

City of Maple Ridge

PUBLIC HEARING

January 18, 2022

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA

January 18, 2022

7:00 pm

Virtual Online Meeting including Council Chambers

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

For virtual public participation register by going to <https://www.mapleridge.ca/640/Council-Meetings> and clicking on the meeting date.

This Agenda is also posted on the City's Website at: www.mapleridge.ca/AgendaCenter

- 1) **2021-117-RZ**
#1 – 23382 River Road
Lot 2 District Lot 275 Group 1 New Westminster District Plan 76507

Maple Ridge Temporary Use Permit No. 2021-117-RZ
To permit a thrift store retail use within Unit #1 of the existing M-2 (General Industrial) zoned building.

The current application is to allow for a temporary retail thrift clothing store within the small diner/restaurant whose dining room is closed due to COVID restrictions.
- 2) **Aquifer Mapping Update, Official Community Plan Amending Bylaw**

Maple Ridge Official Community Plan Amending Bylaw No. 7802-2021
To remove the Figure 7 Aquifer Map from the Official Community Plan and clarify that groundwater resources and regulations are the jurisdiction of the Provincial government.
- 3a) **2019-255-RZ**
12297 222 Street and 22175 & 22185 123 Avenue
Parcel “A” (Reference Plan 12909) Lot 5 Except: Firstly: Parcel “B” (Reference Plan 13374); Secondly: Parcel “D” (Explanatory Plan 13727); District Lot 396 Group 1 New Westminster District Plan 830;
Lot 9 District Lot 396 Group 1 New Westminster District Plan 15728; and
Lot 10 District Lot 396 Group 1 New Westminster District Plan 15728.

Maple Ridge Official Community Amending Bylaw No. 7803-2021
To redesignate portions of the subject properties by adding and removing *Conservation*.

3b) 2019-255-RZ

12297 222 Street and 22175 & 22185 123 Avenue

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Lot 9 District Lot 396 Group 1 New Westminster District Plan 15728; and

Lot 10 District Lot 396 Group 1 New Westminster District Plan 15728.

Maple Ridge Zone Amending Bylaw No. 7812-2021

To rezone from RS-1 (Single Detached Residential) to CD-6-21 (Medium Density Mixed Use Rental and Market Apartment Residential).

The current application is to permit the future construction of a seven-storey rental apartment building with 104 units intended to be utilized by seniors and persons with various disabilities.

4a) 2019-268-RZ

22340 & 22328 St. Anne Avenue and 11654 & 11664 223 Street

Lot 21 Block 6 District Lot 398 Group 1 New Westminster District Plan 155;

Lot 22 Block 6 District Lot 398 Group 1 New Westminster District Plan 155;

Lot B District Lot 398 Group 1 New Westminster District Plan 16366;

Lot C, Except Part in Plan LMP14886, District Lot 398 Group 1 New Westminster District Plan 16366

Maple Ridge Official Community Amending Bylaw No. 7796-2021

To amend Town Centre Area Plan Policy 3-38 to allow the building height to be increased to six-storeys for sites designated *Low-Rise Multi-Family Apartment, Commercial, and Mixed-Use* in Port Haney.

4b) 2019-268-RZ

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Maple Ridge Zone Amending Bylaw No. 7584-2019

To rezone from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to CD-3-21 (Medium Density CRM Commercial/Residential).

The current application is to permit the future construction of a six-storey mixed-use building with 111 apartment units and 535.46 m² (6,115 ft²) of office and retail space.

CITY OF MAPLE RIDGE

NOTICE OF VIRTUAL ONLINE PUBLIC HEARING

TAKE NOTICE THAT A PUBLIC HEARING is scheduled for Tuesday, January 18, 2022 at 7:00 p.m.

This meeting is an online virtual meeting to be hosted in Council Chambers at City Hall, 11995 Haney Place, Maple Ridge.

For virtual online participation, access the link at: www.mapleridge.ca/640/Council-Meetings and click on the meeting date to register.

For viewing only, access the link at <http://media.mapleridge.ca/Mediasite/Showcase> and click on the January 18, 2022 Public Hearing presentation video;

The Public Hearing Agenda and full reports are posted on the City's Website at www.mapleridge.ca/AgendaCenter (see: Public Hearing).

This Public Hearing is held in order to consider the following bylaws:

1) **2021-117-RZ**

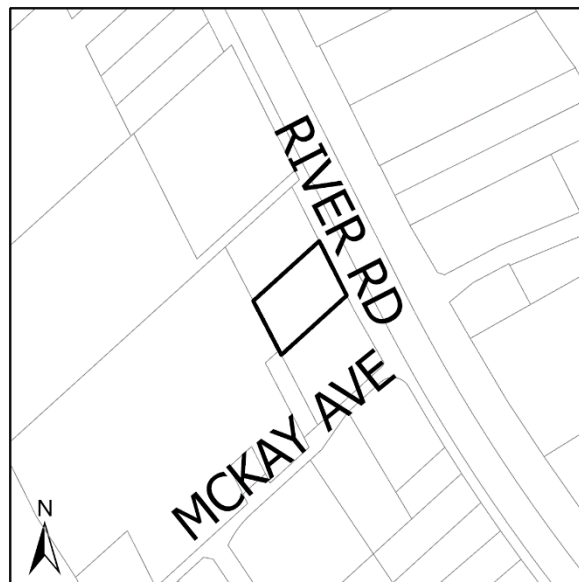
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Maple Ridge Temporary Use Permit No. 2021-117-RZ

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2) **Aquifer Mapping Update, Official Community Plan Amending Bylaw**

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3a) **2019-255-RZ**

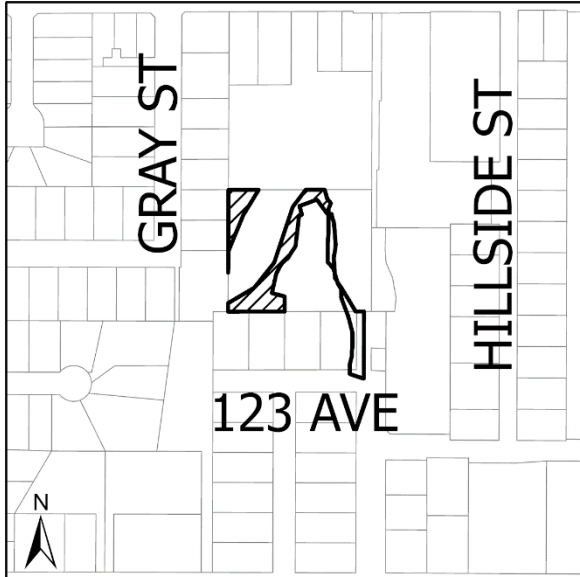
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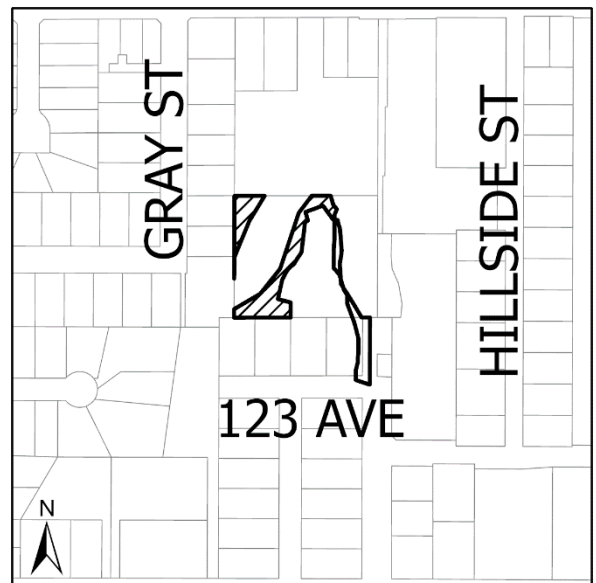
Lot 9 District Lot 396 Group 1 New Westminster District Plan 15728; and Lot 10 District Lot 396 Group 1 New Westminster District Plan 15728.

Maple Ridge Official Community Amending Bylaw No. 7803-2021

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Map No. 1049



Map No. 1050

3b) 2019-255-RZ

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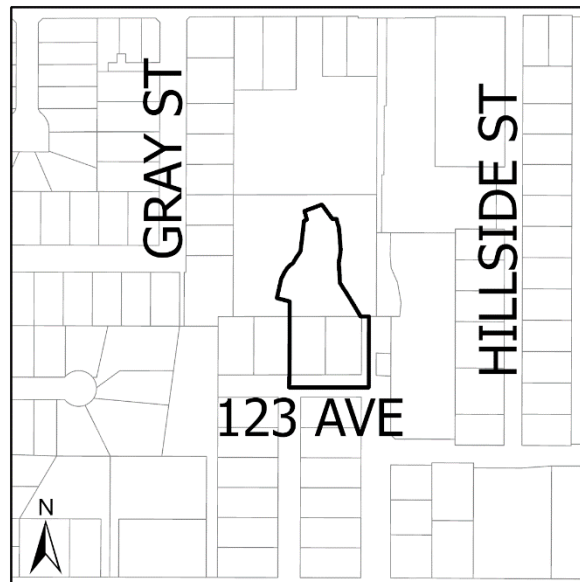
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To rezone from RS-1 (Single Detached Residential) to CD-6-21 (Medium Density Mixed Use Rental and Market Apartment Residential).

The current application is to permit the future construction of a seven-storey rental apartment building with 104 units intended to be utilized by seniors and persons with various disabilities.



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To amend Town Centre Area Plan Policy 3-38 to allow the building height to be increased to six-storeys for sites designated *Low-Rise Multi-Family Apartment, Commercial, and Mixed-Use* in Port Haney.

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The current application is to permit the future construction of a six-storey mixed-use building with 111 apartment units and 535.46 m² (6,115 ft²) of office and retail space.



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council to be relevant to the matters contained in the bylaws are available for viewing on the City's Land Development Viewer site at:
<https://gis.mapleridge.ca/LandDevelopmentViewer/LandDevelopmentViewer.html>

It is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens while mitigating risks posed by COVID-19. This Public Hearing pertaining to the aforesaid bylaws will be conducted virtually using the links set out below.

ALL PERSONS who believe themselves affected by the above-mentioned bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws. Please note that all written submissions provided in response to this notice will become part of the public record which includes the submissions being made available for public inspection.

- **For virtual online participation, access the link at:** www.mapleridge.ca/640/Council-Meetings **and click on the meeting date to register.** When registering you will be asked to give your name and address, to give Council your proximity to the land that is the subject of the application. We ask that you have your camera on during the Public Hearing;
- **For viewing only,** access the link at <http://media.mapleridge.ca/Mediasite/Showcase> and click on the January 18, 2022 Public Hearing presentation video;
- **To submit correspondence** prior to the Public Hearing, provide written submissions to the Corporate Officer **by 12:00 Noon, Tuesday, January 18, 2022 (quoting file number)** via drop-box at City Hall or by mail to 11995 Haney Place, Maple Ridge, V2X 6A9; or,
- **To email correspondence,** forward written submissions to clerks@mapleridge.ca to the attention of the Corporate Officer, **by 12:00 Noon, Tuesday, January 18, 2022 (quoting file number).**

Dated this 5th day of January, 2022.

Stephanie Nichols
Corporate Officer



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Temporary Use Permit
#1 - 23382 River Road

MEETING DATE: November 16, 2021
FILE NO: 2021-117-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

The current application is for a Temporary Use Permit, at the subject property located at #1 - 23382 River Road, to allow for a temporary retail thrift clothing store within the previous small diner/restaurant that was forced to close due to COVID restrictions. A Temporary Use Permit is valid for three years and may be renewed once for an additional three years, subject to Council approval.

Official Community Plan Amending Bylaw No. 7685-2020 was adopted on January 26, 2021, which designated the entire City of Maple Ridge as a Temporary Use Permit Area, thus removing the requirement to amend the Official Community Plan for each Temporary Use Permit application.

RECOMMENDATION:

That the Temporary Use Permit 2021-117-RZ, respecting property located at #1 - 23382 River Road, be forwarded to the next available Public Hearing and subsequent Council meeting for decision.

DISCUSSION:

a) Background Context:

Applicant: N. Lavoie
Legal Description: Lot 2 District Lot 275 Group 1 New Westminster District Plan 76507

OCP:

Existing: Industrial
Proposed: Industrial and Temporary Commercial

Zoning:

Existing: M-2 (General Industrial)
Proposed: M-2 (General Industrial)

Surrounding Uses:

North:	Use:	Vacant and Industrial
	Zone:	RS-3 (Single Detached Rural Residential) and M-2 (General Industrial)
	Designation:	Agricultural and Industrial
South:	Use:	Industrial
	Zone:	M-2 (General Industrial)
	Designation:	Industrial

1)

East:	Use:	Single Family Residential, Park in the ALR, and Industrial
	Zone:	RS-3 (Single Detached Rural Residential), CD-4-88 (Agricultural Events, Special Events, Swap Meets etc.) and M-2 (General Industrial)
West:	Designation:	Agricultural, Park in the ALR, and Industrial
	Use:	Industrial
	Zone:	M-2 (General Industrial)
	Designation:	Industrial

Existing Use of Property:	Industrial and Restaurant
Proposed Use of Property:	Industrial and Temporary Commercial (Thrift Shop)
Access:	River Road
Site Area:	0.52 ha (1.3 acres)
Servicing:	Urban

b) Project Description:

Unit #1 on the subject property (see Appendices A and B), has historically been operating as "Summer's Diner", a small restaurant serving the industrial area. Due to COVID restrictions, the dining room portion of the restaurant was forced to close down and the owner of the restaurant has re-purposed the dining room space to allow for a temporary thrift retail store as a means of income until COVID restrictions are lifted and the diner can operate at full capacity.

The current application is for a Temporary Use Permit at the subject property, to allow for a temporary retail thrift clothing store to be located within the previous dining room area. The Temporary Use Permit is valid for three years and may be renewed for three more years at Council's discretion. Thus, the Temporary Use Permit does not provide a permanent option to allow the thrift store.

c) Zoning Bylaw:

The M-2 (General Industrial) zone only allows for Accessory Retail Use provided that:

- (i) in any building or structure the total gross floor area devoted to such accessory retail use does not exceed 25% of the total gross floor area of the principal use to which it is accessory;*

As the retail use is not accessory to the principal use, the proposed thrift store use is not permitted in the M-2 (General Industrial) zone. The commercial retail sale of clothing would typically be permitted in a Commercial zone. If this was a request to allow a thrift store in this location on a permanent basis, it would not be supportable given the shortage of industrial lands in the community. However, given that the use is intended to be temporary and will assist this business owner to stay open, staff are recommending support for the temporary use.

d) Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires one parking space per three seats for a restaurant in the M-2 (General Industrial) zone. A retail use in the Commercial zones requires one parking space per 30m² (323 ft²) of gross floor area. Based on the proposed thrift store area of 56.3m² (606 ft²), which is replacing the dining room area, two parking spaces would be

required (see Appendix C). Three parking spaces were previously allocated for the restaurant use, therefore parking requirements would be met for the proposed retail use.

e) Citizen/Customer Implications:

Public notification will be provided with two newspaper advertisements and notices sent to owners/occupiers of properties within 50m (164 ft.) of the subject property 14 days prior to the Public Hearing date, subject to Council endorsing the recommendation of this report.

CONCLUSION:

It is recommended that the Temporary Use Permit, 2021-117-RZ (see Appendix D), respecting property located at #1 – 23382 River Road, be forwarded to Public Hearing and to the following Council Meeting for approval or denial. Given that the use is intended to be temporary and will assist this business owner to stay open, staff are recommending approval of the Temporary Use Permit.

“Original signed by Mark McMullen” for

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

“Original signed by Charles 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 Scott Hartman”

Concurrence: **Scott Hartman**
Chief Administrative Officer

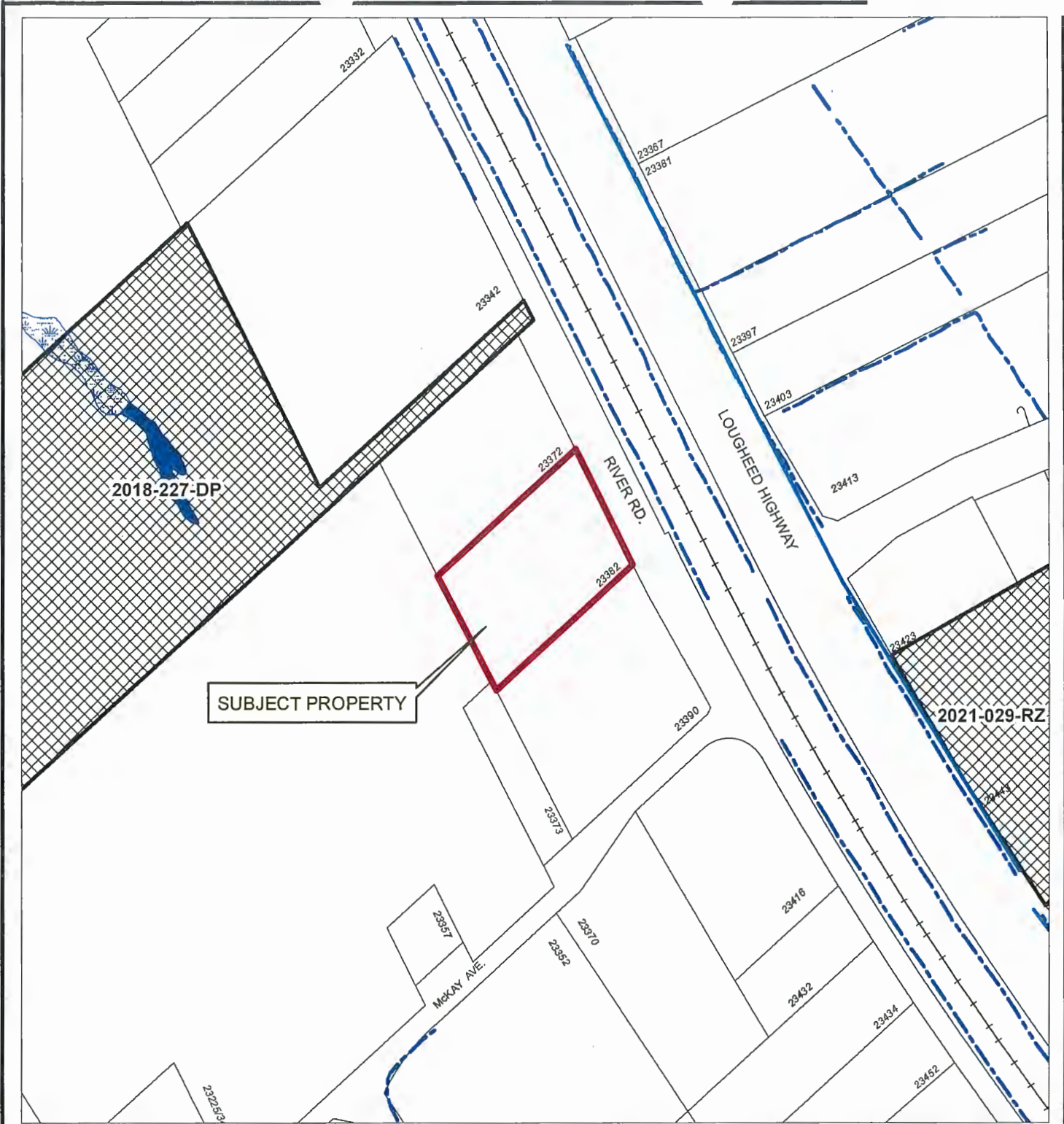
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Floor Plan for Thrift Store/Diner Area

Appendix D – Temporary Use Permit 2021-117-RZ



Scale: 1:2,500

Legend

-  Active Applications (RZ/SD/DP/VP)
-  Stream
-  Ditch Centreline
-  Lake or Reservoir
-  Marsh

23382 RIVER RD
P.I.D. 009-333-673

PLANNING DEPARTMENT



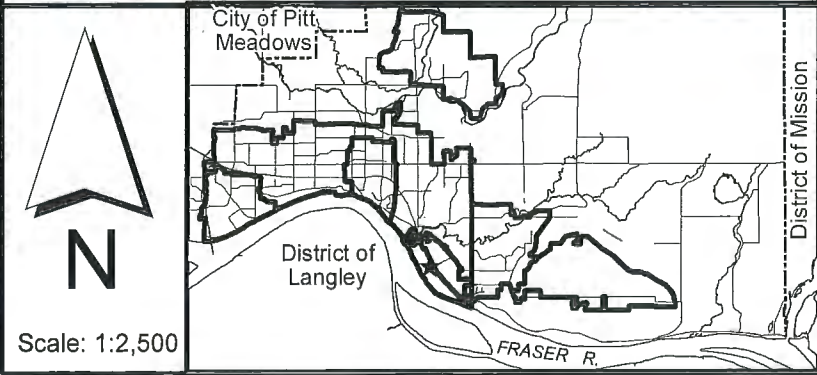
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-117-RZ
DATE: Mar 3, 2021

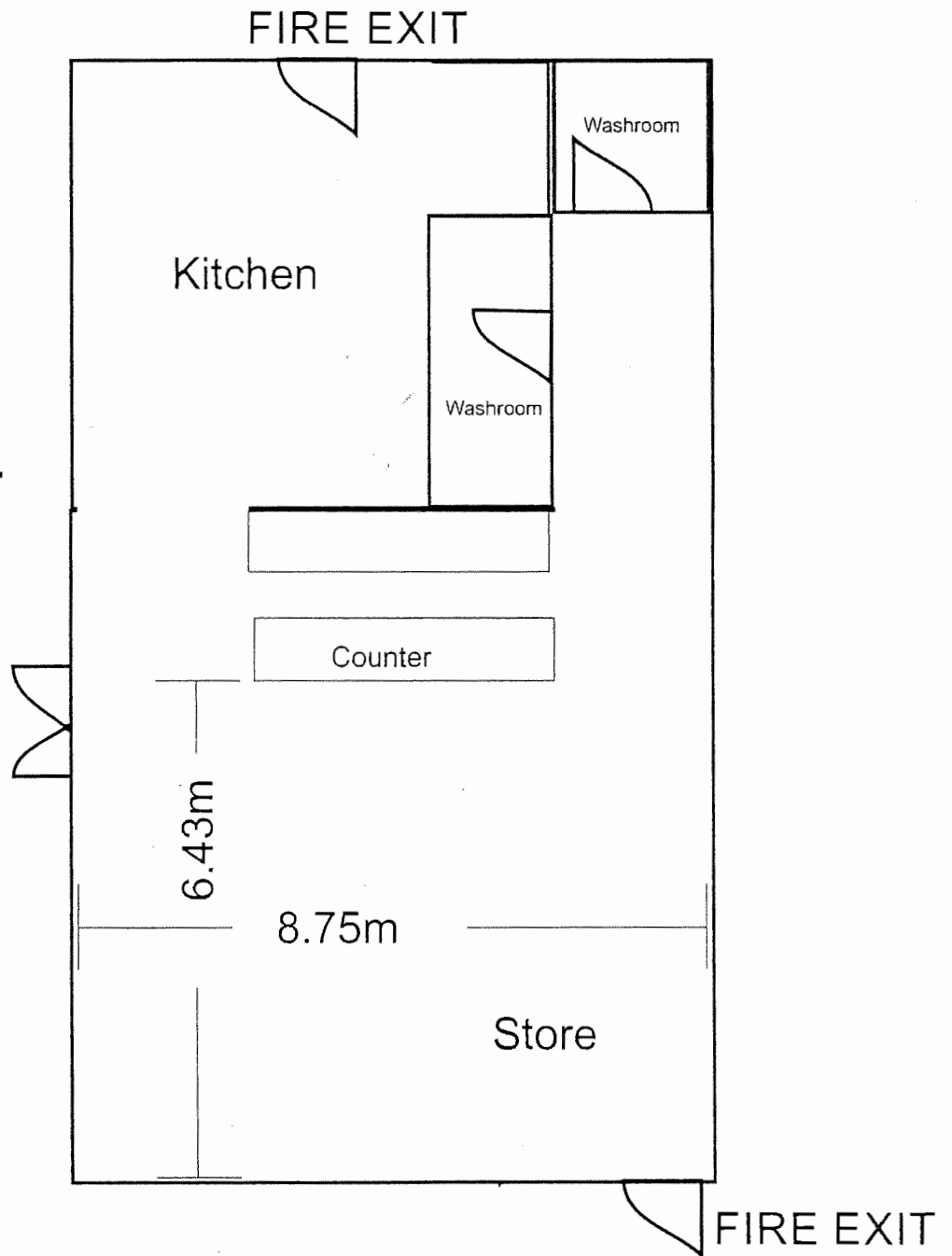
BY: BD



23382 RIVER RD P.I.D. 009-333-673	
PLANNING DEPARTMENT	
 MAPLE RIDGE British Columbia	
mapleridge.ca	
FILE: 2021-117-RZ DATE: Mar 3, 2021	BY: BD



**Maple Ridge's River
Road Diner & Thrift
Floor Plan**





CITY OF MAPLE RIDGE

TEMPORARY USE PERMIT NO. 2021-117-RZ

TO: VAN DER WAL EQUIPMENT LTD.
23390 RIVER ROAD
MAPLE RIDGE, BC V2X 6G2
 (the "Permittee")

1. This Temporary Use Permit (the "Permit") is issued subject to compliance with all the Bylaws of the City of Maple Ridge (the "Municipality") applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to, and only to those lands within the Municipality described below and any and all buildings, structures, and other development thereon:

UNIT 1 - LOT 2, DISTRICT LOT 275, GROUP 1, NEW WESTMINSTER DISTRICT PLAN 76507
 (the "Lands")

3. The Temporary Use permitted by this Permit is:

 To permit a thrift store retail use within Unit 1 of the existing M-2 (General Industrial) zoned building.
4. The Lands described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. This Permit is issued on the date of Authorized Resolution passed by Council and expires three years after _____, 2021.
6. This Permit is not transferable.
7. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION passed by the Council the ____ day of _____, 2021.

ISSUED on the ____ day of _____, 2021.

 Corporate Officer

TO: His Worship Mayor Mike Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7802-2021
Aquifer Mapping Update

MEETING DATE: November 16, 2021
FILE NO: 13-6480-20
MEETING: C o W

EXECUTIVE SUMMARY:

Pursuant with Council direction staff have prepared an amending bylaw to remove the Aquifer Map (Figure 7) from the Official Community Plan (OCP), and replace the map with text to clarify that groundwater sources are under the jurisdiction of the Province.

The amendment reflects that the Province has jurisdiction over aquifers and groundwater and eliminates the potential for inconsistencies between Provincial and municipal mapping.

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:
 - a. 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;
 - b. The Board of any Regional District that is adjacent to the area covered by the plan;
 - c. The Council of any municipality that is adjacent to the area covered by the plan;
 - d. First Nations;
 - e. Boards of Education, Greater Boards and Improvements District Boards; and
 - f. 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 further

2. That Official Community Plan Amending Bylaw No. 7802-2021 be given first and second reading and be forwarded to Public Hearing.

DISCUSSION:

a) Background Context:

Figure 7 of the Official Community Plan reflects the Provincial Aquifer mapping that was in existence at the time the OCP was adopted in 2006 and was based on Provincial information about aquifers.

In 2016, the Provincial government updated its mapping and information about the location and status of aquifers in Maple Ridge. The Province also enacted the Water Sustainability Act in February 2016 which brought into force new Provincial regulations about the management of groundwater and aquifers and brought them under Provincial jurisdiction.

Pursuant with Council direction back in October 16, 2018 a staff report and accompanying OCP amendment were presented at the March 19, 2019 Committee of the Whole meeting. The report provided a brief history on the purpose of the original OCP aquifer map, an overview of the new jurisdiction of the Province, and an update on the new aquifer mapping that had taken place by the Province. Following discussion on updating the aquifer map within the OCP or removing it as an information source and referring to available Provincial resources, the following Council resolution was passed:

That staff prepare a new amending bylaw and report to remove map 7 (Aquifer) from the OCP and replace the map with language to clarify that groundwater sources are under the jurisdiction of the Province and to refer to the Provincial government regarding aquifers in the community.

b) Amendments

Given that the Province has jurisdiction over aquifers and groundwater, and challenges in ensuring accuracy with aquifer mapping, Official Community Plan Amending Bylaw No. 7802-2021 has been prepared. The amendments are as follows:

1. Removal of reference to Figure 7 (Aquifers) from the list of figures in the Table of Contents and Appendix E Table of Contents.
2. Deletion of Map Figure 7 Aquifers in its entirety.
3. Amendment of the text in Chapter 5.4 Water Resources, Issues Section with the removal of the last sentence (shown with strikeout) and the addition of the bold sentence that reads:
 - *~~"Many rural residents rely on groundwater resources for their potable water. These resources are vulnerable to contamination and overuse beyond recharge capacity. Major groundwater sources are identified on Figure 7 (Aquifers) and appended to the document.~~ **Groundwater resources and regulations are the jurisdiction of the Water Management Branch of the Provincial Government."***

c) Next Steps:

In terms of process, all changes to the Official Community Plan require an amending bylaw to be prepared. This Bylaw will require four readings and a Public Hearing.

d) Early and Ongoing Consultation:

In respect of Section 475 of the Local Government Act for consultation during an Official Community Plan 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.

CONCLUSION:

The proposed amending bylaw is an administrative amendment to remove map Figure 7 (Aquifers) from the Official Community Plan and to clarify that groundwater sources are under the jurisdiction of the Province.

It is therefore recommended that Council grant first and second reading to Official Community Plan Amending Bylaw No. 7802-2021 and that the Bylaw be forwarded to Public Hearing.

"Original signed by Rod Stott"

Prepared by: Rod Stott
Senior Environmental Planner 2

"Original signed by Charles Goddard"

Approved by: Charles Goddard, BA, MA
Director of Planning

"Original signed by Christine Carter"

Approved by: Christine Carter, M.PL, MCIP, RPP
GM Planning and Development

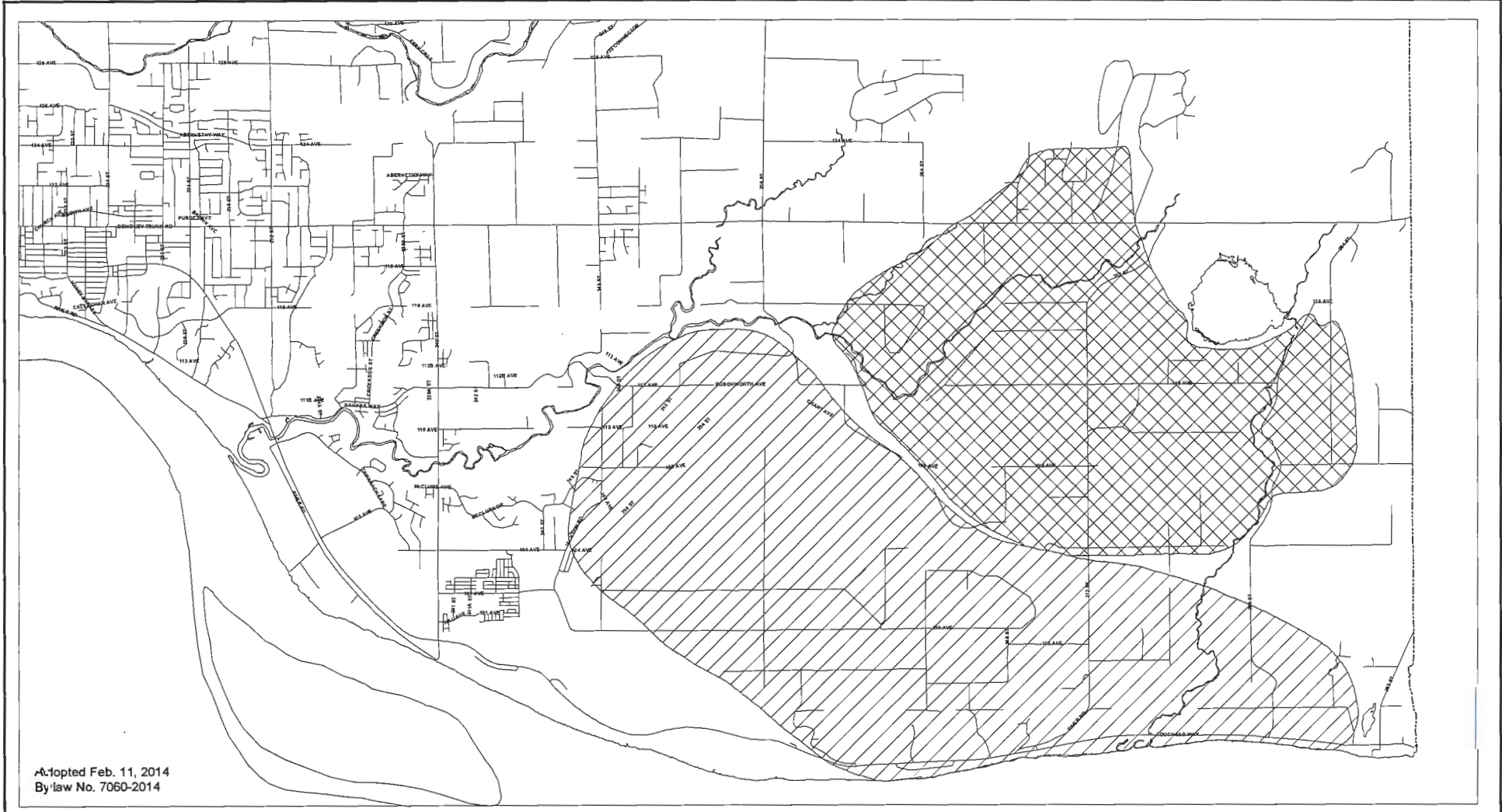
"Original signed by Scott Hartman"

Concurrence: Scott Hartman
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Existing OCP Aquifer Mapping



Appendix B – Official Community Plan Amending Bylaw No. 7802-2021



Adopted Feb. 11, 2014
By law No. 7060-2014



Legend

-  Grant Hill Aquifer
-  Whonnock Aquifer

NOTE:

The vulnerability and demand for use of an aquifer varies. For further information refer to the Ministry of Land, Water and Air Protection, Guide to Using BC Aquifer Classification Maps for the Protection and Management of Groundwater.

AQUIFERS



CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE
PLANNING DEPARTMENT

October 20, 2006

Not To Scale

Figure 7

CITY OF MAPLE RIDGE

BYLAW NO. 7802-2021

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 desirable 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. 7802-2021."
2. That the Table of Contents be amended by removing "Figure 7 (Aquifers)" from the List of Figures.
3. That Chapter 5.4 Water Resources, Issues, eighth bullet be amended as follows:
 - a) that the sentence "Major groundwater sources are identified on Figure 7 (Aquifers) and appended to this document." be deleted in its entirety and be replaced with "Groundwater resources and regulations are the jurisdiction of the Water Management Branch of the Provincial government."
4. That Appendix E be amended as follows:
 - a) that "Figure 7 Aquifers" be removed from the Table of Contents; and
 - b) that "Map Figure 7 Aquifers" be deleted in its entirety.
5. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is amended accordingly.

READ a first time the day of , 2021.

READ a second time the day of , 2021.

PUBLIC HEARING held the day of , 2021.

READ a third time the day of , 2021.

ADOPTED, the day of 2021

PRESIDING MEMBER

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7803-2021;
First and Second Reading
Zone Amending Bylaw No. 7812-2021
12297 222 Street and 22175 and 22185 123 Avenue

MEETING DATE: December 7, 2021
FILE NO: 2019-255-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 12297 222 Street and 22175 and 22185 123 Avenue from RS-1 (Single Detached Residential) to CD-6-21 (Medium Density Mixed Use Rental and Market Apartment Residential), to accommodate a seven-storey rental apartment building intended to be utilized by seniors and persons with various disabilities. A 36 space neighbourhood child care centre on the ground floor is also proposed. Of the 104 units, 49 units are to be considered affordable units with the remainder market rental units. The building proposes to accommodate these uses with 114 parking stalls located on grade and in a two-level underground parking structure.

The subject properties are designated as *Urban Residential* and *Conservation* in the Official Community Plan (OCP). To accommodate this proposal an amendment to the *Urban Residential* and *Conservation* designations are required. A total of approximately 5,665.60 m² (1.4 acres) of ravine area will be dedicated to the City with this application.

Pursuant to Council Policy 6.31, this project is exempt from a Community Amenity Contribution (CAC) as the project is a mixture of affordable and housing for persons with disabilities as well as, market rental units. To qualify for the CAC exemption, a Restrictive Covenant and a Housing Agreement are required as a condition of final reading.

Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1993, regulates the parking for this site, which is located west of the Town Centre Boundary. The applicant is seeking approval to utilize the lower Central Business District (CBD) parking stall ratio of 1.1 per unit as opposed to the standard 1.7 ratio for properties outside of the CBD, a reduction of 77 stalls. The applicant claims this relaxation is critical for the financial viability of the project and the applicant's desire to deliver affordable rental units to the community for seniors and persons with disabilities. Justification to support lower parking ratio is the affordable rental component of the project, and that rental units typically utilize lower parking needs than market units. Should Council support the requested parking relaxation, a Housing Agreement will need to be drafted to ensure the units remain rentals throughout the life of the building. This has been done in the past for other new rental buildings in the Town Centre. Should Council not support the reduced parking at this location, the applicant has the option of the payment in-lieu provisions of the Parking Bylaw. However, the cost of this option would likely make the project uneconomical.

3)

RECOMMENDATIONS:

1. That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7803-2021 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. 7803-2021 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. 7803-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7803-2021 be given first and second reading and forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7571-2019 be repealed;
6. That Zone Amending Bylaw No. 7812-2021 be given first and second reading and forwarded to Public Hearing;
7. That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedules "B" and "C";
 - iii) Road dedication as required;
 - iv) Consolidation of the three subject properties;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - vi) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject property;
 - vii) Registration of a Statutory Right-of-Way plan and agreement for a public trail;
 - viii) Registration of a Restrictive Covenant for Stormwater Management, including maintenance information;
 - ix) Registration of a Restrictive Covenant for Tree Protection;
 - x) Registration of a Restrictive Covenant for Visitor Parking;
 - xi) Registration of a Restrictive Covenant and Housing Agreement to ensure the rental units proposed are retained in perpetuity;
 - xii) Removal of existing buildings;

- xiii) Approval from Fortis Gas for the proposed land alterations on the Fortis Gas Right-of-way; and
- xiv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1. Background Context:

Applicant:	JM Architecture (Joseph M Minton)		
Legal Description:	Parcel “A” (Reference Plan 12909) Lot 5 Except: Firstly: Parcel “B” (Reference Plan 13374); Secondly: Parcel “D” (Explanatory Plan 13727); District Lot 396 Group 1 New Westminsiter District Plan 830; Lot 9 District Lot 396 Group 1 New Westminster District Plan 15728; and Lot 10 District Lot 396 Group 1 New Westminster District Plan 15728.		
OCP:			
Existing:	Conservation and Urban Residential		
Proposed:	Conservation and Urban Residential		
Zoning:			
Existing:	RS-1 (Single Detached Residential)		
Proposed:	CD-6-21 (Medium Density Mixed Use Rental and Market Apartment Residential)		
Surrounding Uses:			
North:	Use:	Single-Family Residential	
	Zone:	RS-1 (Single Detached Residential)	
	Designation:	Urban Residential and Conservation	
South:	Use:	Single-Family Residential	
	Zone:	RS-1 (Single Detached Residential)	
	Designation:	Urban Residential	
East:	Use:	Apartments	
	Zone:	RM-2 (Medium Density Apartment Residential)	
	Designation:	Low-Rise Apartment	
West:	Use:	Single-Family Residential	
	Zone:	RS-1 (Single Detached Residential)	
	Designation:	Urban Residential and Conservation	
Existing Use of Properties:	Single-Family Residential		
Proposed Use of Properties:	Apartments		
Site Area:	0.90 ha (2.23 acres)		
Access:	123 Avenue		
Servicing requirement:	Urban Standard		
Accompanying Applications:	2020-309-DP		

2. Background:

The original application was comprised of 12297 222 Street and 22175 123 Avenue. The current application has been expanded since first reading to include an additional property at 22185 123 Avenue (see Appendix A). The parcel of land added to the application at 22185 123 Avenue contains an older single-family dwelling, and the original parcels 12297 222 Street and 22175 123 Avenue currently contain only one older single-family dwelling. The development site is relatively flat at the south portion while the north characterized as forested steep ravines with two tributaries of the South Alouette River. The result is a plateau of land that constitutes the developable portion of the site. The building envelope is challenging for a structure of this scale and some finessing of the building, relative to watercourse and building setbacks, is required. Variances are not required in this instance due to the use of the CD Bylaw that has been drafted to accommodate the exact proposal.

There are 4 to 5-storey multi-family apartment buildings to the east and single-family dwellings to the south, north and west. It is likely that with time the existing single-family homes in the area will also redevelop with multi-family type development. The site will be accessed from the west via 222 Avenue. The current proposed building has evolved from the original proposed with an increase in unit numbers, more unit mixes and increased building height.

3. Project Description:

The current proposed building is for a 7-storey apartment building that will contain a mixture of market and affordable rental units. The land owner, Simplex Meadows Development Corporation, in association with Milieu Family Services (see Appendix J), intends to own and operate this building. Also proposed is a neighbourhood daycare accommodating approximately 36 children in a ground floor 269.4 m² (2,900 sq.ft) space. As shown in the table below, 49 rental units are proposed to be reserved out of the total 104 units for affordable rentals. What constitutes affordable rentals has not yet been clearly articulated by the applicant. However, these units are targeted towards persons with disabilities, seniors and individuals with refugee status. These details will need to be detailed in the Housing Agreement. The remainder of the units proposed will be 55 market rental units consisting of 4 short term studio suites; 18 one-bedroom; 30 two-bedroom; and 4 three-bedroom units located on floors 4 through 7. The table below illustrates the unit's distribution on each floor.

Building Floor	Number of 1 bedroom units	Number of 2 bedroom units	Number of 3 bedroom units	Short Term Studio Rental Suite	Number of Affordable rental units (out of total units in column to right)	Total Units including Short Term Studio Suite
1st	7	0	1	0	8	8
2nd	17	2	1	0	20	20
3rd	17	2	1	1	21	21
4th	6	11	3	0	None	20
5th	6	2	1	1	None	10
6th	6	11	3	1	None	21
7th	0	2	1	1	None	4
Total Units	59	30	11	4	49	104

A total of 114 off-street parking spaces are provided on the site - 93 spaces located in the two levels of underground parking and 21 surface parking spaces.

Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, Electric Vehicle Charging Infrastructure requirements apply to the proposed development. Each residential parking space, excluding visitor parking spaces, has roughed-in-infrastructure capable of providing Level 2 charging.

4. Planning Analysis:

i) Official Community Plan:

The subject properties are located west of the Town Centre Area Plan. The Official Community Plan (OCP) designates the subject properties *Urban Residential* and *Conservation*. Adjustments of the *Urban Residential* and *Conservation* OCP boundary are based on ground truthing conducted by environmental and geotechnical consultants in consultation with the Planning Department Staff.

The OCP Zoning Matrix supports Comprehensive Development zones (CD) within OCP Land Use Designations and Categories based on compliance with the OCP. The proposed CD-6-21 zone is supportable due to the physical constraints of the property as well as the proposed inclusion of affordable rental housing for vulnerable groups of people in the community and market rental units. In addition, the project will include a neighbourhood child care centre.

The following policies apply to this proposal:

Official Community Plan Policies:

- ***Policy 3 - 31** Maple Ridge supports the provision of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms.*
- ***Policy 3 - 32** Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District.*

These two policies support the provision of the affordable rental accommodation for vulnerable groups of people in the community with varying dwelling unit size and number of bedrooms. A Restrictive Covenant and Housing Agreement will include the language necessary to secure portions of the building as market rental as well as, affordable rental housing for vulnerable people in the community and prevent rental restrictions in the event the building is strata titled.

- ***Policy 4 - 22** Maple Ridge encourages the development of accessible quality child care facilities throughout the community, and will encourage the provision of space for child care in all assisted rental housing projects developed under senior government programs.*

This policy supports the inclusion of the group child care centre into this market and non-market development.

- ***Policy 4 - 23** Maple Ridge encourages the development of seniors' care facilities throughout the community that are conveniently located near transit and other service.*

Seniors have been proposed as one of the target groups to house in the market rental component of the development but these units will also be open for rental to the general

public. The development is conveniently located near services and transit on Dewdney Trunk Road.

- **4 - 36** *Maple Ridge supports the establishment of child-care facilities in Residential, Institution, Commercial and Industrial land use designations subject to compliance with District bylaws and regulations.*

This policy supports the inclusion of the proposed neighbourhood child care centre into this apartment residential development, as the subject properties are located with the *Residential* land use designations of the OCP.

Housing Action Plan:

On September 15, 2014 Council endorsed the Housing Action Plan (HAP) which identifies rental housing as a priority. The Housing Action Plan has several strategies contained within the documents.

Strategy 4 – To Create New Rental Housing Opportunities

Strategy 4 of the HAP provides guidance on how the City can support the development of new rental housing through incentives. One of these incentives is a reduction in parking requirements for the securing of rental units. The securing of the rental units would be through the use of a housing agreement secured through a restrictive covenant on the title of development land. Reducing the number of parking stalls required per dwelling unit improves affordability, lowers the construction cost per unit, and could potentially enable more dwellings per hectare. Reduced parking lowers the amount of costly underground parking and thus promotes the Housing Action Plan's desire to facilitate the development of non-market and market rental housing. This strategy has already been applied in a number of other recent applications in the Town Centre. For example, Amacon's new 300 unit rental apartment building (Ridgewood Place) on 122 Avenue and 223 Street (2016-052-RZ) has a large parking variance in support of the application and was secured through a Housing Agreement and restrictive covenant.

The application as presented could, with the parking reduction, increase the number of non-market and market units in the City which will aid in fulfilling the objectives of the Housing Action Plan. The CD zone has been drafted with the reduced parking in mind.

ii) Zoning Bylaw:

The proposal is to rezone the subject properties from RS-1 (One Family Urban Residential) to CD-6-21 (Medium Density Mixed Use Rental and Market Apartment Residential) (Appendix D), to permit a 7-storey multi-family building with non-market and market rental dwelling units and neighbourhood child care centre. Appendix C of this report contains the CD Bylaw that has been drafted for this project and reflects the: uses, density, lot coverage, setbacks and parking requirements for this proposed building.

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

The table below details parking for the proposed CD-6-21 (Medium Density Mixed Use Rental and Market Apartment Residential) zone as the parking requirements are embedded in the CD zone.

Type of Parking	Proposed	RM-2 Requirements	RM-2	Difference
Residential Market Units (1.2 stall per unit)	70 stalls	1.5 stalls per unit	156 stalls	-70
Residential Non-Market Units (1 stall per 3 units)	16 stalls			
Visitor (0.2 stalls per unit)	21 stalls	0.2 spaces per dwelling unit	21	0
Group Child Care Centre	7 stalls	1 per 20m ² gross floor area	14	-7
TOTAL	114		191	-77

The rationale for the proposed parking requirements has been provided in the preceding sections of this report. In addition, the report Sunrise Re-Development Parking Variances Study, Bunt & Associates, November 2016, provides justification for a parking reduction for rental housing as detailed below.

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

Council considered application 2021-320-RZ to rezone the subject properties, located at 12209, 12219, 12231, 12241 and 12251 222 Street, and 22190 1230 Avenue, from RS-1 (Single-Family Residential) to RM-2 (Medium Density Apartment Residential) that are located south of this application at the Committee of the Whole meeting on July 6, 2021. This application, as presented at the Committee of the Whole meeting, would require a 62 parking stall variance. Council deferred the application back to staff to work with the applicant with respect to the parking variance.

iv) **Proposed Variances:**

The proposed CD-6-21 zone has been drafted to minimize the need of any variances associated with this application. Should building variances be required they will be the subject of a future Council Report prior to final reading. The chart below illustrates the difference between the proposed CD-6-21 zone and the RM-2 (Medium Density Apartment Residential) zone height and Floor Space Ratio requirements.

Zone	CD-6-21	RM-2	Difference
Height	30 metres 7 storeys	15 metres 4 storeys	15 metres increase 3 storeys increase
Floor Space Ratio	2.75 FSR	- 1.8 FSR maximum - Bonus up to 2.5 FSR <ul style="list-style-type: none">• 0.1 for providing parking in underground structure• 0.6 FSR cash in contribution \$161.46 m² (\$15.00 per square foot)	.95 FSR increase (proposed parking is not all contained in an underground structure and a cash contribution for additional density is not included)

v) **Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

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.

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 percent; and
- All floodplain areas and forest lands identified on Schedule "C"

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

vi) **Advisory Design Panel:**

The application was reviewed by the Advisory Design Panel at two meetings. The first presentation by the applicant's team to the Advisory Design Panel was on June 16, 2021 and the following comments and resolution was carried.

"That the Advisory Design Panel has reviewed application No. 2020-309-DP and recommends the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

Architectural Comments:

- *Height of the building is out of scale given the context:*
 - *reconsider 7 storey volume to a height more in keeping within the neighbourhood;*
 - *Gable roof is exacerbating the height of the roof;*
 - *Please provide shadow studies, extended street elevations and larger reaching sections to show the impact of the building on the surrounding context;*
- *Consider the Human scale of the building and introduce elements to lower the overall massing;*
- *Provide more celebration/distinction of entry and more articulation/visual interests on the street fronting facades;*
- *Consider softening material pallet to add warmth to the façade;*
- *Consider opportunities for the indoor/outdoor relationship at the ground plane.*

Landscape Comments:

- *Provide more clarification on perimeter grades and relationship to neighbouring property;*
- *Provide terraced landscape retaining walls to soften the edges of the exposed parkade;*
- *Provide removable bollards at the 123rd street let down in front of the garbage collection – evaluate if this let down is needed as garbage truck could use podium access as the firetruck;*
- *Consider to blend and expand the amenity area into the environmental setback;*
- *Maintenance path of the Westside of the building is hidden – provide a looping path or additional connections to the building to reduce CPTED concerns;*
- *Consider more variety in the play structures."*

The applicant submitted a revision to the project from the comments received at the June 16, 2021 Advisory Design Panel. With the revision submission the Architect and Landscape Architect provided a written brief addressing the comments from the ADP (Appendices H and I). The Architect and Landscape Architect presented the revision to the Advisory Design Panel on September 15, 2021 at which time the following resolution was made:

"That the Advisory Design Panel has reviewed application 2020-309-DP and recommends that the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns be addressed:

Architectural Comments:

- *Consider more stepping back of the building from the street scape interface with the neighboring properties. Height of the building is out of scale given the context;*
- *Prove the shadow studies that fully extends to the surrounding properties to show the impact of the building on the surrounding context;*
- *In order to reduce the appearance of the overall massing consider adding additional colours, material and architectural elements similar to the neighbouring buildings for better integration;*
- *Consider further softening material pallet to add warmth to the façade;*
- *Additional building detailing required;*
- *Updated rendering to reflect proposed landscaping that incorporate the retained trees.*

Landscape Comments:

- *Consider adding seating for parents in the play area;*
- *Consider expansion the play area to include more play opportunities;*
- *Incorporate play features that address the needs of all residents (accessible);*
- *Consider opening the daycare play space for all residents outside of operating hours."*

The applicant has not addressed these items nor has the application been presented back to Advisory Design Panel. A detailed description of the projects' final form and character will be included in a future development permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting (DIM) has not been scheduled by the applicant to date for rezoning application 2019-255-RZ. In the first reading report that was presented to Council on September 17, 2019 it states that a DIM is required on page 6 of the report. A copy of this report was provided to the applicant as an enclosure with the standard City letter dated October 16, 2019, which advised the applicant that Council granted first reading to Zone Amending Bylaw No. 7571-2019. The DIM is not held until the project has been reviewed and been supported by the Advisory Design Panel to be forwarded to Council. In an email dated June 4, 2021 to the applicant, staff advised that a DIM was required. The applicant responded to this email on July 14, 2021 requesting further information required for the DIM process. Staff responded to this request on July 14, 2021. To date staff have not been requested to approve dates or to provide the labels for the mail out required for a DIM.

5. Interdepartmental Implications:

i) Engineering Department:

- The road on both 123 Avenue and 222 Street will require upgrading to a collector standard. A Traffic Impact Assessment (TIA) study is required for this project and the results of the TIA may impact the required off-site improvements required to be done to support the application.
- There is an existing sanitary sewer fronting this development however, the sizing of that main and the system was predicted on low density residential developing occurring along 122 Avenue. The applicant will be required to have the City sanitary sewer system modelled to confirm sizing and downstream capacity. This is to be done at the applicants cost using one of the City's accepted modelers.
- The two streets that abut the subject properties contain City storm sewers. The applicant is required to provide a storm catchment analysis to confirm sizing and if the existing storm sewer has capacity for the development. If there are any downstream upgrades required to support the proposed development it will be the sole responsibility of the developer. There is currently a storm outfall at the end of 222 Street, that discharges into a tributary of the Alouette River. This outfall may be required to be relocated or upgraded.
- The subject properties along 123 Avenue contain a Fortis natural gas statutory-right-of-way (SRW) that needs to be considered within the proposed development. Fortis, may need to approve any development that is proposed in the SRW. The applicant has been advised to coordinate with Fortis early in the process.

ii) Parks, Recreation and Culture Department:

The Park Department has reviewed the proposal and is seeking the creation of a trail linkage. Details of the precise location and extent has not yet been finalized and will need to be achieved prior to final reading. This information has been requested by the applicant and to date this information has not been received in re-submissions.

iii) Environment:

A combined Watercourse Protection Development Permit and Natural Features DP (WPDP and NFDP) is required for this site due to the steep ravine banks and the unnamed creeks located on site. Planning staff and the Qualified Environmental Professional (QEP) associated with the development are in ongoing discussions related to the final environmental setbacks and compensation areas and will have to resolve the issues at the Development Permit Stage prior to final reading. Detailed explanation on how the proposed compensation areas will improve the habitat for aquatic species, wildlife, and native planting and trees are necessary to justify the reduced environmental setbacks and avoid a formal referral to senior government environmental agencies. The applicant is proposing some encroachment into the 15 metre setback for the Steamside Protection and Enhancement Area so formal notification to the senior agencies is required. This notification should occur as soon as possible to avoid delays and be submitted by the applicant's QEP. A clear net habitat gain in terms of both qualitative and quantitative measures must be demonstrated to offset the proposed losses. A standard Habitat Protection and Enhancement Covenant will be required. A tree permit will also be required for this application but cannot be issued until the environmental issues are resolved.

iv) Building Department:

The Building Department reviewed the geotechnical report submitted in support of the application. From this review the Building Department requested a peer review be conducted on the submitted geotechnical report. This is a standard requirement to have geotechnical reports peer reviewed. The applicant submitted the peer reviewed geotechnical report on October 26, 2021 and the report is currently being reviewed by staff.

6. School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral has been sent to School District No. 42 for their consideration and the City is waiting for comments back.

7. Intergovernmental Issues:

i) Local Government Act:

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

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

CONCLUSION:

The proposed CD-6-21(Medium Density Mixed Use Rental and Market Apartment Residential) zone is a departure from the RM-2(Medium Density Apartment Residential) zone which is the zone used on the development to the east of the subject properties. If the RM-2 zone requirements are applied to this application there would be a 77 parking stall deficiency. It is recommended that first and second reading be given to OCP Amending Bylaw No. 7803-2021 and Zone Amending Bylaw No. 7812-2021 and that application 2019-255-RZ be forwarded to Public Hearing.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper**
Planner

"Original signed by Charles 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 Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – OCP Amending Bylaw No. 7803-2021

Appendix D – Zone Amending Bylaw No. 7812-2021

Appendix E – Site Plan

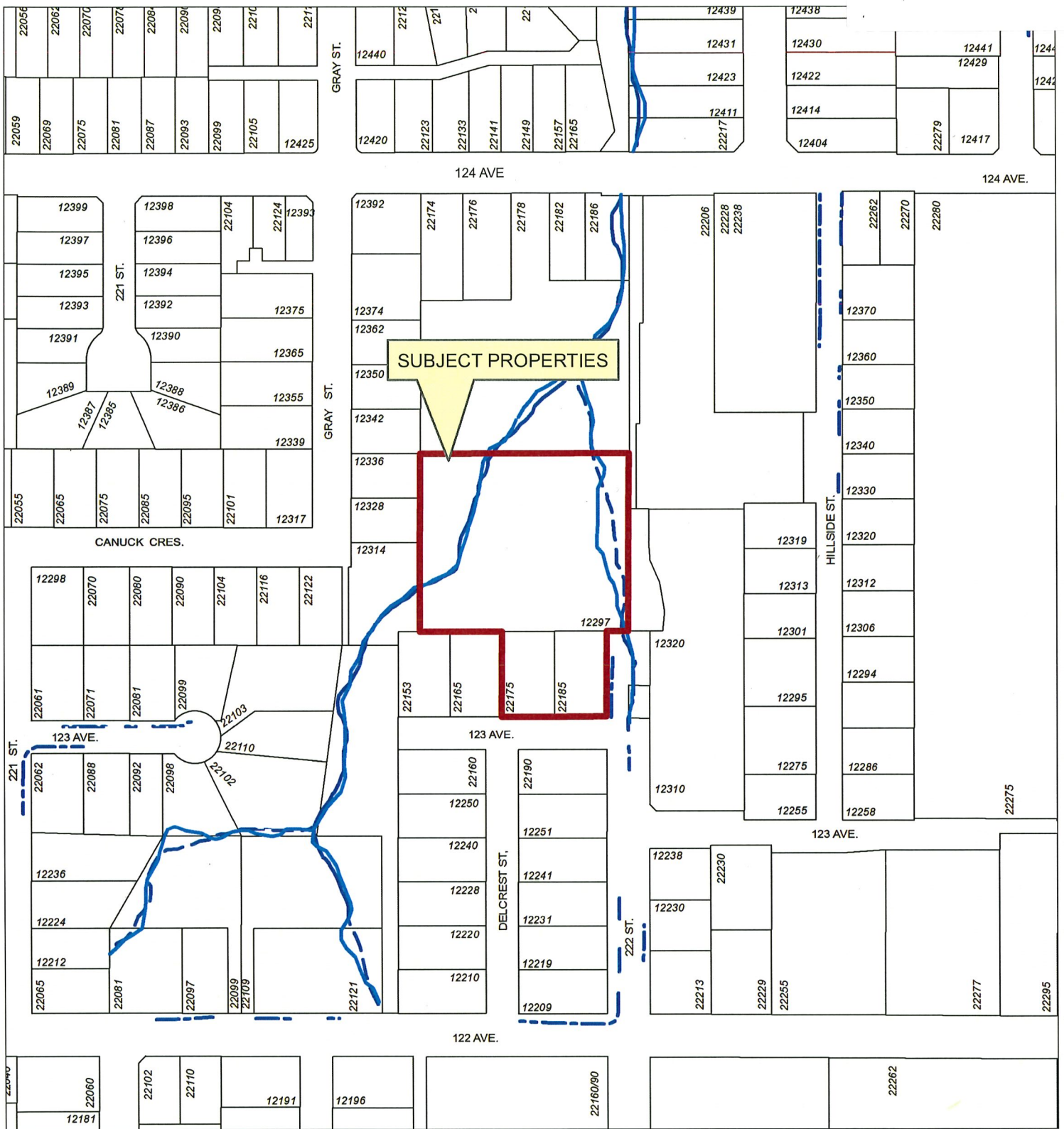
Appendix F – Building Elevation Plans

Appendix G – Landscape Plans

Appendix H – Architect's Response to Advisory Design Panel

Appendix I – Landscape Architect's Response to Advisory Design Panel

Appendix J – Developer Letter – January, 2021



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River Centreline

12297 222 STREET, 22175/85 123 AVENUE
PID'S; 011-921-935, 010-122-818 & 010-122-885

PLANNING DEPARTMENT

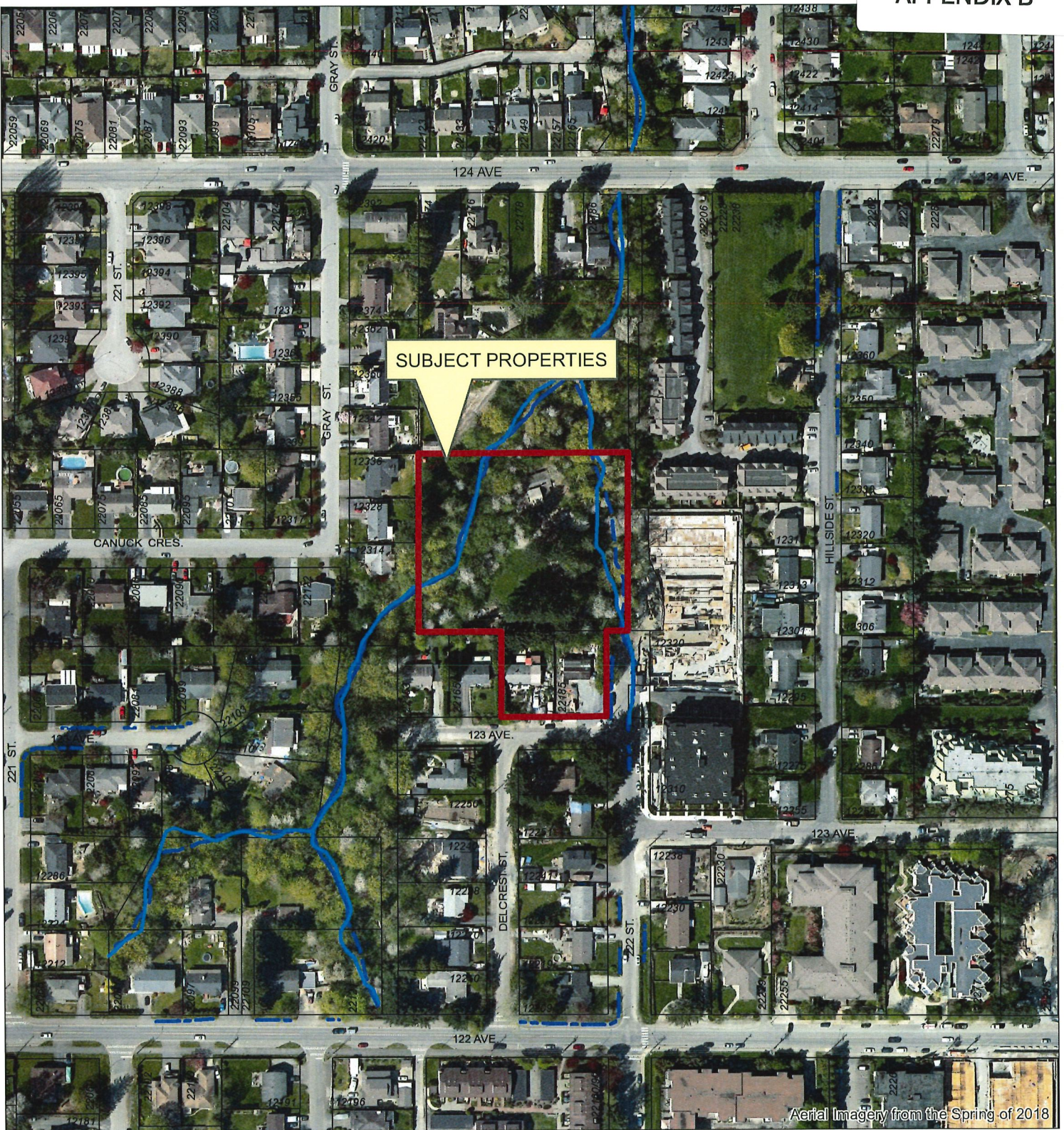


MAPLE RIDGE
British Columbia

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FILE: 2019-255-RZ
DATE: Sep 21, 2020

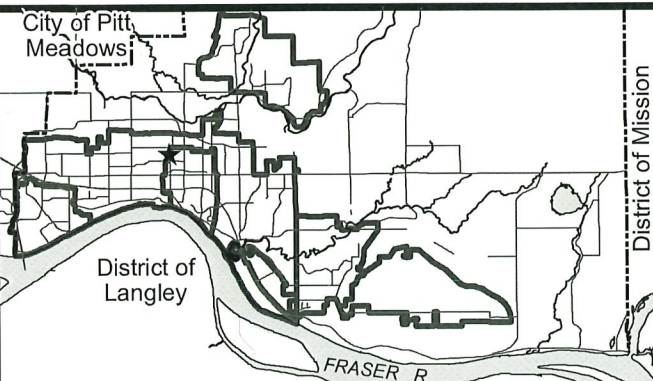
BY: PC



Aerial Imagery from the Spring of 2018



Scale: 1:2,500



12297 222 STREET, 22175/85 123 AVENUE
PID'S; 011-921-935, 010-122-818 & 010-122-885

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-255-RZ
DATE: Sep 21, 2020

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7803-2021**

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 Schedules "B" & "C" 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. 7803-2021

2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Parcel "A" (Reference Plan 12909) Lot 5 Except: Firstly: Parcel "B" (Reference Plan 13374); Secondly: Parcel "D" (Explanatory Plan 13727); District Lot 396 Group 1 New Westminster District Plan 830;
Lot 9 District Lot 396 Group 1 New Westminster District Plan 15728; and
Lot 10 District Lot 396 Group 1 New Westminster District Plan 15728;

and outlined in heavy black line on Map No. 1049, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Parcel "A" (Reference Plan 12909) Lot 5 Except: Firstly: Parcel "B" (Reference Plan 13374); Secondly: Parcel "D" (Explanatory Plan 13727); District Lot 396 Group 1 New Westminster District Plan 830;
Lot 9 District Lot 396 Group 1 New Westminster District Plan 15728; and
Lot 10 District Lot 396 Group 1 New Westminster District Plan 15728;

and outlined in heavy black line on Map No. 1050, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding and removing Conservation.

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

READ a first time the day of , 20

READ a second time the day of , 20

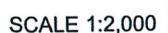
PUBLIC HEARING held the day of , 20

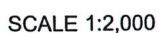
READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER





**CITY OF MAPLE RIDGE
BYLAW NO. 7812-2021**

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 7600-2019 as amended

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019 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. 7812-2021”.
2. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended by inserting the following CD Zone immediately following the last section in Part 10 and numbering it in sequential order accordingly:
 - 10XX Zone CD-6-21 MEDIUM DENSITY MIXED USE RENTAL AND MARKET APARTMENT RESIDENTIAL
 - 10XX.1 PURPOSE
 1. This zone provides for a Medium Density Mixed Use Rental and Market Rental Apartment Residential use with a maximum Building Height of seven (7) Storeys.
 - 10XX.2 PRINCIPAL USES
 1. The following Principal Uses Shall be permitted in this Zone;
 - a. Affordable Rental Apartment Residential secured with a Housing Agreement and 219 covenant; and
 - b. Rental Apartment use only when the structure contains 49 Affordable Rental Apartments units.
 - 10XX.3 ACCESSORY USES
 1. The following shall be permitted as Accessory Uses to one of the permitted Principal Uses in this Zone;
 - a. Boarding;
 - b. Home Occupation; and
 - c. Group Child Care Centre to a maximum of 270 m2 of indoor space that shall be located on the first floor of the building with 93 m2 of uncovered outdoor play area and 120.77m2 of covered outdoor play area.
 2. Refer to Sections 401 and 402 of this Bylaw for additional information.
 - 10XX.4 LOT AREA AND DIMENSIONS
 1. Minimum Lot Area and dimensions shall be not less than;

a. in Lot Area	1,300.0 square metres
b. in Lot Width	30.0 metres
c. in Lot Depth	not applicable
 2. Refer to Section 407 Building Envelope of the Bylaw for required minimum Building Envelope dimensions

10XX.5 DENSITY

1. Floor Space Ratio shall not exceed a base Density of 2.75 times the Lot Area.

10XX.6 LOT COVERAGE

1. Not applicable

10XX.7 SETBACKS

1. Minimum Setbacks for all Principal Building and Principal Structures shall be not less than:
 - a. from a Front Lot Line (222 Street) 5.6 metres
 - b. from a Rear Lot Line (West) 6.0 metres
 - c. from an Interior Side Lot Line (North) 6.0 metres
 - d. from an Exterior Side Lot Line (123 Avenue) 5.6 metres
2. An Underground Structure, for Off-Street Parking, will not extend more than 0.8 metres above the Average Finished Grade and the above grade area is to be landscaped to become a useable part of the yard area. Minimum setbacks for the Underground Structure shall be not less than:
 - a. from a Front Lot Line 0.0 metres
 - b. from a Rear Lot Line 0.0 metres
 - c. from an Interior Side Lot Line 0.0 metres
 - d. from an Exterior Side Lot Line 0.0 metres
3. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

10XX.8 HEIGHT

1. Building Height for Principal Buildings and Principal Structures shall not exceed 30.0 metres nor 7 Storeys.
2. Building Height for Accessory Buildings and Accessory Structures shall not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

10XX.9 LANDSCAPING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

10XX.10 PARKING AND LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 except where it conflicts with item 2 below.
2. The location of Off-Street Parking shall be provided as per the Development Permit drawings approved by Council and consists of 114 stalls with 21 located at grade and remainder concealed in an underground parking structure.

10XX.11 OTHER REQUIREMENTS

1. Common Open Area(s) shall be provided on the Lot for Apartment Residential Use as a minimum of 30% of the Lot Area.

2. Outdoor Amenity Area(s) shall be provided on the Lot based on the following ratio, and this area may form part of the Common Open Area requirement:
 - a. 1.0 square metre per apartment Dwelling Unit.
 3. Private Outdoor Area(s) shall be provided for each Dwelling Unit at a minimum of 5.0% of the Dwelling Unit area or 4.6 square metres, whichever is greater. This area may form part of the Common Open Area requirement.
 4. Indoor Amenity Area(s) shall be provided on the Lot based on the following ratio:
 - a. 1.0 square metre per apartment Dwelling Unit.
5. Those parcels or tracts of land and premises known and described as:
Secondly: Parcel "D" (Explanatory Plan 13727); District Lot 396 Group 1 New Westminster District Plan 830;
Lot 9 District Lot 396 Group 1 New Westminster District Plan 15728; and
Lot 10 District Lot 396 Group 1 New Westminster District Plan 15728;

and outlined in heavy black line on Map No. 1937 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to CD-6-21 Medium Density Mixed Use Rental and Market Apartment Residential.
6. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the day of , 20

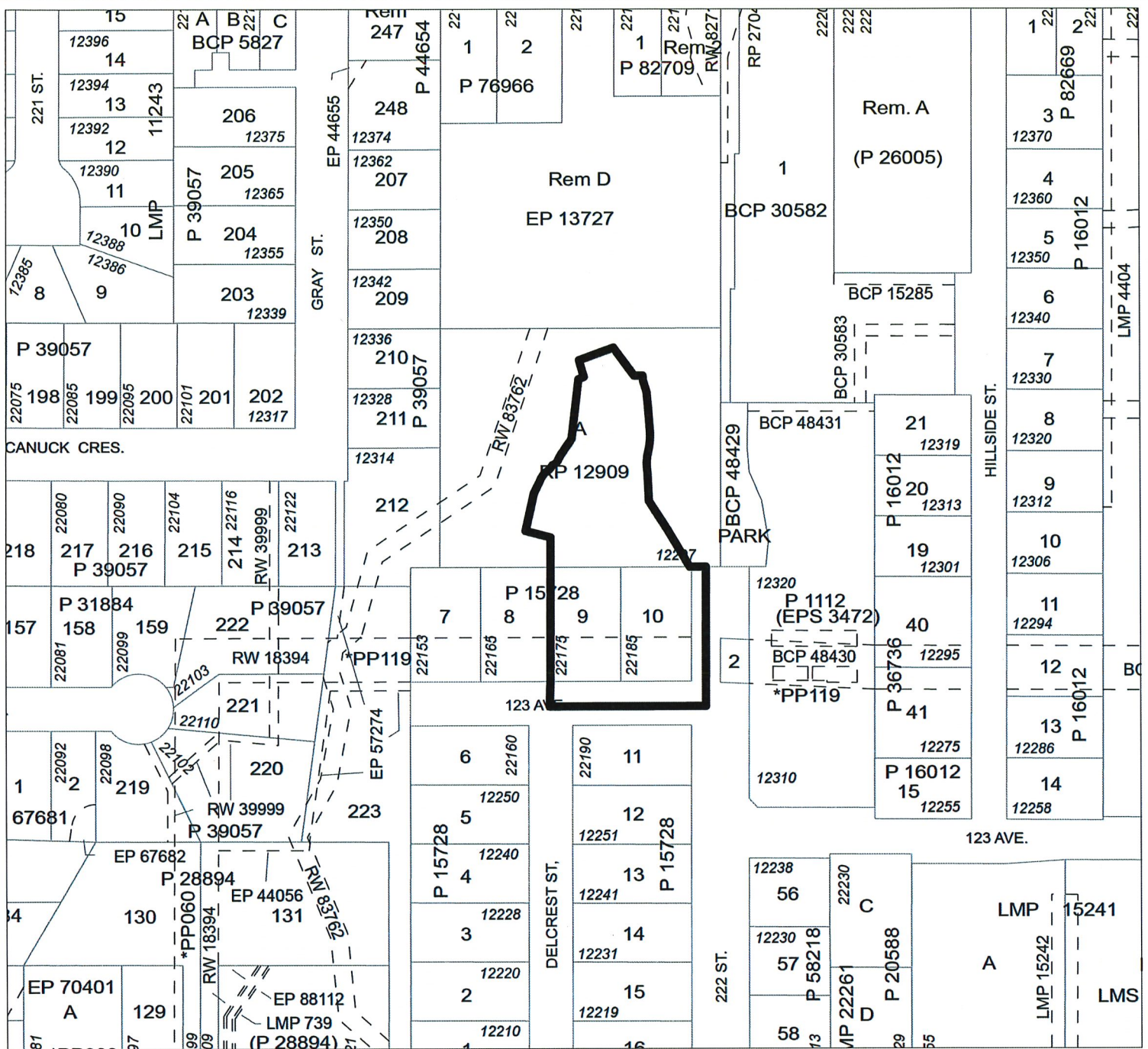
READ a second time the day of , 20

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



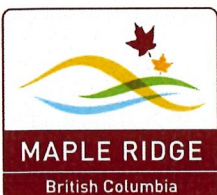
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7812-2021

Map No. 1937

From: RS-1 (Single Detached Residential)

To: CD-6-21 (Medium Density Mixed Use Rental Apartment Residential)



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JMArchitecture Inc.

Principal: Joe M. Martin
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 15243 - 81st Avenue
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START DATE	2018-15
PROJECT No	Author
DR.	Checker
CH.	
SCALE	

MAC OS/POWERPC

20-22


2021-06-23

Project Name

222 MEADOWS WALK

MAPLE RIDGE, BC

Client:
SIMPLEX MEADOWS DEVELOPME

1000

3D VIEW - STU(

OPTION

Project No.

2018-15 DP-5

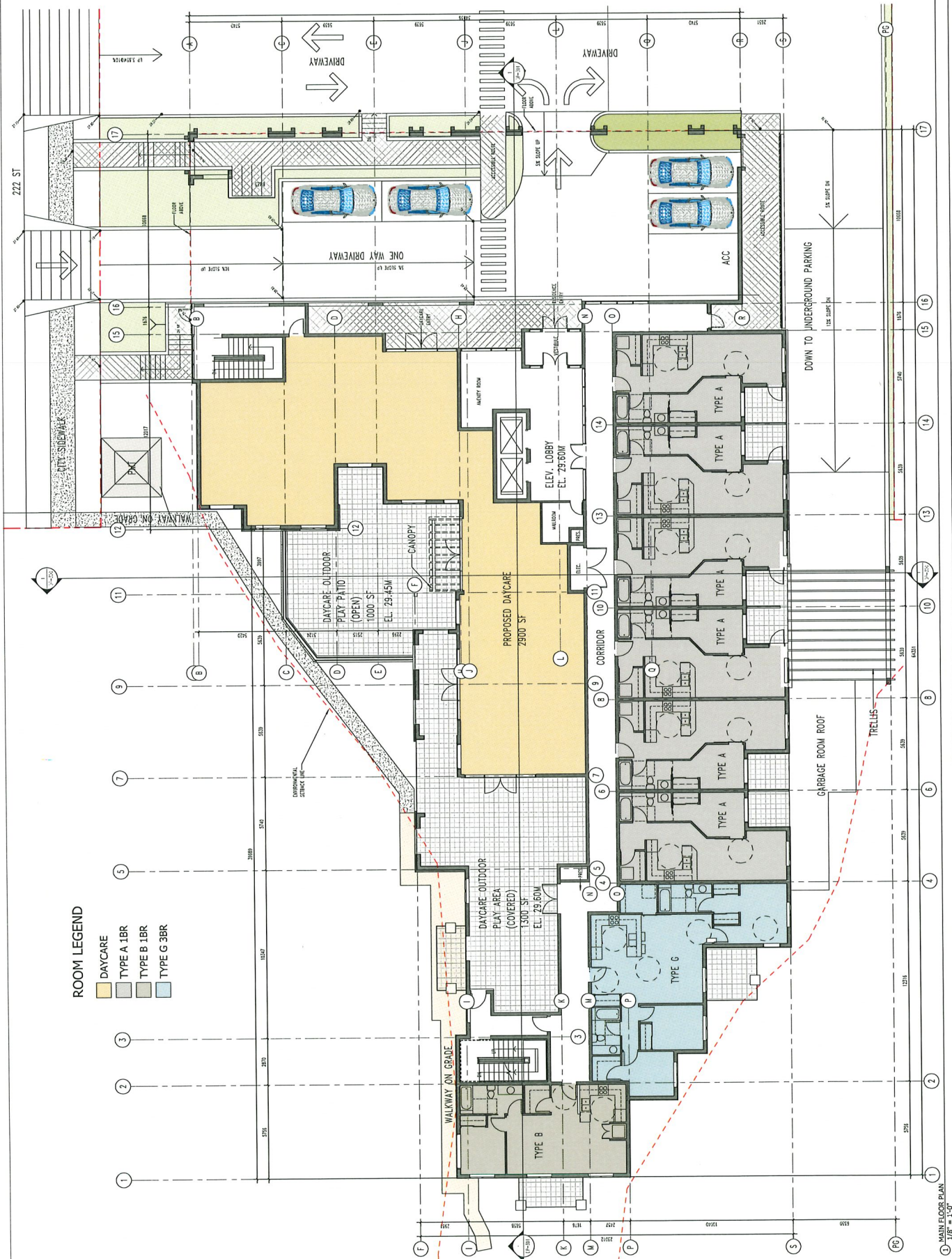
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ENTRY - STUCCO



CAMERA LOCATION



1 MAIN FLOOR PLAN
1/8" = 1'-0"

In plan case study, the researcher is comfortable in the use of a range of data sources and data analysis techniques. The researcher is not bound by the constraints of a particular methodology and is able to adapt the research design to the needs of the study. The researcher is able to use a range of data sources and data analysis techniques to explore the research problem. The researcher is able to use a range of data sources and data analysis techniques to explore the research problem. The researcher is able to use a range of data sources and data analysis techniques to explore the research problem.

...and the

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architects, inc. llc
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Burns, E.C. 50818-9790
654 - 523 2033 - T
joe@johnarchitecture.com - E

[illegible][illegible]

START DATE	2018-15
PROJECT No	JVS
DR.	JMM
CH.	1/8" = 1'-0"
SCALE	

ARCHITECT: S&B



NSF
NATIONAL SCIENCE FOUNDATION

WILEY

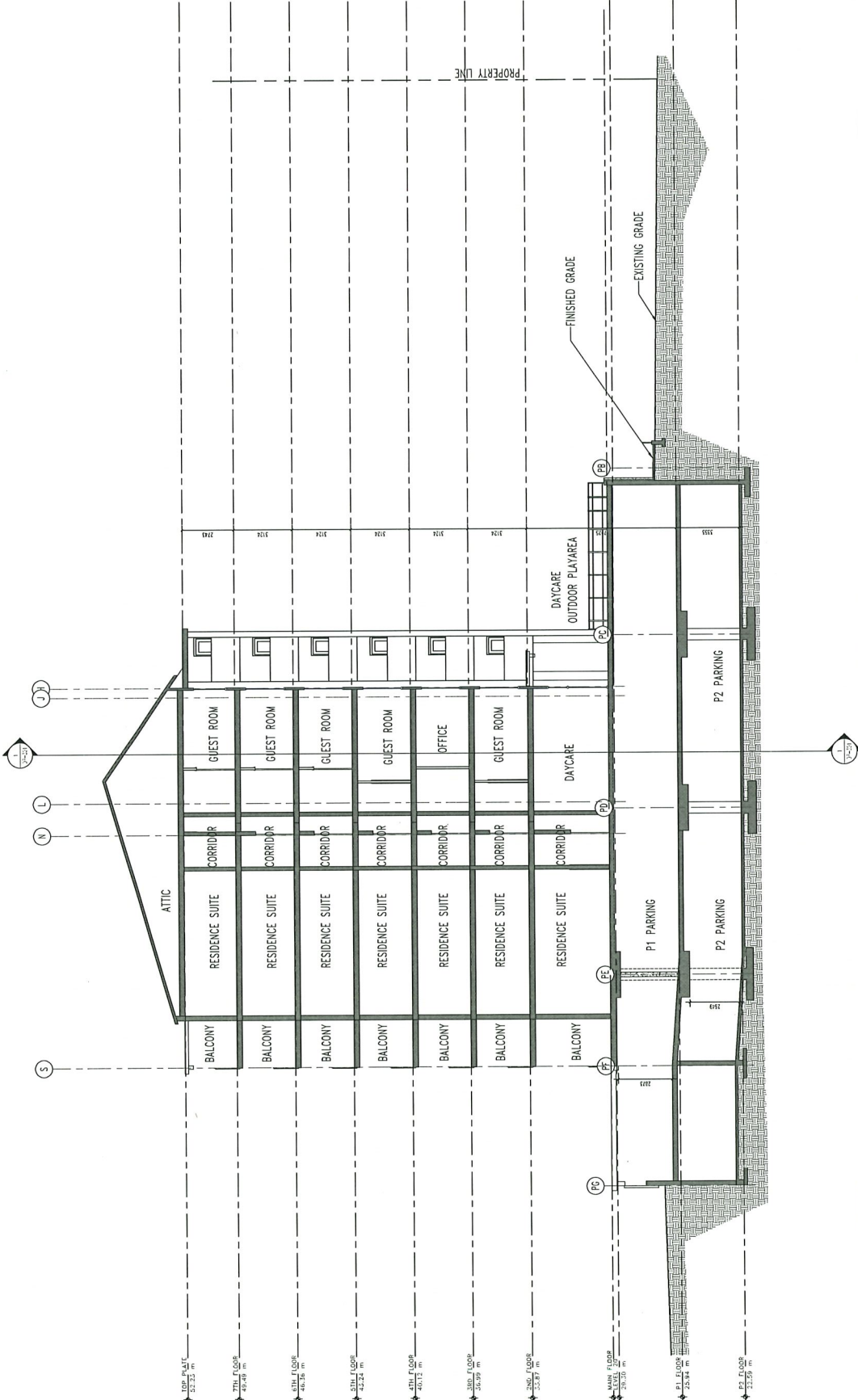
Project Name
222 MEADOWS WALK
MAPLE RIDGE, BC

Client: **SIMPLEX MEADOWS DEVELOPMENT CORP.**
ashah@simplexmeadows.com

BUILDING SECTION A

— A

REV	Project No.	
2	2018-15	DP-300



SECTION A-A
1/8" = 1'-0"

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joem@iniamarchitects.ca • E

moving images as I've professional seal and digital
offices, or when printed from the digital our full
graphic file added.

[illegible]

3	15-03-2021	REQUESTED FOR I/P	YJ
4	18-03-2021	ISSUED FOR I/P	CS

IR	Author
IR	Checker

Project Name _____
 2021-03-18

BUILDING SECTION B
- B

① SECTION B-B
0-1' = 81'

DATE	ISSUED FOR	REV
2020-08-27	REZONING	A
2021-03-17	D.P.	B
2021-06-09	A.D.P.	C

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

Consultants

Architectural: JMArchitecture Inc.
Arborist: -
Civil: -
Structural: -
Mechanical: -



DV SD
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778-791-4323
dvsduncan@gmail.com

Maple Ridge #
2018-255-RZ/DP

C	Project Leader	D. Duncan
	Drawn	D. Duncan

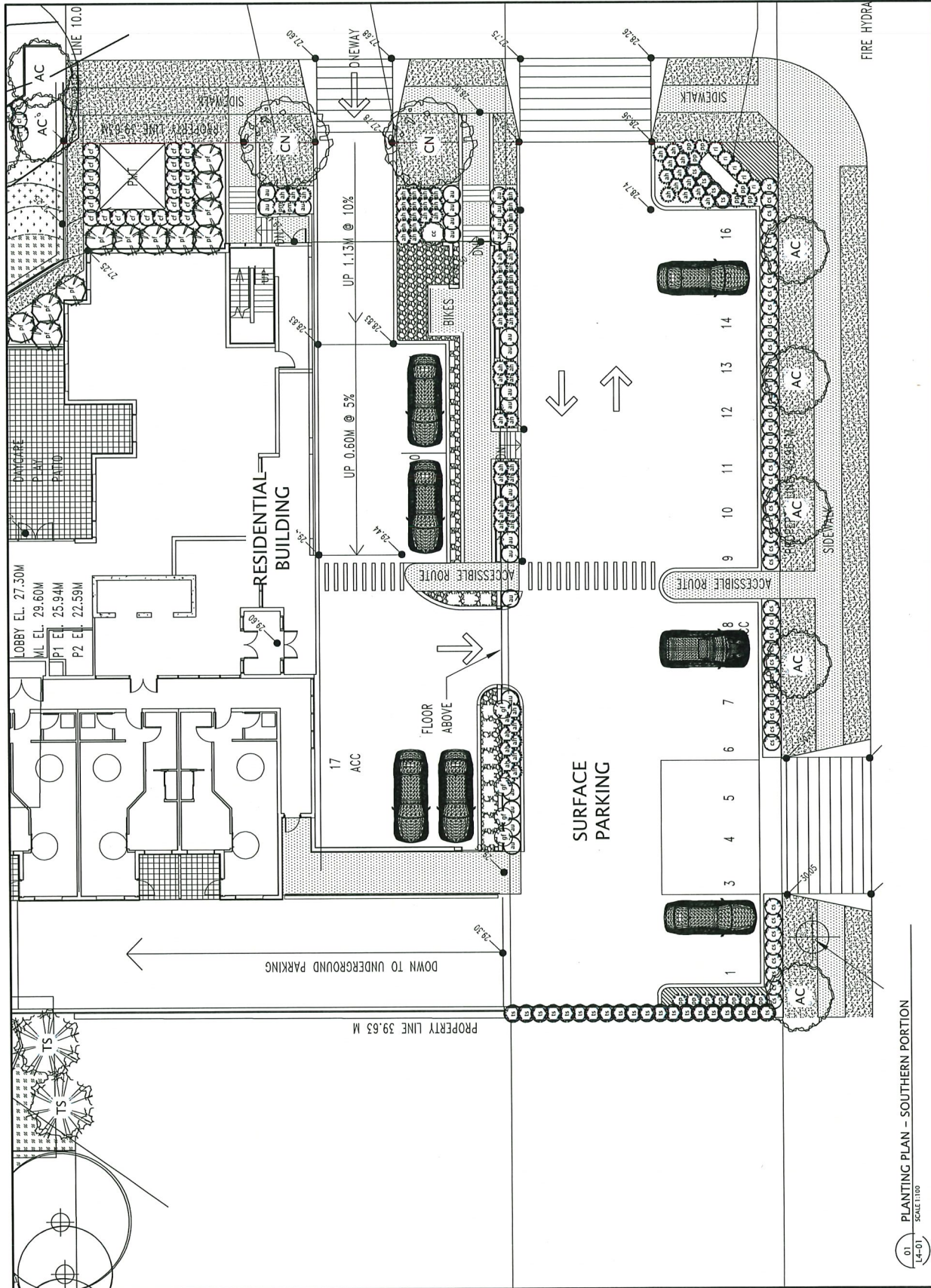
prepared for:
Residential Development
12297 222 St/22175, 22185 12th
Maple Ridge BC

Drawing Title
PLANTING PLAN

Check Scale (may be photo reduced)

Project No. 20-0071

Drawing No. L4-01



DATE	ISSUED FOR	REV
2020-08-27	REZONING	A
2021-03-17	D.P.	B
2021-06-09	A.D.P.	C

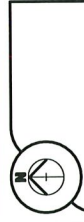
All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the landscape architect.

Consultants

Architectural: Macchiavelli Inc.
 Architect: Macchiavelli Inc.
 Structural: Macchiavelli Inc.
 Mechanical: Macchiavelli Inc.



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 223 West 10th Street
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 d.v.s.duncan@gmail.com

Maple Ridge #
 2018-255-RZ/DP

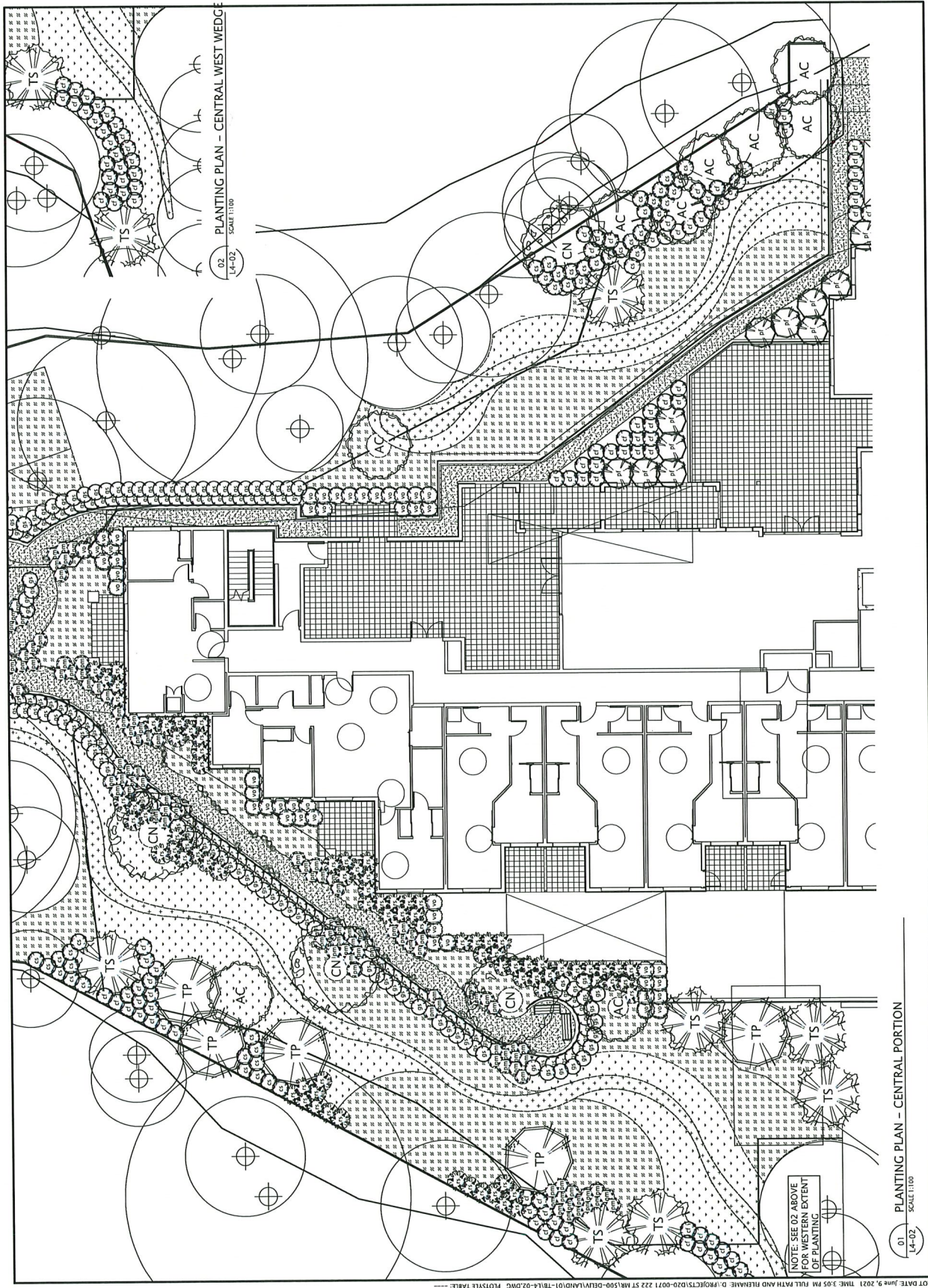
Project Leader	D. Duncan
Drawn	D. Duncan
Reviewed	

Prepared for:
Residential Development
 12297 222 St/22175, 22185 123 Ave
 Maple Ridge BC

Drawing Title
PLANTING PLAN

Check Scale (may be photo reduced) 0 10m

Project No. 20-0071
 Drawing No. L4-02



DATE	ISSUED FOR	REV.
2020-08-27	REZONING	A
2021-03-17	D.P.	B
2021-06-09	A.D.P.	C

All dimensions shall be confirmed on the site and setbacks shall govern in all cases. Required.

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Consultants

Architectural: JM Architecture Inc.
 Architect: -
 Civil: -
 Structural: -
 Mechanical: -
 Electrical: -



DVS Donald V. S. Duncan
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 duncan@dvsgroup.com

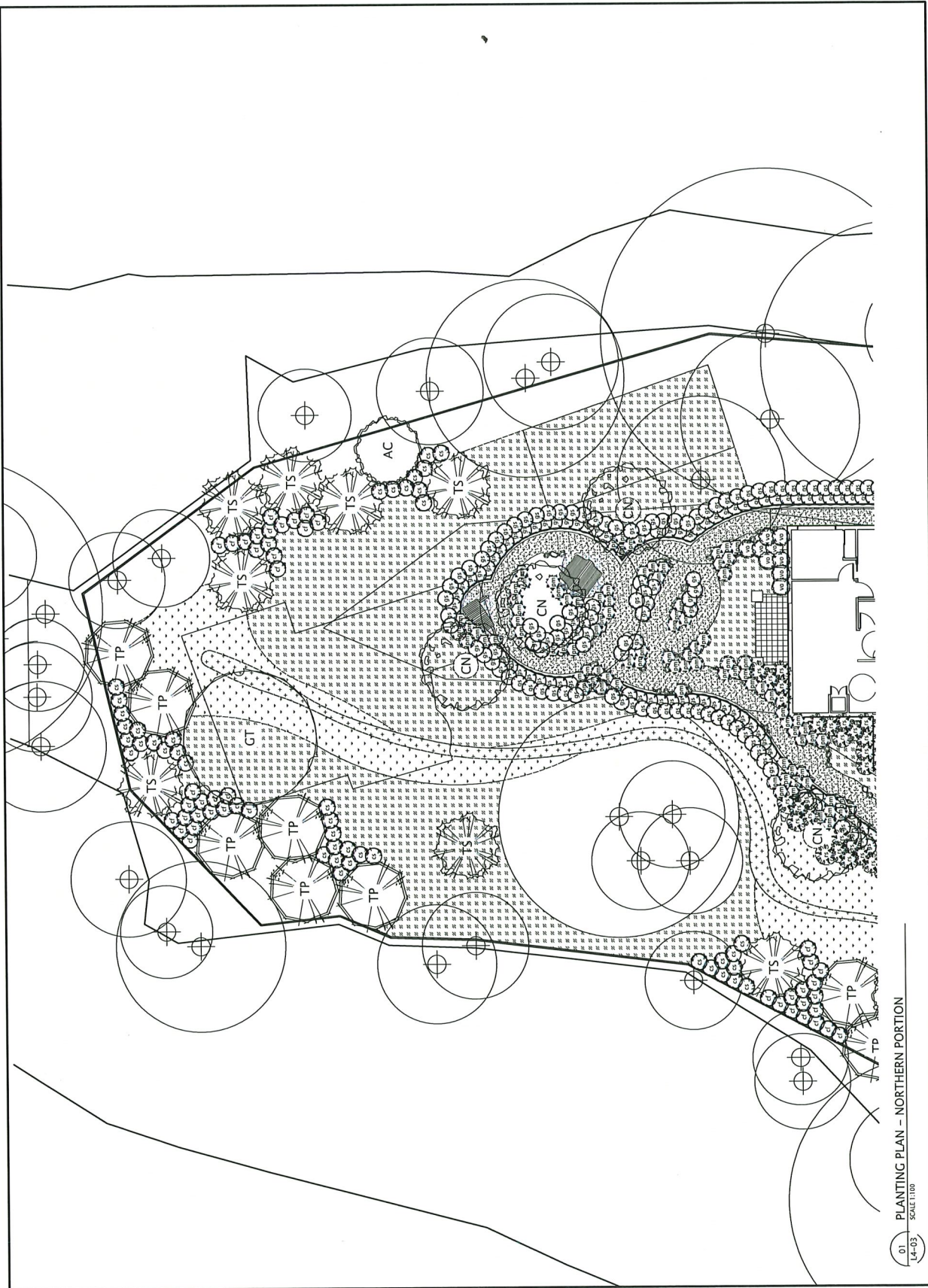
Maple Ridge #
 2018-255-RZ/DP

Project Lead	D. Duncan
Drawn	D. Duncan
Revised	

Prepared for:
 Residential Development
 12297 232 St/22175, 22185 123 Ave
 Maple Ridge BC

Drawing Title
PLANTING PLAN

Check scale (may be photo reduced) 0 10m
 Project No. 20-0071
 Drawing No. L4-03



01
 L4-03
 PLANTING PLAN - NORTHERN PORTION
 SCALE: 1:100



City of Maple Ridge
Advisory Design Panel
MEETING MINUTES

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, June 16, 2021 at 4:03 pm.

PANEL MEMBERS PRESENT

Stephen Heller, Chair
Meredith Mitchell, Vice Chair
Steven Bartok
Emily Kearns

Landscape Architect BCSLA
Landscape Architect BCSLA
Architect AIBC
Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper
Sabina Chand

Staff Liaison, Planner
Committee Clerk

ABSENT

Andrea Scott

Architect AIBC

5.1 Development Permit No: 2020:309:DP –12297 222 St. | 22175, 22185 123 Ave Maple Ridge, BC

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of a multi: storey (7) residential development. The project team presented the development plans and answered questions from the Panel.

Architectural Comments:

- Height of the building is out of scale given the context:
 - reconsider 7 storey volume to a height more in keeping within the neighbourhood

JMM – supported by Planning needs council approval with public input

 - Gable roof is exacerbating the height of the roof

JMM – Revised design at street (south) face has removed units from the top floor and changed the roof to a terrace.

 - Please provide shadow studies, extended street elevations and larger reaching sections to show the impact of the building on the surrounding context

JMM – refer to architecture plans attached.
- Consider the Human scale of the building and introduce elements to lower the overall massing;

JMM – Revised design has eliminated the strong vertical brick cladding in favour of a single storey only and pronounced entry arch.
- Provide more celebration/distinction of entry and more articulation/visual interests on the street fronting facades;

JMM – provided refer to revised street entry facade
- Consider softening material pallet to add warmth to the façade;

JMM – there are two options provided for review comments
- Consider opportunities for the indoor/outdoor relationship at the ground plane.

JMM – this will be difficult to achieve with the declining grade to the north face of the building unless we get approval to connect into the environmental areas somewhat

Landscape Comments:

- Provide more clarification on perimeter grades and relationship to neighbouring property;
[JMM – Refer to plans and comments provided by landscape architect attached](#)
- Provide terraced landscape retaining walls to soften the edges of the exposed parkade
[JMM – Refer to plans and comments provided by landscape architect attached](#)
- Provide removable bollards at the 123rd street let down in front of the garbage collection – evaluate if this let down is needed as garbage truck could use podium access as the firetruck;
[JMM – Refer to plans and comments provided by landscape architect attached](#)
- Consider to blend and expand the amenity area into the environmental setback;
[JMM – Refer to plans and comments provided by landscape architect attached](#)
- Maintenance path of the Westside of the building is hidden – provide a looping path or additional connections to the building to reduce CPTED concerns;
[JMM – Refer to plans and comments provided by landscape architect attached](#)
- Consider more variety in the play structures.
[JMM – Refer to plans and comments provided by landscape architect attached](#)

End of comments
jmm

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2021-08-23



Donald V. S. Duncan

BA BLA BCSLA CSLA

LANDSCAPE ARCHITECT

Suite 603 – 220 11st Street, New Westminster, BC V3M 6N9

778-791-4323 dvsduncan@gmail.com

22 August 2021

Planning Department
City OF Maple Ridge
 11995 Haney Place
 Maple Ridge BC V2X 6A9

Re: DP 2018-255-RZ/DP – 12297 - 222 STREET / 22175, 22185 - 123 AVENUE

My thanks to the members of the Advisory Design Panel for entertaining and reviewing our submission. Having read the Panel's comments, some adjustments have been made to the design while other concerns of the panel are addressed below with a fuller explanation of existing design elements. The landscape responses are as follows, with the ADP comments shown in green:

- Provide more clarification on perimeter grades and relationship to neighbouring property;

While the southern portion of the site will be at or near the elevation of the adjacent roadways and the residential lot to the west, the grading relationships for the northern portion of the site is more complex both because of the adjacent ravines and because of the environmental protection areas. Three sections have been provided (see L3-10) to clarify these relationships. It is to be understood that the northern portion of the site is defined by ravines that meet at the north and continue along its western and eastern boundaries. These ravines have steep sides and are well forested. As such, they represent a considerable physical and visual barrier between the site and neighbouring properties.

- Provide terraced landscape retaining walls to soften the edges of the exposed parkade;

The exposed parkade condition occurs in the northern portion of the site. This condition is most notable at the northern extent of the parking structure. As noted above, this area is largely screened from adjacent residences. In addition to the forested ravines, a row of trees (on the development site) blocks views from the immediately adjacent residential property into the northern portion of the site and therefore blocks views of the parkade wall. As the screening vegetation consists of coniferous trees, the affect does not vary seasonally.

Notwithstanding this condition, a retaining wall has been added to the north west corner of the building to raise the grade at this location. Additional vine maples have also been added against the building wall along the western frontage as well.

The landscape on the eastern side of the parking structure is more constrained by tree protection considerations. At the northeast corner, the tree protection area reaches to the edge of the path, which is in turn immediately against the foundation wall. While this area would most benefit from terracing, any such works would compromise the integrity of the preserved trees. Moving southward there is a decreasingly need for terracing as the pathway and general landscape rise. As with the west side, this entire portion of the building is well screened by the wooded ravine to the east. And by existing trees on the development site.

- Provide removable bollards at the 123rd street let down in front of the garbage collection;

Bollards have been provided. (see L1-00)

- Consider to blend and expand the amenity area into the environmental setback;

An additional trail has been added to address the CPTED concerns expressed below. This will allow residents good views into the adjacent ravine and to circulate more freely. However, this trail may encourage excessive pedestrian intrusion into the protection area and is not recommended by the landscape architect or the environmental consultant.

- Maintenance path of the Westside of the building is hidden – provide a looping path or additional connections to the building to reduce CPTED concerns;

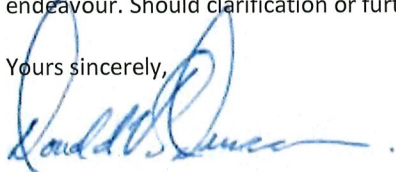
A loop trail has been added to address the concerns of entrapment. However, it should be noted that this area of site will be subject to significant levels of natural surveillance by the residential units above and will be generally populated by legitimate users. Illegitimate users tend to be behaviourally averse to locations with a single option for egress and may prefer the loop trail configuration. This, in combination the potential environmental impacts of this trail, would suggest its inclusion is marginally beneficial at best and potentially harmful on balance.

- Consider more variety in the play structures.

The design has not included features such as climbing structures and active play toys because of the limited area outside the environment setbacks. The need for fall-proofing play grounds makes them unsuitable for passive adult recreation and such a playground could easily occupy the majority of the available area. It is hoped that the play houses and the knotwork trail will provide an amenity area that can be enjoyed by all ages, engaging the imagination and offering the children to run in circles until they are quite exhausted.

It is my hope that this satisfactorily addresses the concerns of the Advisory Design Panel. It is the desire of this consultant and the developer to create a quality development that balances the needs of future residents, the community, and the environment as a whole. We thank the members of the committee for assisting us in this endeavour. Should clarification or further information be required, please do not hesitate to contact the sender.

Yours sincerely,



Donald V. S. Duncan

Landscape Architect

Introduction

“The purpose of life is to contribute in some way to making things better.”ⁱ

The story of Simplex Meadows is, quite simply, a compelling narrative. Rooted in personal experience and sustained by conviction, this development project has the potential to make a qualitative and positive difference in the lives of hundreds of people. It has the potential to bring economic benefit to the city of Maple Ridge, as well as adding to the rich cultural fabric of the community. The purpose of this document is to take the reader through a thumbnail sketch of how *Simplex Meadows Development Corporation* has come to this moment. It would be the hope that the reader will find this to be an engaging and motivating story of service to those whom life is shared with.

I. Defined Struggles in Real Life

The first part of this discussion revolves around a real-life challenge for many people. The discovery of this challenge, and the response to it, are rooted in the personal experience of one individual who wanted to make a difference in this particular set of circumstances.

A. Personal Experience

While the establishment of the Simplex Meadows project in Maple Ridge is not limited to any particularly vulnerable group, there is one group of fellow citizens that are especially close to the heart of the proponent. Before addressing that in greater detail, it would be helpful to know the personal experience of the proponent. It defines much of the motivation and desire to be involved in the project.

Mr. Shahin Soheili is the *Managing Director* of *Simplex Meadows Development Corporation* and the driving moral force behind the establishment of this project in Maple Ridge. Mr. Soheili is driven by personal experience, particularly that which has been experienced by his own son. Sashah, who is now 24 years old and living with his family, struggles with issues related to autism. He is a delightful young man, managing to overcome many of his struggles through determination and goodwill. However, at the same time, his parents are very well aware of the struggles that he has faced in his short life. Mr. Soheili has observed his son deal with issues of perception and value in the greater society. The depth of this experience has been, at times, heartbreaking and very difficult to watch. Having said that, his instruction and example to his son, has been one of dogged determination and commitment to acting rightly. With this in mind, Sashah is committed to working hard, enjoying the various chosen activities of life and being responsible. This personal experience has impacted the future project that *Simplex Meadows Development Corporation* has been committed to for 3.5 years.

B. Expectations & Challenges with Respect to Housing re. Autistic Community

As established above, the autistic community is of particular interest to *Simplex Meadows Development Corporation*. The experience of life, plus exposure to this particular challenge, is of great interest. It is important to note that there are real and significant challenges for young adults in dealing with autism, none more so than housing. Although certainly not exhaustive, below are a number of reasons as to why this struggle is real.

- **Residential funding for disabled adults is hard to come by.** It's especially scarce for autistic adults who aren't intellectually disabled. If an IQ is over 70 or 75, the individual is assumed to be independent (unless there is a severe physical illness or disability, like blindness).ⁱⁱ
- **Group homes are hard to get into and may be of poor quality.** Like many adult programs, group homes depend upon governmental funding. In addition, staff and residents often change constantly.ⁱⁱⁱ
- **Even bright, capable adults with autism can have problems dealing with unexpected challenges.** It's tough for autistic adults to plan ahead (ie. buying soap before needing it) manage emergencies (ie. power outage), and think through problems (ie. a clogged drain). It's often cheaper, smarter, and easier to stay with parents.^{iv}

II. The Vision - Principles Guiding the Project

The desire to establish the Simplex Meadows building is rooted in the specific areas of meaningful response. As you are likely aware, between 45.2% of this proposed building will feature accommodation, noted as affordable, for the care of vulnerable people groups within the community of Maple Ridge. It is only with a motivating and responsible vision that a significant difference can be made within this community.

A. Response to a Known Issue

The first part of the principles guiding this project, is that the response is to a *known* issue. The personal experience of the proponent, with respect to autism in his own family, has given *Simplex Meadows Development Corporation* a very real benefit of first-hand knowledge. Thus, the reality of the struggle is a known issue and there is a very real conscience to respond rightly. Although the building is expected to be able to deal with people who have a typically broad scope of issues, this particular issue is the primary impetus for responding in a timely fashion. This response to the related issues is not a “shot in the dark.”

B. Response with a Practical Application

The second part of this response is that it comes with a very practical application for the needs of people in the community. Particularly, while there are many good ways of building into the lives of those with developmental disabilities, *Simplex Meadows Development Corporation* can't think of a more practical response that would bring real benefit than to provide affordable accommodation. The struggle for affordable accommodation impacts a great portion of our society in the Lower Mainland and it is believed that this project can help alleviate the related struggles for many. Thus, with greater resources available to help, the human suffering that is experienced can be dealt with in this context. It is, literally and figuratively, a concrete response of a practical nature to a real need. While others can put forward ideas with great merit, this partnership would bring about significant care for those in need, and is a very real, tangible response.

III. Key Relationships - Values Applied to the Project

The third dynamic of this story boils down to the collective values of this company. Specifically, a key value for *Simplex Meadows Development Corporation* is found in recognizing vital and healthy relationships. *Simplex Meadows Development Corporation* believes that relationships are the greatest single tool to bring goodness into the lives of other people. In this respect, there are 2 particular relationships that should be noted.

A. Milieu Family Services

The relationship with Milieu Family Services was established, once again, out of the personal experience of our *Managing Director*. As part of the care of Mr. Soheili's son, MFS was engaged to support Sashah as a young adult. MFS is local a social service agency, contracted by the provincial government, to deal with real and existing challenges in the lives of people with developmental disabilities. The autistic community is one that has been particularly susceptible to these needs and MFS has graciously responded with expertise and encouragement. Safe housing and employment are key goals for MFS and they have been very helpful in caring for many in our greater community. In conversation with MFS, Mr. Soheili discovered that there was a severe and significant shortage of affordable housing ages 21 to 35. If it is true that necessity is the mother of invention, then it would certainly be applicable in this situation! Mr. Soheili was moved to create a response to this key relationship. At this time there is a principled, committed understanding that exists between *Simplex Meadows Development Corporation* & MFS. It is envisioned that MFS will, as the preferred vendor, provide support services to those within the Maple Ridge campus, as well as having an office within the building. *Simplex Meadows Development Corporation* is also open to further such relationships with similar organizations.

In this same vein of important relationships, it is vital to note that the establishment of this project is a joint venture between the *Simplex Meadows Development Corporation*, the federal government (Canadian Mortgage and Housing Corporation), as well as the City of Maple Ridge. The role of the latter is in assisting to develop the property and building to appropriate standards. This project can be best described as a “public - private – partnership (3P)” as it goes into the future.

B. Interactive Community

The second part of the key relationships in the vision of *Simplex Meadows Development Corporation* is that there will be a healthy and meaningful interaction of those with disabilities and challenges, to come along side of the differently abled population. It has been noted that often there can be an ostracization that occurs for people with special needs, from the population at large. *Simplex Meadows Development Corporation* offers an opportunity for people with disability to live within an interactive community. The company sees this as an opportunity for a mixing that would be both encouraging and beneficial for the community at large.

IV. The Project & Property - A Place to Call Home

The fourth part of the Simplex Meadows story is, simply put, about a place to call home. The desire of the company is not simply to provide an attractive building, but to provide a space that is helpful for individuals to have a sense of secure environment, toward a healthy manner of living. In this respect there are a couple of key points that deserve review.

A. Safely, Serviced Location

Simplex Meadows Development Corporation views this geographical space as a virtually “perfect fit” for the needs of the residents, as well as the benefit of the community. Why? As part of the funding criteria by CMHC, there are certain qualifications that must be met, many of which include community services and opportunities for the residents of the proposed building. In the process of evaluation, it was discovered that this location actually supersedes the minimum needs as drawn up by CMHC. The proximity to the downtown location means a more than adequate supply of needed services for the residents. Part of making this project and property a place to call home is found in the immediate and supportive services that are required.

B. Contributing to Community

In establishing this interactive community, it is the desired goal of *Simplex Meadows Development Corporation* to see residents, of all abilities, contributing to the greater Maple Ridge community. This means healthy interaction with the commercial interests

of the community, as well as being contributors to community groups and other supportive services in the area. At the core of the Simplex Meadows experience is the belief that a kinder, compassionate, gentler community can be experienced by all. It is the experience of the proponent that healthier, informed relationships can develop, when people come together from different backgrounds to share in the journey of life.

V. The Moral of the Story

A. Doing the Right Thing

In bringing the story of the establishment of Simplex Meadows to conclusion, it should be pointed out that there is a “moral to the story.” The experience of the proponent has been expanded upon above as a key dynamic, but the greater motivation for this project is rooted in the desire of each company member to, “... do the right thing.” It has been obvious that there is potential to remedy real problems that could be addressed through creative thinking and responses. The perspective of the company shareholders, along with staff, is that this project is a moral act, at its core. This reality is something that can be encouraged, and built upon in the life of any community. A conviction of good works is often what will carry a project like this to positive conclusion.

B. Long Term Legacy

Furthermore, in this regard, there will be a long-term legacy received, both for the company, as well as the community of Maple Ridge. By way of explanation, there are covenants which govern the CMHC funding of the project. These covenants, imposed upon the company as a condition of financing, creates a long-term commitment to affordable housing for vulnerable communities. Therefore, this is not a “here today and gone tomorrow” type of project. It is a project that will have a positive, long-term impact upon the community and provide a significant tax base, as well.

There is only so much that can be communicated through the written word! There is so much more to this story but space limits the expression of that. *Simplex Meadows Development Corporation* would invite you to engage company staff to hear more about the process that this project has engaged in for the last 3.5 years. Please feel free to ask any questions that could be helpful to this process.

Managing Director:	Shahin Soheili (shahin@simplexmeadows.com)
Director of Administration:	Teresa Desouza (accounts@simplexmeadows.com)
Director of Community Liaison:	Phil Wheaton (philip@simplexmeadows.com)

“To serve is beautiful, but only if it is done with joy and a whole heart and a free mind.”^v

NOTES:

ⁱ Quote: Robert F. Kennedy; *To Seek a Newer World*, 1967

ⁱⁱ Top Ten Facts About Adult Autism; <https://www.verywellhealth.com/top-10-facts-about-adult-autism-4140671>

ⁱⁱⁱ Top Ten Facts About Adult Autism; <https://www.verywellhealth.com/top-10-facts-about-adult-autism-4140671>

^{iv} Top Ten Facts About Adult Autism; <https://www.verywellhealth.com/top-10-facts-about-adult-autism-4140671>

^v Quote: Pearl S. Buck; *The Good Earth*, 1931

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7796-2021;
Second Reading
Zone Amending Bylaw No. 7584-2019
22340 & 22328 St Anne Avenue and 11654 & 11664 223 Street

MEETING DATE: December 7, 2021
FILE NO: 2019-268-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to develop a four-lot site located at 22340 and 22328 St Anne Avenue and 11654 and 11664 223 Street. This project was changed over time as follows:

- Original Proposal: 5-storey, 99 apartment unit residential only building under RM-1 zoning was deferred at first reading during the October 29, 2019 Council meeting, in favor of a mixed use project by adding ground level commercial space;
- Revised Proposal: 6 storey, 111 apartment units and 568 square metres (6,115 square feet) of office space building under RM-1 zoning with a site specific text amendment for the office use given first reading on March 24, 2020; and
- Current Detailed Proposal: the same 6 storey, 111 apartment units and 535.46 square metres (6,115 square feet) office and retail building under CD-3-21 Medium Density CRM Commercial/Residential Zone ("CD Zone"). The CD zone is based on the CRM Commercial/Residential Zone ("CRM Zone"), and with more flexible parking calculations to accommodate the mixed use proposal. This CD Zone also incorporated requested height and setbacks; therefore, a Development Variance Permit Application is no longer required.

Therefore, the application now before Council is to rezone the four subject properties from C-3 (Town Centre Commercial), RS-1 (One Family Urban Residential) to a CD Zone for a mixed use development with 111 apartment units and 535.46 square metres (6,115 square feet) office and retail space.

Council granted first reading to Zone Amending Bylaw No. 7584-2019 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on March 31, 2020. Official Community Plan Amending Bylaw No. 7796-2021 is required to change the maximum height restriction from 5 to 6-storeys in the Official Community Plan Policy 3-38 for sites designated Low-Rise Multi-Family apartment, Commercial, and Mixed-Use in Port Haney. With this text amendment, the project complies with the Official Community Plan.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of (\$3,100 per apartment dwelling unit), for an estimated amount of \$344,100.

Contributions for Density Bonus and In-lieu Parking are triggered by the application.

RECOMMENDATIONS:

1. That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7796-2021 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2. That Official Community Plan Amending Bylaw No. 7796-2021 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. 7796-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7796-2021 be given first and second readings and forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7584-2019 be given second reading as amended, and forwarded to Public Hearing;
6. That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, 3.3 Land Use Designations, Low-Rise Apartment policies;
 - iv) Consolidation of the subject properties;
 - v) Submission of a Traffic Impact Assessment (TIA);
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - viii) Registration of a Restrictive Covenant for protecting and maintaining the public art;
 - ix) Registration of a Restrictive Covenant for Stormwater Management, including Maintenance Guidelines for any Tier 1 requirements;
 - x) Removal of existing buildings;
 - 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.

- xii) Payment for approximately nine parking spaces through the Payment In-lieu Option in the Off Street Parking and Loading Bylaw;
- xiii) Payment of a bonus density contribution for approximately 998.3 sq. m. of residential floor area (at a rate of \$161.46 per sq. m.) totaling \$161,185.52;
- xiv) That a voluntary contribution, in the amount of \$344,100 (\$3,100/unit times 111 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Nasir Ghuman
Legal Description:	Lot 21 Block 6 District Lot 398 Group 1 NWD Plan 155; Lot 22 Block 6 District Lot 398 Group 1 NWD Plan 155; Lot B District Lot 398 Group 1 NWD Plan 16366; Lot C, Except Part in Plan LMP14886, District Lot 398 Group 1 NWD Plan 16366;
OCP:	
Existing:	Port Haney Multi-Family, Commercial and Mixed-Use
Proposed:	Port Haney Multi-Family, Commercial and Mixed-Use
Within Urban Area Boundary:	Yes
Area Plan:	Town Centre Area Plan
OCP Major Corridor:	No
Zoning:	
Existing:	C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential)
Proposed:	CD-3-21 (Medium Density CRM Commercial/Residential)
Surrounding Uses:	
North:	Use: Residential (Apartment and Turnock Residence) Zone: Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016
South:	Designation: Port Haney Multi-Family, Commercial and Mixed-Use Use: Residential Zone: C-3 (Town Centre Commercial)
East:	Designation: Port Haney Multi-Family, Commercial and Mixed-Use Use: Residential Zone: RS-1 (One Family Urban Residential)
West:	Designation: Port Haney Multi-Family, Commercial and Mixed-Use Use: Vacant and Haney Bypass Zone: RS-1 (One Family Urban Residential) Designation: Port Haney Multi-Family, Commercial and Mixed-Use
Existing Use of Property:	Residential
Proposed Use of Property:	Commercial and Residential

Site Area:	3,230 sq. m. (0.8 acres)
Access:	Lane (between St. Anne and Callaghan Avenues)
Servicing requirement:	Urban Standard
Companion Applications:	2019-268-DP and 2019-268-VP

2) Background:

This application was introduced to Council on October 22, 2019, but was deferred pending staff discussions with the applicant to add ground level commercial floor space on St. Anne Avenue. On March 24, 2020, a revised proposal with ground level office space, was presented to Council. Originally, the proposal was an apartment building with 99 units. The revised proposal is for approximately 535.46 square metres (6,115 square feet) office and retail at the ground level and 111 apartment units. With the full submission being made, the proposed CD Zone based on the CRM Zone better reflects and accommodates the mixed-use proposal Council directed the applicant to pursue.

3) Project Description:

The revised proposal is for a six-storey, 111-unit apartment building with 535.46 square metres (6,115 square feet) office and retail at the ground level.

The proposed unit breakdown is:

Bachelor units	6 (5%)
1 bedroom units	52 (47%)
2 bedroom units	43 (39%)
3 bedroom units	10 (9%)
Total	111 Apartment Units

This provides a range of unit types. The increase in the number of units from the initial proposal, together with the ground level offices, will add vibrancy to the Port Haney area and increases the number of people residing in proximity to the West Coast Express station.

There will be one and a half levels of parking for residents and customers as described in the Planning Analysis section. One driveway ramp off the lane between St. Anne and Callaghan Avenue will provide vehicular access to the parkade (Appendix E).

4) Planning Analysis:

i) Official Community Plan:

The development site is located within the Port Haney and Fraser River Waterfront Area of the Town Centre Area Plan. The site is designated *Port Haney Multi-Family, Commercial and Mixed-Use* with the proposed use and density is complying with this designation.

This project will achieve a number of Town Centre Plan policies including:

- **Policy 3-10** *Land assembly or lot configuration in conjunction with development... should meet conditions (that)... remaining land parcels are left in a configuration and lot area which are suitable for future development...*

This project effectively assembles four lots into a site suitable for development. The lands abutting to the east involve a separate independent development site already approved (2017-161-RZ). These projects effectively fit together and follow an orderly land assembly pattern for developments being encouraged by this policy.

- **Policy 3-15** *Concealed parking structures are encouraged in all commercial, mixed-uses... in the Town Centre. Above-grade concealed parking structures should be designed in such a manner that the pedestrian realm, streetscape façade... is not impaired.*
- **Policy 3-36** *Parking is encouraged to be accessed from a rear lane or side-street, wherever feasible.*
- **Policy 3-40** *Within a Mixed-Use development, retail, service, and entertainment uses shall be encouraged at-grade with office and residential uses encouraged above-grade.*

These policies are being considered together.

Parking is designed to be accessed from the lane as stipulated in Policy 3-36. However, there is a portion of the parking structure that is elevated where the grade drops to the corner. Care has been taken with architectural and landscaping details to be sensitive to the streetscape and not to impair the pedestrian realm as advocated in Policy 3-14 by:

- Incorporating terraced landscaping toward the street;
- Integrating a ramp system for safe access to storefronts for all pedestrians, including the disabled; and
- Working with the City's Public Art Steering Committee to accommodate a major public art element at the corner and creating a "Sense of Place" at the corner of St. Anne Avenue and 223 Street that aligns with Policy 3-39 to create "a connection in between the Fraser River waterfront and the Port Haney area..."

With respect to Policy 3-38 of the *Port Haney Multi-family, Commercial Use and Mixed-use Area*, the architectural form to accommodate the ground level commercial area and the residential units this displaced, requires this policy to be adjusted. The policy states the height of structures in this area should be in the range of 3 to 4 storeys; however, the six-storey structure is needed for the commercial floor space and the residential floor space allowed by the additional bonus density provision.

The justification is that adding storefront enhances the pedestrian environment on St. Anne Avenue, the attractive building design, ample open space (including a roof top open space) and the healthy range of unit types. This OCP amendment is the same as for other instream applications responding to market conditions and seeking to construct 6-storey buildings in this designation.

Changing the restriction from 4 to 6 storeys in the OCP Policy 3-38 would mean all sites designated *Low-rise Multi-Family Apartment, Commercial, and Mixed-Use in Port Haney*, would be entitled to the additional storey. Therefore, the following text amendment (see underlined text) is proposed to Policy 3-38 in the Town Centre Area Plan:

Policy 3-38 Low-rise Multi-Family apartment, Commercial, and Mixed-Use in Port Haney should be a minimum of three (3) storeys and a maximum of four (4) storeys in height, with at least 90% of required parking provided underground. In instances where it is

demonstrated that shadowing, neighbourhood character, view obstruction and other negative impacts are sufficiently mitigated, the height may be increased to six (6) storeys.

The applicant has demonstrated through the revised, detailed plans submitted and through the review by the Advisory Design Panel, that the proviso is achieved and Council may entertain a six (6) storey structure when a development permit application is considered later in the process.

ii) **Zoning Bylaw:**

The subject site is located at 22340 & 22328 St. Anne Avenue and 11654 & 11664 223 Street. Upon rezoning, it will be subject to a CD Zone to be established by Zone Amending Bylaw No. 7584-2019.

The following presents the main provisions of the proposed CD Zone and analyses project compliance:

- **Density:** The density of the proposed development complies with the new CD Zone regulations respecting residential floor space as follows:

Regulation	Permitted (Floor Space Ratio)	Proposed (Floor Space Ratio)
Base Density	1.4	1.4
Density for 90% underground residential parking,	0.2	0.2
Density for all underground parking, including Commercial parking, excluding visitor parking.	0.2	0.2 (all parking concealed)
Density through a cash contribution at a rate of \$161.46 per square metres (Density Bonus)	0.6 (Maximum)	0.57

Maximum permitted	2.4
Proposed	2.37

This bonus floor space of 0.57 FSR represents 998.3 sq. m. of floor space achievable through the Bonus Density payment of \$161,185.52.

- **Setbacks:** The project complies with the setbacks of the CRM regulations incorporated to the CD Zone. Due to the east lot line being the rear lot line, the CD Zone as adjusted the setback from 6.0 metres to 4.7 metres. This reduced setback allows for a generally continuous pedestrian environment with storefronts with future projects to the east.
- **Height:** The CRM Zone permits a maximum height of 15 metres; however, to accommodate the commercial floor and dwelling units displaced to additional floors, the proposed building height is 19.4 metres, which the CD Zone reflects.
- **Amenities:** Common Open Areas on the site include space on the roof of the underground parking structure and residential building. The minimum requirement of 5% of the lot area is more than achieved. The Indoor amenity space is 100.5 sq. m.; however, 1.0 sq. m. per dwelling unit or 111 sq. m. is required. Private outdoor space (e.g. patios and balconies) are also required, and will be calculated by the applicant for the Development Permit.

- **Other Regulations:** The Residential Use and the Commercial Use regulations in the CD Zone contain provisions to keep these uses separated, provide separate lobbies, and require a minimum of 25% of the lot area to be commercial floor space. These will be verified, adjusted or identified as variances as necessary in future Council reports.

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

The underground parking structure provides parking spaces for both the residential and non-residential uses proposed on the subject development properties. The parking breakdown is as follows:

Residential	111 residential parking spaces are required and provided (1.0 space per residential unit)
Visitor	23 visitor parking spaces are required; however, 14 (111 units x 0.2 spaces per residential unit) are provided. The applicant wishes to utilize the Payment-in-lieu Option for 9 visitor parking spaces
Office	18 commercial parking spaces are required and provided
TOTAL	152 parking spaces required 143 parking spaces provided

As noted in the above table, the applicant is seeking to employ the Payment-In-Lieu Option in Section 3.4 of the Off-Street Parking and Loading Bylaw. The shortfall is nine parking spaces. The current rate of \$8,000 per space continues to apply to this in-stream application. The resulting In-Lieu payment of \$72,000 will be required prior to final reading

iv) **Proposed Variances:**

A Development Variance Permit is not required for this project because the variances to the typical CRM Zone regulations being requested by the applicant have been incorporated into the proposed CD Zone Bylaw.

v) **Development Permits:**

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

vi) **Advisory Design Panel:**

The application was reviewed by the Advisory Design Panel (ADP) at a meeting held on May 19, 2021 and their comments and the applicant's responses can be seen in Appendix F.

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

vii) **Development Information Meeting:**

An opportunity for public input as part of a Development Information Meeting process was held between November 9 and 19, 2021. The report provided by the applicant about the number

people participating, a summary of the main comments and how they were addressed, is attached as Appendix G.

5) Interdepartmental Implications:

i) Engineering Department:

A Rezoning Servicing Agreement will be required to address civil upgrading works and to determine fees and securities to be collected.

ii) License, Permits and Bylaws Department:

A preliminary review of the proposed development was conducted by Building staff that could affect form and character. The comments were provided to the applicant and will be reflected as required in the development permit plans to be submitted for Council approval at a later date.

iii) Fire Department:

The Fire Department has no comments with respect to the rezoning. Comments will be provided with respect to safety and security during the building permit stage.

6) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on October 20, 2021.

7) Intergovernmental Issues:

i) Ministry of Transportation and Infrastructure

As the subject properties are located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, preliminary approval of the development application is being pursued with the Ministry.

ii) Local Government Act:

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

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

8) Citizen/Customer Implications:

An opportunity for public input was provided through the Development Information Meeting period conducted by the applicant. No further consultation was deemed necessary, other than a Public Hearing following second reading being granted.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7796-2021, that second reading be given to Zone Amending Bylaw No. 7584-2019, and that application 2019-268-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen" for

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

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

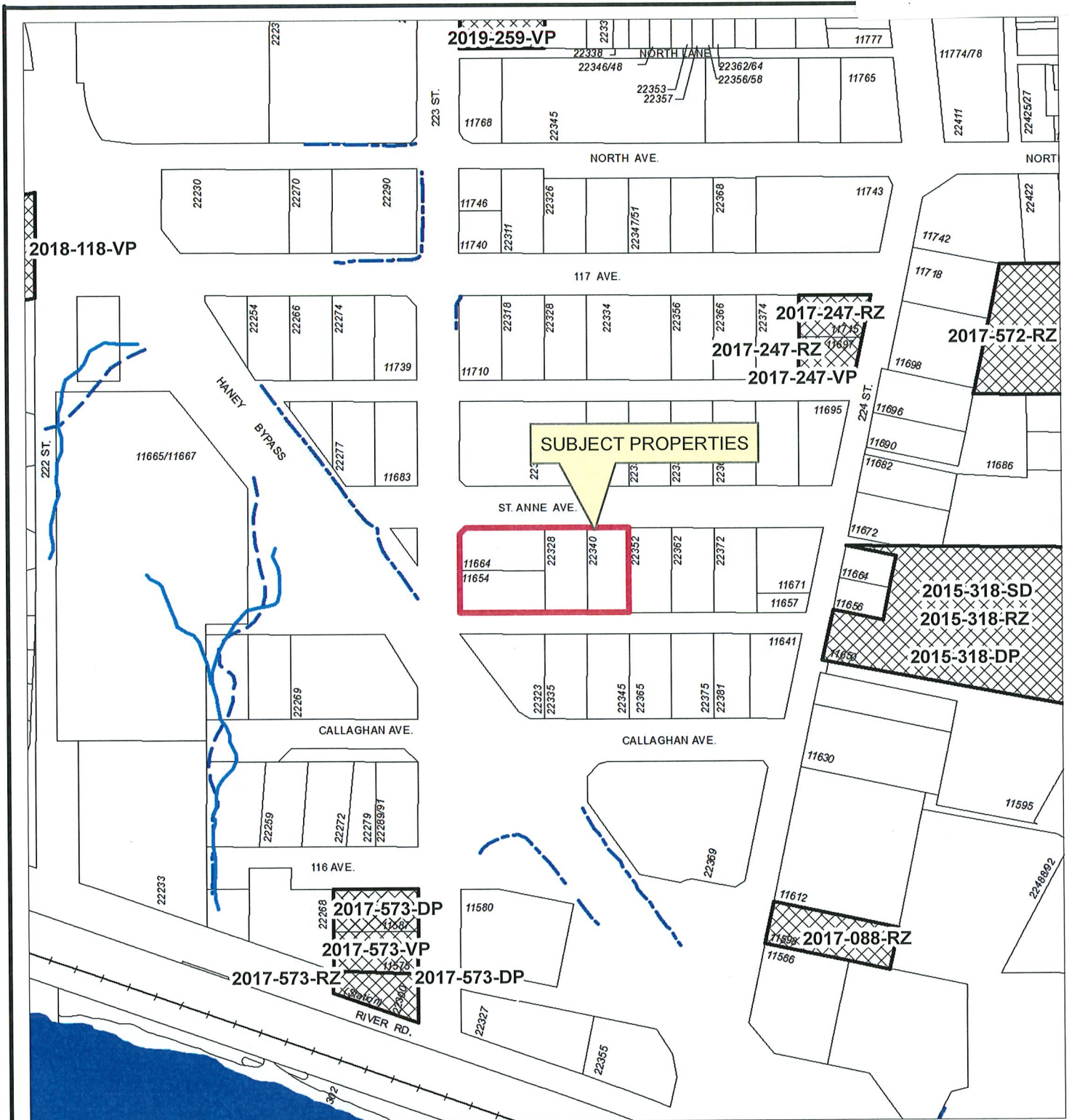
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7796-2021
Appendix D – Zone Amending Bylaw No. 7584-2019
Appendix E – Site, Architectural and Building Elevation Plans
Appendix F – ADP design comments
Appendix G – DIM Comments



Scale: 1:2,500

Legend

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

11654/64 223 STREET
 PID'S: 010-166-203, 005-765-030
 22328/40 ST. ANNE AVENUE
 PID'S: 011-539-739, 011-539-712

PLANNING DEPARTMENT

**MAPLE RIDGE**

British Columbia

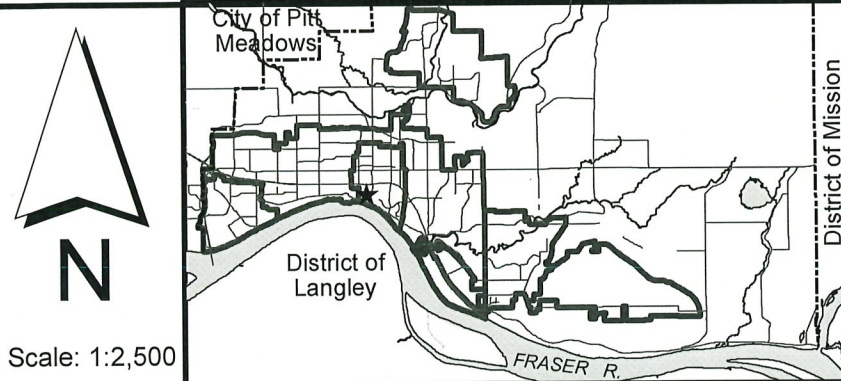
mapleridge.ca

FILE: 2019-268-RZ
 DATE: Jul 30, 2019

BY: PC



Aerial Imagery from the Spring of 2018



Scale: 1:2,500

11654/64 223 STREET
PID'S: 010-166-203, 005-765-030
22328/40 ST. ANNE AVENUE
PID'S: 011-539-739, 011-539-712

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-268-RZ
DATE: Jul 30, 2019

BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7796-2021

A Bylaw to amend the Official Community Plan

WHEREAS, the Local Government Act empowers a local government to adopt or amend an Official Community Plan;

AND WHEREAS, it is deemed desirable 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. 7796-2021".
2. That Section 10.4 Town Centre Area Plan, 3.3 Land Use Designations, Low-Rise Apartment policies be amended by adding to the existing policy 3-22 the following sentence:

In instances where it is demonstrated that shadowing, neighbourhood character, view obstruction, and other negative impacts are sufficiently mitigated, the height may be increased to six (6) storeys.

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

READ A FIRST TIME the day of , 2021.

READ A SECOND TIME the day of , 2021.

PUBLIC HEARING HELD the day of , 2021.

READ A THIRD TIME the day of , 2021.

ADOPTED, the day of , 2022.

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
BYLAW NO. 7584-2019**

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. 7584-2019."
2. Maple Ridge Zoning Bylaw No. 3510-1985 is hereby amended by inserting the following CD Zone immediately following the last section in Part 10 and numbering it in sequential order accordingly:

10XX Zone CD-3-21 MEDIUM DENSITY CRM COMMERCIAL/RESIDENTIAL

10XX.1 PURPOSE

1. This Zone provides for a mix of Commercial and Residential Uses with a maximum of six (6) Storeys in the Port Haney and Fraser Waterfront Area with potential negative impacts on adjacent lands and streets are sufficiently mitigated.

10XX.2 PRINCIPAL USES

1. The following Principal Uses shall be permitted in the Zone:
 - a. Apartment Residential;
 - b. Assembly;
 - c. Bed and Breakfast;
 - d. Civic;
 - e. Financial Services;
 - f. Group Housing Residential;
 - g. Indoor Commercial Recreation;
 - h. Licensee Retail Store;
 - i. Liquor Primary Establishment;
 - j. Park and School;
 - k. Personal Repair Services;
 - l. Personal Services;
 - m. Place of Worship;
 - n. Private Hospital;
 - o. Professional Services;
 - p. Restaurant;
 - q. Retail, excluding Highway Commercial; and
 - r. Tourist Accommodation.

10XX.3 ACCESSORY USES

1. The following shall be permitted as Accessory Uses to one of the permitted Principal Uses in this Zone:
 - a. Boarding
 - b. Home Occupation
 - c. one or two Dwelling Units; and
 - d. Outdoor Display or sales area.

2. Refer to Sections 401 and 402 of this Bylaw for additional information.

10XX.4 LOT AREA and DIMENSIONS

1. Minimum Lot Area and dimensions shall be not less than:
 - a. in Lot Area 668.0 square metres
 - b. in width 18.0 metres
 - c. in depth 27.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum Building Envelope dimensions.

10XX.5 DENSITY

1. The Apartment Residential Floor Space Ratio shall not exceed a Base Density of 1.4 times the Lot Area.
2. Additional Apartment Residential Floor Space ratio of up to 1.0 times the Lot Area may be obtained with the following provisions:
 - a. An amount equal to 0.2 times the Lot Area may be added to the Floor Space Ratio for providing a minimum of 90% of the required Residential parking spaces in an Underground Structure for parking;
 - b. An additional amount equal to 0.2 times the Lot Area may be added to the Floor Space Ratio for providing all of the parking spaces, excluding visitor parking spaces, in an Underground Structure for parking; and
 - c. for Lots located within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw or Designated as "Major Corridor Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Maple Ridge Zoning Bylaw No. 7600-2019 Part 6 - Page 6-53 Residential Zones Community Plan Bylaw No. 7060-2014), an amount not to exceed 0.6 times the Lot Area may be added to the Floor Space Ratio for providing a cash contribution at a rate of \$161.46 per square metres (\$15.00 per square foot) as a Density Bonus. Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.
3. For a maximum Apartment Residential Floor Space Ratio of 2.4.
4. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

10XX.6 LOT COVERAGE

1. All Principal Buildings and Principal Structures and Accessory Buildings and Accessory Structures together shall not exceed a Lot Coverage of 90% except:
 - a. the Lot Coverage may be 100% where all the required parking is provided in accordance with Section 707.10 of this Bylaw and in accordance with Part 3 (Off-Street Parking Requirements) of the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

10XX.7 SETBACKS

1. Minimum Setbacks for all Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 4.9 m metres
 - b. from a Rear Lot Line 4.7 metres.
 - c. from an Interior Side Lot Line 4.6 metres
 - d. from an Exterior Side Lot Line 3.7 metres

2. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

10XX.8 HEIGHT

1. Building Height for a Building or Structure shall not exceed 19.4 metres.

10XX.9 LANDSCAPING and LOADING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw

10XX.10 PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. An Off-Street Parking Use shall be sited to the rear of a Building, be concealed within a Building or be located in an Underground Structure.

10XX.11 OTHER REQUIREMENTS

1. A Residential Use shall:
 - a. be the only Use in a Storey so Used;
 - b. for one or two Dwelling Units, be limited exclusively to the Storeys above the First Storey;
 - c. be located within a Building above all Storeys which are used for a nonResidential Principal Use;
 - d. provide a separate and independent access from the ground floor front elevation if located together in a Building or Structure with other Uses except that on a corner Lot access may be from the ground floor exterior side elevation;
 - e. be permitted only where all parking for Residential Use is Concealed Parking;
 - f. provide Common Open Area(s) on the Lot for Apartment Residential Use as a minimum of 5.0% of the Lot Area and which may be provided as balconies, terraces, patios, Rear Yards, courtyards or roof decks;
 - g. provide Indoor Amenity Area(s) based on the following ratio:
 - (i) 1.0 square metres per apartment Dwelling Unit; and
 - h. provide Private Outdoor Area(s) for each Dwelling Unit as a minimum of 5.0% of the Dwelling Unit area or 4.6 square metres, whichever is greater.
2. An Off-Street Parking Structure occupying the rear 6.0 metres of the Lot shall be entirely covered by a Landscaped recreation or amenity deck.
3. A Commercial Use shall:
 - a. have a minimum of 90% of the Lot Frontage on the ground floor developed for Uses permitted in this Zone, other than parking, unless the Frontage is used for public pedestrian access or public vehicular access; and
 - b. provide a minimum of 25% of the Lot Area for a Commercial Use on the ground floor.

3. Those parcels or tracts of land and premises known and described as:

Lot 21 Block 6 District Lot 398 Group 1 New Westminster District Plan 155;
Lot 22 Block 6 District Lot 398 Group 1 New Westminster District Plan 155;

and outlined in heavy black line on Map No. 1812 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to CD-3-21 (Medium Density CRM Commercial/Residential).

- READ** a first time the 31st day of March, 2020.

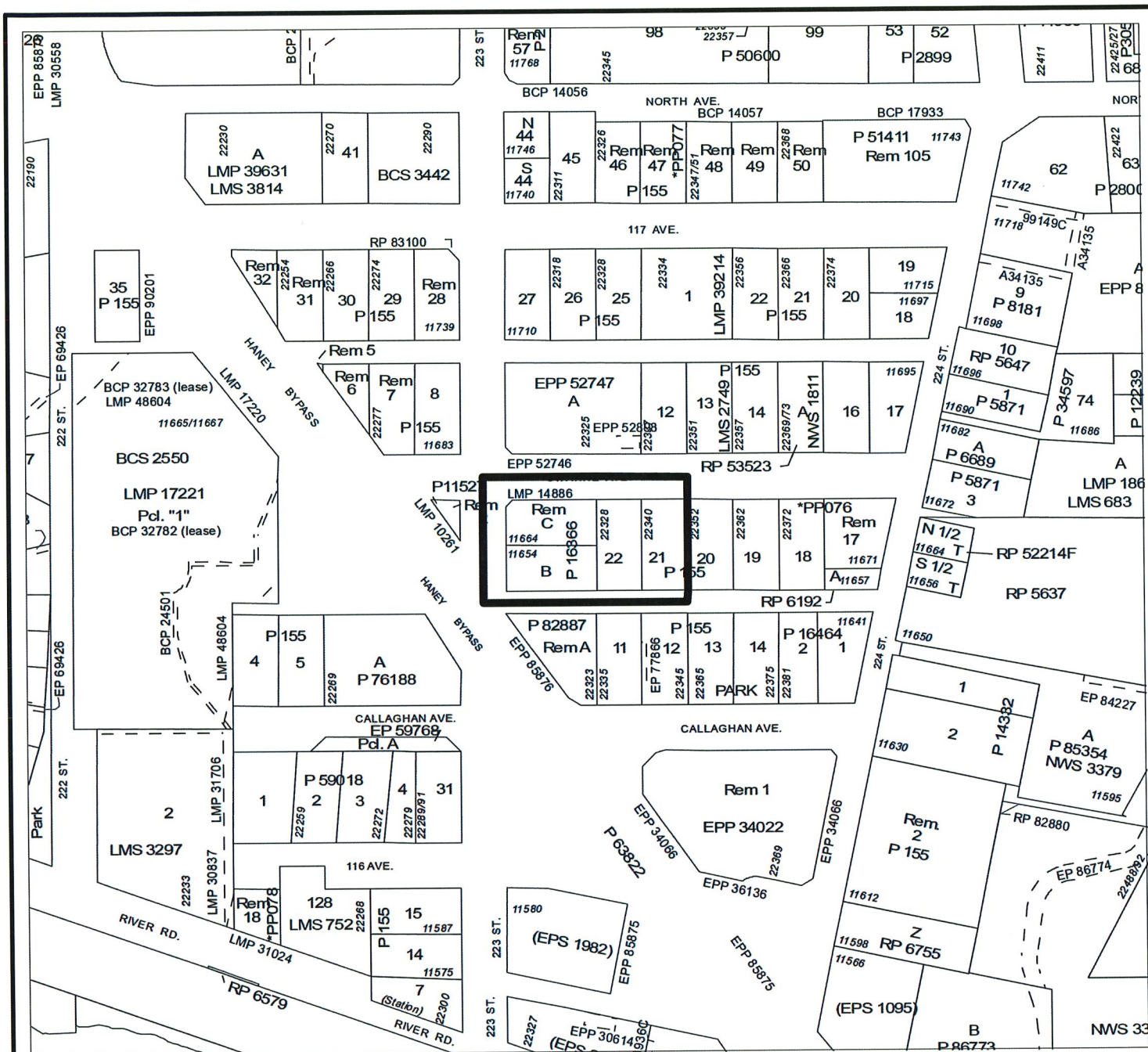
PUBLIC HEARING held the day of , 20

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

APPROVED by the Ministry of Transportation and Infrastructure this day of
 , 20

ADOPTED, the day of , 20

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7584-2019

Map No. 1812

From: C-3 (Town Centre Commercial)

RS-1 (One Family Urban Residential)

To: CD-3-21 (Comprehensive Development)



SCALE 1:2,500

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[illegible]

PROJECT TITLE:
11654, 11664 223RD ST &
22328, 22340 ST ANN AVE
MAPLE RIDGE

FOR:
**PACIFIC VISION
DEVELOPMENT INC**
8221 157TH STREET
SURREY B.C.
V4N 0S2

DRAWING TITLE:
1ST FLOOR PLAN

DATE:	May-19	A-	SHEET
SCALE:	NTS		
DESIGN:	FA		
DRAWING:	A.A.		
PROJECT NO:		0907	

APPENDIX E

1ST FLOOR PLAN



PROJECT STATISTICS

PROJECT DATA:

LEGAL DESCRIPTION :
LOT 21 AND LOT 22 BLOCK 6 DL 398 GP1 NWD PLAN 155 &
LOT "B" AND LOT "C" DL 398 GP1 NWD PLAN 16366

CIVIC ADDRESS :
11654, 11664 223RD STREET
22328, 22340 ST ANNE AVENUE
MAPLE RIDGE, BC

ZONING: C-3 AND RS1
EXISTING: CD- BASED ON CRM WITH VARIANCE
PROPOSED:

SITE AREA:
34794.88 SQ.FT (3232.55 SQ.M.)=0.8 ACRE

BUILDING HEIGHT:
PROPOSED: 6-STOREY

SETBACKS						
	FIRST FLOOR PROVIDED (Average)	SECOND FLOOR PROVIDED (Average)	THIRD-FIFTH FLOOR PROVIDED (Average)	SIXTH FLOOR PROVIDED (Average)		
EAST (NEIGHBOUR)	3.6 M	3.6 M	3.6 M	3.6 M		
SOUTH (223 ST.)	9.8 M	9.9 M	9.9 M	9.9 M		
WEST (223 ST.)	3.3 M	5.4 M	5.4 M	6.4 M		
NORTH (ST. ANNE)	3.4 M	5.7 M	5.7 M	6.9 M		

OPEN SPACE		
REQUIRED	20%	6958 SQFT
PROVIDED	40%	13918 SQFT

AMENITY		
REQUIRED	111 SQM (1 SQM/UNIT)	
PROVIDED	INDOOR	100.5 SQM
	OUTDOOR	556.5 SQM
	657 SQM (5.9 SQM/UNIT)	

STORAGE LOCKERS		
REQUIRED	1/UNITS	111
PROVIDED	1/UNITS	112

PARKING CLACULATION			
Retail -OFFICE	REQUIRED	1 SPACE FOR EVERY 30 SQ.M. : (535.46 SQ.M. / 30 SQ.M.) = 17.83	
	PROVIDED	18	
RESIDENTIAL	REQUIRED	1.0 STALL/UNITS (1.0*111=111 STALLS)	
	PROVIDED	TOTAL : 111	
ELECTRIC CARCHARGING STATIONS	REQUIRED	111	
	PROVIDED	-	
RESIDENTIAL VISITORS	REQUIRED	10	
	PROVIDED	0.2/PER UNITS (0.2*111=22.2)	
ACCESSIBLE STALLS	REQUIRED	14	
	PROVIDED	3 SPACES FOR 126-200 STALLS	
Total Variance Requested For Parking Stalls		5	
		10	

BICYCLE STALLS					
RESIDENTIAL					
		LONG-TERM STALLS	SHORT-TERM STALLS		
TOTAL NO. OF STALLS	REQUIRED PROVIDED	1 Stall/4 Units (111/4=27.75) 29 29	6 Stalls/20 Units (111/20*6)=33.3 18		
HORIZONTAL STALLS	ALLOWED PROVIDED	29 23	33.3 18		
VERTICAL STALLS	ALLOWED PROVIDED	40% of stalls (11.2) 6	40% of stalls 0		
OFFICE					
		LONG-TERM STALLS	SHORT-TERM STALLS		
TOTAL NO. OF STALLS	REQUIRED PROVIDED	1/750 SQM (1*(535.45/750))=0.71 1	6/1500 SQM (6*(535.46/1500))=2.14 2		



F. ADAB
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1730-1000 ROSEVELT CRESCENT
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EMAIL: info@fadam.com

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100	REVISION	11/11/2021

PROJECT TITLE:
11654, 11664 223RD ST &
22328, 22340 ST ANN AVE
MAPLE RIDGE
FOR:
PACIFIC VISION
DEVELOPMENT INC
8201 157TH STREET
SURREY B.C.
VAN V2S 6S2

DRAWING TITLE:
PROJECT STATISTICS

DATE:	11/11/21	SHEET NO.:
SCALE:	N.T.S.	
DESIGN:	FA	A-1.1
DRAWING:	A.L.	
PROJECT NO.:	0007	



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E-MAIL: mfa@multisportdb.com

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[illegible]

PROJECT TITLE:
11654, 11664 223RD ST &
22328, 22340 ST ANN AVE
MAPLE RIDGE

FOR:
PACIFIC VISION INC
DEVELOPMENT INC
8221 157TH STREET
SURREY B.C.
V4N 1C3

DRAWING TITLE:		SHEET NO:	
PROJECT STATISTICS		A-1.1a	
DATE	May-19		
SCALE	1/8" = 1'		
DESIGN	FL		
DRAWN	A.A.		
PROJECT NO.	0907		

UNIT MIX						
UNIT TYPE	NO. OF BED RM.	AREA	1ST FLOOR	2ND-5TH FLOOR	6TH FLOOR	TOTAL NO. OF UNITS
TOTAL AREA (SQ.FT.)						
A	STUDIO	536	1			1
B	1	609	1	4	1	6
C	2	883	1	4	1	6
D	2	849	1	4	1	6
E	1+DEN	639	2	8	2	12
F	2	825	4	1	1	5
G	1	585	1	4	1	6
H	2	814	1	4	1	6
I	1	585	1	4	1	6
J	3	965	1	4		5
K	1	613	1			1
L	1+DEN	643		12		12
M	2	859		12		12
N	3	1091		4		4
O	2	902		4		4
P	1+DEN	671		4	1	5
Q	STUDIO	470		4		5
R	2	1006		1	1	1
S	1	552		1	1	1
T	2	771		3	3	3
U	1	551		2	2	2
V	3	998			1	1
W	1	517			1	1
TOTAL AREA						111
						81906

TYPE OF UNIT	NUMBER OF UNITS	% OF UNITS
STUDIO	6	5%
1-BED ROOM	52	47%
2-BED ROOM	43	39%
3-BED ROOM	10	9%
TOTAL NUMBER OF UNITS	111	100%

AREA AND FAR, CALCULATION				
RESIDENTIAL	NET FLOOR AREA (SQ.FT.)	EXCLUSIONS (CORRIDORS,ELEVATOR, LOBBY,STAIRCASE, AND ELEC. CLOSET, AMENITY)	GROSS FLOOR AREA (SQ.FT.)	FSR AREA (SQ.FT.)
1ST FLOOR	7,809	4,125	11,934	7,809
2ND FLOOR	15,125	2,052	17,177	15,125
3RD FLOOR	15,125	2,052	17,177	15,125
4TH FLOOR	15,125	2,052	17,177	15,125
5TH FLOOR	15,125	2,052	17,177	15,125
6TH FLOOR	13,927	2,052	15,979	13,927
TOTAL	82,236	14,385	96,621	82,236 (7570 SQ.M.)
OFFICE	NET FLOOR AREA (SQ.FT.)	EXCLUSIONS (OFFICE,CORRIDORS,ELEVATOR, LOBBY,STAIRCASE, AND ELEC. CLOSET)	GROSS FLOOR AREA (SQ.FT.)	FSR AREA (SQ.FT.)
1ST FLOOR	5,764	7,074	7,074	0
TOTAL AREA	5,764 (535.46 SQ. M.)	7,074 (535.46 SQ. M.)	7,074 (535.46 SQ. M.)	0.0 SQ. M.
FLOOR AREA RATIO (FAR):				(82236)/34794.88=2.37

	LOT AREA (SQ.M.)	FRS	FLOOR AREA (SQ.M.)
BASE : 1.4		1.4	4,525.75
90% UG. PARKING		0.2	646.51
100% UG. PARKING	3,232.55	0.2	646.51
BONUS DENSITY		0.57	998.30
TOTAL			6,817.00



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4150 ROBERT STREET
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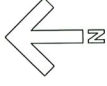
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PROJECT TITLE:
11854, 11864 223RD ST &
22328, 22340 ST ANN AVE
MAPLE RIDGE

FOR:
PACIFIC VISION
DEVELOPMENT INC
SUITE 100, 101 STREET
SURREY, B.C.
VAN V2Z 2S2

DRAWING TITLE:
P1 PARKING

DATE:	11/19	SHEET NO.:
SCALE:	N/T	
DESIGN:	FA	A-2.2
DRAWING:	FA	
PROJECT NO.:	007	



ST. ANNE AVENUE

LANE

P1 PARKING PLAN



F. ADAB
ARCHITECTS
INC.

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7	NOV-20	ISSUED FOR EXAMINE & IF SUBMITTAL
6	JUN-20	ISSUED FOR CITY REVIEW
5	SEP-19	NOTED TO & EVENT MEET USE
4	OCT-19	REVISIONS AND COMMENTS
3	AUG-19	REVISIONS AND COMMENTS
2	JUL-19	ISSUED FOR EXAMINE & IF SUBMITTAL
1	MAY-19	ISSUED FOR PRELIMINARY REVIEW
NO.	DATE	REVISION / ISSUED

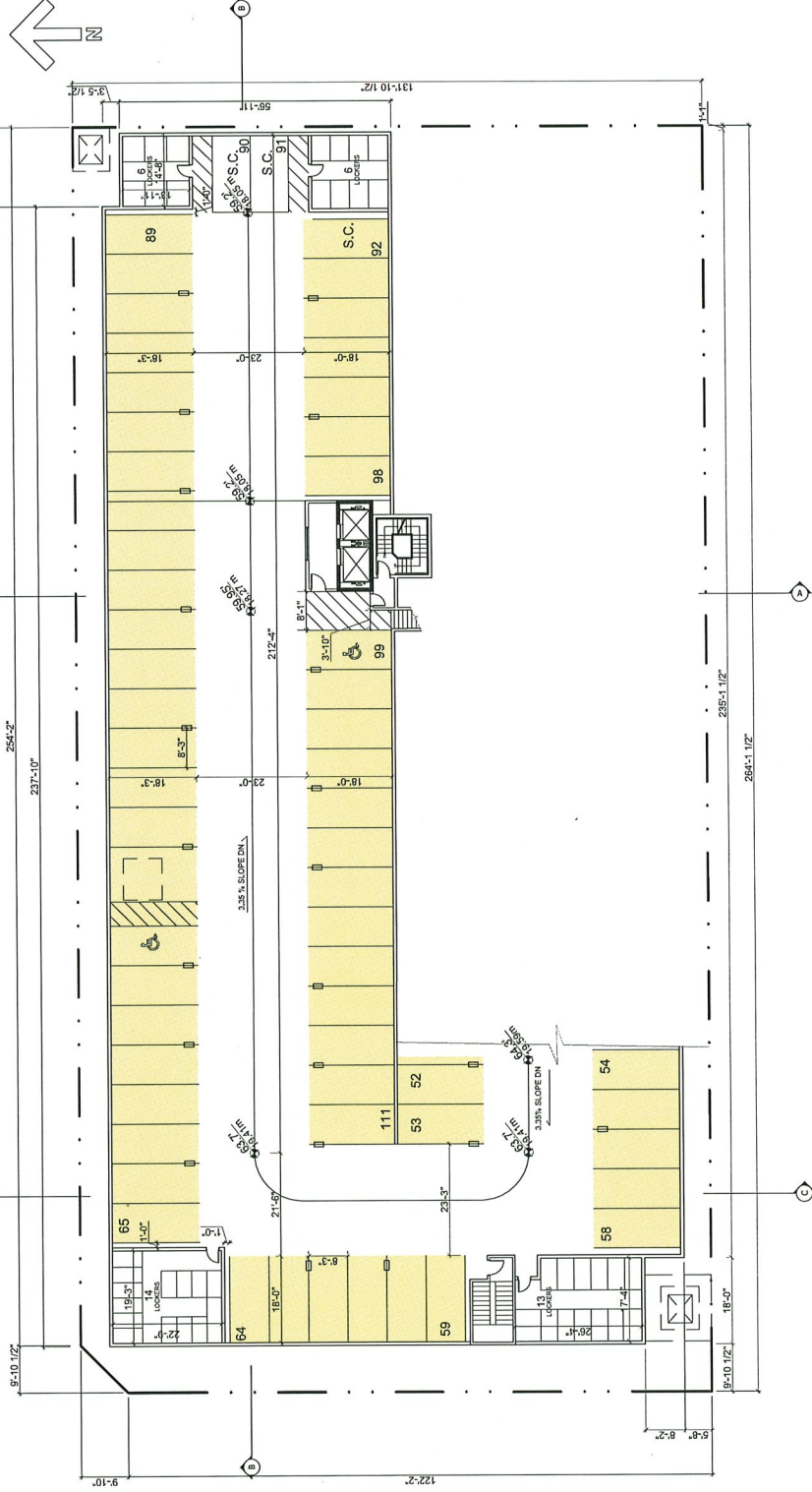
PROJECT TITLE:
11854, 11864 223RD ST &
22328, 22340 ST ANN AVE
MAPLE RIDGE

FOR:
PACIFIC VISION
DEVELOPMENT INC
8221 157TH STREET
SURREY B.C.
V4N 0S2

DRAWING TITLE:
P2 PARKING

DATE:	NOV-19	SHEET NO.:
SCALE:	NTS	
DESIGN:	FA	A-2.1
DRAWING:	AA	
PROJECT NO.:	097	

ST. ANNE AVENUE



P2 PARKING PLAN



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Contractor will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawings. These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

[illegible]

PROJECT TITLE:
**MIXED-USE
DEVELOPMENT**
11645, 11664 223 STREET & 22328,
22340 ST. ANNE AVE., MAPLE RIDGE

FOR:
**PACIFIC VISION
DEVELOPMENT**
8221 157TH STREET
SURREY, BC, V4N 0S2

DRAWING TITLE:
ELEVATION
RENDERINGS

DATE:	MAY. 2019	SHEET NO:
SCALE:	NTS	
DESIGN:	F.A	
DRAWN:	P.P	
PROJECT NO:		





F. ADAB
ARCHITECTS
INC.

1455 WEST KESWICK STREET
VANCOUVER, BC V7P 3M4
TEL: (604) 987-3303 FAX: (604) 987-3333
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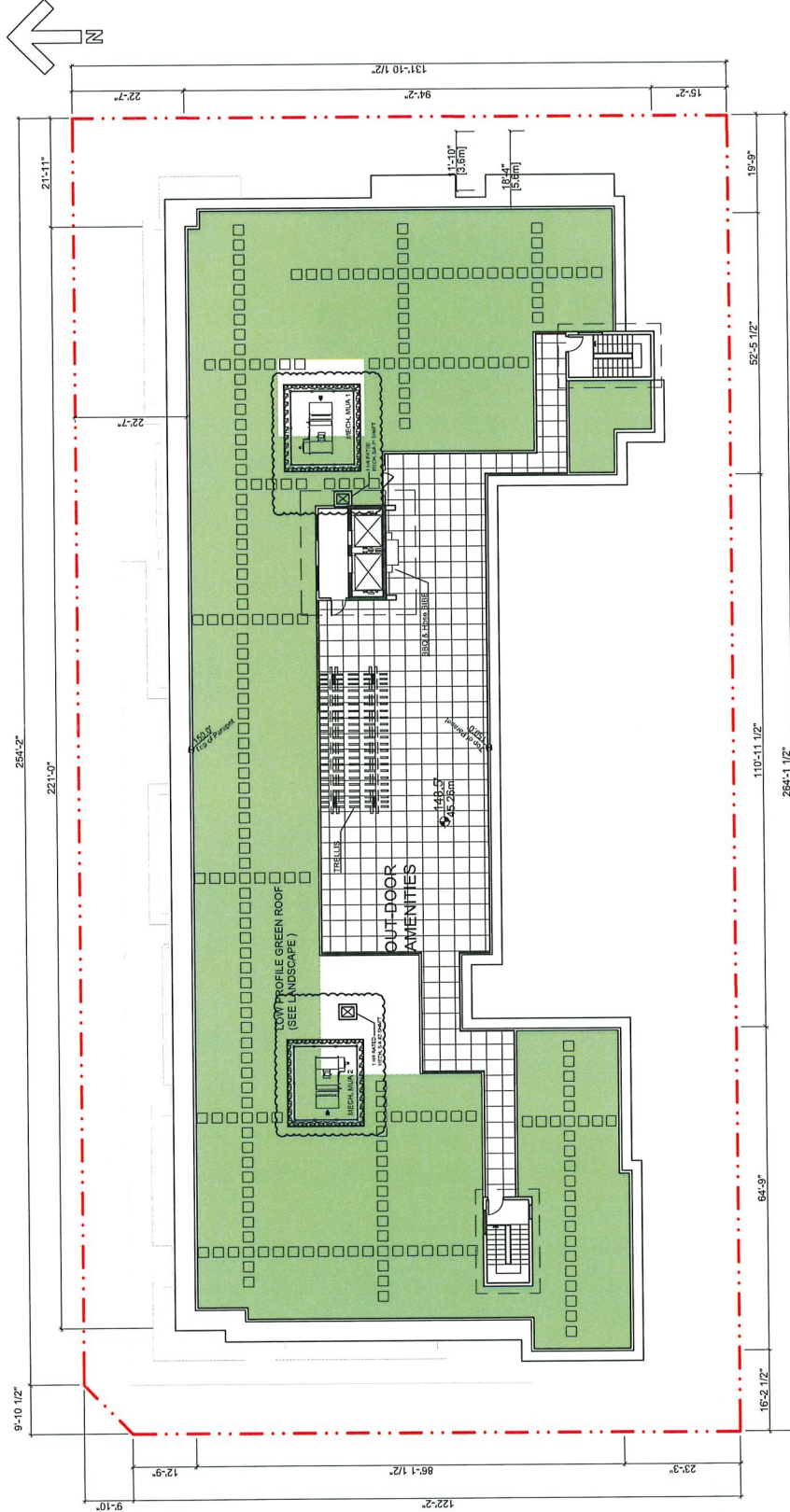
NO.	DATE	REVISION / ISSUED
1	2019-09-19	REVISED FOR SECOND APPLICATION
2	2019-10-08	REVISED FOR SECOND APPLICATION
3	2019-10-08	REVISED FOR SECOND APPLICATION
4	2019-10-08	REVISED FOR SECOND APPLICATION
5	2019-10-08	REVISED FOR SECOND APPLICATION

PROJECT TITLE:
**MIXED-USE
DEVELOPMENT**
11645, 11664, 223 STREET & 22328,
22340 ST. ANNE AVE, MAPLE RIDGE
FOR:
**PACIFIC VISION
DEVELOPMENT**
8021 15TH STREET
SURREY, BC, VAN U5Z

DRAWING TITLE:
ROOF FLOOR PLAN

DATE:	JAN. 2019	SHEET NO.:
SCALE:	3/32" = 1'-0"	
DESIGN:	F.A.	
DRAWING:	P.P.	
PROJECT NO.:		

A-2.7



ROOF PLAN



F. ADAB
ARCHITECTS
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1154 VAN KINGSBURY CRESCENT
NORTH VANCOUVER, BC V7P 3K1
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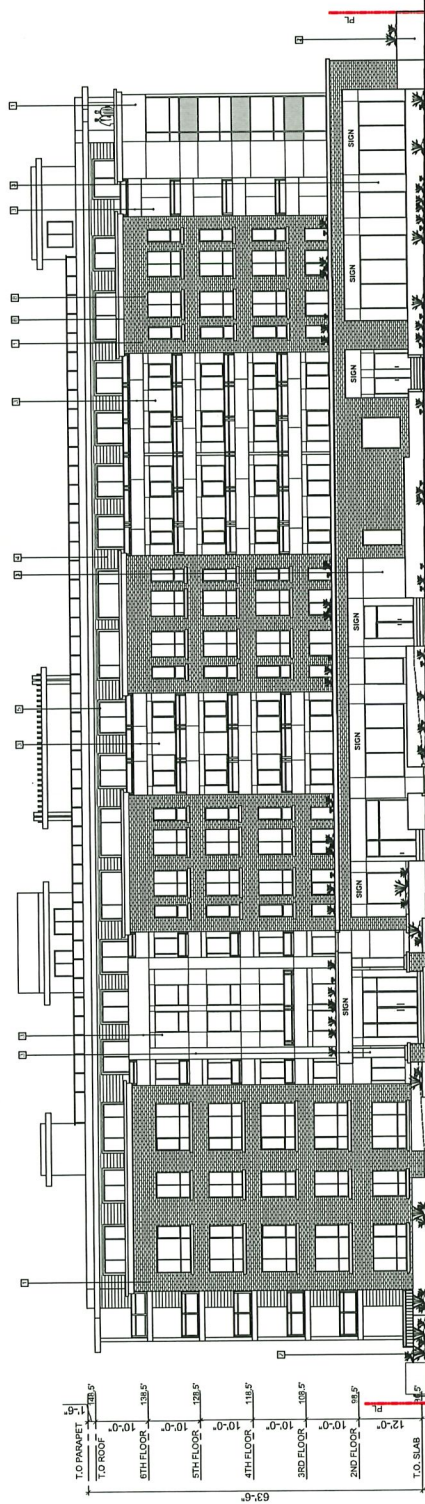
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NO.	DATE	REVISION / ISSUED
1	JAN-19	REVISED FOR REZONING APPLICATION
2	OCT-19	REVISED TO EXTERIOR ELEVATION
3	JAN-20	REVISED FOR REZONING APPLICATION
4	NOV-20	REVISED FOR REZONING APPLICATION
5	JAN-21	INCORPORATED ALL COMMENTS

PROJECT TITLE:
**MIXED-USE
DEVELOPMENT**
11645, 11664, 223 STREET & 22328,
22340 ST. ANNE AVE, MAPLE RIDGE
FOR:
**PACIFIC VISION
DEVELOPMENT**
8221 15TH STREET
SURREY, BC, VAN V2S

DRAWING TITLE:
NORTH ELEVATION

DATE:	MAX. 2019	SHEET NO.:
SCALE:	3/32" = 1'-0"	
DESIGN:	F.A.	
DRAWING:	P.P.	
PROJECT NO.:		A-3.1



NORTH ELEVATION

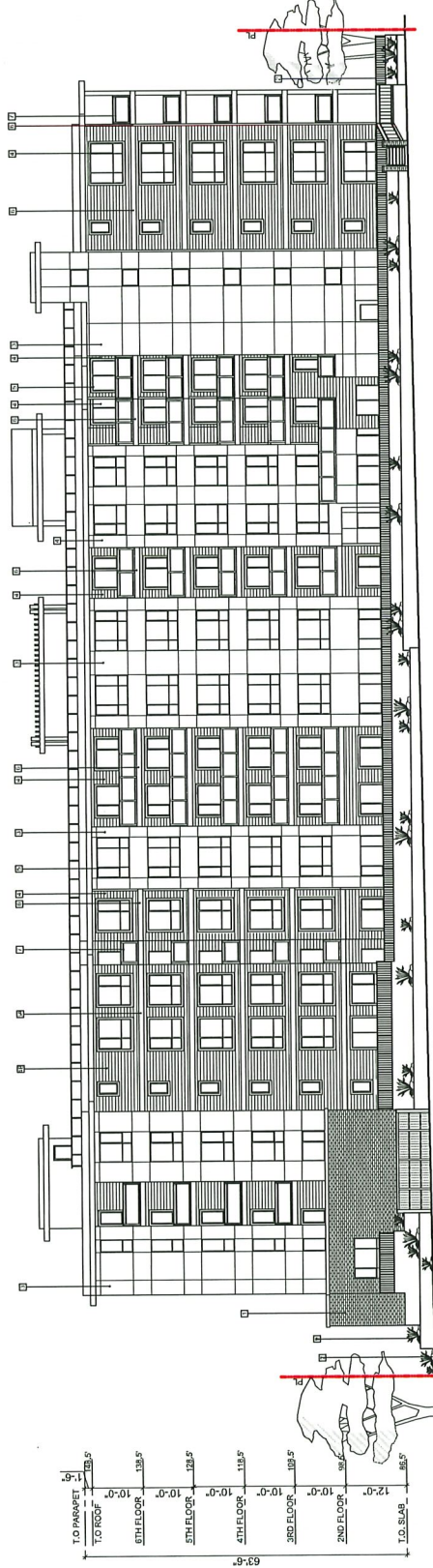
EXTERIOR FINISHES	
BRICK VENEER: MIDNIGHT BLACK - IXL	HARDIE BAND BOARDS & FASCIA BOARD LIGHT MIST - HARDIE COLOUR
ARCHITECTURAL CONCRETE: SW 9187 POLISHED CONCRETE - SHERWIN WILLIAMS	RAILING: ALUMINUM, MATT BLACK, CLEAR GLASS
HARDIE PANELS: ARCTIC WHITE - HARDIE COLOUR	CONCRETE CAP & WINDOW SILL: PRE-CAST CONCRETE
HARDIE SIDING: LIGHT MIST - HARDIE COLOUR	HARDIE WINDOW TRIMS: NIGHT GRAY - HARDIE COLOUR
WINDOWS: VINTYL BLACK	ALUMINUM SOFFITS: WHITE - LONGBOARD



F. ADAB
ARCHITECTS
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#130-100 ROOSEVELT CRESCENT
VANCOUVER, BC V6P 6C6
TEL: (604) 970-3000 FAX: (604) 971-3033
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SOUTH ELEVATION

- EXTERIOR FINISHES**
- BRICK VENEER:
 - MIDNIGHT BLACK - DL
 - ARCHITECTURAL CONCRETE:
 - SW 9167, POLISHED CONCRETE - SHERWIN WILLIAMS
 - HARDIE PANELS:
 - ARCTIC WHITE - HARDIE COLOUR
 - HARDIE SIDING:
 - LIGHT MIST - HARDIE COLOUR
 - WINDOWS:
 - VINYL - BLACK
 - HARDIE BAND BOARDS & FASCIA BOARD:
 - LIGHT MIST - HARDIE COLOUR
 - RAILING:
 - ALUMINUM, MATT BLACK, CLEAR GLASS
 - CONCRETE CAP & WINDOW SILL:
 - PRE-CAST CONCRETE
 - HARDIE WINDOW TRIMS:
 - NIGHT GRAY - HARDIE COLOUR
 - ALUMINUM SOFFITS:
 - WHITE - LONGBOARD

NO.	DATE	REVISION / ISSUED
1	2019	REVISION FOR RECORD APPLICATION
2	2019	REVISIONS FOR RECORD APPLICATION
3	2019	REVISIONS FOR RECORD APPLICATION
4	2019	REVISION FOR RECORD APPLICATION
5	2019	REVISION FOR RECORD APPLICATION

PROJECT TITLE:
MIXED-USE DEVELOPMENT
11645.11654.223 STREET & 22328,
22340 ST. ANNE AVE, MAPLE RIDGE
FOR:
PACIFIC VISION DEVELOPMENT
8221 157TH STREET
SURREY, BC, V4N 0S2

DRAWING TITLE:
SOUTH ELEVATION

DATE:	MAY, 2019	SHEET NO:
SCALE:	3/32" = 1'-0"	
DESIGN:	F.A.	
DRAWING:	P.P.	
PROJECT NO:		A-3.2

**F. ADAB ARCHITECTS INC.**

130 – 1000 Roosevelt Crescent. N. V., B.C., V7P 3R4
 Phone: 604.987.3003, Fax: 604.987.3033, Email: mfa@multigonfadab.com

MEMORANDUM

Date: July 20, 2021

To: Planning Department
 City of Maple Ridge
 11995 Honey Place, Maple Ridge, BC

Attention: **Adrian Kopystynski**
 Project: **11654/11664 223rd Street & 22328/22340 St Ann Ave, Maple Ridge**

DISTRIBUTION: EMAIL

Fred Adab, F.Adab Architects Inc. fred@multigonfadab.com
 Pooyan Poostchi, F.Adab Architects Inc. pooyan@multigonfadab.com

(X) As Requested () For Your Information () For your Approval
 () For your Review & Comments () For your Use

Re: Response to the ADP commentsComments from the panel included:

- Consider lowering main floor elevation for a more engaged commercial interface at St. Anne Avenue;
- Considering adding an indoor amenity space to incorporate a water closet for the rooftop deck if height allows;
- Consider providing a horizontal element to break up the south elevation;
- Providing signage information including type and size to integrate with the architecture aesthetic.

Response to the ADP's Comments:

- The elevation of the slab at the ground floor reduced by 2 feet resulting in reducing the number of steps from commercial to the street. This also resulted in the reduction of the total height of the building as well.

By lowering the main floor grade elevation, the number of steps, the height of the planters, and the length of the accessible ramps were also reduced. This resulted in a better transition between the streets and the entries to the offices and residential lobby.

- A trellis has been added on the roof, providing a shaded area for the outdoor amenity. The brick has been continued on the west elevation and wrapped around the building at the corner of 223 street and the lane in order to create a horizontal element to break the south façade.
- Signage locations (backlit signs with a 1.5-foot height) have been shown in the elevations.

If you have any further requests, questions, or concerns, please do not hesitate to contact us.

Regards,



Fred Adab / F.Adab Architects Inc.



MEMORANDUM

Date:	July 07, 2021	City File No.:	
		M2 No:	19043
Attention:	Adrian Kopystynski	Project Name:	Condominium Development
Firm Name:	F.Adab Architects Inc.	Project address:	11654/11664 223rd Street and 22328/22340 St. Ann Avenue Maple Ridge, BC
Address / Fax:	City of Maple Ridge 11995 Haney Place. Maple Ridge, BC	From:	Bahareh Nassiri For Meredith Mitchell

<input checked="" type="checkbox"/> as requested	<input type="checkbox"/> for your information	<input type="checkbox"/> for your comment	<input type="checkbox"/> for your use
<input type="checkbox"/> for your estimate	<input type="checkbox"/> for your approval		

DISTRIBUTION:
Azar Ahmadi
Meredith Mitchell

F.Adab Architects Inc.
M2 Landscape Architecture

EMAIL
azar@multigonfadab.com
Meredith.mitchell@m2la.com

Re: Response to ADP recommendations

- **Add cross sections to plans as off-site design evolves;**
Response: Noted. Landscape sections sheet L6 is added as part of this submission
- **Consider enhancing the lobby entrances through paving and site furniture;**
Response: Noted. Benches and special paving is added to the lobby entrance.
- **Considering adding west access to the ground level court yard, as well as gate from the adjacent patios**
Response: Noted.
- **Consider a shade structure or trellis on the roof top.**
Response: A trellis have been added at the rooftop by architects to provide shade to seating areas

M2 Landscape Architecture is happy to answer any questions or concerns, if you have any further requests please do not hesitate to contact us.

Regards,
Bahareh Nassiri for Meredith Mitchell.
M2 Landscape Architecture.

**F. ADAB ARCHITECTS INC.**

ARCHITECTURE, PLANNING, INTERIOR DESIGN

November 17, 2021

Adrian Kopystynski

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

Re: Mixed Use Development
11645, 11664, 223 Street & 22328, 22340 St. Anne Avenue

Dear Adrian,

This letter is to confirm that the DIM process for the above mentioned project was held on November 09, 2021 from 5.0 till 7.0 PM. Only one person attended the virtual meeting and the presentation material were shared. After the presentation no comments or concerns were raised by her.

During the 10 days period after the presentation we did not receive any emails from the public regarding the DIM process.

If you require further information, please contact the undersigned.

Yours sincerely,



Fred Adab
Architect ABC, MRAIC, MAAA
per F. Adab Architects Inc.

CC. Nasir Ghuman