

City of Maple Ridge

PUBLIC HEARING

September 17, 2019

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA
September 17, 2019
7:00 pm
Council Chambers, 1st Floor, City Hall

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

1) 2017-489-RZ

11917 and 11903 Burnett Street

Lot 6 Section 17 Township 12 New Westminster District Plan 22046

Lot 7 Section 17 Township 12 New Westminster District Plan 22046

Maple Ridge Zone Amending Bylaw No. 7407-2017

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of 54 residential apartment units.

2) 2017-573-RZ

11575, 11587 223 Street and 22300 River Road

Lot 7 Block 1 District Lot 398 Group 1 New Westminster District Plan 155

Lot 14 Block 1 District Lot 398 Group 1 New Westminster District Plan 155

Lot 15 Block 1 District Lot 398 Group 1 New Westminster District Plan 155

Maple Ridge Zone Amending Bylaw No. 7420-2018

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of 36 residential apartment units.

3) 2017-035-RZ

11781 and 11775 Burnett Street

Lot A Section 17 Township 12 New Westminster District Plan 22876

Lot B Section 17 Township 12 New Westminster District Plan 22876

Maple Ridge Zone Amending Bylaw No. 7325-2017

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of a five storey, 64 rental unit apartment building.

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 p.m., Tuesday, September 17, 2019, to consider the following bylaws:

1)

2017-489-RZ

11917 and 11903 Burnett Street

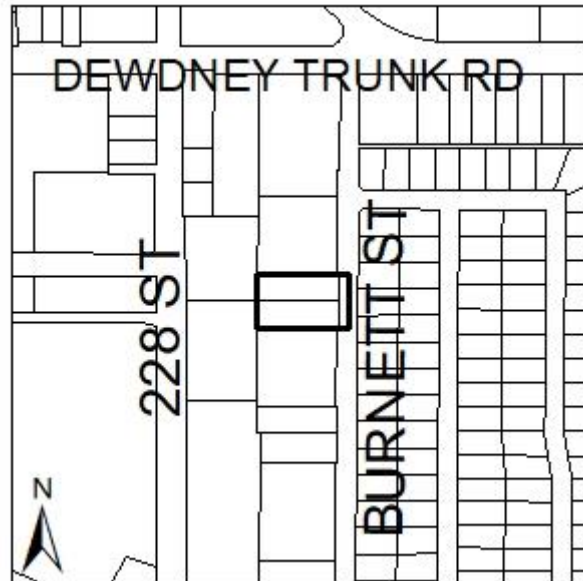
Lot 6 Section 17 Township 12 New Westminster District Plan 22046

Lot 7 Section 17 Township 12 New Westminster District Plan 22046



Maple Ridge Zone Amending Bylaw No. 7407-2017

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of 54 residential apartment units.



2)

2017-573-RZ

11575, 11587 223 Street and 22300 River Road

Lot 7 Block 1 District Lot 398 Group 1 New Westminster District Plan 155

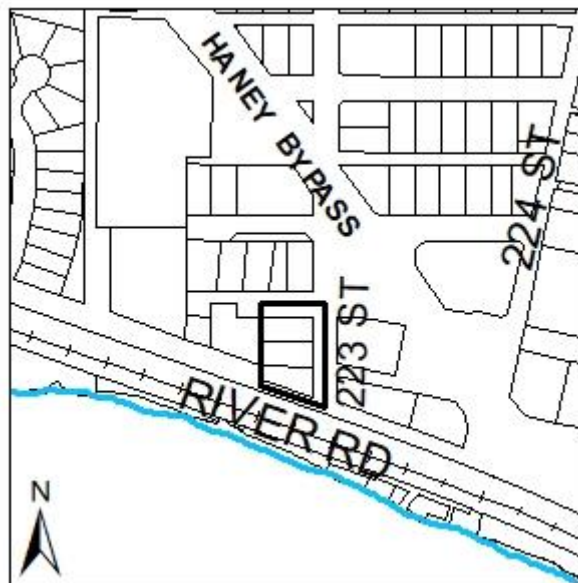
Lot 14 Block 1 District Lot 398 Group 1 New Westminster District Plan 155

Lot 15 Block 1 District Lot 398 Group 1 New Westminster District Plan 155



Maple Ridge Zone Amending Bylaw No. 7420-2018

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of 36 residential apartment units.



3)

2017-035-RZ

11781 and 11775 Burnett Street

Lot A Section 17 Township 12 New Westminster District Plan 22876

Lot B Section 17 Township 12 New Westminster District Plan 22876



Maple Ridge Zone Amending Bylaw No. 7325-2017

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of a five storey, 64 rental unit apartment building.



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 a.m. and 4:00 p.m. from September 4, 2019 to September 17, 2019, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at www.mapleridge.ca/640.

ALL PERSONS who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Corporate Officer or by sending an email to the Clerk's Department at clerks@mapleridge.ca, by **4:00 p.m.**, September 17, 2019. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 4th day of September, 2019.

Laura Benson, CPA, CMA
Corporate Officer

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-489-RZ
File Manager: Wendy Cooper

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

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

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

Additional reports provided:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: July 2, 2019
FILE NO: 2017-489-RZ
MEETING: C o W
SUBJECT: Second Reading
Zone Amending Bylaw No. 7407-2017;
11917 and 11903 Burnett Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 11917 and 11903 Burnett Street, from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of 54 residential apartment units. (Appendix A) Council granted first reading to Zone Amending Bylaw No. 7407-2017 on January 16, 2018.

The applicant is also proposing variances to increase the storeys of the building from, 4 to 5 storeys and increase the maximum height of the building from 15 metres in height to 17.59 metres to the top of main roof parapet. In addition, the applicant is seeking variances for parking. (Appendix C)

The subject property is designated as *Low-Rise Apartment* in the Official Community Plan (OCP), and no OCP amendment is required to accommodate the proposed development. (Appendix B)

The subject proper is located within the Town Centre Area Plan boundaries and pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of (\$3,100.00 per apartment dwelling unit for an estimated amount of \$167,400.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7407-2017 as amended in the staff report dated July 2, 2019 be given second reading, and forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on Burnett Street as required;
 - iii) Consolidation of the subject properties;
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;

- v) Registration of a Restrictive Covenant for protecting the Visitor Parking; Tree Protection, Stormwater Management;
- vi) Removal of existing buildings;
- vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- viii) That a voluntary contribution, in the amount of \$167,000 (\$3,100 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Krahn Engineering Ltd, Wayne Venebles
Legal Description:	Lot 6 and 7, Section 17, Township 12, NWP22046
OCP:	
Existing:	Low-Rise Apartment
Proposed:	No change
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses:	
North:	Use: Apartments Zone: RM-2 (Medium Density Apartment Residential) Designation: Low-Rise Apartment
South:	Use: Apartments Zone: RM-2 Designation: Low-Rise Apartment
East:	Use: Single-family residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
West:	Use: Apartments and vacant Zone: RM-2 and RM-6 (Regional Town Centre High Density Apartment Residential) Designation: Low-Rise Apartment, and Medium and High-Rise Apartment
Existing Use of Property:	Single-family residential
Proposed Use of Property:	Apartments
Site Area:	0.267 ha (0.661 acres)
Access:	Burnett Street
Servicing requirement:	Urban Standard

2) Project Description:

The applicant has applied to rezone the subject property from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The proposed development will consist of approximately 54 residential units with a density of 1.61 FSR with the front of the building facing onto Burnett Street. The parking will be accommodated in an underground parkade. (Appendix D)

The proposal is subject to the Maple Ridge Town Centre Development Permit Guidelines. Details of the design will be provided in a report to Council at the Development Permit Stage.

3) Planning Analysis:

i) Official Community Plan:

The development site is located within the Downtown East Precinct of the Town Centre Area Plan. The Downtown East Precinct serves as the eastern interface and gateway to the Town Centre. More urban and pedestrian oriented development is desired in the Downtown East Precinct, which can include medium to high density residential high-rise towers. This project, a mid-rise residential building, conforms with the intent of the precinct guidelines of the Town Centre Area Plan. The Low-Rise Apartment designation is intended for development in a three (3) to five (5) storey apartment form where units are accessed from an internal corridor and residential parking is provided underground. The proposed development parking will be located within an underground parkade. (see Appendix B)

The development site is currently designated *Low-Rise Apartment* and an OCP amendment is not required to support the development and rezoning.

The following Town Centre Area Plan policies apply to this proposal:

3-1 An increase in residential and commercial density is encouraged in the Town Centre, particularly within the Central Business District... Land-use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.

This project will increase the number of condominium units within walking distance to a range of shops, services, and transit in and around the Central Business District.

3-12 High density development that is four or more storeys in height may be required to include a shadow study in consideration of adjacent sites to address potential impacts on available daylight. Consideration should also be given to the privacy of residents in existing buildings.

This project will be five storeys in height, but situated among four storey low rise apartments to its north, west and south and a row of single family homes across Burnett Street to its east. Based on policy 3-12 above the applicant will be asked to provide a shadow study at the development permit review stage.

3-15 Concealed parking structures are encouraged in all commercial, mixed-use, multi-family uses... in the Town Centre. Below grade parking structures are particularly encouraged for Low-Rise, Medium, and High-Rise Apartment...buildings.

This project includes an underground parking garage in compliance with this policy.

3-22 All Low-Rise Apartment developments should be a minimum of three (3) storeys and a maximum of five (5) storeys in height.

This project complies with the height range envisioned by the policy.

In addition to these policies, a range of environmentally sustainable policies in the Town Centre Area Plan would also apply to this application:

2-5 Incorporating Rainwater Management practices into on-site and off-site development will be encouraged [...]. Some examples of Rainwater Management practices include:

- *bioretention areas;*
- *rainwater gardens;*
- *bioswales;*
- *landscaped curb bulges on street right-of-ways;*
- *rainwater harvest for irrigation; and*
- *green roofs.*

2-9 The use of plant and tree species that are suited for Maple Ridge climate and that will attract local songbirds and pollinating insects species [...] will be encouraged in public and private development;

2-10 Landscaping, as described in policy 2-9 above, will be encouraged in all public and private outdoor spaces in the Town Centre. For areas with a large amount of paved surfaces, such as surface parking lots and public plazas, the installation of trees, rain gardens, raised planters, and/or living green walls, where feasible, is encouraged to provide some areas of refuge for wildlife, such as small birds, rainwater interception, cooling in summer months, reduced glare from pavement, carbon sequestration, and a more attractive urban environment.

The applicant will be required to provide some of these measures as part of the development.

In summary, this project increases the residential density within the Downtown East Precinct, and provides for more one and two bedroom condominium units in close proximity to the shops and services of the Central Business District. The project's five storey buildings conform with the intent of the OCP's *Low-Rise Apartment* designation, and would be similar in scale to existing apartment buildings to its north, south and west.

ii) **Zoning Bylaw:**

The zoning application for RM-2 (Medium Density Apartment Residential) zoning would permit the proposed 54 units 5 storey apartment building with underground parking. (Appendix E and F)

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

The subject properties are located within the Central Business District area of the Parking Bylaw therefore the number of parking stalls required are of a reduced number than other parts of the City.

Town Centre Parking Standards Central Business District	Required	Proposed
One Bedroom = 1 parking space per unit Each additional bedroom = 0.1 parking space per unit	36 units X 1 Space = 36 18 units X 1.1 Spaces = 20 Total Required parking spaces 56	55 Plus one small car 56
Visitor Spaces = 0.10 space per unit where on-street supply available	54 units X 0.10 space = 6	5
Disabled Space	1	1
Bicycle Parking Requirements Long-Term Parking 1 per 4 units Short-Term Parking 6 per 20 units	54 units /4 X 1 Space= 14 spaces 54 units/20 X 6 Spaces = 17 spaces	22 17

As indicated in the chart above the project is deficient in parking for visitors by one space; therefore a variance is required to the *Off-Street Parking Bylaw 4350 – 1990*.

iv) **Proposed Variances:**

A Development Variance Permit application has been received for this project to request the following relaxations to *Maple Ridge Zoning Bylaw No. 3510 -1985 and Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990*:

Detail	Required	Proposed
Maximum building height	15 m	17.59
Maximum Storeys	4	5
Front (East) Deck Wall	7.5 m	6.0 m
Rear (West) Building Wall Face Deck Wall	7.5 m 7.5 m	6.68 m 5.3 m
Side (North) Deck Wall	7.5 m	5.8 m
Parking Visitor	6 Spaces	5 Spaces

The requested variances to the RM-2 (Medium Density Apartment Residential) zone and the parking bylaw will be the subject of a future Council report.

v) **Development Permits:**

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

vi) **Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the application at a meeting held on January 16, 2019 and their comments and the applicants responses can be seen in Appendix G.

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

vii) **Development Information Meeting:**

A Development Information Meeting was held at Maple Ridge Secondary School at 21911-122 Avenue on February 28, 2019. Five people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- HUB would like a multi-use pathway.
- Parking along the street is a concern.

4) **Interdepartmental Implications:**

i) **Engineering Department:**

The applicant's civil engineer is working with the Engineering Department with respect to the capacity and condition of the existing sanitary and sewer fronting the subject property. Any upgrades to these systems will be at the applicant's expense.

There will upgrades to the curb, gutter, sidewalks and widening of the road. There is road dedication required along Burnett Street.

ii) **Fire Department:**

The applicant will have to address all Fire requirements at the time of building permit application.

CONCLUSION:

As this application conforms to the OCP and will strengthen the Town Centre character, therefore it is recommended that second reading be given to Zone Amending Bylaw No. 7407-2017 as amended, and that application 2017-489-RZ be forwarded to Public Hearing.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, MCIP, RPP**
Planner I

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" for

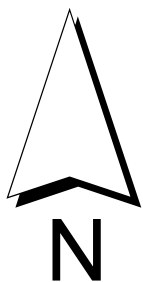
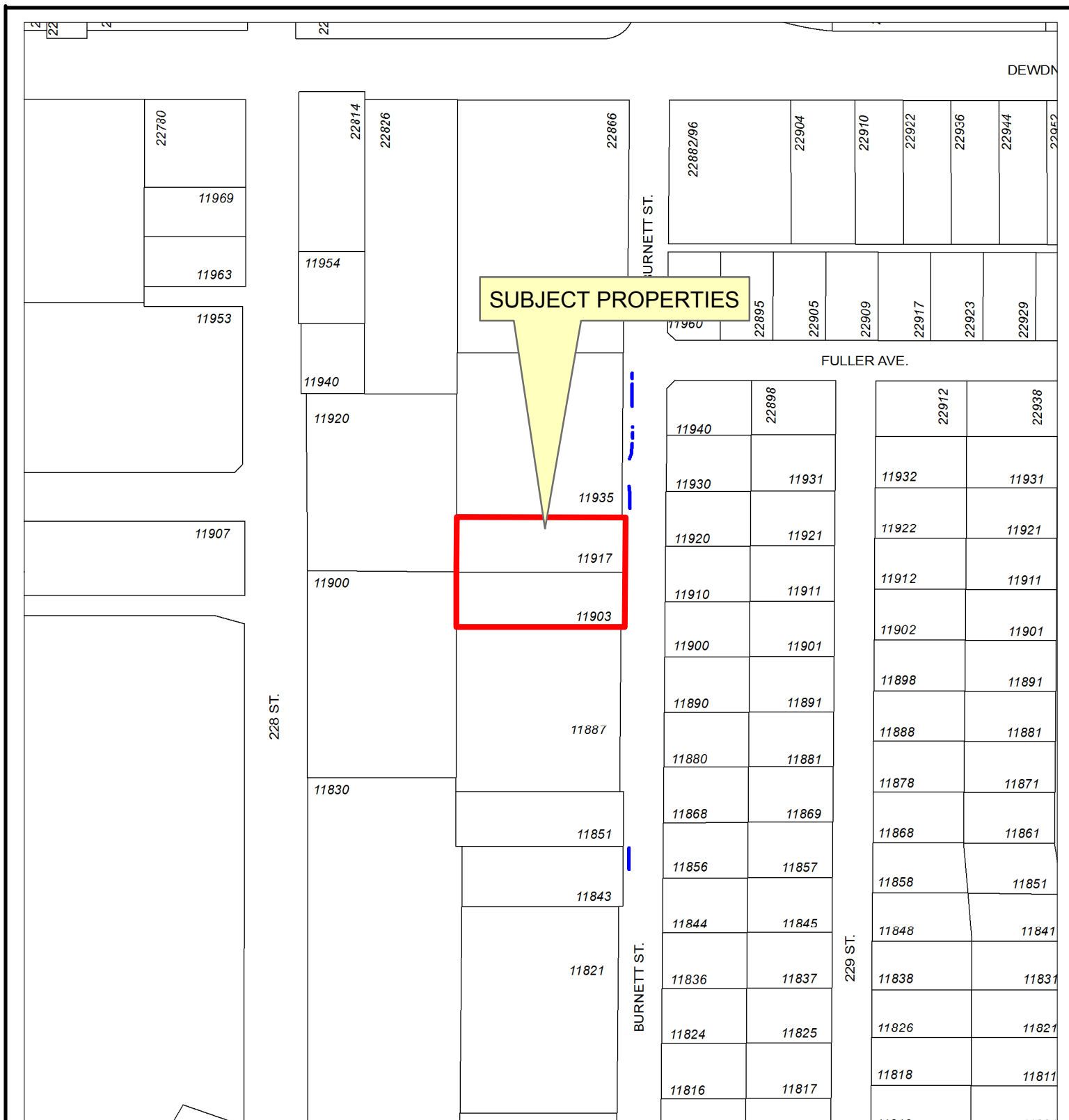
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7407-2017
- Appendix D – Site Plan
- Appendix E – Building Elevation Plans
- Appendix F – Landscape Plan
- Appendix G – ADP comments



Scale: 1:2,000

Legend

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

11903 & 11917 Burnet St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

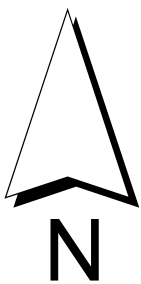
2017-489-RZ

DATE: Oct 26, 2017

BY: JV



Aerial Imagery from the Spring of 2016



Scale: 1:2,000

Legend

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

11903 & 11917 Burnett St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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2017-489-RZ

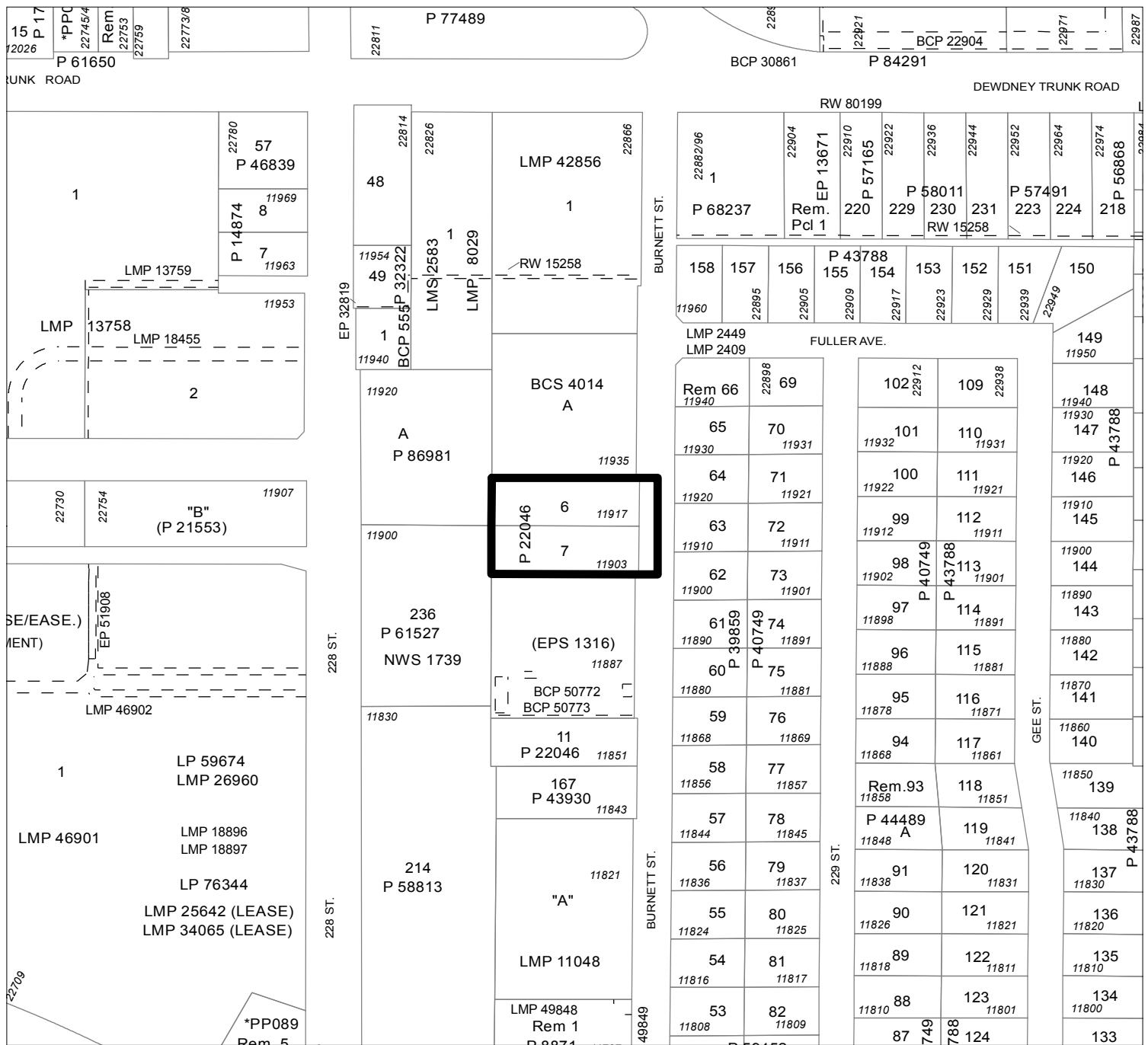
DATE: Oct 26, 2017

BY: JV

BYLAW NO. 7407-2017

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

CORPORATE OFFICER



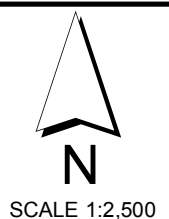
MAPLE RIDGE ZONE AMENDING

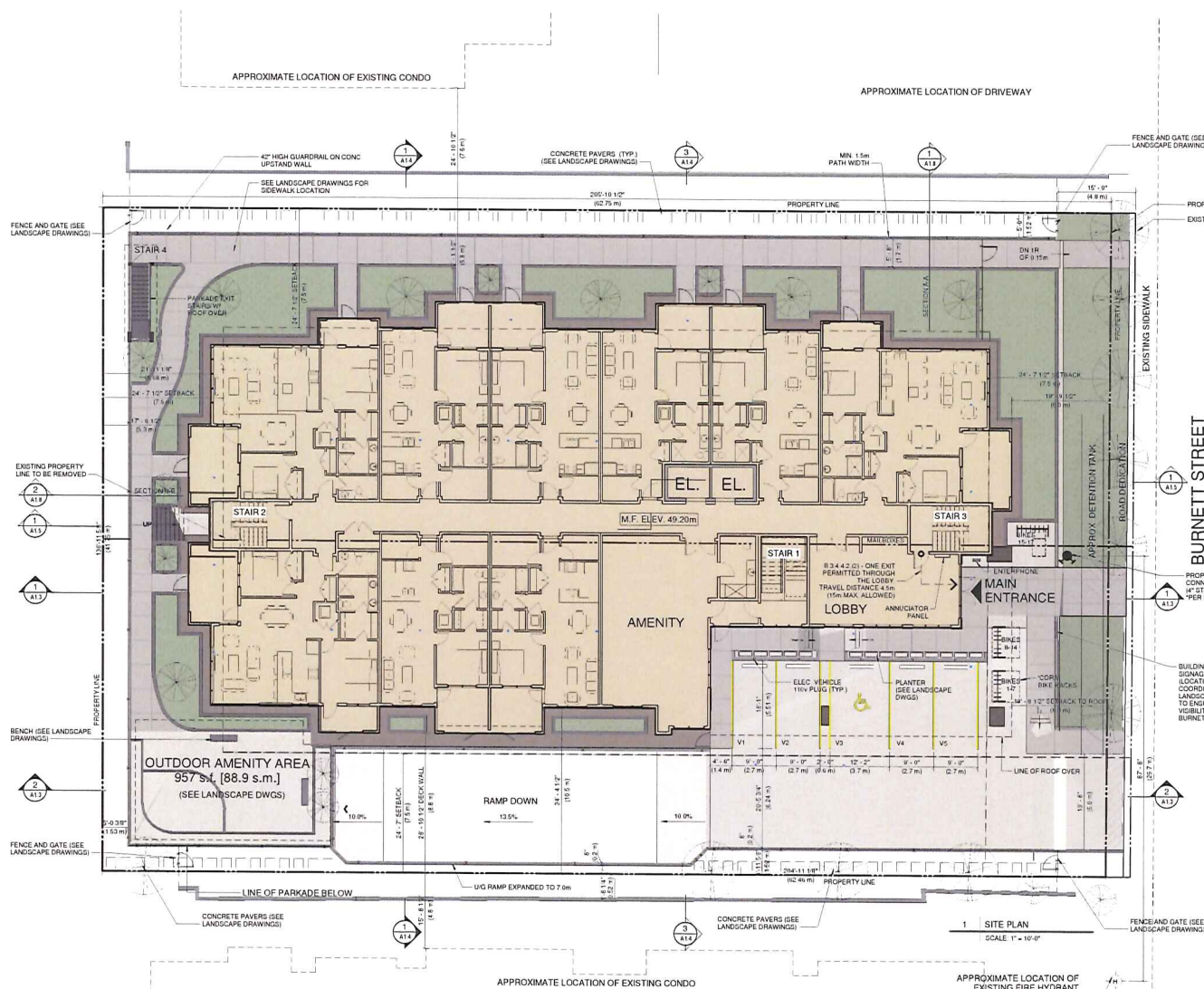
Bylaw No. 7407-2017

Map No. 1740

From: RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)





ADDRESS:
OWNER ADDRESS: 11903 & 11917 BURNETT STREET, MAPLE RIDGE, BC
LEGAL ADDRESS: LOT 6 & 7 PLAN 20046, BOTH OF SECTION 17 TOWNSHIP 12
NEW WESTMINSTER DISTRICT

ZONING BYLAW ANALYSIS

1. ZONING:
EXISTING: RD-1 RM-2 (11903 BURNETT ST.) & RM-2 (11917 BURNETT ST.)
PROPOSED: RM-2

2. LOT AREA:
EXISTING: 28,813 s.f. (2,676.5 s.m.)
PROPOSED: 474 s.f.
REMARK: 28,339 s.f. (2,624 s.m.) @ 9545 AC @ 2951 N.W.

3. DENSITY (FLOOR SPACE RATIO):
ALLOWED: 28,339 s.f. x 1.80 = 50,950 s.f. (1,881 s.m.)
PROPOSED: MAIN & 2ND FLOORS: 23,308 s.f. x 0.202 s.f. = 4,708 s.f. (1,395 s.m.)
3RD, 4TH & 5TH FLOORS: 34,572 s.f. x 0.28 s.f. = 9,681 s.f. (2,800 s.m.)
TOTAL: 45,203 s.f. (1,320 s.m.)
REMARK: 45,203 s.f. / 28,339 s.f. = 1.59

4. USABLE AMENITY AREA - OUTDOOR AMENITY SPACE:
REQUIRED: 28,339 s.f. x 20% = 5,667.80 s.f. (523 s.m.)
PROVIDED: GRADE LEVEL SPACE: 4,957 s.f. (458 s.m.)
ROOF DECK SPACE: 6,672 s.f. (614 s.m.)
TOTAL: 11,629 s.f. (1,072 s.m.)

INDOOR AMENITY SPACE:
REQUIRED: 1 s.m. x 54 UNITS = 542 s.f. (50 s.m.)
PROVIDED: 7,200 s.f. (665 s.m.)

COMBINED AMENITY AREA: TOTAL: 7628 s.f. (703 s.m.)

5. SETBACKS (APARTMENT BUILDINGS):
REQUIRED: 7.5m ALL LOT LINES (FRONT EAST)
PROPOSED: 7.5m BLDG WALL FACE
6.0m DECK WALL (VARIANCE REQ'D)
3.0m COVERED PARKING
3.0m PARKADE
REAR (WEST): 6.0m BLDG WALL FACE (VARIANCE REQ'D)
5.0m DECK WALL (VARIANCE REQ'D)
SIDE (NORTH): 7.5m BLDG WALL FACE
5.0m DECK WALL (VARIANCE REQ'D)
SIDE (SOUTH): 8.0m BLDG WALL FACE
8.0m DECK WALL
1.5M PARKADE

4. BUILDING HEIGHT:
MAXIMUM HEIGHT PERMITTED: 17.5m
PROPOSED HEIGHT: 4 STOREYS ON 15m
5 STOREYS TOP OF MAIN ROOF PARAPET (17.5m)
ELEV. SHAF. TOP OF END OF PARAPET (20.2m) VARIANCE REQUIRED

5. LOT COVERAGE:
REQUIRED LOT COVERAGE: (13558 s.f. / 28339 s.f.) x 100 = 48%

6. PARKING:
RESIDENT REQUIRED:
= 10 car (1 BED) x 1 SPACE/UNIT = 10 SPACES
= 20 car (1 BED + DEN) x 1 SPACE/UNIT = 20 SPACES
= 18 car (1 BED + 1.5 SPACE/UNIT) = 18 SPACES
TOTAL: 48 SPACES
PROVIDED:
55 SPACES PLUS 1 SMALL SPACE & 1 HC SPACE
= 57 SPACE
TOTAL: 57 SPACES
PROVIDED:
= 5 SPACES INCLUDES 1 HC SPACE (VARIANCE REQ'D)

BICYCLE PARKING:
LONG TERM REQUIRED: 1 FOR EVERY 4 UNITS (17 IN UG BIKE ROOM & 5 ON UG WALL RACKS)
PROPOSED: 13.5
SHORT TERM REQUIRED: 17
PROPOSED: 17

UNIT BREAKDOWN

UNIT	UNIT NUMBER	UNIT AREA
A (2 BR)	109	1,026 sq ft (95.34 sq m)
B (1 BR + DEN)	101 & 102	704 sq ft (65.14 sq m)
C (1 BR)	107 & 108	695 sq ft (64.57 sq m)
TOTAL	54	45,192 sq ft (4165.5 sq m)

ADAPTABLE UNITS

UNIT	UNIT NUMBER	UNIT AREA
A (2 BR)	103	1,026 sq ft (95.34 sq m)
B (1 BR + DEN)	106 & 105	704 sq ft (65.14 sq m)
TOTAL	3 UNITS	



larry podhora | architect & inc
PROPOSED 5 STOREY CONDOMINIUM
11903 & 11917 BURNETT STREET, MAPLE RIDGE, BC

SITE PLAN

SCALE:	As indicated
DRAWING:	1 G
CHECKED BY:	WV
PROJECT NO.:	170464
DRAWING NO.:	

A1.1

PROPOSED CONDOMINIUM BUILDING

- LEGEND**
- TURF GRASS
 - CONCRETE SIDEWALK PAVING
 - UNIT PAVERS
 - STAMPED CONCRETE PAVING
 - BENCH
 - GALVALUM POCKET FENCE/GUARDRAIL
 - CLUSTER SEATING
 - BOLLARD
 - EXISTING TREE TO REMAIN
 - TREE PROTECTION FENCING
 - PLANTING WALL

1948-10	ISSUED FOR R.E.P.
2001-10	ISSUED TO ADDRESS ADP COMMENTS
13-11-18	ISSUED FOR R.E.P.
20-10-18	ISSUED FOR REVIEW
19-10-18	ISSUED FOR STREET TREES
22-09-18	ISSUED FOR R.E.P.
07-08-18	ISSUED FOR REVIEW
26-06-18	RECEIVED FOR R.E.P.
03-02-18	RECEIVED FOR R.E.P.
20-10-17	ISSUED FOR R.E.P.
19-10-17	ISSUED FOR REVIEW

#2017-489-RZ
B.C.S.L.A. #565

REFER TO CIVIL ENGINEERING
DRAWINGS FOR MORE
INFORMATION ON THE
STRUCTURAL RETAINING WALLS

- PLANTING NOTES**
- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 - PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 - SEE SPECIFICATIONS FOR THE MUNICIPAL DETAIL, IF REQUIRED.
 - ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARDS.
 - SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - PLANT MATERIAL SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYED FROM GROWTH HABITS, INJURY OR DAMAGE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 - REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY STANDARDS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TOOLS FOR EACH SPECIES.
 - PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered every 48 hours if weather is dry.
 - Regular fertilization of plants as required and/or as directed by the Project Manager during construction and the warranty period. Fertilizer shall be applied to the plants as required and/or as directed by the Project Manager during construction and the warranty period.
 - Regular pruning of plants as required and/or as directed by the Project Manager during construction and the warranty period.
 - Regular removal of weeds and other unwanted plants as required and/or as directed by the Project Manager during construction and the warranty period.

- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BEGINNING.
 - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE, WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT REMAIN ON SITE. ANY PART OF THE SITE ADJACENT OR ARE ADJACENT TO THE SITE, PRIOR TO REMOVAL AND HAVE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 - UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORKS. PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SHEET AT THE END OF EACH DAY AND KEPT FREE OF SOILING. LANDSCAPE DESIGN IS TO BE DISPOSED OFF SITE AT LEAST AN EQUAL AND MAINTAINED LOCATIONS.

- IRRIGATION NOTES**
- IRRIGATION TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS SHOWN ON THE DRAWING. USE A HIGH EFFICIENCY IRRIGATION SYSTEM.
 - IRRIGATED AREAS ARE TO BE INSTALLED AS A DESIGN BUILT IRRIGATION SYSTEM FOR THE SUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
 - THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF B.C. STANDARDS AND GUIDELINES.
 - ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPERS.
 - USE POPUP SPRINKLER HEADS.
 - DO NOT SPRAY WATER ON TREE TRUNKS.

- SOODING NOTES**
- SOODING AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOOD, WITH STRONG FORWARD ROOT SYSTEM, THICK AND HEAVY GRASSHIPS CONTAINING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARDS, AND OF THE FOLLOWING AREAS ON APPROVED EQUAL:
 - 40% BLEND OF 50 VARIETIES OF HYDRIC BLUEGRASS
 - 40% CREEPING RED FESCUE
 - 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE.
 - AREAS TO BE SOODING SHALL HAVE A MINIMUM 15MM TOPSOIL BASE.
 - LOOSEN SOIL SURFACE PRIOR TO SOODING. ELIMINATE BUMPS AND HOLLOW. ROLL LIGHTLY WHENEVER TOPSOIL IS EXCESSIVELY LOOSE.
 - PRIOR TO SOODING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 - DELIVER SOOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 6 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOOD FROM DRYING, AND WATER SOOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOOD WILL BE REJECTED.
 - LAY SOOD DURING GROWING SEASON. LAY SOOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
 - WATER SOOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 15MM OF TOPSOIL. MAINTAIN SOODING AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.



KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
7		Acer palmatum 'Sibiricum'	Siberian Maple	50cm cal.	40 per plan	W.S.
10		Cornus alba 'Variegata'	Variegated Dogwood	50cm cal.	40 per plan	W.S.
11		Acer glabrum 'Aurum'	Golden Flare Maple	50cm cal.	40 per plan	W.S.
12		Acer glabrum 'Aurum'	Golden Flare Maple	50cm cal.	40 per plan	W.S.
CONIFEROUS TREES						
2		Pinus strobus	Sitka Spruce	2.5m cal.	40 per plan	W.S.
3		Pinus strobus 'Fastigiata'	Fastigiata Spruce	2.5m cal.	40 per plan	W.S.
SHRUBS						
14		Buxus 'Green Velvet'	Green Velvet Boxwood	30cm cal.	60 per plan	#1 per
23		Buxus 'Green Velvet'	Green Velvet Boxwood	30cm cal.	60 per plan	#1 per
24		Buxus 'Green Velvet'	Green Velvet Boxwood	30cm cal.	60 per plan	#1 per
25		Buxus 'Green Velvet'	Green Velvet Boxwood	30cm cal.	60 per plan	#1 per
26		Buxus 'Green Velvet'	Green Velvet Boxwood	30cm cal.	60 per plan	#1 per
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84		Buxus 'Green Velvet'	Green Velvet Boxwood	30cm cal.	60 per plan	#1 per
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100		Buxus 'Green Velvet'	Green Velvet Boxwood	30cm cal.	60 per plan	#1 per

5 STOREY CONDO DEVELOPMENT

11903, & 11917 BURNETT ST.
MAPLE RIDGE, B.C.

LANDSCAPE PLAN

1/25

2"

01

170464

L1

City of Maple Ridge
ADVISORY DESIGN PANEL

Excerpt of the Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, January 16, 2019 at 4:08 pm.

The staff liaison provided an overview of the five storey, 54 unit strata apartment project. The project team gave a presentation of the project application and plans. There was discussion on CPTED issues around the stepping stones and Panel members noted an interest in a potential RCMP assessment of the topic respecting safety and security.

R/2019-006

It was moved and seconded

The File No. 2017-489-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Improving the pedestrian environment, safety and privacy:

- Consider improving design and functionality of amenity space on ground floor for both CPTED (in part due to dead end pedestrian path) and usability of space to improve visibility and circulation.
- Confirm that surface parking stalls have adequate maneuvering space without conflicting with the ramp.
- Incorporate a path to the north of ramp area.
- Provide a water source and tool storage near community garden plots.
- Where benches are adjacent to guardrails, ensure railing height is code compliant.
- Coordinate the openings to the private patios with architecture.

2. Landscaping enhancements

- Check for adequate soil depth in all planters.
- Consider incorporating additional planting to wildflower seed mix area in rooftop area.
- If stepping stones are required, consider replacing trees with a columnar solid hedge.

Architectural Comments:

1. Form and Character enhancement and additional details.

- Reconsider proportions of stone relative to street scale.
- Review and ensure all material returns on all elevations are consistent. Consider softening the entryway soffit material and improve lighting.
- Review the proportions on all exterior box frames.
- Be consistent in materials for patio guardrails.

2. Pedestrian environment and safety

- Reconfigure the ground level visitor parking and circulation to soften the entry.
- Provide a curb and elevation change between parking stalls and pedestrian walkway to better protect pedestrian at the entry; provide a curb letdown for more convenient access to the accessible stall.

3. Coordination of plans

- Coordinate between architect and landscape architect disciplines and their depiction in plans ie: landscape furniture.

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-573-RZ
File Manager: Adam Rieu

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

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

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

Additional reports provided:

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7420-2018;
11575, 11587 223 Street and 22300 River Road (PID 011-537-141)

MEETING DATE: July 2, 2019
FILE NO: 2017-573-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 11575 and 11587 223 Street and 22300 River Road, from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential District), to permit the future construction of approximately 36 apartment units. The applicant is proposing an increase in base density from 1.8 floor space ratio (FSR) to 2.2 FSR. In accordance with Council's draft density bonus regulations, the proposed additional density can be achieved through a cash contribution, currently determined at \$96.88 per m² (\$9.00 per ft²). Council granted first reading to Zone Amending Bylaw No. 7420-2018 on March 13, 2018.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$3,100.00 per apartment dwelling unit for an estimated amount of \$111,600.00. The cash contribution total for the additional density, from 1.8 to 2.2 FSR (742.88 m²), would be approximately \$71,967.63.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7420-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication as required;
 - iv) Purchase of 22300 River Road (PID 011-537-141) and consolidation of the subject properties;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vi) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - vii) Registration of a Restrictive Covenant for Stormwater Management;

- viii) Removal of existing buildings;
- ix) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site;
- x) Submission of a disclosure statement, prepared by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- xi) Provision of a voluntary contribution, in the amount of \$111,600.00, which is in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Sunnyville Project 223rd Ltd.
Legal Description:	Lot 7 Block 1 District Lot 398 Group 1 New Westminster District Plan 155; Lot 14 Block 1 District Lot 398 Group 1 New Westminster District Plan 155; Lot 15 Block 1 District Lot 398 Group 1 New Westminster District Plan 155
OCP:	
Existing:	Low-Rise Apartment
Proposed:	Low-Rise Apartment
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-2 (Medium Density Apartment Residential District)
Surrounding Uses:	
North:	Use: Duplex and St. Andrew's Heritage Church Zone: RT-1 (Two Family Urban Residential) and H-1 (Heritage Commercial)
South:	Designation: Port Haney Heritage Adaptive Use Use: Railway and Port Haney West Coast Express Station Zone: RS-3 (One Family Rural Residential), RS-1 (One Family Urban Residential) and M-2 (General Industrial)
East:	Designation: Park Use: Apartment Zone: CRM (Commercial/Residential)
West:	Designation: Port Haney Multi-Family, Commercial & Mixed-Use Use: Multi-Family (Townhouse) Zone: RM-1 (Townhouse Residential) Designation: Low-Rise Apartment
Existing Use of Property:	Vacant
Proposed Use of Property:	Multi-Family Residential
Site Area:	2,262 m ² (0.56 acres)
Access:	223 Street
Servicing requirement:	Urban Standard

2) Project Description:

The subject properties, located at 11575 and 11587 223 Street and 22300 River Road, are located south of 116 Avenue, west of 223 Street and north of River Road. Consolidation of the subject properties will be a condition of rezoning and once combined, the three lots have a total area of 2,262 m² (0.56 acres). All three properties are currently vacant. The development site's elevation descends from north to south towards the Fraser River; however, most of the transition occurs on slopes on the northern and southern sections of the site. The central section of the development site is relatively flat. There are trees located around the perimeter of the subject site, as well as lawn and shrubs located throughout the remainder of the subject property. There are a row of three heritage properties, listed on the 'Heritage Inventory' (Masonic Hall, St. Andrew's Heritage Church and St. Andrew's Manse), adjacent to the subject property on the north side of 116 Avenue, and the Port Haney West Coast Express Station is located across the street on the south side of River Road.

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential District) to permit the construction of a five storey apartment building consisting of 36 units. The proposed building will consist of a concrete base and wood frame construction with a mix of one, two and three bedroom units. Residential parking will be located underground and will be accessed from 223 Street with visitor parking located in the underground parking. The main pedestrian entrance, loading area and some on-street parking is also proposed along the 223 Street frontage. Due to grade changes sloping north to south, the building will appear to be a four storey apartment from 116 Avenue and a five storey apartment from River Road. The top floor will be recessed to provide a visual break in the massing, further allowing for larger open space and patio areas for top floor units. Materials will consist of brick at the base, cement paneling and wood cladding. Extensive landscaping has been proposed on the southern portions of the development and along the retaining walls, including a public art piece and seating features at the corner of River Road and 223 Street (see Appendix F).

The property located at 22300 River Road is currently owned by the City; however, the developer will purchase the City property to be included as part of the development prior to final reading. The City property is 677 m² in size and on its own has little development potential, due to its steep slopes and the amount of dedication required to achieve current road standards. Council will be consulted on the appraisal of the City-owned property and will be required to authorize the sale.

Some details of the current design are still to be determined and will be the subject of a future report to Council, through Development Permit application 2017-573-DP.

3) Planning Analysis:

i) Official Community Plan:

The development site is located within the Port Haney and Waterfront Precinct of the Town Centre Area Plan. This precinct is an important transportation link between the Central Business District, the Fraser River Waterfront, the West Coast Express Station and east Maple Ridge via the Haney Bypass. Port Haney's historic roots, heritage character, waterfront access, green space, and river and mountain views are a treasured part of the precinct that should be enhanced through any new development.

The subject property is designated as *Low-Rise Apartment*, and stated in Policy 3-22: "*is intended for developmet in a three (3) to five (5) storey apartment form where units are accessed from an internal corridor and residential parking is provided underground.*" An OCP amendment is not required to support the proposed project.

The following policies apply to this proposal:

Town Centre Area Plan

3-1 An increase in residential and commercial density is encouraged in the Town Centre [...] Land-use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.

- This project increases the residential density by introducing up to thirty-six (36) units, including one, one-bedroom unit; 20 two-bedroom units and 15 three-bedroom units. The subject site is located within walking distance to a range of shops, services, the Westcoast Express and the Fraser River Waterfront.

3-11 Viewscape studies may be required for proposed buildings greater than three (3) storeys in height, where views may be impacted [...] to the Fraser River to the south. Important views have been identified along 224 Street, within Port Haney, and the south slopes of the Town Centre on 116th and on 227th. In locations where it is deemed that key views will be impacted, an increase in density, or the proposed form, may not be supported.

- This project's five storey height, in addition to the development site's moderate slope and location will provide excellent views towards the Fraser River. There is little likelihood that any existing views will be blocked.

3-12 High density development that is four or more storeys in height may be required to include a shadow study in consideration of adjacent sites to address potential impacts on available daylight.

- The applicant has provided a shadow study to show impacts to adjacent properties. Shadowing during the winter months has the largest impact to those surrounding properties, most notably to the north. However, given these properties are heritage properties, their likelihood of redevelopment is minimal.

2-9 The use of plant and tree species that are suited for Maple Ridge climate and that will attract local songbirds and pollinating insects species [...] will be encouraged in public and private development;

2-10 Landscaping, as described in policy 2-9 above, will be encouraged in all public and private outdoor spaces in the Town Centre. For areas with a large amount of paved surfaces, such as surface parking lots and public plazas, the installation of trees, rain gardens, raised planters, and/or living green walls, where feasible, is encouraged to provide some areas of refuge for wildlife, such as small birds, rainwater interception, cooling in summer months, reduced glare from pavement, carbon sequestration, and a more attractive urban environment.

- Extensive landscaping with a variety of plant and tree species is proposed around the subject property, with a strong focus along the southern portions of the site and along the new retaining walls. The applicant is proposing an accessible pedestrian feature, at the corner of River Road and 223 Street, to help reduce the impact of the retaining walls. This southern section will also provide a seating area and public art feature that is reflective of the Fraser River and complimentary to the West Coast Express station (see Appendix G).

Housing Action Plan:

The City's Housing Action Plan (HAP) was endorsed by Council in 2014. It seeks to increase access to "safe, affordable, and appropriate housing that meets the diverse and changing needs of the community". The HAP also speaks of the need to provide a range of non-market, affordable and special needs housing. This was reaffirmed with the endorsement of the Housing Action Plan Implementation Framework in September, 2015. The subject application does provide a mix of unit size including one, two, and three bedroom units; however, the applicant has indicated they are not interested in providing any dedicated rental, affordable, or special needs housing.

Citywide Community Amenity Program:

The City-wide Community Amenity (CAC) Program approved by Council on March 14, 2016 and amended on December 14, 2017, applies to this project. A voluntary contribution of \$3,100 per apartment unit, totaling \$111,600, is required for this project before final reading.

ii) Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential District) to permit the construction of a five storey apartment building. The maximum allowable density within the RM-2 (Medium Density Apartment Residential District) zone has an FSR of 1.8 times the net lot area. This development is proposing an FSR of 2.2, which exceeds the maximum allowable density by 0.4 FSR or 742.88m² (7,997 ft²). Based on Council's draft density bonus regulations for RM-2 (Medium Density Apartment Residential District) zoned properties, additional density can be achieved in exchange for a cash contribution currently set at \$96.88 per m² (\$9.00 per ft²). There is ongoing discussion regarding the density bonus contribution rates; however, the dollar value listed above (\$96.88 per m²) is the most current framework and may be subject to change for future applications. Recent discussions with Council have also noted a preference for cash-in-lieu rather than the direct provision of rental units. Any density bonus contribution received are intended to help fund the creation of future affordable housing in the community.

A preliminary review of the plans indicate that the proposal generally complies with the *Zoning Bylaw* and the *Subdivision and Development Services Bylaw*; however, variances will be requested, as discussed below.

iii) Off-Street Parking And Loading Bylaw:

The *Off-Street Parking and Loading Bylaw* requires 1.5 parking spaces plus 0.2 spaces for visitor parking per dwelling unit in the RM-2 (Medium Density Apartment Residential District) zone, requiring 62 spaces in total for the proposed 36 unit development. The applicant is proposing 45 resident parking spaces and six visitor parking spaces, for a total of 51 parking spaces; therefore, a variance will be required. The applicant is also requesting a variance to increase the percentage of allowable small car spaces from 10% to 13.7%. As per Schedule "C" in the *Off-Street Parking and Loading Bylaw*, the applicant may choose the 'Payment-In-Lieu' Fees for residential parking off-site. The fee for 'Payment-In-Lieu' is \$8,000.00 per stall (multiplied by 11 spaces), for a total of \$88,000.00. Two of the parking spaces are designated accessible parking and three spaces are designed as level 2 charging stations for electric vehicles. Some limited on-street parking will be available on all three street frontages.

iv) **Proposed Variances:**

A preliminary review of the plans indicate that the proposal generally complies with the *Zoning Bylaw, Subdivision and Development Services Bylaw and Off-Street Parking and Loading Bylaw*; however, variances will be requested through a Variance Permit application. The following proposed relaxations are outlined below:

Zoning Bylaw:

- Reduce eastern property setback (223 Street) from 7.5m to 1.24m.
- Increase maximum height from 15m (4 storey's) to 18.2m (5 storey's).
- Increase in retaining wall height.

Off-Street Parking and Loading Bylaw:

- Reduce parking requirement from 51 stalls to 40 stalls (reduction of 11 stalls).
- Increase percentage of small car stalls from 10% to 13.7%.

The requested variances to the RM-2 zone (Medium Density Apartment Residential District) will be the subject of a future Council report.

v) **Development Permits:**

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

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50m of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

vi) **Advisory Design Panel:**

The application was reviewed by the ADP on January 16, 2019 and their comments and the applicants responses can be seen in Appendix H. The details of the project's form and character will be outlined to Council in a future Development Permit report.

vii) **Development Information Meeting:**

A Development Information Meeting was held at Fraserview Community Hall on June 10, 2019. Six people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Concern regarding noise and vibrations from the trains.
- Concern from neighbours to the west regarding slope stability and impacts the proposed development may have on the existing building (west).
- Comments regarding the proposed landscaping to ensure appropriate planting choices that reflect climate change. As well, comments seem very positive on the landscape area renderings and a hope that the completed project appears as illustrated.
- General questions regarding building details including: electric vehicle charging stations; location of recycling and garbage access; unit size and cost; and project timing.

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

- Developer will consider acoustic buffering, and suggested that they will be using soundproof construction materials to mitigate the noise.
- Geotechnical report has been provided and is in support of the development.
- Developer will consider using drought resistant plantings. Landscape plans were prepared by a Landscape Architect, as well, plans have been supported by the Advisory Design Panel.

4) Environmental Implications:

An Environmental Assessment, Arborist Report and Geotechnical Report were provided as part of the development application. The development site's elevation descends from north to south towards the Fraser River; however, most of the transition occurs on slopes on the northern and southern sections of the site. The central section of the development site is relatively flat. Vegetation on the subject properties consist of ornamental shrubs, grasses and mature trees. A watercourse (roadside ditch) is located along the southern property boundary, north of River Road. As part of the servicing requirements, this roadside ditch will be removed and a storm sewer will be implemented. This southern-most portion of the property is currently vegetated with invasive species, including Himalayan Blackberry, which will be removed as part of development. Assessment of the roadside ditch, provided by the Environmental Consultant, concludes it is non-fish bearing.

5) Traffic Impact:

As the subject properties are located within 800m of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

6) Interdepartmental Implications:

i) Engineering Department:

To fulfill requirements with the Subdivision and Development Servicing Bylaw, the Engineering Department has requested the following:

- Concrete curb, gutter and sidewalk required along 223 Street, 116 Avenue and River Road frontages.
- A concrete bulb to be constructed at 223 Street and River Road intersection.
- Existing roadside ditch along River Road to be eliminated and replaced with a new storm sewer connection.
- 223 Street property frontage to be upgraded to a collector standard, as well as upgrades to River Road.
- A parking lane to be provided along River Road up to the existing sidewalk.
- Street lighting required on all property frontages and street trees required across 223 Street and 116 Avenue frontages.

- Existing watermain and service connections to be replaced; new sanitary sewer connections and capacity analysis required; new storm sewer and storm service connection required along River Road and extended up 223 Street.
- Road dedication required along River Road.

ii) **License, Permits and Bylaws Department:**

The Building Department has reviewed the proposal and comments have been provided to the applicant.

iii) **Fire Department:**

The Fire Department has reviewed the proposal and comments have been provided to the applicant.

7) School District No. 42 Comments:

The proposed application would affect the student population for the catchment areas currently served by Maple Ridge Elementary and Maple Ridge Secondary School. Maple Ridge Elementary has an operating capacity of 480 students. Actual numbers for 2016 student enrolment at Maple Ridge Elementary was 381 students (82% utilization). Maple Ridge Secondary School has an operating capacity of 1300 students. Actual numbers for 2016 student enrolment at Maple Ridge Secondary School was 1,317 students (101% utilization).

8) Citizen/Customer Implications:

A Development Information Meeting was held on June 10, 2019. The results of the concerns expressed at that meeting are discussed above in Section 3) vii). The Public Hearing will provide an additional opportunity for citizens to express their concern or support of the development.

CONCLUSION:

The development proposal is in compliance with the policies of the OCP as the RM-2 (Medium Density Apartment Residential District) zone aligns with the *Low Rise* designation. The applicant is proposing to increase the density for this development from 1.8 to 2.2 FSR. The current density bonus contribution rate of \$96.88 per m² is proposed for the subject application; however, this dollar value may change for future applications.

It is recommended that second reading be given to zone amending bylaw no. 7420 - 2018 and that application 2017-573-RZ be forwarded to Public Hearing.

“Original signed by Adam Rieu”

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

“Original signed by Chuck Goddard”

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

“Original signed by David Pollock” for

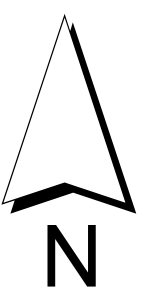
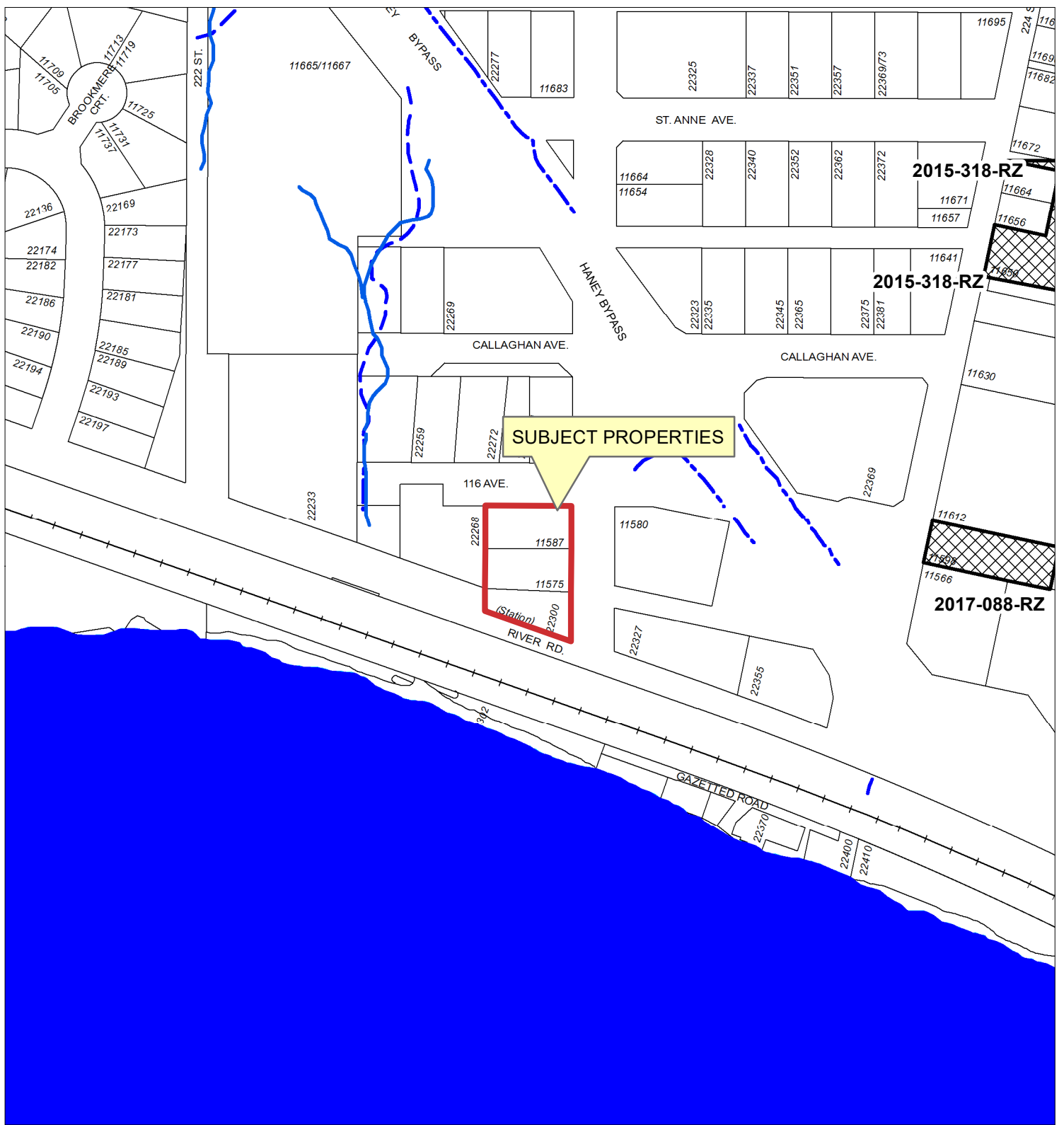
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Public Works & Development Services

“Original signed by Kelly Swift”

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7420-2018
Appendix D – Site Plan
Appendix E – Building Elevation Plans
Appendix F – Landscape Plan
Appendix G – Project Rendering
Appendix H – Advisory Design Panel Comments



Scale: 1:2,500

Legend

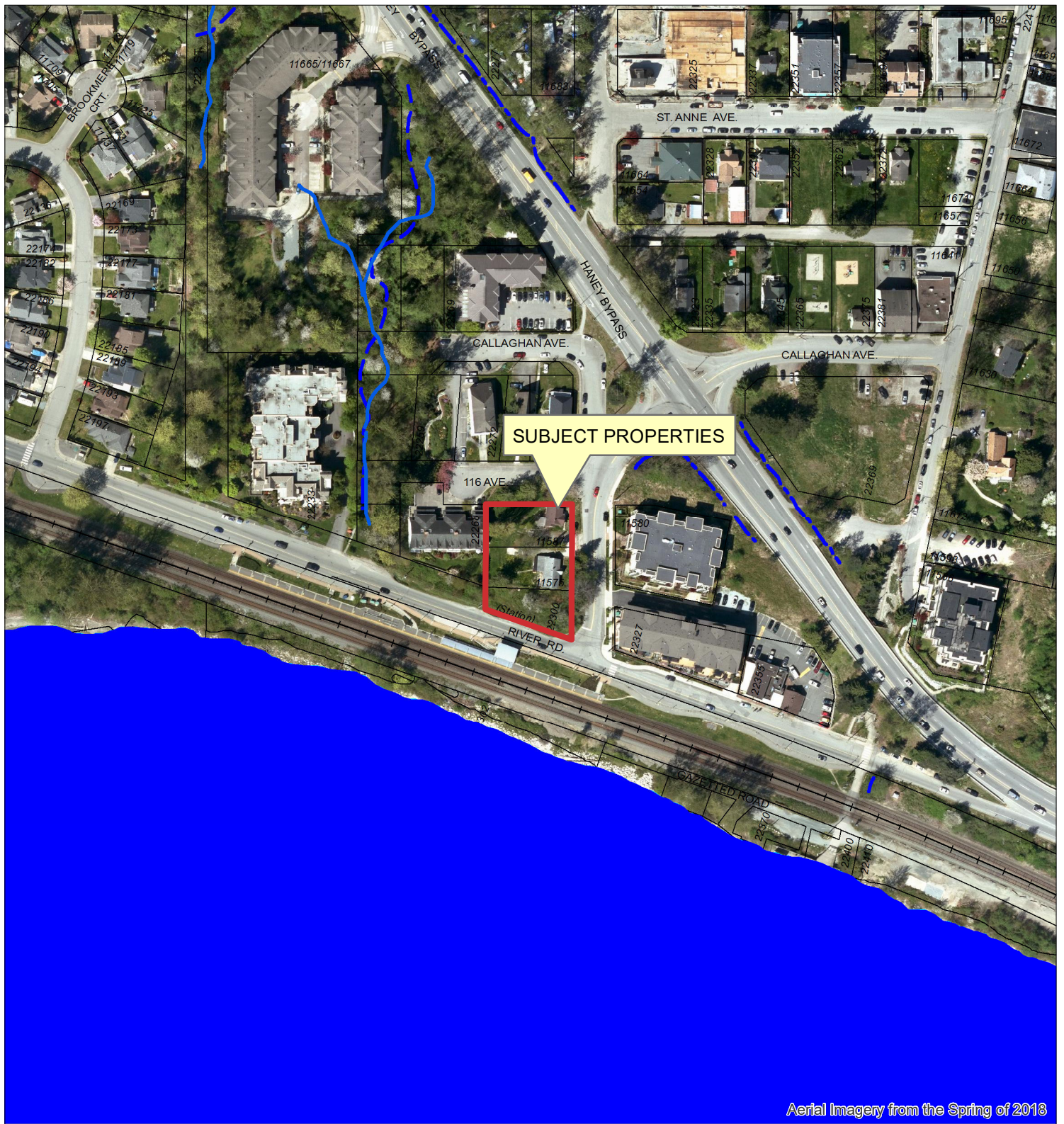
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- Ditch Centreline
- Edge of River
- Indefinite Creek
- River

11575 & 11587 223 ST & 22300 RIVER RD
PID'S: 013-603-094, 011-537-175 & 011-537-141

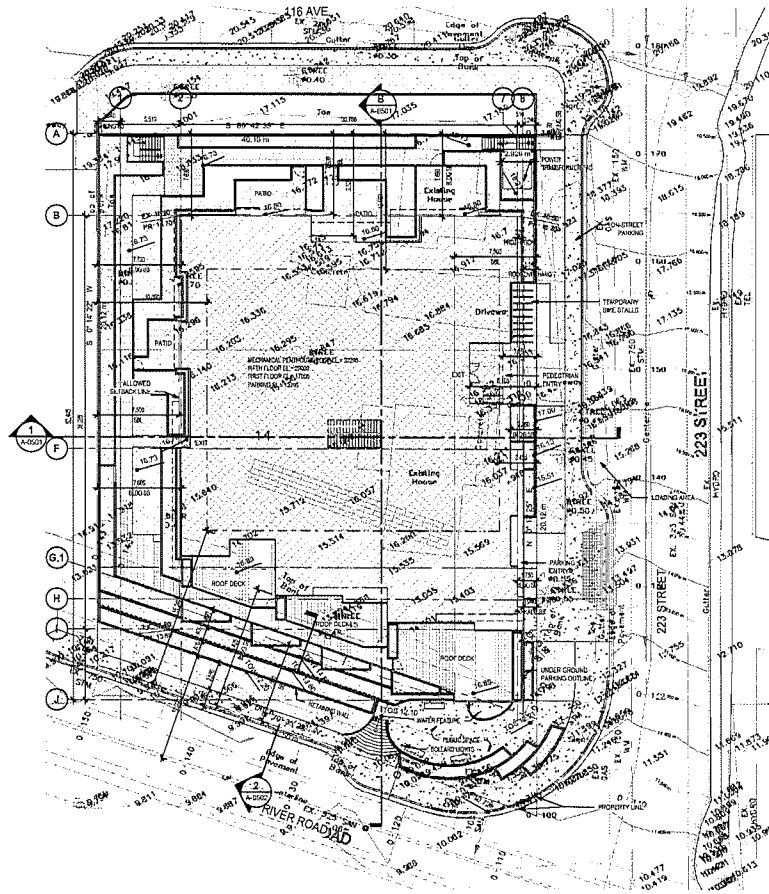
PLANNING DEPARTMENT

mapleridge.ca

FILE: 2017-573-VP
DATE: Jun 26, 2019
BY: MC



CORPORATE OFFICER



3 SV SITE PLAN-200
SCALE: 1:200

SITE PLAN LINE TYPES

- PROPERTY LINE ————
- SETBACK LINE ————
- PARKING OUTLINE ————
- LEVEL 1 OUTLINE ————
- LEVEL 2-4 OUTLINE ————
- LEVEL 5 OUTLINE ————

PROJECT			
223rd STREET			
11575 & 11587 223rd St, MAPLE RIDGE, BC			
DRAWING TITLE			
SITE PLAN			
DRAWING CODE			
REISSUED FOR SECOND HEARING			
PROJECT NO.	PLAT DATE	DATE	BY
17780	MAY 17, 2019	REVIS	AF
DESIGNED BY	AS INDICATED	REVIS	AF
A-0101			6

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MATERIAL LEGEND		
ITEM#	MATERIAL	FINISH / COLOUR
01	CAST-IN-PLACE CONCRETE	ARCHITECTURAL FINISH GRAY
02	3 MESH 1/4" x 8" BRICK	SMOOTH
03	HARDI PLANK PANEL CW REVEAL	STAINCO COBBLE STONE
04	3-PIECE 1X8 FASCIA	CHARCOAL
05	WOODGRAIN METAL CLADDING	CEDAR
06	ALUMINUM WINDOW MULLION	ANODIZED CHARCOAL
07	DOUBLE GLAZE GLASS PANEL	CLEAR
08	ALUMINUM GUARD FRAME	CHARCOAL
09	GUARD GLASS PANEL	TEMPERED CLEAR
10	HEAVY TIMBER WOOD CANOPY	STAINED
11	SLOPE CLAZING	CLEAR
12	HEAVY TIMBER WOOD TRELLIS	STAINED
13	STONE VENEER	CULTURED STONE SCULPTED ASHLAR
14	SPANDREL	GRAY
15	PRECAST CONCRETE LINTEL	ARCHITECTURAL FINISH GRAY
16	PRECAST CONCRETE COPING	ARCHITECTURAL FINISH GRAY
17	WOOD BRACKET	STAINED

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223rd STREET

11575 & 11587 223rd St, MAPLE RIDGE, BC

DRAWING TITLE

NORTH & SOUTH ELEVATIONS

DEBATING ISSUE

REISSUED FOR SECOND
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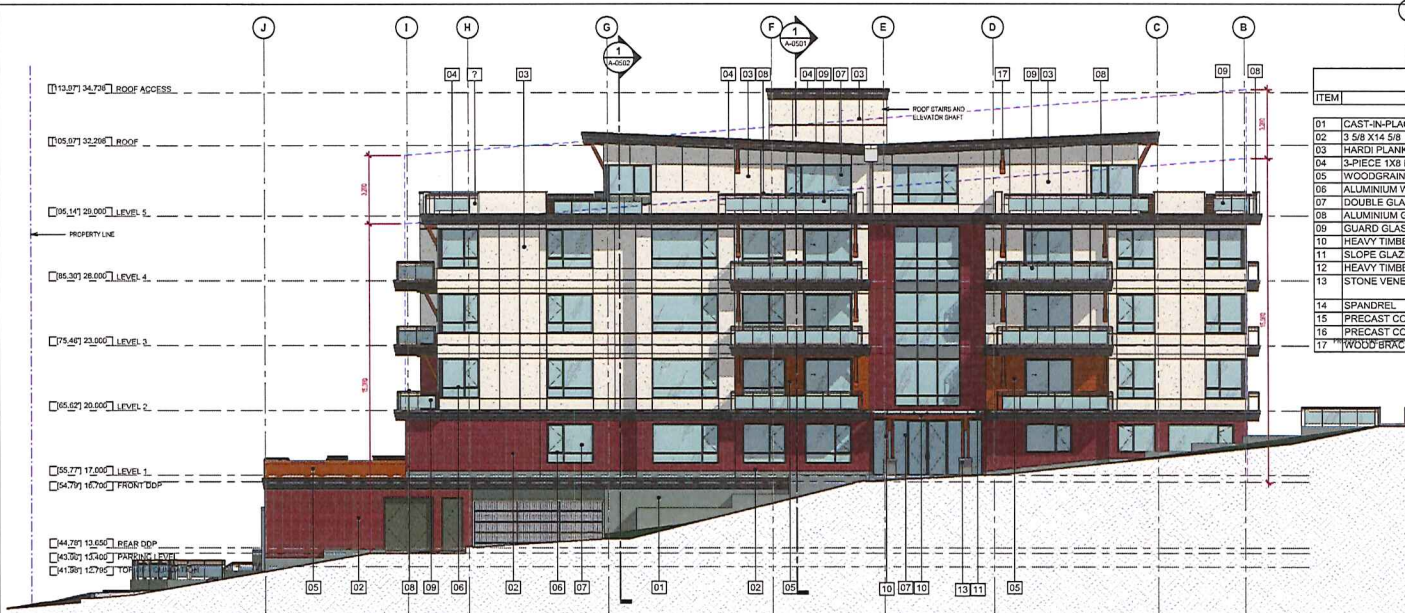
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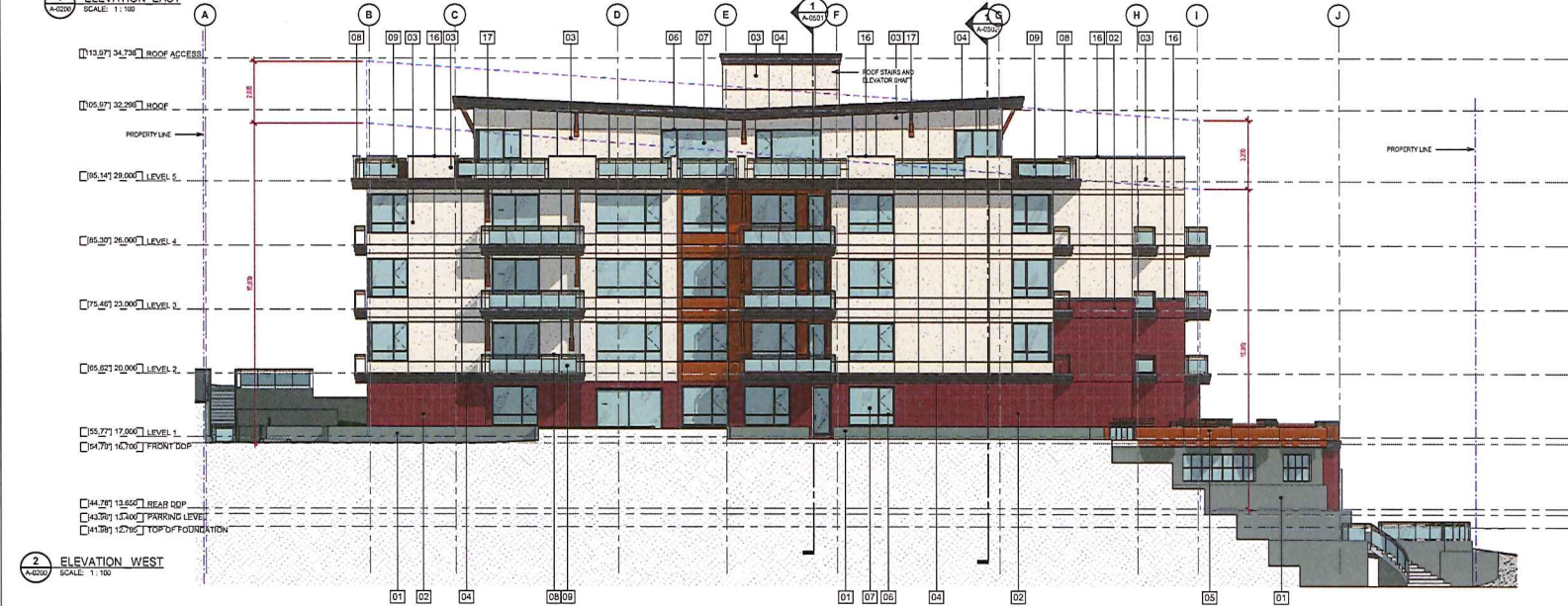
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7

MATERIAL LEGEND		
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04	3-PIECE 1X6 FACIA	CHARCOAL
05	WOODGRAIN METAL CLADDING	CEDAR
06	ALUMINIUM WINDOW MULLION	ANODIZED CHARCOAL
07	DOUBLE GLAZE GLASS PANEL	CLEAR
08	ALUMINIUM GUARD FRAME	CHARCOAL
09	GUARD GLASS PANNEL	TEMPERED CLEAR
10	HEAVY TIMBER WOOD CANOPY	STAINED
11	SLOPE GLAZING	CLEAR
12	HEAVY TIMBER WOOD TRELLIS	STAINED
13	STONE VENEER	CULTURED STONE SCULPTED ASHLAR
14	SPANDREL	GRAY
15	PRECAST CONCRETE LINTEL	ARCHITECTURAL FINISH GRAY
16	PRECAST CONCRETE COPING	ARCHITECTURAL FINISH GRAY
17	WOOD BRACKET	STAINED



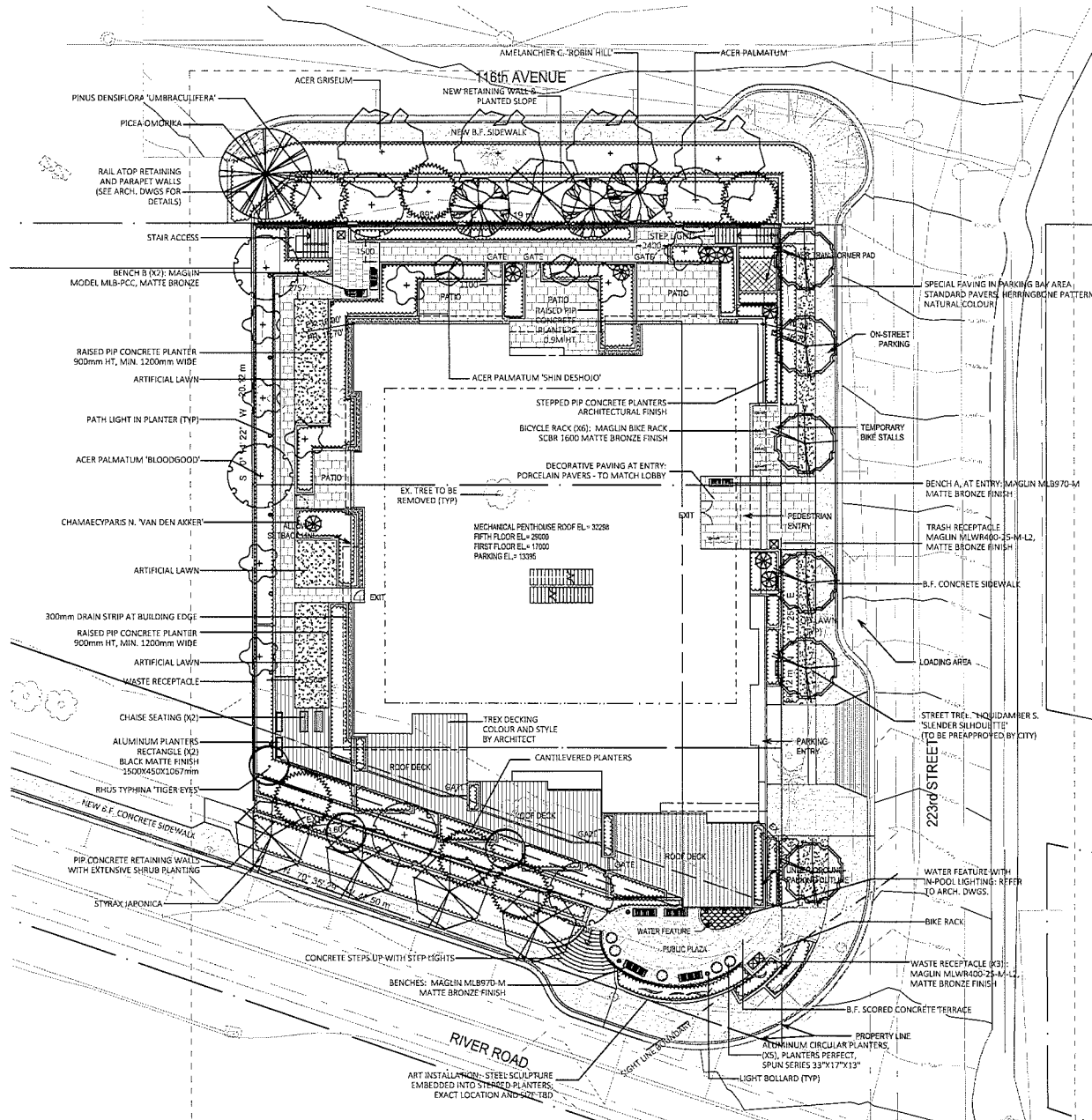
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11575 & 11587 223rd St, MAPLE RIDGE, BC	
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A-0402	6



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pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 5th Avenue
Burnaby, British Columbia, V5C 0G9
p: 604 294-0011 | f: 604 294-0022

SCALE:

1	PLAN	1:1
2	SECTION	1:1
3	DETAIL	1:1

NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

PROJECT:

WATER'S EDGE

11575 & 11587 223RD STREET
MAPLE RIDGE, BC

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE:	18 JUN 20	DRAWING NUMBER:
SCALE:	1:150	
DRAWN:	BJ	
DESIGN:		
CHECK:	PCM	

L1

OF 3

SITE FURNISHINGS



BENCH A (ENTRY & TERRACE):
MAGLIN MAB 870-M
METAL: BRONZE MATTE FINETEX FINISH



WASTE RECEPTACLE:
MAGLIN MLWR-400-M
METAL: BRONZE MATTE FINETEX FINISH



BENCH B (INTERIOR SEATING AREA):
MAGLIN MAB 1400-M
METAL: BRONZE MATTE FINETEX FINISH



CHAISE SEATING:
MAGLIN MCL 720-W
METAL: BRONZE MATTE FINETEX FINISH



BIKE RACK:
MAGLIN SEBR-1600
METAL: BRONZE MATTE FINETEX FINISH

ALL FURNISHINGS TO BE SURFACE MOUNTED TO CONCRETE HOUSEKEEPING PAD, LOCATIONS AND SIZE TO BE COORDINATED WITH ARCHITECT, STRUCTURAL ENGINEER.



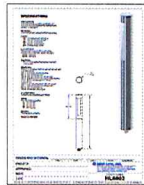
ALUMINUM PLANTERS
PLANTERS PERFECT (OR SIMILAR)
METAL: BRONZE MATTE FINISH
DIVIDER SERIES, 60"L



ALUMINUM PLANTERS
PLANTERS SPIN (OR SIMILAR)
METAL: BRONZE MATTE FINISH
SPIN SERIES, SIZE LARGE 33" DIA



ART INSTALLATION:
STEEL SCULPTURE EMBEDDED IN PLANTERS



PATHWAY LIGHT BOLLARD
HEVI LITE #6003-82-12 (12" LENGTH)
(OR APPROVED SIMILAR)
METAL: BRONZE MATTE FINISH
INGROUND PLANTER CONCRETE MOUNT*
(TO BE COORDINATED WITH ARCHITECTURAL
& ELECTRICAL CONSULTANTS)



STEP LIGHT
WAC LIGHTING WL-LD130
(OR APPROVED SIMILAR)
METAL: BRONZE MATTE FINISH
(TO BE COORDINATED WITH ARCHITECTURAL
& ELECTRICAL CONSULTANTS)

PAVING KEY



DECORATIVE PAVING LEVEL ONE:
HYDRAPRESSED CONCRETE SLAB
PAVERS, EG.
ABBOTSFORD NEW YORK SERIES
FULL AND HALF SIZES



DECORATIVE PAVING AT ENTRY:
PORCELAIN SLAB PAVERS
TO MATCH LOBBY (SIZE,
PATTERN, COLOUR TBD), MORTARED
IN PLACE



DECORATIVE PAVING LEVEL ONE:
HYDRAPRESSED CONCRETE SLAB
PAVERS, EG.
ABBOTSFORD NEW YORK SERIES
FULL SIZE



B.F. CONCRETE
SEE ARCH. FOR FINISH DETAILS



COMPOSITE DECKING:
TREX 'ENHANCE'
COLOUR TBD

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS
AND ALIGNED AS SHOWN.

PROPOSED TREES



AMELANCHIER



PICEA GLAUCA 'PENDULA'



CHAMAECYPARIS NOOTKA 'VAN DEN AKKER'



LIQUIDAMBER S. 'SLENDER SILHOUETTE'



ACER GRISEUM



PICEA OMORIKA



ACER PALMATUM 'BLOODGOOD'



ACER PALMATUM 'SEIRYU'



STYRAX JAPONICA



PINUS DENSIFORMIS 'UMBRACULIFERA'



RHUS TYPHINA 'TIGER EYES'



ACER PALMATUM 'SHIN DESHOJO'

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SEAL:

3	29.JAN.20	REVISED LIGHTING ADD'D PLANT LIST REV.	10
2	18.NOV.1	ARCH COMMENTS	10
1	18.OCT.22	MILWAUKEE PLAN	10
NO.	DATE	REVISION DESCRIPTION	DR.

NO. DATE REVISION DESCRIPTION D.P.

CLIENT:

PROJECT:

WATER'S EDGE

11575 & 11587 223RD STREET
MAPLE RIDGE, BC

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 18.10.22 DRAWING NUMBER:

SCALE: VARIES

DRAWN:

DESIGN:

CHECK:

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OF 3

10049-4.2P PMG PROJECT NUMBER: 18-049



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CONSULTANT

PROJECT

223rd STREET

11575 & 11587 223rd St, MAPLE RIDGE, BC

DRAWING TITLE

3D RENDERINGS

DRAWING ISSUE

REISSUED FOR SECOND
HEARING

PROJECT NO. 17180

PILOT DATE MAY, 17, 2019

SCALE 1/8" = 1'-0"

REVISIONS

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NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR PERMITTING	2019	AF
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PROJECT

223rd STREET

11575 & 11587 223rd St, MAPLE RIDGE, BC

DRAWING TITLE

3D RENDERINGS

DRAWING ISSUE

REISSUED FOR SECOND
HEARING

PROJECT NO.	17180	PLT DATE	MAY, 17, 2019	DRAWN	MGH
SCALE		REVIEWED	AF		
DRAWING NO.	A-0006	REVISION	6		



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DATE: 17/05/2019 BY: JONATHAN COOPER REV: 01/19
CONSULTANT

PROJECT

223rd STREET

11575 & 11587 223rd St, MAPLE RIDGE, BC

DRAWING TITLE

3D RENDERINGS

DRAWING ISSUE

PROJECT NO.	PLG DATE	DRAWN	Author
17180	MAY. 17, 2019	REVIEWED	Checker
DRAWING NO.			REVISION

A-0007

Advisory Design Panel Comments:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on January 16, 2019. After presentations by the project Architect and Landscape Architect, the ADP made the following resolution:

That the following concerns be addressed regarding File No. 2017-573-DP and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for comment:

General Comments:

Greater attention is needed from both the landscaping and architectural perspective in achieving the OCP Key Guideline Concepts of the Port Haney and Waterfront Area, for this high profile and iconic Port Haney site, adjacent to the historical village, the Fraser River and commuter transportation.

Landscape Comments:

Pedestrian environment, urban design and safety enhancements:

- Redesign the corner and River Road frontage to create a stepped accessible pedestrian feature that reduces the impact of the stepped retaining wall and allows for introduction of public art and seating complementary to the public area of the West Coast Express station.
- Explore a relaxation in the wall heights/planters restriction facing River Road to allow for at grade programming including lighting, public art, and seating; higher retaining walls in location may be supportable as a means of improving the pedestrian environment and CPTED concerns.
- A CPTED report would be desirable to ensure corner is suitably designed.
- Add locking gate at bottom of walkway and provide lighting, possibly motion sensor activated.
- Provide a curb bump out at the right-in to the parkade entry.
- Check width of sidewalk to eliminate pinch points.

Enhancing pedestrian environment, amenities and capitalize on views:

- Consider incorporating the one bedroom unit north of the interior amenity space into an outdoor amenity space and including programming for all age use.
- Design and program the roof top area.
- Provide a gate to the patio of the 2 bedroom unit on the West side.

Integrate the landscape design with stormwater management strategy consistent with the escarpment policy.

Architectural Comments:

River Road Street front and corner significance:

- Given the strategic location of this site, incorporate suitable elements for public art or similar features that help to achieve the Key Guideline Concepts of the Port Haney and Waterfront precinct.
- Place a public art piece fronting River Road that connects the location with the Fraser River, and history of the Port Haney area.

Form and Character enhancement and additional details:

- Be consistent in accent colours in all elevations.
- Provide more prominent building corner designs.
- Redesign blank walls at corners.

- Provide updated entry design i.e.: between trellis entry and butterfly roof.
- Ensure material shown on material board and on architectural plans are consistent.
- Provide a longitudinal section through building at the location of the detention tank including the retaining walls.
- Be consistent in projections of roofs and patios, including soffit widths.
- Remove roof pilasters that overhang the soffit.
- Be consistent in projections of roofs and patios, including soffit widths.
- Remove roof pilasters that overhang the soffit.
- Provide a longitudinal section through building at the location of the detention tank including the retaining walls.
-

Sustainability and related matters:

- Consider offering some adaptable units.
- Consider offering sustainable features in the building design and implementation.
- Consider providing Electrical Vehicle Charging stations.

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

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-035-RZ
File Manager: Adrian Kopystynski**

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

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

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

Additional reports provided:

TO: His Worship Mayor Michael Morden **MEETING DATE:** July 16, 2019
and Members of Council **FILE NO:** 2017-035-RZ
FROM: Chief Administrative Officer **MEETING:** Council

SUBJECT: First and Second Reading
11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019;
Second Reading
Zone Amending Bylaw No. 7325-2017;
11781 and 11775 Burnett Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 11781 and 11775 Burnett Street from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a five storey, 4,562 m² (49,100 ft²), 64 rental unit apartment building. The rental units are divided into 41 one-bedroom and 23 two-bedroom units. 74 off-street parking spaces are located in an underground parking garage. The subject properties are designated as Low-Rise Apartments in the Official Community Plan, and no OCP amendment is required to accommodate the proposed development. It is also exempt from the Community Amenity Contribution Policy because it is located within the Town Centre Area and is a rental building.

Pursuant to Council policy, this application is exempted from the Community Amenity Contribution Program because all units are going to be affordable market rental housing and subject to a Housing Agreement with the City.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7325-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019 be given first and second reading, and third reading concurrent with Zone Amending Bylaw No. 7325-2017; and
- 3) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on Burnett Street as required;
 - iii) Submission of a traffic study including a review of the Burnett/Lougheed and Burnett/Dewdney Trunk intersections;
 - iv) Consolidation of the subject properties;

- v) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject properties for the proposed development;
- vi) Registration of a Restrictive Covenant for visitor parking spaces;
- vii) Registration of a Restrictive Covenant for Stormwater Management;
- viii) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that units in the proposed building will be restricted to residential rental units;
- ix) Removal of existing building/s;
- x) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

Applicant:	Kevin Bennett, Krahn Engineering Ltd.		
Legal Description:	Lot A, Section 17, Township 12, New Westminster District Plan 22876, and Lot B, Section 17, Township 12, New Westminster District Plan 22876		
OCP:			
	Existing:	Low-Rise Apartment	
	Proposed:	No change	
Zoning:			
	Existing:	RS-1 (One Family Urban Residential)	
	Proposed:	RM-2 (Medium Density Apartment Residential)	
Surrounding Uses:			
	North:	Use:	Seniors' Apartments
		Zone:	CD-5-00 (Senior Apartments)
		Designation:	Low-Rise Apartment
	South:	Use:	Vacant, BC Housing site
		Zone:	RS-1 (One Family Urban Residential)
		Designation:	Low-Rise Apartment
	East:	Use:	Single Family Houses
		Zone:	RS-1 (One Family Urban Residential)
		Designation:	Urban Residential
	West:	Use:	Restaurants and services
		Zone:	CS-1 (Service Commercial)
		Designation:	Town Centre Commercial
Existing Use of Property:	Vacant		
Proposed Use of Property:	Rental Apartments		
Site Area:	2620 m ² (0.65 acres), both lots combined		

Access:	Pedestrian and vehicle access from Burnett Street
Servicing requirement:	Urban Standard
Companion Applications:	2017-035-DP and 2017-035-VP

a) Site Characteristics:

The subject properties, located at 11781/ 11775 Burnett Street, are two adjacent, rectangular shaped lots. They are generally flat, and vegetated with grass and some trees (Appendices A and B).

There are already a number of multi-family apartment buildings, and one seniors' apartment complex to the north of the subject properties on the same side (west side) of Burnett Street. A similar, five storey, 54 unit apartment building by the same developer (2017-489-RZ) is proposed in the same block further to the north along Burnett Street. The two lots immediately to the south are a BC Housing modular housing site. The subject properties face single family houses on the east side of Burnett Street, which lie just outside of the Town Centre Area. Four restaurants (A&W, Chinese, Japanese, and Pizza) are located on the service commercial lot to the west of the subject properties. The provision of bicycle parking will be required to adhere to then requirements of the Off-Street parking and Loading Bylaw and confirmed at the time of the development permit stage.

b) Project Description:

The development proposal is for a five (5) storey, 64 rental unit apartment building (41 one-bedroom and 23 two-bedroom units) with approximately 4,562 m² (49,100 ft²) of floor area. One underground parking garage provides 74 car parking spaces, seven of which are intended for visitors and one of which is for disabled parking. A long term bicycle parking room is also proposed in the underground garage, while at least 20 short term bicycle parking spaces will be provided on the site.

2) Planning Analysis:

The subject properties are located within the Downtown East Precinct of the Town Centre Area Plan. The Downtown East Precinct serves as the eastern interface and gateway to the Town Centre. More urban and pedestrian oriented development is desired in the Downtown East Precinct, which can include medium to high density residential high-rise towers. This project, a mid-rise residential building, conforms to the intent of the precinct guidelines of the Town Centre Area Plan.

The subject properties are currently designated Low-Rise Apartment in the Town Centre Area Plan. An OCP amendment is not required to support the proposed development and rezoning. The following policies apply to this proposal:

Official Community Plan Policies

3-31 Maple Ridge supports the provision of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms. Maple Ridge may also limit the demolition or strata conversion of existing rental units, unless District-wide vacancy rates are within a healthy range as defined by the Canadian Mortgage and Housing Corporation, and,

This project will add up to 64 new purpose built rental housing units to the Town Centre. It currently proposes 41 one-bedroom and 23 two-bedroom units. No three or more bedroom units, which are more suitable to families with children, are included in this project.

3-32 Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District...

This project is in compliance with this policy as it provides rental accommodation. The applicant has also expressed a willingness and support for integrating affordable housing units, as well as units which are suited to persons with special needs (e.g. mobility impairments), or which can be easily adapted for such purposes. The final mix of unit types and affordable housing provisions will be presented in the second reading report.

3-33 Maple Ridge will encourage housing that incorporates “age-in-place” concepts and seniors housing designed to accommodate special needs.

Residential units constructed in accordance with the adaptable dwelling unit provisions of the BC Building Code (BC Reg. 216/2006, Division B, Section 3.8.5) support “age-in-place” senior housing. Other projects in the Town Centre Area have volunteered approximately 10% of their units constructed to these standards.

As described further in the Housing Action Plan section of this report, the applicant has signed a Housing Agreement (Appendix D) for the affordable rental and adaptive dwelling units proposed to be constructed.

Town Centre Area Plan Policies

3-1 An increase in residential and commercial density is encouraged in the Town Centre, particularly within the Central Business District... Land-use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.

This project will increase the number of purpose built rental units in the Central Business District. It is located within walking distance to a range of shops, services, and transit in and around the Central Business District.

3-12 High density development that is four or more storeys in height may be required to include a shadow study in consideration of adjacent sites to address potential impacts on available daylight. Consideration should also be given to the privacy of residents in existing buildings.

This project will be five storeys in height, and be built next to two storey seniors' apartments on the property to the north. The applicant will be asked to provide a shadow study.

3-15 Concealed parking structures are encouraged in all commercial, mixed-use, multi-family uses... in the Town Centre. Below grade parking structures are particularly encouraged for Low-Rise, Medium, and High-Rise Apartment...buildings.

This project includes an underground parking structure which appears to protrude slightly above grade. The applicant will be asked to demonstrate how impacts of the above grade parking structure on the public realm will be mitigated by landscaping, plantings or residential amenity space design.

3-22 All Low-Rise Apartment developments should be a minimum of three (3) storeys and a maximum of five (5) storeys in height.

This project complies with the height range envisioned by the policy.

Housing Action Plan:

The Housing Action Plan (HAP), which was endorsed by Council in September, 2014 identified rental housing as a priority. The HAP also speaks of the need to provide a range of non-market, affordable and special needs housing.

This project meets the objective of the Housing Action Plan to encourage more rental and special needs (Aging-in-Place) housing in Maple Ridge. The applicant has signed a Housing Agreement that sets out guidelines for their market rental housing to be affordable relative to housing prices in Maple Ridge. The 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019 attached to this report as Appendix D. As a consequence, this development is exempt from the payment of Community Amenity Contributions.

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a five storey, 64 unit rental unit apartment building. The proposed floor space ratio is 1.63, which complies with the RM-2 zone's maximum FSR of 1.8.

Parking:

This project's 74 car parking spaces in the underground garage meet the reduced parking requirements in the Central Business District of the *Off-Street Parking Bylaw 4350 – 1990*. Bicycle parking is being provided in accordance with bylaw requirements.

i) Proposed Variances:

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

- *Maple Ridge Zoning Bylaw No. 3510 -1985:* The requested variances are to Part 604 RM-2 Medium Density Apartment Residential District to the sections that follow:
 - a) *Section 7. Size of Buildings and Structures* – to vary the height by allowing 16 metres (rather than 15 metre maximum) and 5 storeys (rather than the 4 storey maximum).

This variance is supported because the project is for rental housing under a Housing Agreement.

- b) *Section 6. Sitting b)* – to vary the setbacks for portions of the underground parking structure, including allowing a front setback of 0.47 metre (rather than 3.0 metres) and a 0.86 metre (rather than 1.5 metres) for exiting stairs on the north interior lot line for an underground.

This variance is supported because of the enhanced landscaping being proposed by the developer along the front lot line and the landscaping being integrated with an existing pedestrian walkway along the north lot line.

ii) **Development Permits:**

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

A separate report concerning issuance of the development permit required for this development will be submitted to Council at a later date.

iii) **Advisory Design Panel:**

The application was reviewed by the ADP at a meeting held on January 16, 2019. A letter from the project Architect (Appendix H) fully addressed the matters raised by the ADP were addressed. Staff is satisfied in the manner the ADP comments were addressed.

A detailed description of the project's form and character will be included in the above noted future development permit report to Council.

iv) **Development Information Meeting:**

A Development Information Meeting was held at Ridge Meadows Seniors Activity Centre on April 2, 2019. Nine (9) people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Attendees expressed a general concern for the location of the adjacent BC Housing development, and inquired if the proposed development was also intended as social housing.
- A few inquiries referred to a lack of general street parking along Burnett.

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

- The attendees were informed that this development is proposed as a rental building, and it is not part of a BC Housing development.
- The attendees were shown that this development proposes seven (7) visitor parking spaces within the underground parking structure and to help to alleviate some of this concern.

3) **Interdepartmental Implications:**

i) **Engineering Department:**

Comments from the Engineering Department were provided to the applicant. The majority of the matters are to be addressed following third reading in relation to servicing requirements, road upgrading and consultant reports that are required such as a Traffic Study and on-site stormwater management.

ii) **Fire Department:**

The Fire Department had no concerns with the plans submitted. Necessary details will be addressed as normal at the building permit stage.

iii) **Environmental Services**

Requirements for Erosion and Sediment Control have been identified and will be addressed after third reading. The Arborist report for this project has been reviewed and the required planting of replacement and street trees have satisfactorily addressed.

4) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on August 17, 2017. Their response was in the letter dated August 21, 2017 and attached in Appendix I.

CONCLUSION:

It is recommended that that second reading be given to Zone Amending Bylaw No. 7325-2017, that first and second reading be given to 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7555-2019, and that application 2017-035-RZ be forwarded to Public Hearing.

“Original signed by Adrian Kopystynski”

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

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Kelly Swift”

**Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7325-2017

Appendix D – 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7555-2019

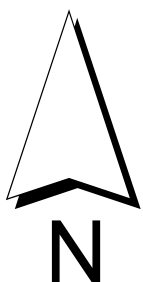
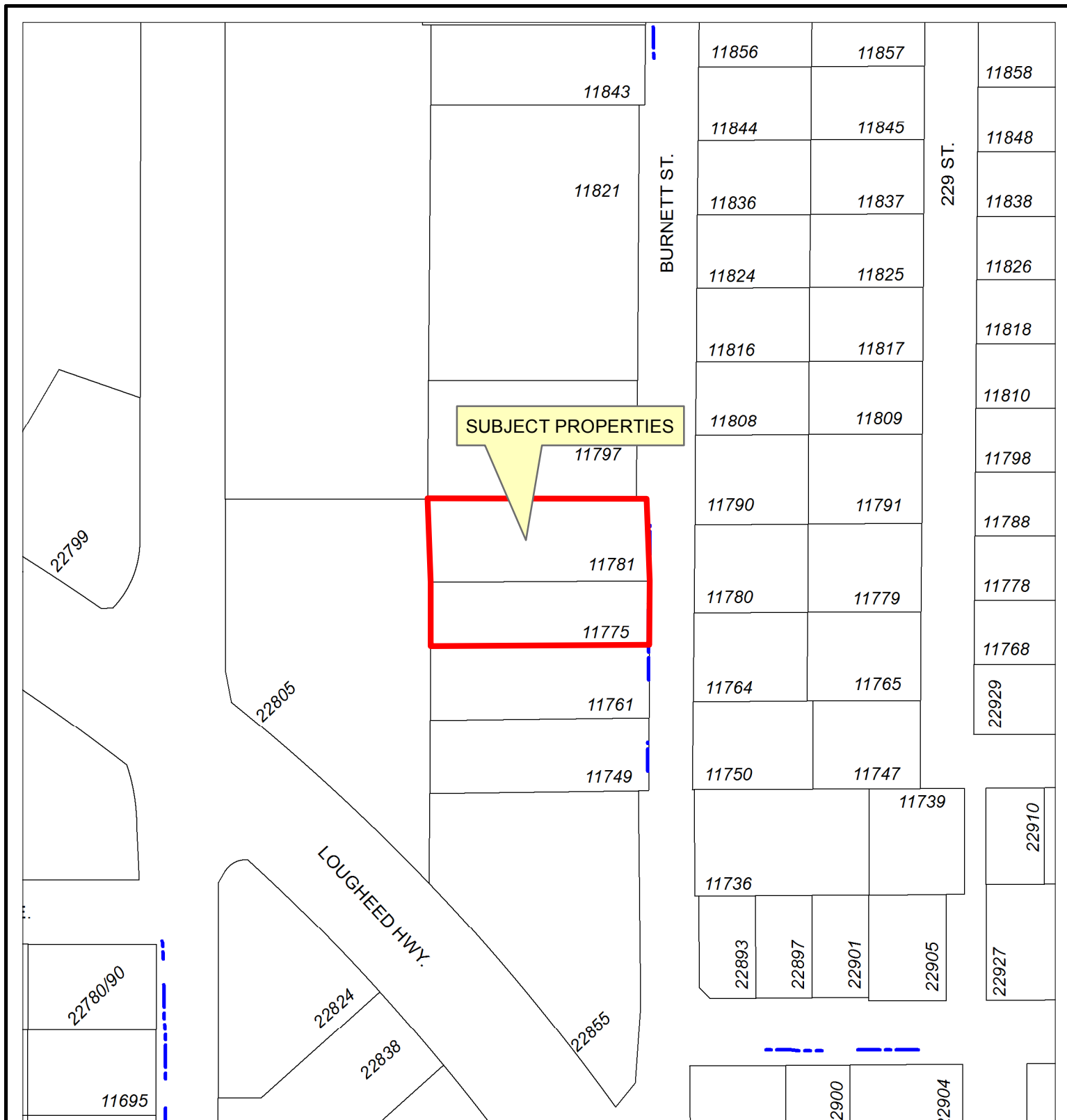
Appendix E – Site Plan

Appendix F – Building Elevation Plans

Appendix G – Landscape Plan

Appendix H – ADP design comments

Appendix I – School District comments



Scale: 1:1,500

Legend

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

11775/11781 Burnett St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-035-RZ

DATE: Feb 14, 2017

BY: JV

BYLAW NO. 7325-2017

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7325-2017."

Lot B Section 17 Township 12 New Westminster District Plan 22876

and outlined in heavy black line on Map No. 1710 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the 23rd day of May, 2017.

READ a second time the 23rd day of July, 2019.

PUBLIC HEARING held the day of , 20

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

ADOPTED the day of , 20

CORPORATE OFFICER



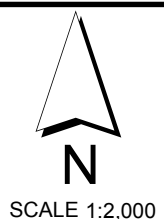
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7325-2017

Map No. 1710

From: RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)



NO.	DATE	Y/M/D	DESCRIPTION
1	2019/07/08		RE ISSUED FOR DP
2	2019/05/30		RE ISSUED FOR DP
3	2019/03/29		RE ISSUED FOR DP
4	2019/03/29		RE ISSUED FOR DP
5	2019/03/19		ISSUED FOR DP
6	2018/12/12		Issued for Approval Panel
ISSUES AND REVISIONS			
SEAL			

larry podhora|architect inc.
190 BRADSHAW WAY NORTH SAATCHI B.C. V6L 5C2

PROJECT NAME

11775 + 11781 Burnett Street, Maple Ridge, BC

PROJECT ADDRESS
11775 + 11781 Burnett Street, Maple Ridge, BC

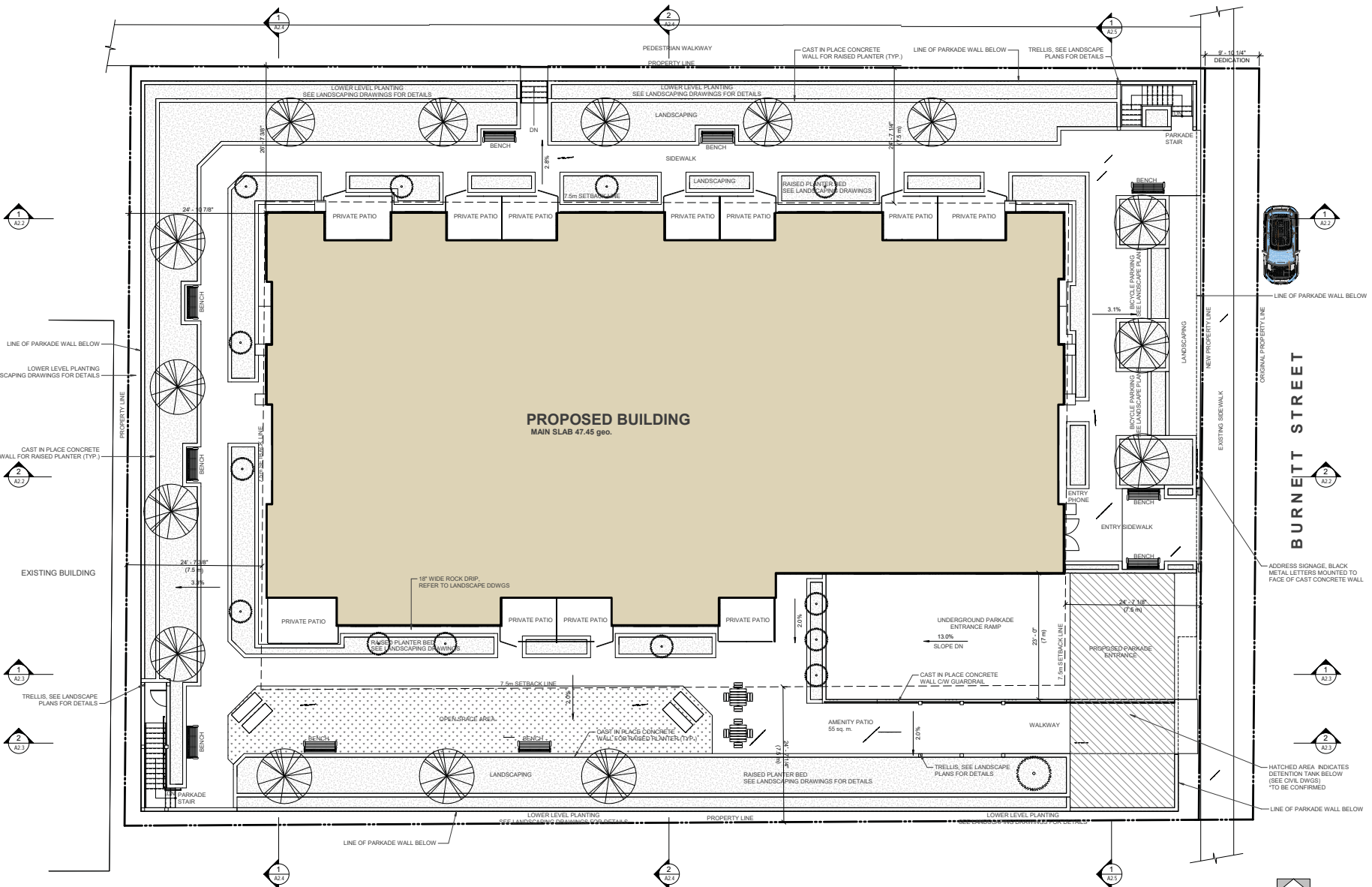
DRAWING TITLE

SITE PLAN

SCALE	1/8" = 1'-0"
DRAWN	ED
CHECKED	WV
PROJECT NO.	190547
DRAWING NO.	

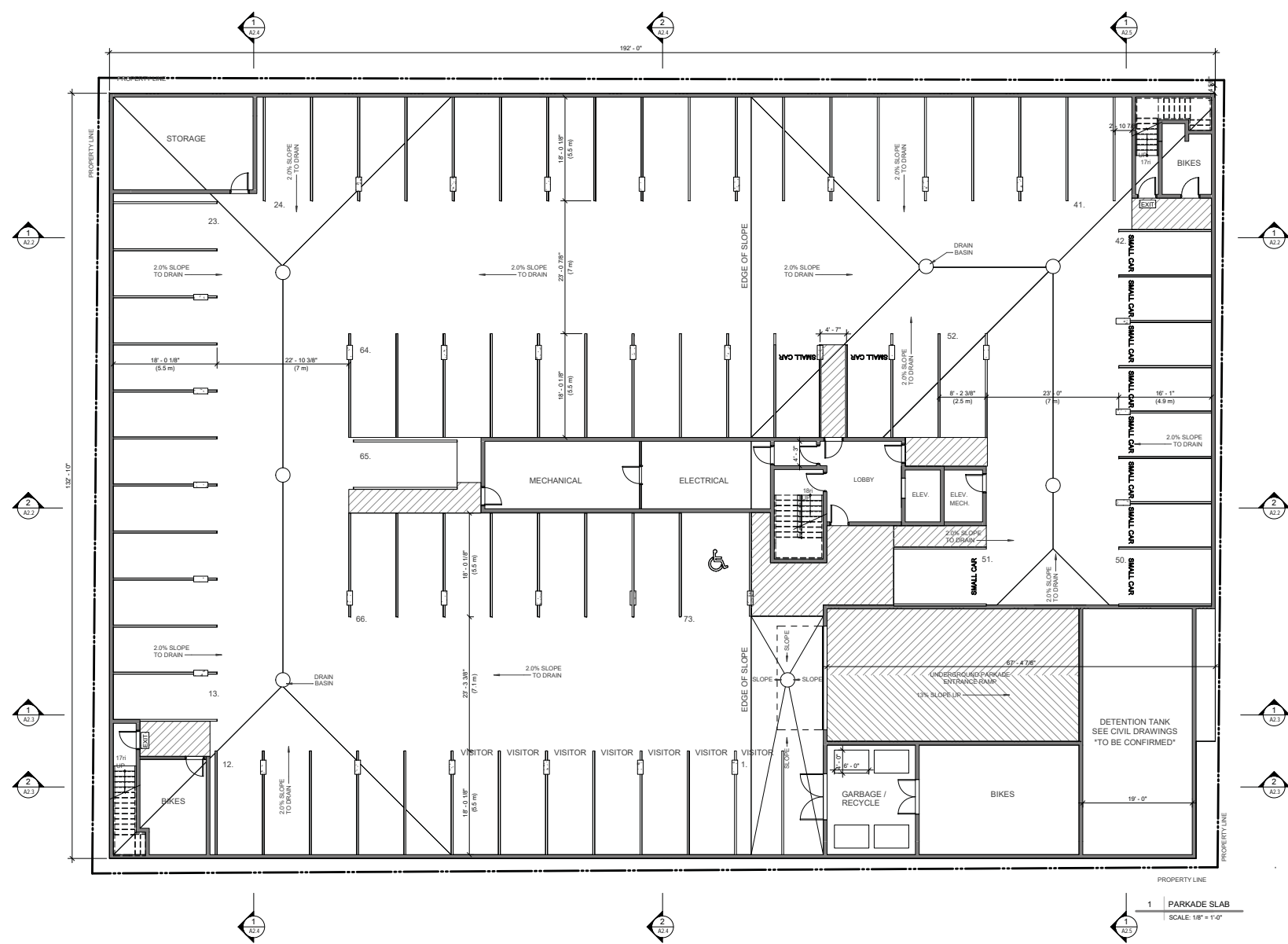
A2.1

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





NO.	DATE	BY	DESCRIPTION
1	2018/12/12	Issued for Approval Panel	
2	2019/03/19	RE-ISSUED FOR GP	
3	2019/03/19	RE-ISSUED FOR GP	
4	2019/03/19	RE-ISSUED FOR GP	
5	2019/03/30	RE-ISSUED FOR GP	
6	2019/07/08	RE-ISSUED FOR GP	

ISSUES AND REVISIONS

SEAL

larry podhoral architect inc.
190 BRADSHAW WAY NORTH SAATCHI, B.C. V6L 0C2

PROJECT NAME
11775 + 11781 Burnett Street, Maple Ridge, BC

PROJECT ADDRESS
11775 + 11781 Burnett Street, Maple Ridge, BC

DRAWING TITLE
PARKADE PLAN

SCALE	1/8" = 1'-0"
DRAWN	EG
CHECKED	WV
PROJECT NO.	190347
DRAWING NO.	



A3.0

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larry podhorajarchitect inc.
11775 + 11781 Burnett Street, Maple Ridge, BC

PROJECT NAME
11775 + 11781 Burnett Street, Maple Ridge, BC

PROJECT ADDRESS
11775 + 11781 Burnett Street, Maple Ridge, BC

DRAWING TITLE
ELEVATIONS

SCALE 1/8" = 1'-0"

DRAWN EG

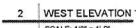
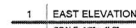
CHECKED WV

PROJECT NO. 180347

DRAWING NO.

A4.1

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6	20160706	RE-ASSUED FOR DP
5	20160820	RE-ASSUED FOR DP
4	20160929	RE-ASSUED FOR DP
3	20160919	ISSUED FOR DP
2	20170717	Issued for Advisory Panel
NO.	DATE Y/M/D	DESCRIPTION

ISSUES AND REVISIONS

REAL

A4.2



27/1/18	ISSUED FOR ADP
1/1/18	ISSUED FOR DP
29/9/18	ISSUED FOR DP
22/1/17	ISSUED FOR DP
18/1/17	ISSUED FOR DP
26/8/17	ISSUED FOR REVIEW

B.C.S.L.A. #565

65 UNIT RESIDENTIAL
BUILDING

11775-11781 BURNETT ST.
MAPLE RIDGE, B.C.

LANDSCAPE PLAN

COPIES	1:100
STAINING	JT
REMARKS	BT
PHOTOGRAPH	160347

L1

THE CHAIRMAN'S RESPONSIBILITY OF KNOWING DIRECTOR OF COMPANIES AND SHOULD NOT BE DEFERRED ON OTHERS WITHOUT PROPER CAUTION AND CONSIDERATION

City of Maple Ridge

11995 Haney Place

Maple Ridge, BC

V2X 6A9

Attention: Adrian Kopystynski

Re: ADP Architectural response (2017-035-DP) 11785 & 11781 Burnett Street.

Below are the Architectural responses to the Advisory Design Panel comments dated January 22, 2019.

ADP Architectural Comments:

1. Pedestrian environment and safety.

- **Redesign the entry to incorporate CPTED, bike parking, appropriate access, lighting, and prominence of lobby**

The pedestrian interface on the east side of the building was redesigned to better incorporate CPTED, bike parking, appropriate access, lighting and prominence of the lobby main entrance.

- **Improve weather protection on upper level patios**

Roof projections were added above the upper level patios, offering improved weather protection.

2. Form and character enhancement

- **Provide additional accent colours to brighten the palette.**

Accent colours were added to the exterior elevations.

- **Show consistency in representation of all window framing through colour and position.**

The window frame colours and positions were adjusted to provide consistency.

larry podhora / architecture inc

- **Review and ensure all material returns on all elevations are consistent.**

Material returns are now consistent.

- **Indicate projection of the elevator shaft in elevations.**

The elevator is now visible on the elevations.

3. Layout and overlook considerations

- **Confirm usability of the south east corner units respecting the balcony entrance door and dimension of the space.**

The balconies were revised to make them more useable.

- **Relocate the garbage and recycling room to a more central and convenient location.**

The garbage and recycling room were relocated to a more central location adjacent to the overhead underground entrance door.

- **Consider improvement to the concrete finish of the ramp as it is highly exposed (overlook).**

The underground ramp surface will have a herringbone grooved pattern. Planters were added to the pedestrian sides of the underground ramp walls, to remove/minimize a direct, overlooking view of the ramp.

Should you require further information, please do not hesitate to contact the undersigned.

Yours truly,



Larry Podhora, Architect AIBC, MRAIC

1952 brackman way, north saanich, b.c., v9l 0c2



August 21, 2017

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: Chee Chan

Dear Mr. Chan:

Re: **File #:** 2017-735-RZ
 Legal: Lot A and Lot B, Section 17, Township 12, NWP22876
 Location: 11775 and 11781 Burnett Street
 From: RS-1 (One Family Urban Residential)
 To: RM-2 (Medium Density Apartment Residential)

The proposed application would affect the student population for the catchment areas currently served by Golden Ears Elementary and Thomas Haney Secondary School.

Golden Ears Elementary has an operating capacity of 526 students. For the 2016-17 school year the student enrolment at Glenwood Elementary was 484 students (93% utilization) including 154 students from out of catchment.

Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2016-17 school year the student enrolment at Thomas Haney Secondary School was 1144 students (95% utilization) including 707 students from out of catchment.

Sincerely,

Flavia Coughlan
Secretary Treasurer
The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Rick Delorme
 David Vandergugten