

COUNCIL MEETING AGENDA

October 24, 2017

7:00 p.m.

Council Chamber

ADDENDUM

1300 *OTHER MATTERS DEEMED EXPEDIENT*

**1301 Amacon – Amacon Rental Housing Project (122 Avenue and 223 Street)
- 2016-052-DVP**

Letter dated October 20, 2017 providing additional information relating to Application 2016-052-DVP.

**1302 2016-052-DVP, 22260 and 22292 122 Avenue, 12159 and 12167 223
- Reconsideration of a motion according to Maple Ridge Council Procedure
Bylaw 6472-2007 Part 17**

Reconsideration of the following motion from the staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-052-DVP to vary exterior side yard, rear yard, interior side yard and front yard setbacks and to reduce parking requirements.

That the Corporate Officer be authorized to sign and seal 2016-052-DVP respecting property located at 22260 & 22292 122 Avenue, 12159 & 12167 223 Street.

Note: Item 1303 was deferred at the October 10, 2017 Council Meeting

**1303 2016-052-DP, 22260 and 22292 122 Avenue, 12159 and 12167 223
Street**

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-052-DP to permit construction of a 288 unit rental apartment building in the Town Centre.

1500 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING*

Notice of motions by Councillor Bell on proposed changes to the Maple Ridge Council Procedure Bylaw related to members of Council addressing questions posed during Question Period and on a recommendation for a new staff position working directly with Council.

Checked by: _____

Date: _____



Amacon on behalf of Viam Holdings
Suite 500 – 856 Homer Street
Vancouver, BC
V6B 2W5

October 20, 2017

Dear Ms. Hall

RE: Amacon Rental Housing Project (122nd Av and 223rd Street) – 2016-052-DVP

Further to Council's decision to refuse the Development Variance Permit for this rental housing project, we wish to outline the measures we will take to allay any concerns regarding parking supply. Since the Council meeting on October 10, 2017 we have worked positively with staff to revisit the proposal and explore mechanisms to ensure the project meets the needs of the community.

The project will provide a total of 288 units of rental housing, split between 197 1-bed units, 81 2-bed units, and 10 3-bed units. The Housing Agreement signed by the applicant in July 2017 ensures the building will remain rental housing in perpetuity. This is a major commitment by the landowner and demonstrates a willingness to improve the availability and quality of rental stock in Maple Ridge, in line with Council's *Housing Action Plan*. Furthermore, we have committed to a tenant relocation program for existing tenants of the Sorrento building, including a cap on rents for those tenants moving to the new development. This was positively received by Mayor and Council at the 2nd and 3rd Readings of the project earlier this year.

As the development site is one block from the CBD boundary we have applied the parking bylaw as it relates to CBD sites, as supported by staff at the October 10, 2017 Council meeting. This is in line with Strategy #13 of the Housing Action Plan which refers to reductions in parking requirements in order to encourage rental housing. Applying the parking ratios in the bylaw to the proposed development (which includes 291 parking stalls) results in a required variance of 36 parking stalls. The following measures will mitigate this variance:

- 10% of parking stalls (30 stalls in total split between 15 visitor and 15 resident) will be made available for electric vehicle plug-in stations. In addition the whole of the parkade will have the required electrical wiring to allow for additional electric vehicle charging in the future.
- As property manager, Amacon will work with TravelSmart (a division of TransLink) to provide all tenants with ongoing travel information. This will include resource materials, presentations to tenants, and ongoing support.
- We commit to payment-in-lieu fees to match the required variance of 36 parking stalls. In line with the parking bylaw Schedule C this equals a payment of \$8,000 per parking space, resulting in a total of \$288,000.

Finally, we would like to take this opportunity to remind Mayor and Council of two important aspects of the proposed development. The ground floor lobby has been designed to include a meeting room that can be solely used by tenants requiring community support services. The space is an excellent resource that support workers and tenants can use to discuss issues in a private and safe setting. We have begun reaching out to community services to make them aware of this space and how it can be best deployed when the project is complete. Secondly, we commit to participation in the Crime Free Multi Housing Program and to work with



local agencies to proactively improve security in the new development.

If you have any questions on the above matters please do not hesitate to contact me. We look forward to Council reconsidering the Development Variance Permit in order for us to work together on providing additional rental housing for the community

Sincerely

A handwritten signature in blue ink, appearing to read "C. Quigley", with a stylized flourish at the end.

Chris Quigley
Senior Development Manager

cc: Mayor Read and Members of City Council

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
22260 & 22292 122 Avenue, 12159 & 12167 223 Street

MEETING DATE: October 10, 2017
FILE NO: 2016-052-DVP
MEETING: Council

EXECUTIVE SUMMARY:

Development Variance Permit application (2016-052-DVP) has been received in conjunction with a rezoning application to build a 288 unit rental apartment building in the Town Centre. The requested variances are to:

1. To vary the exterior side yard, rear yard, interior side yard and front yard setbacks;
2. To reduce parking requirements.

Council will be considering final reading for rezoning application 2016-052-RZ on October 10, 2017.

It is recommended that Development Variance Permit 2016-052-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-052-DVP respecting property located 22260 & 22292 122 Avenue, 12159 & 12167 223 Street.

DISCUSSION:

a) Background Context

Applicant: Ciccozzi Architecture Shannon Seefeldt

Legal Description: Lot: 44, D.L.: 399, Plan: NWP41066,
Lot: 48, D.L.: 399, Plan: NWP44211,
Lot 1; D.L.: 399 NWD; Plan: NWP14397,
Lot 2; D.L.: 399; NWD; Plan NWP14397

OCP:
Existing: APTL (Low-Rise Apartment) and Single Family
Proposed: Medium and High-Rise Apartment

Zoning:
Existing: LUC (Land Use Contracts) and RS-1 One Family Urban Residential
Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses:
North:
Use: Apartment and Single Family uses
Zone: RM-2 Medium Density Apartment Residential,
RM-5 Low Density Apartment Residential, and
RS-1 One Family Urban Residential
Designation: Apartment and Ground Oriented Multi-Family

South:	Use:	Seniors apartment and congregate care
	Zone:	CD-1-00 (Seniors Apartment and Private Hospital)
	Designation:	Low Rise Apartment
East:	Use:	Urban Single Family Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Ground Oriented Multi-Family
West:	Use:	Strata Lot Condominium
	Zone:	LUC (Land Use Contracts)
	Designation:	Low Rise Apartment
Existing Use of Property:		
Proposed Use of Property:		
Site Area:		
Access:		
Servicing requirement:		
		Vacant, Rental Apartment, and Single Family
		Rental Apartment
		1.03 HA. (2.5 acres)
		122 Avenue and 223 Street.
		Urban Standard

b) Project Description:

This proposal will assemble 4 properties fronting 223 Street and 122 Avenue into this development, which will replace, rebuild, and expand on existing or previous rental accommodation along 122 Avenue. A total of 288 dwelling units are proposed, with a mix of 1, 2 and 3 bedroom units, and a projected floor area of approximately 200,000 square feet.

c) Variance Analysis:

A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below):

1. Maple Ridge Zoning Bylaw No 3510 -1985, Part 6, Section 604, 6. a:

- a. To vary the exterior side yard setback: (North property line along 122 Avenue) from the required 7.5 metres to 6.0 metres.
- b. To vary the rear yard setback: (West property line) from the required 7.5 metres to 6.0 metres.
- c. To vary the interior side yard setback (South property line) from the required 7.5 metres to 6.0 metres.
- d. To vary the front yard setback: (East property line along 223rd Street) from 7.5 metres to 3.6 metres.

Rationale. The justification for these reduced setbacks are as follows:

- The proposed setbacks will be larger than those of the existing Sorrento and the demolished Sunrise building that this project will replace.
- The design of the building includes recessed areas along the building face that will offer visual interest and breakup the appearance of a solid wall.
- These setbacks are supportable due to the community benefits that the rental housing proposal will provide.
- Other multi-family developments in the area also have reduced setbacks.
- The more extensive variance request for the front yard setback (from 7.5 metres to 3.6 metres) has arisen as this multi-family proposal triggered a reclassification of the 223rd Street Corridor to a collector standard, requiring additional dedication.

The development proposal will remain within permissible levels for Floor Space ratio.

2. *Maple Ridge Off Street Parking and Loading Bylaw No 4350 -1990, Schedule "A", Section 1.0 c) Multi-family residential uses:*

- a. To reduce required parking from 548 stalls (1.7 per unit, and 0.2 Visitor stalls per unit) to 288 stalls.

Rationale. The parking provided (288 stalls) generally complies with requirements in the Central Business District for non-market housing. However, parking requirements for the site, which is within 300 metres, but not within the CBC, are significantly higher, as noted above. The supporting documents for this variance include:

1. the recommendations of the Maple Ridge Housing Action Plan for rental housing,
2. the applicant's submission of parking utilization rates for other rental housing developments in Metro Vancouver, and
3. the parking reduction study, by Bunt and Associates, that has been commissioned by the applicant to justify this variance.

Maple Ridge Housing Action Plan. The Housing Action Plan, endorsed by Council on September 15, 2014, identifies rental housing as a priority. Strategy 4 of the Housing Action Plan is to Create New Rental Housing Opportunities. Strategy 4 notes that Municipalities can support the development of new rental housing through a set of incentives, such as a reduction in parking requirements or waiving permitting fees. The units could be "secured" as market rental housing, with a covenant on title.

A number of incentives are being considered to facilitate the development of rental housing. The 2017 Planning work program includes consideration for relaxation of parking standards to reduce construction costs to facilitate affordable housing. Reducing the amount of parking required per dwelling unit enables a higher potential dwelling unit count relative to site area, and reduced constructions costs, particularly in large multi-family buildings with underground parking. Of particular relevance to this application, the relaxation of parking requirements is supported in the Housing Action Plan as a means to facilitate the development of rental housing. In Maple Ridge, this practice is currently negotiated during the development process on a case by case basis. The development of a transparent formal process using defensible criteria, such as proximity to services and transit, should be considered as a possible incentive.

As this proposed development will increase the amount of rental housing stock in the community, this proposal will meet the objectives of the Housing Action Plan. The parking provisions it proposes comply with the requirements of the Central Business District of the Town Centre for non-market housing. This development is close (within 300 metres) but not within the Central Business District and therefore does not qualify for this reduced parking requirement. However, as it is consistent with the policy direction of the Housing Action Plan and proposes rental housing that is near services and transit, a parking reduction may be supportable through a development variance permit or other mechanisms. The applicant has agreed to secure this supply of rental housing in perpetuity through a housing agreement and a restrictive covenant registered on title¹

¹ Council has requested information on rental rates and how existing tenants will be accommodated with the transition to new housing. Dialogue with the applicant reveals concessions are being considered as follows:

- Right of first refusal in new building
- Offer of available unit in other buildings owned by the applicant (one of these is within Maple Ridge)
- Financial compensation to all tenants to assist with relocation.

The Off Street Parking and Loading Bylaw establishes that 1.5 parking stalls and 0.2 visitor stalls are required for each dwelling unit in the RM-2 Zone. For the 288 housing units proposed, the full complement of parking would be 548 stalls (1.7 per dwelling unit and 0.2 per unit visitor parking). The parking provided is consistent with requirements for non-market multi-family development in the Central Business District of the Town Centre. This required parking relaxation is supportable due to the proximity of the site to transit services along Dewdney Trunk Road and the rental tenure of the proposed housing stock.

Information provided by the applicant. Parking information provided by the applicant indicate that their existing rental buildings consistently have more parking than is used. The following table shows three rental housing developments managed by the applicant. Two of these are within the Maple Ridge Town Centre but out of the Central Business District (one of these is the existing Sorrento building on the subject site). The other building is in the City of Coquitlam.

Parking stalls used in 3 rental housing developments in Maple Ridge and Coquitlam					
Site	Total suites	Total parking provided	Stalls in use	Vacant stalls	stalls used /# suites
Coquitlam	53	78	35	43	0.66
Sorrento (MR)	22	54	22	32	0.53
Maple Ct. (MR)	108	150	53	97	0.49

In all of these examples (involving over 180 rental units), the parking complement is less than 1 stall used per dwelling unit. This ratio is significantly lower than the Off Street Parking Bylaw requirement, even for the reduced standards of the Central Business District. On this basis, a parking variance is supportable.

Parking Reduction Study. A parking reduction study prepared by a qualified professional has been provided, offering further justification for a parking reduction for rental housing, as follows:

A key finding in the MVAPS (Metro Vancouver Apartment Parking Study) was that residents of rental apartment units (both market and non-market units combined) had average auto ownership levels of 0.82 vehicles per household, approximately 65% of that of strata units ...²

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variances are supported because the siting and design of the structure will maintain consistency with existing and emerging standards in the site area. The parking variance is supportable due to the proximity of the site to the Central Business District, and the community needs that would be met by the rental housing. Justification for the parking variance has been provided through the recommendations of the Housing Action Plan, by the applicant's own parking records, and by the parking reduction study that has been prepared by a qualified professional.

² Sunrise Re-Development Parking Variance Study, Bunt & Associates, November 2016

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2016-052-DVP.

“Original signed by Diana Hall”

Prepared by: Diana Hall M.A., MCIP, RPP
Planner 2

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by Paul Gill”

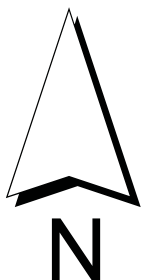
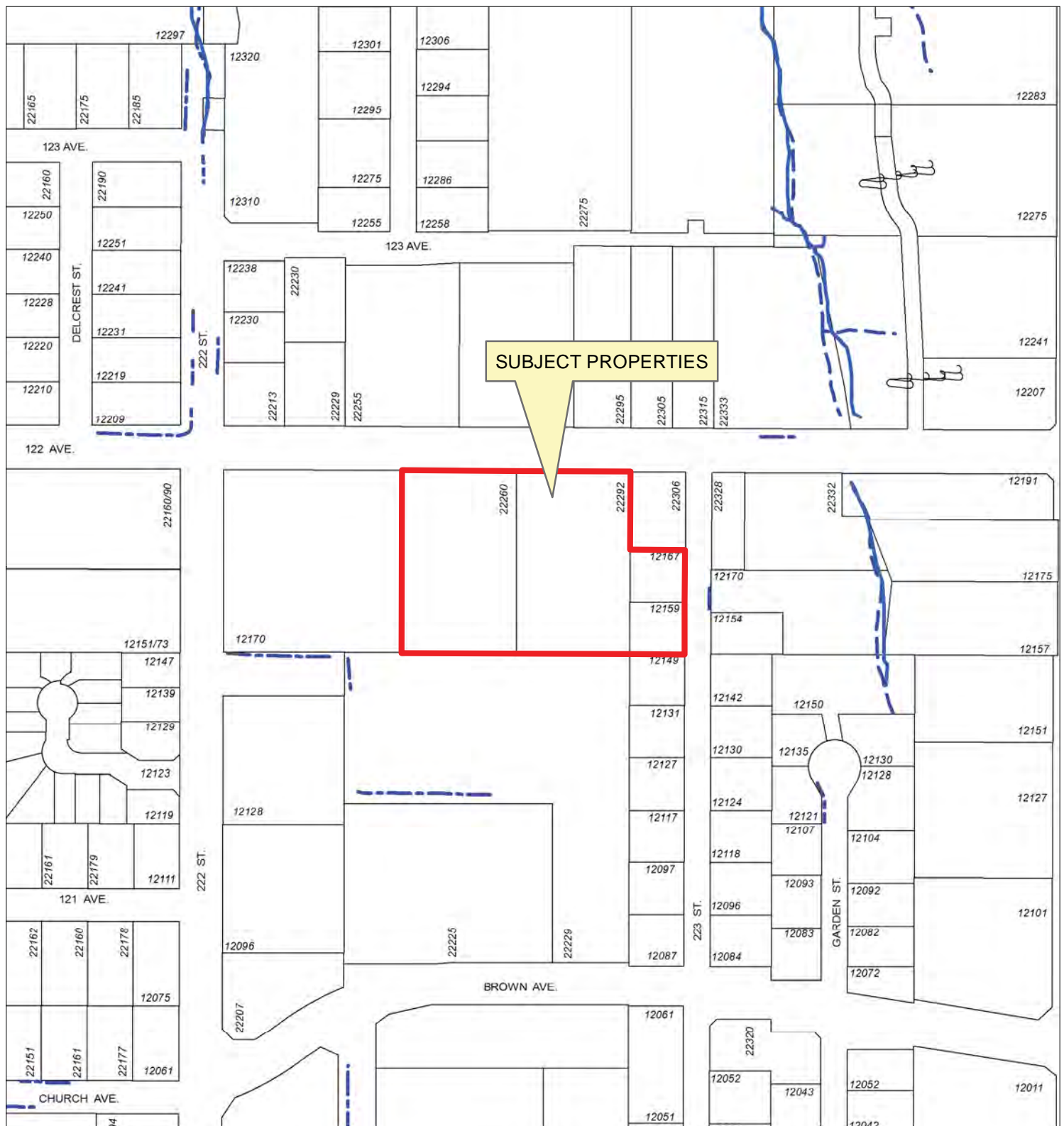
Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan showing siting variances



Scale: 1:2,500

Legend

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

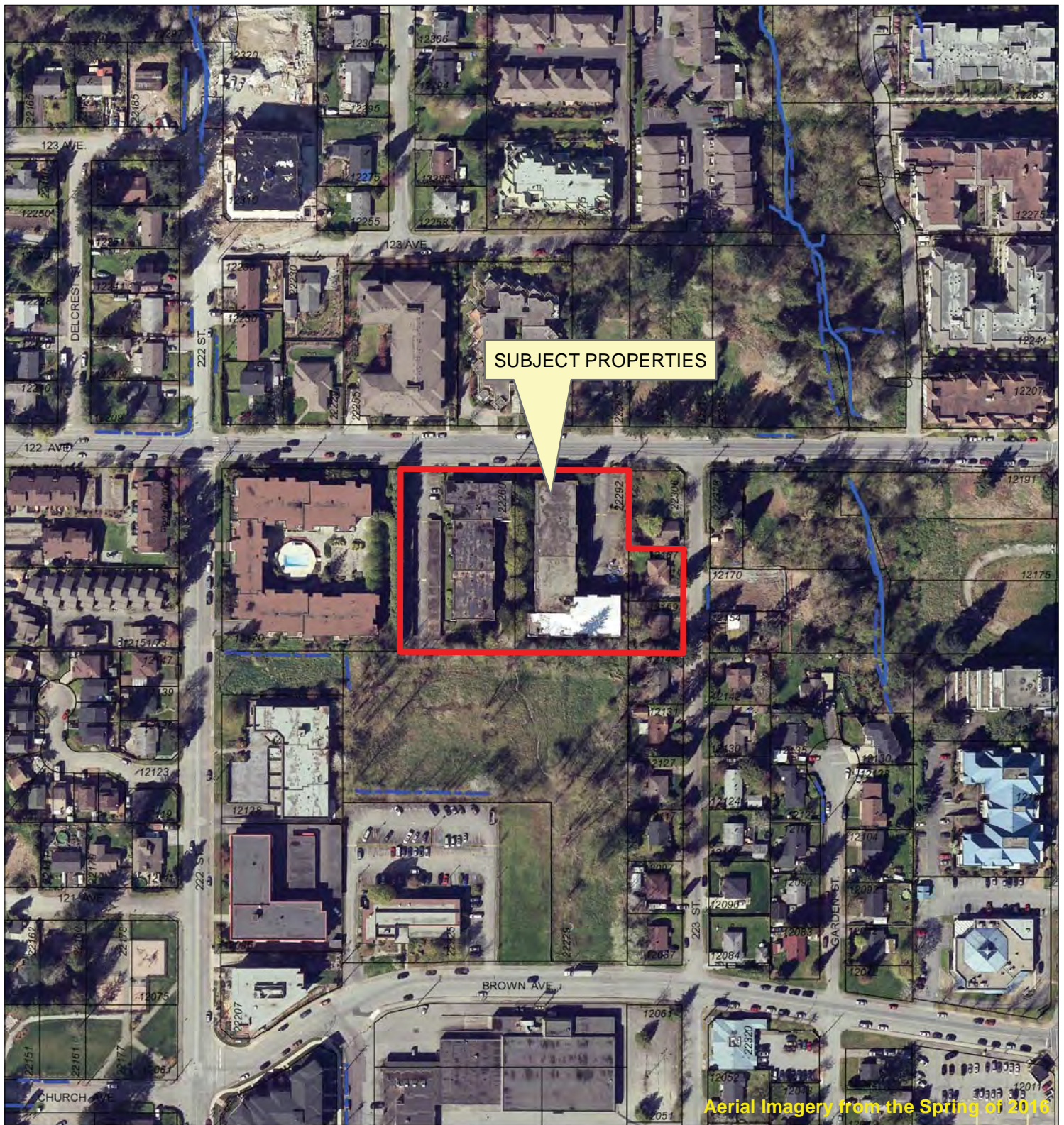
22260/92 122 Avenue
12159/67 223 Street

PLANNING DEPARTMENT

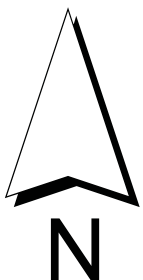


2016-052-VP
DATE: Mar 16, 2017

BY: JV



Aerial Imagery from the Spring of 2016



Scale: 1:2,500

Legend

- Stream
- Indefinite Creek
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22260/92 122 Avenue
12159/67 223 Street

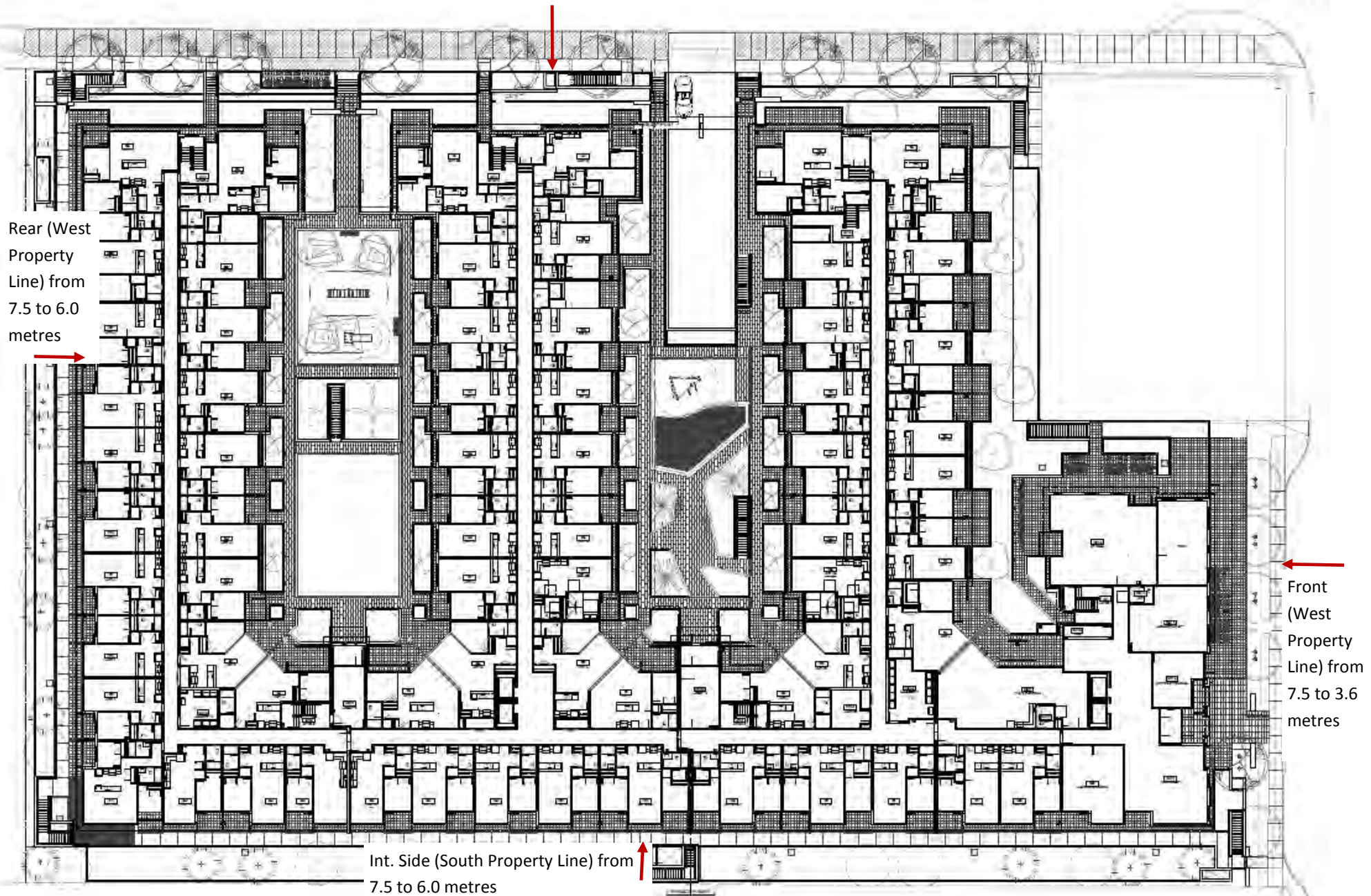
PLANNING DEPARTMENT



mapleridge.ca

2016-052-VP
DATE: Mar 16, 2017

BY: JV



City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	October 10, 2017
FROM:	Chief Administrative Officer	FILE NO:	2016-052-DP
		MEETING:	Council
SUBJECT:	Development Permit 22260 & 22292 122 Avenue, 12159 & 12167 223 Street		

EXECUTIVE SUMMARY:

This application for a development permit has been received to permit the construction of a 288 unit rental apartment building in the Town Centre. The project involves a lot consolidation of 4 properties. Through concurrent rezoning application 2016-052-RZ, this project involves the discharge of existing land use contracts and rezoning the consolidated site to RM-2 Medium Density Apartment Residential.

Council considered rezoning application 2016-052-RZ and granted first reading for Zone Amending Bylaw No. 7244-2016 on April 26, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7243-2016 on January 24, 2017, and second reading for Zone Amending Bylaw No. 7244-2016 on January 24, 2017. This application was presented at Public Hearing on February 21, 2017, and Council granted third reading on February 28, 2017. Council will be considering final reading for rezoning application 2016-052-RZ on October 10, 2017.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-052-DP respecting property located at 22260 & 22292 122 Avenue, 12159 & 12167 223 Street.

DISCUSSION:

a) Background Context:

Applicant: Ciccozzi Architecture Shannon Seefeldt

Legal Description: Lot: 44, D.L.: 399, Plan: NWP41066,
Lot: 48, D.L.: 399, Plan: NWP44211,
Lot 1; D.L.: 399 NWD; Plan: NWP14397,
Lot 2; D.L.: 399; NWD; Plan NWP14397

OCP:
Existing: APTL (Low-Rise Apartment) and Single Family
Proposed: Medium and High-Rise Apartment

Zoning:
Existing: LUC (Land Use Contracts) and RS-1 One Family Urban Residential
Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use:	Apartment and Single Family uses
	Zone:	RM-2 Medium Density Apartment Residential, RM-5 Low Density Apartment Residential, and RS-1 One Family Urban Residential
South:	Designation:	Apartment and Ground Oriented Multi-Family
	Use:	Seniors apartment and congregate care
	Zone:	CD-1-00 (Seniors Apartment and Private Hospital)
East:	Designation:	Low Rise Apartment
	Use:	Urban Single Family Residential
	Zone:	RS-1 One Family Urban Residential
West:	Designation:	Ground Oriented Multi-Family
	Use:	Strata Lot Condominium
	Zone:	LUC (Land Use Contracts)
	Designation:	Low Rise Apartment

Existing Use of Property:	Vacant, Rental Apartment, and Single Family
Proposed Use of Property:	Rental Apartment
Site Area:	1.03 HA. (2.5 acres)
Access:	122 Avenue and 223 Street.
Servicing requirement:	Urban Standard
Concurrent Applications	2016-052-RZ 2016-052-DVP

b) Project Description:

This development proposal is to construct a 288 unit rental housing apartment in the Town Centre. This application will rebuild, replace and expand the rental housing buildings known as Sunrise (destroyed by fire in 2015) and Sorrento which is still in operation. The replacement of the Sorrento building will be part of the final construction phase of this proposal.

c) Planning Analysis:

Official Community Plan. The land use designation for the parcels fronting 122nd Avenue is Low Rise Apartment and therefore consistent with the proposed RM-2 Medium Density Apartment Residential zone. The designation for the parcels fronting 223rd Street is Single Family Residential. The required OCP amendment to Low Rise Apartment for these parcels is supportable due to the rental tenure of this housing proposal.

Zoning Bylaw. This proposal is consistent with the proposed RM-2 Medium Density Apartment Residential for use, floor space ratio, and height. There are a number of variance requests for this proposal, including parking, front, rear and side yard setbacks. These variances are included in concurrent application 2016-052-DVP.

Official Community Plan – Development Permit Guidelines.

The development permit application made to the City prompting this submission to the ADP is subject to the Key Guidelines and the Design Guidelines of 8.11 Town Centre Development Permit.

Key Guidelines: the following is a brief summary and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines. The subject property is within the North View Area of the Town Centre. Key guideline concepts are as follows:

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

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

• **Consistent: Yes**

Explanation: *In a multi-family format, a mix of one, two and three bedroom units are proposed to meet diverse housing needs. The proposed multi-family development is consistent with its Official Community Plan designation. In addition, the rental tenure it proposes will assist in increasing rental housing stock in the Town Centre and in fostering greater diversity within the community.*

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

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

• **Consistent: Yes**

Explanation: *The building entrance is along the site's shortest frontage, creating an appearance of a smaller building that is consistent with adjacent single family uses. The landscaping and brick material will enhance pedestrian experience.*

3. Maintain Cohesive Building Styles

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

• **Consistent: Yes**

Explanation: *The architectural detailing of the building softens the length of the building face, appearing as smaller buildings along its length that echos ground oriented housing forms in its vicinity. In addition, ground level units have private patio space and gated entries, contributing to the appearance of ground oriented housing.*

4. Capitalize on Important Views

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

• **Not Applicable**

Explanation: *Site does not have significant views. However, internal views have been created through the development of internal courtyards that provide views and shared greenspace amenities.*

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

• **Consistent: Yes**

Explanation: *The low rise apartment development will not exceed that of adjacent parcels. In addition, the placement of rooftop equipment will consider adjacent developments in order to avoid viewscape impacts.*

5. Provide Private and Semi-Private Green Space

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

• **Consistent: Yes**

Explanation: *This development features internal courtyards and semi-private and private space. CPTED principles have been used in the design of the structure.*

6. Provide Climate Appropriate Landscaping and Green Features

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

• **Consistent: Yes**

Explanation: *use of drought tolerant plantings where appropriate will minimize water consumption, and deciduous trees to provide shade in summer.*

7. Maintain Street Interconnectivity

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

• **Consistent: Yes**

Explanation: *There is no lane available for access, and the frontages allow for a continuous pedestrian thoroughfare with the exception of the parkade entrance.*

- i. Is required parking provided underground?

• **Consistent: Yes**

Explanation: *Parking is provided underground.*

d) Advisory Design Panel:

There were two submissions made to the ADP. The first submission was made on October 11, 2016. At the Panel's request, the applicant revised their proposal and presented again at the March 14, 2017 ADP meeting. Upon their review of this submission, the Advisory Design Panel passed the following resolution:

It was moved and seconded

That the application be supported and the following concerns be addressed as the design develops and be submitted to Planning staff for follow-up:

1. *Include accessible pieces of playground equipment in the playgrounds.*
2. *Ensure security fence for courtyard access.*
3. *Delete second row of trees between the exercise room and the residences.*
4. *Add a landscape planting in front of the ramp parkade. Add trellis element over a portion of the ramp parkade to address over look.*
5. *Provide enhanced informal seating at planters.*
6. *Provide synthetic turf with infill of high quality and longevity. Indicate the details in the landscape plan.*
7. *Consider skylight above the stairwells.*
8. *Review exit through lobby to the courtyards. Incorporate stair exits with lobby.*
9. *Accentuate the corner units by increasing the roof height.*
10. *Consider cross ventilation into the units by having operable windows opposite the door entries.*
11. *Consider variety of colours of unit pavers in courtyard and amenity area.*
12. *Explore the opportunity with the City to create a drop off zone on 223rd Street.*

These measures have been considered, and with the exception of item 7 and 12, have been included in the revised plans. Item 7, the provision of skylights in stairwells, was not included as the proposed inclusion of windows at each floor of the stairway would provide adequate natural light, while skylights would only provide this at the top floor. Item 12 would require municipal collaboration, which the applicant is prepared to discuss.

e) Intergovernmental Issues:

The provision of rental housing meets regional objectives for housing action plans, and is included in a continuum of measures towards the provision of affordable housing.

f) Citizen/Customer Implications:

A concurrent Development Variance Permit application (2016-052-DVP) accompanies this development permit application. The requested variances are for reduced parking, front, side, and rear yard setbacks. Neighbour notification will be required as part of the variance process.

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of **\$611,520.50**, the security will be **\$611,520.50**

There will be 11 trees added to the municipal street tree inventory on completion of this project. The costs associated with maintaining these trees will need to be included in a subsequent operating budget.

CONCLUSION:

Application 2016-052-DP is for the form and character portion of the development proposal to create a 288 unit rental apartment building in the Town Centre. A concurrent development variance permit application is scheduled for approval on October 10, 2017. The accompanying rezoning application has been previously considered by Council and is also scheduled to receive final approval on October 10, 2017. The recommendation is that this application be approved.

"Original signed by Diana Hall"

Prepared by: Diana Hall M.A., MCIP, RPP
Planner 2

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

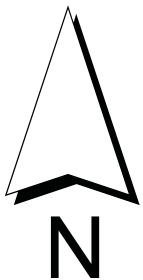
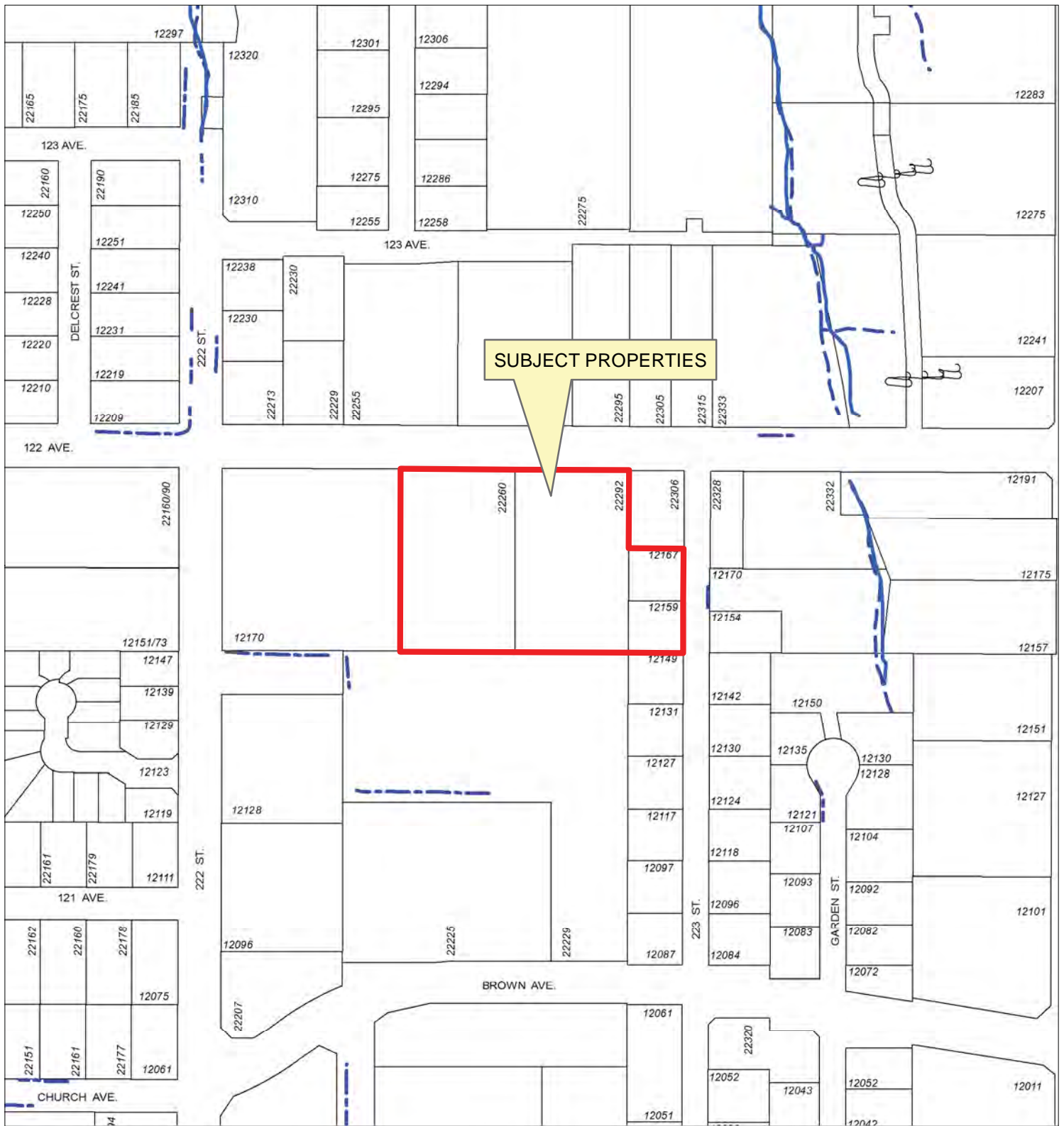
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Architectural Plans
- Appendix D – Landscape Plan



Scale: 1:2,500

Legend

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

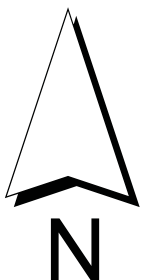
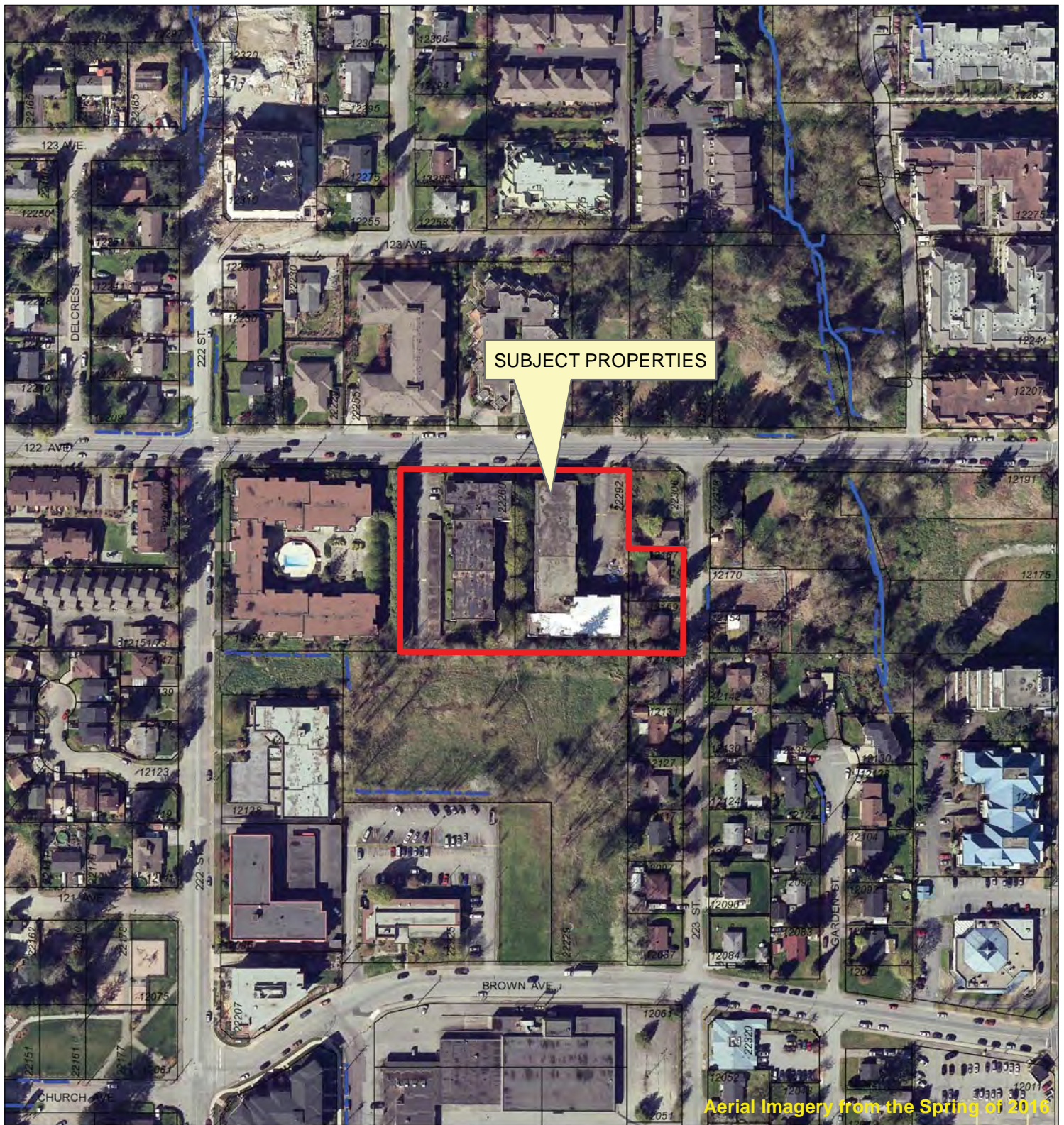
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PLANNING DEPARTMENT



2016-052-VP
DATE: Mar 16, 2017

BY: JV



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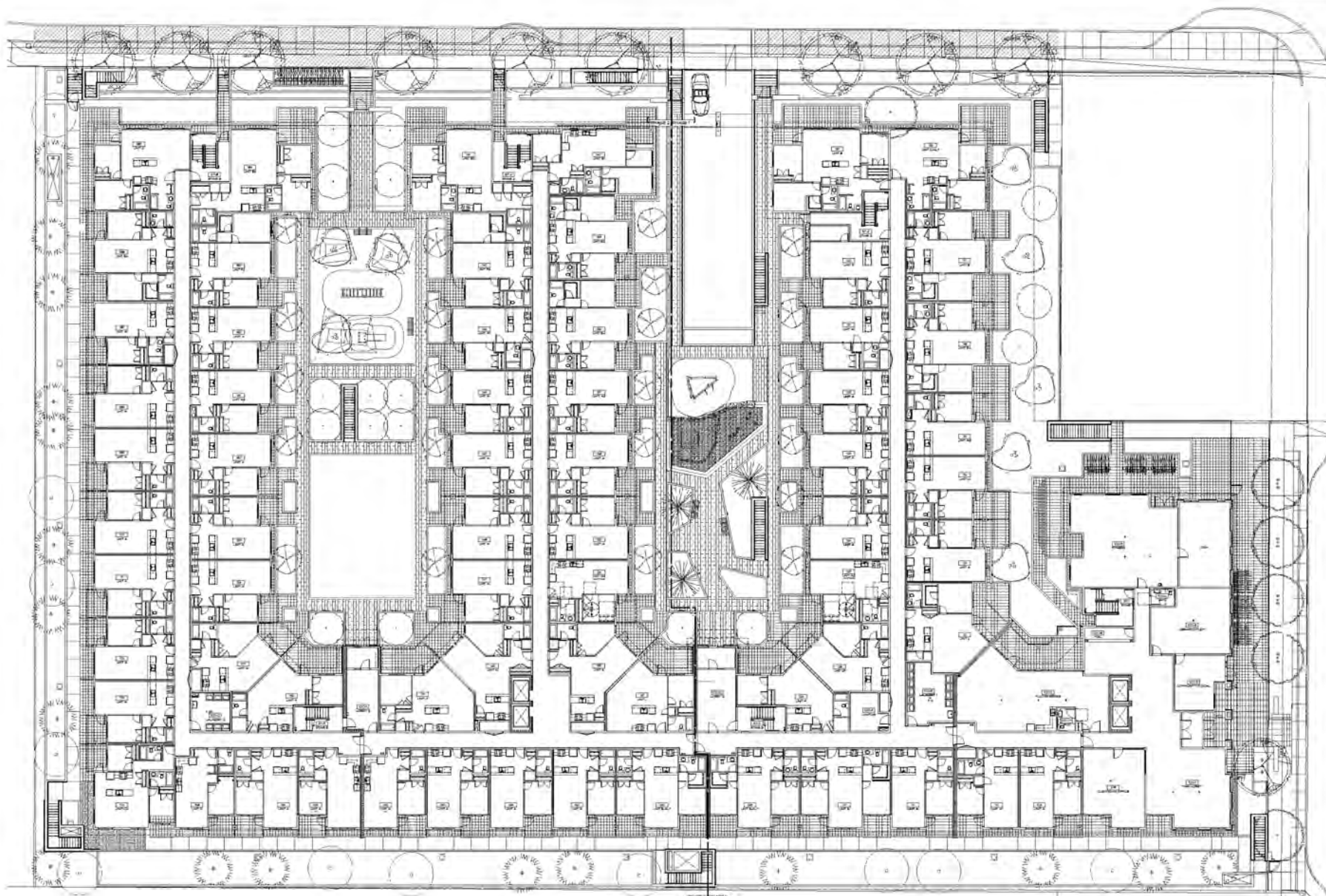


mapleridge.ca

2016-052-VP
DATE: Mar 16, 2017

BY: JV

APPENDIX C



CONSTRUCTION: THIS PROJECT WILL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S ZONING BY-LAW AND THE VARIOUS ACTS AND REGULATIONS OF THE PROVINCE OF BRITISH COLUMBIA. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE VARIOUS AGENCIES AND DEPARTMENTS OF THE CITY OF VANCOUVER AND THE PROVINCE OF BRITISH COLUMBIA. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE VARIOUS AGENCIES AND DEPARTMENTS OF THE CITY OF VANCOUVER AND THE PROVINCE OF BRITISH COLUMBIA.

NO.	DATE	DESCRIPTION
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REVISION	NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
2023.03.04	ISSUED FOR PERMIT
2023.03.07	ISSUED FOR PERMIT
2023.03.07	ISSUED FOR PERMIT
2023.03.07	ISSUED FOR PERMIT



1 EXT. EAST ELEVATION
SCALE 3/32" = 1'-0"

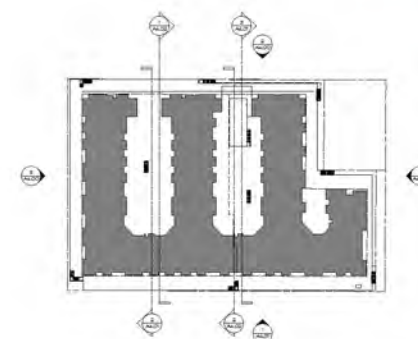


2 EXT. NORTH ELEVATION
SCALE 3/32" = 1'-0"



3 EXT. WEST ELEVATION
SCALE 3/32" = 1'-0"

- | | | |
|--|--|--|
| 1 WOOD TYPED BOARD & BOLT FINISHED PAINTED - SILVER/WHITE (EXIST. TYPED BOARD) | 6 WOOD TYPED BOARD & BOLT FINISHED PAINTED - SILVER/WHITE (EXIST. TYPED BOARD) | 11 PREFABRICATED WINDOW - DOOR FRAME - WHITE |
| 2 WAREHOUSE LAY ACROSS (SPOON-FRAME) PAINTED - SILVER/WHITE (EXIST. TYPED BOARD) | 7 WAREHOUSE LAY ACROSS (SPOON-FRAME) PAINTED - SILVER/WHITE (EXIST. TYPED BOARD) | 12 CONCRETE ARCHITECTURAL |
| 3 WOOD TYPED BOARD & BOLT FINISHED PAINTED - SILVER/WHITE (EXIST. TYPED BOARD) | 8 BRICK TYPED TEXTURE - METAL MATERIALS (EXIST. TYPED BOARD) | |
| 4 WAREHOUSE LAY ACROSS (SPOON-FRAME) PAINTED - SILVER/WHITE (EXIST. TYPED BOARD) | 9 BRICK TYPED TEXTURE - METAL MATERIALS (EXIST. TYPED BOARD) | |
| 5 WAREHOUSE BOARD & BOLT FINISHED PAINTED - SILVER/WHITE (EXIST. TYPED BOARD) | 10 PREFABRICATED ALUMINUM DOOR FRAME - METAL MATERIALS (EXIST. TYPED BOARD) | |



CICCOZZI
ARCHITECTS

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TEL: (604) 687-4741

AMACON

SUNRISE APARTMENTS
122ND AVE. & 22800 ST.
MAPLE RIDGE, BC

DATE	BY	DATE	BY
2023.10.17		2023.10.17	

ELEVATIONS

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

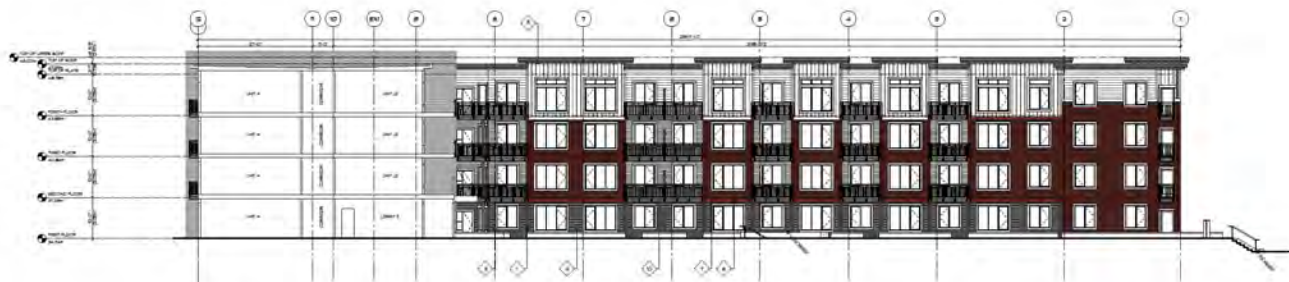
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REVISION	
NO.	DESCRIPTION

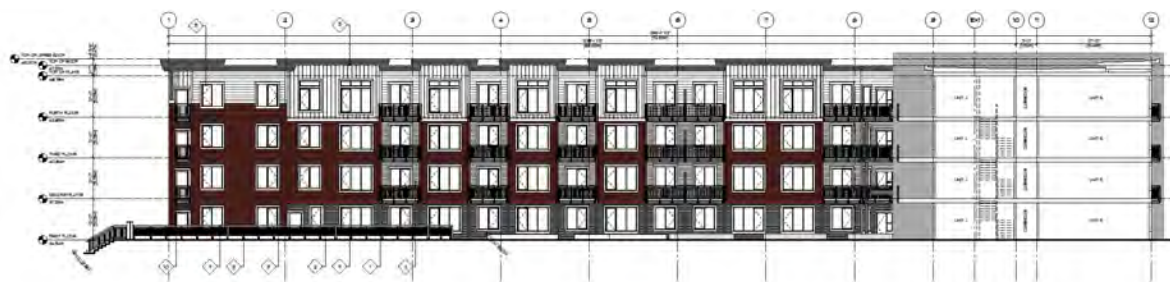
ISSUE	
DATE	DESCRIPTION



1 EXT. SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 INTERIOR ELEVATION
SCALE 3/32" = 1'-0"



3 INTERIOR ELEVATION
SCALE 3/32" = 1'-0"

- | | | |
|--|--|--|
| 1 WOOD TRIM BOARD & POST PAINTED
PAINTED - BURNING WOOD
28.50 DOTS END | 8 WOOD TRIM BOARD & POST PAINTED
PAINTED - BURNING WOOD
PAINTED - COUNTRY REDWOOD | 11 PREPAINTED WINDOW / DOOR FRAME
WHITE |
| 2 WOOD LAF BOARD (SPROUT) PAINTED
PAINTED - BURNING WOOD
28.50 DOTS END | 7 WOOD LAF BOARD (SPROUT) PAINTED
PAINTED - BURNING WOOD
PAINTED - COUNTRY REDWOOD | 12 CONCRETE
STRUCTURAL |
| 3 WOOD TRIM BOARD & POST PAINTED
PAINTED - BURNING WOOD
COUNTRY REDWOOD | 9 BRICK
PRESSED TEXTURE - RUSTAL MATERIAL
BLACK | |
| 4 WOOD LAF BOARD (SPROUT) PAINTED
PAINTED - BURNING WOOD
COUNTRY REDWOOD | 10 PREPAINTED WALLPAPER
PINK BLANK WALL - PINK PINK
PINK BLANK | |
| 5 WOOD BOARD & BATTEN
LAF BOARD (SPROUT) PAINTED
PAINTED - BURNING WOOD
COUNTRY REDWOOD | | |



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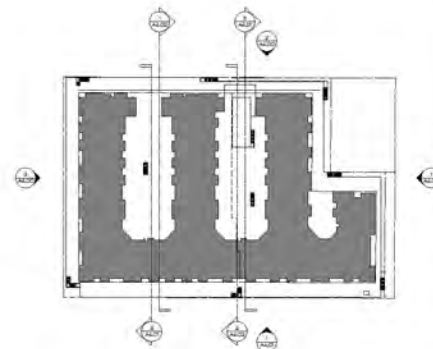
200 - 2338 COLUMBIA STREET
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TEL: (604) 687-4741

AMACON

**SUNRISE
APARTMENTS**
122ND AVE. & 223RD ST.
MAPLE RIDGE, BC

PROJECT: SUNRISE APARTMENTS
SCALE: 1/8" = 1'-0"
SHEET TITLE: ELEVATIONS

DATE: 11/15/2018
DRAWN BY: A4.01



APPENDIX D

