

City of Maple Ridge

COUNCIL MEETING AGENDA

January 12, 2021

7:00 p.m.

Virtual Online Meeting including Council Chambers

*Meeting Decorum:*

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

*The meeting is live streamed and recorded by the City of Maple Ridge.*

Note: This Agenda is also posted on the City's website at [www.mapleridge.ca](http://www.mapleridge.ca)

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

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*For virtual public participation during Public Question Period register by going to [www.mapleridge.ca/640/Council-Meetings](http://www.mapleridge.ca/640/Council-Meetings) and clicking on the meeting date*

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- 100 CALL TO ORDER
  
- 200 AMENDMENTS TO THE AGENDA
  
- 300 APPROVAL OF THE AGENDA
  
- 400 ADOPTION OF MINUTES
- 401 Minutes of the Regular Council Meeting of December 8, 2020
  
- 500 PRESENTATIONS AT THE REQUEST OF COUNCIL
  
- 600 DELEGATIONS
  
- 700 ITEMS ON CONSENT
- 701 Minutes
- 701.1 Development Agreements Committee
  - December 9, 2020
  - December 16, 2020
  - December 22, 2020
  - January 6, 2021

701.2 Committees and Commissions of Council

- Social Policy Advisory Committee – September 2, 2020
- Public Art Steering Committee – September 3, 2020
- Community Heritage Commission – September 10, 2020
- Advisory Design Panel – September 16, 2020
- Municipal Advisory Committee on Accessibility and Inclusiveness – September 17, 2020
- Environmental Advisory Committee – September 23, 2020
- Transportation Advisory Committee – September 30, 2020
- Advisory Design Panel – October 21, 2020
- Agricultural Advisory Committee – October 22, 2020

702 Reports

702.1 Disbursements for the month ended November 30, 2020

Staff report dated January 12, 2021 providing information on disbursements for the month ended November 30, 2020.

703 Correspondence

704 Release of Items from Closed Council Status

*From the Closed Council Meeting of December 8, 2020*

Item 04.01 Appointments of Andrea Scott, Architect AIBC and Meridith Mitchell, BCSLA to the Advisory Design Panel

705 Recommendation to Receive Items on Consent

800 UNFINISHED BUSINESS

900 CORRESPONDENCE

1000 BYLAWS

Bylaws for Adoption

- 1001 2017-473-RZ, 13616 and 13660 232 Street  
Staff report dated January 12, 2021 recommending adoption
- 1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7430-2018**  
To amend the Silver Valley Area Plan/Official Community Plan Land Use Designation maps to adjust boundaries to respect current patterns of development and to better locate the Open Space area
- 1001.2 **Maple Ridge Zone Amending Bylaw No. 7431-2018**  
To rezone from RS-3 (One Family Rural Residential) to RS-1 (One Family Urban Residential), RS-1b (One Family Urban [Medium Density] Residential), R-1 (Residential District), R-2 (Urban Residential District) and RST-SV (Street Townhouse - Silver Valley) to permit construction of 10 RST-SV townhouse units zoned Street Townhouse - Silver Valley along 232 Street, 4 single family lots zoned Urban Residential District, 6 single family lots zoned Residential District, two RS-1b single family lots zoned One Family Urban (Medium Density) residential and one single family lot zoned One Family Urban Residential.
- 1002 **Maple Ridge 2021-2025 Financial Plan Bylaw No. 7687-2020**  
To establish the five year financial plan for the years 2021 through 2025

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

*The items in the "Committee Reports and Recommendations" category are staff reports presented at an earlier Committee of the Whole meeting, typically a week prior, to provide Council with an opportunity to ask staff detailed questions. The items are now before the regular Council Meeting for debate and vote. Both meetings are open to the public. The reports are not reprinted again in hard copy, however; they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.*

Planning & Development Services

- 1101 2020-250-RZ, 23939 Fern Crescent, RS-2 to RS-1b
- Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7692-2020 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of five lots be given first reading and that the applicant provide further information as described on Schedules A, B, E, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1102 2020-256-RZ, 12333 227 Street, RS-1 to R-2**

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7694-2020 to rezone from RS-1 (Single Detached Residential) to R-2 (Single Detached (Medium Density) Urban Residential) to permit a future subdivision of two lots be given first reading, that the Bylaw not proceed to second reading until an OCP amendment process is concluded, and that the applicant provide further information as described on Schedules A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1103 2020-403-RZ, 12077 240 Street and 12079 240 Street, RS-3 to R-1**

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7695-2020 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of four lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1104 2020-411-RZ, 21429 121 Avenue, RS-1 to R-1**

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7689-2020 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of two lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1105 2017-473-DVP, 2017-473-DP, 13616 and 13660 232 Street**

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-473-DVP to provide variances for highest building face height, length of the building face, maximum height, maximum height for an accessory building, front yard setbacks, and lot width for specified townhouse lots, and to provide front and rear yard setback variances for specified single family lots, and that the Corporate Officer be authorized to sign and seal 2017-473-DP to permit the development of approximately ten street townhouse units, and thirteen single family lots.

1106 2020-308-DVP, 2020-308-DP, 24018 112 Avenue

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-308-DVP to provide variances for the requirement for concealed parking for the apartment uses and the allowable height for a commercial building in the C-5 zone, and that the Corporate Officer be authorized to sign and seal 2020-308-DP to permit the construction of a commercial building with eight rental apartments on the second storey.

1107 2020-211-DVP, 2020-211-DP, 11280 Pazarena Place

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-211-DVP to provide variances for the setback from an interior side lot line and the accessory building height, and that the Corporate Officer be authorized to sign and seal 2020-211-DP to permit construction of an amenity building associated with the Polygon Provenance project.

1108 2019-370-DVP, 14155 Marc Road

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-370-DVP to provide variances for the rear yard setbacks for a specified lot, the height restriction for the R-1 and R-2 lots, and for the recess between the attached garage face and principal building face for specified lots.

1109 2020-400-DVP, 25241 Dewdney Trunk Road

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-400-DVP to provide variances for the maximum area and maximum depth of the farm home plate, and the maximum height for an accessory building in the Agriculture Land Reserve.

1110 2020-083-DP, 24305 and 24303 101A Avenue

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-083-DP to permit the development of five single family residential lots.

Engineering Services

Corporate Services

1151 Community Emergency Preparedness Fund - Evacuation Route Planning Grant Application

Staff report dated January 5, 2021 recommending that the Evacuation Route Planning Grant application be supported.

Parks, Recreation and Culture

Administration (including Fire and Police)

1200 STAFF REPORTS

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 PUBLIC QUESTION PERIOD

1500 MAYOR AND COUNCILLOR REPORTS

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1700 ADJOURNMENT

APPROVED BY:

  
\_\_\_\_\_

DATE:

Jan 7/21  
\_\_\_\_\_

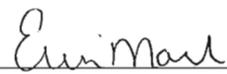
PREPARED BY:

  
\_\_\_\_\_

DATE:

Jan 7, 2021  
\_\_\_\_\_

CHECKED BY:

  
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DATE:

Jan 7/21  
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### PUBLIC QUESTION PERIOD

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

The purpose of the Public Question Period is to provide the public with an opportunity to ask questions of Council on items that are of concern to them, with the exception of Public Hearing bylaws which have not yet reached conclusion.

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens' voices are being heard as part of our meetings. For more information on virtual participation please go to <http://mapleridge.ca/640/Council-Meetings>. Each person will be permitted 2 minutes to ask their question (a second opportunity is permitted if no one else is sitting in the chairs in front of the podium). Questions must be directed to the Chair of the meeting and not to individual members of Council. The total session is limited to 15 minutes.

If you have a question or comment that you would normally ask as part of Public Question Period, you can email [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) before 4:00 p.m. on the day of the meeting and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

Council reserves the right to defer responding to a question in order to obtain the information required to provide a complete and accurate response.

Council will not tolerate any derogatory remarks directed at Council or staff members.

We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information on these opportunities contact:

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

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400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

**COUNCIL MEETING MINUTES**

December 8, 2020

The Minutes of the City Council Meeting held on December 8, 2020 at 7:00 p.m. held virtually and hosted in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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**PRESENT**

*Elected Officials*

Mayor M. Morden  
Councillor J. Dueck  
Councillor K. Duncan  
Councillor C. Meadus  
Councillor G. Robson  
Councillor R. Svendsen  
Councillor A. Yousef

*Appointed Staff*

A. Horsman, Chief Administrative Officer  
D. Boag, General Manager Parks, Recreation & Culture  
C. Carter, General Manager Planning & Development Services  
C. Crabtree, Acting General Manager Corporate Services  
D. Pollock, General Manager Engineering Services  
S. Nichols, Corporate Officer  
T. Thompson, Chief Financial Officer  
*Other Staff as Required*  
C. Goddard, Director of Planning

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)  
Video of the meeting is posted at [media.mapleridge.ca/Mediasite/Showcase](http://media.mapleridge.ca/Mediasite/Showcase)

Note: Due to the COVID-19 pandemic, Councillor Duncan, Councillor Robson and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2020-490

It was moved and seconded

That the agenda of the Regular Council Meeting of December 8, 2020 be adopted as circulated.

CARRIED

400 ***ADOPTION AND RECEIPT OF MINUTES***

401 Minutes of the Regular Council Meeting of November 24, 2020

R/2020-491

It was moved and seconded

That the minutes of the Regular Council Meeting of November 24, 2020 be adopted as circulated.

CARRIED

402 Report of the Public Hearing of December 1, 2020

R/2020-492

It was moved and seconded

That the report of the Public Hearing of December 1, 2020 be adopted as circulated.

CARRIED

500 ***PRESENTATIONS AT THE REQUEST OF COUNCIL***

600 ***DELEGATIONS***

600 ***DELEGATIONS***

601 FortisBC – Rethinking BC's Lower Carbon Future

Darin Wong, Community and Indigenous Relations Manager, FortisBC provided a detailed presentation on work being done by FortisBC to reduce greenhouse gas emissions by the year 2030 and responded to questions from Council.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Meetings of the Development Agreements Committee  
• November 25, 2020

702 ***Reports***

702.1 Disbursements for the month ended October 31, 2020

Staff report dated December 8, 2020 providing information on disbursements for the month ended October 31, 2020.

702.2 2020 Council Expenses

Staff report dated December 8, 2020 providing information on Council expenses recorded to October 31, 2020.

703 Correspondence – Nil

704 Release of Items from Closed Council Status

The following items were released from Closed Council status at the December 1, 2020 Closed Council Meeting

- 04.03 Re-appointments to the Board of Variance of Ryan Carpenter, Tamara Leginus, Kevin Urbas and Robert Whitlock
- 04.04 Community Heritage Commission Membership Appointment of Romana Osborne
- 04.05 Economic Development Committee Membership Appointment of Mehdi Vezvaei
- 04.06 Parks, Recreation and Culture Advisory Committee Membership Appointments of Karla Tamondong, Carolyn Gosling, Cass Macleod, Stephen Von Sychowsk and Clayton Maitland
- 04.07 Public Art Steering Committee Membership Appointment of Leigh Smith
- 04.08 Social Policy Advisory Committee Membership Appointment of Sim Khurme

705 Recommendation to Receive Items on Consent

R/2020-493

It was moved and seconded

That item 702.2 “Council Expenses” be removed from the “Items on Consent” for discussion; and,

That the remainder of the items on the “Items for Consent” agenda of the December 8, 2020 Council Meeting be received into the record.

CARRIED

Councillor Duncan – OPPOSED

Councillor Svendsen requested the opportunity to turn in his City issued cell phone. Staff reminded Council that staff had previously requested that Council use their City issued devices for City business. Both Councillor Svendsen and Councillor Meadus advised that they would be turning in their City devices for redeployment.

800 *UNFINISHED BUSINESS*

801 Proposed New Cannabis Retail Store at 510 – 20395 Lougheed Highway

Staff report dated December 8, 2020 recommending that the application for a non- medical cannabis retail store by Muse Cannabis Store Ltd. located at 510 – 20395 Lougheed Highway, Maple Ridge, be approved and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch.

R/2020-494

Moved and seconded

1. That the application for a non medical cannabis retail store by Muse Cannabis Stores Ltd. located at 510 - 20395 Lougheed Highway, Maple Ridge be approved; and further
2. That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

CARRIED

Councillor Duncan – OPPOSED

Note: Item 802 is a revised version of the staff report presented at the November 24, 2020 Council Meeting

802 2020-369-RZ, 12478 223 Street

Staff report dated December 8, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7684-2020 to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a subdivision of two single family residential lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2020-495

Moved and seconded

1. That Zone Amending Bylaw No. 7684-2020 be given first reading; and
2. That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

900 *CORRESPONDENCE* – Nil

1000 **BYLAWS**

**Note:** *Items 1001 to 1002 are from the December 1, 2020 Public Hearing*

Bylaws for Third Reading

**Note:** Councillor Yousef left the meeting at 7:31 p.m.

1001 **2019-244-RZ, 12155 Edge Street  
Maple Ridge Zone Amending Bylaw No. 7567-2019**  
To amend the Zoning Bylaw from Land Use Contract Number L74462 and Land Use Modification Agreement U101211 to RM-2 (Medium Density Apartment Residential District). The current application is to permit a five storey, 209 market rental unit apartment building.

The Corporate Officer advised that the map included in the package was incorrect and displayed the correct map on screen.

R/2020-496

Moved and seconded

That Zone Amending Bylaw No. 7567-2019 be given third reading.

CARRIED

**Note:** Councillor Yousef was absent for the vote.

1002 **2018-325-RZ, 12581 243 Street  
Maple Ridge Zoning Bylaw No. 7495-2018**  
To amend the Zoning Bylaw from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential). The current application is to permit a future subdivision of two lots.

R/2020-497

Moved and seconded

That Zoning Bylaw No. 7495-2018 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

**Note:** Councillor Yousef was absent for the vote.

Bylaws for Adoption

**Note:** Councillor Yousef returned to the meeting at 7:43 p.m.

1003 2016-055-RZ, 23183 136 Avenue  
Staff report dated December 8, 2020 recommending adoption

1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7446-2018**  
To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 -  
Land Use Plan, and Figure 3A - Blaney Hamlet, from Institutional,  
Conservation, Medium/High Density Residential to Medium/High Density  
Residential and Conservation

To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 –  
Trails / Open Space to Add to Conservation, Remove from Conservation and  
add to Trail.

R/2020-498

Moved and seconded

That Official Community Plan Amending Bylaw No. 7446-2018 be adopted.

CARRIED

1003.2 **Maple Ridge Zone Amending Bylaw No. 7238-2016**  
To rezone from A-2 (Upland Agricultural) to RM-1 (Townhouse Residential);  
the current application is to permit the construction of approximately 54  
townhouse units.

R/2020-499

Moved and seconded

That Zone Amending Bylaw No. 7238-2016 be adopted.

CARRIED

1004 **Maple Ridge Zoning Bylaw No. 7600-2019**  
Staff report dated December 8, 2020 recommending adoption

A new Zoning Bylaw which applies to all lands within the City of Maple Ridge  
and is intended to replace the City's existing Zoning Bylaw No. 3510-1985 to  
better align with the City's current policies and regulations, to meet current  
Provincial legislative requirements, to respond to emerging market trends and  
address the City's sustainability goals and vision. Additionally, the layout,  
functionality and clarity of the new bylaw is intended to be more user-friendly  
and effective.

R/2020-500

Moved and seconded

That Zoning Bylaw No. 7600-2019 be adopted.

CARRIED

1100 **REPORTS AND RECOMMENDATIONS**

Planning and Development Services

1101 2020-301-RZ, 21643 River Road, RS-1 to RT-2

Staff report dated December 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7686-2020 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit a future Courtyard Housing development with approximately eight (8) dwelling units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2020-501

Moved and seconded

1. That Zone Amending Bylaw No. 7686-2020 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

Councillor Yousef, Councillor Svendsen, Councillor Robson - OPPOSED

1102 2020-389-RZ, Temporary Use Permits

Staff report dated December 1, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7685-2020 to designate the entire City as a Temporary Use Area removing the requirement to amend the Official Community Plan for each application, be given first and second reading and be forwarded to Public Hearing.

R/2020-502

Moved and seconded

- 1) That, in accordance with Section 4 75 of the Local Government Act, opportunity for early and ongoing consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7685-2020 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw; and
- 2) That Official Community Plan Amending Bylaw No. 7685-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan; and

- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7685-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan; and further
- 4) That Official Community Plan Amending Bylaw No. 7685-2020 be given first and second readings and be forwarded to Public Hearing.

CARRIED

1103 2020-362-RZ, 11300 Pazarena Place, RM-1 to C-1

Staff report dated December 1, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7678-2020 to redesignate from Urban Residential to Commercial be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7679-2020 to rezone from RM-1 (Townhouse Residential) to C-1 (Neighbourhood Commercial) to adjust zone boundaries to match subdivision boundaries for a mixed use site and adjacent townhouse site be given first and second reading and be forwarded to Public Hearing.

R/2020-503

Moved and seconded

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and ongoing consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7678-2020 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7678-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7678-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7678-2020 be given first and second readings and be forwarded to Public Hearing; and,
- 5) That Zone Amending Bylaw No. 7679-2020 be given first and second reading and be forwarded to Public Hearing.

CARRIED

1104 2018-243-RZ, 21963 Dewdney Trunk Road, unaddressed lot and 12029 220 Street, RS-1 to RM-5

Staff report dated December 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7484-2018 to rezone from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential) to permit construction of approximately twelve (12) townhouse units be given second reading as amended and be forwarded to Public Hearing.

R/2020-504

Moved and seconded

- 1) That Zone Amending Bylaw No. 7484-2018 be given second reading as amended, 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, including corner truncation, along both street frontages as required
  - iv) Consolidation of the subject properties;
  - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
  - vi) Registration of a Restrictive Covenant for stormwater management, including maintenance standards;
  - vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
  - viii) Removal of existing buildings;
  - ix) 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;
  - x) That a voluntary contribution, in the amount of \$49,200 (\$4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
  - xi) That a voluntary contribution, in the amount of \$28,738.30, be provided complying with the density bonus provision in the RM-5 zone that includes a cash contribution at a rate of \$344.46 per square meter (\$32.00 per square foot) for the FSR above 0.80.

CARRIED

**1105 2016-055-DVP, 2016-055-DP, 23183 136 Avenue**

Staff report dated December 1, 2020 recommending that the Corporate Officer be authorized to sign and seal 2016-055-DVP to reduce minimum yard setbacks, to reduce minimum radius of space unencumbered by buildings from living room windows and from the centre of all other required windows, and to reduce minimum Usable Open Space per three bedroom unit and that the Corporate Officer be authorized to sign and seal 2016-055-DP for a 54-unit townhouse development consisting of eleven buildings under the RM-1 (Townhouse Residential) zone.

The Corporate Officer advised that 224 notices were mailed for the application and that three were returned undeliverable, and no correspondence was received in response.

R/2020-505

Moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2016-055-DVP respecting property located at 23183 136 Avenue; and
2. That the Corporate Officer be authorized to sign and seal 2016-055-DP respecting property located at 23183 136 Avenue.

CARRIED

*Engineering Services*

**1131 Award of Contract RFP-EN20-45: Engineering Services for the Quantitative Risk Assessment - Fraser River Escarpment Area**

Staff report dated December 1, 2020 recommending that Contract RFP-EN20-45: Engineering Services for the Quantitative Risk Assessment - Fraser River Escarpment Area be awarded to BGC Engineering Inc., that a contingency for unanticipated additional works be approved and that the Corporate Officer be authorized to execute the contract.

R/2020-506

Moved and seconded

That Contract RFP-EN20-45: Engineering Services for the Quantitative Risk Assessment - Fraser River Escarpment Area, be awarded to BGC Engineering Inc. in the amount of \$434,341.00 excluding taxes; and

That a contingency of \$65,000.00 be approved for unanticipated additional works; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1132 Latecomer Agreement LC 174/20

Staff report dated December 1, 2020 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 174/20 for lands at 20658 and 20668 113 Avenue.

R/2020-507

Moved and seconded

That the cost to provide the excess or extended services at 20658 and 20668 113 Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being developed; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 17 4/20 with the developer of the lands at 20658 and 20668 113 Avenue.

CARRIED

Corporate Services

1151 First Reading, Greenhouse Gas Reduction Targets, Official Community Plan Amending Bylaw No. 7688-2020

Staff report dated December 1, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7688-2020 to adopt the regional target for reduction of community greenhouse gas emissions be given first reading.

R/2020-508

Moved and seconded

In respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

- i. The Board of the Regional District in which the area covered by the plan is located;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations, including Katzie and Kwantlen First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

And in that regard, it is recommended that in addition to recent consultation activities, further consultation be required in respect of this matter including:

- Information letters to Metro Vancouver and the Provincial Government, Katzie and Kwantlen First Nations, and School District No. 42;
- the early posting of the proposed Official Community Plan amendment on the City's website, together with an invitation to the public to comment; and
- an interactive, online public workshop; and further,

That Official Community Plan Amending Bylaw No. 7688-2020 be given first reading.

CARRIED

1152 Infrastructure Inspection Policy No. 9.12 Amendment

Staff report dated December 1, 2020 recommending that Infrastructure Inspection Policy No. 9.12 be adopted as amended.

R/2020-509

Moved and seconded

That Infrastructure Inspection Policy No. 9.12 be adopted as amended.

CARRIED

Parks, Recreation & Culture – Nil

Administration – Nil

1200 STAFF REPORTS

1201 2021-2025 Financial Plan Bylaw

Staff report dated December 8, 2020 recommending that Maple Ridge 2021-2025 Financial Plan Bylaw No. 7687-2020 to establish the five year financial plan for the years 2021 through 2025 be given first, second and third readings.

R/2020-510

Moved and seconded

That Maple Ridge 2021-2025 Financial Plan Bylaw No. 7687-2020 be given first, second and third readings.

R/2020-511

Moved and seconded

That the Maple Ridge 2021-2025 Financial Plan Bylaw No. 7687-2020 be amended by deferring the Infrastructure Sustainability Property Tax Increase of 0.7%, the Parks, Recreation and Culture Property Tax increase of 0.60% and the Storm Water Property Tax Increase of 0.30% in the 2021 tax year.

DEFEATED

Mayor Morden, Councillor Dueck, Councillor Duncan, Councillor Meadus,  
Councillor Svendsen – OPPOSED

Question on the main motion

The question was called on the main motion

MAIN MOTION CARRIED

Councillor Robson, Councillor Yousef – OPPOSED

1300 *OTHER MATTERS DEEMED EXPEDIENT* – Nil

1400 *PUBLIC QUESTION PERIOD* – Nil

1500 *MAYOR AND COUNCILLORS' REPORTS*

The Mayor and Council members provided their reports on activities participated in during the past few weeks.

1600 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*

1700 *ADJOURNMENT* – 8:42 p.m.

---

M. Morden, Mayor

Certified Correct

---

S. Nichols, Corporate Officer

700 *ITEMS ON CONSENT*

701 **Minutes**

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

December 9, 2020  
Mayor's Office

**CIRCULATED TO:**

Michael Morden, Mayor  
Chair

Al Horsman, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

---

**1. 20-106983 BG**

LEGAL: Lot 724 Except: East 7 Feet District Lot 278 Group 1 New  
Westminster District Plan 114  
PID: 011-526-297  
LOCATION: 11312 206 Street  
OWNER: Gurtej and Manjit Gill  
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-106983 BG.**

**CARRIED**

**2. 17-129787 BG**

LEGAL: Lot 207 District Lots 278 and 279 Group 1 New Westminster District  
Plan 66488  
PID: 000-835-081  
LOCATION: 11643 Waresley Street  
OWNER: Adnan and Azra Cehic  
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-129787 BG.**

**CARRIED**

**3. 2018-105-50**

LEGAL: Lot A Section 10 Township 12 New Westminster District Plan  
EPP105270; Lots 28 and 29 both of Section 10 Township 12 New  
Westminster District Plan 43223  
PID: 031-243-461 / 006-718-426 / 006-718-434  
LOCATION: 24145 and 24185 110 Avenue  
OWNER: Morningstar Homes Ltd. (Ryan Lucy and Robert Bruno)  
REQUIRED AGREEMENTS: Tree Protection Covenant  
Stormwater Management Covenant  
Subdivision Servicing Agreement (Lots 28 and 29)  
Slope Area and Retaining Wall Protection Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2018-105-50.**

**CARRIED**

**4. 2019-067-SD**

LEGAL: Lot 2 Section 33 Township 12 New Westminster District Plan 20132  
and Lot 59 Section 33 Township 12 New Westminster District Plan  
EPP60118  
PID: 030-522-633  
LOCATION: 23250/67 Silver Valley Road  
OWNER: SV 232 Street Development Ltd.  
REQUIRED AGREEMENTS: Subdivision Servicing Agreement  
Release of No Build Covenant (Lot 59) (CA6950115)  
Release of Wildfire Development Permit (CA6487673)

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2019-067-SD.**

**CARRIED**

**5. 5245-20-B531**

LEGAL: Lot 771 District Lot 278 New Westminster District Plan NWP114  
PID: n/a  
LOCATION: 20676 113 Avenue  
OWNER: Harminder Sidhu and Jasmine Herr  
REQUIRED AGREEMENTS: Building Development Agreement

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 5245-20-B531.**

**CARRIED**

**6. 20-111197 BG**

LEGAL: Lot 39 Section 33 Township 12 New Westminster District Plan  
EPP60118  
PID: 030-522-439  
LOCATION: 13686 232A Street  
OWNER: Mandeep Rai  
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-111197 BG.**

**CARRIED**

**7. 20-109313 BG**

LEGAL: Lot 54 Section 333 Township 12 New Westminster District Plan  
EPP60118  
PID: 030-522-587  
LOCATION: 23297 137 Avenue  
OWNER: GN Homes Ltd. (Bahadur Mann)  
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-109313 BG.**

**CARRIED**

**8. 20-105299 BG**

LEGAL: Lot 46 Section 10 Township 12 New Westminster District Plan  
EPP76590  
PID: 030-539-617  
LOCATION: 24598 105A Avenue  
OWNER: Modest Homes Ltd. (Maninder Hundal)  
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-105299 BG.**

**CARRIED**

**9. 18-111353 BG**

LEGAL: Lot 9 Section 29 Township 12 New Westminster District Plan  
EPP60285  
PID: 030-229-286  
LOCATION: 23046 135 Avenue  
OWNER: Sharon and Michelle Vincent  
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-111353 BG.**

**CARRIED**

**10. 2018-093-RZ**

LEGAL: Lot 103 Section 17 Township 12 New Westminster District Plan  
41319  
PID: 006-136-915  
LOCATION: 11780 Burnett Street  
OWNER: Jasminder Bajwa and Sharanpreet Takhar  
REQUIRED AGREEMENTS: Subdivision Servicing Agreement  
Stormwater Management Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2018-093-RZ.**

**CARRIED**

**11. 2017-473-RZ**

LEGAL: South Part Lot 9 Except: Parcel "A" (Reference Plan 10274), Block A  
Section 33 Township 12 New Westminster District Plan 2409 Being  
All that Portion of Said Lot Lying to the South of a Straight Line Drawn  
Parallel to and Perpendicularly Distant 200 Feet South from the North  
Boundary  
PID: 004-825-471  
LOCATION: 13616 & 13660 232 Street  
OWNER: 1118706 BC Ltd.  
REQUIRED AGREEMENTS: Release of Statutory Right of Way (AB216740)

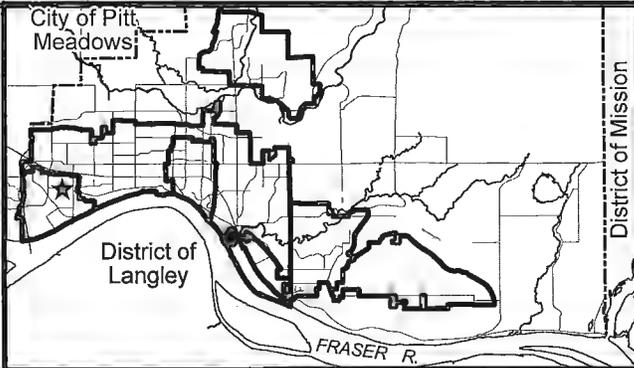
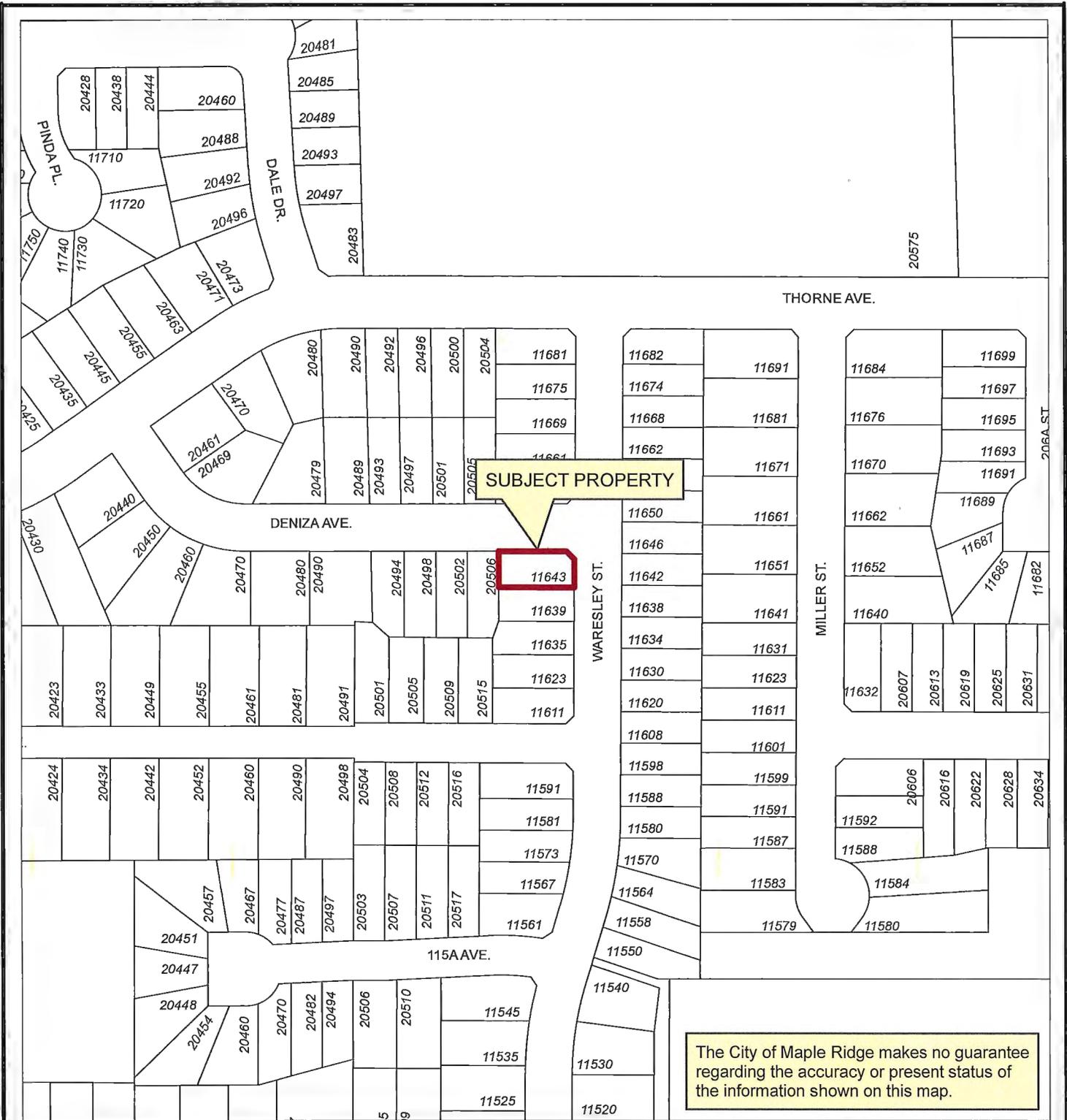
**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2017-473-RZ.**

**CARRIED**

  
\_\_\_\_\_  
Michael Morden, Mayor  
Chair

  
\_\_\_\_\_  
Al Horsman, Chief Administrative Officer  
Member





**11643 WARESLEY STREET**

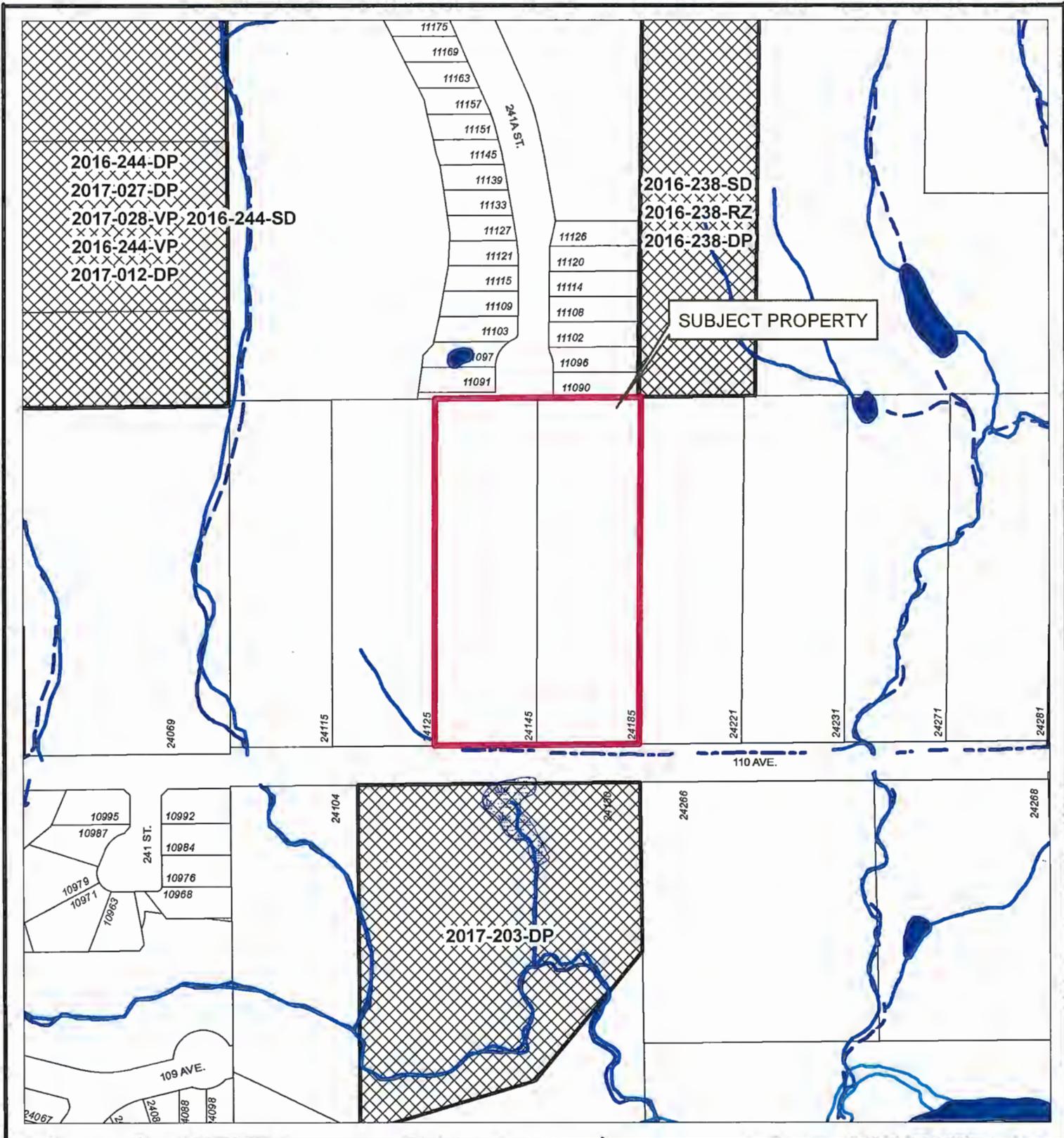
PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: Untitled  
DATE: Dec 7, 2020  
BY: PC



Scale: 1:2,500

- Legend**
- Stream
  - Ditch Centreline
  - Edge of River
  - Edge of Marsh
  - Indefinite Creek
  - River Centreline
  - Lake or Reservoir
  - Marsh
  - River
  - Major Rivers & Lakes
  - Active Applications (RZ/SD/DP/VP)

## 24145 & 24185 110 AVENUE

PLANNING DEPARTMENT

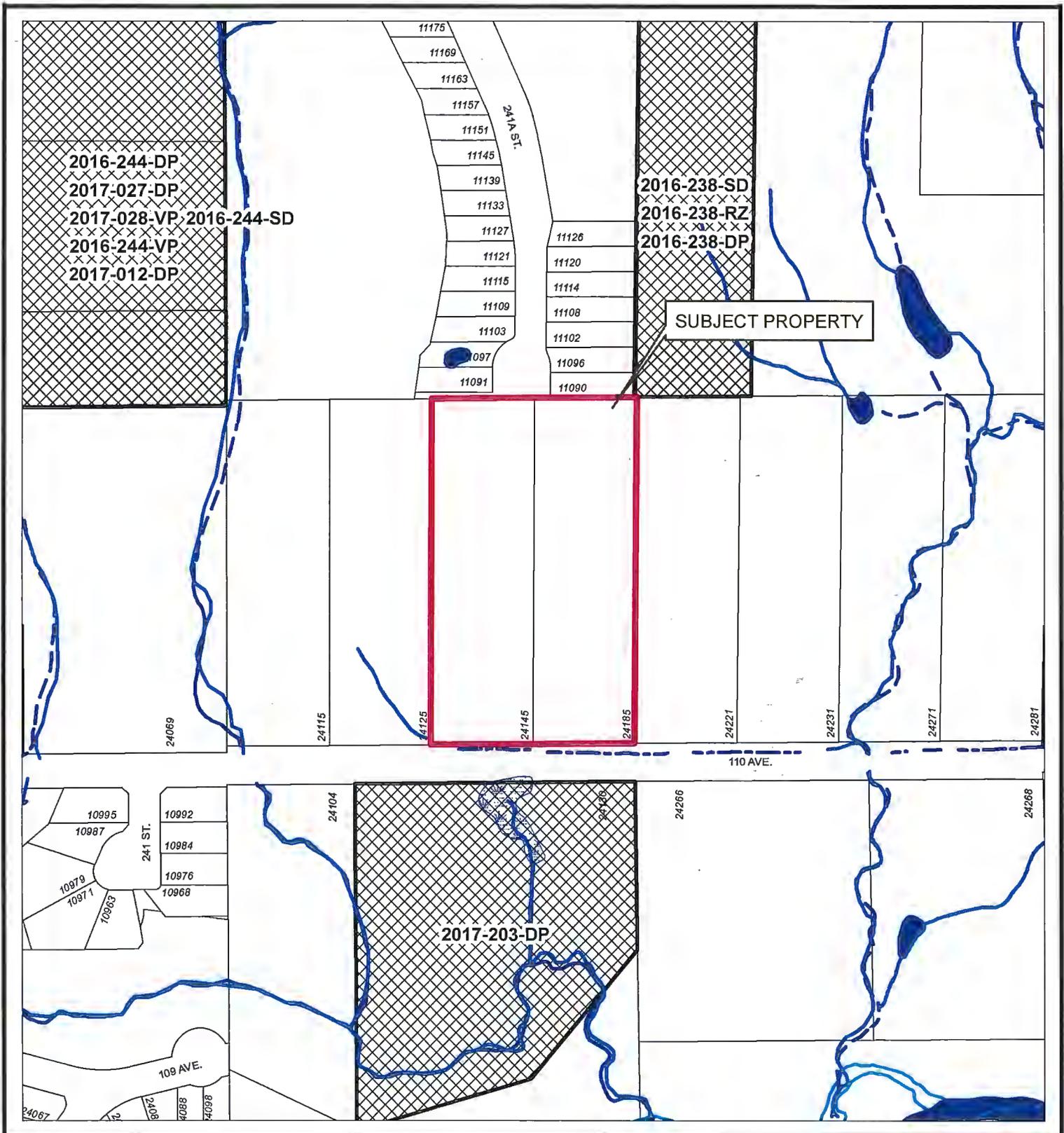


**MAPLE RIDGE**  
British Columbia

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

FILE: 2018-105-VP  
DATE: Aug 2, 2018

BY: LP



Scale: 1:2,500

- Legend**
- Stream
  - Ditch Centreline
  - Edge of River
  - Edge of Marsh
  - Indefinite Creek
  - River Centreline
  - Lake or Reservoir
  - Marsh
  - River
  - Major Rivers & Lakes
  - Active Applications (RZ/SD/DP/VP)

24145 & 24185 110 AVENUE

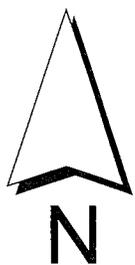
PLANNING DEPARTMENT

**MAPLE RIDGE**  
British Columbia

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

FILE: 2018-105-VP  
DATE: Aug 2, 2018

BY: LP



Scale: 1:2,000

**Legend**

-  Stream
-  Ditch Centreline
-  Indefinite Creek

23250/67 SILVER VALLEY ROAD  
 PID: 002-606-160 & 030-522-633

PLANNING DEPARTMENT

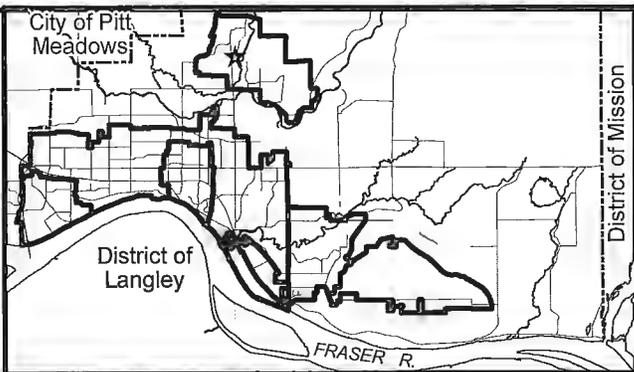
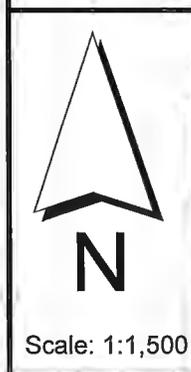
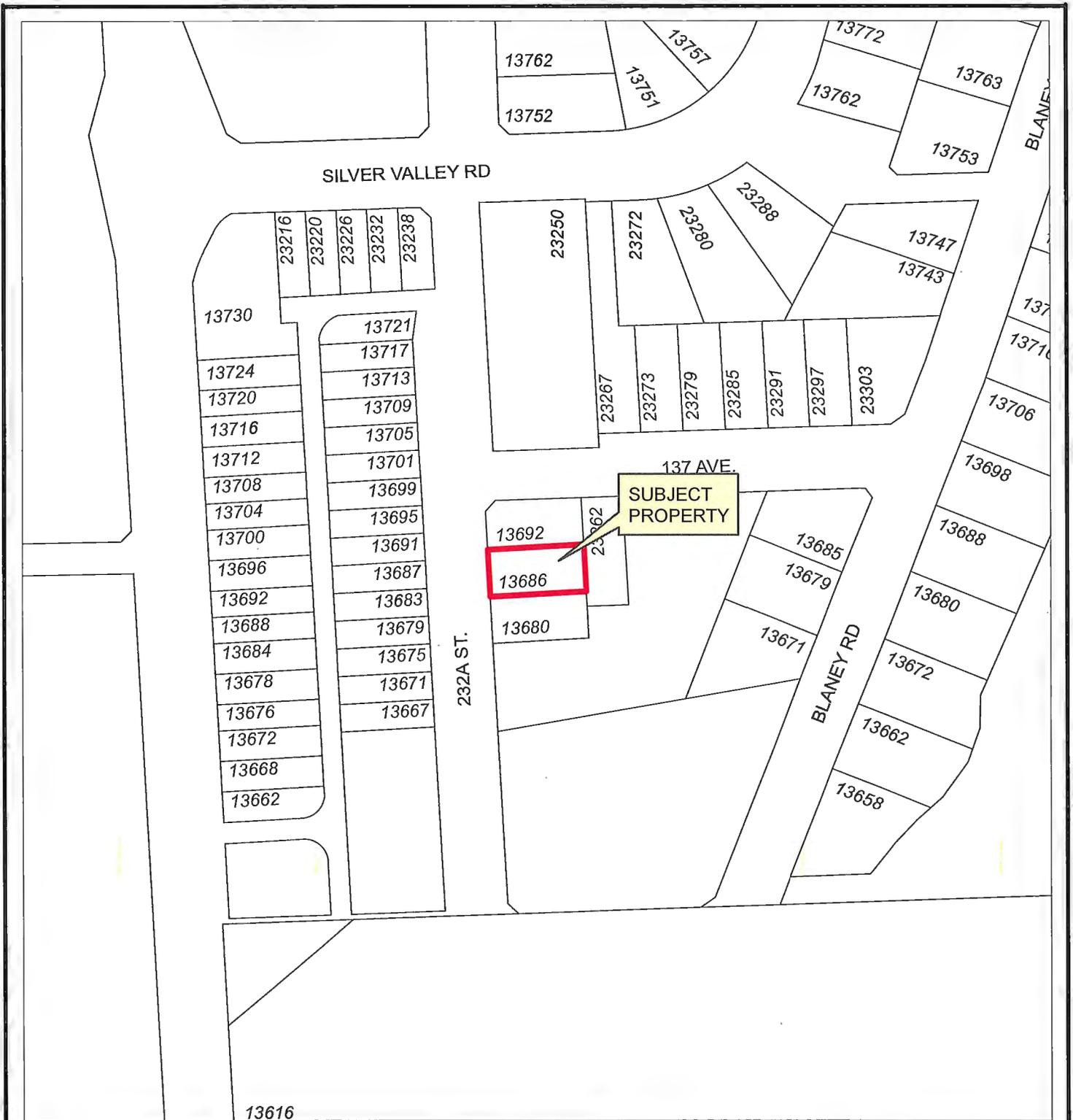


[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-067-RZ  
 DATE: Feb 26, 2019

BY: PC



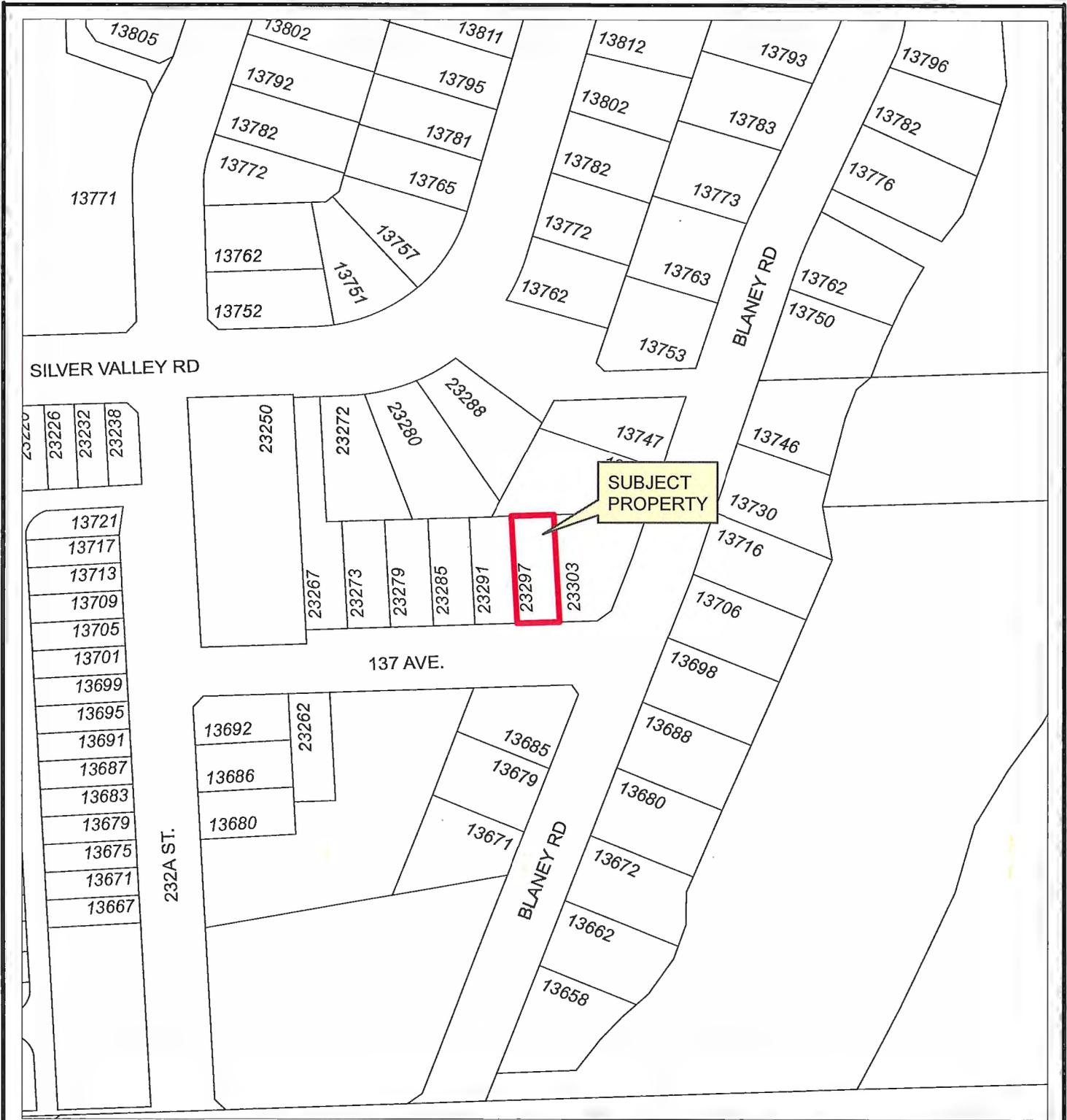


**13686 232A ST**

ENGINEERING DEPARTMENT

**mapleridge.ca**

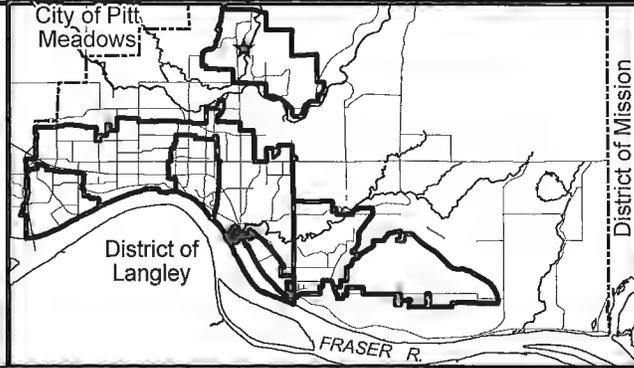
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 BY: C3



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Scale: 1:1,500



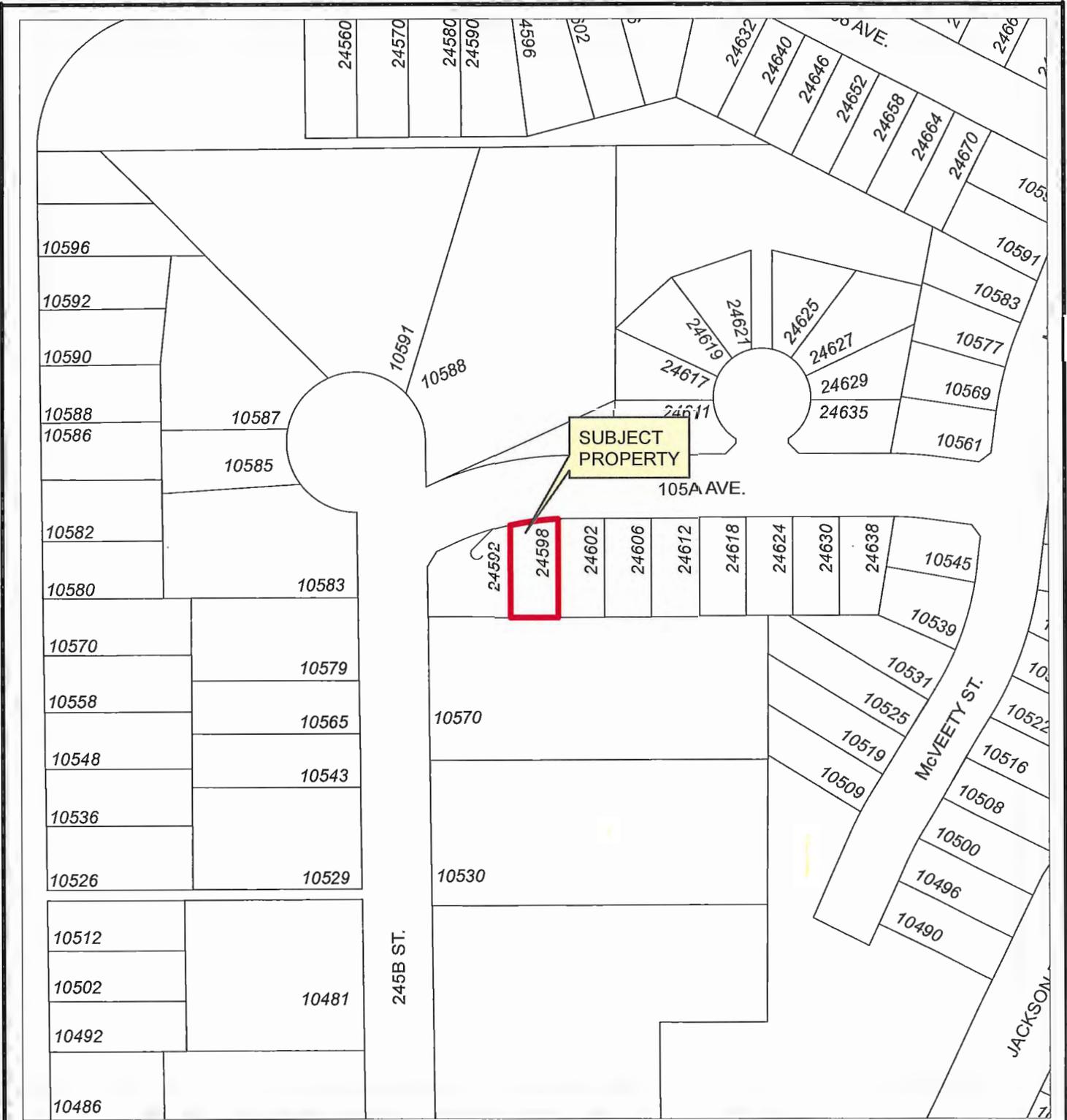
23297 137 AVE

ENGINEERING DEPARTMENT

**mapleridge.ca**

FILE: Untitled  
DATE: Dec 3, 2020

BY: C3

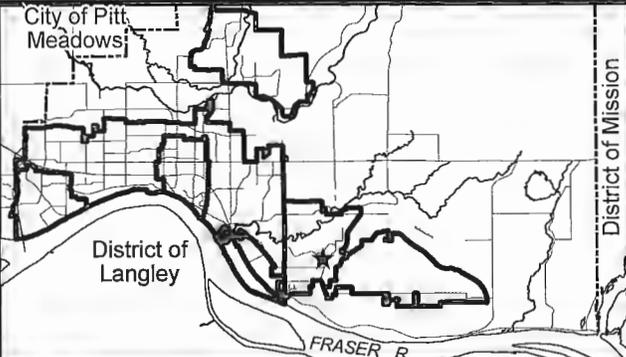


SUBJECT PROPERTY

24598



Scale: 1:1,500

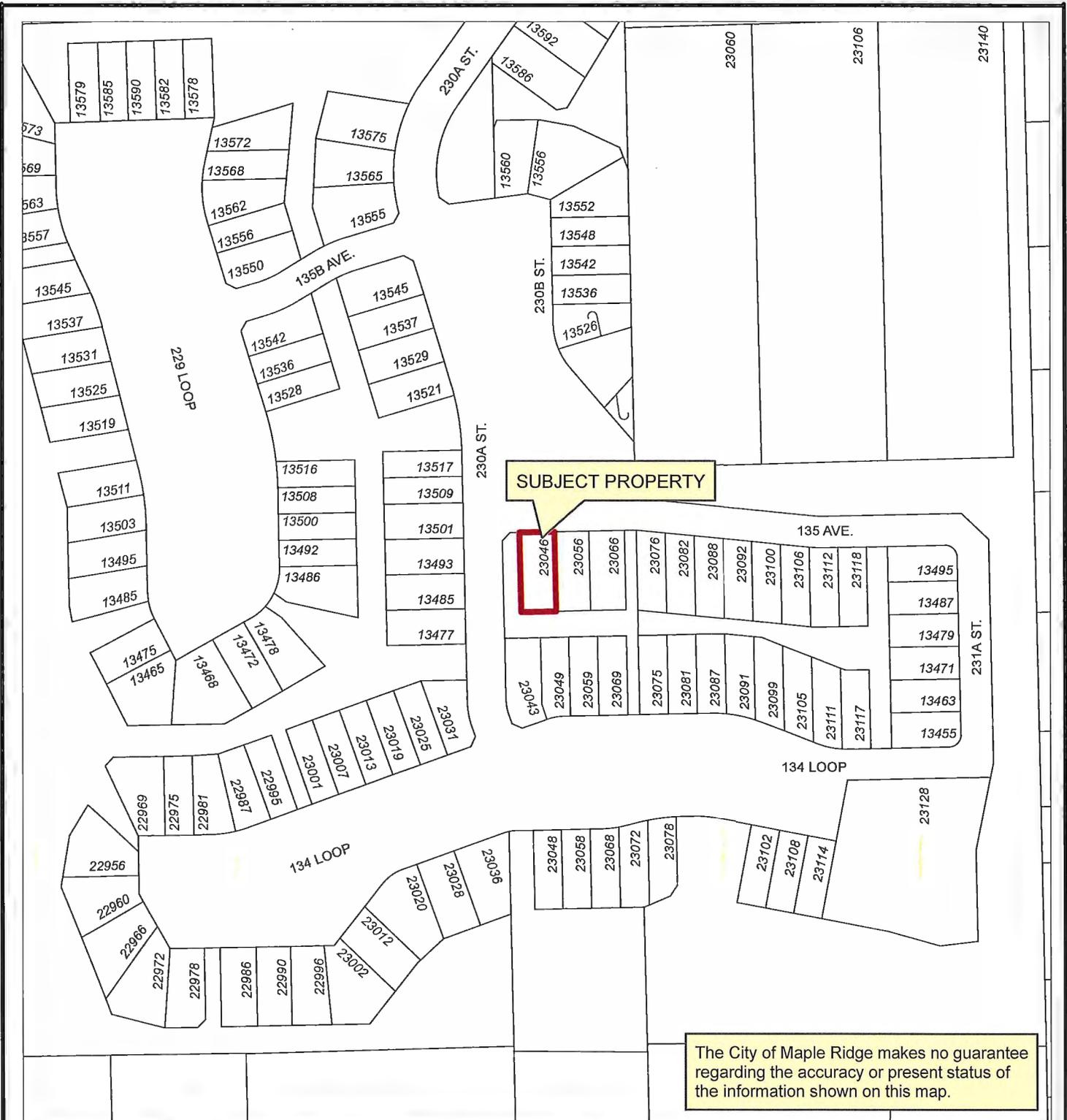


24598 105A Ave

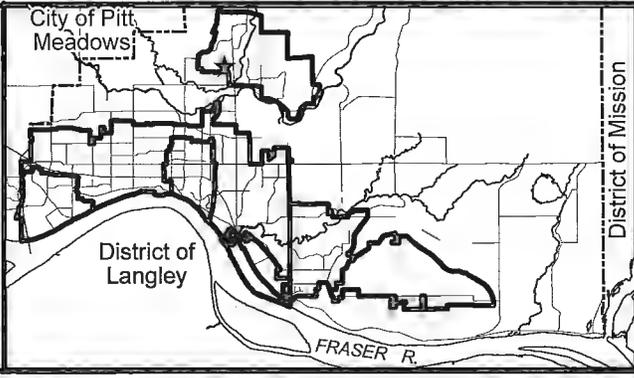


FILE: Untitled  
DATE: Dec 7, 2020

BY: C3



Scale: 1:2,000



**23046 135 AVENUE**

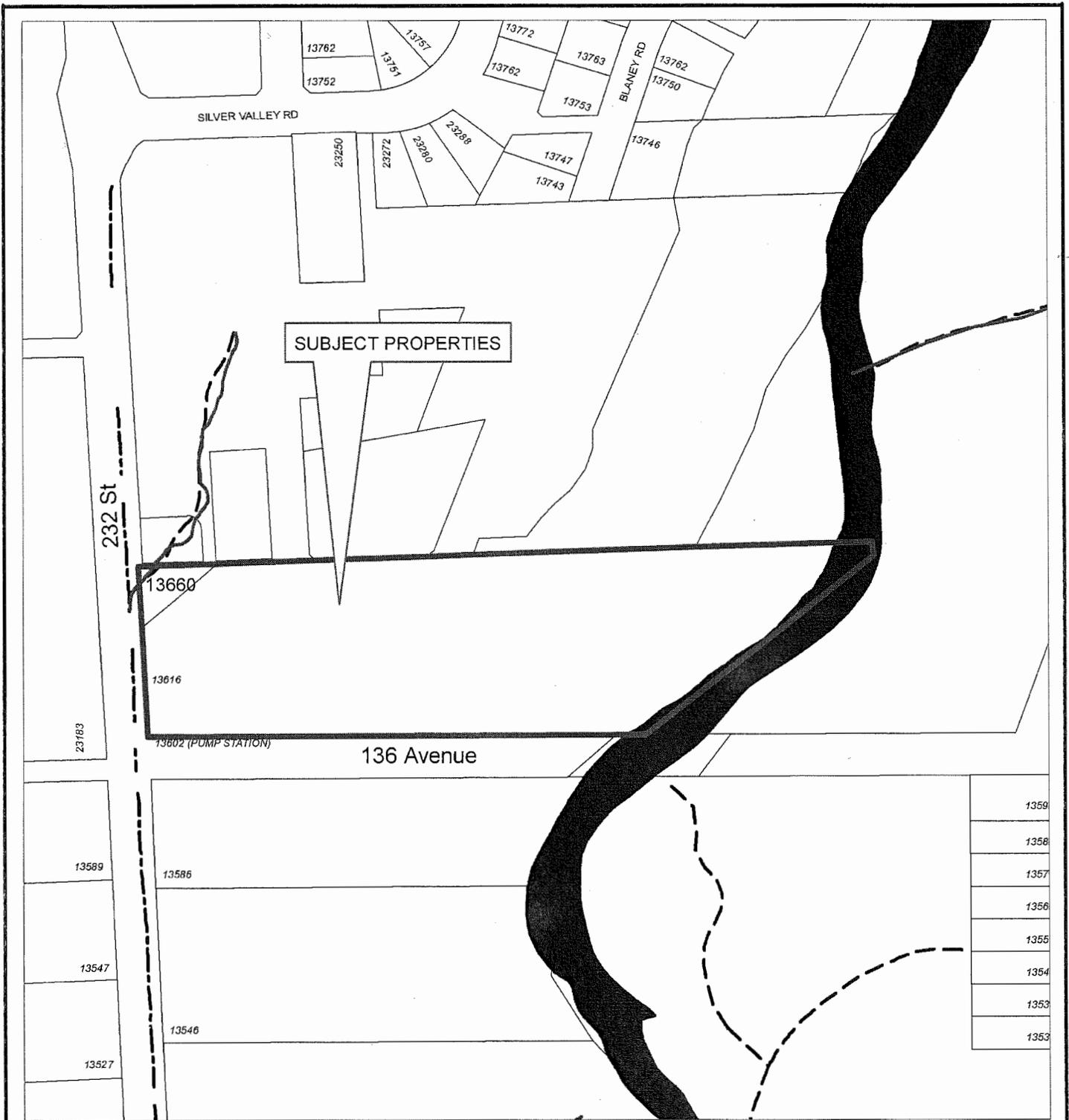
PLANNING DEPARTMENT

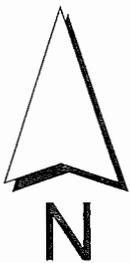


**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: Untitled  
DATE: Dec 7, 2020  
BY: PC



  
 Scale: 1:2,500

**Legend**

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

13616 & 13660 232 Street

PLANNING DEPARTMENT



**mapleridge.ca**

2017-473-RZ  
 DATE: Feb 14, 2018  
 BY: JV

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

December 16, 2020  
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor  
Chair

Al Horsman, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

---

**1. 2018-105-SD**

LEGAL: Lot A Section 10 Township 12 New Westminster District Plan  
EPP105270  
PID: 031-243-461  
LOCATION: 24145 and 24185 110 Avenue  
OWNER: Morningstar Homes Ltd.(Addie Anderson)  
REQUIRED AGREEMENTS: Subdivision Plan

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2018-105-SD.**

**CARRIED**

**2. 20-110604 BG**

LEGAL: Lot 7 Section 10 Township 12 New Westminster District Plan  
EPP76590  
PID: 030-539-226  
LOCATION: 24629 105A Avenue  
OWNER: Tris Holdings Ltd. (Raminder Sidhu)  
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-110604 BG.**

**CARRIED**

**3. 19-119756 BG**

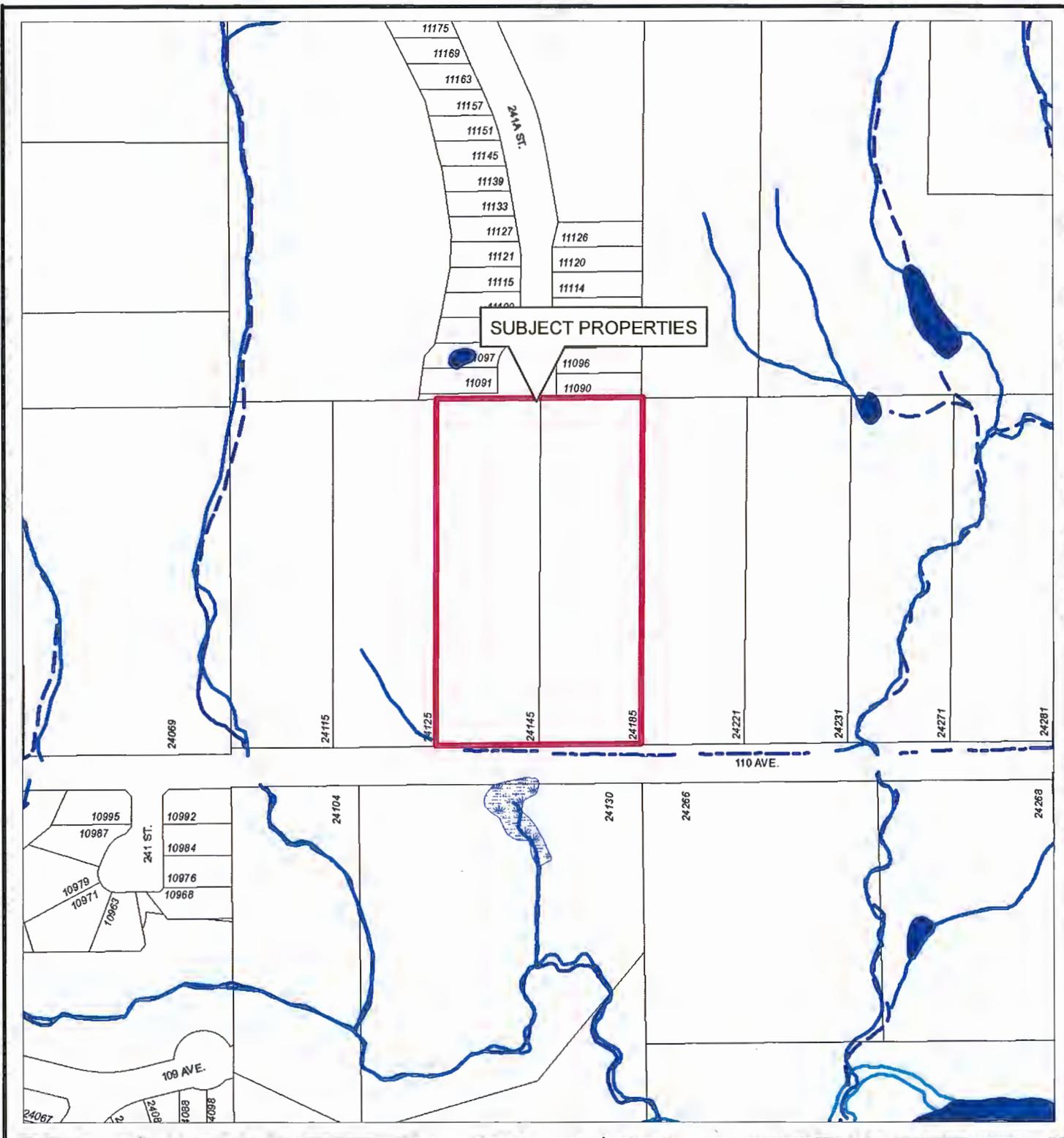
LEGAL: Lot 25 Section 10 Township 12 New Westminster District Plan  
EPP70566  
PID: 030-108-845  
LOCATION: 11126 241A Street  
OWNER: 1135926 B.C. Ltd. (Sanjiv Gill)  
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-119756 BG.**

**CARRIED**

  
\_\_\_\_\_  
Michael Morden, Mayor  
Chair

  
\_\_\_\_\_  
Al Horsman, Chief Administrative Officer  
Member



SUBJECT PROPERTIES

24145/85 110 AVENUE

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2018-105-RZ  
DATE: Mar 27, 2018

BY: PC

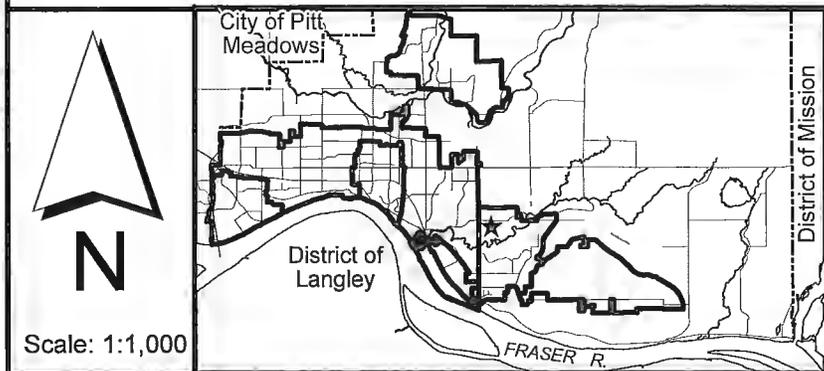
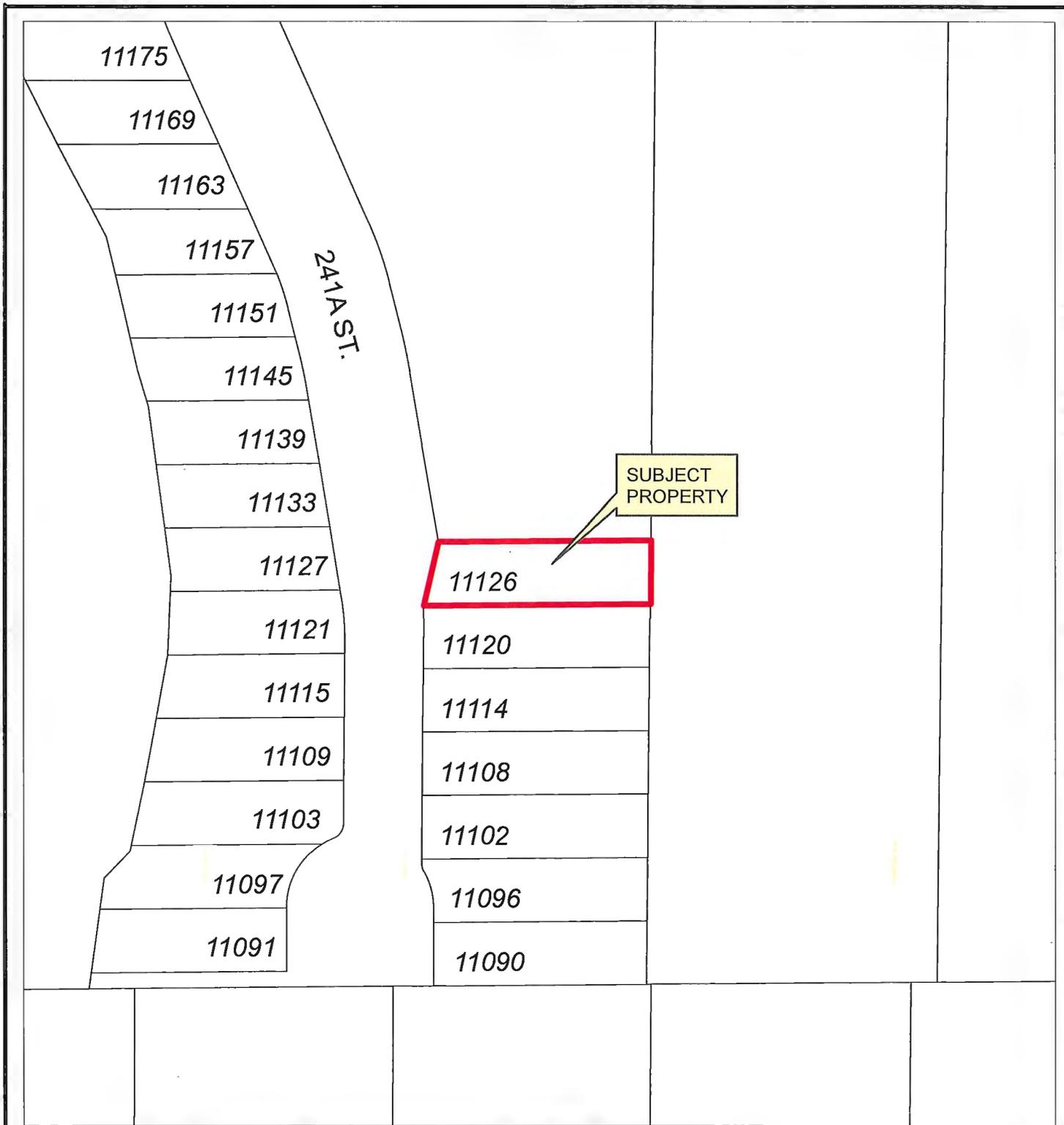


Scale: 1:2,500

**Legend**

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





11126 241A St

ENGINEERING DEPARTMENT

**mapleridge.ca**

FILE: Untitled  
DATE: Nov 3, 2020  
BY: LM

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

**December 22, 2020**  
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor  
Chair

Al Horsman, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

---

**1. 2017-473-RZ**

LEGAL: Lot 1 Section 33 Township 12 Except Part Dedicated Road and Park  
on Plan EPP104550 New Westminster District Plan EPP104549

PID: n/a

LOCATION: 13616 and 13660 232 Street

OWNER: 1118706 B.C. Ltd. (Manjot Mattu)

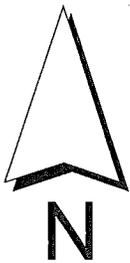
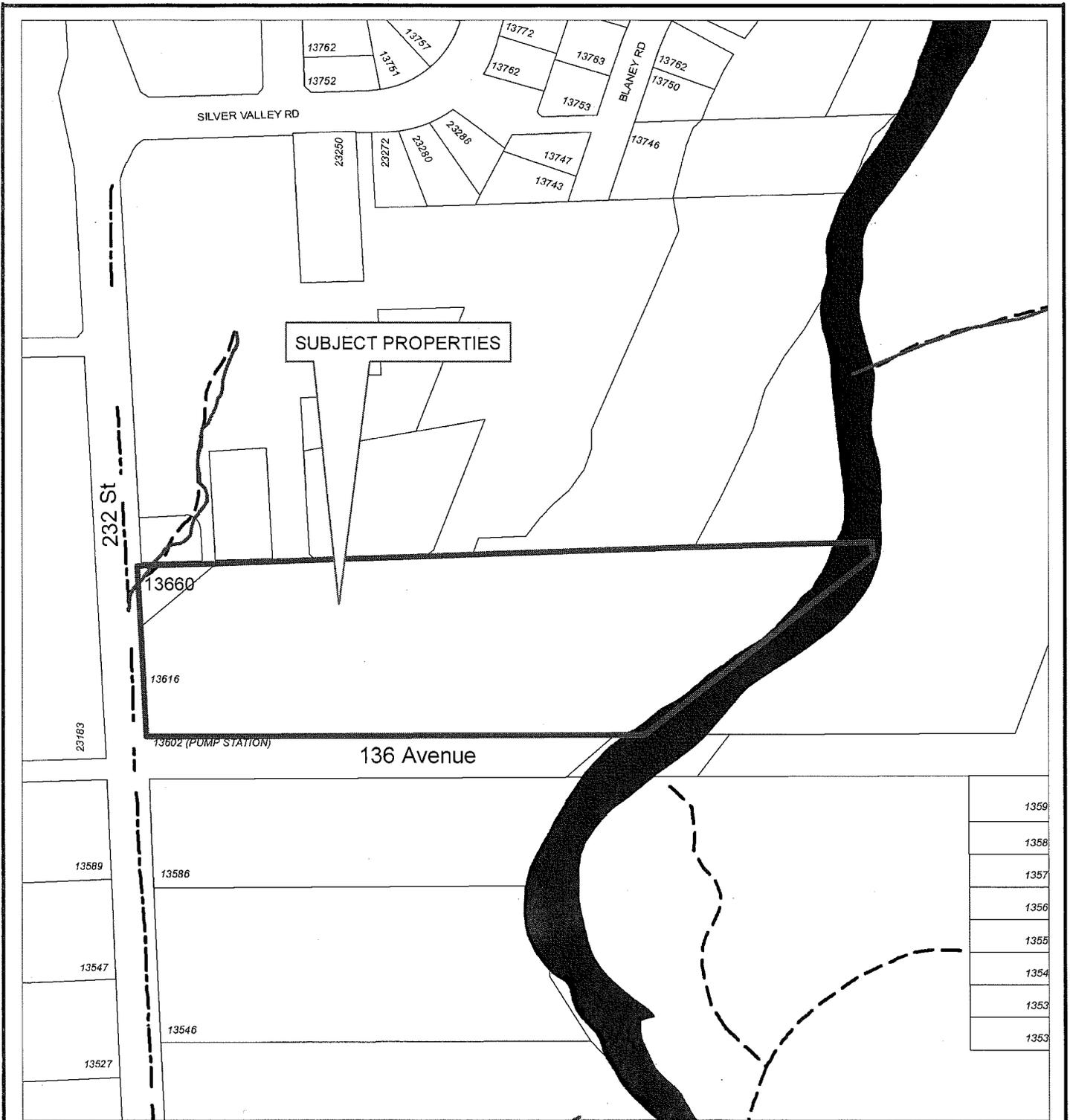
REQUIRED AGREEMENTS: Rezoning Servicing Agreement  
Geotechnical Covenant  
Enhancement and Maintenance Agreement

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2017-473-RZ.**

**CARRIED**

  
\_\_\_\_\_  
Michael Morden, Mayor  
Chair

  
\_\_\_\_\_  
Al Horsman, Chief Administrative Officer  
Member



Scale: 1:2,500

### Legend

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

13616 & 13660 232 Street

PLANNING DEPARTMENT



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

2017-473-RZ  
DATE: Feb 14, 2018

BY: JV

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

January 6, 2021  
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor  
Chair

Al Horsman, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

---

**1. 18-110177 BG**

LEGAL: Lot 2 District Lot 250 Group 1 New Westminster District Plan 12034  
PID: 009-650-067

LOCATION: #1 - 20827 Camwood Avenue

OWNER: Rashpal and Ranjit Koonar

REQUIRED AGREEMENTS: Detached Garden Suite Covenant  
Detached Garden Suite Parking Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 18-110177 BG.**

**CARRIED**

**2. 19-116817 BG**

LEGAL: Lot 31 Section 10 Township 12 New Westminster District Plan  
BCP49334

PID: 028-687-582

LOCATION: 24351 104 Avenue

OWNER: Diego and Mary Gabriel

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-116817 BG.**

**CARRIED**

**3. 20-110877 BG**

LEGAL: Lot 211 District Lot 249 Group 1 New Westminster District Plan  
43584  
PID: 006-996-914  
LOCATION: 11501 Wood Street  
OWNER: Paul Batistini  
REQUIRED AGREEMENTS: No Build / No Disturb Covenant  
Geotechnical Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 20-110877 BG.**

**CARRIED**

**4. 20-107150 / 20-107151 BG**

LEGAL: Lots 22 and 23, both of: Section 10 Township 12 New Westminster  
District Plan EPP76590  
PID: 030-539-374/030-539-382  
LOCATION: 10556 McVeety Street and 10550 McVeety Street  
OWNER: Regency Coast Homes Ltd. (Randy Murray)  
Lava Developments Ltd. (Catherine Antalek)  
REQUIRED AGREEMENTS: Secondary Suite Covenant

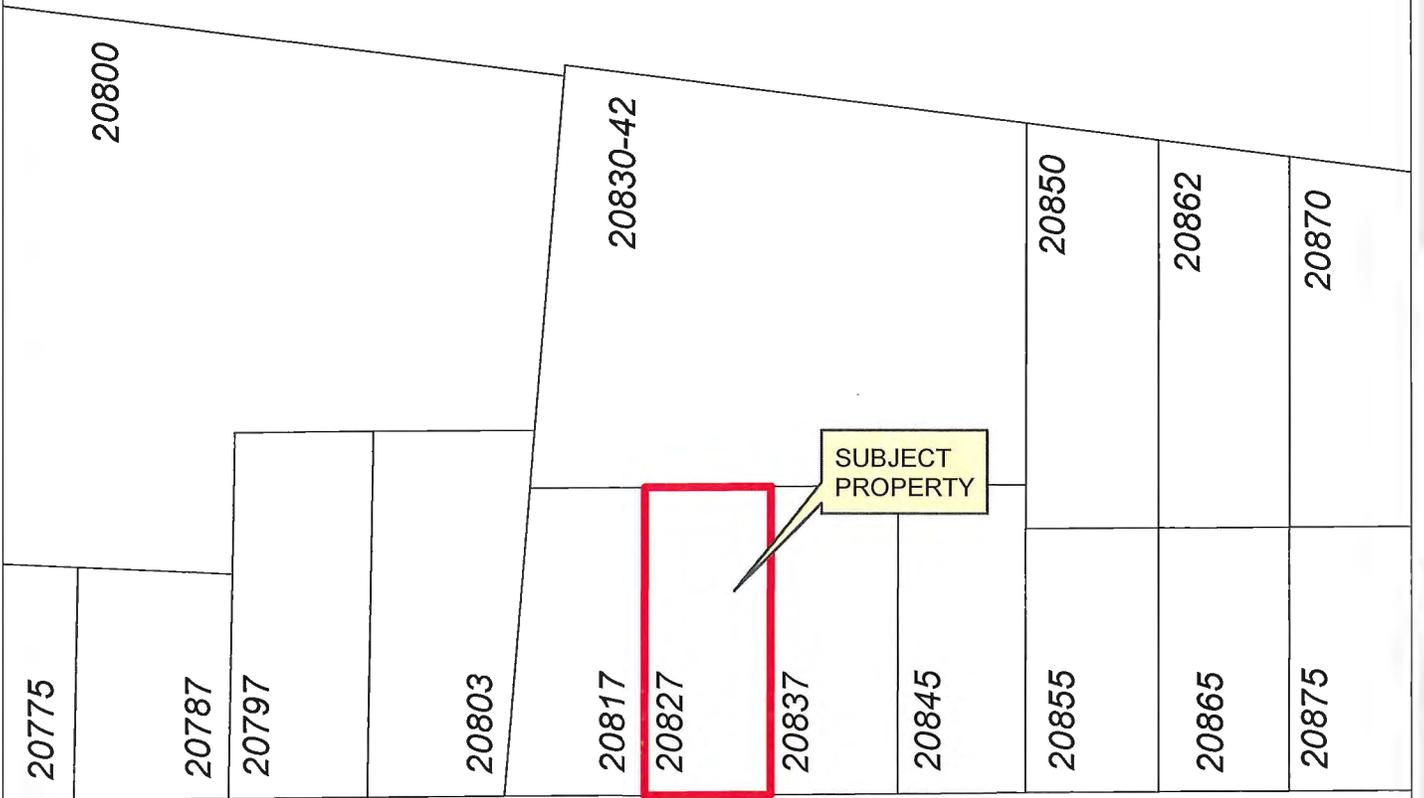
**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-107150 and 20-107151 BG.**

**CARRIED**

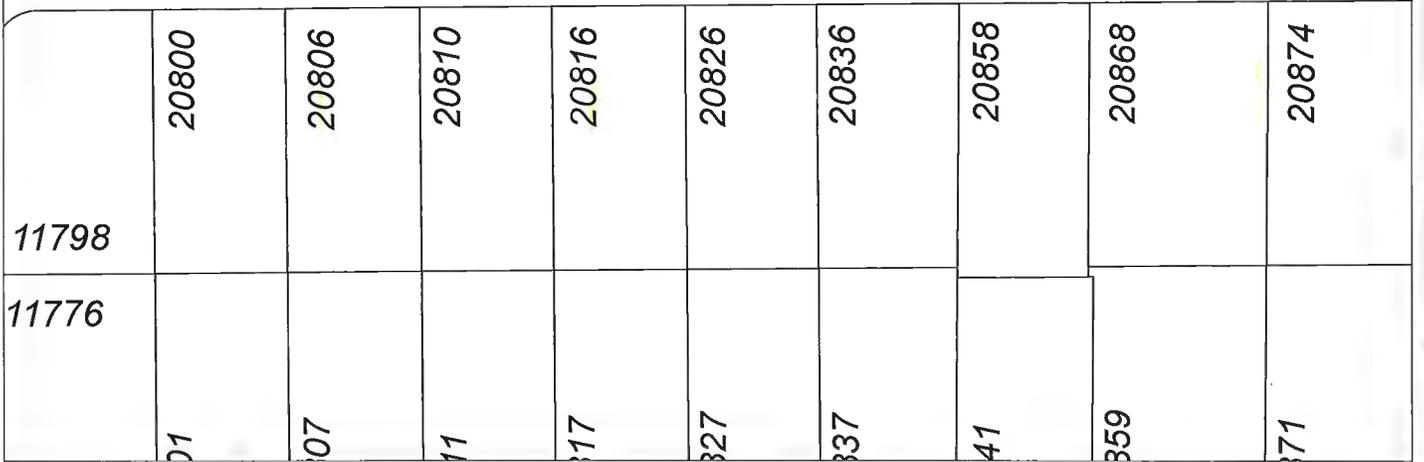
  
\_\_\_\_\_  
Michael Morden, Mayor  
Chair

  
\_\_\_\_\_  
Al Horsman, Chief Administrative Officer  
Member

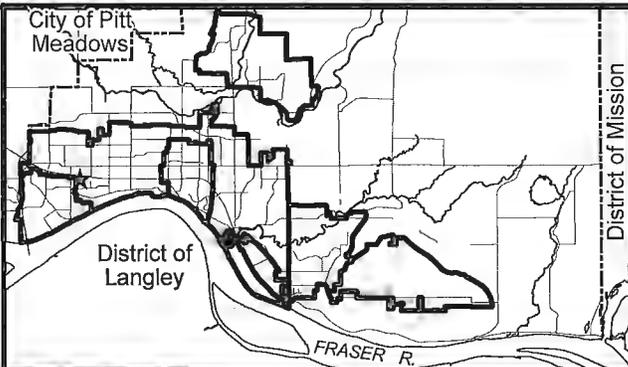
LOUGHEED HIGHWAY



CAMWOOD AVE.



Scale: 1:1,000



20827 CAMWOOD AVE

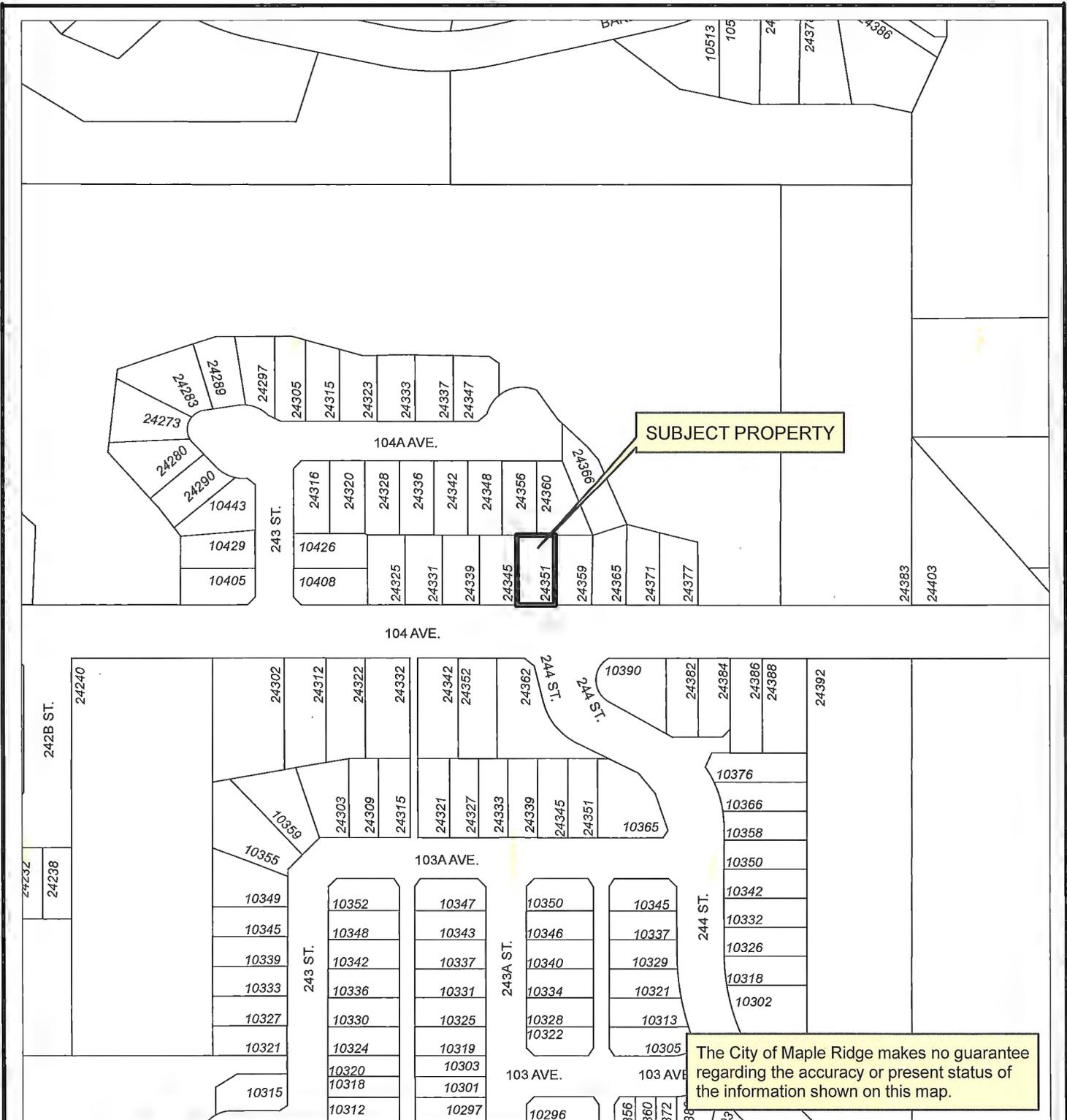
ENGINEERING DEPARTMENT



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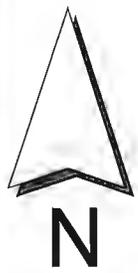
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BY: C3

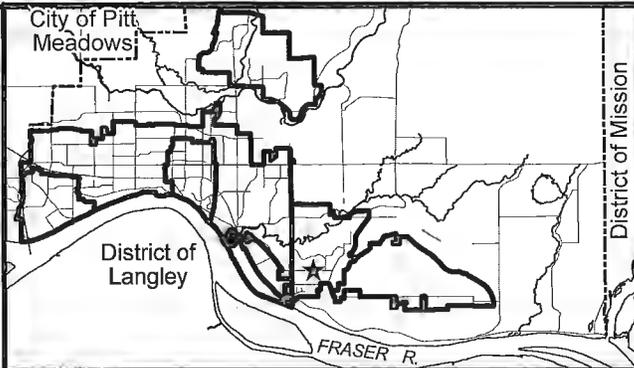


**SUBJECT PROPERTY**

The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



Scale: 1:2,000



**24351 104 Avenue**



FILE: Untitled  
DATE: Dec 23, 2020

BY: NV

11528

11527

11520

11510

11515

11502

11501

SUBJECT PROPERTY:  
11501 WOOD ST.

11496

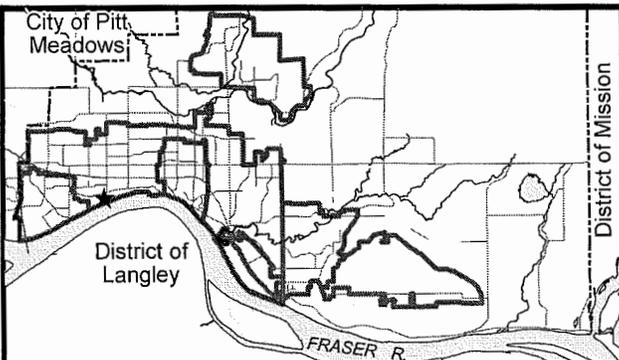
11484

468

The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



Scale: 1:500



### GEOTECHNICAL & NO BUILD/ NO DISTURB COVENANTS

LICENCES, PERMITS & BYLAWS DEPT.



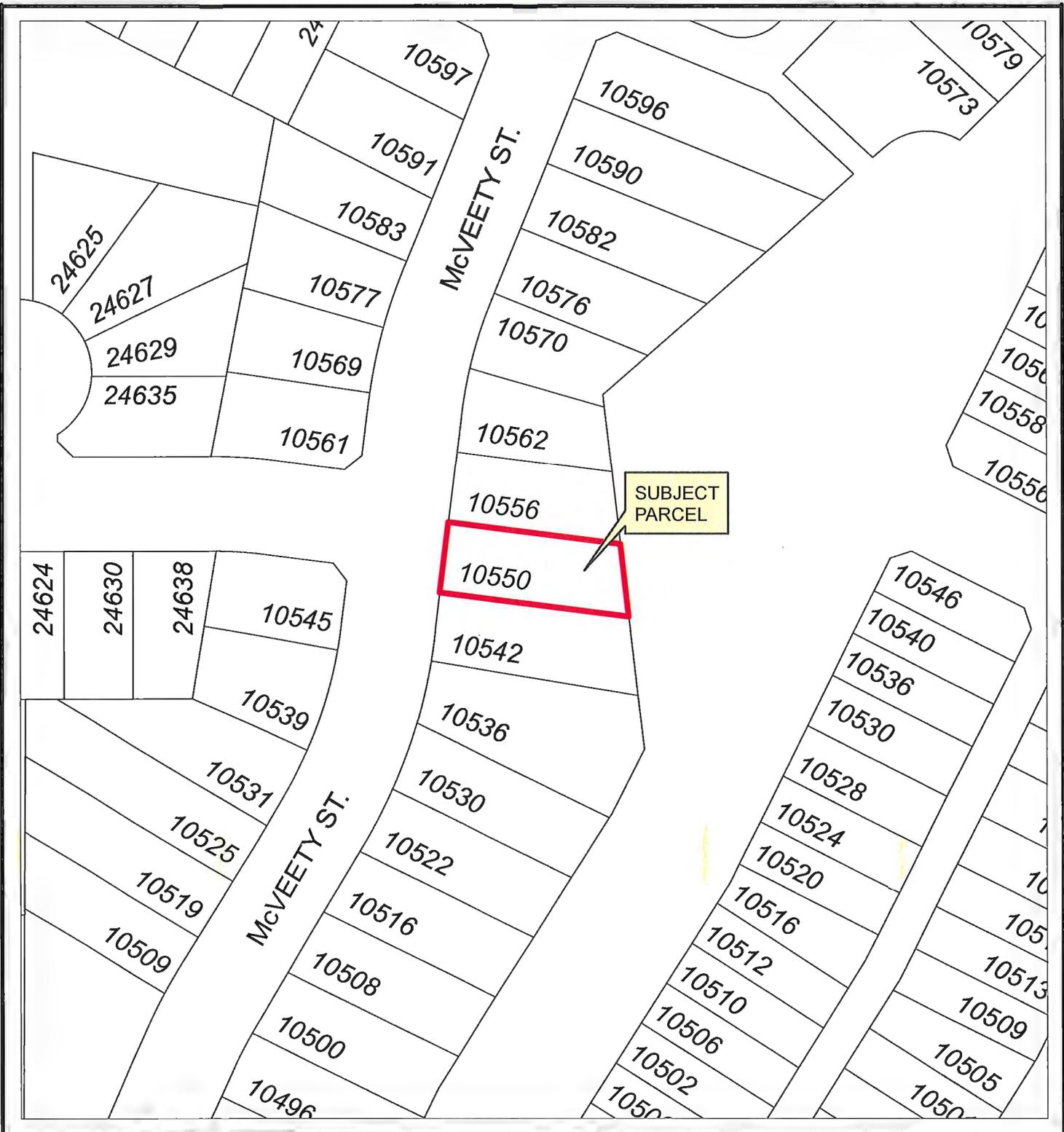
**MAPLE RIDGE**

British Columbia

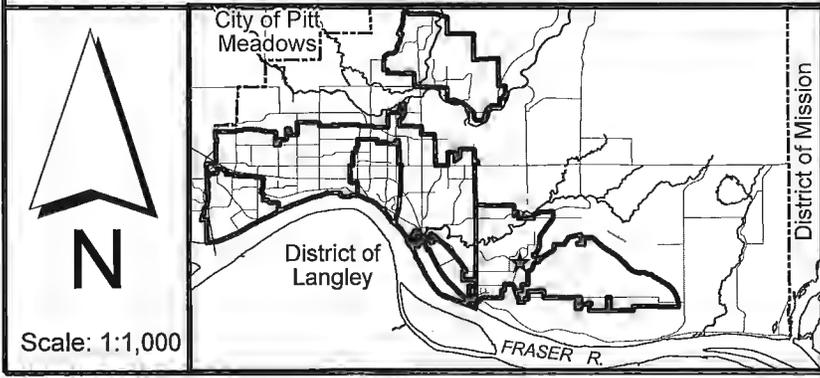
[mapleridge.ca](http://mapleridge.ca)

FILE: Untitled  
DATE: Dec 24, 2020

BY: TG



SUBJECT  
PARCEL



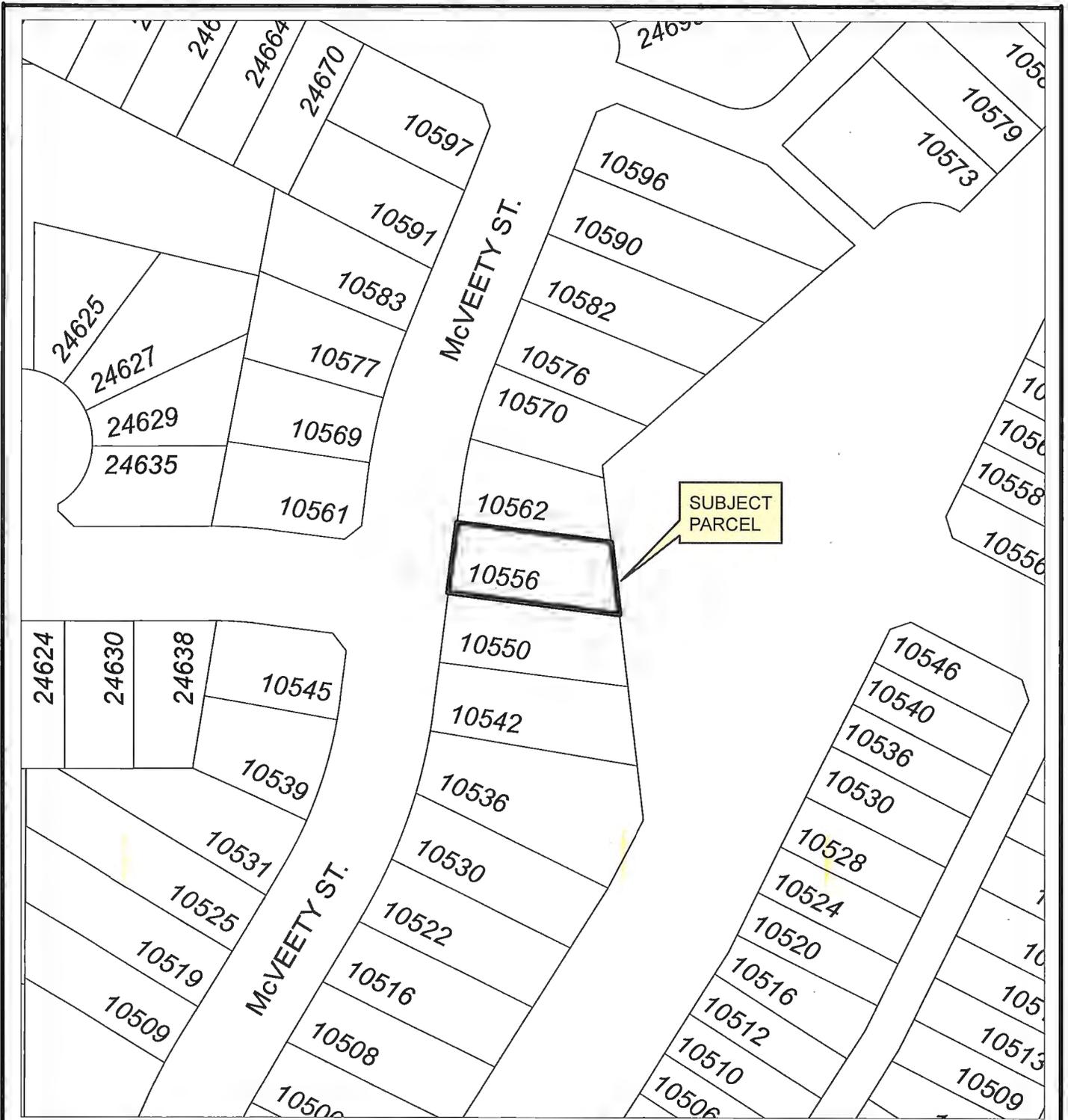
10550 MCVEETY ST

ENGINEERING DEPARTMENT

**MAPLE RIDGE**  
British Columbia

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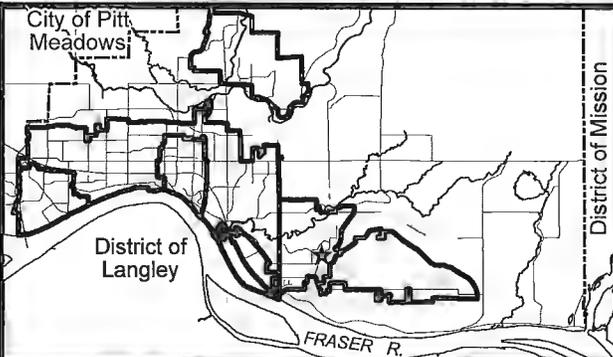
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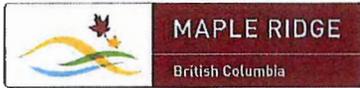
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701.2 Minutes of Meetings of Committees and Commissions of Council



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**City of Maple Ridge  
Social Policy Advisory Committee  
MEETING MINUTES**

The Minutes of the Regular Meeting of the Social Policy Advisory Committee (SPAC)  
held via Zoom teleconference on September 2, 2020 at 7:03 pm.

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**COMMITTEE MEMBERS PRESENT**

Councillor Judy Dueck, Chair	Council Liaison
Blaire Mikoda, Vice Chair	Member at Large
Brenna Ayliffe	Fraser Health
Jenny Earley	Maple Ridge Pitt Meadows Katzie Community Network
Kim Dumore	School District No. 42
Annette Morgan	Maple Ridge Pitt Meadows Katzie Seniors Network
Marissa Stalman	Member at Large

**STAFF PRESENT**

Tony Cotroneo	Staff Liaison / Manager, Community Engagement
Chad Cowles	Manager, Community Social Safety Initiative
Amanda Grochowich	Planner, Community Planning
Erin Mark	Clerk, Legal and Legislative Services
Sabina Chand	Committee Clerk

**COMMITTEE MEMBERS ABSENT**

Tarel Swansky	Member at Large
Sarah Armstrong	Member at Large

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**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

R/2020-013

It was moved and seconded

**That the September 2, 2020 Social Policy Advisory Committee Meeting Agenda be approved.**

**CARRIED**

**3. ADOPTION OF THE MINUTES**

R/2020-014

It was moved and seconded

**That the minutes of the Maple Ridge Social Policy Advisory Committee meeting dated May 6, 2020 be adopted.**

**CARRIED**

**4. DELEGATIONS**

**4.1 Community Planning Ongoing Initiatives - Amanda Grochowich, Community Planning**

Amanda Grochowich provided an update on the housing needs report and social services inventory and gap analysis. Ms. Grochowich shared methods of qualitative and quantitative sources and will report back to the Committee at a future meeting on need-gap analysis in the community.

Chad Cowles provided a verbal update on the implementation of public safety programs that focus on making significant progress with the vulnerable population to have them feel safe and engaged in the community. Mr. Cowles noted that the City has coordinated work with community agency partners such as mental health outreach nurses and corrections to assist individuals transition back into the community.

Note: Amanda Grochowich and Chad Cowles left at 7:38pm

**5. QUESTION PERIOD – Nil**

**6. NEW AND UNFINISHED BUSINESS**

**6.1 2021 Membership Recruitment**

The committee clerk provided an update on the fall membership recruitment process.

Note: Marissa Stalman left at 7:43 pm

**6.2 SPAC Work Plan Update**

Tony Cotroneo provided a brief update on the status of the 2021 work plan initiatives that will require a task force to complete the work.

R/2020-15

It was moved and seconded

**That a "Work Plan Task Force" including Blaire Mikoda, Brenna Ayliffe, Kim Dumore, Jenny Earley be created to develop the 2021 SPAC Work Plan.**

CARRIED

**7. LIAISON UPDATES**

**7.1 Staff Liaison**

Tony Cotroneo spoke about the reopening of programs and facilities and the new safety measures implemented to accommodate social distancing requirements.

**7.2 Council Liaison**

Councillor Dueck shared that Council Chambers at Municipal Hall has been modified to allow for safe physical distancing and Council is back to in-person meetings.

**8. SUBCOMMITTEE & TASK FORCE UPDATES**

**8.1 Youth Planning Table**

Brenna Ayliffe provided a summary of the Youth Planning Table work plan deliverables for year-end that will be presented to Council. Ms. Ayliffe highlighted the celebration of the 2020 high school graduates.

**8.2 Community Action Team (CAT)**

Kim Dumore shared that CAT continues to provide community meals from Golden Ears United Church and Maple Ridge Community Church. On August 31, 2020, the group displayed purple ribbons throughout the neighbourhood to honour and remember those who have suffered from a drug overdose.

**8.3 Early Development Instrument Workshop Task Force**

Jenny Earley advised that the Child Development workshop will be conducted virtually on September 17, 2020. The Committee engaged in discussion regarding the timeframe of the e-workshop.

R/2020-16

It was moved and seconded

**That the Social Policy Advisory Committee approves the September 17, 2020 e-workshop be held via Zoom between 5:00 to 8:00 pm.**

CARRIED

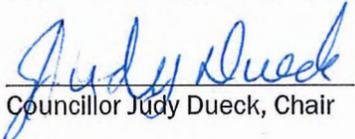
**8.4 Chronic Disease Task Force**

Brenna Ayliffe provided an update on Urgent Primary Care Networks and suggested to explore other resource supports within the community. The Committee discussed other health related action topics and will review further in 2021.

**9. ROUNDTABLE**

Members provided verbal reports on relevant events, activities and social policy topics.

**10. ADJOURNMENT - 8:41 pm**

  
Councillor Judy Dueck, Chair

/sc



City of Maple Ridge  
Public Art Steering Committee  
MEETING MINUTES

The Minutes of the Regular Meeting of the Public Art Steering Committee,  
held via Zoom teleconference on September 3, 2020 at 4:08 pm.

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**COMMITTEE MEMBERS PRESENT**

Susan Hayes, Chair	Member at Large – Artist
Wan-Yi Lin, Vice Chair	Member at Large – Artist
Steven Bartok	Member at Large – Architect
Naomi Evans	Arts Council Representative
Leanne Koehn	Member at Large – Community
Donald Luxton	Member at Large – Developer/Community

**STAFF PRESENT**

Yvonne Chui	Staff Liaison/Manager, Arts and Community Connections
Sabin Chand	Committee Clerk

**GUEST**

Vanessa Lee	Park Interpretation Specialist, Metro Vancouver
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**COMMITTEE MEMBERS ABSENT**

Councillor Ryan Svendsen	Council Liaison
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**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

R/2020-19

It was moved and seconded

That the September 3, 2020 Public Art Steering Committee Meeting Agenda be approved as circulated.

CARRIED

**3. ADOPTION OF THE MINUTES**

R/2020-20

It was moved and seconded

That the minutes of the Maple Ridge Public Art Steering Committee meeting dated July 23, 2020 be adopted.

CARRIED

**4. DELEGATIONS**

**4.1 Metro Vancouver Kanaka Regional Park – Public Art Opportunity,  
Vanessa Lee, Park Interpretation Specialist, Metro Vancouver**

Vanessa Lee gave a presentation on current projects that illustrate ecological diversity of the river and park areas for public art opportunities specifically the Kanaka Regional Park and fish fence location under the 240th Bridge. Following the presentation, Ms. Lee responded to questions and comments from the Committee and was asked to provide further details on the project at a future meeting.

Note: Vanessa Lee left at 4:27 pm

**5. QUESTION PERIOD - Nil**

**6. NEW AND UNFINISHED BUSINESS**

**6.1 2021 Membership Recruitment**

The committee clerk provided information on how membership recruitment will operate in fall 2020.

Note: Leanne Koehn left at 4:47 pm

**6.2 Public Art Program Strategic Framework Review**

Yvonne Chui provided an overview of the current Public Art Program Strategic Framework report (2014-2018) and asked the Committee for their feedback. The group discussed components of the updated Framework and timeline for next steps that will include engagement of a facilitator/consultant as per the Framework and Committee's Business Plan.

**6.3 Public Art Policy Review**

The Committee reviewed and discussed the process to update the Policy to reflect current practices. It was suggested that the Policy be reviewed and included in the work to update the Framework.

R/2020-21

It was moved and seconded

**That a Task Force be created to develop the call and select the facilitator/consultant for the work on the Public Art Plan Framework and Policy and include Susan Hayes and Donald Luxton with the Staff Liaison.**

CARRIED

**7. PROJECT UPDATES**

**7.1 Artist in Residence Program**

Natali Leduc, Aaron Moran & Taryn Hubbard will be providing online digital content for the community during Culture Days. Manuel Strain is working with the Greg Moore Youth Centre staff to revise the project for implementation and completion that will take public health measures into consideration. Members discussed the role of the Selection Panel and recommended to support the Artist in Residence program with an Artist in Residence Task Force to review and advise on annual community engagement projects. The Task Force would consist of two members from PASC and one or two from the community representing artists, community groups and School District. Staff Liaison will work with the Chair to complete the selection.

R/2020-22

It was moved and seconded

**That an Artist in Residence Task Force including Wan-Yi Lin and Naomi Evans be created to support the Artist in Residence program.**

CARRIED

## 7.2 Murals and Sign Bylaw

The Staff Liaison provided the draft Murals process and procedure based on the City's Sign Bylaw and asked the Committee for their review and comments. Members provided their input and asked to review the final draft once completed.

## 7.3 Other Projects

- **Cherry Tree Mural Project Update**  
The Chair provided details on the current status of the Cherry Tree mural project and noted that Tia Evans has withdrawn her application to the Committee due to timeline and some concerns from the building strata manager.
- **Albion Community Centre Project Update**  
The Staff Liaison provided a brief update on the Albion Community Centre and invited members to visit the site as phase 1 is now completed. City staff will provide a presentation and update at the next meeting.
- **"Leaf Spirit of Maple Ridge" Update**  
The Staff Liaison advised that the "Leaf Spirit of Maple Ridge" artwork has been removed and the foundation remains. The Committee discussed future artwork opportunities and will revisit the final outcome when the Public Art Plan is completed in 2021-2022.
- **Hammond Community Centre Renovation Update**  
The Staff Liaison shared some images of the selected cladding material from the project architect for the exterior renovation. Discussion ensued around using the cladding material for the design concept for Hammond to create bigger impact, placemaking and definition for the building. City staff will provide further details at the next meeting including a draft call for proposals.
- **Hammond Mural Update - 11307 Maple Crescent Building**  
The Chair provided an update on the Hammond mural design process organized through the Maple Ridge Community Foundation and will report back to the Committee once call for submissions is completed and work selected.

## 8. LIAISON UPDATES

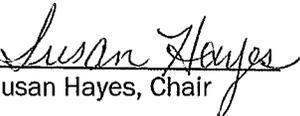
8.1 Staff Liaison—Nil

8.2 Council Liaison—Nil

**9. ROUNDTABLE**

Committee members shared details on upcoming events related to public art in the community.

**10. ADJOURNMENT at 6:16 pm.**

  
Susan Hayes, Chair

/sc



City of Maple Ridge  
Community Heritage Commission  
MINUTES

The Minutes of the Regular Meeting of the Community Heritage Commission,  
held via teleconference on September 10, 2020 at 7:01 pm.

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**COMMISSION MEMBERS PRESENT**

Councillor Ryan Svendsen	Council Liaison
Eric Phillips, Vice Chair	Member at Large
Jared Bissky	Member at Large
Ross Dunning	Maple Ridge Historical Society Representative
Julie Koehn	Maple Ridge Historical Society Representative
Len Pettit	Member at Large

**STAFF PRESENT**

Krista Gowan	Staff Liaison, Planner 1
Sabina Chand	Committee Clerk

**ABSENT:**

Shane Gehring, Chair	Member at Large
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Note: Julie Koehn joined the meeting at 7:55 pm

**1. APPROVAL OF THE AGENDA**

R/2020-009

It was moved and seconded

**That the agenda for the September 10, 2020 Community Heritage Commission meeting be adopted.**

**CARRIED**

**2. ADOPTION OF MINUTES**

R/2020-010

It was moved and seconded

**That the minutes of the Maple Ridge Community Heritage Commission meeting dated May 14, 2020 be adopted.**

**CARRIED**

**3. DELEGATIONS – Nil**

**4. QUESTION PERIOD – Nil**

**5. NEW AND UNFINISHED BUSINESS**

**5.1. 2021 Membership Recruitment**

The Committee Clerk provided an update on the fall membership recruitment process and answered questions from the Commission.

**5.2. Hammond Cedar Mill Plaque – Draft Review**

The Staff Liaison provided an update on the Hammond Cedar Mill Plaque and asked the Commission for their feedback.

R/2020-011

It was moved and seconded

**That a Task Force including Councillor Svendsen, Jared Bissky and Len Pettit be created to finalize the Hammond Cedar Mill Plaque.**

**CARRIED**

**5.3. Hammond Heritage Character Area Plan**

The Staff Liaison provided an update on the current Hammond Heritage Character Area Plan and asked the Commission for their review.

**5.4. Business Planning**

The Staff Liaison provided a draft Business Plan 2020-2021 and draft 2021 Budget for discussion.

R/2020-012

It was moved and seconded

**That the proposed Community Heritage Commission 2021 Budget and 2020-2021 Business Plan be adopted and that a Task Force including Shane Gehring and Ross Dunning be created to work on a new Community Heritage Commission Heritage Plan.**

**CARRIED**

**6. LIAISON UPDATES**

**6.1. Maple Ridge Historical Society**

Prior to the meeting the Committee received a Museum Report prepared by Shea Henry, Maple Ridge Museum & Community Archives. Julie Koehn shared highlights from the Museum Report and information on the Walk Shop and Open House events on September 12, 2020.

**6.2. Council Liaison**

Councillor Svendsen provided an update on public safety education.

**6.3. Staff Liaison**

Krista Gowan provided an update that the rezoning application, 2020-065-RZ, involving three heritage properties located at 22323, 22335, and 22345 Callaghan Avenue has been given first reading.

**7. TASK FORCE UPDATES**

**7.1. Heritage Resource Protection Mechanisms**

The Commission will discuss further at the next meeting.

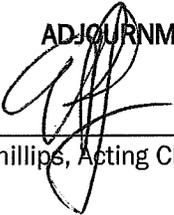
**7.2. Heritage Awards**

The Commission discussed options for hosting the 2021 Heritage Awards safely during the COVID-19 pandemic and will review further at the next meeting.

**8. ROUNDTABLE**

Members commended city staff for their ongoing support.

**9. ADJOURNMENT - 8:25 pm.**



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E. Phillips, Acting Chair

/sc



City of Maple Ridge  
Advisory Design Panel  
MEETING MINUTES

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held via Zoom teleconference on Wednesday, September 16, 2020 at 4:14 pm.

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**PANEL MEMBERS PRESENT**

Stephen Heller, Chair	Landscape Architect BCSLA
Meredith Mitchell, Vice-Chair	Landscape Architect BCSLA
Steven Bartok	Architect AIBC
Narjes Miri	Architect AIBC

**STAFF MEMBERS PRESENT**

Chuck Goddard	Director of Planning
Wendy Cooper	Staff Liaison, Planner
Sabina Chand	Committee Clerk

**PANEL MEMBERS ABSENT**

Emily Kearns	Architect AIBC
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Note: Wendy Cooper joined the meeting at 4:28 pm

**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

R/2020-022

It was moved and seconded

**That the agenda for the September 16, 2020 Advisory Design Panel meeting be approved as circulated.**

CARRIED

**3. ADOPTION OF MINUTES**

R/2020-023

It was moved and seconded

**That the minutes for the July 22, 2020 Advisory Design Panel meeting be adopted as circulated.**

CARRIED

**4. QUESTION PERIOD – Nil**

**5. NEW AND UNFINISHED BUSINESS**

**5.1 2021 Membership Recruitment**

The committee clerk provided information on how membership recruitment will operate in fall 2020.

## 6. PROJECTS

### 6.1. Development Permit No: 2018-243-RZ

The Chair welcomed the project team to the meeting and introduced the members of the Advisory Design Panel. Chuck Goddard provided a verbal overview of the project. The project team presented details of the 12 unit townhouse development permit application for 21963 Dewdney Trunk Road and 12029 220 Street and answered questions from the Advisory Design Panel.

R/2020-024

It was moved and seconded

**That the application 2018-243-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:**

#### **Architectural Comments:**

- **Consider increasing the height of windows on the south elevation to increase the benefit of the south exposure**
- **Consider adding horizontal elements to the north and south façades to give human scale**
- **Provide up to date coordinated landscape and architectural drawings**
- **Consider the proportions of the upper roof pop-ups**

#### **Landscape Comments:**

- **Consider adding columnar trees as a vertical element to compliment architecture on street frontages**
- **Review circulation pattern and provide a hierarchy of space to reduce unnecessary hard surfacing in landscape areas**
- **Evaluate the function of the building entrances through landscape material to differentiate between public space, entrances and private space**
- **Ensure coordination between arborist and landscape architect for retention of the existing hedge and trees**
- **Review the depth of soil available for proposed landscape over slab and over the storm water tank**
- **Consider permeable paving**
- **Consider providing additional usable space or elements for children's play**
- **Review additional native plant material**
- **Consider adding a trellis with planting over the parkade ramp**
- **Consider removing the central walkway from 220th Street to provide space for additional plantings**
- **Consider enhancing the north sidewalk from 220th street to internal sidewalk to improve wayfinding**

CARRIED

N. Miri reminded staff that all plans that are submitted to the Advisory Design Panel must be sealed and to scale as per the bylaws of the Architectural Institute of British Columbia.

Note: Chuck Goddard left at 5:15 pm

7. **CORRESPONDENCE** – Nil

8. **ADJOURNMENT** – 5:54 PM.

A handwritten signature in cursive script that reads "SHeller". The signature is written in black ink and is positioned above a horizontal line.

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Stephen Heller, Chair  
/sc

**MAPLE RIDGE/PITT MEADOWS  
MUNICIPAL ADVISORY COMMITTEE ON ACCESSIBILITY AND INCLUSIVENESS**

The Minutes of the Regular Meeting of the Maple Ridge/Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness, held via Zoom teleconference on September 17, 2020 at 4:30 pm.

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**COMMITTEE MEMBERS PRESENT**

Councillor Chelsa Meadus	Council Liaison, City of Maple Ridge
Councillor Gwen O'Connell	Council Liaison, City of Pitt Meadows
Laurie Geschke, Chair	Member at Large, Maple Ridge
Carolina Echeverri, Vice Chair	Family Education and Support Centre Representative
Don Mitchell	Member at Large, Maple Ridge
Mike Murray	School District No. 42 Representative

**STAFF PRESENT**

Petra Frederick	Staff Liaison, City of Maple Ridge
Jackie Senchyna	Staff Liaison, City of Pitt Meadows
Amanda Grochowich	Planner, Community Planning
Sabina Chand	Committee Clerk

**ABSENT**

Michael Biggar	Member at Large, Maple Ridge
Tara Abraham	Fraser Health

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**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

R/2020-014

It was moved and seconded

**That the September 17, 2020 Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness Agenda be adopted.**

CARRIED

**3. ADOPTION OF MINUTES**

R/2020-015

It was moved and seconded

**That the minutes of the Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness dated June 18, 2020 be adopted as circulated.**

CARRIED

**4. DELEGATIONS**

**4.1. Community Planning Ongoing Initiatives**

Amanda Grochowich provided an update on the housing needs report and social services inventory and gap analysis and responded to questions and comments from the Committee.

## **5. NEW AND UNFINISHED BUSINESS**

### **5.1. 2nd Event/ Workshop**

Staff Liaison provided an update on upcoming virtual workshops and events.

### **5.2. 2021 Membership Recruitment**

The Committee Clerk provided information on how membership recruitment will operate in fall 2020.

### **5.3. 2021 Business Planning**

Petra Frederick provided an update on the 2020-2021 deliverables and asked members for their feedback.

R/2020-16

It was moved and seconded

**That a "Work Plan Task Force" including Petra Frederick, Laurie Geschke, Carolina Echeverri, Jackie Senchyna and Councillor Meadus be created to develop the 2021 Work Plan.**

CARRIED

Note: Mike Murray left at 4:59 pm

## **6. LIAISON UPDATES**

### **6.1 City of Pitt Meadows**

The Pitt Meadows Staff Liaison provided an update on the reopening of programs and facilities at the Pitt Meadows Recreation Centre

### **6.2 City of Maple Ridge**

Councillor Meadus provided a brief recap on the outdoor summer activities/events and highlighted safety guidelines for the reopening of the City's recreation centre. Discussion ensued around inclusive recreation, for those with disabilities should be accommodated with appropriate time limits. Maple Ridge Staff Liaison provided information on a new yoga wellness program designed to assist participants with anxiety and pain.

R/2020-17

It was moved and seconded

**That a budget of up to \$500 be approved for the Maple Ridge Yoga Wellness Program until December 31, 2020.**

CARRIED

## **7. SUBCOMMITTEE AND TASK FORCE UPDATES**

### **7.1. 2020 MACAI Awards**

Maple Ridge Staff Liaison advised that nominations for 2020 have closed and winners will be announced shortly at a future Council meeting.

**7.2 Age-Friendly Subcommittee**

Don Mitchell provided an update on current initiatives to support and educate senior residents during the COVID-19 pandemic.

**8. ROUNDTABLE**

Committee members shared information on relevant events and activities.

R/2020-018

It was moved and seconded

**That the tentative meeting date of October 8, 2020 at 4:30 pm be removed from the 2020 MACAI meeting schedule.**

CARRIED

**9. QUESTION PERIOD – Nil**

**10. ADJOURNMENT – 5:47 PM**

There being no further business, the meeting adjourned at 8:23 p.m.

The next regular meeting of the Agricultural Advisory Committee will be held on Wednesday, February 25, 2021 at 7:00 pm.



Laurie Geschke, Chair

/sc



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**City of Maple Ridge  
Environmental Advisory Committee  
MEETING MINUTES**

The Minutes of the Regular Meeting of the Environmental Advisory Committee (EAC)  
held via Zoom teleconference on September 23, 2020 at 7:00 pm.

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**COMMITTEE MEMBERS PRESENT**

Councillor Ryan Svendsen	Council Liaison
Bill Hardy, Chair	Member at Large
Jessie Lees, Vice Chair	Member at Large
Ross Davies	Member at Large
Dennis Kinsey	Member at Large
Simon Matthews	Member at Large
Janice Jarvis	Environmental Professional

**STAFF MEMBERS PRESENT**

Rodney Stott	Staff Liaison/Environmental Planner
Sabina Chand	Committee Clerk

**GUESTS**

Julia Alards-Tomalin	British Columbia Institute of Technology
Laurie Stott	British Columbia Institute of Technology
Mike Parlow	Foresite Forest Management Specialists

**COMMITTEE MEMBERS ABSENT**

Gary Letts	Environmental Professional
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**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

R/2020-013

It was moved and seconded

**That the September 23, 2020 Environmental Advisory Committee agenda be approved as circulated.**

CARRIED

**3. ADOPTION OF THE MINUTES**

R/2020-014

It was moved and seconded

**That the minutes of the Maple Ridge Environmental Advisory Committee meeting dated May 13, 2020 be adopted as circulated.**

CARRIED

#### **4. DELEGATIONS**

##### **4.1 Overview of Research & Pilot Studies for Maple Ridge – Natural Asset Inventory and Natural Capital Evaluation, *Julia Alards-Tomalin & Laurie Stott, British Columbia Institute of Technology/ Mike Parlow, Foresite Forest Management Specialists***

Prior to the presentation Rodney Stott presented on agenda item 6.1, answered questions from the Committee and then introduced the delegations.

British Columbia Institute of Technology and Forest Management Specialists presented on BCIT Renewable Resource Programs in Maple Ridge related to green infrastructure, ecosystem services and bio-diversity and urban forest management. The Chair thanked the delegations for their presentations.

Note Dennis Kinsey left at 8:20 pm

Note: Julia Alards-Tomalin, Laurie Stott and Mike Parlow left at 8:31 pm

#### **5. QUESTION PERIOD – Nil**

#### **6. NEW AND UNFINISHED BUSINESS**

##### **6.1. Overview of Environmental Vision, Policy Framework and Strategies for the Region**

The Staff Liaison provided a detailed presentation on Metro Vancouver's environmental strategic initiatives and potential opportunities for Maple Ridge.

##### **6.2 Subcommittee Formation Update**

The Staff Liaison and Vice Chair provided an update on the proposed subcommittees and answered questions from the Committee.

##### **6.3 2021 Membership Recruitment**

The Staff Liaison provided information on current membership terms and how recruitment will operate in fall 2020.

#### **7. LIAISON UPDATES**

##### **7.1. Staff Liaison**

The Staff Liaison and Vice Chair J. Lees provided an update on the green infrastructure management study on behalf of the Chair.

##### **7.2. Council Liaison**

Councillor Svendsen provided an update on UBCM Convention that was held virtually on September 22–24, 2020.

**8. SUBCOMMITTEE & TASK FORCE UPDATES**

Staff Liaison provided a brief update on the potential for a “Community Environmental Story Bookmap” and commended KEEPS and Ross Davies for the video blog environmental updates along Kanaka Creek. General request for an update in the future on any additional or ongoing initiatives for the Communication Committee to report on. It was noted that the Green Infrastructure initiative would be the main focus point for next year in terms of Council’s priorities and EAC feedback.

**9. ROUNDTABLE**

Members provided updates and reports on upcoming environmental activities and events.

**10. ADJOURNMENT**

There being no further business, the meeting adjourned at 8:56 p.m.

The next regular meeting of the Environmental Advisory Committee will be held on Wednesday, December 9, 2021 at 7:00 pm.

  
\_\_\_\_\_  
Jessie Lees, Acting-Chair

/sc



**mapleridge.ca**

**City of Maple Ridge  
Transportation Advisory Committee  
MEETING MINUTES**

The Minutes of the Regular Meeting of the Transportation Advisory Committee,  
held via teleconference on September 30, 2020 at 7:02 pm.

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**COMMITTEE MEMBERS PRESENT**

Councillor Ahmed Yousef	Council Liaison
Vijay Soparkar, Chair	Member at Large
Gary Hare, Vice-Chair	Member at Large
Eric Phillips	Member at Large
Ineke Boekhorst	Member at Large
Pascale Shaw	School District No. 42 Representative

**STAFF MEMBERS PRESENT**

Josh Mickleborough	Director of Engineering
Mark Halpin	Staff Liaison/Manager of Transportation
Sabina Chand	Committee Clerk

**COMMITTEE MEMBERS ABSENT**

Jordan Arsenault	Member at Large
Jennifer Wright	Member at Large

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Josh Mickleborough introduced the new Staff Liaison, Mark Halpin at the beginning of the meeting.

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**

R/2020-019

It was moved and seconded

**That the agenda for the September 30, 2020 Transportation Advisory Committee be approved as circulated.**

CARRIED

- 3. ADOPTION OF THE MINUTES**

R/2020-020

It was moved and seconded

**That the minutes of the Maple Ridge Transportation Advisory Committee meeting dated July 2, 2020 be adopted.**

CARRIED

- 4. DELEGATIONS – Nil**

**5. NEW AND UNFINISHED BUSINESS**

**5.1. Proposed 224 Street Road Closure**

Josh Mickleborough noted that a report was presented to Council that provided information on potential impacts of a temporary closure of 224 Street. Ineke Boekhorst advised that Business Improvement Association was engaged to consult merchants along 224 Street and the survey feedback was provided to staff.

**5.2 2021 Work Plan**

It was determined that the Committee will confirm the 2021 Work Plan at the November meeting. Mark Halpin indicated that updates on development of the Strategic Transportation Plan will likely comprise a lot of committee time in 2021. Discussion ensued and members provided feedback and suggestions.

R/2020-021

It was moved and seconded

**That the Transportation Advisory Committee consider additional meetings as needed to support the Strategic Transportation Plan until 2020.**

CARRIED

Councillor Yousef OPPOSED

**5.3 2021 Membership Update**

The committee clerk provided an update on the fall membership recruitment process.

**6. LIAISON UPDATES**

**6.1 Staff Liaison**

Mark Halpin provided an update on ongoing initiatives for the transportation plan and answered questions and comments from the Committee.

**6.2 Council Liaison**

Councillor Yousef noted that Council is seeking feedback on the new Boulevard Maintenance Bylaw that was presented at the Council Workshop on September 29, 2020.

**7. SUBCOMMITTEE & TASK FORCE UPDATES**

**7.1. Active Transportation for Schools Task Force**

Gary Hare provided an overview of the ongoing work initiated by the Task Force and potential engagements with the school district.

Community Transportation Update

Mark Halpin provided a verbal update on the active projects that promote improvement of transportation safety around Maple Ridge schools. M. Halpin advised that he will seek for Committees feedback as the work continues.

**8. ROUNDTABLE**

The Committee discussed opportunities for involvement of community partners.

**9. QUESTION PERIOD – Nil**

**10. ADJOURNMENT – 8: 35 pm**

A handwritten signature in cursive script, appearing to read "Vijay Soparkar", is written over a horizontal line.

---

Vijay Soparkar, Chair

/sc



City of Maple Ridge  
Advisory Design Panel  
MEETING MINUTES

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held via Zoom teleconference on Wednesday, October 21, 2020 at 4:03 pm.

---

**PANEL MEMBERS PRESENT**

Meredith Mitchell, Acting- Chair	Landscape Architect BCSLA
Narjes Miri	Architect AIBC
Emily Kearns	Architect AIBC
Stephen Heller, Project Presenter	Landscape Architect BCSLA

**STAFF MEMBERS PRESENT**

Wendy Cooper	Staff Liaison, Planner
Sabina Chand	Committee Clerk

**PANEL MEMBERS ABSENT**

Steven Bartok	Architect AIBC
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**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

R/2020-025

It was moved and seconded

**That the agenda for the October 21, 2020 Advisory Design Panel meeting be approved as circulated.**

CARRIED

**3. ADOPTION OF MINUTES**

R/2020-026

It was moved and seconded

**That the minutes for the September 16, 2020 Advisory Design Panel meeting be adopted as circulated.**

CARRIED

**4. QUESTION PERIOD**

**5. NEW AND UNFINISHED BUSINESS**

Note: Stephen Heller and Gord Klassen arrived at 4:06 pm.

**6. PROJECTS**

Stephen Heller disclosed his conflict of interest with File No. 2019-427-DP and excused himself from making any decisions on Agenda item 6.1.

**6.1. Development Permit No: 2019-427-DP**

The Chair welcomed the project team to the meeting and introduced the members of the Advisory Design Panel. Wendy Cooper provided an overview of the new 2-storey commercial building project on 20638 Lougheed Highway. The project team presented the development plans and answered questions from the Advisory Design Panel.

R/2020-027

It was moved and seconded

**That the application 2019-427-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:**

**Architectural Comments:**

- Consider celebrating the entry way;
- Consider similar patterns for all windows on level 2;
- Consider introducing an interstitial member to define area between windows on the second floor, similar to treatment on level 1;
- Consider switching colours to dark on the bottom and light on top to better balance the building and to tie into the existing building;
- Please resolve the minor conflict between proposed window and door on level 1 between gridlines 1 and 2 in the exit stair area

**Landscape Comments:**

- Consider adding parking islands with large canopy trees for shade and storm water management mitigation;
- Consider reviewing plant material for appropriate water requirements now that bioswale has been deleted;
- Review storm water management plan for current layout;
- Consider including arborist report/information on landscape plan and architecture site plan to ensure mitigation of conflict with critical root zone area;
- Ensure numbers reflect city requirements for bike racks

CARRIED

Stephen Heller did not vote

Note: Stephen Heller and Gord Klassen left at 4:38 pm.

**7. CORRESPONDENCE – Nil**

**8. ADJOURNMENT – 4:55 PM.**



---

Meredith Mitchell, Acting-Chair

/sc



City of Maple Ridge  
Agricultural Advisory Committee  
**MEETING MINUTES**

The Minutes of the Regular Meeting of the Agricultural Advisory Committee,  
held via Zoom teleconference on October 22, 2020 at 7:02 pm

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**COMMITTEE MEMBERS PRESENT**

Councillor Gordy Robson	Council Liaison
Bill Hardy, Chair	Member at Large
Carla Schiller, Vice Chair	Member at Large
Pascale Shaw	Member at Large
Amanda Smith	Fraser North Farmers Market Society Representative

**STAFF MEMBERS PRESENT**

Adam Rieu	Staff Liaison/Community Planning
Sabina Chand	Committee Clerk

**COMMITTEE MEMBERS ABSENT**

Lorraine Bates	Agricultural Fair Board Representative
Michelle Franklin	Member at Large
Andrew Pozsar	Member at Large
Shannon Lambie	Agriculture Land Commission (Non-voting member)
Angela Boss	B.C. Ministry of Agriculture (Non-voting member)

---

**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

R/2020-024

It was moved and seconded

**That the agenda for the October 22, 2020 Agricultural Advisory Committee meeting be approved as circulated.**

CARRIED

**3. ADOPTION OF THE MINUTES**

R/2020-025

It was moved and seconded

**That the minutes of the September 24, 2020 Agricultural Advisory Committee meeting be adopted as circulated.**

CARRIED

**4. DELEGATIONS - Nil**

**5. QUESTION PERIOD- Nil**

**6. NEW AND UNFINISHED BUSINESS**

**6.1. Water Meter Rates Research Update**

The Committee reviewed and discussed Metro Vancouver's agricultural metered utility rates for water and requested for further information at the next meeting.

R/2020-025

It was moved and seconded

**That the Agricultural Advisory Committee direct the Staff Liaison to provide a comparison on Metro Vancouver's agricultural water rates/flat fees at the next meeting.**

CARRIED

**6.2. 2021 Business Plan Update**

The Committee reviewed and discussed the 2020-2021 Business Plan amendments.

R/2020-026

It was moved and seconded

**That the Agricultural Advisory Committee approve the Business Plan 2020-2021 as amended.**

CARRIED

**6.3. COVID-19 Update**

The Staff Liaison inquired for the Committees feedback on in-person and Zoom meetings. The Committee will continue with virtual meetings until the COVID situation improves and will discuss further in the New Year.

**6.4. Metro Vancouver Agriculture Climate 2050 and Clean Air Plan Review**

The Chair provided an overview of the agriculture discussion paper and asked for Committees feedback.

**7. LIAISON UPDATES**

**7.1 Staff Liaison**

The Staff Liaison provided information on the City's tree management plan.

**7.2 Council Liaison**

Councillor Robson provided an update on October 13, 2020 Council Workshop Agenda.

**8. SUBCOMMITTEE & TASK FORCE UPDATES**

**8.1 Food Garden Contest 2020**

Carla Schiller provided an update on the food garden contest entries and noted that the winners will be announced shortly.

**8.2 Education – Nil**

**8.3 Promotion of Agriculture**

Pascale Shaw provided an update on the Booth in a Box project logo and will share further updates at the next meeting.

**9. ROUNDTABLE**

Members provided updates on local agricultural topics and activities.

**10. ADJOURNMENT – 8:48 PM**



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Bill Hardy, Chair

/sc



## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden      **MEETING DATE:** January 12, 2021  
and Members of Council      **FILE NO:** 05-1630-01-2020  
**FROM:** Chief Administrative Officer      **MEETING:** Council  
**SUBJECT:** Disbursements for the month ended November 30, 2020

---

### EXECUTIVE SUMMARY:

The disbursements summary for the past period is attached for information. All voucher payments are approved by the Director of Finance or Corporate Controller. Expenditure details are available by request through the Finance Department.

### RECOMMENDATION:

That the disbursements as listed below for the month ended November 30, 2020 be received for information only.

GENERAL	\$	6,292,728
PAYROLL	\$	1,923,332
PURCHASE CARD	\$	<u>85,752</u>
	\$	<u>8,301,812</u>

### DISCUSSION:

**a) Background Context:**

The adoption of the Five Year Consolidated Financial Plan has appropriated funds and provided authorization for expenditures to deliver municipal services.

The disbursements are for expenditures that are provided in the Financial Plan Bylaw or subsequently approved through Council Resolution.

**b) Citizen/Customer Implications:**

The citizens of Maple Ridge are informed on a routine monthly basis of financial disbursements.

**c) Business Plan/Financial Implications:**

Highlights of larger items included in Financial Plan or Council Resolution

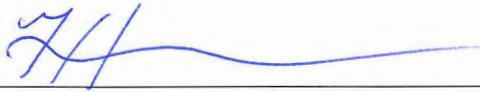
- Greater Vancouver Water District – Water consumption Sep 2- Oct 6      \$      1,142,537
- Ridge Meadows Recycling Society - Monthly contract for recycling      \$      243,286
- Yellowridge Construction Ltd - Maple Ridge Fire Hall #4      \$      780,014

**d) Policy Implications:**

Corporate governance practice includes reporting the disbursements to Council monthly.

**CONCLUSIONS:**

The disbursements for the month ended November 30, 2020 have been reviewed and are in order.



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Prepared by: **Trevor Hansvill**  
**Accountant 1**



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Reviewed by: **Trevor Thompson, BBA, CPA, CGA**  
**Director of Finance**



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Approved by: **Christina Crabtree**  
**General Manager Corporate Services**



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

**CITY OF MAPLE RIDGE  
MONTHLY DISBURSEMENTS - Nov 2020**

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
Aptean Canada Corporation	Ross maintenance & support services	108,593
Badger Daylighting Lp	Hydro-excavation - multiple locations	26,688
BC Hydro	Electricity	137,542
Boileau Electric & Pole Ltd	Maintenance & electrical work	19,011
CUPE Local 622	Dues - pay periods 20/23 & 20/24	31,696
Cedar Crest Lands (BC) Ltd	Fire Fighters Park maintenance	1,794
	Telosky Stadium synthetic turf fields	75,213
Frazer Excavation Ltd	Cottonwood Landfill ( site drainage, road works & vactor pit)	52,492
Grandview Construction Ltd	Security refund	170,000
Greater Vancouver Water District	Water consumption Sep 2 - Oct 6/20	1,142,537
Greenwood Properties Ltd	Security refund	94,775
Guillevin International Inc	Firefighter equipment	49,872
Homestead Developments Ltd	Security refund	23,650
Interprovincial Traffic Services	Traffic signal LED replacement - phase 3	79,447
Maple Leaf Disposal Ltd	Refuse container and litter collection	17,047
Maple Ridge & PM Arts Council	Arts Centre contract	57,493
	Program revenue (Oct)	13,351
Microserve	Panasonic toughbooks + extended warranty X4	16,384
Morningstar Homes Ltd	Security refund	20,000
Municipal Pension Plan BC	Employer/employee remittance	528,432
Newmark Construction	Security refund	211,206
Prime Traffic Solutions Ltd	Traffic control	25,893
Receiver General For Canada	Employer/employee remittance	970,217
RG Arenas (Maple Ridge) Ltd	Curling rink operating expenses (Sep)	2,392
	Ice rental (Sep)	60,929
Ridge Meadows Recycling Society	Household hazardous waste event	68,263
	Litter pick up	1,555
	Monthly contract for recycling	243,286
Sandpiper Contracting Llp	114A Ave at Cottonwood Dr forcemain relcation	59,517
Seal Tec Industries Ltd	Non routed crack sealing	48,983
Softchoice Lp	Workspace & Airwatch renewals (1 year)	18,883
Strata Plan LMS Commercial	Panorama strata fees	17,749
Streetwise Traffic Controllers	Traffic control	26,111
Suncor Energy Products	Gasoline & diesel fuel	62,511
Tikal Construction Ltd	MRSS track upgrades	114,995
Warrington PCI Management	Tower common costs	87,956
Westridge Security Ltd	Community patrols	13,600
	Static guard service	7,450
Whitestar Property Services	Parks mowing & trimming + light landscaping	25,433
Yellowridge Construction Ltd	Maple Ridge Fire Hall #4	780,014
Zoom Audio Visual Networks Inc	Council Chambers monitors & audio switching	18,754
	Firehall #1 display	3,321
Disbursements In Excess \$15,000		5,535,037
Disbursements Under \$15,000		757,691
Total Payee Disbursements		6,292,728
Payroll	PP20/23 & PP20/24	1,923,332
Purchase Cards - Payment		85,752
Total Disbursements November 2020		8,301,812

1000 **Bylaws**

**1000**

**TO:** His Worship Mayor Michael Morden  
and Members of Council

**FROM:** Chief Administrative Officer

**MEETING DATE:** January 12, 2021  
**FILE NO:** 2017-473-RZ  
**MEETING:** COUNCIL

**SUBJECT:** Final Reading  
Official Community Plan Amending Bylaw No. 7430-2018  
Zone Amending Bylaw No. 7431-2018  
13616 and 13660 232 Street

---

**EXECUTIVE SUMMARY:**

Official Community Plan Amending Bylaw No. 7430-2018 and Zone Amending Bylaw No. 7431-2018 for the subject properties, located at 13616 and 13660 232 Street (see Appendix A) have been considered by Council and at Public Hearing and subsequently were granted third reading. The applicant has requested that final reading be granted.

Official Community Plan Amending Bylaw No. 7430-2018 is to amend the Silver Valley Area Plan/OCPL Land Use Designation Maps to adjust the boundaries to *Low Density Urban, Medium Density Residential, Medium/High Density Residential, Open Space* and *Conservation* designations to respect the current pattern of development in the area and to better locate the *Open Space* area. Zone Amending Bylaw No. 7431-2018 is to rezone the subject properties from the RS-3 (One Family Rural Residential) zone to the RS-1 (One Family Urban Residential), RS-1b (One Family Urban (Medium Density) Residential), R-1 (Residential District), R-2 (Urban Residential District) and RST-SV (Street Townhouse – Silver Valley) zones.

Council granted first reading for Zone Amending Bylaw No. 7431-2018 on February 27, 2018. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7430-2018, and second reading for Zone Amending Bylaw No. 7431-2018 on April 14, 2020 (see Appendices B and C). This application was presented at Public Hearing on May 19, 2020, and Council granted third reading on May 26, 2020. The purpose of the rezoning is to permit the construction of:

- ten RST-SV (Street Townhouse - Silver Valley) townhouse units along 232 Street;
- four R-2 (Urban Residential District) single family lots;
- six R-1 (Residential District) single family lots;
- two RS-1b (One Family Urban (Medium Density) Residential) single family lots; and
- one RS-1 (One Family Urban Residential) single family lot (see appendix D).

**RECOMMENDATIONS:**

1. That Official Community Plan Amending Bylaw No. 7430-2018 be adopted; and
2. That Zone Amending Bylaw No. 7431-2018 be adopted.

**DISCUSSION:**

**a) Background Context:**

Council considered this rezoning application at a Public Hearing held on May 19, 2020. On May 26, 2020 Council granted third reading to Official Community Plan Amending Bylaw No. 7430-2018 and

Zone Amending Bylaw No. 7431-2018 with the stipulation that the following conditions be addressed:

- i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;

*A signed Rezoning Servicing Agreement has been received with a Letter of Undertaking to register it as a Restrictive Covenant at the Land Titles Office and the security deposit has been received.*

- ii. Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3A - Blaney Hamlet, and Figure 4 - Trails / Open Space, as included within Official Community Plan Amending Bylaw No. 7430-2018;

*Amendments to Official Community Plan Schedule "A" Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3A - Blaney Hamlet, and Figure 4 - Trails / Open Space will be adopted with final approval of these bylaws.*

- iii. Road dedication on 232 Street, as required;

*An Application to Deposit the road dedication plan on 232 Street has been received with a Letter of Undertaking to register it at the Land Titles Office.*

- iv. Consolidation of the subject properties;

*An Application to Deposit the consolidation plan has been provided with a Letter of Undertaking to register it at the Land Titles Office.*

- v. Park dedication as required, including construction of equestrian trails; and removal of all debris and garbage from park land;

*An Application to Deposit the Park dedication plan has been provided with a Letter of Undertaking to register it at the Land Titles Office. A letter regarding the removal of debris from the park land has been provided. The construction of the equestrian trail has been secured.*

- vi. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;

*A Restrictive Covenant for the Geotechnical Report has been provided with a Letter of Undertaking to register it at the Land Titles Office.*

- vii. Registration of a Statutory Right-of Way to allow for a temporary Turn-Around on proposed Lot 14, if the lane is not constructed within the 136 Avenue Right-of-Way;

*A Statutory Right-of-Way for the Temporary Turn-Around on proposed Lot 14 will be registered at the time of Subdivision. Cash in lieu of constructing the lane within 136 Avenue has been provided until development to the south occurs.*

- viii. Registration of a Restrictive Covenant for Stormwater Management;

*A Restrictive Covenant for the Stormwater Management Plan will be registered at the time of Subdivision.*

- ix. Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site, as may be required;

*A Notification to the Department of Fisheries and Oceans and the Ministry of Environment was determined to not be required.*

- x. Removal of existing buildings;

*The building has been demolished.*

- xi. 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.

*A disclosure statement from a Professional Engineer has been provided indicating that there is no evidence of underground fuel storage tanks on the subject properties.*

- xii. That a voluntary contribution, in the amount of \$107,300.00 (13 times \$5,100 per single family lot and 10 times \$4,100.00 per townhouse dwelling unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

*The Community Amenity Contribution in the amount of \$107,300.00 has been provided.*

#### **CONCLUSION:**

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7430-2018 and Zone Amending Bylaw No. 7431-2018.

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

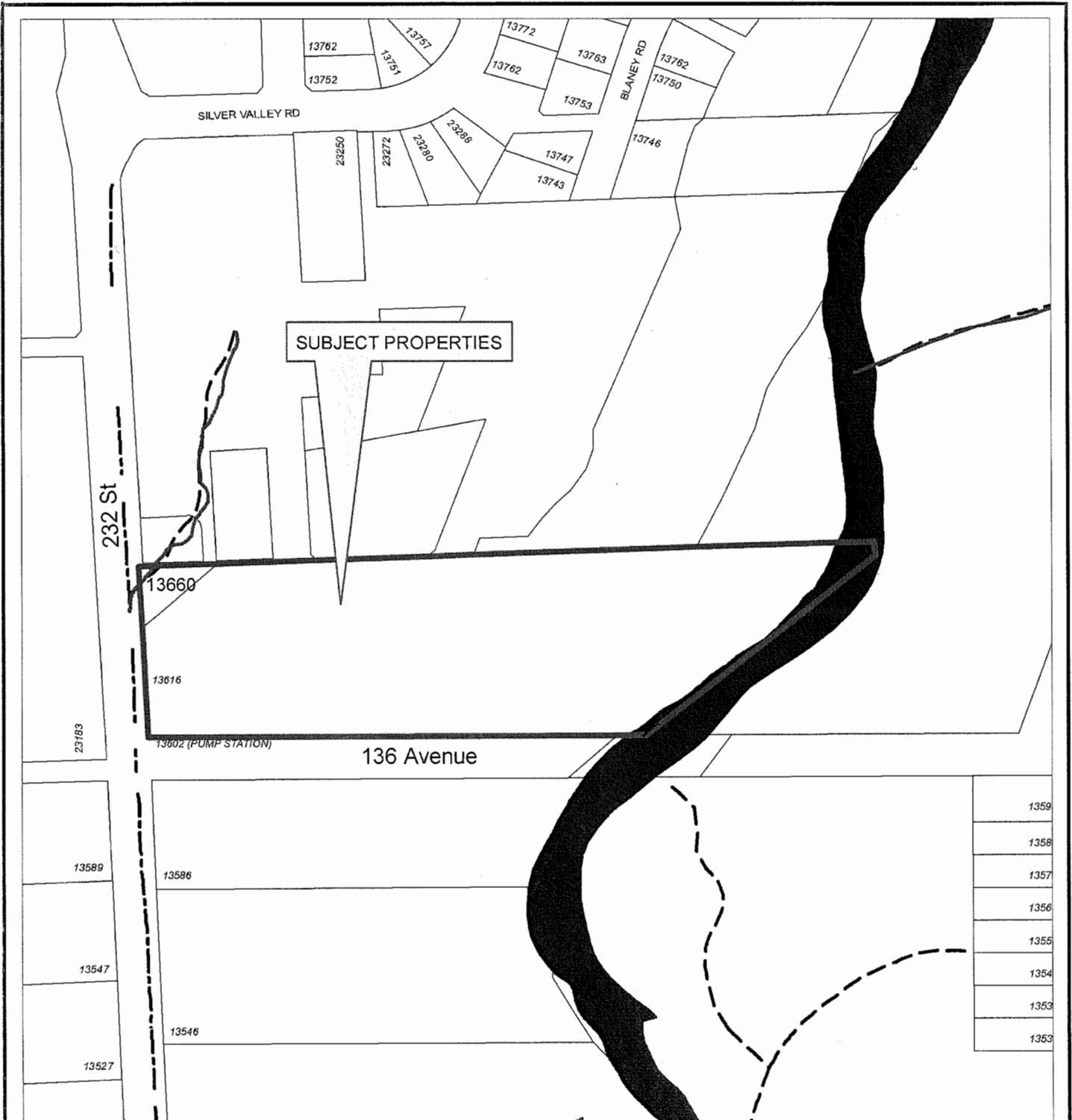
Approved by: **Christine Carter, M.PL, MCIP, RPP**  
**GM Planning & Development Services**

"Original signed by Al Horsman"

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – OCP Amending Bylaw No. 7430-2018
- Appendix C – Zone Amending Bylaw No. 7431-2018
- Appendix D – Proposed Subdivision Plan and Site Plan



Scale: 1:2,500

**Legend**

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

13616 & 13660 232 Street

PLANNING DEPARTMENT



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

2017-473-RZ  
DATE: Feb 14, 2018

BY: JV

CITY OF MAPLE RIDGE  
BYLAW NO. 7430-2018

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

---

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7430-2018."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan and Figure 3A - Blaney Hamlet are hereby amended for the parcel or tract of land and premises known and described as:

South Part Lot 9 Except: Parcel "A" (Reference Plan 10274), Block "A" Section 33 Township 12 New Westminster District Plan 2409 Being All That Portion Of Said Lot Lying To The South Of A Straight Line Drawn Parallel To And Perpendicularly Distant 200 Feet South From The North Boundary; and

Parcel "A" (Reference Plan 10274) South Part Lot 9, Block "A" Section 33, Township 12, New Westminster District Plan 2409

and outlined in heavy black line on Map No. 971, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

South Part Lot 9 Except: Parcel "A" (Reference Plan 10274), Block "A" Section 33 Township 12 New Westminster District Plan 2409 Being All That Portion Of Said Lot Lying To The South Of A Straight Line Drawn Parallel To And Perpendicularly Distant 200 Feet South From The North Boundary; and

Parcel "A" (Reference Plan 10274) South Part Lot 9, Block "A" Section 33, Township 12, New Westminster District Plan 2409

and outlined in heavy black line on Map No. 972, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

READ a first time the 14<sup>th</sup> day of April, 2020.

READ a second time the 14<sup>th</sup> day of April, 2020.

PUBLIC HEARING held the 19<sup>th</sup> day of May, 2020.

READ a third time the 26<sup>th</sup> day of May, 2020.

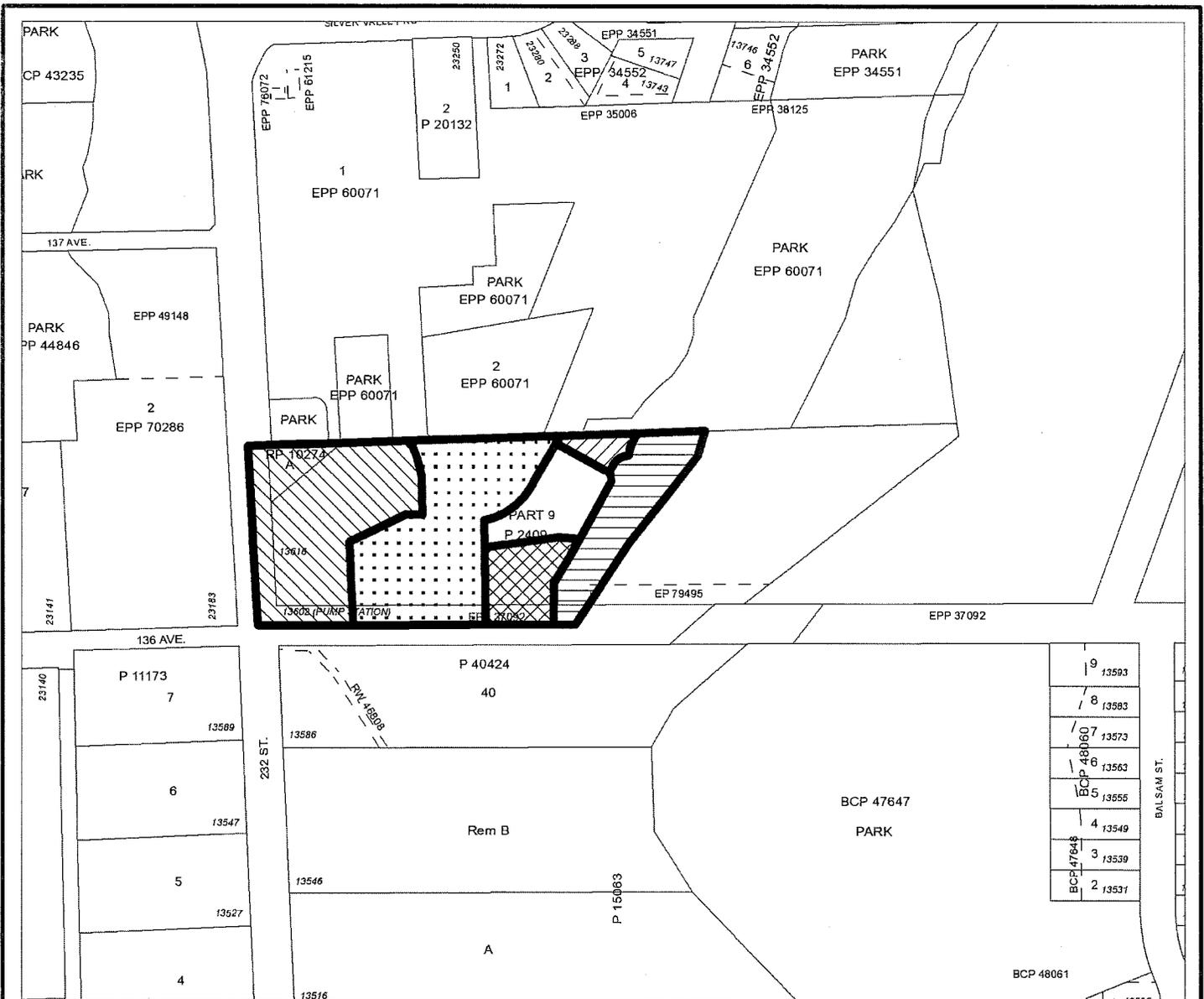
ADOPTED, the      day of                      , 20      .

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PRESIDING MEMBER

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CORPORATE OFFICER



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

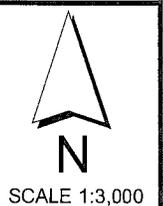
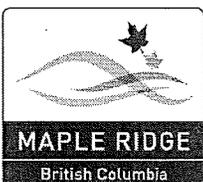
Bylaw No. 7430-2018

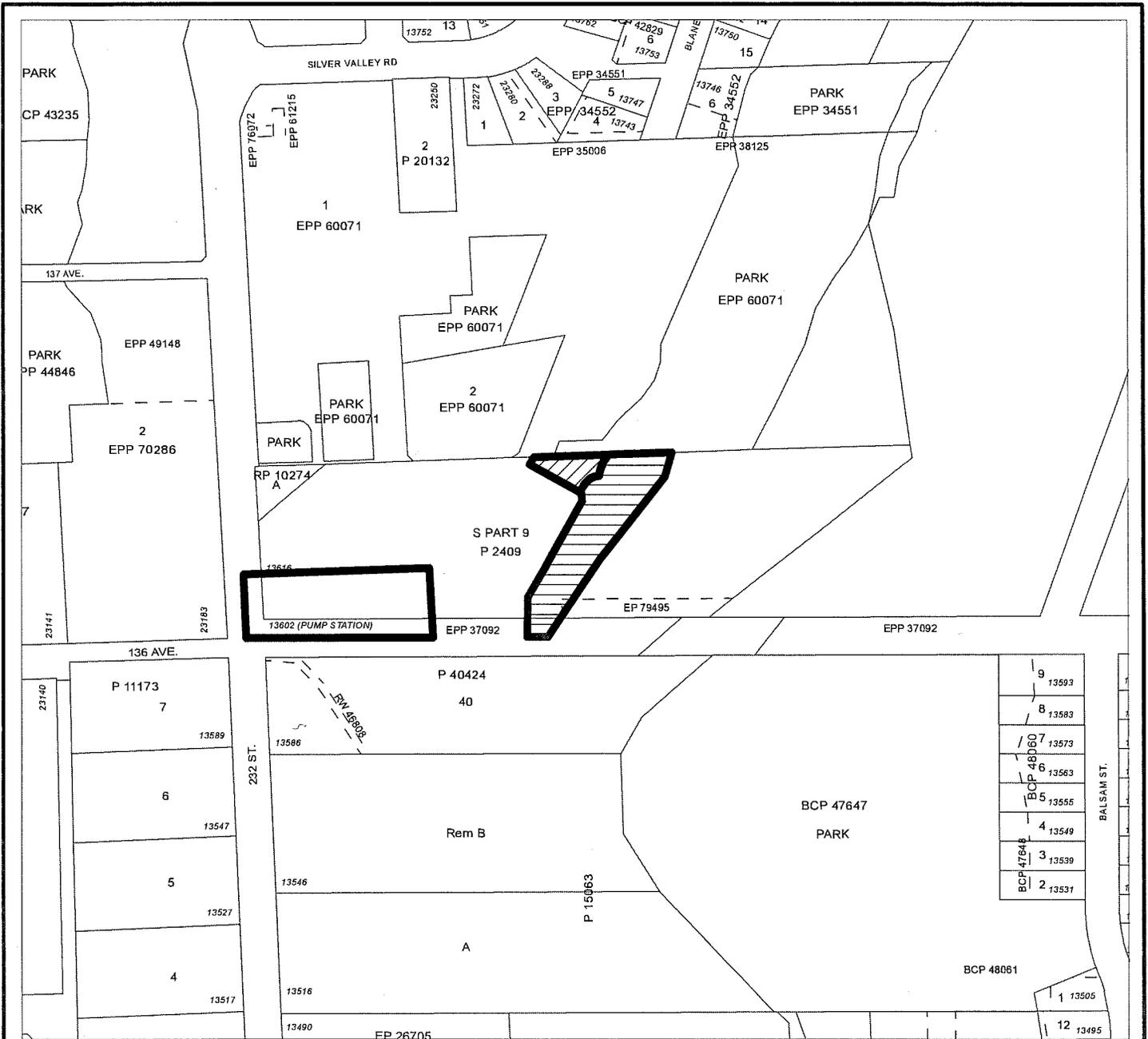
Map No. 971

Purpose: To Amend Figure 2 and Figure 3A of the Silver Valley Area Plan

From: Open Space, Medium Density Residential,  
Low Density Residential and Eco Cluster

- To:
-  Medium/High Density Residential
  -  Low Density Urban
  -  Medium Density Residential
  -  Conservation
  -  Open Space





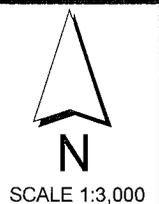
Bylaw No. 7430-2018

Map No. 972

Purpose: To Amend Figure 4 Trails/Open Space as shown

-  To Remove from Open Space
-  To Add To Open Space

-  To Add To Conservation



CITY OF MAPLE RIDGE

BYLAW NO. 7431-2018

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7431-2018."
2. That parcels or tracts of land and premises known and described as:

South Part Lot 9 Except: Parcel "A" (Reference Plan 10274), Block "A" Section 33 Township 12 New Westminster District Plan 2409 Being All That Portion Of Said Lot Lying To The South Of A Straight Line Drawn Parallel To And Perpendicularly Distant 200 Feet South From The North Boundary; and

Parcel "A" (Reference Plan 10274) South Part Lot 9, Block "A" Section 33, Township 12, New Westminster District Plan 2409

and outlined in heavy black line on Map No. 1749 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RST-SV (Street Townhouse – Silver Valley), R-2 (Urban Residential District), R-1 (Residential District), RS-1b (One Family Urban (Medium Density) Residential) and RS-1 (One Family Urban Residential).

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

READ a first time the 27<sup>th</sup> day of February, 2018.

READ a second time the 14<sup>th</sup> day of April, 2020.

PUBLIC HEARING held the 19<sup>th</sup> day of May, 2020.

READ a third time the 26<sup>th</sup> day of May, 2020.

ADOPTED, the        day of        , 20

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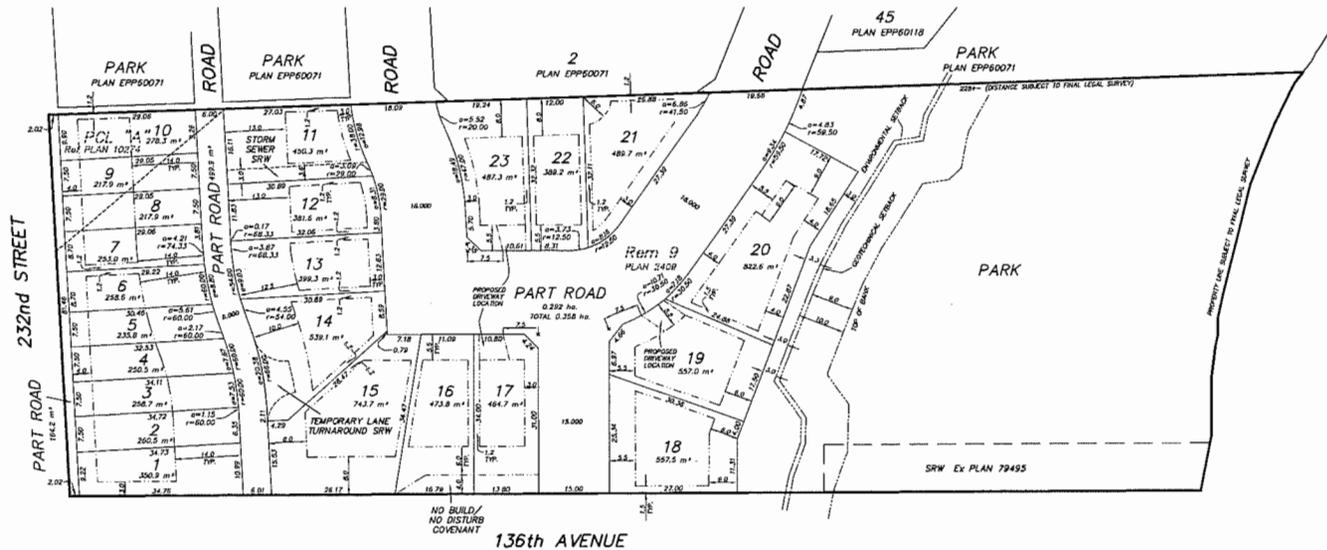
PRESIDING MEMBER

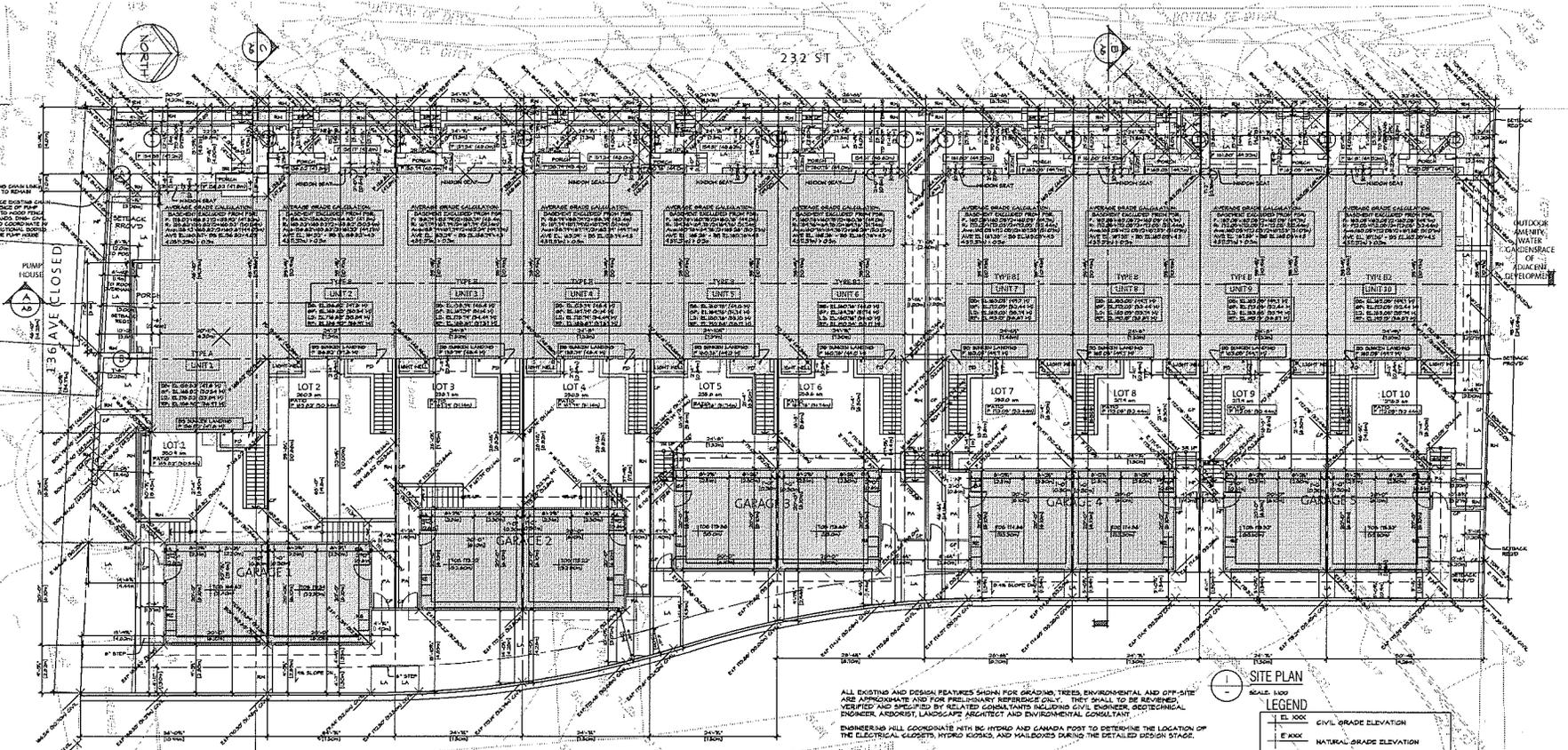
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CORPORATE OFFICER



SKETCH SHOWING PROPOSED SUBDIVISION OF  
 SOUTH PART LOT 9 EXCEPT: PARCEL "A" (REFERENCE PLAN 10274),  
 BLOCK "A" SECTION 33 TOWNSHIP 12 NEW WESTMINSTER DISTRICT  
 PLAN 2409 BEING ALL THAT PORTION OF SAID LOT LYING TO THE  
 SOUTH OF A STRAIGHT LINE DRAWN PARALLEL TO AND PERPENDICULARLY  
 DISTANT 200 FEET SOUTH FROM THE NORTH BOUNDARY  
 AND  
 PARCEL "A" (REFERENCE PLAN 10274) SOUTH PART LOT 9 BLOCK "A"  
 SECTION 33 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 2409





Project at:  
232 St  
Toronto, ON M5T 1A4  
Phone: 416-593-2224  
Fax: 416-593-2224  
www.jp.ca

232 St  
13616, 13660 232 St, Maple Ridge

**Pacific Inc.**  
Professional Engineers  
1000 West Beaver Creek Road  
Richmond Hill, Ontario L4B 1N2  
Tel: 905-709-8888  
Fax: 905-709-8889  
www.pacificinc.com

**PROJECT DATA**

<b>CIVIC ADDRESS:</b>	LOT 1 TO 10 OF 13616 AND 13660 232 STREET, MAPLE RIDGE, BC	
<b>LEGAL DESCRIPTION:</b>	SOUTH PART LOT 4 + PARCELS 14, BLOCK A, SECTION 33 TOWNSHIP 13 NED, PLAN 2401, P.I.D. 004-023-41	
<b>ZONING:</b>	R21-SV STREET TOWNHOUSE RESIDENTIAL - SILVER VALLEY	
<b>OCF:</b>	LOW DENSITY URBAN, CONSERVATION - SILVER VALLEY (ECO CLUSTERS, OPEN SPACE AND LOW DENSITY URBAN)	
<b>LOT SIZE:</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
MIN. 284 sqm FOR INT. LOT	LOT 6, 1.10, 289.6sq, 353.0sq, 278.5sq	
MIN. 193 sqm FOR INT. LOT	LOT 2 TO 4, 211.4 sqm TO 262.9 sqm	
MIN. 275 sqm FOR EXT. LOT - STREET CORNER	LOT 1, 350.4 sqm	
<b>DENSITY:</b>	MAX. 2.400 UNITS (235 sqm)	0.52 TO 0.76 FAR
<b>PER UNIT ENCLAVING BASEMENT GARAGE AND ACCESSORY BLDG:</b>	LOT 1 OF 0.33 FAR (0.15sqm) TO LOT 4 OF 0.76 FAR (0.4sqm)	
<b>LOT COVERAGE:</b>	MAX. 55% FOR EXT. LOT	LOT 6, 7, 10, 45.2% TO 47.4% (23.24 sqm)
	MAX. 65% FOR INT. LOT	LOT 2, 3, 4, 5, 6, 46.34% TO 55.66% (21.25 sqm TO 21.24 sqm)
<b>OFF-STREET PARKING:</b>	MAX. 45% (188.36 sqm) FOR EXT. LOT - STREET CORNER	LOT 1, 51.56% (191.80 sqm)
<b>RESIDENTIAL VISITOR:</b>	3 SPACES PER UNIT	3 SPACES PER UNIT
<b>AMENITY SPACE:</b>	N/A	N/A

	REQUIRED	PROVIDED	VARIANCE
<b>BUILDING SETBACKS - MAIN BUILDINGS</b>			
FRONT (WEST) - 232 ST	MIN. 4.0m (13.12')	4.0m (13.12') TO MAIN BLDG	
		5.7m (18.72') TO HINDON SEATS OF 1.5M	REGD
		0.2m (0.7')	
<b>INTERIOR SIDE - B/W LOTS</b>	MIN. 0.0m (0')		
<b>EXTERIOR SIDE - SOUTH - STREET CORNER</b>	MAIN BLDG: MIN. 5.0m (16.4')	5.0m (16.43') TO MAIN BLDG	
	GARAGE: MIN. 3.0m (9.84')	4.44m (14.58') TO GARAGE	
<b>EXTERIOR SIDE - END LOT</b>	MAIN BLDG: MIN. 1.2m (3.94')	LOT 6, 1.10, 289.6sq, 353.0sq, 278.5sq	
	GARAGE: MIN. 1.2m (3.94')	LOT 4, 1.10, 289.6sq, 353.0sq, 278.5sq	
<b>REAR (EAST) - LAKE</b>	MAIN BLDG: MIN. 14.0 m (45.93')	LOT 2, 10, 18.2m (59.7')	14.86m (48.74')
	GARAGE: MIN. 15m (49.2')	15.4m (50.67') TO 4.5m (14.76')	
<b>SITING EXCEPTIONS (REDUCED SETBACKS)</b>			
FRONT (WEST) - 232 ST	MIN. 2.7m (8.87')	MIN. 2.7m (8.87')	
	MIN. 5.34m (17.52')	MIN. 5.34m (17.52')	
<b>INTERIOR SIDE (NORTH)</b>	MIN. 0.0m	0.0m	
<b>EXTERIOR SIDE (SOUTH) CONSERVATION (36 AV)</b>	MIN. 1.5m (4.92')	MIN. 1.5m (4.92')	
	MIN. 1.2m (3.94')	MIN. 1.2m (3.94')	
<b>REAR (EAST)</b>	MIN. 0.75m (2.46 FT)	0.75m (2.46 FT)	
<b>BUILDING HEIGHTS</b>			
<b>MAIN BLDG</b>	MAX. 10m (32.81')	10.7m (35.28')	ROOF MEAN HT
	MAX. 4.6m (15.09')	4.6m (15.09')	ROOF MEAN HT
<b>GARAGE</b>	MAX. 4.6m (15.09')	4.6m (15.09')	FOR GARAGE
<b>ENCROACHMENT (ENCROACHMENT ON GOVERNMENT TO ADJACENT LOTS)</b>	FOR CLADDING, SOFFIT, TRIM BO, EXTERIOR HALL, ROOF OVERHANG	FOR CLADDING, SOFFIT, TRIM BO, EXTERIOR HALL, ROOF OVERHANG	REGD

**SITE PLAN**  
SCALE: 1:500

ALL EXISTING AND DESIGN FEATURES SHOWN FOR GRADING, TREES, ENVIRONMENTAL AND OFF-SITE ARE APPROPRIATE AND FOR PRELIMINARY REFERENCE ONLY. THEY SHALL BE RE-VERIFIED AND SPECIFIED BY RELATED CONSULTANTS INCLUDING CIVIL, ELECTRICAL, MECHANICAL, ARCHITECT AND ENVIRONMENTAL CONSULTANTS. ENGINEERS SHALL COORDINATE WITH THE HYDRO AND CANADA POST TO DETERMINE THE LOCATION OF THE ELECTRICAL CLOSURES, HYDRO CLOSURES, AND MAILBOXES DURING THE DETAILED DESIGN STAGE.

**LEGEND**

- EL XXX CIVIL GRADE ELEVATION
- E XXX NATURAL GRADE ELEVATION
- F XXX DESIGN GRADE ELEVATION
- TOS XXX TOP OF SLAB ELEVATION
- TOH XXX TOP OF HALL ELEVATION
- TOG XXX TOP OF CURB ELEVATION
- LA LANDSCAPE AREA
- PE PERFORABLE PAVEMENT PATHWAY
- RI RETAINING WALL (ALAN BLOCKS)
- HP 1.2m (4') HORIZONTAL SLAT FENCE
- GF 1.0m (3') GORGE FENCE
- PV PERFORABLE PAVEMENT
- X TREES TO BE REMOVED
- O TREE TO BE RETAINED
- BA GARBAGE BIN
- RE RECYCLING BIN

Lot#	Con'Ft	Unit	Garage	Con'Ft	Unit	Garage	Con'Ft	Unit	Garage
1	1075.14	137.80	48	1075.14	137.80	48	1075.14	137.80	48
2	1075.14	169.22	69	1075.14	169.22	69	1075.14	169.22	69
3	1075.14	168.37	69	1075.14	168.37	69	1075.14	168.37	69
4	1075.14	162.84	65	1075.14	162.84	65	1075.14	162.84	65
5	1075.14	163.88	66	1075.14	163.88	66	1075.14	163.88	66
6	1075.14	142.15	55	1075.14	142.15	55	1075.14	142.15	55
Total	1075.14	653.76	240	1075.14	653.76	240	1075.14	653.76	240

Lot#	Con'Ft	Unit	Garage	Con'Ft	Unit	Garage	Con'Ft	Unit	Garage
7	1075.14	139.17	55	1075.14	139.17	55	1075.14	139.17	55
8	1075.14	141.66	56	1075.14	141.66	56	1075.14	141.66	56
9	1075.14	141.66	56	1075.14	141.66	56	1075.14	141.66	56
10	1075.14	153.67	58	1075.14	153.67	58	1075.14	153.67	58
Total	1075.14	575.56	225	1075.14	575.56	225	1075.14	575.56	225

South	Lot#	Lot Area (sqm)	FAR	FAR (sqm)	GP (sqm)				
1	1	372.4	0.50	186.2	228.0	186.2	186.2	186.2	186.2
2	2	279.4	0.50	139.7	228.0	139.7	139.7	139.7	139.7
3	3	174.9	0.50	87.5	228.0	87.5	87.5	87.5	87.5
4	4	269.4	0.50	134.7	228.0	134.7	134.7	134.7	134.7
5	5	279.4	0.50	139.7	228.0	139.7	139.7	139.7	139.7
6	6	271.6	0.50	135.8	228.0	135.8	135.8	135.8	135.8
Total		1753.1	2.50	873.6	1337.8	873.6	873.6	873.6	873.6

North	Lot#	Lot Area (sqm)	FAR	FAR (sqm)	GP (sqm)				
7	7	272.5	0.50	136.3	228.0	136.3	136.3	136.3	136.3
8	8	274.7	0.50	137.4	228.0	137.4	137.4	137.4	137.4
9	9	246.7	0.50	123.4	228.0	123.4	123.4	123.4	123.4
10	10	409.5	0.50	204.8	228.0	204.8	204.8	204.8	204.8
Total		1003.4	2.50	501.7	816.2	501.7	501.7	501.7	501.7

10 Unit Street Townhouse  
13616, 13660 232 St, Maple Ridge

Date: 25  
Drawn: JP  
Checked: JP  
Project No: 1008

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7687-2020**

A bylaw to establish the five year financial plan for the years 2021 through 2025

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**WHEREAS**, the public will have the opportunity to provide comments or suggestions with respect to the financial plan;

**AND WHEREAS**, Council deems this to be a process of public consultation under Section 166 of the Community Charter;

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

1. This Bylaw may be cited as "Maple Ridge 2021-2025 Financial Plan Bylaw No. 7687-2020".
2. Statement 1 attached to and forming part of this bylaw is hereby declared to be the Consolidated Financial Plan of the City of Maple Ridge for the years 2021 through 2025.
3. Statement 2 attached to and forming part of the bylaw is hereby declared to be the Revenue and Property Tax Policy Disclosure for the City of Maple Ridge.
4. Statement 3 attached to and forming part of the bylaw is hereby declared to be the Capital Expenditure Disclosure for the City of Maple Ridge.

**READ** a first time the 8<sup>th</sup> day of December, 2020.

**READ** a second time the 8<sup>th</sup> day of December, 2020.

**READ** a third time the 8<sup>th</sup> day of December, 2020.

**PUBLIC CONSULTATION** completed on the                      day of                      .

**ADOPTED** the                      day of                      .

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PRESIDING MEMBER

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CORPORATE OFFICER

ATTACHMENT: Statement 1, Statement 2 and Statement 3

## Statement 1

### Consolidated Financial Plan 2021-2025 (\$ in thousands)

	2021	2022	2023	2024	2025
<b>REVENUES</b>					
Revenues					
Development Fees					
Developer Contributed Assets	20,000	20,000	20,000	20,000	20,000
Developer Cost Charges	7,501	10,510	11,462	7,140	16,217
Parkland Acquisition	200	200	200	200	200
Contribution from Others	1,361	1,351	1,343	1,351	1,356
Development Fees Total	29,062	32,061	33,006	28,691	37,773
Property Taxes	96,157	101,185	106,485	112,072	117,962
Parcel Charges	3,495	3,606	3,721	3,840	3,964
Fees & Charges	49,890	52,603	55,433	58,479	61,775
Interest	2,428	2,443	2,458	2,473	2,488
Grants	7,775	4,964	5,730	6,048	12,518
Total Revenues	188,806	196,861	206,833	211,604	236,479
<b>EXPENDITURES</b>					
Operating Expenditures					
Debt & Interest Payments	2,349	2,237	2,129	2,846	2,721
Amortization	22,623	22,623	22,623	22,623	22,623
Other Expenditures	125,218	130,550	137,376	143,313	149,638
Total Expenditures	150,190	155,409	162,128	168,782	174,982
<b>ANNUAL SURPLUS</b>	<b>38,616</b>	<b>41,451</b>	<b>44,705</b>	<b>42,823</b>	<b>61,497</b>
Add Back: Amortization Expense (Surplus)	22,623	22,623	22,623	22,623	22,623
Less: Capital Expenditures	44,838	33,298	35,030	34,238	50,981
Less: Developer Contributed Capital	20,000	20,000	20,000	20,000	20,000
<b>CHANGE IN FINANCIAL POSITION</b>	<b>(3,599)</b>	<b>10,776</b>	<b>12,298</b>	<b>11,207</b>	<b>13,139</b>
<b>OTHER REVENUES</b>					
Add: Borrowing Proceeds	-	-	-	-	-
<b>OTHER EXPENDITURES</b>					
Less: Principal Payments on Debt	3,304	3,993	4,084	4,767	4,867
<b>TOTAL REVENUES LESS EXPENSES</b>	<b>(6,903)</b>	<b>6,783</b>	<b>8,213</b>	<b>6,440</b>	<b>8,271</b>
<b>INTERNAL TRANSFERS</b>					
Transfer From Reserve Funds					
Capital Works Reserve	1,050	277	277	439	250
Equipment Replacement Reserve	3,345	1,872	3,018	2,912	1,048
Fire Department Capital Reserve	136	195	254	313	322
Total Transfer From Reserve Funds	4,532	2,344	3,549	3,664	1,621
Less :Transfer To Reserve Funds					
Capital Works Reserve	1,025	1,867	353	2,927	2,891
Equipment Replacement Reserve	3,364	3,509	3,645	3,846	4,063
Fire Department Capital Reserve	1,016	1,163	1,315	1,653	1,817
Land Reserve	5	5	5	5	5
Total Transfer To Reserve Funds	5,409	6,543	5,318	8,432	8,776
Transfer From (To) Own Reserves	2,087	(1,583)	(2,566)	(1,338)	2,692
Transfer From (To) Surplus	5,694	(1,001)	(3,878)	(335)	(3,808)
Transfer From (To) Surplus & Own Reserves	7,781	(2,584)	(6,444)	(1,672)	(1,116)
<b>TOTAL INTERNAL TRANSFERS</b>	<b>6,903</b>	<b>(6,783)</b>	<b>(8,213)</b>	<b>(6,440)</b>	<b>(8,271)</b>
<b>BALANCED BUDGET</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Statement 2

### Revenue and Property Tax Policy Disclosure

#### REVENUE DISCLOSURE

Revenue Proportions	2021		2022		2023		2024		2025	
	\$ ('000s)	%								
<b>Revenues</b>										
Property Taxes	96,157	50.9	101,185	51.4	106,485	51.5	112,072	53.0	117,962	49.9
Parcel Charges	3,495	1.9	3,606	1.8	3,721	1.8	3,840	1.8	3,964	1.7
Fees & Charges	49,890	26.4	52,603	26.7	55,433	26.8	58,479	27.6	61,775	26.1
Borrowing Proceeds	-	-	-	-	-	-	-	-	-	-
Other Sources	39,264	20.8	39,467	20.0	41,194	19.9	37,213	17.6	52,779	22.3
<b>Total Revenues</b>	<b>188,806</b>	<b>100</b>	<b>196,861</b>	<b>100</b>	<b>206,833</b>	<b>100</b>	<b>211,604</b>	<b>100</b>	<b>236,479</b>	<b>100</b>
<b>Other Sources include:</b>										
Development Fees Total	29,062	15.4	32,061	16.3	33,006	16.0	28,691	13.6	37,773	16.0
Interest	2,428	1.3	2,443	1.2	2,458	1.2	2,473	1.2	2,488	1.1
Grants (Other Govts)	7,775	4.1	4,964	2.5	5,730	2.8	6,048	2.9	12,518	5.3
Property Sales	-	-	-	-	-	-	-	-	-	-
	39,264	20.8	39,467	20.0	41,194	19.9	37,213	17.6	52,779	22.3

#### OBJECTIVES & POLICIES

##### Property Tax Revenue

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives, outlined in Financial Sustainability Policy 5.52 section 6.

The Financial Plan includes property tax increases that are as listed below:

	2021	2022	2023	2024	2025
General Purpose	2.00%	2.00%	2.00%	2.00%	2.00%
Infrastructure Replacement	0.70%	0.90%	0.90%	1.00%	1.00%
Parks & Recreation	0.60%	0.60%	0.60%	0.60%	0.60%
Drainage	0.30%	0.10%	0.10%	0.00%	0.00%
<b>Total Property Tax Increase</b>	<b>3.60%</b>	<b>3.60%</b>	<b>3.60%</b>	<b>3.60%</b>	<b>3.60%</b>

Additional information on the tax increases and the cost drivers can be found in the most recent Financial Overview Report.

Property tax revenue includes property taxes as well as grants in lieu of property taxes.

##### Parcel Charges

Parcel charges are comprised of a recycling charge, a sewer charge and on some properties, a local area service or improvement charge. Parcel charges are a useful tool to charge all or a subset of properties for a fixed or variable amount to support services. Unlike property taxation the variable amount does not need to be related to property assessment value, but can be something that more accurately reflects the cost of the service.

## Statement 2

### Revenue and Property Tax Policy Disclosure

#### Fees & Charges

Fees should be reviewed annually and updated if needed. In 2021, a consolidated fees and charges bylaw will be brought to Council for consideration. Some fees are used to offset the costs of providing specific services. The utility fees are reviewed annually with a view towards using rate stabilization practices to smooth out large fluctuations in rates, as set out in the Business Planning Guidelines.

#### Borrowing Proceeds

Debt is used when it makes sense, and with caution as it commits future cash flows to debt payments, restricting the ability to use these funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project. More information on previously approved borrowing can be found in the most recent Financial Plan Overview report.

#### Other Sources

This will vary greatly year to year as it includes:

- Development fees which fund capital projects from the DCC Reserve
- Contribution from others in relation to capital
- Grants which are sought from various agencies and may be leveraged with City funds

### PROPERTY TAX DISCLOSURE

The 2021 property tax revenue and updated rates will be included in a Financial Plan Amending Bylaw that precedes the Property Tax Rate Bylaw, as the 2021 property assessed values are not yet finalized. For information purposes the 2020 distribution is included.

#### Property Tax Revenue Distribution

Property Class	Taxation Revenue		Assessed Value (` 000s)		Tax Rate (\$ per 1000)	Multiple (Rate / Res. Rate)
1 Residential	70,187,615	78.6%	22,437,061	91.0%	3.1282	1.0
2 Utility	790,333	1.0%	19,758	0.1%	40.0000	12.8
4 Major Industry	-	0.0%	-	0.0%	16.4312	5.3
5 Light Industry	4,011,387	4.5%	488,265	2.0%	8.2156	2.6
6 Business, Other	14,076,191	15.8%	1,713,349	6.9%	8.2156	2.6
8 Rec., Non-Profit	54,163	0.1%	5,128	0.0%	10.5614	3.4
9 Farm	121,216	0.1%	4,615	0.0%	26.2647	8.4
<b>Total</b>	<b>89,240,904</b>	<b>100%</b>	<b>24,668,177</b>	<b>100%</b>		

## Statement 2

### Revenue and Property Tax Policy Disclosure

#### PROPERTY TAX DISCLOSURE

##### Objectives & Policies

Property taxes are the City's largest source of revenue and are contained by efficient business practices. Annual business planning practices are the mechanism for resource allocation decisions.

The City's Financial Sustainability Policy section 6 discusses the necessity of diversifying the tax base. Development of employment-related properties is one method of diversification; therefore a key performance measurement in Strategic Economic Initiatives tracks the increased investment and development of non-residential properties.

A policy in the Financial Sustainability Plan that calls for stable tax increases and the adoption of the annual increase early in the prior year in the Business Planning Guidelines provides citizens with a more stable and predictable set of cost increases. In some cases costs are phased in over multiple years to stay within the set tax increases.

##### Property Tax Rates

It is policy to adjust property tax rates annually to negate the impact of fluctuations in the market values of properties. Tax rates are reduced to negate the market increases. Property tax increases are then applied at the same relative increase for all classes, unless legislation restricts the rates, as with Class 2, Utility.

The Business Class and Light Industry Class properties have the same tax rate and are treated as a composite class when setting the tax rates, as the types of businesses in each class are similar.

In reviewing tax rates to ensure competitiveness, absolute rates, tax multiples and overall tax burden are considered. The impact that assessed values have when comparing to other geographical areas must be considered in a comparison of tax rates.

In 2019 a review of the Farm Class properties revealed that the rates are relatively high compared to other municipalities. Reductions in the Farm Class rate was phased in over the next two years effectively decreasing the amount that would otherwise have been collected by half.

##### Permissive Tax Exemptions

Council has set policies around the use of permissive tax exemptions. These are Council Policies 5.19 through 5.24. These policies discuss Churches, Community Halls, Heritage Sites, Homes for the Care of Children and the Relief of the Aged, the Poor, the Disabled and the Infirm, Municipal Recreational Services, Private Hospitals and Daycares, Private School and Youth Recreation Groups.

### Statement 3

#### Capital Expenditure Disclosure

The sole purpose of this statement is to meet legislative requirements and highlight the value of the Development Cost Charges; no other conclusions should be drawn from the figures as the information could be misconstrued. This disclosure is required under the Local Government Act s. 560 (2); capital costs attributable to projects to be partially funded by Development Cost Charges (DCC) must be included in the financial plan. The DCC program includes projects as far out as 2040 so the capital expenditures must be extended to match. Certain types of projects are not planned past the five year time horizon of the financial plan. Much less scrutiny is given to projects that are planned in years 2026 through 2040. Projects in these years typically exceed likely funding available.

#### Capital Program for 2026 – 2040

(\$ in thousands)

<b>Capital Works Program</b>	<b>338,751</b>
 <b>Source of Funding</b>	
Development Fees	
Development Cost Charges	157,020
Parkland Acquisition Reserve	-
Contribution from Others	1,244
	<hr/> 158,264
 Borrowing Proceeds	 -
Grants	28,355
Transfer from Reserve Funds	20,742
Revenue Funds	131,390
	<hr/> 180,487
	<hr/> <b>338,751</b> <hr/>

## 1100 *Committee Reports and Recommendations*

Items in Section 1100 *Committee Reports and Recommendations* that refer to a staff report earlier than this agenda date were presented at a Committee of the Whole Meeting typically a week prior, on the date of the staff report, to provide Council with an opportunity to ask staff detailed questions. The items are now before regular Council Meeting for debate and vote. Both meetings are open to the public. The reports are not reprinted again in hard copy; however they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7692-2020  
23939 Fern Crescent

**MEETING DATE:** January 5, 2021  
**FILE NO:** 2020-250-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 23939 Fern Crescent, from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of five (5) lots. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$5,100 per lot. Therefore, an estimated CAC amount of \$25,500.00 would be required.

**RECOMMENDATIONS:**

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
  - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
  - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
  - iii. The Council of any municipality that is adjacent to the area covered by the plan;
  - iv. First Nations;
  - v. Boards of Education, Greater Boards and Improvements District Boards; and
  - vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. That Zone Amending Bylaw No. 7692-2020 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, E, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

## DISCUSSION:

### a) Background Context:

Applicant: Aplin & Martin Consultants Ltd.  
David Laird

Legal Description: Lot 45, Section 28, Township 12, New Westminster District Plan 63118

OCP:  
Existing: Low Density Urban, Conservation  
Proposed: Low Density Urban, Conservation

Zoning:  
Existing: RS-2 (Single Detached Suburban Residential)  
Proposed: RS-1b (Single Detached (Medium Density) Residential)

Surrounding Uses:

North:	Use:	Residential Single Family
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	Medium Density Residential, Conservation
South:	Use:	Residential Single Family
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	Estate Suburban Residential
East:	Use:	Residential Single Family
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	Low Density Urban, Conservation
	Active	
	Application:	2017-140-RZ (Rezone from RS-2 to RS-1b)
West:	Use:	Residential Single Family
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	Low Density Urban, Conservation

Existing Use of Property: Residential Single Family  
Proposed Use of Property: Residential Single Family  
Site Area: 0.399 HA. (0.985 acres)  
Access: Sheldrake Court  
Servicing requirement: Urban Standard

### b) Site Characteristics:

The subject property is located on the Northwest corner of Fern Crescent and Sheldrake Court (see appendices A and B) and is 0.399 hectares in size. The subject property is relatively flat with slight grade changes on the peripheries. Additionally, there are two creeks located north and east of the subject property. These creeks are within 50.0 metres of the proposed development and will be subject to a Watercourse Protection Development Permit. The property located directly east of the subject property is under a development application (2017-140-RZ) which includes rezoning,

subdivision and development permit applications. The development proposal is to permit a five (5) lot subdivision with park dedication.

Existing ornamental vegetation can be found throughout the site whilst indigenous vegetation can be found along the periphery, most notably abutting Sheldrake Court and Fern Crescent.

**c) Project Description:**

The current application is proposing to rezone the subject property from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit future subdivision into five (5) single family lots with parkland dedication. Proposed Lots 1-5 will be between approximately 602m<sup>2</sup> to 685m<sup>2</sup> in area, with 539m<sup>2</sup> of the subject property being dedicated as parkland (See Appendices A, B, and D). Preliminary review of the application indicates that road dedication will be required. Sheldrake Court is currently 14.0 metres wide and requires one (1.0) metre of road dedication to meet 'Limited Local Street Urban Standard' width of 15.0 metres. This is being achieved from application 2017-140-RZ to the east of the proposed development (Appendix A). Road dedication is also required for Fern Crescent; the applicant will dedicate approximately 290m<sup>2</sup> from the proposed development (Appendix D). Furthermore, an application for a Development Variance Permit will be required as the proposed lot widths of 14.0 metres do not meet the RS-1b zone's minimum width of 15.0 metres.

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

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located within the Silver Valley Area Plan and is currently designated *Low Density Urban* and *Conservation*. The *Low Density Urban* designation permits 8 to 18 units per hectare which typically consist of single family residential dwelling types. No changes to these designations are required to support the proposed RS-1b rezoning, although an OCP amendment application will be required to adjust conservation boundaries to accommodate the final subdivision layout and parkland dedication.

**Zoning Bylaw:**

The current application proposes to rezone the property located at 23939 Fern Crescent from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) (see Appendix C) to permit future subdivision of five (5) lots (see Appendix D). The minimum lot size for the current RS-2 zone is 4,000m<sup>2</sup>, and the minimum lot size for the proposed RS-1b zone is 557m<sup>2</sup>. The new lots being proposed will match those currently at 3<sup>rd</sup> Reading on the east side of Sheldrake Court. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

### **Development Permits:**

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres 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. There are two (2) watercourses that are located adjacent to the subject property. The watercourse to the north is fish bearing and require a minimum 30.0 metre setback from top of bank. The watercourse along Sheldrake Court requires a 15.0 metre setback as it is considered food and nutrient bearing.

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

- All areas designated Conservation on Schedule "B" or all areas within 50 metres of an area designated Conservation on Schedule "B", or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule "C".

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading, a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

### **Advisory Design Panel:**

Not required.

### **Development Information Meeting:**

A Development Information Meeting is required for this application as the proposal is creating five (5) lots. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

### **e) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;

- e) Parks, Recreation and Culture Department;
- f) School District;
- g) Utility companies; and
- h) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above. This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

**f) Early and Ongoing Consultation:**

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

**g) Development Applications:**

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Development Variance Permit (Schedule E);
4. A Watercourse Protection Development Permit Application (Schedule F);
5. A Natural Features Development Permit Application (Schedule G);
6. A Wildfire Development Permit Application (Schedule J); and
7. A Subdivision Application.

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

**CONCLUSION:**

The development proposal is in compliance with the policies of the OCP, except for a supported OCP amendment to adjust the existing Conservation boundaries to encompass the proposed parkland area. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

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

"Original signed by Tyson Baker"

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*Prepared by:* **Tyson Baker, B.Pl.  
Planning Technician**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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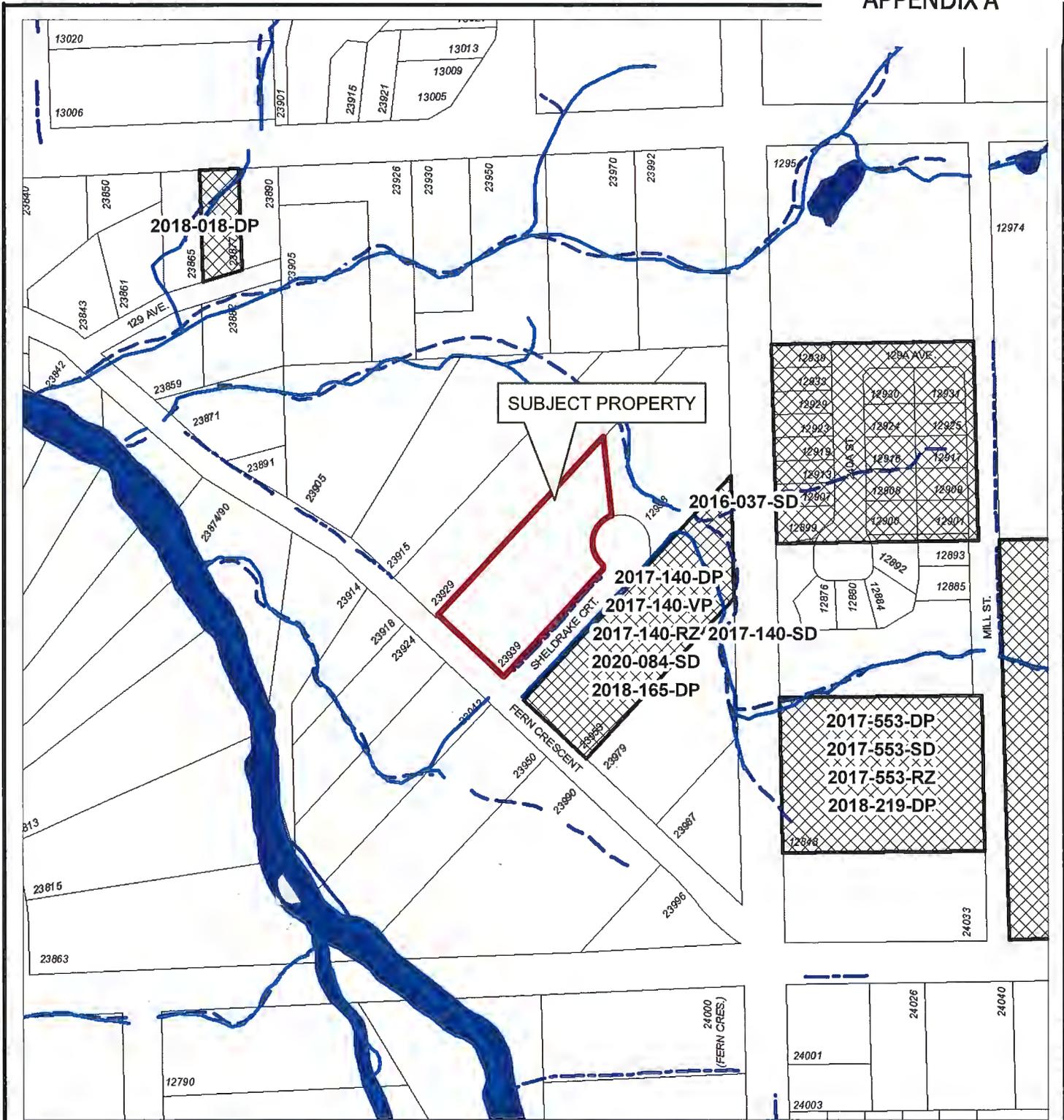
*Approved by:* **Christine Carter, M.PL, MCIP, RPP  
GM Planning & Development Services**

"Original signed by Christine Carter" for

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

The following appendices are attached hereto:  
Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7692-2020  
Appendix D – Proposed Site Plan



Scale: 1:2,500

- Legend**
- Stream
  - Ditch Centreline
  - Edge of River
  - Indefinite Creek
  - River Centreline
  - Lake or Reservoir
  - River
  - Active Applications (RZ/SD/DP/VP)

**23939 FERN CRESCENT**  
**PID: 002-196-425**

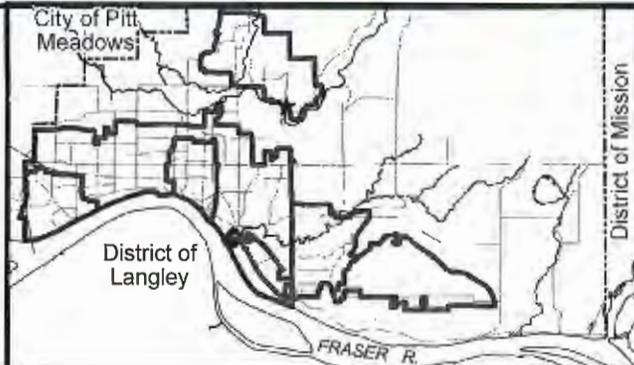
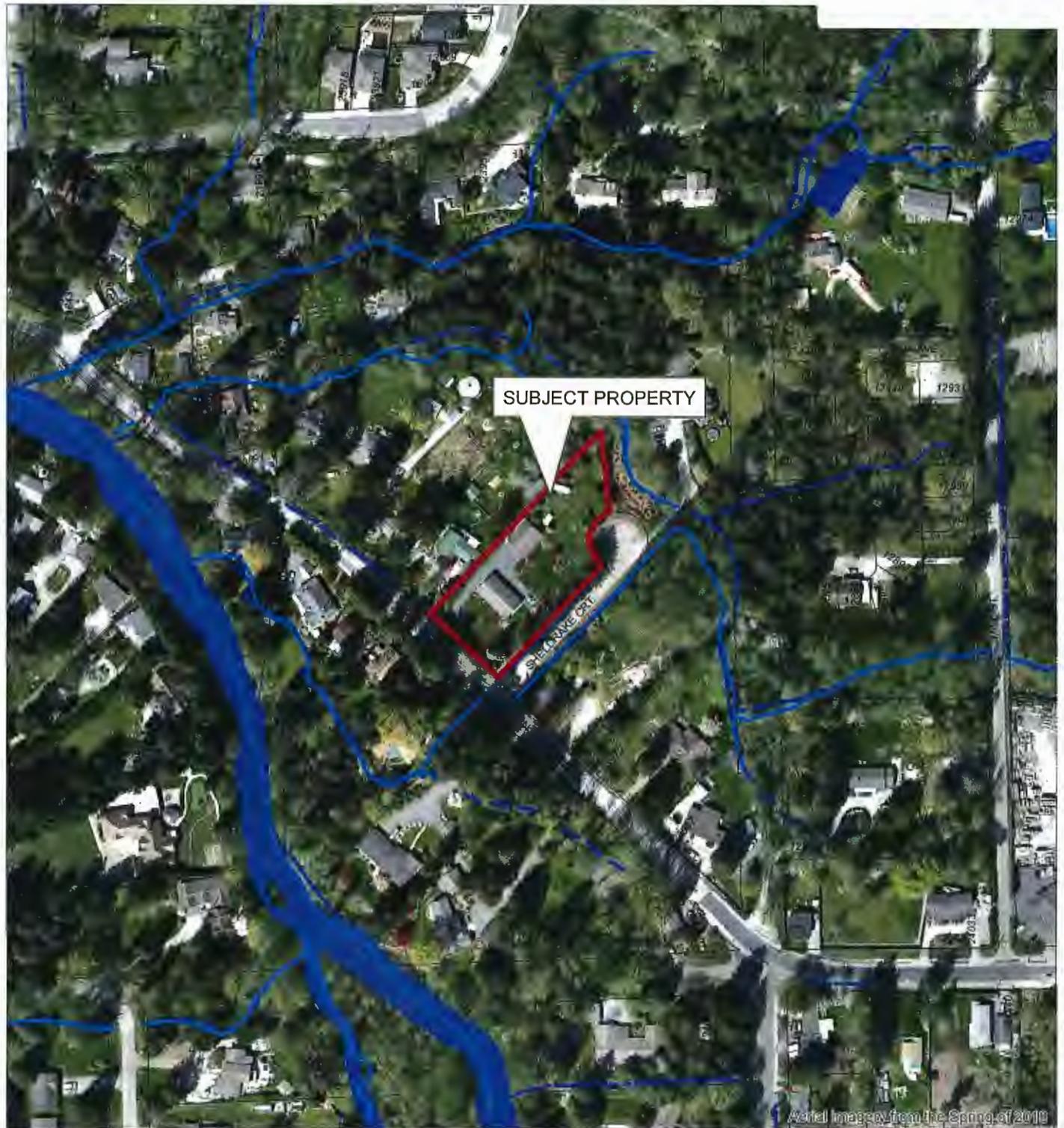
PLANNING DEPARTMENT



**mapleridge.ca**

FILE: 2020-250-RZ  
 DATE: Aug 14, 2020

BY: PC



23939 FERN CRESCENT  
PID: 002-196-425

PLANNING DEPARTMENT



**mapleridge.ca**

FILE: 2020-250-RZ  
DATE: Aug 14, 2020

BY: PC









**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7694-2020  
12333 227 Street

**MEETING DATE:** January 5, 2021  
**FILE NO:** 2020-256-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 12333 227 Street, from RS-1 (Single Detached Residential) to R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of two (2) lots. To proceed further with this application, additional information is required as outlined in this report.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$5,100 per lot. However, because the application is proposing for less than three (3) lots, the original lot is exempt. Therefore, an estimated CAC amount of \$5,100.00 would be required.

The R-2 zone permits a minimum lot size of 315m<sup>2</sup>. The site is designated *Single-Family Residential* in the Town Centre Area Plan, which includes a policy that a lot size less than 371m<sup>2</sup> is permitted where access is via rear lane only. This subdivision is proposed without a laneway and a separate OCP amendment process is proposed to consider amending Section 3-17 of the Town Centre Area Plan that would allow an R-2 use with a front driveway access.

Upon Council direction, the proposed OCP amendment process would be undertaken by the Planning Department to hold a virtual public open house and solicit community feedback on a change to Section 3-17 of the Town Centre Area Plan, which would permit the creation of R-2 lots (minimum 315m<sup>2</sup> lot) with street driveway access. It is proposed that lots that are created with an area of less than 315m<sup>2</sup> (i.e. R-3 zoned lots) would still be required to provide driveway access from a laneway. The outcomes of the public open house would be reported to Council, with a possible draft OCP Amending Bylaw required to remove the lane requirement.

**RECOMMENDATIONS:**

1. That Zone Amending Bylaw No. 7694-2020 be given first reading;
2. That Zone Amending Bylaw No. 7694-2020 shall not proceed to second reading until a Council directed OCP amendment process is concluded by considering the removal of the rear lane requirement for R-2 lots in the Town Centre Area Plan; and
3. That the applicant provide further information as described on Schedules A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1102**

**DISCUSSION:**

**a) Background Context:**

Applicant: Pavan Rakhra

Legal Description: Lot 195, Section 20, Township 12, New Westminster District Plan 39421

OCP:  
Existing: SF (Single-Family Residential)  
Proposed: SF (Single-Family Residential)

Zoning:  
Existing: RS-1 (Single Detached Residential)  
Proposed: R-2 (Single Detached (Medium Density) Urban Residential)

Surrounding Uses:

North:	Use:	Residential Single Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
South:	Use:	Residential Single Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Single-Family Residential
East:	Use:	Residential Single Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Single-Family Residential
West:	Use:	Residential Single Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Single-Family Residential

Existing Use of Property: Residential Single Family  
Proposed Use of Property: Residential Single Family  
Site Area: 761.5m<sup>2</sup> (0.188 acres)  
Access: Lee Avenue  
Servicing requirement: Urban Standard

**b) Site Characteristics:**

The subject property is 761.5m<sup>2</sup> (0.188 acre) in area and is bounded by single-family residential lots on the south and west sides, Lee Avenue to the north and 227 Street to the east (see Appendices A and B). The subject property is relatively flat and there is vegetation located on the peripheries of the subject property, most notably along 227 Street. There is an existing house on the site that will require removal as a condition of rezoning.

**c) Project Description:**

The current application is proposing to rezone the subject property from RS-1 (Single Detached Residential) to R-2 (Single Detached (Medium Density) Urban Residential) to permit future subdivision into two (2) residential single-family lots. Proposed Lot 1 will be approximately 333.24m<sup>2</sup> and proposed Lot 2 will be 385.95m<sup>2</sup>; both will be accessed from Lee Avenue (See Appendices A, B, and D).

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

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located within the Town Centre Area Plan and is currently designated *Single-Family Residential*. The *Single-Family Residential* designation is intended to provide options for increasing density and choice of housing form, while retaining the single-family character in established neighbourhoods in the Town Centre. As such, a variety of smaller, single-family lot sizes are supportable in this area.

The R-2 (Single Detached (Medium Density) Urban Residential) zone was adopted in February, 2012 and has since been utilized in several areas of Maple Ridge. The R-2 zone allows a minimum lot size of 315m<sup>2</sup> and is intended to provide an option for single-family lots that are larger than the R-3 (Single Detached (Intensive) Urban Residential) zone with a 213m<sup>2</sup> minimum lot area, but smaller than the R-1 (Single Detached (Low Density) Urban Residential) zone with a 371m<sup>2</sup> minimum lot area.

*Proposed Text Amendment to the OCP:*

Town Centre Area Plan Policy 3-17 requires that smaller single-family lot sizes, between 213m<sup>2</sup> and 370m<sup>2</sup>, provide vehicle driveway access from a rear lane only. This driveway access requirement applies to minimum lot sizes that align with the R-2 and R-3 single-family zones.

Upon Council direction, the Planning Department will undertake public consultation (separate from the subject rezoning application), through a virtual open house event, to consider an OCP amendment that would have broad implications for Policy 3-17 within the Town Centre Area Plan. It is proposed that lots in the Town Centre, with an area in excess of 315m<sup>2</sup>, be permitted to have street driveway access. Effectively, this would permit the creation of some R-2 lots with a front driveway access and leave only the R-3 zone (minimum lot size of 213m<sup>2</sup>) with a requirement for a rear or corner lot driveway access. Such an amendment would directly impact the ability for this application to proceed as proposed, with a broader intention to facilitate more options for smaller single-family lot sizes within the Town Centre Area Plan. Outcomes of the proposed public open house event would be reported to Council and include an OCP amending bylaw for Council to consider for first and second reading. This could occur at the same time that the Zoning Bylaw Amendment application proceeds to second reading.

It should be noted that the majority of R-2 zoned lots that have been created outside of the Town Centre Area have driveway access from the street, which is permitted under the existing R-2 zone regulations.

### **Zoning Bylaw:**

The current application proposes to rezone the property located at 12333 227 Street from RS-1 (Single Detached Residential) to R-2 (Single Detached (Medium Density) Urban Residential) (see Appendix C) to permit future subdivision of two (2) single-family lots (see Appendix D). The minimum lot size for the current RS-1 (Single Detached Residential) zone is 668m<sup>2</sup>, and the minimum lot size for the proposed R-2 (Single Detached (Medium Density) Urban Residential) zone is 315m<sup>2</sup>. Given the sensitivities with the heights of infill development, staff will require that the building height be limited to 8.0 metres (2.5 storeys). This limitation will compliment existing housing, which is predominately one or two storeys in height, on the adjacent properties. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

### **Development Permits:**

An application for a Development Permit is not required.

### **Advisory Design Panel:**

Not required.

### **Development Information Meeting:**

A Development Information Meeting is not required for this application, as the proposal is creating less than five (5) lots and there is no change in use as per Council Policy 6.20.

### **e) Interdepartmental Implications:**

Preliminary comments have been received from the Engineering Department confirming a preference that a lane not be created within the block where the subject property is located.

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

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

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

### **f) Development Applications:**

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

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

3. A Subdivision Application.

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

**CONCLUSION:**

The development proposal is meeting the intent of the policies of the Town Centre Area Plan in the OCP, providing options for increasing density within single-family character areas.

This report also seeks Council direction to undertake public consultation, through a public open house, for a proposed OCP amendment to consider allowing lots larger than 314m<sup>2</sup> to have driveway access from the street. For the subject application, it is recommended that Council grant first reading, subject to additional information being provided and assessed prior to second reading. Additionally, it is recommended that the subject rezoning application not proceed to second reading until the OCP policy question related to access lane for the R-2 zone be determined.

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

“Original signed by Tyson Baker”

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*Prepared by:* **Tyson Baker, B.Pl.**  
**Planning Technician**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Christine Carter”

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

The following appendices are attached hereto:

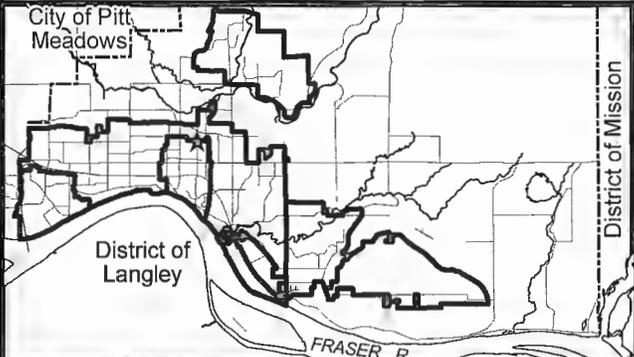
- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7694-2020
- Appendix D – Proposed Subdivision Plan

# APPENDIX A



SUBJECT PROPERTY

12333



12333 227 STREET  
PID: 005-085-357

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

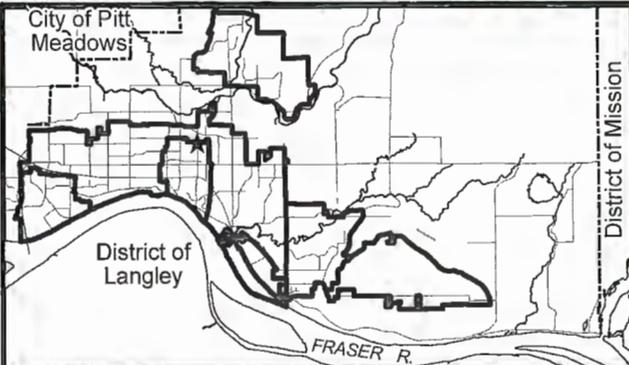
FILE: 2020-256-RZ  
DATE: Aug 19, 2020  
BY: PC



Aerial imagery from the Spring of 2010



Scale: 1:2,000



12333 227 STREET  
PID: 005-085-357

PLANNING DEPARTMENT

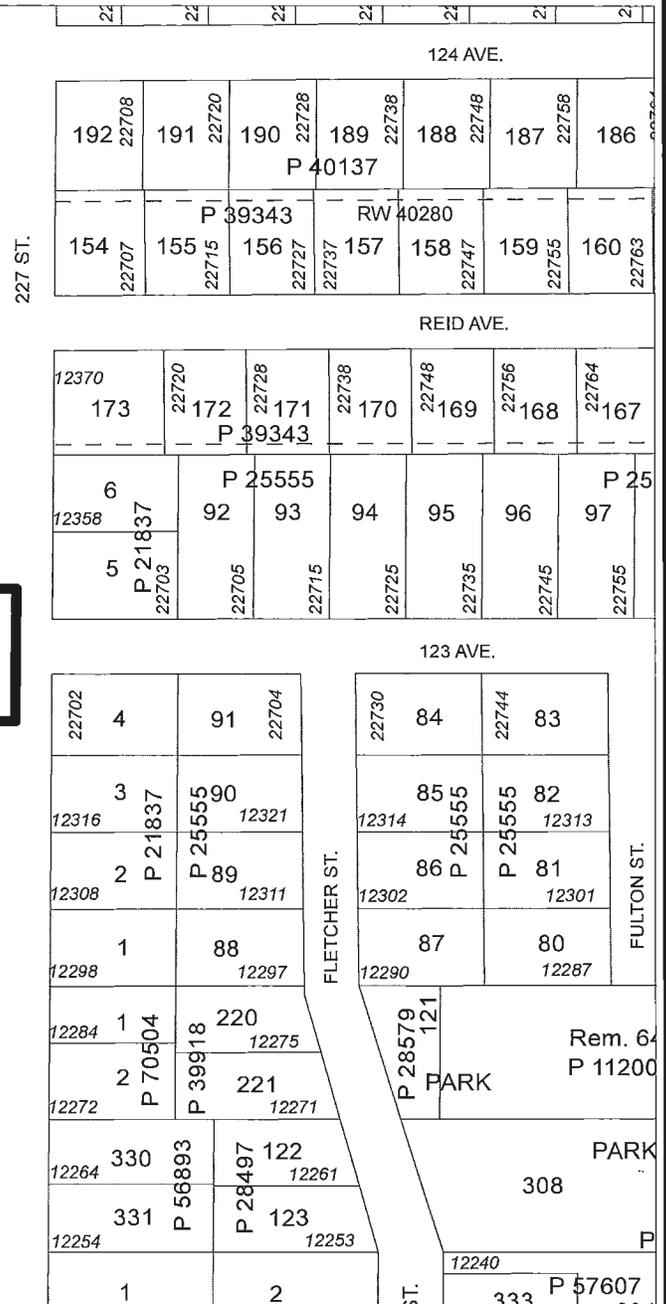
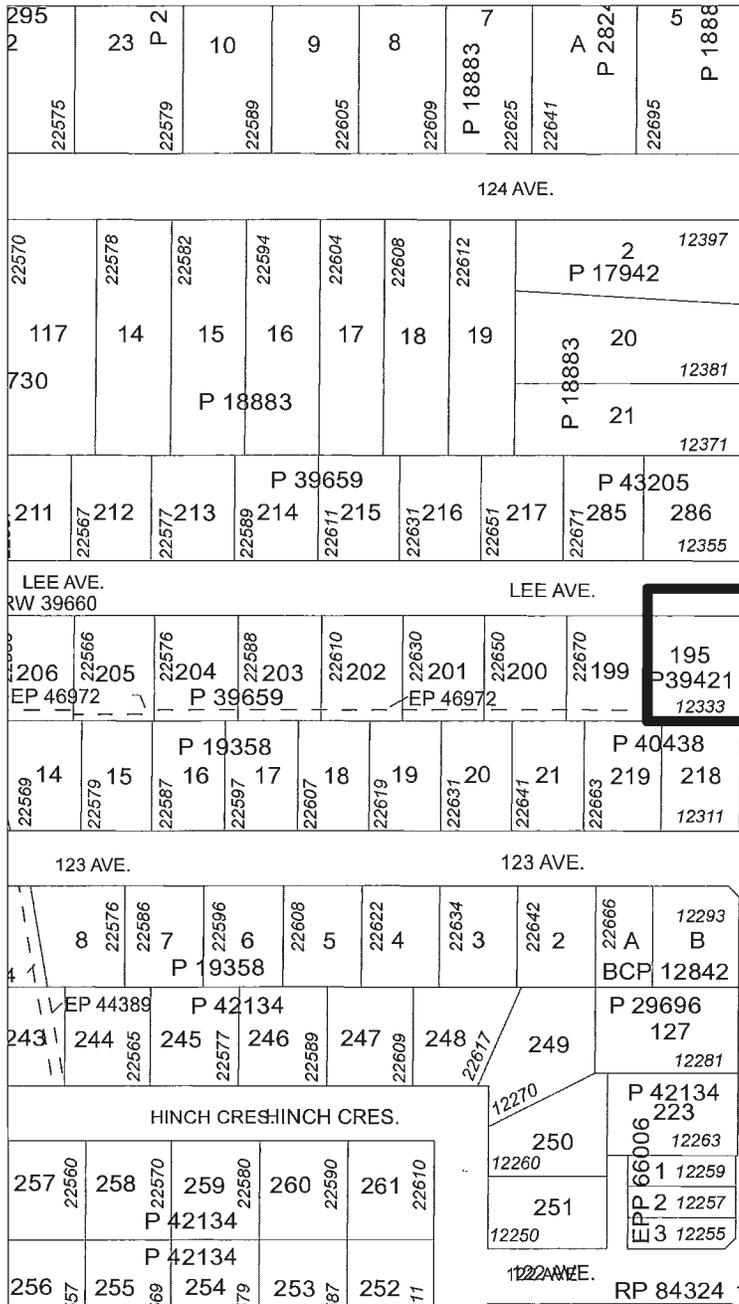


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FILE: 2020-256-RZ  
DATE: Aug 19, 2020

BY: PC





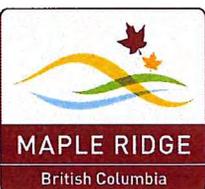
# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7694-2020

Map No. 1859

From: RS-1 (Single Detached Residential)

To: R-2 (Single Detached (Medium Density) Urban Residential)





Terra Pacific

Land Surveying Ltd

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

Client:  
**Pavan Rakhra**  
**Proposed Subdivision**

Project:  
**12333 227 Street**  
**Maple Ridge, BC**

PID: 005-085-357

Current Zoning: RS1  
Proposed Zoning: RS2

Drawing Title:  
**Topographic Survey**  
**Plan of Lot 195**  
**Sec 20, Tp 12**  
**New Westminster District**  
**Plan 39421**

Certified Correct  
This 17th Day Of August, 2020

Mike Beremmann, BCLS

- Legend:**
- Survey Control Monument
  - Tree (Tied At Point Of Entry Into The Ground)
  - Ground Elevation
  - Catch Basin
  - Ditch (Swale)
  - Edges Of Asphalt
  - Fire Hydrant
  - Guy Wire
  - Inspection Chamber
  - Lawn Drain
  - Lamp Standard
  - Manhole
  - Power Pole
  - Power Pole With Light
  - Water Valve
  - Sign
  - Gas Valve
  - Gas Meter
  - Water Meter

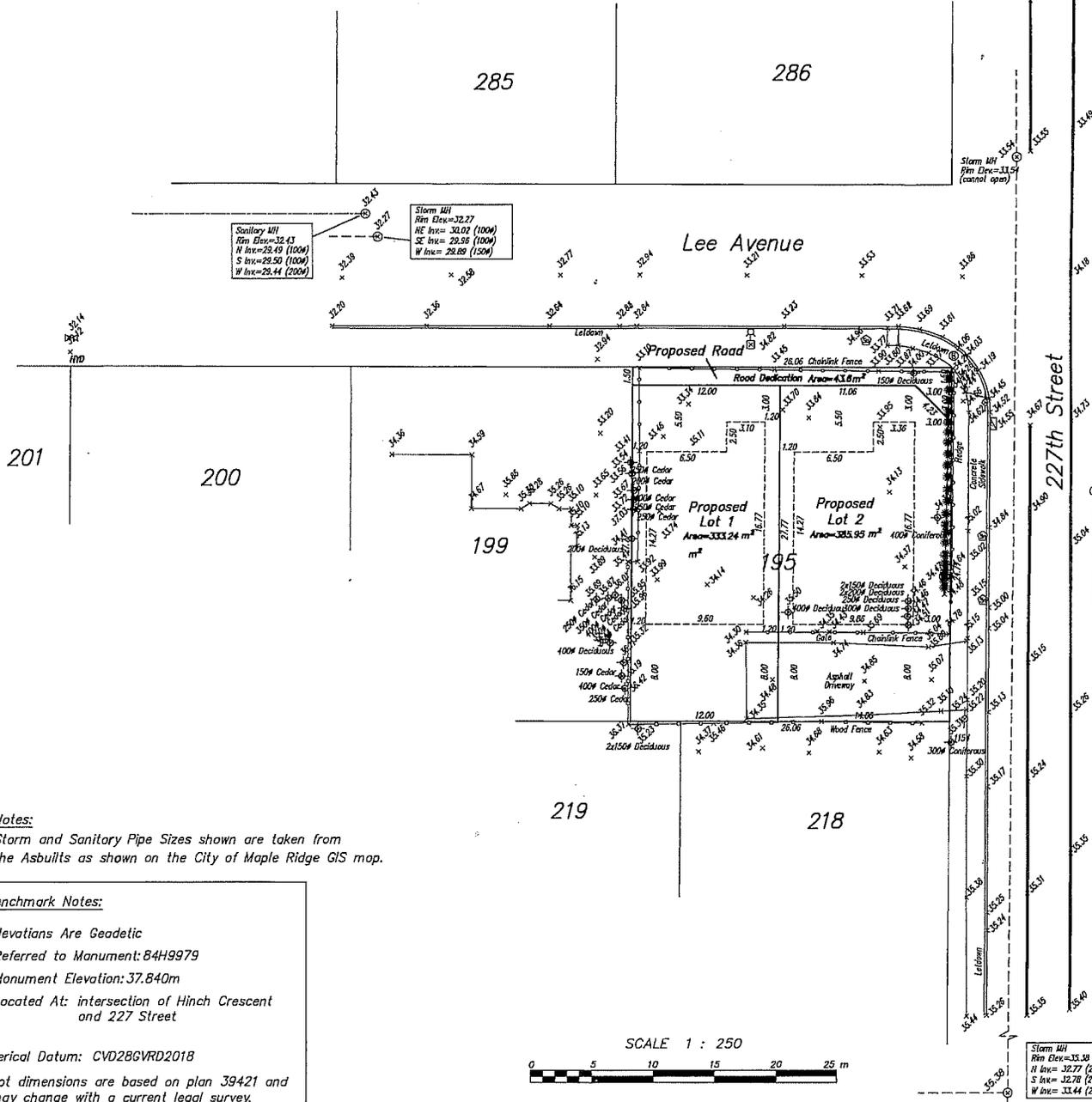
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Date: Aug. 17th, 2020

File: MR20-615 TOPO

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APPENDIX D



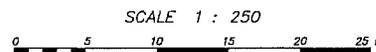
**Notes:**  
Storm and Sanitary Pipe Sizes shown are taken from the Asbuils as shown on the City of Maple Ridge GIS map.

**Benchmark Notes:**

Elevations Are Geodetic  
Referred to Monument: 84H9979  
Monument Elevation: 37.840m  
Located At: intersection of Hinch Crescent and 227 Street

Vertical Datum: CVD28GVRD2018

Lot dimensions are based on plan 39421 and may change with a current legal survey.



Sanitary MH  
Rim Elev=31.97  
N Inv=28.53 (450M conc.)  
E Inv=28.58 (100M)  
S Inv=28.57 (450M conc.)

Sanitary MH  
Rim Elev=32.43  
N Inv=28.49 (100M)  
S Inv=28.50 (100M)  
W Inv=28.44 (200M)

Storm MH  
Rim Elev=32.27  
NE Inv= 31.02 (100M)  
SE Inv= 29.98 (100M)  
W Inv= 28.89 (150M)

Sanitary MH  
Rim Elev=31.89  
N Inv=31.86 (450M conc.)  
E Inv=31.87 (450M conc.)  
S Inv=31.87 (450M conc.)

Storm MH  
Rim Elev=31.38  
N Inv= 32.77 (200M AC)  
S Inv= 32.78 (200M AC)  
W Inv= 31.44 (250M conc.)



City of Maple Ridge

TO: His Worship Mayor Michael Morden and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7695-2020
12077 240 Street and 12079 240 Street

MEETING DATE: January 5, 2021
FILE NO: 2020-403-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 12077 240 Street and 12079 240 Street, from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of four (4) lots. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$5,100 per lot. Therefore, an estimated CAC amount of \$20,400.00 would be required.

RECOMMENDATIONS:

- 1. That Zone Amending Bylaw No. 7695-2020 be given first reading; and
2. That the applicant provide further information as described on Schedule B, of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant: Don Bowins
Legal Description: Lot 2, Section 21, Township 12, New Westminster District Plan 18013
Lot 3, Section 21, Township 12, New Westminster District Plan 18013

OCP: Existing: Urban Residential
Proposed: Urban Residential

Zoning: Existing: RS-3 (Single Detached Rural Residential)
Proposed: R-1 (Single Detached (Low Density) Urban Residential)

Surrounding Uses:

North:	Use:	Residential Single Family
	Zone:	R-2 (Single Detached (Medium Density) Urban Residential)
	Designation:	Urban Residential
South:	Use:	Residential Single Family
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Urban Residential
East:	Use:	Residential Single Family
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Estate Suburban Residential
West:	Use:	Civic (City of Maple Ridge Operations Centre)
	Zone:	P-6 (Civic Institutional)
	Designation:	Institutional

Existing Use of Property:	Residential Single Family
Proposed Use of Property:	Residential Single Family
Site Area:	0.123 HA (0.303 acres)
Access:	120B Avenue
Servicing requirement:	Urban Standard

**b) Site Characteristics:**

The subject properties are 0.123 ha (0.303 acres) each in area and are bounded by residential single family lots on the north and south sides and 240 Street on the east. The City of Maple Ridge Operations Centre is located directly west of the subject site. The subject properties each consist of a residential single family dwelling which will be demolished as a condition of rezoning. Furthermore, vegetation is located throughout the two properties and the lot grades are relatively flat.

**c) Project Description:**

The current application is proposing to rezone the subject properties from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit future subdivision into four (4) lots (See Appendices A or B). Due to access needing to be from 120B Street and existing lot dimensions, the proposed lots will range from 378m<sup>2</sup> to 796m<sup>2</sup> in size which meets the minimum lot requirements of 371m<sup>2</sup> in the R-1 (Single Detached (Low Density) Urban Residential) zone.

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

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located within the Urban Area Boundary and is currently designated *Urban Residential* and is subject to *Major Corridor Residential* Policies. The OCP *Major Corridor Residential* policies, as per the Zoning Matrix, supports the proposed R-1 zone which permits the construction of residential single family dwellings on lots exceeding 371m<sup>2</sup>. The proposed development compliments adjacent land uses and lot sizes to the north and any possible development to the south. Therefore, after preliminary review of the proposal, the application to rezone the properties to the R-1 (Single Detached (Low Density) Urban Residential) zone is consistent with the OCP infill policies and is thus supportable.

**Zoning Bylaw:**

The current application proposes to rezone the properties located at 12077 240 Street and 12079 240 Street from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) (see Appendix C) to permit the creation of four (4) lots through subdivision (see Appendix D). The minimum lot size for the current RS-3 (Single Detached Rural Residential) zone is 8,000m<sup>2</sup>, and the minimum lot size for the proposed R-1 (Single Detached (Low Density) Urban Residential) zone is 371m<sup>2</sup>. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

**Development Permits:**

Not required.

**Advisory Design Panel:**

Not required.

**Development Information Meeting:**

A Development Information Meeting is not required for this application as the proposal indicates the creation less than five (5) lots.

**e) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department; and
- f) Canada Post.

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

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

**f) Early and Ongoing Consultation:**

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

**g) Development Applications:**

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

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

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

**CONCLUSION:**

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

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

"Original signed by Tyson Baker"  
Prepared by: **Tyson Baker, B.Pl.**  
**Planning Technician**

"Original signed by Chuck Goddard"  
Reviewed by: **Charles R. Goddard, BA, MA**  
**Director of Planning**

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

"Original signed by Christine Carter" \_\_\_\_\_ for \_\_\_\_\_  
Concurrence: **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:  
Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7695-2020  
Appendix D – Proposed Site Plan

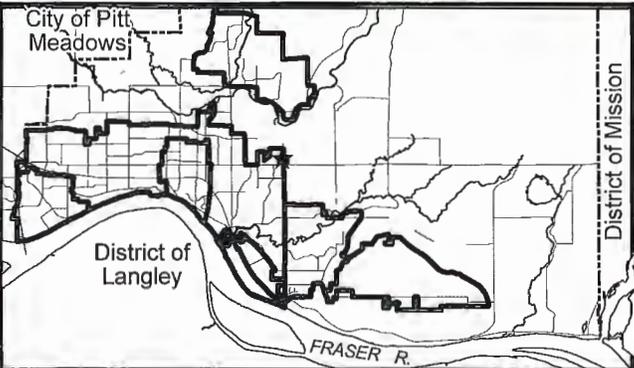




Aerial imagery from the Spring of 2018



Scale: 1:2,500



12077/79 240 STREET  
 PID'S: 001-740-628 & 000-836-265

PLANNING DEPARTMENT

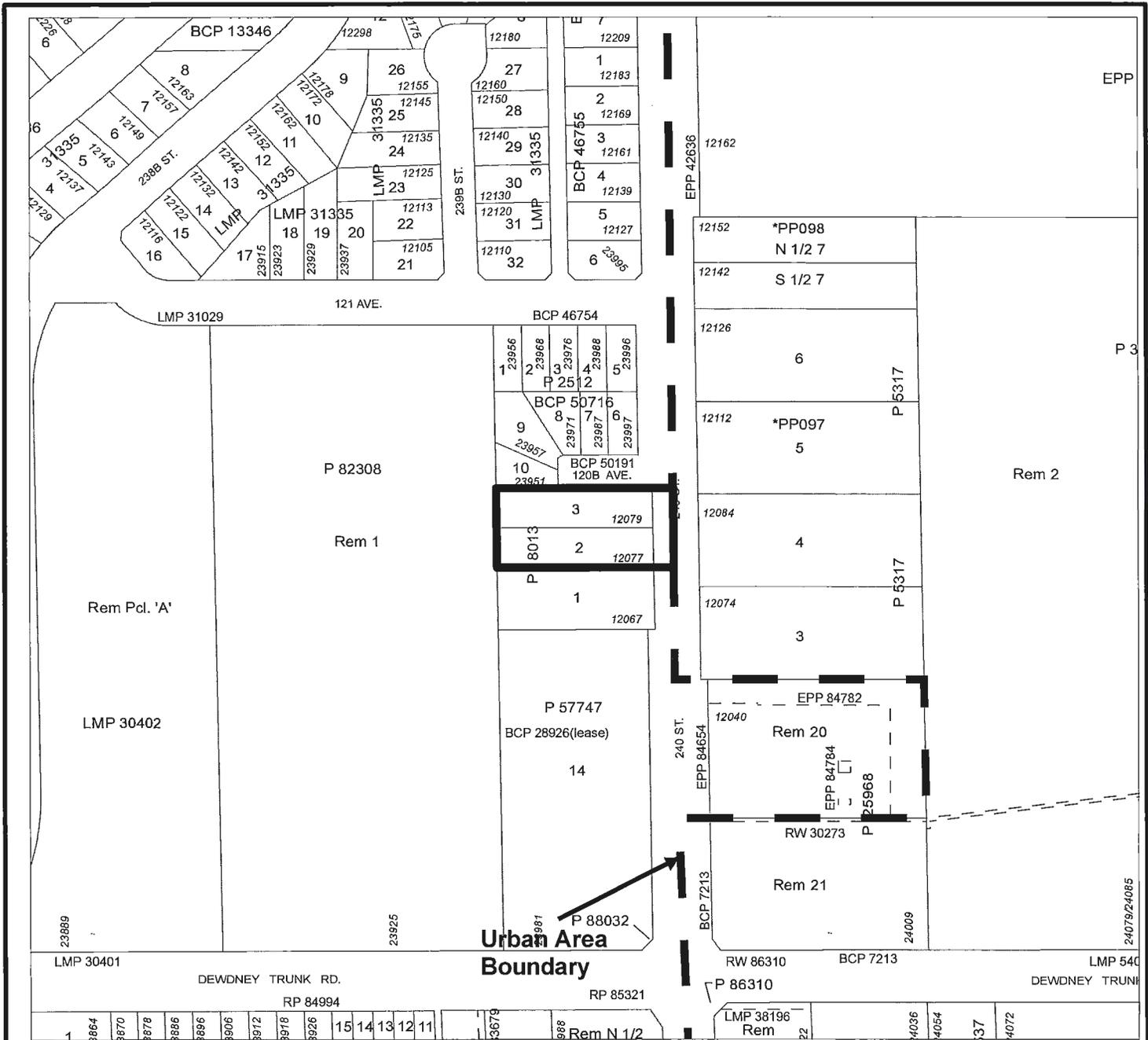


[mapleridge.ca](http://mapleridge.ca)

FILE: 2020-403-RZ  
 DATE: Nov 13, 2020

BY: PC



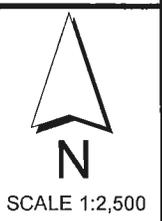


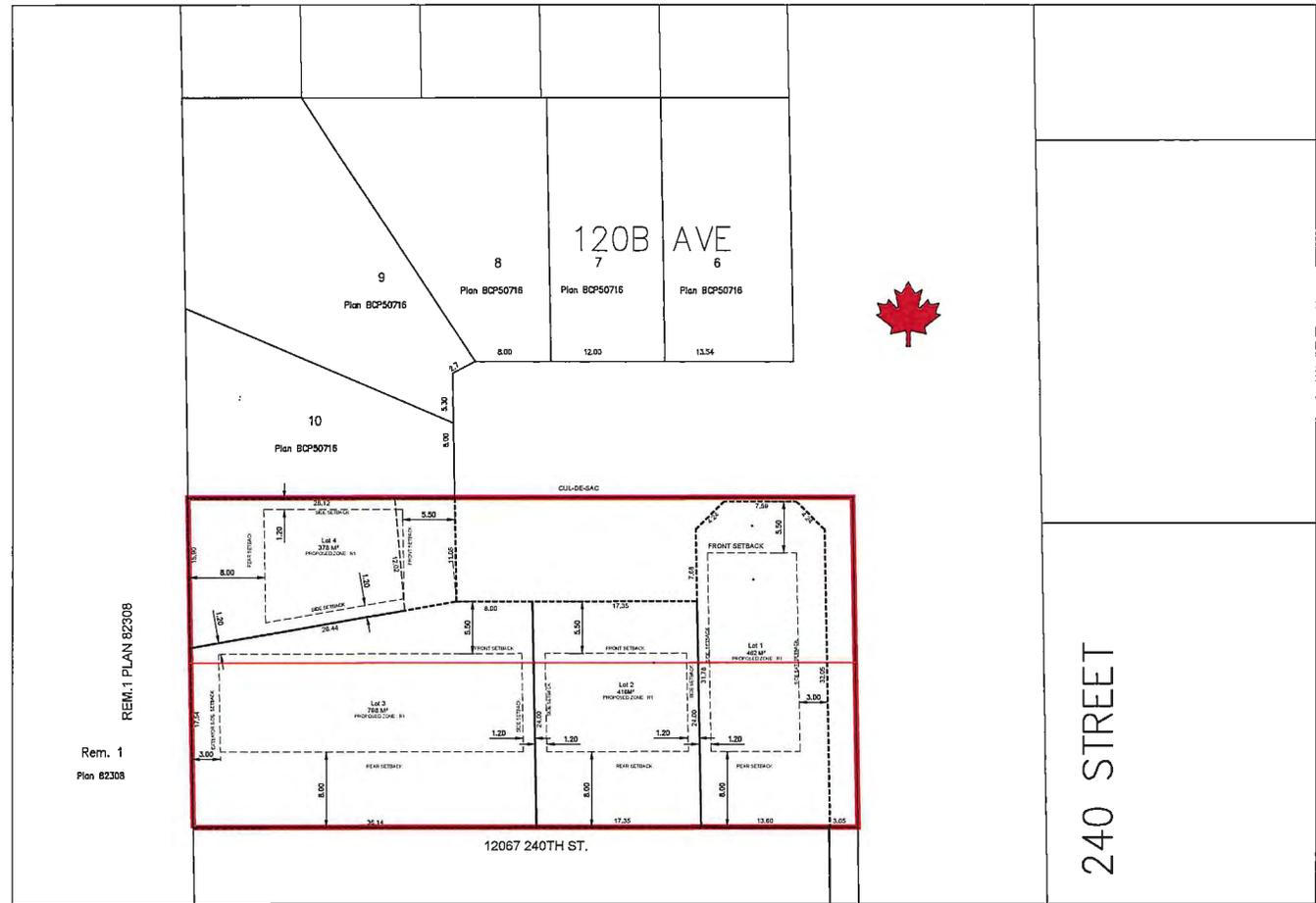
# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7695-2020  
 Map No. 1860  
 From: RS-3 (Single Detached Rural Residential)  
 To: R-1 (Single Detached (Low Density) Urban Residential)



--- Urban Area Boundary





REM. 1 PLAN B2308  
Plan B2308



240 STREET

**4 R-1 SINGLE FAMILY LOTS**

ZONING

MIN LOT SIZE	371m <sup>2</sup>
MIN LOT DEPTH	24.00m
MIN LOT WIDTH	12.00m
FRONT YARD SETBACK	5.5m
REAR YARD SETBACK	8.00m
INT. SIDE SETBACK	1.2m
EXT. SIDE YARD	3.0m

No	Date	Revision	BY

**D.K. BOWINS & ASSOCIATES INC.**  
8555 EMIRY STREET, MISSION, B.C.  
V4S 1A6 FAX: 604-826-4399,  
EMAIL: [dkb@dkbinc.com](mailto:dkb@dkbinc.com)

DITCH PROPOSED STORM SEWER SANITARY SEWER WATER U.G. LIGHTING U.G. FIBRE OPTIC U.G. TELEPHONE MANHOLE CATCH BASIN WATER OR GAS VALVE		DITCH UTILITY POLE / ANCHOR FIRE HYDRANT SIGN FOR BASEMENT ELEV. EDGE OF PAVEMENT FENCE SURVEY MONUMENT SIGNAL INSPECTION CHAMBER STREET LIGHT	EDGE OF GRAVEL SLOPE SHRUB HEDGE WALK BUILDING	DRAWN: A.J.D. DESIGNED: D.K.B. CHECKED: APPROVED: FIELD BOOK: SCALES: HORZ. 1:250 VERT. -	SEAL
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CITY OF MAPLE RIDGE ENGINEERING DEPARTMENT		Date NOV 2020
SUBDIVISION PLAN R-1 LOTS		SHEET 1 OF
		Dwg. No. 0

APPENDIX D

This drawing and design is the property of D.K. BOWINS & ASSOCIATES Inc. and cannot be used, reused or replicated without the written consent of said company.

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7689-2020;  
21429 121 Avenue

**MEETING DATE:** January 05, 2021  
**FILE NO:** 2020-411-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 21429 121 Avenue, from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of two lots, each approximately 507m<sup>2</sup> in area. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program, and will be requested to pay \$5,100.00 for the additional proposed single family residential lot, as the original lot is exempt when proposing fewer than three lots.

**RECOMMENDATIONS:**

1. That Zone Amending Bylaw No. 7689-2020 be given first reading; and
2. That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**DISCUSSION:**

**a) Background Context:**

Applicant: True Light Building & Development  
Owner: Kevin D Kennedy

Legal Description: Lot C, District Lot 245, Group 1, New Westminster District Plan 19628

OCP:  
Existing: Urban Residential  
Proposed: Urban Residential

Zoning:  
Existing: RS-1 (Single Detached Residential)  
Proposed: R-1 (Single Detached (Low Density) Urban Residential)

Surrounding Uses:

North:	Use:	Single family residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
South:	Use:	Single family residential
	Zone:	R-1 (Single Detached (Low Density) Urban Residential)
	Designation:	Urban Residential
East:	Use:	Single family residential
	Zone:	R-1 (Single Detached (Low Density) Urban Residential)
	Designation:	Urban Residential
West:	Use:	Single family residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential

Existing Use of Property:	Single family residential
Proposed Use of Property:	Single family residential
Site Area:	0.111 Ha. (0.27 acres)
Access:	121 Avenue
Servicing requirement:	Urban Standard

**b) Site Characteristics:**

The subject property is located at 21429 121 Avenue, and designated *Urban Residential*. 121 Avenue is considered a Collector Road under the city's road classification and is a major corridor under the OCP. The subject property is bounded by single family residential lots and 121 Avenue to the south, and is generally flat with hedges as perimeter fencing.

**c) Project Description:**

The current application proposes to rezone the subject property, located at 21429 121 Ave, from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential), in order to create two single family residential lots of approximately 507 m<sup>2</sup> in area, after road dedication of approximately 2.8m (see Appendices A and B). The two new lots are approximately 30.5 metres in depth and are each 16.61 metres wide.

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

**d) Planning Analysis:**

**Official Community Plan:**

The development site is currently designated *Urban Residential*, and is located on a corner lot with major corridors on both sides. The Major Corridor Infill policies allow for the proposed R-1 (Single Detached (low density) Urban Residential) zoning. Furthermore it is noted that the adjacent properties to the east and to south have been rezoned to the same R-1 (Single Detached (Low Density) Urban Residential) zoning.

### **Zoning Bylaw:**

The current application proposes to rezone the property located at 21429 121 Avenue from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) (see Appendix C) to permit a future subdivision into two single family residential lots (see Appendix D).

The proposed zone requires a minimum area of 371 m<sup>2</sup>, a minimum width of 12 metres, and a depth of 24 metres, under the updated Zoning Bylaw. The subject proposal is for two single family residential lots of approximately 507 m<sup>2</sup> in area, after road dedication of approximately 2.8m. The two new lots are approximately 30.5 metres in depth and are each 16.61 metres wide.

### **Advisory Design Panel:**

As no Development Permit application is required, the subject application will not be reviewed by the Advisory Design Panel prior to Second Reading.

### **Development Information Meeting:**

A Development Information Meeting is not required for a rezoning to accommodate a two-lot subdivision application.

### **e) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department; and
- e) Canada Post.

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

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

### **f) Development Applications:**

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

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

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

**CONCLUSION:**

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

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

“Original signed by Therese Melser”

---

*Prepared by:* **Therese Melser**  
**Planning Technician**

“Original signed by Chuck Goddard”

---

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

“Original signed by Christine Carter”

---

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

“Original signed by Christine Carter” for

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

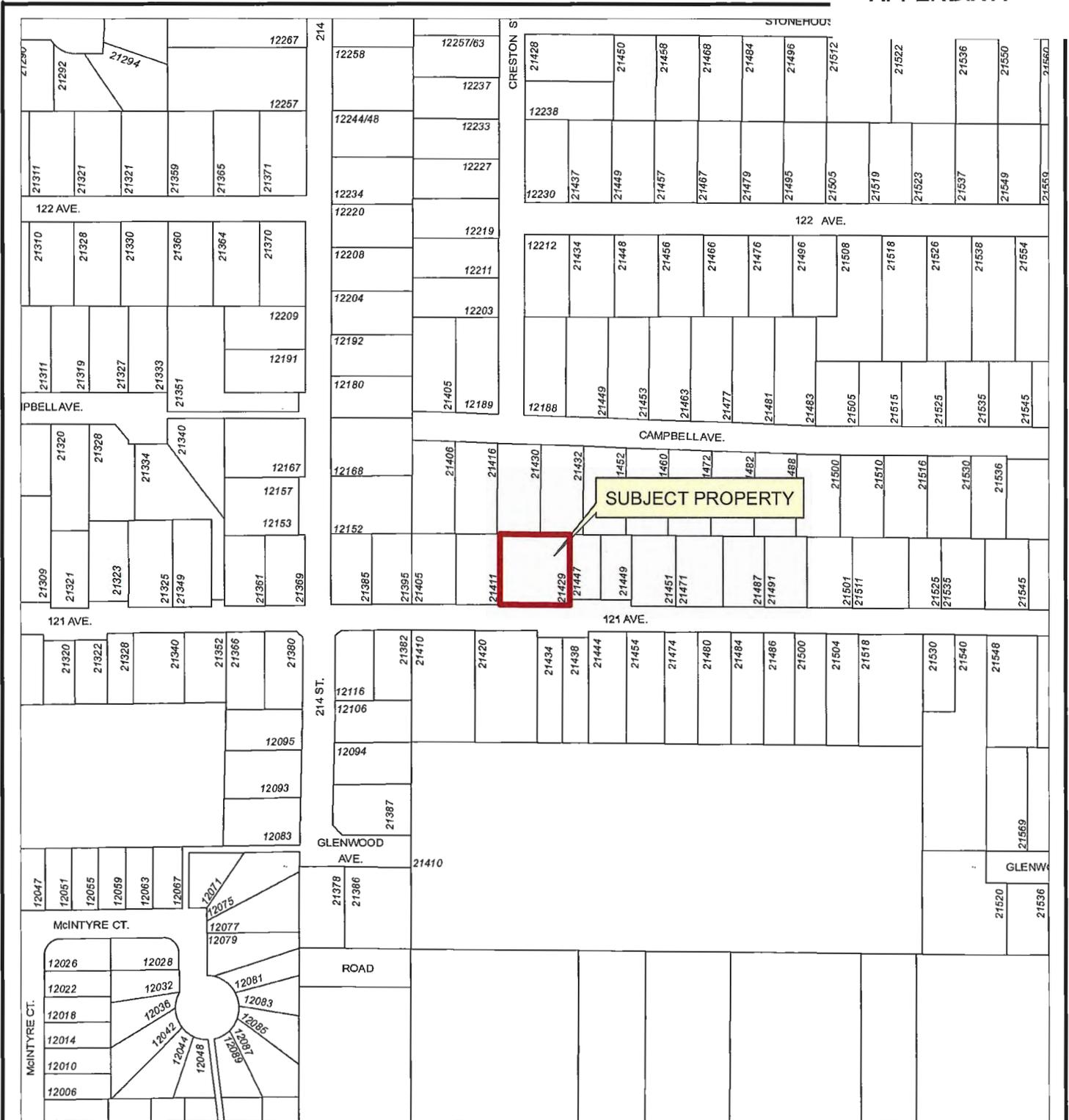
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7689-2020

Appendix D – Proposed Site Plan



SUBJECT PROPERTY



**Legend**

 Active Applications (RZ/SD/DP/VP)

No Current Development Applications

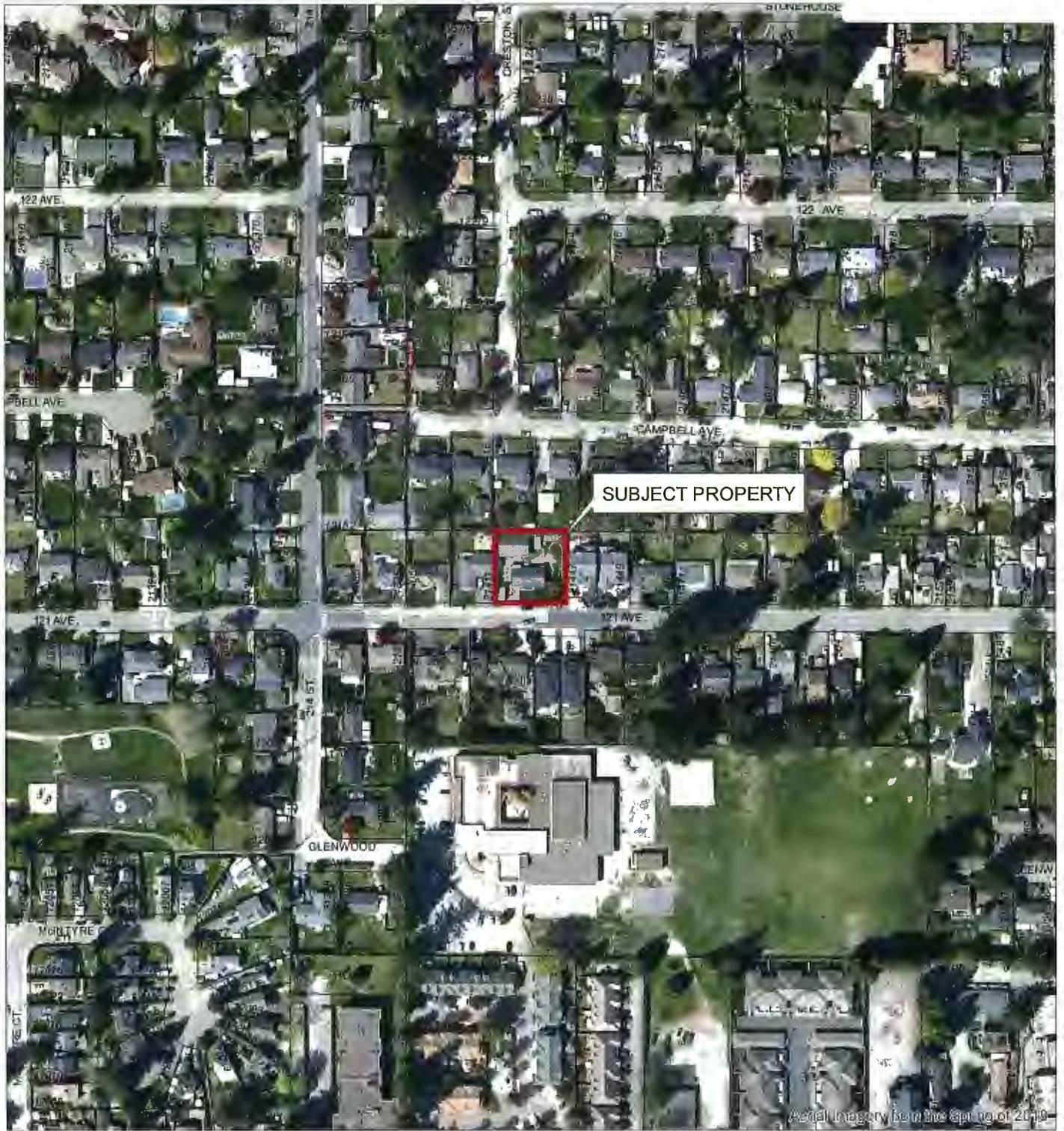
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21429 121 AVENUE  
P.I.D.010-509-739



FILE: 2020-411-SD / 2020-411-RZ  
DATE: Nov 23, 2020

BY: BD



Scale: 1:2,500

21429 121 AVENUE  
P.I.D.010-509-739

PLANNING DEPARTMENT



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

FILE: 2020-411-SD / 2020-411-RZ  
DATE: Nov 23, 2020

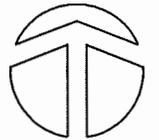
BY: BD





# SKETCH PLAN SHOWING PROPOSED 2 LOT SUBDIVISION

21429 121st Avenue, Maple Ridge, BC



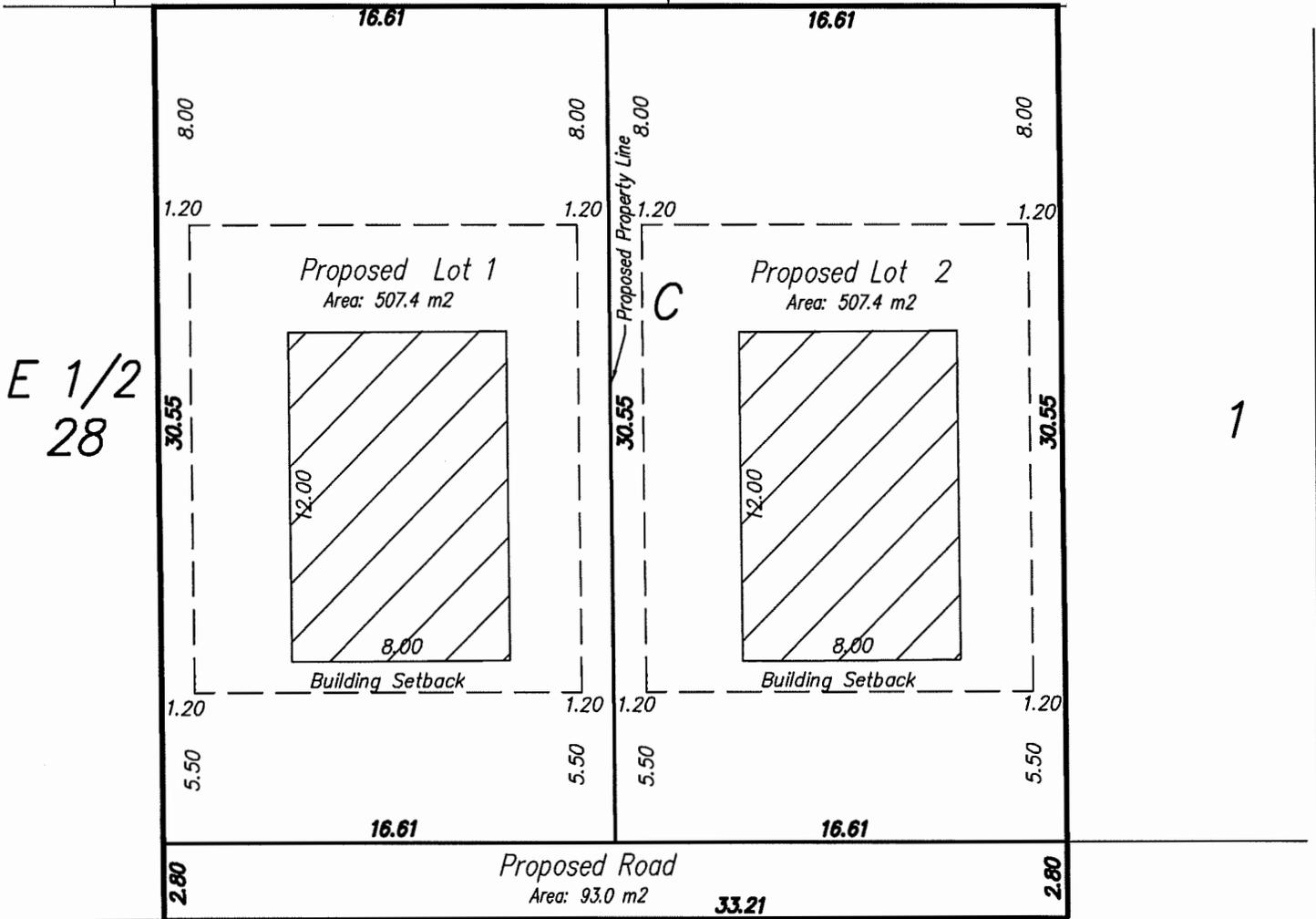
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14

APPENDIX D

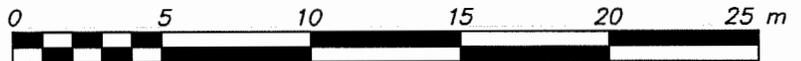


E 1/2  
28

1

121st Avenue

SCALE 1 : 250



## Terra Pacific

Land Surveying Ltd

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

### NOTES:

Current Zoning: RS-1

Proposed Zoning: R-1

Lot dimensions are based on plan 19628  
and may change with the current legal survey.

**TO:** His Worship Mayor Michael Morden  
and Members of Council

**MEETING DATE:** January 5, 2021  
**FILE NO:** 2017-473-DVP  
2017-473-DP

**FROM:** Chief Administrative Officer

**MEETING:** C o W

**SUBJECT:** **Development Variance Permit**  
**Development Permit**  
**13616 and 13660 232 Street**

---

**EXECUTIVE SUMMARY:**

A Multi-Family Development Permit application has been received for the subject properties, located at 13616 and 13660 232 Street, for 10 street townhouses fronting 232 Street, under the RST-SV (Street Townhouse – Silver Valley) zone and 13 single family lots. This application is subject to the Multi-Family Residential Development Permit Area Guidelines for the street townhouses, which establish the form and character of multi-family development, with the intent to enhance the existing neighbourhood with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses. The 13 single family lots proposed with this redevelopment application are not subject to the Multi-Family Development Permit.

In addition to the Multi-Family Development Permit, the applicant has requested several variances to *Zoning Bylaw No. 3510-1985* to accommodate the proposed development, as follows:

For the RST-SV (Street Townhouse – Silver Valley) zoned lots:

1. To increase the Highest Building Face height from 7.0m (23.0 ft.) to 7.7m (25.3 ft.) for proposed Lot 1, and to 7.4m (24.3 ft.) for proposed Lots 2 through 10;
2. To increase the 40% of the length of the building face exemption to 100% for proposed Lot 1, and to 41% for proposed Lots 2 through 10;
3. To increase the maximum height from 11.0m (36 ft.) to 11.2m (36.7 ft.) for proposed Lots 1 through 10;
4. To increase the maximum height for an accessory building from 4.6m (15.1 ft.) to 5.0m (16.4 ft.) for proposed Lot 1;
5. To reduce the front yard setback from 4.0m (13.1 ft.) to 3.6m (11.8 ft.) for proposed Lots 2 through 10; and
6. To reduce the lot width from 10.5m (34.4 ft.) to 9.9m (32.5 ft.) for proposed Lot 1.

For the Single Family Lots:

1. To reduce the front and rear yard setbacks from 7.5m (24.6 ft.) to 4.0m (13.1 ft.), and reduce the lot depth from 27.0m (88.6 ft.) to 21.4m (70.2 ft.) for proposed Lot 20;
2. To reduce the front yard setback from 6.0m (19.7 ft.) to 5.5m (18 ft.) for proposed Lots 18 and 19;
3. To reduce the front yard setback from 5.5m (18 ft.) to 3.0m (9.8 ft.), and reduce the rear yard setback from 8.0m (26.2 ft.) to 6.0m (19.7 ft.) for proposed Lot 21; and
4. To reduce the rear yard setback from 13.0m (42.7 ft.) to 12.5m (41 ft.) for proposed Lot 13 and to 10.0m (32.8 ft.) for proposed Lot 14.

Council considered rezoning application 2017-473-RZ and granted first reading for Zone Amending Bylaw No. 7431-2018 on February 27, 2018. Council granted first and second reading for Official

**1105**

Community Plan Amending Bylaw No. 7430-2018, and second reading for Zone Amending Bylaw No. 7431-2018 on April 14, 2020. This application was presented at Public Hearing on May 19, 2020, and Council granted third reading on May 26, 2020. Council will be considering final reading for the amending bylaws on January 12, 2021.

**RECOMMENDATIONS:**

1. That the Corporate Officer be authorized to sign and seal 2017-473-DVP respecting properties located at 13616 and 13660 232 Street; and
2. That the Corporate Officer be authorized to sign and seal 2017-473-DP respecting properties located at 13616 and 13660 232 Street.

**DISCUSSION:**

**a) Background Context:**

Applicant:	A. Paskovic, Aplin & Martin Consultants Ltd.
Legal Descriptions:	South Part Lot 9, Except: Parcel "A" (Reference Plan 10274), Block "A" Section 33, Township 12, New Westminster District Plan 2409, Being All That Portion of Said Lot Lying to the South of a Straight Line Drawn Parallel to and Perpendicularly Distant 200 Feet South from the North Boundary; and  Parcel "A" (Reference Plan 10274) South Part Lot 9, Block "A" Section 33, Township 12, New Westminster District Plan 2409
OCP:	
Existing:	Low Density Urban, Medium Density Residential, Eco Clusters, Open Space and Conservation
Proposed:	Low Density Urban, Medium Density Residential, Medium/High Density Residential, Open Space and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RST-SV (Street Townhouse - Silver Valley), R-1 (Residential District), R-2 (Urban Residential District), RS-1b (One Family Urban (Medium Density) Residential), and RS-1 (One Family Urban Residential)
Surrounding Uses:	
North:	Use: Conservation and Neighbourhood Park Zone: RS-3 (One Family Rural Residential) and P-1 (Park and School) Designation: Conservation and Neighbourhood Park
South:	Use: Single Family Residential (under application 2020-009-RZ) Zone: RS-3 (One Family Rural Residential) Designation: Eco Clusters, Open Space, and Conservation
East:	Use: North Alouette River, vacant Zone: RS-3 (One Family Rural Residential) Designation: Low Density Urban and Conservation
West:	Use: Vacant (recently approved application 2016-055-RZ) Zone: RM-1 (Townhouse Residential) Designation: Medium/High Density Residential, Conservation, and Civic

Existing Use of Properties:	Vacant and Single Family Residential
Proposed Use of Property:	Multi-Family Residential and Single Family Residential
Site Area:	2.56 ha (6.3 acres)
Access:	Future Blaney Road and future Lane from the north
Servicing requirement:	Urban Standard
Companion Applications:	2017-473-RZ, 2017-473-SD, 2018-326-DP, 2018-327-DP

**b) Project Description:**

The subject properties, located at 13616 and 13660 232 Street, are located on the north-east corner of the intersection of 232 Street and the un-constructed 136 Avenue (see Appendices A and B). The property located at 13660 232 Street is a vacant triangular property, with a tributary of Cattell Brook that traverses the north-western point of the property. This tributary will be diverted with the development to the north to re-align with 232 Street. A reduced watercourse protection setback is required along the frontage of both properties and is compensated for in the habitat balance and re-planting areas, as determined through the rezoning process.

The eastern half of the 13616 232 Street property is heavily treed and slopes down toward the North Alouette River. The western half of the property slopes more gradually toward 232 Street. There is an existing pump station located within the un-opened 136 Avenue Right-of-Way. The City's pump station will eventually be relocated or removed with future improvements to the water system.

The applicant is proposing to rezone and redevelop the subject properties to allow for approximately:

- ten RST-SV (Street Townhouse - Silver Valley) townhouse units along 232 Street;
- four R-2 (Urban Residential District) single family lots;
- six R-1 (Residential District) single family lots;
- two RS-1b (One Family Urban (Medium Density) Residential) single family lots; and
- one RS-1 (One Family Urban Residential) single family lot.

The proposal gradually decreases in density from west to east (see Appendix C). This pattern of lot size gradient is reflected in the subdivision pattern of the lands to the north. The Multi-Family Development Permit only applies to the 10 RST-SV (Street Townhouse - Silver Valley) townhouse units. The Development Variance Permit applies to the townhouse units and some of the single family lots, as discussed below.

The street-oriented townhouse units are designed in response to the slope of 232 Street. The blocks follow the slope closely. The units are broken down into two blocks: one block of six units and one block of four units, with an open space in the middle to decrease the massing. Each unit has its main entrance on the basement level, fronting 232 Street with access to the rear yard and to its garage through an exterior door on the ground floor level, located above the basement. The top floors are recessed back to bring down the building height perceived from street level, and to match the adjacent development to the north. The units all have four bedrooms and are provided with two parking spaces within detached garages, accessed from the rear lane. Visitor parking is not required for the RST-SV (Street Townhouse - Silver Valley) zone.

c) Planning Analysis:

Official Community Plan

Pursuant to Sections 8.7 Multi-Family Development Permit Area Guidelines of the Official Community Plan (OCP), a Multi-Family Development Permit is required for all new Multi-Family development on land designated *Urban Residential* on Schedule B of the OCP or Multi-Family development within an Area Plan. The purpose of the Multi-Family Development Permit is to enhance existing neighbourhoods with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses. The guidelines for a Multi-Family Development Permit, as outlined in the OCP, are summarized below, with responses from the Project Architect on how they are met:

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

*"In consideration of the neighbours' private space, the proposed street townhouse units have a minimum number and size of windows placed on the north side, facing the exterior lot line and no windows placed facing the interior yard. The design follows the slope closely with repeating architectural elements. The units are broken down into two blocks with a space in between to avoid monotonous massing. The form and scale is consistent with the street townhouses to the north. Top floors of the units are recessed to bring down the scale and perceived height to the building to a pedestrian-friendly level."*

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

*"The proposal continues the street townhouses from the north and decreases in density [and massing] of single family lots as it progresses to the east."*

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

*"The street townhouses are broken down into two blocks and a space is provided in between to provide a visual break and avoid monotonous building massing and improve visual attractiveness of the street facades."*

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

*"Each unit has a main entrance facing 232 Street, providing pedestrian access to the street. Retaining walls are proposed to separate the front yard of the units and the sidewalk. The walls accommodate grade transition between the front yard and the street, with an elevation change of approximately four feet. The retaining wall steps down, following the slope along 232 Street to reduce the visual appearance of blank walls and to make the height more approachable for pedestrians. All required parking spaces are provided in detached garages accessed from the rear lane."*

Based on the above review and analysis, the proposed development complies with the Key Guideline Concepts of the Multi-Family Development Permit.

### **Zoning Bylaw**

The application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) to the RST-SV (Street Townhouse - Silver Valley), R-1 (Residential District), R-2 (Urban Residential District), RS-1b (One Family Urban (Medium Density) Residential), and RS-1 (One Family Urban Residential) zones. The development proposal includes variance requests for setbacks, lot width, lot depth, and height, as discussed below.

The RST-SV (Street Townhouse - Silver Valley) zone has a maximum density of 233 m<sup>2</sup> (2,400 ft<sup>2</sup>) gross floor area per unit, excluding the basement, garage, and accessory buildings, in addition to a maximum lot coverage of 45% to 65%, depending on the type of unit. The applicant is proposing a maximum gross floor area of 188 m<sup>2</sup> (2,024 ft<sup>2</sup>) per unit, and a maximum lot coverage of 56%.

### **Proposed Variances:**

*Zoning Bylaw No. 3510 - 1985* establishes general minimum and maximum regulations for Multi-Family development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below and shown on Appendix D:

#### **For the RST-SV (Street Townhouse - Silver Valley) zoned lots:**

1. *Zoning Bylaw No. 3510 -1985*, Part 4, Section 403, (9) Highest Building Face a): To increase the Highest Building Face height from 7.0m (23.0 ft.) to 7.7m (25.3 ft.) for proposed Lot 1 and to 7.4m (24.3 ft.) for proposed Lots 2 through 10;
2. *Zoning Bylaw No. 3510 -1985*, Part 4, Section 403, (9) b) (i) To increase the 40% of the length of the building face exemption to 100% for proposed Lot 1, and to 41% for proposed Lots 2 through 10.

These two related variances can be supported as they are complementary to the townhouses across 232 Street, that have building heights of 11.0m (36 ft.) without being subject to a Highest Building Face, as they are not considered single family dwellings.

3. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 601E, 5.0, Height of a Building or Structure: To increase the maximum height from 11.0m (36 ft.) to 11.2m (36.7 ft.) for proposed Lots 1 through 10;

This variance can be supported as it is minor in nature and is not out of form with the adjacent developments.

4. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 601E, 5.0, Height of a Building or Structure: To increase the maximum height for an accessory building from 4.6m (15.1 ft.) to 5.0m (16.4 ft.) for proposed Lot 1;

This minor variance can be supported as the garage is combined with the garage for proposed Lot 2, and there is a change in grade going from proposed Lot 1 to proposed Lot 2.

5. *Zoning Bylaw No. 3510 -1985, Part 6, Section 601E, 6.0, Setbacks:* To reduce the front yard setback from 4.0m (13.1 ft.) to 3.6m (11.8 ft.) for proposed Lots 2 through 10; and

This variance can be supported as it is minor in nature and is necessitated by the development site being restricted by the watercourse along 232 Street and the North Alouette River.

6. *Zoning Bylaw No. 3510 -1985, Part 6, Section 601E, 7.0, Minimum Lot Size:* To reduce the lot width from 10.5m (34.4 ft.) to 9.9m (32.5 ft.) for proposed Lot 1.

This variance can be supported as 136 Avenue is an unopened right-of-way, therefore the width is not required to allow for the visual clearance at the intersection.

For the Single Family Lots:

1. *Zoning Bylaw No. 3510 -1985, Part 6, Part 6, Section 601, C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES, (3) Buildings and Structures for One Family Residential Use in the RS-1 zone:* To reduce the front and rear yard setbacks from 7.5m (24.6 ft.) to 4.0m (13.1 ft.), and reduce the lot depth from 27.0m (88.6 ft.) to 21.4m (70.2 ft.) for proposed Lot 20;

This variance can be supported as it is an irregular-shaped lot that is fairly large in area, but not very deep due to the North Alouette River and associated steep slopes to the east.

2. *Zoning Bylaw No. 3510 -1985, Part 6, Part 6, Section 601, C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES, (9) Buildings and Structures for One Family Residential Use in the RS-1b zone:* To reduce the front yard setback from 6.0m (19.7 ft.) to 5.5m (18 ft.) for proposed Lots 18 and 19;

This variance can be supported as these lots are restricted by the North Alouette River and associated steep slopes to the east.

3. *Zoning Bylaw No. 3510 -1985, Part 6, Part 6, Section 601, C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES, (11) Buildings and Structures for One Family Residential Use in the R-1 zone:* To reduce the front yard setback from 5.5m (18 ft.) to 3.0m (9.8 ft.), and reduce the rear yard setback from 8.0m (26.2 ft.) to 6.0m (19.7 ft.) for proposed Lot 21; and

This variance can be supported as it is a large lot but is triangular in shape, therefore a typical building envelope is difficult to accommodate.

4. *Zoning Bylaw No. 3510 -1985, Part 6, Section 601B, R-2 Urban Residential District, D. Yard Requirements:* To reduce the rear yard setback from 13.0m (42.7 ft.) to 12.5m (41 ft.) for proposed Lot 13, and to 10.0m (32.8 ft.) for proposed Lot 14.

This variance can be supported as there is a slight bend in the road that constricts the lot depth.

Although there are several variances being requested for the proposed development, staff can support the variances as the developable area of the subject properties has been restricted due to setbacks required for the watercourses to the east and west, and steep slopes to the east.

### **Off-Street Parking and Loading Bylaw:**

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires two parking spaces per street townhouse unit. Detached double-car, side-by-side garages are provided for each of the street townhouse units, accessed from the rear lane. Visitor parking is not a requirement in the RST-SV (Street Townhouse – Silver Valley) zone. The single family lots will be provided with two off-street parking spaces as a condition of the Building Permits for each house.

### **d) Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character and the landscaping plans for the street townhouses at a meeting held on October 16, 2019. Following presentations by the Project Architect and Landscape Architect, the ADP made the resolution below. The Project Architect and Landscape Architect have responded to each resolution item as noted below.

*That application 2017-473-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:*

#### **Landscape Comments:**

1. Coordinate grades between architectural and landscape plans south elevation, Unit 1;  
*Grade designs and retaining structures have been coordinated between architectural and landscape plans.*
2. Coordinate offsite design with City requirements, in particular existing bioswales and street trees consistent with other areas on 232 Street;  
*Landscape plans have been updated to be coordinated.*
3. Show retaining walls and fences in elevations to demonstrate height consistently in landscape and architectural drawings;  
*Retaining walls and fences are now shown on architectural elevations.*
4. Provide a section through the north/south property line to show transition to future roadway;  
*A north/south section has been provided.*
5. Consider providing low level landscape lighting in the paver patios;  
*The landscape plan has been updated with lighting.*
6. Show context of pump station in plan view and elevation; and  
*A context plan and elevations have been provided.*
7. Provide adequate landscape screening between Unit 1 and the pump station.  
*The landscape plan has been updated to show the screening between Unit 1 and the pump station.*

#### **Architectural Comments:**

1. Consider providing a warmer colour palette and enhanced architectural elements on the east, south, and north elevations;

- The design of the east, south, and north elevations are developed further and accent colours in bright tones have been added.*
2. Consider modifying the roof access proportions, roof design and materiality to better fit in with the west elevation; and  
*Roof massing is reduced and roof access stairs are redesigned to have a triangular shape to minimize their impact and clear vision line form the street and pedestrian view along the 232 Street sidewalk.*
  3. Consider the consistency of fenestration including frames and locations on the east elevation.  
*Windows along the east elevations are re-designed and centered.*

The ADP's resolutions have been addressed appropriately and are reflected in the current plans (see Appendices E and F). Staff can support the development as proposed based on the Project Architect and Landscape Architect responses to the recommendations of ADP.

**e) Environmental Implications:**

Pursuant to Sections 8.9 and 8.10 of the OCP, a Watercourse Protection and Natural Features Development Permit application has been received to ensure the preservation and protection of the natural environment of the North Alouette River and the adjacent slopes, with park dedicated 10m (33 ft.) from the top of the ravine bank. The developer will provide restoration, enhancement and replanting works as required, and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application has been received for all development identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures.

Adherence of this project to the Watercourse Protection, Natural Features, and Wildfire Development Permit guidelines will be the subject of future reports to the Director of Planning and securities will be taken as a condition of the issuance of the Development Permits to ensure that the Watercourse Protection, Natural Features and Wildfire Development Permit Area guidelines are met.

**f) Citizen Implications:**

A Development Information Meeting was held at Yennadon Elementary School on February 19, 2020, and Public Hearing was held on May 19, 2020. A summary of the comments and discussions with the attendees was summarized in the second reading report, dated April 7, 2020.

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.

**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 \$105,753.92, the security will be \$105,753.92.

**CONCLUSION:**

The proposed variances are supported for the reasons described above, it is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-473-DVP.

As the development proposal complies with the Multi-Family Development Permit Area Guidelines of the OCP for form and character, it is recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Permit 2017-473-DP.

"Original signed by Michelle Baski"

---

*Prepared by:* **Michelle Baski, AScT, MA  
Planner**

"Original signed by Chuck Goddard"

---

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

"Original signed by Christine Carter"

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

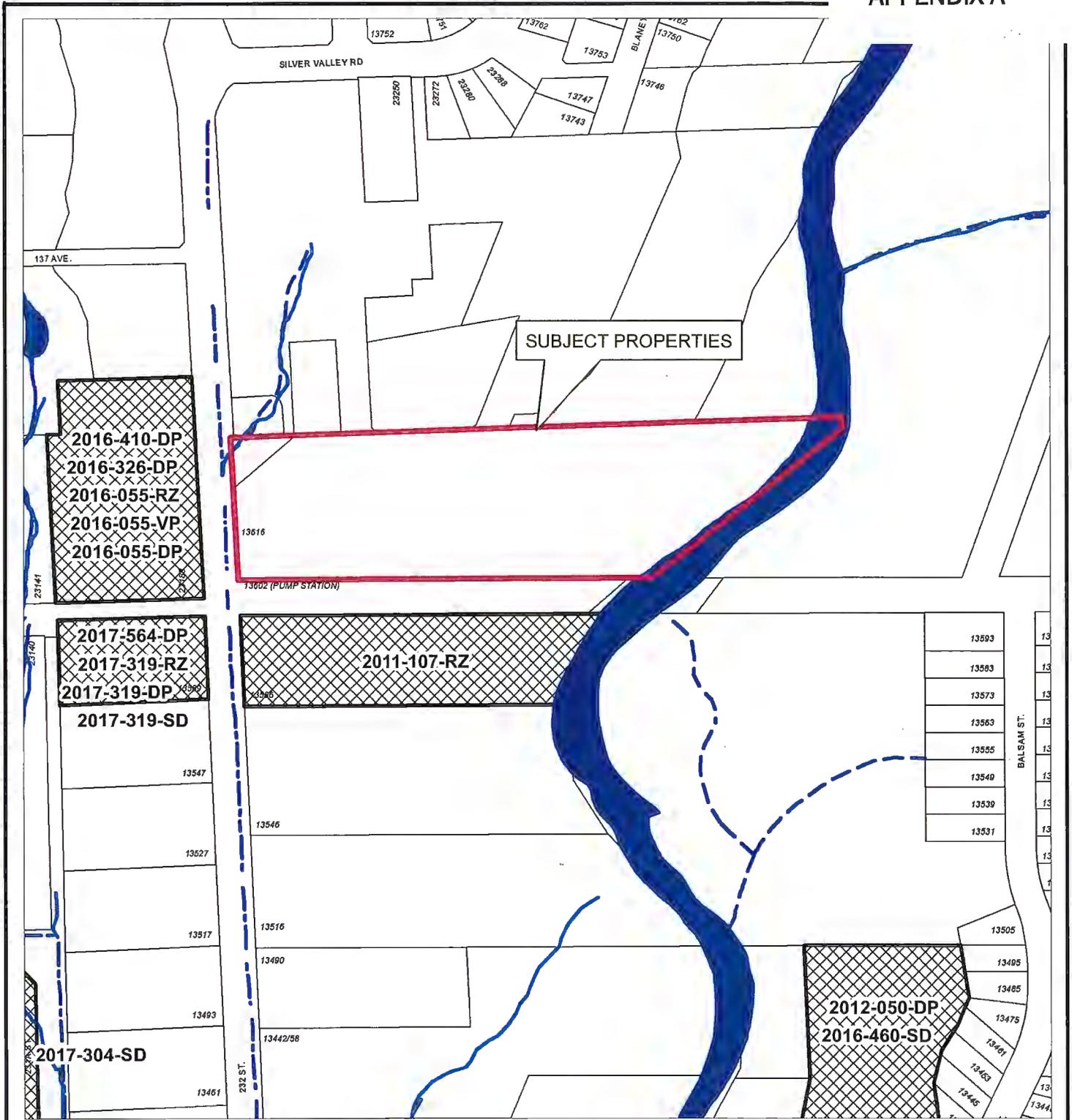
"Original signed by Christine Carter" for

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Site Plan and Subdivision Plan
- Appendix D – Proposed Variances
- Appendix E – Building Elevations
- Appendix F – Landscaping Plans



Scale: 1:3,000

**Legend**

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- River
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/VP)

13616 & 13660 232 STREET

PLANNING DEPARTMENT

**mapleridge.ca**

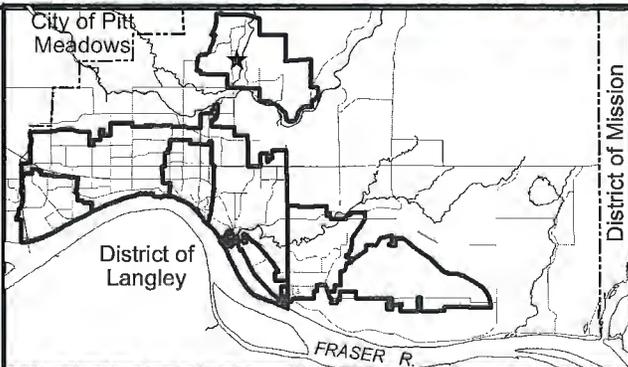
FILE: 2017-473-SD  
 DATE: Aug 14, 2018  
 BY: LP



Aerial Imagery from the Spring of 2016



Scale: 1:3,000



13616 & 13660 232 STREET

PLANNING DEPARTMENT



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

FILE: 2017-473-SD  
DATE: Aug 14, 2018

BY: LP



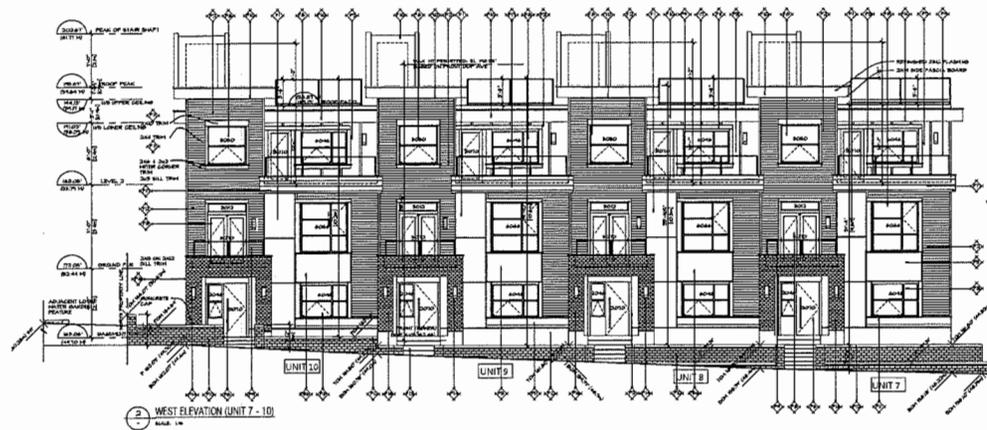
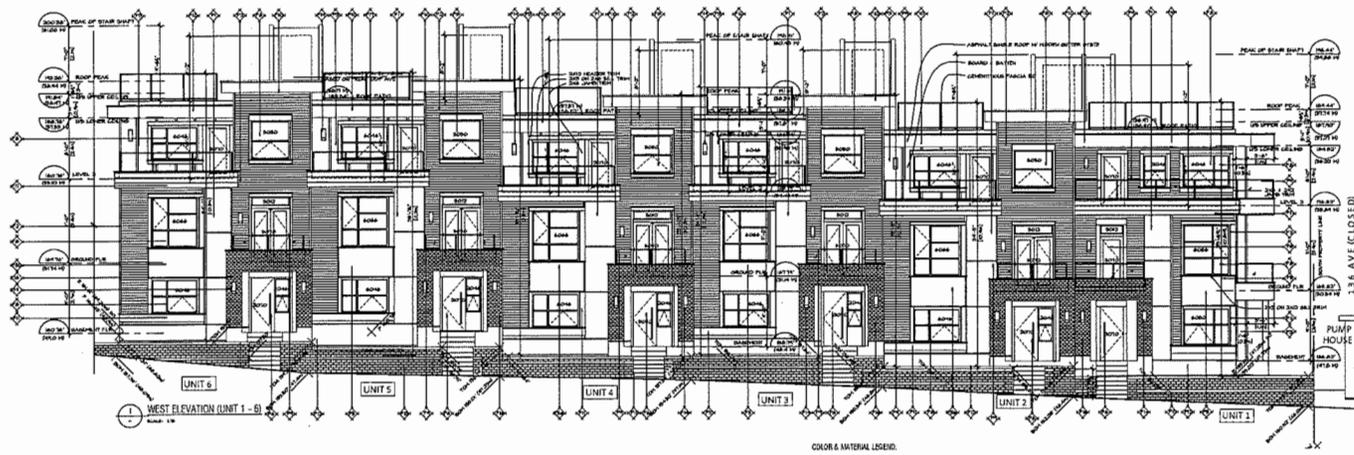




Project:  
13660 232 St  
Maple Ridge  
BC Canada V2X 3P5

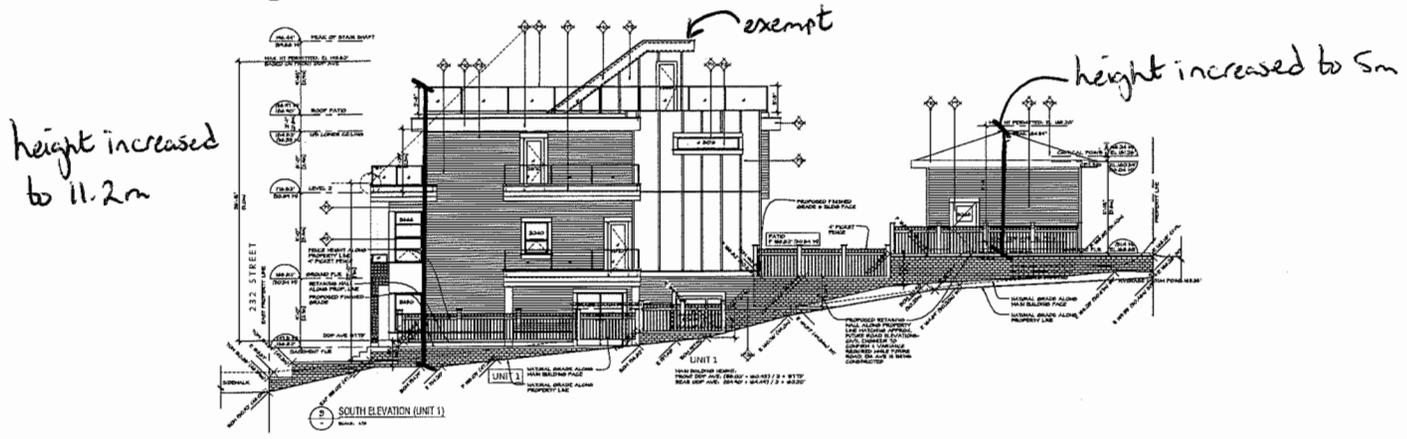
**JP Architect Inc.**  
13660 232 St, Suite 108  
Maple Ridge, BC V2X 3P5  
Tel: 604-463-8888  
Fax: 604-463-8889  
www.jparchitect.com

Proposed Variations (cont.)  
 Height



**COLOR & MATERIAL LEGEND:**

◆ Dark Grey Siding	◆ Light Grey Siding	◆ White Siding	◆ Dark Grey Siding
◆ Dark Grey Siding	◆ Light Grey Siding	◆ White Siding	◆ Dark Grey Siding
◆ Dark Grey Siding	◆ Light Grey Siding	◆ White Siding	◆ Dark Grey Siding
◆ Dark Grey Siding	◆ Light Grey Siding	◆ White Siding	◆ Dark Grey Siding
◆ Dark Grey Siding	◆ Light Grey Siding	◆ White Siding	◆ Dark Grey Siding



**REVISIONS:**

NO.	DATE	DESCRIPTION
1	2018.04.10	ISSUED FOR PERMIT REVIEW
2	2018.04.10	CONTRACTOR COMMENTS
3	2018.04.10	CONTRACTOR COMMENTS
4	2018.04.10	CONTRACTOR COMMENTS
5	2018.04.10	CONTRACTOR COMMENTS
6	2018.04.10	CONTRACTOR COMMENTS
7	2018.04.10	CONTRACTOR COMMENTS
8	2018.04.10	CONTRACTOR COMMENTS
9	2018.04.10	CONTRACTOR COMMENTS
10	2018.04.10	CONTRACTOR COMMENTS
11	2018.04.10	CONTRACTOR COMMENTS
12	2018.04.10	CONTRACTOR COMMENTS
13	2018.04.10	CONTRACTOR COMMENTS
14	2018.04.10	CONTRACTOR COMMENTS
15	2018.04.10	CONTRACTOR COMMENTS
16	2018.04.10	CONTRACTOR COMMENTS
17	2018.04.10	CONTRACTOR COMMENTS
18	2018.04.10	CONTRACTOR COMMENTS
19	2018.04.10	CONTRACTOR COMMENTS
20	2018.04.10	CONTRACTOR COMMENTS

PROJECT:  
10 Unit Street Townhouse  
13616, 13660 232 St, Maple Ridge

Drawn: JS  
Checked: JP  
Project Number: 10 08









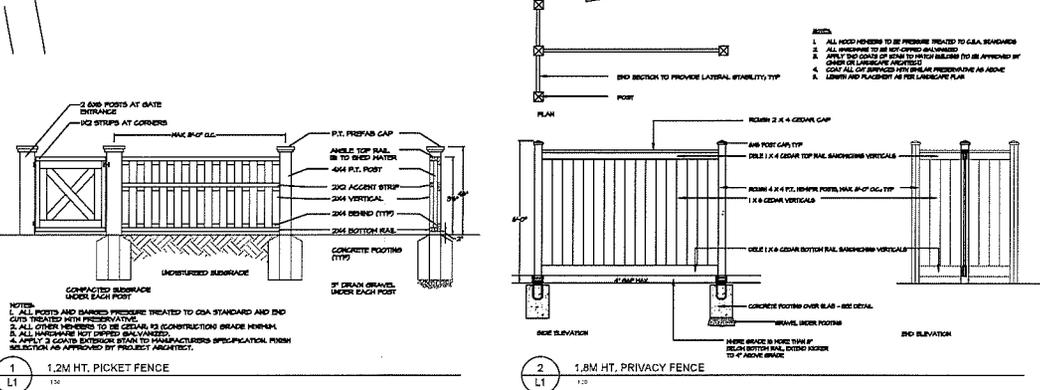
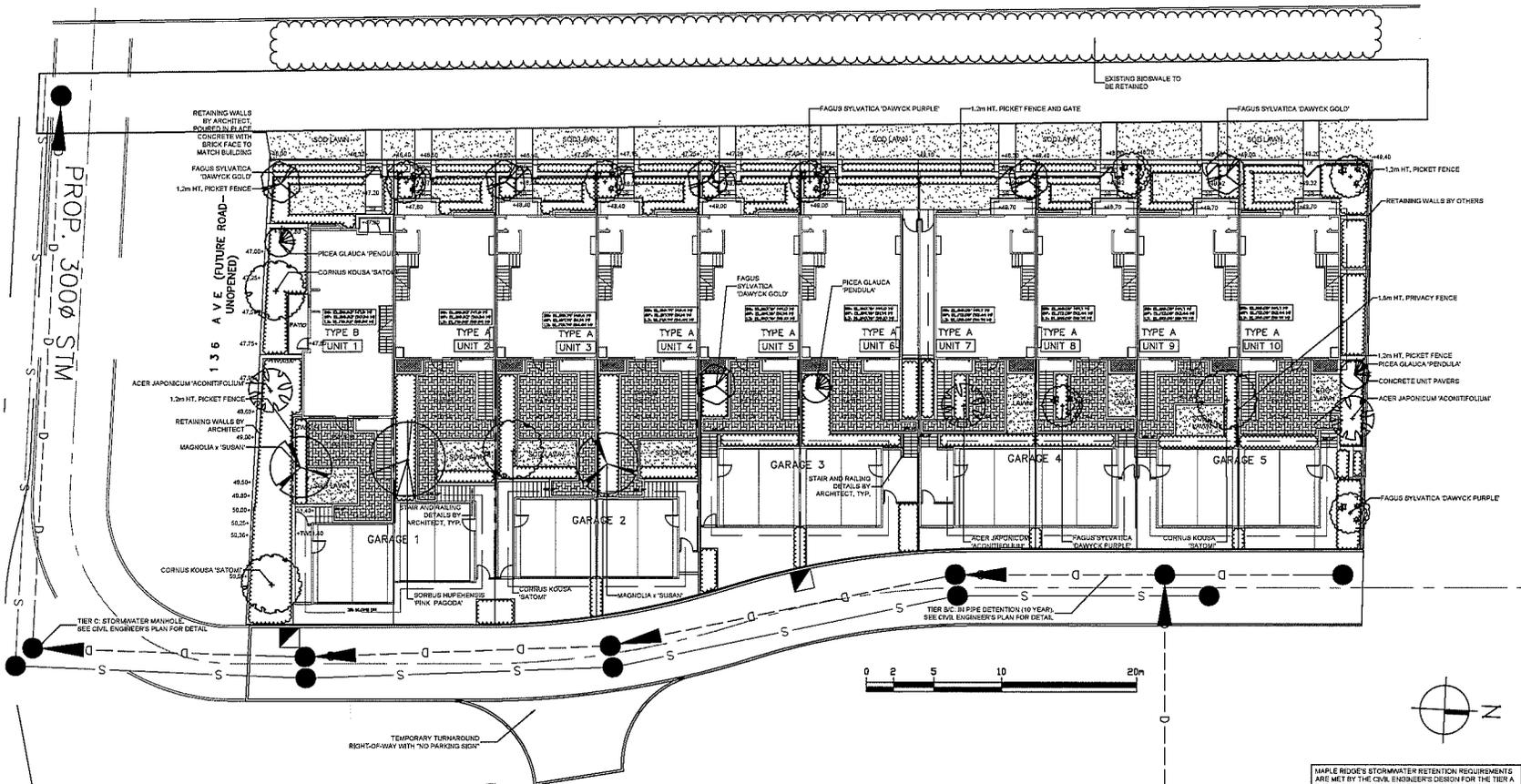


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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 8th Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 | f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	18.07.16	REVISED DRAWING	PK
2	18.07.16	REVISION	PK
3	18.07.16	REVISED DRAWING	PK
4	18.07.16	REVISION	PK
5	18.07.16	REVISED DRAWING	PK
6	18.07.16	REVISION	PK
7	18.07.16	REVISED DRAWING	PK
8	18.07.16	REVISION	PK
9	18.07.16	REVISED DRAWING	PK
10	18.07.16	REVISION	PK



1 1.2M HT. PICKET FENCE

2 1.8M HT. PRIVACY FENCE

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER:	18-022
1	1	ACER JAPONICUM 'ACONITIFOLIUM'	JAPANESE FRAXINUS (SHAMISHI) MAPLE	18-022	
2	1	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	18-022	
3	1	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWKYCK GOLD BEECH	18-022	
4	1	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWKYCK PURPLE BEECH	18-022	
5	1	MAGNOLIA 'SUSAN'	SUSAN MAGNOLIA (RED/PURPLE)	18-022	
6	1	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	18-022	
7	1	SORBUS HUPHENESIS 'PINK PASCODIA'	PINK PASCODIA MOUNTAIN ASH	18-022	
8	1	LIQUIDAMBAR STYRACIFLUA 'WORPLEEDON'	WORPLEEDON SWEET GUM	18-022	

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

MAPLE RIDGE'S STORMWATER RETENTION REQUIREMENTS ARE MET BY THE CIVIL ENGINEER'S DESIGN FOR THE TIER A ELEMENTS LAID OUT ON THE LANDSCAPE DESIGN, INCLUDING:  
- SOIL DEPTHS ARE AS FOLLOWS: 150mm (6") FOR LAWN AREAS, 300mm (12") FOR STRIP AREAS, AND 150mm (6") FOR TREES.  
\* AS NOTED BY APLEN MARTIN, AN RC IS REQUIRED ON THE SITE TO ENSURE A MINIMUM OF 200MM OF PROTECTED TOPSOIL IS PLACED ON ALL PREVIOUS AREAS OF THE SITE TO ALLOW SUPPLEMENTARY STORM WATER INFILTRATION (MINIMUM 50% OF LOT AREA MUST BE PERVIOUS).  
\* SEE APLEN MARTIN CIVIL ENGINEER'S PLAN FOR DETAILS REGARDING STORMWATER RETENTION CALCULATIONS AND STRUCTURE DETAILS.

PROJECT:  
**10-UNIT TOWNHOMES**  
13616 232ND STREET  
MAPLE RIDGE, BC

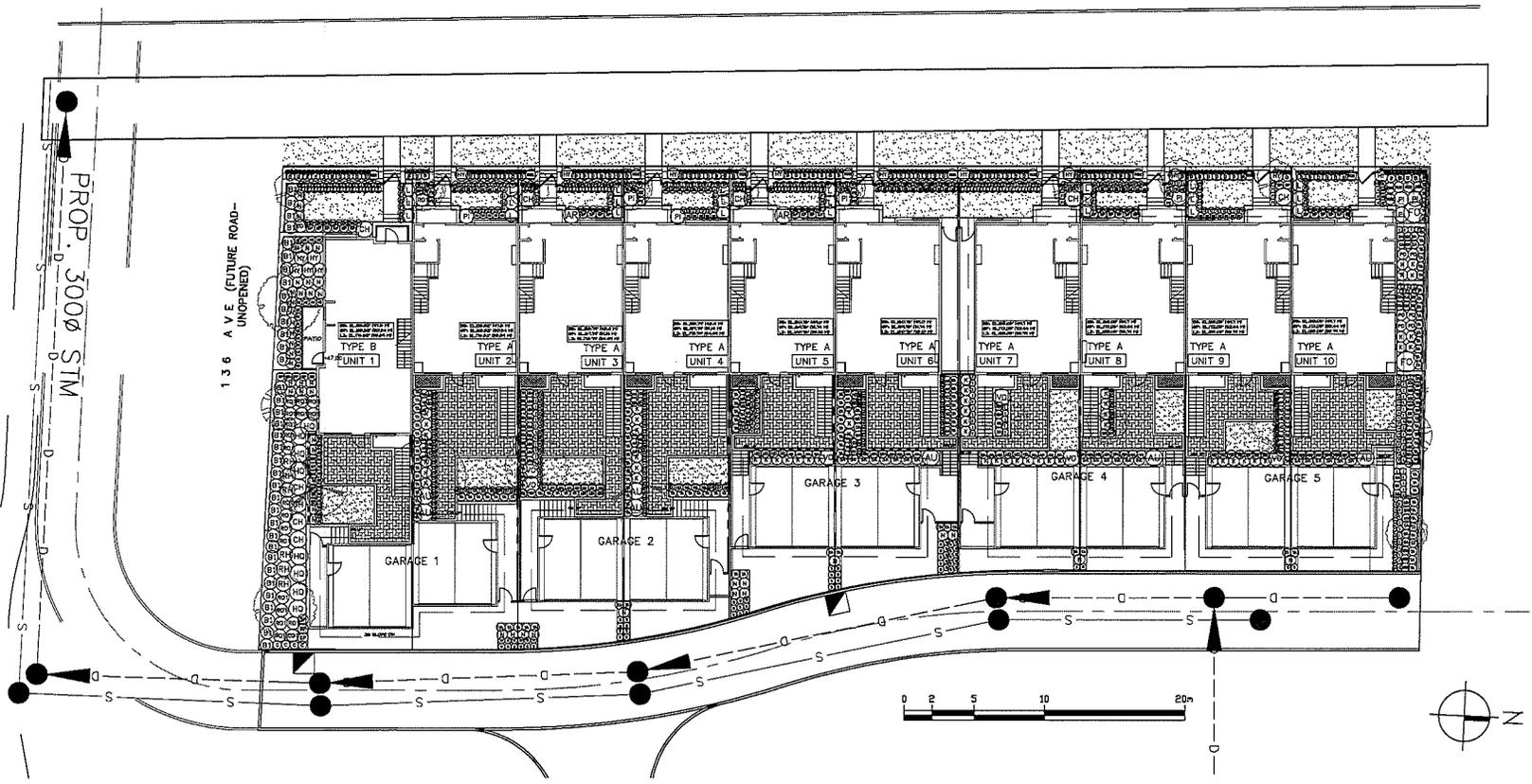
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SCALE: 1:150  
DRAWN: RK  
DESIGN: RK  
CHECK: PC

PMG PROJECT NUMBER:  
18133-52P

APPENDIX F

SEAL



PLANT SCHEDULE		PMG PROJECT NUMBER: 18-132		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	2	ARBITUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	45 POT, 60CM
	7	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	45 POT, 60CM
	36	BERBERIS THUNBERGII 'AUREA NANA'	GOLDEN DWARF BARBERRY	45 POT, 60CM
	82	BULBS MICROPHYLLOA 'WATER GEM'	LITTLE LEAF BOK	42 POT, 25CM x3 POT, 40CM
	4	CARYOPTEIS Y. CLAUDONENSIS 'DARK KNIGHT'	BLUE STAR	42 POT, 40CM
	9	CHOISYA TERNA TA 'SUNDANCE'	MEXICAN MOCK ORANGE	45 POT, 50CM
	55	EUONYMUS ALATA 'COMPACTUS'	COMPACT WAXED BURNING BUSH	45 POT, 30CM
	2	FOTIHERGOLLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTIHERGOLLA	45 POT, 60CM
	15	HYDRANGEA MACROPHYLLA 'SISTER THERESA'	BIG LEAF HYDRANGEA, WHITE	42 POT, 50CM
	8	HYDRANGEA OUDONISIA	GIANT LEAF HYDRANGEA	42 POT, 60CM
	41	KALAMA LATIFOLIA 'ELP'	EMARF MOUNTAIN LAUREL	45 POT, 50CM
	14	MAHONIA NERVOZA	LONG LEAF MAHONIA	42 POT, 40CM
	45	MANNA DOMESTICA 'MOONBAY'	DWARF BEAVENY BAMBPO	42 POT, 60CM
	8	PIERIS JAPONICA 'FOREST FLAME'	PIERIS, WHITE BLOOMS	45 POT, 50CM
	5	RHOODOENDRON 'MRS. FURNIVAL'	RHOODOENDRON, ROSE PINK; MAY	45 POT, 60CM
	21	ROSA MERIDIANA 'BONICK'	BONICK ROSE	42 POT, 40CM
	15	ROSA MERIDIANA 'RED'	MEXIDIAN ROSE, RED	42 POT, 40CM
	5	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREEPING ROSEMARY	42 POT, 30CM
	22	SORBARIA JAPONICA 'DOR. MALE'	JAPANESE SORBARIA	42 POT, 40CM
	39	SPIRAEA JAPONICA 'LIMBONDUP'	BRIGHT GREEN SPIRAEA	40 POT, 60CM
	61	STIPA TREVISSIANA	MEXICAN FEATHER GRASS	45 POT
	105	TAXUS MEDIA 'MILL'	HILL YEW	1.0M B&B
	6	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	45 POT, 60CM

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

PLANT SCHEDULE		PMG PROJECT NUMBER: 18-132		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS	77	CAREX 'ODHINENSIS EVERGOLD'	SILVER VARIATED SEDGE	45 POT
	9	PENNISETUM ALOPECUROIDES 'HAMELNY'	DWARF FOUNTAIN GRASS	45 POT
	66	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	45 POT
PERENNIAL	87	ASTILBE 'ARENDSII 'RED BENTNIEU'	FALSE SPREAR, RED	45 POT
	29	HELLBORUS 'HYBRIDUS'	Lenten ROSE	15CM POT
	74	HEMEROCALLIS 'WHITE YEMPTON'	DAVILY, WHITE	45 POT, 20CM
	40	HOSTA 'PATRIOT'	HOSTA, GREEN AND WHITE VARIATED	45 POT, 1 EYE
	34	LIRIOPE MUSCARI	BLUE LILY TUFT	45 POT
	17	SEDUM 'AUTUMN JOY'	STONECROP	45 POT
	165	SEDUM KAMTSCHATICUM 'VARIEGATUM'	YELLOW SEDUM	5CM POT
	105	ARCTOSTAPHYLOS UVA-URSII	KINNONICK	45 POT, 20CM
	44	CALLYTHEA SPALLON	SALAL	45 POT, 20CM
	24	LONGESA FLESTA	PIREET HONEYSUCKLE	42 POT, 20CM
	62	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	45 POT, 15CM
	6	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	45 POT, 25CM

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NO.	DATE	REVISION DESCRIPTION	DR.
1	18/01/21	ISSUE FOR PERMITS/COMMUNITY	RP
2	18/01/21	REVISED FOR PERMITS	RP
3	18/01/21	ISSUE FOR PERMITS	RP
4	18/01/21	REVISED FOR PERMITS	RP
5	18/01/21	ISSUE FOR PERMITS	RP
6	18/01/21	REVISED FOR PERMITS	RP

PROJECT:

**10-UNIT TOWNHOMES**  
13616 232ND STREET  
MAPLE RIDGE, BC

DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN**

DATE: 18/JUL/16 DRAWING NUMBER:  
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DRAWN: RK **L2**  
DESIGN: RK  
CHK'D: PC OF 2

**TO:** His Worship Mayor Michael Morden  
and Members of Council

**MEETING DATE:** January 5, 2021  
**FILE NO:** 2020-308-DVP  
2020-308-DP

**FROM:** Chief Administrative Officer

**MEETING:** C o W

**SUBJECT:** Development Variance Permit and Development Permit  
24018 112 Avenue

---

**EXECUTIVE SUMMARY:**

A Commercial Development Permit application has been received for the subject property, located at 24018 112 Avenue. The development proposal is for the construction of a commercial building of 909m<sup>2</sup> with residential uses on the second storey comprising 624m<sup>2</sup> and eight (8) rental apartments.

The existing Village Commercial designation in the Albion Area Plan supports convenience shopping and personal services for residents of the surrounding neighbourhoods in a compact village form. This application is subject to the Commercial Development Permit Guidelines, which are meant to foster attractive commercial areas that are compatible with adjacent development and enhance the unique character of the community. The subject site is currently zoned C-5 (Village Centre Commercial).

In addition to a Commercial Development Permit, the applicant has requested several variances to accommodate the proposed development, as follows:

1. To waive the requirement for concealed parking for the apartment uses.
2. To increase the allowable height for a commercial building in the C-5 zone from 9.5 metres to 10.0 metres.

The property was subject to a previous Development Permit (2017-027-DP) and Development Variance Permit application (2016-244-VP) to construct the proposed commercial building. Both permits were issued by Council on June 12, 2018, and have subsequently expired on June 12, 2020, as the building was never constructed.

The property has been sold, and the new owner wishes to proceed with the construction of the building as regulated under the original Development Permit and Development Variance Permit. Prior to the issuance of a Building Permit, a new Development Permit and Development Variance Permit are required. The proposed development permit application is nearly identical to the previous development permit (2017-027-DP), which was issued by Council on June 12, 2018 for the same building.

**RECOMMENDATION:**

1. That the Corporate Officer be authorized to sign and seal 2020-308-DVP respecting property located at 24018 112 Avenue.
2. That the Corporate Officer be authorized to sign and seal 2020-308-DP respecting property located at 24018 112 Avenue.

**1106**

## DISCUSSION:

### a) Background Context:

Applicant:	Ankenman Associates Architects Inc. (Mark Lesack)
Legal Description:	Lot B, Section 10, Township 12, Plan EPP83424
OCP :	
Existing:	Village Commercial
Proposed:	Village Commercial
Zoning:	
Existing:	C-5 (Village Centre Commercial)
Proposed:	C-5 (Village Centre Commercial)

### Surrounding Uses

North:	Use:	Vacant
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Low Density Residential, Medium Density Residential, and Conservation
South:	Use:	Townhouse Residential
	Zone:	RM-1 (Low Density Townhouse Residential)
	Designation:	Medium Density Residential
East:	Use:	Townhouse Residential
	Zone:	RM-1 (Low Density Townhouse Residential)
	Designation:	Medium Density Residential
West:	Use:	Commercial and Street Townhouses
	Zone:	RST (Street Townhouse Residential) and C-1 (Neighborhood Commercial)
	Designation:	Urban Residential and Commercial

Existing Use of Property:	Vacant lot
Proposed Use of Property:	Commercial
Site Area:	0.36 hectare (0.89 acres)
Access:	112 <sup>th</sup> Avenue
Servicing:	Urban Standard
Previous Applications:	2016-244-RZ/VP, 2017-027-DP

### b) Project Description:

#### Background

The subject site was rezoned from RS-3 (Single Detached Rural Residential) to C-5 (Village Centre Commercial) as part of application 2016-244-RZ, which was granted final reading by Council on June 12, 2018. As part of the rezoning application, a Housing Agreement was secured in order to restrict the residential component of the commercial building to rental units only. Development Permit Application 2017-027-DP and Development Variance Permit application 2016-244-DVP were approved by Council in conjunction with the rezoning application, however, the proposed building

was never constructed. Both permits have since expired, therefore, a new Development Permit and Development Variance Permit are required.

### Current Proposal

The current proposal is nearly identical to the previously issued development permit for the site, and includes a mixed-use commercial building with eight (8) rental housing units. As part of the new proposal, the applicant is seeking to include a childcare space on the south west corner of the commercial building. The proposed childcare space has necessitated some minor changes to the landscaping, changes that are reflected in a new landscape cost estimate for the building.

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

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

The development is consistent with the Village Commercial designation in the Albion Area Plan in the Official Community Plan (OCP). The Village Commercial designation is meant to provide for convenience shopping and services to neighbourhood residents of surrounding neighbourhoods in a compact village form. The commercial area is encouraged to incorporate a building form that is streetfront oriented, pedestrian friendly, and accommodates apartments above commercial space. Village Commercial development must also adhere to the Design Guidelines detailed in Section 8 Development Permit Guidelines.

The following policies apply to the Village Commercial land use designation in the Albion Plan:

*10-17 The siting and form of commercial buildings and areas for parking and storage should facilitate orderly development and ensure the area presents a coherent image identifying a pedestrian oriented village centre that appropriately integrates adjacent residential uses.*

In addition, by providing for the provision of rental housing and childcare spaces, the proposed development supports the following OCP policies:

*3-32 Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans.*

*4-36 Maple Ridge supports the establishment of child-care facilities in Residential, Institutional, Commercial and Industrial land use designations subject to compliance with District bylaws and regulations.*

**Development Permit Guidelines.** The new Development Permit application made to the City is based on the previous application submission and is subject to the Key Guidelines and the Design Guidelines of Section 8.5 Commercial Development Permit.

**Key Guidelines:**

The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit (DP) Guidelines:

Applications for Development Permits will be assessed against the following key DP guideline concepts:

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

The scale and siting of this building is consistent with the buildings across 240th Street. Separation between residential and commercial uses is provided by landscaping on the south and east sides of the lot.

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

Glazing has been used along the commercial streetfront to create a visually interesting pedestrian environment. Parking is screened from adjacent uses with landscaping.

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

The circulation provided is appropriate for pedestrians, bicycles, and vehicles.

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

The residential component of the building is isolated from the commercial component by a separated and well-defined entrance.

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

Architectural elements from adjacent developments have been incorporated into the character of this building. There is also similarity with materials used, proportions, and building articulation.

## ii. Proposed Variances

A Development Variance Permit application has been received for this project and involves the following variances (see Appendix D)

1. Zoning Bylaw No. 7600-2019, Part 7, Section 705, 705.11 For Residential Uses 2.d be permitted only where all parking for such use is Concealed Parking:

The requested variance is to waive the requirement for the Residential Uses to have Concealed Parking.

The variance can be supported because the provisions meet the requirement of the Zoning Bylaw for the required number of stalls and accessible parking stalls. Furthermore, the commercial development is situated along the frontages of 240 Street and 112<sup>th</sup> Avenue, thereby providing a strong street presence, minimizing the visual impact of the parking lot as all parking is located behind the commercial structures. The provision of rental accommodation at this location was in response to Council direction provided under the previous application for the proposed building.

2. Zoning Bylaw No. 7600-2019, Part 7, Section 705, 705.8, 1. Building height for Buildings and Structure shall not exceed 9.5 metres:

The requested variance is to increase the maximum height for Buildings and Structures to 10.0 metres.

The variance can be supported because the building height is similar to that previously approved under Development Permit (2017-027-DP). The building height is within the maximum permitted under the old Zoning Bylaw No 3510-1985, which permitted a maximum height of 11 metres in the C-5 Village Centre Commercial Zone.

### d) Advisory Design Panel:

The applicant initially presented this proposal to the Advisory Design Panel on May 9, 2017. At the Panel's request the applicant revised the plans and resubmitted to the Advisory Design Panel (ADP) on September 20, 2017. In response, the ADP resolution for the Commercial portion was as follows:

*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. *Commercial project 2016-119-DP across street has proposed horizontally installed cementitious siding and cementitious panels and not vinyl.*

**Applicant's response.** *A high quality vinyl siding has been used that provides a similar finish to cementitious siding in variety, style and texture.*

The Panel's concerns have been considered by the applicant and addressed without a strict adherence to the Panel's direction but as addressed above. As the ADP is an advisory committee to Council, Council is not required to insist on ADP recommendations being followed in their entirety.

**e) Citizen/Customer Implications:**

Public Consultation has been provided through the requirement for a Development Sign on the subject site. In addition, a Development Variance Permit is also being pursued, for relaxations to the requirement for concealed parking for the rental housing units. This variance request will generate additional neighbour notification requirements.

**f) Financial Implications:**

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, a security of \$ 159,441.28 will be provided.

**CONCLUSION:**

The subject application is in compliance with the Commercial Development Permit Guidelines and several goals of the Official Community Plan. It is recommended that the Corporate Officer be authorized to sign and seal 2020-308-DP respecting the property located at 24018 112 Avenue.

"Original signed by René Tardif"

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*Prepared by:* **Rene Tardif**  
**Planner**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

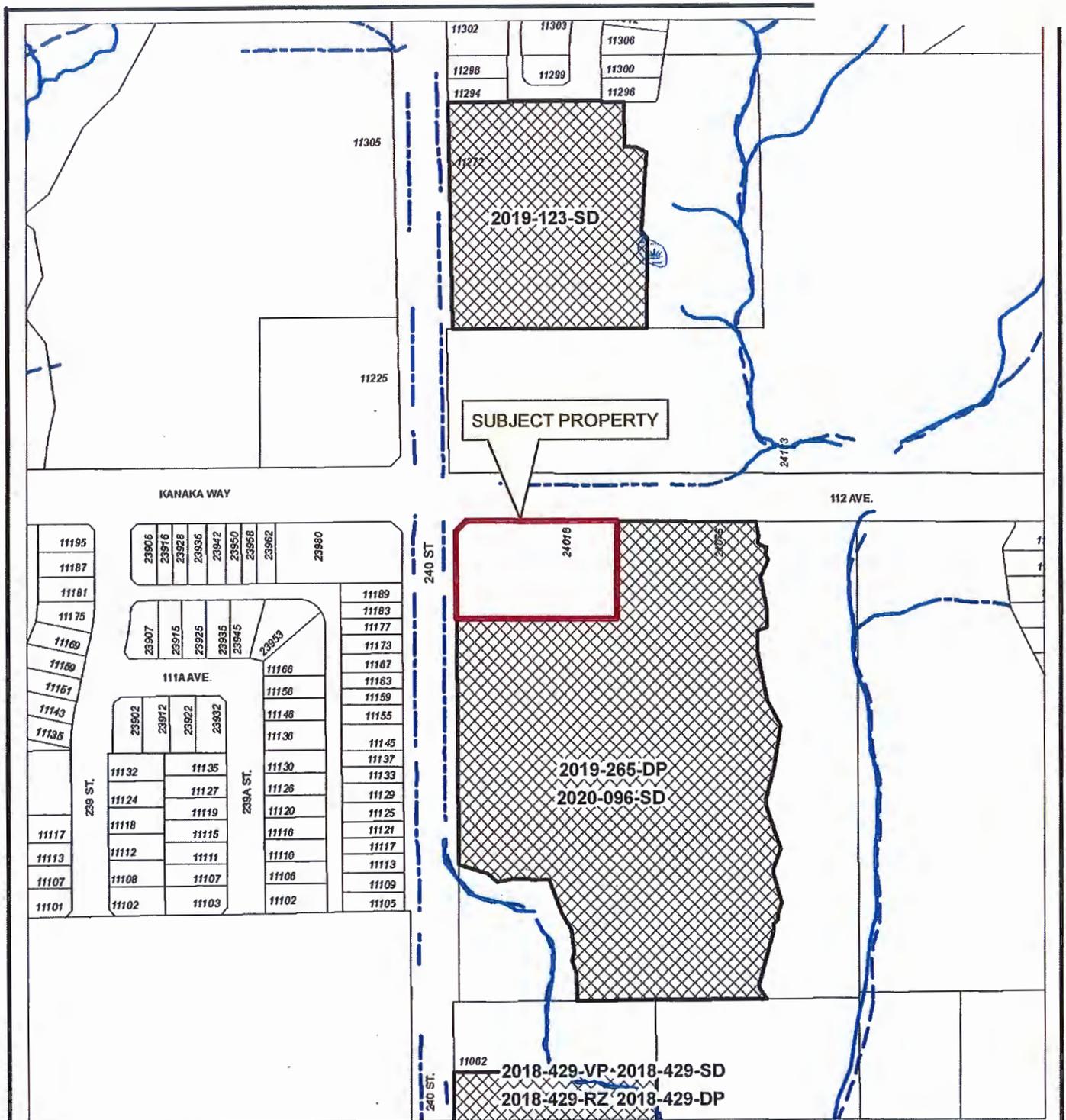
"Original signed by Christine Carter" for

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Site Plan
- Appendix D – Proposed Variances
- Appendix E – Building Elevations
- Appendix F – Landscape Plan



Scale: 1:2,500

**Legend**

-  Stream
-  Ditch Centreline
-  Edge of Marsh
-  Indefinite Creek
-  River Centreline
-  Marsh
-  Active Applications (RZ/SD/DP/VP)

24018 112 AVENUE  
PID: 030-517-397

PLANNING DEPARTMENT



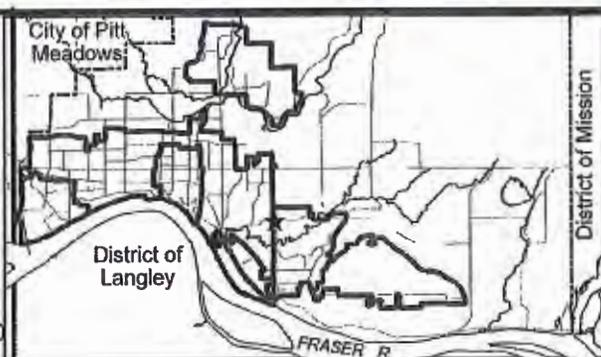
[mapleridge.ca](http://mapleridge.ca)

FILE: 2020-308-DP  
DATE: Sep 21, 2020

BY: PC



Scale: 1:2,500



24018 112 AVENUE  
PID: 030-517-397

PLANNING DEPARTMENT

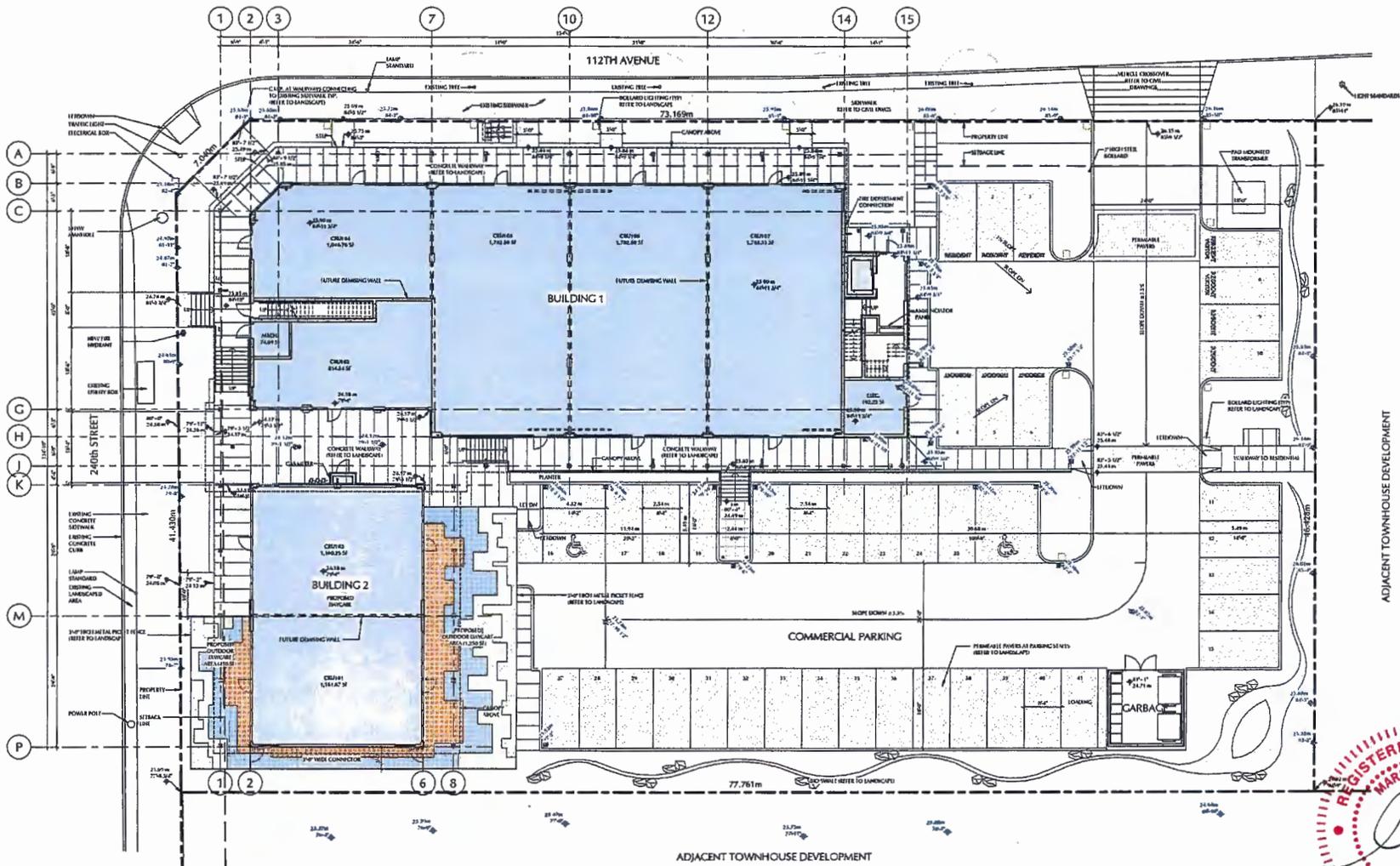


**MAPLE RIDGE**  
British Columbia

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

FILE: 2020-308-DP  
DATE: Sep 21, 2020

BY: PC



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



DEC 0 8 2020

**AA** CREEKSIDE MIXED USE

24018 112 AVE, MAPLE RIDGE

SITE PLAN

Ankenman Associates Architects Inc.  
12321 Beecher St, Crescent Beach, BC V4A 3A7 604.536.1600

Development For 591955 BC LTD.

DEC 8, 2020	REVISION FOR CP	ML
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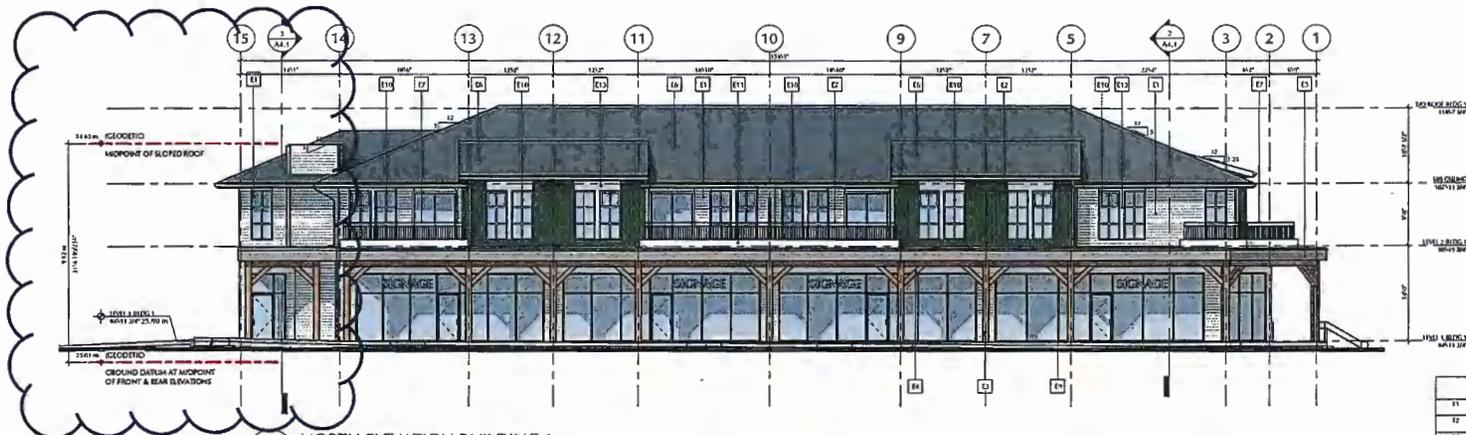
SCALE: 3/32" = 1'-0"  
DEC. 8, 2020

A1

APPENDIX C

ADJACENT TOWNHOUSE DEVELOPMENT

ADJACENT TOWNHOUSE DEVELOPMENT



1 NORTH ELEVATION BUILDING 1  
A3.1 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND		
11	MATERIAL: HORIZONTAL CERAMIC TILE LAPPING, STAINED	
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100	MATERIAL: CERAMIC TILE (HARVEST) 18" X 18" X 12MM	

Variance to increase the maximum height in the C-5 Zone from 9.5 metres to 10.0 metres.



2 SOUTH ELEVATION BUILDING 1  
A3.1 SCALE: 1/8" = 1'-0"



**AN** CREEKSIDE MIXED USE

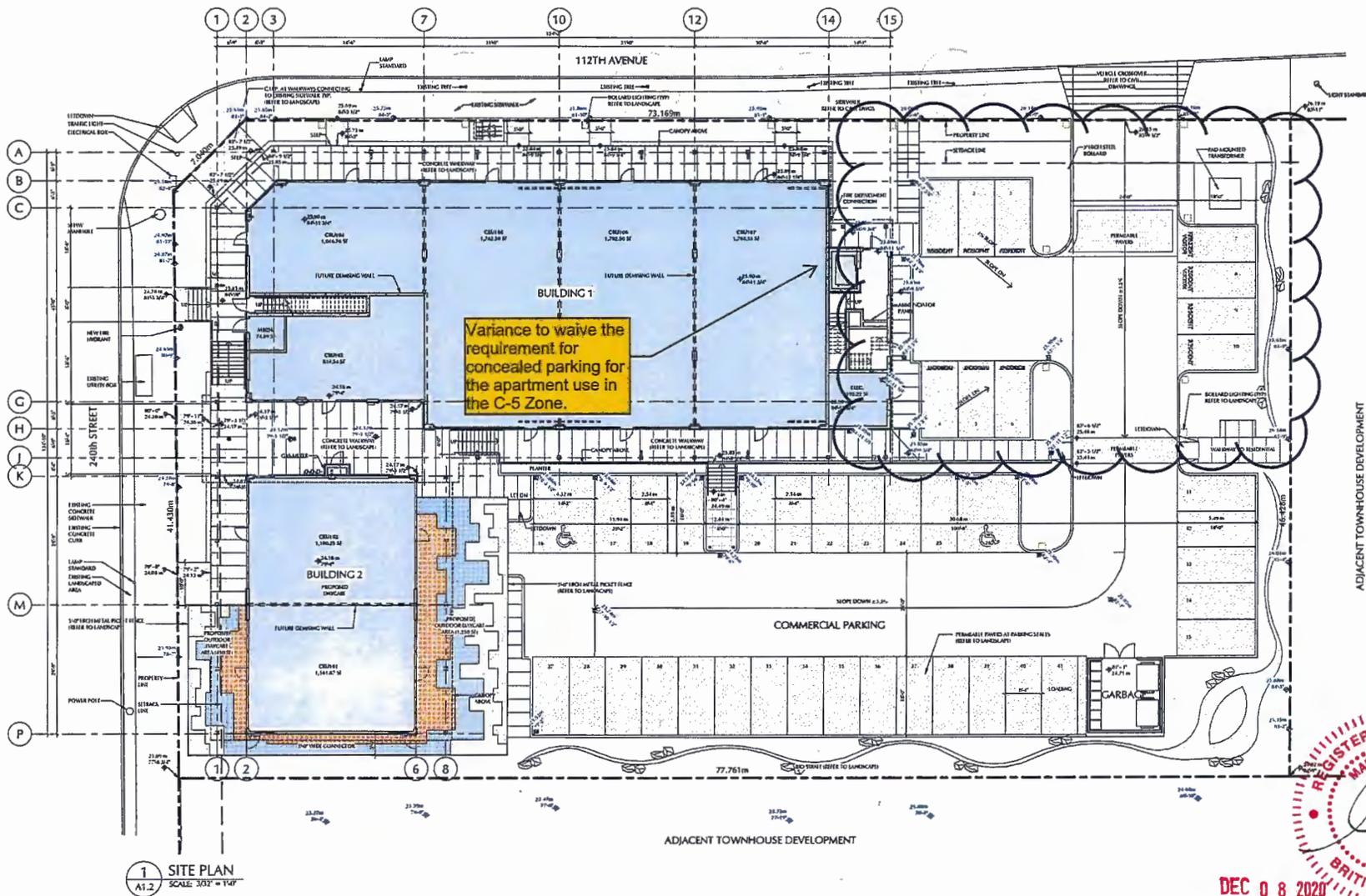
24018 112 AVE, MAPLE RIDGE  
Development For 591955 BC LTD.

ELEVATIONS  
2022  
SCALE: 1/8" = 1'-0"  
DEC. 8, 2020

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7  
604.536.1600

REV	DATE	DESCRIPTION	BY
1	DEC 8, 2020	ISSUED FOR OP	ANL
2	SEPT 18, 2020	ISSUED FOR OP	ANL

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

# ~~AN~~ CREEKSIDE MIXED USE

24018 112 AVE, MAPLE RIDGE

SITE PLAN

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

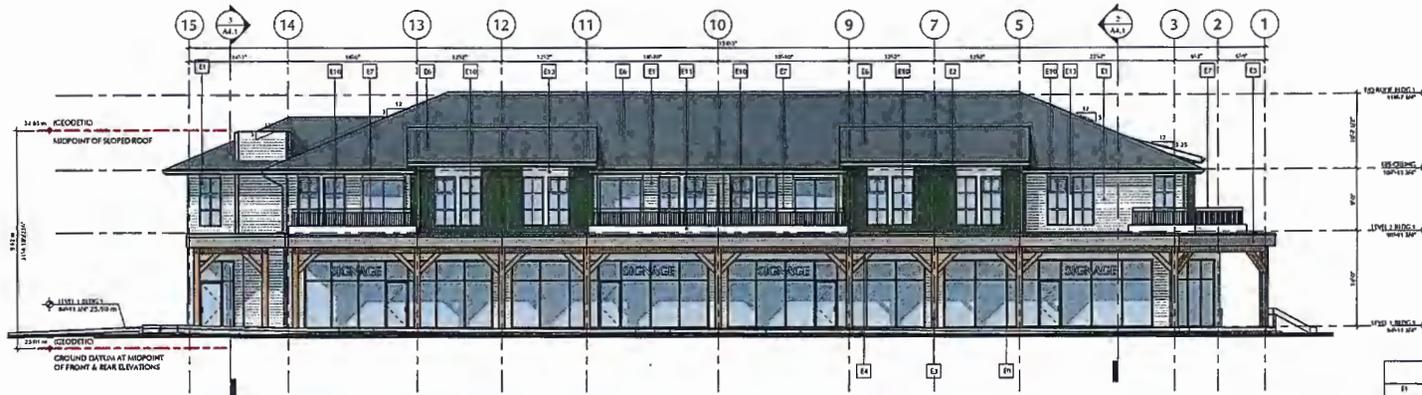
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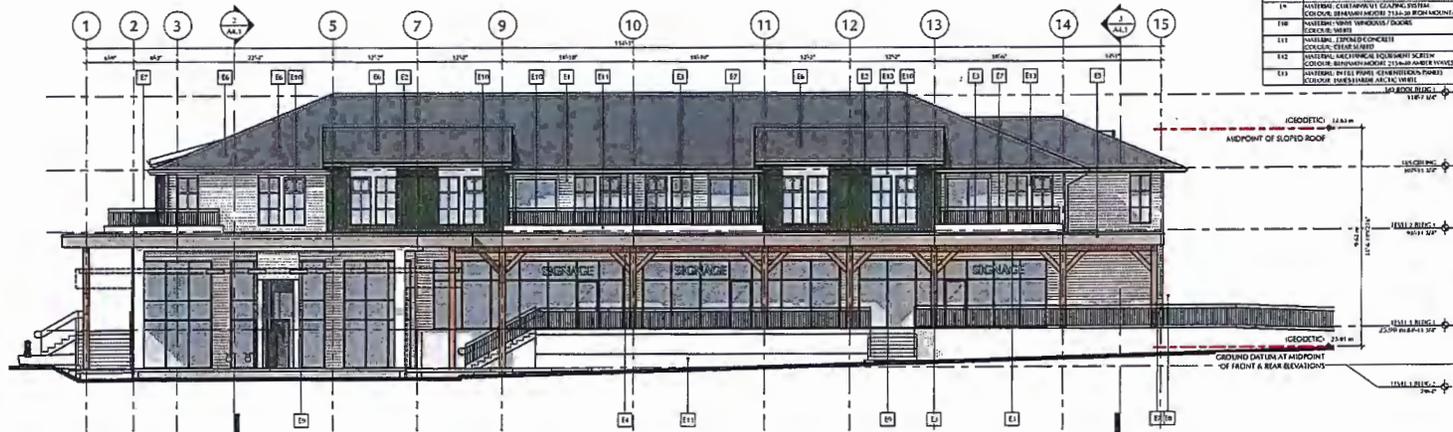
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SCALE: 3/32" = 1'-0"  
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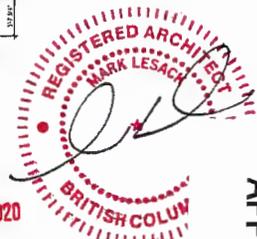


1 NORTH ELEVATION BUILDING 1  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION BUILDING 1  
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
E1	INTERIOR: FIBREGLASS CEMENT BOARD 1/2" GYP BOARD, 2" EXPOSED CORNER, FIBREGLASS INSULATION BATT
E2	INTERIOR: VERTICAL BOARD & BATT CEMENTitious SHEET 1/4" BOND BREAKER 1/4" BATT INSULATION
E3	INTERIOR: 1/2" GYP BOARD 1/2" GYP BOARD TO BATT REDUCED JOINTS UNLESS AS SHOWN
E4	INTERIOR: 1/2" GYP BOARD TO BATT REDUCED JOINTS UNLESS AS SHOWN
E5	INTERIOR: CEMENTitious SHEET 1/4" BOND BREAKER 1/4" BATT INSULATION
E6	INTERIOR: JOINT TREATMENT: ACE-100/1015
E7	INTERIOR: JOINT TREATMENT: ACE-100/1015
E8	INTERIOR: JOINT TREATMENT: ACE-100/1015
E9	INTERIOR: JOINT TREATMENT: ACE-100/1015
E10	INTERIOR: JOINT TREATMENT: ACE-100/1015
E11	INTERIOR: JOINT TREATMENT: ACE-100/1015
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E57	INTERIOR: JOINT TREATMENT: ACE-100/1015
E58	INTERIOR: JOINT TREATMENT: ACE-100/1015
E59	INTERIOR: JOINT TREATMENT: ACE-100/1015
E60	INTERIOR: JOINT TREATMENT: ACE-100/1015
E61	INTERIOR: JOINT TREATMENT: ACE-100/1015
E62	INTERIOR: JOINT TREATMENT: ACE-100/1015
E63	INTERIOR: JOINT TREATMENT: ACE-100/1015
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E65	INTERIOR: JOINT TREATMENT: ACE-100/1015
E66	INTERIOR: JOINT TREATMENT: ACE-100/1015
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E98	INTERIOR: JOINT TREATMENT: ACE-100/1015
E99	INTERIOR: JOINT TREATMENT: ACE-100/1015
E100	INTERIOR: JOINT TREATMENT: ACE-100/1015



DEC 08 2020

**AA** CREEKSIDE MIXED USE

24018 112 AVE, MAPLE RIDGE

ELEVATIONS

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For 591955 BC LTD.

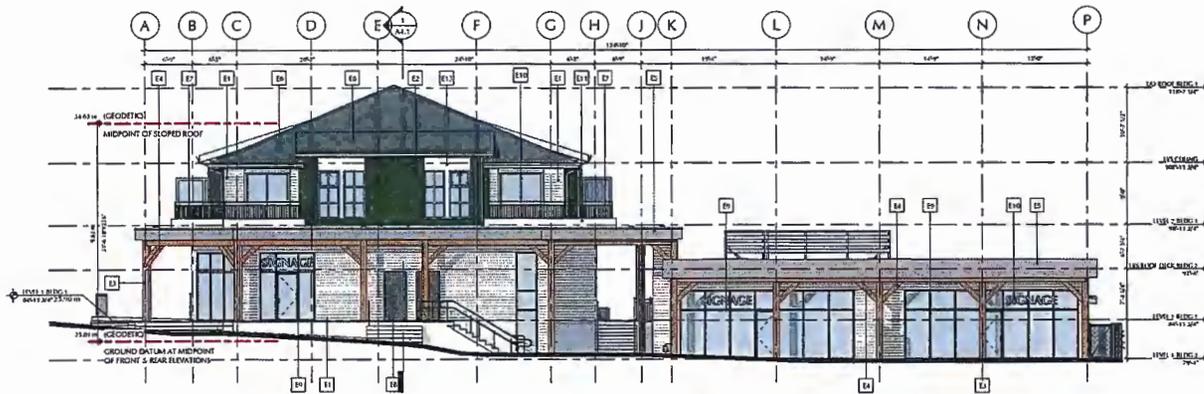
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NO.	DATE	DESCRIPTION	BY
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2	DEC 8, 2020	DESCRIPTION	BY

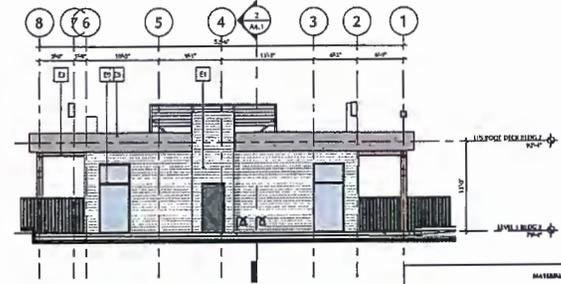
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A3.

APPENDIX E

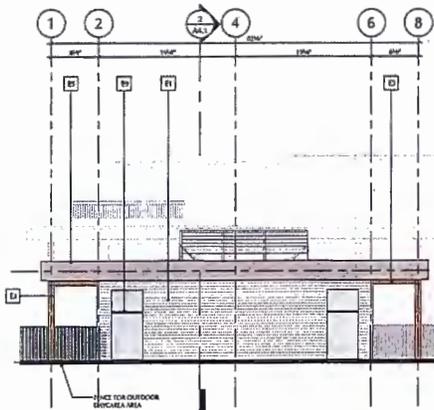


1 WEST ELEVATION BUILDINGS 1 & 2  
A3.2 SCALE: 1/8" = 1'-0"

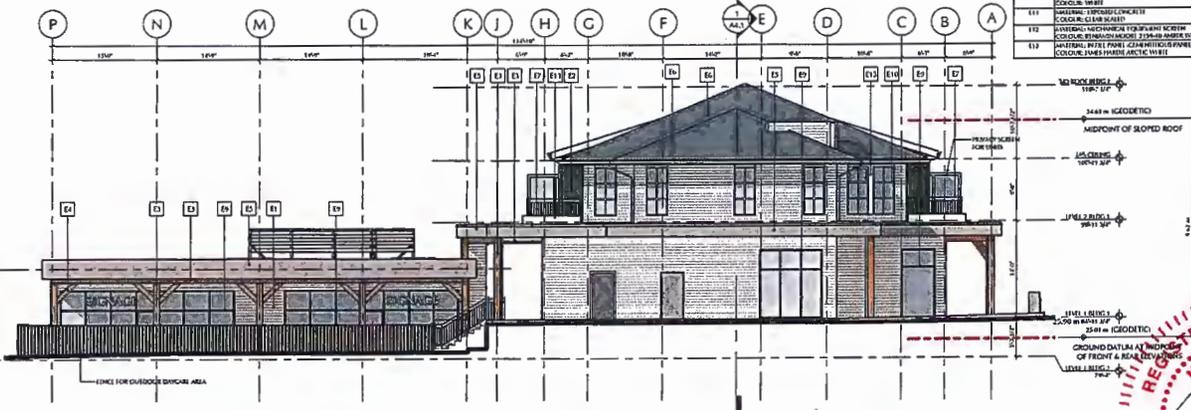


3 NORTH ELEVATION BUILDING 2  
A3.2 SCALE: 1/8" = 1'-0"

MATERIALS LEGEND	
E1	INTERIOR: PERFORATED COMPRESSED TOP BOARD / FURCHED COLOR: JUNGLE GREEN SANDSTONE BLEK
E2	INTERIOR: 1/2" BRICK BOARD & 3/4" TYP. CLAY BRICKS (DESIGNED TO MATCH WITH THE BRICKS COLOR: FINE WHITE SANDSTONE BLEK
E3	INTERIOR: 3/4" SPACED SHIP-LAP CLAY BRICKS (MATCHING WITH THE BRICKS) COLOR: CLEAR SILVER
E4	INTERIOR: SPACED SHIP-LAP CLAY BRICKS (MATCHING WITH THE BRICKS) COLOR: CLEAR SILVER
E5	INTERIOR: CLAY BRICKS (MATCHING WITH THE BRICKS) COLOR: JUNGLE GREEN SANDSTONE BLEK
E6	INTERIOR: 1/2" BRICK BOARD / FURCHED COLOR: JUNGLE GREEN SANDSTONE BLEK
E7	INTERIOR: 1/2" BRICK BOARD / FURCHED COLOR: JUNGLE GREEN SANDSTONE BLEK
E8	INTERIOR: 1/2" BRICK BOARD / FURCHED COLOR: JUNGLE GREEN SANDSTONE BLEK
E9	INTERIOR: 1/2" BRICK BOARD / FURCHED COLOR: JUNGLE GREEN SANDSTONE BLEK
E10	INTERIOR: 1/2" BRICK BOARD / FURCHED COLOR: JUNGLE GREEN SANDSTONE BLEK
E11	INTERIOR: 1/2" BRICK BOARD / FURCHED COLOR: JUNGLE GREEN SANDSTONE BLEK
E12	INTERIOR: 1/2" BRICK BOARD / FURCHED COLOR: JUNGLE GREEN SANDSTONE BLEK
E13	INTERIOR: 1/2" BRICK BOARD / FURCHED COLOR: JUNGLE GREEN SANDSTONE BLEK



4 SOUTH ELEVATION BUILDING 2  
A3.2 SCALE: 1/8" = 1'-0"



2 EAST ELEVATIONS BUILDINGS 1 & 2  
A3.2 SCALE: 1/8" = 1'-0"



DEC 08 2020

**AA** CREEKSIDE MIXED USE  
Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

24018 112 AVE, MAPLE RIDGE  
Development For 591955 BC LTD.

ELEVATIONS  
2002  
DEC 8, 2020  
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	BY
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E2	SEPT 15, 2020	ISSUE FOR DP	ML

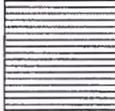
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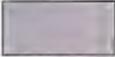


NORTH ELEVATION



WEST ELEVATION

-  **E1** MATERIAL: HORIZONTAL CEMENTITIOUS LAP SIDING 5" EXPOSED  
COLOUR: JAMES HARDIE SANDSTONE BEIGE
-  **E2** MATERIAL: VERTICAL BOARD & BATTEN CEMENTITIOUS SIDING 1x6 BOARD WITH 1x3 BATTENS  
COLOUR: JAMES HARDIE MOUNTAIN SAGE
-  **E3** MATERIAL: STAINED WOOD CLAD CONCRETE BEAM (ROUGH SAWN DOUGLAS FIR)  
COLOUR: CLEAR SEALANT
-  **E4** MATERIAL: STAINED KNEE BRACING (ROUGH SAWN DOUGLAS FIR)  
COLOUR: CLEAR SEALANT

-  **E5** MATERIAL: CEMENTITIOUS PANEL TRIM  
COLOUR: JAMES HARDIE AGED PEWTER
-  **E6** MATERIAL: ASPHALT SHINGLE ROOFING  
COLOUR: IKO CAMBRIDGE DUAL GREY
-  **E7** MATERIAL: ALUMINUM GUARDRAIL  
COLOUR: BENJAMIN MOORE 2134-30 IRON MOUNTAIN
-  **E8** MATERIAL: INSULATED METAL SERVICE DOORS  
COLOUR: BENJAMIN MOORE 2134-30 IRON MOUNTAIN
-  **E9** MATERIAL: CURTAINWALL GLAZING SYSTEM  
COLOUR: BENJAMIN MOORE 2134-30 IRON MOUNTAIN

-  **E10** MATERIAL: VINYL WINDOWS / DOORS  
COLOUR: WHITE
-  **E11** MATERIAL: EXPOSED CONCRETE  
COLOUR: CLEAR SEALED
-  **E12** MATERIAL: MECHANICAL EQUIPMENT SCREEN  
COLOUR: BENJAMIN MOORE 2159-40 AMBER WAVES
-  **E13** MATERIAL: IN FILL PANEL (CEMENTITIOUS PANEL)  
COLOUR: JAMES HARDIE ARCTIC WHITE

**AA** CREEKSIDE MIXED USE

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

24018 112 AVE, MAPLE RIDGE

Development For 591955 BC LTD.

COLOUR BOARD

2002

REV	DATE	REASON FOR DP	BY
1	DEC. 8, 2020	DESCRIPTION	

SCALE: As indicated  
DEC. 8, 2020



DEC 08 2020

A3.3

**PLANT SCHEDULE**

M2 JOB NUMBER: 20-035

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES			
23	LIQUIDAMBAR STRACIFLUA	SHEET GUM	6CM CAL; B4B
1	FAGUS SYLVATICA	EUROPEAN BEECH	6CM CAL; B4B
7	FAGUS SYLVATICA 'DANKYKI'	DANKYK BEECH	6CM CAL; B4B
4	PICEA OMORICA	SERBIAN SPRUCE	2.5M HT; B4B
13	PRUNUS SERRULATA 'AMANOBAMA'	AMANOBAMA CHERRY	6CM CAL; 1.5M 9TD; B4B

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

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

**HARDSCAPE LEGEND**

- 80MM AGUAPAVE STANDARD; HERRINGBONE PATTERN; DARK GREY COLOR; ABBOTSFORD CONC.
- BROOM FINISHED CONCRETE
- 60MM CONCRETE UNIT PAYER; STRETCHER BOND PATTERN; ABBOTSFORD CONC. NATURAL COLOR; TYP
- NORTHWEST LANDSCAPE SUPPLY AND STONE - DRAIN ROCK - BULK CLEAR CRUSHED GRAVEL 3/4"
- LANDSCAPE RUBBER SURFACE - SPEC BY RECTEC INDUSTRIES

**FURNITURE LEGEND**

- FRANCIS ANDREW LOOPY BIKE RACK
- FRANCIS ANDREW BENCH; SERIES 6; BENCH SURFACE MOUNT

**TREE LEGEND**

- PROPOSED TREE
- EXISTING TREE TO RETAIN

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LANDSCAPE ARCHITECTURE

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



NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUED FOR CP	GL
2		REVISED ARCHITECT'S COMMENT	GL
3		ISSUED FOR CP	GL
4		ISSUED FOR CP	GL

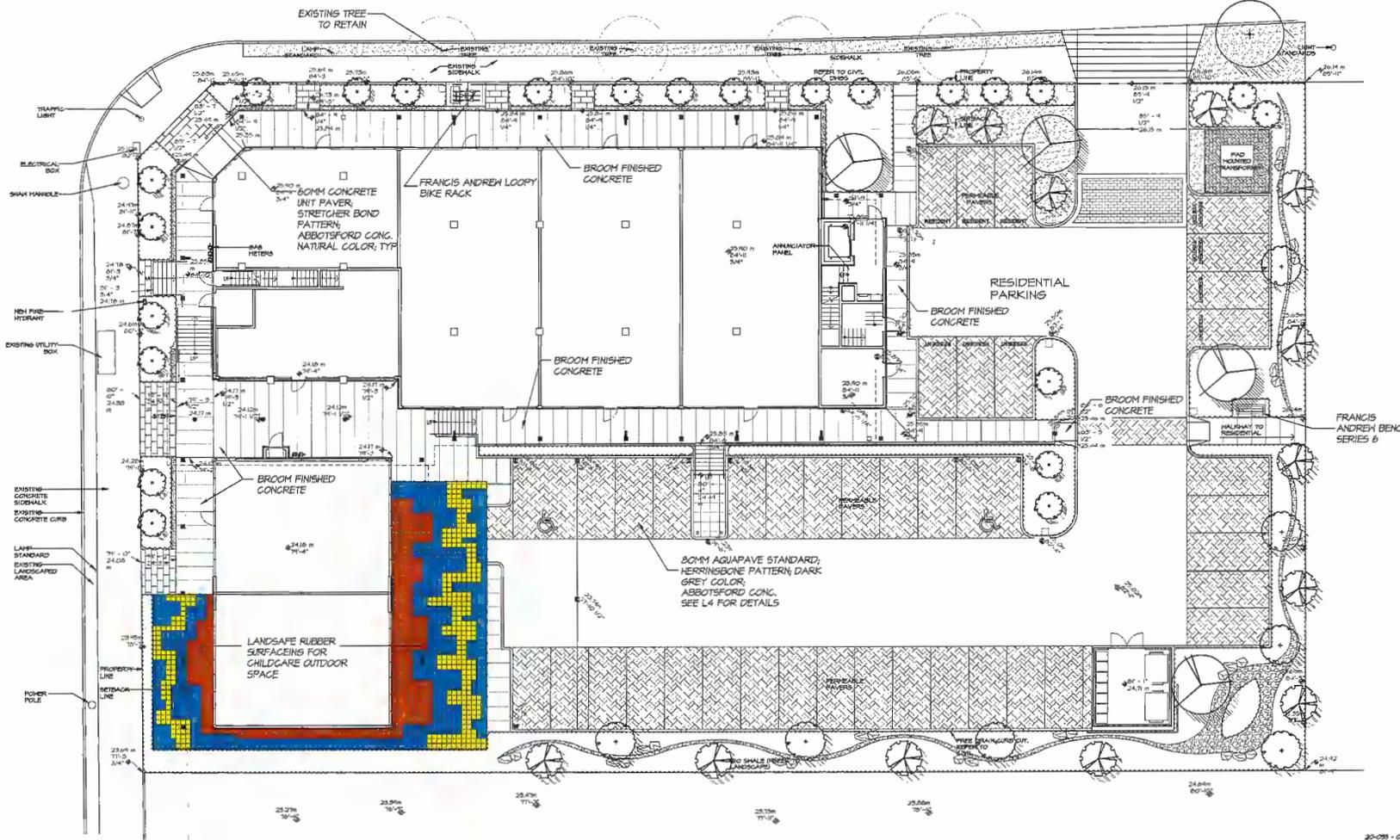
PROJECT:  
**CREEKSIDE-COMMERCIAL DEVELOP  
1180, 1115  
MAPLE RIL**

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: APR.07.20	DRAWN:
SCALE: 1" = 50'	
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLH	

M2LA PROJECT NUMBER:

APPENDIX F



20-035 - 01.p



City of Maple Ridge

TO: His Worship Mayor Michael Morden  
and Members of Council

MEETING DATE: January 5, 2021  
FILE NO: 2020-211-DVP  
2020-211-DP

FROM: Chief Administrative Officer

MEETING: C o W

SUBJECT: Development Variance Permit  
Development Permit  
11280 Pazarena Place

---

**EXECUTIVE SUMMARY:**

A Development Permit application (2020-211-DP) and a Development Variance Permit application (2020-211-DVP) has been received to allow for the development of an amenity building at 11280 Pazarena Place (Appendices A and B), which is associated with the Polygon Provenance project.

The original Polygon Provenance Project site was rezoned in May 2018 for a comprehensively planned development with single-family residential subdivisions; two townhouse phases/projects; a mixed-use commercial rental apartment and a neighbourhood park. The first townhouse phase has been developed with 125 dwelling units.

This Development Permit application is for a site that contains the second townhouse phase/project, and Clubhouse, stretching from from Pazarena Place to the Haney Bypass. The subject site will have two separate development permit applications:

1. Clubhouse portion: This first application now being considered is for an amenity building that the developer refers to as a Clubhouse. It is to contain 654.47 sq. m. (7,055.7 sq. ft.) of amenity space, a guest suite and outdoor facilities, including a swimming pool and hot tub.
2. Townhouse portion: The second application on this subject site will be forwarded to Council shortly, for for approximately 147 townhouses.

The requested variances to Zoning Bylaw No. 7600-2019 for the Clubhouse are:

1. To reduce the setback from the interior side lot line (north lot line) from 7.5 metres to 3.0 metres and to 1.4 metres for the dog wash structure; and
2. To increase the accessory building height from 4.5 metres to 11 metres.

**RECOMMENDATION:**

That the Corporate Officer be authorized to sign and seal 2020-211-DVP and 2020-211-DP respecting the Clubhouse on the property located at 11280 Pazarena Place.

**DISCUSSION:**

a) Background Context:

Applicant: Polygon Development 352 Ltd (Emma Hodgson)  
Legal Description: Lot E District Lot 403 Plan EPP79514

**1107**

OCP:  
Existing: Urban Residential

Zoning:  
Existing: RM-1 (Townhouse Residential)

Surrounding Uses

North:	Use:	Mixed Use Commercial/Residential
	Zone:	C-1 (Neighbourhood Commercial)
	Designation:	Commercial
South:	Use:	Townhouse Residential on the remainder of the subject site
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
East:	Use:	Park
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation
West:	Use:	Park and Townhouse Residential
	Zone:	P-1 (Park and School) and RM-1 (Townhouse Residential)
	Designation:	Park and Urban Residential

Existing Use of Property: Vacant  
Proposed Use of Property: Amenity Building (Clubhouse) and future Townhouses  
Site Area: 3.73 Ha. (9.22 Acres) for Clubhouse and future Townhouses  
Access: Pazarena Place (Through the Townhouse Phase 2 Project)  
Servicing: Urban

**a) Project Description:**

This application is for an amenity building that the developer refers to as a "Clubhouse". It is designed and placed on the site evoking the image of a traditional Maple Ridge farmhouse, preserved and sensitively integrated on the subject site, to be an amenity for the overall Provenance project residents. The building contains 654.47 sq. m. (7,055.7 sq. ft.) of amenity space, a guest suite and outdoor facilities.

The Clubhouse is placed such that there is a two-storey massing fronting onto Pazarena Place and a three-storey massing onto a rear swimming pool and hot tub deck that back on the conservation area to the east. The main entry that is located on the main floor off a wrap-around porch and situated at the southwest corner of the building, to engage the views to the South.

The fictional story of this new Clubhouse amenity building is that it was once the original farmhouse building on the property and it has been restored and renovated into a new amenity building for the development and used to inspire the "Farmhouse" character of the townhouses already constructed in Phase 1 and to be constructed in Phase 2.

**b) Planning Analysis:**

The overall Polygon Provenance development is a comprehensively planned neighborhood, based on a development concept and Provenance Development Supplementary Design Guidelines that are registered as a covenant on title as part of the original rezoning. The form and character of the

Clubhouse complies with the Provenance Development Supplementary Design Guidelines and with the OCP Multi-Family Design Guidelines.

The Clubhouse is located in the core area of Provenance neighborhood, with the mixed use commercial / rental apartment building (subject to a separate Development Permit application to be forwarded to Council shortly) to the north and a Neighborhood Park to the southwest.

Therefore, the location, size, function and the associated outdoor amenities being provided by the Clubhouse fulfill the requirement of the original rezoning commitment of Polygon as governed by the overall covenant to provide shared amenity space for all phases within the Provenance Project. The architectural and landscaping plans for the Clubhouse are attached in Appendix C.

The proposed Clubhouse respects the Key Guideline Concepts of the OCP Multi-Family Design Guidelines as described below.

<i>Key Guideline Concept</i>	<i>Project Architect Response</i>
1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.	The proposed clubhouse building is designed to integrate with the new townhouses at Provenance. The clubhouse design shares similar character elements, materials and colours with the townhouses and introduces some new character elements and materials to provide more articulation to the design to distinguish the building as the community clubhouse.
2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of a higher density developments.	The new clubhouse massing is two (2) stories at the front and three (3) stories at the rear. Similar to some of the townhouse buildings in Provenance.
3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.	The new clubhouse is located at a high point of the Provenance community making it visually distinguished as the community center for Provenance.
4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.	The new clubhouse connects to the sidewalk at the front and to public trails to the North and South.

**c) Variance Analysis:**

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

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

1. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 617 Zone: RM-1 Low Density Townhouse, Section 717.7 Setbacks, 5. c:* To reduce the interior side lot line (north lot line) from 7.5 metres to 3.0 metres for the building, to 1.4 metres for the dog wash portion of the building and to 0.6 metres for projections; and
2. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 617 Zone: RM-1 Low Density Townhouse, Section 717.8 Height, 2:* To increase the height from 4.5 metres to 11 metres.

Given the location of the Clubhouse within the future Phase 2 townhouse project/site and the mixed use commercial / rental apartment building to the north, special design consideration are warranted within this surrounding context with respect to assimilating the Clubhouse with its context. This includes the surrounding three-storey massing and visually connectivity with the Public Trail (ROW) along the north lot line. The height variance achieves the consistent massing that the Provenance Development Supplementary Design Guidelines have envisioned. The reduced setback to the north lot line achieves the desired connectivity with the Public Trail, allows for a larger open space area associated with the Clubhouse and facilitates safe placement of three (3) parking spaces accessed off the phase 2 townhouse project internal drive aisle serving the Clubhouse.

**d) Advisory Design Panel:**

All concerns and suggestions made by the Advisory Design Panel meeting on November 18, 2020, are reflected into the final plans attached to this report as described in Appendix E.

**e) 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, the security will be \$105,439.75

**f) 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:**

Both the Development Permit application for the form and character of the Clubhouse and the associated landscaping, and the Development Variance Permit application are supported. The Clubhouse complies with the Polygon Providence Covenant in providing the amenity facility for

Provenance residents, designed in to evoke the image of a traditional Maple Ridge farmhouse and in accordance with the Provenance Development Supplementary Design Guidelines.

The proposed variance for height and reduced north lot line setback is supported in being instrumental to achieve the desired design objectives, having an open space that encourages active recreation and improving vehicle circulation safety.

It is recommended that these applications be favourably be considered and the Corporate Officer be authorized to sign and seal both.

"Original signed by Adrian Kopystynski"

---

*Prepared by:* **Adrian Kopystynski, MSc, 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**

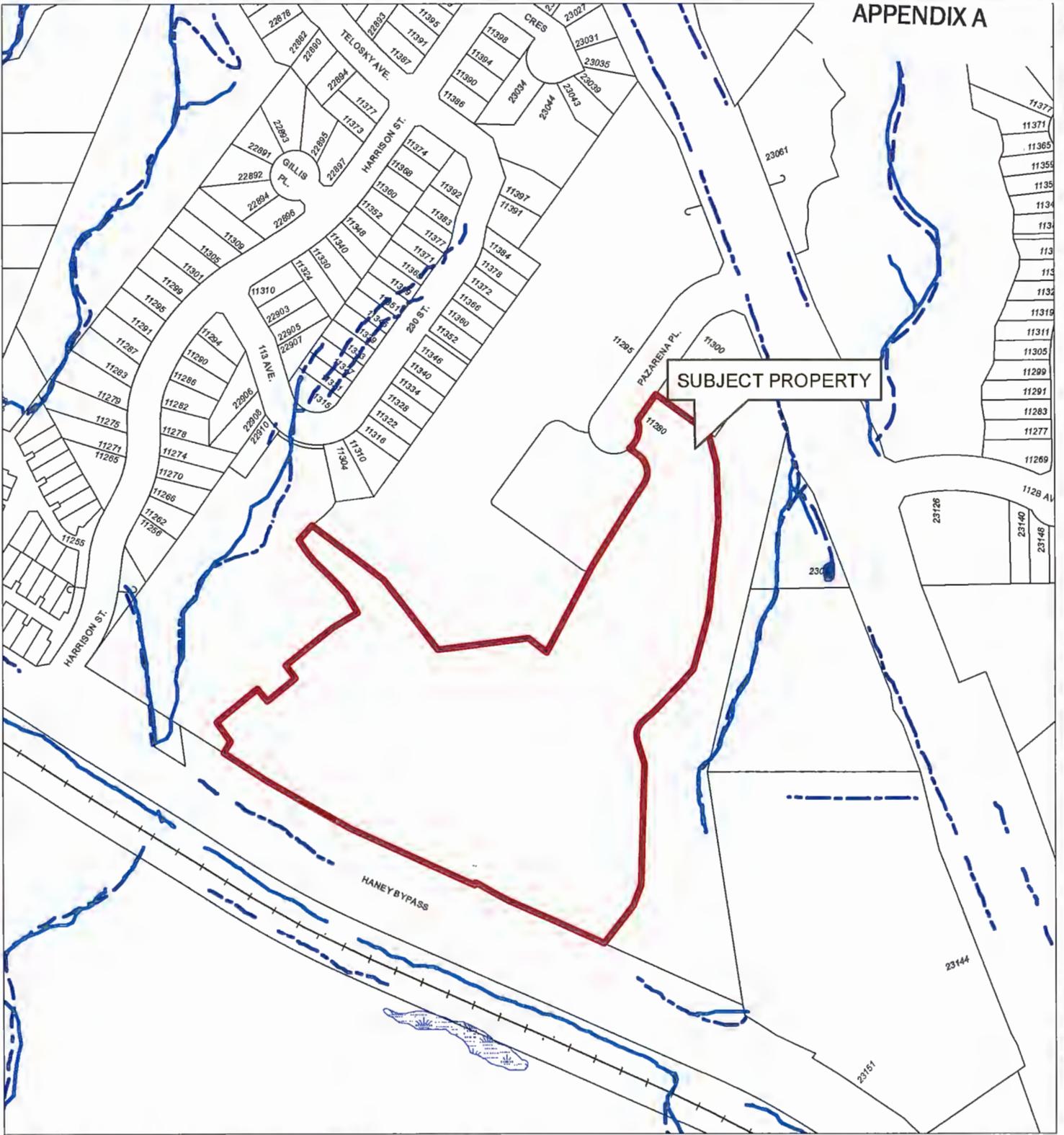
"Original signed by Christine Carter"

---

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Architectural and Landscaping Plans
- Appendix D – Variances
- Appendix E – ADP Comments



Scale: 1:3,000

**Legend**

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

**11280 PAZARENA PLACE**  
**PID: 030-627-800**

PLANNING DEPARTMENT



**MAPLE RIDGE**  
 British Columbia

**mapleridge.ca**

FILE: 2020-211-DP  
 DATE: Jul 15, 2020

BY: PC



Aerial imagery from the Spring of 2018



Scale: 1:3,000



11280 PAZARENA PLACE  
PID: 030-627-800

PLANNING DEPARTMENT

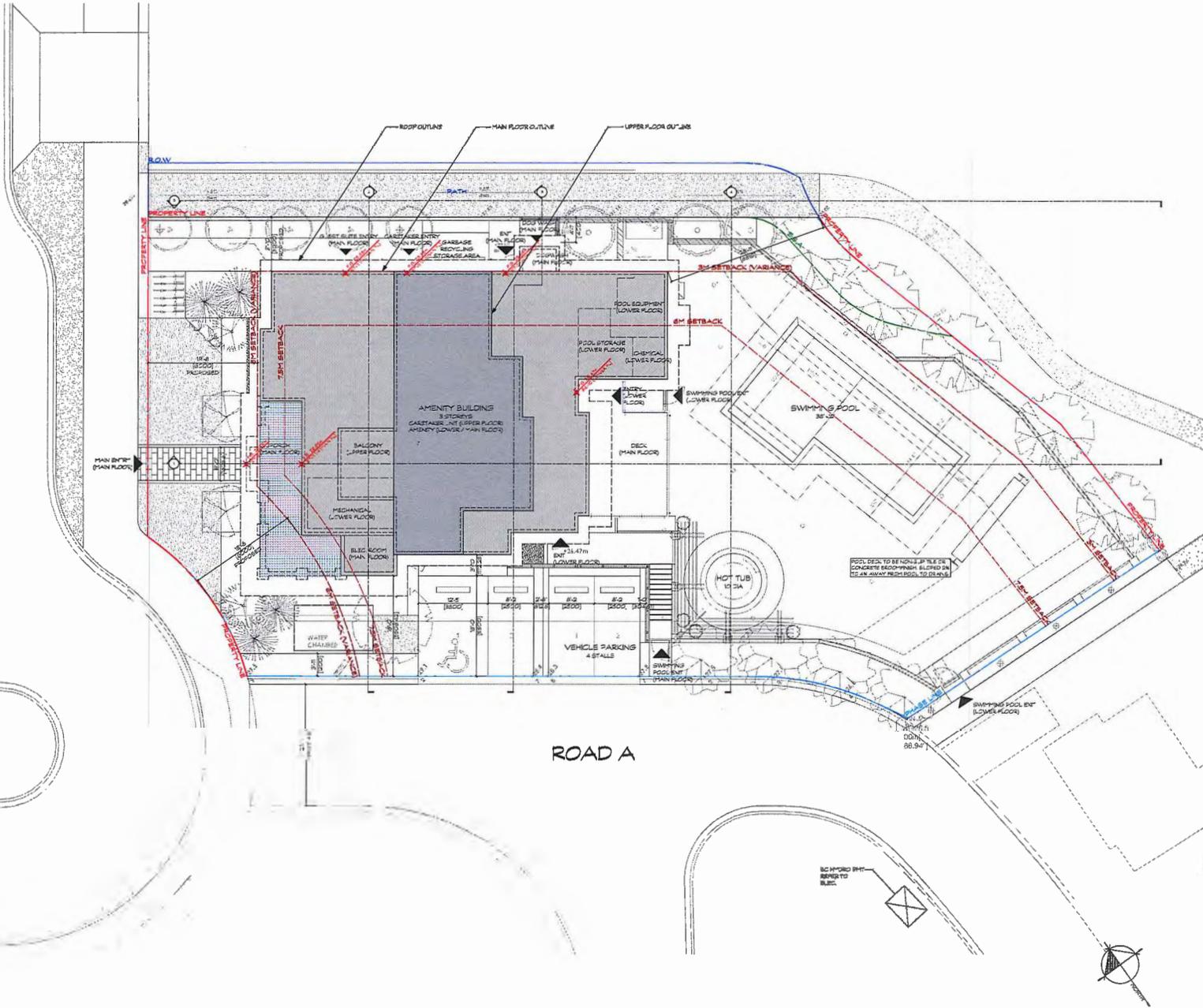


[mapleridge.ca](http://mapleridge.ca)

FILE: 2020-211-DP  
DATE: Jul 15, 2020

BY: PC

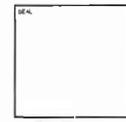
PAZARENA PLACE



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REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
24-03-20	ISSUE FOR PERMIT SUBMISSION
03-10-20	ISSUE FOR PERMIT SUBMISSION



**CICCOTZI**  
ARCHITECTURE

18TH FLOOR  
1095 WEST PENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 2M6  
TEL: (604) 687-4741



PROJECT  
**PROVENANCE AMENITY**  
1080 PAZARENA  
MAPLE RIDGE, BC

DATE: 24-03-20	DESIGNED BY: EC
SCALE: 1/500	PROJECT NO.: CA 01
SHEET TITLE: <b>SITE PLAN</b>	
REVISIONS:	SHEET NO.: <b>A 1'</b>

APPENDIX C

P:\PROJECTS\2024\24-03-20\24-03-20-1080-Pazarena-Place-11-24-2024.dwg

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REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
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29.10.20	SCALE FOR D2 SUBMISSION



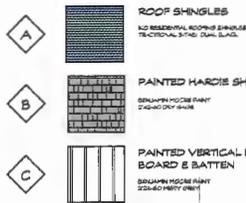
**CICCOZZI**  
ARCHITECTURE

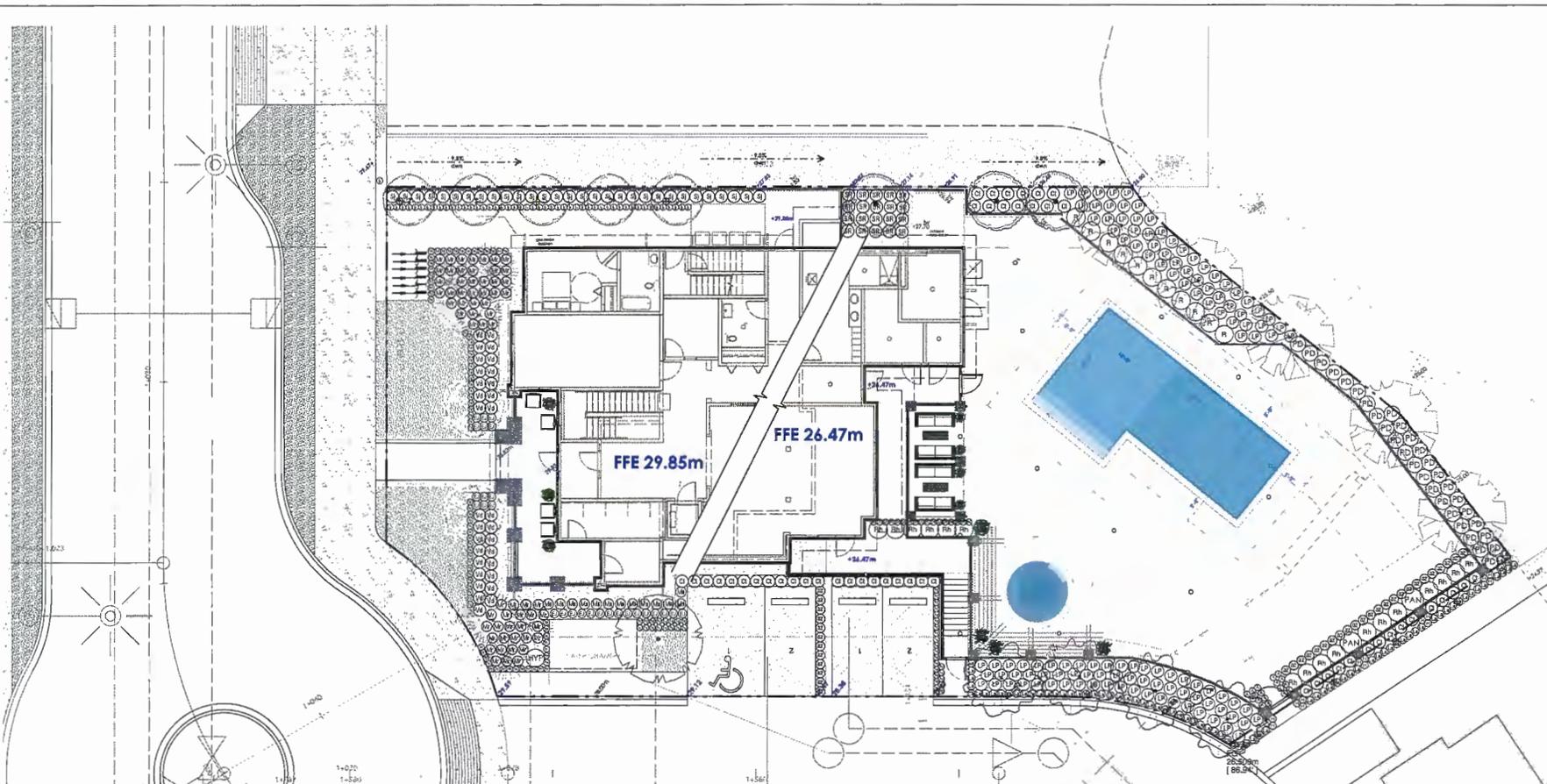
15TH FLOOR  
1095 WEST PENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 2M6  
TEL: (604) 687-4741



PROJECT  
**PROVENANCE AMENITY**  
  
1080 PAZARENA  
MAPLE RIDGE, BC

OWNER AL	DESIGNED BY RC
SCALE 1/50	PROJECT NO. CA-662
SHEET TITLE <b>ELEVATIONS</b>	
REVISION NO. -	SHEET NO. <b>A.3.0</b>





4	DEC 1-20	RE-ISSUED FOR DP
3	OCT 21-20	ISSUED FOR 85% SP
2	AUG 21-20	ISSUED FOR 50% SP
1	JUN 14-20	ISSUED FOR DP
no.	date:	item:

Revisions:

**Durante Krew Ltd.**  
 102 - 1627 West 59 Avenue  
 Vancouver BC V6J 1A5  
 t: 604 684 4411  
 f: 604 684 0277  
 www.dkl.ca

CLIENT:  
**POLYGON**  
 900-1333 WEST BROADWAY  
 VANCOUVER, BC

PROJECT:  
**PROVENANCE CLUBHOUSE**  
 11280 Pazorena Place  
 Maple Ridge, BC

**PLANT LIST**

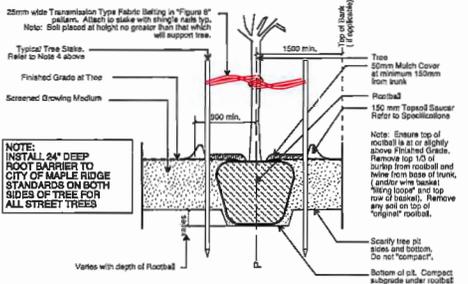
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SHRUBS/FERNS	PERENNIALS & GRASSES
<b>TREES</b>						
2		<i>Acer palmatum</i>	Green Japanese Maple	8cm cal. B&B (Specimen)	CZ 59 Azalea 'Mino White'	E 22 Epimedium rubrum
3		<i>Acer rubrum</i> 'Armstrong'	Columnar Armstrong Maple	6cm cal. B&B	CI 60 Cholsiya temata	H 8 Hemerocallis 'Stella D'oro'
4		<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm cal. B&B	EJ 35 Euonymus japonica 'Paloma Blanca'	hg 88 Heuchera 'Green Spice'
4		<i>Chamaecyparis nootkatensis</i> 'Pendula'	Weeping False Cypress	3m ht. B&B	HYP 5 Hydrangea paniculata 'Lime Light'	hs 27 Heuchera 'Shanghai'
2		<i>Fraxinus pennsylvanica</i> 'Prairie Spire'	Prairie Spire Ash	7cm cal. B&B	JH 7 Juniperus horizontalis 'Blue Star'	La 80 Lavandula angustifolia 'Hidcote Blue'
3		<i>Parrotia persica</i> 'Vanessa'	Persian Ironwood	6cm cal. B&B	LP 124 Lonocera pilata	l 32 Liriope muscari 'Big Blue'
5		<i>Picea omorika</i>	Serbian Spruce	3m ht. B&B	Mr 103 Mahonia repens	Ms 17 Miscanthus sinensis 'Gracillimus'
2		<i>Prunus serrulata</i> 'Snow Goose'	White Flowering Cherry	7cm cal B&B, 6'-0" ht. Std	M 25 Pinus mugo pumilio	N 8 Nepeta 'Walker's Low'
					PAN 9 Picea abies nictiformis	pl 16 Pachyandra terminalis
					Rh 15 Rhododendron 'Henry's Red'	pl 5 Penstemon alpestris 'Hamel'
					R 9 Rhododendron 'Cunningham's White'	Pe 2 Perovskia atriplicata
					Rr 29 Rosa rugosa	r 3 Rudbeckia fulgida 'Goldstrum'
					SR 24 Sarcococca nuceifolia	
					SJ 12 Stimmia japonica 'rubella'	
					SV 4 Syringa vulgaris	
					Vd 36 Viburnum dentifolium	
					Azalea Hino White	#3 pot, 18" o.c.
					Mexican Mock Orange	#3 pot, 24" o.c.
					Paloma Blanca Euonymus	#2 pot, 18" o.c.
					Little Lime Panicle Hydrangea	#5 pot, 36" o.c.
					Blue Star Juniper	#3 pot, 36" o.c.
					Privet Honeyuckle	#3 pot, 24" o.c.
					Creeping Oregon Grape Holly	#2 pot, 24" o.c.
					Dwarf Mugo Pine	#3 pot, 24" o.c.
					Nest Spruce	#5 pot, 36" o.c.
					Henry's Red Rhododendron	#5 pot, 36" o.c.
					Cunningham's White Rhododendron	#5 pot, 36" o.c.
					Rugosa Rose	#5 pot, 36" o.c.
					Fragrant Sweet Box	#3 pot, 24" o.c.
					Japanese Skimmia	#3 pot, 18" o.c.
					Common Lilac	#10 pot, 36" o.c.
					David's Viburnum	
					Red Stamenwort	#1 pot, 12" o.c.
					Daylily	#2 pot, 15" o.c.
					Green Spice Coral Bells	#1 pot, 12" o.c.
					Purple Coral Bells	#1 pot, 12" o.c.
					Blue English Lavender	#3 pot, 15" o.c.
					Lily Turf	#2 pot, 12" o.c.
					Japanese Silvergrass	#3 pot, 50" o.c.
					Walkers Low Catmint	#2 pot, 15" o.c.
					Japanese spurge	#1 pot 12" o.c.
					Dwarf Fountain Grass	#2 pot, 18" o.c.
					Russian Sage	#3 pot, 50" o.c.
					Black Eye Susan	#2 pot, 14" o.c.

DRAWN BY: AG  
 CHECKED BY: PK  
 DATE: JANUARY 2020  
 SCALE: 1/8"=1'-0"

DRAWING TITLE:  
**LANDSCAPE  
 PLANTING PLAN**

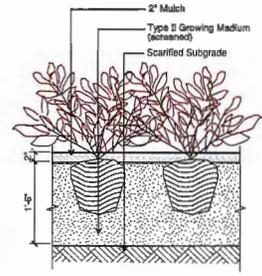
Project No:  
**19080**

Sheet No.:

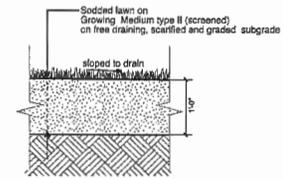


- General Notes:**
1. Do not cut Tree Leader.
  2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Drought.
  3. Ensure tree location does not conflict with Underground Services. "Call before digging".
  4. All root balls to be soaked with 2" x 100mm x 2.0m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewall/outlet on tree pit centreline.
  5. Provide min. 5 cubic meters of growing medium per tree.
  6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.

Depth of Growing Medium Total (mm)	Area (M2)	Variation 1 Size of Surface Square	Variation 2 Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.38	2.8 M x 2.8 M	3.25 M Ø
750	6.67	2.5 M x 2.5 M	2.80 M Ø



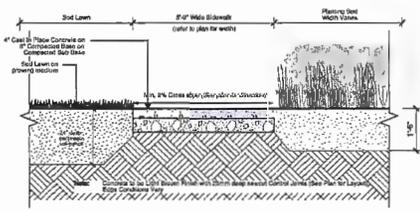
- Notes:**
- 1) See specifications for all specified materials.
  - 2) Refer to landscape plan for lawn area grading and elevation information.
  - 3) Ensure sod is laid on a firm base of leveling, such as organic material (leaves/straw/wood) and rocks etc. Ensure level and consistent scarified sub-grade throughout entire lawn area.



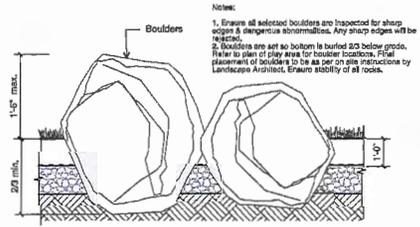
L2.1 Typical Deciduous Tree Planting Scale 1/4\"/>

L2.2 Typical Shrub Planting Scale 1/4\"/>

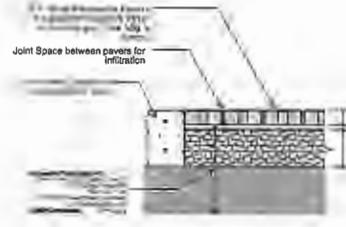
L2.3 Sodded Lawn Scale 1/4\"/>



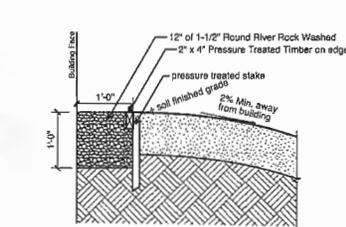
L2.4 CIP Concrete Slab (Pavement Only) Scale 1/4\"/>



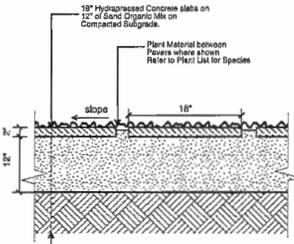
L2.5 Boulder Placement Scale 1/4\"/>



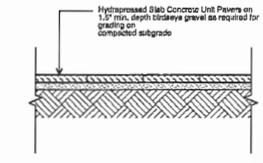
L2.6 1/2\"/>



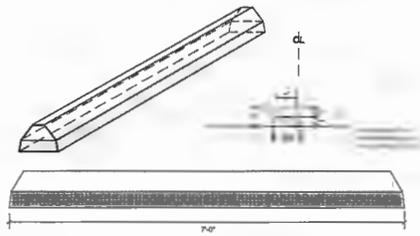
L2.7 Flux Road Trip Stop Scale 1/4\"/>



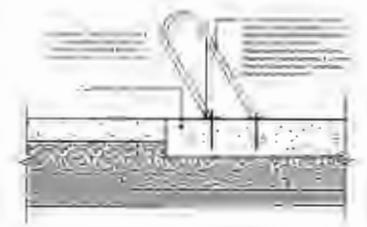
L2.8 Hydrated Slab in Paving Scale 1/4\"/>



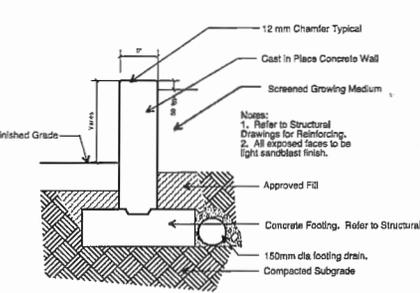
L2.9 UNIT CONCRETE PAVING ON CHALK SCALE 1/4\"/>



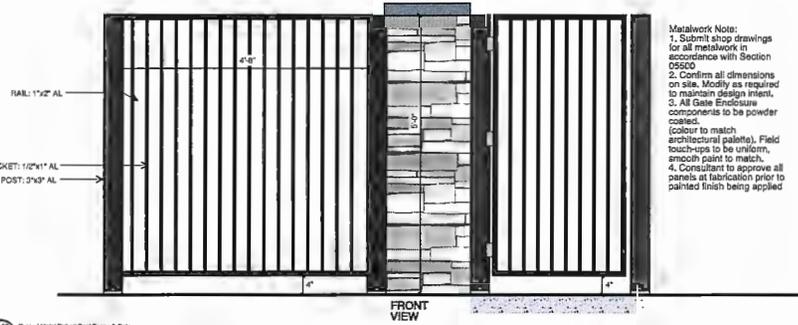
L2.10 Parking Staff-Wheel Stop Scale 1\"/>



L2.11 BIKE RACK INSTALLATION ON GRADE SCALE 1/4\"/>



L2.12 CIP Concrete retaining wall Scale 1/4\"/>



L2.13 Typical Metal Picket Post Fence & Gate Scale 1/4\"/>

- Metalwork Note:**
1. Submit shop drawings for all metalwork in accordance with Section 05500
  2. Confirm all dimensions on site. Modify as required to maintain design intent.
  3. All Gate Enclosure components to be powder coated. (colour to match architectural palette). Field touch-ups to be uniform, smooth paint to match.
  4. Consultant to approve all panels at fabrication prior to painted finish being applied

- 4 DEC 9-20 RE-ISSUED FOR DP  
 3 OCT 21-20 ISSUED FOR 85% BP  
 2 AUG 31-20 ISSUED FOR 50% BP  
 1 JUN 24-20 ISSUED FOR DP

REVISED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

CLIENT:  
**POLYGON**  
 900-1333 WEST BROADWAY  
 VANCOUVER, BC

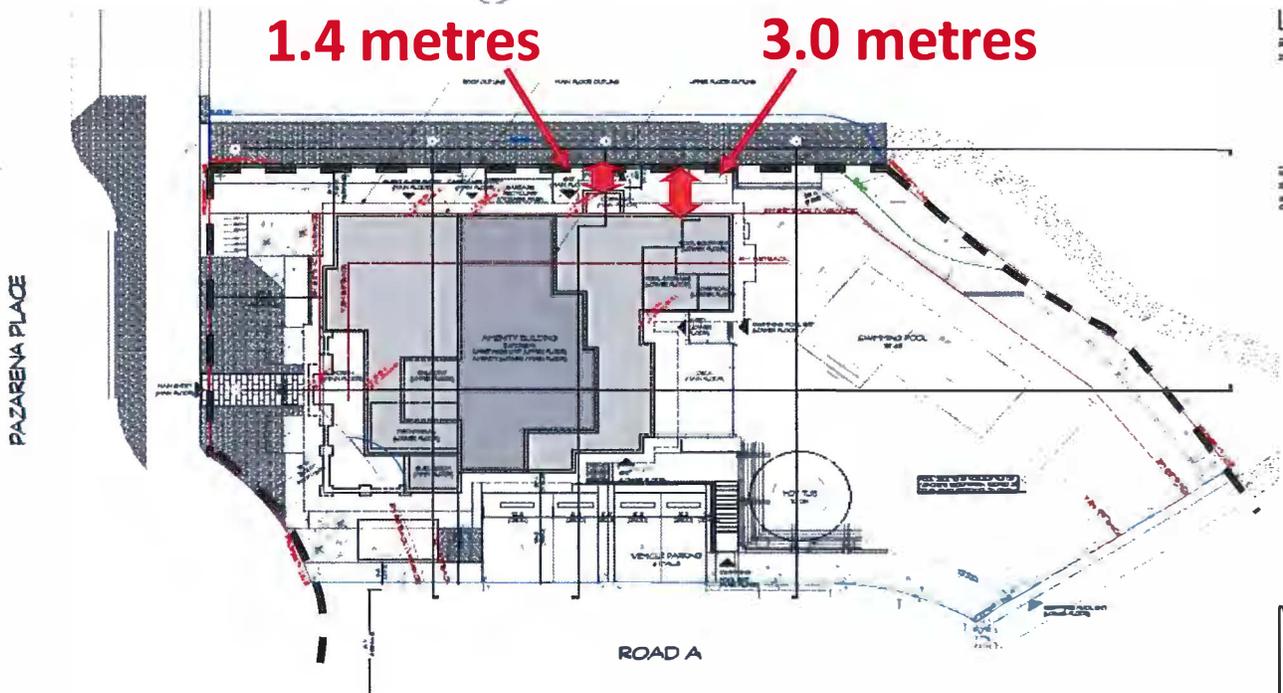
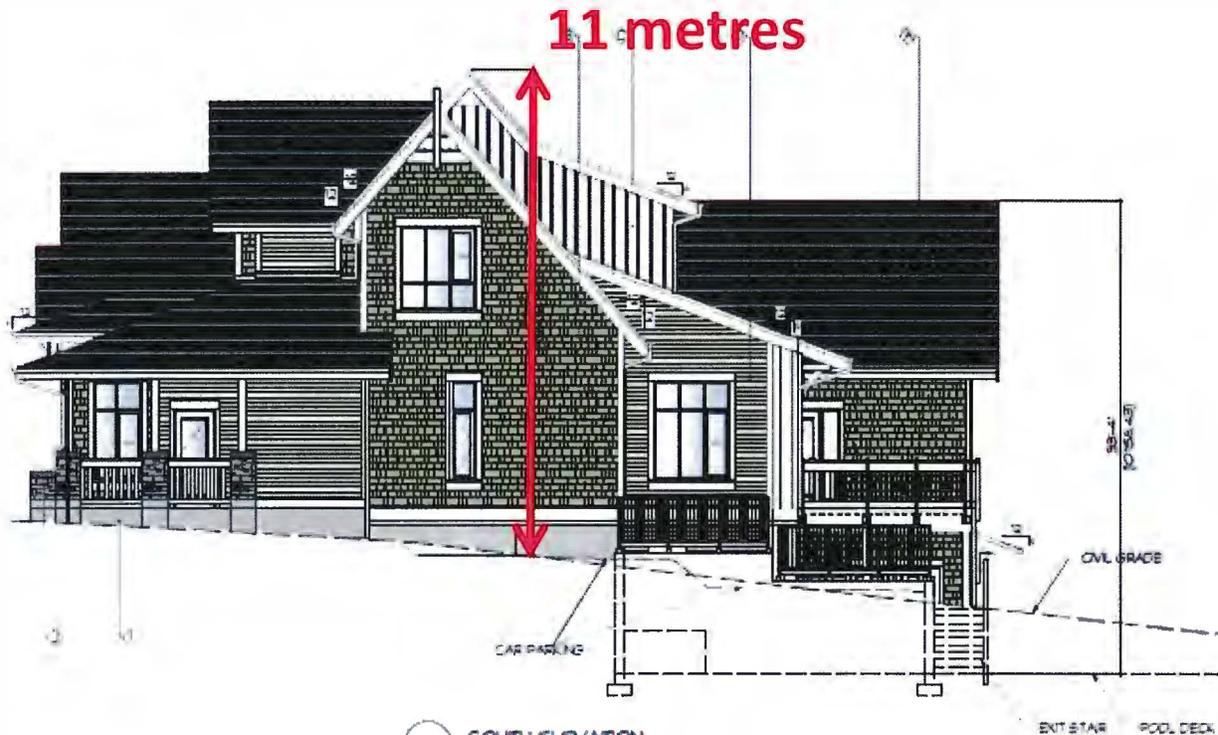
PROJECT:  
**PROVENANCE CLUBHOUSE**  
 11280 Pazarena Place  
 Maple Ridge, BC

DRAWN BY:	AG
CHECKED BY:	PK
DATE:	JANUARY 2020
SCALE:	1/4"=1'-0"
DRAWING TITLE:	<b>LANDSCAPE DETAILS</b>
Project No.:	19080
Sheet No.:	

L2.1

## Analysis of Key Guideline Concepts

<p>1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.</p>	<p>The proposed clubhouse building is designed to integrate with the new townhouses at Provenance... The clubhouse design shares similar character elements, materials and colours with the townhouses and introduces some new character elements and materials to provide more articulation to the design to distinguish the building as the community clubhouse.</p>
<p>2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of a higher density developments.</p>	<p>The new clubhouse massing is 2 stories at the front and 3 stories at the rear... Similar to some of the townhouse buildings in Provenance.</p>
<p>3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.</p>	<p>The new clubhouse is located at a high point of the Provenance community making it visually distinguished as the community center for Provenance.</p>
<p>4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.</p>	<p>The new clubhouse connects to the sidewalk at the front and to public trails to the North and South.</p>



## Appendix E: ADP Comments and Suggestions

## Architectural Comments: Nil

There were no comments.

## Landscape Comments:

- Consider reviewing up light at trellis in pool area for dark skies compliance;  
Response from Landscape Architect: Note added to trellis lighting to indicate downward lighting direction, and not added to material key that landscape lighting to be dark sky compliant.
  - Consider reducing the front walk way slope;  
Response from Landscape Architect: No change at the direction of Polygon.
  - Consider privacy conditions for pool enclosure area on all sides; additional tree planting may be beneficial;  
Response from Landscape Architect: The pool deck currently sits above the adjacent trail landscape (0.5m at the north corner and 1.2m at the south) and additional trees have been added and respaced along the lower elevation to further screen views of the pool deck from the trail.
  - Consider reviewing edge conditions between the north side path and future parkade ramp to ensure safety and provide landscape buffer;  
Response from Landscape Architect: Discussed and reviewed with the City. Trail to slope between buildings with stepped planters on either side. A planter on Lot C separates the trail from the adjacent driveway.
  - Consider alternate location for dog wash;  
Response from Landscape Architect: Revised/Reconfigured exiting strategy along north face of the building ensures no circulation conflict with the dog wash.
  - Consider gates and decorative paving for the guest suite and caretaker patios;  
Response from Landscape Architect: Revised exiting strategy to accommodate grading concern and code compliance requires the removal patio/porch. Paving to be CIP Concrete for durability and maintenance.
  - Consider placing visitor parking closer to the guest suite;  
Response from Landscape Architect: The architect has reviewed and concluded moving the onsite parking stalls here is not feasible.  
Staff Comment: There will be on-street parking along Pazerena Place that is closer and can be used.
  - Consider extending fence materials such as boulders and stone columns around all sides of the pool deck  
Response from Landscape Architect: Design of the corner trellis has been altered to allow for a code compliant building exit strategy. As such, the pool deck planting with boulders has been deleted. Columns are only proposed at the highly visible south side of the pool given the other sides are now screened from visibility with trees and planting per earlier comments.
-



**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** January 5, 2021  
**FILE NO:** 2019-370-DVP  
**MEETING:** C o W  
**SUBJECT:** Development Variance Permit  
14155 Marc Road

---

**EXECUTIVE SUMMARY:**

A Development Variance Permit application (2019-370-DVP) has been received in support of continuation of a development plan and rezoning that was given final reading in 2019. This development plan is for a 109 lot residential subdivision of R-1 Single Detached (Low Density) Urban Residential and R-2 Single Detached (Medium Density) Urban Residential lots. The requested variances to Zoning Bylaw No. 7600-2019 are to:

1. Reduce the rear yard setback in the R-2 Single Detached (Medium Density) Urban Residential Zones from 6.0 metres to 5.5 metres for Lot 102;
2. Blanket increase of the height restriction from 9.5 metres to 10.0 metres in the R-1 Single Detached (Low Density) Urban Residential Zones and R-2 Single Detached (Medium Density) Urban Residential Zones for the lots that will be subject to the 2019 Zoning Bylaw for development;
3. Waive the requirement for the 0.6 meter recess between the attached garage face and the principal building face in the R-2 Single Detached (Medium Density) Urban Residential Zone for Lots 34 and 83.

Final reading for the rezoning application was granted by Council on July 25, 2019 (2016-091-RZ) for the subject development.

With the exception of the variance request for the rear yard setback, these variance requests are made for the transition to the new Zoning Bylaw No. 7600-2019. This development application dates to 2016, and the development style, house models, show homes, and corporate marketing strategy were developed in accordance with the old Zoning Bylaw No. 3410-1985. Certain differences between the bylaws have made this variance request necessary for the applicant to continue with their existing development plan.

In almost all circumstances, there will be compliance between the building plans and the new Zoning Bylaw. However, there are a few exceptions, and specific circumstances where some of the house models may not comply with the new Zoning Bylaw on some of the lots, due to complex site topography. The proposed redress for this potential conflict is to grant a blanket variance for the lots that have not yet had building permits, with the understanding that this variance will allow the development to proceed in accordance with the construction of the earlier phase.

It is recommended that Development Variance Permit 2019-370-DVP be approved.

**RECOMMENDATION:**

**That the Corporate Officer be authorized to sign and seal 2019-370-DVP respecting property located at 14155 Marc Road.**

**1108**

## DISCUSSION:

### a) Background Context

Applicant:	Morning Homes Ltd.
Legal Description:	Lot 3, Section 32, Township 12, Plan LMP14126
OCP:	
Existing:	Eco Clusters, Conservation, Rural Residential
Proposed:	Eco Clusters, Conservation
Zoning:	
Existing:	A-2 (Upland Agricultural)
Proposed:	R-1 (Residential District), R-2 (Urban Residential District)
Surrounding Uses:	
North: Use:	Vacant
Zone:	A-2 (Upland Agricultural)
Designation:	Rural Residential & Agricultural
South: Use:	Single Family Residential
Zone:	R-1 (Residential District)
Designation:	Eco Clusters
East: Use:	Single Family Residential
Zone:	RS-3 (One Family Rural Residential)
Designation:	Eco Clusters and Conservation
West: Use:	Blaney Bog
Zone:	A-5 (Agriculture Only)
Designation:	Park within the ALR and Rural Residential
Existing Use of Property:	Vacant
Proposed Use of Property:	Urban Residential
Site Area:	30.079 Ha. (74.32 acres)
Access:	Marc Road
Servicing requirement:	Urban Standard

### b) Project Description:

This Development Variance Permit application is to support an approved rezoning and subdivision applications for 109 single family houses in the Silver Valley Area. The site is characterized by complex topography, with steep slopes and watercourses.

This rezoning and subdivision applications for this development date to 2016, the development style, house models, show homes, and corporate marketing strategy were developed in accordance with the Zoning Bylaw No. 3510-1985, which was rendered obsolete on December 8, 2020 with the adoption of the new Zoning Bylaw No. 7600-2019. Phase One of this development is now under construction and not all building permit applications have been submitted.

All building permit applications made after December 8, 2020 are subject to the new Zoning Bylaw No. 7600-2019. Certain differences between the bylaws have made this variance request necessary for the applicant to continue with their existing development plan. Further details of the variance request are discussed below.

**c) Variance Analysis:**

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

1. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 602.7, 2b:*

In the R-2 Zone on Lot 102, to reduce the minimum setback from the Principal Building to the Rear lot line from 6.0 metres to 5.5 metres where there is no lane.

A site plan for the subject property (lot 102) is attached as Appendix C. The site plan shows the irregular shaped lot is over 20 metres wide at the rear lot line, providing a significant amount of usable outdoor space despite the intrusion into the setback area. On this basis, this variance request is found to be supportable.

2. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 601.8, 1:*

In the R-1 Zone on Lots 31, 32, 36, 37,42, 53-57, 58, 68, 80-83, 95-97, and Lot 101 to increase maximum building height of the principal structure from 9.5 metres to 10.0 metres.

3. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 602.8, 1:*

In the R-2 Zone on Lots 18-30, 33-35,38, 39, 52, 59-67, 69-79, 83-94, 98-100, and Lots 102-109 to increase maximum building height of the principal structure from 9.5 metres to 10.0 metres.

The above variances have emerged out of differences between the new Zoning Bylaw and the older 1985 Zoning Bylaw, which was used to guide the development plan now under construction. Generally, there will not be conflicts between the two sets of regulations. The few exceptions relate to the site's complex topography, and the range of housing models that could be chosen by prospective purchasers. As there is some variation with the siting of different housing models, specific variance requirements cannot be outlined at this time. The proposed redress of these potential conflicts is to grant a blanket minor height variance for the lots that have not yet received building permits, with the understanding that this variance will allow the development to proceed in accordance with the development pattern that has been established for the site.

The development plan showing the applicable properties is attached as Appendix D.

4. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 602.7, 2a:*

To waive the requirement in the R-2 Zone for a 0.6 metre recess from the attached garage front and the principal building face for lots 34 and 83.

This variance request is a reflection of the challenges faced by the applicant in the transition between the Zoning Bylaw No. 3510-1985 and the new Zoning Bylaw No. 7600-2019 in regards to a regulation concerning the front building face. The overall requirement for a 5.5 metre front yard setback will be met.

**d) Citizen/Customer Implications:**

This site is developing, and is relatively isolated, surrounded by significant greenspace. In addition, the proposed variances are consistent with the development plan that was presented at the Public Hearing for the approved Rezoning Application 2016-091-RZ.

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.

**e) Interdepartmental Considerations:**

These variance requests will resolve anticipated conflicts between the approved development and subdivision plans and Zoning Bylaw No. 7600-2019. Any building permit applications that are received will be referred to the Engineering Department and reviewed in the context of servicing and infrastructure implications. Should conflicts arise as a result of this review, another DVP application may be required.

**CONCLUSION:**

The proposed variances are supported because they are minimal in terms of impact and in support of a development plan that has been before Council previously.

Therefore it is recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2019-370-DVP.

"Original signed by Chuck Goddard" for

---

Prepared by: **Diana Hall, MA, MCIP, RPP  
Planner 2**

"Original signed by Chuck Goddard"

---

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

"Original signed by Christine Carter"

---

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

"Original signed by Christine Carter" for

---

Concurrence: **Al Horsman  
Chief Administrative Officer**

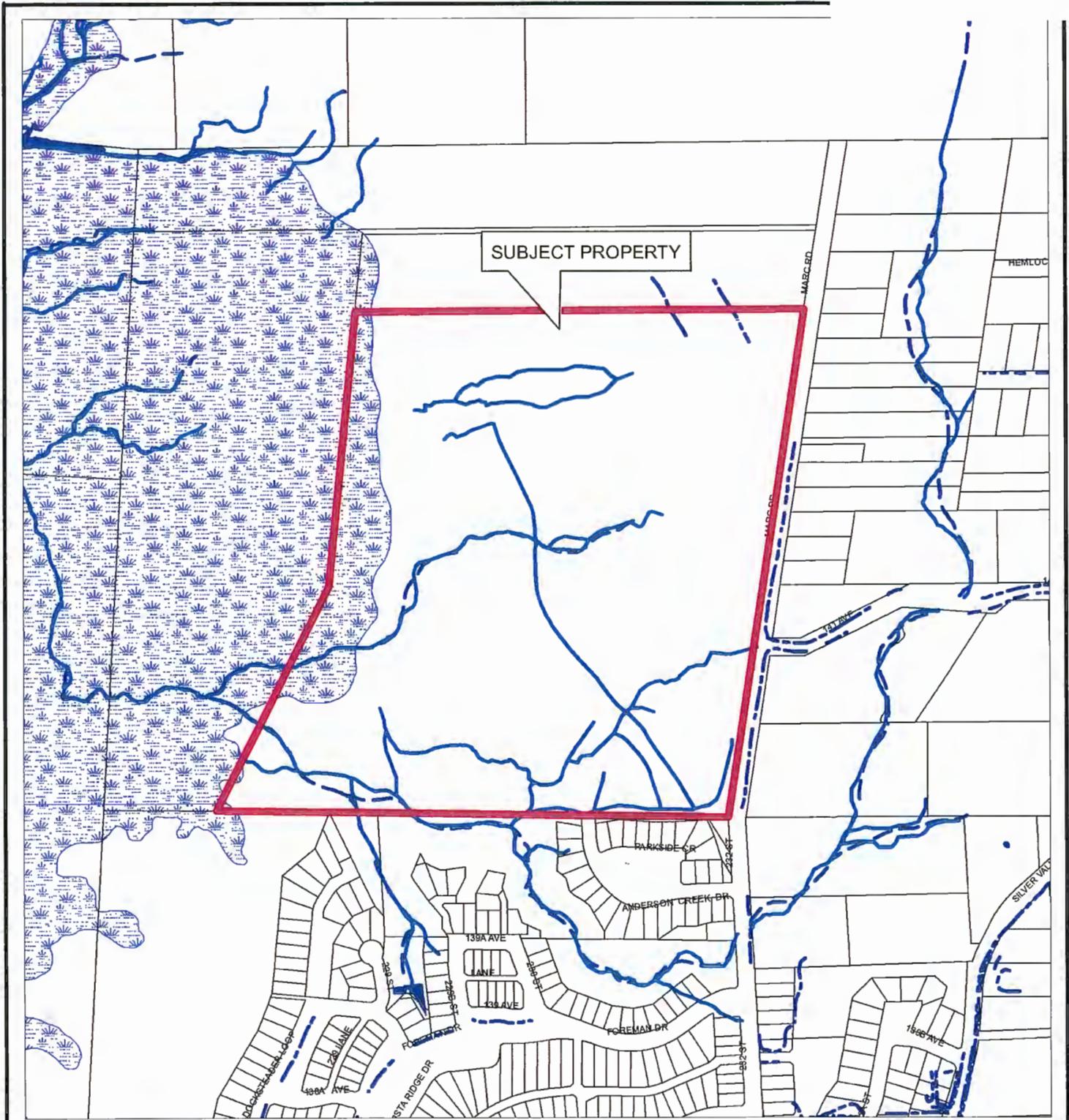
The following appendices are attached hereto:

Appendix A - Subject Map

Appendix B - Ortho Map

Appendix C - Site plan for Lot 102, requesting a variance for rear yard setbacks

Appendix D - Development plan showing properties requesting blanket height variance



SUBJECT PROPERTY



Scale: 1:6,000

**Legend**

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

14155 Marc Rd  
PID 018-620-850

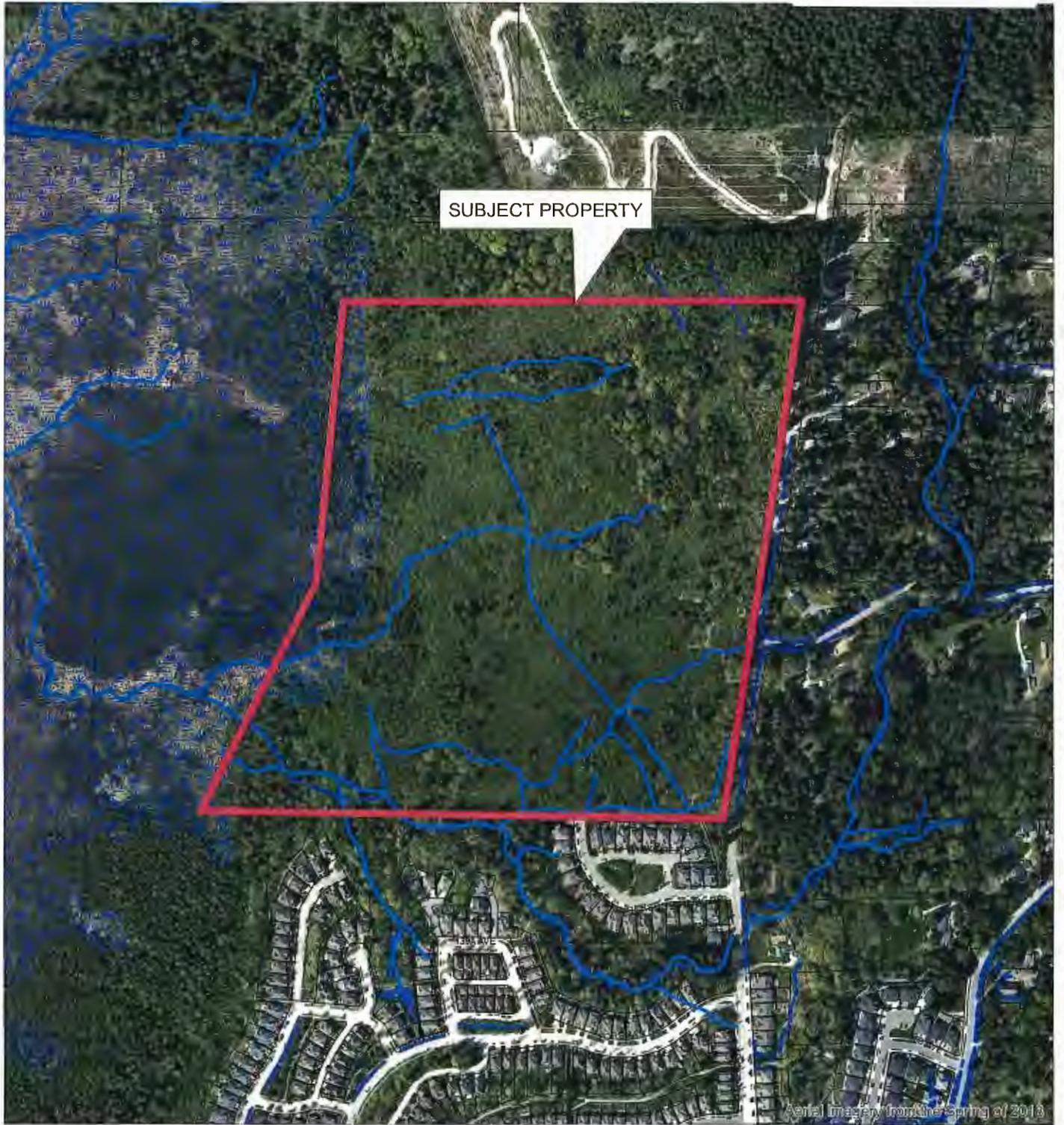
PLANNING DEPARTMENT



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

2019-370-VP  
DATE: Oct 18, 2019

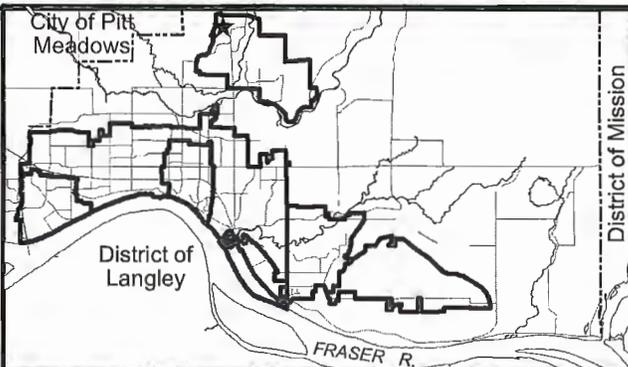
BY: MC



Aerial Imagery from the Spring of 2018



Scale: 1:6,000



14155 Marc Rd  
PID 018-620-850

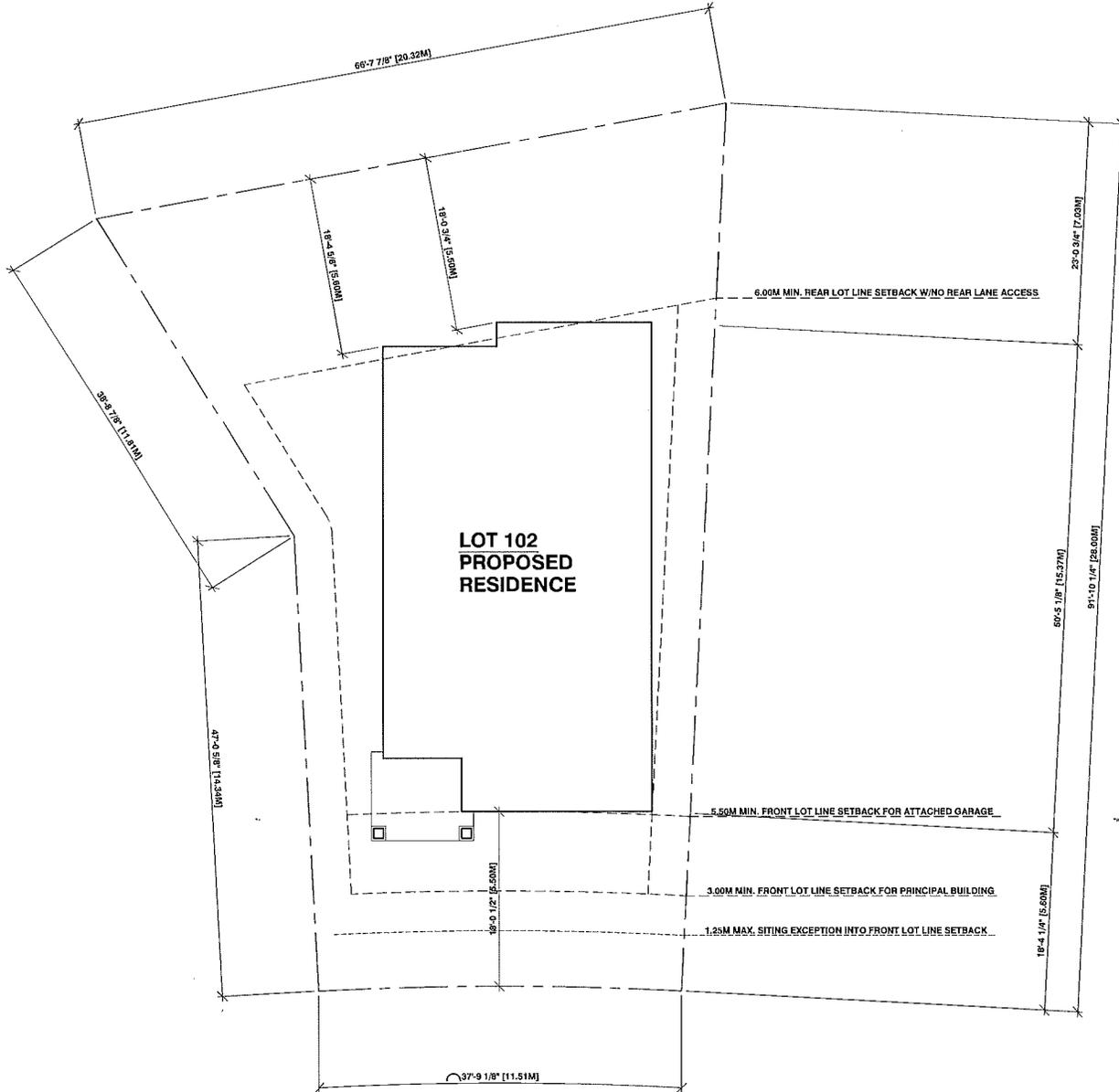
PLANNING DEPARTMENT



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

2019-370-VP  
DATE: Oct 17, 2019

BY: MC



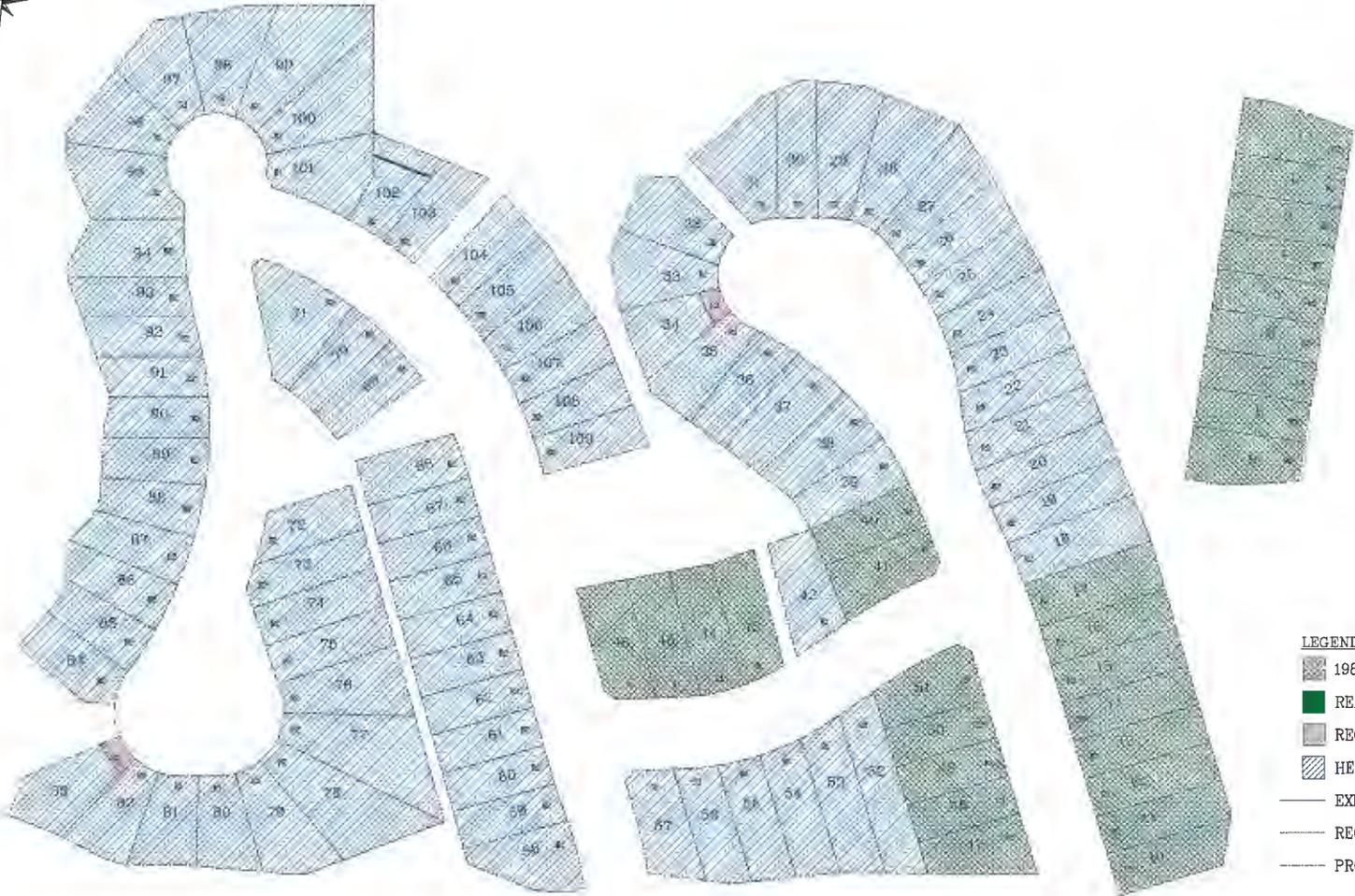
SITE PLAN - REAR YARD SETBACK VARIANCE

LOT: <b>102</b>	SHEET: <b>1 OF 1</b>	PROJECT: <b>BRIDLE RIDGE</b>	DESIGNED BY:	REVISIONS:
		ADDRESS:	DATE: <b>DEC. 11, 2020</b>	---
		MODEL:	SCALE: <b>1/8" = 1'-0"</b>	---
			DRAWN BY: <b>BC</b>	---
			CHECKED BY:	---

ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR BEFORE START OF CONSTRUCTION & ANY DISCREPANCIES REPORTED.

THESE DRAWINGS CONFORM TO THE LATEST EDITION OF THE 2012 BRITISH COLUMBIA BUILDING CODE

**MORNINGSTAR**  
 DEFINING SINGLE FAMILY HOMES  
 946 BRUNETTE AVENUE  
 COQUITLAM, B.C. V3K 1C9  
 HEAD OFFICE: (604) 521-0038  
 FAX: (604) 521-0078  
 WWW.MSTARHOMES.COM



- LEGEND**
-  1985 BYLAW REQUIREMENTS - NO VARIANCES REQUESTED
  -  REAR YARD SETBACK VARIANCE REQUIRED TO 2019 ZONING BYLAW
  -  RECESSED GARAGE REQUIREMENT TO BE WAIVED (LOT GEOMETRY)
  -  HEIGHT VARIANCE REQUESTED - 2019 BYLAW REQUIREMENTS
  -  EXISTING SETBACK REQUIREMENT (2019)
  -  REQUESTED SETBACK VARIANCE
  -  PROPERTY LINE

MORNINGSTAR HOMES LTD. - REQUESTED VARIANCES FOR BRIDLE

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **Development Variance Permit**  
**25241 Dewdney Trunk Road**

**MEETING DATE:** January 5, 2021  
**FILE NO:** 2020-400-DVP  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

A Development Variance Permit application has been received in conjunction with a building permit application for an Accessory Building in the Agricultural Land Reserve. The property is zoned RS-1 (One Family Urban Residential) and is subject to the Farm Home Plate regulations in the Zoning Bylaw, which restricts the area and setbacks on a property that can be developed for residential and accessory residential uses.

The requested variances to the Zoning Bylaw No. 7600-2019 are to:

1. Vary the maximum area of the farm home plate from 0.2 hectares (0.5 acres) to 0.75 hectares (1.86 acres).
2. Vary the maximum depth of the farm home plate from the front lot line from 60 meters (197 feet) to 149.35 metres (490.0 feet).
3. Vary the maximum height for an Accessory Building in the RS-1 Zone from 4.5 metres (14 feet 9 inches) to 5.31 metres (17 feet 5 inches).

A review of this application is provided further in this report, including an assessment of the factors that could support or not support this application. These factors are based on the objectives of the farm home plate regulations, the site context, and on correspondence with the applicant.

It is recommended that Development Variance Permit 2020-400-DVP be approved.

**RECOMMENDATION:**

**That the Corporate Officer be authorized to sign and seal 2020-400-DVP respecting property located at 25241 Dewdney Trunk Road.**

**DISCUSSION:**

**a) Background Context**

Applicant: John Veenstra  
Traditions West Designs  
Legal Description: Lot B, Section 23, Township 12, Plan NWP4505  
OCP :  
Existing: Agricultural  
Proposed: Agricultural

Zoning:

Existing:	RS-1 (One Family Urban Residential)
Proposed:	RS-1 (One Family Urban Residential)

Surrounding Uses:

North:	Use:	One Family Rural Residential
	Zone:	RS-3 (One Family Rural Residential) RS-1 (One Family Urban Residential)
South:	Designation:	Agricultural
	Use:	One Family Rural Residential
	Zone:	RS-3 (One Family Rural Residential) RS-1 (One Family Urban Residential)
	Designation:	Agricultural
East:	Use:	One Family Rural Residential
	Zone:	RS-3 (One Family Rural Residential) RS-1 (One Family Urban Residential)
West:	Designation:	Agricultural
	Use:	One Family Urban Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Agricultural

Existing Use of Property:	Rural Residential
Proposed Use of Property:	Rural Residential
Access:	Dewdney Trunk Road
Servicing:	Community water, septic.
Lot Size:	2.525 ha (6.24 acres)

**b) Project Description:**

The applicant is seeking to develop an accessory building on a property that is located in the Agricultural Land Reserve. The subject site currently has a dwelling and accessory buildings and is classified as "Residential" under the Assessment Act, however, the new owner intends to return the property to "Farm Status". The property owner is planning on planting vegetables and fruit trees in the coming spring. The proposed building is intended to be used for the storage of farm equipment, growing containers and fertilizers and is consistent with the development of future farm use on the property. The size of the proposed accessory building will require an engineered designed rock pit for drainage purposes.

The placement of the proposed accessory building is constrained by the location of the existing septic field, the requirement for the future rock pit and the required setbacks between accessory buildings as stated in the Zoning Bylaw. The applicant is therefore requesting several variances to the Zoning Bylaw, in order to accommodate the placement of the proposed structures. By clustering the proposed storage building and rock pit adjacent to the existing shed and barn on site, the applicant is seeking to limit the disturbance to the farmable area on the subject property.

Appendix C provides a diagram of measurements that are relevant to this application. The proposed farm home plate, at 0.75 hectares (1.86 acres), is compared with the permitted farm home plate of 0.2 hectares (0.5 acres) under the Zoning Bylaw. The proposed accessory building height is also shown.

## Analysis

On December 6, 2016, Council adopted a bylaw amendment for farm home plate regulations on properties within the Agricultural Land Reserve. This initiative came out of the work of the Ministry of Agriculture. The Ministry's purpose and goals were to establish criteria:

*...to minimize the impact of residential uses on the current and future farming capability of land in the ALR while not unduly limiting the residential needs of farmers.*

These criteria:

1. *do not restrict agricultural activities;*
2. *direct the largest residential uses in a community to non-farming areas;*
3. *minimize the impact of residential uses on farm practices and farming potential in farming areas;*
4. *minimize loss and/or fragmentation of farmland due to residential uses; and*
5. *minimize the impact of residential uses on increasing costs of farmland.*

The impacts due to residential development on farmland can be numerous. Other Metro Vancouver municipalities are contending with large estate development on farmland, which can increase competition to purchase agricultural properties, making it difficult for legitimate farming interests to acquire land for this purpose. The presence of high residential improvement values on farmland can increase the costs of purchasing agricultural land.

There can be impacts to neighbouring properties as well. Large residential estates and front yard setbacks can impact adjacent agricultural properties by siting residential development deeper into agricultural properties and closer to agricultural activities, increasing the potential for conflicts between these different uses.

The implications of the proposed variance requests are reviewed in light of the following considerations:

- **Site / application background.** *When was the property purchased, and what were the site development objectives?*
- **Extent of variance requests.**
- **Adjacent impacts.** *Does the larger setback increase the potential for conflicts between neighbouring farm operations and residential users?*
- **Will the property be farmed?**
- **Does proposed siting interfere or assist with the agricultural potential of the property?**

### c) Variance Analysis:

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

The requested variances and rationale for support are described below. As noted, Appendix C shows the proposed site plan with the proposed and permitted home farm plate outlined.

1. *Maple Ridge Zoning Bylaw No 7600-2019, Part 4, Section 402.11, 1. a):* To vary the area of the farm home plate from a maximum of 0.2 hectares (0.5 acres) to to 0.75 hectares (1.86 acres).
2. *Maple Ridge Zoning Bylaw No 7600-2019, Part 4, Section 402.11, 1. b):* To vary the maximum depth of a farm home plate from 60 meters (197 feet) to 149.35 metres (490.0 feet) from the lot line that abuts the fronting road to the rear of the farm home plate.
4. *Maple Ridge Zoning Bylaw No 7600-2019, Part 6, Section 605.8, 2:* To vary the maximum Building Height for an Accessory Building from 4.5 metres (14 feet 9 inches) to 5.31 metres (17 feet 5 inches).

The proposed variance requests will be reviewed in light of the following considerations:

- **Site / application background.** As noted, the property is currently classified as “Residential” under the Assessment Act and is not currently being farmed. The site is constrained by several pre-existing outbuildings and a septic field that limits the ability to locate the proposed structure closer to the principal dwelling and within the allowable farm home plate area. The property owner has recently purchased the property and intends to return the property to “Farm Status” under the Assessment Act, by planting a fruit orchard and constructing some greenhouses for vegetables. The new building would support future farm operations.
- **Extent of variance requests.** The main reason for requiring a compact farm home plate is to discourage the use of agricultural land for estate residential purposes. Generally, large front yard setbacks are associated with landscaping for residential uses, often with vast expanses of lawn. Agricultural uses typically are sited further to the rear of the property. The proposed increase to the farm home plate area and setback are significant, however, they should be viewed in the context of the future plans for the site. If the property was currently classified as “Farm Status”, the proposed structures would not require any variances to the Zoning Bylaw.
- **Adjacent impacts.** The siting of the proposed building and rock pit is consistent with the existing shed and garage to the south. By siting both the building and rock pit at 7.62 metres (25 feet) from the Interior Side Lot Line to the east, the proposal ensures that the impacts on the adjacent property will be minimal. The larger setback will ensure that any potential conflicts between neighboring farm operations and residential uses are minimized.
- **Will the property be farmed?** As noted, the property owner is planning to farm the property in the future by planting a fruit orchard and constructing greenhouses for organic vegetables. The proposed building will be used for farm purposes and would have been exempt from the farm home plate provisions of the Zoning Bylaw, if the property was currently classified as “Farm Status” under the Assessment Act.
- **Does proposed siting interfere or assist with the agricultural potential of the property?** The proposed building and rock pit are clustered amongst several existing buildings on site; this includes an existing shed and barn. By locating the proposed building and rock pit close to other existing structures, the impact on the farmable area of the subject property is minimized. The proposed building will not impact the area required for the future fruit orchard or area for future greenhouses.

**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 they are conducive to an agricultural future for the subject property, and are unlikely to present intrusive effects on neighbouring agricultural properties.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2020-400-DVP.

"Original signed by René Tardif"

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Prepared by: **Rene Tardif**  
**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 Christine Carter" for

---

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

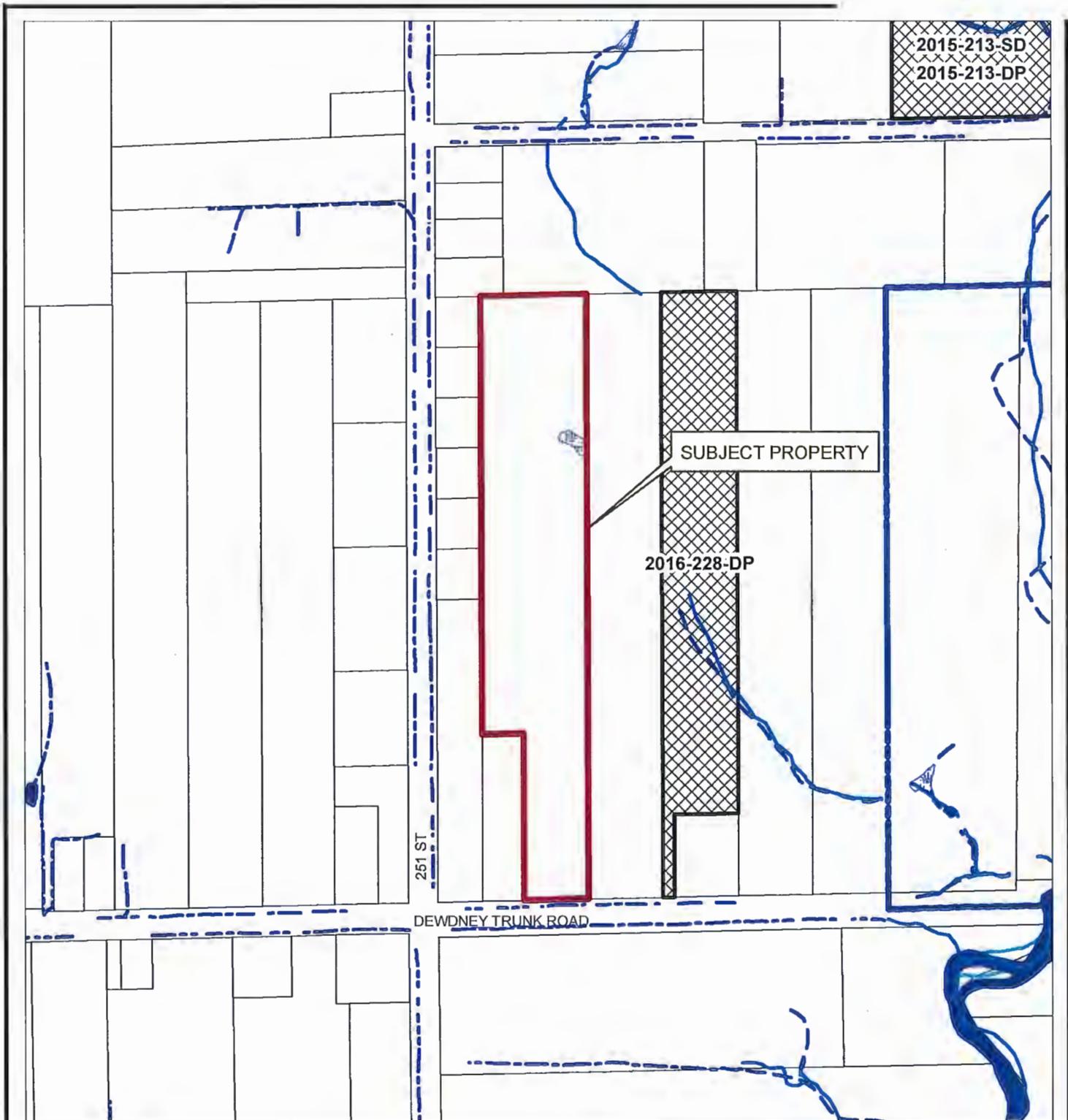
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Overlay of permitted farm home plate with development footprint

Appendix D – Proposed Variances



Scale: 1:3,500

**Legend**

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

25241 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



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

FILE: 2020-400-VP  
DATE: Nov 10, 2020

BY: BD



SUBJECT PROPERTY

DEWDNEY TRUNK ROAD

251 ST

Aerial Imagery from the Spring of 2018



Scale: 1:3,500

**Legend**

-  Stream
-  Ditch Centreline
-  Indefinite Creek
-  River

25241 DEWDNEY TRUNK ROAD

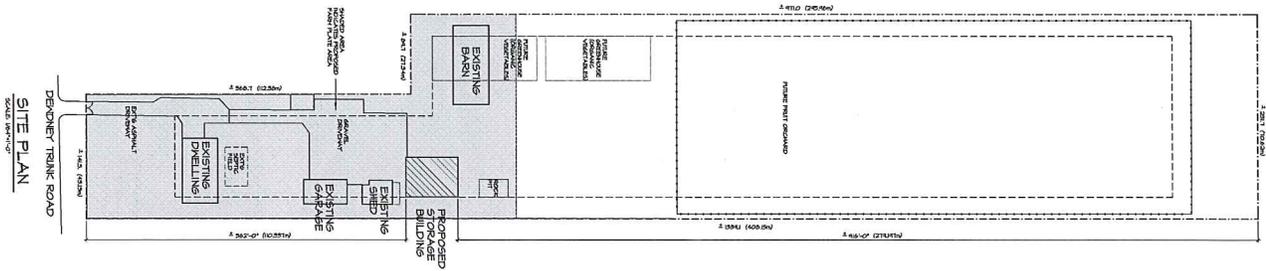
PLANNING DEPARTMENT



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

FILE: 2020-400-VP  
DATE: Nov 10, 2020

BY: BD



SITE PLAN

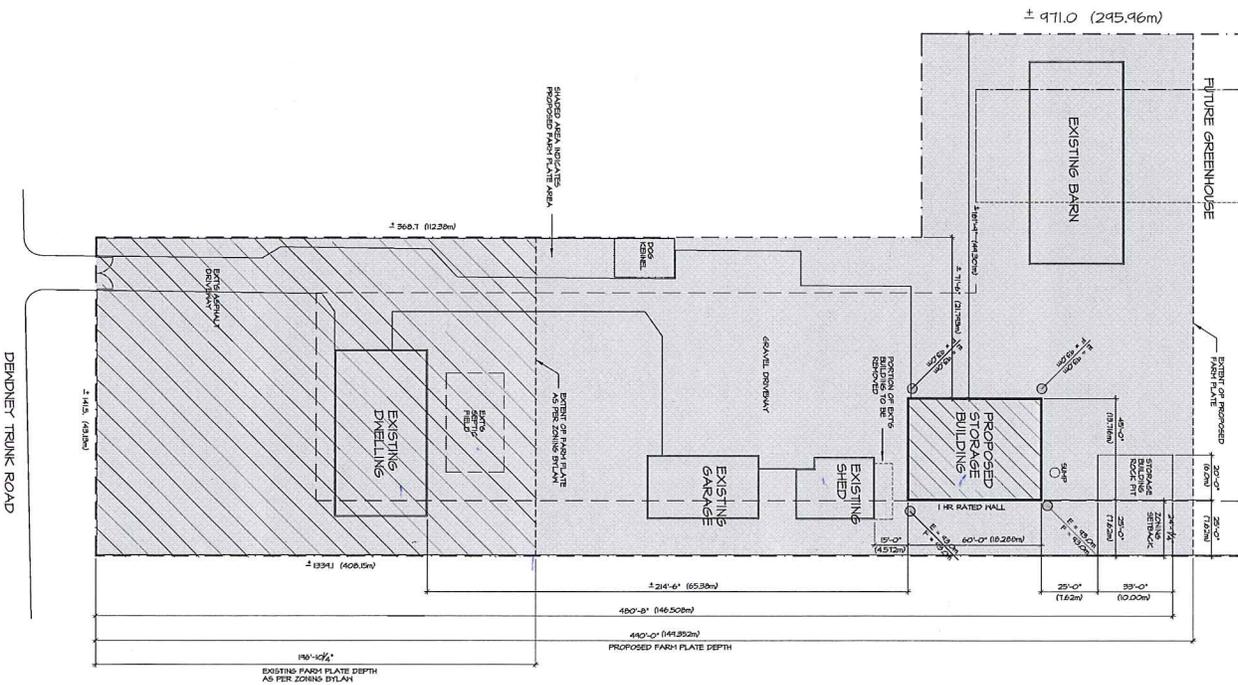
**SITE DATA**

- 1:61
- 31711 S.F. (2927.00 SQM)
- 102004 S.F. (9497.00 SQM)
- 1348 S.F.
- 1528 S.F.
- 2100 S.F.
- 4287 S.F. (397.46 SQM)
- 31711 S.F. (2927.00 SQM)
- 6460 S.F. (602.00 SQM)
- 102004 S.F. (9497.00 SQM)
- 2147 S.F. (200.00 SQM)

**LEGAL**  
 LOT B, SECTION 23,  
 TOWNSHIP 12, N.W.D.,  
 PLAN N19745/05  
 P.D. 01-10-2000



PARTIAL SITE PLAN



DATE	ISSUED
1	04/20/20
2	04/20/20

DATE	ISSUED
1	04/20/20
2	04/20/20

DATE	REVISIONS

PROJECT :  
**PROPOSED STORAGE BUILDING**

25241 DENDNET TRUNK ROAD, MAPLE RIDGE BC

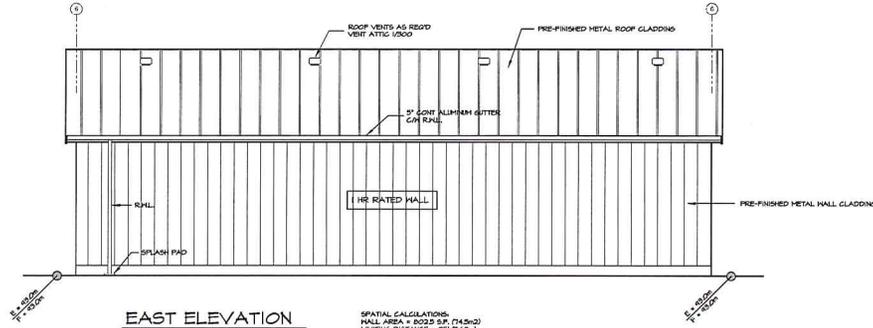
CONSULTANT :  
 DATE : JUNE, 2020

SCALE : AS NOTED  
 JOB NO. : 2020-124  
 DR. : JOHN CH

**TRADITIONS WEST DESIGNS**  
 custom home and renovation design

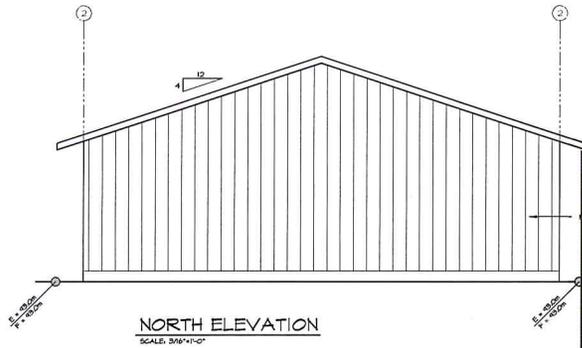
137 - 31751 7th Ave  
 Mission BC V2V 7C1  
 604-876-9246  
 traditionswestdesigns@gmail.com





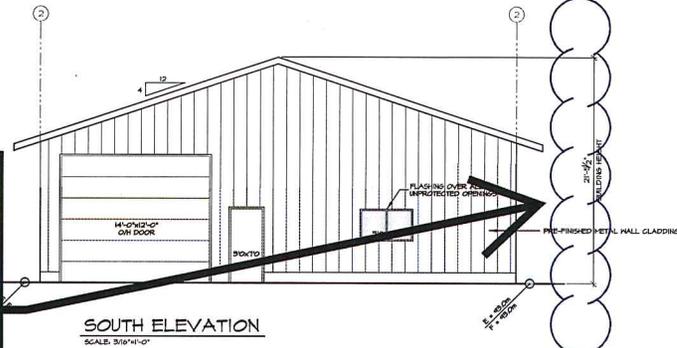
**EAST ELEVATION**  
SCALE: 3/16"=1'-0"

SPATIAL CALCULATIONS:  
HALL AREA = 802.5 S.F. (142x30)  
LIMITING DISTANCE = 20' (7.62M)  
MAX UNPROTECTED OPENINGS ALLOWED =  
208' x 224.1' S.F. (20'x11M)  
UNPROTECTED OPENINGS SHOWN = 0 S.F.  
1/2" (12.7MM) MAX

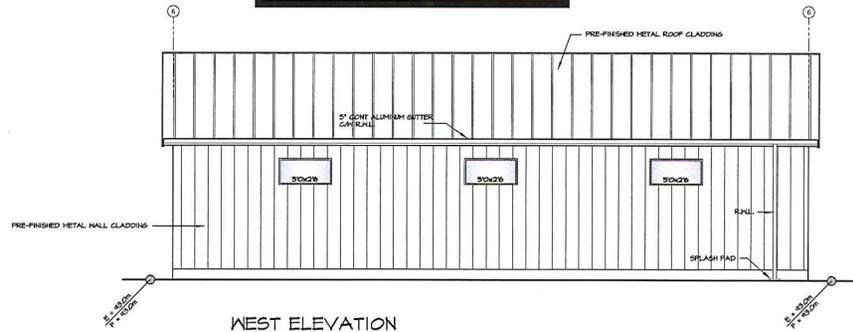


**NORTH ELEVATION**  
SCALE: 3/16"=1'-0"

**To increase the maximum height for an Accessory Building in the RS-1 Zone from 4.5 metres to 5.31 metres**



**SOUTH ELEVATION**  
SCALE: 3/16"=1'-0"



**WEST ELEVATION**  
SCALE: 3/16"=1'-0"

<b>TRADITIONS WEST DESIGNS</b> <small>ARCHITECTURE AND INTERIORS DESIGN</small>	
114-31111 76 Ave Mission BC, V2Y 7C2 604.878.8744 info@traditionswestdesigns.com	
DATE	ISSUED
1	04/20
DATE	REVISIONS
PROJECT :	PROPOSED STORAGE BUILDING
DRAWING TITLE :	BUILDING ELEVATIONS
CONSULTANT :	
DATE :	JUNE, 2020
SCALE :	AS NOTED
JOB NO. :	2020-12H
DR. :	JOHN CH
SHEET	A-3

25241 DEWNET TRUNK ROAD, MAPLE RIDGE BC

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Intensive Residential Development Permit  
24305 and 24303 101A Avenue

**MEETING DATE:** January 5, 2021  
**FILE NO:** 2020-083-DP  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application was received to subdivide the properties located at 24305 and 24303 101A Avenue into five single family residential lots under the existing R-3 (Single Detached (Intensive) Urban Residential) zone. The subdivision application is near completion, and will be finalized shortly after approval of the subject application. The applicant is seeking approval for the form & character of the proposed design, as required for this zone.

**RECOMMENDATION:**

That the Corporate Officer be authorized to sign and seal 2020-083-DP respecting property located at 24305 and 24303 101A Avenue.

**DISCUSSION:**

**a) Background Context:**

Applicant:	0986783 BC Ltd
Owner:	0986783 BC Ltd
Legal Description:	Lot 1, Section 3, Township 12, New Westminster District Plan BCP17490; Lot 12, Section 3, Township 12, New Westminster District Plan EPP44961
OCP :	
Existing:	Medium Density Residential
Proposed:	Medium Density Residential
Zoning:	
Existing:	R-3 (Single Detached (Intensive) Urban Residential)
Proposed:	R-3 (Single Detached (Intensive) Urban Residential)
Surrounding Uses	
North:	Use: Single Family Residential
	Zone: R-3 (Single Detached (Intensive) Urban Residential)
	Designation: Medium Density Residential

South:	Use:	Single Family Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential)
East:	Designation:	Medium Density Residential
	Use:	Single Family Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential)
West:	Designation:	Medium Density Residential
	Use:	Single Family Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential)
	Designation:	Medium Density Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	777m <sup>2</sup> + 326m <sup>2</sup> , totaling 1,103m <sup>2</sup> (0.25 acre)
Access:	101A Street
Servicing:	Urban Residential
Previous Applications:	RZ/037/03 and 2013-013-RZ

**b) Project Description:**

The subject properties, located at 24303 and 24305 101A Street, were previously rezoned and subdivided in 2005. These two (2) subject properties each have single-family homes on them and are included within a subdivision of five (5) lots under the existing R-3 (Single Detached (Intensive) Urban Residential) zone (2018-128-SD). Approval of the subject Intensive Residential Development Permit for the three (3) new lots is a requirement for subdivision approval.

**c) Planning Analysis:**

The subject properties are zoned R-3 (Single Detached (Intensive) Urban Residential). An Intensive Residential Development Permit is required for the subject zone. Such Development Permit will be assessed against the following key guideline concepts as follows:

1. Neighbourhood cohesiveness and connectivity should be maintained through the design of varied yet compatible buildings, in materials used and in architectural styles, in landscapes and in recreational areas, and by facilitating a range of transportation choices.
2. A vibrant street presence is to be maintained through a variety of housing styles, by maintaining street parking and by directing garage structures and off-street parking to the rear of a property accessible by a lane.

The existing subject properties are 777m<sup>2</sup> and 326m<sup>2</sup> in area, a total area of 1103m<sup>2</sup>. The subject R-3 zone requires a minimum area of 213m<sup>2</sup>. The proposed five (5) lots to be subdivided from the original two (2) lots, all meet the lot area requirement of 213m<sup>2</sup> each with the R-3 zone. The lot layout and design of the houses are very similar to the two (2) homes on the existing subject properties and neighbourhood, to guarantee cohesiveness (Attachment C).

The existing subject property at 24305 101A Street is a hooked parcel, originally containing a detention pond. This pond is decommissioned and as a condition of subdivision the applicant took care of releasing the respecting registered covenants for protection and no-build on Title, and is being subdivided.

**d) Intergovernmental Issues:**

The initial plans include detached garages on Lots B, C & E. The BC Building Code prohibits the construction of projecting roof soffits above the exposing building face on the 0.45m side, and thus the roof soffits may not project closer than 0.45m from the property line.

The applicant is to ensure visual clearance at intersections is maintained as per the Zoning Bylaw, where no fence, wall, structure, or landscaping greater than 1.0m is permitted near the intersection.

**CONCLUSION:**

The proposed development is meeting the form & character guidelines for Intensive Residential development, and it is therefore recommended that the Corporate Officer be authorized to sign and seal 2020-083-DP respecting property located at 24305 and 24303 101A Avenue.

"Original signed by Therese Melser"

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*Prepared by:* **Therese Melser**  
**Planning Technician**

"Original signed by Chuck Goddard"

---

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

"Original signed by Christine Carter"

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

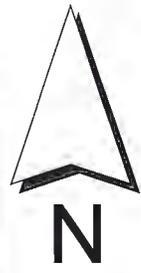
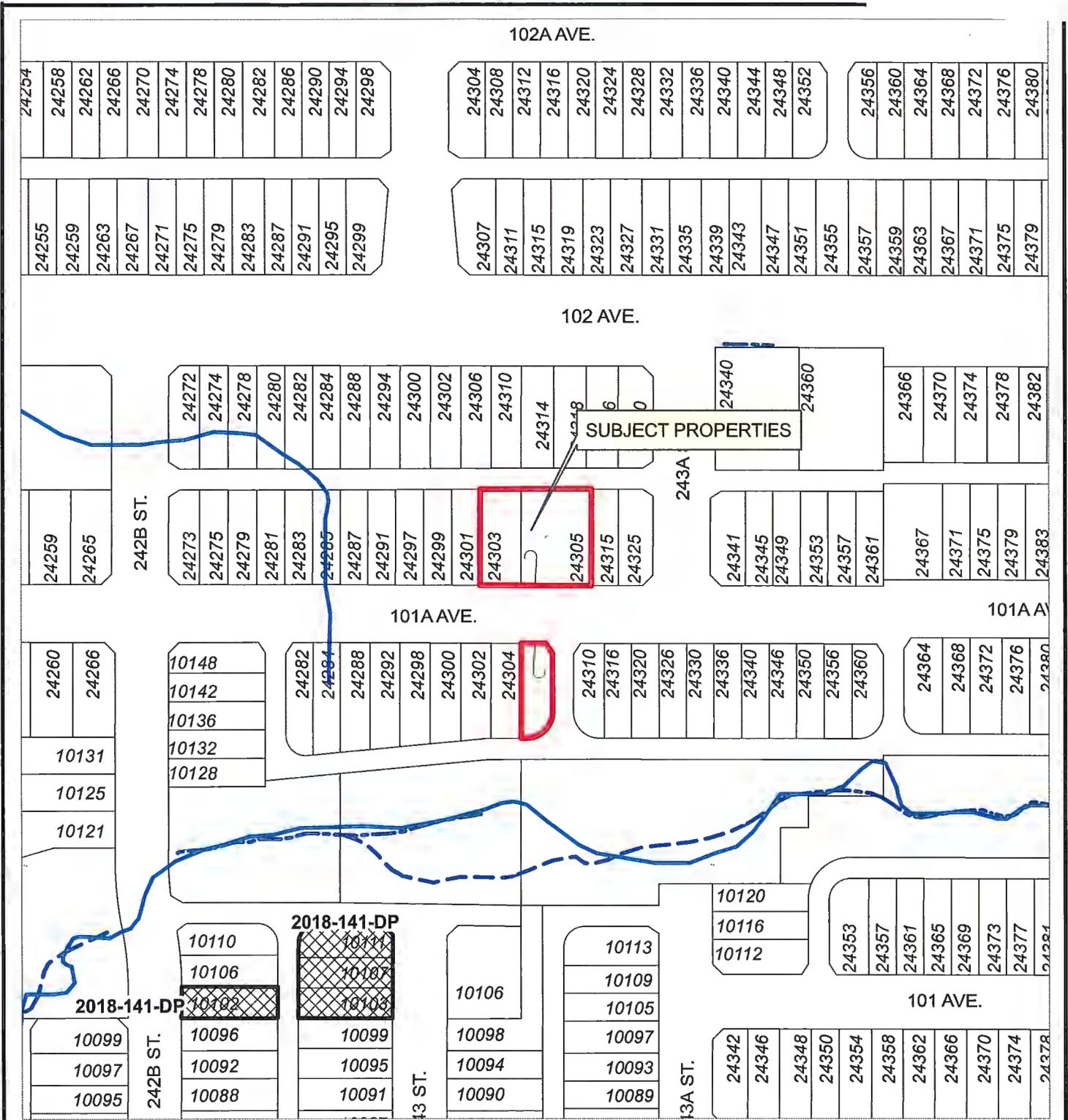
"Original signed by Christine Carter" for

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Design Plans and Draft Subdivision Plan



Scale: 1:1,500

**Legend**

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

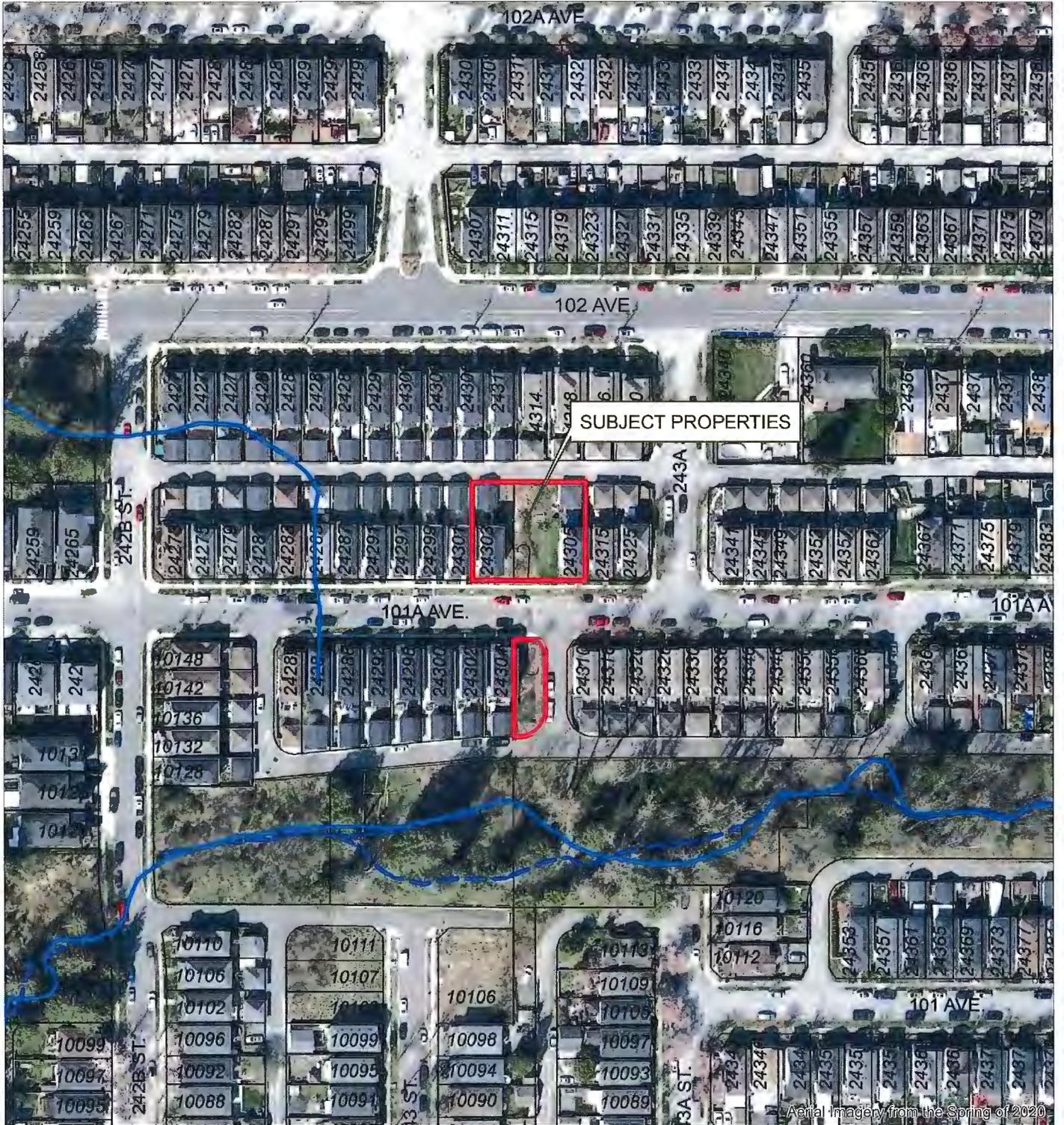
24303 & 24305 101A AVENUE  
 PID: 029-634-652  
 026-283-182

PLANNING DEPARTMENT

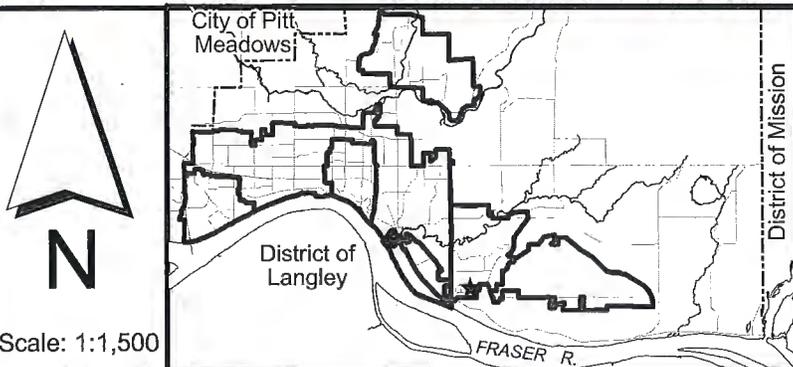


FILE: 2020-083-DP  
 DATE: Dec 14, 2020

BY: DT



Aerial Imagery from the Spring of 2020



24303 & 24305 101A AVENUE  
 PID: 029-634-652  
 026-283-182

PLANNING DEPARTMENT



**MAPLE RIDGE**  
 British Columbia

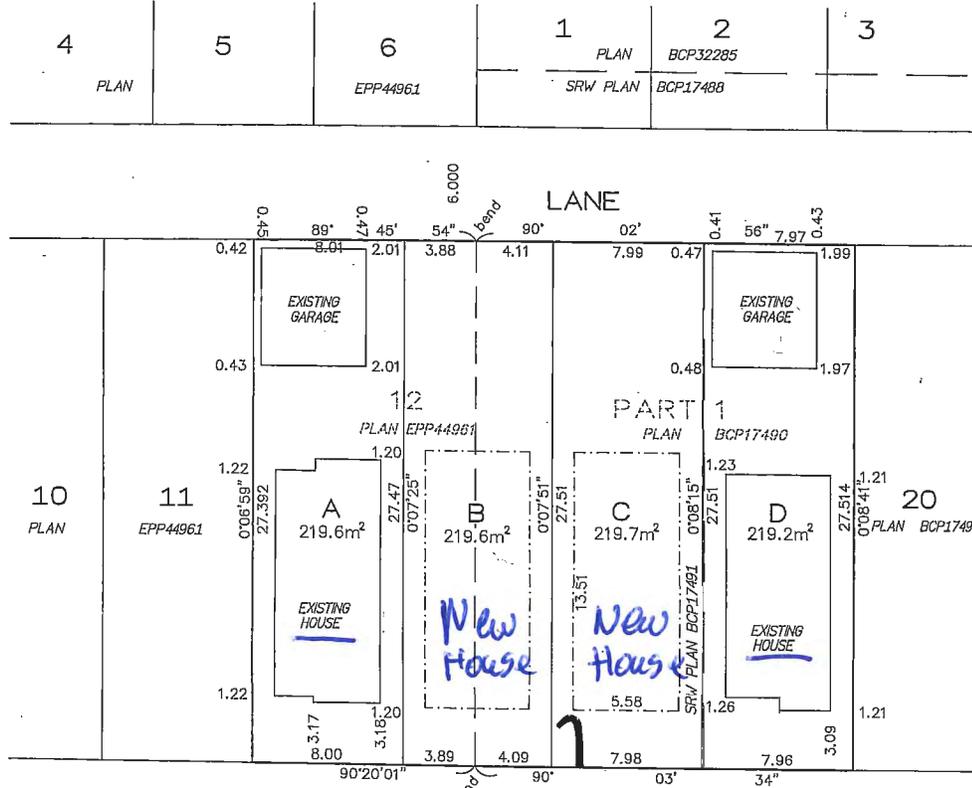
**mapleridge.ca**

FILE: 2020-083-DP  
 DATE: Dec 14, 2020  
 BY: DT

Scale: 1:1,500

**PROPOSED SUBDIVISION PLAN OF:  
LOT 12 PLAN EPP44961 AND  
LOT 1 PLAN BCP 17490  
ALL OF SECTION 3 TOWNSHIP 12 NWD**

DRAFT: MARCH 26, 2018



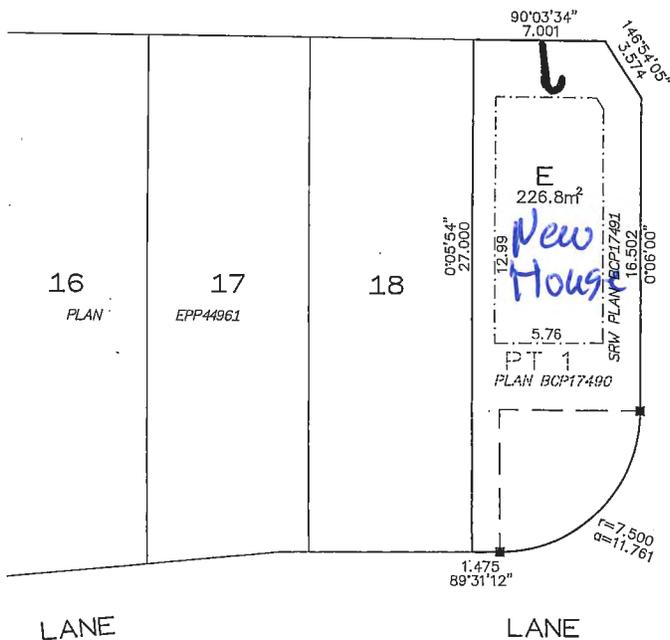
CIVIC ADDRESS:

24303 101A Avenue, Maple Ridge, BC  
P.I.D. 029-634-652  
(LOT 12 PLAN EPP44961)

24305 101A Avenue, Maple Ridge, BC  
P.I.D. 026-283-182  
(LOT 1 PLAN BCP17490)

101 A AVE.

EXISTING R-3 ZONING AREA	
Minimum Lot Area -	213m <sup>2</sup>
Minimum Lot Width -	7.9m
Minimum Lot Depth -	27m
Building Envelope	
Front Setback:	3.0m
Rear Setback:	11.0m
Sidyard Setback:	1.2m
Exterior Sidyard Setback:	2.0m



SCALE 1 : 250



ALL DISTANCES ARE IN METRES

Lot dimensions are derived from field survey.

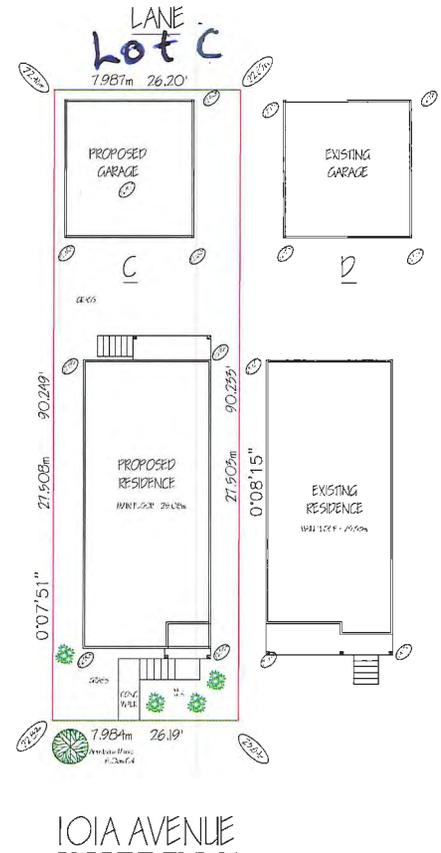
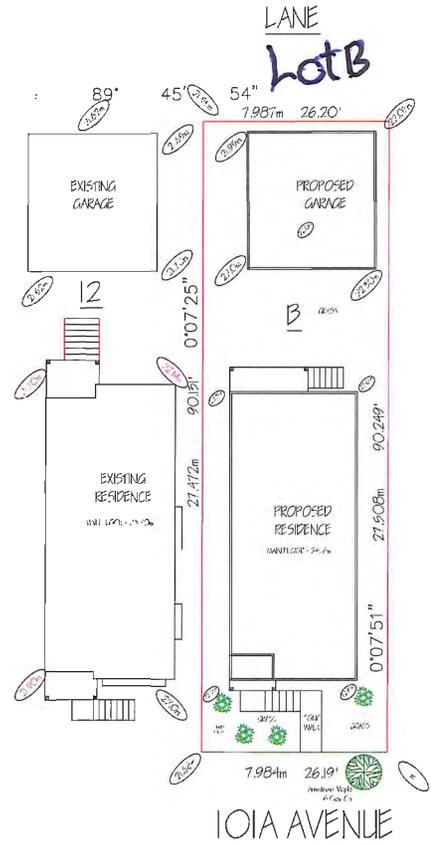
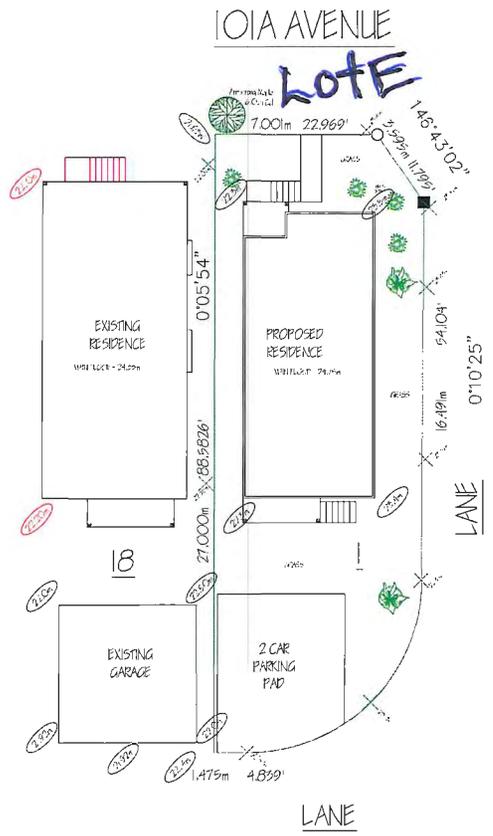
This Plan was prepared for CITY APPLICATION AND permit purposes, and is for the exclusive use of our client.

Subject to City review and approval.

Target Land Surveying (Surlang) Ltd. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

**TARGET**  
LAND SURVEYING  
SURREY B.C.  
604-883-6161

FILE: 7020-18-Site



200 - 22716 DEWDNEY TRUNK ROAD  
 MAPLE RIDGE, BC, CANADA V2X 3K2  
 PHONE: 604 - 380 - 1256  
 www.columbusprojects.com  
 info@columbusprojects.com



THE DRAWINGS COMPLY TO THE 2018 BCBC

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS  
**0986783 BC LTD**  
 3 LOTS  
 101 A AVENUE

DRAWING TITLE  
**PROPOSED SUBDIVISION**

DESIGN	DATE
DESIGN: G.M.J.	
DRAWN: G.M.J.	
DATE: MAR. 9, 2020	
SCALE: AS NOTED	8 OF 9



EXISTING LOT 12  
SCALE - 1/4" = 1'-0"



FRONT ELEVATION LOT B  
SCALE - 1/4" = 1'-0"



FRONT ELEVATION LOT C  
SCALE - 1/4" = 1'-0"



EXISTING LOT D  
SCALE - 1/4" = 1'-0"

STREETSCAPE - NORTH SIDE 101A AVENUE



FRONT ELEVATION LOT 1  
SCALE - 1/4" = 1'-0"



EXISTING LOT 1B  
SCALE - 1/4" = 1'-0"

LANE

STREETSCAPE - SOUTH SIDE 101A AVENUE

200 - 22716 DEWDNEY TRUNK ROAD  
MAPLE RIDGE, BC, CANADA V2X 3K2  
PHONE: 604 - 380 - 1256  
www.columbusprojects.com  
info@columbusprojects.com



COLUMBUS  
PROJECTS INC

THE DRAWINGS COMPLY TO THE  
2018 BCBC

NO	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS  
0986783 BC LTD  
3 LOTS  
101 A AVENUE

GRANDSTILE  
PROPOSED  
SUBDIVISION

DESIGN	C.M.J.	CHECK
DESIGN	C.M.J.	
CHECK	C.M.J.	
DATE	MAR. 9, 2020	
SCALE	AS NOTED	9 of 9



## City of Maple Ridge

**TO:** His Worship Mayor Mike Morden  
and Members of Council

**MEETING DATE:** January 5, 2021  
**FILE NO:** 05-1855-20

**FROM:** Chief Administrative Officer

**MEETING:** COW

**SUBJECT:** Community Emergency Preparedness Fund -  
Evacuation Route Planning Grant Application

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### EXECUTIVE SUMMARY:

This report describes a current evacuation route planning grant opportunity that will support our Emergency Preparedness Program. Council is being asked to support the application.

### RECOMMENDATION:

**That the Evacuation Route Planning Grant application be supported.**

### DISCUSSION:

#### a) Background Context:

The Community Emergency Preparedness Fund (CEPF) is a suite of funding programs intended to enhance the resiliency of local governments and their residents in responding to emergencies. Funding is provided by the Province of BC and is administered by UBCM.

The intent of this funding stream is to support the development of an Evacuation Route Plan that the City of Maple Ridge's Emergency Operations Centre (EOC) would utilize in the event an evacuation operation was needed during an emergency.

This is a regional application submitted in conjunction with the District of Mission and the City of Pitt Meadows. Only one applicant is required to submit a funding proposal on behalf of those participating in the region. The application deadline was November 6, 2020 and Pitt Meadows submitted the application on behalf of Mission and Maple Ridge. Pitt Meadows and Mission are seeking a resolution in support of the application from their respective Councils in January and have requested that Maple Ridge do the same. This joint approach to Evacuation Route Planning will ensure an effective, coordinated and efficient movement of evacuees along predetermined routes in the event of evacuation orders being issued.

The grant funding will cover all the costs of developing an Evacuation Plan. The project must be completed within one year of the grant approval date. Estimated time of grant approval is March 2021, therefore completion is expected to be March 2022.

The requested grant funding for the City of Maple Ridge is \$25,000, with a combined request of \$75,000.

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**b) Desired Outcome:**

That Council support the grant application mentioned herein and that the City is successful in attracting this funding.

**c) Strategic Alignment:**

The project aligns with Council's Strategic Plan around Community Safety and Inter-Governmental Relations.

**d) Interdepartmental Implications:**

The Evacuation Plan will be a tool utilised by the Emergency Operations Centre, Maple Ridge Fire Rescue, Maple Ridge Engineering Operations and the Ridge-Meadows RCMP. Planning and Information Technology will also be involved in the development and maintenance of the completed plan.

**e) Business Plan/Financial Implications:**

Any additional grant funding allows the municipality to achieve more than could be achieved within current budgets. The grant will cover the full cost of the plan, replacing the 10-year old evacuation plan.

**f) Alternatives:**

If the grant application is not supported, revision of the Evacuation Plan would not take place until a later date when funding allows.

**CONCLUSIONS:**

Whenever possible it is a benefit to apply for grants that will provide value to the City.

  
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