

City of Maple Ridge

# **PUBLIC HEARING**

**July 20, 2021**

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA

July 20, 2021

7:00 pm

Virtual Online Meeting including Council Chambers

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

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

Note: This Agenda is also posted on the City's Website at: [www.mapleridge.ca/AgendaCenter](http://www.mapleridge.ca/AgendaCenter) (see: Public Hearing)

1a) 2019-392-RZ

22904, 22910 and 22922 Dewdney Trunk Road

Parcel "One" (Explanatory Plan 13671) Except: Part Road on Plan 80199 of Parcel "A" (Reference Plan 13362) Lot 3 Section 17 Township 12 New Westminster District Plan 13178;

Lot 220 Section 17 Township 12 New Westminster District Plan 57165;

Lot 229 Section 17 Township 12 New Westminster District Plan 58011

**Maple Ridge Official Community Plan Amending Bylaw No. 7759-2021**

To amend Schedule B to re-designate the land use from Urban Residential to Commercial.

1b) 2019-392-RZ

22904, 22910 and 22922 Dewdney Trunk Road

**Maple Ridge Zone Amending Bylaw No. 7760-2021**

To amend the zoning bylaw text to create a CD (Comprehensive Development) zone.

**Maple Ridge Zone Amending Bylaw No. 7627-2020**

To rezone from RS-1 (Single Detached Residential) to CD-2-20 (Comprehensive Development) zone.

The current application is to permit the construction of a six-storey, mixed-use building with 127 units of apartment housing and approximately 180m<sup>2</sup> of commercial space in two units on the ground floor.

- 2) **2019-393-RZ**  
**20786 River Road**  
Lot 37 District Lot 277 Group 1 New Westminster District Plan 31152
- Maple Ridge Zone Amending Bylaw No. 7614-2020**  
To rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill).
- The current application is to permit a future construction of eight (8) dwelling units in the form of Courtyard Housing.**
- 3a) **2018-180-RZ**  
**22083 and 22057 Lougheed Highway**  
Lot 3 District Lot 397 Group 1 New Westminster District Plan 11251  
Lot 4 District Lot 397 Group 1 New Westminster District Plan 11251  
Parcel B (Y89442) District Lot 397 Group 1 New Westminster District Plan 11251
- Maple Ridge Official Community Plan Amending Bylaw No. 7758-2021**  
A site specific text amendment to Section 3-20(c) of the Official Community Plan is proposed to increase the maximum height for apartments to six (6) storeys for Major Corridor Residential development at this location.
- 3b) **2018-180-RZ**  
**22083 and 22057 Lougheed Highway**
- Maple Ridge Zone Amending Bylaw No. 7481-2018**  
To rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential).
- The current application is to permit a future development of a six (6) storey apartment building with approximately 106 units and underground parking.**
- 4) **2021-198-RZ**  
The current application is to rezone the following properties regulated by a Land Use Contract in order to meet Provincial deadlines and be in compliance with the *Local Government Act*.
- 4a) **2021-198-RZ**  
**Maple Ridge Zone Amending Bylaw No. 7708-2021**  
**11670/11690 243 Street**  
Lot 17 Section 15 Township 12 New Westminster District Plan 1973  
**To rezone from Land Use Contract to A-1 (Small Holding Agricultural).**
- 4b) **2021-198-RZ**  
**Maple Ridge Zone Amending Bylaw No. 7741-2021**  
**12170 222 Street**  
District Lot 399 Group 1 New Westminster District Strata Plan NWS612  
**To rezone from Land Use Contract to RM-2 (Medium Density Apartment Residential).**

- 4c) 2021-198-RZ**  
**Maple Ridge Zone Amending Bylaw No. 7742-2021**  
**22509 Royal Crescent and 11760 225 Street**  
Lot 14 District Lot 401 Group 1 New Westminster District Plan 4769  
Lot 15 District Lot 401 Group 1 New Westminster District Plan 4769  
**To rezone from Land Use Contract to RM-2 (Medium Density Apartment Residential).**
- 4d) 2021-198-RZ**  
**Maple Ridge Zone Amending Bylaw No. 7743-2021**  
**11742 225 Street**  
Lot 58 Except: Part Shown on Plan 63699; District Lot 401 Group Lot 1 New Westminster  
District Plan 48518  
**To rezone from Land Use Contract to CD-1-00 (Comprehensive District).**
- 4e) 2021-198-RZ**  
**Maple Ridge Zone Amending Bylaw No. 7744-2021**  
**To create the Comprehensive Development zone of CD-1-21 (Medium Density Rental Apartment Residential).**
- 4f) 2021-198-RZ**  
**Maple Ridge Zone Amending Bylaw No. 7745-2021**  
**12128 222 Street**  
Lot "B" (N51402) District Lot 399 Group 1 New Westminster District Plan 9669  
**To rezone from Land Use Contract to CD-1-21 (Comprehensive Development).**
- 4g) 2021-198-RZ**  
**Maple Ridge Zone Amending Bylaw No. 7746-2021**  
**12184 - 12190 224 Street**  
Lot 326 Section 20 Township 12 New Westminster District Plan 52376 Except Part  
Dedicated Park on Plan LMP21095  
**To rezone from Land Use Contract to CD-1-21 (Comprehensive Development).**
- 4h) 2021-198-RZ**  
**Maple Ridge Zone Amending Bylaw No. 7751-2021**  
**North/East of 12184-12190 224 Street**  
Section 20 Township 12 New Westminster District Plan LMP21095  
**To rezone from Land Use Contract to P-1 (Park and School).**

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT A PUBLIC HEARING is scheduled for Tuesday, July 20, 2021 at 7:00 p.m. This meeting is an online virtual meeting to be hosted in Council Chambers at City Hall, 11995 Haney Place, Maple Ridge. Limited in person attendance is permitted.

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

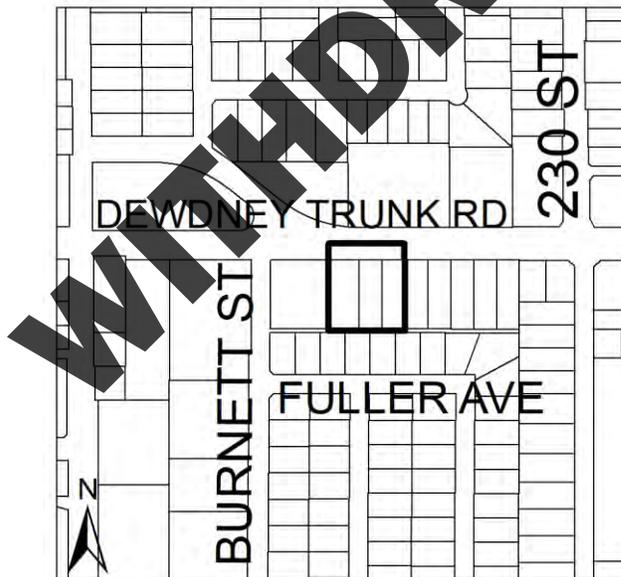
For viewing only, access the link at <http://media.mapleridge.ca/Mediasite/Showcase> and click on the July 20, 2021 Public Hearing presentation video;

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

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

- 1a) 2019-392-RZ  
22904, 22910 and 22922 Dewdney Trunk Road  
Parcel "One" (Explanatory Plan 13671) Except: Part Road on Plan 80199 of Parcel "A" (Reference Plan 13362) Lot 3 Section 17 Township 12 New Westminster District Plan 13178;  
Lot 220 Section 17 Township 12 New Westminster District Plan 7165;  
Lot 229 Section 17 Township 12 New Westminster District Plan 58011

Maple Ridge Official Community Plan Amending Bylaw No. 7759-2021  
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- 1b) **2019-392-RZ**  
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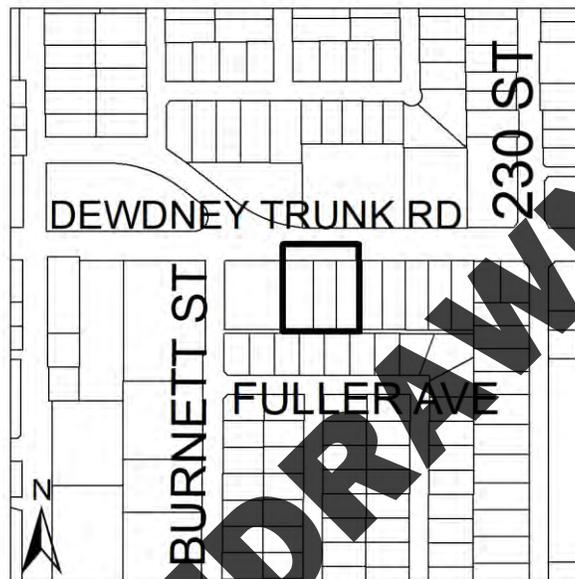
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To amend the zoning bylaw text to create a CD (Comprehensive Development) zone.

**Maple Ridge Zone Amending Bylaw No. 7627-2020**

To rezone from RS-1 (Single Detached Residential) to CD-2-20 (Comprehensive Development) zone.

The current application is to permit the construction of a six-storey, mixed-use building with 127 units of apartment housing and approximately 180m<sup>2</sup> of commercial space in two units on the ground floor.



**WITHDRAWN**

2)

2019-393-RZ

20786 River Road

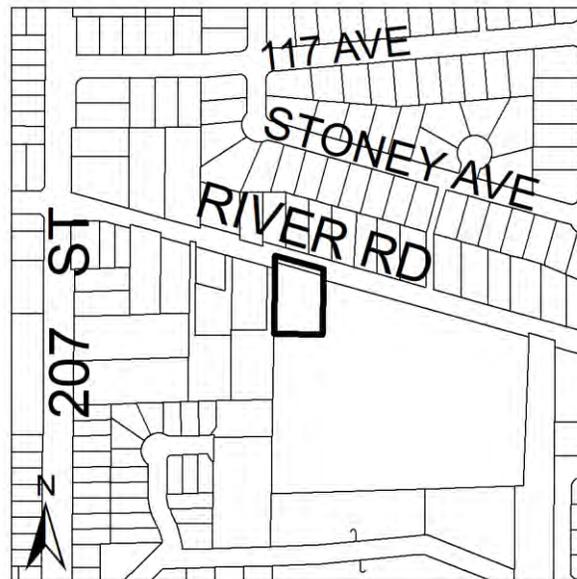
Lot 37 District Lot 277 Group 1 New Westminster District Plan 31152



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To rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill).

The current application is to permit a future construction of eight (8) dwelling units in the form of Courtyard Housing.



3a)

**2018-180-RZ**

**22083 and 22057 Lougheed Highway**

Lot 3 District Lot 397 Group 1 New Westminster District Plan 11251

Lot 4 District Lot 397 Group 1 New Westminster District Plan 11251

Parcel B (Y89442) District Lot 397 Group 1 New Westminster District Plan 11251



**Maple Ridge Official Community Plan Amending Bylaw No. 7758-2021**

A site specific text amendment to Section 3-20(c) of the Official Community Plan is proposed to increase the maximum height for apartments to six (6) storeys for Major Corridor Residential development at this location.

3b)

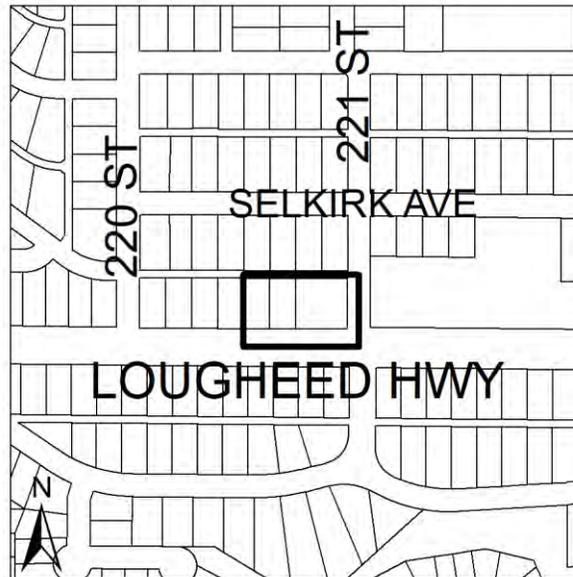
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To rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential).

The current application is to permit a future development of a six (6) storey apartment building with approximately 106 units and underground parking.



4) 2021-198-RZ



The current application is to rezone the following properties regulated by a Land Use Contract in order to meet Provincial deadlines and be in compliance with the *Local Government Act*.

4a) 2021-198-RZ

Maple Ridge Zone Amending Bylaw No. 7708-2021

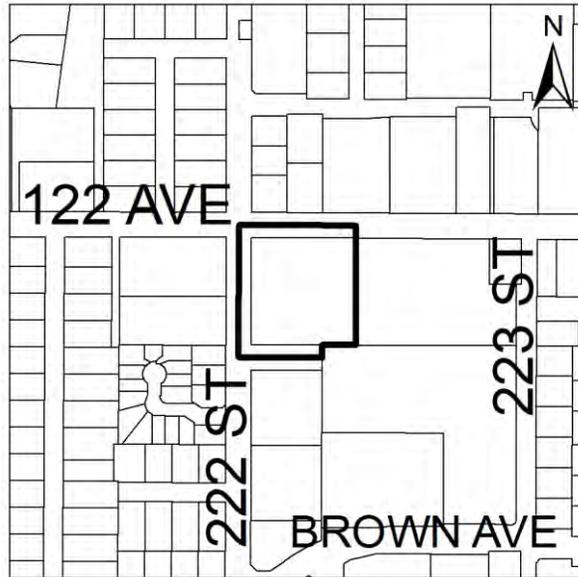
11670/11690 243 Street

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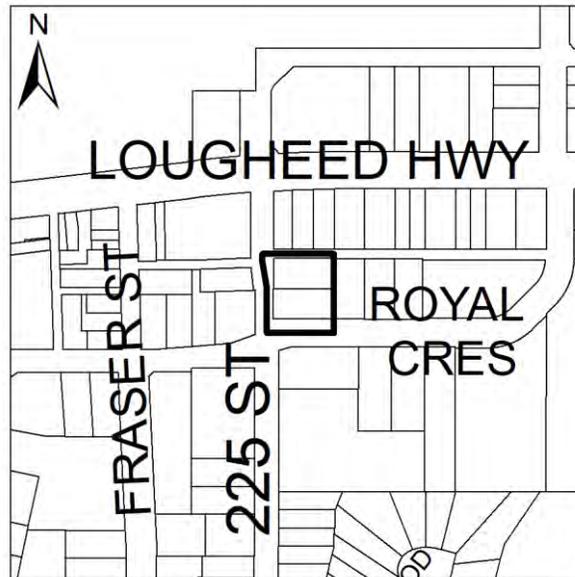
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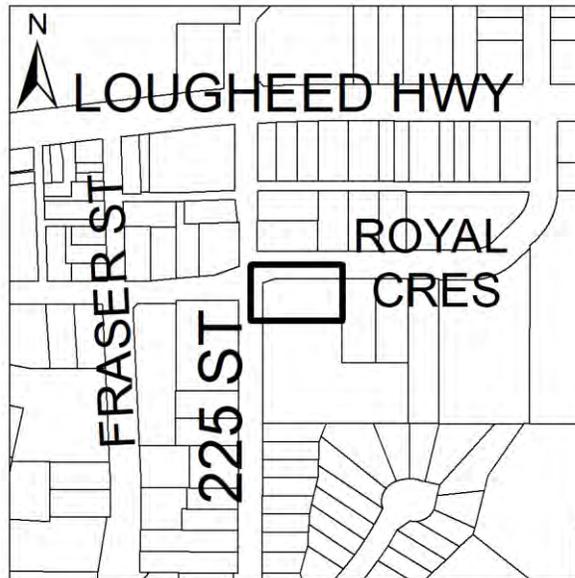
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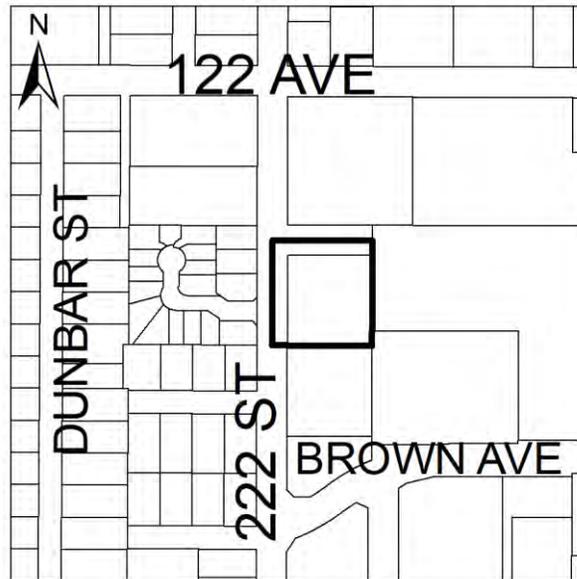


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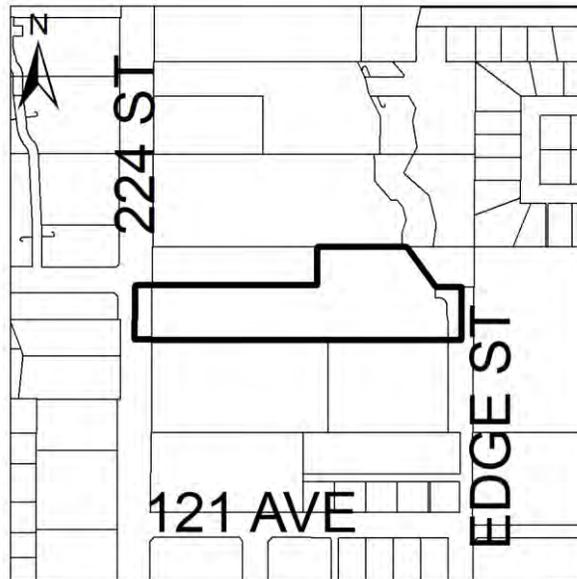


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To create the Comprehensive Development zone of CD-1-21 (Medium Density Rental Apartment Residential).

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**North/East of 12184-12190 224 Street**  
Section 20 Township 12 New Westminster District Plan LMP21095  
**To rezone from Land Use Contract to P-1 (Park and School).**



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

The City of Maple Ridge will gradually increase interactions at City Hall consistent with the BC Public Health recommendations. The City of Maple Ridge will continue to use virtual tools to host the meetings and public access will continue electronically, and there is currently limited public seating available on a first come, first served basis. Members of the public can sign up in advance to reserve those seats by calling 604-463-5221. We will be doing health screening for people attending in person and we are asking that people wear a mask consistent with the recommendations in Step 3 of the BC Restart Plan.

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

- For virtual online participation, access the link at: [www.mapleridge.ca/640/Council-Meetings](http://www.mapleridge.ca/640/Council-Meetings) and click on the meeting date to register. When registering you will be asked to give your name and address, to give Council your proximity to the land that is the subject of the application. We ask that you have your camera on during the Public Hearing;

- **For viewing only**, access the link at <http://media.mapleridge.ca/Mediasite/Showcase> and click on the July 20, 2021 Public Hearing presentation video;
- **To submit correspondence** prior to the Public Hearing, provide written submissions to the Corporate Officer **by 12:00 Noon, Tuesday, July 20, 2021 (quoting file number)** via drop-box at City Hall or by mail to 11995 Haney Place, Maple Ridge, V2X 6A9; or,
- **To email correspondence**, forward written submissions to [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) to the attention of the Corporate Officer, **by 12:00 Noon, Tuesday, July 20, 2021 (quoting file number)**.

Dated this 7<sup>th</sup> day of July, 2021.

**Stephanie Nichols**  
Corporate Officer



**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** June 15, 2021  
**FILE NO:** 2019-392-RZ  
**MEETING:** C o W

**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7759-2021;  
First and Second Reading  
Zone Amending Bylaw No. 7760-2021;  
First and Second Reading  
Off-Street Parking and Loading Bylaw Amending Bylaw No. 7763-2021;  
Second Reading  
Zone Amending Bylaw No. 7627-2020;  
22904, 22910 and 22922 Dewdney Trunk Road

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties located at 22904, 22910 and 22922 Dewdney Trunk Road from RS-1 (Single Detached Residential) to CD-2-20 (Comprehensive Development), to permit the construction of a six-storey, mixed-use building with 127 units of apartment housing and approximately 180 m<sup>2</sup> of commercial space in two units on the ground floor. Council granted first reading to Zone Amending Bylaw No. 7627-2020 on March 31, 2020. This is being accompanied by Zone Amending Bylaw No. 7760-2021 to amend the Zoning Bylaw text to create the CD-2-20 Zone. Off-Street Parking and Loading Bylaw Amending Bylaw No. 7763-2021 is also being brought forward in order to establish a parking requirement for the new CD-2-20 Zone.

This application requires an amendment to the Official Community Plan (OCP) to re-designate the land use from Urban Residential to Commercial, and is being accompanied by Official Community Plan Amending Bylaw No. 7759-2021.

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 \$393,700.00.

The applicant is proposing an increase in base density from 1.8 floor space ratio (FSR) to 2.6 FSR, which can be achieved through a cash contribution, typically applied in existing zones and contained in the proposed CD-2-20 Zone at \$161.46 per m<sup>2</sup> (\$15.00 per ft<sup>2</sup>). The cash contribution, which equates to 2,447.0 m<sup>2</sup> (26,339.0 ft<sup>2</sup>) of added floor area, would be approximately \$395,093.00. This proposed Amenity Contribution also aligns with Official Community Plan Policy 2-9, enabling Council the discretion to consider such an amenity contribution.

**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. 7759-2021 on the municipal website and requiring that the applicant host a Virtual

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. 7759-2021 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7759-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7759-2021 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7760-2021 be given first and second reading, and be forwarded to Public Hearing;
- 6) That Off-Street Parking and Loading Amending Bylaw No. 7763-2021 be given first and second reading;
- 7) That Zone Amending Bylaw No. 7627-2020 be given second reading as amended, and be forwarded to Public Hearing; and
- 8) 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 "B";
  - iii) Road dedication for the lane as required;
  - iv) Consolidation of the subject properties;
  - v) Removal of the existing buildings;
  - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property(ies) for the proposed development;
  - vii) Registration of a Statutory Right-of-Way plan and agreement for lane access over 22882 Dewdney Trunk Road;
  - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
  - ix) Registration of a Restrictive Covenant for Stormwater Management including maintenance requirements;
  - 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 \$ 393,700.00 (\$3,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions;

- xii) That a voluntary contribution, in the amount of \$395,093.00.00 based on rate of \$161.46 per square metre (\$15.00 per square foot) for the additional density being sought in accordance with the proposed CD-2-20 zone in Zoning Bylaw No. 7600-2019; and
- xiii) That voluntary payment of \$16,000 be received in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990 as cash-in-lieu for two (2) off street parking spaces provided for residential use respecting the properties located at 22904, 22910 and 22922 Dewdney Trunk Road.

**DISCUSSION:**

**1) Background Context:**

Applicant: Billard Architecture Inc.

Legal Descriptions: Lot 220 Section 17 Township 12 New Westminster District Plan 57165; Lot 229 Section 17 Township 12 New Westminster District Plan 58011; and Parcel "One" (Explanatory Plan 13671) Except: Part Road on Plan 80199; of Parcel "A" (Reference Plan 13362) Lot 3 Section 17 Township 12 New Westminster District Plan 13178

OCP:  
 Existing: Urban Residential  
 Proposed: Commercial

Within Urban Area Boundary: Yes  
 OCP Major Corridor: Yes

Zoning:  
 Existing: RS-1 (Single Detached Residential)  
 Proposed: CD-2-00 (Comprehensive Development)

Surrounding Uses:  
 North: Use: Commercial  
 Zone: C-2 (Community Commercial) and CS-1 (Service Commercial)  
 Designation: Commercial  
 South: Use: Single Family Residential  
 Zone: RS-1 (Single Detached Residential)  
 Designation: Urban Residential  
 East: Use: Single Family Residential  
 Zone: RS-1 (Single Detached Residential)  
 Designation: Urban Residential  
 West: Use: Commercial, Service Station  
 Zone: CS-1 (Service Commercial)  
 Designation: Commercial

Existing Use of Property: Vacant  
 Proposed Use of Property: Commercial and Apartment  
 Site Area: 0.33 ha (0.8 acres)  
 Access: Rear Lane  
 Servicing requirement: Urban Standard  
 Companion Applications: 2019-392-DP/DVP

## 2) Background:

The subject properties, located at 22904, 22910 and 22922 Dewdney Trunk Road (see Appendices A and B), are located south of Dewdney Trunk Road, east of Burnett Street and west of 230 Street. The subject properties are located outside of the Town Centre Area Plan. Consolidation of the subject properties will be a condition of final reading, which will have a combined area of approximately 0.33 ha (0.8 acres). All three lots are currently vacant, relatively flat, and have a combination of grasses, shrubs and trees located throughout each property.

This application was deferred at the February 11, 2020 Council meeting. The deferred application was proposing a 119 unit, five-storey apartment building with a proposed floor area of 7,246m<sup>2</sup> (78,002 ft<sup>2</sup>) and a floor space ratio (FSR) of 2.37. Council had suggested the applicant consider the addition of commercial at this location, as part of the subject development. Council had also suggested an increase in height to six storeys, which the applicant was willing to explore. Discussions with the applicant has resulted in two commercial units being included on the ground floor of this development, as well as a sixth floor with residential dwelling units being added to the building.

## 3) Project Description:

This application is for a 127 unit, six-storey apartment building with a proposed floor area of 7,986m<sup>2</sup> (78,002 ft<sup>2</sup>) and a floor space ratio (FSR) of 2.6. The allowable base FSR in the proposed CD-2-20 (Comprehensive Development) zone is 1.8, which is based on the RM-2 (Medium Density Apartment Residential) zone, on which the application was made. The applicant will exceed the allowable base FSR; therefore, the density bonus provisions will apply.

The applicant intends to bridge the current mid-century style of the adjacent single family homes with an apartment building design that will use modern materials and other forms inspired by new residential development within the community. The building is proposed to be stepped back at the third storey, along the southern elevation, providing both natural light for the outdoor courtyard space and to limit the impact on those adjacent single family lots to the south. The proposed building will contain a mix of studio, one, two and three bedroom units. Residential parking will be located in two underground parking levels and accessed via a rear lane loading from Burnett Street.

The proposed building will feature two (2) indoor amenity areas on the southern portion of the ground floor of the building. A prominent ground floor courtyard space will provide for an outdoor amenity area that is planned to be programmed as a children's play area and will feature natural surveillance from the interior units that face the courtyard space.

The landscape plan provides for a variety of trees, including Japanese maples, Serbian spruce, robin hill serviceberry and purple spire crabapple. These trees are accompanied by a large variety of shrubs that are generously spread throughout the ground floor of the development, providing for ample amounts of privacy for ground floor units. The rooftop amenity area is well programmed with a variety of seating areas, including a social seating area for larger gatherings of residents and backless benches that can accommodate smaller groups of residents.

#### 4) Planning Analysis:

##### i) Official Community Plan:

The subject properties are located along Dewdney Trunk Road, where the OCP currently designates the subject properties *Urban Residential*, and development of the properties are subject to the *Major Corridor* infill policies of the OCP. The *Major Corridor* policies identify the various types of housing forms which are encouraged along major road corridors including apartments such as those being proposed. These policies also require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks, and lot configuration with the existing pattern of development in the area.

An OCP amendment is required to re-designate the subject properties from *Urban Residential* to *Commercial* based on the addition of commercial units to the proposed building. This brings the commercially designated land east from the existing Husky Gas Station, located on the corner of Burnett Street and Dewdney Trunk Road, to include the subject properties (see Appendix B).

The redesignation of the subject land would reflect the existing General Commercial area identified in OCP Policy 6-23 on the north side of Dewdney Trunk Road to the subject site directly on the south side of Dewdney Trunk Road. This proposed development helps to support OCP Policy 6-25 by providing centres that accommodate the automobile, pedestrian and transit services and will integrate into the emerging character of the area.

##### ii) Zoning Bylaw:

The applicant had initially proposed to rezone the three subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow for a five-storey building with approximately 119 units. This proposal included a mix of studio, one, two and three bedroom units. Council initially deferred the application and subsequently suggested, at the time of first reading, that the applicant consider the addition of commercial at this location, as well as the additional of a sixth floor to the building. As a result of these suggestions the applicant has updated their plan to include a six (6) storey building with two (2) commercial units on the ground floor.

The addition of commercial at this location, outside of the Town Centre, has necessitated a rezoning to a CD (Comprehensive Development) zone. The applicant is proposing to rezone the subject properties to a CD-2-20, which is being based on the RM-2 (Medium Density Apartment Residential) Zone, allowing a number of comparable commercial uses from the C-3 (Town Centre Commercial) zone. A comparison of the density, lot coverage, setbacks, building height, parking and permitted uses in the proposed CD-2-20 zone are provided in the following table:

Zone	RM-2 Zone	Proposed CD Zone
FSR	1.8 up to 2.5 with density bonus	1.8 up to 2.6 with density bonus
Lot Coverage	N/A	N/A
Setbacks	7.5 metres from all lot lines	Front – 4.5 metres Side – 6.1 metres Rear – 3.0 metres
Height	11 metres or 4 storeys outside of the Town Centre	22 metres or 6 storeys
Principal Permitted Uses	Apartment Residential	Apartment Residential, Assembly, Business Services, Cannabis Retail, Civic, Convenience Store, Financial Services, Indoor Commercial Recreation, Licensed Retail Store, Light Industrial (limited to Microbrewery), Liquor Primary Establishment, Media Production Studio, Personal Repair Services, Personal Services, Place of Worship, Private Hospital, Professional Services, Public Market, Restaurant, Retail (excluding Highway Retail) and Tourist Accommodation.
Parking	1.7 spaces per unit (including visitor)	1.2 spaces per unit (including visitor) *** This is the same rate as the C-3 and other mixed-use zones

The applicant is proposing an increase in base density from 1.8 floor space ratio (FSR) to 2.6 FSR, which can be achieved through cash contribution, at \$161.46 per m<sup>2</sup> (\$15.00 per ft<sup>2</sup>). The cash contribution, which equates to 2447.0 m<sup>2</sup> (26,339.0 ft<sup>2</sup>) of added floor area, would be approximately \$395,093.00. This proposed Amenity Contribution aligns with Official Community Plan Policy 2-9 in the OCP, as follows:

- 2-9 *Community Amenity Contribution and density bonuses may also be considered at Council's discretion for all Official Community Plan and Zoning Bylaw amending applications that are seeking a higher density than is envisioned in Schedule "A" and/or Schedule "B", to help provide a variety of amenities and facilities throughout the municipality.*

iii) **Housing Action Plan:**

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:

- 31 studio suites (24.41%)
- 51 one bedroom suites (40.16%);
- 26 two bedroom suites (20.47%); and
- 19 three bedroom suites (14.96%).

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

The proposed CD-2-20 Zone will have a similar parking requirement as other mixed-use zones, such as the C-3 (Town Centre Commercial) and C-2 (Community Commercial) Zones. The CD-2-20 Zone will require 1.0 concealed space per dwelling unit, plus 0.2 concealed spaces per dwelling unit designated for visitors. Commercial uses, such as retail or personal service uses, will need to provide 1 space per 30 m<sup>2</sup> gross floor area, the same as in the C-3 and C-2 Zones.

The following parking is being provided:

- The Off-Street Parking and Loading Bylaw requires 159 spaces; however, 157 parking spaces are being provided, seeking a reduction of two (2) parking spaces;
- 11 of the parking spaces are at grade, while 146 are located in two levels of underground parking;
- Four (4) of the spaces underground are in a tandem configuration;
- Three (3) of the above spaces are to be designed as accessible parking spaces. This has been provided in accordance with the bylaw;
- A total of twenty-nine (29) of the required parking spaces are designed to be small car spaces, which exceeds the 10% restriction in the Bylaw and will require a variance; and
- Thirty-one (31) long-term bicycle spaces and three (3) short term spaces.

With respect to the reduction of two (2) parking spaces, a variance is not required. Instead the applicant has elected to make a \$8,000.00 per space payment-in-lieu in accordance with the Off-Street Parking and Loading Bylaw. On this basis, the total payment for two (2) spaces totals \$16,000.00. The applicant is also proposing twenty-nine (29) small car spaces, which amounts to 18.5% of all spaces which will require a variance. The reduction of two (2) parking spaces is permitted by the Bylaw because:

- The cash-in lieu payment will contribute to a future municipal parking facility; and
- The site is located adjacent to the Town Centre Area, where residents can walk or cycle to stores, offices and recreation, and transit services already exist along the Dewdney Trunk Road within convenient walking distance.

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%).

v) **Proposed Variances:**

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

- *To permit up to 20% of all parking spaces to be small car or compact spaces.*

The requested relatively small variance will be the subject of a future Council report and represents an increase in thirteen (13) small car spaces from the 10% permitted in the Bylaw.

vi) **Development Permits:**

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community. Accordingly, prior to final zoning approval, the Development Permit must be reviewed and approved. An application for the Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to Council 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.

vii) **Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on May 12, 2021 (see Appendices G, H and I).

The ADP concerns have been addressed and are reflected in the current plans. A summary of the resolutions and how the developer addressed the resolutions has been provided (see Appendix J). A detailed description of how these items were incorporated into the design will be included in a future development permit report to Council.

viii) **Development Information Meeting:**

Due to the COVID-19 pandemic, it was not possible for the developer to host an in-person Development Information Meeting. In lieu of Development Information Meetings, an interim process has been established to allow for a ten day Public Comment Opportunity. The notification requirements are the same as for the Development Information Meeting and include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and the Public Comment period.

The Public Comment Opportunity was held between May 18 and May 28 2021. The developer received correspondence from one resident. A summary of the Public Comment Opportunity is attached to this report as Appendix K.

**5) Interdepartmental Implications:**

**i) Engineering Department:**

The Engineering Department has identified the following improvements for this development to proceed:

- The rear lane will need to be constructed, complete with road drainage, to meet lane standard.
- Street trees are required along Dewdney Trunk Road.
- A Statutory Right-of-Way will be required with the site to the west (Husky Site) to facilitate access to the rear lane.

**ii) Building Department**

The Building Department has reviewed the development application and has provided comments related to Building Code requirements which have been forwarded 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 and the following comments were received:

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

*Golden Ears Elementary has an operating capacity of 517 students. For the 2019-20 school year the student enrolment at Golden Ears Elementary is 529 students (102% utilization) including 161 students from out of catchment.*

*Thomas Haney Secondary school has an operating capacity of 1200 students. For the 2019-20 school year the student enrollment at Thomas Haney Secondary School is 1156 students (96% utilization) including 650 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, OCP Amending Bylaw No. 7759-2021, 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 reading be given to OCP Amending Bylaw No 7759-2021, Zoning Text Amendment Bylaw No. 7760-2021, Off-Street Parking and Loading Amending Bylaw No. 7763-2021 and that second reading be given to Zone Amending Bylaw No. 7627-2020, and that application 2019-392-RZ be forwarded to Public Hearing.

“Original signed by René Tardif”

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*Prepared by:* **Rene Tardif, BA, M.PL  
Planner 1**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

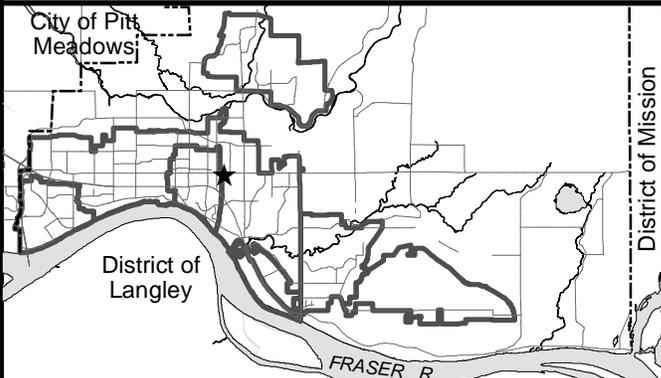
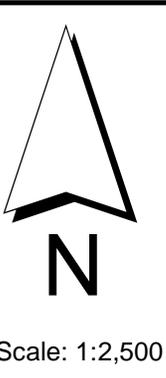
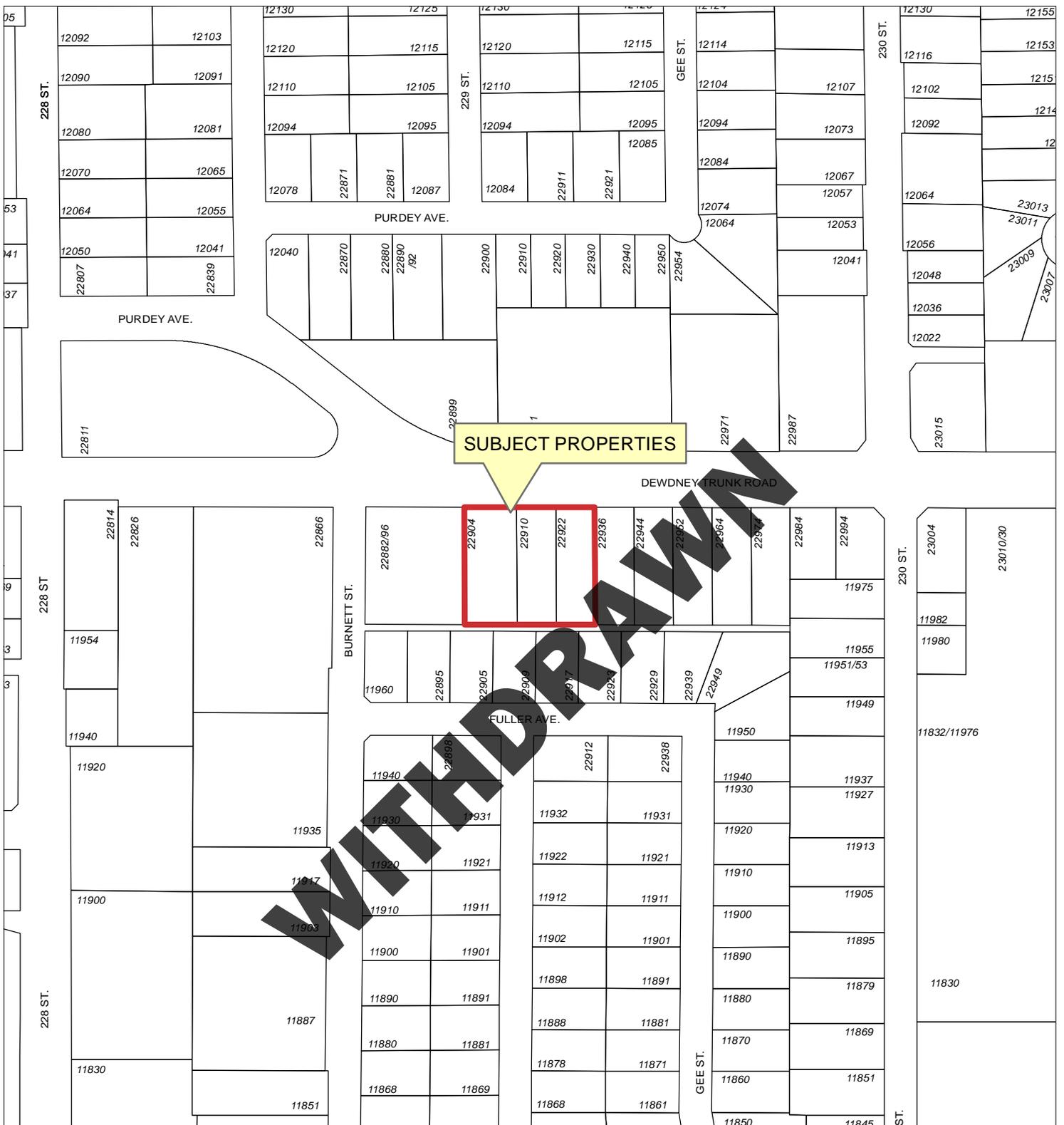
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*Concurrence:* **Al Horsman  
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7759-2021
- Appendix D – Zone Text Amendment Bylaw No. 7760-2021
- Appendix E – Off-Street Parking and Loading Amending Bylaw No. 7763-2021 (not included in Public Hearing pkg)
- Appendix F – Zone Amending Bylaw No. 7627-2020
- Appendix G – Site Plan
- Appendix H – Building Elevation Plans
- Appendix I – Landscape Plan
- Appendix J – ADP design comments
- Appendix K – Public Comment Opportunity Comment



22904/10/22 DEWDNEY TRUNK ROAD  
 PID'S: 005-703-018, 005-562-171 &  
 005-649-617

PLANNING DEPARTMENT

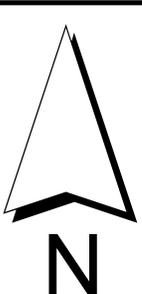


**MAPLE RIDGE**  
British Columbia

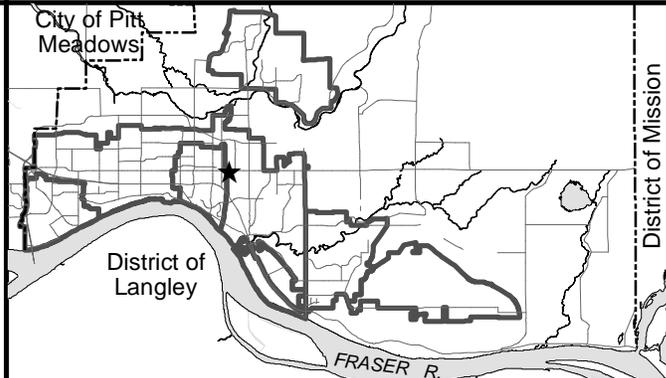
[mapleridge.ca](http://mapleridge.ca)



Aerial Imagery from the Spring of 2018



Scale: 1:2,500



22904/10/22 DEWDNEY TRUNK ROAD  
 PID'S: 005-703-018, 005-562-171 &  
 005-649-617

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2019-392-RZ  
 DATE: Nov 15, 2019

BY: PC





CITY OF MAPLE RIDGE  
BYLAW NO. 7760-2021

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

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**WHEREAS**, it is deemed expedient to amend the Maple Ridge Zoning Bylaw No. 7600-2019 as amended:

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

1. This bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 7760-2021”.
2. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended as follows:
3. PART 10, COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct sequential order:

**SECTION 10**                      **CD-2-20**

**PURPOSE**

1. This Zone provides for a range of Commercial, service and Residential Uses with a maximum Building Height of four (4) to six (6) Storeys.

**PRINCIPAL USES**

1. The following Principal Uses shall be permitted in this Zone:
  - a. Apartment Residential;
  - b. Assembly;
  - c. Business Services;
  - d. Cannabis Retail;
  - e. Civic;
  - f. Convenience Store;
  - g. Financial Services;
  - h. Indoor Commercial Recreation;
  - i. Licensee Retail Store;
  - j. Light Industrial, limited to Microbrewery, Microwinery and Microdistillery;
  - k. Liquor Primary Establishment;
  - l. Media Production Studio;
  - m. Personal Repair Services;
  - n. Personal Services;
  - o. Place of Worship;
  - p. Private Hospital;

- q. Professional Services;
- r. Public Market;
- s. Restaurant;
- t. Retail, excluding Highway Commercial; and
- u. Tourist Accommodation.

#### ACCESSORY USES

1. The following shall be permitted as Accessory Uses to one of the permitted Principal Uses in this Zone:
  - a. Boarding; and
  - b. Home Occupation.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

#### LOT AREA and DIMENSIONS

1. Minimum Lot Area and dimensions shall be not less than:
  - a. in Lot Area 1,300.0 square metres
  - b. in Lot Width 30.0 metres
  - c. in Lot Depth not applicable
2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum Building Envelope dimensions.

#### DENSITY

1. Floor Space Ratio shall not exceed a base Density of 1.8 times the Lot Area.
2. Additional Density, up to a maximum of 2.6 times the Lot Area, may be obtained with the following provisions:
  - a. an amount equal to 0.1 times the Lot Area may be added to the Floor Space Ratio for providing all parking spaces in an Underground Structure for parking; and
  - b. for Lots located within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw or located adjacent to a "Major Corridor" as identified in Chapter 3 and Figure 4 in Schedule "A" of the Maple Ridge Official Community Plan Bylaw No. 7060-2014, an amount not to exceed 0.8 times the Lot Area may be added to the Floor Space Ratio for providing a cash contribution at a rate of \$161.46 per square metres (\$15.00 per square foot) as a Density Bonus. Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

## LOT COVERAGE

1. Not applicable.

## SETBACKS

1. Minimum Setbacks for all Principal Buildings and Principal Structures shall be not less than:
  - a. from a Front Lot Line 4.5 metres
  - b. from a Rear Lot Line 3.0 metres
  - c. from an Interior Side Lot Line 6.1 metres
  - d. from an Exterior Side Lot Line 7.5 metres
2. Minimum Setbacks for an Off-Street Parking provided in an Underground Structure for parking that extends not more than 0.8 metres above Average Finished Grade and which is Landscaped and integrated to become a useable part of the yard area shall be not less than:
  - a. from a Front Lot Line 1.5 metres
  - b. from a Rear Lot Line 0.0 metres
  - c. from an Interior Side Lot Line 0.0 metres
  - d. from an Exterior Side Lot Line 1.5 metres
3. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## HEIGHT

1. Building Height for Principal Buildings and Principal Structures shall not exceed 22.0 metres nor 6 Storeys, and shall be not less than 11.0 metres.
2. Building Height for Accessory Buildings and Accessory Structures shall not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

## LANDSCAPING and SCREENING

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

## PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Accessory Off-Street Parking, except for that provided as visitor parking space, shall be Concealed Parking that extends no more than 0.8 metres above Average Finished Grade and which is Landscaped and integrated to become a useable part of the yard area.
3. Refer to Section 402 of this Bylaw.

**OTHER REQUIREMENTS**

1. Common Open Area(s) shall be provided on the Lot for Apartment Residential Use as a minimum of 30% of the Lot Area.
2. Outdoor Amenity Area(s) shall be provided on the Lot based on the following ratio, and this area may form part of the Common Open Area requirement:
  - a. 1.0 square metres per apartment Dwelling Unit.
3. Private Outdoor Area(s) shall be provided for each Dwelling Unit at a minimum of 5.0% of the Dwelling Unit area or 4.6 square metres, whichever is greater. This area may form part of the Common Open Area requirement.
4. Indoor Amenity Area(s) shall be provided on the Lot based on the following ratio:
  - a. 1.0 square metres per apartment Dwelling Unit.

4. Maple Ridge Zoning Bylaw No. 7600-2019 as amended is hereby amended accordingly.

READ a first time the 22<sup>nd</sup> day of June, 2021.

READ a second time the 22<sup>nd</sup> day of June, 2021.

READ a third time the        day of        , 20

ADOPTED the        day of        , 20

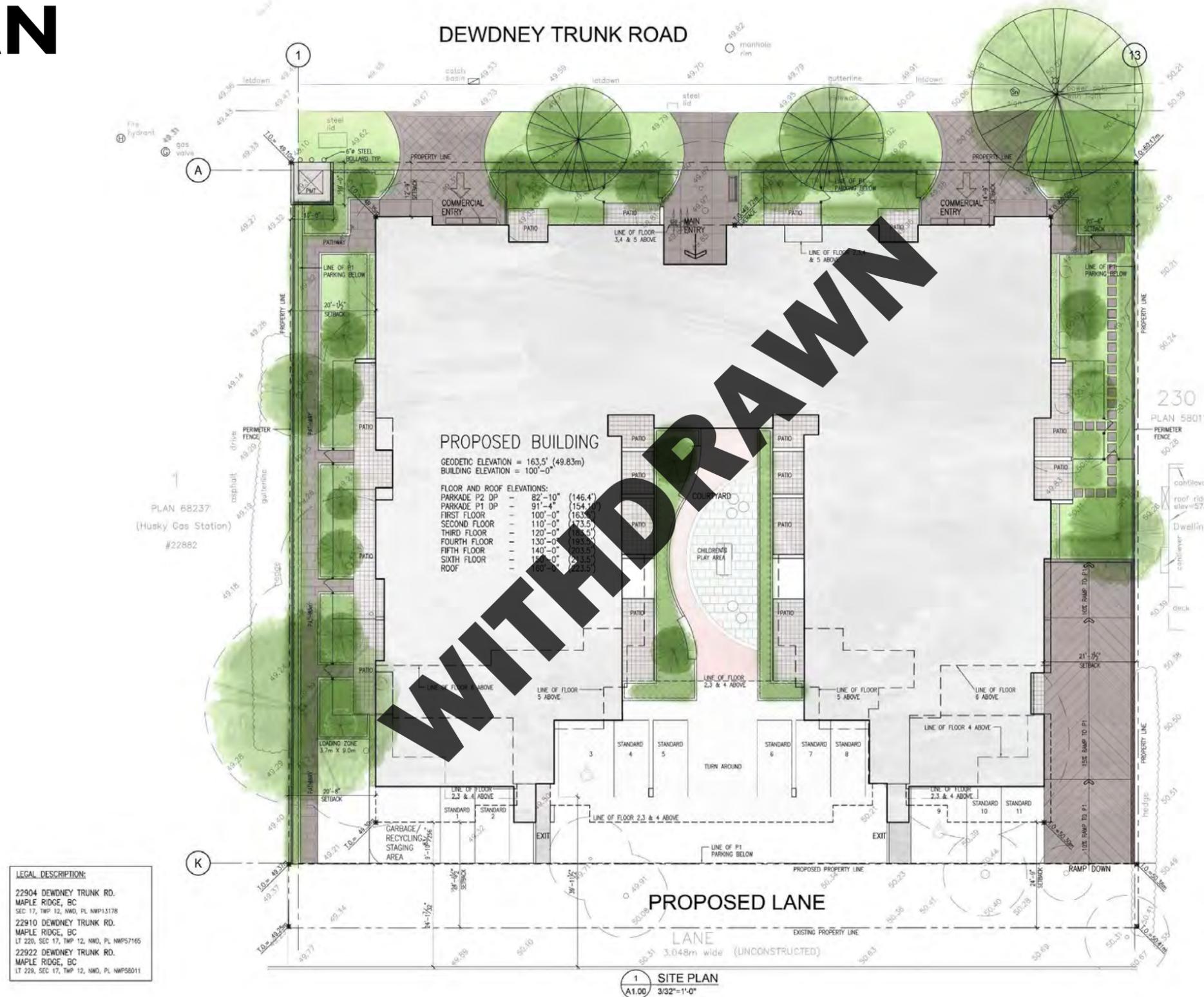
\_\_\_\_\_  
PRESIDING MEMBER

\_\_\_\_\_  
CORPORATE OFFICER

**WITHDRAWN**



# SITE PLAN





# DEWDNEY TRUNK ROAD

22904-22922 DEWDNEY TRUNK ROAD

MAPLE RIDGE, BRITISH COLUMBIA

*Prepared by*

Billard Architecture Inc.

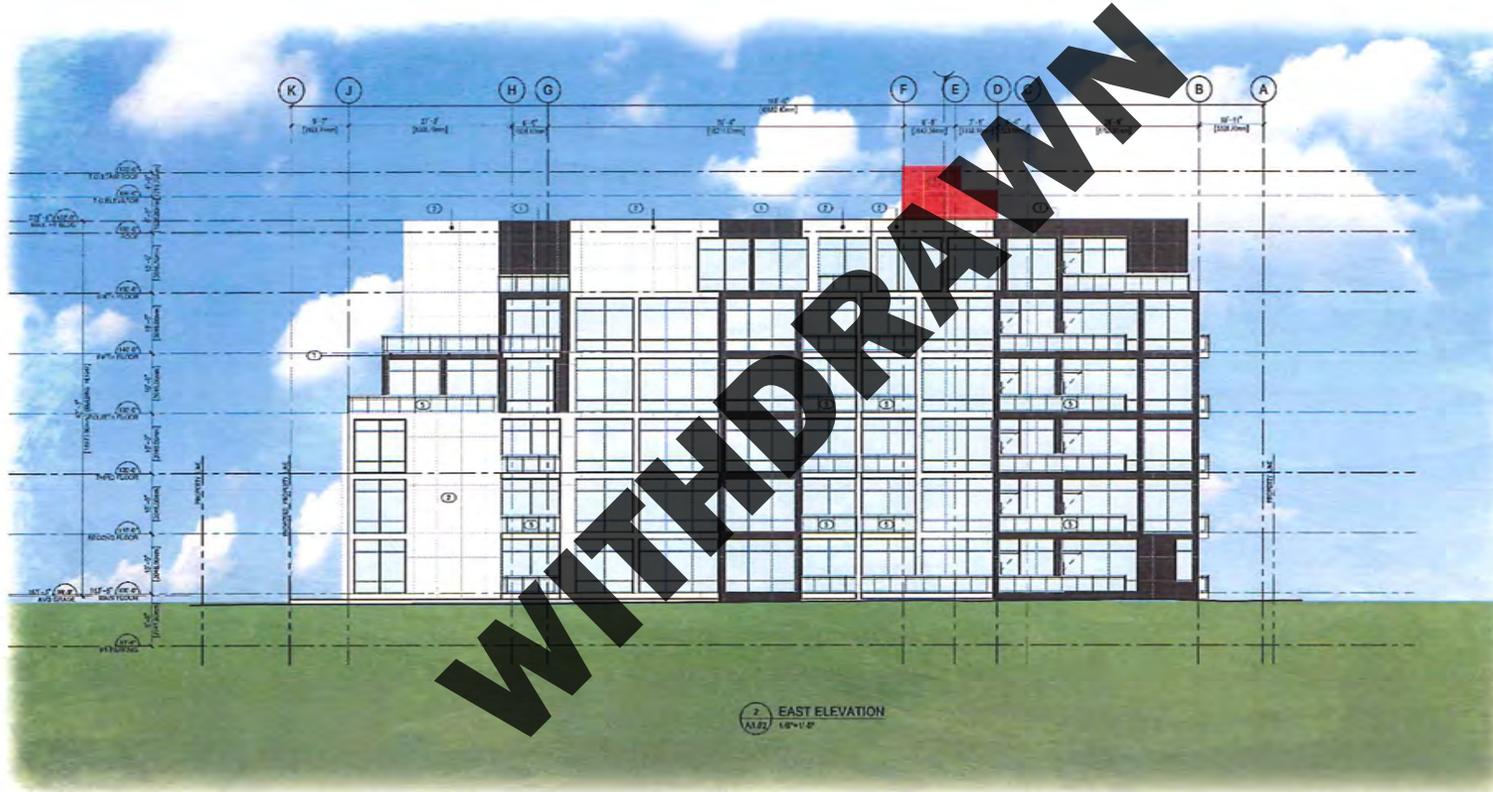
[Billardarchitecture.ca](http://Billardarchitecture.ca)



# ELEVATIONS - NORTH



# ELEVATIONS – EAST



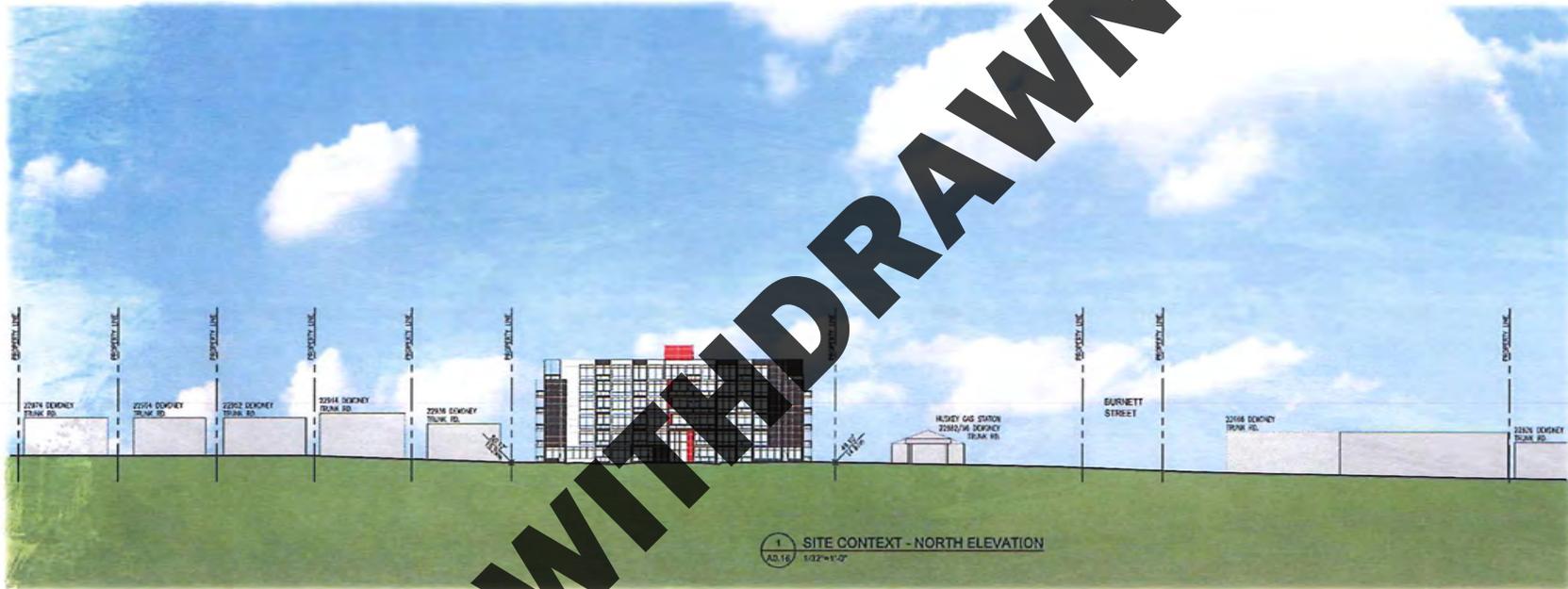
# ELEVATIONS - SOUTH



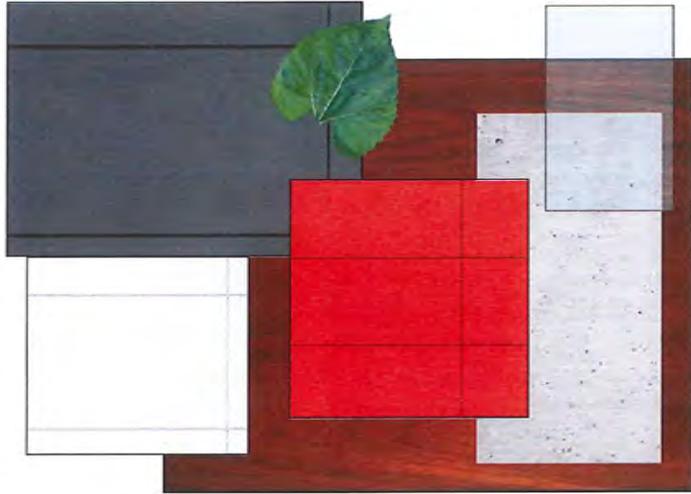
# ELEVATIONS – WEST



# CONTEXT ELEVATIONS – DEWDNEY TRUNK ROAD



# MATERIAL BOARD



METAL COMPOSITE PANEL - BLACK w/ REVEAL



METAL COMPOSITE PANEL - WHITE w/ REVEAL



CONCRETE PLANTERS



GLASS AND ALUMINUM GUARDS



METAL COMPOSITE PANEL- RED w/ REVEAL

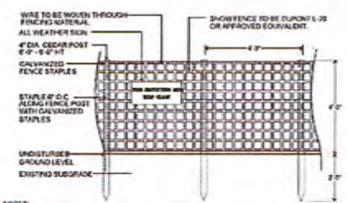
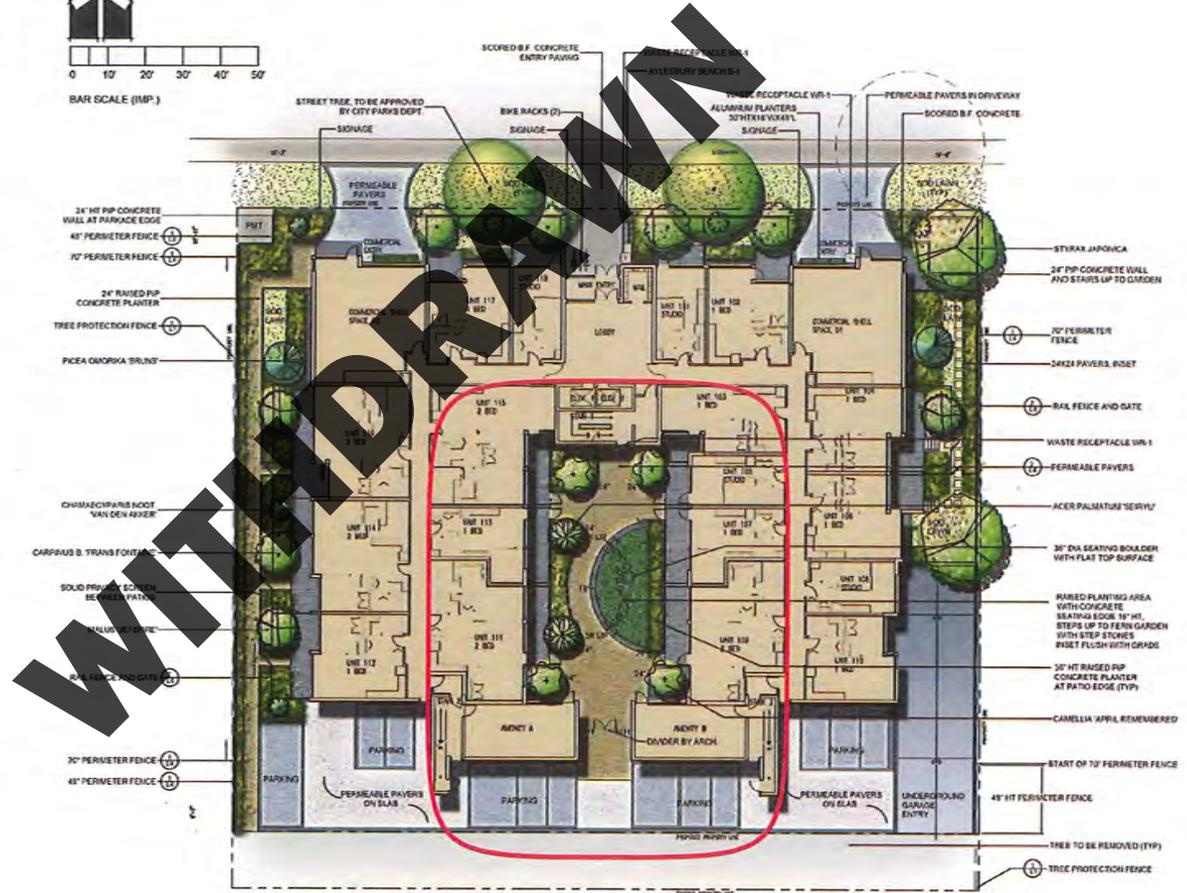
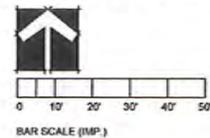


ALUMINUM PLANK – WOODGRAIN

# LANDSCAPE TREE MANAGEMENT

**PROPOSED PLANTING - MAIN**  
 Details provided by PMG Landscape Architects.

PLANT SCHEDULE	COMMON NAME	PLANTING SPECIFICATION	PLANTING NUMBER
1	ACER PALMATURE 'SERVIL'	1 1/2" DBH @ 4' HGT	10
2	AMERICAN BIRCH	1 1/2" DBH @ 4' HGT	10
3	AMERICAN HORNBEAM	1 1/2" DBH @ 4' HGT	10
4	AMERICAN REDBUD	1 1/2" DBH @ 4' HGT	10
5	AMERICAN SWEETGUM	1 1/2" DBH @ 4' HGT	10
6	AMERICAN YEW	1 1/2" DBH @ 4' HGT	10
7	ARIZONA SANDALWOOD	1 1/2" DBH @ 4' HGT	10
8	ARIZONA SILVER CHERRY	1 1/2" DBH @ 4' HGT	10
9	ARIZONA WALNUT	1 1/2" DBH @ 4' HGT	10
10	ARIZONA PINE	1 1/2" DBH @ 4' HGT	10
11	ARIZONA JUNIPER	1 1/2" DBH @ 4' HGT	10
12	ARIZONA CEDAR	1 1/2" DBH @ 4' HGT	10
13	ARIZONA SPRUCE	1 1/2" DBH @ 4' HGT	10
14	ARIZONA FIR	1 1/2" DBH @ 4' HGT	10
15	ARIZONA PINE	1 1/2" DBH @ 4' HGT	10
16	ARIZONA JUNIPER	1 1/2" DBH @ 4' HGT	10
17	ARIZONA CEDAR	1 1/2" DBH @ 4' HGT	10
18	ARIZONA SPRUCE	1 1/2" DBH @ 4' HGT	10
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94	ARIZONA FIR	1 1/2" DBH @ 4' HGT	10
95	ARIZONA PINE	1 1/2" DBH @ 4' HGT	10
96	ARIZONA JUNIPER	1 1/2" DBH @ 4' HGT	10
97	ARIZONA CEDAR	1 1/2" DBH @ 4' HGT	10
98	ARIZONA SPRUCE	1 1/2" DBH @ 4' HGT	10
99	ARIZONA FIR	1 1/2" DBH @ 4' HGT	10
100	ARIZONA PINE	1 1/2" DBH @ 4' HGT	10



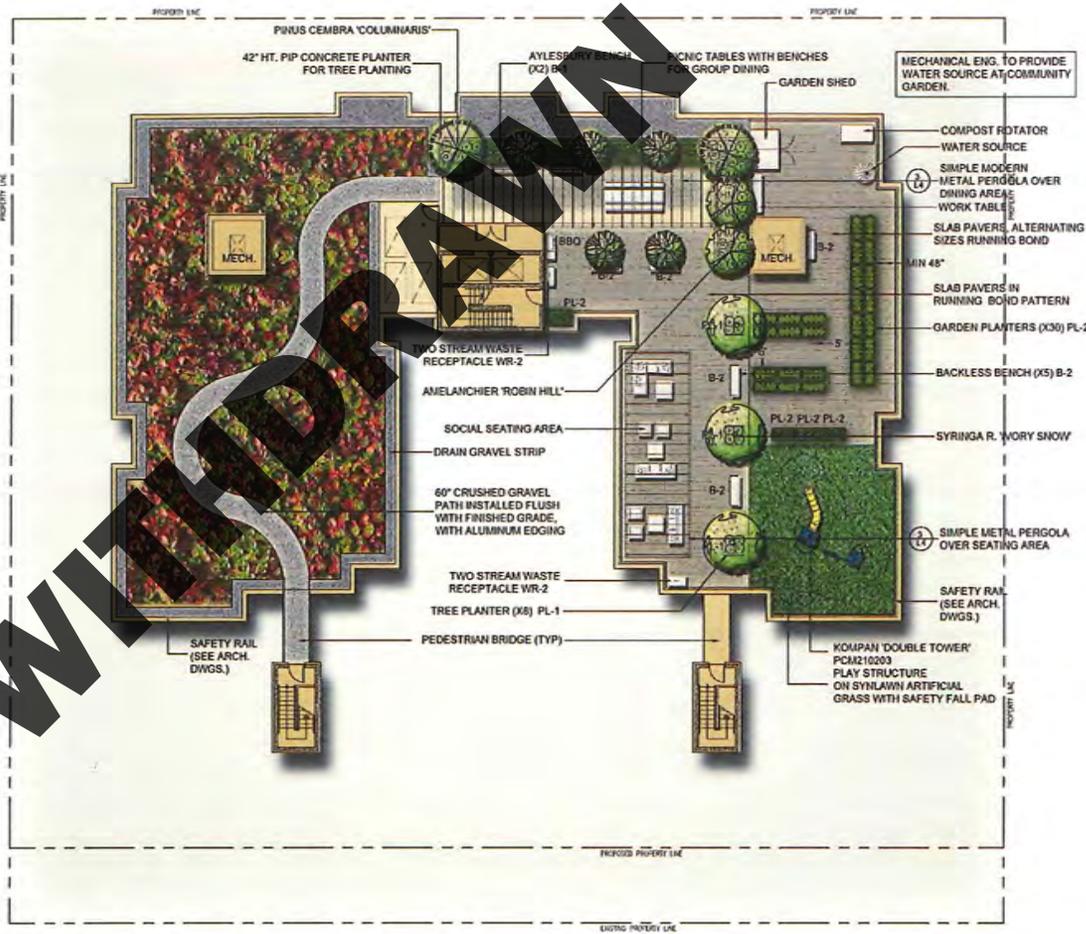
- NOTES:**
- 1 TREE RETENTION FENCES TO BE IN PLACE PRIOR TO ANY WORK ON SITE
  - 2 LANDSCAPE ARCHITECT TO VERIFY PLACEMENT
  - 3 FENCE TO ENCLOSE ALL TREE RETENTION ZONES
- 1 TREE PROTECTION FENCE**  
 SCALE: 1/4" = 1'-0"

# LANDSCAPE TREE MANAGEMENT

## PROPOSED PLANTING - ROOF

Details provided by PMG Landscape Architects.

PLANT SCHEDULE	COMMON NAME	PLANTING QUANTITY
1	ACER PLANTING	1000
2	HYDRANGEA PLANTING	1000
3	DOGWOOD PLANTING	1000
4	SPRING BURNING BUSH	1000
5	RED TWIG DOGWOOD	1000
6	DOGWOOD PLANTING	1000
7	DOGWOOD PLANTING	1000
8	DOGWOOD PLANTING	1000
9	DOGWOOD PLANTING	1000
10	DOGWOOD PLANTING	1000
11	DOGWOOD PLANTING	1000
12	DOGWOOD PLANTING	1000
13	DOGWOOD PLANTING	1000
14	DOGWOOD PLANTING	1000
15	DOGWOOD PLANTING	1000
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46	DOGWOOD PLANTING	1000
47	DOGWOOD PLANTING	1000
48	DOGWOOD PLANTING	1000
49	DOGWOOD PLANTING	1000
50	DOGWOOD PLANTING	1000



WILLIAM DRAMIN

---

## LANDSCAPE ROOF DECK

The roof deck will provide space for residents to have private social gatherings, a children's play area, and personal gardens.

Utilizing sustainable methods for shade and cooling, the roof will support the heating/cooling of the building naturally.

Final plans will be made in consultation with **PMG Landscape Architects**.



WITHDRAWN

Project: 2019-393-F Z 22904-22922 Dewdney Trunk Road

Date: May 21, 2021

To: City of Maple Ridge, Advisory Design Panel Review Response

Dear Panel,

Following the second Design Review on May 12<sup>th</sup>, 2021, please see our responses to the comments provided. These responses should be reviewed in conjunction with our revised drawings submitted On May 20, 2021

2019-392-R Z 22904 - 22922 Dewdney Trunk Road		
Item	Architectural Comments	Response
1	Reconsider commercial component; OCP suggest multi-family residential. Proposed parking at rear is awkward and compromises potential for green space;	Presently, the commercial components are provided at the request of Council. In terms of moving the together adjacent the gas station, we feel that their present location provides better symmetry for the building and, given the development of the adjacent site, having commercial closer to that larger residential building will be more appropriate.
2	Renderings are not consistent with coloured elevations. Please coordinate all plans;	Completed
3	Generally the site is over built. Livability is compromised. Consider a larger courtyard and or removing units at the south to create a U-shaped building. Over shadowing will be a concern;	We have been able to widen the courtyard and have redesigned access to it from adjacent residents. We have also stepped back the fifth floor more from the courtyard in order to allow more light. Care has been taken to provide ample outdoorspace for all residents in either the courtyard, the ample patios and the very large roof top amenity. This project has, by far, more outdoor space provided than many other similar projects on just 3 lots.
4	Over heating will be a concern on the south and west elevations. Consider greater overhangs and or solar shading device;	Greater overhangs and sun shading will be provided. Vertical shading elements will be considered for areas of the West facade.
5	Consider locating the indoor amenity room with direct access to the outdoor amenity.	Completed. This has further benefited the functionality of the courtyard.
Item	Landscape Comments	Response
1	Provide a coordinated Landscape submission. Submission needs to be consistent with the Architect Plan;	Completed
2	Provide more pedestrian circulation and access to the courtyard. Strongly suggest to include gates from adjacent residential units;	Completed

3	In conjunction with the reconsideration of the commercial space consider where additional green space could be added to enhance livability and complement the courtyard;	The courtyard has been redesigned to make it more inviting. It also, now, has direct access to both amenity rooms while keeping the gate through to the parking. With Engineering's request to remove additional pathways to the sidewalk, this has again provided more area for planting.
<b>Item</b>	<b>Engineering Comments</b>	<b>Response</b>
1	It is doubtful that you can retain the trees along the west and east p/l as proposed as they are taking their parkade to p/l. Ownership should be established and permission granted to remove if needed prior to going to final adoption.	Agreed. Agreement will be sought. as the properties to the west are presently in the design phase for a larger development, this can easily be achieved.
2	The 2 extra sidewalk connections on the east and west should be removed. These are proposed inside the City's ROW and Engineering would like only 1 sidewalk connection to the building.	Agreed. To be Completed through further discussion with Engineering.
3	Please show Hydro transmission lines on their renderings and highlight to their architect to consider them.	These will be added to the rendering.
4	You excavation plan cannot anticipate encroaching into the City's ROW and impacting the sidewalk.	Agreed

If you have any questions please contact Robert Billard at 604-619-0529, extension #1003.

Regards,

Robert G. Billard, Architect AIBC, MRAIC, LEED AP  
 Principle/Chief Architect  
 Billard Architecture Inc.



# DEWDNEY TRUNK ROAD

22904-22922 DEWDNEY TRUNK ROAD

MAPLE RIDGE, BRITISH COLUMBIA

## Public Comment Opportunity Report

FILE NO: 2019-392-RZ

LOCATION: 22904 - 22922 Dewdney Trunk Road, Maple Ridge

PUBLIC COMMENT OPPORTUNITY: May 18 – 27, 2021

*Prepared by*

Billard Architecture Inc.

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



# NOTIFICATION TO THE PUBLIC – NEWSPAPER ADVERTISEMENTS

The Public Comment Opportunity for 2019-392-RZ, 22904 - 22922 Dewdney Trunk Road, Maple Ridge was advertised in the Maple Ridge-Pitt Meadows News in the May 7, 2021 edition both in print and online  
<https://issuu.com/blackpress/docs/i20210507020307455/26>

The Public Comment Opportunity was advertised in the Maple Ridge-Pitt Meadows News again on May 14, 2021 edition in print and online  
<https://issuu.com/blackpress/docs/i20210514020006154/10>

**A26 Friday, May 7, 2021** **The Maple Ridge Pitt Meadows News**

**Public Comment Opportunity for Proposed Development**  
 You are invited to participate in a Public Comment Opportunity where representatives of Ellard Architecture are available by email or phone to provide details on Rezoning Application 2019-392-RZ.

**Development Application No.:** 2019-392-RZ  
**Development Site Address:** 22904-22922 Dewdney Trunk Rd., Maple Ridge  
**Public Comment Opportunity Period:** May 19 to May 27, 2021  
**Email or call for info and to provide comments:**  
 info@ellardarchitecture.ca @ 604-419-0729

**Purpose of the Application:** To develop 22904-22922 Dewdney Trunk Road into a 6-storey mixed-use multi-family property with 127 units and 2 commercial spaces. The intent of the Public Comment Opportunity is to seek input from the area residents on the proposed application and address any questions which may arise.

Your thoughts are important to us. If you would like information regarding this proposal, please contact Ellard Architecture at 604-419-0729, info@ellardarchitecture.com, or the City of Maple Ridge Planning Department, at 604-467-7341.



**Arts & life**

## Studio hol

Artist interviews, demonstrations

**Colleen Flanagan**  
 oflanagan@studioparis.com

Vicula Art Studio is holding a Virtual Spring Art Show with artist interviews, demonstrations, door prizes, and the recently completed work of its creative talents.

"The spring art show will showcase our artists' latest and best works. Through art-making, our artists can stay grounded and optimistic," said studio director Dhanha Lee.

Vicula Art Studio is owned and operated by the Ridge Meadows Association for Community Living, and is supported by funding from the provincial

*Michelle Gillies for Black Press*

**Auditor**  
 Younc, Robson say a po

**FOOT CARE**  
 Your feet is important to you!  
 Dr. David Dixon, Podiatrist  
 105-2104 Dewdney Trunk Rd., Maple Ridge  
 604-477-5999

**Public Comment Opportunity for Proposed Development**  
 Development Application No. 2019-392-RZ  
 Development Site Address: 22904-22922 Dewdney Trunk Rd., Maple Ridge  
 Public Comment Opportunity Period: May 19 to May 27, 2021  
 Email or call for info and to provide comments:  
 info@ellardarchitecture.ca @ 604-419-0729

**RCMP lead**  
 Sgt. Wendy Akhtar is the new officer in charge

**RCMP lead**  
 Sgt. Wendy Akhtar is the new officer in charge of the Ridge Meadows RCMP detachment. Akhtar has been in the role of acting officer in charge of the Ridge Meadows RCMP since the end of January when the previous acting officer, Sgt. Michael, left for another posting. Akhtar will now be able to ensure that the detachment continues to provide excellent service to the community.

# NOTIFICATION TO THE PUBLIC – SITE SIGN & MAILOUT

A sticker was placed on the site sign informing the public of the Public Comment Opportunity on May 7, 2021



## Public Comment Opportunity for Proposed Development

May 7, 2021

2019-392-RZ

## Public Comment Opportunity for Proposed Development at 22904 - 22922 Dewdney Trunk Road

Dear Neighbour,

You are invited to participate in a Public Comment Opportunity to review and provide comments on the proposed development at 22904 - 22922 Dewdney Trunk Road, Maple Ridge. The intent of this opportunity is to seek input from the area residents on the proposed amendments and address any questions which may arise.

The proposal includes the following components as attached to this letter:

- Official Community Plan - Urban Residential, no change
- Rezoning from RS1 to CD
- 6-storey mixed-use building with 127 strata units, and two commercial units to replace 3 single-family dwellings
- Lot size: 330.0sm



PUBLIC COMMENT OPPORTUNITY  
DATE: May 18 - 27, 2021

EMAIL FOR INFO & TO PROVIDE COMMENTS:  
info@billardarchitecture.ca  
604-619-0529 ext 1001

To view the presentation and provide comments online, type the following link into an internet browser:  
<https://forms.gle/QuvcFb9XQ79A4V7R4A>

Your thoughts are important to us. If you require additional information or and/or would like to provide your comments, please do not hesitate to contact the undersigned at info@billardarchitecture.ca 604-619-0529 ext 1001 or the City of Maple Ridge Planning Department 604-667-7341.

Sincerely,

Billard Architecture

Please note that all comment and attendance sheets produced as a result of this Public Comment Opportunity will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.

On May 7, 2021 notices were mailed to 191 neighbours within 100 metres of the development site, inviting the public to provide feedback by email, phone, and a Google webform.

## PRESENTATION MATERIALS

- The web address in the mailout provided a link to a Google webform which displayed information about the Public Comment Opportunity, project details, the City's mandatory disclaimer, as well as a link to view and download the presentation and a form to provide feedback



### Public Comment Opportunity for Proposed Development at 22904 - 22922 Dewdney Trunk Road

2019-392-RZ

\*Required

#### PUBLIC COMMENT OPPORTUNITY: MAY 18 - 27, 2021

You are invited to participate in Public Comment Opportunity to review and provide comments on the proposed development at 22904 - 22922 Dewdney Trunk Road, Maple Ridge. The intent of this opportunity is to seek input from the area residents on the proposed amendments and address any questions which may arise.

The proposal includes the following components:

- Official Community Plan - Urban Residential, no change
- Rezoning from RS-1 to CD
- 6-storey mixed-use building with 127 strata units, and two commercial units to replace 3 single-family dwellings
- Lot size 3330.0sm

The presentation is available to view here

<https://www.cityofmapleridge.ca/ocp/2019-392-RZ/2022904-22922%20Dewdney%20Trunk%20RD.pdf?dl=0>

Your thoughts are important to us. If you require information in addition to the following presentation or and/or would like to provide your comments, please do not hesitate to contact the undersigned at [info@billardarchitecture.ca](mailto:info@billardarchitecture.ca) and/or 604-619-0529 ext 1001, or the City of Maple Ridge Planning Department 604-467-7341.

Sincerely,

Billard Architecture

Please note that all comment and attendance sheets produced as a result of this Public Comment Opportunity will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.

# PRESENTATION MATERIALS

- Neighbours were encouraged to view the following presentation before providing comments



**DEWDNEY TRUNK ROAD**  
21044-21012 DEWDNEY TRUNK ROAD  
MAPLE RIDGE, BATHURST OKULANDA

Designed by  
**Billard Architecture Inc.**



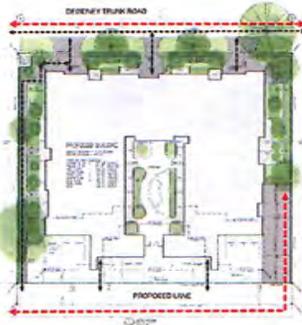
**PROPOSAL SITE**



This proposal for the Dewdney Trunk multi-family homes is to merge the site into the adjacent Town Centre Urban Area.

**Features:**

- 127 Strata Units
- 2 Commercial Units
- Amenity space on main floor
- Patio Courtyard
- Underground Parking
- Easy access to parking through lane
- Amenity Workshop on Parking level 1
- Amenity Rooftop with playground



**TRAFFIC FLOW**

DEWDNEY TRUNK ROAD

PROPOSED LANE

**LEGEND**

- CAR PATH
- PEDESTRIAN PATH

**NEIGHBOURHOOD CONTEXT**



**Haney Urban Area Medium Density Residential**

- Compatible housing styles that meet the diverse needs of the neighbourhood
- Transitional development to bridge areas of low and high densities
- Wide range of housing options that provide variety and mix of housing types, density, lot size, character, tenure and affordability

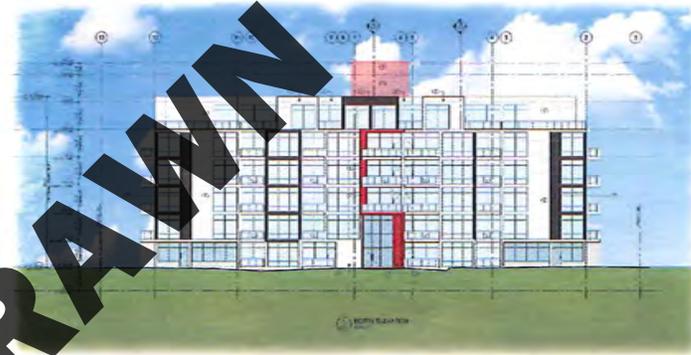
Access to parking through lane behind the gas station

## MASSING

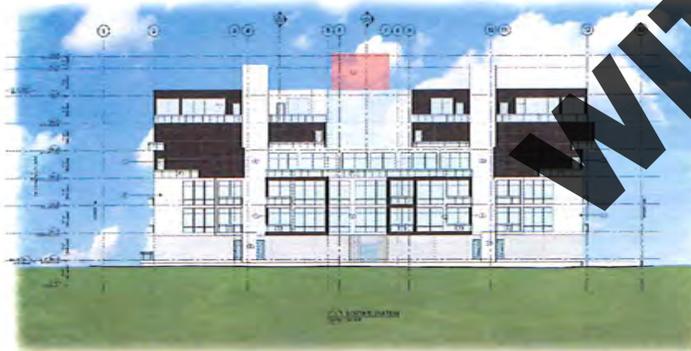
- 5.1.27 Vertical elements should be included to break down the horizontal scale of the building
- 8.7.1 (2) Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights
- 8.7.2 (A) 2 Residential buildings should front or appear to front onto public roads through the use of appropriate treatment of exteriors
- 8.7.2 (A) 4 Be designed to maximize privacy and minimize views onto adjoining site
- 8.7.2 (A) 4 Create a transition in building mass and form towards the setbacks of the adjacent neighbourhood
- 8.7.2 (A) 5 Incorporate components that express strong unit identity and incorporate direct access to grade for ground-floor units
- 8.7.2 (A) 5 Provide variation in the façades to help reduce the visual length of individual buildings
- 8.7.2 (A) 10 Garage doors should not face public streets



## ELEVATIONS - NORTH



## ELEVATIONS - SOUTH



Note: Sunshades to be installed above windows on this elevation to reduce solar heat gain.

## ELEVATIONS - EAST



## LANDSCAPE PRINCIPALS

Minimal maintenance, native plants will be chosen with the guidance of a landscape architect to ensure the landscaping requires minimal watering and care and provides a vibrant ecological addition to the neighbourhood.

The landscaping will support CPTED policies and improve the public realm.

The interior courtyard, rooftop amenity, and children's playground will be designed with safety and beauty in mind.

Final plans will be made in consultation with the landscape architect (to be named).

Street, Main Floor, & Outdoor amenity  
Japanese Maple (*Acer Palmatum*)



Entrances & Surrounding  
*Spiraea Bumalda* (dwarf red)  
*Rhododendron hachmannii* Fantastica  
*Erysimum Linifolium* Bowles Mauve  
*Miscanthus Sinensis* Gracillimus  
*Pennisetum Alopecuroides* (Hamelin)



## LANDSCAPE TREE MANAGEMENT

### EXISTING TREE REMOVAL

The proposed project consists of two levels of underground parking. The excavation for these two levels will require the existing twenty-seven trees on site to be removed.

The two trees growing in the proposed lane will also need to be removed due to excavation requirements.

The hedges located in the East and West private properties are to be protected. Excavation near these hedges will need to be carried out carefully to protect the roots and surrounding soil.

Replacement trees of appropriate species and size will be provided.

More information can be found in the Arborist Report and Landscape Plans.



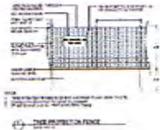
34 BA

## LANDSCAPE TREE MANAGEMENT

### PROPOSED PLANTING - MAIN

Details provided by PMG Landscape Architects.

PLANTING	QUANTITY	LOCATION
Japanese Maple	10	Street
Japanese Maple	10	Main Floor
Japanese Maple	10	Outdoor amenity
Spiraea Bumalda	10	Entrances
Rhododendron hachmannii	10	Entrances
Erysimum Linifolium	10	Entrances
Miscanthus Sinensis	10	Entrances
Pennisetum Alopecuroides	10	Entrances



35 BA  
Billard Architecture Inc.

## LANDSCAPE TREE MANAGEMENT

### PROPOSED PLANTING - ROOF

Details provided by PMG Landscape Architects.

PLANTING	QUANTITY	LOCATION
Japanese Maple	10	Roof
Japanese Maple	10	Roof
Japanese Maple	10	Roof
Spiraea Bumalda	10	Roof
Rhododendron hachmannii	10	Roof
Erysimum Linifolium	10	Roof
Miscanthus Sinensis	10	Roof
Pennisetum Alopecuroides	10	Roof



36 BA  
Billard Architecture Inc.

BA

Billard Architecture Inc.

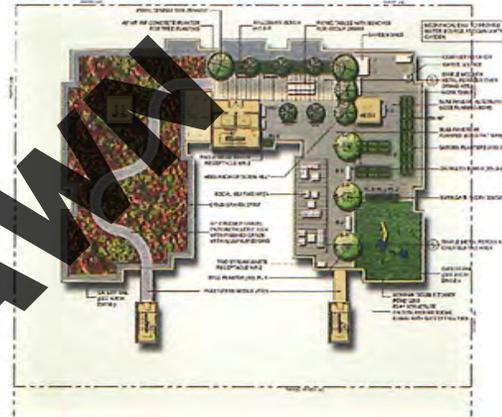
## LANDSCAPE PLANS - MAIN

PMG LANDSCAPE ARCHITECTS



## LANDSCAPE PLANS - ROOF

PMG LANDSCAPE ARCHITECTS



## LANDSCAPE ROOF DECK

The roof deck will provide space for residents to have private social gatherings, a children's play area, and personal gardens.

Utilizing sustainable methods for shade and cooling, the roof will support the heating/cooling of the building naturally.

Final plans will be made in consultation with PMG Landscape Architects.



## SHADOW STUDY

DECEMBER 21  
10:00 AM  
12:00 PM  
4:00 PM



JUNE 21  
10:00 AM  
12:00 PM  
4:00 PM



MARCH 21  
10:00 AM  
12:00 PM  
4:00 PM



37 B A

42 B A

38 B A

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# ANALYSIS AND RESPONSE TO COMMENTS

There was one neighbour that provided comments by phone, webform, and email.

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## Question/Concern

## Response

The neighbour has concerns regarding privacy and visibility into their yard.

The design of the project has taken great care to step back away from the neighbouring properties to the south. It steps back significantly at each floor above the third storey. In addition, the design has oriented most of its windows to the east and west to avoid overlook. Finally, with the addition of the lane, the building has been moved as far away from the neighbouring properties as possible.

The neighbour has concerns that the height will completely diminish the sunlight.

The building is located to the north of the neighbouring properties. Therefore no sunlight falling on the neighbouring properties will be impacted.

The neighbour has concerns that the development will devalue their property.

This project fits the Official Community Plan and as such the community as a whole has determined that this form of project is beneficial to the neighbourhood. Additionally, studies have shown that adding quality multifamily homes to an area increases neighbourhood amenities and other advantages. There has been no indication that providing such housing decreases property values.

The neighbour has concerns about how waste management will be handled and is concerned about an increase in rodents and dumpster diving.

The project has located its garbage staging area against the eastern edge of the property adjacent the Husky Gas Station. This area is just used on the day of garbage and recycling pick-up. The private hauler collects the bins from the underground garbage and recycling room, brings them to the staging area outside on the day of collection. The bins are then returned to the underground garbage/recycling room after collection. As such there is very little chance of interference with the bins.

The neighbour has concerns about the noise from waste management service vehicles.

As the garbage and recycling schedule would fall on the same day as for the existing properties, there would be no increase in disruption.

WITHDRAWN

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# RESPONSE TO COMMENTS

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## Question/Concern

## Response

The neighbour is concerned about the availability of street parking with increased density.

The projects meets the city's off street parking bylaws in terms of the number of stall required.

The neighbour claims that the Husky Gas station owners are concerned about additional with traffic from this laneway interfering with RV and trailer line-ups at the dumping station.

The creation of the laneway is mandated by the City of Maple Ridge. Its creation and use is independent of this project. The Husky Station has already entered into a Memorandum of Understanding with the developer.

The neighbour has concerns about increased traffic and safety and noted that there are no traffic lights at nearby intersection.

A comprehensive traffic study has been completed by professional traffic engineers and has been reviewed by the City of Maple Ridge Engineering Department.

The neighbour is concerned that current infrastructure of the neighbourhood is inadequate to support the size of the development.

The City of Maple Ridge Engineering Department has reviewed the project's Civil Engineering reports and designs as they pertain to loads on the existing infrastructure and have determined that the project will comply.

The neighbour is concerned about the number of deliveries that the commercial units will be requiring for operation and that the noise from the delivery and commercial trucks will be intrusive.

The two commercial units are very small and are intended to be neighbourhood cafés or of similar use. As such, the requirement for significant deliveries is very small. In addition, given the deliveries and servicing to the existing Husky Gas Station, any additional deliveries will not equate to any significant or noticeable increase.

The neighbour is concerned about noise and exhaust pollution from the laneway traffic.

The creation of the laneway is mandated by the City of Maple Ridge. Its creation and use is independent of this project. It is not anticipated that there would be a significant amount of disruption from the lane. Certainly, any amount of exhaust pollution would be very small by comparison to the existing Husky Gas Station.

WITHDRAWN

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# RESPONSE TO COMMENTS

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## Question/Concern

## Response

The neighbour is concerned about light pollution from the exterior lighting.

As mentioned, the project dramatically steps back away from the neighbouring properties. In addition, care will be taken to specify lighting that not only protects residents in the lane, deters loitering and does not shed light onto the neighbouring properties. This is a standard process in today's lighting design.

The neighbour is concerned about potential criminal activity in the lane.

As noted, the design of the lighting and access to the building will be designed in such a way as to deter any unwanted activity in and around the lane.

The neighbour is concerned about potential loitering and homeless individuals using building overhangs for shelter.

As noted, the design of the lighting and access to the building will be designed in such a way as to deter any unwanted activity in and around the lane.

The neighbour is concerned the design does not fit into the neighbourhood.

This project fits the Official Community Plan and as such the community as a whole has determined that this form of project is beneficial to the neighbourhood.

The neighbour would like to know if it is possible to use the lane to provide access to a future coach house.

The City of Maple Ridge would need to be consulted on this. However, it is generally accepted that laneways provide the opportunity for the neighbours to create laneway homes.

The neighbour is concerned about the noise from construction and the duration of construction.

The project will be subject to the noise bylaws of the City of Maple Ridge and care will be taken to build a positive relationship with the neighbours and to minimize impact during construction.

---

**WITHDRAWN**

## CONCLUSION

- The Public Comment Opportunity has concluded, and we have received comments by phone, email, and webform from one neighbour. We have adequately addressed their concerns and we will continue to work with the community to ensure the success of the neighbourhood.



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **Second Reading**  
**Zone Amending Bylaw No. 7614-2020;**  
**20786 River Road**

**MEETING DATE:** June 15, 2021  
**FILE NO:** 2019-393-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property located at 20786 River Road from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit a future construction of eight (8) dwelling units in the form of Courtyard Housing. Council granted first reading to Zone Amending Bylaw No. 7614-2020 on March 10, 2020.

This application is in compliance with the OCP.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per ground-oriented dwelling unit, for an estimated amount of \$32,800.00.

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7614-2020 be given second reading as amended, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Approval from the Ministry of Transportation and Infrastructure;
  - iii) Road dedication on River Road 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 Tree Protection;
  - vii) Registration of a Restrictive Covenant for Stormwater Management, including maintenance requirements;

- viii) **Removal of existing building;**
- ix) **In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.**
- x) **That a voluntary contribution, in the amount of \$32,800.00 (\$4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

**DISCUSSION:**

**1) Background Context:**

Applicant: Zeyuan Zhou

Legal Description: Lot 37 District Lot 277 Group 1 NWD Plan 31152

**OCP:**

Existing: Urban Residential  
 Proposed: Urban Residential

Within Urban Area Boundary: Yes  
 OCP Major Corridor: Yes

**Zoning:**

Existing: RS-1 (Single Detached Residential)  
 Proposed: RT-2 (Ground-Oriented Residential Infill)

**Surrounding Uses:**

North:	Use:	Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
South:	Use:	Maple Ridge Elementary School
	Zone:	P-1 (Park and School)
	Designation:	Institutional
East:	Use:	Maple Ridge Elementary School
	Zone:	P-1 (Park and School)
	Designation:	Institutional
West:	Use:	Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Single-Family & Compact Residential (Hammond Area Plan)

Existing Use of Property: Residential  
 Proposed Use of Property: Residential  
 Site Area: 0.20 HA (0.5 acres)  
 Access: River Road  
 Servicing requirement: Urban Standard  
 Companion Applications: 2019-393-DP/DVP

## 2) Background:

The subject site located at 20786 River Road is relatively flat and vacant, with some trees and shrubs along the front as well as along the side and rear common to the adjacent Maple Ridge Elementary School. The subject property is 0.20 HA (0.5 acres) in size and is located in the general urban area, on the eastern border of the Hammond area. Council granted first reading to Zone Amending Bylaw No. 7614-2020 on March 10, 2020.

The application was submitted under former *Zoning Bylaw No. 3510-1985* to allow the subject property to be rezoned from RS-1 to RT-2. It should be noted that the RT-2 zone under the former Zoning Bylaw allowed a maximum height for principal structures to be not more than 9.5m. However, when Council adopted *Zoning Bylaw No. 7600-2019*, the RT-2 zone height regulations changed in the way height is measured for principal structure from 9.5m to top of roof to 8.0m to mid-point of roof. As a result of these changes, the applicant is now seeking a variance to the allowable height of the proposed buildings. The Zone Amending Bylaw No. 7614-2020 will be adopted under the new *Zoning Bylaw No. 7600-2019*.

## 3) Project Description:

An application has been received for the property located at 20786 River Road for a courtyard housing development consisting of eight (8) dwelling units in the built form of four (4) duplexes. There will be two courtyard open spaces traversing the site; one in the south west corner and the other on the eastern portion of the site mid-way. An internal drive aisle will provide access to the garage of each unit. All eight (8) units will feature side by side parking garages, as well as one visitor space will be provided. Special surface treatment will be applied over the portion of the drive aisle connecting the courtyard area.

The proposed eight (8) unit courtyard housing development is designed to be of a similar scale to the adjacent single family houses, and is meant to interface with the surrounding neighbourhood. The development proposes four buildings containing two (2) units each, with each unit featuring a separate ground floor entrance, which gives it the appearance of single family housing. The developments form and character are similar in scale to the overall neighbourhood and respects the height of the existing homes in the area.

The River Road elevation of the development reads as two single residential units, while the bulk of the massing of both units is contained primarily on the first and second floors. This elevation integrates well overall with the single family streetscape along this portion of River Road. The courtyard is the project core and it emphasizes this importance by incorporating corner glazing facing common amenity spaces and the driveway. All of the units have fenced rear yards and landscape areas along the property line. The outdoor amenity areas have also received a generous landscaped treatment, which is meant to maximize the privacy from adjacent properties. The courtyard space has been broken up, in order to retain a significant offsite cedar tree labelled as OS-1 in the landscaping plans, located in the south west corner of the site.

## 4) Planning Analysis:

### i) Official Community Plan:

The OCP designates the subject properties *Urban Residential – Major Corridor*, and development of the properties are subject to the *Major Corridor Residential* policies of the OCP. The *Major Corridor Residential* category identifies the various types of housing forms which are encouraged along major

road corridors to include ground oriented housing forms such as: single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks, and lot configuration with the existing pattern of development in the area.

It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1).

The proposed RT-2 (Ground-Oriented Residential Infill) Zone to support the development of a courtyard aligns with the intent of these OCP and neighborhood residential infill policies.

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

- 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 through this project. The proposed courtyard housing form also represents a new type of housing in the City of Maple Ridge, which will help by introducing an intermediate form of housing.*

- 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."

*The two units immediately on River Road are front facing and will achieve this requirement. The detailed design will be refined 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.

*The massing is sensitive to the surrounding neighbourhood. With Maple Ridge Elementary School parking lot on the two other sides, the setback and height variances can be justified.*

## ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of a courtyard residential building with eight (8) units (see Appendix C). The subject property is 2020m<sup>2</sup>, which is larger than the 950m<sup>2</sup> minimum lot size required for a courtyard development.

The courtyard residential development is supported on this property because it will be similar in scale with the surrounding established single family neighbourhood. The RT-2 zone (triplex, fourplex and courtyard) is intended to resemble a single family home and integrate with the existing

neighbourhood. Each dwelling unit is provided with greenspace, while access to off-street parking areas can be accessed from the lane behind the subject property (see Appendices D and F).

The proposal has a density (Floor Space Ratio) of 0.75 which complies with the maximum density of 0.75 FSR in the proposed RT-2 Zone.

### **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". Strategy #1 of the Housing Action Plan articulates the importance of a diverse housing mix, the importance of housing innovation and encourages the City to "support the development of a mix of housing forms".

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

The Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990 requires that triplexes, fourplexes and courtyard residential developments are to provide two off-street parking spaces per dwelling unit. Both spaces for each unit are side by side and there is also an opportunity to park one additional vehicle on the apron in front of each garage. The proposed courtyard meets these requirements by providing a total of seventeen parking spaces, two spaces per unit and one visitor parking. Bicycle parking can be accommodated in the accessory detached garage for each unit.

#### **iv) Proposed Variances:**

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

- Reduction in the Front Lot Line setback from 6.0 metres to 4.5 metres;
- Reduction in the Rear Lot Line setback from 7.5 metres to 1.5 metres;
- Increase in the allowable Building Height from 8.0 metres to 9.41 metres; and
- To relax the road standard on River Road from 20.0 metres to 18.0 metres.

The requested variances to the RT-2 zone will be the subject of a future Council report.

As stated previously in this report, the application was made under the former *Zoning Bylaw No. 3510-1985*, which permitted a maximum building height of 9.5 metres in the RT-2 Zone. The request for a height variance is therefore supportable based on the timing of this application and the changes in the new Maple Ridge *Zoning Bylaw No. 7600-2019*. The proposed Front Yard setback is supportable because it enhances the pedestrian environment and as the development is dedicating approximately 5 metres along River Road. The Rear Yard setback variance brings one of the proposed units closer to the Maple Ridge Elementary School site; however, this portion of the site includes the parking lot and will be buffered by ample landscaping.

#### **v) Development Permits:**

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

The application is subject to the Ground-Oriented Residential Infill Development Permit Area Guidelines which were adopted into the OCP on November 24, 2020. These guidelines provide applicants with information and examples of design principles for triplex, fourplex, and courtyard housing that align with vision of the *Official Community Plan*.

Accordingly, prior to final zoning approval, the Development Permit must be reviewed and approved. An application for the Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to Council and a security for the landscaping will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

**vi) Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on March 17, 2021 (see Appendices F and G).

The ADP concerns have been addressed and are reflected in the current plans. A summary of the resolutions and how the developer addressed the resolutions has been provided (see Appendix H). A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

**vii) Development Information Meeting:**

Due to the COVID-19 pandemic, it was not possible for the developer to host an in-person Development Information Meeting. In lieu of Development Information Meetings, an interim process has been established to allow for a ten day Public Comment Opportunity. The notification requirements are the same as for the Development Information Meeting and include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and the Public Comment period.

The Public Comment Opportunity was held between April 27 and May 6, 2021. The developer received correspondence from four (4) people. A summary of the Public Comment Opportunity is attached to this report as Appendix I.

**5) Environmental Implications:**

This project's site proposal will have to conform to the City's three tier stormwater management requirements. Because the subject property is within the Fraser River Escarpment, no infiltration is permitted.

## 6) **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. City traffic requirements are summarized below.

## 7) **Interdepartmental Implications:**

### i) **Engineering Department:**

The Engineering Department has identified the following improvements required for this development to proceed:

- River Road will require 5 metres of dedication and widening across the frontage to reflect the width that is established across the frontage of Maple Ridge Elementary School.
- Street trees and installation of LED street lights required along River Road.

### ii) **Building Department:**

The Building Department has reviewed the development application and has provided comments related to Building Code requirements which have been forwarded to the developer. These comments will be reviewed again at the Building Permit stage.

## 8) **School District No. 42 Comments:**

A referral was sent to School District No. 42 and the following comments were received:

*“The proposed application would affect the student population for the catchment areas currently served by Maple Ridge Elementary and Westview Secondary School.*

*Maple Ridge Elementary has an operating capacity of 471 students. For the 2020-21 school year the student enrolment at Maple Ridge Elementary is 426 students (90.5% utilization) including 164 French Immersion students and 122 students from out of catchment.*

*Westview Secondary school has an operating capacity of 1200 students. For the 2020-21 school year the student enrollment at Westview Secondary School is 651 students (54.2% utilization) including 270 French Immersion students and 724 students from out of catchment.”*

*Please note that the out of catchment numbers are from the 2019-20 school year.*

**CONCLUSION:**

It is recommended that second reading be given to Zone Amending Bylaw No. 7614-2020, and that application 2019-393-RZ be forwarded to Public Hearing.

“Original signed by René Tardif”

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*Prepared by:* **Rene Tardif, BA, M.PL**  
**Planner 1**

“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**

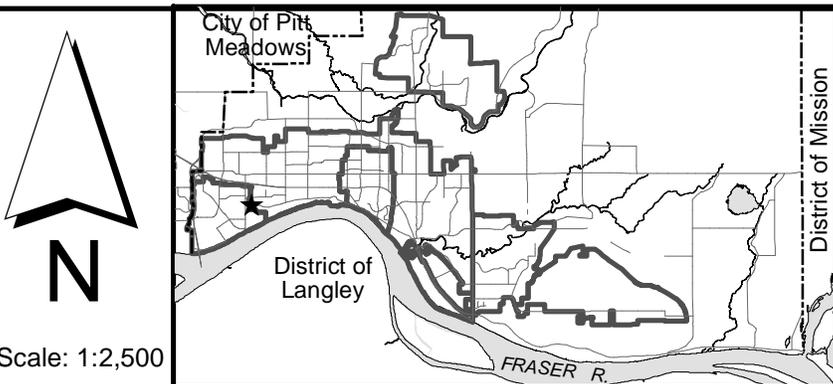
The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7614-2020
- Appendix D – Site Plan
- Appendix E – Building Elevation Plans
- Appendix F – Landscape Plan
- Appendix G – ADP design comments
- Appendix H – Public Comment Opportunity Report





Aerial Imagery from the Spring of 2018



Scale: 1:2,500

20786 RIVER ROAD  
PID: 006-579-868

PLANNING DEPARTMENT



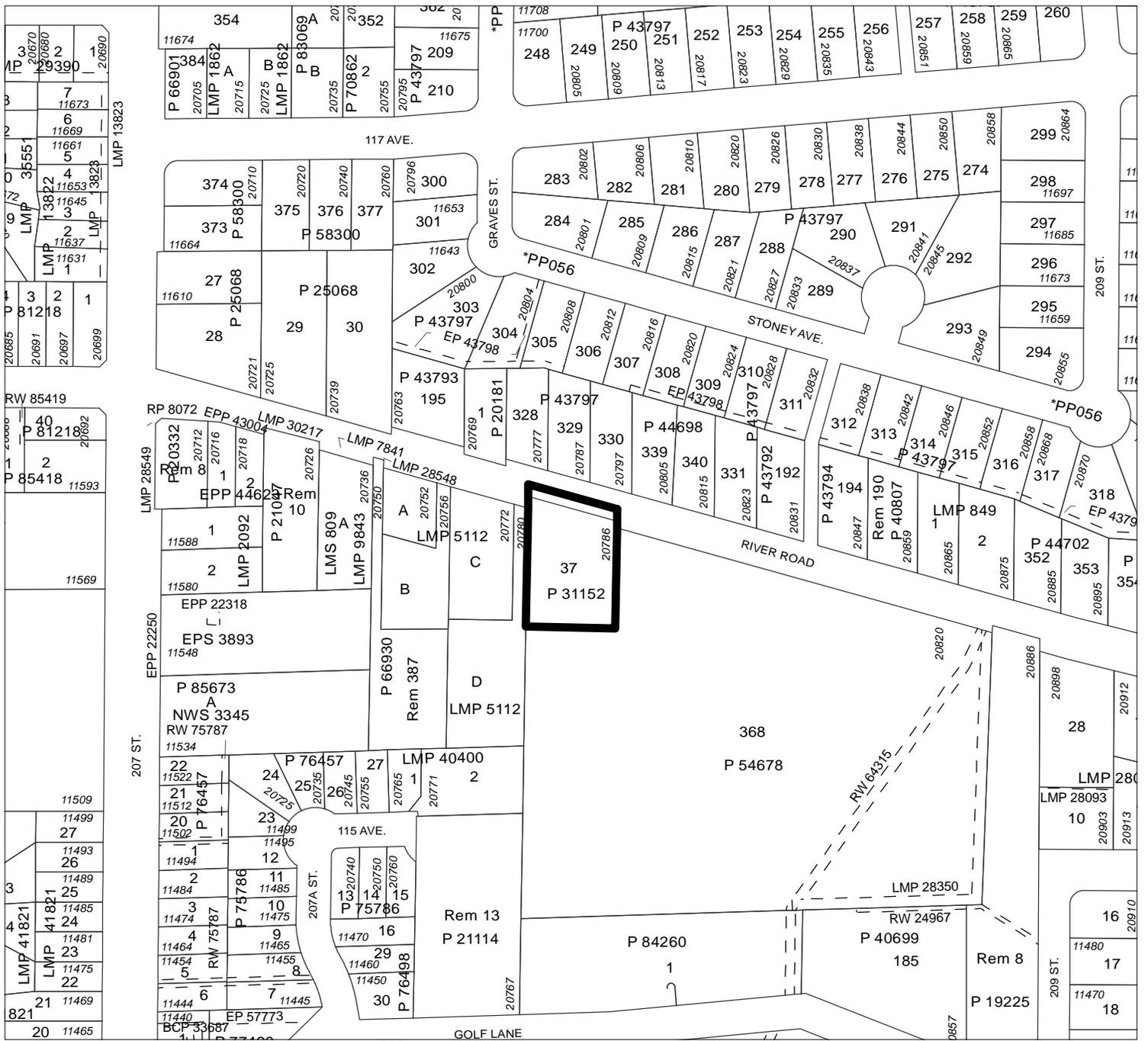
MAPLE RIDGE  
British Columbia

mapleridge.ca

FILE: 2019-393-RZ  
DATE: Nov 15, 2019

BY: PC





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7614-2020

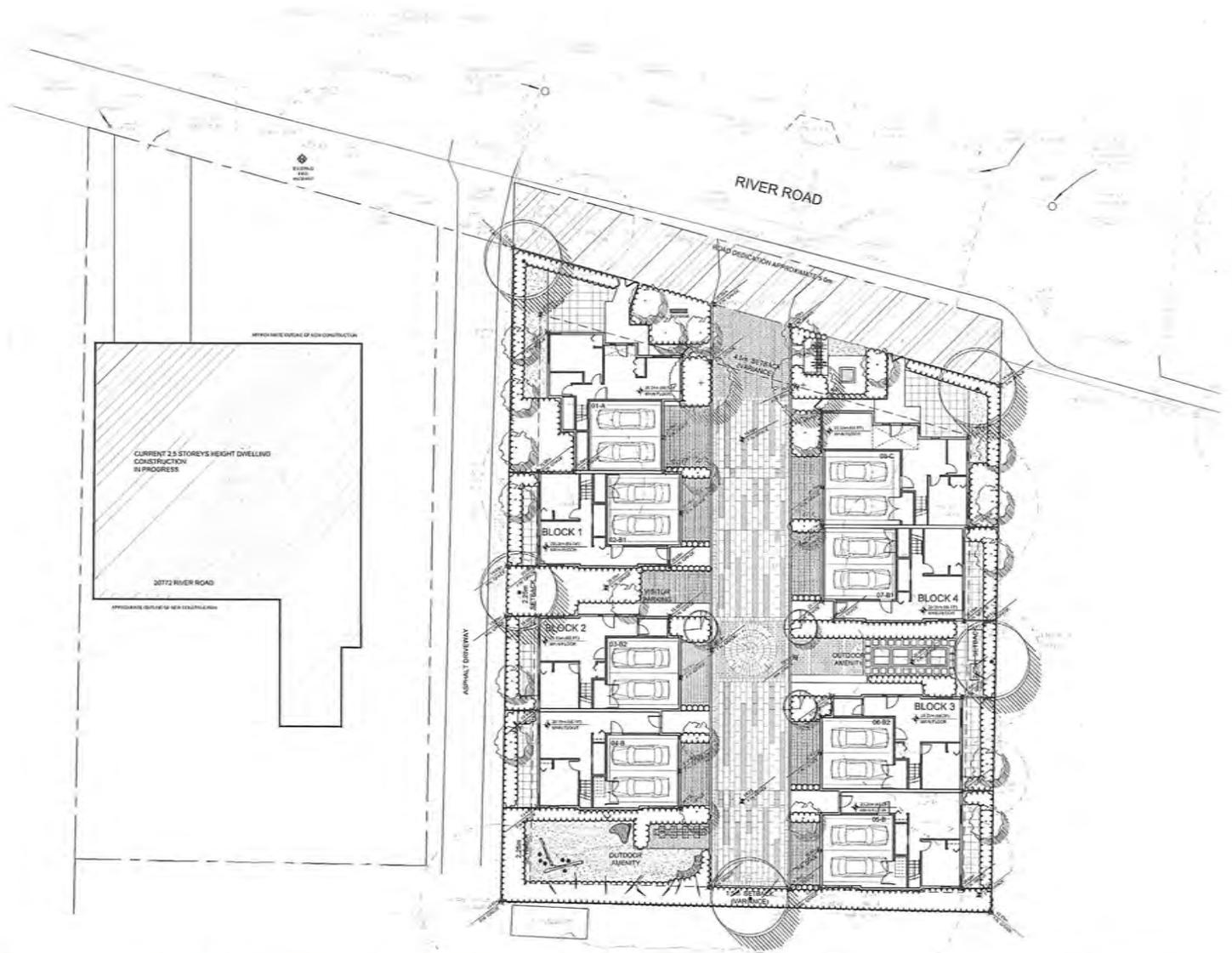
Map No. 1828

From: RS-1 (Single Detached Residential)

To: RT-2 (Ground-Oriented Residential Infill)



SCALE 1:2,500



PROJECT NORTH

1 DP1.0

SITE PLAN

1:150

**PROPOSED RT-2 COURTYARD RESIDENTIAL DEVELOPMENT**

20786 RIVER ROAD, MAPLE RIDGE, B.C.

BRIMMING CAPITAL INC.  
ATELIER PACIFIC ARCHITECTURE INC.  
APRIL 1, 2021



DP 1.0

SITE PLAN

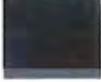
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EAST ELEVATION - BLOCK 2 (COURTYARD/ DRIVEWAY)



NORTH ELEVATION - BLOCK 4 (RIVER ROAD)

- |   |  |  |   |  |  |   |  |                          |    |  |                                 |    |  |   |    |  |  |
|---|--|--|---|--|--|---|--|--------------------------|----|--|---------------------------------|----|--|---|----|--|--|
| 1 |   | WOODTONE FIBER CEMENT SIDING<br>COASTAL GRAY | 2 |   | TRIMS DARK GRAY                                      | 3 |   | FIBER CEMENT PANEL WHITE | 4  |   | FIBER CEMENT PANEL LIGHT GRAY   | 5  |   | FASCIA/ COLUMNS PAINT-ED BENJAMIN MOORE COLOR AUTUMN LEAF | 6  |   | PERFORATED METAL SOFFIT                            |
| 7 |  | CULTURED STONE PLATINUM PRO-FIT LEDGESTONE   | 8 |  | CULTURED STONE WINTERHAVEN PRO-FIT ALPINE LEDGESTONE | 9 |  | VINYL WINDOW (BLACK)     | 10 |  | ALUMINUM GUARD RAILS WITH GLASS | 11 |  | FIBERGLASS GARAGE DOOR COLOUR CEDAR                       | 12 |  | FIBERGLASS GARAGE DOOR COLOUR TO MATCH WALL FINISH |

PROPOSED RT-2 COURTYARD RESIDENTIAL DEVELOPMENT

20786 RIVER ROAD, MAPLE RIDGE, B.C.

BRIMMING CAPITAL INC.  
ATELIER PACIFIC ARCHITECTURE INC.  
APRIL 1, 2021



DP 0.8

COLOUR/  
MATERIAL SCHEDULE

SCALE: 1:75



**PROPOSED RT-2 COURTYARD RESIDENTIAL DEVELOPMENT**

20786 RIVER ROAD, MAPLE RIDGE, B.C.

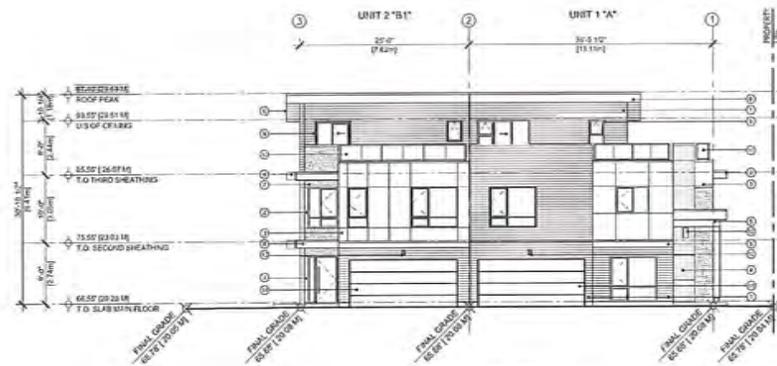
BRIMMING CAPITAL INC.  
ATELIER PACIFIC ARCHITECTURE INC.  
APRIL 1, 2021



**DP 0.9**

STREETSCAPE

SCALE: NTS



**BLOCK 1  
EAST ELEVATION (DRIVEWAY)  
SCALE: 1:100**



**BLOCK 1  
NORTH ELEVATION (RIVER ROAD)  
SCALE: 1:100**

- MATERIALS LEGEND**
- ① CEMENT SIDING COASTAL GRAY
  - ② TRIMS PAINTED BLACK (MATCHING WINDOW HARDWARE)
  - ③ FIBER CEMENT PANEL WHITE
  - ④ FIBER CEMENT PANEL GRAY
  - ⑤ FASCIA COLUMNS PAINTED BENJAMIN MOORE COLORS AUTUMN LEAF
  - ⑥ PERFORATED METAL SOFFIT
  - ⑦ CULTURED STONE WINTERHAVEN PRO-FIT ALPINE LEDGESTONE
  - ⑧ TRIMS DARK GRAY
  - ⑨ VINYL WINDOW (BLACK)
  - ⑩ ALUMINUM GUARD RAILS WITH GLASS
  - ⑪ FIBERGLASS GARAGE DOOR COLOUR CEDAR
  - ⑫ DECORATIVE LIGHT FIXTURE
  - ⑬ CULTURED STONE PLATINUM PRO-FIT LEDGESTONE
  - ⑭ FIBERGLASS GARAGE DOOR COLOUR TO MATCH WALL FINISH



**BLOCK 1  
WEST ELEVATION (YARD)  
SCALE: 1:100**



**BLOCK 1  
SOUTH ELEVATION (AMENITY)  
SCALE: 1:100**

**PROPOSED RT-2 COURTYARD RESIDENTIAL DEVELOPMENT**

20786 RIVER ROAD, MAPLE RIDGE, B.C.

BRIMMING CAPITAL INC.  
ATELIER PACIFIC ARCHITECTURE INC.  
APRIL 1, 2021



**DP 3.1**

BLOCK 1  
CONCEPT ELEVATIONS

SCALE: 1:100



**BLOCK 2  
EAST ELEVATION (DRIVEWAY)  
SCALE: 1:100**

**BLOCK 2  
NORTH ELEVATION (AMENITY)  
SCALE: 1:100**

MATERIALS LEGEND	
○	CEMENT SIDING COASTAL GRAY
⊖	TRIMS PAINTED BLACK (MATCHING WINDOW HARDWARE)
○	FIBER CEMENT PANEL WHITE
○	FIBER CEMENT PANEL GRAY
○	FASCIA/ COLUMNS PAINTED BENJAMIN MOORE COLORS AUTUMN LEAF
○	PERFORATED METAL SOFFIT
○	CULTURED STONE WINTERHAVEN PRO-FIT ALPINE LEDGESTONE
○	TRIMS DARK GRAY
○	VINYL WINDOW (BLACK)
○	ALUMINUM GUARD RAILS WITH GLASS
○	FIBERGLASS GARAGE DOOR COLOUR CEDAR
○	DECORATIVE LIGHT FIXTURE
○	CULTURED STONE PLATINUM PRO-FIT LEDGESTONE
○	FIBERGLASS GARAGE DOOR COLOUR TO MATCH WALL FINISH



**BLOCK 2  
WEST ELEVATION (YARD)  
SCALE: 1:100**

**BLOCK 2  
SOUTH ELEVATION (YARD)  
SCALE: 1:100**

# PROPOSED RT-2 COURTYARD RESIDENTIAL DEVELOPMENT

20786 RIVER ROAD, MAPLE RIDGE, B.C.

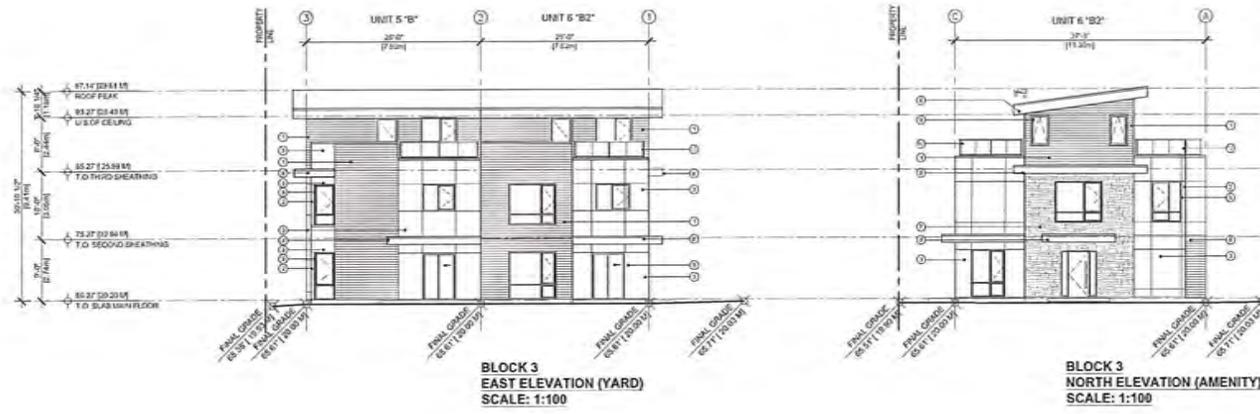
BRIMMING CAPITAL INC.  
ATELIER PACIFIC ARCHITECTURE INC.  
APRIL 1, 2021



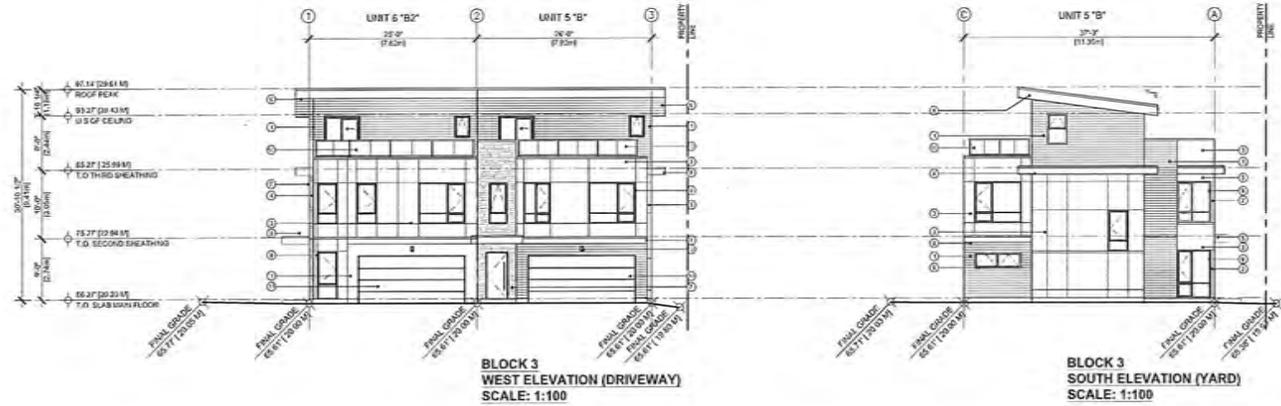
## DP 3.2

BLOCKS 2  
CONCEPT ELEVATIONS

SCALE: 1:100



- MATERIALS LEGEND**
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  - TRIMS PAINTED BLACK (MATCHING WINDOW HARDWARE)
  - FIBER CEMENT PANEL WHITE
  - FIBER CEMENT PANEL GRAY
  - FASCIA/COLLUMS PAINTED BENJAMIN MOORE COLORS AUTUMN LEAF
  - PERFORATED METAL SOFFIT
  - CULTURED STONE WINTERHAVEN PRO-FIT ALPINE LEDGESTONE
  - TRIMS DARK GRAY
  - VINYL WINDOW (BLACK)
  - ALUMINUM GUARD RAILS WITH GLASS
  - FIBERGLASS GARAGE DOOR COLOUR CEDAR
  - DECORATIVE LIGHT FIXTURE
  - CULTURED STONE PLATINUM PRO-FIT LEDGESTONE
  - FIBERGLASS GARAGE DOOR COLOUR TO MATCH WALL FINISH



# PROPOSED RT-2 COURTYARD RESIDENTIAL DEVELOPMENT

20786 RIVER ROAD, MAPLE RIDGE, B.C.

BRIMMING CAPITAL INC.  
ATELIER PACIFIC ARCHITECTURE INC.  
APRIL 1, 2021



## DP 3.3

BLOCK 3  
CONCEPT ELEVATIONS

SCALE: 1:100



**BLOCK 4  
EAST ELEVATION (YARD)  
SCALE: 1:100**



**BLOCK 4  
NORTH ELEVATION (RIVER ROAD)  
SCALE: 1:100**



**BLOCK 4  
WEST ELEVATION (DRIVEWAY)  
SCALE: 1:100**



**BLOCK 4  
SOUTH ELEVATION (AMENITY)  
SCALE: 1:100**

- MATERIALS LEGEND**
- CEMENT SIDING COASTAL GRAY
  - TRIMS PAINTED BLACK (MATCHING WINDOW HARDWARE)
  - FIBER CEMENT PANEL WHITE
  - FIBER CEMENT PANEL GRAY
  - FASCIA/ COLUNNS PAINTED BENJAMIN MOORE COLORS ALUMIN LEAF
  - PERFORATED METAL SOFFIT
  - CULTURED STONE WINTERHAVEN PRO-FIT ALPINE LEDGESTONE
  - TRIMS DARK GRAY
  - VINYL WINDOW (BLACK)
  - ALUMINUM GUARD RAILS WITH GLASS
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  - DECORATIVE LIGHT FIXTURE
  - CULTURED STONE PLATINUM PRO-FIT LEDGESTONE
  - FIBERGLASS GARAGE DOOR COLOUR TO MATCH WALL FINISH

# PROPOSED RT-2 COURTYARD RESIDENTIAL DEVELOPMENT

20786 RIVER ROAD, MAPLE RIDGE, B.C.

BRIMMING CAPITAL INC.  
ATELIER PACIFIC ARCHITECTURE INC.  
APRIL 1, 2021



## DP 3.4

BLOCK 4  
CONCEPT ELEVATIONS

SCALE: 1:100

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LANDSCAPE ARCHITECTS  
Suite C100 - 4185 58th Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604-294-0911 | f. 604-294-0922

SCALE:

1	2016/03	REVISED ASH	JK
2	2016/05	REVISED ASH	JK
3	2016/05	REVISED ASH	JK
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9	2016/05	REVISED ASH	JK
10	2016/05	REVISED ASH	JK

NO. DATE REVISION DESCRIPTION DR

CURT:

PROJECT:

**8 UNIT TOWNHOUSE DEVELOPMENT**  
20786 RIVER ROAD  
MAPLE RIDGE

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 13 JUL 11 DRAWING NUMBER:  
SCALE: 1/32"=1'-0" DRAFTER: JK  
DESIGNER: JK  
CHECKED: BCK OF 4

33072 4 2P P.M.G. PROJECT NUMBER: 19-072



PLANT SCHEDULE			PMG PROJECT NUMBER: 19-072	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	6	ACER RUBRUM KARPICK	KARPICK RED MAPLE	6CM CAL, 1.2M STD, B&B
	10	DARPAUS BETULUS FRANS FONTANE	FRANS FONTANE HORSEBEAM	6CM CAL, 1.2M STD, B&B
	2	CERCOPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL, 2M STD, B&B
	6	FRAXINUS GRUSUS	FLOWERING ASH	6CM CAL, 2M STD, B&B

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 CALA 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 MAIN PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE COAST RANGERS AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ISSUING 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 SOIL MEDIUM MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



ACER RUBRUM KARPICK    DARPAUS BETULUS FRANS FONTANE    CERCOPHYLLUM JAPONICUM    FRAXINUS GRUSUS



North Arrow





AMENITY



HORRAN ROBINA PLAYHOUSE, TAYLOR HILL



SUNBERRY PUTTING TABLE



SUNBERRY CEDAR SHED



WISHKOE KIDS FILES STYLE CURVED PARK BENCH SLAT  
REDWOOD SLATS, CEDAR, TEXTURED GREY POWDERCOAT

PAVERS COLOUR



CHARCOAL



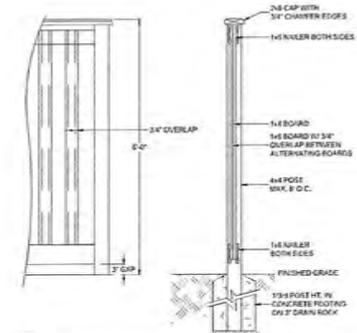
NATURAL



PERPETTO REGENCY WHITE

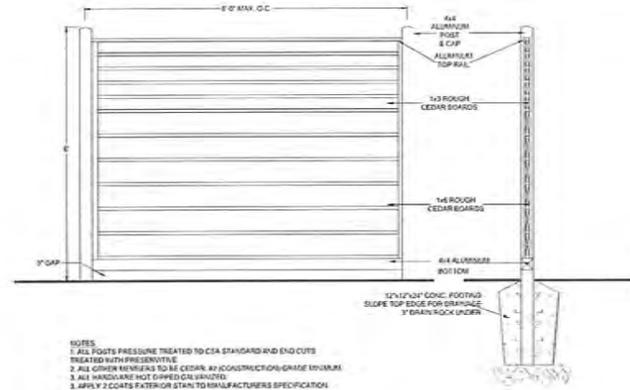


PERPETTO CLASSIC BLACK



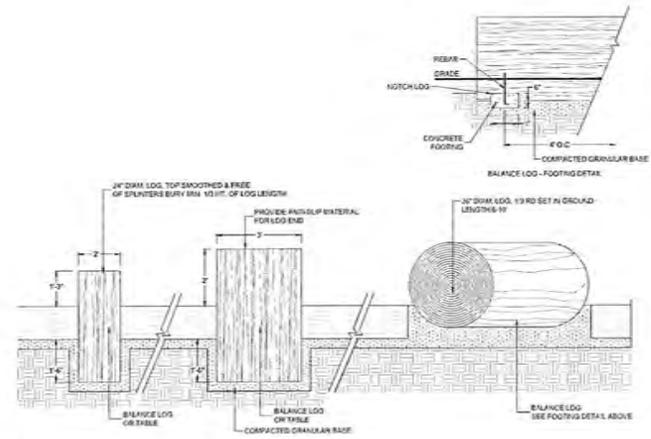
- NOTES
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEMEX #2 (CONSTRUCTION) GRADE MINIMUM.
  3. ALL HARDWARE NOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS MAX. 3 GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

1 6'-0" HEIGHT SOLID WOOD FENCE  
3/4" x 4"



- NOTES
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEMEX #2 (CONSTRUCTION) GRADE MINIMUM.
  3. ALL HARDWARE NOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS MAX. 3 GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".
  6. COLOUR TO MATCH BUILDING TRIM.

2 6'-0" PATIO SCREEN  
3/4" x 4"



3 BALANCE / STEPPING LOGS  
1 1/2" x 1 1/2"

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4155 581 Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604 294-0311 | f. 604 294-0322

SCALE

NO.	DATE	REVISION DESCRIPTION	BY
1			
2			
3			
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10			

CLIENT

PROJECT  
**8 UNIT TOWNHOUSE DEVELOPMENT**  
20786 RIVER ROAD  
MAPLE RIDGE

DRAWING TITLE  
**LANDSCAPE DETAILS**

DATE: 19.AK.11 DRAWING NUMBER:  
SCALE: AS NOTED  
DRAWN: JR  
DESIGN: JR  
CHECK: MCV  
**L4**  
OF 4



Planning Department  
City of Maple Ridge  
11995 Haney Place  
Maple Ridge, B.C.  
V2X 6A9

April 1, 2021

**Re: Courtyard Development at 20786 River Road, Maple Ridge, B.C.**

**Application # 2019-393-RZ – Responses to the Advisory Design Panel comments/requests**

Dear Mr. Rene Tardif,

Please find below our responses for the Advisory Design Panel (March 17, 2021) comments.

- **Consider deleting sod lawn in small backyards and replacing with large patios.**
  - *The backyards were revised by deleting the sod lawn and enlarging the patios. Please refer to pages DP1.0 and DP1.2.*
  - *For additional details, please refer to landscape drawings.*
  
- **Consider privacy of neighbouring residential with rooftop patios.**
  - *The intent of the rooftop decks were to reduce the building's massing from all sides.*
  - *It was also intended to allow a secured and private roofdeck areas for each unit. The activities on Blocks 1 & 2 would have quieter activities facing the residential neighbours to the west, and noisier activities facing the internal road. For Blocks 3 & 4, quieter activities could face the internal road, while noisier activities could face the school to the east. E.g.: Barbecue unit would be located on the 'noisy' side of the roofdeck, where gatherings would occur.*
  
- **Consider removing parking stall in front of the community garden space and expanding space to be visible from internal road.**
  - *The greenspace at the west between blocks 1 and 2 was not intended to be an outdoor amenity space. This space is a landscaped buffer between the two buildings and provides access to the unit with a side entry (block 2).*
  
- *In addition, we reviewed the exterior elevations of blocks 1 and 4, facing River Road. Members of the ADP noted that massing seemed large and out of scale to the adjacent single family neighborhood.*
  - *We have proposed reducing the height of the entry porches and the height of the 'stone' walls. Although we prefer the originally presented design, we are amenable to making this change. The proposed revisions are included in the resubmission package.*

We hope that you find everything in order. If you have any questions, please do not hesitate to contact our office by 604-662-8689.

Best regards,

Jessie Arora Architect AIBC, SAA, AAA, MRAIC, RA, OAA, MAA  
Principal  
**Atelier Pacific Architecture Inc.**  
E-mail: [accounts@atelierpacific.com](mailto:accounts@atelierpacific.com)



May 14, 2021

Maple Ridge File No.: 2019-393 RZ  
City of Maple Ridge  
11995 Haney Place  
Maple Ridge, BC, V2X 6A9

Attention: Rene Tardif

Dear Sir,

**Re: Summary of Public Comment Opportunity (PCO) - File No. 2019-393 RZ**

---

Atelier Pacific Architecture as the agent on file for 2019-393 RZ held a Public Comment Opportunity regarding subdivision application 2019-393 RZ for the property located at 20786 River Road Maple Ridge, BC.

The following is a summary of the conversations and comments received during the comment period, and afterward up to the date of this letter.

Date Range: May 4<sup>th</sup> – May 13<sup>th</sup>, 2021

Consultant: Brian Shigetomi, Atelier Pacific Architecture

#### **NOTIFICATION**

##### Notification Decal

A Development Information Meeting notification decal was posted on the development site's development sign on April 23<sup>th</sup>, 2021, over ten days prior to the meeting date to accommodate the holiday season schedule. The decal included the contact email and date range to submit comments.

##### **Newspaper advertisement**

A Public Comment Opportunity advertisement was published in two consecutive issues of the local newspaper, The Maple Ridge Pitt Meadows News, as per Maple Ridge Council Policy No. 6.20. The first advertisement was located on Page A13 of the April 23<sup>th</sup>, 2021 issue and the second advertisement was located on page A18 of the April 30<sup>th</sup>, 2021 issue.

##### **PCO Notification Letter**

A list of 40 mailing labels was prepared for all property owners and residents within 100 meters of the development site by the City of Maple Ridge. Brimming Development Management mailed all 82 notification letters on April 27<sup>th</sup>, 2020, over ten days in advance of the PCO date range, as per Maple Ridge Council Policy No. 6.20.

A copy of the decal and newspaper issues have been attached to this summary.



atelier **pacific** architecture inc.

As of May 13, 2021, none of the letters have been returned to Brimming Development Management as “No such address (NSA)”.

#### **PCO RESULTS & ANALYSIS**

During the comment date range, Atelier Pacific Architecture received comments from 5 people from the surrounding area.

- 4 people do not support the development as it is proposed: and,
- 1 requested more information but did not provide an opinion either way.

The common concerns were:

- Parking
- Building height
- Increased density; and,
- Traffic increase

A copy of all correspondence sent in during the Public Comment Opportunity date range is attached.

Should you have any further questions, please contact the undersigned at 604-662-8689.

Yours Sincerely,

**Atelier Pacific Architecture Inc.**

Brian Shigetomi, Senior Associate

**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. 7758-2021;**  
**Second Reading**  
**Zone Amending Bylaw No. 7481-2018;**  
**22083 and 22057 Lougheed Highway and PID 005-293-910**

**MEETING DATE:** June 1, 2021  
**FILE NO:** 2018-180-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties located at 22083 and 22057 Lougheed Highway and unaddressed lot identified by PID 005-293-910 from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit a future development of a six (6) storey apartment building with approximately 106 units and underground parking. Council granted first reading to Zone Amending Bylaw No. 7481-2018 on May 28, 2019.

A site specific text amendment to Section 3-20(c) of the Official Community Plan is proposed to - increase the maximum height for apartments to six (6) storeys for Major Corridor Residential development at this location.

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 \$328,600.00.

The applicant is proposing an increase in base density from 1.8 floor space ratio (FSR) to 2.36 FSR, which can be achieved by providing all parking underground and through a cash contribution, currently determined at \$161.46 per m<sup>2</sup> (\$15.00 per ft<sup>2</sup>), as permitted by the RM-2 zone. The cash contribution, which equates to 1,366 m<sup>2</sup> (17,702.0 ft<sup>2</sup>) of added floor area, would be approximately \$220,555.00. This proposed Amenity Contribution also aligns with Official Community Plan Policy 2-9, enabling Council the discretion to consider such an amenity contribution.

**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. 7758-2021 on the municipal website and requiring that the applicant host a Virtual 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. 7758-2021 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7758-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7758-2021 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7481-2018 be given second reading as amended, and be forwarded to Public Hearing;
- 6) That voluntary payment of \$152,000 be received in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990 as cash-in-lieu for the nineteen (19) off street parking spaces provided for residential use respecting the properties located at 22083 and 22057 Lougheed Highway and unaddressed lot identified by PID 005-293-910; and
- 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) Amendment to Official Community Plan Section 3-20(c), Schedule "A";
  - iv) Road dedication on Lougheed Highway and the lane as required;
  - v) Consolidation of the subject properties;
  - 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 plan and agreement for planting trees onsite along Lougheed Highway;
  - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
  - ix) Registration of a Restrictive Covenant for Stormwater Management;
  - 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 \$328,600.00 (\$3,100.00 x/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
  - xiii) That a voluntary contribution, in the amount of \$220,555.00 based on rate of \$161.46 per square metre (\$15.00 per square foot) for the additional FSR being sought in accordance with RM-2 zone in with Zoning Bylaw No. 7600-2019.

## DISCUSSION:

### 1) Background Context:

Applicant:	Bissky Architecture and Urban Design Inc.
Legal Description:	Lot 3 District Lot 397 Group 1 New Westminster District Plan 11251; Lot 4 District Lot 397 Group 1 New Westminster District Plan 11251 Parcel B (Y89442) District Lot 397 Group 1 New Westminster District Plan 11251
OCP:	
Existing:	Urban Residential
Proposed:	Medium Density Multi-Family
Within Urban Area Boundary:	Yes
Area Plan:	Lougheed Corridor Transit Study Area
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1 (Single Detached Residential) Designation: Urban Residential
South:	Use: Single Family Residential Zone: RS-1 (Single Detached Residential) Designation: Urban Residential
East:	Use: Maple Ridge Baptist Church Zone: P-4 (Place of Worship) Designation: Institutional
West:	Use: Single Family Residential Zone: RS-1 (Single Detached Residential) Designation: Urban Residential
Existing Use of Property:	Vacant
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.33 ha (0.82 acres)
Access:	221 Street; New Lane
Servicing requirement:	Urban Standard
Companion Applications:	2018-180-DP & 2018-180-VP

## 2) Background:

The subject properties are located on the north west corner of 221 Street at Lougheed Highway. The properties are relatively flat and have been cleared of the single family houses that previously occupied the site.

## 3) Project Description:

The applicant is proposing to rezone the three subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to allow for a six storey apartment building with approximately 106 units and two levels of underground parking. The applicant is proposing five storeys at the rear, adjacent to the lane, and six storeys along Lougheed Highway. The five storey form is proposed as a transition to the surrounding single family residential properties to the north. The application proposes a mix of studio, one, two and three bedroom units. A variance is required to allow for a six storey apartment building, as well as a variances to setbacks along the south (Lougheed Highway), east (221 Street) and west property boundaries.

## 4) Planning Analysis:

### i) Official Community Plan:

The subject properties are located to the west, just outside of the Town Centre Area Plan. The OCP designates the subject properties *Urban Residential – Major Corridor*, and development of the properties are subject to the *Major Corridor Residential* policies of the OCP. The *Major Corridor Residential* category identifies the various types of housing forms which are encouraged along major road corridors to include: single detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments, and small lot intensive residential developments. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks, and lot configuration with the existing pattern of development in the area. It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1).

The proposed rezoning of the subject property to RM-2 (Medium Density Apartment Residential) aligns with many of the *Major Corridor Residential* policies. OCP Policy 3-20(c), however, limits apartments along major corridors to four storeys. Because the current proposal is for a six storey apartment building, a site specific text amendment to the Official Community Plan is required to allow for the increased height at this location until such time as the Lougheed Transit Corridor Concept Plan is adopted by Council.

### **Lougheed Transit Corridor Study**

The subject properties are located within the Lougheed Transit Corridor study area. The study area encompasses the B-Line rapid bus route, which runs between Haney Transit Exchange and Coquitlam Central Station along the Lougheed Highway. Bus stops are located at Laity Street and 203 Street, with the opportunity to add an additional stop in the future at 222 Street in proximity to the subject properties. Council endorsed a process and engagement strategy and study area boundaries for the Lougheed Transit Corridor Study on September 4, 2018. At Council Workshop on November 10, 2020, Council endorsed the Lougheed Transit Corridor Concept Plan.

The subject properties are designated as *Transit Corridor Multi-Family* in the Concept Plan. This designation supports densification through lot consolidation along key arterials such as Lougheed Highway. Supported multi-family forms of development include townhouses and apartments. The maximum height for an apartment use in the Concept Plan is six storeys. The Plan calls for proposed development adjacent to existing single detached dwellings and for these developments to ensure buildings are designed in a sensitive manner by stepping down building faces at interface points with adjacent existing buildings. The proposal is consistent with the designation in Concept Plan.

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit a future development of a six (6) storey apartment building with approximately 106 units and underground parking (see Appendix D). The applicant is proposing front and side yard variances as outlined in the following section. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

The applicant is proposing an increase in base density from 1.8 floor space ratio (FSR) to 2.36 FSR, which can be achieved by providing all parking underground and through a cash contribution, currently determined at \$161.46 per m<sup>2</sup> (\$15.00 per ft<sup>2</sup>). The cash contribution, which equates to 1,366 m<sup>2</sup> (17,702.0 ft<sup>2</sup>) of added floor area, would be approximately \$220,555.00. This proposed Amenity Contribution aligns with Official Community Plan Policy 2-9 in the OCP, as follows:

2-9 *Community Amenity Contribution and density bonuses may also be considered at Council's discretion for all Official Community Plan and Zoning Bylaw amending applications that are seeking a higher density than is envisioned in Schedule "A" and/or Schedule "B", to help provide a variety of amenities and facilities throughout the municipality.*

iii) **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:

- 5 studio suites (5%)
- 39 one bedroom suites (37%);
- 52 two bedroom suites (49%); and
- 10 three bedroom suites (9%).

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

The following is observed about the parking being provided:

- The Off-Street Parking and Loading Bylaw requires 181 spaces; however, 162 parking spaces are being provided;
- The proposed building is seeking a reduction of nineteen (19) parking spaces;
- Four (4) of the above spaces are to be designed as accessible parking spaces. This has been provided in accordance with the bylaw; and
- A total of sixteen (16) 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 has elected to make the prescribed \$8,000.00 per space payment-in-lieu of providing parking in accordance with the Off-Street Parking and Loading Bylaw. On this basis, the total payment for nineteen (19) spaces totals \$152,000.00. The reduction of nineteen (19) parking spaces on the property can be justified because:

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

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%).

**v) Proposed Variances:**

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

- Exterior side (south) setback reduction from 7.5 metres to 4.5 metres;
- Front yard (east) setback reduction from 7.5 metres to 3.66 metres;
- Rear yard (west) setback reductions from 7.5 metres to 5.9 metres;
- To waive the requirement for street trees along Lougheed highway; and
- To increase the building height in the RM-2 Zone for a building outside of the Town Centre from 15 metres and 4 storeys to 20.3 metres and 6 storeys.

The variances to the side yard setbacks are supportable as the site is constrained by significant road dedication along Lougheed Highway at 3.5 metres and with dedication required along the rear lane to the north at 0.75 metres.

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

**vi) Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. Accordingly, prior to final zoning approval, the Development Permit must be reviewed and approved. An application for the Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to Council 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.

**vii) Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on March 17, 2021 (see Appendices F and G).

The ADP concerns have been addressed and are reflected in the current plans. A summary of the resolutions and how the developer addressed the resolutions has been provided (see Appendix H). A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

**viii) Development Information Meeting:**

Due to the COVID-19 pandemic, it was not possible for the developer to host an in-person Development Information Meeting. In lieu of Development Information Meetings, an interim process has been established to allow for a ten day Public Comment Opportunity. The notification requirements are the same as for the Development Information Meeting and include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and the Public Comment period.

The Public Comment Opportunity was held between April 27 and May 6, 2021. The developer received correspondence from two people. A summary of the Public Comment Opportunity is attached to this report as Appendix I.

**5) Traffic Impact:**

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. City traffic requirements are summarized below.

**6) Interdepartmental Implications:**

**i) Engineering Department:**

The Engineering Department has identified the following improvements required for this development to proceed:

- The rear lane will require a rollover curb and 221 Street will require a new barrier curb.
- Loughheed Highway will require a new curb and gutter to Ministry of Transportation standards.
- A new sanitary service connection is required, size to be determined by Developers engineer.
- A 3.0 metre wide multi-use path (MUP) will be required along Loughheed Highway.

- Onsite source control facility is required on site to address the 3 tier storm water management criteria.
- A stormwater catchment analysis is required downstream of the proposed development and any required storm sewer upgrades will need to be installed by the developer.
- Street lighting is required along Lougheed Highway and 221 Street.
- Pedestrian level lighting is required along the MUP.
- Street trees will need to go within a 3.0 metre ROW onsite adjacent to Lougheed Highway.
- A new water connection is required, size to be determined by the developer.

ii) **Fire Department:**

The Fire Department has identified that the rear lane must be a minimum carriage way of 6 metres (19.6 feet) in width. Signage indicating that the lane is a fire lane and that no parking is permitted within the lane is required. The building address must be visible from the street and visible at all times and in all weather conditions.

iii) **Building Department:**

The Building Department has reviewed the development application and has provided comments related to Building Code requirements which have been forwarded to the developer. These comments will be reviewed again at the Building Permit stage.

7) **School District No. 42 Comments:**

A referral was sent to School District No. 42 and the following comments were received:

*“The proposed application would affect the student population for the catchment areas currently served by Glenwood Elementary and Maple Ridge Secondary School.*

*Glenwood Elementary has an operating capacity of 360 students. For the 2019-20 school year the student enrolment at Glenwood Elementary is 362 students (101% utilization) including 85 students from out of catchment.*

*Maple Ridge Secondary school has an operating capacity of 1300 students. For the 2019-20 school year the student enrollment at Maple Ridge Secondary School is 1216 students (93.5% utilization) including 724 students from out of catchment.”*

8) **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, Official Community Plan Amending Bylaw No. 7758-2021, 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 reading be given to OCP Amending Bylaw No. 7758-2021, that second reading be given to Zone Amending Bylaw No. 7481-2018, and that application 2018-180-RZ be forwarded to Public Hearing.

“Original signed by René Tardif”

---

*Prepared by:* **Rene Tardif, BA, M.PL  
Planner**

“Original signed by Chuck Goddard”

---

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

“Original signed by Christine Carter”

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

“Original signed by Al Horsman”

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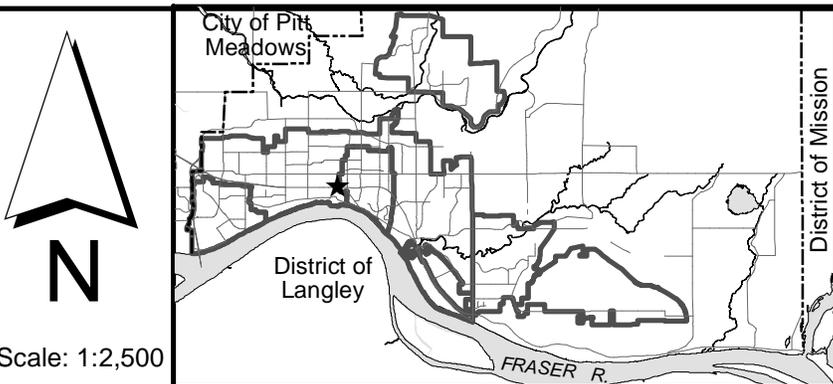
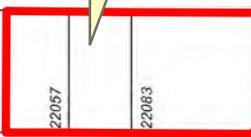
*Concurrence:* **Al Horsman  
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7758-2021
- Appendix D – Zone Amending Bylaw No. 7481-2018
- Appendix E – Site Plan
- Appendix F – Building Elevation Plans
- Appendix G – Landscape Plan
- Appendix H – ADP design comments
- Appendix I – Public Comment Opportunity Summary Report



SUBJECT PROPERTIES



Scale: 1:2,500

### 22057 & 22083 Lougheed Hwy

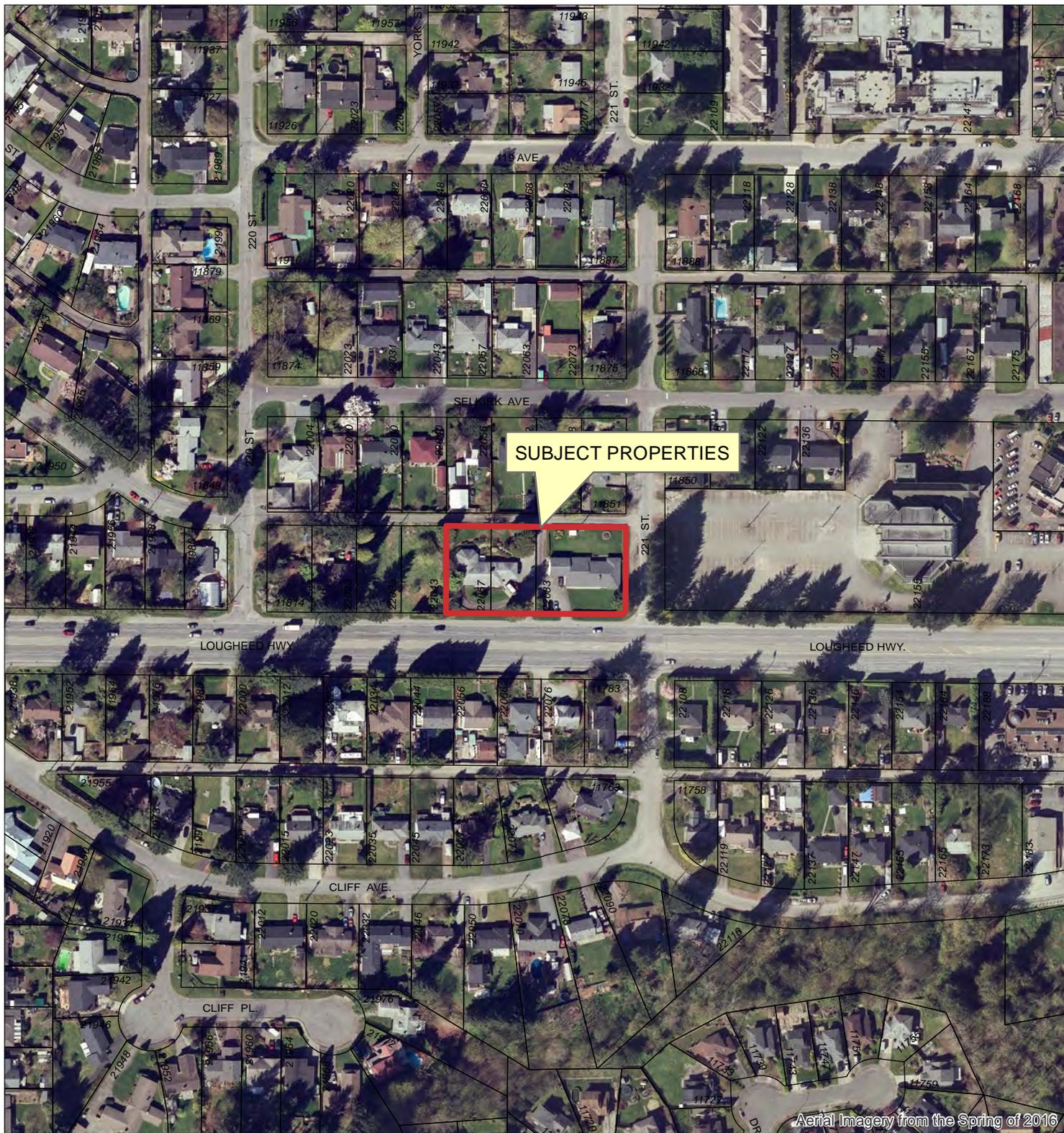
PLANNING DEPARTMENT



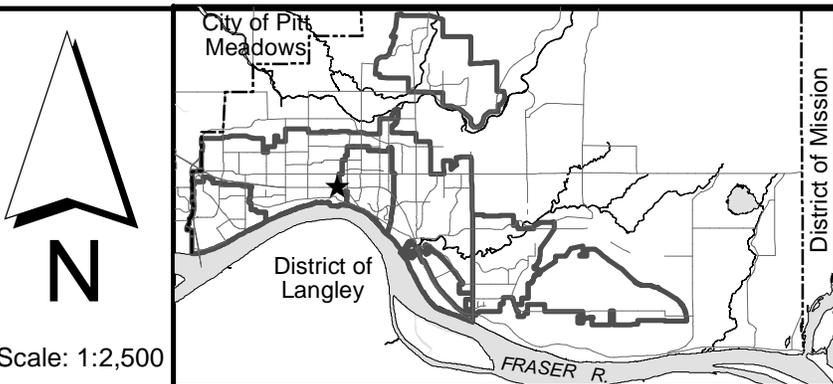
[mapleridge.ca](http://mapleridge.ca)

2018-180-RZ  
DATE: May 2, 2018

BY: JV



Aerial Imagery from the Spring of 2016



Scale: 1:2,500

22057/83 LOUGHEED HWY

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2018-180-RZ  
DATE: Jul 20, 2018

BY: PC

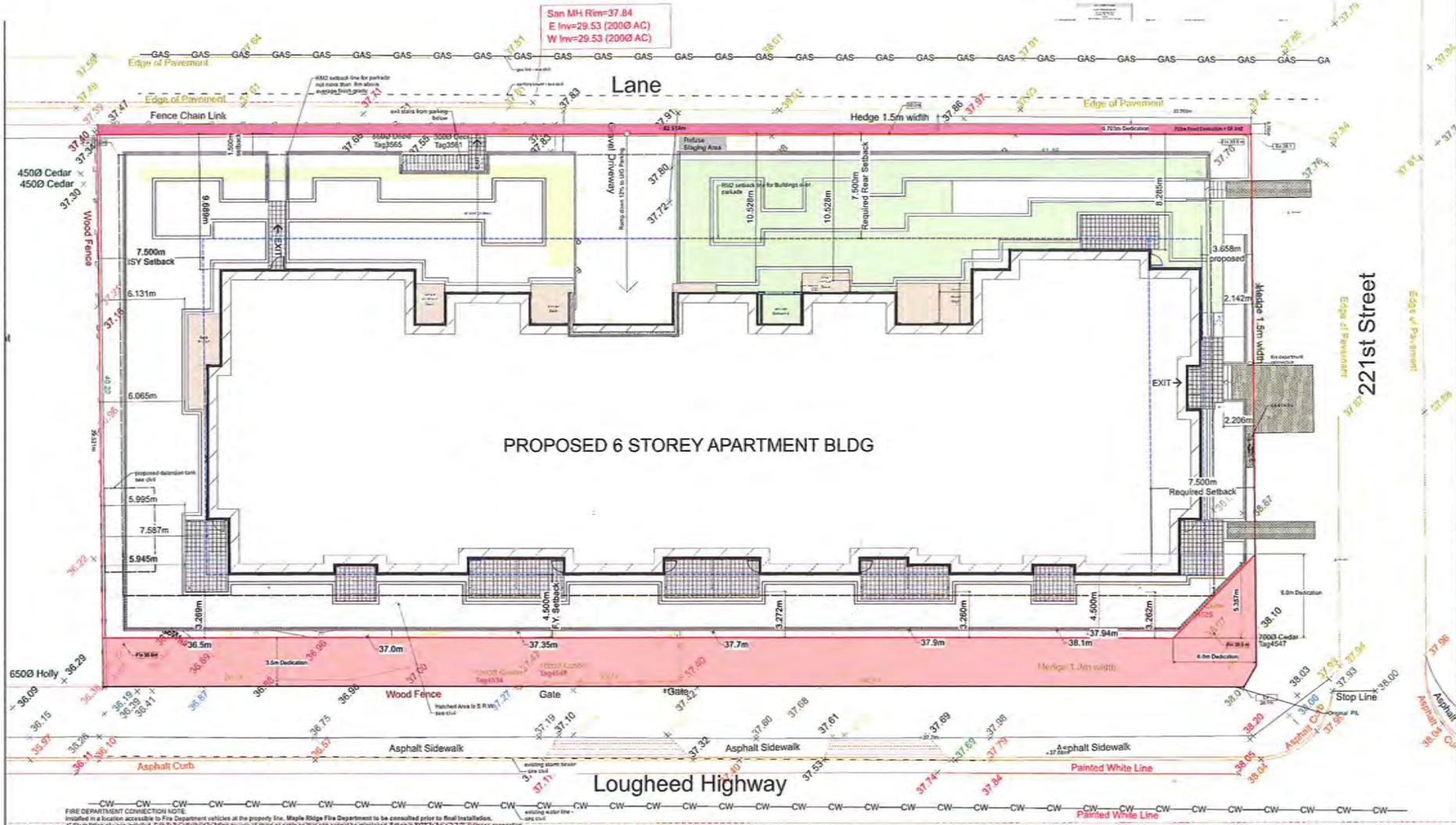






adjacent RS1 Lots

San MH Rim=37.84  
E Inv=29.53 (2000 AC)  
W Inv=29.53 (2000 AC)



PROPOSED 6 STOREY APARTMENT BLDG

Lougheed Highway

221st Street

1. General Notes
2. Schedule of Materials
3. Specifications
4. Details
5. Elevation Schedule
6. Section Schedule
7. Notes
8. Revision History
9. Drawing Information
10. Project Information
11. Client Information
12. Designer Information
13. Date
14. Scale
15. Project ID
16. Sheet

**FIRE DEPARTMENT CONNECTION WIRE**  
 Installed in a location accessible to Fire Department vehicles at the property line. Maple Ridge Fire Department to be consulted prior to final installation.  
 4" Slurry filling c/w cap installed. Cap to be attached to fitting by way of chain or cable so that cap cannot be misaligned. Fitting to NOT be 2"-1/2" stainless connection.  
 Angled down at a 20-degree angle to improve the resolution of debris.  
 Installed at a height of 1,000 mm (39 inches) above finished grade measured to center of cap.  
 Located remotely from the building line and away from any hazards and at least 1,500 mm (59 inches) away from any ornamental light standard, utility pole, electrical hook or driveway; and  
 The fire department connection will also be required to have measures in place to ensure vegetation landscaping does not interfere with its use or visibility.

2 SITE PLAN  
1:125

ISSUED DRAWINGS  
2020-11-13 Issued for Check Review  
2020-11-10 Revising & O.P.

Geographic Names: 2020, all street names, including those that have been changed, are shown in accordance with the current information available in the National Hydrographic Information System (NHIS) and the National Topographic Information System (NTIS). Where there is a discrepancy between the NHIS and the NTIS, the NHIS information shall prevail. The user is advised that the information is not guaranteed to be accurate and is provided for reference only. The user is responsible for verifying the accuracy of the information for their specific use.

**Proposed RM-2 Multi-Family Dev't**  
 Civic Address: 2207 & 2205 Longmead Hwy, Maple Ridge BC  
 Legal Address: Lot 4 & 5, 221st St, L1W0 Plan 11251 - Parcel B (198429)  
 NWD Plan 11251 - Parcel B (198429)  
 NWD Plan 11251 - Parcel B (198429)  
 FIG #:

Site Plan

**WAYNE STEPHEN BISSKY ARCHITECTURE & URBAN DESIGN INC.**  
 PLANNING INTERIOR DESIGN  
 2205 221st Street, Suite 100  
 Maple Ridge, BC V2X 2Y4  
 Tel: 604-261-1111  
 Fax: 604-261-1112  
 www.wsbdesign.com

Date: April 14, 2018  
 Scale: As Noted  
 Drawn: WB  
 Project ID: 1724

Sheet A1.0

# PROPOSED 106 UNIT MULTI-FAMILY RESIDENTIAL BUILDING



1 VIEW TO NORTH WEST

### Zoning Information (Using Updated Zoning Bylaw)

<b>Proposed:</b>	22057 & 22083 Lougheed Highway, Maple Ridge BC 005-293-944 & 001-441-632 Lot 3 (Dwelling Lot 207 Group 1 New Vancouver District Plan 11252) Lot 4 (Dwelling Lot 207 Group 1 New Vancouver District Plan 11252)
<b>Existing Zoning:</b>	RS-1 (One Family Urban Residential)
<b>Proposed Zoning:</b>	RM-2 (Medium Density Apartment Residential)
<b>DCP:</b>	Urban Residential
<b>3.0 m SRZ along Lougheed Hwy:</b>	Not applicable (Site Size Point)
<b>Corner/Corner Area:</b>	N/A
<b>Environmental Designation:</b>	N/A
<b>Original Lot Area:</b>	35391 sq ft
<b>Lot Area &amp; Squared Deduction:</b>	33977 sq ft
<b>NET SITE Area (after deductions):</b>	31554 sq ft

<b>Zoning Information for RM-2 (Medium Density Apartment)</b>	<b>Required:</b>	<b>Provided:</b>	
Lot Width:	30m	30.7m	To Face of Bldg
Lot Depth:	12.8m	12.5m	To Face of Bldg
Lot Area:	1,500 m <sup>2</sup>	31,554.0 m <sup>2</sup>	To Face of Bldg
Max. Dwelling Height:	6 storeys not 20m	6 storeys, 20.25m	To Face of Bldg
Max. Accessory Height:	N/A	storeys not 2.0m	To Face of Bldg

<b>Setback:</b>	<b>Required:</b>	<b>Provided:</b>	
Front Setback (East):	7.5 m	2.66 m	To Face of Bldg
Rear Setback (West):	7.5 m	7.50 m	To Face of Bldg
Exterior Side Yard Setback (South):	7.5 m	0.00 m	To Face of Bldg
Exterior Side Yard Setback (North):	7.5 m	2.26 m	To Face of Bldg
		6.26 m	To Face of Bldg

<b>Common Activity Area:</b>	106	1218.5 m <sup>2</sup>	
1 m <sup>2</sup> Dwelling Unit:	20% Lot area	6317.0 m <sup>2</sup>	
Usable Open Space:	106 m <sup>2</sup>	1306.6 m <sup>2</sup>	121.4 m <sup>2</sup>
Indoor Amenity Area (1m <sup>2</sup> per unit):	106 m <sup>2</sup>	1141 sq ft	

<b>Parking:</b>	<b>Required:</b>	<b>Provided:</b>	
Unit Parking =	1.5	159 Stalls	
Visitor Parking =	0.2	21 Stalls	
Sub-Total =	1.7	181 Stalls	182 Stalls
Handicap Accessible Parking =	3	3 Stalls	4 Stalls

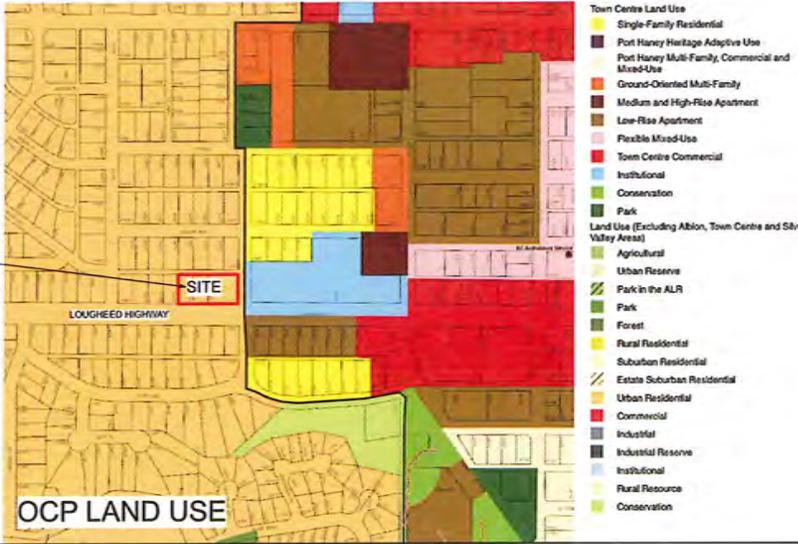
<b>Density Calculation:</b>	<b>Permitted:</b>	<b>Provided:</b>
Basic Density at 1:8 FSR	57,517 sq ft	
Maximum Allowable FSR (2.5 x Site Area) =	79,635 sq ft	76,400 sq ft
Proposed FSR		2.36 FSR
Difference between 1:8 FSR and Proposed Increased FSR (Density Bonus):		17,633 sq ft
Permitted:		46.1%

<b>Number of Dwelling Units in Current Form with 2.36 Density:</b>	<b>Unlimited:</b>	<b>106 units</b>
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<b>610 ZONE: RM-2 MEDIUM DENSITY APARTMENT RESIDENTIAL</b>
<b>610.1 PURPOSE</b>
1. To provide for a medium density residential use with medium density multi-family dwellings.
<b>610.2 PERMITTED USES</b>
1. The following uses shall be permitted in this zone:
<b>ACCESSORY USES</b>
1. The following uses shall be permitted as accessory uses to the principal use of the site:
a. Homebased business
b. Homebased office
c. Homebased day care
d. Homebased health care
e. Homebased professional office
f. Homebased retail
2. Homebased uses shall be limited to a maximum of 20% of the total floor area of the building.
<b>610.3 USE AREA AND DIMENSIONS</b>
1. Minimum setbacks shall be as follows:
a. Front setback: 7.5 m
b. Side setback: 7.5 m
c. Rear setback: 7.5 m
2. Minimum lot area shall be 1,500 m <sup>2</sup> .
3. Maximum height shall be 6 storeys, 20.25 m.
4. Maximum floor area shall be 79,635 m <sup>2</sup> .
5. Maximum floor area ratio shall be 2.5.
6. Maximum number of units shall be 106.
7. Maximum number of units per floor shall be 10.
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Transit Corridor Multi-Family Purpose: To continue multi-family residential densification through lot consolidation along key arterials such as Dewdney Trunk Road and Lougheed Highway. Supported multi-family residential forms of development include townhouses and apartments. The maximum height for an apartment use is six storeys. Development proposed adjacent to existing single detached dwelling or townhouse use will be encouraged to design buildings in a sensitive manner to the existing development, such as stepping down building face(s) at interface points with adjacent, existing buildings.



Unit Reference	# of Units	Unit Area (sqm)	Total Units	Total FSR per Unit
A	1	230 SF	1	190.2 SF
B	1	511 SF	1	250.2 SF
C	1	561 SF	1	113.8 SF
CP	1	584 SF	10	663.8 SF
D1	1	574 SF	11	574 SF
D2	1	574 SF	20	2872 SF
E	1	653 SF	3	1959 SF
F1	1	605 SF	11	605 SF
F2	1	605 SF	4	605 SF
F	1	651 SF	4	2605 SF
G1	2	636 SF	20	1272 SF
G2	2	450 SF	4	2538 SF
H1	1	660 SF	1	660 SF
H2	1	660 SF	5	3300 SF
I	1	703 SF	1	703 SF
J	2	346 SF	3	419 SF
K	2	443 SF	6	2733 SF
K2	2	440 SF	2	1652 SF
L	2	651 SF	4	2605 SF
M	2	651 SF	1	651 SF
N	2	678 SF	1	678 SF
O	2	678 SF	4	3408 SF
P	2	502 SF	4	2008 SF
Q1	2	1091 SF	2	2182 SF
Q2	2	1091 SF	4	8727 SF
R	1	537 SF	1	537 SF
T	2	784 SF	1	784 SF

<b>610.3 LIST COVERAGE</b>
1. Minimum setbacks shall be as follows:
a. Front setback: 7.5 m
b. Side setback: 7.5 m
c. Rear setback: 7.5 m
d. Front setback: 7.5 m
e. Side setback: 7.5 m
f. Rear setback: 7.5 m
2. Minimum lot area shall be 1,500 m <sup>2</sup> .
3. Maximum height shall be 6 storeys, 20.25 m.
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ISSUED DRAWINGS  
2024.06.12 Issued for review  
2024.06.12 Rezoning & D.P.

Client Address: 22057 & 22083 Lougheed Hwy, Maple Ridge BC  
Legal Address: Lot 3 (Dwelling Lot 207 Group 1 New Vancouver District Plan 11252) & Lot 4 (Dwelling Lot 207 Group 1 New Vancouver District Plan 11252)  
PID #: 005-293-944 & 001-441-632

Proposed RM-2 Multi-Family Dev't

WAYNE STEPHEN BISSEY ARCHITECTURE & URBAN DESIGN INC.  
PLANNING INTERIOR DESIGN  
22057 & 22083 Lougheed Hwy, Maple Ridge BC  
V2X 1S1  
Phone: 604-463-1111  
Fax: 604-463-1112  
www.wsbissey.com

Date: April 14, 2024  
Scale: As Noted  
Drawn: JLB  
Project ID: 1724

Sheet: A0.0



**Comment Response**  
**ADP General Revisions**  
 For the following Design Team has answered application for 2018 ADP and supports the project and answered the following items as addressed in the design drawings and submitted to Planning and for follow up.

**ADP Item 4 - Our Response**

1. Explain in detail what you have done to enhance public art landscape project.  
 Note: We are committed to engaging an artistic consultant to provide advice on installation of mural from the Ringgold Highway after final building as we prepare the working drawings should ensure it improve the application.
2. Continuous definition of interior 4 level balconies.  
 The balconies that are meant to come to the area are notched accordingly normally, the building code does permit balconies to be long spanned but, clearly design points to be noted on the outside of a building subject to maximum of ventilation being provided as will be done at the working drawings stage and final building construction.
3. Continuous definition of weather of front entry.  
 A weather has been designed as required in accordance with ADP 10.1. See 5.10 of the main floor plan.
4. Provide a finished architectural elevation at front entry for way finding purposes and enhance the entry.  
 We will add a light fixture to the entry, we will add some notched out of respect for the existing single family homes. We will note it in the floor plan. We have added a light track over the entry and a notched canopy, with some extra lighting. Nothing was shown yet clearly speaks to the main entry. We will be looking along a short side of the building, having 12 ft and its proximity to the street all provide that dimension and we speaking in the building main entry point. This is my opinion.
5. Add additional support columns or materials to give prominence to architectural elements to enhance the scale of the building.  
 We have added more columns to the building in particular at the 2nd and 4th level where we already had an amount but in various locations along the facade. We have added a hand rail at the 2nd floor level to provide an additional architectural element to the design to enhance the scale and really enhance the scale.
6. Consider Calligraphic column within details through the tower an additional element.  
 We have added more calligraphic accents to the building in particular at the 2nd and 4th level where we already had an amount but in various locations along the facade. We have added a hand rail at the 2nd floor level to provide an additional architectural element to the design to enhance the scale and really enhance the scale.

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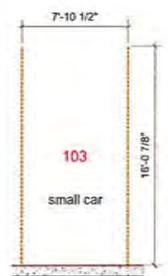
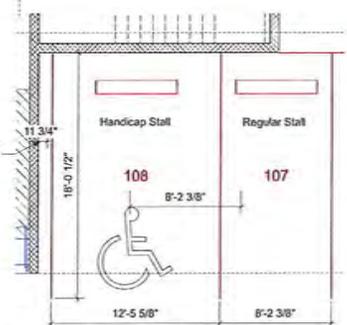
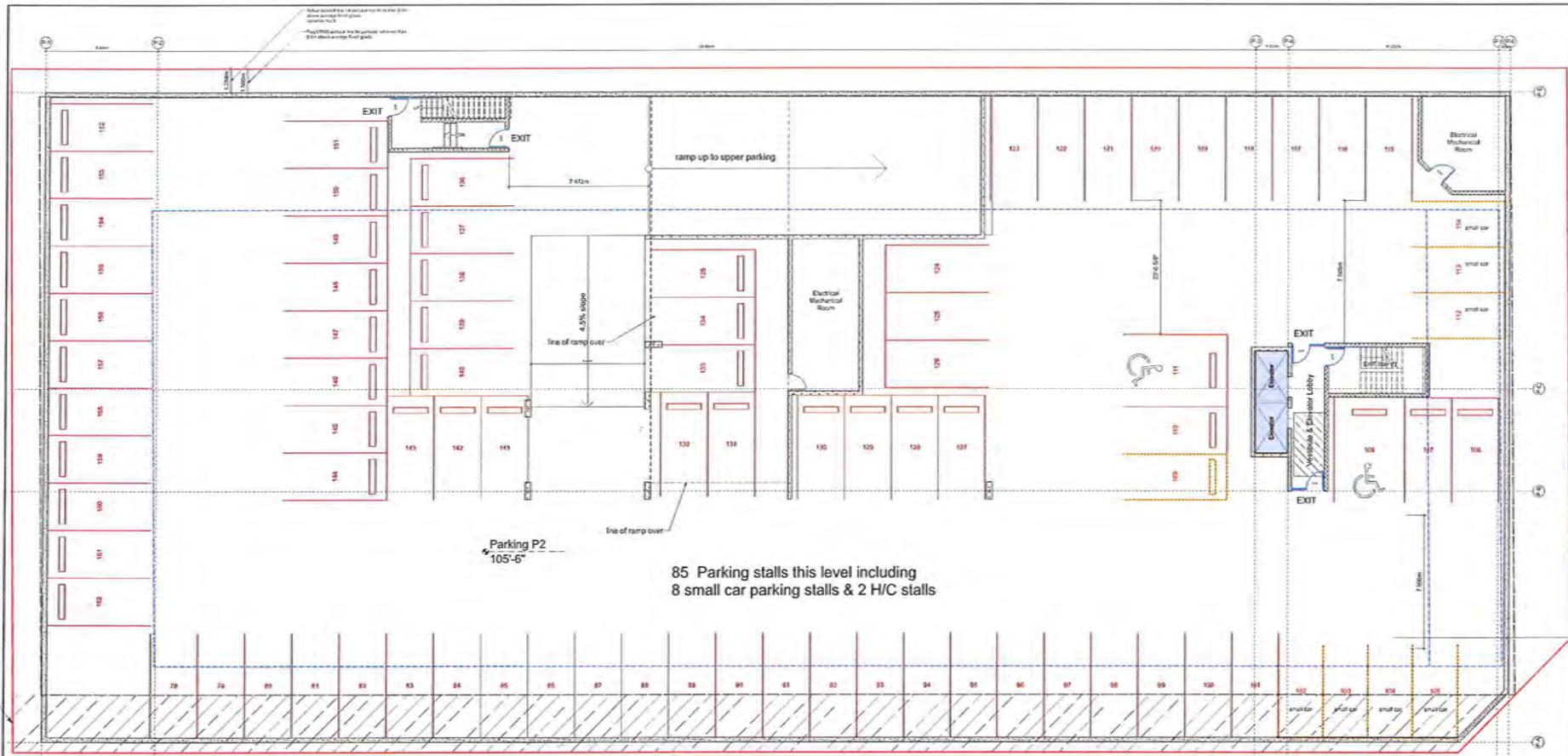
We will be looking along a short side of the building, having 12 ft and its proximity to the street all provide that dimension and we speaking in the building main entry point. This is my opinion.

ISSUED DRAWINGS  
 2022-11-15 Planning & D.P.  
 2023-04-15 Response to ADP

Client: Proposed RM-2 Multi-Family Dev't  
 Project: 2022-11-15  
 Location: 1234 Main St, Suite 100, Anytown, VA 22001  
 Architect: WAYNE STEPHEN BISSEY ARCHITECTURE, LLC  
 1234 Main St, Suite 100, Anytown, VA 22001  
 Phone: (555) 555-5555  
 Email: info@wbsa.com

Date: April 14, 2018  
 Scale: As Noted  
 Drawn: SJB  
 Project ID: 1724

Sheet: A0.2



3 TYPICAL PARKING STALL SIZES  
Scale: 1/50

1 Parking Level P2  
Scale: 1/100

NOTE: minimum headroom for all parking stalls is 2.1m

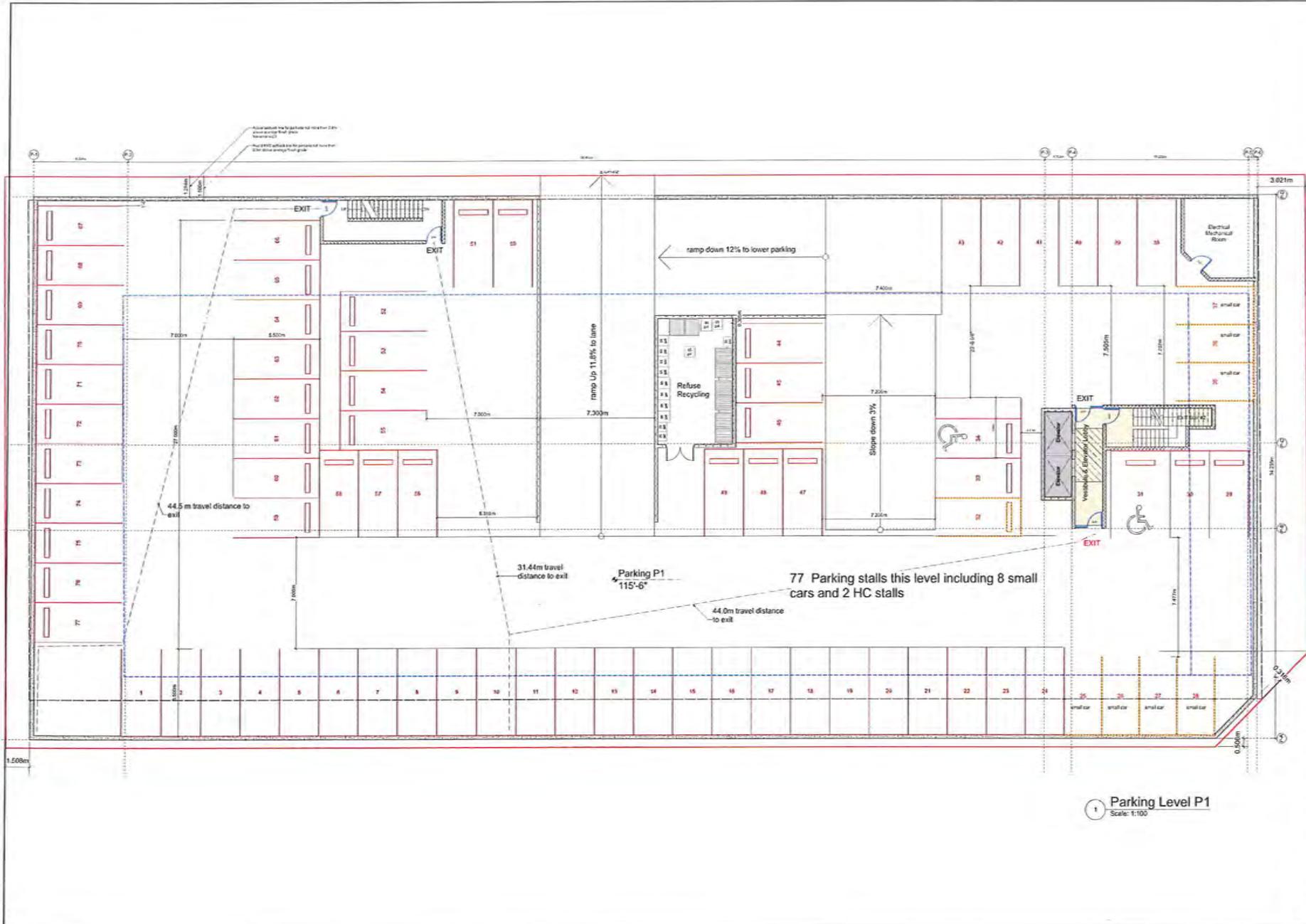
ISSUED DRAWINGS  
2023.07.12 Issued for Client Review  
2023.06.09 Revolving & D.P.

Proposed RM-2 Multi-Family Dev't

Wayne Stephen Bissky  
PLANNING & ARCHITECTURE INC.  
1405 15th Street, Suite 100  
Baltimore, MD 21202  
Phone: 410.528.1100  
Fax: 410.528.1101

2023.07.12  
Scale: 1/100  
Drawn: USB  
Project ID: 1724

A2.0



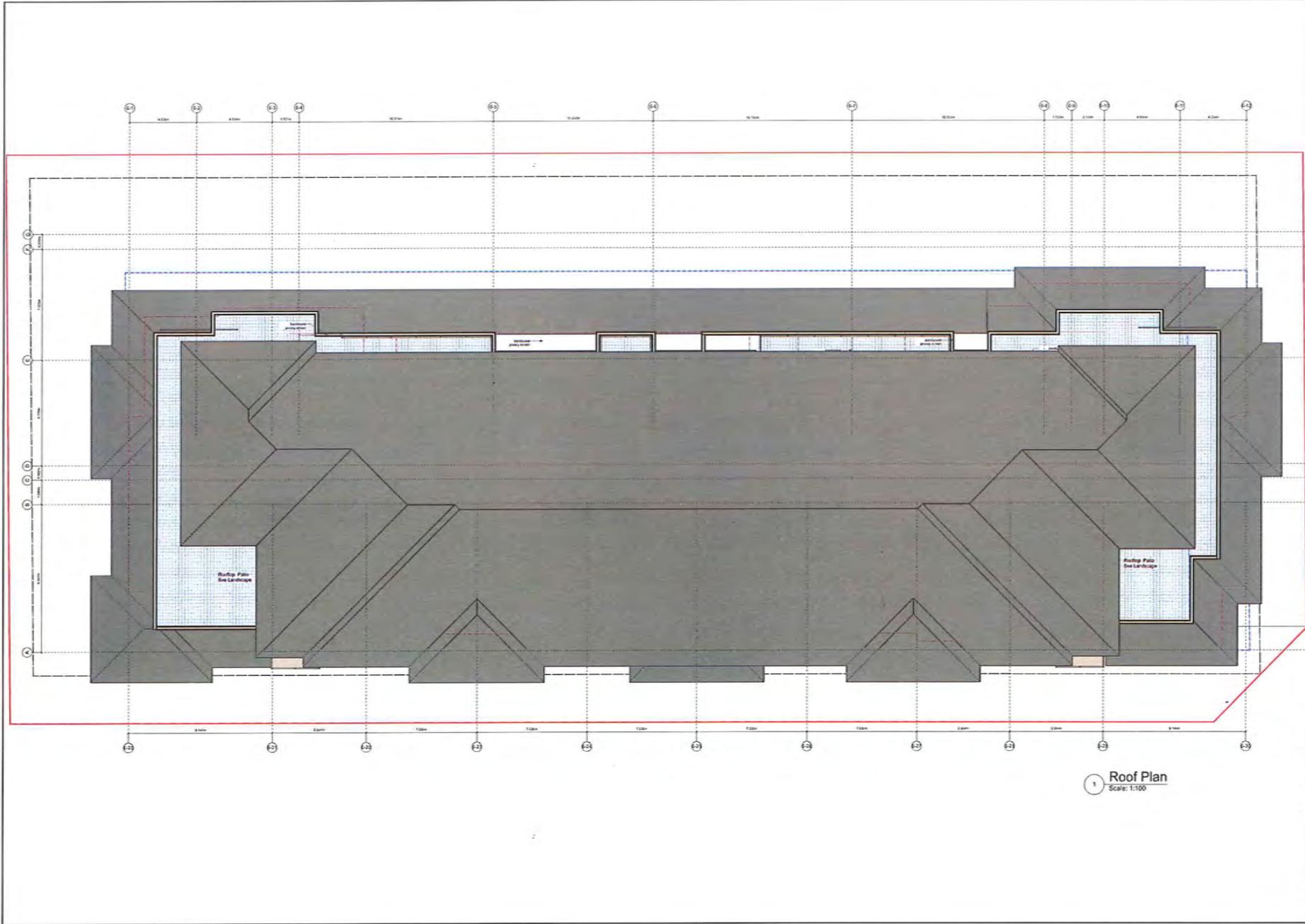
1 Parking Level P1  
Scale: 1:100

ISSUED DRAWINGS  
2018-12-13 Issue for Client Review  
2018-11-16 Working & O.P.

Client: Proposed  
Project: Proposed RM-2 Multi-Family Dev't  
Site Address: 2907 E. 29th Street, Hayward, CA 94602  
Legal Address: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

WAYNE STEPHEN BISSKY  
PLANNING & ARCHITECTURE, INC.  
10000 BAYVIEW BLVD, SUITE 100  
DUBLIN, CA 94568  
Tel: 925-835-1100  
Fax: 925-835-1101  
www.wsbpa.com

Date: April 14, 2018  
Scale: As Noted  
Drawn: SB  
Project ID: 1724  
Page: A2.1



1 Roof Plan  
Scale: 1:100

<p>ISSUED DRAWINGS          2023-04-14 Issued for Review          2023-04-14 Returning &amp; D.P.</p>	
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<p><b>Proposed RM-2 Multi-Family Dev't</b></p>	
<p>City Address: 2207 S 220th Layland Hwy, Maple Ridge BC          Legal Address: Lot 6, 307 Co. 1, N.W.S. Plan 11251, Parcel 6 (SR6429)          DL 207 Co. 1, N.W.S. Plan 11251 &amp; Lot 6, DL 207 Co. 1          WND Plan 11251          002-2023-0441, 002-2023-016 &amp; 01-644-022          RD #:</p>	
<p><b>Roof Plan</b></p>	
<p><b>WAYNE STEPHEN BISSKY</b>          ARCHITECTURE INC.          PLANNING &amp; INTERIOR DESIGN</p>	
<p>1045 220th St. Unit 101          West Vancouver, BC V7V 1T7          Phone: 604-261-1111          Fax: 604-261-1112          Email: wsb@wbssky.com</p>	
Date:	April 14, 2018
Scale:	As Noted
Drawn:	WB
Project ID:	1724
Sheet:	A2.5



1 SOUTH ELEVATION  
Scale: 1:125

**Notes:**

1. Elevation is shown for reference only. It is not intended to be used for construction purposes. The building is shown for reference only. It is not intended to be used for construction purposes.
2. Construction details of items are shown for reference only. It is not intended to be used for construction purposes.
3. Construction details of items are shown for reference only. It is not intended to be used for construction purposes.
4. Construction details of items are shown for reference only. It is not intended to be used for construction purposes.
5. Construction details of items are shown for reference only. It is not intended to be used for construction purposes.



2 EAST ELEVATION  
Scale: 1:125

**Exterior Materials**

#	Description	Material	Manufacturer	Color
1	Brick Cladding	Brick	ITL	CL, Earthy Bay Brick
2	Board and Batten Cladding	Fibre-Cement		PAL 7036 Red Platinum Grey
3	Horizontal Siding	Fibre-Cement		PAL 9119 Red Pure White
4	Face Board	Prefinished Metal		PAL 2021 Black Grey
5	Gutters & Downspouts	Prefinished Metal		PAL 2021 Black Grey
6	Roofing	Fibreglass Shingle		DR36 Bone White
7	Windows	Vinyl Frame & Glass		KC Black
8	Exterior Doors	Metal Clad / Vinyl & Glass		KC Black
9	Landscaping Railing	Prefinished Metal		PAL 2021 Black Grey
10	Balcony Railing	Prefinished Metal		PAL 2021 Red Platinum Grey
11	Soffit	Fibre-Cement		
12	Concrete Cap	Concrete		Clear
13	Central Balcony Railing	Tempered Glass		Clear
14	Translucent Privacy Screen	Tempered Glass		Clear
15	Windows & Door Trim	2x6 Painted Wood		PAL 9103
16	Wood Columns	Painted Wood		PAL 9103
17	Exterior Lights	Prefinished Metal		

\*All Materials as noted or approved equal

adjacent RS1 zone single family residences



ISSUED DRAWINGS  
2023-10-28 Issued for Review  
2023-10-19 Rezoning & O.P.

Client: **Wayne Stephen Bissky Architecture & Urban Design Inc.**  
Address: 2887 E. 220th Street, Unit 101, Richmond, BC V6V 1Y2  
Phone: (604) 273-1111  
Fax: (604) 273-1112

Project: **Proposed RM-2 Multi-Family Dev't**  
Address: 2887 E. 220th Street, Unit 101, Richmond, BC V6V 1Y2  
Phone: (604) 273-1111  
Fax: (604) 273-1112

Scale: **A3.0**









1 VIEW TO NORTH WEST

ISSUED DRAWINGS 2024-07-03 Revised for Client Review 2024-11-05 Flooring & D.P.	
<small>           Copyright Reserved            No part of this drawing may 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 the architect. The architect shall not be responsible for any errors or omissions in this drawing. The architect shall not be responsible for any construction or other costs incurred by the client. The architect shall not be responsible for any construction or other costs incurred by the client. The architect shall not be responsible for any construction or other costs incurred by the client.         </small>	
<b>Proposed RM-2 Multi-Family Dev't</b> Civic Address: 2207 & 2203 Loughheed Hwy Maple Ridge BC Legal Address: Lot 4, 207, 201, 199D, 199B, 199C, 199D, 199E, 199F, 199G, 199H, 199I, 199J, 199K, 199L, 199M, 199N, 199O, 199P, 199Q, 199R, 199S, 199T, 199U, 199V, 199W, 199X, 199Y, 199Z, 200A, 200B, 200C, 200D, 200E, 200F, 200G, 200H, 200I, 200J, 200K, 200L, 200M, 200N, 200O, 200P, 200Q, 200R, 200S, 200T, 200U, 200V, 200W, 200X, 200Y, 200Z, 201A, 201B, 201C, 201D, 201E, 201F, 201G, 201H, 201I, 201J, 201K, 201L, 201M, 201N, 201O, 201P, 201Q, 201R, 201S, 201T, 201U, 201V, 201W, 201X, 201Y, 201Z, 202A, 202B, 202C, 202D, 202E, 202F, 202G, 202H, 202I, 202J, 202K, 202L, 202M, 202N, 202O, 202P, 202Q, 202R, 202S, 202T, 202U, 202V, 202W, 202X, 202Y, 202Z, 203A, 203B, 203C, 203D, 203E, 203F, 203G, 203H, 203I, 203J, 203K, 203L, 203M, 203N, 203O, 203P, 203Q, 203R, 203S, 203T, 203U, 203V, 203W, 203X, 203Y, 203Z, 204A, 204B, 204C, 204D, 204E, 204F, 204G, 204H, 204I, 204J, 204K, 204L, 204M, 204N, 204O, 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274V, 274W, 274X, 274Y, 274Z, 275A, 275B,	



VIEW TO South WEST

ISSUED DRAWINGS  
 2020-10-19 10:44:13 AM  
 2020-10-19 10:44:13 AM  
 Planning & D.P.

Client: [Redacted]  
 Project: [Redacted]  
 Location: [Redacted]  
 Date: [Redacted]

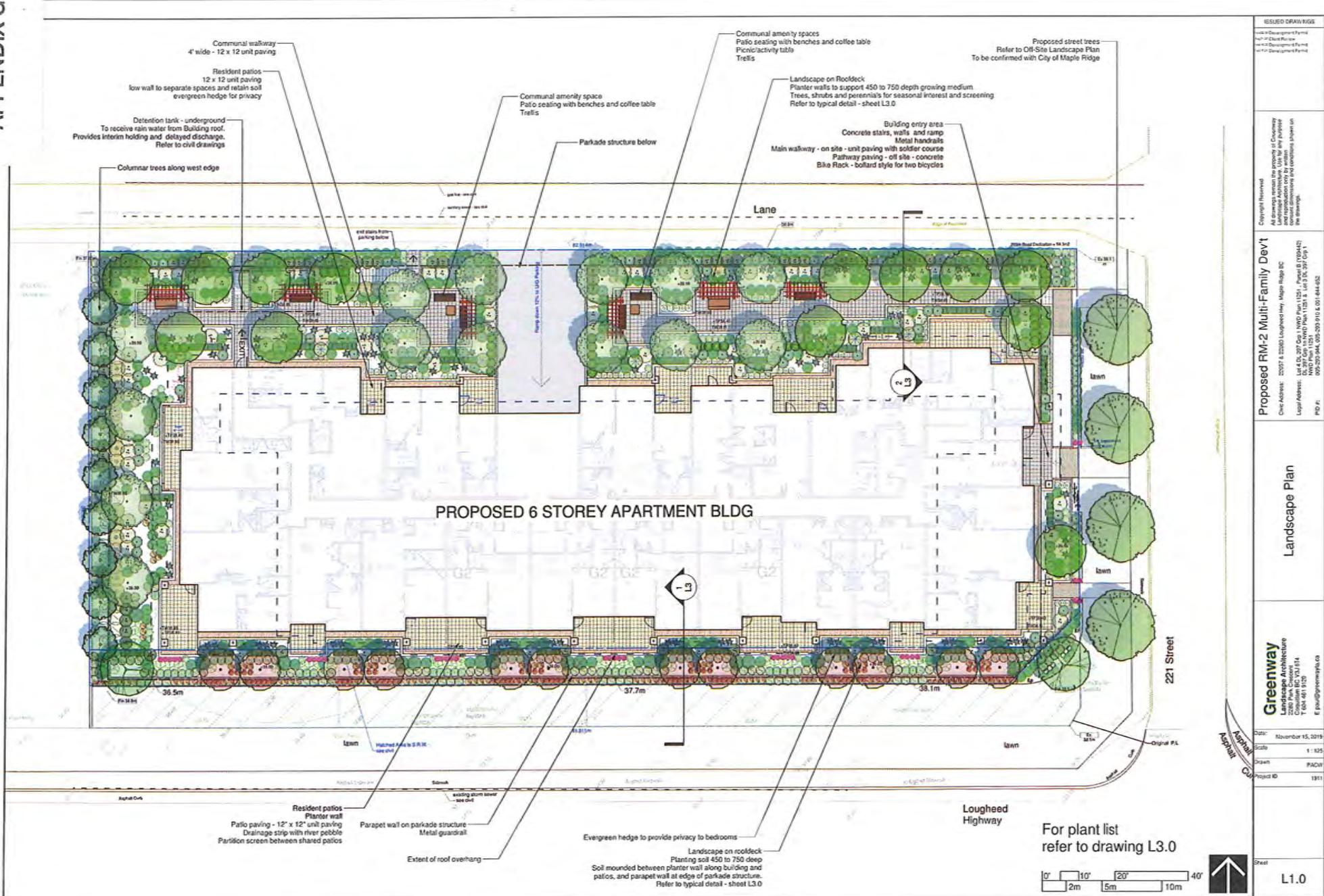
**Proposed RM-2 Multi-Family Dev't**  
 City Address: 2207 S. 220th (unimproved Hwy) Maple Ridge BC  
 Legal Address: DL 207 COP (UNIMPROVED HWY) 13231 S. Ld 2, DL 207 COP  
 NWD Plan 11251  
 000-250-044, 000-250-010 & 001-844-022  
 P/B #:

**Perspective View to S-W**

**WAYNE STEPHEN BISSKY**  
 ARCHITECTURE  
 ARCHITECTURE  
 10000 100th Ave S  
 Suite 100  
 Surrey, BC V3V 2T9  
 Tel: 604-271-1100  
 Fax: 604-271-1101  
 www.wsbis.com

Date: April 14, 2018  
 Scale: As Noted  
 Drawn: SB  
 Project ID: 1724

Sheet: **B0.2**



ISSUED DRAWINGS  
 Issued for Development Permit  
 No. 27-01-0001-0001  
 Issued for Development Permit  
 No. 27-01-0001-0001

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 and reproduction only by written  
 permission of Greenway Landscape Architecture.

**Proposed RM-2 Multi-Family Dev't**  
 Civil Address: 2027 & 2220 Loughheed Hwy, Maple Ridge BC  
 Legal Address: Lot 4, 5, 207, 209, 1 WVD Plan 11251, Parcel B (192942)  
 WVD Plan 11251, Parcel A (192941)  
 WVD Plan 11251, Parcel C (192943)  
 P.D. #: 000-270-044-000-200-010 & 001-044-002

**Landscape Plan**

**Greenway**  
 Landscape Architecture  
 10000 136th Street, Unit 101  
 Maple Ridge, BC V2X 1G4  
 T: 604-461-9120  
 F: paul@greenway.ca

Date: November 15, 2019  
 Scale: 1" = 10'  
 Drawn: PAC/DJ  
 Project ID: 1911

Sheet  
**L1.0**

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**Proposed RM-2 Multi-Family Dev't**  
 Civil Address: 2027 S. 2020 Loughheed Hwy, Maple Ridge BC  
 Legal Address: Lot 6, S207 Cap 1 WVD Plan 1221, Parcel B (193442) WVD Plan 1221, Parcel A (193442) WVD Plan 1221, Parcel C (193442)  
 PID #: 005250346, 005250310 & 001444402

**Roofdeck Plan**

**Greenway**  
 Landscape Architecture  
 2020 Park Crescent  
 Vancouver, BC V6J 1R4  
 Tel: 604.441.7420  
 E: info@greenwayla.com

Date: November 15, 2019  
 Scale: 1 : 125  
 Drawn: PACW  
 Project ID: 1911

**Roofdeck social and activity area**  
 Seating nodes with benches and coffee tables.  
 Planter boxes with ornamental trees, shrubs, and perennials.  
 Planter boxes and benches with metal frame and synthetic slats.  
 Planter boxes set 3' from railing for safety and maintenance.  
 Concrete patio slab paving 18" x 18" on pedestals.  
 Resident patios separated from main plaza with privacy screen.

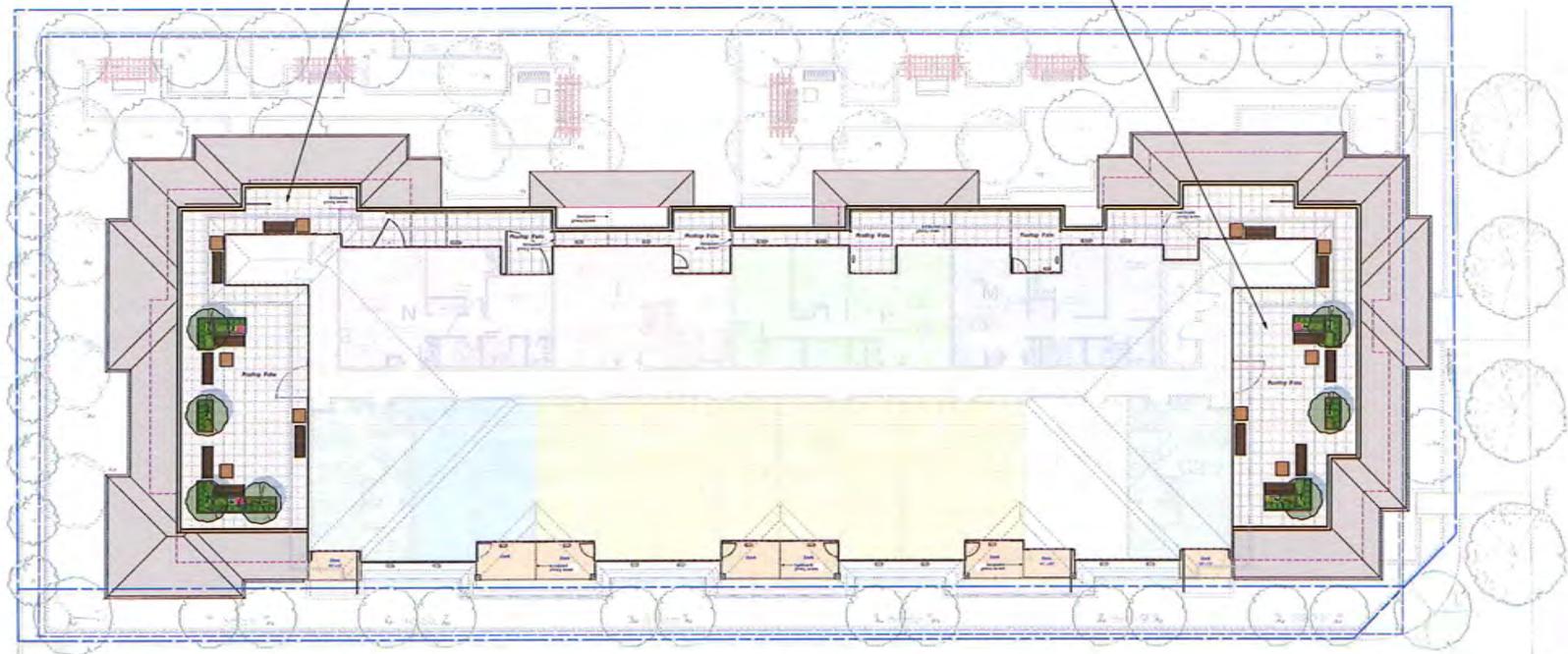
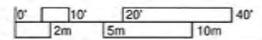
**Roofdeck social and activity area**  
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 Planter boxes set 3' from railing for safety and maintenance.  
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 Resident patios separated from main plaza with privacy screen.

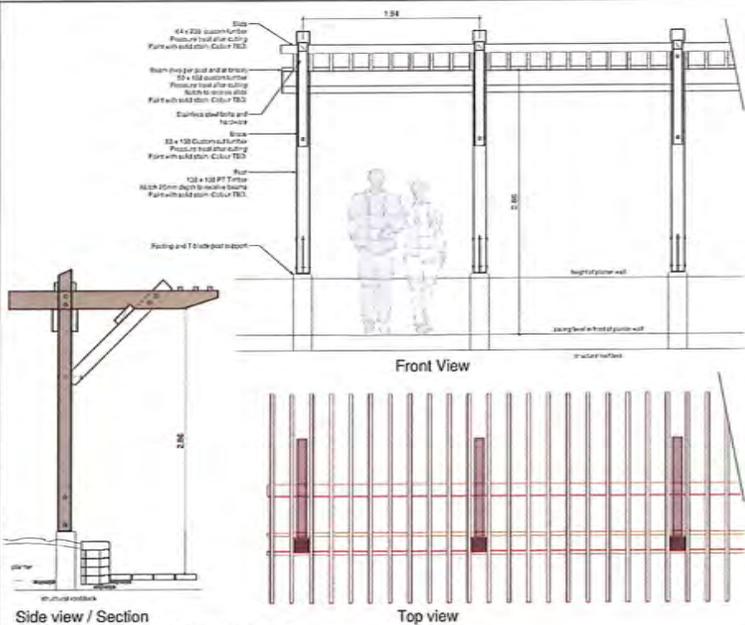
Lane

221 Street

Loughheed Highway

For plant list refer to drawing L3.0





1 Plaza Trellis 1" = 2'-0"



2 Furnishings  
Synthetic wooden slats and grey metal frame  
As manufactured by Waltham Industries or alternate  
1/8" = 1' scale

PLANT LIST - Louheed Apartments - Rooftop

Updated November 10, 2023

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>					
7		Magnolia x Betty	Betty Magnolia	1.5m tall specimen	
<b>SHRUBS</b>					
5		Azalea japonica Hiro Orinon	Hiro Orinon Azalea	#2 pot	500 c.c.
55		Bovala sempervirens	Common Boxwood	#2 pot	400 c.c.
3		Calluna vulgaris	Pink Heather	#1 pot	450 c.c.
3		Spiraea x Bumalta Gold Flame	Gold Flame Spiraea	#2 pot	500 c.c.
<b>GROUND COVERS AND PERENNIALS</b>					
Au		Actinotaphys uva-ursi V2	Vancouver Jade Kinnikickik	#1 pot	500 c.c.
H6		Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 pot	500 c.c.
RF		Hosta sieboldiana 'Elegant'	Elegant Plantain Lily	#1 pot	500 c.c.
4		Pennisetum appiccoides 'Hemfil'	Hemfil Fountain Grass	#1 pot	800 c.c.
4		Stipa tenuissima	Mexican Feather Grass	#1 pot	500 c.c.

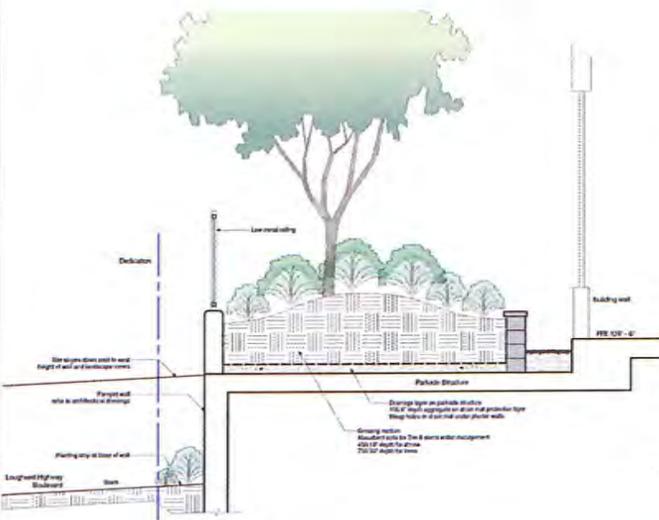
- NOTES:
- In case of discrepancy between plant numbers on this list and on the plan, the plan shall prevail.
  - All planting shall be in accordance with BCSLA/BCUJA Landscape Standard, latest edition.
  - All maintenance shall be in accordance with BCSLA/BCUJA Landscape Standard, latest edition.
  - All planter boxes: Fill with soil and 50mm of decomposed organic mulch or approved equal.

PLANT LIST - 22083 Louheed Apartments

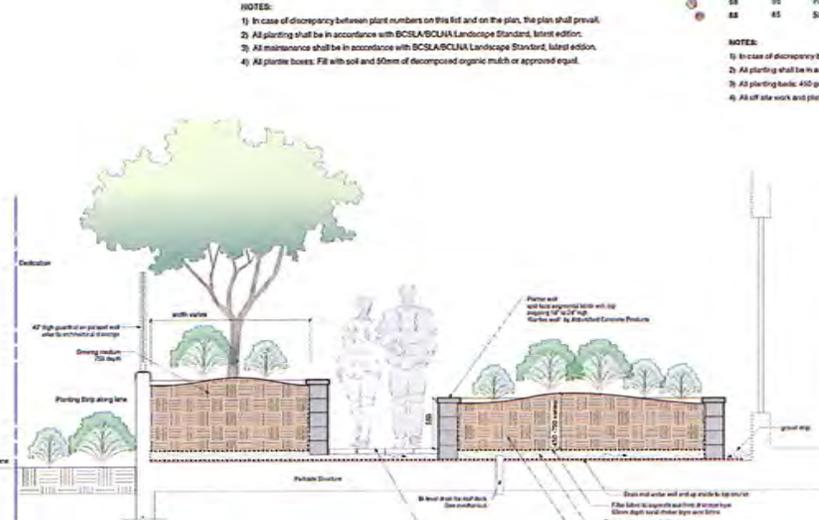
February 17, 2023

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>					
14	14	Acer circinnatum	Vine Maple	3.5m tall, multi stem	
13	13	Acer palmatum Okinawa	Green Japanese Maple	2.5m tall, multi stem	
13	13	Amelanchier x grandiflora Princess	Princess Diana Serviceberry	#10 pot	500 c.c.
4	4	Cornus multi-flora	Eden White Flower Dogwood from Cal. WB	multi stem	
2	1	Magnolia galley	Galley Magnolia	6m Cal. WB	
9	9	Quercus palustris Pirbright	Queen Pilar Pin Oak	6m Cal. WB	
<b>SHRUBS</b>					
117	111	Azalea japonica Hiro Orinon	Hiro Orinon Azalea	#2 pot	500 c.c.
24	34	Calluna vulgaris	Pink Heather	#1 pot	450 c.c.
13	13	Cornus stolonifera	redwing Dogwood	#1 pot	500 c.c.
18	18	Scytinus alata 'Gingko' x 1/2	Swirl Burning Bush	#2 pot	500 c.c.
56	56	Gaylussacia thalictroides	Sold	#1 pot	500 c.c.
101	153	Hydrangea macrophylla PP	Korner Pink Hydrangea	#2 pot	500 c.c.
14	14	Kalmia latifolia Mount	Mount Laurel	#2 pot	750 c.c.
6	6	Mahonia aquifolium	Dragon Grape	#2 pot	750 c.c.
23	23	Physocarpus opulifolius Diabolo	Diabolo Firecracker	#2 pot	800 c.c.
77	77	Panicum gracillimum	Swirl Flame	#2 pot	800 c.c.
107	107	Polypodium moniliforme	Western Bird's Nest Fern	#1 pot	600 c.c.
63	63	Potentilla fruticosa Red Ace	Red Ace Shrubby Cinquifolium	#1 pot	600 c.c.
183	58	Rhododendron 'Watanabe'	Swirl Red Rhodo	#2 pot	750 c.c.
81	81	Rhododendron 'Watanabe'	Red Watanabe Rhododendron	#5 pot	900 c.c.
28	35	Ribes sanguineum	Red Flowering Currant	#2 pot	500 c.c.
145	145	Sarcococca filiformis	Himalayan Sweet Box	#1 pot	450 c.c.
24	24	Silene acaulis 'macrophylla 11 F'	Sierra Pink and Lavender	#3 pot	500 c.c.
160	160	Taxus x Media Brownii	Brown's Yew	1.2m tall, 888 500 c.c.	
125	118	Spiraea x Bumalta Gold Flame	Gold Flame Spiraea	#2 pot	500 c.c.
18	18	Symphoricarpos alba	Snowberry	#1 pot	500 c.c.
10	10	Vaccinium corymbosum	Keweenaw Huckleberry	#2 pot	500 c.c.
13	13	Wigandia tatarica	Winged Olive Wigebe	#2 pot	750 c.c.
<b>GROUND COVERS</b>					
Au	0	Actinotaphys uva-ursi V2	Vancouver Jade Kinnikickik	#1 pot	500 c.c.
Mn	5	Mahonia repens	Longleaf Mahonia	#1 pot	450 c.c.
Pt	0	Pachysandra terminalis	Japanese Spurge	30cm pot	450 c.c.
<b>PERENNIALS AND GRASSES</b>					
Ac	0	Actinotaphys uva-ursi V2	Chinese Fern	#1 pot	450 c.c.
Ep	0	Echinosium purpureum 'Magnus'	Magnus Purple Convolvulus	#1 pot	450 c.c.
He	0	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 pot	500 c.c.
Ho	0	Hosta sieboldiana 'Elegant'	Elegant Plantain Lily	#1 pot	500 c.c.
Rf	0	Rubus odoratus 'Goldstrut'	Black-eyed Susan	#1 pot	450 c.c.
Rr	0	Rumex crispus 'New Zealand'	New Zealand Spinach	#1 pot	450 c.c.
Ss	0	Symphytum officinale 'Yummi'	Hemlock Fern	#1 pot	600 c.c.
Ss	0	Stipa tenuissima	Mexican Feather Grass	#1 pot	500 c.c.

- NOTES:
- In case of discrepancy between plant numbers on this list and on the plan, the plan shall prevail.
  - All planting shall be in accordance with BCSLA/BCUJA Landscape Standard, latest edition.
  - All planting shall be in accordance with BCSLA/BCUJA Landscape Standard, latest edition.
  - All off-site work and plant material to satisfaction of the City of Maple Ridge.



3 Section 1 - Typical Materials 1" = 2'-0"



4 Section 2 - Typical Materials 1" = 2'-0"

5 Unit Paving - pattern not to scale

ISSUED DRAWINGS

Approved for Construction

Proposed RM-z Multi-Family Dev't

Client Address: 2207 & 2203 Louheed Hwy, Maple Ridge BC

Legal Address: Lot 6, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 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2659, 2661, 2663, 2665, 2667, 2669, 2671, 2673, 2675, 2677, 2679, 2681, 2683, 2685, 2687, 2689, 2691, 2693, 2695, 2697, 2699, 2701, 2703, 2705, 2707, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739, 2741, 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765, 2767, 2769, 2771, 2773, 2775, 2777, 2779, 2781, 2783, 2785, 2787, 2789, 2791, 2793, 2795, 2797, 2799, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2815, 2817, 2819, 2821, 2823, 2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847, 2849, 2851, 2853, 2855, 2857, 2859, 2861, 2863, 2865, 2867, 2869, 2871, 2873, 2875,



## Summary of Advisory Design Panel Resolutions

Following presentation by the project Architect and Landscape Architect, the Advisory Design Panel made the following resolutions that:

That the Advisory Design Panel has reviewed application No. 2018-180-DP and supports the project and recommends the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

### Comments from the Panel included:

#### Architectural Comments:

1. Explore acoustic solutions for noise in exterior patios on Lougheed façade;

*Done. We are committed to engaging an acoustic consultant to provide advise on attenuation of sound from the Lougheed Highway after 3rd Reading as we prepare the working drawings should council approve this application.*

2. Confirm/review definition of interior locked bedrooms;

*The bedrooms that are interior to some of the units are indeed referenced correctly. The building code does permit bedrooms in large sprinklered multi-family developments to be located on the interior of a building subject to mechanical ventilation being provided as will be done at the working drawings stage and installed during construction.*

3. Confirm/review definition of vestibule of front entry;

*A vestibule has been designed as required in conformance with ASHRAE. See lobby of the main floor plan.*

4. Provide a hierarchal architectural element at front entry for way finding purposes and celebrate the entry;

*I would still like to keep the entry somewhat more subdued out of respect for the existing single family homes. I do not want it to be too garish. But I have added a light brick over the entry and a subdued canopy with some accents lights. Nothing too showy yet clearly speaks to the main entry. As well, its location along a short side of the building fronting 121st and its proximity to the street all provide clear direction and waymaking as the building's main entry point. This is my option.*

5. Add additional accent, colours or materials to give prominence to architectural elements to reduce the scale of the building;

*We have added more accents to the building in particular at the 2nd and 4th level where we already had an accent band in various locations along the facade. I have also added a band board at the 2nd floor level to provide an additional slight horizontal element to the design to draw the eye down and vastly reduce the scale.*

6. Consider Celebrating corner window details through the use of an additional material.

*We have added more (subtle) accents to the building in particular at the 2nd and 4th level where we already had an accent band in various locations along the facade. The 4 corners are already quite pronounced and I am concerns about overdoing it. I was trained in the "less is more" school. I think what we have here is a classic building of understated, organized expression; suitable to the neighbourhood.*

Landscape Comments:

1. Provide the addition of children's play in one of the amenity areas.

*Done. See landscape drawings.*

WAYNE  
STEPHEN  
BISSKY

## Public Comments Opportunity Sum

ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN

HEAD OFFICE: 106 - 11968 227th STREET, MAPLE RIDGE BC PH 604-467-8300 FAX 604-467-8305

May 7, 2021

Rene Tardif  
Maple Ridge Planning Department  
11995 Haney Place  
Maple Ridge, BC V2X 6A9  
Ph: 604-463-5221

**Civic Address:** 22057 and 22083 Lougheed Highway, Maple Ridge

**File No.:** 2018-180-RZ

**Public Comments Opportunity Period:** April 27th to May 6th, 2021

**Number of Respondents:** 2

**Comments Sheets and Correspondence:** No respondents submitted comments sheets, however two sent in comments via email. The emails and our responses are summarized below and attached to this Report.

**Summary of how issues and concerns identified will be addressed:** The primary concerns identified by the first respondent were related to bicycle parking, vehicle parking, and how sales prices might be related to parking stalls. Regarding bicycling, the proposal already meets municipal requirements but if Council directs the applicant to add short or long term bike stalls we can look for opportunities on the site in and the building. Regarding parking, we are requesting a variance, but feel it is justified as this site is immediately adjacent the Town Centre and all of its various walking and transit options. Finally, regarding the costs of parking stalls, the applicant will be studying the asking prices for the parking stalls and whether to offer some apart from the units with their marketing team as the project develops. Our complete response to this respondent is below.

The second respondent spoke favourably about the application and suggested that the building should instead be eight or ten storeys. While we certainly appreciate support from the neighbourhood, we feel the current height is appropriate for the location.

Sincerely,



Wayne Bissky

Wayne Stephen Bissky Architecture Urban Design Inc

106 - 11893 227th Street

Maple Ridge, BC V2X 6H9

Ph: 604-467-8300

Email: wayne@bisskyarchitecture.ca

### Summary and Alaysis of Public Comments Opportunity Comments

No.	Respondent	Question	Analysis and Response
1.1	Respondent #1	What is a "bollard style" bike rack?	A bollard style bike rack is a short vertical post that typically has one or two arms or a circle on top to which bikes can be secured.
1.2	Respondent #1	How many short-term bike parking spots are you planning on providing? What about long-term bike parking and where are they located (are they conveniently located and what is going to be done to ensure safety of users, e.g. outdoor and indoor lighting, visibility of entrance etc.)?  It makes a lot of sense to provide bike parking, considering the location of this development. I encourage you to add both long-term and short-term bike parking, comparable to the minimum requirements for the Town Centre.	The landscape design includes a short term bollard style bicycle rack that can accommodate two bicycles. In accordance with the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, this site is not required to provide short or long term bicycle spaces although some long term bicycle storage could be provided if Council requests.

WAYNE  
STEPHEN  
BISSKY

# Public Comments Opportunity Summary Report

ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN

HEAD OFFICE: 106 - 11968 227th STREET, MAPLE RIDGE BC PH 604-467-8300 FAX 604-467-8305

No.	Respondent	Question	Analysis and Response
1.3	Respondent #1	Are you providing a bike repair station? Please consult HUB Cycling's <u>Not Just Bike Racks</u> for best practices.	The Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 does not require that this site provide bicycle repair stations.
1.4	Respondent #1	What's marked as a sidewalk along Lougheed Hwy on the architectural drawings is actually a bi-directional multi-use path, which has been constructed as part of the Haney Bypass Intersection Improvement project. The drawings show two driveways crossing the multi-use path. The newly constructed path does not have any let-downs along Lougheed at that location. I understand that vehicular access to the building is from the back lane, not from Lougheed Hwy. Can you confirm that those driveways are not going to be constructed?	The two existing driveway letdowns are being removed and replaced with sidewalk. The only vehicular access to the site will be via the lane on the north side of the site. Offsite requirements are established by the Engineering Department.
1.5	Respondent #1	I understand you are asking for a parking variance (from 181 to 162). Has a parking study been done that supports this variance? This development is immediately adjacent to the town centre boundary, so I expect that a reduction of the parking requirement would be feasible.  My comment about the feasibility of the variance with regard to the parking is not only due to transit being relatively close by, but also due to the fact that, as part of the Lougheed Transit Corridor Plan, a Greenway has been proposed between Lougheed and Dewdney all the way from the Town Centre to 203rd Street, which would make cycling a more attractive and convenient option for residents.	A parking study has not been completed for the site. The proximity of the site to various transit services warrants consideration for the reduction in parking.
1.6	Respondent #1	Is it possible to unbundle parking, so that residents who don't need parking are not paying for it?	That's an interesting suggestion. The assignment of the parking stalls will be worked out with Owner and marketing team. The Owner is willing to look into this suggestion, but we need to make sure we follow any related municipal requirements.
1.7	Respondent #1	Are these units considered affordable?	These will be sold or rented at market rates. Generally, multi-family developments in Maple Ridge fall within the definition of affordable relative to many other areas in the lower mainland.
1.8	Respondent #1	Can you give me an idea how much the inclusion of one parking space adds to the rental rates? (or, how much less would tenants pay if parking was not included?)	As with our response to the bundling question above, the Owner is willing to consider this but is currently planning to sell all of the units rather than rent them.
1.9	Respondent #1	On behalf of future residents of this building, I would like to stress the importance of traffic noise attenuation. What is being done to ensure a peaceful and reasonably quiet living experience?	An acoustic engineer will be engaged to provide recommendations on sound attenuation at the working drawings stage.
1.10	Respondent #1	how much will the inclusion of one parking space add to the purchase price of an apartment? (or, how much less would a buyer pay if parking was not included?)	The Owners have not yet worked out asking prices or decided if/how many stalls will be included with each unit. This will likely be determined when the sales and marketing ramps up.
2.1	Respondent #2	This is Harbir Bhatti, the owner of lot address 22033 Lougheed Highway, Maple Ridge. My lot is beside the proposed development site on the west side. I fully support all the components of your proposal for the Proposed Development at 22057 and 22083 Lougheed Highway, Maple Ridge. The other neighbours, the owners of 22023 and 22043 Lougheed Highway, Maple Ridge would also support your proposal. I will call them to make sure they show their support for your project. If you need, we can also attend the public hearing of the City Council to support your project. In the near future, skytrain would be extended from Coquitlam to Maple Ridge downtown. The skytrain would run along Lougheed Highway. So we would even support 8 or 10 storey apartment buildings in the area along Lougheed Highway. We would also support you if you want to go for an 8 or 10 storey apartment building at the Proposed Decellpment site.  I wish you success for your project.	Thank you, we appreciate your support.

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** June 15, 2021  
**FILE NO:** 2021-198-RZ  
**MEETING:** C o W

**SUBJECT:** **First and Second Reading**  
**Termination and Replacement of Land Use Contracts;**  
**Zone Amending Bylaw No. 7708-2021 – 11670/90 243 Street;**  
**Zone Amending Bylaw No. 7741-2021, 12170 222 Street;**  
**Zone Amending Bylaw No. 7742-2021, 22509 Royal Crescent and 11760 225 Street;**  
**Zone Amending Bylaw No. 7743-2021, 11742 225 Street;**  
**Zone Amending Bylaw No. 7744-2021, Creation of Zone CD-1-21;**  
**Zone Amending Bylaw No. 7745-2021, 12128 222 Street;**  
**Zone Amending Bylaw No. 7746-2021, 12184-12190 224 Street; and**  
**Zone Amending Bylaw No. 7751-2021, North/East of 12184-12190 224 Street.**

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**EXECUTIVE SUMMARY:**

In May 2014, the Province enacted Bill 17, which made changes to the *Local Government Act* that stipulates that all Land Use Contracts in British Columbia will be automatically terminated on June 30, 2024. Municipalities are required to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022. The *Local Government Act* also allows municipalities to terminate contracts prior to 2024 provided zoning is enacted for the affected lands.

At the October 13, 2020 Council Workshop meeting, the process for early termination of Land Use Contracts and the strategy to meet provincial deadlines was presented. On April 27, 2021, the first bundle of seven rezoning bylaws for properties that were associated with six Land Use Contracts was adopted. The purpose of this report is to start the early termination process for six (6) Land Use Contracts (bundle #2), and rezone eighty-five properties, of which 8 are regular fee simple lots and 77 are strata.

To meet provincial legislated deadlines, the strategy is to terminate as many Land Use Contracts as possible by bringing bundles of rezoning bylaws to Council meetings over the course of 2021 (three separate bundles are anticipated in total). The applicable bylaws to rezone the property are presented in Appendices B to I. A Land Use Contract termination bylaw will be presented once the rezoning bylaws have been adopted.

**RECOMMENDATION:**

**11670/90 243 Street**

- 1. That Zone Amending Bylaw No. 7708-2021 be given first and second reading and forwarded to Public Hearing;**

**12170 222 Street**

2. That Zone Amending Bylaw No. 7741-2021 be given first and second reading and forwarded to Public Hearing;

**22509 Royal Crescent and 11760 225 Street**

3. That Zone Amending Bylaw No. 7742-2021 be given first and second reading and forwarded to Public Hearing;

**11742 225 Street**

4. That Zone Amending Bylaw No. 7743-2021 be given first and second reading and forwarded to Public Hearing;

**Creation of Zone CD-1-21**

5. That Zone Amending Bylaw No. 7744-2021 be given first and second reading and forwarded to Public Hearing;

**12128 222 Street**

6. That Zone Amending Bylaw No. 7745-2021 be given first and second reading and forwarded to Public Hearing;

**12184-12190 224 Street**

7. That Zone Amending Bylaw No. 7746-2021 be given first and second reading and forwarded to Public Hearing; and

**North/East of 12184-12190 224 Street**

8. That Zone Amending Bylaw No. 7751-2021 be given first and second reading and forwarded to Public Hearing.

**1.0 BACKGROUND:**

Between 1971 and 1978, the *Municipal Act* (now called the *Local Government Act*) allowed local governments to enter into Land Use Contracts with property owners. In May 2014, the Province made changes to the *Local Government Act* requiring municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022 and that all Land Use Contracts will automatically be terminated after June 30, 2024.

On October 13, 2020, at a Council Workshop meeting, the process for early termination of Land Use Contracts and the strategy to meet provincial deadlines was presented. The strategy is to bring bundles of rezoning bylaws to Council meetings over the course of 2021. A Land Use Contract termination bylaw will be presented once the rezoning bylaws have been adopted.

To ensure the process and implications were clearly communicated to property owners, staff mailed tailored information packages to all property owners involved, created a page on the City's website that includes general information on Land Use Contracts and invited all affected property owners to an information session. However, due to low registration of property owners for the information session, the information session was cancelled and staff have been meeting with interested property owners on a case by case basis. A Development Information Meeting is not required as no new development is being proposed.

On April 27, 2021, the first bundle of seven rezoning bylaws for properties with a Land Use Contract was adopted.

The properties within this report will continue to be regulated by their Land Use Contract until the Land Use Contract termination bylaw has been adopted and 1 year has passed. Essentially, this report is to propose underlying zoning for each property.

## **2.0 DISCUSSION:**

The purpose of this report is to start the early termination process for six (6) Land Use Contracts (bundle #2), and rezone eighty-five properties, of which 8 are regular fee simple lots and 77 are strata. Sections 2.1 to 2.6 provide the background information on the existing development, the proposed zone, and the planning analysis. For a summary of the addresses, proposed zoning, and surrounding area context, see Appendix A.

### **2.1 Zone Amending Bylaw No. 7708-2021, 11670/90 243 Street**

The property located at 11670 243 Street is currently regulated by a Land Use Contract established in 1975 to permit the use of:

- 1 single family dwelling
- 10 turkey barns
- 9 bulk storage feed bins
- 1 processing shed (New York Dressing Facilities Evisceration for Door Sales)
- Storage facility
- Incinerator
- Door Sales of Turkeys, maximum period of fifteen (15) days per year

The property is 2.097ha (5.18 acres) in area and is bounded by single detached rural residential properties. The property located at 11670/90 243 Street is proposed to be rezoned from the Land Use Contract to A-1 Small Holding Agricultural (see Appendix B). At the time of writing the report, the property owner had not contacted staff about the rezoning of the property.

The property is currently designated Agricultural in the OCP and is located within the Agricultural Land Reserve. The OCP policies, as per the Zoning Matrix, support the proposed A-1 zone on lots exceeding 2.0 hectares. As the lot size for the property exceeds the minimum lot size requirement, the proposed A-1 Small Holding Agricultural zone is consistent with the OCP policies and is thus supportable.

The existing development does not meet the front or rear lot line setbacks regulations for the A-1 Zone, which means that the property will become non-conforming with the Zoning Bylaw under this zone. However, even though the property does not meet some of the setback regulations, it may continue with current uses and any redevelopment inquiries received can still be submitted and reviewed by staff.

### **2.2 Zone Amending Bylaw No. 7741-2021, 12170 222 Street**

The property located at 12170 222 Street is currently regulated by a Land Use Contract established in 1975 to permit the use of:

- One 77 dwelling unit condominium project

- Accessory Off Street parking
- One Swimming Pool
- Accessory Residential Uses

The property is 0.707ha (1.747 acres) in area and is bounded by single detached residential, townhouse residential, and apartment residential properties. The property located at 12170 222 Street is proposed to be rezoned from the Land Use Contract to RM-2 Medium Density Apartment Residential (see Appendix C). At the time of writing the report, staff have been in contact with the president of the strata council and no concerns were raised. The Public Hearing will provide further opportunity for the property owners and the strata to raise any concerns.

The property is currently designated Low-Rise Apartment in the Town Centre Area Plan. The OCP policies, as per the Zoning Matrix, supports the proposed RM-2 zone on lots exceeding 1,300 m<sup>2</sup> (0.32 acres). As the lot size for the property exceeds the minimum lot size requirement, the proposed RM-2 Medium Density Apartment Residential zone is consistent with the OCP policies and is thus supportable.

The existing development does not meet the front, interior, or exterior lot line setback regulations for the RM-2 zone, which means that the property will become non-conforming with the Zoning Bylaw under this zone. However, even though the property does not meet some of the setback regulations, it may continue with current uses and redevelopment inquiries can still be submitted and reviewed by staff.

### **2.3 Zone Amending Bylaw No. 7742-2021, 22509 Royal Crescent / 11760 225 Street**

The property located at 22509 Royal Crescent/11760 225 Street is currently regulated by a Land Use Contract established in 1971 to permit the use of “Nine units for living accommodations”.

The property is 0.162ha (0.400 acres) in area and is bounded by single detached residential use and properties with a commercial use. The property located at 22509 Royal Crescent/ 11760 225 Street is proposed to be rezoned from the Land Use Contract to RM-2 Medium Density Apartment Residential (see Appendix D). At the time of writing the report, the property owner had been notified of the land use contract termination and rezoning process, and the property owner had not contacted staff with any questions or concerns.

The property is currently designated Low-Rise Apartment in the Town Centre Area Plan. The OCP policies, as per the Zoning Matrix, supports the proposed RM-2 zone on lots exceeding 1,300 m<sup>2</sup> (0.32 acres). As the lot size for the property exceeds the minimum lot size requirement, the proposed RM-2 Medium Density Apartment Residential zone is consistent with the OCP policies and is thus supportable.

The existing development does not meet the front, interior, or exterior lot line setbacks regulations for the RM-2 zone, which means that the property will become non-conforming with the Zoning Bylaw if under this zone. However, even though the property does not meet some of the setback regulations, it may continue with current uses and redevelopment inquiries can still be submitted and reviewed by staff.

## **2.4 Zone Amending Bylaw No. 7743-2021, 11742 225 Street**

The property located at 11742 225 Street is currently regulated by a Land Use Contract established in 1975 and amended in 1982 to permit the use of “A Boarding House to accommodate 38 Boarders; and Accessory Off Street Parking”. The property is currently registered as an “Assisted Living Residence” with the Province.

The property is 0.146ha (0.360 acres) in area and is bounded by a single detached residential use and properties with a commercial use. The property located at 11742 225 Street is proposed to be rezoned from the Land Use Contract to CD-1-00 (see Appendix E). At the time of writing the report, the property owner had been notified of the land use contract termination and rezoning process, and the property owner had not contacted staff with any questions or concerns.

The proposed zone, CD-1-00, permits the principal uses of “Apartment Residential for Seniors” and a “Congregate Care/Assisted Living” as an accessory use. The property is currently designated Low-Rise Apartment in the Town Centre Area Plan. The OCP policies, as per the Zoning Matrix, supports the proposed CD-1-00 zone.

The existing development does not meet the front, interior, or exterior lot line setbacks regulations for the CD-1-00 zone, which means that the property will become non-conforming with the Zoning Bylaw under this zone. However, even though the property does not meet some of the setback regulations, it may continue with current uses and redevelopment inquiries can still be submitted and reviewed by staff.

## **2.5 Zone Amending Bylaw No. 7744-2021; Creation of CD-1-21 Zone for Rental Apartment Use**

The proposed new comprehensive development zone, CD-1-21, is tailored to allow for two apartment rental properties regulated by a Land Use Contract (see Sections 2.5.1 and 2.5.2 below). The proposed CD-1-21 zone is similar to the RM-2 zoning regulations, but specifies the existing rental use and reduces the setbacks by 1.5m to eliminate most of the non-conformities that would have occurred for these properties under the RM-2 zone (see Appendix F).

The strategy in selecting a zone for properties regulated by a Land Use Contract is to review the use and regulations permitted in the Land Use Contract and attempt to align these with a current zone. Currently, the City of Maple Ridge does not have a rental-only zone. The proposed new CD-1-21 aligns with the uses permitted in the Land Use Contract and protects long-term rental housing in the City.

### **2.5.1 Zone Amending Bylaw No. 7745-2021, 12128 222 Street**

The property located at 12128 222 Street is currently regulated by a Land Use Contract established in 1977 to permit the use of:

- 45 residential rental units
- Accessory off-street parking

The property is 0.338ha (0.835 acres) in area and is bounded by apartment residential use and single detached residential use. The property located at 12128 222 Street is proposed to be rezoned from the Land Use Contract to CD-1-21 as noted above in section 2.5 (see Appendix G). At the time of writing the report, the property owner had not contacted staff about the rezoning of the property.

The property is currently designated Low-Rise Apartment in the Town Centre Area Plan. The OCP policies, as per the Zoning Matrix, supports the RM-2 zone on lots exceeding 1,300 m<sup>2</sup> (0.32 acres). However, while the proposed CD-1-21 is similar to the RM-2 zone, it better aligns with the uses permitted in the existing Land Use Contract as it specifies the existing rental use.

The existing development does not meet one of interior lot line setbacks regulations in the CD-1-21 zone, which means that the property will become non-conforming with the Zoning Bylaw under this zone. The interior lot line setback that would become non-conforming is approximately 2.5 metres from the lot line. Although, the proposed CD-1-21 zone reduces all four of the RM-2 lot line setbacks by 1.5 metres (making the regulation 6.0 metres), reducing the interior lot line setback to 2.5 metres is a reduction that is not needed for both interior lot line setbacks. Nonetheless, the property's use and the majority of the lot line setbacks would conform under the proposed new CD-1-21 zone.

### **2.5.2 Zone Amending Bylaw No. 7746-2021, 12184 - 12190 224 Street**

The property located at 12184 - 12190 224 Street is currently regulated by a Land Use Contract established in 1977 to permit the use of:

- 147 residential rental units
- Accessory off-street parking

The property is 1.261ha (3.11 acres) in area and is bounded by apartment residential use and park. The property located at 12184 - 12190 224 Street is proposed to be rezoned from the Land Use Contract to CD-1-21 as noted above in section 2.5 (see Appendix H). At the time of writing the report, the property owner had not contacted staff about the rezoning of the property.

The property is currently designated Low-Rise Apartment in the Town Centre Area Plan. The OCP policies, as per the Zoning Matrix, supports the RM-2 zone on lots exceeding 1,300 m<sup>2</sup> (0.32 acres). The proposed CD-1-21 is similar to the RM-2 zone and better aligns to the uses permitted in the existing Land Use Contract. At the time of writing the report, staff have been in contact with the property owner's agent and no concerns were raised.

### **2.6 Zone Amending Bylaw No. 7751-2021, North East of 12184-12190 224 Street.**

The property located just north/east of 12184-12190 224 Street was sold to the City in 1994 as part of the Land Use Contract that regulates the property to the south/west (see section 2.5.2 12184-12190 224 Street). The Land Use Contract stipulates that 0.32 acres of land be sold to the municipality for park, which was completed in 1994.

The property is bounded by parkland on the north and east and is proposed to be rezoned from the Land Use Contract to P-1 (Park and School) (see Appendix I). It is currently designated Conservation in the OCP. The OCP policies, as per the Zoning Matrix, supports the proposed P-1 zone, as there is no minimum lot size for park area. Therefore, rezoning the property from a Land Use Contract to P-1 Park and School zone is consistent with the OCP land use designation and is thus supportable.

## **3.0 CONCLUSION:**

In May 2014, the province made changes to the *Local Government Act* that requires municipalities to enact zoning regulations, prior to June 30, 2022, for all properties affected by Land Use Contracts. The purpose of this report is to start the early termination process for six (6) Land Use Contracts

(bundle #2), and rezone eighty-five properties, of which 8 are regular fee simple lots and 77 are strata, in order to meet provincial legislated deadlines.

This report contains bundle two out of a total of three rezoning bundles being brought before Council. The properties contained within the first bundle of Land Use Contracts received final reading for rezoning on April 27, 2021. Once all the properties regulated by Land Use Contracts have underlying zoning in place, a Land Use Contract early termination bylaw will be brought forward.

“Original signed by Krista Gowan”

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*Prepared by:* **Krista Gowan, HBA, MA**  
**Planner 1**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Al Horsman”

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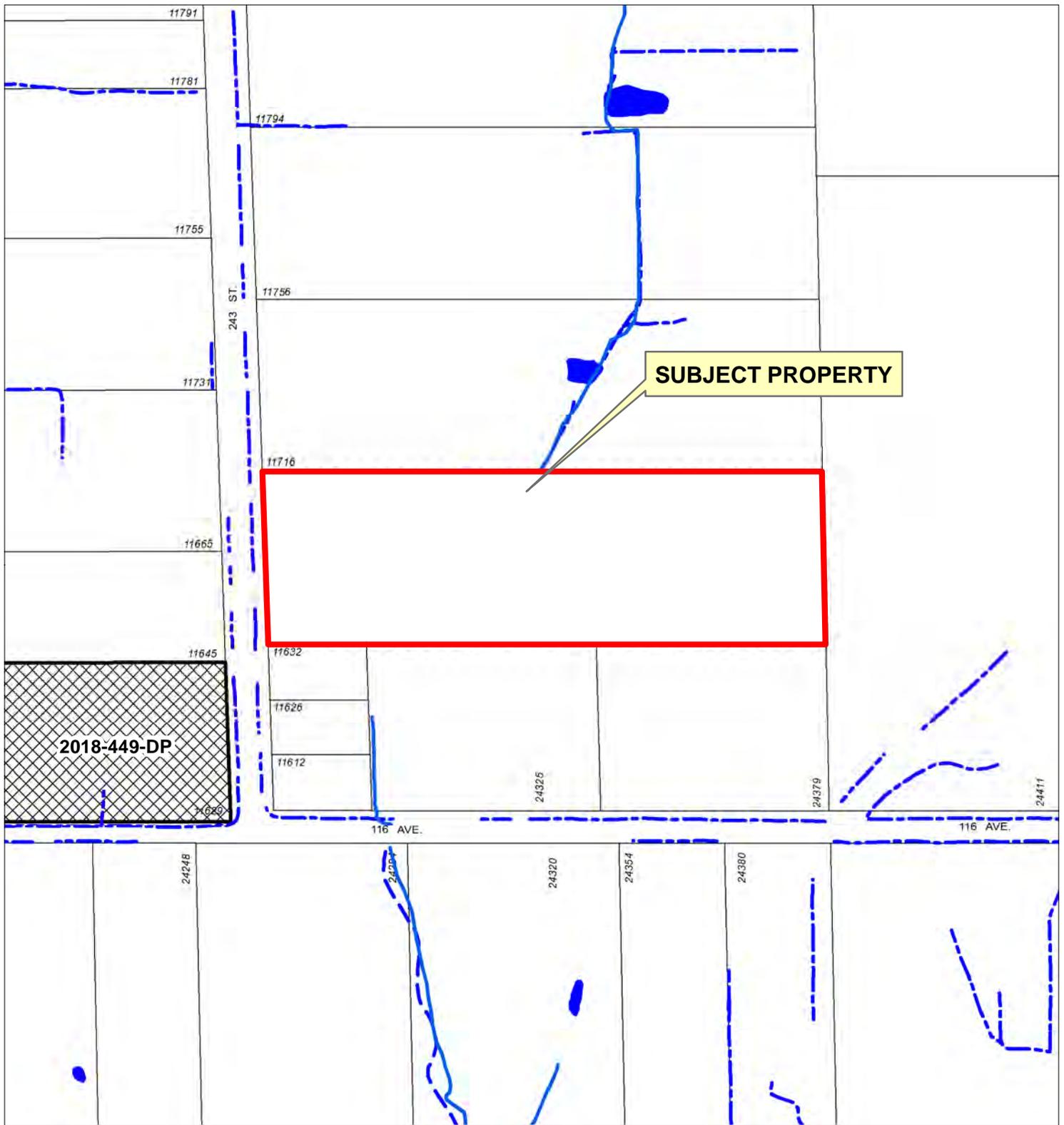
*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

The following appendix is attached hereto:

- Appendix A – Context and Background
- Appendix B – 11670/90 243 Street Subject Map and Ortho Map
  - Zone Amending Bylaw No. 7708-2021
- Appendix C – 12170 222 Street Subject Map and Ortho Map
  - Zone Amending Bylaw No. 7741 -2021
- Appendix D – 22509 Royal Crescent/ 11760 225 Street Subject Map and Ortho Map
  - Zone Amending Bylaw No. 7742 -2021
- Appendix E – 11742 225 Street Subject Map and Ortho Map
  - Zone Amending Bylaw No. 7743 -2021
- Appendix F – Zone Amending Bylaw No. 7744-2021 Creation of Zone CD-1-21
- Appendix G – 12128 222 Street Subject Map and Ortho Map
  - Zone Amending Bylaw No. 7745 -2021
- Appendix H – 12184, 12186, 12188, and 12190 224 Street Subject Map and Ortho Map
  - Zone Amending Bylaw No. 7746 -2021
- Appendix I – North East of 12184-12190 224 Street Subject Map and Ortho Map
  - Zone Amending Bylaw No. 7751 -2021

**APPENDIX A**

Associated Bylaws	Address	Existing Zone	Proposed Zone	OCP Designation	Surrounding Uses			
					North	South	East	West
Zone Amending Bylaw No. 7708-2021	11670/90 243 Street	LUC	A-1 Small Holding Agricultural	Agricultural	Single Detached Rural Residential	Single Detached Rural Residential	Single Detached Rural Residential	Single Detached Rural Residential
Zone Amending Bylaw No. 7741-2021	12170 222 Street	LUC	RM-2 Medium Density Apartment Residential	Low Rise Apartment	Single Detached Residential	LUC	Townhouse Residential	Apartment Residential
Zone Amending Bylaw No. 7742-2021	22509 Royal Crescent/ 11760 225 Street	LUC	RM-2 Medium Density Apartment Residential	Low Rise Apartment	Commercial	LUC	Single Detached Residential	Commercial
Zone Amending Bylaw No. 7743-2021	11742 225 Street	LUC	CD-1-00	Low Rise Apartment	LUC	Apartment Residential	Single Detached Residential	Apartment Residential
Zone Amending Bylaw No. 7745-2021	12128 222 Street	LUC	CD-1-21	Low Rise Apartment	LUC	Apartment Residential	Apartment Residential	Single Detached Residential
Zone Amending Bylaw No. 7746-2021	12184 - 12190 224 Street	LUC	CD-1-21	Low Rise Apartment	Apartment Residential	Apartment Use & Elderly Citizens Rec Centre	Park and School	Apartment Residential
Zone Amending Bylaw No. 7751-2021	North/East of 12184-12190 224 Street	LUC	P-1 Park and School	Conservation	Park	LUC	Park	LUC



SUBJECT PROPERTY

2018-449-DP



Scale: 1:2,500

**Legend**

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

11670/90 243 ST

PLANNING DEPARTMENT



MAPLE RIDGE

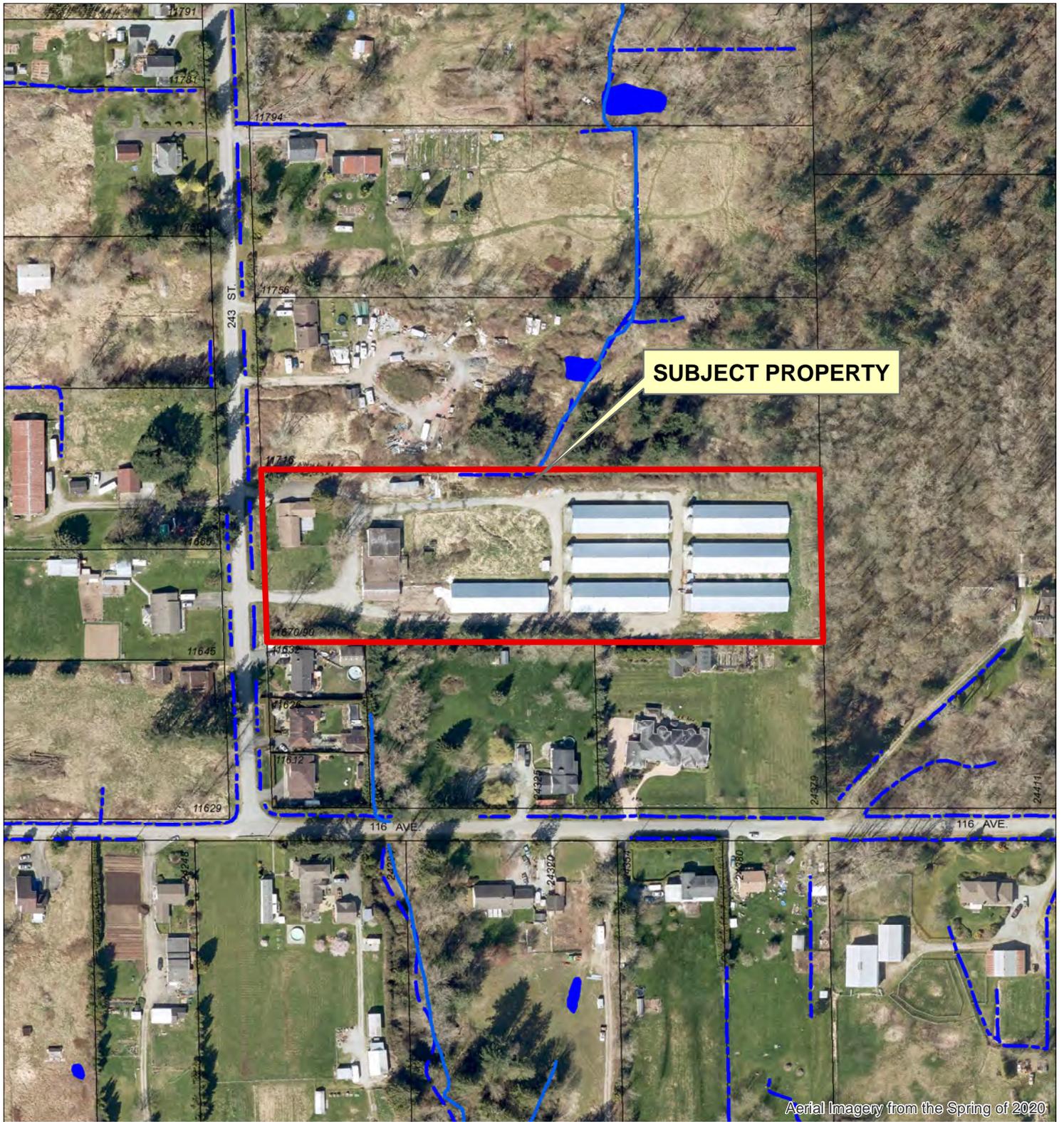
British Columbia

mapleridge.ca

FILE: 2021-198-RZ

DATE: May 28, 2021

BY: AY



Aerial Imagery from the Spring of 2020



Scale: 1:2,500

**Legend**

-  Stream
-  Ditch Centreline
-  Indefinite Creek
-  Lake or Reservoir

11670/90 243 ST

PLANNING DEPARTMENT

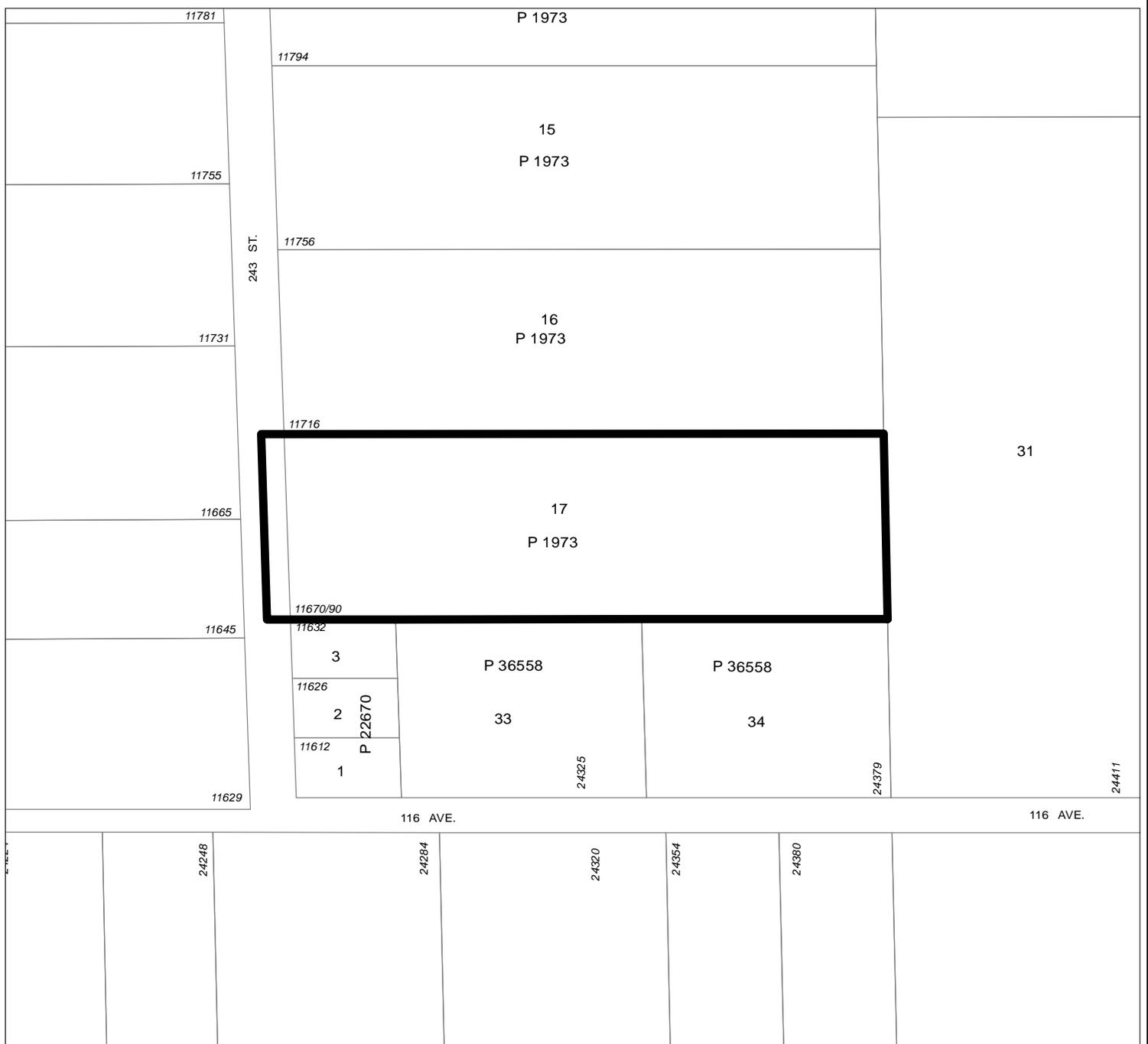


[mapleridge.ca](http://mapleridge.ca)

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BY: AY



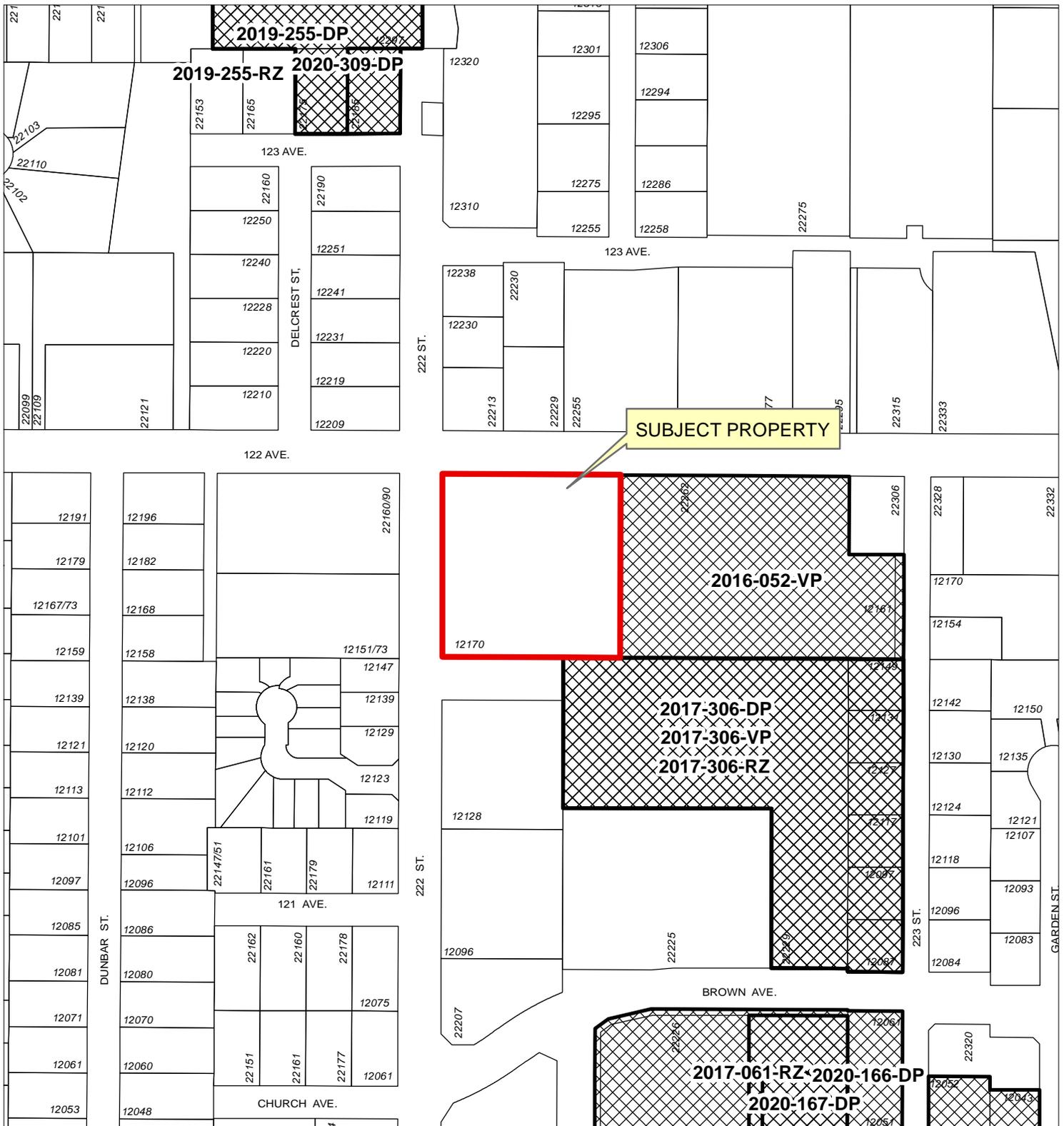


# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7708-2021  
 Map No. 1867  
 From: LUC (Land Use Contract)  
 To: A-1 (Small Holding Agricultural)



SCALE 1:2,500



Scale: 1:2,500

**Legend**

 Active Applications (RZ/SD/DP/VP)

12170 222 St

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

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FILE: 2021-198-RZ.mxd  
DATE: Apr 16, 2021

BY: DT



Aerial Imagery from the Spring of 2020



Scale: 1:2,500

**Legend**

-  Stream
-  Ditch Centreline
-  Indefinite Creek
-  River Centreline (Topographic)

12170 222 St

PLANNING DEPARTMENT



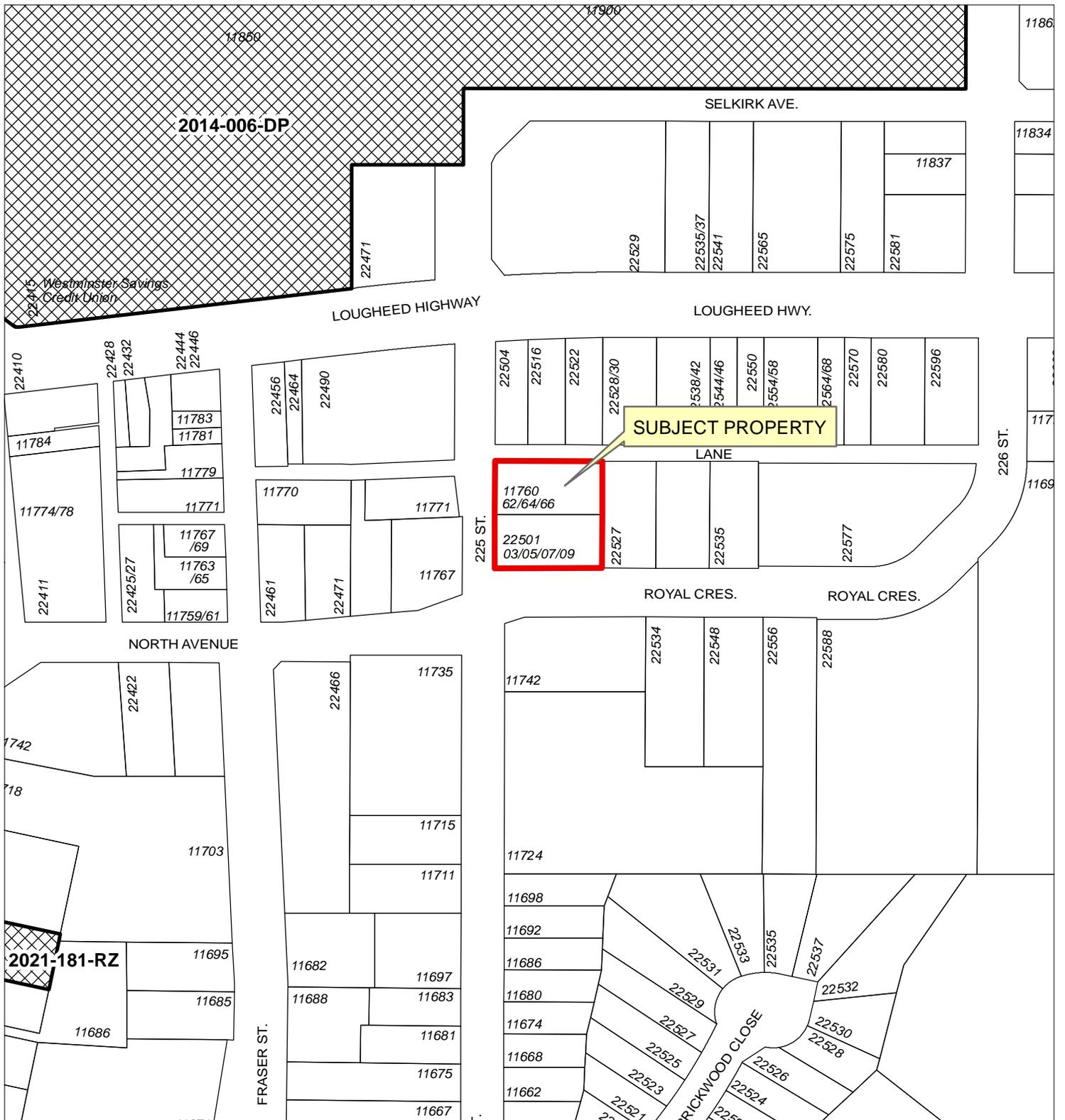
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FILE: 2021-198-RZ.mxd  
DATE: Apr 16, 2021

BY: DT







Scale: 1:2,000

Legend

 Active Applications (RZ/SD/DP/VP)

22509 Royal Cr  
11760 225 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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FILE: 2021-198-RZ.mxd

DATE: Apr 16, 2021

BY: DT



Aerial Imagery from the Spring of 2020



**Legend**

- Stream
- Ditch Centreline
- Indefinite Creek

Scale: 1:2,000

22509 Royal Cr  
11760 225 St

PLANNING DEPARTMENT

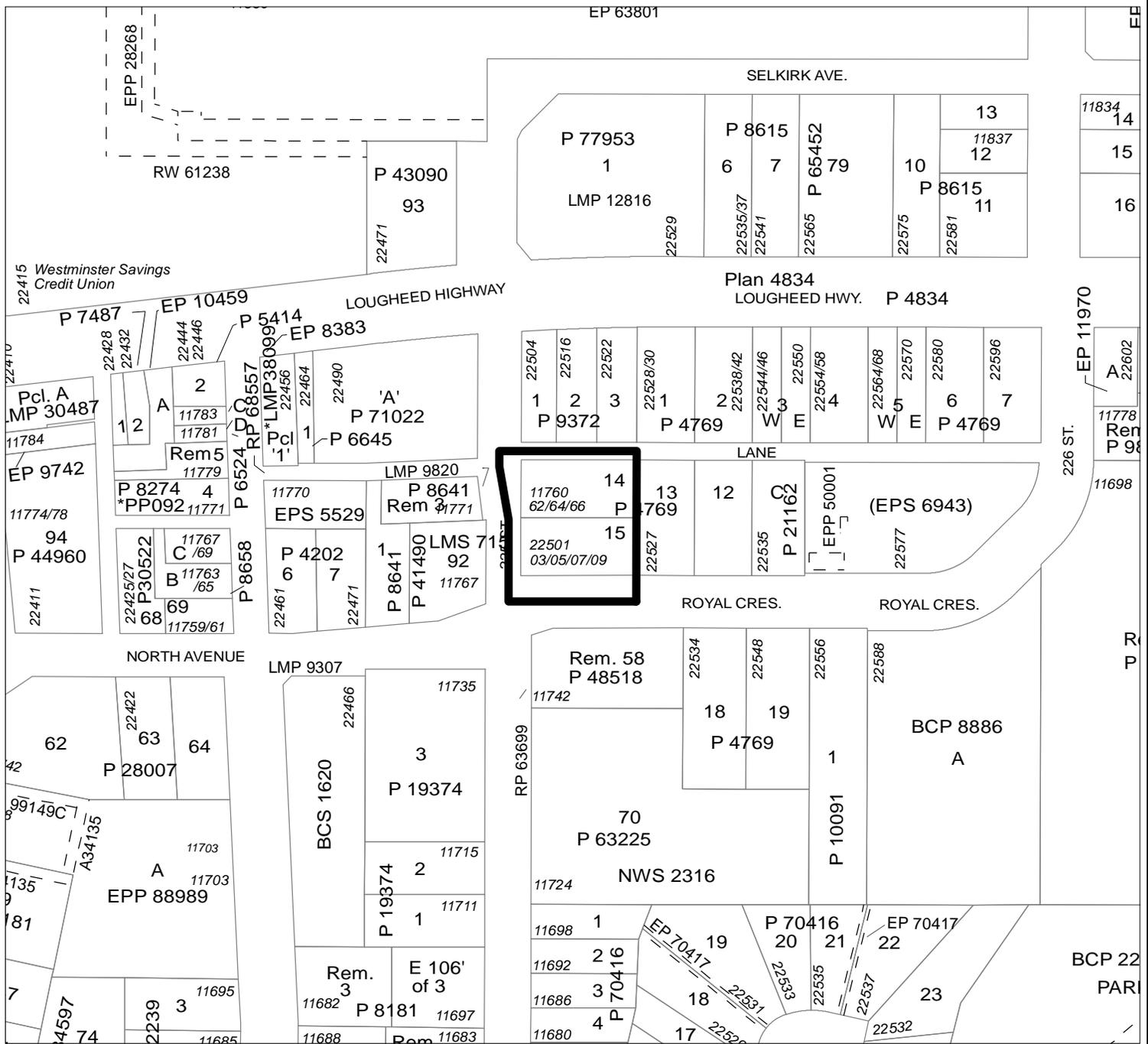


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FILE: 2021-198-RZ.mxd  
DATE: Apr 16, 2021

BY: DT





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7742-2021

Map No. 1881

From: LUC (Land Use Contract)

To: RM-2 (Medium Density Apartment Residential)



SCALE 1:2,000





Aerial Imagery from the Spring of 2020



**Legend**

- Stream
- - - Ditch Centreline
- - - Indefinite Creek

Scale: 1:2,000

11742 225 St

PLANNING DEPARTMENT



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FILE: 2021-198-RZ.mxd

DATE: Apr 16, 2021

BY: DT





**CITY OF MAPLE RIDGE  
BYLAW NO. 7744-2021**

A Bylaw to amend the text forming part of Zoning Bylaw No. 7600 - 2019 as amended

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**WHEREAS**, it is deemed desirable to create a new comprehensive development zone called “**CD-1-21 Medium Density Rental Apartment Residential**”;

**AND WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019 as amended;

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7744-2021."
2. Maple Ridge Zoning Bylaw No. 7600-2019 is amended as follows:

1. THAT PART 10 COMPREHENSIVE DEVELOPMENT ZONES is amended by inserting the following after Section “1034 CD-1-05”:

**1035 CD-1-21 Medium Density Rental Apartment Residential**

**1035.1 PURPOSE**

1. This zone provides for a medium Density Rental Apartment Residential use with a maximum Building Height of six (6) Storeys.

**1035.2 PRINCIPAL USES**

1. The following Principal Uses Shall be permitted in this Zone;
  - a. Rental Apartment Residential

**1035.3 ACCESSORY USES**

1. The following shall be permitted as Accessory Uses to one of the permitted Principal Uses in this Zone;
  - a. Boarding; and
  - b. Home Occupation
2. Refer to Sections 401 and 402 of this Bylaw for additional information

**1035.4 LOT AREA AND DIMENSIONS**

1. Minimum Lot Area and dimensions shall be not less than;
  - a. in Lot Area 1,300.0 square metres
  - b. in Lot Width 30.0 metres
  - c. in Lot Depth not applicable

2. Refer to Section 407 Building Envelope of the Bylaw for required minimum Building Envelope dimensions

**1035.5 DENSITY**

1. Floor Space Ratio shall not exceed a base Density of 1.8 times the Lot Area.

**1035.6**

**LOT COVERAGE**

1. Not applicable

**1035.7**

**SETBACKS**

1. Minimum Setbacks for all Principal Building and Principal Structures shall be not less than:
  - a. from a Front Lot Line 6.0 metres
  - b. from a Rear Lot Line 6.0 metres
  - c. from an Interior Side Lot Line 6.0 metres
  - d. from an Exterior Side Lot Line 6.0 metres
2. An Underground Structure, for Off-Street Parking, will not extend more than 0.8 metres above the Average Finished Grade and the above grade area is to be landscaped to become a useable part of the yard area. Minimum setbacks for the Underground Structure shall be not less than:
  - a. from a Front Lot Line 1.5 metres
  - b. from a Rear Lot Line 0.0 metres
  - c. from an Interior Side Lot Line 0.0 metres
  - d. from an Exterior Side Lot Line 1.5 metres
3. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

**1035.8**

**HEIGHT**

1. Building Height for Principal Buildings and Principal Structures shall not exceed 22.0 metres nor 6 Storeys, and shall be not less than 10.0 metres.
2. Building Height for Accessory Buildings and Accessory Structures shall not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

**1035.9**

**LANDSCAPING**

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

**1035.10**

**PARKING AND LOADING**

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Multi-family residential RM-2 regulations in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Accessory Off-Street Parking, except for that provided as visitor parking space, shall be Concealed Parking that extends no more than 0.8 metres above Average Finished Grade and which is Landscaped and integrated to become a useable part of the yard area.
3. Refer to Section 402 of this Bylaw.







Aerial Imagery from the Spring of 2020



Scale: 1:2,000

**Legend**

- Stream
- Ditch Centreline
- Indefinite Creek
- River Centreline (Topographic)

12128 222 St

PLANNING DEPARTMENT



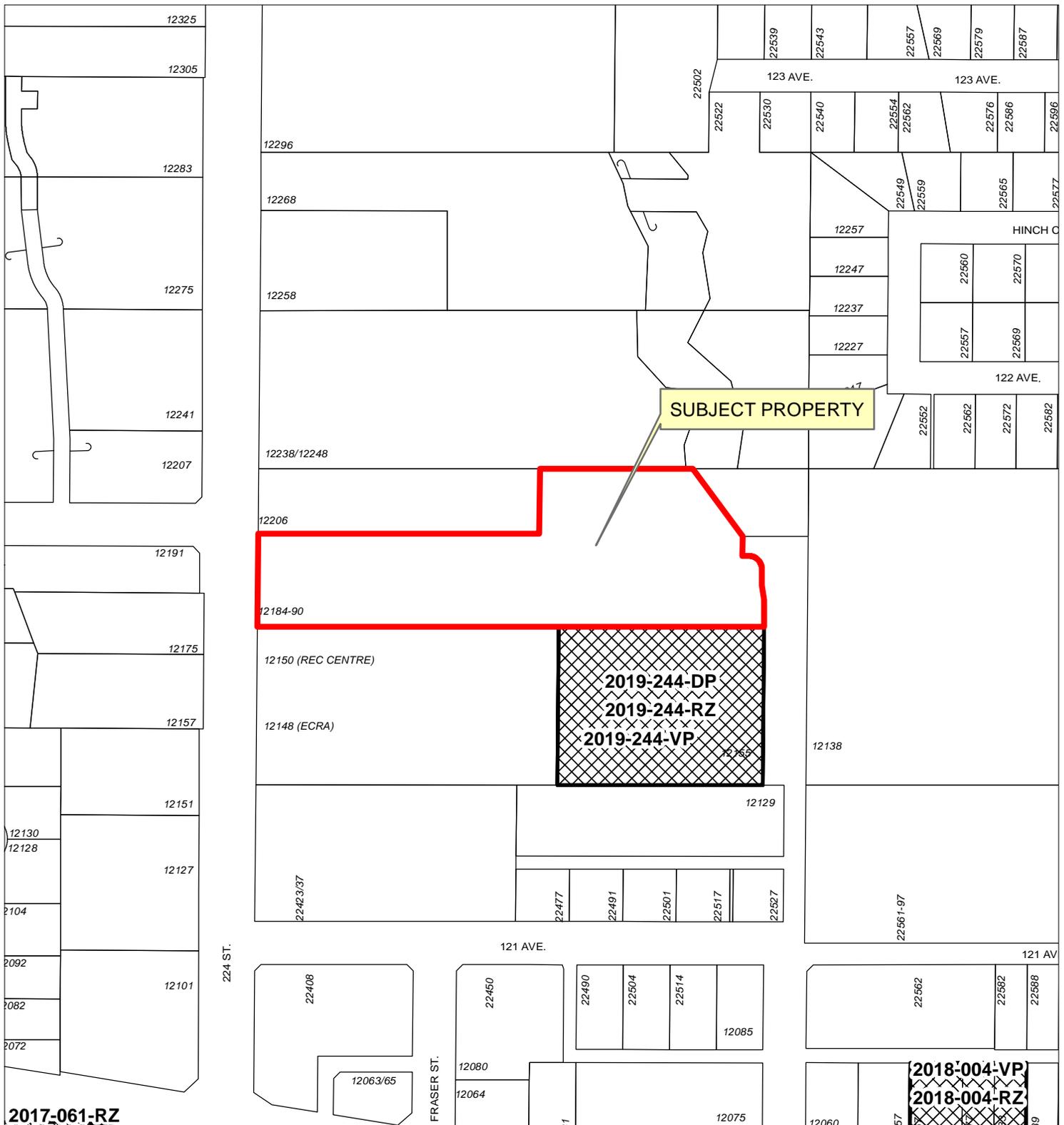
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DATE: Apr 16, 2021

BY: DT





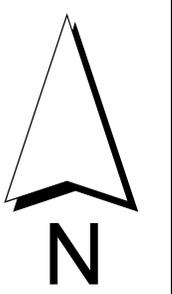


SUBJECT PROPERTY

2019-244-DP  
 2019-244-RZ  
 2019-244-VP

2018-004-VP  
 2018-004-RZ

2017-061-RZ



**Legend**  
 Active Applications (RZ/SD/DP/VP)

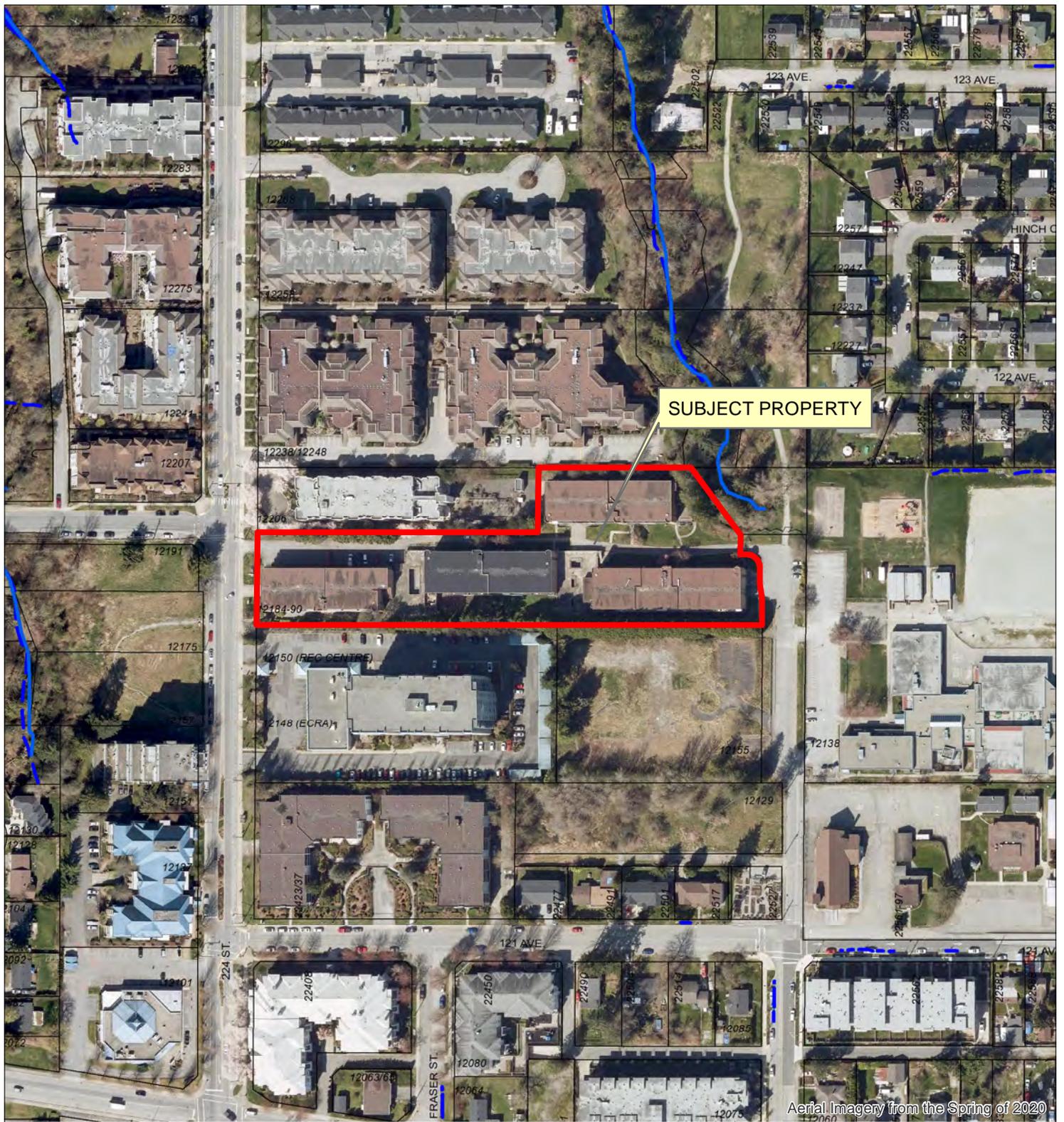
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12184-12190 224 St



FILE: 2021-198-RZ.mxd  
 DATE: Apr 16, 2021

BY: DT



Aerial Imagery from the Spring of 2020



Scale: 1:2,500

**Legend**

-  Stream
-  Ditch Centreline
-  Indefinite Creek
-  Lake or Reservoir

12184-12190 224 St

PLANNING DEPARTMENT

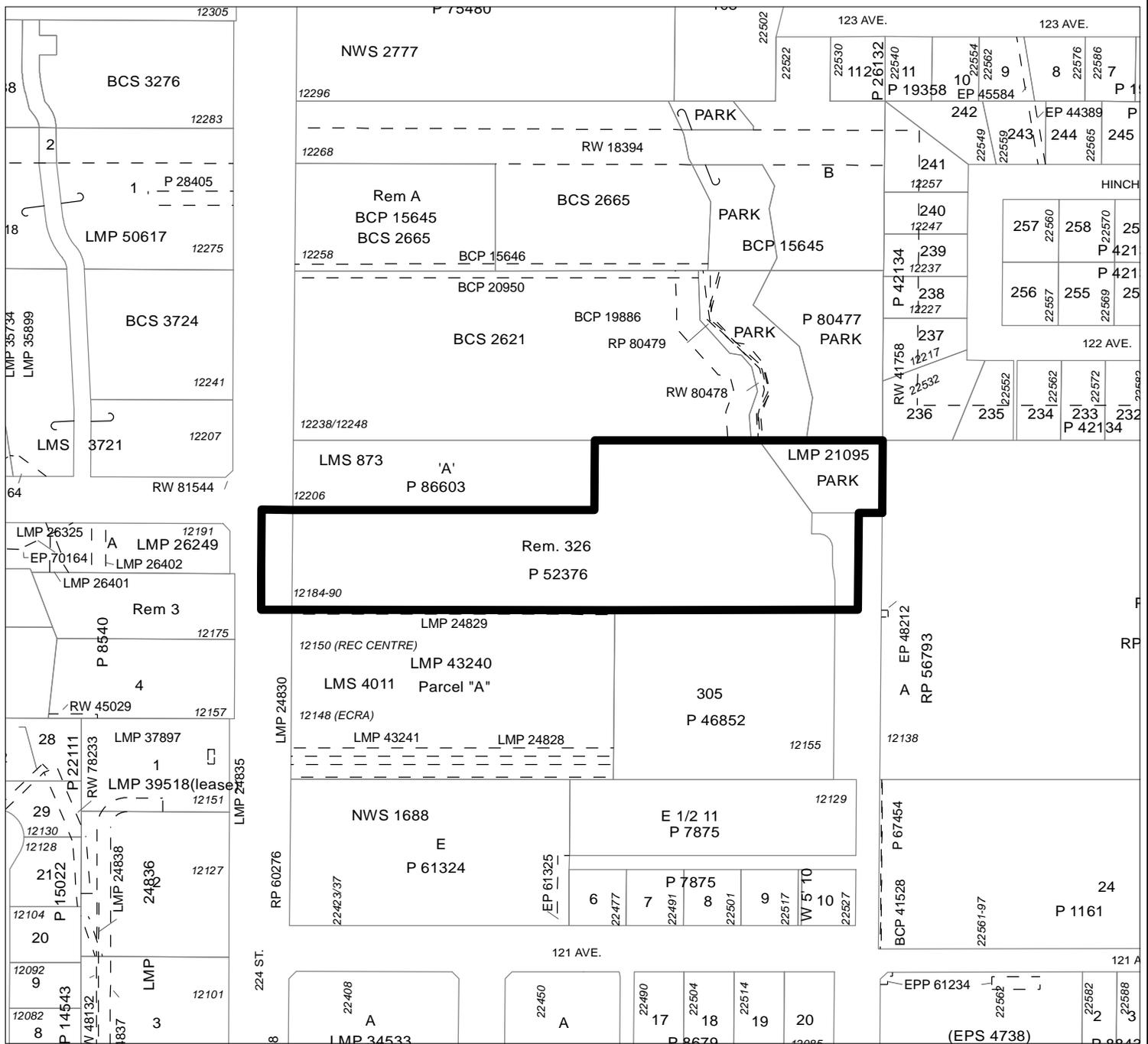


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DATE: Apr 16, 2021

BY: DT





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7746-2021

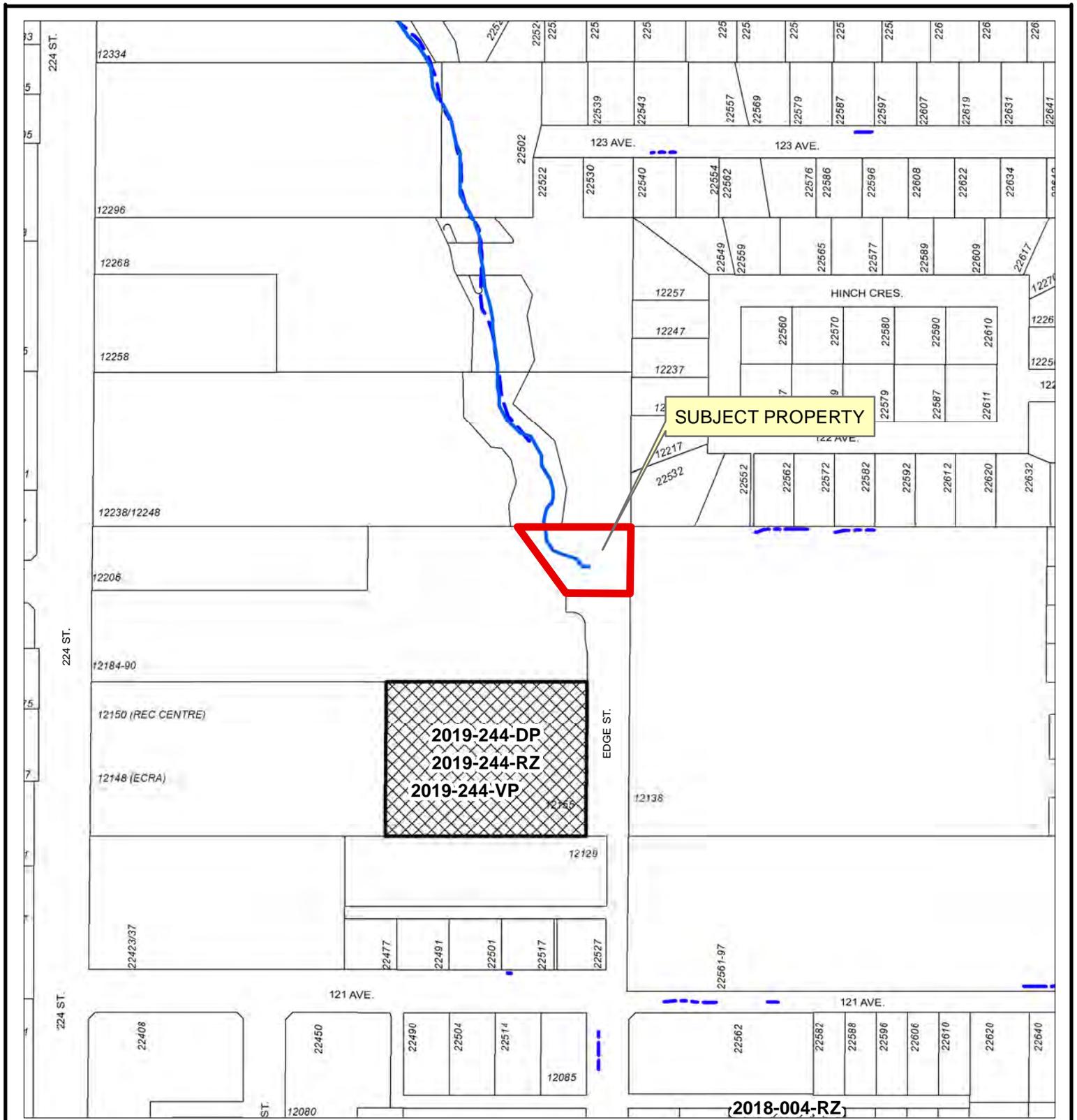
Map No. 1885

From: LUC (Land Use Contract)

To: CD-1-21 (Comprehensive Development)



SCALE 1:2,500



**SUBJECT PROPERTY**

**2019-244-DP  
2019-244-RZ  
2019-244-VP**

**(2018-004-RZ)**



**Legend**

-  Stream
-  Ditch Centreline
-  Indefinite Creek
-  Active Applications (RZ/SD/DP/VP)

Scale: 1:2,500

FOLIO: 52697-0101-0  
LEGAL: SEC 20; TWP 12; NWD;  
PL LMP21095

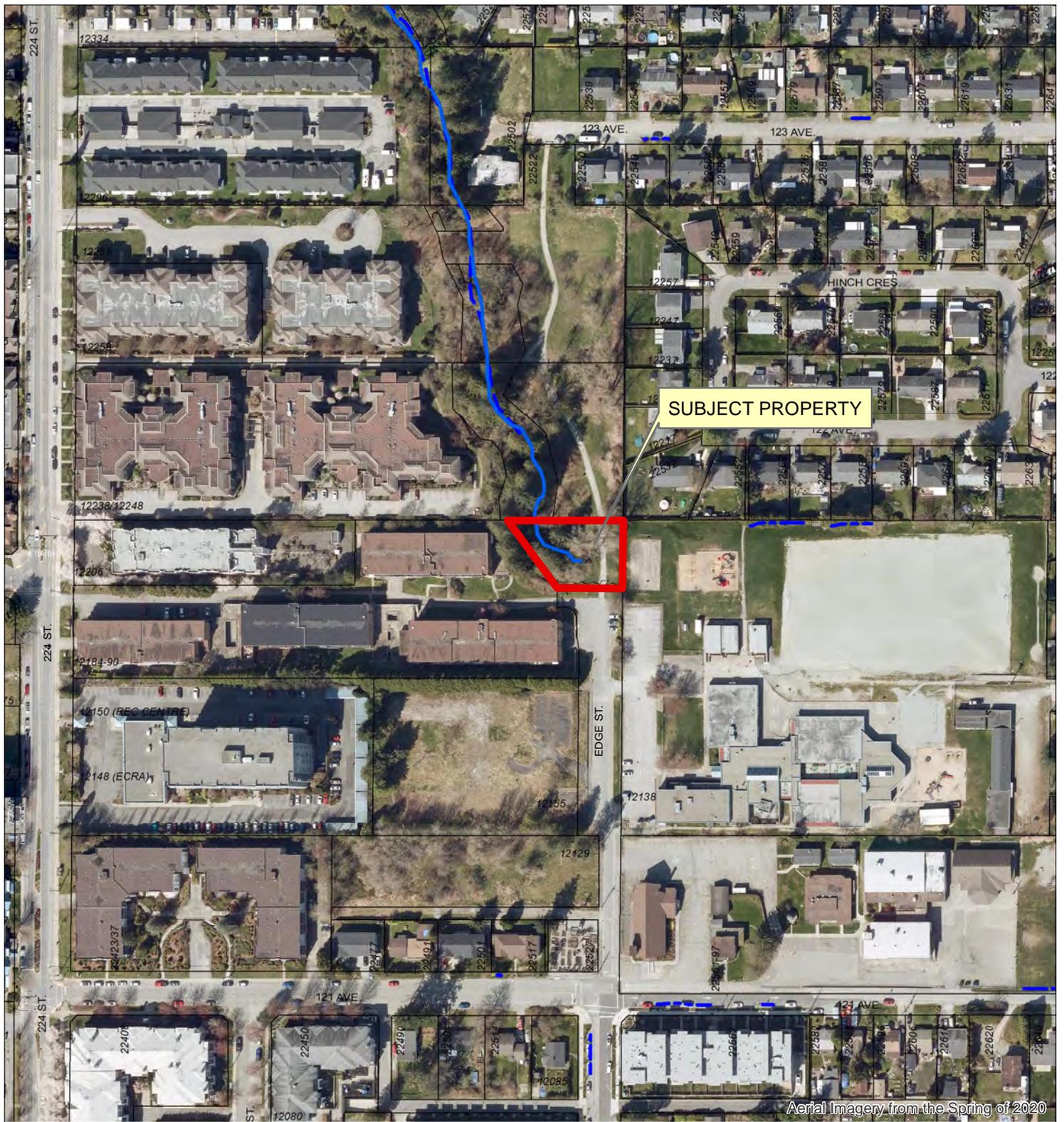
PLANNING DEPARTMENT



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FILE: 2021-198-RZ.mxd  
DATE: Apr 22, 2021

BY: DT



Aerial Imagery from the Spring of 2020



**Legend**

- Stream
- - - Ditch Centreline
- Indefinite Creek

Scale: 1:2,500

FOLIO: 52697-0101-0  
 LEGAL: SEC 20; TWP 12; NWD;  
 PL LMP21095

PLANNING DEPARTMENT

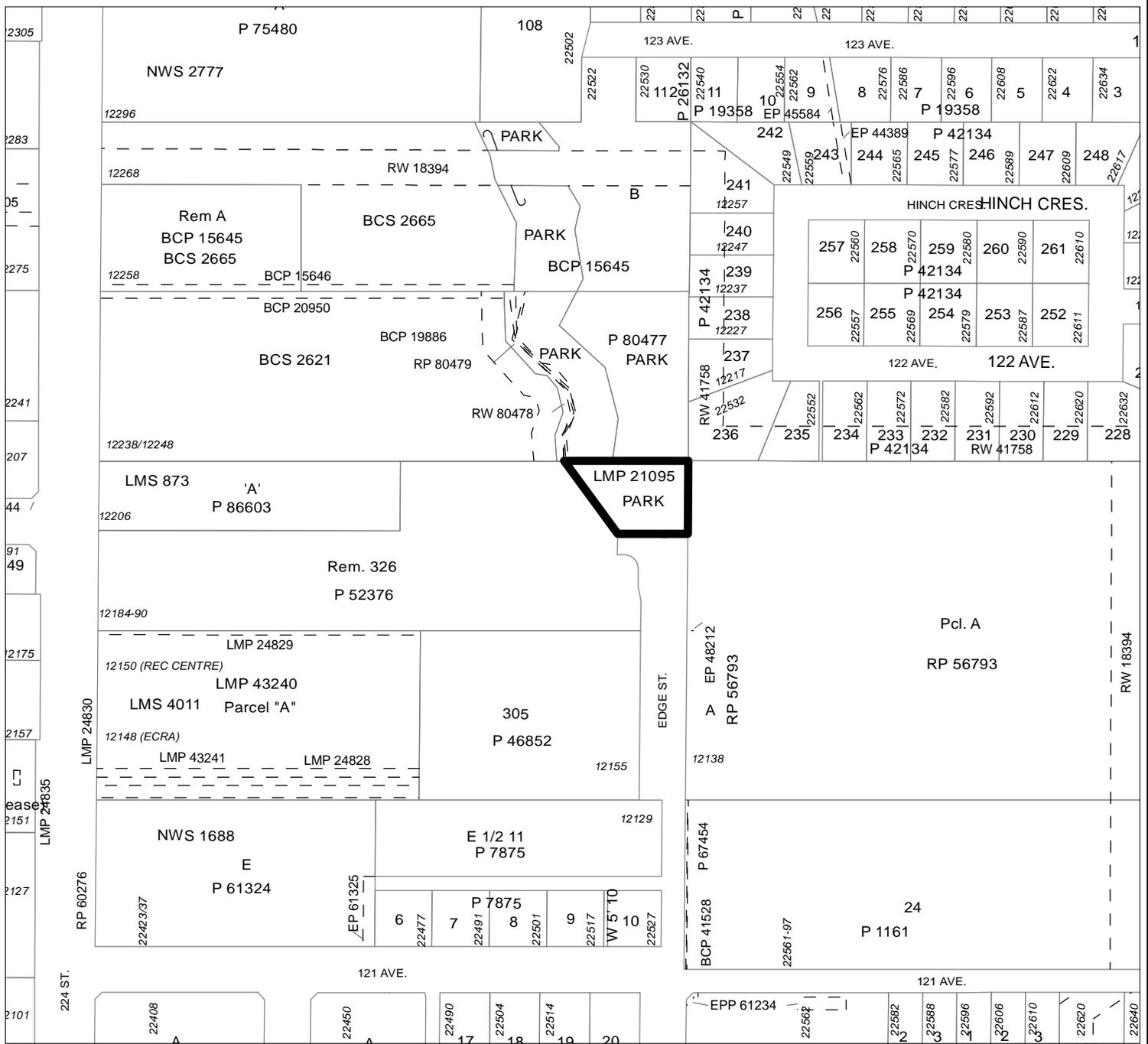


[mapleridge.ca](http://mapleridge.ca)

FILE: 2021-198-RZ.mxd  
 DATE: Apr 22, 2021

BY: DT





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7751-2021  
 Map No. 1886  
 From: LUC (Land Use Contract)  
 To: P-1 (Park and School)



SCALE 1:2,500