

City of Maple Ridge

PUBLIC HEARING

May 19, 2020

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA

May 19, 2020

7:00 pm

Virtual Online Meeting

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. Under Ministerial Order No. M139, Public Hearings may be conducted by means of electronic or other communication facilities.

During the COVID-19 health emergency, it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. For virtual public participation during the meeting please register by going to www.mapleridge.ca/640/Council-Meeting and clicking on the meeting date. Webex (a multi-functional desktop Video/Audio Conference call application) is being used to ensure that citizen's voices are being heard as part of our meeting. You will be asked to give your name and address when attending virtually.

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 and live-streamed by the City of Maple Ridge. Please note that City Hall is Closed to the Public.

**1a) 2017-473-RZ
13616 and 13660 232 Street**

South Part Lot 9 Except: Parcel "A" (Reference Plan 10274), Block "A" Section 33 Township 12 New Westminster District Plan 2409 being all that portion of said Lot lying to the South of a straight line drawn Parallel to and Perpendicularly Distant 200 Feet South from the North Boundary; and Parcel "A" (Reference Plan 10274) South Part Lot 9 Block "A" Section 33 Township 12 New Westminster District Plan 2409

Maple Ridge Official Community Plan Amending Bylaw No. 7430-2018

To amend Figure 2 and 3A of the Silver Valley Area Plan from Open Space, Medium Density Residential, Low Density Residential and Eco Cluster to Medium/High Density Residential, Medium Density Residential, Open Space, Low Density Urban and Conservation.

To amend Figure 4, Trails/Open Space to remove from Open Space, to add to Open Space and Conservation.

To revise the boundaries of the land use designations to fit the site conditions with respect to slopes and natural features.

- 1b) **2017-473-RZ**
13616 and 13660 232 Street

Maple Ridge Zone Amending Bylaw No. 7431-2018

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential), RS-1 (One Family Urban Residential), R-1 (Residential District), R-2 (Urban Residential District), RST-SV (Street Townhouse – Silver Valley).

The current application is to permit the future development of approximately 10 street townhouse units and approximately 13 single family lots.

- 2a) **2018-464-RZ**
11907 223 Street
Lot 4 District Lot 398 Group 1 New Westminster District Plan 8380

Maple Ridge Official Community Plan Amending Bylaw No. 7631-2020

To amend Section 10.4 Town Centre Area Plan, 3.3 Land Use Designations, Low-Rise Apartment, Policy 3-22, to allow the maximum number of storeys associated with the Low-Rise Apartment designation in the Town Centre Area Plan to be increased from five (5) storeys to six (6) storeys where impacts such as building shadowing, neighbourhood character and view obstruction are sufficiently mitigated.

- 2b) **2018-464-RZ**
11907 223 Street

Maple Ridge Zone Amending Bylaw No. 7563-2019

To rezone from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District).

The current application is to permit the future construction of a 6 storey residential apartment building containing approximately 51 units utilizing the Density Bonus provisions within the Zoning Bylaw.

- 3) **2016-411-RZ**
21188 Wicklund Avenue
Lot 119 District Lot 242 Group 1 New Westminster District Plan 47383

Maple Ridge Zone Amending Bylaw No. 7505-2018

To rezone from RS-1 (One Family Urban Residential) to R-4 (Single Detached (Infill) Urban Residential).

The current application is to permit a future subdivision of approximately 2 single family lots of 484 sq. m in size.

- 4) **2018-004-RZ**
 22567, 22583 and 22577 Brown Avenue
 Lot 5 Section 20 Township 12 New Westminster District Plan 8843
 Lot 6 Section 20 Township 12 New Westminster District Plan 8843
 Lot 7 Section 20 Township 12 New Westminster District Plan 8081

Maple Ridge Zone Amending Bylaw No. 7445-2018

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential District).

The current application is to permit the future construction of a 5 storey apartment building containing approximately 48 units utilizing the Density Bonus provisions within the Zoning Bylaw.

- 5) **2018-498-RZ**
 21640 124 Avenue

East 72 feet Lot 2, Except Part in Plan LMP16156, District Lot 245 Group 1 New Westminster District Plan 8586

Maple Ridge Zone Amending Bylaw No. 7533-2019

To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill).

The current application is to permit the future construction of a Courtyard Housing project containing 4 dwelling units.

CITY OF MAPLE RIDGE
NOTICE OF PUBLIC HEARING






TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 p.m., Tuesday, May 19, 2020 to consider the following bylaws:




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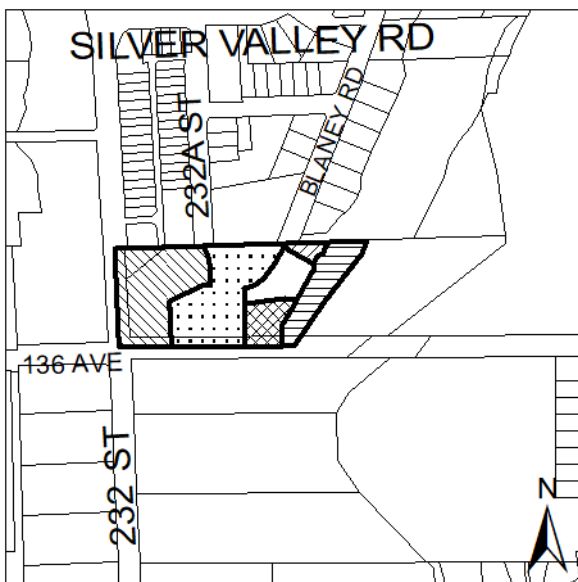
Maple Ridge Official Community Plan Amending Bylaw No. 7430-2018

To amend Figure 2 and 3A of the Silver Valley Area Plan from Open Space, Medium Density Residential, Low Density Residential and Eco Cluster to Medium/High Density

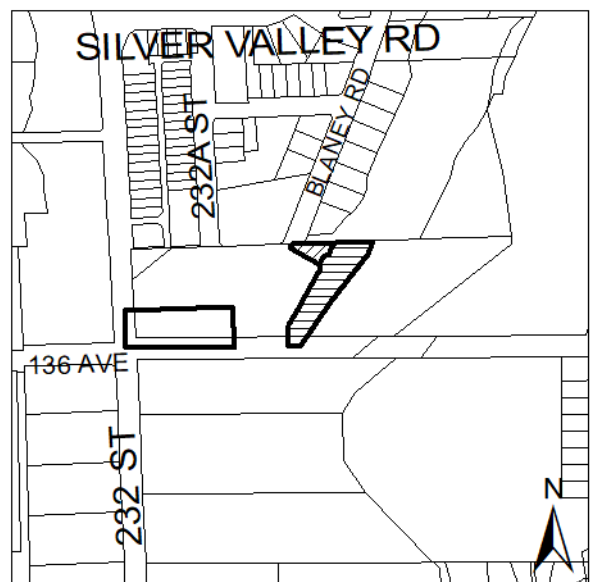
Residential , Medium Density Residential , Open Space , Low Density Urban  and Conservation .

To amend Figure 4, Trails/Open Space to remove from Open Space , to add to Open Space  and Conservation .

To revise the boundaries of the land use designations to fit the site conditions with respect to slopes and natural features.



Map No. 971


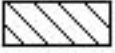





Map No. 972

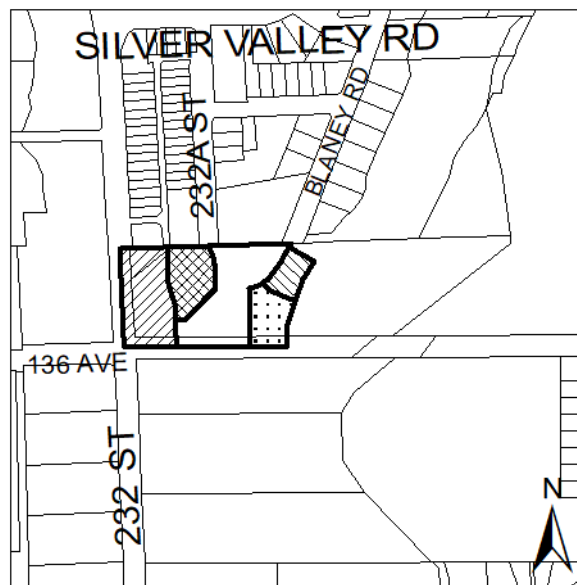
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R-1 (Residential District)  , R-2 (Urban Residential District)  ,
RST-SV (Street Townhouse – Silver Valley)  .

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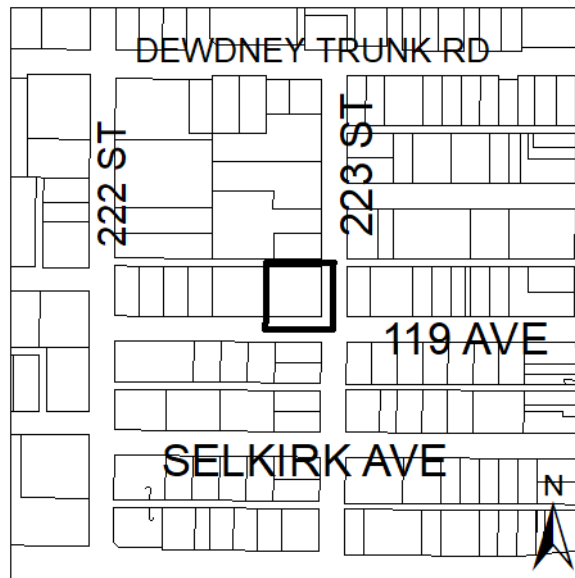
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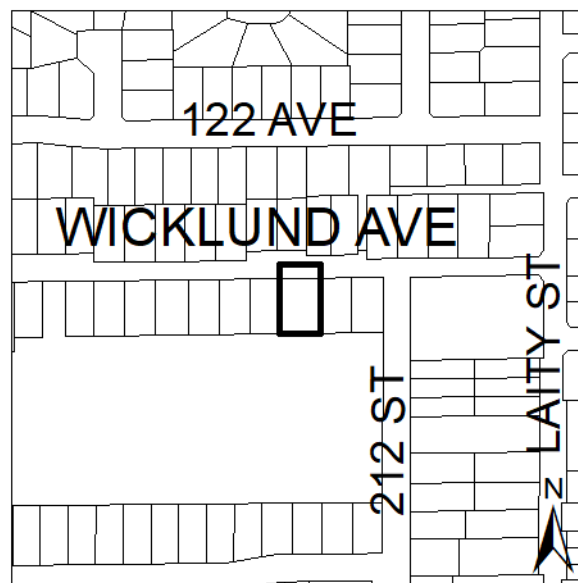
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4)

2018-004-RZ

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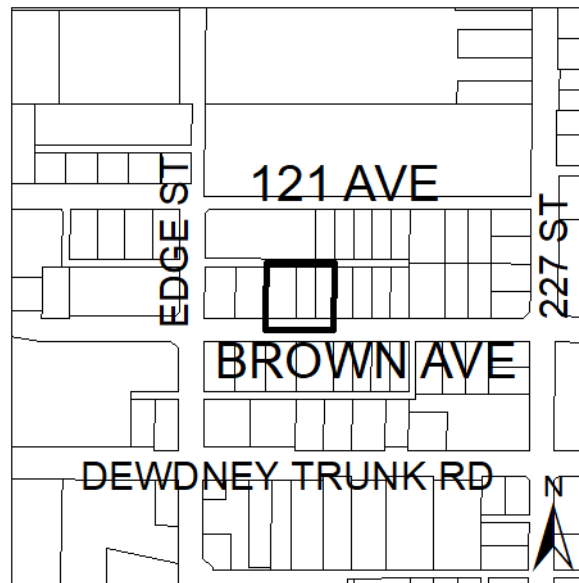
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Maple Ridge Zone Amending Bylaw No. 7445-2018

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The current application is to permit the future construction of a 5 storey apartment building containing approximately 48 units utilizing the Density Bonus provisions within the Zoning Bylaw.



5)

2018-498-RZ

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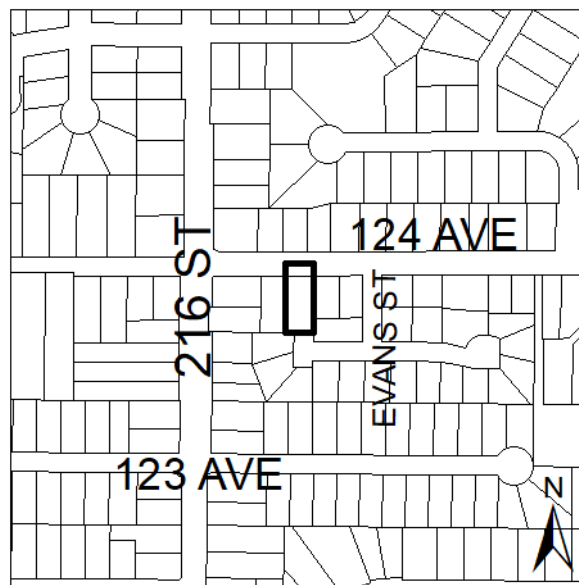
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To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill).

The current application is to permit the future construction of a Courtyard Housing project containing 4 dwelling units.



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

The Public Hearing Agenda with full reports can be viewed on the City website at www.mapleridge.ca/640.

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. Under Ministerial Order No. M139, a Public Hearing may be conducted by means of electronic or other communication facilities. **Please note that City Hall is closed to the Public.**

For virtual public participation during the meeting please register by going to www.mapleridge.ca/640/Council-Meeting and clicking on the meeting date. Webex (a multi-functional desktop Video/Audio Conference call application) is being used to ensure that citizen's voices are being heard as part of our meeting. You will be asked to give your name and address when attending virtually.

ALL PERSONS who believe themselves impacted by the bylaws mentioned above, may participate using following options:

- Connecting as an attendee to the virtual meeting at:
<https://mapleridge.webex.com/mapleridge/onstage/g.php?MTID=e3a8a7dd5460791602188f679dfb29b57>
- Submitting a letter prior to the meeting to the Corporate Officer **by 4:00 p.m., Monday, May 18th** via drop-off at City Hall or by mail to 11995 Haney Place, Maple Ridge, V2X 6A9; or,
- Emailing clerks@mapleridge.ca **until 4:00 p.m. on Tuesday, May 19th**.

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.

Dated this 6th day of May, 2020.

Stephanie Nichols
Corporate Officer

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-473-RZ
File Manager: Michelle Baski, AScT, MA**

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

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

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

Additional reports provided:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7430-2018;
Second Reading
Zone Amending Bylaw No. 7431-2018;
13616 and 13660 232 Street

MEETING DATE: April 7, 2020
FILE NO: 2017-473-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 13616 and 13660 232 Street from RS-3 (One Family Rural Residential) to RST-SV (Street Townhouse – Silver Valley), R-2 (Urban Residential District), R-1 (Residential District), RS-1b (One Family Urban (Medium Density) Residential) and RS-1 (One Family Urban Residential). The proposed rezoning is to allow for the future development of approximately ten street townhouse units and approximately thirteen single family lots.

Council granted first reading to Zone Amending Bylaw No. 7431-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on February 27, 2018.

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the Official Community Plan (OCP). Ground-truthing with respect to slopes and natural features on the subject properties has established the developable areas, and as a result, an OCP amendment is required to revise the boundaries of the land use designations to fit the site conditions.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution charge of approximately \$107,300.00 (13 times \$5,100 per single family lot and 10 times \$4,100.00 per townhouse dwelling unit).

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. 7430-2018 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. 7430-2018 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. 7430-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7430-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7431-2018 as amended in this staff report dated April 7, 2020, be given second reading, and be 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. Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3A - Blaney Hamlet, and Figure 4 - Trails / Open Space, as included within Official Community Plan Amending Bylaw No. 7430-2018;
 - iii. Road dedication on 232 Street, as required;
 - iv. Consolidation of the subject properties;
 - v. Park dedication as required, including construction of equestrian trails; and removal of all debris and garbage from park land;
 - 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 Statutory Right-of Way to allow for a temporary Turn-Around on proposed Lot 14, if the lane is not constructed within the 136 Avenue Right-of-Way;
 - viii. Registration of a Restrictive Covenant for Stormwater Management;
 - ix. Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site, as may be required;
 - 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. That a voluntary contribution, in the amount of \$107,300.00 (13 times \$5,100 per single family lot and 10 times \$4,100.00 per townhouse dwelling unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	A. Paskovic, Aplin & Martin Consultants Ltd.		
Legal Descriptions:	South Part Lot 9, Except: Parcel “A” (Reference Plan 10274), Block “A” Section 33, Township 12, New Westminster District Plan 2409, Being All That Portion of Said Lot Lying to the South of a Straight Line Drawn Parallel to and Perpendicularly Distant 200 Feet South from the North Boundary; and Parcel “A” (Reference Plan 10274) South Part Lot 9, Block “A” Section 33, Township 12, New Westminster District Plan 2409		
OCP:			
Existing:	Low Density Urban, Medium Density Residential, Eco Clusters, Open Space and Conservation		
Proposed:	Low Density Urban, Medium Density Residential, Medium/High Density Residential, Open Space and Conservation		
Zoning:			
Existing:	RS-3 (One Family Rural Residential)		
Proposed:	RST-SV (Street Townhouse - Silver Valley), R-1 (Residential District), R-2 (Urban Residential District), RS-1b (One Family Urban (Medium Density) Residential), and RS-1 (One Family Urban Residential)		
Surrounding Uses:			
North:	Use:	Conservation and Neighbourhood Park	
	Zone:	RS-3 (One Family Rural Residential) and P-1 (Park and School)	
	Designation:	Conservation and Neighbourhood Park	
South:	Use:	Single Family Residential (under application 2011-107-RZ)	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Eco Clusters, Open Space, and Conservation	
East:	Use:	North Alouette River, vacant	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Low Density Urban and Conservation	
West:	Use:	Single Family Residential (under application 2016-055-RZ)	
	Zone:	A-2 (Upland Agricultural)	
	Designation:	Medium/High Density Residential, Conservation, and Civic	
Existing Use of Properties:	Vacant and Single Family Residential		
Proposed Use of Property:	Multi-Family Residential and Single Family Residential		
Site Area:	2.56 ha (6.3 acres)		
Access:	Future Blaney Road and future Lane from the north		
Servicing requirement:	Urban Standard		
Companion Applications:	2017-473-SD, 2017-473-DP/DVP, 2018-326-DP, 2018-327-DP		

2) Background:

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

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

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

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

The proposal gradually decreases in density from west to east. This pattern of lot size gradient is reflected in the subdivision pattern of the lands to the north.

3) Planning Analysis:

i) Official Community Plan:

The subject properties are located within the Blaney Hamlet of the Silver Valley Area Plan and are currently designated *Low Density Urban, Medium Density Residential, Eco Clusters, Open Space and Conservation* (see Figure 1). For the proposed development, an OCP amendment will be required to adjust the boundaries to *Low Density Urban, Medium Density Residential, Medium/High Density Residential, Open Space and Conservation* designations to respect the current pattern of development in the area and better locate the *Open Space* area (see Figure 2 and Appendix C).

The current OCP designations for the properties would allow up to 24 units while the proposed development is for approximately 23 units. Therefore, the OCP amendments do not result in an increase in density from the original area plan. Furthermore, the form of the proposed development is similar to recent development to the north, with street townhouses along 232 Street and single family lots decreasing in density moving east toward the North Alouette River.

There is an amendment to the *Open Space* designated area, to re-locate it to the north-eastern portion of the properties, which is developable and is also proposed to be part of the habitat compensation requirements for the encroachment into the watercourse protection setback.

Designated *Open Spaces* are intended to be linked by a network of greenways throughout the area plan; however the locations of these *Open Space* designated areas were not ground-truthed when the Silver Valley Area Plan was developed. In this location, it appears as though there was a linkage

proposed to the North Alouette River through the un-opened 136 Avenue Right-of-Way, with additional *Open Space* to be provided on the private properties north and south of the Right-of-Way.

A horse trail will still be incorporated into the design of the development along the 136 Avenue Right-of-Way, to allow for the connection to the North Alouette River and maintains the intent of the *Open Space* designation.

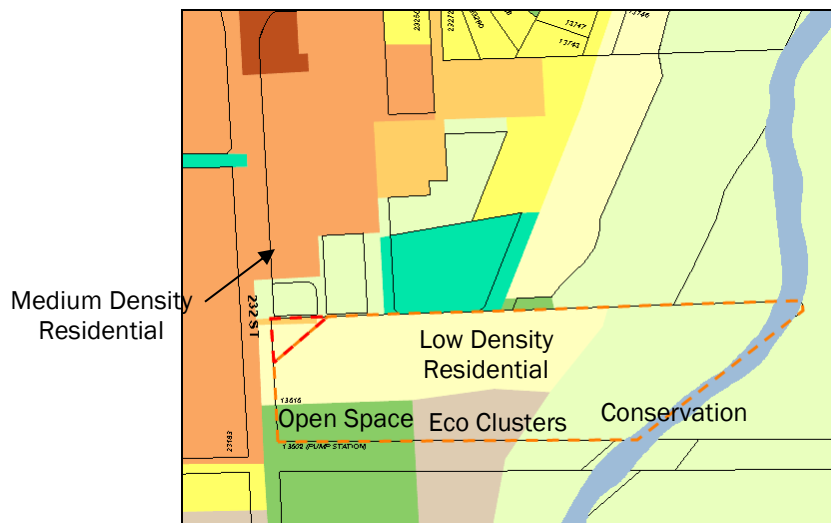


Figure 1 – Silver Valley Blaney Hamlet Current Land Use Designations

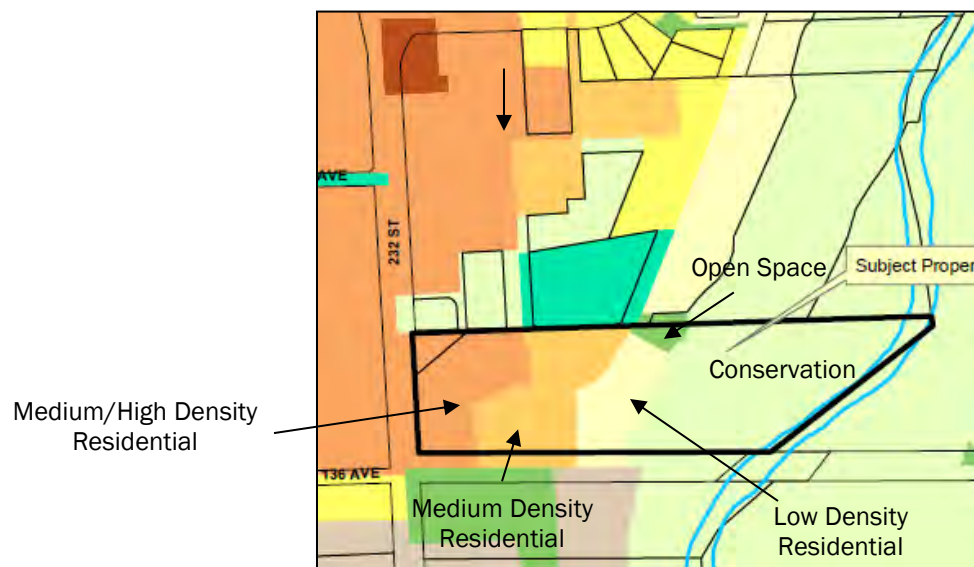


Figure 2 – Proposed Land Use Designations

The proposed OCP amendments are supportable as they create a larger *Open Space* area adjacent to the *Conservation* area, and also maintain the intent of the Silver Valley Area Plan policies, as a linkage remains along the un-opened road Right-of-Way.

ii) **Zoning Bylaw:**

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

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

The proposal gradually decreases in density from west to east. This pattern of lot size gradient is reflected in the subdivision pattern of the lands to the north. This is slightly different from what was proposed at first reading, where the proposal was for approximately ten RST-SV (Street Townhouse-Silver Valley) townhouse units; approximately three R-3 (Special Amenity Residential District) single family lots, approximately seven R-1 (Residential District) single family lots, and approximately three RS-1 (One Family Urban Residential) single family lots. Zoning Bylaw No. 7431-2018 has been revised accordingly to reflect the proposed changes (see Appendices D and E).

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

The applicant will need to provide two parking spaces per dwelling unit, as per the *Off-Street Parking and Loading Bylaw No. 4350-1990*, and will need to comply with Section 403 (7) of the Zoning Bylaw, which states that there needs to be 7.5 m (24.6 ft.) of visual clearance at an intersection with a street, preventing the construction of any fence, wall, or structure within that distance. Section 401 (3) of the Zoning Bylaw also prohibits a driveway that is within 7.5 m (24.6 ft.) of the point of intersection of an exterior side lot line with a front lot line or rear lot line.

iv) **Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendices E and F):

For the RST-SV lots:

- Proposed Lot 1: Reduce the lot width from 10.5m (34.4 ft.) to 9.9m (32.5 ft.)
- Proposed Lots 2 to 10: Reduce the front yard setback from 4m (13.1 ft.) to 3.6m (11.8 ft.)
- Proposed Lots 1 to 10: Increase the maximum height from 11m (36 ft.) to 11.2m (36.7 ft.)
- Proposed Lot 1: Increase the maximum height for an accessory building from 4.6m (15.1 ft.) to 5m (16.4 ft.)

For the Single Family Lots:

- Proposed Lot 13: Reduce the rear yard setback from 13m (42.7 ft.) to 12.5m (41 ft.)
- Proposed Lot 14: Reduce the rear yard setback from 13m (42.7 ft.) to 10m (32.8 ft.)
- Proposed Lot 18: Reduce the front yard setback from 6m (19.7 ft.) to 5.5m (18 ft.)
- Proposed Lot 19: Reduce the front yard setback from 6m (19.7 ft.) to 5.5m (18 ft.)
- Proposed Lot 20: Reduce the front and rear yard setbacks from 7.5m (24.6 ft.) to 4m (13.1 ft.), and reduce the lot depth from 27m (88.6 ft.) to 21.4m (70.2 ft.)
- Proposed Lot 21: Reduce the front yard setback from 5.5m (18 ft.) to 3m 9.8 ft.), and reduce the rear yard setback from 8m (26.2 ft.) to 6m (19.7 ft.)

The requested variances and any other identified variances will be the subject of a future report to Council.

v) Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required for the proposed street townhouses 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 Sections 8.9 and 8.10 of the OCP, a Watercourse Protection and Natural Features Development Permit application has been received to ensure the preservation and protection of the natural environment of Cattell Brook and the adjacent slopes. The developer will provide restoration, enhancement and replanting works as required, and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. An application for the Wildfire Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to the Director of Planning and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Wildfire Development Permit Area guidelines are met.

vi) Advisory Design Panel:

The application was supported by the ADP at their meeting of October 16, 2019 and a summary of their comments and the applicant's responses have been provided (see Appendix G). A detailed description of the projects form and character will be included in a future Development Permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting was held at Yennadon Elementary School on February 19, 2020. One person attended the meeting. The attendee was interested in seeing what was proposed for the subject properties and was pleased that the equestrian trail within the 136 Avenue Right-of-Way is being retained. No further comments were received.

viii) Parkland Requirement:

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land (0.83 ha, or 32%) that is proposed to be dedicated as park on the subject properties and this land will be required to be dedicated as a condition of final reading.

4) Environmental Implications:

The Environmental Impact Assessment, the Arborist Report, the Geotechnical Report, the Wildfire Hazard Assessment, and the Stormwater Management Plan have been reviewed. The applicant has coordinated the recommendations of the environmental consultant, civil engineer, and arborist to ensure the environmental, geotechnical, and wildfire objectives are achieved.

5) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has identified that all the services required in support of this development do not yet exist. Road dedication is required along 232 Street as well as construction of the equestrian trail. It will be necessary for the owner to enter into a Rezoning Servicing Agreement and provide the securities to do the required work in that Agreement. Street lighting, street trees and all road improvements will be completed at the subdivision stage.

ii) Parks Planning and Development:

The Parks Planning and Development Section has reviewed the development application and supports the equestrian trail connection along the 136 Avenue Road Right-of-Way, and north along the eastern property lines.

iii) Fire Department:

The Fire Department has identified that all onsite roads/lanes must be a minimum width of 6m (19.7 ft.) and rated to their specifications, which were provided to the developer. Signage indicating that the roads/lanes are fire lanes and that no parking is permitted within the lanes is required. Addresses are to be visible from the street and visible at all times and in all weather conditions.

iv) Building Department:

The Building Department has reviewed the development application and has provided comments related to Building Code requirements which have been provided to the developer. These comments will be reviewed again at 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 the following comments were received on October 4, 2018:

"The proposed application would affect the student population for the catchment areas currently served by Yennadon Elementary and Garibaldi Secondary School.

Yennadon Elementary has an operating capacity of 635 students. For the 2017-2018 school year, the student enrolment at Yennadon Elementary was 580 students (91% utilization) including 130 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2017-18 school year, the student enrolment at Garibaldi Secondary School was 795 students (76% utilization) including 258 students from out of catchment."

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, to adjust the boundaries to *Low Density Urban, Medium Density Residential, Medium/High Density Residential, Open Space* and *Conservation* to respect the current pattern of development in the area and better locate the *Open Space* area, 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:

It is recommended that first and second readings be given to OCP Amending Bylaw No. 7430-2018, that second reading be given to Zone Amending Bylaw No. 7431-2018, and that application 2017-473-RZ be forwarded to Public Hearing.

“Original signed by Michelle Baski”

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

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

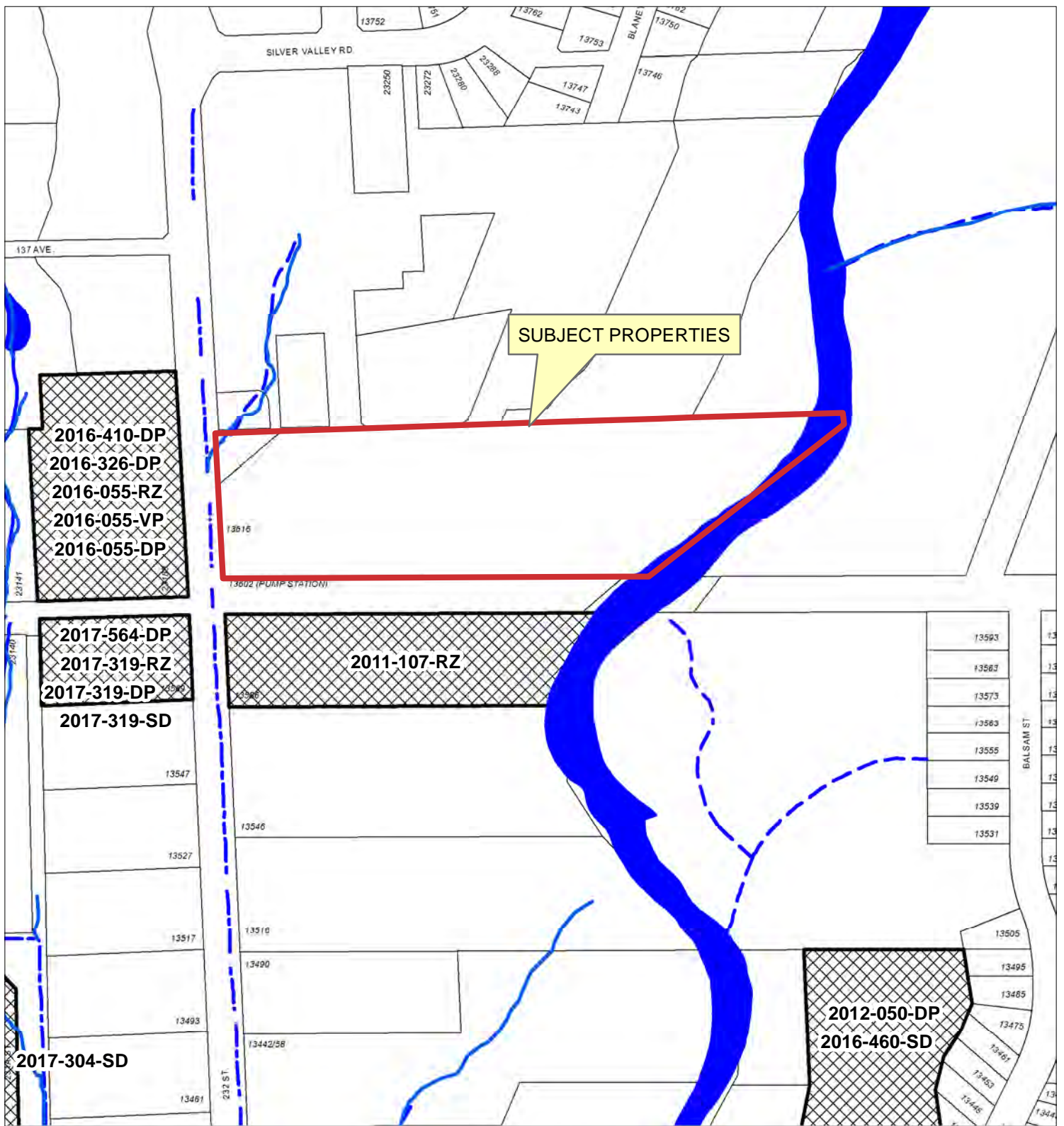
**Approved by: Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

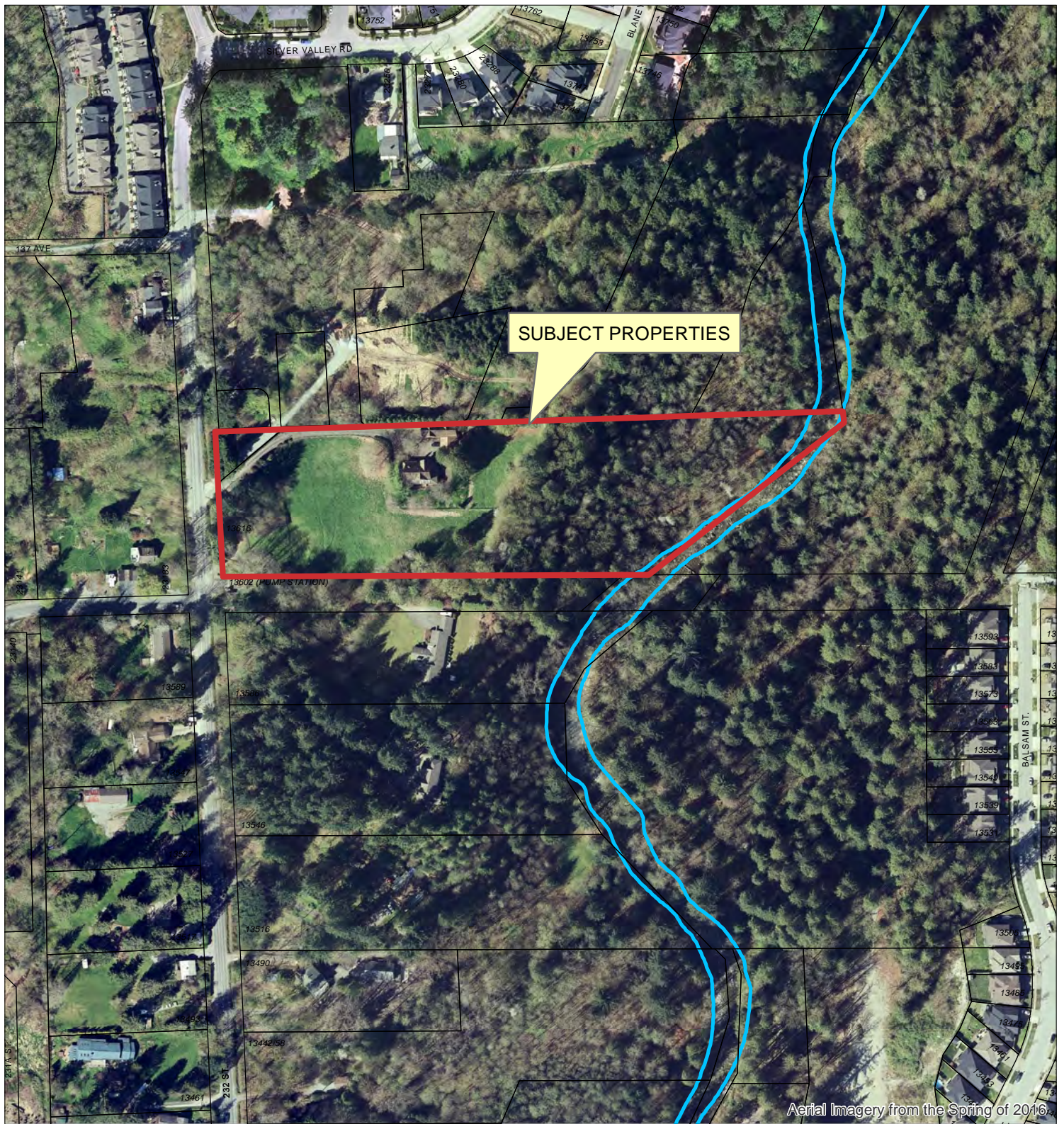
“Original signed by Al Horsman”

**Concurrence: Al Horsman
Chief Administrative Officer**

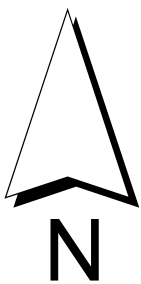
The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7430-2018
Appendix D – Zone Amending Bylaw No. 7431-2018
Appendix E – Proposed Subdivision Plan
Appendix F – Architectural Plans and Landscape Plans
Appendix G – ADP design comments

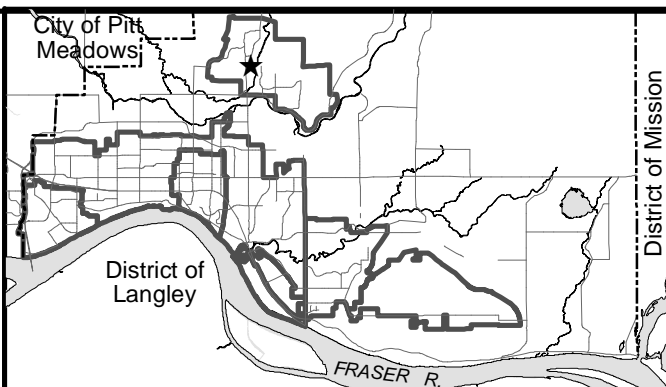




Aerial Imagery from the Spring of 2016.



Scale: 1:3,000



13616 & 13660 232 STREET

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

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

BY: LP

CITY OF MAPLE RIDGE
BYLAW NO. 7430-2018

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

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

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

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

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

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

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

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

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

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

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

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

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

READ a first time the 14th day of April, 2020.

READ a second time the 14th day of April, 2020.

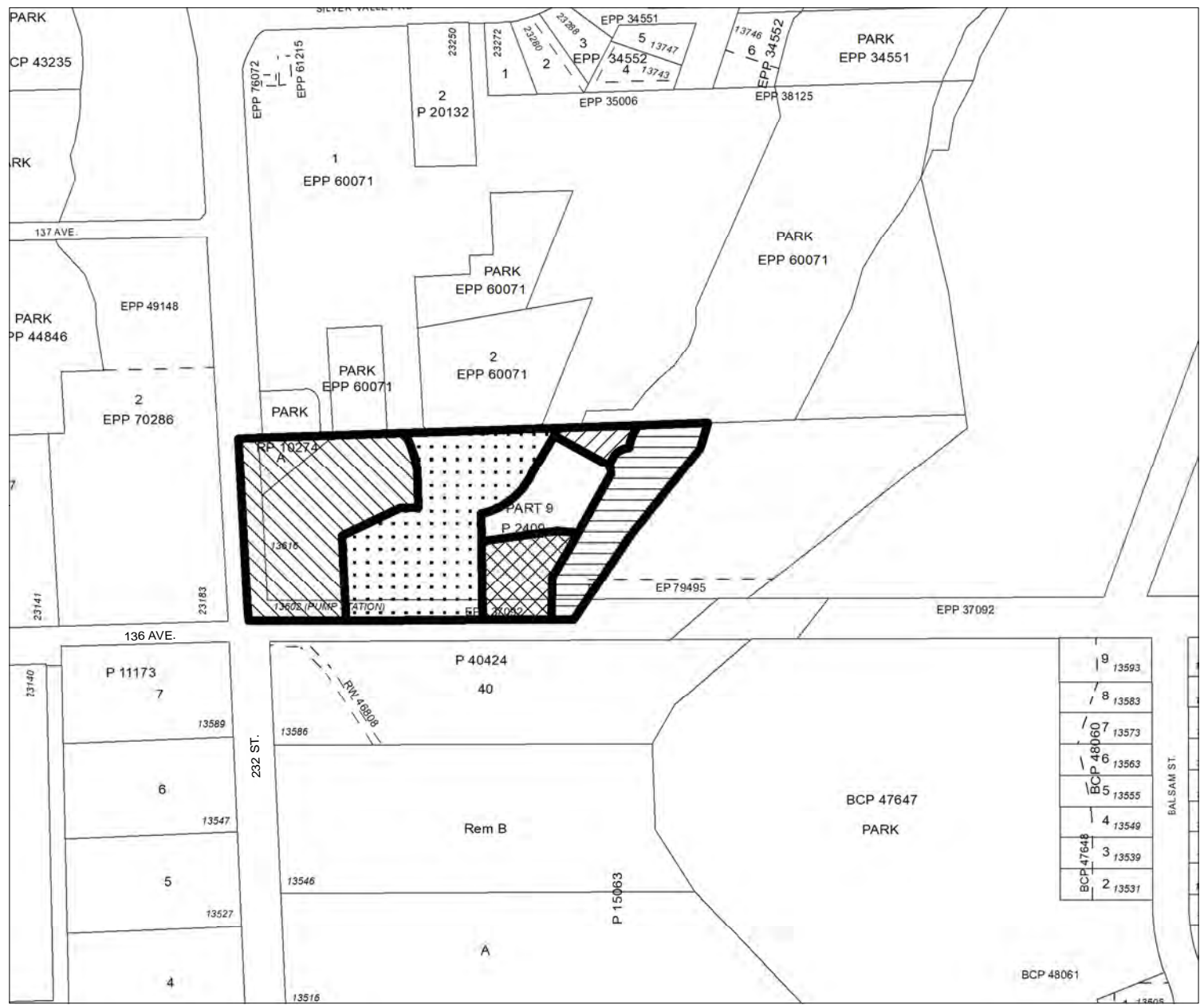
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING






Bylaw No. 7430-2018

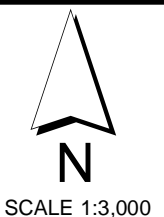
Map No. 971

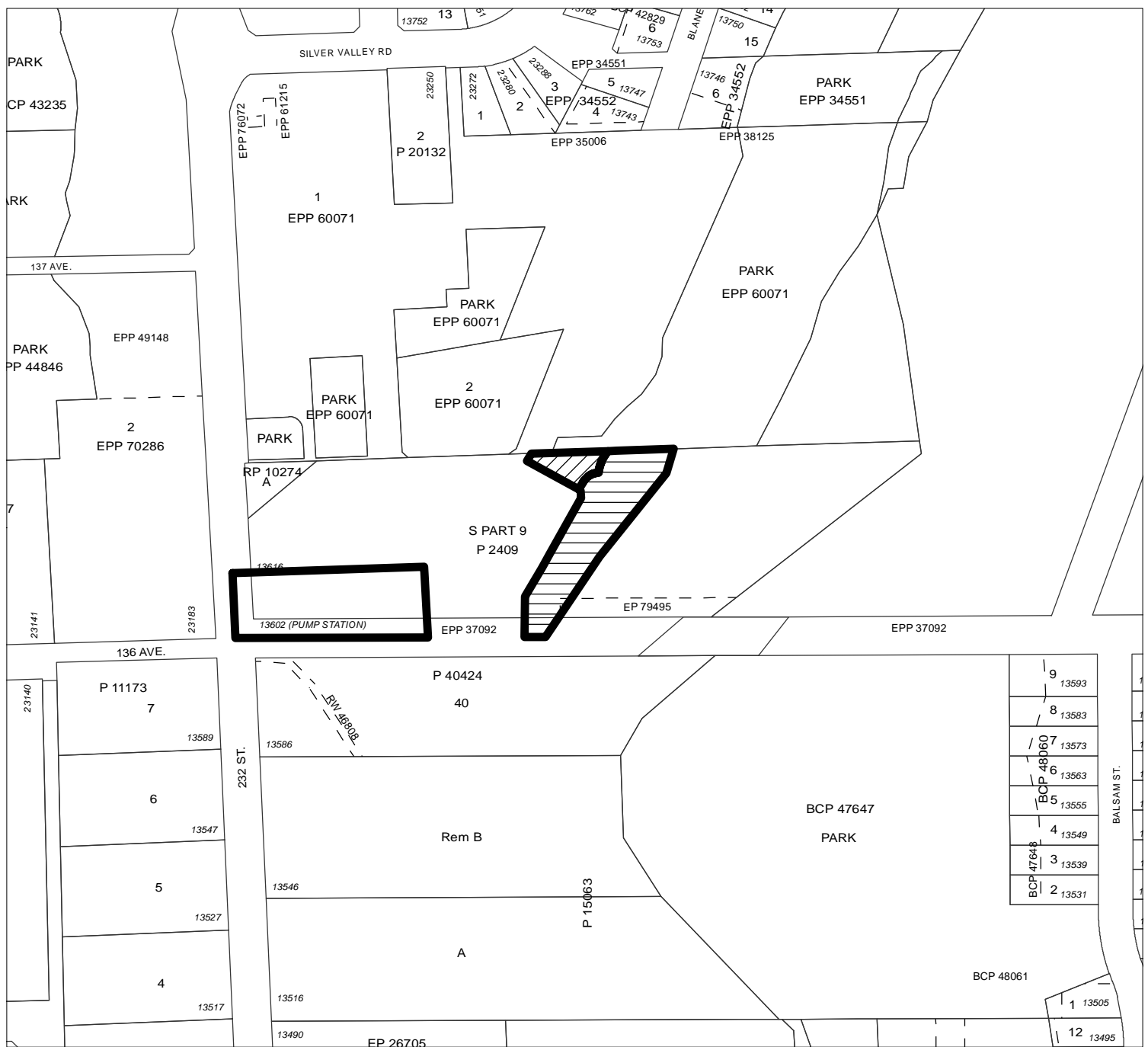
Purpose: To Amend Figure 2 and Figure 3A of the Silver Valley Area Plan

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

To:

	Medium/High Density Residential		Low Density Urban
	Medium Density Residential		Conservation
	Open Space		







MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

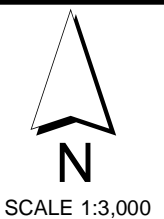
Bylaw No. 7430-2018

Map No. 972

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

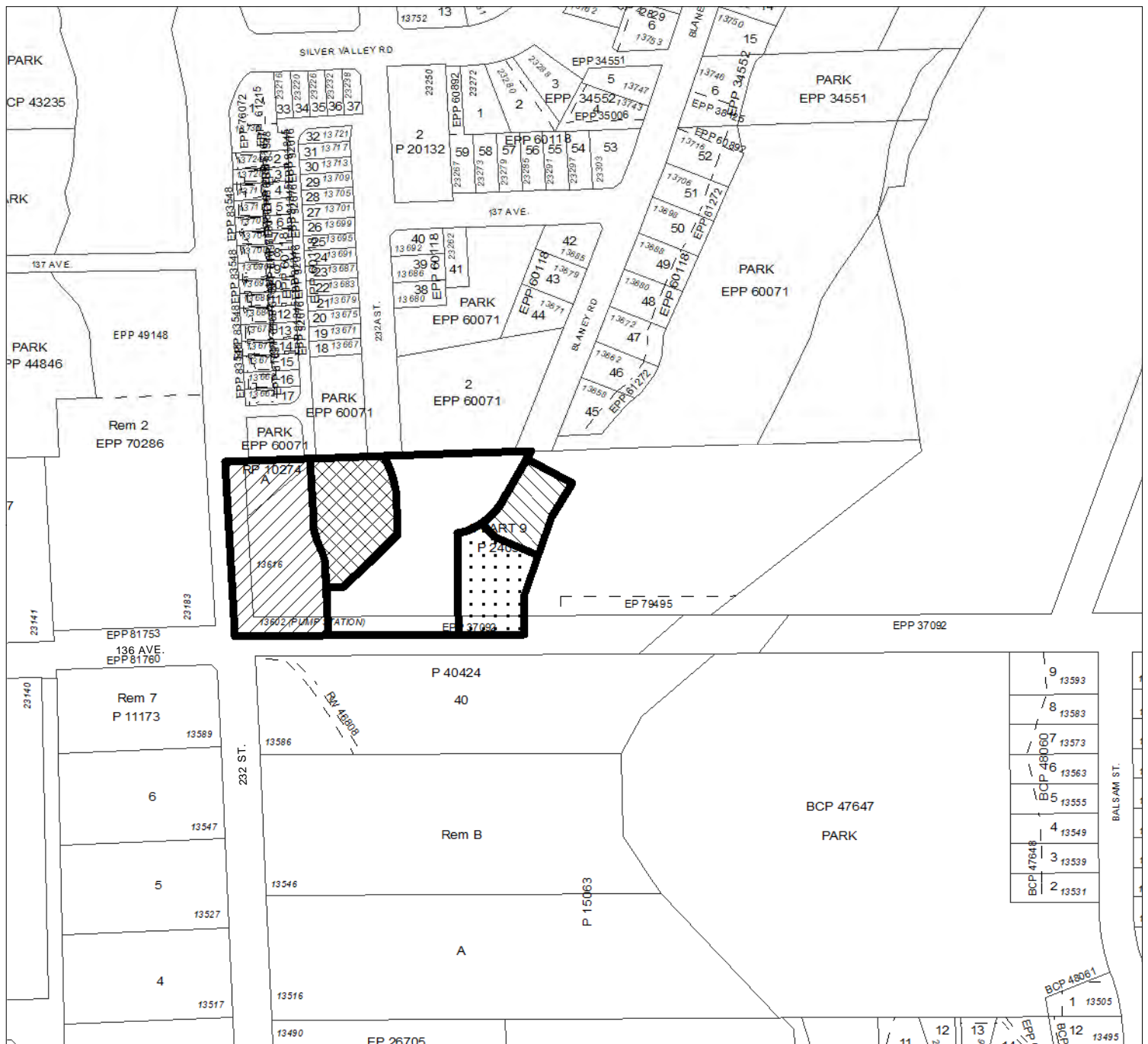
 To Remove from Open Space
 To Add To Open Space

 To Add To Conservation



BYLAW NO. 7431-2018

CORPORATE OFFICER







MAPLE RIDGE ZONE AMENDING

Bylaw No. 7431-2018

Map No. 1749

From: RS-3 (One Family Rural Residential)

To:

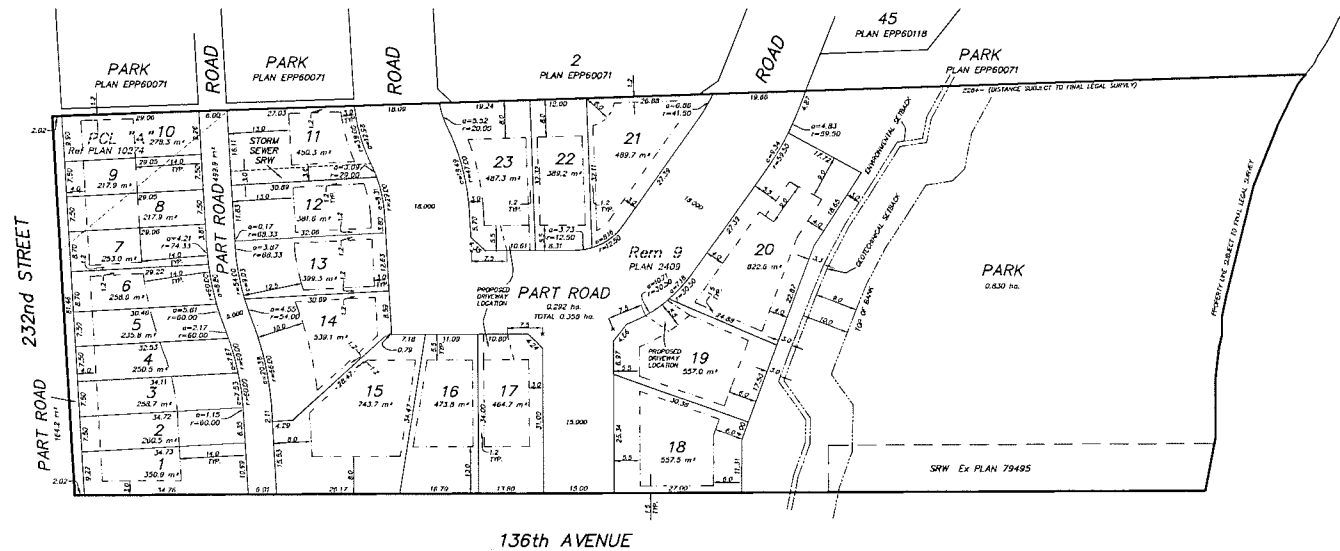
-  RS-1b (One Family Urban (Medium Density) Residential)
-  RS-1 (One Family Urban Residential)
-  R-2 (Urban Residential District)
-  R-1 (Residential District)
-  RST-SV (Street Townhouse - Silver Valley)



SCALE 1:3,000

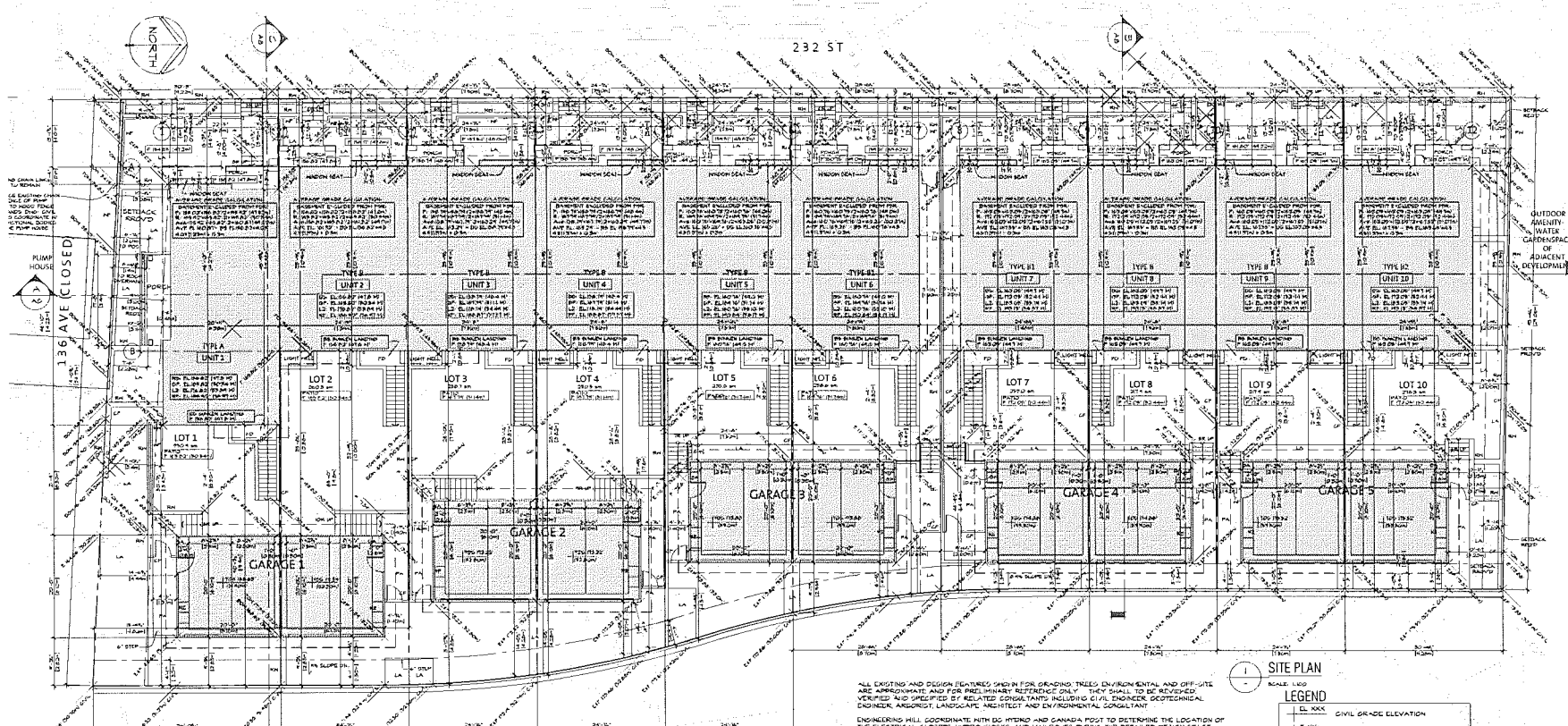
SKETCH SHOWING PROPOSED SUBDIVISION OF
SOUTH PART LOT 9 EXCEPT: PARCEL "A" (REFERENCE PLAN 10274),
BLOCK "A" SECTION 33 TOWNSHIP 12 NEW WESTMINSTER DISTRICT
PLAN 2409 BEING ALL THAT PORTION OF SAID LOT LYING TO THE
SOUTH OF A STRAIGHT LINE DRAWN PARALLEL TO AND PERPENDICULARLY
DISTANT 200 FEET SOUTH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

SCALE 1:1,500
ALL DISTANCES ARE IN METRES



136th AVENUE

40
PLAN 40424



PROJECT DATA

CIVIC ADDRESS:	LOT 1 TO 10 OF 1366 AND 1360 232 STREET, MAPLE RIDGE, BC	
LEGAL DESCRIPTION:	SOUTH PART LOT 14 & PARCEL A, BLOCK A, SECTION 33 TOWNSHIP 12 N4D, PLAN 2404, P.L.D. 04-223-471	
ZONING:	R21-S1 STREET TOWNHOUSE RESIDENTIAL - SILVER VALLEY	
DCP	LOW DENSITY URBAN CONSERVATION SILVER VALLEY BCD CLUSTERS, OPEN SPACE AND LOW DENSITY URBAN	
	REQUIRED	PROVIDED
LOT SIZE:	MIN 324 m ² FOR EXT. LOT	LOT 8, 7.10, 220.0m ² , 223.0m ² , 210.2m ²
	MIN 180 m ² FOR INT. LOT	LOT 2 TO 4, 214 m ² TO 260.2 m ²
	MIN 275 m ² FOR EXT. LOT	LOT 1, 250.1 m ²
	STREET CORNER	
DENSITY:	MAX 2400 SF (225 m ²)	235 TO 0.76 PARK
	PER UNIT INCLUDING BASEMENT	LOT 1 OF 0.55 PARK (107.5m ²) TO
	GARAGE AND ACCESSORY BLDGS	LOT 4 OF 0.76 PARK (104.4m ²)
LOT COVERAGE:	MAX 55% FOR EXT. LOT	LOT 6, 7, 10, 43.5m ² TO 47.4m ² (105.24 m ²)
	MAX 55% FOR INT. LOT	LOT 2, 3, 4, 5, 9, 10, 40.5m ² TO 55.0m ²
	MAX 45% (100.56 m ²) FOR EXT. LOT	LOT 1, 37.5m ² (101.0m ²)
	STREET CORNER	
OFF-STREET PARKING:	2 SPACES PER UNIT	2 SPACES PER UNIT
NEIGHBORIAL:	N/A	N/A
VISION:	N/A	N/A
AMENITY SPACE:	N/A	N/A

	REQUIRED	PROVIDED	VARIANCE
BUILDING SETBACKS - MAIN BUILDINGS			
FRONT (N232) - 232 ST	MIN 4.0m (13'2")	4.0m (13'2") TO MAIN BLDG	
		3.7m (12'10") TO HINGED SEATS OF 2.2M	REQD
INTERIOR SIDE - B/N LOTS	MIN 0.0m (0')	0.0m (0')	
EXTERIOR SIDE SOUTH - STREET CORNER	MIN 3.0m (9'8")	3.0m (9'8") TO MAIN BLDG	
		4.4m (14'5") TO GARAGE	
EXTERIOR SIDE - END LOT	MIN 1.2m (3'9")	LOT 6, 7, 1.2m (3'9") LOT 10, 2m (6'6")	
		LOT 2, 1.2m (3'9") LOT 10, 3.2m (10'5")	
REAR (S232) - LANE	MIN 14.0m (45'9")	LOT 2, 10.1m (33'2") TO 14.0m (45'9")	
		15.4m (50'7") TO 4.5m (14'9")	
SITING EXCEPTED (S REDUCED SETBACKS)			
FRONT (N232) - 232 ST	MIN 2.7m (8'9") PORCH BALCONY	2.7m (8'9") PORCH BALCONY	
	MIN 3.0m (9'8") DAY HEDGON	3.0m (9'8") DAY HEDGON	
INTERIOR SIDE NORTH	MIN 0.0m	0.0m	
EXTERIOR SIDE SOUTH CORNER - FUTURE DR V	MIN 1.5m (4'9") PORCH BALCONY	1.5m (4'9") PORCH BALCONY & CAVED	
	MIN 1.5m (4'9") GARAGE CAVES	3.0m (9'8") GARAGE CAVES	
REAR (S232)	MIN 0.7m (2'3") TO 4.5m (14'9")	0.4m (1'3") TO 4.5m (14'9")	
BUILDING HEIGHTS			
MAIN BLDG	MIN 11m (36'0")	10.7m (35'2") ROOF MEAN HT	
	ROOF MEAN HT	12m (39'4") ROOF PATIO GARD	
GARAGE	MIN 4m (13'0")	4.2m (13'7") FOR GARAGE	REQD
ENCROACHMENT, EASEMENT OR COVENANT TO ADJACENT LOTS			
	FOR GLAZING, SOFFIT, TRIM OR EXTERIOR FINISH	FOR GLAZING, SOFFIT, TRIM OR EXTERIOR FINISH	REQD
	ROOF OVERHEAD	ROOF OVERHEAD	

UNIT	COV PER	UNIT	COV PER	UNIT	COV PER	UNIT	COV PER
1	100.00	100.00	45	100.00	100.00	100.00	100.00
2	100.00	100.00	45	100.00	100.00	100.00	100.00
3	100.00	100.00	45	100.00	100.00	100.00	100.00
4	100.00	100.00	45	100.00	100.00	100.00	100.00
5	100.00	100.00	45	100.00	100.00	100.00	100.00
6	100.00	100.00	45	100.00	100.00	100.00	100.00
7	100.00	100.00	45	100.00	100.00	100.00	100.00
8	100.00	100.00	45	100.00	100.00	100.00	100.00
9	100.00	100.00	45	100.00	100.00	100.00	100.00
10	100.00	100.00	45	100.00	100.00	100.00	100.00

UNIT	COV PER	UNIT	COV PER	UNIT	COV PER	UNIT	COV PER
1	100.00	100.00	45	100.00	100.00	100.00	100.00
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5	100.00	100.00	45	100.00	100.00	100.00	100.00
6	100.00	100.00	45	100.00	100.00	100.00	100.00
7	100.00	100.00	45	100.00	100.00	100.00	100.00
8	100.00	100.00	45	100.00	100.00	100.00	100.00
9	100.00	100.00	45	100.00	100.00	100.00	100.00
10	100.00	100.00	45	100.00	100.00	100.00	100.00

SITE PLAN

SCALE: 1:500

LEGEND

- 1.00 CIVIL GRADE ELEVATION
- 2.00 NATURAL GRADE ELEVATION
- 3.00 DESIGN GRADE ELEVATION
- 4.00 TOP OF SLAB ELEVATION
- 5.00 TOP OF WALL ELEVATION
- 6.00 TOP OF CURB ELEVATION
- 7.00 LANDSCAPE AREA
- 8.00 PERMEABLE PAVED PATHWAY
- 9.00 RETAINING WALL (HAIL DROG)
- 10.00 12m (40') HORIZ. SLANT FENCE
- 11.00 1.5m (5') CEDAR FENCE
- 12.00 PERMEABLE PAVEMENT
- 13.00 TREE TO BE REMOVED
- 14.00 TREE TO BE RETAINED
- 15.00 GARAGE-DR
- 16.00 RECYCLING BIN

Project: 10 Unit Street Townhouse
Location: 13616, 13660 232 St, Maple Ridge
Client: JP Architect
Date: 2023-10-10

JP ARCHITECTURE
10011 136th Avenue, Suite 100
Maple Ridge, BC V2X 6K6
Tel: 604.463.2346
www.jparchitect.com

REVISIONS

NO.	DATE	DESCRIPTION
1	2023-10-10	Initial Design
2	2023-10-10	Revised Design
3	2023-10-10	Final Design

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



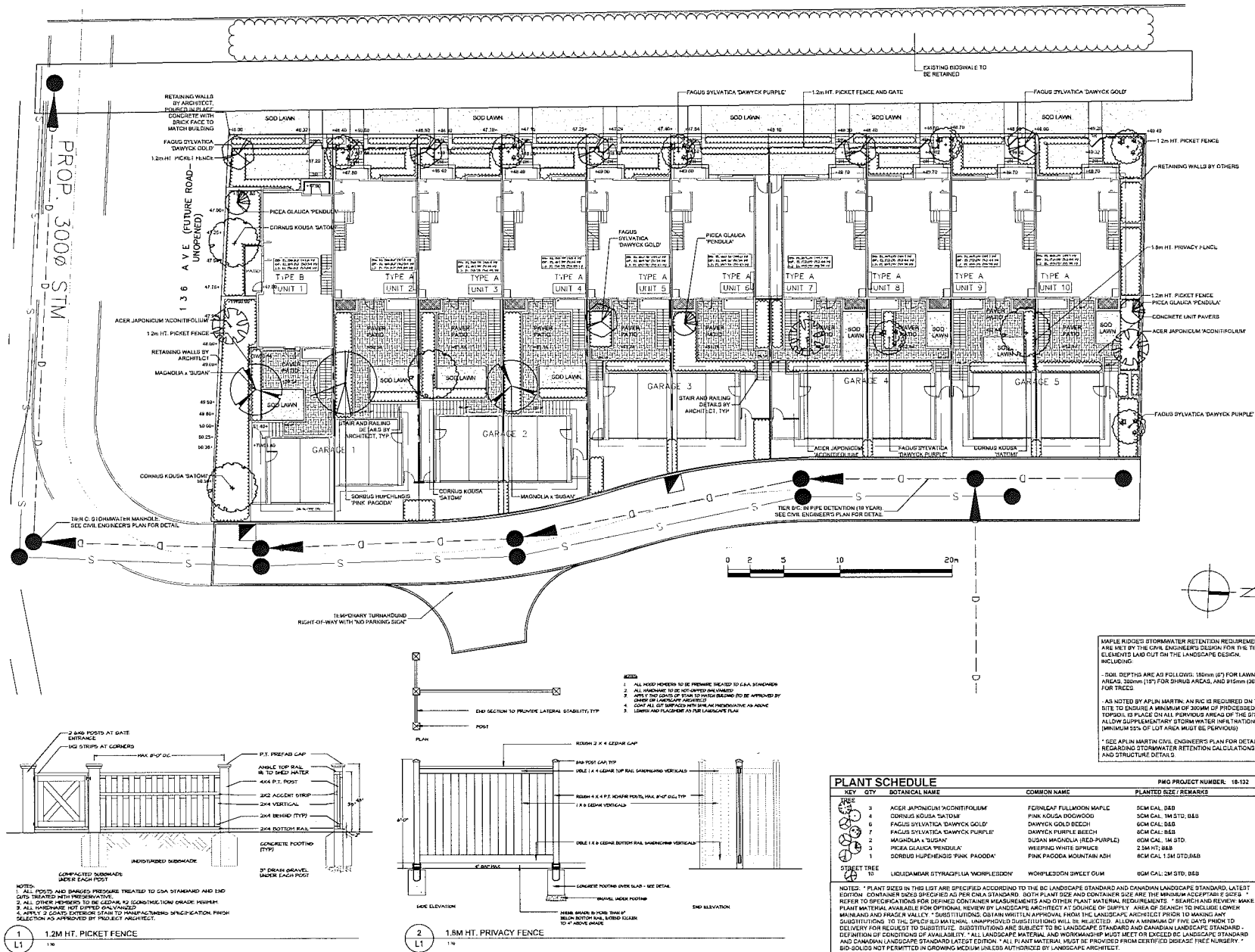
COLOR & MATERIAL LITING

- [illegible]





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



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pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Ste Creek Drive
Burnaby, British Columbia, V6C 6G9
p. 604-294-0211, f. 604-294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	18.01.18	10-UNIT TOWNHOMES	RL
2	18.01.18	10-UNIT TOWNHOMES	RL
3	18.01.18	10-UNIT TOWNHOMES	RL
4	18.01.18	10-UNIT TOWNHOMES	RL
5	18.01.18	10-UNIT TOWNHOMES	RL
6	18.01.18	10-UNIT TOWNHOMES	RL
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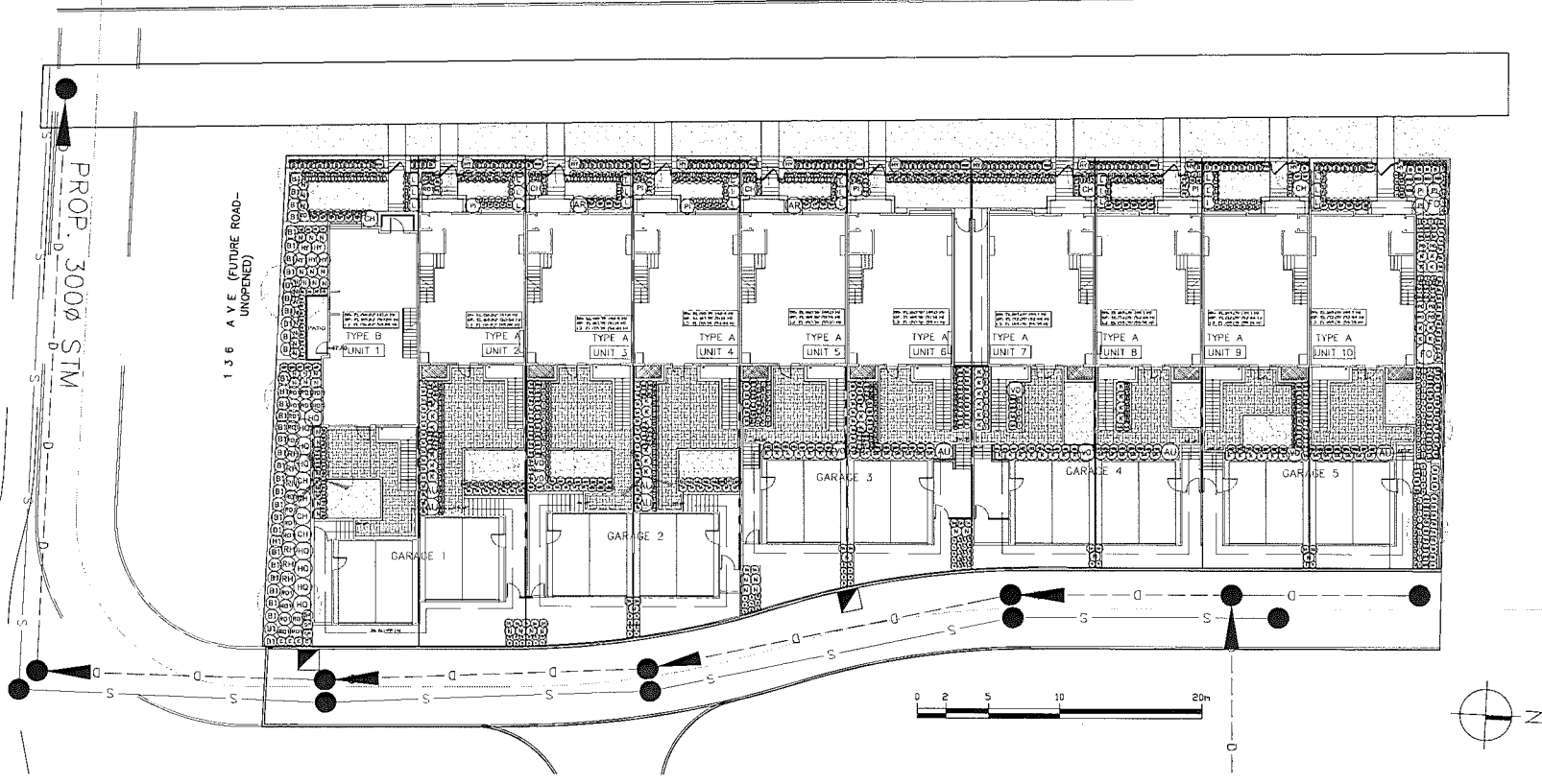
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9	18.01.18	10-UNIT TOWNHOMES	RL
10	18.01.18	10-UNIT TOWNHOMES	RL



KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	1	ARUNDO UNICOLA COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT, 40CM
2	1	AUCUBA JAPONICA 'SERRATIFOLIA'	SANCTO SPIRIT JAPANESE AUCUBA	#3 POT, 40CM
3	1	Berberis thunbergii 'AUREA NANA'	GOLDEN DWARF BARBERY	#3 POT, 40CM
4	1	Berberis thunbergii 'WINTER GEM'	LITTLE LEAF BERRY	#2 POT, 30CM #3 POT, 40CM
5	1	CARYOPTERIS x GLANDOLENSIS 'DARK KNIGHT'	SLUEBERRY	#2 POT, 40CM
6	1	CHOISYA TERNAUTA 'SUNSHINE'	MEXICAN HOCK ORANGE	#3 POT, 40CM
7	1	ELONIMUS ALATA 'COMPACTUS'	COMPACT MIMOS BURNING BUSH	#3 POT, 40CM
8	1	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT, 40CM
9	1	HYDRANGEA MANDSCHURICA 'SISTEN THERESA'	RED LEAF HYDRANGEA	#2 POT, 30CM
10	1	HYDRANGEA OXEROCIDIA	CHALK LEAF HYDRANGEA	#2 POT, 30CM
11	1	KALIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT, 30CM
12	1	MANCINI NERVOZA	LONG LEAF MANCINI	#2 POT, 30CM
13	1	NANDINA DOMESTICA 'WOODBAY'	DWARF HEAVENLY BAMBOO	#2 POT, 30CM
14	1	PICRIS JAPONICA 'FOREST FLAME'	PICRIS WHITE BLOOMS	#2 POT, 30CM
15	1	RHOISANDERON 'WIND FURNIVAL'	RHOISANDERON ROSE PINK MAY	#2 POT, 30CM
16	1	ROSA MEDIALAND 'DONGA'	BONGA ROSE	#2 POT, 30CM
17	1	ROSA MEDIALAND 'RED'	MEDIALAND ROSE, RED	#2 POT, 30CM
18	1	RICHARDSONIA OFFICINALIS 'PROSTRIATUS'	CRISP LEAF ROSEMARY	#2 POT, 30CM
19	1	SKIMMIA JAPONICA (NON VALE)	JAPANESE SKIMMIA	#2 POT, 30CM
20	1	SPIRAEA JAPONICA 'LIMEGOLDEN'	BRIGHT GREEN SPIREA	#2 POT, 30CM
21	1	STPA TELUSISSA	MEXICAN FEATHER GRASS	#1 POT
22	1	TAXUS x MEDIA 'YELL'	HILL YEW	1.5M B&B
23	1	YACONITUM OVATUM 'THUNDERBOLT'	EVERGREEN HICKLEBERRY	#2 POT, 40CM

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

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LANDSCAPE
ARCHITECTS
Suite C100 - 4165 58th Street
Burnaby, British Columbia, V5C 6C9
p. 604-294-0211, f. 604-294-0222

NO.	DATE	REVISION DESCRIPTION	DR.
1	10/10/16	FINAL PRELIMINARY	EL
2	10/10/16	REVISIONS	EL
3	10/10/16	REVISIONS	EL
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100	10/10/16	REVISIONS	EL

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

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 10/10/16 DRAWING NUMBER: 1330
SCALE: 1:30
DRAWN: RK
DESIGN: AK
CHKD: PC

OF 2

APPENDIX G

Summary of Advisory Design Panel Resolutions

Following presentations by the project Architect and Landscape Architect, the Advisory Design Panel made the following resolution that:

That File No. 2017-473-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up (responses provided by the Architect and Landscape Architect are provided in italics):

Landscape Comments:

1. Coordinate grades between architectural and landscape plans south elevation, Unit 1;

Grading has been shown from the architect's plan on the landscape plans.

2. Coordinate offsite design with City requirements, in particular existing bioswales and street trees consistent with other areas on 232 Street;

The bioswales have been simply shown with an outline and will be retained.

3. Show retaining walls and fences in elevations to demonstrate height consistently in landscape and architectural drawings;

Shown on the architectural plans.

4. Provide a section through the north/south property line to show transition to future roadway;

Shown on the architectural plans.

5. Consider providing low level landscape lighting in the paver patios;

Lighting is provided at the building doors and at the garages, which will provide lighting into the back yard.

6. Show context of pump station in plan view and elevation; and

Shown on the architectural plans.

7. Provide adequate landscape screening between Unit 1 and the pump station.

Landscape screening is provided between the pump station and Unit 1 at a typical width of 7' or more.

Architectural Comments:

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

Our design intent was to create contrast between neutral color and bright natural wood color by providing cladding in neutral tone and bright stained cedar soffit, porch door. Although by changing the cladding to warmer color, it will 'dilute' and weaken the striking effect of architectural expression that we are trying to achieve, we are considering adding "accent panel" to sprinkle a color to the project- See attached. Please let me know if this is okay with you and if we are heading in a right direction.

2. Consider modifying the roof access proportions, roof design and materiality to better fit in with the west elevation; and

ADP's comment were on the stair enclosure for rooftop access, and they want us to explore options to remove or reduce their heights. As you are aware, our original proposal was recessed stair without rooftop stair projections; the original design was revised per the City's building department and Fire department's comment that recessed stairs will collect leaves and increase fire hazard potential and also creates maintenance issue. Based on these comments, we provided stair with the minimum headroom permitted. To address ADP's comments, we have no option but going back to the recessed stair which is not supported by the city's building and fire department. We need your direction for this one; kindly advise.

3. Consider the consistency of fenestration including frames and locations on the east elevation.

ADP's comment is on rear elevation of Unit 1 for the 2nd bedroom near the demising wall. They want that window centered. We will reflect the change in our elevation.

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-464-RZ
File Manager: Adrian Kopystynski**

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

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

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

Additional reports provided:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7631-2020;
Second Reading
Zone Amending Bylaw No. 7563-2019;
11907 223 Street

MEETING DATE: April 7, 2020
FILE NO: 2018-464-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11907 223 Street, from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District) to permit the future construction of a six (6) storey residential apartment building with approximately 51 units. On July 2, 2019, Council granted first reading to Zone Amending Bylaw No. 7563-2019.

The applicant is proposing an increase in the maximum density of 1.8 floor space ratio (FSR) by 0.56 FSR to 2.36 FSR through the recently adopted RM-2 bonus density regulation. This proposed density can be achieved through a cash contribution of approximately \$147,994.24 based on rate of \$161.46 per square metre (\$15.00 per square foot) applied to the additional 0.56 FSR being requested.

This application requires an amendment to the Official Community Plan (OCP) to exceed the five (5) storey building height restriction associated with the *Low-Rise Apartment* designation in the Town Centre Area Plan for this project. The wording of this policy is proposed to give Council the flexibility to allow an increase from five (5) to six (6) storeys where shadowing, change in neighbourhood character, view obstruction, and other negative impacts can be minimized.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of (\$3,100.00 per apartment dwelling unit), for an estimated amount of \$158,100.00.

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. 7631-2020 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. 7631-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;

- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7631-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7631-2020 be given first and second reading, and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7563-2019 be given second reading, and be forwarded to Public Hearing;
- 6) That voluntary payment of \$8,000 and receipt upon payment in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990 as cash-in-lieu for the one (1) off street parking space provided for residential use respecting the property located at 11907 223 Street;
- 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) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road corner truncation and lane widening dedication as required;
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - v) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - vi) Registration of a Restrictive Covenant for Stormwater Management;
 - vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
 - viii) That a voluntary contribution, in the amount of \$158,100.00 (\$3,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
 - ix) That a voluntary contribution, in the amount of \$147,994.24 based on rate of \$161.46 per square metre (\$15.00 per square foot) for the additional FSR being sought in in accordance Section 5. Density f) of the RM-2 Zone.

DISCUSSION:

1) Background Context:

Applicant:	Bissky Architecture and Urban Design Inc.
Legal Description:	Lot 4 District Lot 398 Group 1 New Westminster District Plan 8380
OCP:	
Existing:	Low-Rise Apartment
Proposed:	Low-Rise Apartment

Zoning:
Existing: RM-3 (High Density Apartment Residential District)
Proposed: RM-2 (Medium Density Apartment Residential District)

Surrounding Uses:

North:	Use:	Apartment
	Zone:	RM-3 (High Density Apartment Residential District)
	Designation:	Low-Rise Apartment
South:	Use:	Single Family Residential
	Zone:	RM-3 (High Density Apartment Residential District)
	Designation:	Low-Rise Apartment
East:	Use:	Commercial
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Flexible Mixed-Use
West:	Use:	Apartment
	Zone:	RM-3 (High Density Apartment Residential District)
	Designation:	Low-Rise Apartment

Existing Use of Property: Vacant
Proposed Use of Property: Multi-Family Apartment
Site Area: 0.18 ha (0.43 acres)
Access: Lane north of 119 Avenue
Servicing requirement: Urban Standard

2) Background:

The subject property, at 11907 223 Street is located at the southwest corner of 223 Street and 119 Avenue. The property is flat with trees located around the perimeter, along with grasses and low-lying shrubs located throughout. The subject property is currently vacant (see Appendices A and B).

3) Project Description:

The current application proposes to rezone the subject property from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District) to permit the construction of a six-storey building consisting of 51 apartment units and 60 concealed parking spaces. There is an amenity space provided for residents to use on a lower roof level. The Site Plan and the Lower Roof plan with the roof top open space are shown in Appendix E. Elevations and a Rendering are shown in Appendices F and H, respectively.

Two levels of parking are provided: one is an underground structure and the other at ground level oriented to the lane and shared with apartment units facing 119 Avenue and 223 Street. This ground level parking area will have a rooftop amenity space. Access to the parking will be by separate driveways (one being a ramp) from the lane along the northern edge of the site.

The property has historical RM-3 (High Density Apartment Residential District) zoning that is intended for dense high-rise buildings. This density is based on building height for each storey built above the fifth storey, to achieve the maximum permitted density in the RM-3 (High Density Apartment Residential District) zone (i.e. 1.2 FSR plus 0.2 FSR for each storey 6 to 10) to a maximum of 2.2 FSR. Instead, the applicant is seeking to rezone and apply for the recently amended the RM-2

(Medium Density Apartment Residential District) zone, that contains a new bonus density provision to allow the density to be increased through payment of a cash contribution of \$161.46 per square metre (\$15.00 per square foot) for additional FSR between 1.8 and 2.4. Therefore, the applicant is proposing an increase beyond the maximum density of 1.8 FSR by 0.56 FSR to 2.36 FSR. Therefore, a cash contribution of approximately \$147,994.24 based on the above quoted rate for the additional 0.56 FSR is being requested.

The proposed RM-2 (Medium Density Apartment Residential District) zone is consistent with the Low-Rise Apartment designation within Town Centre Area Plan in the Official Community Plan (OCP), thus rezoning to RM-2 (Medium Density Apartment Residential District) would bring the property into conformance with the policies of OCP and the Town Centre Area Plan.

4) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Downtown West Precinct of the Town Centre Area Plan and is designated *Low-Rise Apartment*. An OCP amendment is proposed to accommodate the proposed six-storey structure. This approach is consistent with other applications in the area, as well as, applications soon to be received who are also seeking greater building height by utilizing the density bonus option.

Changing the restriction from five (5) to six (6) storeys in the above OCP Policy would mean any site designated *Low-Rise Apartment*, would be entitled to the additional story. After further review, it was determined that such an increase could be permitted if an applicant demonstrates that adverse impacts due to shadowing, change in neighbourhood character, view obstruction and other negative impacts are sufficiently mitigated.

Therefore, the following text amendment (see underlined text) is proposed to Policy 3-22 in the Town Centre Area Plan:

Policy 3-22 All Low-Rise Apartment development should be a minimum of three (3) storeys and a maximum of five (5) storeys. In instances where there it is demonstrated shadowing, neighbourhood character, view obstruction and other negative impacts are sufficiently mitigated, the height may be increase to six (6) storeys.

The applicant has demonstrated through the plans submitted and reviewed by the Advisory Design Panel, compliance with the Policy 3-22 as proposed to be amended.

The following policies also apply to this proposal:

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

This project increases the residential density by introducing up to 51 units, including 11 one-bedroom units, 34 two-bedroom units, and six (6) three-bedroom units. The subject property is located within walking distance to a range of shops, services, parks and the Haney Place Transit Exchange.

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

This project will potentially have shadow impacts on the adjacent properties to the north and east of the site. The applicant will be asked to provide a shadow study to determine the extent of shadowing.

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

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

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

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

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

ii) Housing Action Plan:

The City's Housing Action Plan (HAP) was endorsed by Council in 2014. It seeks to increase access to "safe, affordable, and appropriate housing that meets the diverse and changing needs of the community". The HAP also speaks of the need to provide a range of non-market, affordable and special needs housing. This was reaffirmed with the endorsement of the Housing Action Plan Implementation Framework in September, 2015.

The subject application does provide a mix of unit sizes to help in achieving housing diversity. This includes the following breakdown:

- 11 one bedroom suites (22 %);
- 34 two bedroom suites (67 %); and
- Six (6) three bedroom suites (11 %).

iii) **Citywide Community Amenity Program:**

The City-wide Community Amenity Contribution (CAC) Program, approved by Council on March 14, 2016 and amended on December 14, 2017, applies to this project. Consistent with this policy, a voluntary contribution of \$3,100 per apartment unit, totaling \$158,100.00, is required for this project before final reading.

iv) **Zoning Bylaw:**

The plans for this project are attached as Appendix C. The subject property is proposed to be rezoned to RM-2 zone and will be governed by the zone's regulations, with some variances to better accommodate the project. There is compliance with the minimum lot area, lot dimension, useable outdoor opens space and indoor amenity space.

The proposed density is 2.36 FSR, which complies with the maximum permitted FSR of 2.4. This density is achieved by utilizing the base density FSR of 1.8 and adding an additions FSR of 0.56 through providing a cash contribution of a cash contribution of approximately \$147,994.24 based on the rate of \$161.46 per square metre (\$15.00 per square foot) for the additional FSR as provided for the RM-2 Zone density regulation.

The proposed variances are described later in this report.

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

The following is observed about the parking being provided:

- The Parking Bylaw requires 60.7 spaces, with rounding to 61 under the Bylaw; however, 60 parking spaces are being provided;
- One (1) of the above spaces is to be designed as a disabled parking space. This has been provided in accordance with the bylaw; and
- Not more than 10% are small car parking spaces. A total of six (6) of the required parking spaces are designed to be small car spaces, which is in compliance with the 10% restriction in the Bylaw.

With respect to parking, a variance is not required because the applicant elected to make the prescribed \$8,000 payment-in-lieu of providing parking in accordance with the Off-Street Parking and Loading Bylaw. The reduction of one parking space on the property can be justified because:

- The cash-in lieu payment will contribute to a future parking space in a municipal facility; and
- The effect of this reduction is minimal because the site is located in the Town Centre Area, where residents can walk or cycle to stores, offices and recreation, and the transit along the Lougheed Corridor is within a convenient walking distance.

The Off Street Parking and Loading Bylaw requires the following action to be taken by Council:

Where an owner has paid money to the City of Maple Ridge in lieu of providing off-street parking spaces, Council shall by resolution acknowledge receipt of such payment and the resolution shall set out the real property and the number of off-street parking spaces in respect of which the payment was received.

The necessary resolution has been included in the Recommendation section of this report.

The project will also comply with the electric vehicle charging requirements by having roughed-in infrastructure capable of providing Level 2 charging outlets for each residential parking space, and one Level 2 outlet each for every two (2) of the visitor parking spaces (i.e. at least 50%).

vi) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations to *Maple Ridge Zoning Bylaw No. 3510 -1985*.

The following requested variances to the *RM-2 Medium Density Apartment Residential District* zone will be the subject of a future Council report:

- Increasing the maximum height from four (4) storeys to six (6) storeys and the height from 15 metres to 21 metres to the top of the elevator shaft; and
- Reducing the setbacks from 7.5 metres from all lot lines to:
 - 4.0 metres from 119 Avenue and from 223 Street (with further reductions to allow for balcony and roof line feature projections) and;
 - 3.0 metres from the lane (with further reductions to allow for balcony and roof line feature projections).

vii) 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.

viii) Advisory Design Panel:

The application was reviewed by the ADP at a meeting held on January 22, 2020 and their comments and the applicant's responses can be seen in Appendix I.

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

ix) Development Information Meeting:

A Development Information Meeting was held at Maple Ridge Pitt Meadows Chamber of Commerce office on January 7, 2020. Two (2) people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- A resident of the building immediately to the west of the development site expressed concern about the loss of his view of existing greenery currently on the currently vacant development site and of the potential impact to the squirrels and racoons that he enjoys watching.
- Another guest noted that she liked the building.
- Another local resident that was not able to attend the meeting, but sent an email expressing concern about the impact the development will have on street parking in the neighbourhood.

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

- **Impact of the View of the Neighbouring Building** - The building is set back 4.0 metres from the west property line and the landscape design incorporates numerous trees and shrubs on all sides of the building, including the east side. Additionally, this is an urban infill site within the downtown core, and as such that been designed to increase the density and number of housing units in this area with close proximity to the City's services.
- **Off Street Parking** - The development is required to include 61 off-street parking stalls and 60 are included. The developer plans to pay cash-in-lieu to pay for the additional parking stall as permitted by the municipality. Additionally, the development is required to include 13 long-term and 16 short-term bike stalls; the project includes 14 long term and 16 short term stalls.

5) Traffic Impact:

As the subject property is 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, the Ministry has granted preliminary approval of the development application.

6) Interdepartmental Implications:

i) Engineering Department:

A number of matters were noted by Engineering. These included: road and lane widening, corner truncation; road upgrading including curbs, sidewalks and street trees; service and utility upgrades and payment in lieu for matters like future ornamental street lighting. These and other matters will be governed by a future Rezoning Servicing Agreement with associated fees and securities.

ii) Building Department:

Comments were provided about matters to be addressed at the Building Permit stage.

iii) Fire Department:

The Fire Department has no issues in moving this project forward. Detailed comments will be provided on the project at the building permit stage.

iv) Environment:

Comments were provided about Erosion and Sediment Control requirements during site development and construction and integrating the stormwater management requirements with landscaping being provided.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7631-2020, that second reading be given to Zone Amending Bylaw No. 7563-2019, and that this rezoning application 2018-464-RZ be forwarded to Public Hearing.

“Original signed by Mark McMullen” for

Prepared by: Adrian Kopystynski M.Sc., MCIP, RPP, MCAHP
Planner

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

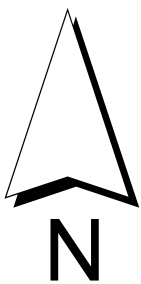
Approved by: Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services

“Original signed by Al Horsman”

Concurrence: Al Horsman
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7631-2020
Appendix D – Zone Amending Bylaw No. 7563-2019
Appendix E – Site and Lower Roof Opens Space Plan
Appendix F – Building Elevation Plans
Appendix G – Landscape Plan
Appendix H - Rendering
Appendix I – ADP Design Comments



Scale: 1:2,000

Legend

--- Ditch Centreline

11907 223 St

PLANNING DEPARTMENT



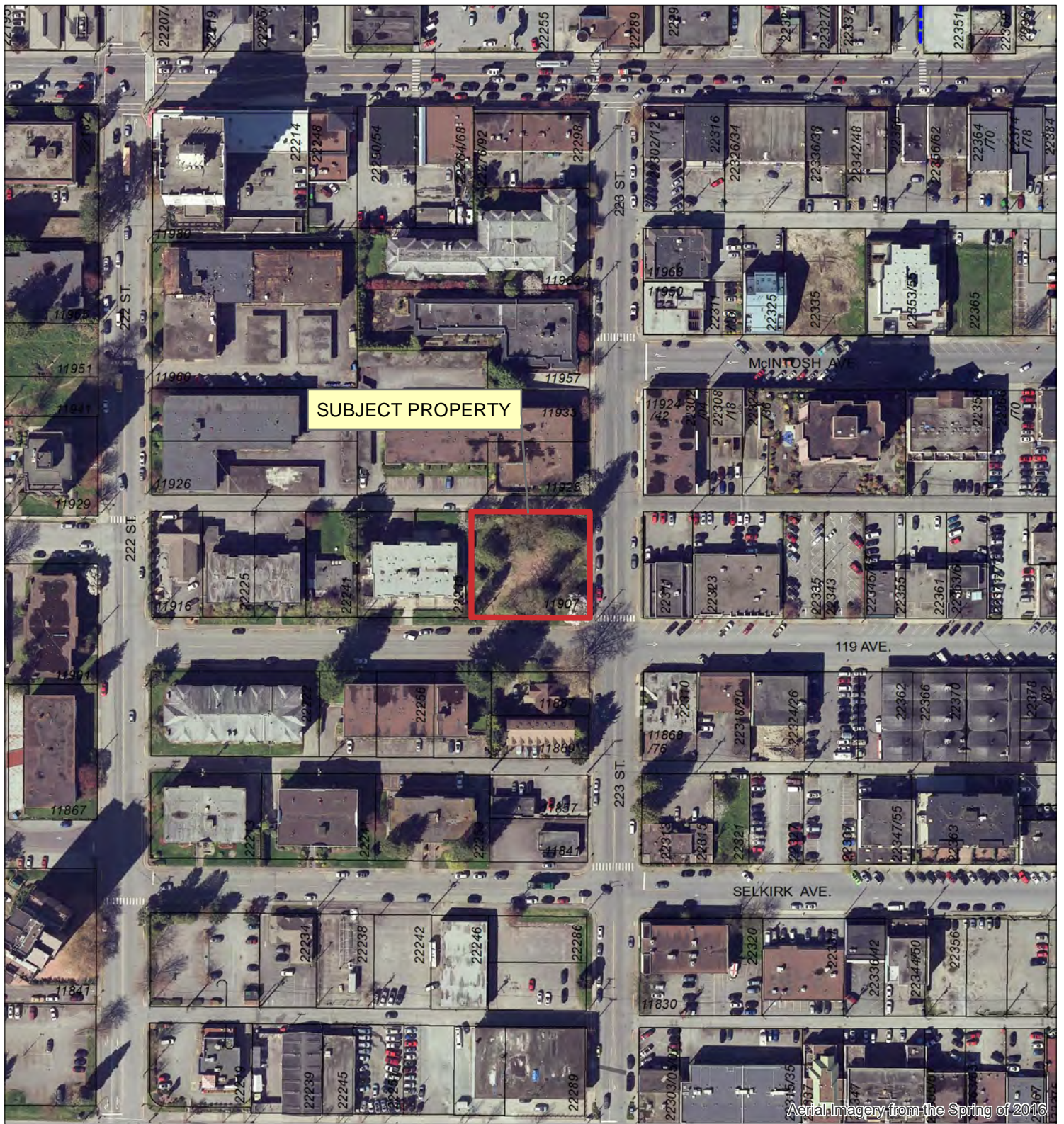
MAPLE RIDGE

British Columbia

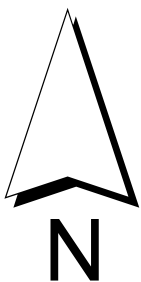
mapleridge.ca

FILE: 2018-464-RZ
DATE: Nov 8, 2018

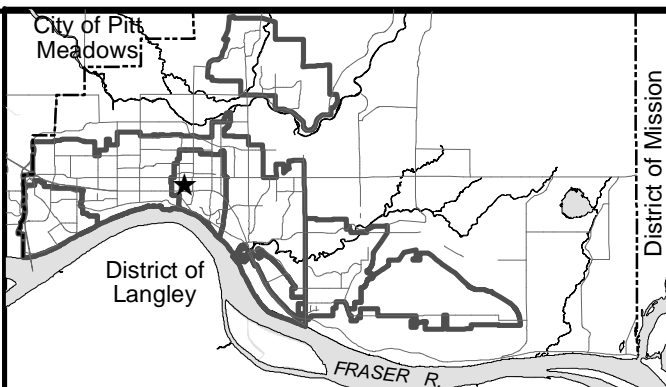
BY: LP



Aerial Imagery from the Spring of 2016



Scale: 1:2,000



11907 223 St

PLANNING DEPARTMENT



British Columbia
mapleridge.ca

FILE: 2018-464-RZ
DATE: Nov 8, 2018

BY: LP

CITY OF MAPLE RIDGE

BYLAW NO. 7631-2020

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. 7631-2020".
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 14th day of April, 2020.

READ A SECOND TIME the 14th day of April, 2020.

PUBLIC HEARING HELD the day of , 200 .

READ A THIRD TIME the day of , 200 .

ADOPTED, the day of , 200 .

PRESIDING MEMBER

CORPORATE OFFICER

BYLAW NO. 7563-2019

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. 7563-2019."
2. That parcel or tract of land and premises known and described as:

Lot 4 District Lot 398 Group 1 New Westminster District Plan 8380

and outlined in heavy black line on Map No. 1803 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-2 (Medium Density Apartment Residential District).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 9th day of July, 2019.

READ a second time the 14th day of April, 2020.

PUBLIC HEARING held the day of , 20

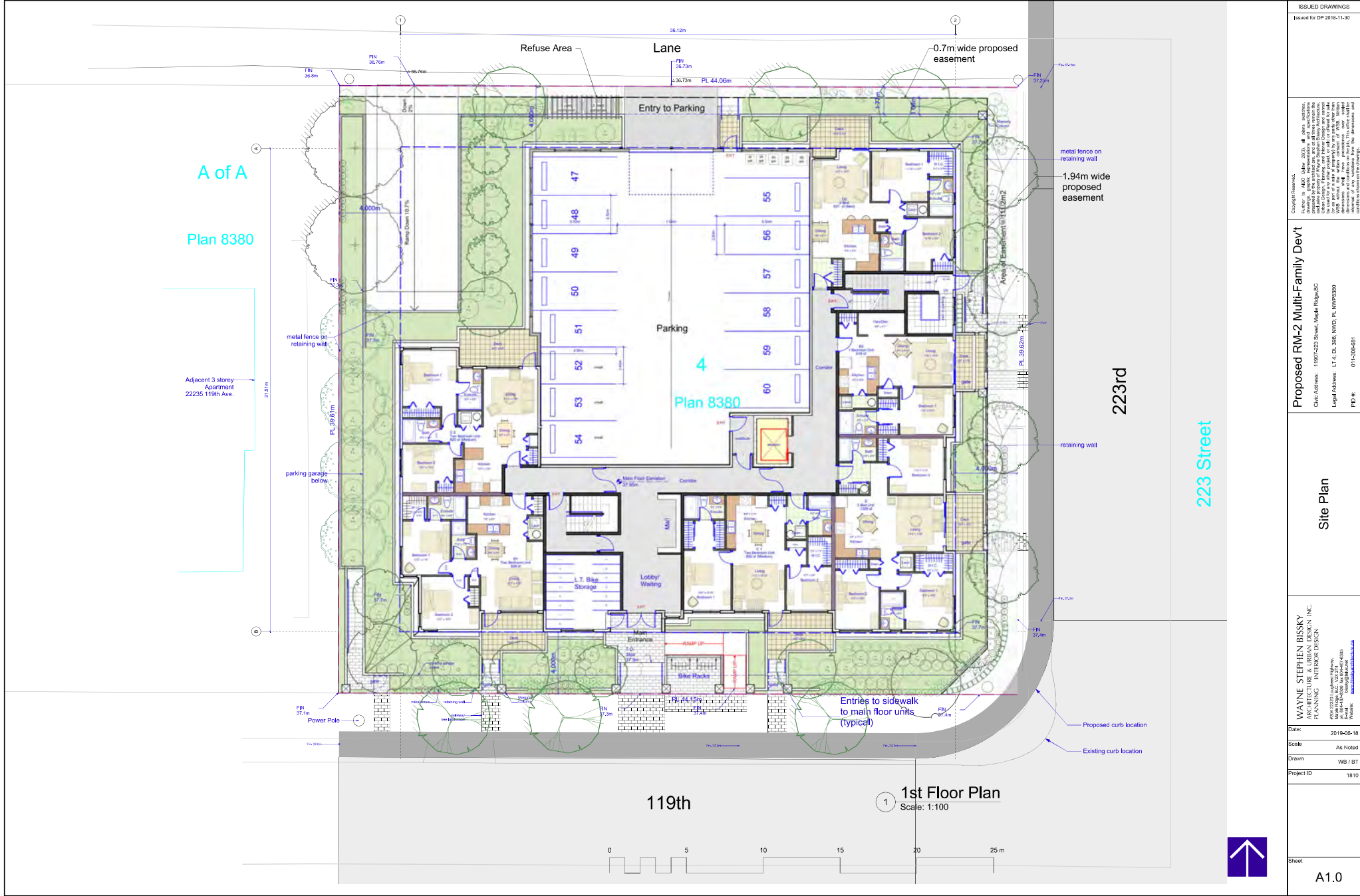
READ a third time the _____ day of _____, 20_____

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

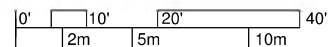
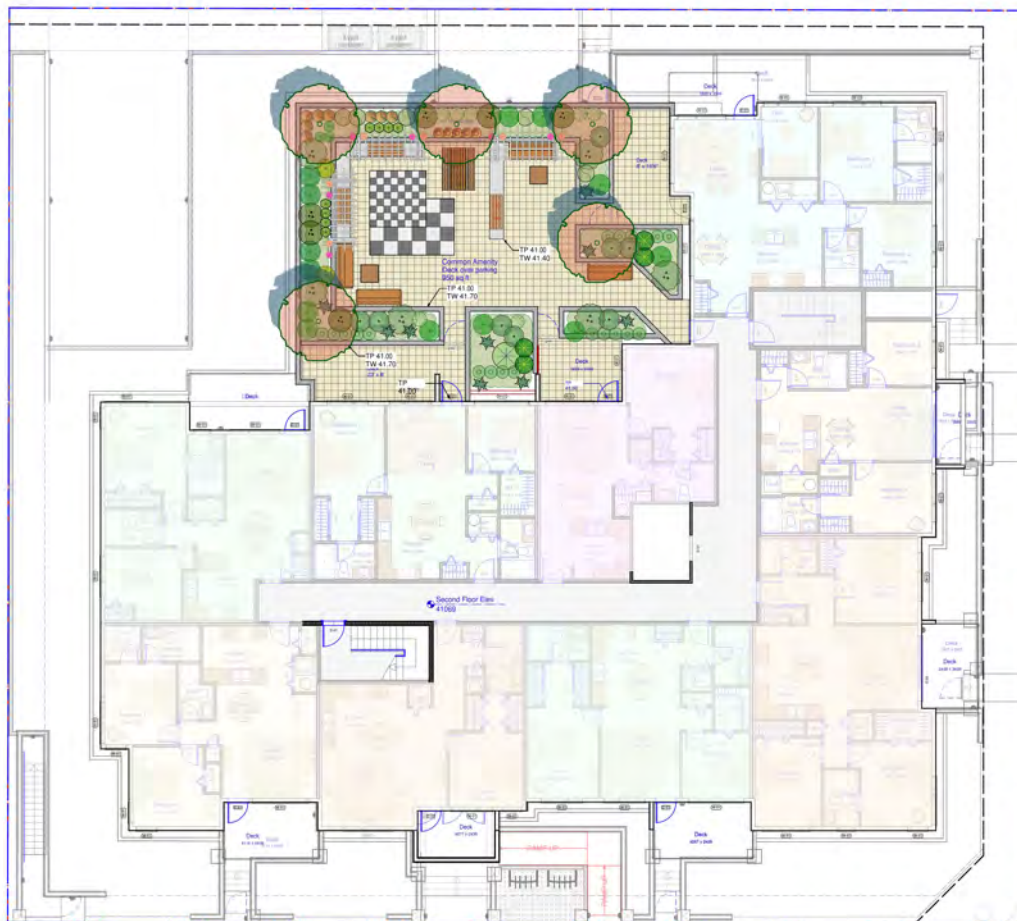


ISSUED DRAWINGS	
Issued for DP 2018-11-30	
Copyright Reserved. This drawing is the property of Wayne Stephen Bissky Architecture & Urban Design Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Wayne Stephen Bissky Architecture & Urban Design Inc.	
Proposed RM-2 Multi-Family Dev't	
City Address: 1197-223 Street, Maple Ridge BC Legal Address: LT 4, CL 396, WVD, PL NW9330 PID #: 011-139-481	
Site Plan	
WAYNE STEPHEN BISSKY ARCHITECTURE & URBAN DESIGN INC. PLANNING INTERIOR DESIGN 4040-20300 Louisa Avenue, Maple Ridge BC V2X 2Y9 Tel: 604-461-4300 Fax: 604-461-4301 Website: www.wsbissky.com	
Date:	2019-06-18
Scale:	As Noted
Drawn:	WB / BT
Project ID:	1810
Sheet:	A1.0





FOR PLANT LIST
REFER TO SHEET L3.1



Feb 24, 2018
Dec 03, 2018

Copyright Reserved.

153 Unit RM-2 Multi-Family Dev't
 Civic Address: 11937-223 Street, Maple Ridge BC
 Legal Address: LT 4; DL 398; NWD; PL NWP63360
 PD #: 011-308-581

Roofdeck Landscape

Greenway
Landscape Architecture
2280 Park Crescent
Coquitlam BC V3J 6T4
T 604 461 9120
E paul@greenwayla.ca

Date:	Nov 2018
Scale	As Noted
Drawn	PACW
Project ID	182

Sheet
L2.0

WAYNE
STEPHEN
BISSKY

ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN
204 - 22320 LOUGHEED HIGHWAY MAPLE RIDGE BC V2X 2T4 PH 604-467-8300 FAX 604-467-8305

Adrian Kopystynski
City of Maple Ridge Planning Department
11995 Haney Place
Maple Ridge, BC
V2X 6A9

Monday, February 24, 2020

Response to ADP Comments for:

Properties	Civic Address	Legal Description
1	11907-223 Street	Lot 4 ; DL 398; NWD PL NWP 8380; PID 011-308-681 (From Ridgerview)

Our Project No.: 1810

City Ref No.: 2018-464-RZ:

Dear Adrian;

We have adjusted the architectural and landscape plans in response to the resolutions following. Please note that I have commented how each one has been dealt with. The PDF files can be viewed and/or downloaded at the dropbox links following. Can you please let us know whether you need hard copies of each in addition to these links and we can have those printed and delivered to you asap.

Architectural: <https://www.dropbox.com/s/plwn2j92d4ua95p/1810%20Wayne%20%20ADP%20Apt%20at%2011907-223%20St%20BT%202020-02-18%20%28RM-2%29.pdf?dl=0>

Landscape: https://www.dropbox.com/s/x5audnavy9kx9rs/1810%20%2011907-223Apt%20DP%20Landscape%20Feb24_2020.pdf?dl=0

Please see our itemized response as follows with regard to : " The following resolution was passed in regards to File No. 2018-464-RZ at the January 22, 2020 Advisory Design Panel meeting. Please forward this information on to the applicant. That the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information."

No.	Comment	Response
ADP General Resolutions		
Landscape Comments		
1.	Consider materials or additional plantings for the bike rack area to soften the main entrance.	Turfstone with coloured aggregate fill has been added to the bike rack area. Grass was considered, but may be problematic for maintenance and long term viability, so was substituted with aggregate as it will soften the appearance, yet provide more utility and is easier to maintain.
2.	Consider adding an element to the street frontage to create a more prominent entry at lobby.	The entry canopy has been extended is now supported by architectural columns, which will improve the prominence of the main entrance. Gateway columns now include recessed lighting, so they will provide more utility and become more prominent at night. The paving has been enhanced with a pattern and colour unique to the main entry, which was noted but not correctly shown on the original submission.
3.	Coordinate landscape and architectural drawings for unit entries on eastside.	Drawings have been updated with revised path, patio, and column locations. Note that balconies are supported by architectural columns, which have been added to the landscape drawing.
4.	Review gate and column locations and scale in conjunction with architectural elevations and relationship to the street.	Gate and column detail has been updated to reflect size shown on architectural drawing.
5.	Consider adding a light or an address plate to the residential entry columns.	Light are included on gate columns. Raised metal numbering (unit and /or street address plate to be determined) has been added to residential entry column.

WAYNE
STEPHEN
BISSKY

ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN
204 - 22320 LOUGHEED HIGHWAY MAPLE RIDGE BC V2X 2T4 PH 604-467-8300 FAX 604-467-8305

No.	Comment	Response
6.	Consider adding a vertical play element in the courtyard or additional activities to engage children.	In consideration of the amount of amenity furnishings provided and the limited space of the courtyard, the additional play element was not added. Incorporating an additional fixed play element would require either deleting furnishings or placing within an open space. The element would need to be quite small, so it may be of limited play value compared to the furnishings it would replace or space it would occupy. The preference is to allow parents/children to provide their own play elements, which could be both shared and replaced depending on changing needs.
Architectural Comments:		
1.	Consider providing stairs from the courtyard to the outside space to activate the area.	We have discussed this with the landscape architect. We don't think the stairs would be as successful as the ADP may hope, for these reasons: We are anxious to keep keeping the upper courtyard as a safe destination accessible only through the building. A stair raises the potential for determined unwanted intruders accessing this area. Parents would need to supervise kids more as they could now exit to the lane. We see it as a security risk, as now the roofdeck courtyard patios would be accessible from the lane, as would the patio adjacent to the ramp. Too, the unit/patio adjacent to the ramp would be looking at the underside of the stairs. The path and a second set of stairs would also be need to connect to the lane, as the planting bed beside the ramp is 1.2m above the lane. Amenity activity at the roofdeck courtyard would be reduced/altered to accommodate the stair access.
2.	All elevations would benefit from pedestrian scale design elements.	We have added masonry entry features for the units facing the streets to help anchor the building and emphasize the pedestrian scale at the main floor . We have also raised the fencing and brick pilasters to 42" high create a more distinct and strong line at the lower level. See Elevations on A.11 and A.12. as well as the perspectives.
3.	Provide coverage for all exterior doors.	All unit entries and the main entry have coverage for weather protection and emphasis. We have not added coverings for exit doors to ensure they are not confused with main access points into the building. These exit doors will get very little use.
4.	Provide more emphasis on the entry to the building.	See notes above.
5.	Evaluate CPTED in the laneway.	Raising the fencing around the building not only emphasizes the pedestrian experience as per above but will also more strongly distinguish the semi-private areas onsite from the adjacent public areas and discourage unwanted activity onsite. Lights are provided throughout the exterior of the building and will be placed on photocells; Turing one at twilight and off at daybreak.
6.	Provide articulation for colour and/or material transitions.	In addition to the above addition of masonry , we have selected a darker colour to compliment to darker siding accents already selected. We have also adjusted some of the exterior materials around the building to ensure consistency of use in particular along both the east and west facades.
7.	Consider architectural elements for daylight control on the south and west elevation.	We will be specifying shades and sun control film on this project . https://www.newcosolarsolutions.ca/window-shades?_vsrefdom=tp-newco-solar&_vsrefdom=p.8254.c.44632&trkid=V3ADW523203_81758784227_kwd-299222912833_420681591330_g_c_&gclid=EAlalQobChMlp7L-l-Lq5wIVkchkCh2aMgOwEAAyAAEgLnEvD_BwE
8.	Consider using bird-friendly glazing.	
9.	Review rooflines and overhangs for consistency	We have adjusted the roof overhangs to 3.0m overhangs everywhere for consistency. See A.17 as an example although all elevations and perspectives show the change.

Sincerely,

Wayne S. Bissky
Architect, AIBC, MRAIC

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-411-RZ
File Manager: Adam Rieu**

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

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

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

Additional reports provided:

TO: His Worship Mayor Michael Morden
and Members of Council

FROM: Chief Administrative Officer

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7505-2018
21188 Wicklund Avenue

MEETING DATE: April 7, 2020
FILE NO: 2016-411-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21188 Wicklund Avenue, from RS-1 (One Family Urban Residential) to R-4 (Single Detached (Infill) Urban Residential), to permit a future subdivision into approximately two single family lots of 484 sq. m in size..

The OCP and the Housing Action Plan encourage the development of increased housing options in Maple Ridge. The introduction of the R-4 zone is an expression of this goal by allowing existing larger single family lots to subdivide into slightly smaller lots that are still large by today's standards (i.e. between 371 sq. m (4000 sq. ft.) and 557 sq. m (6,000 sq. ft.) but are limited in building height and setbacks to "fit" better with existing structures in the neighbourhood.

If approved, one of the two single family lots is subject to a \$5,100 charge as part of the Community Amenity Contribution (CAC) Program Policy 6.31 as updated December 12, 2017.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7505-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Approval from the Ministry of Transportation and Infrastructure;
 - ii) Registration of a Restrictive Covenant for Stormwater Management;
 - iii) Registration of a Restrictive Covenant for Tree Protection;
 - iv) Removal of existing buildings;
 - v) 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 property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - vi) That a voluntary contribution, in the amount of \$5,100.00, be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

a) Background Context:

Applicant:	Lalsignhani, M.
Legal Description:	Lot 119 District Lot 242 Group 1 New Westminster District Plan 47383
OCP:	
Existing:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-4 (Single Detached (Infill) Urban Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) and RS-1b (One Family Urban (Medium Density) Residential)
South:	Designation: Urban Residential Use: Multi-Family Residential Zone: RG (Group Housing Zone)
East:	Designation: Urban Residential Use: Single Family Residential Zone: RS-1 (One Family Urban Residential)
West:	Designation: Urban Residential Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	969 m ² (0.24 acres)
Access:	Wicklund Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is 969 m² (0.24 acres) in size and is bounded by single family residential lots to the north, west and east, and townhomes to the south. The subject property is flat with a row of hedges to the rear of the property. There are two significant trees located on the subject property, one in the front yard and one in the rear yard (see Appendices A and B). The applicant intends to retain the significant tree in the front yard, through a Tree Protection Covenant. The tree in the rear yard will not be retained due to the proposed lot layout. There is an existing house on the property that will require removal as a condition of final reading.

c) Project Description:

The applicant is proposing to rezone the subject property from RS-1 (One Family Urban Residential) to R-4 (Single Detached (Infill) Urban Residential), a newly proposed zone, to permit future subdivision into two single family residential lots, not less than 450 m² (4,844 ft²).

d) Planning Analysis:

Official Community Plan:

The subject property is designated *Urban Residential* in the Official Community Plan (OCP), and within this designation, the Neighbourhood Residential Infill Policies allow for single detached dwellings and other housing forms. Specifically, Policy 3-19 provides for subdivision in established neighbourhoods providing that the lot area and width is not less than 80% of the lot area and width prescribed under the predominate zone in the surrounding neighbourhood. Normally this would permit a large RS-1 lot to be rezoned and subdivided to and RS-1b lot at 557 sq. m. The new R-4 zone will allow lots to be created of 450 sq. m. or larger. This new zone will fit nicely between the larger RS-1b lot (557 sq. m.) and the smaller R-1 lot size of 371 sq. m. The zoning matrix of the OCP will need to be amended to include this new zone.

The subject application to rezone the property to the new R4 (Single Detached (Infill) Urban Residential) zone, is compliant with the OCP infill policies and is, therefore, supportable.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential), to the newly proposed R-4 (Single Detached (Infill) Urban Residential) zone (see Appendix C), to permit subdivision into two lots (see Appendix D).

The new R-4 (Single Detached (Infill) Urban Residential) zone will be equivalent to 80% of the RS-1b (One Family (Medium Density) Residential) zone, with a minimum lot area of 450m² (4,844 ft²) and a minimum lot width of 12 m (39.4 ft.), consistent with the existing transition between the RS-1 (One Family Urban Residential) and RS-1b (One Family (Medium Density) Residential) zones. The new zone would also address some of the typical concerns raised by neighbours in proximity to an infill development. As new construction can often maximize the allowable height permitted under the zoning requirements, the new infill zone would have a lower height maximum of 9.5 m (31.2 ft.) compared to the typical 11 m (36 ft.) to ensure better compatibility with existing (and often smaller) developments. A maximum height of 9.5 m (31.2 ft.) would still permit a two storey home to be constructed. Additionally, front yard and side yard setbacks would also be enlarged to reflect RS-1 (One Family Urban Residential) zone requirements, so that the siting of the homes is more consistent with existing homes.

The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m² (7,191 ft²), and the minimum lot size for the newly proposed R-4 (Single Detached (Infill) Urban Residential) zone is 450m² (4,844 ft²). The subject property does satisfy the minimum zoning requirements of the newly proposed R-4 (Single Detached (Infill) Urban Residential) zone.

Any variations from the requirements of the proposed zone will require a Development Variance Permit application. There are no proposed variances at this time.

Advisory Design Panel:

A Form and Character Development Permit is not required because this is a single family project, therefore this application does not need to be reviewed by the Advisory Design Panel.

Development Information Meeting:

A Development Information Meeting is required because of the need for the OCP amendment.

e) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has identified that all the services required in support of this development will be taken as a condition of subdivision. These service upgrades will include, new curb and gutter across property frontage, and new storm, sanitary and water connections. Cash-in-lieu may be taken for street trees and street lighting. No road dedication is required on the subject property.

ii) Building Department:

The subject property is located with the Fraser River Escarpment area; therefore, no infiltration or point discharge is permitted. The Stormwater Management Plan must meet the 3 tier requirements and will be registered on title.

f) 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 February 11, 2020 and a response was received on February 14, 2020, with the following information:

"The proposed application would affect the student population for the catchment areas currently served by Glenwood Elementary and Westview Secondary.

Glenwood Elementary has an operating capacity of 360 students. For the 2019-2020 school year the student enrolment at Glenwood is 362 students (101% utilization) including 85 students from out of catchment.

Westview Secondary has an operating capacity of 1200 students. For the 2019-2020 school year the student enrolment at Westview Secondary is 655 students (55% utilization) including 412 students from out of catchment."

g) Traffic Impact:

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

CONCLUSION:

In keeping with Council's desire to increase house options and choice in the City, the adoption of the new R-4 zone will allow for an additional subdivisions option within the urban boundary in older neighborhoods. The provisions of the new zone will ensure the new homes are built more in character with existing homes. Therefore, It is recommended that that second reading be given to Zone Amending Bylaw No.7505-2018, and that application 2016-411-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen" for

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

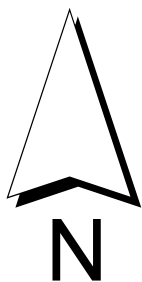
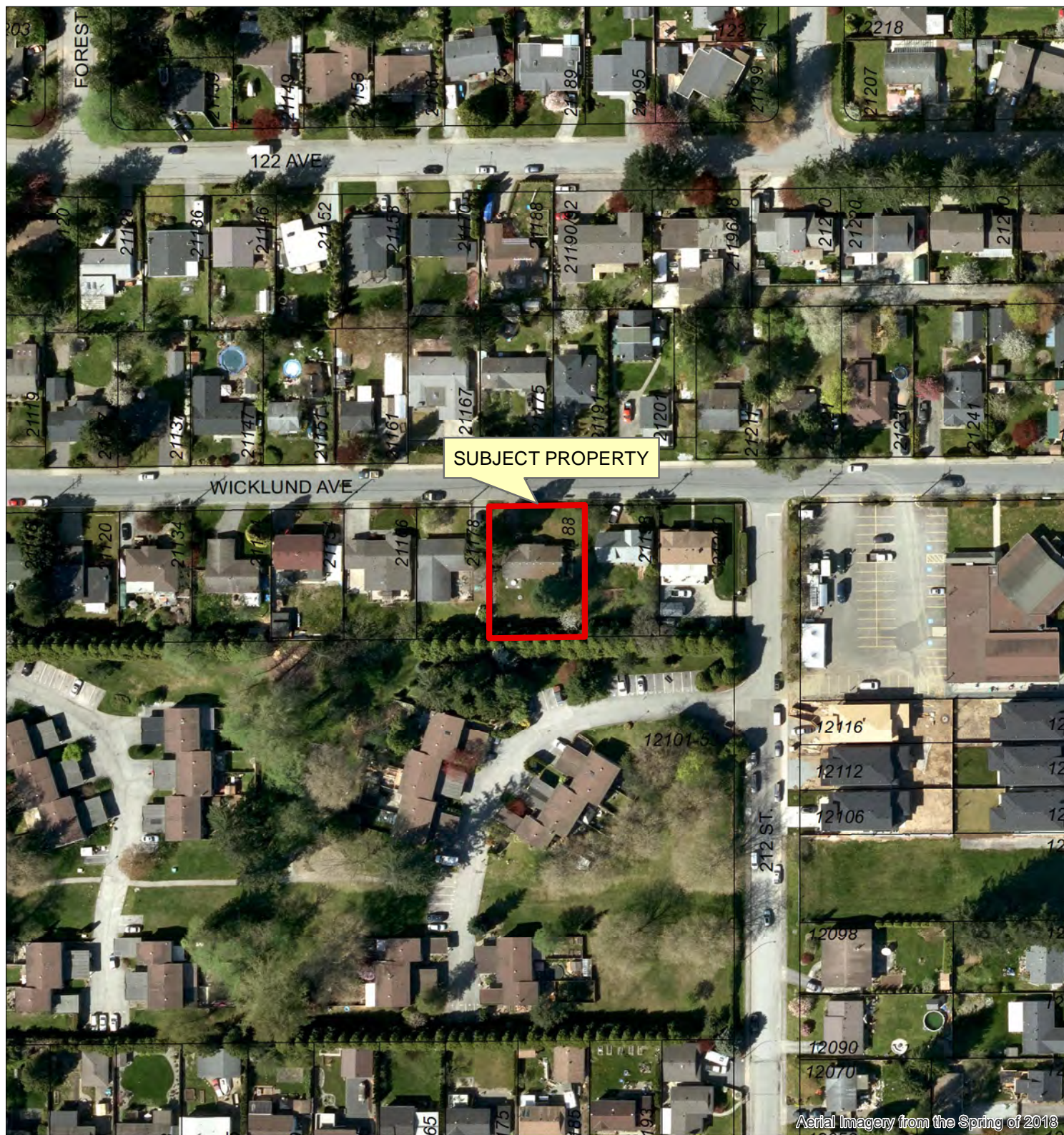
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

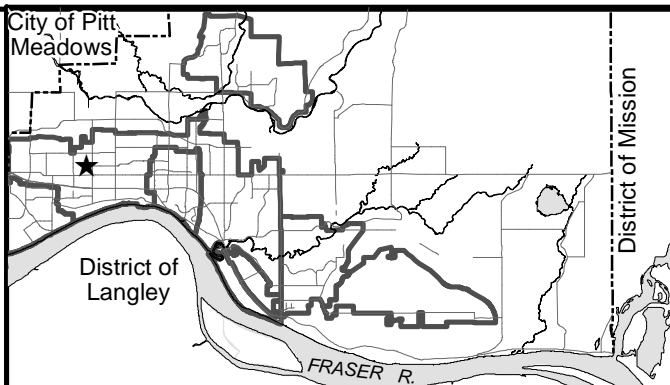
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7505-2018
Appendix D – Subdivision Plan



Scale: 1:1,500



21188 WICKLUND AVENUE
PID: 006-182-976

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject_Colour Map_Template.mxd
DATE: Nov 19, 2019

BY: AC

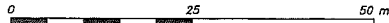
BYLAW NO. 7505-2018

CORPORATE OFFICER

SUBDIVISION PLAN OF LOT 119 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 47383

Plan EPP91933

BCGS 92G.027



The intended plot size of this plan is 560 mm in width by 432 mm in height
(C SIZE) when plotted at a scale of 1:500

Integrated Survey Area No. 36, Maple Ridge, NAD83 (CSRS), 4.0.0.BC.1.GVRD

Grid bearings are derived from observations between
geodetic control monuments 84H0084 and 88H0087 and
are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated absolute accuracy achieved
are derived from the MASCOG published coordinates and standard deviations
for geodetic control monuments 84H0084 and 88H0087.

This plan shows horizontal ground-level distances unless otherwise specified.
To compute grid distances, multiply ground-level distances by the average
combined factor of 0.9996066. The average combined factor has been determined
based on geodetic control monument 84H0084.

LEGEND:

All Distances Are in Metres And Decimals Thereof

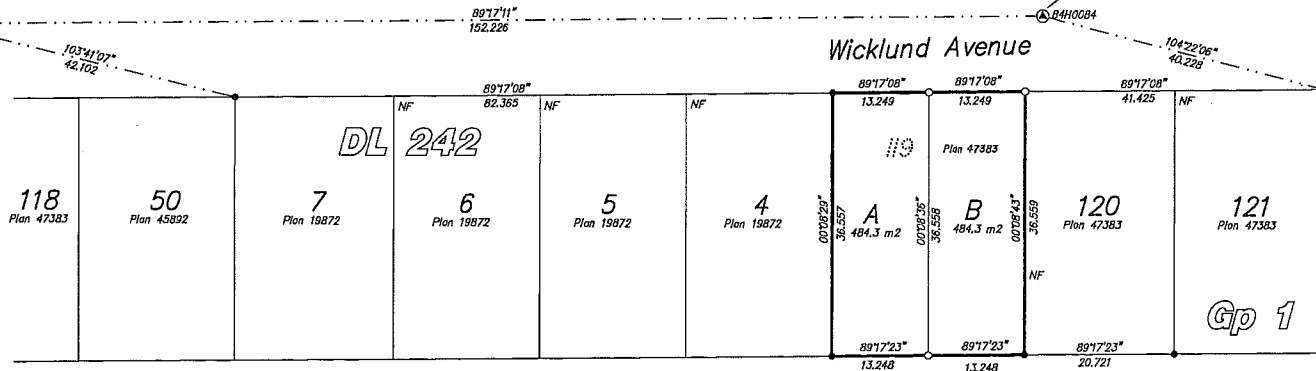
- ⊙ Control Monument Found
- Standard Iron Post Found
- Standard Iron Post Set
- NF Denotes No Evidence Found

Datum: NAD83 (CSRS) 4.0.0.BC.1.GVRD UTM Zone 10
UTM Northing: 5452350.894
UTM Easting: 526504.685
Point combined factor: 0.9996073
Estimated absolute accuracy: +/-0.014 m

Datum: NAD83 (CSRS) 4.0.0.BC.1.GVRD UTM Zone 10
UTM Northing: 5452352.779
UTM Easting: 526558.840
Point combined factor: 0.9996066
Estimated absolute accuracy: +/-0.014 m

Wicklund Avenue

212th Street



This plan lies within the jurisdiction of the
Approving Officer for the City Of Maple Ridge.

This plan lies within the Metro
Vancouver Regional District.

Preliminary

The field survey represented by this plan was
completed on the 15th day of April, 2019.
Mike Bernemann, BCLS 793

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-004-RZ
File Manager: Adrian Kopystynski**

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

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

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

Additional reports provided:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7445-2018
22567, 22583 and 22577 Brown Avenue

MEETING DATE: April 7, 2020
FILE NO: 2018-004-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 22567, 22583 and 22577 Brown Avenue (see Appendices A and B) from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of a five (5) storey apartment building containing 48 dwelling units. Council granted first reading to Zone Amending Bylaw No. 7445-2018 on March 27, 2018.

This application is in compliance with the Official Community Plan (OCP).

The RM-2 zone permits a maximum Floor Space Ratio (FSR) of 1.8; however, the project has an FSR of 1.83. The applicant will be utilizing the additional density bonus provision, by providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot). This voluntary payment for the additional FSR will be approximately \$9,639.16.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$3,100.00 per apartment dwelling unit, for an estimated amount of \$148,800.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7445-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on Brown Avenue and the lane to the north, as required;
 - iii) Consolidation of the subject properties;
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - v) Registration of a Restrictive Covenant protecting the Visitor Parking;

- vi) Registration of a Restrictive Covenant for Stormwater Management, including maintenance requirements;
- vii) Registration of a Restrictive Covenant securing the full and partial Adaptive Dwelling Units being constructed in the building;
- viii) Installation of public art having a value of \$50,000.00 through a Public Art Selection process or a voluntary contribution, to be determined;
- ix) Removal of existing buildings;
- x) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- xi) That a voluntary contribution, in the amount of \$148,800.00 (\$3,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- xii) Payment under the Density Bonus provision of the RM-2 (Medium Density Apartment Residential) zone, in the amount of \$9,639.16 (\$15.00 per square foot).

DISCUSSION:

1) Background Context:

Applicant:	Maclean Homes (Golden Ears Ltd.)		
Legal Descriptions:	Lot 5 Section 20 Township 12, NWD Plan 8843 Lot 6 Section 20 Township 12, NWD Plan 8843 Lot 7 Section 20 Township 12, NWD Plan 8081		
OCP:			
Existing:	Medium and High-Rise Apartment		
Zoning:			
Existing:	RS-1 (One Family Urban Residential)		
Proposed:	RM-2 (Medium Density Apartment Residential)		
Surrounding Uses:			
North:	Use:	Multi-Family Residential and Single Family Residential	
	Zone:	RM-3 (High Density Apartment Residential) and RS-1 (One Family Urban Residential)	
	Designation:	Medium and High-Rise Apartment	
South:	Use:	Vacant and a Parking Lot	
	Zone:	RS-1 (One Family Urban Residential) and C-3 (Town Centre Commercial)	
		(Proposed Comprehensive Development Zone for tower proposal, under application 2017-462-RZ)	
	Designation:	Low-Rise Apartment and Medium and High-Rise Apartment	
		(Proposed Medium and High-Rise Apartment, under application 2017-462-RZ)	

East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Medium and High-Rise Apartment
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Medium and High-Rise Apartment
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Multi-Family Residential
Site Area:		0.22 hectares (0.54 acres)
Access:		Lane north of Brown Street
Servicing requirement:		Urban Standard
Companion Applications:		2018-004-DP and 2018-004-VP

2) Project Description:

The proposal is for a five (5) storey apartment building containing a total of 48 dwelling units (see Appendices D and E). These will consist of: five (5) 3-bedroom units, five (5) 2-bedroom units convertible to 3-bedroom units, ten (10) 2-bedroom units, fifteen (15) 1-bedroom units with dens, eight (8) 1-bedroom units, and five (5) studio units. All parking would be underground, with vehicle access from the lane north of the site and parallel to Brown Avenue.

The applicant proposes to provide:

- 10% of the units as full or partially designed BC Building Code Section 3.8.5 Adaptive Dwelling Units to accommodate aging in place;
- All underground parking spaces will be wired for future installation of Level 2 charging stations for electric vehicles; and
- On-site public art, or a voluntary contribution in lieu, or a combination of the two, approaching a value of \$50,000.00.

The project is designed and is landscaped to allow for:

- Ground level units along Brown Avenue to have individual front yards and pedestrian gates to the street;
- A main entrance that is coordinated with architectural features including a weather protection canopy toward the sidewalk; and
- A common area accessible from the indoor common facility that is proposed to have a barbeque area (with direct natural gas connection) and garden plots for residents.

The landscaping plan also incorporates public art-inspired seating walls and light fixtures in the entry area, the common outdoor space and elsewhere on the site.

3) Planning Analysis:

i) Official Community Plan:

The subject properties are located within the Town Centre Area Plan and are currently designated *Medium and High-Rise Apartment*. The proposed designation will accommodate the proposed RM-2 (Medium Density Apartment Residential) zoning.

The proposed unit sizes, ranging from studio to 3-bedroom dwelling units, are satisfactory to accommodate a range of housing needs, including starter housing, empty nest households and families with children.

The following OCP policies apply:

- 3 - 32 *Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans.*
- 3 - 33 *Maple Ridge will encourage housing that incorporates “age-in-place” concepts and seniors housing designed to accommodate special needs.*

The provision of about 10% or five (5) of the proposed 48 apartment units designed and built in entirely or partially in accordance with BC Building Code Section 3.8.5 (Adaptive Dwelling Units) will satisfy these policies with respect to providing special needs housing promoting aging in place. The apartment units will be Strata titled.

The following Town Centre Area Plan policy applies:

- 3-23 *All Medium & High-Rise Apartment developments should be a minimum of five (5) storeys and may reach over twenty (20) storeys.*

The proposed building adheres to the building heights outlined in this policy.

ii) Zoning Bylaw:

The current application proposes to rezone the subject properties, located at 22567, 22583 and 22577 Brown Avenue, (see Appendices A and B) from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) (see Appendix C). The proposal is to permit a five (5) storey apartment building containing 48 dwelling units (see Appendices D and E), on an attractively landscaped site (see Appendix F). A Development Variance Permit application will be required for proposed minor setback variances to accommodate building articulation (see Appendix G).

iii) Off-Street Parking And Loading Bylaw:

A total of 51 residential parking spaces, including one (1) accessible parking spaces and three (3) visitor parking spaces are proposed to be provided in an underground parking structure. Six (6) of the residential parking spaces will be small car spaces. This parking will have access by way of a ramp and driveway access from the lane behind the subject properties.

This project will be required to provide one roughed-in infrastructure capable of providing Level 2 charging outlets for each required residential parking space and one such outlet each for half of the required visitor parking spaces (50% requirement).

A variance is required to reduce the residential parking requirement from 51 to 48 spaces and visitor parking spaces from five (5) to three (3) spaces.

iv) Proposed Variances:

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

- *Maple Ridge Zoning Bylaw No. 3510 -1985*, is proposed to be varied to reduce the setback requirements as follows:
 - for the front lot line from 7.5 metres (24.6 ft.) to about 5.4 metres (17.7 ft.) to portions of the front façade, to about 3.9 metres (12.8 ft.) for the roof overhang and to the balconies columns, to about 3.0 metres (9.8 ft.) for the front balconies and to about 1.6 metres (5.2 ft.) for the front entrance canopy;
 - for the east side lot line from 7.5 metres (24.6 ft.) to about 5.5 metres (18 ft.) to 5.6 metres (18.4 ft.) to portions of the façade, to about 3.9 metres (12.8 ft.) for the roof overhang, to about 4.9 metres (16 ft.) from the posts to the balconies and to about 4.8 metres (15.7 ft.) for the balconies; and
 - for the rear (lane) lot line from 7.5 metres (24.6 ft.) to about 7.3 metres (23.9 ft.) to portions of the rear façade, to about 4.9 metres (16 ft.) to 5.7 metres (18.7 ft.) for the roof overhang and to the balconies columns and to about 4.9 metres (16 ft.) for the balconies.

These proposed building setback variances are shown in Appendix G.

- *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990* is proposed to be varied to reduce the number of residential parking spaces by three (3) spaces to 48 spaces and the number of visitor parking spaces by two (2) to three (3) parking spaces.

The requested variances to the RM-2 zone and parking requirements will be the subject of a future Council report.

v) Development Permits:

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

vi) Advisory Design Panel:

The application was reviewed by the Advisory Design Panel (ADP) at a meeting held on January 22, 2020. Panel comments and the applicant's responses are included as Appendix H. The project was supported by ADP, with some minor revisions to the landscaping and entry to the building. The architectural and landscaping plans have been revised accordingly.

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

vii) Development Information Meeting:

A Development Information Meeting was held on October 17, 2019 at Eric Langton Elementary School. Four (4) people attended the meeting. There were only two (2) comments completed and both sheets are general in nature and do not require any action from applicant.

4) Interdepartmental Implications:

i) Engineering Department:

This application is subject to the typical requirements to be governed by a rezoning servicing agreement such as road and lane widening, installation of sidewalks, curbs, street light and street

trees; providing underground wiring; and any upgrades to sanitary, storm or water servicing the proposed apartment building.

ii) **Building Department:**

As part of a future application for building permits, further details will be required to allow the project to be assessed for BC Building Code compliance, including exit exposure conditions for a stairwell, main floor corridor adjacent to the amenity room, and confirmation of the civic address. The applicant is required to ensure that the units which are proposed to be Adaptive Dwelling Units will comply with the applicable section(s) of the BC Building Code. Three-tier storm water management is to follow the City's design criteria and be integrated with site landscaping plans.

iii) **Fire Department:**

Comments were provided related to details required at the building permit stage respecting the usual fire safety practices during construction and built into the proposed building in accordance with the BC Building Code and the BC Fire Code to be addressed in the Development Permit and Building Permit applications. This includes sprinklering, fire alarm panel and fire crew access.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7445-2018, and that application 2018-004-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen"

for

Prepared by: **Adrian Kopystynski M.Sc., MCIP, RPP, MCAHP
Planner**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

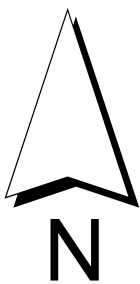
Approved by: **Christine Carter, M.P.L, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7445-2018
- Appendix D – Site Plan
- Appendix E – Building Elevation Plans
- Appendix F – Landscape Plan
- Appendix G – Setback Variances
- Appendix H – ADP design comments



Scale: 1:1,500

Legend

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

22567/22577/22583 Brown Ave

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

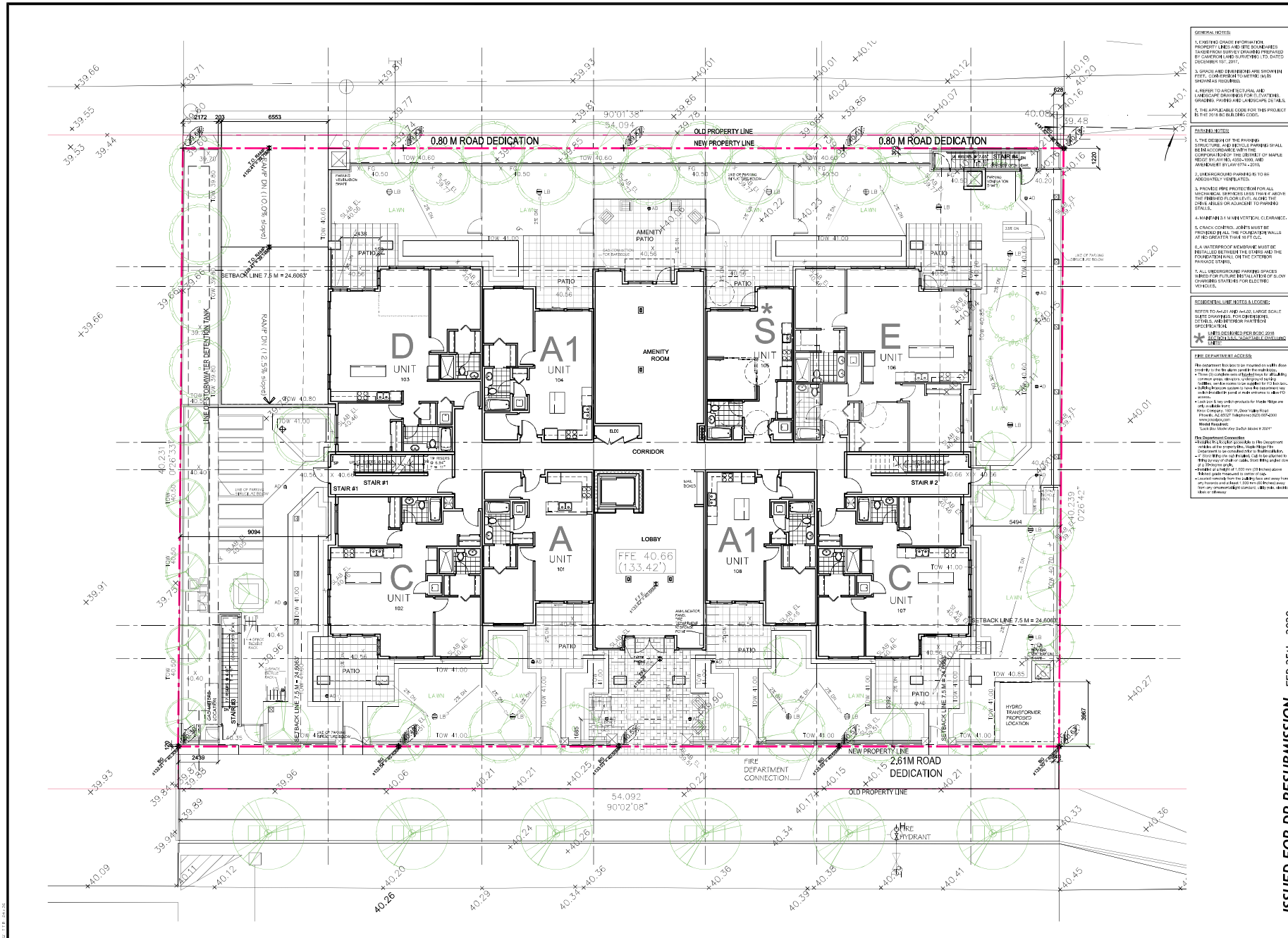
mapleridge.ca

2018-004-RZ
DATE: Jan 9, 2018

BY: JV

BYLAW NO. 7445-2018

CORPORATE OFFICER



- GENERAL NOTES:**
1. EXISTING GRADE INFORMATION: PROPERTY LINES AND SITE BOUNDARIES TAKEN FROM SURVEY DRAWING PREPARED BY LANDSCAPE ARCHITECTS LTD. DATED 2018-01-15.
 2. GRADES AND ELEVATIONS ARE SHOWN FIRST, CONFORMING TO THE 2018 BC SPECIFICATIONS.
 3. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR FINISHES, GRADING, PAVING AND LANDSCAPE DETAILS.
 4. THE APPLICABLE CODE FOR THIS PROJECT IS THE 2018 BC BUILDING CODE.
- REVISIONS:**
- | NO. | DESCRIPTION | DATE |
|-----|----------------------------|--------------|
| 1 | ISSUED FOR DP RESUBMISSION | FEB 25, 2020 |
| 2 | ADP SUBMISSION | DEC 13, 2019 |
| 3 | ADP SUBMISSION | AUG 21, 2019 |
| 4 | ADP SUBMISSION | DEC 18, 2018 |
- REVISIONS:**
1. PROVIDE PROTECTION FOR ALL MECHANICAL SERVICES (LESS THAN 4" ABOVE THE FINISHED FLOOR LEVEL) ALONG THE EXISTING BASE OF EXISTING EXTERIOR WALLS.
 2. PROVIDE PROTECTION FOR ALL MECHANICAL SERVICES (LESS THAN 4" ABOVE THE FINISHED FLOOR LEVEL) ALONG THE EXISTING BASE OF EXISTING EXTERIOR WALLS.
 3. PROVIDE PROTECTION FOR ALL MECHANICAL SERVICES (LESS THAN 4" ABOVE THE FINISHED FLOOR LEVEL) ALONG THE EXISTING BASE OF EXISTING EXTERIOR WALLS.
 4. PROVIDE PROTECTION FOR ALL MECHANICAL SERVICES (LESS THAN 4" ABOVE THE FINISHED FLOOR LEVEL) ALONG THE EXISTING BASE OF EXISTING EXTERIOR WALLS.
 5. CRACK CONTROL JOINTS MUST BE PROVIDED IN ALL THE FOUNDATION WALLS AT REGULAR INTERVALS NOT TO EXCEED 4.0 M.
 6. A WATERPROOF MEMBRANE MUST BE INSTALLED BETWEEN THE STAIRS AND THE FOUNDATION WALLS ON THE EXTERIOR FINISHED STAIRS.
 7. ALL UNDERGROUND PARKING SPACES MUST BE FURNISHED WITH ALL NECESSARY ELECTRICAL CHASING FOR ELECTRICAL SERVICES.
- REVISIONS:**
1. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR FINISHES, GRADING, PAVING AND LANDSCAPE DETAILS.
 2. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR FINISHES, GRADING, PAVING AND LANDSCAPE DETAILS.
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- REVISIONS:**
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 9. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR FINISHES, GRADING, PAVING AND LANDSCAPE DETAILS.
 10. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR FINISHES, GRADING, PAVING AND LANDSCAPE DETAILS.

GARCIA ZUNINO ARCHITECTS INC.

662 EAST WINDSOR R.D.
NORTH VANCOUVER B.C.
CANADA V7N 1K7

PHONE: 604.987.8304
FAX: 604.987.8371
WEB: gzarca.com
E: mgzunino@gzarca.com

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF SAME IN PART OR WHOLE IS PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CLIENT: MacLEAN HOMES

PROJECT: EDGE 3 CONDOMINIUMS

22567, 22577 & 22583 BROWN AVE.
MAPLE RIDGE, B.C.

SHEET TITLE: 1ST FLOOR PLAN

DRAWING NO: A-1.02

PROJECT NO: 1710.00

DRAWN: ...

CHECKED: LZ / MG-Z

DATE: NOV 01, 2018



FINISH SCHEDULE

COLUMBIAN STONE BASE:
COLUMBIAN STONE "AUSUS HEAVENSTONE"

HORIZONTAL SIDING:
ALUMINA PAUL SEEDS 7 EXPOSURE
TEXTURED: WOOD GRAIN
COLOR: RUSTY RED / MC KENDALL CHARCOAL

HORIZONTAL SIDING:
ALUMINA PAUL SEEDS 7 EXPOSURE
TEXTURED: WOOD GRAIN
COLOR: GRAMMIE GRAY

HORIZONTAL SIDING:
ALUMINA PAUL SEEDS 7 EXPOSURE
TEXTURED: WOOD GRAIN
COLOR: STINGING BIRD

HORIZONTAL SIDING:
ALUMINA PAUL SEEDS 7 EXPOSURE
TEXTURED: WOOD GRAIN
COLOR: RUSTIC RED

BOARD & BATTEN CLADDING:
ALUMINA VERTICAL SIDING PANEL
TEXTURE: SMOOTH
COLOR: SHOW

FACHS AND TRIM BOARDS
PAINT BY BECH-HOLROYD

COLORS AT ENTRY AND BALCONY:
HARVE BROWN / TUMBLER / SMOOCH
CROWN, TRIM, FASH TRIM / SMOOCH
COLOR: COUNTRY LANE RED

GLAZING / HANDRAILS:
BLACK POWDER COATED
ALUMINUM PEXETS

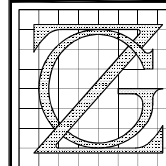
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COLOR: WHITE

VENTILATION LOBBY WINDOW FRAMES:
ALUMINUM STONEFORD COLOR ANDROZED ALUMINUM

<u>HEIGHT BASE LINE CALCULATION</u>	
FRONT	DOP East = 40.32 M DOP West = 40.00 M (I) = 40.11 m (131.59°)
REAR	DOP East = 40.10 M DOP West = 39.73 M (II) = 39.91 m (130.93°)



4	DPA RESUBMISSION	FEB 25, 2020
3	ADP SUBMISSION	DEC 13, 2019
2	DPA RESUBMISSION	AUG 01, 2019
1	DPA	DEC 18, 2018
ISSUE	DESCRIPTION	DATE



GARCIA ZUNINO
ARCHITECTS INC.

662 EAST WINDSOR RD.
NORTH VANCOUVER B.C.
CANADA V7N 1K7

PHONE: 604.987.8304
FAX: 604.987.8371
WEB: gzarchitects.com
E: mazunino@gzarchitects.com

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SEAL:

CLIENT	
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MacLEAN HOMES

PROJECT:

EDGE 3
CONDOMINIUMS

22567, 22577 & 22583 BROWN AVE.
MAPLE RIDGE, B.C.

SHEET TITLE:

ELEVATIONS

DRAWING NO.:

A-2.01

PROJECT NO.:

1710.00

DRAWING

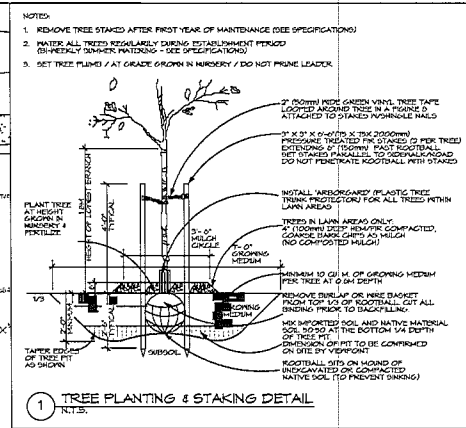
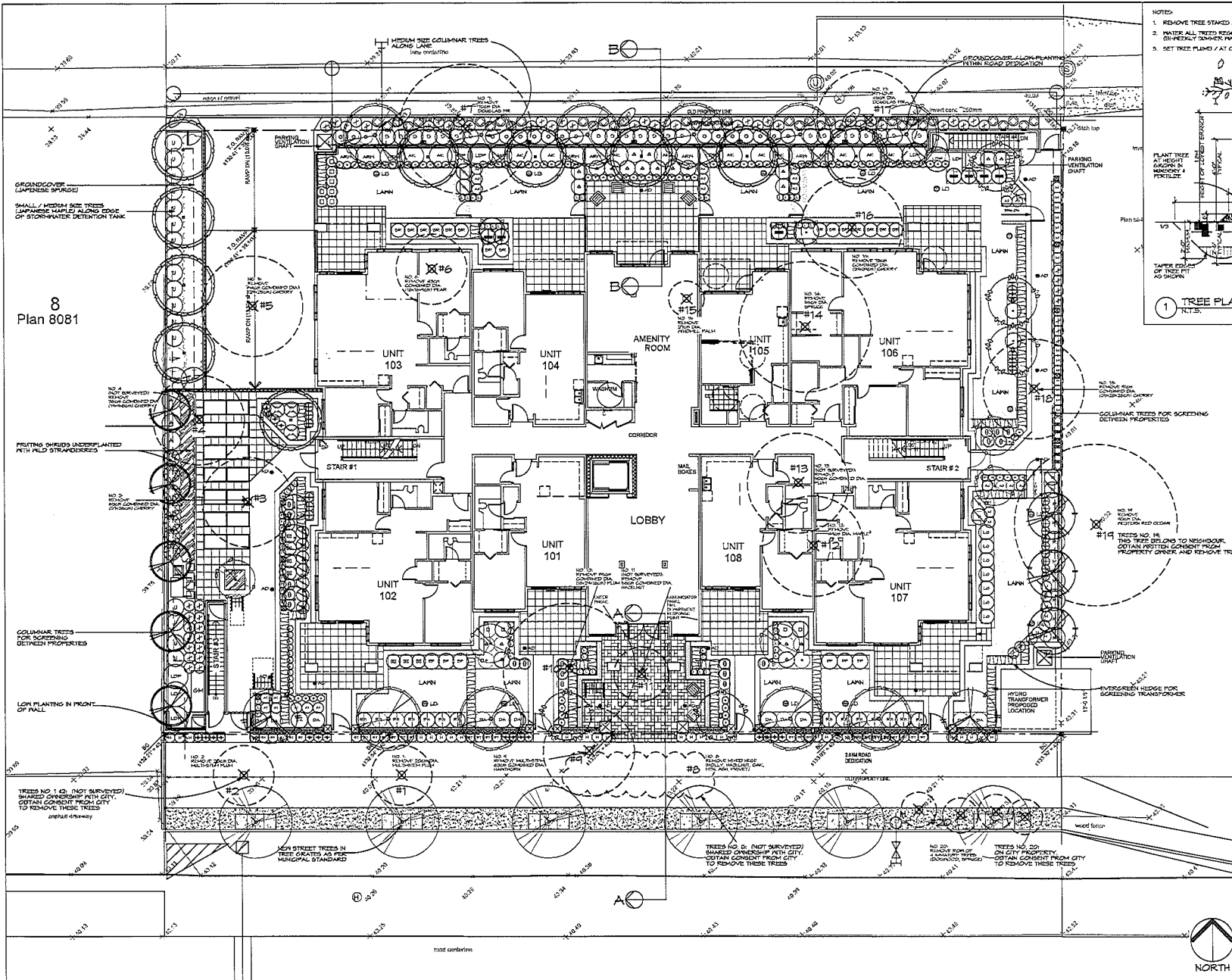
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7 DATE: NOV 27 201

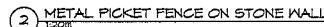
ISSUED FOR DP RESUBMISSION - FEB 25th, 2020

8
Plan 8081




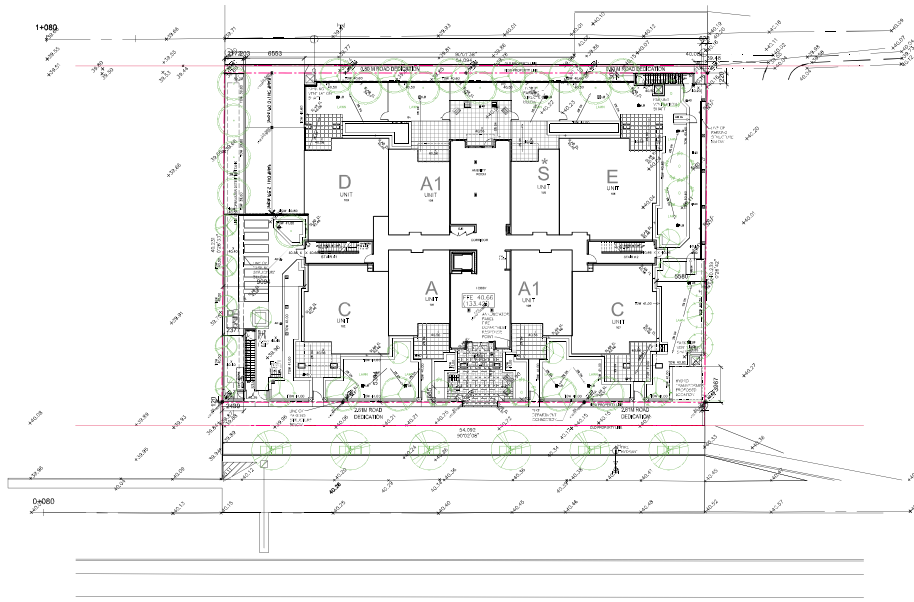
27 FEB/20 CITY COMMENTS APPROVED
17 FEB/20 REVISED FOR CITY
13 DEC/19 DRAWD FOR DESIGN PANEL COMMENTS
5 OCT/19 DRAWD FOR DESIGN PANEL COMMENTS
1 AUG/19 REVISED FOR DESIGN PANEL COMMENTS
21 JUL/19 REVISED FOR DESIGN PANEL COMMENTS
24 JUL/19 REVISED FOR DESIGN PANEL COMMENTS
1 JUL/19 REVISED FOR DESIGN PANEL COMMENTS
24 JUN/19 REVISED FOR DESIGN PANEL COMMENTS
14 NOV/19 REVISED FOR DESIGN PANEL COMMENTS

VIEWPOINT LANDSCAPE ARCHITECTS 6544 Pioneer Island Dr. Tel: 604.666.8701 Vancouver, BC V6N 2Y5 Fax: 604.666.8702	
PROJECT: APARTMENT PROJECT 'EDGE 3' 2255-611, 2255-111 & 2255-83 BROWN AVE. MAPLE RIDGE, B.C.	
FOR: MACLEAN HOMES	
DRAWING TITLE: PLANTING PLAN	
PROJECT NO.: 2010-24	DRAWN BY: LCN
DATE: NOV. 2010	SCALE: 1:100
DATE REVISION: 25 FEB 2020	REVISION NO.: L1 OF 5

[illegible]

29 FEB 20	CITY COMMENTS ADDRESSED; FE-SUBMITTED FOR D.P.
7 FEB 20	REVISED AS PER DESIGN PANEL COMMENTS; FE-SUBMITTED FOR D.P.
10 DEC 19	SUBMIT FOR DESIGN PANEL
3 OCT 19	COLORIZED DRAWINGS SUBMITTED FOR PUBLIC INFORMATION WILL BE IN PLACE
1 AUG 19	REVISED AS PER NEW SITE PLAN; FE-SUBMITTED FOR D.P.
31 JUL 19	SUBMITTED AS PER NEW SITE PLAN; SUBMIT FOR CLIENT REVIEW
28 JUL 19	REVISED FOR COORDINATION OF HARDSCAPE/ GRADING
11 DEC 18	SUBMIT FOR D.P.
28 FEB 18	REVISED FOR D.P. (SUBMITTED FOR REVIEW)
28 NOV 18	SUBMITTED FOR CLIENT COORDINATION
19 NOV 18	SUBMITTED FOR CLIENT & ARCH. REVIEW

 VIEWPOINT LANDSCAPE ARCHITECTS	
8244 Prince Edward Street Vancouver, BC V6N 2G3	tel 604-666-2201 fax 604-666-1277
project APARTMENT PROJECT "EDGE 3" 2257-11 2250TH AVE KAMLE, EDWARDS, B.C.	
for MACLEAN HOMES	
drawing title PLANT LIST; DETAILS	
project no. 2010-24	drawn by LGH
date NOV. 2010	scale AS SHOWN
scale revision FEB 2009	sheet no L3 OF 5



SITE PLAN
SCALE 1:200

NOTES:

1. THE SITE PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
2. THE SITE PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
3. THE SITE PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
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9. THE SITE PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
10. THE SITE PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
2	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
3	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
4	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
5	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
6	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
7	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
8	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
9	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
10	ISSUED FOR DP RESUBMISSION	FEB 25, 2020

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
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6	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
7	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
8	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
9	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
10	ISSUED FOR DP RESUBMISSION	FEB 25, 2020

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E: garchi@garchi.com

PROJECT: EDGE 3 CONDOMINIUMS
22567, 22577 & 22583 BROWN AVE.
MAPLE RIDGE, B.C.

SHEET TITLE: SITE PLAN

PROJECT NO.: 1710.00

ISSUED FOR DP RESUBMISSION - FEB 25th, 2020

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
2	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
3	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
4	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
5	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
6	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
7	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
8	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
9	ISSUED FOR DP RESUBMISSION	FEB 25, 2020
10	ISSUED FOR DP RESUBMISSION	FEB 25, 2020

Appendix H – ADP Comments

The following resolution was passed in regards to File No. 2018-004-RZ at the January 22, 2020 Advisory Design Panel meeting. Please forward this information on to the applicant.

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

ADP Landscape Comments and Responses from Landscape Architect:

1. Consider placing the North side fence on the edge of the slab and reducing the height or eliminating the wall adjacent to the lane.
Response: The planter wall with the fence is moved to the edge of the parking slab (approximately 3 feet from the property line), and the height of the wall is reduced.
2. Review grading and lane interface in coordination with landscape and civil.
Response: The grading along the lane is coordinated with the civil grades.
3. Provide plantings on the base of the wall adjacent to the lane.
Response: Tree and shrub planting is proposed along the base of the wall to screen and soften the wall.
4. Strongly encourage the use of an alternate material to wood for the planters at the units.
Response: The planter walls are changed from wood to Pisa Lite masonry blocks.
5. Provide adequate soil volume for proposed trees.
Response: Adequate soil volume is provided (exceeding BC Landscape Standard minimum requirements), and will be specified in the project specs.
6. Consider adding an element to the street frontage to create a more prominent entry at lobby.
Response: The entry court is revised to create a more prominent entry to the lobby, and is coordinated with the architectural drawings.
7. Confirm requirements for bike racks.
Response: 16 exterior bike stalls are provided at the project entry and at the west side in a secured space.
8. Consider moving light bollards to the planters or providing step lights in the walls along the walkway to amenity.
Response: The light bollards are moved into the planters.
9. Consider including passive seating in the amenity area – veggie garden vs. passive seating/bbq area.
Response: The amenity area is revised and a passive seating is provided.
Community / Veggie garden is redesigned. A small planter is proposed to define the community garden and to provide an informal seating edge. The patio is deleted but a small open area is proposed as “work area” close to the garden shed.
Gas connection is proposed for barbeque at the north Amenity area.

ADP Architectural Comments and responses from the Architect:

1. Provide more emphasis on the entry to the building.
Response: The entry to the building was highlighted by adding a new balcony portico supporting a cantilevered canopy to provide additional covered space sheltering the entrance to the building. The new canopy sits higher and reaches closer to the property line. The subtraction of the canopy front columns widens the space at the entrance. Additional emphasis to this area was created with the revised landscape plan.

2. Provide additional detailing around window trims; consider using a pre-cast trim.

Response: The window trims will be detailed similar to the two previous sister projects, including wood trims inset in the stone cladding. We believe this approach not only gives coherence to the entire building appearance, but also consistency with the two previous Edge projects in the immediate neighborhood.

3. Provide unique character to the building to distinguish from Edge 2 building including the entry, proportions and roof line.

Response: The building is unique and different from the previous Edge projects with a more contemporary exterior design:

- The Edge 3 building has very different proportion as the lot is less wide, and the building is also taller - five storeys instead of four. It is not a corner project, facing two streets as the two previous buildings.
- The roof line is simpler and streamlined. The roof at the two previous projects had a rhythm of pop-up higher roofs resulting in very different roof shape and articulation.
- The balcony portico with wide columns is a feature in all three projects, but for the Edge 3 the portico was made more contemporary with simpler forms and a brighter color compared to the previous porticos built at the other two projects.

4. The 3 bedroom unit plan has one bedroom that doesn't have an exterior window, is there a way to add a window?

Response: It is the intent of MacLean Homes to maintain the units E (and E-bw) plan layout with the internal bedroom. The building code allows the internal bedroom for this particular suite size and configuration.

Note that there is another 2-bedroom unit (Type D) which the drawings show as "convertible to three bedrooms". This unit could be an option for a prospective buyer willing to have a three bedroom suite with exterior windows in all three bedrooms.

Staff Comment: The parking requirement may change to accommodate units so changed.

5. Currently only the studios are adaptable, consider adding additional types of adaptable units.

Response: The Units E and E-bw, mentioned in item 4, were redesigned to allow partial accessibility. The revisions described below affect a total of five suites including the E and E-bw types in all five floor levels, and include:

- One bathroom made larger so it can be converted into wheelchair-accessible,
- The entry corridor made wider allowing wheelchair turning radius,
- The third bedroom made accessible with a larger door,
- The balcony door made wider to enable access to the balcony or patio by installing a small ramp, if required.

Note that the revised plans as described are not intended to be BCBC 3.8.5. Adaptive Dwelling Units in their entirety, but were redesigned to be partially adaptable to enable care of a family member requiring additional accessibility.

Staff comment: The applicant is required to ensure that the units proposed to be Adaptive Dwelling Units will comply with the applicable section(s) of the BC Building Code.

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-498-RZ
File Manager: Adrian Kopystynski**

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

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

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

Additional reports provided:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7533-2019;
21640 124 Avenue

MEETING DATE: April 7, 2020
FILE NO: 2018-498-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

On November 5, 2019, Council resolved that this application to rezone the subject property located at 21640 124 Avenue (Appendix A and B) from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) for a four (4) unit Courtyard Housing project, “be referred back to staff for further work with the applicant relative to parking and density options.”

The applicant has submitted revised plans (Appendix D) that have modified the parking and landscaping components of the project, while retaining the same four (4) unit Courtyard Housing design. The size of the parking spaces and perimeter landscaping were both expanded to address Council’s concerns.

The November 5, 2019 report to Council (Appendix E) considered this project from two perspectives. The Development Information Meeting (DIM) on June 26, 2019 and compliance with the interim Multiplex Design Guidelines together with the applicable Multi Residential Development Permit Area Guidelines. The DIM comments were related to the project being too dense, not fitting into the neighbourhood and perceived safety and traffic fears. The form and character of the project was considered as a work in progress with a report and finalized plans being forwarded to Council for issuance of a Development Permit.

This application is in compliance with the OCP with respect to use and density.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per dwelling unit, with the first of the four (4) units being exempted, for an estimated amount of \$12,300.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7533-2019 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on 124 Avenue as required;

- iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- iv) Registration of a Restrictive Covenant for Stormwater Management, including a maintenance guide;
- v) Removal of any existing buildings or structures;
- vi) 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 property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- vii) That a voluntary contribution, in the amount of \$12,300 (\$4,100.00 /unit based on 3 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Ryan Huctman

Legal Description: East 785 Feet Lot 2 Except Part in Plan LMP1615, District Lot 245 Group 1
NWD Plan 8586

OCP:

Existing: Urban Residential

Proposed: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)

Proposed: RT-2 (Ground Oriented Residential Infill)

Surrounding Uses:

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

Existing Use of Property: Residential

Proposed Use of Property: Residential

Site Area: 988 sq. m. (0.24 acres)

Access: Manor Avenue and 124 Avenue

Servicing requirement: Urban Standard

2) Background:

On November 5, 2019, Council resolved that this application to rezone the subject property located at 21640 124 Avenue (Appendix A and B) from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) for a four (4) unit Courtyard Housing project, “be referred back to staff for further work with the applicant relative to parking and density options.”

3) Project Description:

The proposal for the subject property at 21640 124 Avenue is for an infill development of four (4) dwelling units, in two (2) buildings, designed in the form of Courtyard Housing (Appendix E). The project includes three (3) bedroom units, with basement area. The size of the units are essentially the same as the earlier submission consisting of two (2) units of 202 square metres (2,175 square feet) each and two (2) of 188 square metres (2,024 square feet) each.

The changes since the November 5, 2019 submission include:

- There now is a landscaping strip between the fence and car parking spaces. The alternative is to place a hedge toward the street with the fence behind it;
- Each unit has a longer and wider garage.
- The building facing 124 Avenue has two single garage doors rather than one double garage door;
- The buildings have been shifted closer together to increase the landscaping and the size of the unenclosed parking spaces, particularly for the building on 124 Avenue. Consequently, the Courtyard has been reduced from about 8.4 to about 7.5 metres in depth.

4) Planning Analysis:

i) Official Community Plan:

The development site is designated Urban Residential Major Corridor, which is appropriate for the proposal. The proposal, as modified, continues to adhere to applicable OCP policies as described in the November 5, 2019 report and summarized below.

A number of OCP Infill Policies apply to this site and are evaluated with respect to the proposal's design as follows:

- In changing the single family residential to a Courtyard Housing form, Policy 3-19-b sets the criteria with respect to achieving street-oriented buildings, including developing a design “that resemble a single detached dwelling, with an emphasis on orientation to the street.”

Design comments include strengthening the prominence of the front entrances facing 124 and Manor Avenues, and additional front façade articulation and detailing for both proposed buildings to “read” more like single residential buildings from both Manor Avenue and 124 Avenue.

This will be achieved through the development permit process.

- Policy 3-21 requires attention be paid to having site plans, setbacks and building massing that respects existing development patterns and are sensitive to the surrounding neighbourhood.

Design comments include added attention to the massing along the interior side lot lines to be more sensitive to the existing single residential dwellings on abutting lands. This would include the steeping down the massing to the interior lot lines.

The proposed buildings do comply with the 9.5 metre maximum height requirement. Single residential zones allow for taller buildings (11 metres); however, there are one or 1 ½ storey homes along Manor Avenue.

This will be achieved through the development permit process.

The overall OCP objective is to encourage growth within the Urban Area Boundary (UAB), including growth through infill by a mix of housing types and tenures (Policy 3-1). This is achieved by the increased density being proposed.

ii) Zoning Bylaw:

The analysis of compliance does not change from the November 5, 2019 proposal. All variances to accommodate the existing lot and proposed setbacks as described in the November 5, 2019 report are unchanged, except that the proposed front yard setback to 124 Avenue is increased from 6.0 metres in the previous proposal to 6.68 metres in the revised proposal.

iii) Off-Street Parking And Loading Bylaw:

The project continues to provide eight (8) parking spaces, which is double the bylaw requirement.

iv) 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, minimize potential conflicts with neighbouring land uses and achieves the interim multiplex Design Guidelines.

The following is a preliminary analysis, applying the interim guidelines contained in the “Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview Report” evaluating the form and character of proposed Courtyard Housing project.”

Guideline	Staff Comment
• Not a rowhouse form.	More front façade articulation and prominence to the front facing entrance area will achieve full compliance.
• Dwelling units may be located in more than one building on a lot.	Two dwellings are located in each of the two buildings.
• Orientation is characterized by units that are facing inwards towards each other.	Inward facing orientation with direct access off the patios into the courtyard and overlook from living spaces (kitchen) is provided.
• Pedestrian walkways lead from the street to an inner courtyard area.	This is provided.
• Courtyards are programmed for flexible and interactive outdoor space but are not intended for parking.	This will be addressed through the development permit process. A gazebo is being proposed.
• Where lane access is available, parking	Not applicable.

will be located at the rear of the property.	
• Scale and massing shall be compatible with the surrounding area.	Discussed in the OCP Policy section above.
• Mix of unit sizes.	Two units have 202 square metres and two have 188 square metres of floor space.

A detailed description of the project's form and character will be included in a future Development Permit report to Council.

v) Advisory Design Panel:

This application predates the requirement for such projects to be submitted to the Advisory Design Panel. Therefore, the review was undertaken by staff based on the Courtyard Housing Project Interim Guidelines noted in the table in the previous section. Depending on the matters outlined in the Alternatives section, a referral to ADP could be required by Council in the instance of finalizing the design of this project.

vi) Development Information Meeting:

A Development Information Meeting (DIM) that was held at Maple Ridge Secondary School Library on June 26th, 2019.

There were 18 people in attendance at the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant. The public's comments focused on the following four (4) issues as described in more detail in Appendix E.

A summary of the applicant's report is as follows:

- Residents felt a rezoning to multi-residential was sudden and unexpected, with concerns being expressed about rental and safety during construction;
- Residents perceived that there would be parking, traffic and pedestrian safety problems;
- Residents expressed concerns with the way higher density could affect the character of their neighbourhood, greenery and views. They asked if an impact assessment has or could be done by the City.

The DIM meeting notes are included to the November 5, 2019 staff report (Attachment E).

5) Interdepartmental Implications:

The modified proposal did not require another interdepartmental review. The comments contained in the November 5, 2019 report continue to apply.

6) Alternatives:

There are two alternatives that Council may wish to consider:

1. Council may wish to deny this application; or
2. Council may wish to forward this application to staff to pursue a different type of infill design with the applicant, such as: a triplex or duplex as a way of achieving an infill project with some increase in density.

With Alternative No. 2, a new Development Information Meeting would be required to re-engage the neighbourhood and explain how resident's concerns are being alleviated.

CONCLUSION:

Following discussions with the applicant after this application was referred to staff, the applicant has modified the project with respect to parking issues raised by Council. It remains the preference of the client to proceed with a four (4) unit Courtyard Housing Project. As the project proceeds forward, staff will work with the applicant to finalize a design to be closer to conformity with applicable guidelines and ensuring sensitive infill and landscaping buffers are achieved. These details will be available to Council in a future Development Permit report.

It is recommended that second reading be given to Zone Amending Bylaw No. 7533-2019, and that application 2018-498-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen" for

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

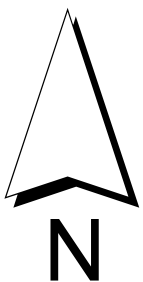
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7533-2019
- Appendix D – Revised Site Plan
- Appendix E – November 5, 2019 CoW Report



Scale: 1:1,500

Legend

— — — Ditch Centreline

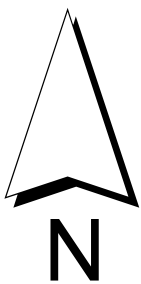
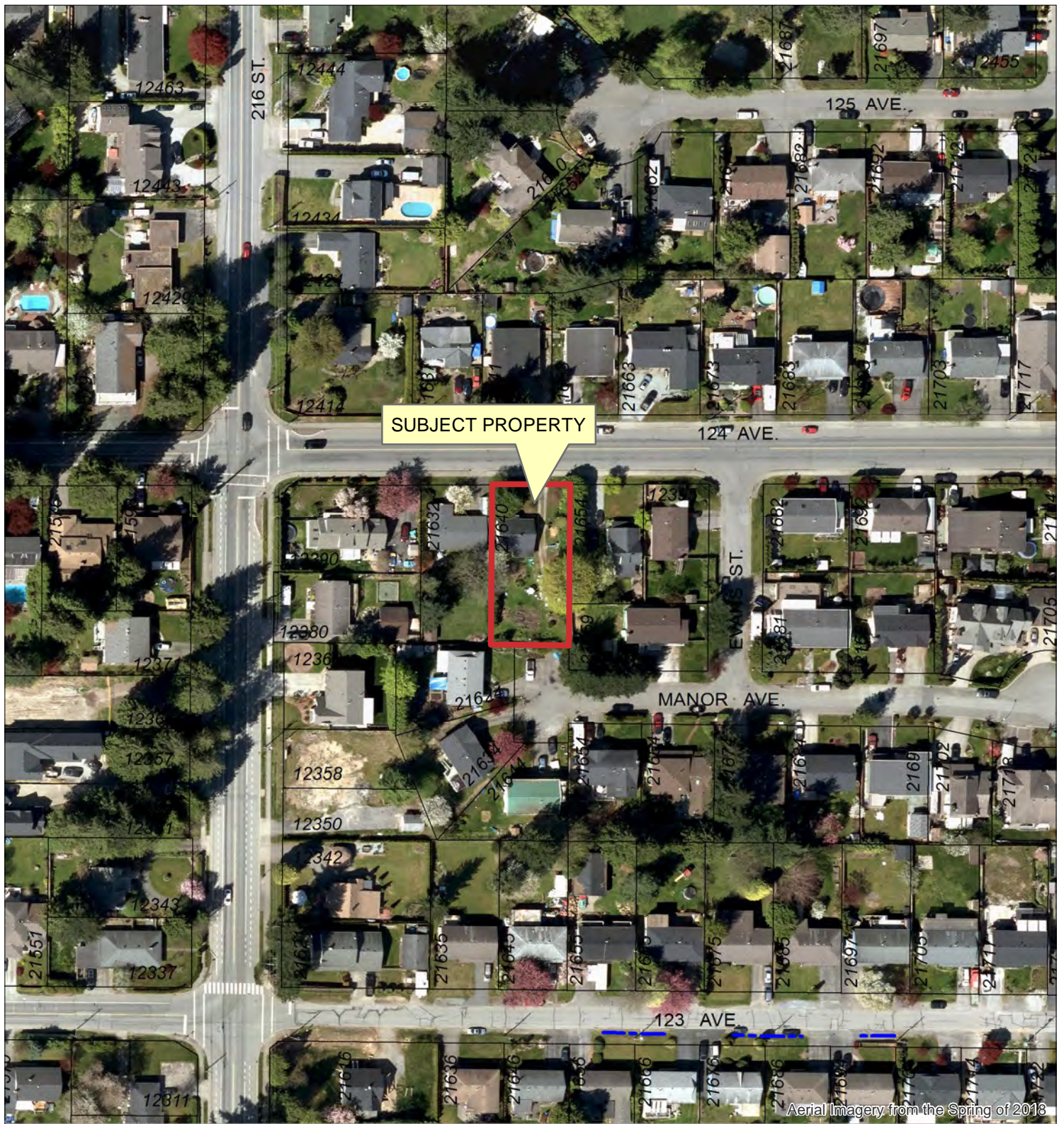
21640 124 Ave
PID 011-363-797

PLANNING DEPARTMENT

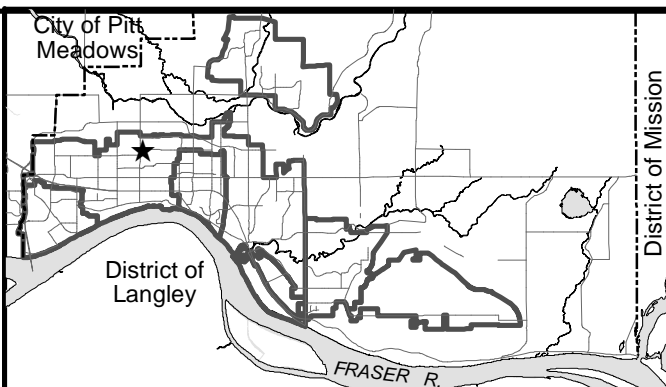


FILE: 2018-498-DP
DATE: May 21, 2019

BY: MC



Scale: 1:1,500



21640 124 Ave
PID 011-363-797

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

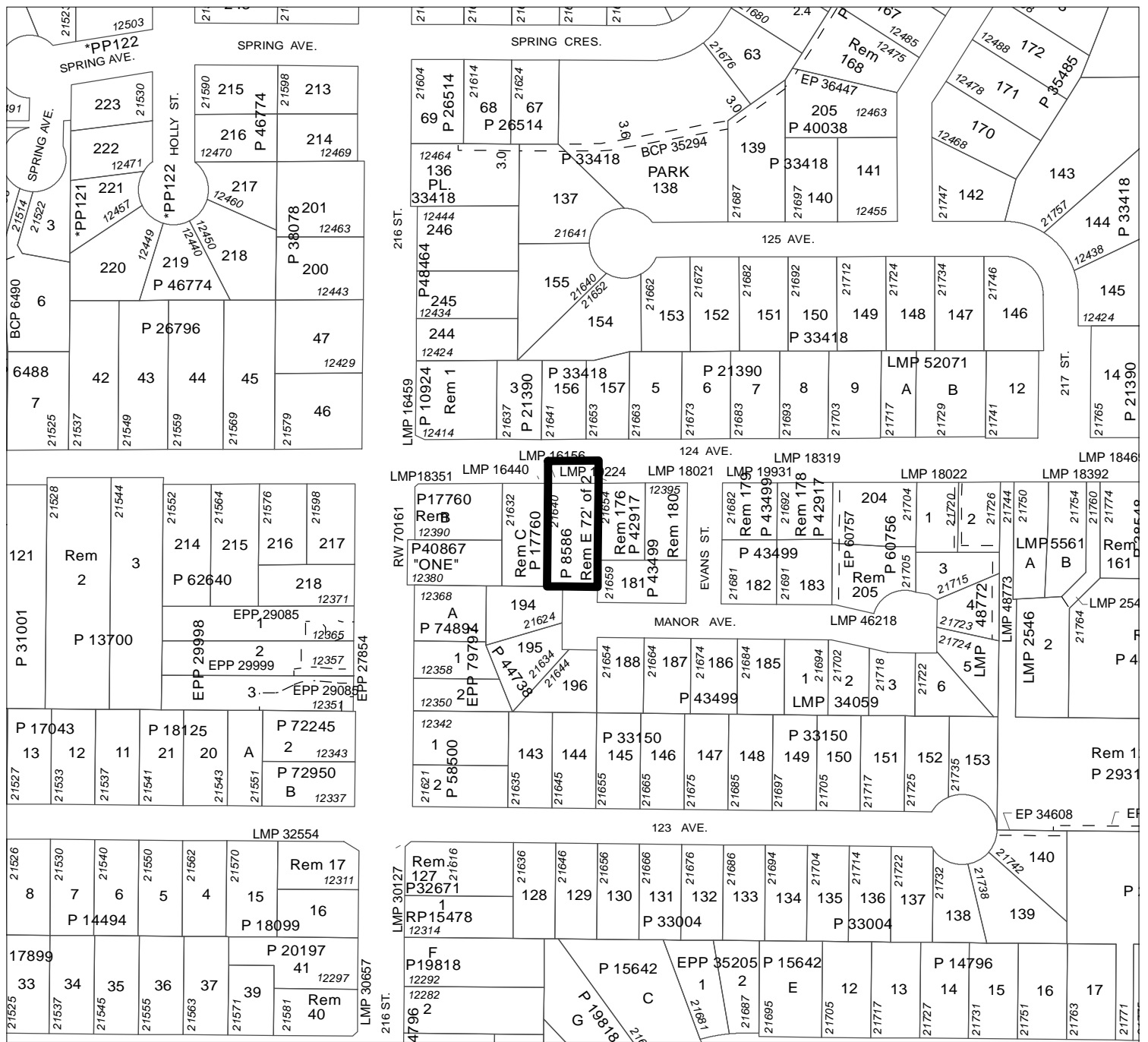
FILE: 2018-498-DP
DATE: May 21, 2019

BY: MC

BYLAW NO. 7533-2019

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

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7533-2019

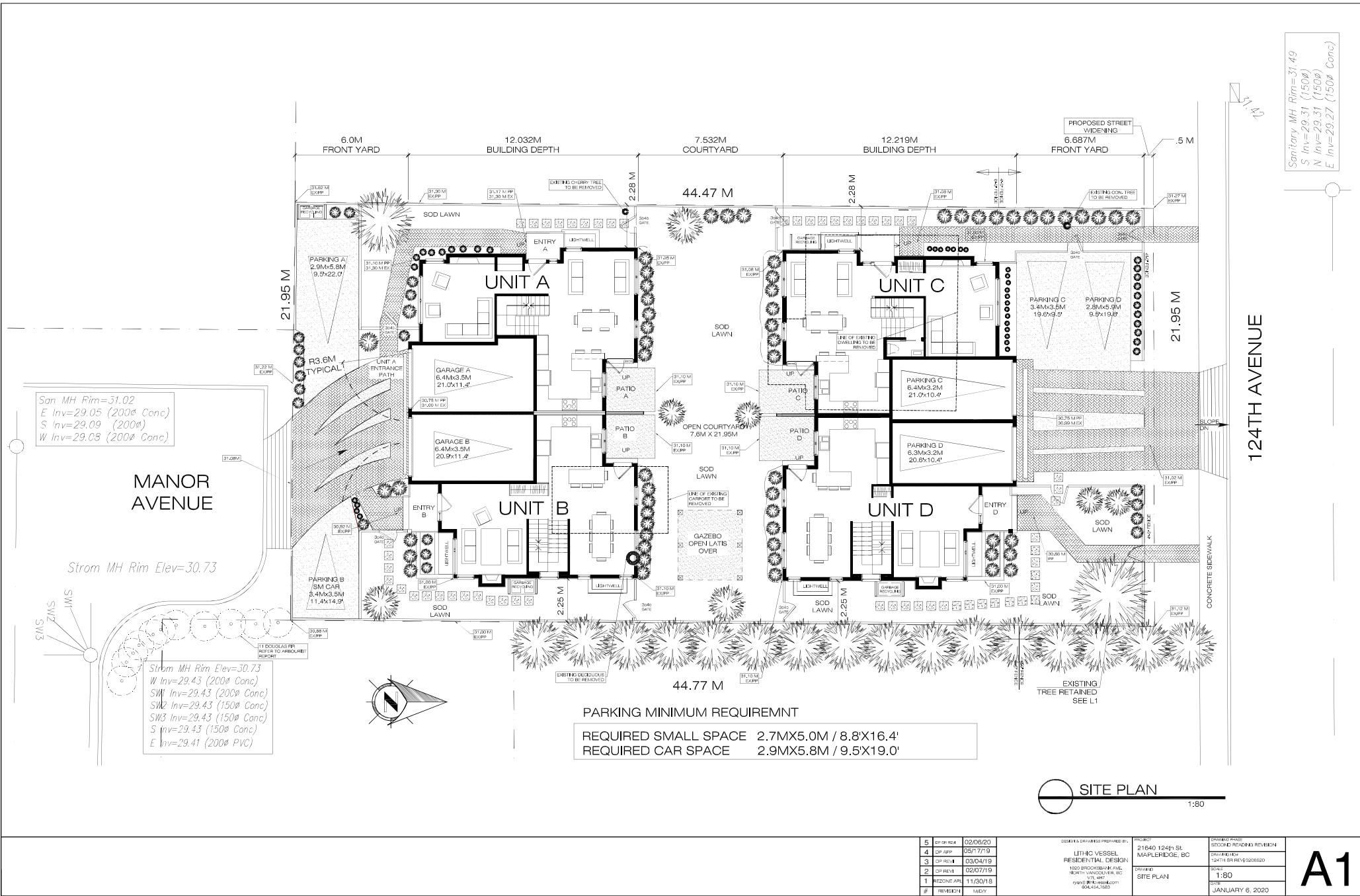
Map No. 1791

From: RS-1 (One Family Urban Residential)

To: RT-2 (Ground Oriented Residential Infill)



SCALE 1:2,500



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7533-2019;
21640 124 Avenue

MEETING DATE: November 5, 2019
FILE NO: 2018-498-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 21640 124 Avenue from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill), to permit the future construction of a Courtyard Housing project with four (4) dwelling units. Council granted first reading to Zone Amending Bylaw No. 7533-20 on March 19, 2019.

This application has been evaluated against the Zoning Bylaw and the OCP infill policies. These OCP policies are designed to allow for density to be increased within residential areas to such levels and to a form and design that is keeping with the neighbourhood character or the emerging neighbourhood character.

A Development Information Meeting (DIM) was held by the applicant and described in greater detail in a later section of this report. The proposed density of a four (4) unit courtyard project appears to have been viewed by neighbours as being too dense and not fitting in with the neighbourhood character. The perceived fears are related to: the sudden change, potential of more on street parking, increased traffic in their neighbourhood and reduced safety for child at play in the cul-de-sac area. In conversation with staff, the applicant was asked to consider the alternative that might be more palatable to the neighbours, including a three-plex design; however, the applicant has requested that the four (4) unit Courtyard Housing project be brought forward for Council to consider if it is acceptable.

As to the form and character, there is general compliance with OCP guideline respecting compatibility with surrounding properties and the neighbourhood in general; however, it is being considered as a work in progress for the plans to be finalized and a separate report will be forwarded to Council for issuance of a development permit. Among the matters to be finalized are: the functionality of the Courtyard, enhancing the single residential character, better neighbourhood fit and stormwater management.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per dwelling unit, with the first of the four (4) units being exempted, for an estimated amount of \$12,300.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7533-2019 be given second reading, and be forwarded to Public Hearing;

2) That the following terms and conditions be met prior to final reading:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii) Road dedication on 124 Avenue as required;
- iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property(ies) for the proposed development;
- iv) Registration of a Restrictive Covenant for Stormwater Management, including a maintenance guide;
- v) Removal of any existing buildings or structures;
- vi) 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 property(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- vii) That a voluntary contribution, in the amount of \$12,300 (\$4,100.00 /unit based on 3 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Ryan Huctman

Legal Description: East 785 Feet Lot 2 Except Part in Plan LMP1615, District Lot 245 Group 1
NWD Plan 8586

OCP:

Existing: Urban Residential

Proposed: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)

Proposed: RT-2 (Ground Oriented Residential Infill)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential

West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential
	Designation:	Urban Residential
Existing Use of Property:		Residential
Proposed Use of Property:		Residential
Site Area:		988 sq. m. (0.24 acres)
Access:		Manor Avenue and 124 Street
Servicing requirement:		Urban Standard

2) Background:

In granting first reading, Council was prepared to allow this application to move forward so that more details would be available to assess the project's compliance with the RT-2 (Ground-Oriented Residential Infill) zone, for Council to assess compliance with infill guidelines for such projects, more refined plans reflecting the sensitive integration of the project into the surrounding neighbourhood and feedback from neighbours through a Development Information Meeting held by the developer. As described later in this report, there were some concerns expressed by neighbours to the project. Alternatives such as a triplex or duplex or a single residential dwelling with a detached garden suite, were discussed by staff with the applicant; however, the preference of the applicant was to bring forward the four (4) unit Courtyard Housing project for Council to consider if it is acceptable.

3) Project Description:

The proposal for the subject property at 21640 124 Avenue (Appendix A and B) is for an infill development of four (4) dwelling units, in two (2) buildings, designed in the form of Courtyard Housing. These are three (3) bedroom units, with basement area. Two (2) units have 202 square metres (2,175 square feet) and two have 188 square metres (2,024 square feet) of floor space. The conceptual plans from first reading have been developed further, refining this courtyard housing project (Appendix C). Compliance with the guidelines governing Courtyard Housing described in the report "Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview Report" approved by Council in Workshop on April 18, 2016 report and to the applicable Multi-Residential Development Permit Guidelines are described in the subsequent sections of this report.

4) Planning Analysis:

i) Official Community Plan:

The development site is currently designated Urban Residential Major Corridor, which is appropriate for the proposal. A number of OCP Infill Policies apply to this site and are evaluated with respect to the proposal's design as follows:

- In changing the single family residential to a Courtyard Housing form, Policy 3-19-b sets the criteria with respect to achieving street-oriented buildings, including developing a design "that resemble a single detached dwelling, with an emphasis on orientation to the street."

Design comments include strengthening the prominence of the front entrances facing 124 and Manor Avenues, and additional front façade articulation and detailing for both proposed buildings to "read" more like single residential buildings from both Manor Avenue and 124 Avenue.

This will be achieved through the development permit process.

- Policy 3-21 requires attention be paid to having site plans, setbacks and building massing that respects existing development patterns and are sensitive to the surrounding neighbourhood.

Design comments include added attention to the massing along the interior side lot lines to be more sensitive to the existing single residential dwellings on abutting lands. This would include the steeping down the massing to the interior lot lines.

The proposed buildings do comply with the 9.5 metre maximum height requirement. Single residential zones allow for taller buildings (11 metres); however, there are one or 1 ½ storey homes along Manor Avenue.

This will be achieved through the development permit process.

The compliance with the Courtyard Housing Guidelines contained in the “Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview Report” is contained in the Development Permit section of this report.

The overall OCP objective is to encourage growth within the Urban Area Boundary (UAB), including growth through infill by a mix of housing types and tenures (Policy 3-1). This is achieved by the increased density being proposed.

ii) Zoning Bylaw:

Courtyard Housing in the proposed RT-2 (Ground Oriented Residential Infill) zone requires a minimum lot size of 950m², a minimum lot width of 25 metres and a minimum depth of 35 metres. This site, following road widening will comply with the minimum lot area and lot depth, with the future lot being about 975 sq. metres in area, and the depth being about 45 metres. However, the width is less than the minimum requirement and will need to be varied from 25.0 metres to 21.94 metres as described in a following section.

iii) Off-Street Parking and Loading Bylaw:

Each unit is providing two (2) parking spaces as required by the Off Street Parking and Loading Bylaw. One space for each unit is concealed in a garage and one is surface parking off the driveways. Modification of the parking layout through the development permit process may be needed to ensure impervious surfacing is not excessive, to review circulation/access and to improve the landscape buffering to adjacent lots and from 124 Avenue. There may be a variance required to accommodate the smaller sizes of the surface parking spaces.

iv) Proposed Variances:

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

- *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 601F RT-2 Ground-Oriented Residential Infill, Section D. Lot Area and Dimensions, Subsection 3(b) is proposed to be varied to reduce the minimum lot width from 25.0 to 21.94 metres.*

The requested variance, to accommodate the existing parcel, will be the subject of a future Council report. Any additional variances that may be required will be included in that future report.

v) Development Permits:

The process of design review for applications such as Courtyard Housing, was discussed in the “Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview Report”. These guidelines are being completed by Community Planning to bring forward in 2020 to Council, for approval and inclusion into the Development Permit Area Guidelines section of the Official Community Plan. The alternatives in assessing this and similar projects include:

- (a) Tabling such applications until such time as these guidelines are established by Council and staff can review and report on compliance; or
- (b) Using the temporary guidelines in “Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview Report” in conjunction with the existing guidelines, to the extent applicable, in Section 8.7 of the OCP, for Multi-Family Development Permits. These multi-residential guidelines are intended in areas designated for multi-residential development and promoting a more built-up character than being envisioned for infill projects.

The following is a preliminary analysis, applying the interim guidelines contained in the “Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview Report” evaluating the form and character of proposed Courtyard Housing project.”

Guideline	Staff Comment
• Not a rowhouse form.	More front façade articulation and prominence to the front facing entrance area will achieve full compliance.
• Dwelling units may be located in more than one building on a lot.	Two dwellings are located in each of the two buildings.
• Orientation is characterized by units that are facing inwards towards each other.	Inward facing orientation with direct access off the patios into the courtyard and overlook from living spaces (kitchen) is provided.
• Pedestrian walkways lead from the street to an inner courtyard area.	This is provided.
• Courtyards are programmed for flexible and interactive outdoor space but are not intended for parking	This will be addressed through the development permit process. A gazebo is being proposed.
• Where lane access is available, parking will be located at the rear of the property	Not applicable.
• Scale and massing shall be compatible with the surrounding area	Discussed in the OCP Policy section.
• Mix of unit sizes	Two units have 202 square metres and two have 188 square metres of floor space.

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

vi) Advisory Design Panel:

This is one of the earlier Courtyard applications and an ADP submission was not undertaken. Subsequent infill applications do require ADP review. Staff did the design review of this application based on the Courtyard Housing Project Interim Guidelines proving comments and suggestions, including the ones noted in the table in the previous section. Depending on the matters outlined in the Alternatives section, a referral to ADP could be required by Council in the instance of finalizing the design of this project.

vii) Development Information Meeting:

A Development Information Meeting was held at Maple Ridge Secondary School Library on June 26th, 2019. There were 18 people in attendance at the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant. The public's comments focused on the following four (4) issues as described in more detail in Appendix E.

A summary of the applicant's report is as follows:

- Residents felt a rezoning to multi-residential was sudden and unexpected, with concerns being expressed about rental and safety during construction;
- Residents perceived that there would be parking, traffic and pedestrian safety problems;
- Residents expressed concerns with the way higher density could affect the character of their neighbourhood, greenery and views. They asked if an impact assessment has or could be done by the City.

5) Interdepartmental Implications:

i) Engineering Department:

A rezoning Servicing Agreement will be required for this project to address the engineering and servicing associate with this project. These include:

- Widening along the 124 Avenue frontage;
- Road, curb, gutter and sidewalk upgrading along abutting roads;
- A storm catchment analysis respecting drainage system capacity;
- Providing street lighting and street trees;
- Removal of existing buildings;
- Underground services ducting;
- A Geotechnical Report reflecting the site being located in the Fraser River Escarpment Area; and
- Compliance with stormwater and drainage requirements.

ii) License, Permits and Bylaws Department:

A Stormwater Management Plan is required for this project. The calculations and details such reports contain are necessary to determine if the proposed addresses the Fraser River Escarpment Area guidelines, if the release rate for the proposed proportions of impervious and pervious area complies with City standards and if the size and location of the infiltrators may change the layout.

Matters to be addressed through at building permit stage include: the need to retain a Coordinating Registered Professional for this project, unit numbering and special separation (including combustible projection) complying with the BC Building Code (2018).

6) Alternatives:

There are three alternatives that Council may wish to consider:

1. Council may wish to deny this application; or
2. Council may wish to table this application until such time as the Guidelines for Infill Housing are completed early next year. Through these guidelines, the assessment neighbours enquired about at DIM, could take place either through the ADP and/or through staff input. Council could then consider granting Second Reading and setting a Public Hearing; or
3. Council may wish to forward this application to staff to pursue a different type of infill design with the applicant, such as: a triplex, duplex or single residential use with a detached garden suite, as a way of achieving an infill project with some increase in density.

With either of alternatives 2 or 3, a new Development Information Meeting would be required to re-engage the neighbourhood and explain how their concerns are being alleviated.

CONCLUSION:

Following discussions with the applicant after the Development information meeting, the applicant has chosen to proceed with their Courtyard Housing Project. As the project proceeds forward, the project will be brought closer to conformity with applicable guidelines for achieving sensitive infill and landscaping buffers. These details will be available to Council in a future development permit report.

It is recommended that second reading be given to Zone Amending Bylaw No. 7533-2019, and that application 2018-498-RZ be forwarded to Public Hearing.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7533-2019

Appendix D – Site Plan

Appendix E – Building Elevation Plans

Appendix F – Landscape Plan

Appendix G – DIM comment summary