family and multi-family housing forms. Silver Valley Area Plan Policy 5.2. states: *River Village is located along a main arterial route in the Silver Valley area, on Fern Crescent, between Maple Ridge Park to the south and an escarpment to the north and east.* Principle 5.2.2 a) identifies that the "*River Village is to be a complete community, with a main shopping street, integrated multi-family housing, mixed-use buildings, civic buildings and community facilities, including a high school, and an elementary school.*"

Densities of 30-50 units per hectare are encouraged for the River Village area and may include attached as well as detached fee-simple housing. The proposed RM-1 (Townhouse Residential) development, at 31 units per 0.78 hectare, is approximately 40 units per hectare, and therefore complies with the *Medium/High Density Residential* designation of the Silver Valley Area Plan.

A Multi-Family Residential Development Permit is required for all new multi-family development. Section 8.7, Multi-Family Development Permit Area Guidelines of the OCP aims to regulate the form and character, as outlined below.

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

1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.

   "This proposed infill project is complementary to the many new townhouse projects in the area. It respects the existing context (neighbourhood in transition with setbacks, solid fencing, landscaping and compatible massing)."

2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of a higher density developments.

   "The project appears to be 2 storeys from the public street and 2.5 storeys along the property lines."

3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.

   "The development is clustered and designed as a unified form and character, yet has enough variety through material choice and colour to add visual interest."

4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.

   "Extensive landscape planting is provided along entry of the project. The development entry is marked with an entry gate and low stone walls. Residential parking is concealed in garages while visitor parking is screened with landscaping."

<u>Zoning Bylaw</u>

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit the future development of approximately 31 townhouse units (see Appendix C)

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

1. Reduce the minimum front yard setback for Blocks 1 and 2 from 7.5m (24.6 ft.) to 2.1m (6.9 ft.) to the building face and 1.4m (4.6 ft.) to the roof overhang;

2. Reduce the minimum rear yard setback for Block 6 (Unit 22C1) from 7.5m (24.6 ft.) to 5.7m (18.7 ft.) to the building face;
3. Reduce the minimum interior yard setback for Blocks 2 and 3 from 6.0m (20 ft.) to 3.8m (12.5 ft.) to the deck; and to 4.7m (15.4 ft.) to the deck for Block 3;
4. Reduce the minimum exterior yard setback for Blocks 6 and 7 from 7.5m (24.6 ft.) to 5.5m (18.0 ft.) to the building face; and 4.4m (14.4 ft.) to the decks;
5. Increase the maximum building height for Blocks 1, 3, 4 and 5 from 11m (36 ft.) to 11.76m (38.6 ft.) at its tallest point;
6. Reduce the minimum required Useable Open Space minimum dimension of not less than 6m (20 ft.) for Blocks 1, 3, 5, 6 and 7 to 4.5m (15 ft.);
7. Increase the maximum retaining wall height from 1.2m (4 ft.) to 4.1m (13.5 ft.) at its highest point.

Off-Street Parking and Loading Bylaw:
The *Off-Street Parking and Loading Bylaw No. 4350 – 1990* requires that the RM-1 (Townhouse Residential) zone provide two off-street parking spaces per dwelling unit, plus 0.2 spaces per dwelling unit designated for visitors. There are 31 dwelling units proposed, therefore, 62 resident parking spaces are provided and 7 visitor parking spaces, including one accessible parking space, which is in conformance with the requirements of the Off-Street Parking and Loading Bylaw.

d) 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 October 18, 2017. The Panel provided the following comments, which have since been resolved, as outlined below by the project architect:

- *Provide alternate solution in case hedge row of trees won't be saved during the construction.*
  Hedge row of trees will be retained with a Tree Protection Covenant.

- *Provide site sections to show transition including different types of retaining walls and transitions.*
  Details have been provided for retaining walls.

- *Provide exterior stairs for exit and entry.*
  Exterior balcony stairs have been added.

- *Show light wells where necessary for occupied basement areas.*
  It has been determined that light wells are not necessary as the basements have windows that are above grade or units have been provided with doors into rear yards.

- *Consider moving entrances forward where possible.*
  Unit entrances have been moved out an additional 1.8 m to reduce the recessed alcove into the units. This will maintain a covered entry and will provide feature lighting and defined unit entrances.

e) Environmental Implications:

The subject property slopes from the northeast to the lowest point in the southwest corner. Review of the relevant environmental reports by the various consultants indicate that the site can support the proposed development. An approved Stormwater Management Plan and associated covenant

have been included to ensure stormwater discharge meets the appropriate criteria. Several trees will be removed to allow development to occur on the subject property; however, much consideration was given to a significant stand of trees along the west and southwest portion of the site. A Tree Protection Covenant will be registered on site to protect these significant trees as well as a row of cedar hedges along the northern property boundary. No watercourses or significant features are located on or near the subject property, with the exception of the above mentioned significant trees.

f) Citizen/Customer Implications:

A Development Information Meeting (DIM) was held on November 16, 2017 and Public Hearing was held on February 20, 2018. Final reading of the subject property will also be considered at the July 24, 2018 Council meeting.

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of $428,527.00, the security will be $428,527.00.

CONCLUSION:

As the development proposal complies with the Multi-Family Development Permit Area Guidelines of the OCP for form and character, it is recommended that 2016-004-DP be given favourable consideration.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

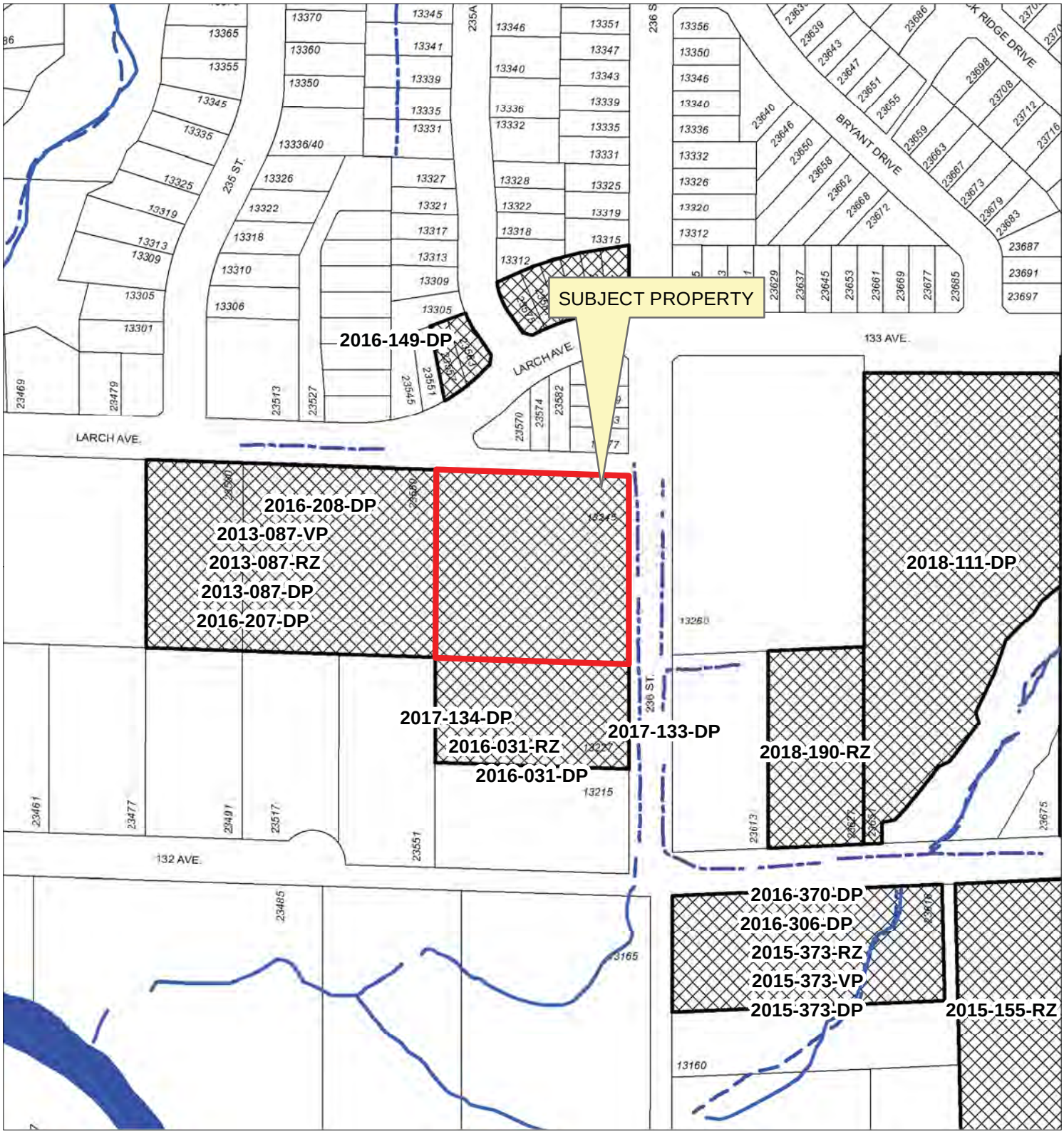
"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Site Plan
Appendix D – Building Elevations
Appendix E – Landscape Plans

APPENDIX A



N

Scale: 1:2,500

Legend

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

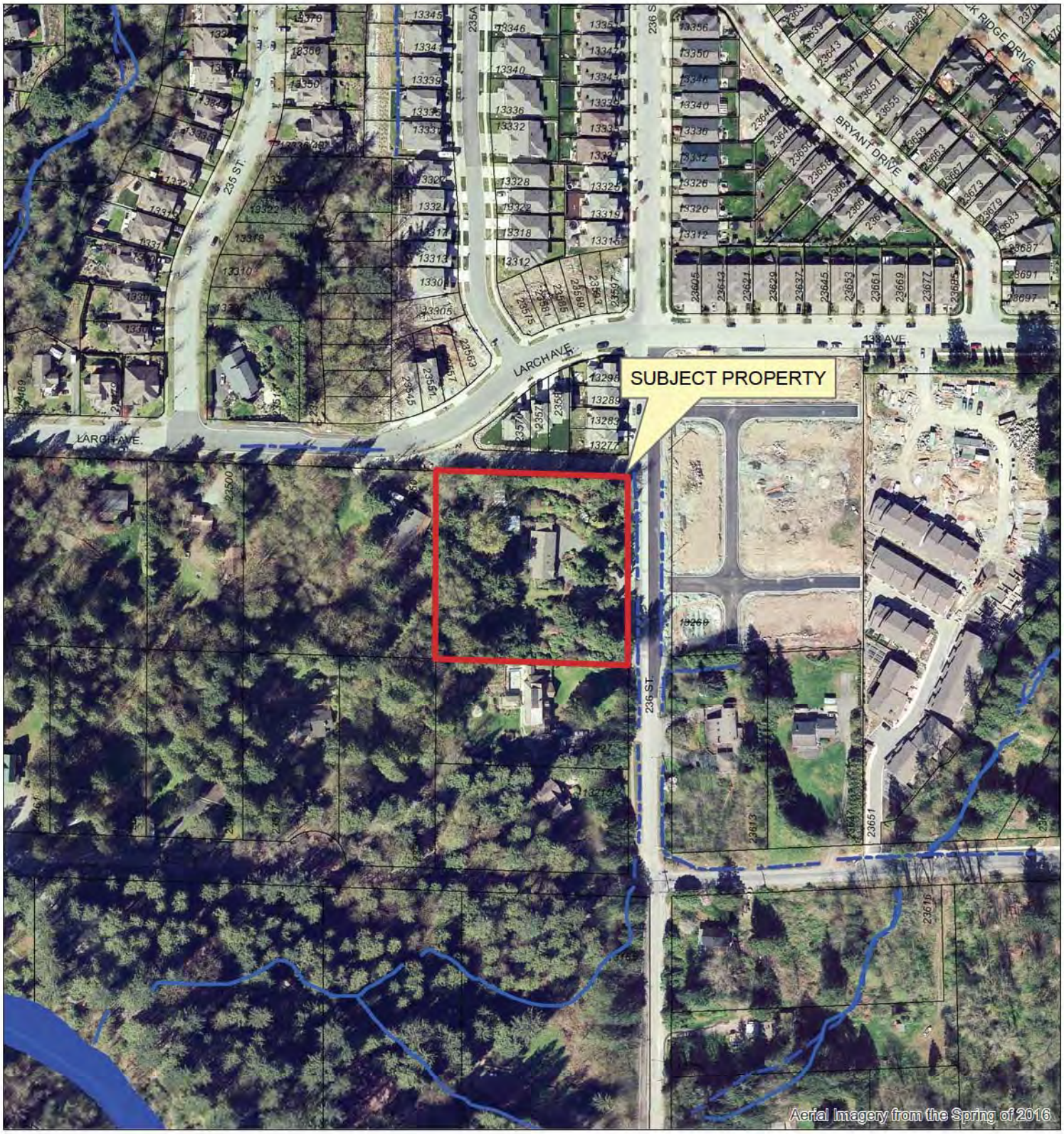
13245 236 Street

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

2016-004-DP.2
DATE: Jul 9, 2018 BY: LP

APPENDIX B



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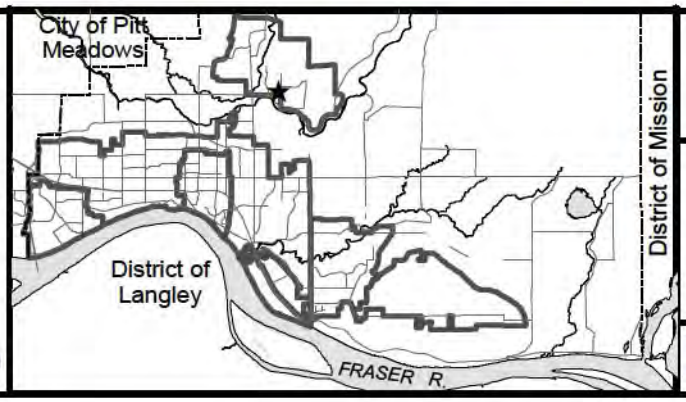


13245 236 Street

PLANNING DEPARTMENT

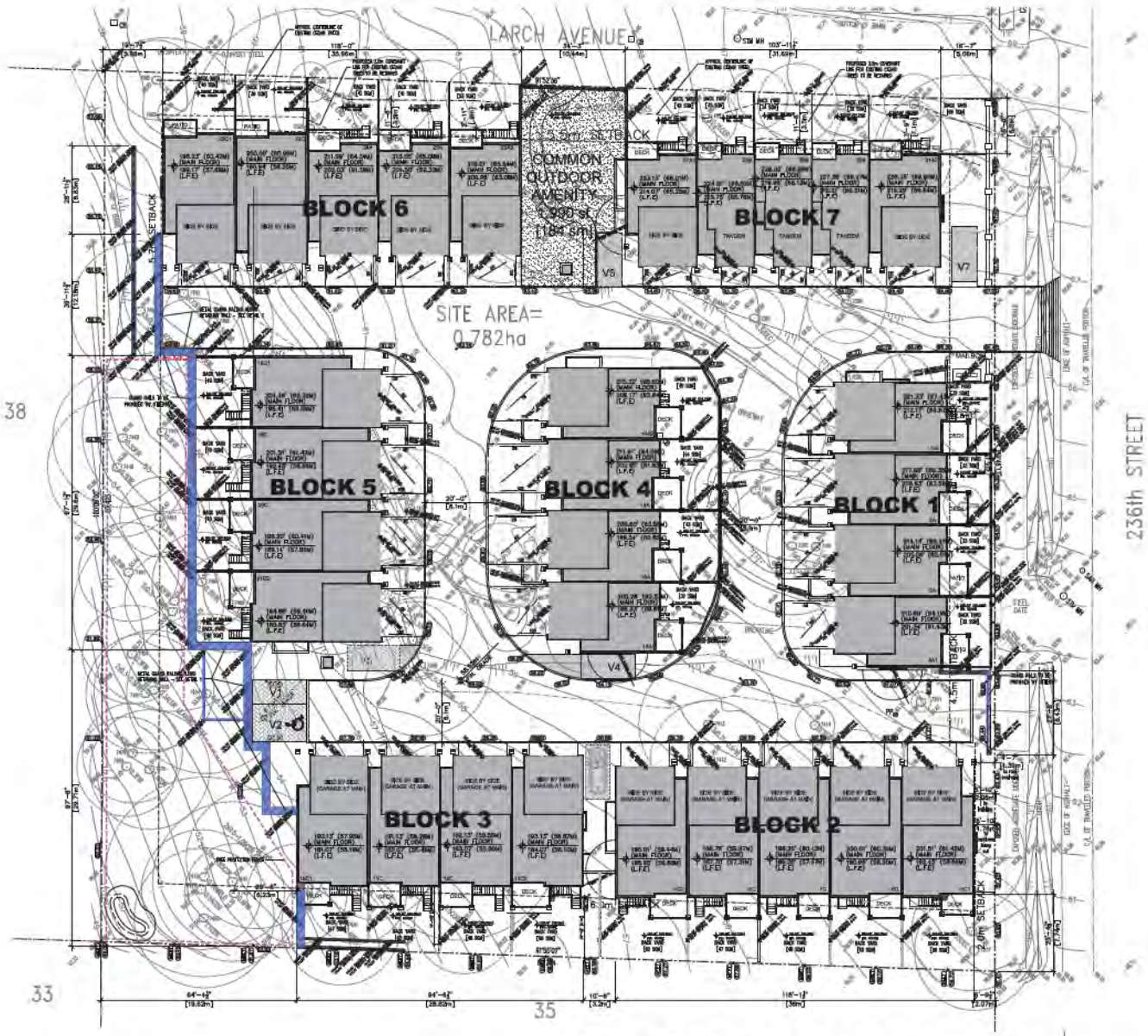
MAPLE RIDGE
British Columbia

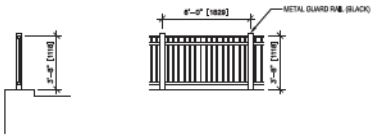
mapleridge.ca

FILE: 2016-004-DP
DATE: Jul 17, 2018

BY: LP

APPENDIX C





DETAIL 1: GUARD RAILING

RETAINING WALL LEGEND	
	CONCRETE RETAINING WALL
	ALLAN BLOCK RETAINING WALL
	REDI-ROCK RETAINING WALL
	CULTURED STONE WALL
	WALLS HIGHER THAN 1.2m
ABBREVIATIONS	
T.O.W.	TOP OF WALL
B.O.W.	BOTTOM OF WALL

*NOTE: GUARDRAILS TO BE PROVIDED WHERE RETAINING WALL IS 0.6m OR HIGHER.

PROJECT NORTH

QUARTZ TOWNHOUSES

Proposed Townhouse Development

13245 236 STREET, MAPLE RIDGE, B.C.

QUARRY ROCK DEVELOPMENT

ATELIER PACIFIC ARCHITECTURE INC.

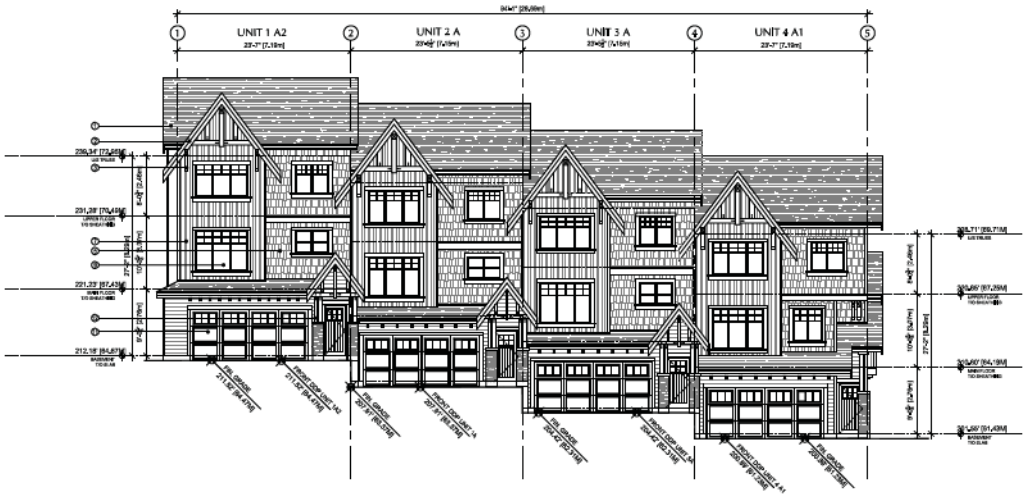
JULY 12, 2018

DP 1.0

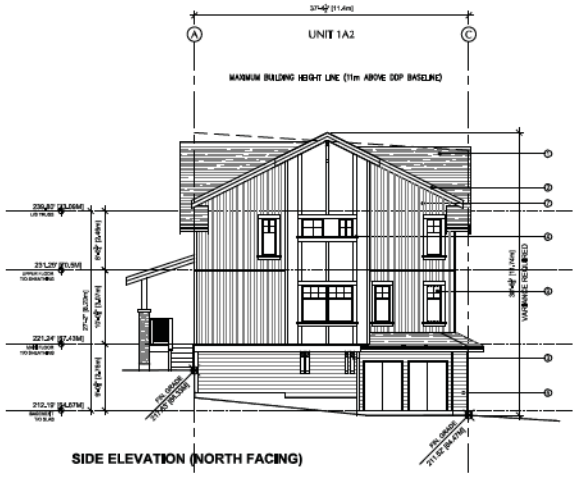
SITE PLAN

SCALE: 1:200

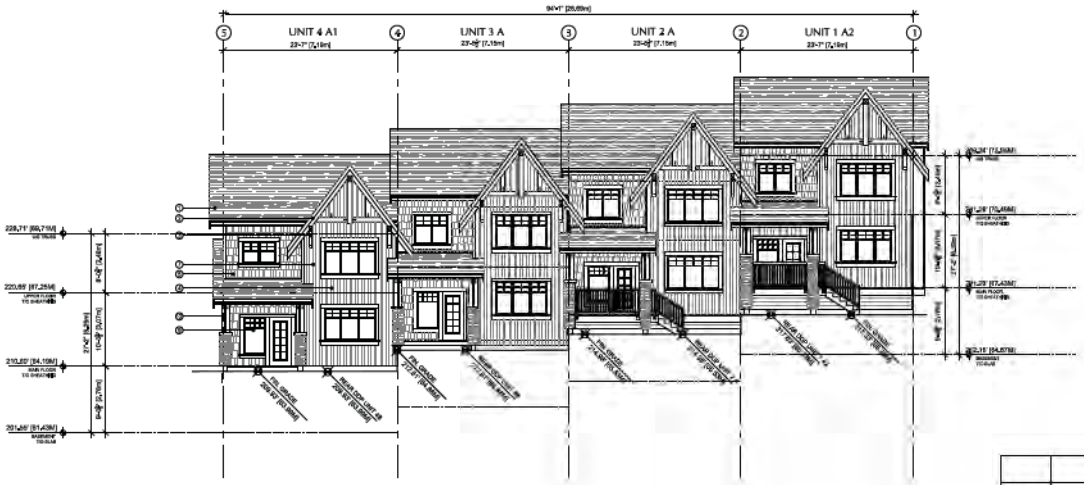
APPENDIX D



REAR ELEVATION (WEST FACING)



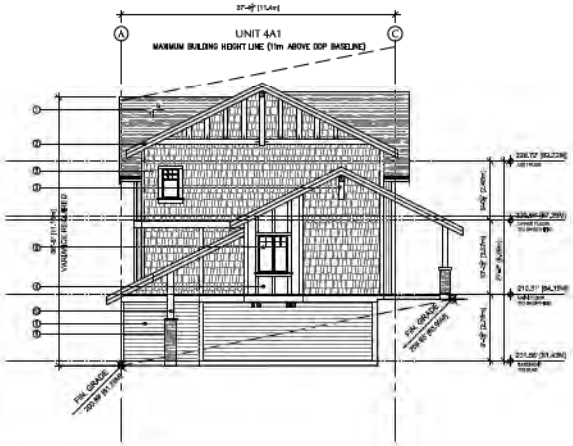
SIDE ELEVATION (NORTH FACING)



FRONT ELEVATION (EAST FACING)

WATERSHED LEGEND

1. ASPHALT SHINGLES
2. PAINTED WOOD FASCIA BOARD
3. PAINTED WOOD BRACKET
4. FIBER CEMENT SIDING/ PANELING
5. VINYL SHINGLE SIDING
6. VINYL HORIZONTAL SIDING
7. VINYL BOARD AND BATTEN SIDING
8. CULTURED STONE VENEER
9. VINYL WINDOW
10. PAINTED / STAINED FIBER GLASS ENTRY DOOR
11. INSULATED GARAGE DOOR
12. WOOD COLUMN
13. ALUMINUM RAILING



SIDE ELEVATION (SOUTH FACING)

		1A2	2A	3A	4A1	
BLOCK1	FRONT GRADE 1	64.47	63.37	62.31	61.23	
	FRONT GRADE 2	64.47	63.37	62.31	61.23	
	REAR GRADE 1	66.33	65.53	64.86	63.99	
	REAR GRADE 2	66.33	65.53	64.86	63.99	
	AVG. FIN. GRADE	65.40	64.45	63.59	62.81	
	BASEMENT EL.	64.67	63.59	62.51	61.43	
	DIFFERENCE	-0.73	-0.86	-1.08	-1.38	

QUARTZ TOWNHOUSES

Proposed Townhouse Development

32441 236 STREET, MAPLE RIDGE, B.C.

QUARRY ROCK DEVELOPMENT

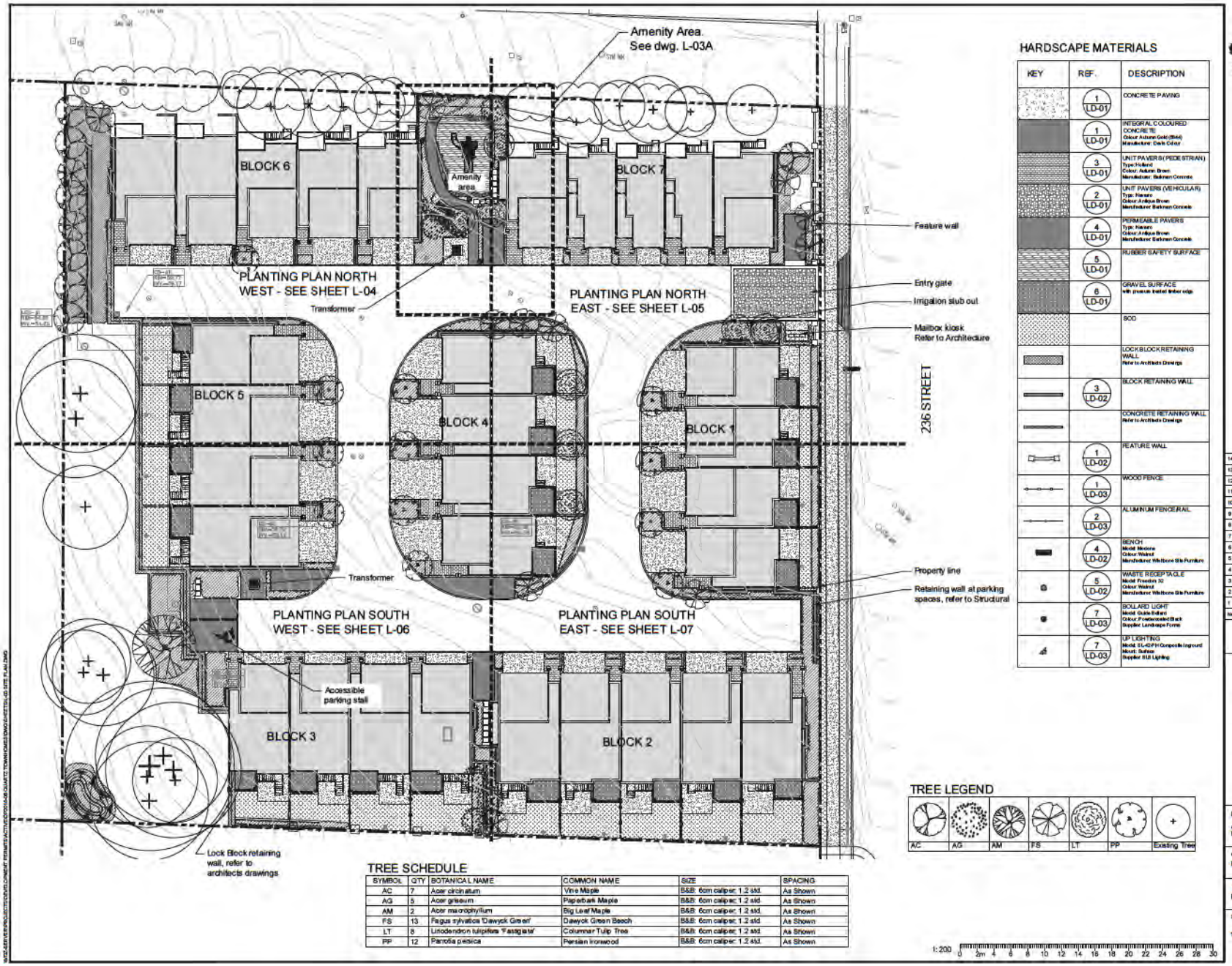
ATELIER PACIFIC ARCHITECTURE INC.

NOV. 14, 2017

DP 3.1

BUILDING ELEVATIONS
BLOCK 1
A2-A-A-A1
SCALE: 1:100

APPENDIX E



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-01	CONCRETE PAVING
	1 LD-01	INTEGRAL COLOURED CONCRETE Colour: Autumn Gold (Bf44) Manufacturer: Davis Colour
	3 LD-01	UNIT PAVERS (PEDESTRIAN) Type: Holland Colour: Autumn Brown Manufacturer: Behrman Concrete
	2 LD-01	UNIT PAVERS (VEHICULAR) Type: Nassau Colour: Antique Brown Manufacturer: Behrman Concrete
	4 LD-01	PERMEABLE PAVERS Type: Nassau Colour: Antique Brown Manufacturer: Behrman Concrete
	5 LD-01	RUBBER SAFETY SURFACE
	6 LD-01	GRAVEL SURFACE with pressure treated timber edge
		SOD
		LOCK BLOCK RETAINING WALL Refer to Architects Drawings
	3 LD-02	BLOCK RETAINING WALL
		CONCRETE RETAINING WALL Refer to Architects Drawings
	1 LD-02	FEATURE WALL
	1 LD-03	WOOD FENCE
	2 LD-03	ALUMINUM FENCE/RAIL
	4 LD-02	BENCH Model: Madrone Colour: Walnut Manufacturer: Whitbone Site Furniture
	5 LD-02	WASTE RECEPTACLE Model: Preston 32 Colour: Walnut Manufacturer: Whitbone Site Furniture
	7 LD-03	BOLLARD LIGHT Model: Globe Bollard Colour: Powdercoated Black Supplier: Landscape Forms
	7 LD-03	UP LIGHTING Model: SL-42-PH Composite Inground Mount: Bullnose Supplier: SLD Lighting

TREE LEGEND

AC	AG	AM	FS	LT	PP	Existing Tree

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
AC	7	Acer circinatum	Vine Maple	B&B: 6cm caliper, 1.2 std.	As Shown
AG	5	Acer griseum	Paperbark Maple	B&B: 6cm caliper, 1.2 std.	As Shown
AM	2	Acer macrophyllum	Big Leaf Maple	B&B: 6cm caliper, 1.2 std.	As Shown
FS	13	Fagus sylvatica 'Dawyck Green'	Dawyck Green Beech	B&B: 6cm caliper, 1.2 std.	As Shown
LT	8	Liriodendron tulipifera 'Fastigiata'	Columnar Tulip Tree	B&B: 6cm caliper, 1.2 std.	As Shown
PP	12	Parrotia persica	Persian Ironwood	B&B: 6cm caliper, 1.2 std.	As Shown

van der Zalm + associates inc.
Parks & Recreation + Civil Engineering
Urban Design + Landscape Architecture

No.	By	Description	Date
14	AD	Issued for Building Permit	July 16, 2018
13	AD	Issued for Building Permit	July 3, 2018
12	AD	Issued for Building Permit	May 11, 2018
11	AD	Issued for BP Review	April 25, 2018
10	AD	Issued for BP Review	Mar 26, 2018
9	AD	Issued for DP Submission	Dec 15, 2017
8	AD	Issued for DIM/DP Submission	Nov 15, 2017
7	AD	Issued for DP Submission	Oct 6, 2017
6	PC	Issued for DP Submission	May 09, 2017
5	AD	Issued for DP Submission	April 11, 2017
4	AD	Issued for DP Submission	Feb. 7, 2017
3	AD	Issued for DP Submission	April 5, 2016
2	AD	Issued for Review	April 1, 2016
1	AD	Issued for Review	Feb 25, 2016

REVISIONS TABLE FOR DRAWINGS

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Project:
QUARTZ TOWNHOUSES

Location:
13245 - 236th STREET
MAPLE RIDGE, BC

Drawn: AD PC
Checked: DJ
Approved: MVDZ
Scale: 1:200
Stamp:
Original Sheet Size: 24"x36"

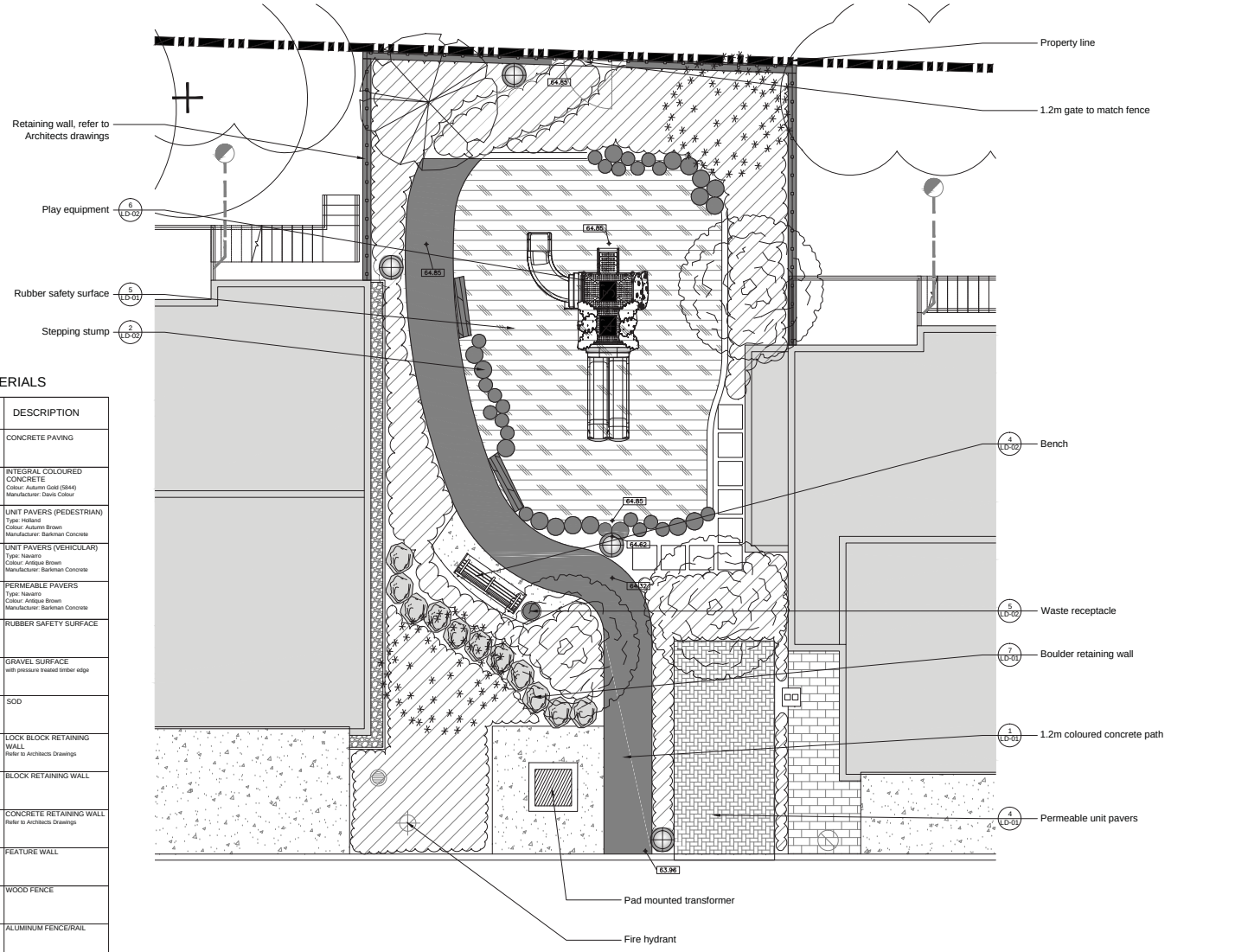
CONTRACTORS SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL WORK REQUIRED FOR CONTRACT AS TO BE DONE IN REPORT OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS OF PLANTING DRAWINGS MUST NOT BE PLACED FOR CONSTRUCTION UNLESS LABELED FOR THEIR CONSTRUCTION.

Drawing Title: SITE PLAN

NORTH

VDZ Project #: DP2016-06

Drawing #: L-03



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	7 LD-03	UP LIGHTING Model: SL-42-PH Compostie Inground Mount: Surface Supplier: SLS Lighting

van der Zalm + associates inc.
Parks & Recreation + Civil Engineering
Urban Design + Landscape Architecture
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Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@www.vdz.ca

No.	By:	Description	Date
14	AD	Issued for Building Permit	July 16, 2018
13	AD	Issued for Building Permit	July 3, 2018
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Project:

QUARTZ TOWNHOUSES

Location:

13245 - 236th STREET
MAPLE RIDGE, BC

Drawn:
AD
PC

Checked:
DJ

Approved:
MVDZ

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24"x36"

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Drawing Title:
AMENITY AREA

NORTH

VDZ Project #:
DP2016-06

Drawing #:
L-08

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP1516-05 QUARTZ TOWNHOMES\DWGS\MEETS\L-08 AMENITY AREA.DWG