

City of Maple Ridge

COUNCIL MEETING AGENDA

July 27, 2021

7:00 p.m.

Virtual Online Meeting including Council Chambers

Meeting Decorum:

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

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

Note: This Agenda is also posted on the City's website at www.mapleridge.ca

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

For virtual public participation during Public Question Period register by going to www.mapleridge.ca/640/Council-Meetings and clicking on the meeting date

- 100 CALL TO ORDER

- 200 AMENDMENTS TO THE AGENDA

- 300 APPROVAL OF THE AGENDA

- 400 ADOPTION OF MINUTES
- 401 Minutes of the Regular Council Meeting of July 13, 2021

- 500 PRESENTATIONS AT THE REQUEST OF COUNCIL

- 600 DELEGATIONS

- 700 ITEMS ON CONSENT
- 701 Minutes
- 701.1 Development Agreements Committee Meetings
 - July 13, 2021
 - July 21, 2021

701.2 Committees and Commissions of Council Meetings

- Public Art Steering Committee - May 6, 2021
- Audit & Finance Committee – June 14, 2021

702 Reports

702.1 2021 Council Expenses

Staff report dated July 27, 2021 listing Council expenses recorded to June 30, 2021.

702.2 Disbursements for the month ended May 31, 2021

Staff report dated July 27, 2021 providing information on disbursements for the month ended May 31, 2021.

702.3 Disbursements for the month ended June 30, 2021

Staff report dated July 27, 2021 providing information on disbursements for the month ended June 30, 2021.

703 Correspondence

704 Release of Items from Closed Council Status

705 Recommendation to Receive Items on Consent

800 UNFINISHED BUSINESS

900 CORRESPONDENCE

901 Support for Affordable Housing – Red House Solutions Ltd.

Letter dated July 15, 2021 from Megan Haney, Red House Solutions Ltd., requesting a letter in support of affordable housing in Maple Ridge in order to obtain funding from the Canada Mortgage and Housing Corporation for Devonshire Court Housing Cooperative to preserve and develop affordable housing units on property located at 22170 Dewdney Trunk Road, Maple Ridge, BC.

1000 BYLAWS

Note: Items 1001 to 1003 are from the July 20, 2021 Public Hearing

Bylaws for Third Reading

- 1001 2019-393-RZ, 20786 River Road
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 dwelling units in the form of Courtyard Housing.

- 1002 2018-180-RZ, 22083 and 22057 Lougheed Highway**

- 1002.1 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 storeys for Major Corridor Residential development at this location.

- 1002.2 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 storey apartment building with approximately 106 units and underground parking.

Bylaws for Third Reading and Adoption

- 1003 2021-198-RZ, Various Addresses**
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.

- 1003.1 2021-198-RZ, 11670/11690 243 Street
Maple Ridge Zone Amending Bylaw No. 7708-2021**
To rezone from Land Use Contract to A-1 (Small Holding Agricultural)

- 1003.2 2021-198-RZ, 12170 222 Street
Maple Ridge Zone Amending Bylaw No. 7741-2021**
To rezone from Land Use Contract to RM-2 (Medium Density Apartment Residential).

- 1003.3 2021-198-RZ, 22509 Royal Crescent and 11760 225 Street
Maple Ridge Zone Amending Bylaw No. 7742-2021**
To rezone from Land Use Contract to RM-2 (Medium Density Apartment Residential)

- 1003.4 **2021-198-RZ, 11742 225 Street**
Maple Ridge Zone Amending Bylaw No. 7743-2021
To rezone from Land Use Contract to CD-1-00 (Comprehensive District)
- 1003.5 **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)
- 1003.6 **2021-198-RZ, 12128 222 Street**
Maple Ridge Zone Amending Bylaw No. 7745-2021
To rezone from Land Use Contract to CD-1-21 (Comprehensive Development)
- 1003.7 **2021-198-RZ, 12184 - 12190 224 Street**
Maple Ridge Zone Amending Bylaw No. 7746-2021
To rezone from Land Use Contract to CD-1-21 (Comprehensive Development)
- 1003.8 **2021-198-RZ, North/East of 12184-12190 224 Street**
Maple Ridge Zone Amending Bylaw No. 7751-2021
To rezone from Land Use Contract to P-1 (Park and School)

Bylaws for Adoption

- 1004 **2017-035-RZ, 11779 Burnett Street**
Staff report dated July 27, 2021 recommending adoption
- 1004.1 **Maple Ridge Zone Amending Bylaw No. 7325-2017**
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of a five storey, 64 rental unit apartment building.
- 1004.2 **11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019**
To enter into a Housing Agreement
- 1005 **2017-140-RZ, 23953 Fern Crescent**
Staff report dated July 27, 2021 recommending adoption
- 1005.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7513-2018**
To amend the Silver Valley Area Plan by adjusting the Conservation boundaries to accommodate the final subdivision layout and the required watercourse setbacks
- 1005.2 **Maple Ridge Zone Amending Bylaw No. 7390-2017**
To rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit subdivision into four lots not less than 557 m².

1006 2017-184-RZ, 23585 128 Avenue

1006.1 Maple Ridge Official Community Plan Amending Bylaw No. 7530-2019

To amend the OCP Land Use Designation Map from Estate Suburban Residential to Conservation and Forest

1006.2 Maple Ridge Zone Amending Bylaw No. 7392-2017

A Text Amendment to the RS-2 (One Family Suburban) zone to permit additional density bonus provisions

1007 2018-004-RZ, 22575 Brown Avenue

Staff report dated July 27, 2021 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7445.2018

To rezone from RS 1 (One Family Urban Residential) to RM 2 (Medium Density Apartment Residential District) to permit the future construction of a 47 unit apartment building with underground parking.

1008 Development Services Fees

1008.1 Maple Ridge Fees & Charges Amending Bylaw No. 7755-2021

To include additional schedules for Development Application and Engineering Subdivision and Development Servicing fees

1008.2 Maple Ridge Building Amending Bylaw No. 7756-2021

To incorporate new rates for services that reflect current labour costs and market rates

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

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

Planning & Development Services

1101 2021-194-AL, 12377 248 Street, Non-Farm Use Application

Staff report dated July 20, 2021 recommending that Non-Farm Use Application 2021-194-AL to permit several Agri-Tourism uses in the form of a petting zoo, a children's play area, a tractor train ride, a pumpkin harvest festival and the use of shipping containers as an accessory agricultural use be authorized to proceed to the Agricultural Land Commission.

1102 2021-230-RZ, 10225 272 Street, Temporary Use Permit

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal a Temporary Use Permit for property located at 10225 272 Street when all terms and conditions are met.

1103 2021-074-RZ, 24366 and 24388 River Road and 24548 Lougheed Highway and PID No. 012-847-046, 012-846-970, 012-846-902 and 012-847-119. RS-3 to M-2

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7777-2021 from RS-3 (Single Detached Rural Residential) to M-2 (General Industrial), to permit the future construction of a trucking and storage facility, spanning several buildings be given first reading and that the applicant provide further information as described on Schedules A, C, F and G of the Development Procedures Bylaw No. 5879-1999.

1104 2021-281-RZ, 22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road, RS-1 to RM-2

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7766-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of a six storey apartment building with 178 units be given first reading and that the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

1105 2017-242-RZ, Home Occupation: Commercial Vehicle Amendment

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7769-2021 to align the number and weight of commercial vehicles permitted for a home based business with the number of commercial vehicles permitted for an employee of an off-site business or non-business owner on larger residential properties be given first and second reading and be forwarded to Public Hearing.

1106 2019-427-RZ, 20690 Lougheed Highway, RS-1 to C-2

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7776-2021 for a site specific text amendment to reduce the separation distance between an anticipated Government Cannabis Retail use location and two in progress private cannabis retail use locations be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7609-2020 to rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit the future construction of a two-storey commercial building with retail on the ground floor and an office use above be given second reading and be forwarded to Public Hearing.

1107 2021-257-RZ, 110 - 20110 Loughheed Highway, Site Specific Text Amendment

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7775-2021 to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 394.5 metres to allow such a use on property located at 20110 Loughheed Highway be given first and second reading and be forwarded to Public Hearing.

1108 2020-403-RZ, 12077 and 12079 240 Street. RS-3 to R-1

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7695-2020 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision to create four lots for the future construction of single-family residential dwellings be given second reading and be forwarded to Public Hearing.

1109 2017-140-DVP, 23953 Fern Crescent

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-140-DVP to reduce minimum lot width, minimum building envelope and rear lot line setbacks for specified lots and to increase building height for specified lots.

1110 2017-035-DVP, 2017-035-DP, 11775 and 11781 Burnett Street

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-035-DVP to vary the setback for the underground parking building from the front lot line and to sign and seal 2017-035-DP to permit construction of a 64 unit rental apartment building.

1111 2017-486-DVP, 2017-485-DP, 10640 248 Street

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-486-DVP to reduce front, rear, exterior side and interior side setbacks, to increase maximum building height and retaining wall height and to reduce the Common Open Area and the Indoor Amenity requirement and that the Corporate Officer be authorized to sign and seal 2017-485-DP to permit a 61 unit townhouse site.

1112 2018-004-DVP, 2018-004-DP, 22575 Brown Avenue

Staff report dated July 20, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-004-DVP to reduce front, rear and side lot lines on portions of the facade, the front entrance canopy, the roof overhang and balcony columns and to increase the maximum number of small car visitor parking spaces and that the Corporate Officer be authorized to sign and seal 2018-004-DP to construct a 48 unit apartment building.

Engineering Services

Corporate Services

Parks, Recreation and Culture

1171 Municipal Advisory Committee on Accessibility and Inclusiveness - Age-Friendly Initiative Sub-committee

Staff report dated July 20, 2021 recommending that the term of the Age-Friendly Initiatives Sub-Committee be extended for an additional three year period expiring on January 30, 2024 and that the revised Terms of Reference for the sub-committee be endorsed.

Administration (including Fire and Police)

1191 Downtown Maple Ridge Business Improvement Area

Staff report dated July 20, 2021 recommending that Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021 to re-establish the Downtown Maple Ridge Business Improvement Association (DMRBIA) be given first, second and third reading.

1200 STAFF REPORTS

1201 Canada Community Revitalization Fund - 241A Street & 112 Avenue Park

Staff report dated July 27, 2021 recommending that the '241A Street & 112 Avenue Park' project be submitted to the Canada Community Revitalization Fund.

1202 Licence Agreement Authorization - Metro Vancouver Force Main Construction

Staff report dated July 27, 2021 recommending that a Licence of Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow temporary use of City lands for construction purposes be authorized and that the Corporate Officer be authorized to execute the agreement.

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 PUBLIC QUESTION PERIOD

1500 MAYOR AND COUNCILLOR REPORTS

1501 Mayor's Quarterly Update – Q2 2021

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1700 ADJOURNMENT

PUBLIC QUESTION PERIOD

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

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

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

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

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

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

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

For more information on these opportunities contact:
Clerk's Department at 604-463-5221 or clerks@mapleridge.ca
Mayor and Council at mayorcouncilandcaol@mapleridge.ca

APPROVED BY:

DATE:

PREPARED BY:

DATE:

CHECKED BY:

DATE:

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

July 13, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on July 13, 2021 at 7:01 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

ABSENT

Councillor K. Duncan

Appointed Staff

A. Horsman, Chief Administrative Officer
C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
S. Hartman, General Manager Parks, Recreation & Culture
P. Hlavac-Winsor, General Counsel, Executive Director, Legislative Services
D. Pollock, General Manager Engineering Services
S. Nichols, Corporate Officer
T. Thompson, Director of Finance

Other Staff as Required

C. Goddard, Director of Planning
D. Olivieri, Research Technician

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

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

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2021-CM-238

It was moved and seconded

That the agenda of the Regular Council Meeting of July 13, 2021 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of June 22, 2021

R/2021-CM-239

It was moved and seconded

That the minutes of the Regular Council Meeting of June 22, 2021 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS – Nil***

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Development Agreements Committee Meetings

- June 17, 2021
- June 22, 2021
- June 29, 2021
- July 2, 2021
- July 6, 2021

701.2 Committees and Commissions of Council Meetings

- Municipal Advisory Committee on Accessibility and Inclusiveness – April 15, 2021
- Transportation Advisory Committee – April 28, 2021
- Advisory Design Panel – May 19, 2021
- Agricultural Advisory Committee – May 27, 2021
- Transportation Advisory Committee – May 26, 2021
- Advisory Design Panel – June 16, 2021

702 **Reports**

703 **Correspondence**

704 Release of Items from Closed Council Status

705 Recommendation to Receive Items on Consent

R/2021-CM-240

It was moved and seconded

That items on the Consent Agenda of the July 13, 2021 Council Meeting be received into the record.

CARRIED

800 *UNFINISHED BUSINESS* – Nil

900 *CORRESPONDENCE* – Nil

1000 *BYLAWS*

Bylaws for Second and Third Reading

1001 Development Services Fee Review

Staff report dated July 13, 2021 recommending that Maple Ridge Fees & Charges Amending Bylaw No. 7755-2021 to include additional schedules for Development Application and Engineering Subdivision and Development Servicing fees be given second reading as amended and be given third reading and that Maple Ridge Building Amending Bylaw No. 7756-2021 to incorporate new rates for services that reflect current labour costs and market rates. be given second and third reading.

The Research Technician gave a presentation providing background on the development services fee review process. He reviewed the information on the amendments outlined in the staff report.

R/2021-CM-241

Moved and seconded

That Fees & Charges Amending Bylaw No. 7755-2021 be given second reading as amended and be given third reading; and further

That Building Amending Bylaw No. 7756-2021 be given second and third reading.

CARRIED

Bylaws for Third Reading and Adoption

- 1002 **Maple Ridge Off-Street Parking and Loading Bylaw No. 7565-2019**
To provide storage space and long driveway options (Bylaw No. 7565-2019 was given first and second reading in conjunction with Maple Ridge Zone Amending Bylaw No. 7564-2019 adopted at the June 22, 2021 Council Meeting and the Tandem Parking Garage Units Within Townhouse Developments Policy adopted at the May 25, 2021 Council Meeting)

R/2021-CM-242

Moved and seconded

That Off-Street Parking and Loading Amending Bylaw No. 7565-2019 be given third reading and be adopted.

CARRIED

Bylaws for Adoption

- 1003 **Maple Ridge Soil Removal Amending Bylaw No. 7761-2021**
To set out a maximum allowable rate of gravel extraction from a number of properties

R/2021-CM-243

Moved and seconded

That Soil Removal Amending Bylaw No. 7761-2021 be adopted.

CARRIED

- 1004 **2017-061-RZ, 22265, 22289, 22295, 22321, 22337, 22351, 22359 and 22367 Dewdney Trunk Road; 12032, 12038 12052 and 12051/12061 223 Street; 12021, 12026, 12027, 12034, 12042, 12043 and 12052 Garden Street; 030-857-228 and 001-115-341**
Staff report dated July 13, 2021 recommending adoption

- 1004.1 **Maple Ridge Zone Amending Bylaw No. 7336-2017**

To amend the text of the bylaw to create the CD-1-17 (Comprehensive Development) zone and to replace Schedule "G" and to rezone from RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial) and CS-1 (Service Commercial) and LUC No. 2435-1977 to CD-1-17 (Comprehensive Development) to permit a 7 phase mixed-use commercial/office and residential development in the Town Centre Area.

The Director of Planning provided clarification on the revision in the staff recommendation as presented.

R/2021-CM-244

Moved and seconded

That third reading of Zone Amending Bylaw No. 7336-2017 be rescinded; and

That Zone Amending Bylaw No. 7336-2017 be given third reading as amended; and further

That Zone Amending Bylaw No. 7336-2017 be adopted.

CARRIED

1004.2 Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017

To terminate LUC No. 2435-1977 for the properties located at 12051 and 12061 223 Street

R/2021-CM-245

Moved and seconded

That Land Contract Termination Bylaw No. 7337-2017 be adopted.

CARRIED

1005 2017-319-RZ, 13589 232 Street

Staff report dated July 13, 2021 recommending adoption

1005.1 Maple Ridge Official Community Plan Amending Bylaw No. 7391-2017

To amend the Silver Valley Area Plan/Official Community Plan Land Use Designation Map to adjust the Conservation boundary and to replace the Eco Cluster designation with the Low/Medium Density Residential designation

R/2021-CM-246

Moved and seconded

That Official Community Plan Amending Bylaw No. 7391-2017 be adopted

CARRIED

1005.2 Maple Ridge Zone Amending Bylaw No. 7387-2017

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit subdivision into approximately five single family lots

R/2021-CM-247

Moved and seconded

That Zone Amending Bylaw No. 7387-2017 be adopted.

CARRIED

1006 2019-310-RZ, 11232 Dartford Street
Staff report dated July 13, 2021 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7603-2019

To rezone from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial) to allow the licensee retail store to operate as an independent principle use and the pub be discontinued as a use

R/2021-CM-248

Moved and seconded

That Zone Amending Bylaw No. 7603-2019 be adopted.

CARRIED

1007 2020-362-RZ, 11300 Pazarena Place
Staff report dated July 13, 2021 recommending adoption

1007.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7678-2020**

To re-designate the Urban Residential designated portion of the subject site to Commercial

R/2021-CM-249

Moved and seconded

That Official Community Plan Amending Bylaw No. 7678-2020 be adopted.

CARRIED

1007.2 **Maple Ridge Zone Amending Bylaw No. 7679-2020**

To rezone the RM-1 (Townhouse Residential) zoned portion of the subject site to C-1 (Neighbourhood Commercial) so that the entire subject site has the same C-1 zoning to permit a mixed use commercial and 24 unit rental apartment building

R/2021-CM-250

Moved and seconded

That Zone Amending Bylaw No. 7679-2020 be adopted.

CARRIED

1100 **REPORTS AND RECOMMENDATIONS**

Planning and Development Services

1101 **2021-195-AL, 12705 248 Street, Non-Adhering Residential Use in the Agricultural Land Reserve**

Staff report dated July 6, 2021 recommending that Application 2021-195-AL to construct a new house on the property while living in an existing house on the same property be forwarded to the Agricultural Land Commission.

R/2021-CM-251

Moved and seconded

That Application 2021-195-AL, respecting property located at 12705 248 Street, be forwarded to the Agricultural Land Commission for their review and consideration.

CARRIED

1102 **2021-023-RZ, 12080 228 Street, RS-1 to R-3**

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7762-2021 to rezone from RS-1 (Single Detached Residential) to R-3 (Single Detached [Intensive] Urban Residential) to permit a future subdivision of approximately three lots and a rear access lane be given first reading and that the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

R/2021-CM-252

Moved and seconded

1. That Zone Amending Bylaw No. 7762-2021 be given first reading; and
2. That the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

CARRIED

1103 2021-280-RZ, 22306 122 Avenue, RS-1 to RT-2

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7773-2021 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the future construction of a fourplex be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

R/2021-CM-253

Moved and seconded

1. That Zone Amending Bylaw No. 7773-2021 be given first reading; and
2. That the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

CARRIED

Note: Item 1104 was referred back to staff at the July 6, 2021 Committee of the Whole

1104 ~~2021-320-RZ, 12209, 12219, 12231, 12241 and 12251 222 Street and 22190 123 Avenue, RS-1 to RM-2~~

1105 2021-244-RZ, 13917 and 13992 Silver Valley Road, RS-3 to R-1 and R-2

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7768-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached [Low Density] Urban Residential) and R-2 (Single Detached [Medium Density] Urban Residential) to permit a future subdivision of approximately 17 residential lots be given first reading and that the applicant provide further information as described on Schedules A, B, D, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application

R/2021-CM-254

Moved and seconded

1. In respect of Section 4 75 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;

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

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

2. That Zone Amending Bylaw No. 7768-2021 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, D, G, J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1106 2019-341-RZ, 12162, 12170 and 12178 Fletcher Street, RS-1 to RM-1

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7587-2019 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit the future construction of 15 dwelling units be given second reading and be forwarded to Public Hearing.

R/2021-CM-255

Moved and seconded

1. That Zone Amending Bylaw No. 7587-2019 be given second reading, and be forwarded to Public Hearing;
2. That the following terms and conditions be met prior to final reading:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii. Road dedication on Fletcher Street as required;
 - iii. Consolidation of the subject properties;
 - iv. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - v. Registration of a Restrictive Covenant for Stormwater Management;

- vi. Removal of existing buildings;
- vii. In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- viii. That a contribution, in the amount of \$61,500.00 (\$4,100.00 x 15 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1107 2017-319-DVP, 13589 232 Street

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-319-DVP to reduce front and rear yard setbacks and lot depth for Lots 4 and 5 and to reduce the road Right-Of-Way width for proposed 231A Street.

The Corporate Officer advised that 16 notices were mailed and no correspondence was received in response.

R/2021-CM-256

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-319-DVP respecting property located at 13589 232 Street.

CARRIED

1108 2019-310-DVP, 11232 Dartford Street

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-310-DVP to reduce the rear lot line setback to permit the building as built under the H-1 (Heritage Commercial) zone.

The Corporate Officer advised that 19 notices were mailed and no correspondence was received in response.

R/2021-CM-257

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2019-310-DVP respecting property located at 11232 Dartford Street.

CARRIED

1109 2021-248-DVP, 26475 108 Avenue

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2021-248-DVP to vary the maximum area of the farm home plate, the maximum depth of the farm home plate from the front lot line and the maximum distance from the front lot line to any portion of the single detached residential building.

The Corporate Officer advised that 16 notices were mailed and no correspondence was received in response.

R/2021-CM-258

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2021-248-DVP respecting property located at 26475 108 Avenue.

CARRIED

1110 2020-414-DVP, 2020-414-DP, 22311 North Avenue

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-414-DVP to reduce required parking spaces, to vary rear yard setbacks and to waive the requirements for concealed parking for the apartment uses and private outdoor areas for each dwelling unit and that the Corporate Officer be authorized to sign and seal 2020-414-DP to permit construction of a six (6) storey mixed use Commercial/Residential building with 34 apartment units for supportive rental housing and approximately 24 m² of office space on the ground floor.

The Corporate Officer advised that 17 notices were mailed and no correspondence was received in response.

R/2021-CM-259

Moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2020-414-DP respecting property located at 22311 North Avenue.
2. That the Corporate Officer be authorized to sign and seal 2020-414-DVP respecting property located at 22311 North Avenue.

CARRIED

Councillor Svendsen - OPPOSED

1111 2020-362-DVP, 2020-362-DP, 11300 Pazarena Place

Staff report dated recommending that the Corporate Officer be authorized to sign and seal 2020-362-DVP for a reduction to the exterior side line and the front lot line and that the Corporate Officer be authorized to sign and seal 2020-362-DP to permit a three storey mixed-used commercial rental housing project.

The Corporate Officer advised that 90 notices were mailed and no correspondence was received in response.

R/2021-CM-260

Moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2020-362-DVP respecting property located at 11300 Pazarena Place; and
2. That the Corporate Officer be authorized to sign and seal 2020-362-DP respecting property located at 11300 Pazarena Place.

CARRIED

Engineering Services

1131 Latecomer Agreement LC 176/21

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 176/21.

R/2021-CM-261

Moved and seconded

That the cost to provide the excess or extended services at 24093 and 24137 104 Avenue, and Lot 4 NWP10921104 Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

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

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 176/21 with the subdivider of the lands at 24093 and 24137 104 Avenue, and Lot 4 NWP10921104 Avenue.

CARRIED

Corporate Services – Nil

Parks, Recreation & Culture

1171 Award of Contract ITT-PL21-19: New Park Construction: Silver Valley Gathering Place

Staff report dated July 6, 2021 recommending that Contract ITT-PL21-19; New Park Construction: Silver Valley Gathering Place be awarded to GPM Civil Contracting Inc., that a contingency be authorized, that the project budget be increased with funding from the Park Development Cost Charge, that the next Financial Plan Bylaw be amended and that the Corporate Officer be authorized to execute the contract.

R/2021-CM-262

Moved and seconded

That Contract ITT-PL21-19: New Park Construction: Silver Valley Gathering Place be awarded to GPM Civil Contracting Inc. in the amount of \$1,474,178.00 plus taxes and a contingency of \$140,000 be authorized; and

That the project budget be increased by \$316,850.00 through the Park Development Cost Charge Fund and that the next Financial Plan Bylaw amendment include this; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Administration – Nil

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 PUBLIC QUESTION PERIOD

Joeseeph Naaybe

Mr. Naaybe advised that he and his family visited Beckett Park. He provided positive feedback on what has been done with the park however expressed concern with one corner which he felt was a safety concern. He asked whether

a netted fence with padded posts could be put in at the corner to provide safety for the users, particularly children.

The General Manager Parks, Recreation & Culture advised that he will speak with design staff and recommendations for change will be made if required.

1500 **MAYOR AND COUNCILLORS' REPORTS**

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

1600 **NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS – Nil**

1700 **ADJOURNMENT – 7:56 p.m.**

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer

700 *ITEMS ON CONSENT*

701 *Minutes*

701.1 Development Agreements Committee

701.1

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

July 13, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2021-210-SD

LEGAL: Strata Lots 57 through 124 all of: District Lot 402 Group 1 New Westminster District Strata Plan EPS5764;
The Common Property of Strata Plan EPS5764
PID: n/a
LOCATION: 23061 Lougheed Highway
OWNER: Polygon Provenance Homes Ltd. (for individual property owners)
REQUIRED AGREEMENTS: Release of Covenant (CA8296778)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2021-210-SD.

CARRIED

2. 21-103134 BG

LEGAL: Lot 10 Section 20 Township 12 New Westminster District Plan
NWP84183
PID: 015-631-621
LOCATION: 22983 124B Avenue
OWNER: John A. Demos and Susan E. Demos
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-103134 BG.

CARRIED

3. 2017-124-RZ

LEGAL: Lot A Section 22 Township 12 New Westminster District Plan LMP9379;
Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster District Plan LMP22485;
Lot A Except: Parcel "One" (Explanatory Plan 13720), Section 21 Township 12 New Westminster District Plan 9912;
Parcel "One" (Explanatory Plan 13720) Lot "A" Section 21 Township 12 New Westminster District Plan 9912

PID: n/a

LOCATION: 12516/12555/12599 240 Street and 12511 241 Street

OWNER: Trisand Properties Ltd. (Michael McBride) and Donald and Susanne McNeill

REQUIRED AGREEMENTS: Rezoning Servicing Agreement
Stormwater Management Covenant
Habitat Protection Covenant
Geotechnical Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2017-124-RZ.

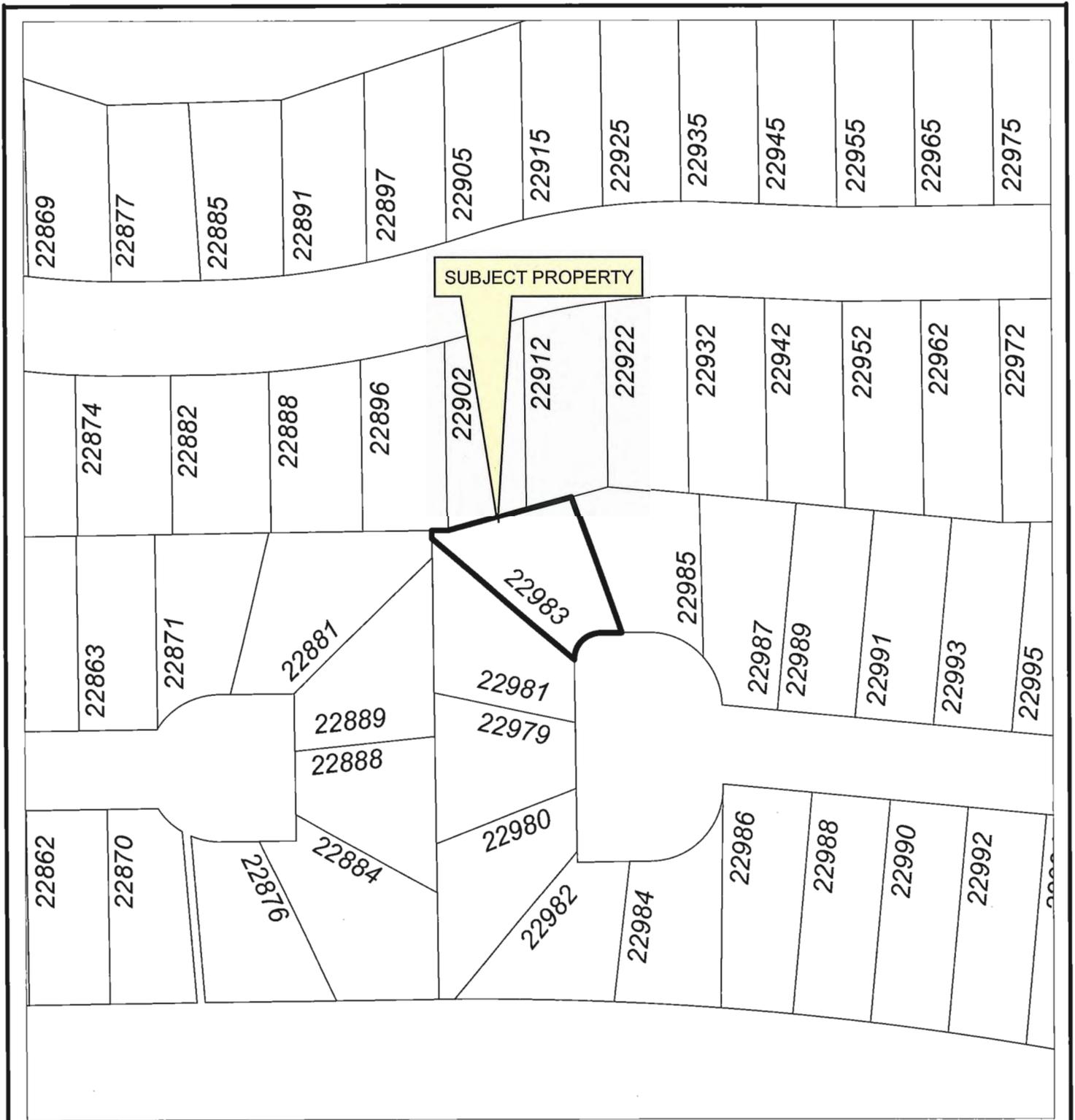
CARRIED



Michael Morden, Mayor
Chair



Al Horsman, Chief Administrative Officer
Member



SUBJECT PROPERTY



Scale: 1:1,000

22983 124B AVE

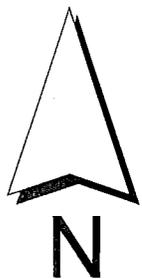
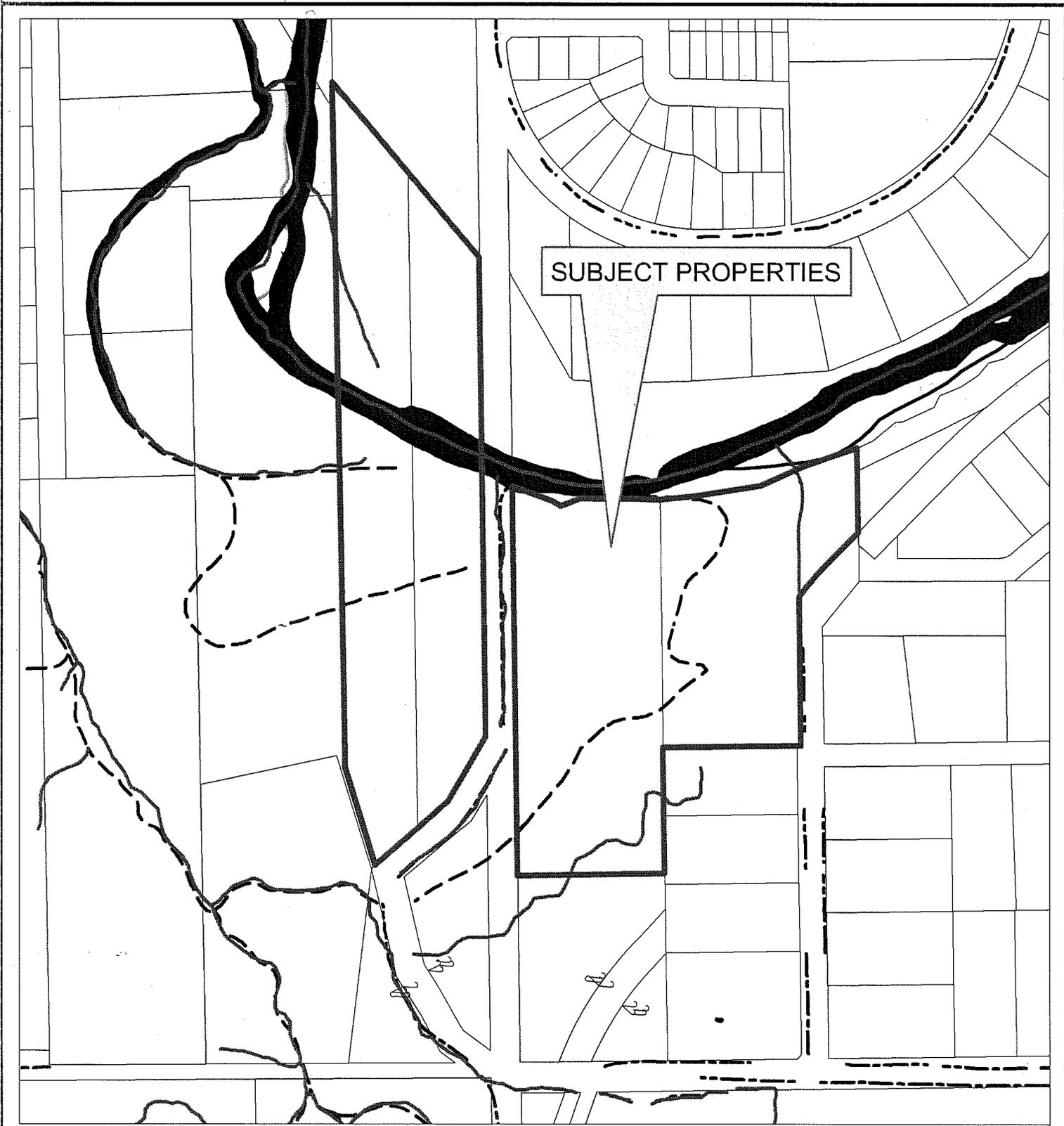
LICENCES, PERMITS & BYLAWS DEPT



mapleridge.ca

FILE: Subject Map_Citrix
DATE: Jul 7, 2021

BY: RA



Scale: 1:3,500

Legend

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

12516/12555/12599 240 St
12511 241 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-124-DP
DATE: Dec 15, 2017

BY: JV

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

July 21, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 21-104864 BG

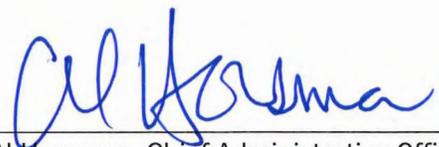
LEGAL: Lot 11 Section 28 Township 12 New Westminster District Plan
BCP29631
PID: 027-038-386
LOCATION: 23685 133 Avenue
OWNER: Bradley Copland and Heather Halliday
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-104864 BG.

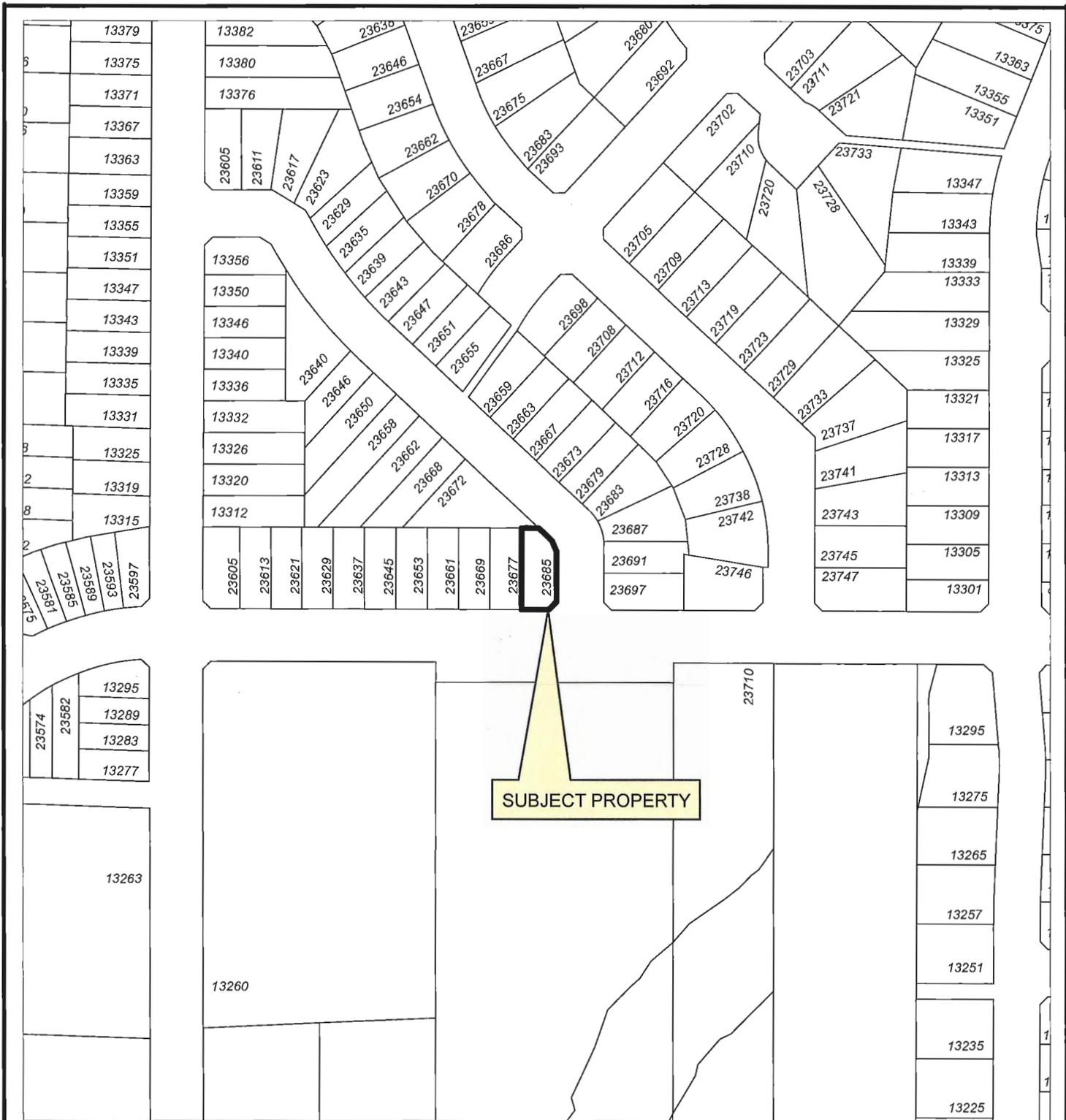
CARRIED



Michael Morden, Mayor
Chair



Al Horsman, Chief Administrative Officer
Member



SUBJECT PROPERTY

23685 133 Ave

LICENCES, PERMITS & BYLAWS DEPT.



mapleridge.ca



Scale: 1:2,000

FILE: Subject Map_Citrix
DATE: Jul 16, 2021

BY: RA

701.2 Minutes of Meetings of Committees and Commissions of Council

The Minutes of the Regular Meeting of the Public Art Steering Committee,
held via Zoom teleconference on May 6, 2021 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson	Council Liaison
Susan Hayes, Chair	Member at Large – Artist
Wan-Yi Lin	Member at Large – Artist
Steven Bartok, Vice Chair	Member at Large – Architect
Leigh Smith	Member at Large – Community
Naomi Evans	Arts Council Representative, The ACT Arts Centre
Donald Luxton	Member at Large – Developer/Community

STAFF PRESENT

Yvonne Chui	Staff Liaison/Manager, Arts and Community Connections
Sabina Chand	Committee Clerk, Legal and Legislative Services

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-013

It was moved and seconded

That the May 6, 2021 Public Art Steering Committee meeting amended Agenda be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

3.1 Public Art Steering Committee Regular Meeting

R/2021-014

It was moved and seconded

That the minutes of the Maple Ridge Public Art Steering Committee meeting dated March 4, 2021 be adopted.

CARRIED

4. DELEGATIONS - NIL

5. QUESTION PERIOD - NIL

6. NEW AND UNFINISHED BUSINESS

6.1 Project Updates:

6.1.1 Hammond Community Centre Renovations

Yvonne Chui provided a brief update on the status of the project and will share further updates at the next meeting.

6.1.2 Kanaka Regional Park Public Art

Naomi Evans provided an update on the project:

- two artists submitted their ideas and Tod Polich was selected by the Panel;
- the goal of the artwork is to help prevent graffiti;
- completion is scheduled for fall 2021;
- proposed mural will include collaboration with local First Nation youth on some design element in the mural.

R/2021-015

It was moved and seconded

That the Public Art Steering Committee approves the recommendation from the Selection Panel to award artist Todd Polich the Kanaka Creek Regional Park Interpretative Art Mural Project.

CARRIED

Note: Steven Bartok joined at 4:13 pm

6.1.3 Street Banners 2022-2025

The Chair requested for the Committee's feedback on the 2022-2025 street banners and asked members to brainstorm a few themes:

- Agriculture and Land, food security, bodies of water (eg. Fraser, Rivers Day); Mental Health, stand together, health;
- Reconnecting, compassion, re-imagine;
- Great Outdoors (National and Provincial Dates);
- Environment;
- Seniors/Elders;
- Int'l Year of Artisanal Fisheries and Aquaculture 2022;
- Int'l Year of Year of Millets 2023;
- Sport/Active Living 2024 for BC Summer Games;
- Local Nations.

It was noted that the Staff Liaison will compile the ideas for further discussion at the next meeting.

6.1.4 Grants – Healthy Communities Initiative

Y. Chui provided an informal status update on the grant application and will provide further update once formal notice has been received.

6.2 Anti-Discrimination Policy

The Committee Clerk noted that the Anti-Discrimination HR policy applies to all employees and volunteers working for the City of Maple Ridge and is to be reviewed and acknowledged by the Committee.

6.3 Respectful Workplace Policy

The Committee Clerk noted that the Respectful Workplace HR policy applies to all employees and volunteers working for the City of Maple Ridge and is to be reviewed and acknowledged by the Committee.

6.4 Community Public Art Application - Haney Builders & Laura Johnson

Y.Chui provided an overview of the application and project design for a large mural on Haney Builders site and answered questions and comments from the Committee.

R/2021-016

It was moved and seconded

That the Public Art Steering Committee approves the community art application from Haney Builders and Laura Johnson for up to \$1,500.

CARRIED

6.5 Council Update – Annual Report July 6

The Chair informed that a report will be provided to Council on July 6, 2021 by the Staff Liaison and Chair to highlight the work the Committee has completed in the past year.

6.6 Maintenance Work on Public Art Collection

Y. Chui shared updates on the maintenance work to date on the public art collection. COVID-19 offered an opportunity to complete repairs and maintenance.

7 LIAISON UPDATES

7.1 Staff Liaison – NIL

7.2 Council Liaison - NIL

8 TASK FORCE UPDATES

8.1 Public Art Plan Framework and Policy – NIL

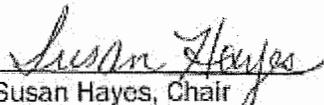
8.2 Artist in Residence Program - NIL

9 ROUNDTABLE

N. Evans announced her leave and advised a replacement Arts Council Representative will be provided shortly.

10 ADJOURNMENT - 4:58 pm

The next regular Public Art Steering Committee meeting is scheduled for Thursday, July 8, 2021 at 4:00 pm.


Susan Hayes, Chair

/sc



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**City of Maple Ridge
Audit & Finance Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Audit & Finance Committee held virtually and in the Blaney Room, City Hall on June 14, 2021 at 1:00 pm

COMMITTEE MEMBERS PRESENT

Mayor Morden, Chair
Councillor Dueck
Councillor Robson*

STAFF MEMBERS PRESENT

Al Horsman*	Chief Administrative Officer
Christina Crabtree	General Manager Corporate Services
Christine Carter	General Manager Planning and Development Services
Catherine Nolan	Deputy Director of Finance
Trevor Thompson	Director of Finance
Scott Hartman*	General Manager Parks, Recreation & Culture
Chuck Goddard	Director of Planning
Lisa Zosiak	Manager of Community Planning
Erin Mark	Clerk 3

*Participated remotely due to the COVID-19 pandemic.

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-AFC-010

It was moved and seconded

That the agenda for the June 14, 2021 Audit & Finance Committee Meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2021-AFC-011

It was moved and seconded

That the minutes of the May 3, 2021 Audit & Finance Committee Special Meeting be adopted as circulated.

CARRIED

4. DELEGATIONS – Nil

5. NEW AND UNFINISHED BUSINESS

5.1. Fee for Service Agreements

C. Nolan, Deputy Director of Finance, provided a presentation detailing the review of the Fee for Service Agreement related policies and proposed next steps. Ms. Nolan noted the Fee for Service Agreement policy review was referred by Council to the Audit and Finance Committee on January 12, 2021 and discussed during the January 20, 2021 Audit and Finance Committee meeting.

Proposed next steps of the policy review include:

- Update the Financial Support Process Policy No. 5.49 with new definitions for Grants and Fee for Service and update the decision trees to clarify intent and to correspond with current organizational structure and policies;
- Update the Community Grants Policy No. 5.56 with updated eligibility criteria including reference to Council's strategic priorities, include repayment information when the recipient is unable to use the funding, and update reporting requirements;
- Rescind Partnerships Agreement – Leases and Fee-for-Service Proposals Policy No. 4.15 and replace with a new policy with a broader operational focus; and
- Draft a new policy to address Fee for Service Agreements.

Committee members provided feedback and discussed the management of community grants and the processing of community grant applications received while the policies are under review. Ms. Nolan indicated that the policies will be brought back to the Audit and Finance Committee in Q4 2021 and will be presented for Council consideration afterwards.

R/2021-AFC-012

It was moved and seconded

That the recommendations in the staff report dated June 14, 2021 to update the Financial Support Process Policy No. 5.49, update Community Grants Policy No. 5.56, rescind Partnership Agreements - Leases and Fee-for-Service Proposals Policy No. 4.15, and draft a new policy to address Fee for Service Agreements be supported.

CARRIED

5.2. Review of Community Amenity Contributions Programs

T. Thompson, Director of Finance, provided a verbal overview of the existing community amenity contribution programs and spoke about the collections, commitments, and exemptions for provision of specific amenities and uses associated with the programs:

- Albion Area Density Bonus Program
- Community-Wide Community Amenity Contribution Program
- Community-Wide Density Program

Committee members discussed: the need to identify what projects funds are going towards, a City-wide density bonus program, current rates of amenity contributions and the consultation involved with amending the rates.

5.3. 2021 Investment Report – Quarter 1

T. Thompson, Director of Finance, provided a verbal overview on the results of the City's investment portfolio for the period ending March 31, 2021 which included a Return on Investment (ROI) of 1.1%, exceeding the benchmark of negative 0.1%.

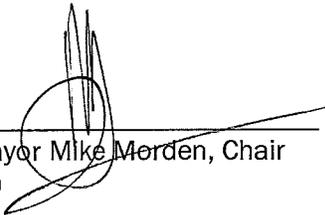
Mr. Thompson noted the Municipal Finance Authority (MFA) has increased the number of pooled funds offered and that an internal policy review may need to occur following the release of these funds.

Committee members discussed the restrictions on the City's investments, other investment strategies, and enquired about the new MFA fund parameters.

6. QUESTION PERIOD – Nil

7. NOTICE OF CLOSED MEETING – Nil

8. ADJOURNMENT at 2:15 pm



Mayor Mike Morden, Chair
/em

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 2021 Council Expenses

MEETING DATE: July 27, 2021
FILE NO: 05-1880-20-2021
MEETING: Council

EXECUTIVE SUMMARY:

In keeping with Council's commitment to transparency in local government, the attached schedule lists Council expenses recorded to June 30, 2021. The expenses included on the schedule are those required to be reported in the annual Statement of Financial Information and are available on our website.

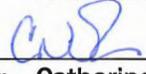
RECOMMENDATION:

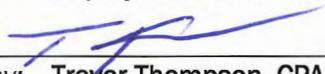
For information.

DISCUSSION:

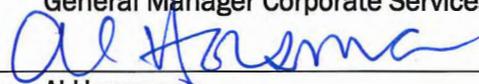
The expenses included in the attached schedule are those reported in the annual Statement of Financial Information (SOFI), including those incurred under Policy No. 3.07 "Council Training, Conferences and Association Building". The budget for Council includes the provision noted in Policy No. 3.07 as well as a separate budget for cell phone and iPad usage. The amounts on the attached schedule are those recorded prior to the preparation of this report and are subject to change.


Prepared by: **Trevor Hansvall**
Accountant 1


Reviewed by: **Catherine Nolan, CPA, CGA**
Deputy Director of Finance


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


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


Approved by: **Al Horsman**
Chief Administrative Officer

702.1

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Dueck, Judy					
January	Portable electronic device charges (e.g. iPad)			5.35	
February	Portable electronic device charges (e.g. iPad)			5.35	
March	Portable electronic device charges (e.g. iPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		41.31		
April	Portable electronic device charges (e.g. iPad)			5.35	
May	Portable electronic device charges (e.g. iPad)			5.35	
June	Portable electronic device charges (e.g. iPad)			5.35	
July					
August					
September					
October					
November					
December					
		-	41.31	32.10	73.41

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Duncan, Kiersten					
January	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
February	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
March	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
April	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
May	Cell phone charges			48.15	
	LMLGA Conference & AGM	200.00			
	Portable electronic device charges (e.g. IPad)			5.35	
June	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
July					
August					
September					
October					
November					
December					
		200.00	-	321.00	521.00

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Meadus, Chelsa					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	2020 Business Excellence Award Virtual Gala		25.00		
	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		40.00		
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July					
August					
September					
October					
November					
December					
		-	65.00	32.10	97.10

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Morden, Mike					
January					
February	2020 Business Excellence Award Virtual Gala		25.00		
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
		-	25.00	-	25.00

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Robson, Gordy					
January	Portable electronic device charges (e.g. Ipad)			5.35	
February	2020 Business Excellence Award Virtual Gala		25.00		
	Portable electronic device charges (e.g. Ipad)			5.35	
March	Portable electronic device charges (e.g. Ipad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		40.00		
April	Portable electronic device charges (e.g. Ipad)			5.35	
May	Portable electronic device charges (e.g. Ipad)			5.35	
June	Portable electronic device charges (e.g. Ipad)			5.35	
July					
August					
September					
October					
November					
December					
		-	65.00	32.10	97.10

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Svendsen, Ryan					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	LGLA Annual Leadership Forum	200.00			
	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July					
August					
September					
October					
November					
December					
		200.00	-	32.10	232.10

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Yousef, Ahmed					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	2020 Business Excellence Award Virtual Gala		25.00		
	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		41.31		
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July					
August					
September					
October					
November					
December					
		-	66.31	32.10	98.41
TOTALS		400.00	262.62	481.50	1,144.12



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden and Members of Council **MEETING DATE:** July 27, 2021
FROM: Chief Administrative Officer **FILE NO:** 05-1630-01-2021
SUBJECT: Disbursements for the month ended May 31, 2021 **MEETING:** Council

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

That the disbursements as listed below for the month ended May 31, 2021 be received for information.

GENERAL	\$	7,620,843
PAYROLL	\$	2,067,722
PURCHASE CARD	\$	<u>99,789</u>
	\$	<u>9,785,354</u>

DISCUSSION:

a) Background Context:

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

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

b) Citizen/Customer Implications:

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

702.2

c) Business Plan/Financial Implications:

Highlights of larger items included in Financial Plan or Council Resolution

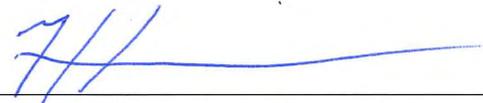
• Double V Construction Ltd – Albion Community Centre	\$	423,464
• Drake Excavating (2016) Ltd- 225 St pump station upgrades	\$	129,326
• Fraser Valley Regional Library – 2nd quarter members assessment	\$	768,142
• Ridge Meadows Recycling Society - Monthly contract for recycling	\$	277,733
• Sandpiper Contracting Lp – Watermain replacement (216-222 St)	\$	202,845

d) Policy Implications:

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSION:

The disbursements for the month ended May 31, 2021 have been reviewed and are in order.



Prepared by: **Trevor Hansvall**
Accountant 1



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



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



Concurrence: **Al Horsman**
Chief Administrative Officer

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - May 2021

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
Associated Engineering (BC) Ltd	225 St forcemain upgrade	21,987
Associated Fire Safety	Hoseline training system & firefighter training props	146,260
Badger Daylighting Lp	Hydro-excavation - multiple locations	47,574
Bahal Holdings Inc	Security refund	88,746
BC Hydro	Electricity	139,554
BC Municipal Safety Association	Training (confined space, practical rigging)	18,354
BC SPCA	Contract payments	101,772
Beaverdale Construction Ltd	Asphalt overlay	15,225
Boileau Electric & Pole Ltd	Maintenance & electrical work	37,951
Brett-Young Seeds Ltd	Perennial Ryegrass seed	28,056
CUPE Local 622	Dues - pay periods 21/09 & 21/10	34,440
Cedar Crest Lands (BC) Ltd	Telosky Stadium synthetic turf fields	16,800
Centrix Control Solutions Lp	Waterworks supplies	21,691
Chase Office Interiors	Office furniture	17,095
City of Pitt Meadows	Refund overpayment of 2020 RCMP cost share agreement	124,381
Cobing Building Solutions	Building maintenance - various locations	28,287
Double V Construction Ltd	Albion Community Centre	423,465
Drake Excavating (2016) Ltd	225 St pump station replacement	129,326
Falcon Hill	Security refund	20,550
Fortis BC	Natural Gas	19,525
	Replace gas line to allow bridge replacement	50,357
Fraser Valley Regional Library	2nd quarter members assessment	768,142
	Contributed capital replacement funding	10,000
Fred Surridge Ltd	Waterworks supplies	33,237
Greater Vancouver Water District	Water consumption Mar 3 - Apr 2/21	542,492
Habitat Systems Inc	Design, supply & installation of playground equipment (3 Parks)	97,797
Hallmark Facility Services Inc	Janitorial services & supplies	53,168
Harbour International Trucks	Engine replacement & installation	48,330
IDRS	Tax notice mailing	28,560
ISL Engineering & Land Services	Drainage upgrade program	26,453
Lafarge Canada Inc	Roadworks material	86,132
Manulife Financial	Employer/employee remittance	188,447
Maple Leaf Disposal Ltd	Refuse container and litter collection	15,650
Maple Ridge & PM Arts Council	Arts Centre contract	57,493
	Program revenue (Apr)	15,404
McElhanney Consulting Services	Professional fees/consulting	24,015
Ministry of Transportation	Haney Bypass improvements	33,409
Municipal Pension Plan BC	Employer/employee remittance	525,807
Open Storage Solutions Inc	Software maintenance	22,210
Pacific Surrey Construction	Curbside chipping program	22,667
Prime Traffic Solutions Ltd	Traffic control	47,778
RF Binnie & Associates Ltd	Professional fees/consulting	18,404
Receiver General For Canada	Employer/employee remittance	1,467,861

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
Redline Excavating Ltd	Sanitary sewer upgrades (227 St & 123 Ave)	32,062
RG Arenas (Maple Ridge) Ltd	Ice rentals	71,433
Ridge Meadows Recycling Society	Litter pick up	1,594
	Monthly contract for recycling	<u>277,733</u>
Sandpiper Contracting Llp	Watermain replacement (216-222 St)	279,328
Stantec Consulting Ltd	236 St water pump station	202,845
Station One Architects	Design fees - Albion Community Centre	26,060
Strata Plan LMS Commercial	Panorama strata fees	22,126
Suncor Energy Products	Gasoline & diesel fuel	17,749
Tetra Tech Canada Inc	Consulting services & roadway data collection	86,638
Total Power Ltd	Generator maintenance	17,646
Tundra Plumbing Ltd	Miscellaneous plumbing/gas maintenance	17,707
Urban Lumberjack Tree Services	Roadside brush and chipping	57,431
Urban Systems	Strategic transportation plan update	24,893
Warrington PCI Management	Tower common costs	46,635
Westridge Security Ltd	Community patrols & static guard service	90,353
Whitestar Property Services	Parks mowing & trimming + light landscape	15,009
WSP Canada Inc	Fairgrounds sanitary forcemain design	20,476
	Haney Wharf floating dock rehab	8,836
	Juniper network switches w/support	<u>17,447</u>
X10 Networks	A/V training room design, supply & install - Firehall #4	26,283
Zoom Audio Visual Networks Inc		49,080
		51,565
Disbursements In Excess \$15,000		6,820,169
Disbursements Under \$15,000		<u>800,674</u>
Total Payee Disbursements		7,620,843
Payroll	PP21/09 & PP21/10	2,067,722
Purchase Cards - Payment		96,789
Total Disbursements May 2021		<u><u>9,785,354</u></u>



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Disbursements for the month ended June 30, 2021

MEETING DATE: July 27, 2021
FILE NO: 05-1630-01-2021
MEETING: Council

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

That the disbursements as listed below for the month ended June 30, 2021 be received for information.

GENERAL	\$ 10,687,468
PAYROLL	\$ 1,964,954
PURCHASE CARD	\$ <u>113,786</u>
	\$ <u>12,766,208</u>

DISCUSSION:

a) Background Context:

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

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

b) Citizen/Customer Implications:

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

702.3

c) Business Plan/Financial Implications:

Highlights of larger items included in Financial Plan or Council Resolution

• Double V Construction Ltd – Albion Community Centre	\$	779,978
• Eecol Electric Corp – LED street light luminaires	\$	146,737
• Harbour International Trucks – Sander Dump Truck	\$	297,329
• Jonathan Fowler Law Corp - Land acquisition	\$	2,946,795
• Ridge Meadows Recycling Society– Monthly contract for recycling	\$	277,733
• Sandpiper Contracting Llp – Sanitary sewer replacement (223 St)	\$	284,001
• Sandpiper Contracting Llp – Watermain replacement (216-222 St)	\$	646,631

d) Policy Implications:

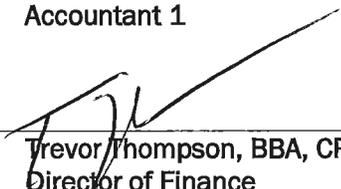
Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSION:

The disbursements for the month ended June 30, 2021 have been reviewed and are in order.



Prepared by: **Trevor Hansvall**
Accountant 1



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



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



Concurrence: **Al Horsman**
Chief Administrative Officer

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - June 2021

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
0946235 BC Ltd	Roadside mowing	45,203
Associated Engineering (BC) Ltd	225 St forcemain upgrade	17,520
Associated Fire Safety	Firefighter equipment	22,208
Badger Daylighting Lp	Hydro-excavation - multiple locations	19,493
BC Hydro	Electricity	147,036
BC Plant Health Care Inc	Inspection, risk assessment & tree removal	15,438
BC SPCA	Contract payment	33,924
BDO Canada Llp	2020 financial statement audit	30,329
BGC Engineering Inc	Fraser River escarpment study & management plan	73,101
CUPE Local 622	Dues - pay periods 21/11 & 21/12	34,415
Calytera Software Inc	Amanda user licenses & software maintenance	66,475
Carscadden Stokes	Architectural design fees	40,692
Cobing Building Solutions	Building maintenance - various locations	28,805
Creative Transportation	Traffic data collection (pedestrian safety & accessibility)	23,728
Dams Ford Lincoln Sales Ltd	2X 2021 Ford F-150 & F1C	71,254
	Miscellaneous minor repairs & maintenance	<u>2,942</u>
Davey Tree Expert Co	Roadside brush chipping	25,669
DMD & Associates Ltd	Design services	15,959
Double V Construction Ltd	Albion Community Centre	779,978
Dougness Holdings Ltd	Catch basin cleaning	45,089
Eecol Electric Corp	Corporate supply arrangement - LED street light luminaires	146,737
ESRI Canada Limited	ESRI local government enterprise licensing agreement	74,390
Florwest Developments	Security refund	125,529
Frazer Excavation Ltd	Road resurfacing program	16,055
Galinski Pension And Benefits	Professional fees	20,535
Golden Ears Alarm Systems	Upgrade Keyscan systems	44,559
Greater Vancouver Sewerage & Drainage	Waste discharge industrial treatment fees (Jan 1 - Mar 31/21)	23,199
Greater Vancouver Water District	Water consumption Apr 2 - May 4/21	769,417
Hamilton Duncan Armstrong &	Security refund	262,349
Harbour International Trucks	Sander Dump Truck with underbody plow	297,329
Hongs Nursery	Seasonal moss hanging baskets	25,441
Jonathan Fowler Law Corp	Land acquisition	2,946,795
Lafarge Canada Inc	Roadworks material	38,180
Maple Leaf Disposal Ltd	Refuse container and litter collection	17,961
Maple Ridge & PM Arts Council	Arts Centre contract	64,412
	Program revenue (May)	<u>16,031</u>
Maridge Properties Ltd	Security refund	17,645
Mayfair Properties Ltd	Security refund	71,722
Mcelhanney Consulting Services	Drainage upgrade program	16,334
Microserve	5X Panasonic Toughbook + dock/warranty	16,393
Municipal Pension Plan BC	Employer/employee remittance	517,820
Nova Pole Int'L Inc	Street light poles	22,007
Prime Traffic Solutions Ltd	Traffic control	63,329
Profire Emergency Equipment	Firefighter equipment	21,840
Province of British Columbia	Employer health tax	175,747
Receiver General For Canada	Employer/employee remittance	904,231
RG Arenas (Maple Ridge) Ltd	Ice rentals	69,985
Ricoh Canada Inc	Quarterly copy usage	21,004
Ridge Meadows Recycling Society	Litter pick up	5,556
	Monthly contract for recycling	<u>277,733</u>

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
Sandpiper Contracting Llp	"As required" utility construction (mob in,hot mixing,hydro vac, etc)	81,436	
	Sanitary sewer replacement (223 St)	284,001	
	Watermain replacement (216-222 St)	<u>646,631</u>	1,012,069
Scottish Line Painting Ltd	Thermoplastic road markings		42,042
Simon Ken Law Corporation "In Trust"	Professional fees		35,000
Stewart Mcdannold Stuart	Professional fees		19,996
Strata Plan LMS Commercial	Panorama strata fees		17,749
Suncor Energy Products	Gasoline & diesel fuel		70,471
Tikal Construction Ltd	MRSS track upgrades		21,624
Vid Cruiter Inc	Annual subscription renewal		25,200
Warrington PCI Management	Tower common costs		84,000
Western Compensation & Benefits Consultants	Professional fees		77,384
Whitestar Property Services	Parks mowing & trimming + light landscape		29,137
Xylem Canada Company	Landfill pump replacement		51,274
Disbursements In Excess \$15,000			10,115,468
Disbursements Under \$15,000			572,000
Total Payee Disbursements			<u>10,687,468</u>
Payroll	PP21/11 & PP21/12		1,964,954
Purchase Cards - Payment			113,786
Total Disbursements June 2021			<u><u>12,766,208</u></u>

900 *Correspondence*

900



July 15, 2021

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

Dear Mayor and Council,

Thank you for your consideration of signing a letter in support of affordable housing in the City of Maple Ridge. Red House Solutions Ltd. is assisting the Board of Directors of Devonshire Court Housing Co-operative (Devonshire) to obtain funding from the Canada Mortgage and Housing Corporation (CMHC) to preserve and develop affordable housing units on their property located at 22170 Dewdney Trunk Rd, Maple Ridge. Red House Solutions is a local consulting firm focusing on the preservation and creation of affordable housing throughout British Columbia. Working with not-for-profit housing providers, unions and faith-based organizations as well as federal, provincial and private financial solution providers allows Red House Solutions to leverage dynamic relationships throughout the affordable housing sector to maximize opportunities to support the availability of affordable housing for all members of society.

CMHC requests this letter of support as part of the seed funding application to highlight commitment from federal, provincial and local governments for this particular project. Without full support from the Mayor and Council, the success of a project of this scale is in jeopardy. CMHC understands that all levels of government must work together in many different capacities to ensure the implementation and completion of affordable housing projects. By providing the seed funding, CMHC allows Devonshire to complete the studies and reports necessary for a large-scale construction project, and the City in turn can provide support through policies that promote the advancement of affordable housing.

As part of the services offered to Devonshire, Red House Solutions has drafted a sample letter to assist the Mayor and Council Members in understanding the type of support the City would provide. The letter



provides statistics taken directly from the City's own report supporting the need for more affordable housing as well as from BC Housing and Statistics Canada. The letter states that the Mayor and Council would welcome more affordable housing in the City of Maple Ridge. Please find the file attached to this email.

Last year, Mayor Lisa Helps of Victoria signed a letter in support of Tyee Housing Co-operative, and we are happy to report that building permit is in progress and the project is expected to break ground at the end of August. Earlier this year, Sooke Mayor Maja Tait also signed a letter of support for Frances Gardens Housing Co-operative, and that project is gaining momentum. We have attached those letters for your reference as well.

Thank you again for your time and assistance with this matter. We appreciate the opportunity to approach the Mayor and Council with this dynamic proposal.

Best regards,

A handwritten signature in blue ink that reads "Megan Haney".

Megan Haney

RED HOUSE SOLUTIONS LTD.

The British Columbian affordable housing solutions people.

www.redhouse.solutions

July 15, 2021

Canada Mortgage and Housing Corporation
700 Montreal Road
Ottawa, Ontario K1A 0P7

Dear CMHC,

The purpose of this letter is to provide CMHC with details of the support that the City of Maple Ridge, both Council and Staff, is providing with respect to the Devonshire Court Housing Co-operative preservation project as a means to demonstrate our commitment to retaining, preserving and expanding affordable housing communities in our municipality.

Our approach to working with Devonshire Court Housing Cooperative

Devonshire Court Housing Co-operative is a 47-unit, not-for-profit affordable low-rise apartment style cooperative located in the heart of Maple Ridge, BC. This past spring, 20 of the units were damaged by a fire in the complex, and 14 units were left completely uninhabitable. Despite this loss, Devonshire Court Housing Co-operative remains one of the few truly affordable multi-family residential complexes in the area providing 1 and 2 bedroom units at 25% below the median rent of \$1,375.

Our approach is direct: work with the co-op to facilitate the remediation, preservation and densification of affordable units on their existing land. It is clear that securing affordable housing is one of the biggest challenges facing a large number of Maple Ridge residents. It is of great importance to find solutions to the affordable housing crisis in a way that best supports Maple Ridge residents, and assisting the residents of Devonshire Court is a direct means to this end.

In 2016, there were 30,265 occupied private dwellings in the City of Maple Ridge. Of those units, according to BC Housing, Maple Ridge had approximately 570 units in non-market housing and 575 rent subsidies made available to individuals and households living in scattered sites throughout the city in 2015. The number of available affordable housing units is clearly insufficient considering that in 2015, 8,690 persons (or 10.7% of the population of Maple Ridge) were in low income.

In 2015, 24.4% of Maple Ridge residents, including one quarter of the seniors' households, were spending 30% or more of their income on housing, which is more than what the Canada Mortgage and Housing Corporation (CMHC) suggests should be spent on monthly housing charges (rent). CMHC indicates that spending 30% of gross household income is considered the upper limit of affordability.

Maintaining, refurbishing and densifying the units in the existing building will preserve the few non-market housing units we have in order to better serve the most vulnerable populations of our city.

Our Commitment

Devonshire Court Housing Co-operative has our full support in their efforts to secure the funding necessary to rebuild the fire-damaged units, refurbish the existing units and densify on their property.

Practical Support Steps

Historically, affordable housing has been driven across the region via program requirements by senior government funders such as BC Housing. We believe local governments can pave the way to new affordable housing initiatives and be involved in unit design and mix while increasing public awareness regarding non-market housing.

In September 2015, the Housing Action Plan Implementation Framework was presented and endorsed by the city of Maple Ridge. The plan outlines the strategies and actions that are being implemented to support and encourage the development of affordable housing in Maple Ridge. Affordable housing units are limited, and particularly, affordable units appropriate for Maple Ridge's young families as well as one-person households and seniors that would like to age-in-place.

The Official Community Plan of Maple Ridge has several policies that link directly to supporting and encouraging the development of affordable housing and states in Section 3.2 titled Affordable, Rental, and Special Needs Housing that:

- 3 - 28 Maple Ridge will encourage partnerships with government and non-government agencies to support the creation of affordable, rental and special needs housing in the community
- 3 - 32 Maple Ridge supports the provision of affordable, rental and special needs housing throughout the City. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans
- 3 - 33 Maple Ridge will encourage housing that incorporates "age-in-place" concepts and seniors housing designed to accommodate special needs.

The city works to enact these policies through the following measures that support the non-market housing sector:

- Work with non-profit organizations seeking acquisition and renovation or redevelopment of their land and building assets that would lead to the addition of new affordable housing.

- Encourage private market and non-profit partnerships. This may involve connecting nonprofit organizations with private sector developers that would be amenable to the addition of non-market units as part of a density bonus arrangement.
- Expand the permissive property tax exemptions to non-market housing providers.

Affordable rental housing is clearly a priority for our city, and we work toward maintaining and building the housing necessary for our vulnerable populations.

Conclusion

Rental housing is important for the ever-growing population of Maple Ridge. There is a significantly low number of affordable housing units available and in turn, many of our most vulnerable citizens are left without appropriate options and must spend an exorbitant percentage of their income on shelter. The City of Maple Ridge works to ensure that housing affordability is a priority and that our residents are able to obtain safe, secure housing within their economic means.

Once again, Devonshire Court Housing Cooperative has our full support.

Sincerely yours,

Mike Morden, Mayor



September 25, 2020

Canada Mortgage and Housing Corporation
700 Montreal Road
Ottawa, Ontario
K1A 0P7

Dear CMHC,

RE: Letter of Support and Commitment for Tyee Housing Cooperative: Co-Investment Fund Application and Project to Remediate 75 Units of Affordable Housing

The purpose of this letter is to provide CMHC with details of the support the City of Victoria, both Council and Staff, is providing with respect to the above-mentioned project as a means to demonstrate our commitment to retaining, preserving, and expanding affordable housing communities in our City.

Background

In July 2019, Council adopted Phase Two: Victoria Housing Strategy 2019 – 2022, which builds on Phase One of the strategy and Council's Strategic Plan. Phase Two (2019 – 2022) acts on learnings from the implementation of Phase One by outlining refinements to existing policies to maximize their effectiveness and adds a range of new and bolder approaches to achieve our goal of housing affordability and choice for all.

The purpose of this strategy is to define the City's role in the provision of affordable housing; to assess and forecast Victoria's affordable housing needs now and in the future, and to establish targets and tools to meet those needs. The strategy aims to be action-oriented, with each phase focusing on concrete measures implemented over a three-year period. Annual monitoring and updates will guide continual improvement. The stated goal of Phase One of the Victoria Housing Strategy was to increase the supply and diversity of non-market and market housing across the housing spectrum and throughout Victoria that meets the current and future needs of low and moderate income households.

The strategy provides guidance for housing policies and initiatives that meet residents' needs across the housing continuum, including non-market housing, affordable rental housing, market rental housing, and affordable or entry-level ownership. No one policy on its own is expected to address all housing needs and collaboration with senior levels of government is critical.

This housing shortage has resulted in low vacancy rates and rents that are putting some of our residents in really stressful situations. Renters who may need to move because of a change in life circumstance or a renovation to their building are finding it very difficult in a market with a rental vacancy rate that has hovered somewhere between 0.5% and 1.1%. For families who need larger units, this vacancy rate is even tighter; it is next to impossible to find a three-bedroom unit, let alone a four-bedroom. Living with this kind of stress puts unnecessary pressure on people, some of whom are already vulnerable.

This is not a special interest issue – **sixty-one percent** of Victoria’s population are renters. Focusing on Renters and their needs is important because renters make up 61% of the Victoria’s population. This proportion continues to increase in both Victoria and the region as home ownership becomes increasingly out of reach for even higher income earners.

Renters also typically have lower incomes than homeowners and this also highlights our push to retain the supply of existing affordable housing stock.

In the first phase of the Strategy described above, our actions were categorized under three broad strategic directions: Supply, Diversity, and Awareness.

In Phase Two, our categories have been expanded into five thematic areas:

- Focus on Renters
- Increase Supply
- Housing Choice
- Track and Improve
- New Ideas

We need to take care of the supply we already have by making sure it is safe and secure, and that tenants are protected from hazardous living situations or precarious housing.

A cornerstone of our commitment is the suite of new **actions** the City is outlining for consideration and exploration.

An extract of these specific actions include:

- The Renters Advisory Committee, which works at improving conditions and wellbeing for renters in the City of Victoria
- A Streamlined Development Permit Application Process, with a priority for non-market applications
- A Streamlined Building Permit Application Process, with a priority for non-market applications

Our approach to working with Tyee Housing Cooperative

One of our action items arising from our Phase Two has been:

24. Facilitate, incent, and support co-op housing

Tyee Housing Cooperative is a 75 unit, Arthur Ericson designed, not-for-profit, affordable townhouse style housing cooperative situated in the Victoria West subdivision, at 103 Wilson Road, and which remains one of the few truly affordable, and vibrant, communities in this area, while the surrounding area has seen a significant development process undertaken.

Tyee have moved forward to securing funding from the CMHC Co-Investment Fund, a Federal Housing Initiative that we support, and which we would like to see more and more projects access. We understand that the original application was submitted and June 2020 and we would certainly value the prioritization of this project due to the clearly demonstrated benefits to our City and the devastating impacts the removal of this quantity of affordable housing stock would have.

Victoria's Existing Housing Stock

A significant proportion of market rental stock is purpose-built rental housing, which provides greater security of tenure than secondary rental units because it is built to support long-term tenancies, with the units designed to remain in the rental market for the life of the building.

The majority of the City's own purpose-built rental stock was built in the 1960's and 1970's and our own resources are already stretched thin ensuring that we modernize and refresh these existing units.

Securing affordable and appropriate housing is still one of the biggest challenges facing a substantial number of Victorians. And for Victorians who are fortunate to already have housing security, finding ways to make room for others in a way that is sensitive to the needs of existing residents is also of paramount importance.

We cannot afford to lose affordable housing stock.

Our Commitment to Tyee Housing Cooperative

Rest assured, Tyee Housing Cooperative has our full support in their efforts to secure the funding needed to modernize and upgrade their valuable affordable housing, and the City of Victoria would happily provide additional information in this regard if needed.

Sincerely Yours,

A handwritten signature in cursive script, appearing to read 'L. Helps'.

Lisa Helps
Victoria Mayor



File No. 0400-01

January 12, 2021

Canada Mortgage and Housing Corporation
c/o Redhouse Solutions
via email: jeannine@redhouse.solutions

Re: Letter of Support and Commitment for Frances Gardens Housing Cooperative: Seed Fund Application

The purpose of this letter is to provide CMHC with details of the support the district municipality of Sooke, both Council and Staff, is providing with respect to the above-mentioned project as a means to demonstrate our commitment to retaining, preserving and expanding affordable housing communities in our municipality.

Our approach to working with Frances Gardens Housing Cooperative

Frances Gardens Housing Cooperative is a 36-unit, not-for-profit, affordable townhouse style housing cooperative situated in the Sooke subdivision, at 6579 Throup Road, and which remains one of the few truly affordable, and vibrant, communities in this area, with an additional housing society, Knox Presbyterian, in the nearby vicinity.

Our approach is direct: work with the co-op to facilitate the development of new affordable units on their vacant land.

Sooke's Existing Housing Stock

A significant proportion of market rental stock is purpose-built rental housing, which provides greater security of tenure than secondary rental units because it is built to support long-term tenancies, with the units designed to remain in the rental market for the life of the building.

Securing affordable and appropriate housing is still one of the biggest challenges facing a substantial number of Sooke residents. And for our residents who are fortunate to already have housing security, finding ways to make room for others in a way that is sensitive to the needs of existing residents is also of paramount importance.

We simply cannot afford to lose affordable housing stock.

Interviews with non-market housing providers indicate there is a significant need for more below-market and affordable rental housing. Anecdotal evidence suggests that the demand for affordable housing for middle income households has not been higher within roughly the last 30 years. A trend in skyrocketing rents began in about 2014 and, although applicants are often paying over 40 to 50 percent of their income towards rent, many still do not meet the income thresholds set by BC Housing and must remain in market housing. Furthermore, stakeholders and business owners remarked in interviews how it is difficult to procure a workforce when housing costs keep existing employees insecure and potential employees unable to live in Sooke.



Thus, the number of occupied private dwellings in Sooke increased steadily but at a rate that is less than expected for its population growth during 2001-2016.

However, the community will be well-served by encouraging the continued growth of the number of apartment buildings with less than 5 storeys, which can be an affordable product type in any community. Additionally, where contextually appropriate, apartment buildings with more than 5 storeys could serve the District's growing population well as the demand for housing will likely require more density in certain areas of the community.

The District of Sooke currently has about 268 non-market housing units (roughly 5 percent of the total occupied housing). Affordable units are limited. Based on data and interviews/surveys with stakeholders, it is of particular concern that there are limited affordable units that are appropriate for one-person households, lone-parent households, and seniors that want to age-in-place. The expected increase in the share of the population aged 65 years and over in Sooke will likely increase the need for more seniors housing as well as Assisted Living.

Addressing non-market housing needs is imperative. With the aging population of Sooke and the increase in middle aged families, there is a scarcity of appropriate affordable housing. The expected increase of the District's population will lead to seniors being displaced due to assisted living and downsizing. Similarly, middle-aged families will likely downsize due to being "empty-nesters." This leaves a large portion of the population unable to manage their housing needs because those that cannot afford a home find spiking rent prices. Thus, this puts pressure on seniors and those most vulnerable to the community.

The housing needs also require services that will support those in need, such as homelessness outreach and prevention, women, and children at risk of violence, individuals with addiction and substance use, individuals with mental and physical health conditions and/or other challenges that puts them at a higher risk of homelessness.

Although the District has added "68 apartment units and 7 duplex dwelling units during 2011-2018", this is an insufficient amount of housing for the demands of the population.

Our Commitment to Frances Gardens Housing Cooperative

Rest assured; Frances Gardens Housing Cooperative has our full support in their efforts to secure the funding needed to add units to their valuable affordable housing complex.

Enhancing housing affordability is extremely important. A large variety of dwelling types are unaffordable to the community, such as a house being a median price of \$599,900 and only being a housing option for 18% of the district. With this unaffordability, renters will be forced to pay more as the supply for housing decreases and the demand for it increases.

Studies have found that Sooke's residentially parcelled zones are significantly low. Zones R1 and R2, making up 54 acres of land, are the most vacant zones. An increase in density to these zones would help the housing crisis in Sooke in terms of housing supply and resources. The zoned parcels could be a significant use to Sooke in the short run if they are used for housing, provided that no major land development issues affect these parcels. Studies have also found that 43 vacant R3 zoned parcels that may be a potential opportunity to provide duplex housing in the



2205 Otter Point Road, Sooke, British Columbia, Canada V9Z 1J2

Phone: 250-642-1634 Fax: 250-642-0541 Email: info@sooke.ca Website: www.sooke.ca

short run. These under-utilized lands and vacant zoned parcels could provide a variety of housing types for the population of Sooke which would increase housing opportunities to the population.

Practical Support Steps

As we demonstrated during the process to approve the Know Presbyterian Project, we assist our not-for-profit partners by expediting our development and building permit processes to ensure the project gets supported to finalization.

We also provide guidance on the engagement with our engineering and planning departments, as well as staff and Council, which ensured that the process was smooth and seamless.

Conclusion

Rental housing is important for the growing population of Sooke. There is a significantly low number of rental houses and due to this, rent has spiked. The population of Sooke is becoming more elderly and it is imperative that we can maintain housing security. Housing affordability should be the main priority.

Once again, Frances Gardens has our full support.

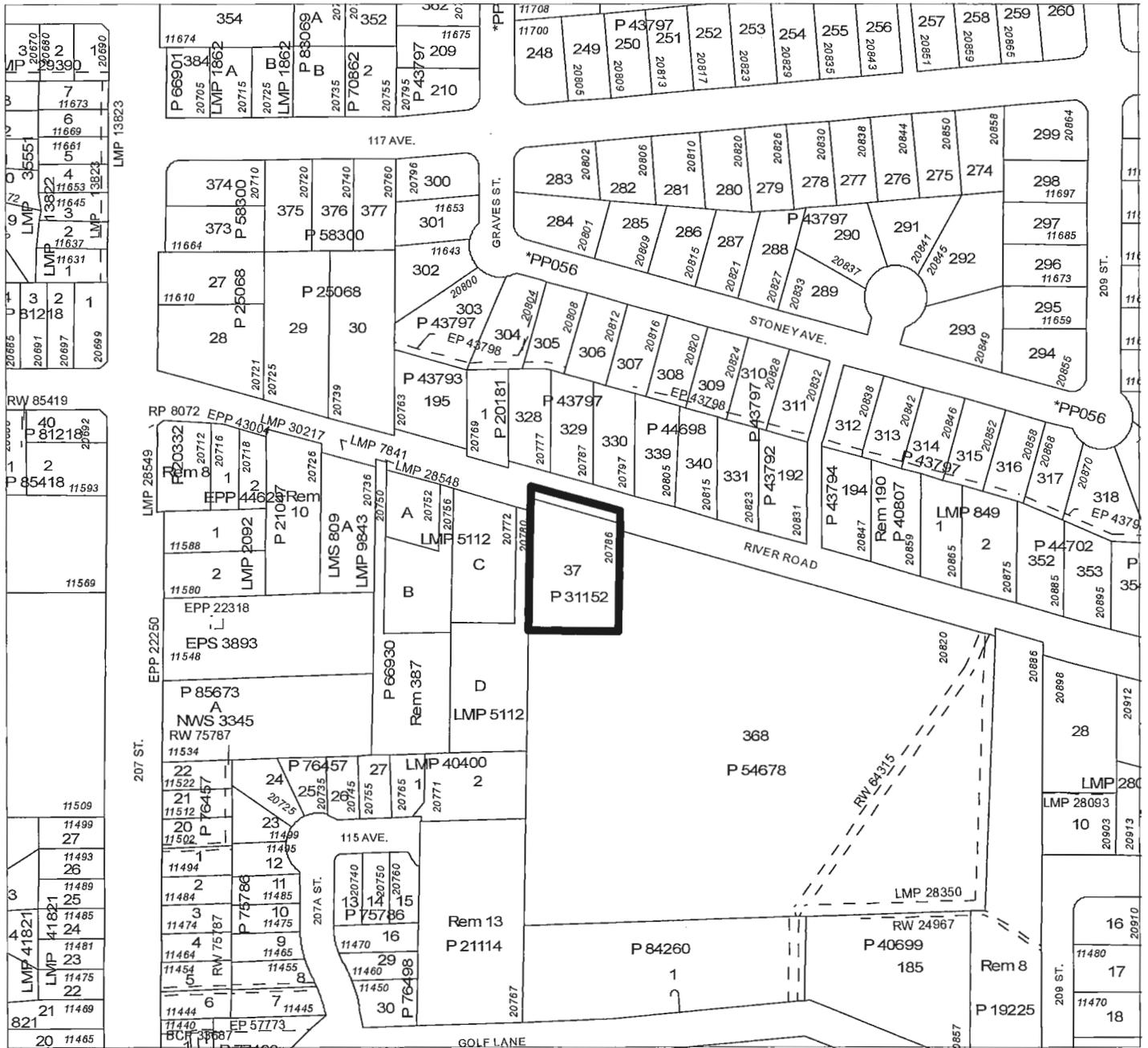
Sincerely,

A handwritten signature in black ink, appearing to read "Maja Tait". The signature is fluid and cursive.

Maja Tait, Mayor

1000 Bylaws

1000



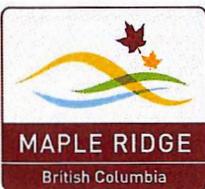
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7614-2020

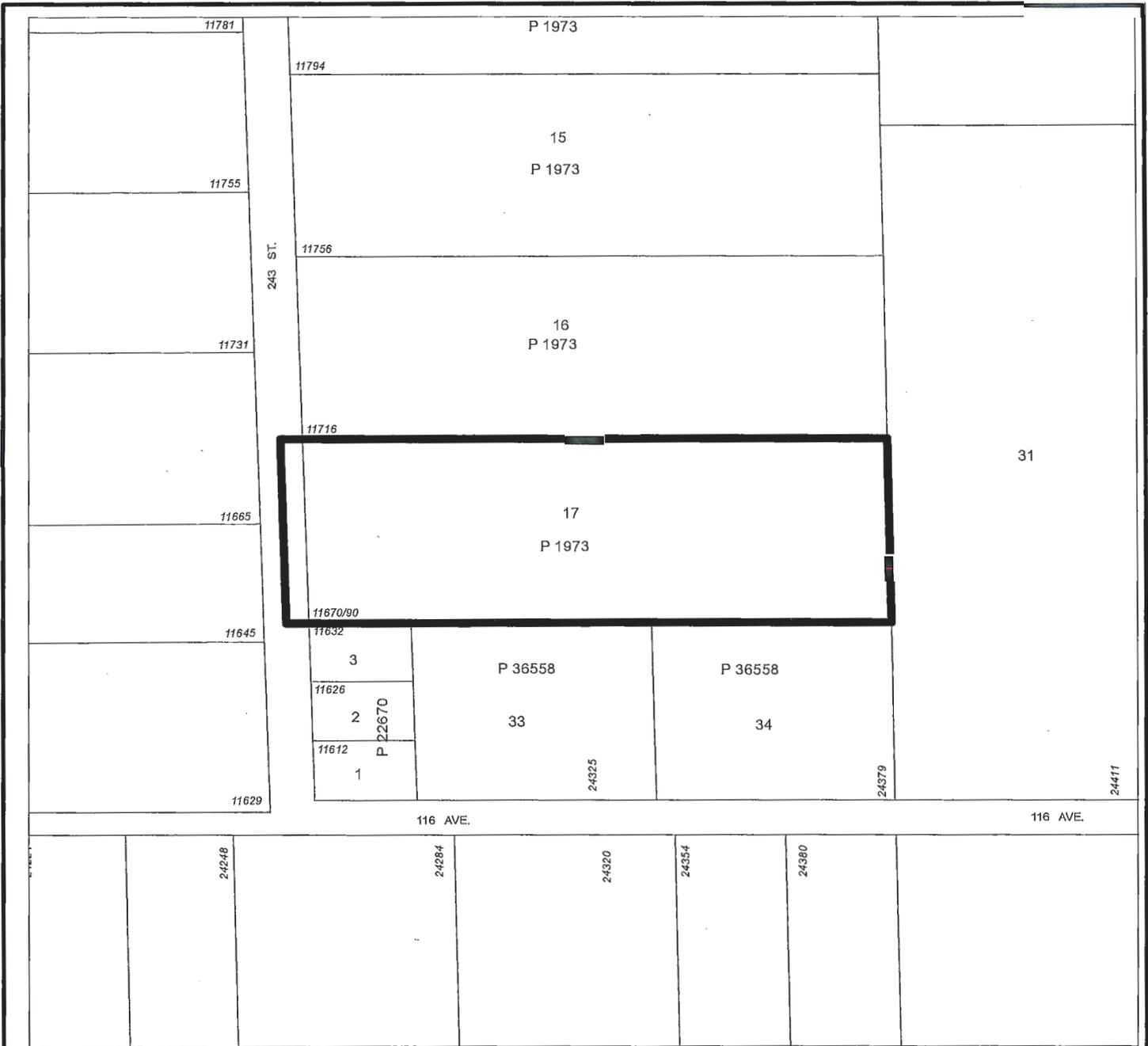
Map No. 1828

From: RS-1 (One Family Urban Residential)

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

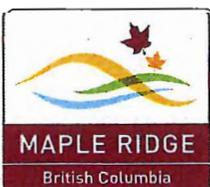


SCALE 1:2,500

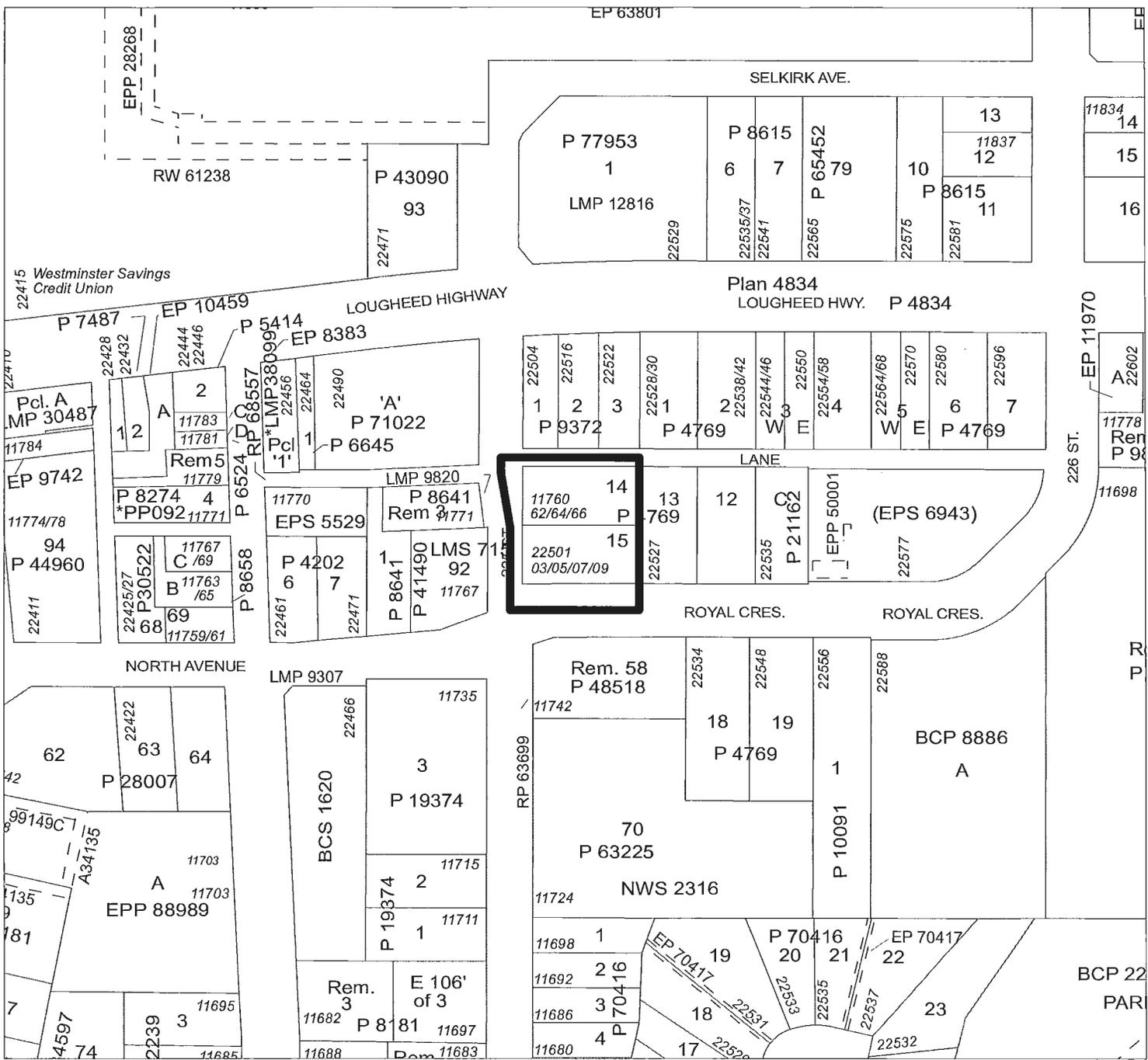


MAPLE RIDGE ZONE AMENDING

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



SCALE 1:2,500

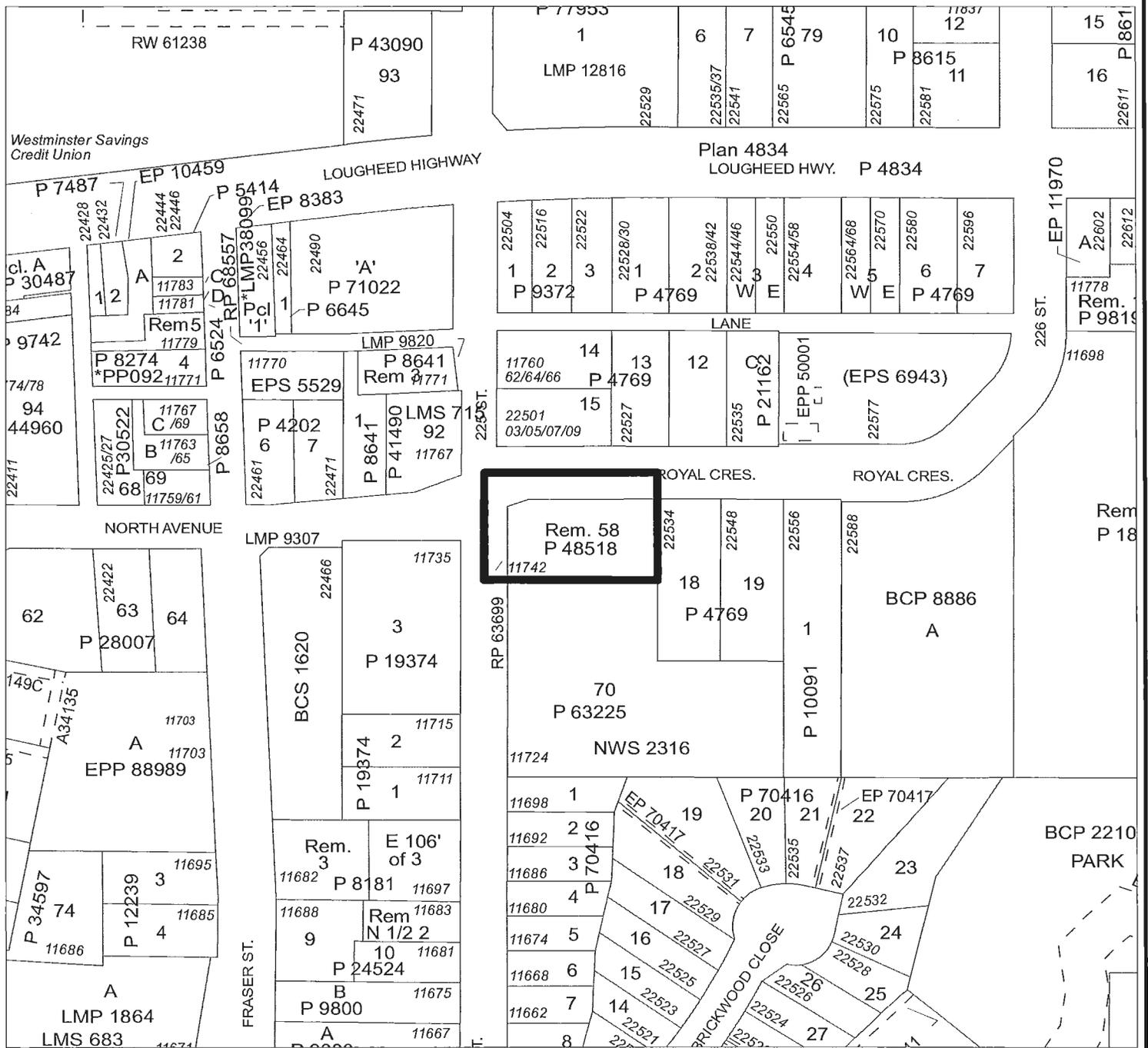


MAPLE RIDGE ZONE AMENDING

Bylaw No. 7742-2021
 Map No. 1881
 From: LUC (Land Use Contract)

To: RM-2 (Medium Density Apartment Residential)





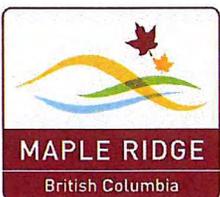
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7743-2021

Map No. 1882

From: LUC (Land Use Contract)

To: CD-1-00 (Comprehensive District)



SCALE 1:2,000

CITY OF MAPLE RIDGE
BYLAW NO. 7744-2021

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

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.

1003.5

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.



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7745-2021

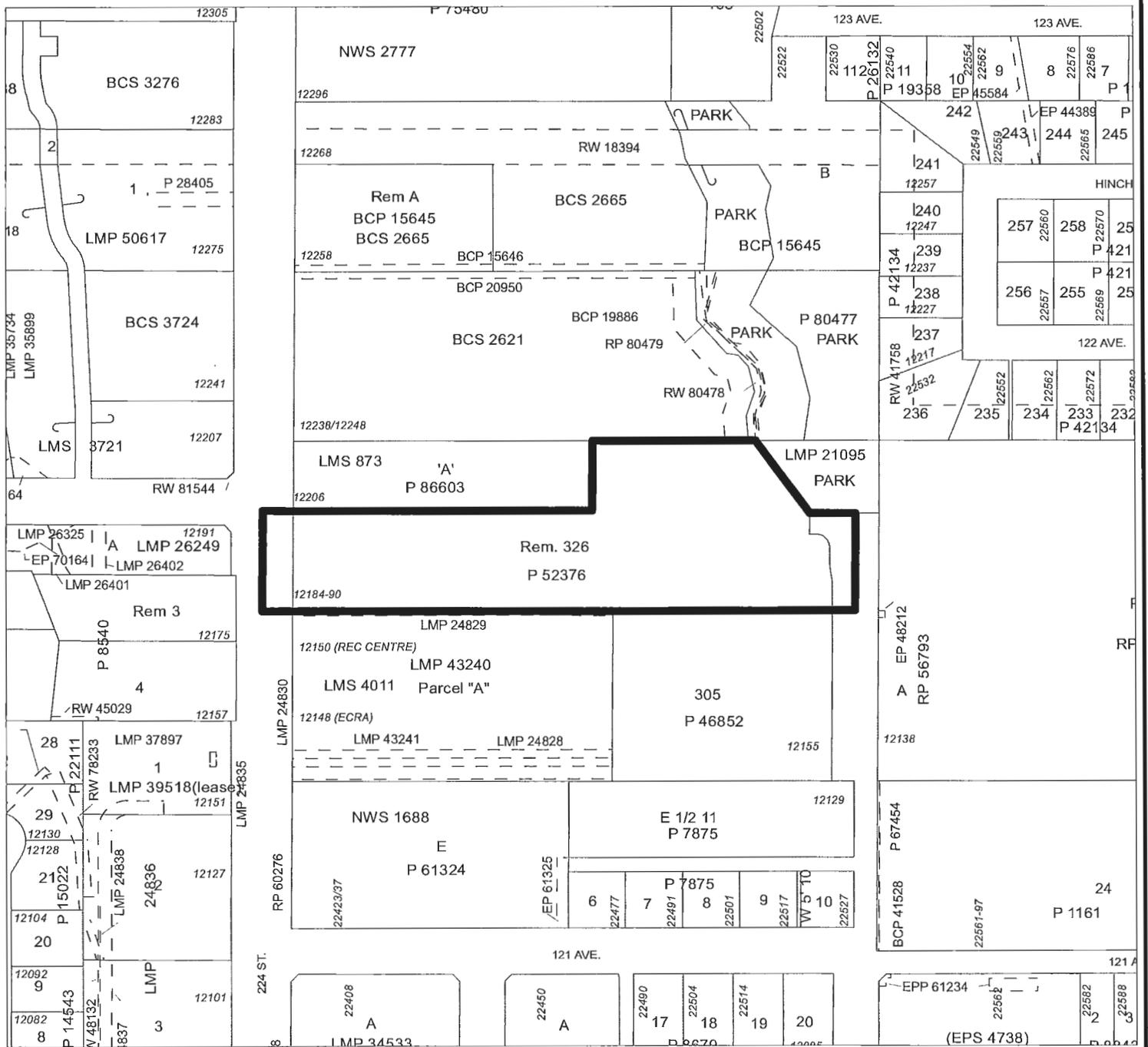
Map No. 1884

From: LUC (Land Use Contract)

To: CD-1-21 (Comprehensive Development)



SCALE 1:2,500



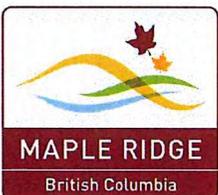
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7746-2021

Map No. 1885

From: LUC (Land Use Contract)

To: CD-1-21 (Comprehensive Development)



SCALE 1:2,500



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading:
Zone Amending Bylaw No. 7325-2017
Rescind Third, Amended Third Reading and Final Reading:
11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7555-2019
11779 Burnett Street

MEETING DATE: July 27, 2021
FILE NO: 2017-035-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7325-2017 for the subject property, located at 11779 (formerly 11775 and 11781) Burnett Street (see Appendix A) has been considered by Council and at Public Hearing and subsequently was granted third reading. The applicant has requested that final reading be granted.

Council granted first reading for Zone Amending Bylaw No. 7325-2017 (Appendix B) on May 23, 2017. Council granted first, second and third readings for 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7555-2019 on July 23, 2019 (see Appendix C). Second reading for Zone Amending Bylaw No. 7325-2017 was granted on July 23, 2019, the application was presented at Public Hearing on September 17, 2019 and received third reading on October 1, 2019. The purpose of the rezoning is to permit the construction of a 64 rental unit apartment building (Appendix D).

Being a rental apartment building subject to a Housing Agreement, the project is exempted from making payment under the Community Amenity Contribution Policy.

There are two minor housekeeping amendments that do not affect use or density:

- Applying the new legal description in both Bylaws; and
- Applying the new company name and having a consistent citation to the same bylaw number of 7555 in the Housing Agreement Bylaw. Inadvertently, numbers 7555 and 7556 were used.

RECOMMENDATIONS:

1. That third reading of Zone Amending Bylaw No. 7325-2017 be rescinded; and
2. That Zone Amending Bylaw No. 7325-2017 be given third reading as amended; and
3. That Zone Amending Bylaw No. 7325-2017 be adopted; and
4. That third reading of 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019 be rescinded; and
5. That 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019 be given third reading as amended; and further
6. That 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7555-2019 be given third reading as amended and be adopted.

1004

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on September 17, 2019. On October 01, 2019 Council granted third reading to Zone Amending Bylaw No. 7325-2017 with the stipulation that the following conditions be addressed:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
Comment: This has been registered on title.
- ii) Road dedication on Burnett Street as required;
Comment: This has been registered on title.
- iii) Submission of a traffic study including a review of the Burnett/Lougheed and Burnett/Dewdney Trunk intersections;
Comment: City Engineering advised that the scale of the project is not large enough to warrant this study.
- iv) Consolidation of the subject properties;
Comment: This has been completed. Consequently, housekeeping amendments are required for the new legal description contained in the bylaws.
- v) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject properties for the proposed development;
Comment: This has been registered on title.
- vi) Registration of a Restrictive Covenant for visitor parking spaces;
Comment: This has been registered on title.
- vii) Registration of a Restrictive Covenant for Stormwater Management;
Comment: This has been registered on title.
- viii) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that units in the proposed building will be restricted to residential rental units;
Comment: Once the Housing Agreement Bylaw is adopted, the agreement authorized by this bylaw will be executed by the City. The Restrictive Covenant that accompanies this Bylaw has been registered.
- ix) Removal of existing building/s;
Comment: The applicant has confirmed that the site is vacant.
- 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.
Comment: It has been confirmed that no underground oil tanks were observed by the consultant retained by the developer.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Zone Amending Bylaw No. 7325-2017 and to 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7555-2019.

"Original signed by Adrian Kopystynski"

Prepared by: **A. Kopystynski MSc, MCIP, RPP, MCAHP
Planner**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

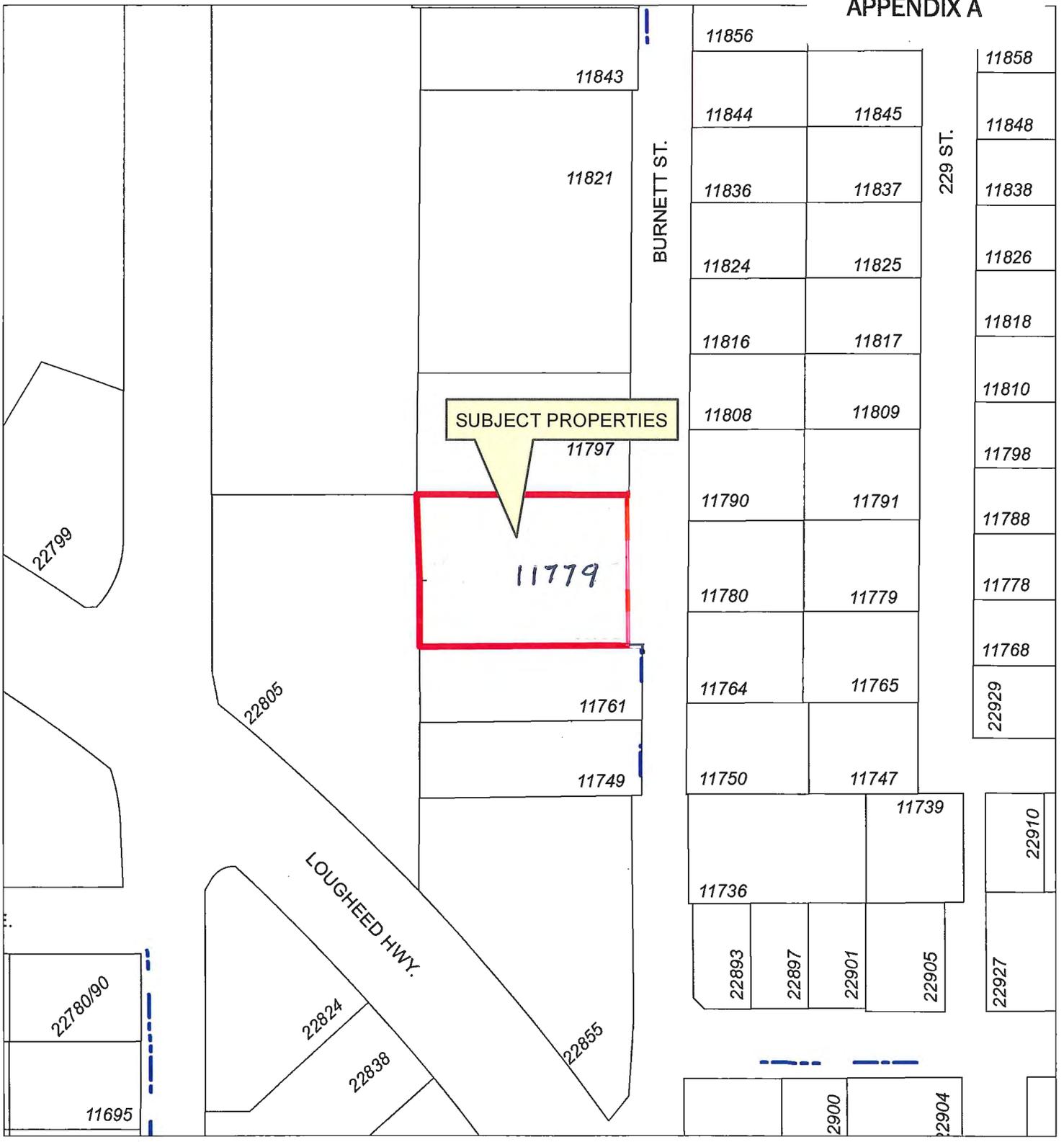
"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Bylaw No. 7325-2017
- Appendix C – Bylaw No. 7555-2019
- Appendix D – Site Plan

APPENDIX A



Scale: 1:1,500

Legend

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

11775/11781 Burnett St

PLANNING DEPARTMENT



mapleridge.ca

2017-035-RZ
DATE: Feb 14, 2017

BY: JV

CITY OF MAPLE RIDGE

BYLAW NO. 7325-2017

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7325-2017."
2. Those parcels or tracts of land and premises known and described as:

Lot 1 Section 17 Township 12 New Westminster District Plan EPP98989 Except Those Parts Shown As Road On Plan EPP98988

and outlined in heavy black line on Map No. 1710 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the 23rd day of May, 2017.

READ a second time the 23rd day of July, 2019.

PUBLIC HEARING held the 17th day of September, 2019.

READ a third time the 1st day of October, 2019.

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX C

CITY OF MAPLE RIDGE BYLAW NO. 7555-2019

A Bylaw to authorize the City of Maple Ridge to enter into a Housing Agreement for
11775 and 11781 Burnett Street

WHEREAS, pursuant to Section 483 of the Local Government Act, R.S.B.C 1996, c. 323, as amended, Council may, by bylaw, enter into a housing agreement under that Section;

AND WHEREAS, Council and 1083144 B.C. LTD. (Inc. No. BC1083144) wish to enter into a housing agreement for the subject properties at about 11775 and 11781 Burnett Street;

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

1. This Bylaw may be cited as "11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7555-2019".
2. By this Bylaw Council authorizes the City to enter into a housing agreement with 1083144 B.C. LTD. (Inc. No. BC1083144) or the owner(s) of the land upon execution of the agreement in respect to the following land:

Lot 1 Section 17 Township 12 New Westminster District Plan EPP98989 Except Those Parts Shown As Road On Plan EPP98988
3. The Mayor and Corporate Officer are authorized to execute the housing agreement and all incidental instruments on behalf of the City of Maple Ridge.
4. Schedule "A", attached to this Bylaw, is incorporated into and forms part of this Bylaw.
5. This bylaw shall take effect as of the date of adoption hereof.

READ a first time the 23rd day of July, 2019.

READ a second time the 23rd day of July, 2019.

READ a third time the 23rd day of July, 2019.

ADOPTED the ___ day of _____, 20__.

PRESIDING MEMBER

CORPORATE OFFICER

1004.2

Housing Agreement

2017-035-RZ

BETWEEN:

1083144 B.C. Ltd., Inc. No. BC1083144
12262 New McLellan Road, Surrey, B.C. V3X 2Y1

(the "Owner")

AND:

CITY OF MAPLE RIDGE, 11995 Haney Place, Maple Ridge, BC V2X 6A9

(the "City")

WHEREAS:

- A. The Owner is the registered owner of or has an equity of redemption in certain lands situated in the Municipality of Maple Ridge in the Province of British Columbia, and more particularly known and described as:

PID: NO PID

Lot 1 Section 17 Township 12 New Westminster District Plan EPP98989 Except Those Parts Shown As Road On Plan EPP98988

(hereinafter called the "Lands").

- B. The Owner has applied to the City for a rezoning of the Lands and in connection with that rezoning the Owner wishes to enter into this Agreement with the City to set out terms and conditions respecting the occupancy of certain rental units to be constructed on the Lands, to have effect as both a covenant pursuant to section 219 of the *Land Title Act* (British Columbia) and a Housing Agreement pursuant to section 483 of the *Local Government Act* (British Columbia).
- C. The City has adopted a bylaw pursuant Section 483 of the *Local Government Act* to authorize this Agreement.

NOW THEREFORE in consideration of the promises below, the payment of \$1.00 by the City to the Owner and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the City covenant and agree, pursuant to section 483 of the *Local Government Act* (British Columbia) and section 219 of the *Land Title Act* (British Columbia) as follows:

1. **Definitions** - In this Agreement, in addition to terms defined else:

- (a) **"Accessibility Requirements"** means the accessibility requirements for persons with disabilities as set out in the BC Building Code, including section 3.8 of Division B of the Building Access Handbook 2014.
- (b) **"Affordable Rental Unit"** means a Dwelling Unit on the Lands that is designated as an Affordable Dwelling Unit pursuant to under this Agreement and that shall, following such designation, be subject to certain use and occupancy restrictions as set out in this Agreement, including a maximum rent and a housing income limit.
- (c) **"Affordable Residential Rental Rate"** means 30% of the annual Housing Income Limit for the applicable size of the applicable Affordable Rental Unit, divided by 12.
- (d) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function.
- (e) **"Dwelling Unit"** means a self-contained set of habitable rooms providing residential accommodation for one Household containing only one set of cooking facilities.
- (f) **"Gross Annual Income"** means the sum of all taxable incomes, being the amount identified as taxable income on the most recent income tax return (line 260 of the income tax T1 General Form) of all individuals 15 years and older that reside in the Affordable Rental Unit.
- (g) **"Household"** means one or more individuals living in a Dwelling Unit consisting of:
 - (i) an individual;
 - (ii) two or more individuals related by blood, marriage, adoption or foster parenthood; or
 - (iii) three or fewer unrelated persons.
- (h) **"Housing Income Limit"** means the annual income required to pay the average market rent for an appropriately sized unit in the private market for the Abbotsford 'Planning Area', as published by BC Housing or its successor in function from time to time, for the following sized dwelling units: Bachelor, 1 Bedroom, 2 Bedroom, 3 Bedroom, and 4+ Bedroom. The 2018 Housing Income Limits are attached as Schedule A.
- (i) **"Market Rental Unit"** means a Dwelling Unit on the Lands that is designated as a Market Rental Unit pursuant to this Agreement and that shall, following such designation, be subject to certain use and occupancy restrictions as set out in this Agreement.
- (j) **"RTA"** means the *Residential Tenancy Act* (British Columbia).
- (k) **"Tenancy Agreement"** means a tenancy agreement as defined in the RTA (British Columbia) granting the right to occupy a Required Rental Unit.

- (l) **“Tenant”** means the occupant or occupants of a Required Residential Unit under a Tenancy Agreement.

CONSTRUCTION AND DESIGNATION OF REQUIRED RENTAL UNITS

2. **Construction & Designation of Required Rental Units** – The Owner shall construct 3 (Three) Affordable Rental Units (Unit #106, #107 and #108) and 61 (Sixty One) Market Rental Units on the Lands. Without limiting the foregoing, the Lands shall not be built upon unless the building to be constructed contains 3 (Three) Affordable Rental Units and 61 (Sixty One) Market Rental Unit and unless, before construction begins, the Owner designates, in writing to the City, which of the Dwelling Units, to be constructed on the Lands shall be the required Affordable Rental Units and Market Rental Units, (which 3 (Three) designated Affordable Rental Units and 61 (Sixty One) designated Market Rental Units are referred to herein as the (**“Required Rental Units”**)). The foregoing designation may not be changed without the prior written approval of the City.
3. **Accessibility** – Units #102, #103, #104, #105, #109 and #110 shall be designed and constructed in accordance to meet the Accessibility Requirements and shall at all times be repaired and maintained so they meet the Accessibility Requirements.
4. **Building Design Requirements** - The Lands shall not be built upon unless the City is satisfied that the plans submitted to the City in connection with the building permit application for the proposed building show the Required Rental Units and conform to the requirement that the Required Rental Units meet the Accessibility Requirements.
5. **Completion of Required Rental Units** – No building on the Lands may be occupied or used for any purpose until and unless Required Rental Units are constructed and designated in accordance with the requirements of this Agreement and the City has issued an occupancy permit for all of the Required Rental Units
6. **Strata Subdivision Requirements** – The Land shall not be subdivided by deposit of a strata plan under the *Strata Property Act* unless:
 - (a) the Owner has filed a rental disclosure statement pursuant to section 139 of the *Strata Property Act* designating each of the Required Rental Units as a rental strata lot with a rental period expiry date no earlier than 70 years from the date of stratification;
 - (b) the strata corporation bylaws to be created by the filing of the strata plan do not contain any restrictions on the rental of the Required Rental Units, including any provision preventing the rental of the Required Rental Units in accordance with the requirements and restrictions under this Agreement; and

- (c) the strata corporation bylaws to be created by the filing of the strata plan contain the following provision: "Certain strata lots are subject to a Housing Agreement with the City of Maple Ridge that requires that, among other things, such strata lots only be used for residential rental purposes. No action shall be taken by the owners or the strata corporation to restrict or limit the terms of the Housing Agreement, including, but not limited to, amendment to these bylaws".

OCCUPANCY RESTRICTIONS

- 7. **Residential Use Only** – Each Required Rental Unit may only be used as a permanent residence providing rental residential accommodation. Without limiting the foregoing, the Required Rental Units shall not be used to provide vacation or other temporary accommodation.
- 8. **Tenure Requirements – Rental Only** – Each Required Rental Unit may only be occupied by one or more individuals who occupy the Required Rental Unit as a permanent residence pursuant to a Tenancy Agreement. For clarity and without limiting the foregoing, the Owner may not occupy a Required Rental Unit.
- 9. **Affordable Rental Units - Rental and Occupancy Restrictions** –
 - (a) Maximum Tenant Income – The Owner shall not enter into a Tenancy Agreement with respect to an Affordable Housing Unit, and shall not otherwise rent or lease an Affordable Housing Unit, to a Tenant or Tenants where the Gross Annual Income of all occupants of the Affordable Housing Unit is greater than the Housing Income Limit applicable to the size of the Affordable Housing Unit.
 - (b) Maximum Rent - The Owner shall not charge a monthly rent for an Affordable Rental Unit that exceeds the Affordable Residential Rental Rate applicable to the size of the Affordable Rental Unit.
- 10. **Other Tenancy Requirements** – The Owner shall comply with the following requirements:
 - (a) Reference to Housing Agreement - Every Tenancy Agreement shall specify the existence of this Agreement and the occupancy restrictions applicable to the Affordable Rental Unit or Market Rental Unit, as the case may be, and a copy of this Agreement shall be attached to every Tenancy Agreement.
 - (b) Occupant Identification - Every Tenancy Agreement shall identify all occupants of the applicable Required Rental Unit.

- (c) Income Information – Before entering into a Tenancy Agreement for an Affordable Rental Unit, the Owner shall obtain copies of each proposed occupant's most recent income tax return for the purposes of determining compliance with the Housing Income Limit requirements of this Agreement and will retain and provide copies of same to the City upon request of the City's Director of Planning from time to time.
- (d) Copy to Municipality - The Owner shall deliver to the City a copy of each then current Tenancy Agreement for Required Rental Units, are any of them as may be specified by the Director of Planning, upon request from the Director of Planning from time to time.
- (e) No Extra Charges - The Owner shall not require a Tenant to pay any extra charges or fees for use of any common property, limited common property, or other common area, for property taxes or for sanitary sewer, storm sewer, water utilities or similar services and no provision to that effect shall be included in any Tenancy Agreement.
- (f) Other Tenancy Agreement Terms – Every Tenancy Agreement shall include:
 - (i) a clause requiring the Tenant to comply with the use and occupancy restrictions contained in this Agreement;
 - (ii) a clause entitling the Owner to terminate the Tenancy Agreement in accordance with the RTA if the Tenant uses or occupies, or allows use or occupation of, the Required Rental Unit in breach of any of the use and occupancy restrictions contained in this Agreement; and
 - (iii) a clause prohibiting the Tenant from subleasing the Required Rental Unit or assigning the Tenancy Agreement, without the prior written consent of the Owner.
- (g) Fixed Term – If the Tenancy Agreement is for a fixed term, the term of the Tenancy Agreement shall not exceed one year.
- (h) Sublease/Assignment - The Owner shall not permit a Required Rental Unit to be subleased or a Tenancy Agreement to be assigned, unless such subletting or assignment is done in compliance with this Agreement.
- (i) Tenant Non-Compliance - The Owner shall, in accordance with the RTA, terminate a Tenancy Agreement if the Tenant uses or occupies, or allows the use or occupation of, the Required Rental Unit in breach of any of the use and occupancy restrictions contained in this Agreement.
- (j) Compliance Declaration - Within 30 days following a request from the

Director of Planning from time to time, the Owner shall, in respect of any or all Required Rental Units as specified in the request, deliver to the City a statutory declaration in the form attached as Schedule B or such other form as may be specified from time to time by the Director of Planning, sworn by the Owner or, if the Owner is a corporation, a director or officer of the Owner and containing all the information required to complete the statutory declaration.

(k) City Inquiries - The Owner hereby irrevocably authorizes City to make such inquiries as it considers necessary and reasonable in order to confirm that the Owner is complying with this Agreement, and irrevocably authorizes and directs the recipient of the request for information from the City to provide such information to the City.

(l) Management and Inspection - The Owner shall furnish good and efficient management of the Required Rental Units and shall permit representatives of the City to inspect the Required Rental Units at all reasonable times, subject to the notice provisions of the RTA. The Owner shall maintain the Required Rental Units so that they are at all times in a good condition and state of repair and fit for habitation and shall comply with all applicable laws and enactments, including those relating to health and safety. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Market Units and/or the Market Rental Units, including, if directed by the City, "public housing body" under the Residential Tenancy Regulation under the RTA.

11. **HILs Alternatives** - If the BC Housing ceases to publish housing income limits for the Abbotsford 'Planning Area', the City may designate an alternative area in respect of which BC Housing publishes such limits, or the City may designate a different publication or may publish its own housing income limits, and if the City makes any of the foregoing designations, the term "Housing Income Limits" under this Agreement will be deemed to reference the designated housing income limits.

(c) **REGISTRATION AND NOTICE**

12. For clarity, the Owner acknowledges and agrees that:

(a) This Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*; and

(b) the City may file a notice of this Agreement in the Land Title Office as notice against title to the Land as required by section 483 of the *Local Government Act* and may register this Agreement against title to the Lands as a covenant

under section 219 of the *Land Title Act*.

(d) **GENERAL**

13. **Strata Bylaws do not Affect Use and Occupancy Restrictions** – If the Lands are any building on the Lands are subdivided by deposit of a strata plan under the *Strata Property Act* (British Columbia):

- (a) no bylaw of the resulting strata corporation shall prevent, restrict or limit the use of any of the Required Rental Units in a manner that prevents the rental of a Required Rental Unit in accordance with the requirements and restrictions under this Agreement; and
- (b) the resulting strata corporation shall not do anything that prevents the rental of a Required Rental Unit in accordance with the requirements and restrictions under this Agreement.

14. **Municipal Permits** – The Owner agrees that the City may withhold building permits and occupancy permits with respect to any building or other structure from time to time constructed or proposed to be constructed on the Lands, as the City may, in its sole discretion, consider necessary to ensure compliance with this Agreement.

15. **Indemnity** – As an integral part of this Agreement, pursuant to section 219(6)(a) of the *Land Title Act*, the Owner hereby indemnifies the City from and against any and all liability, actions, causes of action, claims, suits, proceedings, judgements, damages, expenses, demands and losses at any time suffered or incurred by, or brought against, the City, or any of its elected or appointed officials, officers, employees or agents, arising from or in connection with the granting or existence of this Agreement, the performance of any of the Owner's obligations under this Agreement, any breach of any provision under this Agreement or the enforcement by the City of this Agreement.

16. **Specific Relief** – The Owner agrees that the public interest in ensuring that all of the provisions of this Agreement are complied with strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the City, in the event of an actual or threatened breach of this Agreement.

17. **No Effect on Powers** – Nothing in this Agreement shall:

- (a) affect or limit the discretion, rights or powers of the City or the City's Approving Officer under any enactment or at common law, including in relation to the use, development or subdivision of the Land;
- (b) affect or limit any enactment relating to the use, development or subdivision of the Land; or
- (c) relieve the Owner from complying with any enactment, including in relation

to the use, development or subdivision of the Lands.

18. **City Discretion** – Where the City or a representative of the City is required or permitted under this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent:
 - (a) the relevant provision shall not be considered fulfilled unless the approval, opinion, determination, consent or expression of satisfaction is in writing signed by the City or the representative, as the case may be;
 - (b) the approval, opinion, determination, consent or satisfaction is in the sole discretion of the City or the representative, as the case may be; and
 - (c) the City or the representative, as the case may be, is under no public law duty of fairness or natural justice in that regard and the City or the representative may do any of those things in the same manner as if it were a private person and not a public body or employee or officer thereof.
19. **No Obligation to Enforce** – The rights given to the City under this Agreement are permissive only and nothing in this Agreement shall give rise to any legal duty of any kind on the City to anyone or obligate the City to enforce this Agreement or to perform any act or incur any expense.
20. **Agreement Runs with Lands** – This Agreement shall burden and run with Lands and each and every part into which the Lands may be subdivided by any means (including by deposit of a strata plan of any kind under the *Strata Property Act* (British Columbia)) and shall bind the successors in title to the Lands each and every person who from time to time acquires any interest in the Lands or any part thereof.
21. **Waiver** – No waiver by the City of any requirement or breach of this Agreement shall be effective unless it is an express waiver in writing that specifically references the requirement or breach and no such waiver shall operate as a waiver of any other requirement or breach or any continuing breach of this Agreement.
22. **Remedies** - No reference to or exercise of any specific right or remedy by the City shall prejudice or preclude the City from exercising any other right or remedy, whether allowed at law or in equity or expressly provided for in this Agreement, and no such right or remedy is exclusive or dependent upon any other such remedy and the City may from time to time exercise any one or more of such remedies independently or in combination.
23. **Priority** – The Owner shall cause this Agreement to be registered in the applicable land title office against title to the Lands with priority over all financial liens, charges and encumbrances, and any leases and options to purchase, registered or pending registration at the time of application for registration of this Agreement, including by causing the holder of each such lien, charge, encumbrance, lease or option to purchase to execute an instrument in a form required by the City under which such holder

postpones all of the holder's rights to those of the City under this Agreement in the same manner and to the same extent as if such lien, charge, encumbrance, lease or option to purchase had been registered immediately after the registration of this Agreement.

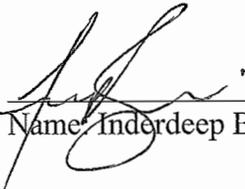
24. **Modification** – This Agreement may not be modified except by an agreement or instrument in writing signed by the Owner or its successor in title and the City or a successor or assignee.
25. **Further Assurances** – The Owner shall do and cause to be done all things, including by executing further documents, as may be necessary to give effect to the intent of this Agreement.
26. **Owner's Expense** – The Owner shall perform its obligations under this Agreement at its own expense and without compensation from the City.
27. **Severance** – If any part of this Agreement is for any reason held to be invalid by a decision of a court with the jurisdiction to do so, the invalid portion is to be considered severed from the rest of this Agreement and the decision that it is invalid shall not affect the validity or enforceability of the remainder of this Agreement.
28. **Interpretation** - In this Agreement:
 - (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this agreement;
 - (c) the term "enactment" has the meaning given to it under the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
 - (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
 - (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced from time to time, unless otherwise expressly provided;
 - (f) reference to a particular numbered section, or to a particular lettered schedule, is, unless otherwise expressly provided, a reference to the correspondingly numbered section or lettered schedule of this Agreement;
 - (g) all Schedules to this Agreement form an integral part of this Agreement;
 - (h) time is of the essence; and
 - (i) where the word "including" is followed by a list, the contents of the list are not intended to limit or otherwise affect the generality of the expression

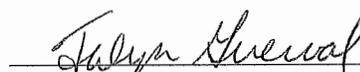
preceding the word "including".

29. **Governing Law** – This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia, which shall be deemed to be the proper law hereof.
30. **Enurement** – This Agreement hereof shall enure to the benefit of the parties and their respective successors and assigns, as the case may be.
31. **Entire Agreement** – This Agreement is the entire agreement between the parties regarding its subject.
32. **Execution in Counterparts & Electronic Delivery** - This Agreement may be executed in any number of counterparts and delivered by e-mail, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument, provided that any party delivering this Agreement by e-mail shall also deliver to the other party an originally executed copy of this Agreement.

Dated at City of ^{Maple Ridge} ~~Surrey~~, BC this 27 day of February, 2021

1083144 B.C. Ltd.,
by its authorized signatory(ies):


Name: Inderdeep Basi


Name: Talya Grewal

CITY OF MAPLE RIDGE
by its authorized signatory(s)

Mayor

Clerk

Schedule "A"



2018 Housing Income Limits (HILs)

Housing Income Limits represent the income required to pay the average market rent for an appropriately sized unit in the private market. Average rents are derived from CMHC's annual Rental Market Survey, done in the fall and released in the spring. The size of unit required by a household is governed by federal/provincial occupancy standards.

Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Lower Mainland					
Abbotsford	\$27,500	\$32,000	\$39,000	\$66,000	\$81,000
Chilliwack	\$24,000	\$29,500	\$39,000	\$47,500	\$58,500
Hope	\$24,500	\$27,000	\$33,000	\$39,500	\$48,500
Powell River	\$29,000	\$32,000	\$34,000	\$38,500	\$47,500
Squamish	\$44,000	\$48,000	\$52,000	\$66,500	\$81,500
Sunshine Coast	\$30,500	\$36,000	\$39,000	\$45,000	\$55,500
Vancouver	\$41,500	\$48,000	\$58,000	\$68,000	\$83,500
Non-Market Areas	\$64,500	\$74,000	\$83,000	\$88,500	\$94,800

Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Southern BC					
Ashcroft/Cache Creek	\$24,000	\$25,500	\$30,000	\$36,500	\$42,500
Castlegar	\$26,500	\$28,500	\$33,500	\$40,500	\$47,000
Cranbrook	\$27,000	\$30,500	\$37,000	\$46,000	\$53,000
Creston	\$22,000	\$26,000	\$32,000	\$37,000	\$41,000
Elk Valley	\$29,000	\$31,000	\$34,500	\$46,000	\$53,000
Golden	\$25,500	\$28,000	\$35,000	\$41,000	\$47,500
Grand Forks	\$22,000	\$24,000	\$30,500	\$37,000	\$43,000
Kamloops	\$32,000	\$36,000	\$42,000	\$53,500	\$62,500
Kelowna	\$33,000	\$39,000	\$47,000	\$55,000	\$62,500
Kimberley	\$21,500	\$26,000	\$30,500	\$35,000	\$40,000
Merritt	\$25,000	\$27,000	\$32,000	\$39,000	\$45,000
Nelson	\$25,500	\$31,000	\$35,500	\$47,000	\$54,000
Oliver/Osoyoos	\$26,500	\$29,000	\$35,500	\$43,000	\$50,000
Penticton	\$28,500	\$33,000	\$40,000	\$54,000	\$61,500
Princeton	\$24,500	\$27,000	\$32,500	\$39,000	\$45,000
Revelstoke	\$35,500	\$39,000	\$41,500	\$45,500	\$52,500
Salmon Arm	\$24,500	\$31,000	\$38,000	\$46,000	\$52,500
Trail	\$24,000	\$26,000	\$31,500	\$41,500	\$48,000
Vernon	\$24,000	\$33,000	\$40,000	\$46,000	\$52,500
Non-Market Areas	\$48,900	\$56,000	\$65,000	\$70,500	\$75,500

Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Vancouver Island					
Campbell River	\$27,600	\$33,000	\$38,200	\$55,100	\$67,700
Courtenay-Comox	\$23,900	\$31,000	\$38,600	\$47,800	\$58,800
Duncan-N. Cowichan	\$25,200	\$30,300	\$37,000	\$50,000	\$61,500
Nanaimo	\$29,600	\$34,400	\$41,200	\$52,300	\$64,300
Parksville-Qualicum	\$25,600	\$34,300	\$37,900	\$47,100	\$57,900
Port Alberni	\$26,100	\$29,200	\$35,500	\$41,800	\$49,000
Port Hardy	\$20,600	\$24,900	\$33,300	\$37,600	\$46,200
Victoria	\$34,500	\$39,800	\$51,700	\$74,300	\$84,500
Non-Market Areas	\$42,400	\$48,500	\$56,500	\$61,500	\$66,000

Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Northern BC					
Chetwynd	\$34,500	\$37,000	\$43,500	\$47,500	\$54,500
Dawson Creek	\$31,000	\$36,500	\$50,000	\$57,500	\$66,000
Fort St. John*	\$33,000	\$39,000	\$49,000	\$61,500	\$70,500
Houston	\$22,000	\$23,500	\$28,000	\$33,500	\$38,500
Kitimat	\$35,000	\$37,500	\$47,000	\$51,500	\$59,000
Mackenzie	\$36,500	\$39,000	\$43,500	\$53,000	\$61,000
Prince George	\$26,000	\$31,000	\$37,000	\$42,500	\$48,362
Prince Rupert	\$25,500	\$32,000	\$39,000	\$41,000	\$47,000
Quesnel	\$21,000	\$28,000	\$31,500	\$35,500	\$41,000
Smithers	\$28,000	\$30,500	\$37,000	\$42,500	\$49,000
Terrace	\$27,500	\$34,500	\$42,500	\$48,000	\$55,500
Vanderhoof	\$27,000	\$29,500	\$33,500	\$40,500	\$47,000
Williams Lake	\$23,000	\$32,000	\$37,000	\$44,500	\$51,500
Non-Market Areas	\$46,700	\$53,500	\$62,000	\$68,000	\$72,500

Occupancy Standards:

1. There shall be no more than 2 or less than 1 person per bedroom.
2. Spouses and couples share a bedroom.
3. Parents do not share a bedroom with children.
4. Dependants aged 18 or more do not share a bedroom.
5. Dependants aged 5 or more of opposite sex do not share a bedroom.

Municipalities not on HILs Table*

Municipality	HILs Planning Area	Municipality	HILs Planning Area
100 Mile House	Williams Lake	McBride	Northern BC-Non-Market
Aldergrove	Vancouver	Mission	Abbotsford
Armstrong	Vernon	New Westminster	Vancouver
Barriere	Kamloops	North Vancouver	Vancouver
Burnaby	Vancouver	Port Alice	L. Mainland-Non-Market
Burns Lake	Northern BC-Non-Market	Pouce Coupe	Dawson Creek
Chase	Kamloops	Pemberton	L. Mainland-Non-Market
Chamainus	Duncan	Pender Island	Victoria
Clearbrook	Abbotsford	Pitt Meadows	Vancouver
Coquitlam	Vancouver	Port Coquitlam	Vancouver
Delta	Vancouver	Point Hardy	Port Hardy
Elkford	Elk Valley	Port Moody	Vancouver
Enderby	Salmon Arm	Qualicum	Parksville-Qualicum
Fernie	Elk Valley	Richmond	Vancouver
Fort St. James	Northern BC-Non-Market	Riondel	Southern BC-Non-Market
Galiano Island	Victoria	Salmo Rock	Southern BC-Non-Market
Gibsons	Sunshine Coast	Saanich	Victoria
Greenwood	Southern BC-Non-Market	Sardis	Chilliwack
Haney	Vancouver	Sechelt	Sunshine Coast
Hazelton	Smithers	Sidney	Victoria
Invermere	Southern BC-Non-Market	Sooke	Victoria
Keremeos	Southern BC-Non-Market	Sparwood	Elk Valley
Ladner	Vancouver	Saltspring Island	Victoria
Langley	Vancouver	Summerland	Penticton
Lake Cowichan	Northern BC-Non-Market	Surrey	Vancouver
Ladysmith	Nanaimo	Taylor	Fort St. John
Langford	Victoria	Westbank	Kelowna
Lillooet	Southern BC-Non-Market	West Vancouver	Vancouver
Lumby	Vernon	Whistler	Squamish
Maple Ridge	Vancouver	White Rock	Vancouver
Matsqui	Abbotsford	Winfield	Kelowna
Masset	Northern BC-Non-Market		

*Housing Income Limits (HILs) were previously called the Core Need Income Thresholds (CNITs)

Schedule B
Statutory Declaration

CANADA
PROVINCE OF BRITISH COLUMBIA
IN THE MATTER OF A HOUSING AGREEMENT WITH
THE CITY OF MAPLE RIDGE and ("Housing Agreement")

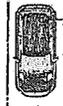
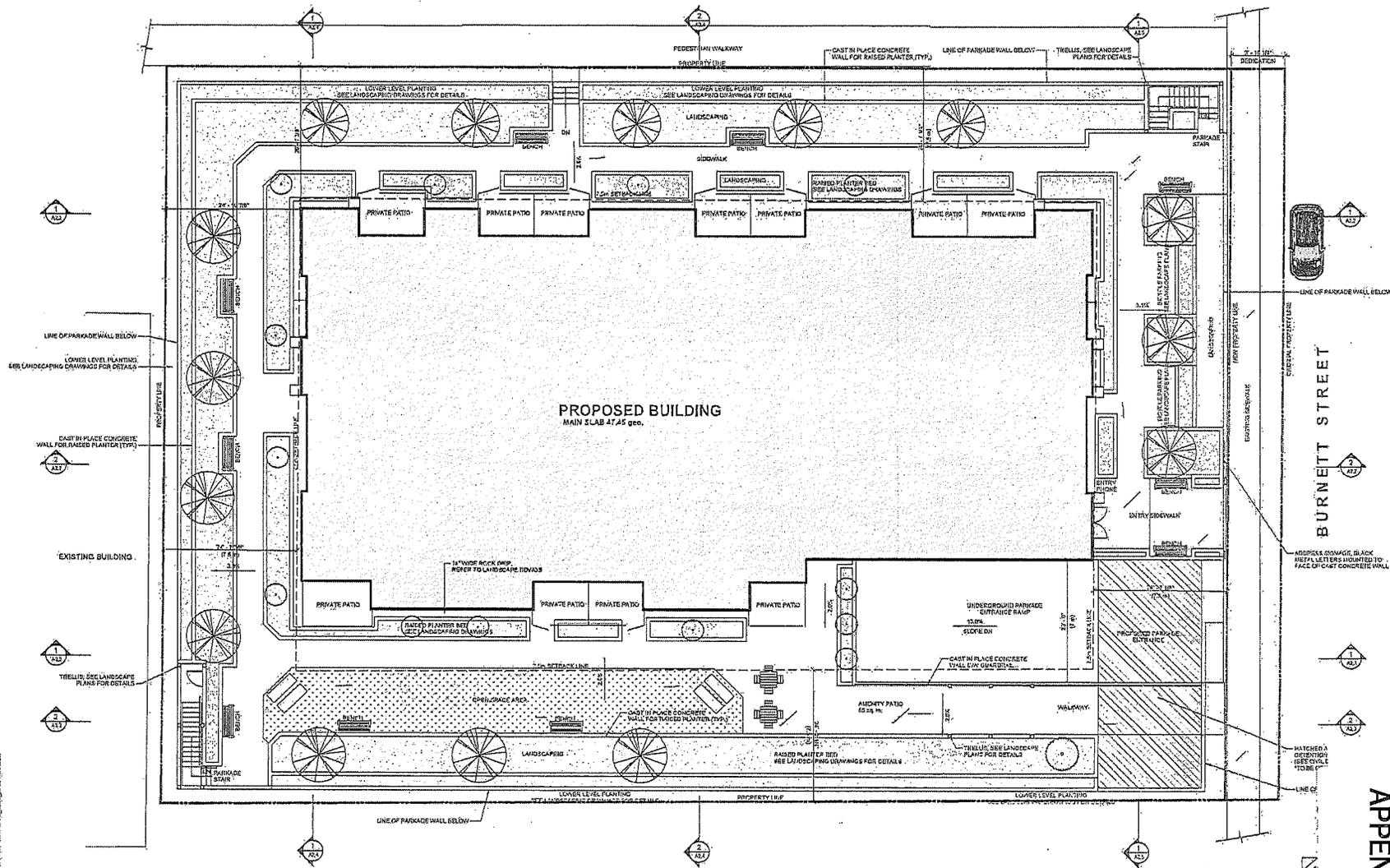
TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner of _____ (the "Rental Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Rental Unit.
3. For the period from _____ to _____ the Rental Unit was rented to and occupied only by following occupants whose names, current addresses and phone numbers appear below: *[insert names, addresses and phone numbers of occupants]*
4. If the Rental Unit is an "Affordable Housing Unit" as defined in the Housing Agreement, the rent charged each month for the Rental Unit is as follows:
 - a. the monthly rent on the date 365 days before this date of this statutory declaration: \$_____ per month;
 - b. the rent on the date of this statutory declaration: \$_____; and
 - c. the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$_____.
5. If the Rental Unit is an "Affordable Housing Unit" as defined in the Housing Agreement, the "Gross Annual Income" (as defined in the Housing Agreement) of all individuals 15 years and older that reside in the Rental Unit is \$_____.
6. I confirm that I have complied with all of the obligations of the Owner (as defined in the Housing Agreement) under the Housing Agreement.
7. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if make under oath and pursuant to the *Evidence Act* (British Columbia).

DECLARED BEFORE ME at the _____, British Columbia, this ____ day of _____

A Commissioner for taking Affidavits for British Columbia



LINE OF PARKADE WALL BELOW

BURNETT STREET

ADJUSTIVE FINISH, BLACK METAL LETTERS MOUNTED TO FACE OF CAST CONCRETE WALL

1
2
3
4

A
B
C
D

PROJ. NO.

NO.	REVISION
1	ISSUED FOR PERMITTING
2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
5	ISSUED FOR PERMITTING
6	ISSUED FOR PERMITTING
7	ISSUED FOR PERMITTING
8	ISSUED FOR PERMITTING
9	ISSUED FOR PERMITTING
10	ISSUED FOR PERMITTING

Jerry Podjarski Architect Inc.
11775 + 11781 Burnett Street, Maple Ridge, BC

PROJECT NAME
11775 + 11781 Burnett Street, Maple Ridge, BC

PROJECT ADDRESS
11775 + 11781 Burnett Street, Maple Ridge, BC

DRAWING TITLE
SITE PLAN

SCALE: 1/8" = 1'-0"
SHEET NO. 03
DATE: 10/14/11
PROJECT NO. 11775
DRAWING NO.

APPENDIX D

A2.1

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
Official Community Plan Amending Bylaw No. 7513-2018
Zone Amending Bylaw No. 7390-2017
23953 Fern Crescent

MEETING DATE: July 27, 2021
FILE NO: 2017-140-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7513-2018 and Zone Amending Bylaw No. 7390-2017 for the subject property, located at 23953 Fern Crescent (see Appendix A) have been considered by Council and at Public Hearing and subsequently were granted third reading. The applicant has requested that final reading be granted.

Official Community Plan Amending Bylaw No. 7513-2018 is to amend the Silver Valley Area Plan by adjusting the *Conservation* boundaries to accommodate the final subdivision layout and the required watercourse setbacks along Hennipen Creek. Zone Amending Bylaw No. 7390-2017 is to rezone from the RS-2 (One Family Suburban Residential) zone to the RS-1b (One Family Urban (Medium Density) Residential) zone.

Council granted first reading for Zone Amending Bylaw No. 7390-2017 on October 10, 2017. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7513-2018 and second reading for Zone Amending Bylaw No. 7390-2017 on November 27, 2018 (see Appendices B and C). This application was presented at Public Hearing on January 22, 2019, and Council granted third reading on January 29, 2019. The purpose of the rezoning is to permit the subdivision into four (4) lots of not less than 557.0m² in area (see Appendix D).

RECOMMENDATIONS:

1. That Official Community Plan Amending Bylaw No. 7513-2018 be adopted; and
2. That Zone Amending Bylaw No. 7390-2017 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on January 22, 2019. On January 29, 2019 Council granted third reading to Official Community Plan Amending Bylaw No. 7513-2018 and Zone Amending Bylaw No. 7390-2017 with the stipulation that the following conditions be addressed:

- i) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3D - Horse Hamlet, and Figure 4 - Trails / Open Space;

The amendment to the Official Community Plan to adjust the 'Conservation' boundary to accommodate the final subdivision layout and the required watercourse setbacks along Hennipen Creek has been finalized and is awaiting adoption.

- ii) Road dedication on Fern Crescent and Sheldrake Court as required;

The application to deposit the Road Dedication Plan has been received with a Letter of Undertaking to register it at Land Titles Office.

- iii) Park dedication as required along Hennipen Creek; and removal of all debris and garbage from park land;

The application to deposit the Park Dedication Plan has been received with a Letter of Undertaking to register it at Land Titles Office.

- iv) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject property;

The Restrictive Covenant for the protection of Environmentally Sensitive Areas has been received with a Letter of Undertaking has been received to register it at Land Titles Office.

- v) Removal of existing building/s;

A Demolition Permit has been applied for on February 10, 2021 and the Demolition Permit issued on March 13, 2021.

- vi) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site as necessary;

A notification was not required as in-stream works did not occur.

- vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

A site profile and site disclosure has been submitted with no evidence of contamination being found on the subject site; a site search for any underground fuel storage was conducted on February 3, 2017.

- viii) That a voluntary contribution, in the amount of \$20,400 (\$5,100/lot) be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

The Community Amenity Contribution fee of \$20,400.00 has been paid in full by the applicant on July 5, 2021.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7513-2018 and Zone Amending Bylaw No. 7390-2017.

"Original signed by Tyson Baker"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

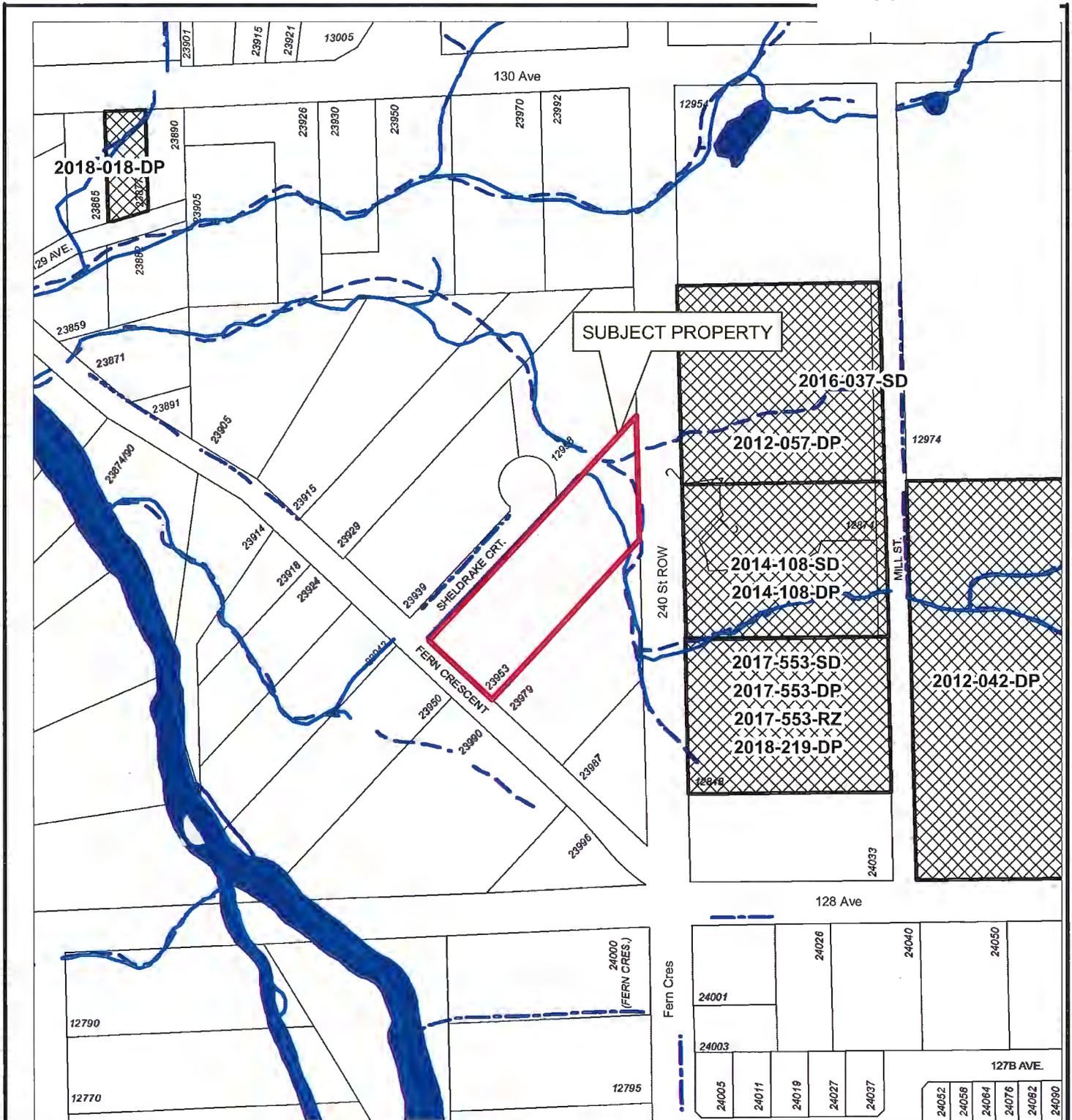
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Bylaw No. 7513-2018
- Appendix C – Bylaw No. 7390-2017
- Appendix D – Subdivision Plan



SUBJECT PROPERTY

2016-037-SD

2012-057-DP

2014-108-SD

2014-108-DP

2017-553-SD

2017-553-DP

2017-553-RZ

2018-219-DP

2012-042-DP

Legend

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



Scale: 1:2,500

23953 FERN CRES

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2017-140-RZ

DATE: Nov 8, 2018

BY: RA

**CITY OF MAPLE RIDGE
BYLAW NO. 7513-2018**

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7513-2018."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3D - Horse Hamlet are hereby amended for the parcel or tract of land and premises known and described as:

Lot 47, Section 28, Township 12, New Westminster District Plan 63118

and outlined in heavy black line on Map No. 985, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

Lot 47, Section 28, Township 12, New Westminster District Plan 63118

and outlined in heavy black line on Map No. 986, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

READ a first time the 27th day of November, 2018.

READ a second time the 27th day of November, 2018.

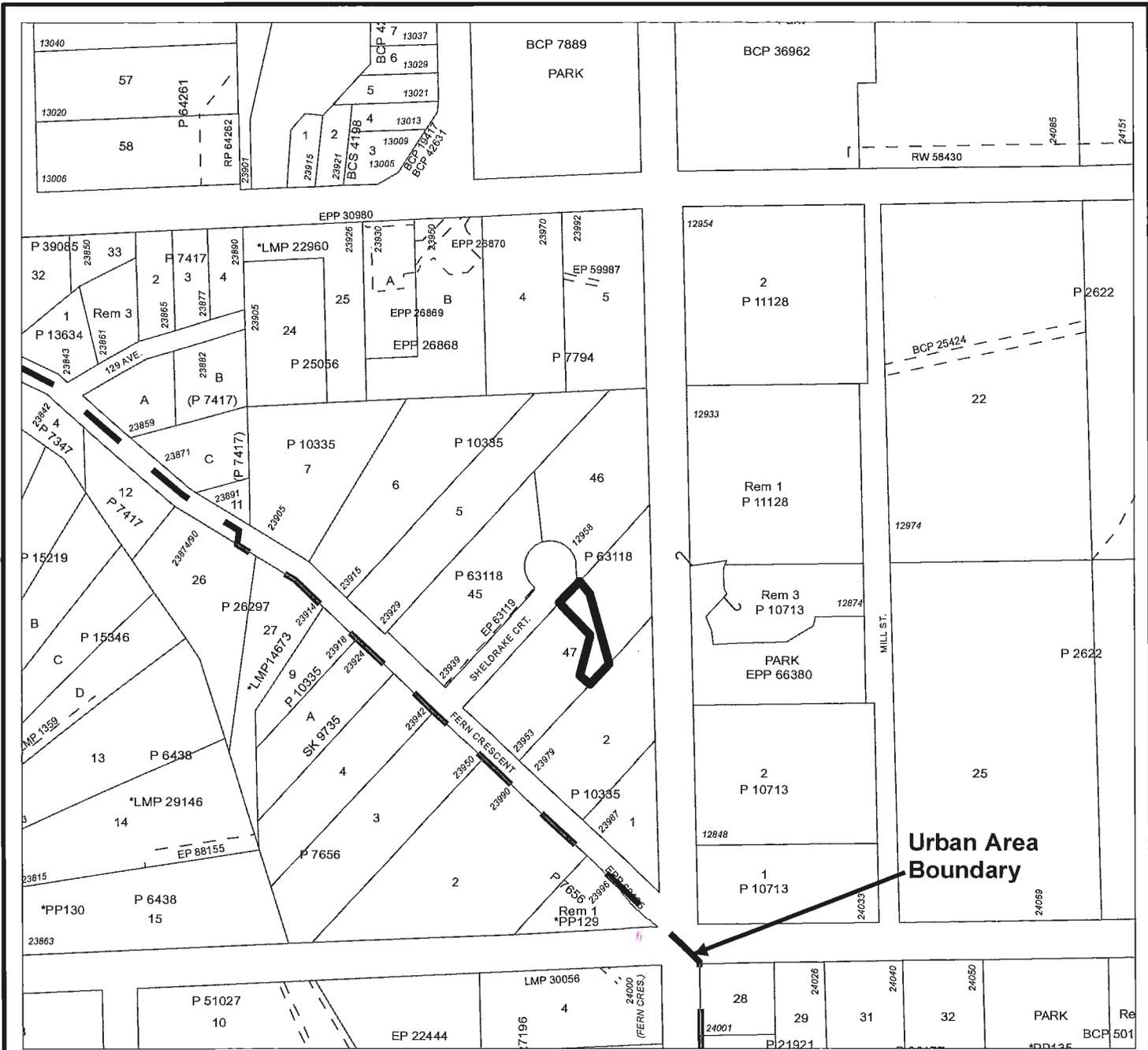
PUBLIC HEARING held the 22nd day of January, 2019.

READ a third time the 29th day of January, 2019.

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

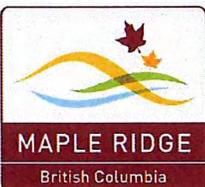
Bylaw No. 7513-2018

Map No. 985

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

From: Low Density Urban

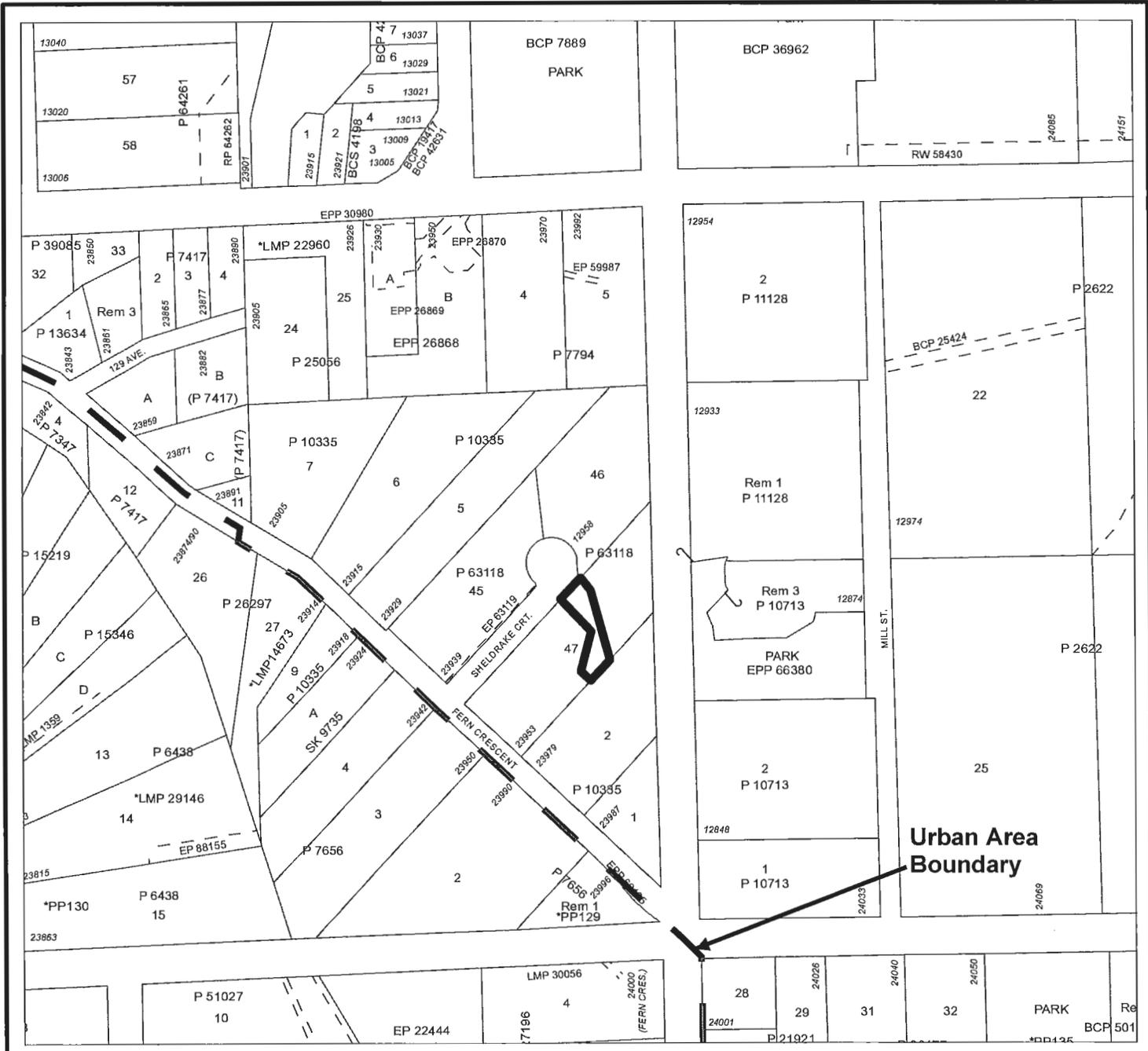
To:  Conservation



 Urban Area Boundary



SCALE 1:220,000



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7513-2018
 Map No. 986
 Purpose: To Amend Figure 4 of the Silver Valley Area Plan as shown

 To Add To Conservation

 Urban Area Boundary



CITY OF MAPLE RIDGE

BYLAW NO. 7390-2017

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7390-2017."

2. That parcel or tract of land and premises known and described as:

Lot 47 Section 28 Township 12 New Westminster District Plan 63118

and outlined in heavy black line on Map No. 1734 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

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

READ a first time the 10th day of October, 2017.

READ a second time the 27th day of November, 2018.

PUBLIC HEARING held the 22nd day of January, 2019.

READ a third time the 29th day of January, 2019.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

**SUBDIVISION PLAN OF LOT A,
SECTION 28, TOWNSHIP 12,
NEW WESTMINSTER DISTRICT, PLAN EPP113173**
PURSUANT TO SECTION 67 OF THE LAND TITLE ACT

Plan EPP113174

APPENDIX D

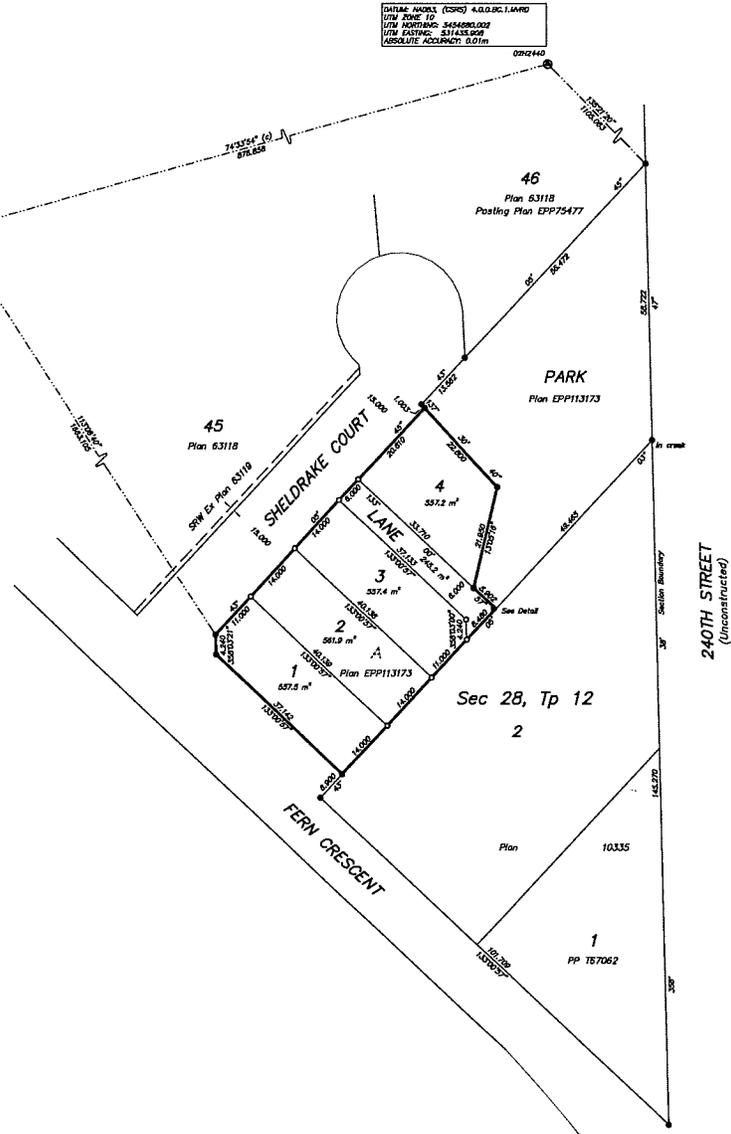
B.C.S.S. 926.028
10 0 10 20

All distances are in metres
THE HORIZONTAL PLAT SIZE OF THIS PLAN
IS 600mm IN WIDTH BY 850mm IN HEIGHT
(A 300% MECH PLATTED AT A SCALE OF 1:250)

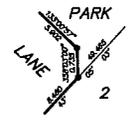


DATE: NADEL (CSRS) 4.0.0.BC.L.AVRD
UTM ZONE: 10
UTM NORTHING: 5454886.022
UTM EASTING: 511455.509
ABSOLUTE ACCURACY: 0.01m

DATE: NADEL (CSRS) 4.0.0.BC.L.AVRD
UTM ZONE: 10
UTM NORTHING: 5454886.022
UTM EASTING: 511455.509
ABSOLUTE ACCURACY: 0.01m



DETAIL:
NOT TO SCALE



Sec 27, Tp 12

LEGEND:
 ● Indicates control monument found
 ○ Indicates standard iron post found
 □ Indicates standard iron pipe found
 (c) Indicates calculated
 △ Indicates supplementary
 m² Indicates square metres

Integrated Survey Area No. 35, City of Maple Ridge,
NADEL (CSRS), 4.0.0.BC.L.AVRD

Old bearings are derived from observations between geodetic control monuments 0282440 and 8418202, and are referred to the central meridian of UTM zone 10 (12° West Longitude).

The UTM coordinates and estimated absolute accuracy obtained are derived from the MASDOT published coordinates and standard deviations for geodetic control monuments 0282440 and 8418202.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999678 which has been derived from geodetic control monuments 0282440 and 8418202.

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF MAPLE RIDGE.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 8TH DAY OF JULY, 2021.
WILIAM HARVEY, B.C.S. #593

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

MAPROVE
PROFESSIONAL LAND SURVEYING INC.
202 - 1120 WESTWOOD STREET
COQUITLAM, B.C., V3B 7K8
TEL: (604) 464-5199
FAX: (604) 464-8509
FILE NUMBER: 71250-1



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

FROM: Chief Administrative Officer

MEETING DATE: July 27, 2021
FILE NO: 2017-184-RZ
MEETING: COUNCIL

SUBJECT: **Final Reading:**
Official Community Plan Amending Bylaw No. 7530-2019
Zone Amending Bylaw No. 7392-2017;
23585 128 Avenue

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7530-2019 and Zone Amending Bylaw No. 7392-2017 for the subject property, located at 23585 128 Avenue (see Appendix A) have been considered by Council and at Public Hearing and subsequently were granted third reading. The applicant has requested that final reading be granted.

Official Community Plan Amending Bylaw No. 7530-2019 is to amend the OCP Land Use Designation Map from Estate Suburban Residential to Conservation and Forest. Zone Amending Bylaw No. 7392-2017 is for a Text Amendment to the RS-2 (One Family Suburban) zone to permit additional density bonus provisions.

Council granted first reading for Zone Amending Bylaw No. 7392-2017 on October 10, 2017. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7530-2019 and second reading for Zone Amending Bylaw No. 7392-2017 on February 12, 2019 (see Appendices B and C). This application was presented at Public Hearing on March 19, 2019, and Council granted third reading on April 9, 2019. The purpose of the rezoning is to permit the subdivision into five (5) lots not less than 1200m² each (see Appendix D).

RECOMMENDATIONS:

1. That Official Community Plan Amending Bylaw No. 7530-2019 be adopted; and
2. That Zone Amending Bylaw No. 7392-2017 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on March 19, 2019. On April 9, 2019 Council granted third reading to Official Community Plan Amending Bylaw No. 7530-2019 and Zone Amending Bylaw No. 7392-2017 with the stipulation that the following conditions be addressed:

1006

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

A signed Restrictive Covenant for a Rezoning Servicing Agreement has been provided with a Letter of Undertaking to ensure registration with the Land Title Office;

- ii) Amendment to Official Community Plan Schedules "B" and "C".

Amendment to Official Community Plan Schedules "B" and "C" will be amended with final approval of these bylaws;

- iii) Road dedication on 235A Street as required;

Road dedication on 235A Street has been provided.

- iv) Park dedication as required, including construction of walkways, multi-purpose trails; and removal of all debris and garbage from park land;

Park dedication has been provided.

- v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;

A signed Restrictive Covenant for the Geotechnical Report has been provided with a Letter of Undertaking to ensure registration with the Land Titles Office;

- vi) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject property;

A signed Restrictive Covenant for the protection of Environmentally Sensitive areas has been provided with a Letter of Undertaking to ensure registration with the Land Title Office;

- vii) Registration of a Restrictive Covenant for Tree Protection and Stormwater Management;

A signed Restrictive Covenant for Tree Protection and for the Stormwater Management Plan has been provided with a Letter of Undertaking to ensure registration with the Land Title Office;

- viii) Removal of existing buildings;

The existing buildings have been removed.

- ix) That a voluntary contribution, in the amount of \$25,500.00 (\$5100.00/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

A voluntary contribution in the amount of \$25,500.00 has been provided in keeping with Council Policy 6.31.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7530-2019 and Zone Amending Bylaw No. 7392-2017.

"Original signed by René Tardif"

Prepared by: **Rene Tardif**
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 – OCP Amending Bylaw No. 7530-2019
- Appendix C – Zone Amending Bylaw No. 7392-2017
- Appendix D – Subdivision Plan



Scale: 1:2,500

Legend

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River
-  Major Rivers & Lakes

23585 128 AVENUE

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2017-184-RZ
DATE: May 5, 2017

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7530-2019**

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

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

AND WHEREAS it is deemed expedient to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7530-2019

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

Lot 24 Section 28 Township 12 New Westminster District Plan 38973

and outlined in heavy black line on Map No. 993, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

Lot 24 Section 28 Township 12 New Westminster District Plan 38973

and outlined in heavy black line on Map No. 994, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation and Forest.

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

READ a first time the 12th day of February, 2019.

READ a second time the 12th day of February, 2019.

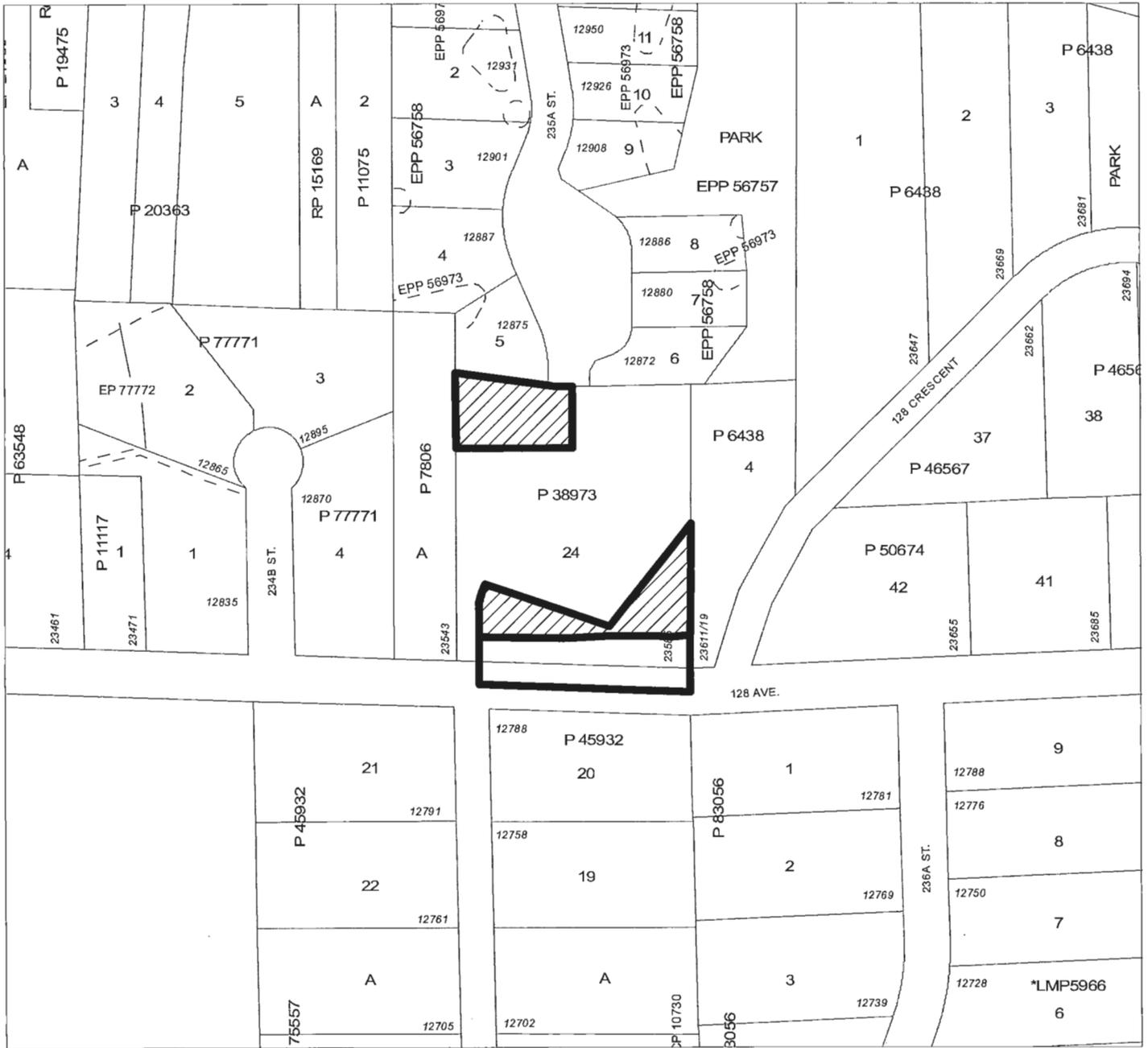
PUBLIC HEARING held the 19th day of March, 2019.

READ a third time the 9th day of April, 2019.

ADOPTED, the day of ,20 .

PRESIDING MEMBER

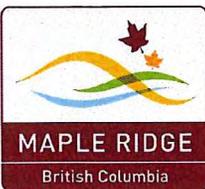
CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7530-2019
 Map No. 993
 From: Estate Suburban Residential

To:  Conservation
 Forest



CITY OF MAPLE RIDGE

BYLAW NO. 7392-2017

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended.

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7392-2017."
2. Section 601 ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES (R-1, R-2, R-3, RS-1, RS-1a, RS-1b, SRS, RS-1c, RS-1d, RS-2, RS-3, RT-1, RE, CD-1-93) Subsection C. REGULATION FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES of Maple Ridge Zoning Bylaw No. 3510 - 1985 is amended by adding the following as item 19:

“(19) DENSITY BONUS REGULATIONS

- (a) A Density Bonus is permitted on the parcels or tracts of land and premises known and described as:

23585 128th Avenue Lot: 24, Section: 28, Township: 12, Plan: NWP38973

provided that the owner dedicates park land for the purpose of tree preservation, exclusive of Environmentally Sensitive Area lands and park dedication required by Local Government Act Section 510 Provision of Park Land.

- (b) The base density is a minimum subdivision lot area of 4,000 m², minimum subdivision lot width of 36 metres, and minimum subdivision lot depth of 60 metres. A Density Bonus is an option in the RS-2 zone as follows:

- (i) The owner must dedicate as park land at least 2922 m² in any subdivision containing one or more lots with an area of less than 4,000 m², as a condition of subdivision approval by the Approving Officer, such area to be acceptable to the Approving Officer for the purpose of preserving mature trees on the parent parcel.

- (ii) The maximum density bonus is:

- A) Minimum lot area of 1,200 m²
- B) Minimum lot width of 24 m
- C) Minimum lot depth of 36 m

3. Zoning requirements for the RS-1c zone shall apply and supersede the zoning requirements for the RS-2 zone for any subdivision approved pursuant to this item 19.”

SUBDIVISION PLAN OF LOT 24 SECTION 28
TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 38973
EXCEPT PLAN EPP60066

Plan EPP60067

BCGS 92G.028



The intended plot size of this plan is 564 mm in width by 563 mm in height (D 502) when plotted at a scale of 1:500

Grid bearings are derived from RTN GNSS observations and are referred to the central meridian of the UTM Zone 10N.

The UTM coordinates and related absolute accuracy achieved are derived from GNSS dual frequency baseline Gps to SmartNet North America Network Station 4001.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9998115. The average combined factor has been determined based on an assumed elevation of 0.00 metres.

DATE: 2023-10-20 4:00 PM LAMR, UTM ZONE 10

Plan	UTM Northing	UTM Easting	Absolute accuracy
3424	5453629.31	531472.84	0.05
3425	5453629.57	531472.82	0.05

LEGEND:

All Distances Are in Metres And Decimals Thereof

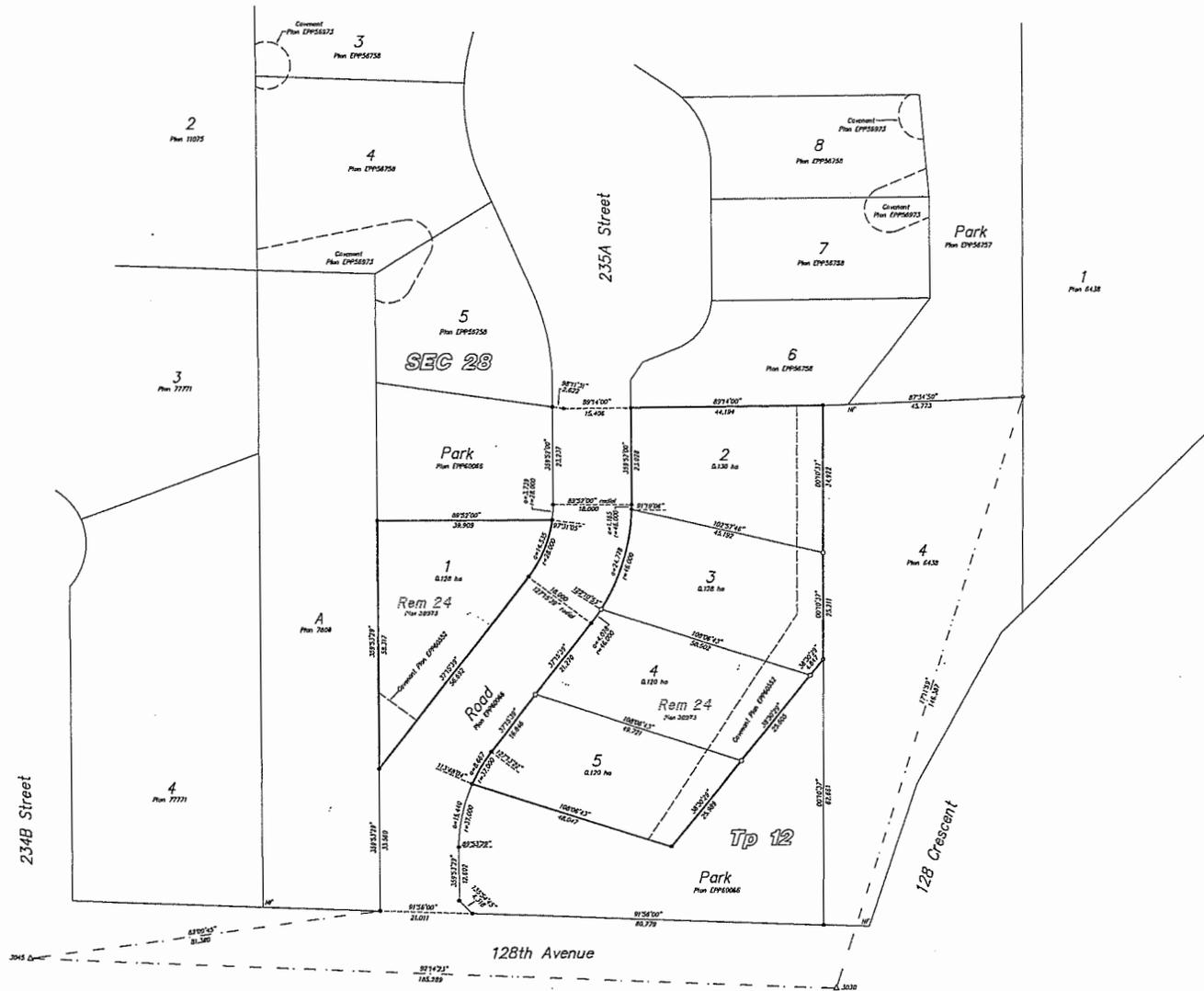
- GNSS Control Hub Set
- Standard Iron Post Found
- Standard Iron Post Set



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

This plan lies within the Active Vancouver Regional District.

This field survey represented by this plan was completed on the 8th day of October, 2023.
Map Benchmark, BCL2 793



APPENDIX D

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading:
Zone Amending Bylaw No. 7445-2018;
22575 Brown Avenue

MEETING DATE: July 27, 2021
FILE NO: 2018-004-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7445-2018 for the subject properties, located at 22575 Brown Avenue, the consolidated property made up of three (3) lots at 22567, 22583 and 22577 Brown Avenue (see Appendix A) have been considered by Council and at Public Hearing and subsequently was granted third reading. The applicant has requested that final reading be granted.

Council granted first reading for Zone Amending Bylaw No. 7445-2018 on March 27, 2018 and granted second reading on April 14, 2020 (see Appendix B). This application was presented at Public Hearing on May 19, 2020, and Council granted third reading on May 26, 2020. The purpose of the rezoning is to permit the construction of 48 unit apartment building with underground parking (see Appendix D).

Prior to adoption, third reading needs to be amended for housekeeping purposes, to reflect the new legal description of the property created through consolidation of the original lots. This amendment is allowable as use and density are not impacted.

RECOMMENDATIONS:

1. That third reading of Zone Amending Bylaw No. 7445-2018 be rescinded; and
2. That Zone Amending Bylaw No. 7445-2018 be given third reading as amended, and further;
3. That Zone Amending Bylaw No. 7445-2018 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on May 19, 2020. On May 26, 2020 Council granted third reading to Zone Amending Bylaw No. 7445-2018 with the stipulation that the following conditions be addressed:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
Staff comment: The fees and securities have been received and this document will be registered by Letter of Undertaking.

- ii) Road dedication on Brown Avenue and the lane to the north, as required;
Staff comment: This dedication has been done.
- iii) Consolidation of the subject properties;
Staff comment: This consolidation has been done. A housekeeping amendment is required to change the legal description to the new one in Zone Amending Bylaw No. 7445-2018. This change is allowed as use or density are not impacted.
- iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
Staff comment: This will be registered by Letter of Undertaking.
- v) Registration of a Restrictive Covenant protecting the Visitor Parking;
Staff comment: This will be registered by Letter of Undertaking.
- vi) Registration of a Restrictive Covenant for Stormwater Management, including maintenance requirements;
Staff comment: This will be registered by Letter of Undertaking.
- vii) Registration of a Restrictive Covenant securing the full and partial Adaptive Dwelling Units being constructed in the building;
Staff comment: This will be registered by Letter of Undertaking.
- viii) Installation of public art having a value of \$50,000.00 through a Public Art Selection process or a voluntary contribution, to be determined;
Staff comment: There are two public art options proposed by the developer. This will be before the Public Art Committee shortly to be finalized.
- ix) Removal of existing buildings;
Staff comment: The site is vacant.
- 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;
Staff comment: This has been confirmed by the applicant's consulting professional.
- xi) That a voluntary contribution, in the amount of \$148,800.00 (\$3,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions;
Staff comment: This has been received by the City.
- xii) Payment under the Density Bonus provision of the RM-2 (Medium Density Apartment Residential) zone, in the amount of \$9,639.16 (\$15.00 per square foot).
Staff comment: This has been received by the City.

In addition, the developer applied the provisions in the Off-Street Parking and Loading Bylaw to voluntarily pay \$40,000, to reduce the number of parking spaces being required by five (5) spaces (e.g. 5 times \$8,000 equals \$40,000).

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Zone Amending Bylaw No. 7445-2018.

"Original signed by Adrian Kopystynski"

Prepared by: **A. Kopystynski MSc, MCIP, RPP, MCAHP
Planner**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

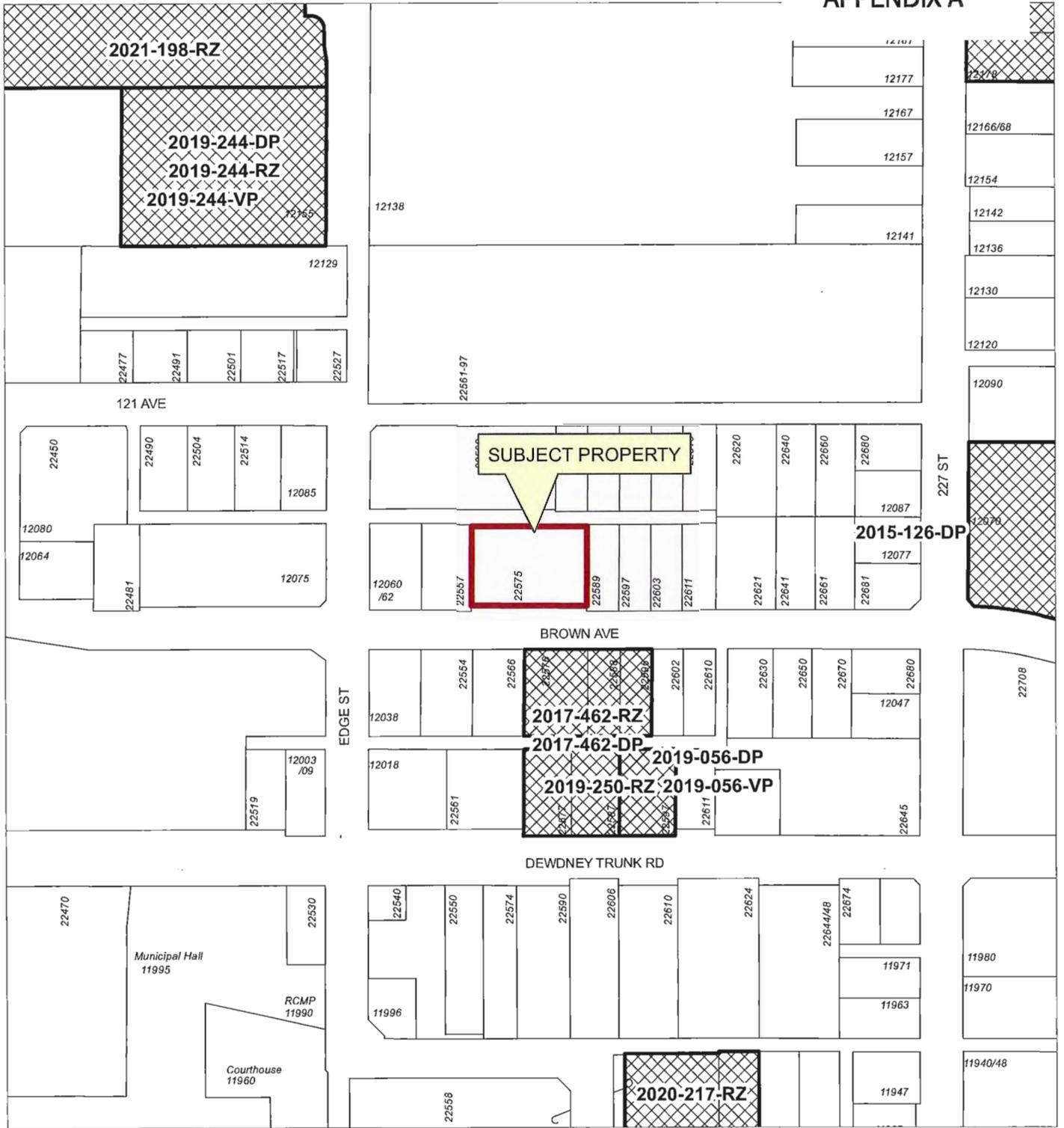
"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Bylaw No. 7445-2018
- Appendix C – Site Plan

APPENDIX A



SUBJECT PROPERTY

22575 BROWN AVENUE

PLANNING DEPARTMENT



mapleridge.ca



Scale: 1:2,500

FILE: 2018-004-RZ
DATE: Jul 13, 2021

BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7445-2018

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7445-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot A Section 20 Township 12 New Westminster District Plan EPP108731

and outlined in heavy black line on Map No. 1755 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 27th day of March, 2018.

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

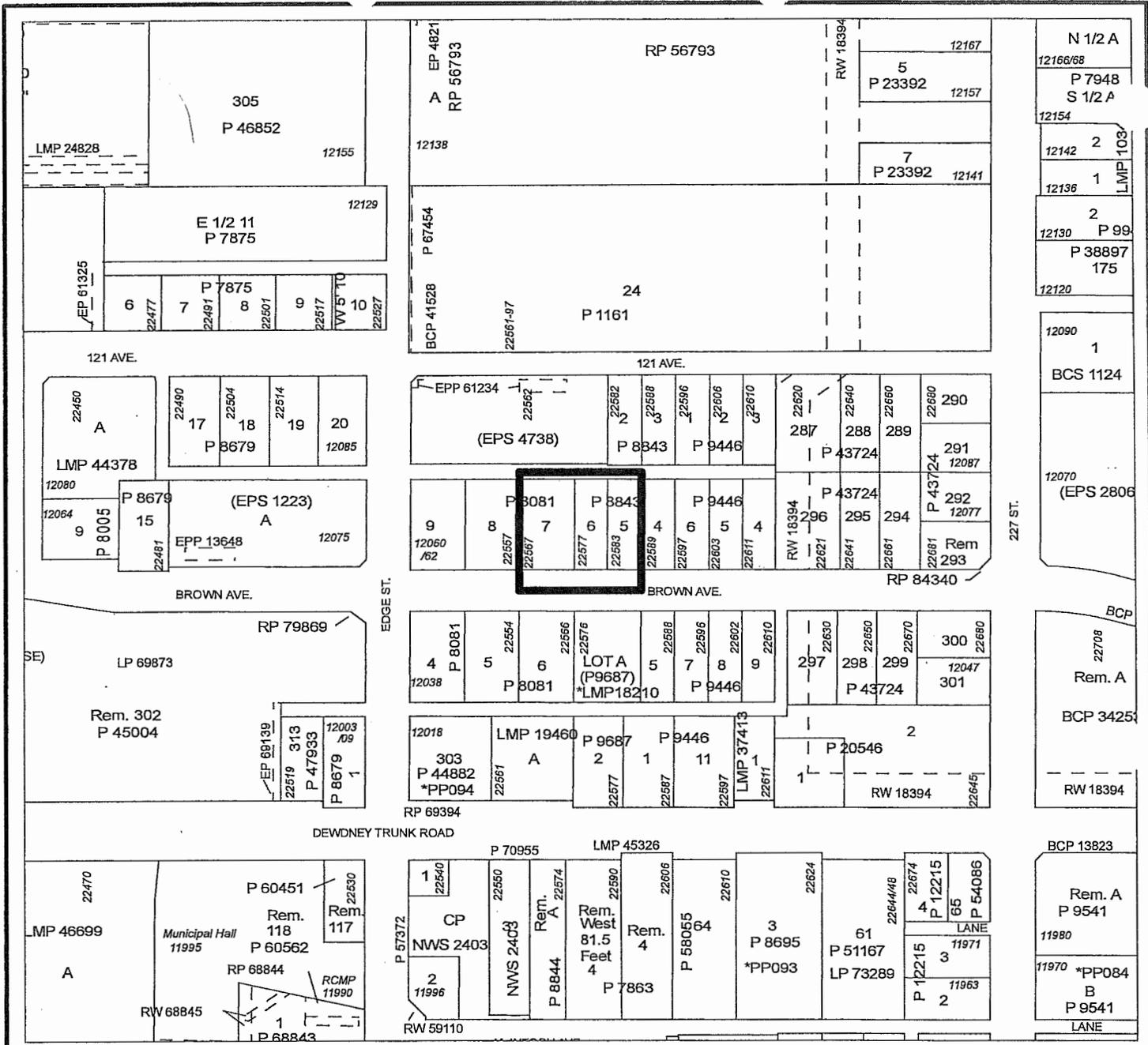
PUBLIC HEARING held the 19th day of May, 2020.

READ a third time the 26th day of May, 2020.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



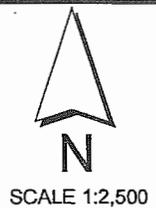
MAPLE RIDGE ZONE AMENDING

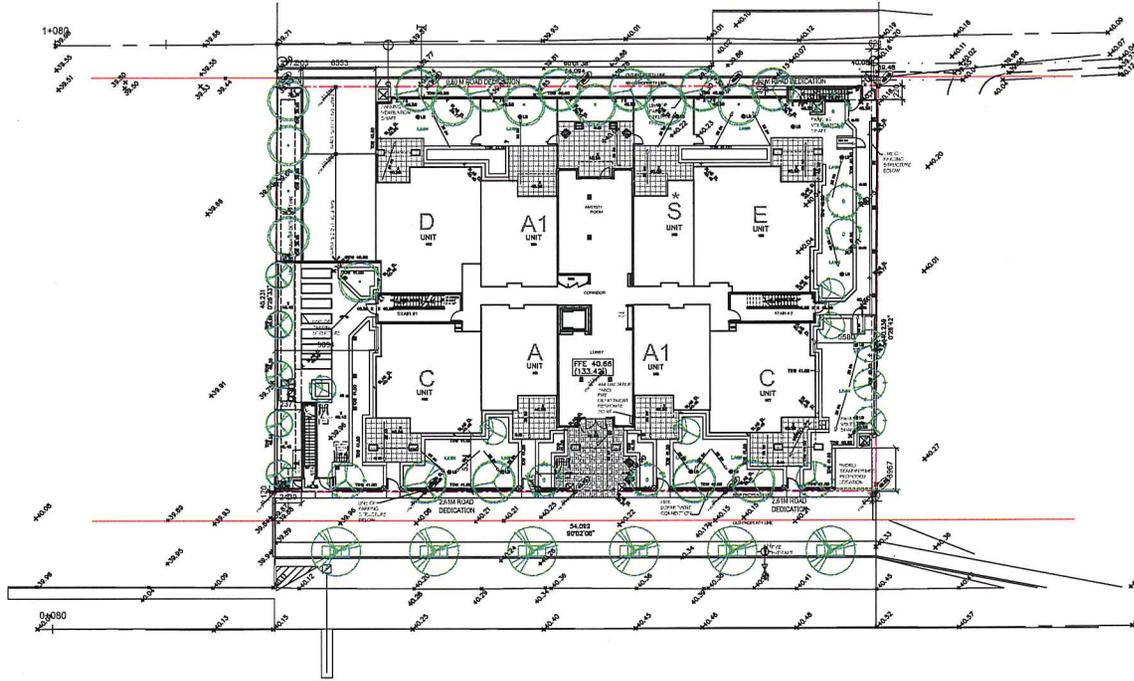
Bylaw No. 7445-2018

Map No. 1755

From: RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)





SITE PLAN
SCALE 1:200

GENERAL NOTES:

- EXISTING GRADE INFORMATION, PROPERTY LINES AND DRIVE ENCLOSURES TAKE-PRIOR SURVEY DRAWING PREPARED BY GARDNER LAND SURVEYING LTD DATED DECEMBER 1ST, 2017.
- CONCRETE AND ELEVATIONS ARE SHOWN IN SET, CONFORMANCE TO THE PROVISIONS OF THE BC BUILDING CODE.
- REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ELEVATIONS, FINISHES, PAINTS AND LANDSCAPE DETAILS.
- THE APPEARANCE FOR THIS PROJECT IS THE 2018 BC BUILDING CODE.

PARKING RULES:

- THE DESIGN OF THE PARKING STRUCTURE AND BICYCLE PARKING SHALL BE IN ACCORDANCE WITH THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE BY-LAW NO. 400-2006 AND AMENDMENT BY-LAW 4774 - 2016.
- LANDSCAPING ELEMENTS TO BE ACCIDENTALLY VEHICLES.
- PROVIDE FIRE PROTECTION FOR ALL MECHANICAL SERVICES LESS THAN 4' ABOVE THE FINISHED FLOOR LEVEL, ALONG THE DRIVE ABLES OR ADJACENT TO PARKING STALLS.
- MAINTAIN 2.1 M VERTICAL CLEARANCE.
- CRACK CONTROL JOINTS MUST BE PROVIDED IN ALL THE FLOOR/ROCKWALLS AT NO GREATER THAN 16 FT O.C.
- A WATERPROOF MEMBRANE MUST BE INSTALLED BETWEEN THE STAIRS AND THE PARADE STAIRS.
- ALL UNDERGROUND PARKING SPACES MUST BE FINISHED, TOTAL AREA OF 6000 SQ METERS IS INTEND FOR ELECTRIC VEHICLES.

REVISIONS, NOTES & LEGEND:

REFER TO A-01 AND A-02 LARGE SCALE SITE DRAWING FOR DIMENSIONS, DETAILS AND INTERIOR PARTITION SPECIFICATIONS.

UNITS DESIGNED PER BC BC 2018 BUILDING CODE, REVISIONS TO BE MADE TO THE PLAN.

SEE DEPARTMENT ACCESS:

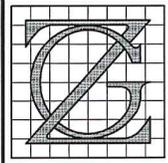
The department has been reviewed and approved for the proposed project. The department has been reviewed and approved for the proposed project. The department has been reviewed and approved for the proposed project.

Site Department Certificate:

As the project is subject to the Department's review, the project is subject to the Department's review. The project is subject to the Department's review. The project is subject to the Department's review.



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



GARCIA ZUNINO ARCHITECTS INC.
 662 EAST WINDSOR RD.
 NORTH VANCOUVER B.C.
 CANADA V7N 1K7
 PHONE: 604.987.8304
 FAX: 604.987.8371
 WEB: gzararchitects.com
 E: mgzunino@gzararchitects.com

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

SEAL:

CLIENT:
MacLEAN HOMES

PROJECT:
EDGE 3 CONDOMINIUMS

22507, 22577 & 22583 BROWN AVE.
 MAPLE RIDGE, B.C.

SHEET TITLE:
SITE PLAN

DRAWING NO:
A-0.03

PROJECT NO.: 1710.00

DRAWN: ... SCALE: 1:200

CHECKED: LZ / MG-Z DATE: NOV 01, 2018

ISSUED FOR DP RESUBMISSION - FEB 25th, 2020

**CITY OF MAPLE RIDGE
BYLAW NO. 7755-2021**

A bylaw to amend Maple Ridge Fees & Charges Bylaw No. 7575-2019

WHEREAS it is deemed expedient to amend Maple Ridge Fees & Charges Bylaw No. 7575-2019;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Fees & Charges Amending Bylaw No. 7755-2021".

2. Maple Ridge Fees & Charges Bylaw No. 7575-2019 be amended as follows:

By removing the Table of Contents in its entirety, and replacing it with following named schedules and descriptions:

TABLE OF CONTENTS

FEES	DESCRIPTION
Schedule A ENGINEERING FEES	Subdivision & Development Servicing Fees
Schedule B PARKS, RECREATION & CULTURE FEES	Recreation Admission & Facility Fees
Schedule C PLANNING FEES	Development Application Fees

3. By adding a new "Schedule A - Engineering Fees", which replaces any previous Schedule A, as attached hereto and forming part of this bylaw.

4. By renaming Schedule A - Parks, Recreation & Culture Fees to "Schedule B - Parks, Recreation & Culture Fees", with attachments thereto and forming part of this bylaw.

5. By adding a new "Schedule C - Planning Fees", with attachments hereto and forming part of this bylaw.

6. By amending Part 5 by removing reference to Schedule A and replacing with the new "Schedule A - Engineering Fees, Schedule B - Parks, Recreation & Culture Fees, Schedule C - Planning Fees".

7. Maple Ridge Fees & Charges Bylaw No. 7575-2019 be amended accordingly to reflect the addition and renaming of schedules and updating the table of contents.

READ a first time the 25th day of May, 2021.

READ a second time as amended, the 13th day of July, 2021.

READ a third time the 13rd day of July, 2021.

ADOPTED, the day of , 2021

PRESIDING MEMBER

CORPORATE OFFICER

Schedule "A" – Engineering Fees

Note:

1. All fees are exclusive of tax, which will be added, if applicable.
2. Rate increases come into effect April 1 of each year.

Subdivision & Development Servicing	2021	2022	2023	2024
Building Permit Engineering Service Review	\$ 50	\$ 51	\$ 52	\$ 53
Yards Inspection - Single Family	\$ 50	\$ 51	\$ 52	\$ 53
Yards Inspection - MF/Commercial/Industrial	\$100	\$ 102	\$ 104	\$ 106
Yards Re-inspection, If Work Incomplete	\$250	\$ 255	\$ 260	\$ 265
Engineering Inspection & Review	4% of Works and Services Costs			

Schedule "B" – Parks, Recreation & Culture Fees

Note:

1. All fees are exclusive of tax, which will be added, if applicable.
2. Non-Prime time rates will be a 50% reduction of the regular rates and applied to all hours outside of the prime time windows listed below:

Days	Hours
Monday – Friday	5:00 pm – 9:00 pm
Saturday/Sunday (Year Round)	8:00 am – 9:00 pm

Admissions

Children	
Single	\$ 2.90
10 Pass	\$ 26.10
20 Pass	\$ 46.40
1 Month	\$ 26.10
3 Months	\$ 69.60
6 Months	\$ 130.50
1 Year	\$ 261.00

Youth/Senior	
Single	\$ 3.90
10 Pass	\$ 35.10
20 Pass	\$ 62.40
1 Month	\$ 35.10
3 Months	\$ 93.60
6 Months	\$ 175.50
1 Year	\$ 351.00

Adult	
Single	\$ 5.70
10 Pass	\$ 51.30
20 Pass	\$ 91.20
1 Month	\$ 51.30
3 Months	\$ 136.80
6 Months	\$ 256.50
1 Year	\$ 513.00

Family	
Single	\$ 10.44
10 Pass	\$ 98.46
20 Pass	\$ 167.04
1 Month	\$ 98.46
3 Months	\$ 262.56
6 Months	\$ 492.30
1 Year	\$ 984.60

Drop-In Skating - Single	Single
Child	\$ 2.60
Youth/Senior	\$ 3.50
Adult/Parent & Tot	\$ 4.73
Family	\$ 8.33

Outdoor Pool Admission	Single	Season Pass
Child	\$ 1.76	\$ 31.68
Youth/Senior	\$ 2.37	\$ 42.66
Adult	\$ 3.03	\$ 54.54
Family	\$ 6.68	\$ 120.24

Arenas (Hourly)

Ice - Prime Time	
Youth/Senior Non-Profit	\$ 110.34
Adult Non-Profit	\$ 165.50
Private	\$ 275.84
Commercial	\$ 304.99
Non-Resident	\$ 295.04

Ice - Non-Prime Time	
Youth/Senior Non-Profit	\$ 82.76
Adult Non-Profit	\$ 124.13
Private	\$ 206.88
Commercial	\$ 228.74
Non-Resident	\$ 221.28

Dry Floor - Prime Time	
Youth/Senior Non-Profit	\$ 44.03
Adult Non-Profit	\$ 66.05
Private	\$ 110.08
Commercial	\$ 139.61
Non-Resident	\$ 131.85

Fairgrounds (Hourly)

Stage included at no-charge when booking grounds
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Barns Beef, Exhibition, Commercial	
Youth/Senior Non-Profit	\$ 8.16
Adult Non-Profit	\$ 12.24
Private	\$ 20.40
Commercial	\$ 22.44
Non-Resident	\$ 24.48

Grounds & Show Rings	
Youth/Senior Non-Profit	\$ 7.14
Adult Non-Profit	\$ 10.71
Private	\$ 17.85
Commercial	\$ 19.64
Non-Resident	\$ 21.42

Sports Fields (Hourly)			
	CLASS A	CLASS B	CLASS C
Youth/ Senior Non-Profit			
Commercial Use	\$ 22.07	\$ 16.44	\$ 5.49
Fundraising	\$ 11.04	\$ 8.22	\$ 2.75
Special Event	\$ 5.52	\$ 4.11	\$ 1.37
Regular Use	\$ 0.00	\$ 0.00	\$ 0.00
Adult Non Profit			
Commercial Use	\$ 22.07	\$ 16.44	\$ 5.49
Fundraising	\$ 22.07	\$ 16.44	\$ 5.49
Special Event	\$ 17.07	\$ 11.44	\$ 2.75
Regular Use	\$ 12.70	\$ 6.65	\$ 0.00
Local, Private or Political Groups			
Fundraising	\$ 33.11	\$ 24.66	\$ 8.24
Special Event	\$ 27.59	\$ 20.55	\$ 6.86
Regular Use	\$ 22.07	\$ 16.44	\$ 5.49
Local Commercial			
Fundraising	\$ 35.31	\$ 26.30	\$ 8.78
Special Event	\$ 29.79	\$ 22.19	\$ 7.41
Regular Use	\$ 24.28	\$ 18.08	\$ 6.04
Non Resident Group			
Fundraising	\$ 37.52	\$ 27.95	\$ 9.33
Special Event	\$ 32.00	\$ 23.84	\$ 7.96
Regular Use	\$ 26.48	\$ 19.73	\$ 6.59
Sports Field User Annual Contribution			
Fall/Winter Clubs	\$30 per registration		
Spring/Summer Clubs	\$15 per registration		

Class A
Synthetic Fields at Samuel Robertson Secondary, Westview Secondary, Golden Ears, Karina LeBlanc, Telosky; Hammond Stadium; Merkle Grass Throw Area; Albion Sports Complex (grass); Cliff Park, Upper Albion

Class B
Jordan Park; Selvey Park; Tolmie Park

Class C
Ruskin; All weather fields at Albion Sports Complex

Halls

Non-Prime time rates will be a 50% reduction of the regular rates.
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Hammond Hall (Hourly)	
Youth/Senior Non-Profit	\$ 25.46
Adult Non-Profit	\$ 38.20
Private	\$ 63.66
Commercial	\$ 83.17
Non-Resident	\$ 78.12

Whonnock Lake Centre (Hourly)	
Youth/Senior Non-Profit	\$ 83.18
Adult Non-Profit	\$ 124.77
Private	\$ 207.95
Commercial	\$ 232.68
Non-Resident	\$ 232.68

Kitchen (Daily)	
Youth/Senior Non-Profit	\$ 34.16
Adult Non-Profit	\$ 51.25
Private	\$ 85.41
Commercial	\$ 120.30
Non-Resident	\$ 120.30
<ul style="list-style-type: none">• Fairgrounds• Hammond Hall• Whonnock Lake Centre• Greg Moore Youth Centre	

Pools (Hourly)

Competition and Teach Pool (Per Lane)	
Swim Club	
Competition Pool	\$ 5.96
Teach Pool	\$ 5.07
Youth/Senior Non-Profit	\$ 9.88
Adult Non-Profit	\$ 14.82
Private	\$ 24.70
Commercial	\$ 31.38
Non-Resident	\$ 29.28

Hammond Pool (Whole Pool)	
Youth/Senior Non-Profit	\$ 26.75
Adult Non-Profit	\$ 40.13
Private	\$ 66.88
Commercial	\$ 70.54
Non-Resident	\$ 68.14

Rooms (Hourly)

Non-Prime time rates will be a 50% reduction of the regular rates.

Multi-Purpose Room (capacity 1-15)

Youth/Senior Non-Profit	\$ 4.51
Adult Non-Profit	\$ 6.76
Private	\$ 11.27
Commercial	\$ 13.84
Non-Resident	\$ 13.84
<ul style="list-style-type: none"> • Whonnock Lake Centre – Meeting Room 	

Multi-Purpose Room (capacity 15-30)

Youth/Senior Non-Profit	\$ 9.01
Adult Non-Profit	\$ 13.52
Private	\$ 22.53
Commercial	\$ 27.67
Non-Resident	\$ 27.67
<ul style="list-style-type: none"> • Leisure Centre - Training Studio • Hammond Hall – Preschool • Library - Alouette Room • Planet Ice - Meeting Room • Whonnock Lake Centre – Preschool 	

Multi-Purpose Room (capacity 40-60)

Youth/Senior Non-Profit	\$ 11.83
Adult Non-Profit	\$ 17.75
Private	\$ 29.58
Commercial	\$ 35.57
Non-Resident	\$ 32.62
<ul style="list-style-type: none"> • Leisure Centre - Preschool 	

Multi-Purpose Room (capacity 60-80)	
Youth/Senior Non-Profit	\$ 13.94
Adult Non-Profit	\$ 20.91
Private	\$ 34.85
Commercial	\$ 48.36
Non-Resident	\$ 45.36
<ul style="list-style-type: none"> • Leisure Centre - Multipurpose Room • Greg Moore Youth Centre - Lounge & Multipurpose Room • Library - Fraser Room 	

Gymnasium	
Youth/Senior Non-Profit	\$ 49.35
Adult Non-Profit	\$ 74.02
Private	\$ 123.37
Commercial	\$ 154.31
Non-Resident	\$ 132.64
<ul style="list-style-type: none"> • Leisure Centre - Gymnasium • Greg Moore Youth Centre - Active Area 	

Miscellaneous

Miscellaneous Fees	
Park Shelter (up to a full day)	\$ 70.00
Event Trailer (day rate)	\$ 147.31
Tennis/Sport Court (Commercial use only)	\$ 15.00

Schedule "C" – Planning Fees

Note:

1. All fees are exclusive of tax, which will be added, if applicable.
2. Rate increases come into effect April 1 of each year.
3. Notwithstanding anything in the bylaw contained, where an applicant has paid to the Corporation of the City of Maple Ridge a Subdivision or Rezoning fee contained within this schedule and thereafter:
 - a. the applicant withdraws the application; or
 - b. the Council of the City determines not to proceed with the application or with any proposed bylaw resulting therefrom;

then in either case above (hereinafter referred to as a "refund event") the applicant shall be entitled to a refund of the fee actually paid determined as follows:

- c. where a refund even occurs prior to fourteen (14) days after submission 90% of fees paid shall be refunded;
 - d. where a refund event occurs after fourteen (14) days has lapsed since the submission date and prior to statutory notice pursuant to the Local Government Act having been given the amount refunded shall be no greater than the Public Hearing fee;
 - e. where a refund event occurs after an application has been given statutory notice pursuant to the Local Government Act, advertised to proceed to Public Hearing, there shall be no refund of fees paid;
4. There shall be no refund event permitted for a development application that does not require public hearing (subdivision, development variance permit, development permit, temporary commercial or industrial permits, soil permits and tree cutting permits).

Subdivision	2021	2022	2023	2024
Subdivision Base:	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653
Per Lot	\$ 100	\$ 102	\$ 104	\$ 106
Subdivision Review (Lot-line adjustment & consolidation)	\$ 1,270	\$ 1,295	\$ 1,321	\$ 1,348
Phased Strata Plan Approval	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061
Each Phase Review	\$ 500	\$ 510	\$ 520	\$ 531
Phased Strata Plan Amendments	\$ 500	\$ 510	\$ 520	\$ 531
Form P Approval	\$ 500	\$ 510	\$ 520	\$ 531
Strata Title Conversions	\$ 2,400	\$ 2,448	\$ 2,497	\$ 2,547
Phased Strata Plan Amendments	\$ 500	\$ 510	\$ 520	\$ 531
Subdivision Extension Fee	50% of Subdivision Application Fee			
PRL Extension Fee	\$ 250	\$ 255	\$ 260	\$ 265
Subdivision Plan Stale Dated Approval	\$ 250	\$ 255	\$ 260	\$ 265

Rezoning	2021	2022	2023	2024
Single Family - plus:	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Per Lot	\$ 100	\$ 102	\$ 104	\$ 106
Multi-Family - plus:	\$ 3,800	\$ 3,876	\$ 3,954	\$ 4,033
Per Lot	\$ 80	\$ 82	\$ 83	\$ 85
Commercial - plus:	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714
Per 100 sq. m.	\$ 100	\$ 102	\$ 104	\$ 106
Industrial - plus:	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714
Per 100 sq. m.	\$ 50	\$ 51	\$ 52	\$ 53
Comprehensive Development - plus:	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306
Residential - Per Unit:	\$ 100	\$ 102	\$ 104	\$ 106
Commercial - Per 100 sq. m.:	\$ 100	\$ 102	\$ 104	\$ 106
Industrial - Per 100 sq. m.:	\$ 100	\$ 102	\$ 104	\$ 106
Rezoning Extension at 1st and 3rd Reading	50% of Rezoning Application Fee			
Zoning Bylaw Text Amendment	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714
Official Community Plan Amendment	\$ 4,000	\$ 4,080	\$ 4,162	\$ 4,245
Official Community Plan Amendment Extension at 1st or 3rd Reading	50% of Rezoning Application Fee			
Official Community Plan Text Amendment	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653

Development Permits	2021	2022	2023	2024
Multi-family Residential/Intensive Infill - plus:	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Per unit	\$ 100	\$ 102	\$ 104	\$ 106
Commercial - plus:	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Per 100 sq. m.	\$ 100	\$ 102	\$ 104	\$ 106
Industrial - plus:	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Per 100 sq. m.	\$ 100	\$ 102	\$ 104	\$ 106
Environmental Development Permit	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Single-family Environmental Development Permit	\$ 750	\$ 765	\$ 780	\$ 796
Development Variance Permit	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Single-Family Development Variance Permit	\$ 1,500	\$ 1,530	\$ 1,561	\$ 1,592
Development Permit Minor Amendment	\$ 500	\$ 510	\$ 520	\$ 531
Heritage Revitalization Agreement	\$ 500	\$ 510	\$ 520	\$ 531
Heritage Alteration Permit Agreement	\$ 500	\$ 510	\$ 520	\$ 531
Heritage Alteration Permit	\$ 500	\$ 510	\$ 520	\$ 531

Other Fees	2021	2022	2023	2024
Temporary Use Permit	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653
Temporary Use Permit Extension	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653
Development Information Meeting	\$ 500	\$ 510	\$ 520	\$ 531
Board of Variance	\$ 500	\$ 510	\$ 520	\$ 531
Illegal Work Penalty	\$ 250	\$ 255	\$ 260	\$ 265
Legal Document Registration, Discharge or Modification	\$ 200	\$ 204	\$ 208	\$ 212
With Council Approval	\$ 400	\$ 408	\$ 416	\$ 424
Legal Document Review	Reimbursement of City Costs			
Advisory Design Panel Submission	\$ 150	\$ 153	\$ 156	\$ 159
Lidar Investigation Map	\$ 50	\$ 51	\$ 52	\$ 53
Landscape Inspection Request	\$ 150	\$ 153	\$ 156	\$ 159
Landscape Design Review and Inspection	2% of Landscape Value			
Minimum	\$ 300	\$ 306	\$ 312	\$ 318
Maximum	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Letter of Inquiry	\$ 250	\$ 255	\$ 260	\$ 265
Public Hearing	\$ 1,200	\$ 1,224	\$ 1,248	\$ 1,273
Pre-Application Meeting	\$ 350	\$ 357	\$ 364	\$ 371
With Engineering Participation	\$ 500	\$ 510	\$ 520	\$ 531
Telecommunication Tower/Antennae Report	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184

Tree Cutting Permit (see Bylaw 7133-2015)	2021	2022	2023	2024
Trees in Urban Area and Urban Reserve and Rural parcels less than 0.5 ha	\$75 for first tree + \$25 each additional tree			
Trees in the Rural Area on parcels greater than 0.5 ha	\$75 for 11th tree + \$25 each additional tree			
Development & Large Scale Clearing	\$300 base fee + \$25 per tree			
Tree Replacement	\$600			
Parcels With Active Farm Use	\$0			

SCHEDULE "A" – Building Permit Fees

Effective September 1, 2021

The following fees shall be paid by the applicant for a *Permit* to construct a Building or a *Pool plus taxes where applicable*:

BASE FEES

For market value of Building or *Pool* or *Construction* to be done thereon of up to \$5000.00 - \$150.00

For market value of *Building* or *Pool* or *Construction* to be done thereon of \$150.00 plus:

- | | |
|---------|--|
| \$13.75 | for each additional \$1000.00 or part thereof up to \$25,000.00, plus |
| \$13.10 | for each additional \$1000.00 or part thereof up to \$50,000.00, plus. |
| \$10.50 | for each additional \$1000.00 or part thereof up to \$75,000.00, plus |
| \$10.00 | for each additional \$1000.00 or part thereof up to \$100,000.00, plus |
| \$9.75 | for each additional \$1000.00 or part thereof up to infinite. |

NOTE: Building Values shall be based upon current estimated *Construction* costs. The current edition of the Marshall Valuation Service, the Marshall and Swift Residential Cost Handbook or other valuation tables may be used by the *Chief Building Official* to determine the market value for the purpose of assessing *Permit* fees.

OTHER FEES

Where an application is made for a Building *Permit* for other than Single Family Detached Dwellings, there will be an additional fee of \$100.00 per dwelling unit.

In addition to the above, the following fees shall be paid by the applicant for a *Permit* pursuant to this Bylaw:

1. *Permit* application fee of:
 - a. \$585.00 per *permit* for other than single family & duplex
 - b. \$175.00 per *permit* for other than single family & duplex
2. *Permit* to erect a retaining wall - first 20m or portion thereof \$117.00 for each additional 10m or portion thereof - \$53.00
3. *Permit* to install a fireplace, stove or chimney - \$117.00 for each fireplace, stove or flue.
4. *Permit* to install a Dry Chemical Fire Extinguishing System - \$117.00

SCHEDULE "A" – Building Permit Fees

Effective September 1, 2021

5. Building Demolition *Permit* - \$175.00 per building
6. *Temporary* Building *Permit* \$175.00 (see bylaw for additional securities)
7. *Temporary* Second Dwelling *Permit* - \$175.00 (see bylaw for additional securities)
8. Provisional Occupancy *Permit* -
 - (a) SINGLE FAMILY DWELLING
 - (i) \$250.00 (90 day maximum period)
 - (ii) \$125.00 renewal (90 day maximum period)
 - (b) MULTI FAMILY DWELLING
 - (i) \$120.00 per unit (120 day maximum period)
 - (ii) \$60.00 renewal per unit (60 day maximum)
 - (c) OTHER THAN RESIDENTIAL
 - (i) \$585.00 per unit (60 day maximum period)
 - (ii) \$250.00 renewal per unit (60 day maximum)
9. For Change of Occupancy or use where a Building *Permit* is not required - \$175.00
10. *Permit* Assignment or Transfer Fee - \$150.00
11. *Permit* Renewal Fee - \$150.00
12. Re-inspection Fee where more than 1 re-inspection is required due to the fault of the holder of a Building *Permit* - \$150.00 for each extra re-inspection required.
13. Address Changes and Additional Unit Numbers:
 - (i) If *Permit* has been issued but no occupancy *Permit* issued - \$175.00 per unit;
 - (ii) *Permit* application in process but *Permit* not issued - \$87.50 per unit
 - (iii) Occupancy *Permit* issued or existing buildings, follow fee schedule in accordance with Maple Ridge Building Numbering Bylaw
14. Additional fee for any inspection performed outside the boundaries of the *Municipality* \$0.58 per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
15. Miscellaneous, House Move and Special Inspections:
 - (a) during normal working hours - \$105.00 per hour;
 - (b) outside normal working hours - \$140.00 per hour;
 - (c) minimum charge - 1 hour or as determined by collective agreement

SCHEDULE "A" – Building Permit Fees

Effective September 1, 2021

16. A fee of **\$5.85** per page, for plans for micro film charge or digitization of data over and above the Building *Permit* Fee. 50 page minimum for single family and duplexes and 300 page minimum for multi residential, commercial, industrial and institutional.
17. Charges as shown below will be applicable for examination of alternate solutions, plans and specifications:
 - (a) Plan Check Fee - **\$175.00** including up to two hours and **\$87.50** per hour thereafter
 - (b) Single or Two Family - minimum **\$175.00** per unit
 - (c) Other than Single or Two Family - minimum **\$175.00** per Building
 - (d) Initial review of each alternate solution - **\$468.00** and **\$235.00** per revision thereof
18. For each written Building record search, for legal purposes a fee of **\$200.00** per parcel or file is applicable plus a fee of **\$12.00** per page for supporting documentation.
19. Business License Inspection Fee - minimum **\$87.50** per inspection, maximum **\$175.00** per inspection.
20. Where *Construction* is started prior to obtaining a *Permit*, the applicable *Permit* fee shall be doubled but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
21. If the applicant makes an erroneous declaration on the *Permit* application to obtain a lesser *Permit* fee, the *Permit* shall be revoked and a new *Permit* issued using the corrected value. The new *Permit* shall be calculated according to the corrected *Permit* value and a 50% administrative fee shall be added to the calculated fee.
22. A fee of **\$87.50** for environmental inspection shall be paid for each residential unit with a value in excess of **\$20,000.00**. For each non residential unit a fee of **\$87.50** per unit shall be paid where the value exceeds **\$40,000.00**.
23. A fee of **\$150.00** is required for each submission for minor revisions being requested to plans issued in support of a building permit. Any major revisions or revisions requiring structural modifications will be assessed and additional plan check fee as specified in item 16 of schedule "A".
24. Notwithstanding the permit fees set out in Schedule "A", a building permit fee may be reduced or waived should the application for the works be made under a City initiated revitalization program. The amount or percentage of reduction applicable will be that value as expressed within the most current revitalization report endorsed by the council of the City. Should a dispute as to the amount of reduction arise the form as retained by the City's Clerks Department will be the enforceable copy.

SCHEDULE "D" – Plumbing Permit Fees

Effective September 1, 2021

The following fees shall be paid by the applicant for a *Permit* to install, alter or repair *Plumbing plus taxes where applicable*:

1. Minimum fee for any *Plumbing Permit* or inspections - **\$100.00**
2. For *Plumbing Construction* which involves the installation of fixtures:
 - \$23.00** for the first fixture plus
 - \$22.00** for each additional fixture
 - \$12.00** for each roughed in fixture location

For the purpose of this Bylaw, "fixtures" shall include *Pools*, interceptors, hot water storage tanks, automatic washers, roof drains, rainwater leaders, floor drains, radiant heating loops, solar panels, geothermal and built-in dishwashers.

Where an application is made for a *Plumbing Permit* for other than single family detached dwellings, there will be an additional fee of **\$47.00** per dwelling unit.

Permit fees for finishing *Plumbing* only (installation of fixtures where rough-in *Plumbing* exists) shall be 50% of the above fees.

3. For *Plumbing Construction* which involves the connection of hydraulic equipment or the installation of vacuum breakers, backflow prevention devices or similar equipment - **\$47.00** per item connected or installed.
4. For *Plumbing Construction* which involves the installation of lawn irrigation systems - **\$75.00**
5. For *Plumbing Construction* which involves the installation of fire sprinkler systems:
 - (a) for up to fifteen (15) sprinkler heads - **\$150.00**
 - (b) for each additional sprinkler head - **\$ 1.20**
6. For *Plumbing Construction* which involves the installation of standpipes, Fire Department connections, fire hose connections and fire hydrants - **\$41.00** for each hydrant or hose connection.
7. For *Plumbing Construction* which involves the replacement of a buildings water piping system or portion thereof:
 - (a) in multi-family residential buildings, hotels and motels - **\$28.00** per unit
 - (b) in all other buildings;
 - (i) first 30 metres or part thereof - **\$70.00** each
 - (ii) each additional 30 metres or part thereof - **\$35.00** each

SCHEDULE "D" – Plumbing Permit Fees

Effective September 1, 2021

8. For *Plumbing Construction* which involves the installation of storm sewers, perimeter foundation drains, sanitary sewers or water service lines:
 - (a) for single or two-family dwellings - **\$70.00** each
 - (b) for other than single or two-family dwellings:
 - (i) first 30 metres or part thereof - **\$70.00** each
 - (ii) each additional 30 metres or part thereof - **\$70.00** each
 - (iii) each sump, catch basin, rock pit, dry well or manhole - **\$35.00**
9. Re-inspection fee where more than 1 re-inspection is required due to the fault of the *Permit* holder - **\$175.00** for each extra re-inspection required.
10. *Permit* assignment or transfer fee - **\$150.00**
11. *Permit* renewal - **\$75.00**
12. Miscellaneous and special inspections:
 - (a) During normal working hours - **\$105.00** per hour;
 - (b) Outside normal working hours - **\$140.00** per hour;
 - (c) Minimum Charge - 1 Hour or as determined by collective agreement.
13. Charges as shown below will be applicable for examination of plans and specifications:
 - (a) Plan Check Fee - **\$175.00** including up to two hours and **\$87.50** per hour thereafter
 - (b) Single or Two Family Dwellings - minimum **\$175.00** per unit.
 - (c) Other than Single or Two Family Dwellings - minimum **\$175.00** per Building.
14. Additional fee for any inspection performed outside the boundaries of the *Municipality* **\$0.58** per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
15. Business License Inspection Fee - minimum **\$87.50** per inspection, maximum **\$175.00** per inspection.
16. Where *Construction* is started prior to obtaining a *Permit*, the applicable *Permit* fee shall be doubled, but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
17. If the applicant makes an erroneous declaration on the *Permit* application to obtain a lesser *Permit* fee, the *Permit* shall be revoked and a new *Permit* issued using the corrected information. The new *Permit* shall be calculated according to the corrected *Permit* value and a 50% administrative fee shall be added to the calculated fee.

SCHEDULE "E" – Gas Permit Fees

Effective September 1, 2021

The following fees shall be paid by the applicant for a *Permit* to install or alter gas *Construction plus taxes where applicable*:

1. For gas *Construction* which involves the replacement of an appliance or the installation of a new gas appliance.

- (a) for Single or Multi-Family Dwellings:

- (i) \$47.00 per appliance, \$100.00 minimum

- (b) for other than Single or Multi-Family Dwellings:

- (i) up to 102,000 BTU/hr \$70.00 per appliance, \$150.00 minimum

- (ii) 102,001 - 409,000 BTU/hr \$82.00 per appliance, \$150.00 minimum

NOTE: Fees for additional appliances are calculated on BTU rating.

2. Where an application is made for a *Permit* for other than single family detached dwellings, there will be an additional fee of \$47.00 per dwelling unit.

3. Gas Heated Buildings - Building heat loss calculation review

- (i) \$87.50 per Single Family Dwelling.

- (ii) \$18.00 per unit for Multi Family Use - not less than \$87.50 per Building/cluster

- (iii) \$175.00 per Building for other than Residential.

4. For gas *Construction* which involves the installation of vents or furnace plenums only - \$87.50 each

5. For gas *Construction* which involves the installation of house piping:

- (a) for single or two family dwellings - \$87.50 per unit

- (b) for other than single or two family dwellings:

- (i) first 30 metres or part thereof - \$70.00 per unit plus

- (ii) each additional 30 metres or part thereof - \$35.00 per unit

6. Re-inspection fee where more than one (1) inspection is required due to faulty workmanship or materials - \$175.00 for each extra re-inspection required.

7. *Permit* Renewal - \$75.00

8. *Permit* Transfer - \$150.00

SCHEDULE "E" – Gas Permit Fees

Effective September 1, 2021

9. Miscellaneous and special inspections:
 - (a) During normal working hours - **\$105.00** per hour;
 - (b) Outside normal working hours - **\$140.00** per hour;
 - (c) Minimum charge - 1 hour or as determined by collective agreement
10. Charges as shown below will be applicable for examination of plans and specifications on application of Gas *Permit*.
 - (a) Plan Check Fee - **\$175.00** per hour including up to two hours and **\$87.50** per hour thereafter
 - (b) Single or Two Family Dwellings - minimum **\$150.00** per unit
 - (c) Other than Single or Two Family Dwellings - minimum **\$150.00** per Building.
11. Additional fee for any inspection performed outside the boundaries of the *Municipality* **\$0.58** per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
12. Oil and Propane Fee Schedule would follow the Gas Fee Schedule "E" in its entirety.
13. Business Licence Inspection Fee - minimum **\$87.50** per inspection, maximum **\$175.00** per inspection.
14. Where *Construction* is started prior to obtaining a *Permit*, the applicable *Permit* fee shall be doubled, but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
15. If the applicant makes an erroneous declaration on the *Permit* application to obtain a lesser *Permit* fee, the *Permit* shall be revoked and a new *Permit* issued using the corrected information. The new *Permit* shall be calculated according to the corrected *Permit* value and a **50%** administrative fee shall be added to the calculated fee.

SCHEDULE "F" – Electrical Permit Fees

Effective September 1, 2021

The following fees shall be paid by the applicant for a *Permit* to install *Electrical Equipment plus taxes where applicable*:

For one and two Family Dwellings including additions, the *Permit* fee shall be 15% of the building *Permit* fee or the minimum electrical *Permit* fee, which ever is greater.

The following additional charges are applicable to one and two family dwelling when the electrical *Permit* is taken out in conjunction with a building permit:

- | | | |
|----|---|------------------|
| 1. | a) Each hot tub or spa | \$18.00 |
| | b) Each hydro massage tub bath | \$18.00 |
| | c) Electrical Heating or based on the value of electrical heating contract, which ever is greater | \$87.50 minimum |
| | d) Air Conditioning/Heat Pumps | \$18.00 per unit |
| | e) Each sub panel | \$18.00 |

Fees for all other work not included above

For market value of *Electrical Equipment*, including costs of installation of \$0.00 - \$1000.00 - \$150.00 plus:

- | | |
|----------|--|
| \$ 27.00 | for each additional \$1000.00 or part thereof up to \$10,000.00 plus |
| \$ 12.00 | for each additional \$1000.00 or part thereof up to \$100,000.00 plus |
| \$ 8.00 | for each additional \$1000.00 or part thereof up to \$250,000.00 plus |
| \$ 6.00 | for each additional \$1000.00 or part thereof up to \$300,000.00 plus |
| \$ 5.00 | for each additional \$1000.00 or part thereof over \$300,000.00 to infinite. |

NOTE: Market values shall be based upon current estimated electrical installation costs.

Where an application is made for an Electrical *Permit* for other than Single Family Detached Dwellings, there will be an additional fee of \$30.00 per dwelling unit.

Note: Low Voltage Electrical Permits are exempted from this unit charge.

In addition to the above, the following fees shall be paid by the applicant for a *Permit* to install *Electrical Equipment*.

- | | | |
|----|---|-----------|
| 2. | Underground Service Duct | - \$87.50 |
| 3. | <i>Temporary</i> : | |
| | (a) <i>Temporary</i> to permanent connection conversion | \$87.50 |
| | (b) <i>Temporary</i> Service connection | \$87.50 |

SCHEDULE "F" – Electrical Permit Fees

Effective September 1, 2021

4. **Temporary current Permit** for uses other than carnivals:

- (a) Initial six (6) month period - \$200.00
- (b) Each additional six (6) month renewal period - \$150.00

5. **Special Event Permit Including Carnivals:**

Each Location: \$87.50 and minimum fee \$175.00

6. **Movie Location Fee:**

- (a) One location – valid for 180 days from issuance \$175.00
- (b) Two locations – valid for 180 days \$245.00
- (c) Three locations – valid for 180 days \$315.00
- (d) Four locations – valid for 180 days \$350.00
- (e) Five locations – valid for 180 days \$420.00
- (f) Six locations – valid for 180 days \$490.00
- (g) Seven locations – valid for 180 days \$560.00
- (h) Eight locations – valid for 180 days \$630.00
- (i) Nine locations – valid for 180 days \$700.00
- (j) Annual Permit – unlimited locations \$770.00
- (k) **Additional fee:** Inspections outside normal work hours \$240.00 minimum or as determined by collective agreement

7. **Annual Permit:**

- (a) for residential, commercial or industrial facilities:
 - (i) per KVA of service capacity .25
 - (ii) minimum fee \$175.00
 - (iii) maximum fee \$2,800.00
- (b) for educational or institutional facilities - \$9.00 for each classroom, shop, laboratory, office, etc.

SCHEDULE "F" – Electrical Permit Fees

Effective September 1, 2021

8. Permit for the installation of rough-in low voltage or finish of a previously installed and permitted rough-in installation only for single family & duplex's
 - (a) **\$87.50** for first **\$1000.00** in contract value
9. **Pool Grounding Permit - \$117.00**
10. Re-inspection fee where more than one (1) re-inspection is required due to faulty workmanship or materials - **\$175.00** for each extra re-inspection required.
11. **Permit Transfer - \$150.00**
12. **Permit Renewal - \$75.00**
13. Miscellaneous and special inspections:
 - (a) During normal working hours - **\$105.00** per hour;
 - (b) Outside normal working hours - **\$140.00** per hour;
 - (c) Minimum charge - One (1) hour or as determined by collective agreement
14. Additional fee for any inspection performed outside the boundaries of the **Municipality \$0.58** per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
15. Charges as shown below will be applicable for examination of plans and specifications:
 - (a) Plan Check Fee - minimum **\$175.00** including up to two hours and **\$87.50** per hour thereafter
 - (b) Single or Two Family Dwellings - minimum **\$175.00** per unit.
 - (c) Other than Single or Two Family Dwellings - minimum **\$175.00** per Building.
16. Business License Inspection Fee - minimum **\$87.50** per inspection, maximum **\$175.00** per inspection.
17. Where **Construction** is started prior to obtaining a **Permit**, the applicable **Permit** fee shall be doubled, but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
18. If the applicant makes an erroneous declaration of the **Permit** value to obtain a lesser **Permit** fee, the **Permit** shall be revoked and a new **Permit** issued using the corrected value. The new **Permit** shall be calculated according to the corrected **Permit** value and a 50% administrative fee shall be added to the calculated fee.

1100 *Committee Reports and Recommendations*



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: July 20, 2021
FILE NO: 2021-194-AL
MEETING: C o W
SUBJECT: Non-Farm Use Application
12377 248 Street

EXECUTIVE SUMMARY:

A Non-Farm Use Application (ALC Application 62642) has been received to permit several Agri-Tourism uses in the form of a petting zoo, a children's play area, a tractor train ride and a pumpkin harvest festival, for the property located at 12377 248 Street. The Non-Farm Use Application also includes the use of shipping containers as an accessory agricultural use. The subject property does not currently have Farm Status; however, the applicants are actively farming fruits, vegetables, livestock, poultry and Christmas tree's as part of their farm operation, which is permitted under the current Official Community Plan (OCP) designation, zoning and location within the Agricultural Land Reserve (ALR). The Non-Farm Use application is required as the Agricultural Land Commission's (ALC) Policy L-04 on 'Agri-Tourism Activities in the Agricultural Land Reserve' only permits Agri-Tourism uses if the property has Farm Status through BC Assessment Authority. The proposed Agri-Tourism uses are intended to be accessory to the above-mentioned agricultural production activities currently permitted and occurring on the subject property.

The subject property is zoned RS-3 (Single Detached Rural Residential) and is designated *Agricultural* in the OCP, reflecting its inclusion within the Agricultural Land Reserve (ALR).

Please note that the City cannot authorize the proposed use until the ALC approval is received.

RECOMMENDATION:

That the Non-Farm Use Application 2021-194-AL, respecting the property located at 12377 248 Street, be authorized to proceed to the Agricultural Land Commission.

DISCUSSION:

a) Background Context:

Applicant:	M. Lefebvre
Legal Description:	Lot 7, Section 22, Township 12, New Westminster District Plan 3151
OCP:	
Existing:	Agricultural
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)

Surrounding Uses

North:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Agricultural
South:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential); and RS-1 (Single Detached Residential)
	Designation:	Agricultural
East:	Use:	Single Family Residential and Vacant
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Agricultural
West:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Agricultural
Existing Use of Property:		Single Family Residential and Agricultural
Proposed Use of Property:		Single Family Residential, Agricultural, Agri-Tourism
Site Area:		4.0 ha (10.0 acres)
Access:		248 Street

b) Background Information:

The subject property is located on the south side of 124 Avenue and on the west side of 248 Street. The subject property is relatively flat and drops in elevation slightly from east to west. The applicants are currently leasing the land, and have put extensive work into cleaning and clearing the property to ensure its viability for agricultural purposes. Currently the farm is raising hens for egg production as well as a diverse amount of field vegetable crops through a two (2) acre (0.8 ha) market garden and six greenhouses. The applicants are also growing Christmas trees, lavender, sunflowers and have recently cleared a five (5) acre (2.0 ha) plot to the rear of the property to be used for the growing of pumpkins and gourds.

c) Project Description:

The application is proposing to operate several Agri-Tourism uses on the subject property, including a petting zoo, tractor train ride, a fall pumpkin harvest and a children's play area. As well, a shipping container use is proposed as part of the Non-Farm Use Application as an accessory agricultural use. These proposed uses are similar in nature to the applicant's previous farm operation (Meadows Family Farm) located at 24331 Dewdney Trunk Road. The applicants were required to relocate their farm operation to the subject property on 248 Street, as their previous leased-location on Dewdney Trunk Road was recently sold by the property owner. It is noted that the Bylaws Department had dealt with compliance issues as part of the business at the previous location on Dewdney Trunk Road; however, those were eventually satisfied and a Business Licence was issued for the previous location.

The subject property is located within the ALR. Agri-Tourism uses are permitted as an accessory use, as per the Agricultural Land Commission's Policy L-04 on *Agri-Tourism Activities in the Agricultural Land Reserve* providing the land is assessed as "Farm" under the Assessment Act (Farm Status). The subject property does not currently have Farm Status due to the application timing with BC Assessment, and as such, are not currently permitted the proposed Agri-Tourism uses. In order to permit these uses, prior to achieving Farm Status, the applicants must apply for

a Non-Farm Use Application which must first receive approval from Council in order to be forwarded to the ALC for their approval. It should be noted that the applicants do intend to apply for Farm Status with the BC Assessment Authority (applications for the following year close on October 31, 2021).

The applicants state that the proposed Agri-Tourism uses are an important part of the farm, particularly during the start-up phase, to help out financially while they build up the farm's capacity. The applicants also suggest that the proposed Agri-Tourism activities will help draw visitors to the property as a marketing tool, while at the same time, will educate the public on the various aspects of farm operations. Different user groups ranging from the general public to local school groups to Scouts and Girl Guides are anticipated to visit the farm, which is similar to the previously located farm operation on Dewdney Trunk Road.

d) Planning Analysis:

Official Community Plan:

The subject property is located within the ALR and is designated *Agricultural* in the OCP. The City of Maple Ridge recognizes that agriculture is a vital component of the community's rural character and of the local economy. There is an acknowledgement that agriculture can occur in different forms throughout the community, and as such, Agri-Tourism is recognized as one such use. As stated in the OCP, *Agri-Tourism is a form of tourism that attracts visitors who are interested in experiencing forms of agriculture and agriculturally related aspects of an area.* The subject application is proposing various Agri-Tourism uses, which are supported under the following policies in the OCP, and whereby the property is able to achieve Farm Status with the BC Assessment Authority, or is granted approval of the Non-Farm Use Application:

Under Sustainable Agriculture, OCP Policy 6-12 of the OCP states the following:

Maple Ridge will protect the productivity of its agricultural land by:

- a) Adopting a guiding principle of "positive benefit to agriculture" when making land use decisions that could affect the agricultural land base, with favourable recognition of initiatives including but not limited to supportive non-farm uses,...*

Under Additional Employment Generating Opportunities, Policy 6-68 states the following:

Maple Ridge will promote agricultural tourism opportunities by:

- a) Aligning land use bylaws to permit supportive non-farm uses such as agri-tourism, bed and breakfasts, and on-farm sales;*
- b) Assisting agricultural landowners to identify and develop agricultural opportunities (e.g. value added, agri-tourism, bed and breakfast, recreation).*

The applicant's state that the petting zoo specifically, is extremely important to the farm operation, as this is an opportunity for families to interact, to learn about agriculture and to make the connection about where food comes from. It is further noted that future visitors will have the opportunity to tour the farm and learn about sustainable agriculture, to participate in the planting and harvesting of various crops, and to engage with the different animals on the farm.

Zoning Bylaw:

The subject property is zoned RS-3 (Single Detached Rural Residential) and is designated *Agricultural* in the Official Community Plan (OCP). The RS-3 zone and *Agricultural* designation support the current farming taking place on the subject property; however, the Agri-Tourism use is not permitted until Farm Status is achieved or the Non-Farm Use Application is approved.

e) Interdepartmental Implications:

The applicant will be required to work with the various departments and compliance will be generated through the Business Licence application process related to permitting and appropriate plan review.

Engineering Department:

Only one access is permitted for single family zoned lots and is being provided under the existing driveway from 248 Street. The property is serviced by municipal water. It should be noted that 124 Avenue is a potential route for the Abernathy extension.

Bylaws and Business Licensing:

- Petting Zoo
Fraser Health would need to inspect the facility and provide approval of sanitation protocols. (Food service & petting zoo). It is suggested that the SPCA provide wellness checks on animal well-being.
- Playground Area / Tractor Train Rides
Liability insurance for the playground and tractor rides is a consideration for the business owners, however, this not a requirement of Business Licensing.
- Shipping Containers
Shipping containers are considered structures and require permits with Building & Fire Department approval, as well as complying with the Zoning Bylaw.

Maple Ridge Sign Bylaw No. 7630-2020 regulations will apply should the applicant require any sign for advertising purposes, directional signage, or any other sign required for the business operation. Washroom facilities are proposed in the form of portable washrooms. Should any proposal be made to include permanent washroom facilities, Fraser Health would need to be consulted regarding septic system changes or approvals.

It is noted that one complaint has been received regarding animal noise. The complaint has been referred to the Farm Industry Review Board and will be assessed to determine if it falls under the 'normal farm practices' as outlined by the Ministry of Agriculture. The intent of this legislation is to protect farmers conducting normal farm practices as it relates to odour, noise or dust.

Building Department:

Should any use be planned that allows the general public access, washroom facilities will be required. Any new buildings or structures will require a Building Permit along with the associated trade's permits where applicable.

Fire Department:

The Fire Department has reviewed the subject application and makes the following comments as a condition of approval. Further, should the application be approved, the Fire Department will work with the applicant through the Business Licence application process to ensure compliance is being met.

- Any use of intermodal containers (shipping containers) for storage will require a building permit and must conform to the '*Fire Prevention Bulletin – Intermodal Storage Container*';
- A Fire Safety Plan for the site conforming to requirements of BC Fire Code 2.8.2.1; and
- Site plan identifying access routes on the site suitable for fire truck access.

f) Alternatives:

The recommendation is to forward the application to the Agricultural Land Commission for consideration. Should Council not support the petting zoo, tractor train ride, children's play area, pumpkin festival and shipping container uses, Council may elect to deny forwarding this application to the Agricultural Land Commission, in which case it will be considered closed and the application will not proceed further.

CONCLUSION:

The recommendation is to forward the application to the ALC for consideration. Should Council not support the proposed Agri-Tourism uses, including the shipping container use, Council may elect not to forward this application to the ALC.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
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"

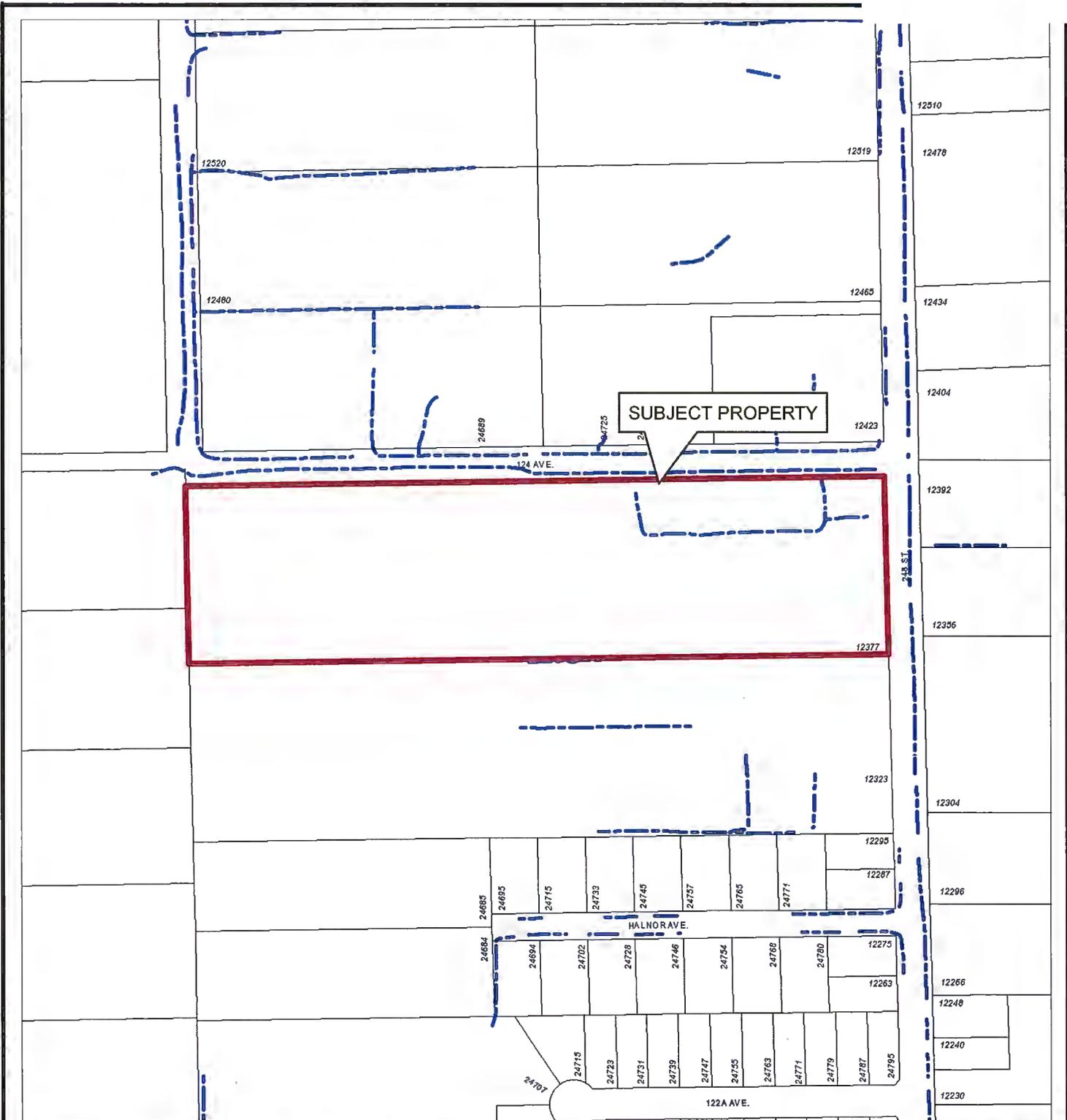
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan



SUBJECT PROPERTY



Scale: 1:3,000

Legend

 Ditch Centreline

12377 248 STREET
PID: 000-767-093

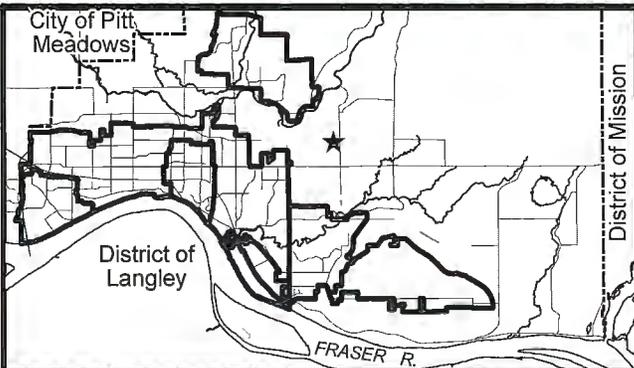
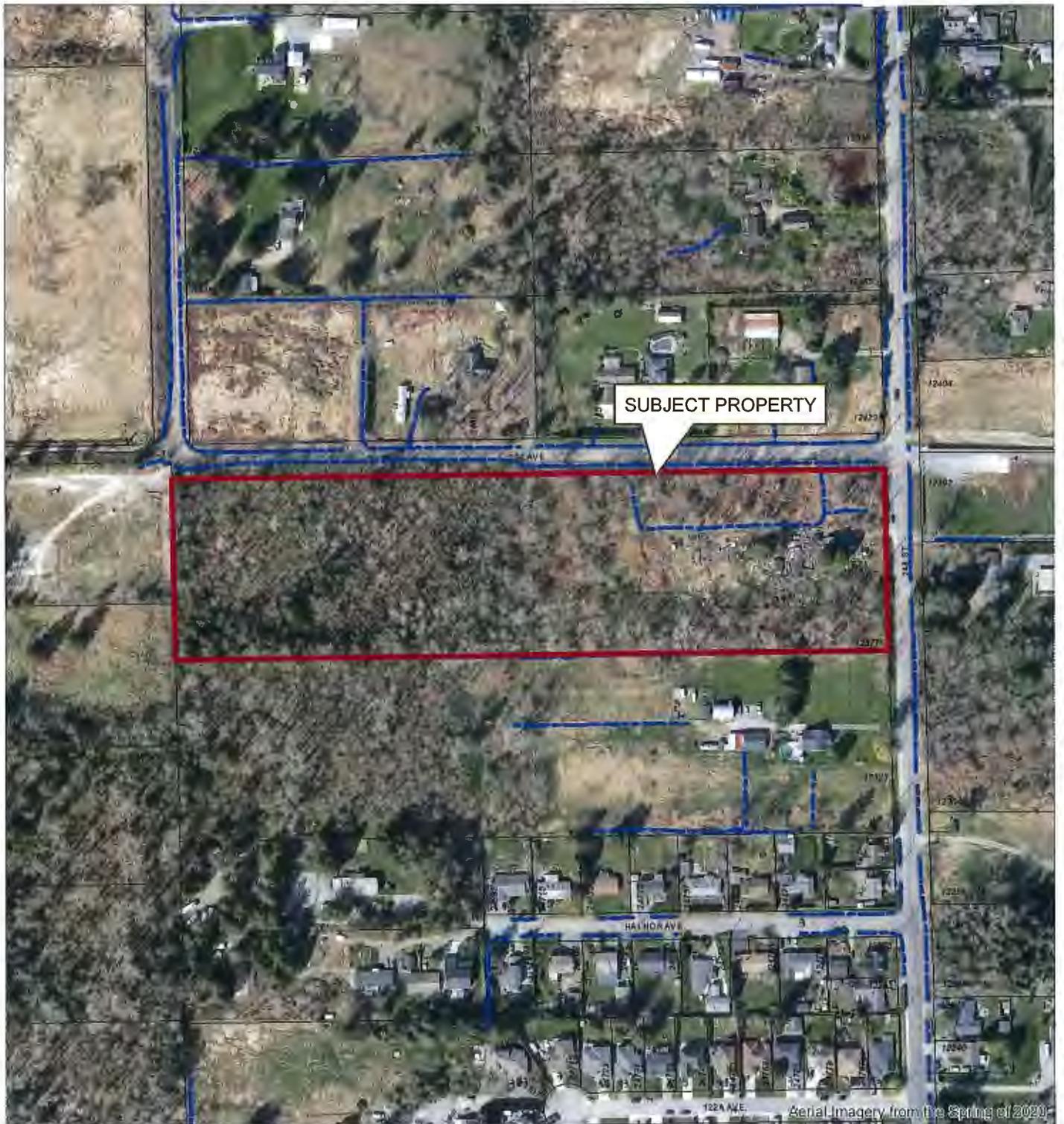
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-194-AL
DATE: Apr 14, 2021

BY: PC



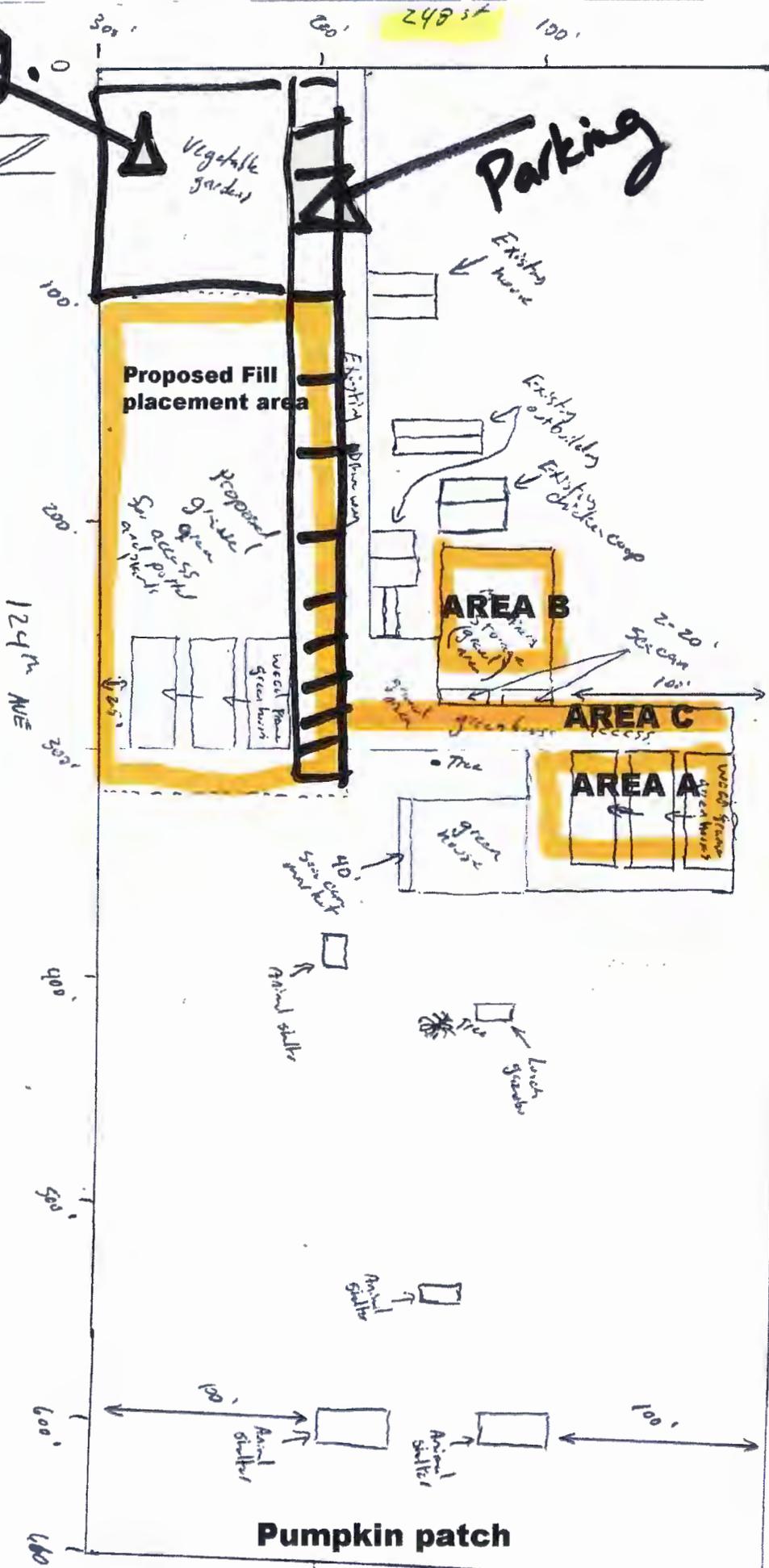
12377 248 STREET
PID: 000-767-093



FILE: 2021-194-AL
DATE: Apr 14, 2021

BY: PC

parking.



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Temporary Use Permit
10225 272 Street

MEETING DATE: July 20, 2021
FILE NO: 2021-230-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received for a Temporary Use Permit (TUP) to temporarily allow an outdoor café use only at the subject property located at 10225 272 Street. The café will permit seating of up to 56 people in an outdoor setting consisting of picnic tables and gazebos. Parking is to be provided off the existing driveway, with an option for on-site overflow parking, should it be required.

A Temporary Use Permit authorizes a temporary use that is not otherwise permitted in the Zoning Bylaw without the need for a rezoning. TUPs may only be issued if provision is made for them in the Official Community Plan Bylaw (OCP). The TUP process has recently been revised to remove the need for the OCP Amending Bylaw, and has instead permitted TUPs to be considered at one Committee of the Whole (COW) meeting and one Council meeting with public notification provided in a similar manner to a Public Hearing. TUPs can be issued for a maximum of three (3) years and can be renewed only once for an additional three (3) years by a subsequent Council resolution. However, based on neighbourhood concerns the City has recently received, Council has the option of reducing the typical three (3) year period to a lesser amount if desired (i.e. one (1) or two (2) years).

The applicant has been in contact with the various departments regarding the necessary approvals. It should be noted the Business has moved ahead and opened to the public without municipal approvals or benefit of a Business Licence.

This type of application is not subject to the Community Amenity Contribution (CAC).

RECOMMENDATIONS:

That the Corporate Officer be authorized to sign and seal a Temporary Use Permit for property located at 10225 272 Street once the following terms and conditions are met:

- i. Fraser Health approvals must be obtained for all on-site services (well, septic and drainage).
- ii. Washroom facilities required for use of customers and the general public.
- iii. Any new buildings or structures require a Building Permit along with the associated trades permits, where applicable.
- iv. All electrical work for a kitchen must be permitted and certified.
- v. Any permanent kitchen facility will need an approved Building Permit and the Fire Department would be involved through that process.
- vi. A conditional Business License must be obtained contingent on the business operation complying with the following:
 - a) All structures meeting the current BC Building Code;
 - b) Approved Fire Department Inspection;

- c) All external agency requirements being met – (i.e. Fraser Health and Provincial water license if required).
- vii. The TUP Application is recognized for the outdoor café use only. Additional Agri-tourism or commercial ventures are not being considered under this application.

DISCUSSION:

1) Background Context:

Applicant: Yellow House Farms Inc. (Rayne Beverage)
 Owner: Stanley Siscoe

Legal Description: Lot 1 Except: Parcel "A" (Explanatory Plan 10866); Section 6 Township 15
 New Westminster District Plan 5265

OCP:
 Existing: Rural Residential
 Proposed: Rural Residential

Within Urban Area Boundary: No
 OCP Major Corridor: Yes

Zoning:
 Existing: RS-3 (Single Detached Rural Residential)
 Proposed: RS-3 (Single Detached Rural Residential)

Surrounding Uses:

North:	Use:	Single Family Residential and Agricultural
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Rural Residential
South:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Rural Residential
East:	Use:	Single Family Residential and Agricultural
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Rural Residential
West:	Use:	Single Family Residential and Agricultural
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Rural Residential

Existing Use of Property: Single Family Residential and Agricultural
 Proposed Use of Property: Single Family Residential, Agricultural and Outdoor Cafe
 Site Area: 6.9 Ha (17 acres)
 Access: 272 Street
 Servicing: Urban or Rural Standard Rural Standard
 Previous OR Companion Applications: 2021-036-LI

2) Background:

The applicant had previously been in contact with the City, prior to making the TUP application, on how to implement the outdoor café use. In that time several departments were consulted regarding the necessary approvals for such items related to Zoning Bylaw Regulations, OCP Policy, Building Code, Business Licensing, Engineering Servicing, Fire Regulations, as well as external agencies including Fraser Health, the Ministry of Agriculture and the Agricultural Land Commission. A previous application, 2021-036-LI (Land Use Inquiry), was made on behalf of the same applicant and a report was provided with input from internal departments and external agencies on what types of uses would be permitted on the subject property. From that work, it was determined that a Temporary Use Permit would be the most effective and efficient process to permit the outdoor café use, should it be approved by Council.

Chronology of Events:

December 2020:

- Applicant contacted the City re: abattoir and restaurant use and was advised these uses were not permitted in the RS-3 zone and *Rural Residential* designation.
- Applicant was asked to apply for a Land Use Inquiry

March 2021

- Land Use Inquiry response report outlining permitted and non-permitted uses and reaffirmed the outdoor kitchen, café and abattoir uses are not permitted and indicated that rezoning and necessary permits would be required.
- Applicant was offered a Business Licence for a Farm Stand use to facilitate the sale of produce on the site.

April 2021

- Applicant was provided with invoices (dated March 30, 2021) for the Farm Stand use. It is noted that the invoice remains unpaid as of July 15, 2021, and once paid an inspection would be performed and the Farm Stand Business Licence would be issued.
- Applicant was advised they could apply for TUP as an alternate solution to permit the outdoor café use.
- TUP application was applied for April 29, 2021 and was assigned to a file manager May 11, 2021 when application information was complete.
- As a gesture of good faith, the City advised that as long as all permits (internal departments and external agencies) for the outdoor café were finalized, the City would allow the café to proceed with a conditional Business Licence in conjunction with the TUP process.
- External City Solicitor provided a letter to applicant reaffirming previous discussions on permitted and non-permitted uses.

June 2021

- Applicant was advised that information was still outstanding for building permits and inspections on gazebos before issuance of conditional Business Licence for outdoor café use.

June 25, 2021

- Grand opening of café without all necessary approvals in place.

July 2021

- Cease and Desist letter sent. (Staff can confirm the business continues to operate).
- Building Permit issued for gazebos.

Farm Practices Protection Act:

There has been much discussion regarding the Farm Practices Protection Act. The external Solicitor has advised that the Province protects land in the Agricultural Land Reserve (subject property not

within ALR), areas where land is zoned by local governments for farming and where farming is a priority and specifically permitted. The 'Farm Practices Protection Act protects a farmer's rights to farm within these areas of British Columbia. The Ministry of Agriculture refers to 'normal farm practices', under the Right to Farm Act, which does not include restaurants, parking and other non-farm uses. The protection held by farmers, under the legislation, relates to complaints from odour, noise and dust arising from normal farm practices. It is noted that the farming operation is not at issue, however, the café is not an agricultural use under normal farm practices.

3) Project Description:

The subject property is located on the west side of 272 Street and south of 104 Avenue (See Appendices A and B). The subject property is relatively flat along the eastern portion of the site and gradually increases in grade from east to west. The subject property is a working farm consisting of orchard trees, 25 different herbs, hundreds of types of leafy vegetables as well as the raising animals and bees for honey, eggs and beef.

The proposed temporary use is for an outdoor café use only, which will permit seating for up to 56 people in an outdoor setting. The intention of the outdoor café is to provide a farm-to-plate dining experience using ingredients grown and produced on the farm. The subject property currently has Farm Status from the BC Assessment Authority and employs 15 full-time, seasonal staff and four year-round staff. The dining area is located in the south-eastern corner of the subject property, south of the driveway and adjacent to 272 Street (see Appendix C).

The details of the café include a cooking area located in a cargo trailer outfitted with a commercial kitchen. Two permanent washroom facilities will be provided should this application be supported; however, portable washrooms are being provided in the interim. The proposed café has a dedicated well and septic system. The seating area will include nine tables on a concrete slab and covered by a tent, five gazebos and two picnic tables, with a maximum capacity of 56 people. Parking is located off the driveway and exceeds the required number of parking stalls of eight (8), as identified in the Off-Street Parking and Loading Bylaw. There is also additional overflow parking available onsite, if necessary.

It is also noted that the subject property is on the 'Heritage Inventory' and is known as the Lee Residence from 1914.

4) Planning Analysis:

i) Official Community Plan:

The subject property is designated *Rural Residential* in the OCP, which according to Policy 3-7, supports '*agricultural uses and low density, single detached and duplex dwellings*'. The *Rural Residential* designation does not allow a café use on the subject property; therefore, the use is not compliant. The commercial policies in the OCP support *Rural Commercial* uses, with the intent to cater to the daily convenience shopping and service needs of a rural population and provide a limited range of services.

Under the *Rural Commercial* category, OCP Policies 6-38 and 6-39 state the following:

Maple Ridge will encourage the development of small Rural Commercial centres outside the Urban Area Boundary to serve the rural population.

Rural Commercial Centres and outdoor commercial recreation facilities will be considered subject to satisfying Parking Bylaw and Zoning Bylaw requirements, traffic, access, site design, and compatibility with adjacent land uses.

Based on Policies 6-38 and 6-39 there is policy support for a commercial use on the subject property, providing that traffic, access, site design and compatibility with adjacent land uses can be demonstrated.

Agricultural Plan

The Maple Ridge Agricultural Plan identifies long-term visions for Agriculture in Maple Ridge. Visioning language within the Agricultural Plan includes reference to sustainable farming, whereby:

the creation of a resilient food production system in the community, providing food security and beneficial agricultural land use in a variety of ways ranging from backyard gardening to community supported agriculture to commercial ventures. In particular, agriculture will attract and support new and young entrepreneurs.

And further:

all scales of farming activity in Maple Ridge producing a diversity of products and services using a range of business models from conventional full-time farming to part-time, smaller scale and community-based farming. It also recognizes that it is not a choice of one type of farming over another. It is very possible that more than one business model will occur on a property.

From the policy references listed above, the City of Maple Ridge recognizes that agriculture is a vital component of the community's rural character and of the local economy; however, policies must match up with the municipal regulations in order to be permitted on the subject property. Should this use be made permanent in the future, an OCP amendment will be required to designate the property as *Rural Commercial*.

Temporary Use Permit

In order to allow the use a Temporary Use Permit (TUP) was recommended. The TUP would allow Council to consider the application and allow the use on a temporary basis. The following TUP policies in the OCP are in place to allow the City to require conditions and guidelines for the use, as well as removal and restoration requirements once the TUP terminates.

- 1. Lands in the City may be designated to permit temporary uses if a condition or circumstance exists that warrants the use for a short period of time but does not warrant a change of land use designation or zoning of the property.*
- 2. Council has the authority by resolution to issue Temporary Use Permits to allow temporary uses on specific properties. Council may specify conditions for the temporary use.*
- 3. Designated Temporary Use Permit areas will require guidelines that specify the general conditions regarding the issuance of permits, the use of the land, and the date the use is to terminate.*

4. *As a condition of issuing the permit, Council may require applicants or owners to remove buildings, to restore the property to a specific condition when the use ends, and to post a security bond. A permit may be issued for a period of up to three years, and may be renewed only once.*
5. *Council may issue Temporary Use Permits to allow:*
 - a) *temporary commercial uses, i.e., temporary parking areas;*
 - b) *temporary industrial uses, i.e. soil screening; and*
 - c) *other temporary uses.*
6. *A Temporary Use Permit is issued in accordance with the provisions of Section 492 of the Local Government Act.*
7. *The entire City of Maple Ridge is designated as a Temporary Use Permit Area which may allow Council to issue a Temporary Use Permit. The described purpose of the use and the specified general conditions for issuing a permit are to be described as part of the Temporary Use Permit.*

ii) Zoning Bylaw:

Agriculture is typically a permitted use in the RS-3 (Single Detached Rural Residential) zone and it permits a range of agriculture-related uses. However, the proposed outdoor café is not a permitted use under the current zone, therefore, the TUP approval is required to permit the use.

The TUP application does not propose to amend the subject property's current RS-3 (Single Detached Rural Residential) zoning. Instead, the Temporary Use Permit allows the proposed outdoor café use for up to three (3) years, and may only be extended once for another three (3) years subject to a further Council resolution. In this case, staff are recommending that the initial permit be for a period of one (1) year to ensure that neighbourhood compatibility can be satisfied, and that Council will be able to reassess prior to granting the possibility of an additional extension of between 1,2 or 3 years. At which time no further extensions are possible and the applicant would be required to rezone or cease operation of the business.

All lands within the City are zoned and must conform to the provisions of the Zoning Bylaw. This applies to lands both within and outside the Agricultural Land Reserve (ALR). Regarding agricultural activity on a non-ALR parcel, the local government has authority to apply its own bylaws and regulate uses as they choose.

It is noted that the applicant has disputed the authority of the Zoning Bylaw, and further, that the City has sought legal confirmation regarding its authority to regulate uses within the document. This information was conveyed to the applicant by way of Staff and the City's Solicitor.

iii) Development Permits:

A Development Permit is not required for this type of application.

iv) Development Information Meeting:

A Development Information Meeting is not required for this TUP application; however, should the subject property rezone in the future, a DIM will be required.

5) Interdepartmental Implications:

i) Engineering Department:

Only one access to the property is permitted and is being provided under the existing driveway. Street parking will not be permitted. Any proposed farm stand activity needs to occur on private property as no parking or stopping on the road or boulevard would be permitted.

ii) Building Department:

Should any use be planned that allows the general public access, washroom facilities are required. Any new buildings or structures will require a Building Permit along with the associated trades permits where applicable.

iii) Fire Department:

All electrical work for a kitchen must be permitted and certified. Any structures used to house cooking equipment must be reviewed and approved by the Fire and Building Departments; Fraser Health must also inspect and approve the facility.

Any proposed mobile food vending or kitchen would need to have the facility inspected under the regional mobile food vendor program. The Fire Department can conduct this inspection for the applicant. Any permanent kitchen facility will need an approved Building Permit and the Fire Department would be involved through that process.

iv) Bylaws, Licencing and Permits:

In regards to Business Licencing, any approval is contingent on the property & business operation meeting compliance. The general overview being:

- Permitted land use;
- Structures meeting the current BC Building code;
- Approved Fire Department inspection;
- All external agency requirements being met – i.e. Fraser Health; and
- Fulfilling all Business License & Regulation Bylaw requirements.

The TUP Application is recognized for the outdoor café use only. Additional Agri-tourism or commercial ventures are not being considered under this application.

The Approval of the TUP does not grant approval for liquor sales or service. These would need to be addressed separately in conjunction with the Liquor and Cannabis Regulation Branch.

Recent complaints have been received with concerns about unpermitted commercial uses and noise stemming from the café use creating a disturbance to the neighbourhood. Complaints have suggested noise in the area until after midnight. It is suggested that the TUP limit the hours of operation to 9 PM to mitigate noise impacts.

The Bylaws Department issued a letter to the applicant, dated July 3, 2021 (File No. 21-111475), confirming the 'Sunflower Café' at the subject property was deemed to be operating without an approved City of Maple Ridge Business Licence. As such, the applicant is required to 'Cease and Desist' all business activity related to the outdoor café until outstanding permits are obtained and then a conditional Business Licence will be issued. Staff have confirmed that the business continues to operate in contravention of the Cease and Desist Letter.

v) Environment Section

The subject application was reviewed by the Environment Section with the following comments:

- Any proposed use within 50 m (164 ft.) of a watercourse may require a Watercourse Protection Development Permit;
- Any proposed deposit of soil or other material will require a Soil Deposit Permit, whether for parking or roads or other uses. The hog fuel currently used for the parking area was implemented without permit. The applicant is required to apply, retroactively, for a Soil Deposit Permit for this use as a condition of the TUP.
- Where the property is fully farmed out and there is a request to farm crops within the setback, there is the potential to reduce the 30 m (98 ft.) setback to 15 m (49 ft.) as long as there are no structures (roads, buildings, greenhouse frames, riding rings, etc.); however, farming elsewhere on the property would need to be maximized first.
- A provincial Water License may be required from the Provinces Water Management Branch for a commercial use at this location and should be investigated by the applicant.
- Non-farm development requires an Agricultural Impact Assessment (AIA). Should permanent zoning be sought, an AIA will be required.

6) Citizen/Customer Implications:

The Council consideration process includes four (4) steps:

1. Application received and reviewed by City staff.
2. Public notification undertaken by the City with mailout to the properties within 50 m of the site (mailout sent July 7, 2021) and one (1) newspaper ad (placed on July 16, 2021).
3. Council at the Committee of the Whole reviews the TUP application.
4. Council considers issuance of the TUP after receiving any correspondence and hearing from any residents/owners.

Following the issuance of the permit, the café can operate for a period defined by Council and can then apply for an extension. At the end of the extension, the use will cease or an OCP and rezoning amendment will be required.

If Council is supportive of the use, Staff recommend that the TUP be issued for a period of 1 year. The applicant has 30 days after the Council resolution to fulfill the conditions of the conditional Business Licence, after which municipal ticketing may commence.

7) Alternative:

TUPs can be issued for a maximum of three (3) years and renewed only once for an additional three (3) years by a subsequent Council resolution. However, based on neighbourhood concerns the City has recently received, it is recommended that the TUP be for a period of one (1) year to assess impacts to the neighbourhood.

Alternatively, Council can choose:

- That the TUP be issued for two (2) or three (3) years, or
- That the TUP be denied.

CONCLUSION:

It is recommended that application 2021-230-RZ be granted by way of Council resolution and the applicant be required to complete all compliance requirements to achieve a Business Licence for the outdoor café.

“Original signed by Chuck Goddard” for

Prepared by: **Adam Rieu**
Planner 1

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

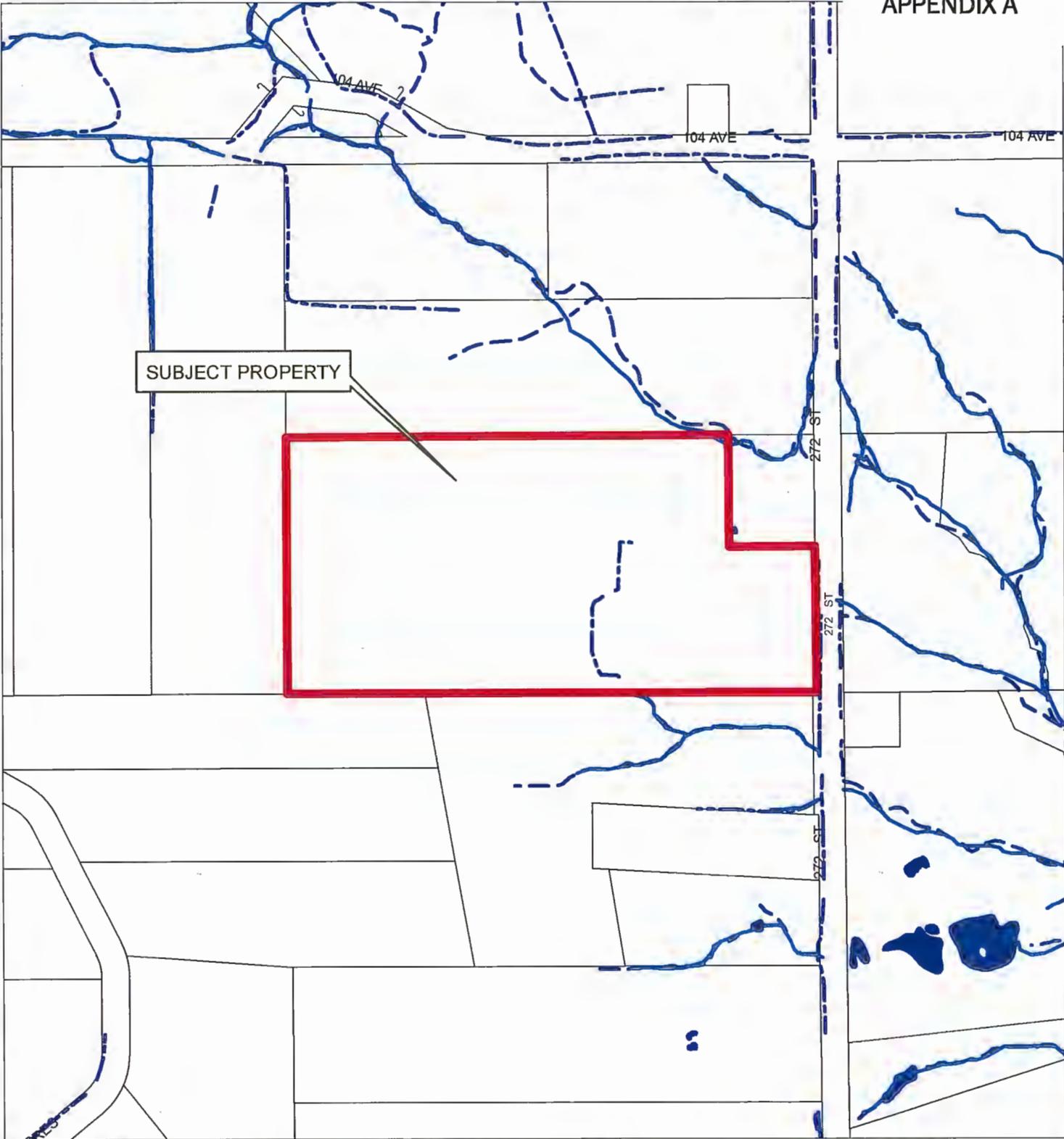
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“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 – Site Plan
- Appendix D – Key Plan
- Appendix E – Draft Temporary Use Permit



Scale: 1:4,000

Legend

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

10225 272 STREET
PID: 011-136-341

CLERKS DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-230-RZ
DATE: Jul 5, 2021

BY: DT



Scale: 1:4,000

Legend

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

10225 272 STREET
PID: 011-136-341

CLERKS DEPARTMENT



mapleridge.ca

FILE: 2021-230-RZ
DATE: Jul 5, 2021

BY: DT



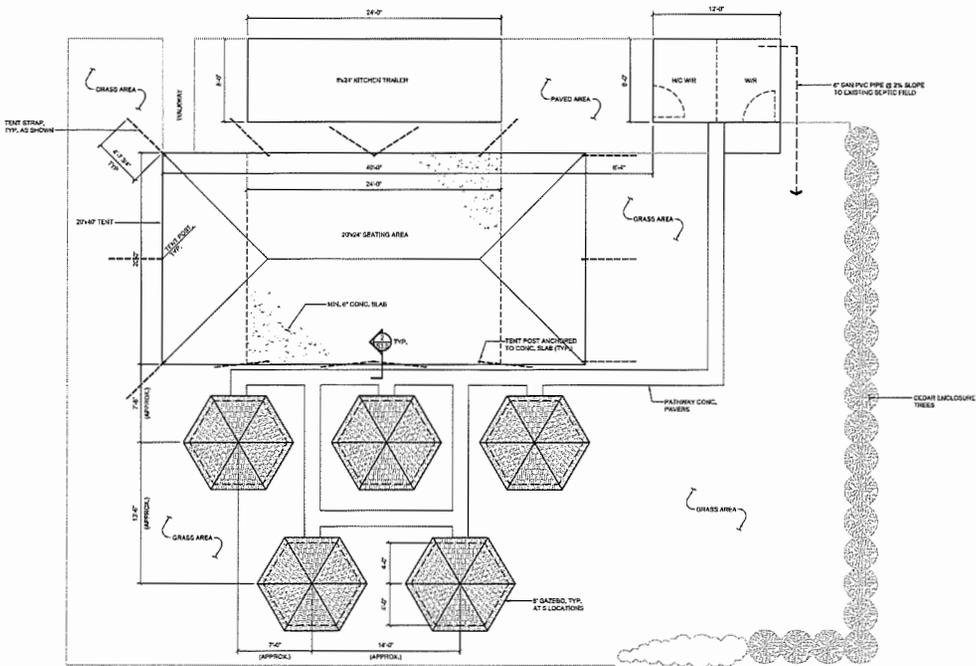
ROAD / DRIVEWAY

COMPACTED 6" THK. GRAVEL ROAD

PARKING AREA

COMPACTED 6" THK. GRAVEL PARKING AREA

SEWAGE SEE DETAIL ON SHEET A33



272 STREET

KEY PLAN
3/16" = 1' = 0"

No.	DESCRIPTION	DATE	BY	CHK.
1	PRELIMINARY	JUN. 1, 2021	HY	CFR

JU DESIGN ENGINEERING L
 11501 105th AVE, SUITE 100, BAY BRIDGE, VA 22009
 TEL: 703-443-4425 | WWW.JUDESIGN.COM

PROJECT: FARM STRUCTURES
 CLIENT: YELLOW HOUSE FARM

SHEET CONTENT:
 KEY PLAN

DATE: 05/27/2021 | SCALE: AS SHOWN | PROJECT NO.: Y2-1 | SHEET NO.: S2

THIS DRAWING IS FOR READING PURPOSES ONLY. NO GUARANTEE OR WARRANTY IS MADE BY THE ARCHITECT. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. CONTACT: 703-443-4425



City of Maple Ridge

TEMPORARY USE PERMIT NO. 2021-230-RZ

TO: Yellow House Farms Inc.
10225 272 Street
Maple Ridge BC V2W 1R1
 (the "Permittee")

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

Lot 1 Except: Parcel "A" (Explanatory Plan 10866); Section 6 Township 15 New Westminster District Plan 5265
 (the "Lands")

3. The Lands described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof, including:
 - The TUP use must comply with all Municipal Bylaws and Provincial Regulations;
 - Hours of operation shall permit the café use to operate daily from 10am to 9:00pm.
 - All parking for the proposed use must be located on the subject property and meet the Off-Street Parking and Loading Bylaw requirement of eight (8) stalls.
 - Fraser Health approvals must be obtained for all on-site services (well, septic and drainage).
 - Washroom facilities are required for use of customers and the general public.
 - Any new buildings or structures require a Building Permit along with the associated trades permits, where applicable.
 - All electrical work for a kitchen must be permitted and certified.
 - All electrical work must be approved by the City.
 - Any proposed mobile food vending or kitchen would need to have the facility inspected under the regional mobile food vendor program. The Fire Department can conduct this inspection for the applicant.
 - Any permanent kitchen facility will need an approved Building Permit and the Fire Department would be involved through that process.
 - A permanent Business License must be obtained and kept in good standing contingent on the business operation complying with the following:
 - a. All structures meeting the current BC Building Code;
 - b. Approved Fire Department Inspection;
 - c. All external agency requirements being met – (i.e. Fraser Health and Provincial Water Management Branch, if required).

- The TUP Application is recognized for the outdoor café use only. Additional Agri-tourism or commercial ventures are not being considered under this application.
 - The Approval of the TUP does not grant approval for liquor sales or service. These items would need to be addressed under separate consideration in conjunction with the Liquor and Cannabis Regulation Branch.
 - Any proposed use within 50m of a watercourse may require a Watercourse Protection Development Permit.
 - Any proposed deposit of soil or other material will require a Soil Deposit Permit, whether for parking or roads or other uses. The hog fuel currently used for the parking area was implemented without permit. The applicant is required to apply, retroactively, for a Soil Deposit Permit for this use.
 - An Agricultural use is permitted, as per 'Agricultural' definition as defined in Zoning Bylaw No. 7600-2019.
4. If the Permittee does not substantially commence the development permitted by this Permit within 24 months of the date of Council Authorization of this Permit, this Permit shall lapse.
 5. This Permit is not a Building Permit.
 6. An Agricultural Impact Assessment (AIA) will be required as a condition of a rezoning application.
 7. This Permit is for a maximum of 1 year from the date of Council's authorizing resolution.
 8. Failure to comply with the terms and conditions of this permit may result in the revocation of the permit by Council.

AUTHORIZING RESOLUTION passed by the Council the day of 2021.

ISSUED on the day of , 2021 .

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7777-2021;
24366 and 24388 River Road and 24548 Lougheed Highway and PID No. 012-847-046, 012-846-970, 012-846-902 and 012-847-119

MEETING DATE: July 20, 2021
FILE NO: 2021-074-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 24366 and 24388 River Road, 24548 Lougheed Highway and unaddressed lots identified by PID No. 012-847-046, 012-846-970, 012-846-902 and 012-847-119 from RS-3 (Single Detached Rural Residential) to M-2 (General Industrial), to permit the future construction of a trucking and storage facility, spanning several buildings.

The subject properties are designated as Industrial in the Official Community Plan and are located outside of the Urban Area Boundary. To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

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

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

2. That Zone Amending Bylaw No. 7777-2021 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C, F and G of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant: Seven Horses Transportation Ltd.

Legal Description: Parcel "B" (Reference Plan 2624) District Lot 409 Group 1 New Westminster District; and Parcel "D" (reference Plan 6401) District Lot 409 Group 1 New Westminster District
Except: Firstly; Part on Statutory Right of Way Plan 4697 Secondly; Part Dedicated Road on Plan LMP39099; and Parcel "B" (Reference Plan 8151) District Lot 409 Group 1 New Westminster District
Except: Part Dedicated Road on Plan LMP39099; and Parcel "C" (Reference Plan 3150) District Lot 409 Group 1 New Westminster District; and Parcel 1 District Lot 409 Group 1 New Westminster District Plan LMP39102; and Lot 3 Except: Part Road on Plan LMP4241, District Lot 409 Group 1 New Westminster District Plan 12820; and Parcel "A" (Explanatory Plan 12245) Lot 3 Except: Part Road on Plan LMP4241, District Lot 409 Group 1 New Westminster District Plan 11584.

OCP:
Existing: Industrial
Proposed: Industrial

Within Urban Area Boundary: No
Area Plan: No, OCP General Land Use Map
OCP Major Corridor: Yes

Zoning:
Existing: RS-3 (Single Detached Rural Residential)
Proposed: M-2 (General Industrial)

Surrounding Uses:

North:	Use:	Single Family Residential and Vacant
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Industrial
South:	Use:	Canadian Pacific Railway and Fraser River
	Zone:	N/A
	Designation:	N/A
East:	Use:	Campground and Single Family Residential
	Zone:	CS-3 (Recreation Commercial) and RS-3 (Single Detached Rural Residential)
	Designation:	Industrial

West:	Use:	Vacant and Single Family Housing
	Zone:	RS-3 (Single Detached Rural Residential) and RS-2 (Single Detached Suburban Residential)
	Designation:	Industrial and Rural Residential
Existing Use of Property:		Vacant
Proposed Use of Property:		Industrial
Site Area:		1.577 HA. (3.9 acres)
Access:		Lougheed Highway/River Road
Servicing requirement:		Urban Standard

b) Background

One of the outcomes of the 2014 *Commercial & Industrial Strategy* was that the City will need upwards of 69-93 hectares (170-230 acres) of additional industrial lands by 2040. The Strategy examined lands within the City and identified a number of areas that could potentially accommodate employment-based land uses.

On March 18, 2016 Council directed staff to review the lands in the vicinity of the subject site, to determine if the lands could support employment-generating land uses. Council also pursued further dialogue with Kwantlen First Nations.

As part of the ongoing updates to the City's Employment Land Re-designation process, OCP Amending Bylaw (Bylaw No. 7335-2017 Area 2: Lougheed Lands) was considered for final reading and adopted at the September 12, 2017, Council Meeting. Under Bylaw No. 7335-2017, the subject properties were redesignated from Suburban Residential to Industrial, in order to facilitate future employment uses on the site.

The site was the subject of a previous Soil Deposit Permit under application no. 2019-062-SP (see Appendix E), to permit the deposit of 638,000 cubic metres on the properties at 24548 Lougheed Highway, 24366 and 24388 River Road and adjacent lot to 24548 Lougheed Highway. At the Council meeting on October 1, 2019, Council approved the Soil Deposit Permit. The process was estimated to take approximately seven (7) years to complete. Subsequently, the applicant decided not to proceed with the Soil Deposit Permit and the permit lapsed.

c) Site Characteristics

The subject site is located on the south side of Lougheed Highway and the irregular shaped site (Appendix A) is strategically located for industrial development. The site consists of seven (7) lots, five (5) of which are located between the two ends of River Road on the north side of the Canadian Pacific Railway tracks. In addition, there are two (2) separate parcels that are located on the south side of the Canadian Pacific Railway, therefore, isolated from the other parcels to the north. The subject site is located outside of the Urban Area Boundary and is outside of the Metro Vancouver Urban Containment Boundary.

The site is characterized by steep slopes in excess of 25% and several watercourses that will impact the location of development will necessitate the placement of substantial fill on the properties, as noted above in the report. The subject site also is well vegetated with trees and other shrubs. To the west and north of the proposed development site are some vacant lots, sparsely vegetated, as well

as some single family dwellings. To the east of the development is a campground and a single family dwelling. To the immediate south of the site is the Fraser River and CPR Railway.

d) Project Description:

The applicant is proposing to rezone the subjected properties located at 24366 and 24388 River Road, 24548 Loughheed Highway and unaddressed lots identified by PID No. 012-847-046, 012-846-970, 012-846-902 and 012-847-119 from RS-3 (Single Detached Rural Residential) to M-2 (General Industrial), to permit the future construction of a trucking and storage facility, spanning several buildings. The site will host several warehouse and storage buildings and associated office space, to act as the headquarters for Seven Horses trucking company. Seven Horses Transportation Ltd is a transport company that specializes in transportation, logistics and storage of unusual or oversized loads. The business is family-owned and has been operating in the Lower Mainland since the 1990s. Apart from the aforementioned buildings, the remaining portion of the site will support outdoor storage and some surface parking.

The applicant is proposing a reduced volume of fill on the subject site, as compared with the previous 2019 Soil Permit, therefore, reducing the total length of time to fill the site from the previous fill application. The new application seeks to combine some fill with onsite regrading to allow the site to be used after a shorter fill time (i.e. less than the previous estimate of seven (7) years). The applicant is proposing to extend the existing frontage road from the west to east across the site and construct a new signalized intersection to the east of the site at Loughheed Highway. This new intersection will be subject of a future referral to the Ministry of Transportation and Infrastructure and require their approval. The site currently lacks municipal water, storm and sewer. As part of the current application, a proposal to connect to the City's municipal water system has been provided, along with on-site septic and stormwater management systems.

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

e) Planning Analysis:

Official Community Plan:

The development site is designated Industrial in the Maple Ridge OCP. The proposed rezoning and land use aligns well with this designation. There are environmentally sensitive areas within the proposed site that the applicant is proposing to preserve, therefore, an Official Community Plan amendment will be required to redesignate these portions of the site to conservation.

Zoning Bylaw:

The current application proposes to rezone the site from RS-3 (Single Detached Rural Residential) to M-2 (General Industrial), (see Appendix C) to permit the future construction of a trucking and storage facility (see Appendix D). The minimum lot size for the current M-2 (General Industrial) zone where a Community Water System exists, but no Community Sanitary Sewer System is available, is 4000 m², the proposed development will meet this minimum area. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

As the properties are outside of the Urban Area Boundary, the application is exempt from a Section 8.6 Industrial Development Permit for form and character of the buildings.

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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

- All areas designated Conservation on Schedule "B" or all areas within 50 metres of an area designated Conservation on Schedule "B";
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule "C"

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

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

f) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) Ministry of Transportation and Infrastructure;
- g) Fisheries & Oceans Canada;
- h) Metro Vancouver Regional District; and
- i) Ministry of Environment

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

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

g) Early and Ongoing Consultation:

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

h) Development Applications:

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

1. A complete Official Community Plan Amendment Application (Schedule A);
2. A complete Rezoning Application (Schedule B or Schedule C);
3. A Watercourse Protection Development Permit Application (Schedule F);
4. A Natural Features Development Permit Application (Schedule G);

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

CONCLUSION:

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

"Original signed by René Tardif"

**Prepared by: René 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"

**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. 7777-2021

Appendix D – Proposed Site Plan

Appendix E – Previous Soil Deposit Permit Report to Council Dated September 17, 2019



SUBJECT PROPERTIES



Scale: 1:4,500

Legend

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River Centreline (Topographic)
-  Lake or Reservoir
-  River

24366 & 24388 RIVER RD, 24548 LOUGHEED HWY,
 PID'S: 007-118-309, 007-118-431, 024-277-657,
 012-847-046, 012-846-970, 012-846-902, & 012-847-119

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-074-RZ
 DATE: Jul 7, 2021

BY: DT



Aerial Imagery from the Spring of 2020



Scale: 1:4,500

Legend

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River Centreline (Topographic)
-  Lake or Reservoir
-  River

24366 & 24388 RIVER RD, 24548 LOUGHEED HWY,
 PID'S: 007-118-309, 007-118-431, 024-277-657,
 012-847-046, 012-846-970, 012-846-902, & 012-847-119

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-074-RZ
 DATE: Jul 7, 2021

BY: DT

Seven Horses
Storage Facility
24366-24388 River Rd & 24548 Lougheed Hwy
Maple Ridge, BC

SITE PLAN CONCEPT



- Site Boundary 
- Building Setback 
- Conservation Area (33,890 m²) 
- Developable Area (6.0 ha / 14.8 ac) 
- Retained Watercourse 
- Infilled Watercourse 
- Remnant Lot 
- Preliminary Stormwater Management Area 
- Slope Fill Area 
- 30m Setback 

LEGAL DESCRIPTION
PID 007-118-309
PID 007-118-431
PID 012-847-046
PID 024-277-657
PID 012-846-970

GROSS SITE AREA
9.8 hectares / 24.3 acres
NET SITE AREA
xx hectares / xx acres

EXISTING DESIGNATIONS
OCP: INDUSTRIAL
NCP: xxx
Zoning: RS-2
PROPOSED DESIGNATIONS
OCP: INDUSTRIAL
NCP: xxx
Zoning: M-2

LOT YIELD
Existing: 5 lots
Proposed: 1 lots
DENSITY
Gross: xx uph / xx upa
Net: xx uph / xx upa

TOTAL FLOOR AREA
172,000 sqft
Proposed: 1 lots
PARKING
Number of Parking Stalls: 88
1 per 186 m² gross floor area


Scale: 1:2500


Project 21-041
06 / 14 / 2021

APPENDIX D

Drawing
1

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.
M:\ILD\2021\21-041\ENGP\APPENDIX D - Site Concept Plan 2021-06-14.dwg



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

FROM: Chief Administrative Officer

SUBJECT: **Additional Information: Soil Deposit Permit application for 24548 Lougheed Highway, 24388 and 24366 River Rd, and the adjacent lot along Lougheed Highway**

MEETING DATE: September 17, 2019

FILE NO: 2019-062-SP

ATTN: C o W

EXECUTIVE SUMMARY:

At the July 23, 2019 Council Meeting, Council requested more information and deferred a decision on file 2019-062-SP until Council has received additional information in September. The Soil Deposit Permit application (2019-062-SP) is for the deposit of 638,000 cubic meters (m³) of soil (approximately 95,000 trucks) on the properties at 24548 Lougheed Highway, 24366 and 24388 River Road and the adjacent lot (no civic address) situated north of 24548 Lougheed Highway (Appendix A). These properties are located within the employment lands as identified in the City's Commercial and Industrial Strategy. The Applicant intends to rezone the property for industrial following completion of the soil deposit project. The Applicant anticipates the soil deposit work will take approximately seven years to complete.

This application is being processed under the requirements of the City of Maple Ridge Soil Deposit Bylaw (7412-2017) which requires Council's review and approval on applications that propose the deposit of more than 20,000 m³ (approximately 3,000 loads) of material.

During the Council Meeting Council identified concerns related to truck traffic, potential for contamination, and monitoring of the project.

This report amendment provides Council with a brief summary of the improvements related to the City's new Soil Deposit Bylaw (7412-2017) and how it helps to address the concerns raised by Council. This report also includes a summary of the applicant's response that speaks to Council's concerns.

RECOMMENDATION:

That the application for a Soil Deposit Permit submitted for the deposit of 638,000 cubic meters on the properties at 24548 Lougheed Highway, 24366 and 24388 River Road and adjacent lot to 24548 Lougheed Highway be approved.

DISCUSSION:

City of Maple Ridge Soil Deposit Bylaw (7412-2017) - Improved Bylaw requirements

The Soil Deposit Permit application 2019-062-SP is the first non-ALR property that has been required to work through the City's new Soil Deposit Bylaw and that has required review and approval by City Council.

The new Soil Deposit Bylaw requires the following for applications proposing to deposit more than 20,000m³ (approximately 3,000 trucks):

- Review and approval by Council prior to permit issuance;
- Public notification (development sign, letters to property owners within 500m of project site, development information meeting);
- Refundable Security Deposit of \$2 per m³ up to 20,000m³ plus \$1 per m³ for all volumes above 20,000m³. This project is required to submit a total of \$650,000 over the proposed seven year period;
- Non-refundable volume fee in the amount of \$0.50 per m³. The applicant will be required to pay \$315,000 that will go toward general road improvements in Maple Ridge;
- Regular reporting of deposited soil. Log books will be required to be prepared by the applicant's professional consultants and submitted to the City on a regular schedule; and,
- Enforcement opportunities that can be implemented include:
 - Fines (\$1,000) for unpermitted fill and for failure to remove fill,
 - Stop Work Orders that prevent ongoing deposit of soil until any identified or suspected concerns are addressed. Can be applied where concerns on site are identified or where permit conditions, such as: log books, traffic management, soil management, noise complaints, dust complaints, water quality, etc. are not being met,
 - Substantial security deposit that can be used to remediate concerns where a site is not addressing concerns,
 - Increase monitoring/log book requirements where non-compliance has occurred,
 - Suspension of permit.

Response to Council Concerns

The Applicant's professional consultant, Envision Environmental, has prepared a response to address Council's concerns. The detailed response is provided as Appendix B. A summary of the response is provided below.

Soil Quality Monitoring:

1. The site will be secured with safety features and will be regularly staffed to control access.
2. All soils will be logged daily (truck information, dates, times, source, volumes) and this information will be presented to the City monthly and as requested.
3. All soils will be assessed by the applicant's qualified professional before the soil is transported to the site as per the Contaminated Sites Regulation Standards.
4. Soil data and reporting will be reviewed independently by a third party Qualified Professional that is required to act under their association's code of ethics who are subject to disciplinary action by that professional association.
5. If soils are suspected to be contaminated, the soils will be tested as per Ministry requirements.
6. All suspect soils will be tested prior to transport to the site and the soil samples will be analyzed by a third party accredited laboratory.
7. Soil samples will be scrutinized against provincial standards prior to transport to the site. Non-compliant soils will not be transported to the site.
8. Professional Geotechnical Engineer will ensure that soil suitability and compaction requirements are met. Importation of "other materials" (construction debris) or wood waste or other unsuitable material is prohibited.

Truck Traffic Management:

1. A traffic management plan has been submitted to the City and the Ministry of Transportation and Infrastructure (MOTI) for review and approval. The management plan includes details on

site access. The plan is currently under review by the Ministry. The approval of the Soil Deposit Permit application is contingent on Ministry approval of the traffic management plan.

2. The traffic management plan includes a detailed sketch proposing to access and exiting the site in the eastbound direction only.
3. The traffic management plan also proposes a 160m deceleration and acceleration lane along the eastbound lane of Loughheed Highway. This proposed lane has been approved by a Professional Engineer and is compliant with Transport Canada requirements.
4. Plan is to access gravel sources north of Mission and this removes concern for using local roads such as Spilsbury St. for turnaround purposes.

The City's Engineering Department has confirmed that the City has secured approval from the Ministry for a temporary turnaround on River Road around the 26300 Block of Loughheed Highway.

On review of the application Staff are confident that the Soil Deposit Permit application meets the requirements of the City of Maple Ridge Soil Deposit Bylaw as well as the development requirements for watercourse and steep slope protection. The Application is for a seven year-long soil deposit project that will require ongoing monitoring and review by the City and communication with the applicant and their consultants. Although the intent is to permit the project to proceed through all phases of the proposed project, Staff will have the opportunity at any time to suspend the project where concerns arise. If the City determines that concerns on site are not being addressed, refundable securities can be used to address the concerns and the permit can be cancelled following remediation of the issue/s.

CONCLUSION:

Based on the information provided by the Applicant, the Soil Deposit Permit application 2019-062-SP meets the requirements of the City's Soil Deposit Bylaw and is supported by Staff. It is recommended that this proposal be approved through resolution by Council.

"Original signed by Mike Pym"

Prepared by: **Mike Pym, MRM, MCIP, RPP**
Environmental Planner

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" for

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

"Original signed by David Boag" for

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Report to Council (dated July 16, 2019)

Appendix B – Council Motion Response letter (dated September 9, 2019)



City of Maple Ridge

TO: His Worship Mayor Michael Morden
 and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Soil Deposit Permit application for
 24366, 24388 River Road, 24548 Lougheed Highway, and PID 012-847-046

MEETING DATE: July 16, 2019
FILE NO: 2019-062-SP
ATTN: CoW

EXECUTIVE SUMMARY:

A Soil Deposit Permit application has been made to the City for the deposit of 638,000 cubic meters (m³) of soil (approximately 95,000 trucks) on the properties at, 24366 and 24388 River Road, 24548 Lougheed Highway and the adjacent lot (PID 012-847-046) situated north of 24548 Lougheed Highway. These properties are designated Industrial in the Official Community Plan. The applicant intends to rezone the property to Industrial following completion of the soil deposit project. The Applicant anticipates the soil deposit work will take approximately seven years to complete.

This application is being processed under the requirements of the City of Maple Ridge Soil Deposit Bylaw (7412-2017) which requires Council's review and approval on applications that propose the deposit of more than 20,000 cubic meters (approximately 3,000 loads) of material.

RECOMMENDATION:

That the application for a Soil Deposit Permit submitted for the deposit of 638,000 cubic meters on the properties at 24366, 24388 River Road, 24548 Lougheed Highway, and adjacent lot to 24548 Lougheed Highway (PID 012-847-046) be approved by Council.

DISCUSSION:**1) Background Context:**

Applicant: Sumas Soil Recycling
Owner: Lougheed Highway Holdings Inc.

Legal Descriptions (4):

1. DL 409; NWL; Plan: LMP P39102 (24548 Lougheed Highway)
 OCP : Existing: Industrial
 Zoning: Existing: RS-3 (One Family Rural Residential)
2. DL 409; NWD; Plan: NWP8151 (no civic address, lot adjacent to and immediately north of 24548 Lougheed Highway)
 OCP : Existing: Industrial
 Zoning: Existing: RS-3 (One Family Rural Residential)

3. DL 409; NWD; Plan: NWP11584 (24388 River Rd.)
 OCP : Existing: Industrial
 Zoning: Existing: RS-3 (One Family Rural Residential)
4. Lot 3; DL 409; NWD; Plan: NWP12820 (24366 River Rd.)
 OCP : Existing: Industrial
 Zoning: Existing: RS-3 (One Family Rural Residential)

Surrounding Uses:

- | | | |
|--------|-------|--|
| North: | Use: | 5 properties, Agricultural and Rural Residential |
| | Zone: | (5) 100% RS-3 (One Family Rural Residential) |
| | OCP: | (3) 100% IND (Industrial) |
| | | (1) 68% IND (Industrial); 32% AGR (Agricultural) |
| | | (2) 100% SUBRES (Suburban Residential) |
| South | Use: | Canadian Pacific Railway corridor and Fraser River foreshore |
| | Zone: | (2) 100% RS-3 (One Family Rural Residential) |
| | OCP: | (2) 100% IND (Industrial) |
| East | Use: | Recreation Commercial and Rural Residential |
| | Zone: | (3) 100% RS-3 (One Family Rural Residential) |
| | | (2) 100% CS-3 (Recreation Commercial) |
| | OCP: | (5) 100% IND (Industrial) |
| West | Use: | 10 properties, Rural Residential |
| | Zone: | (5) 100% RS-3 (One Family Rural Residential) |
| | | (5) 100% RS-2 (One Family Suburban Residential) |
| | OCP: | (8) 100% RURRES (Rural Residential) |
| | | (2) 100% IND (Industrial) |

Existing Use of Property: Suburban Residential, not currently in use
 Proposed Use of Property: Industrial following completion of Soil Deposit Permit and Rezoning
 Access: Lougheed Highway

2) Project Description:

The subject properties are approximately 9.79 hectares in total area and are located between Lougheed Highway to the north and the Canadian Pacific Railway to the south. This application arises from an interest to prepare this group of properties for future industrial use. The Applicant has proposed to deposit soil onto the properties in order to provide a buildable surface while also improving environmental conditions associated with the watercourse on the property and the steep slope habitat. The Applicant is proposing to place 638,000 m³ of soil (approximately 95,000 truck loads) over approximately 5.5 hectares (56%) of the properties. This project will result in approximately 13 acres (5.3 hectares) of land that can be used for the City's Industrial land base.

The soil is to be deposited in two adjoining ravines on the property (Appendix C). The proposal requires the infill of a watercourse at the base of the ravines with the creation of six new watercourse channels on the project site as compensation (Appendix D). To compensate for the alteration of steep slopes within the ravine the Applicant will also rehabilitate the southern steep slope with the removal of invasive species and the planting of native trees (Appendix E).

The City does not generally permit the infilling of watercourses or the alteration of steep slopes, however, this project will result in significant improvement to the watercourse and steep slope habitats. The improvement includes the creation of watercourses and drainage channels and adjacent riparian habitat, restoration planting of trees along the steep south facing slope, as well as the remediation of unpermitted materials that have been deposited on site in the past.

The project work plan identifies a seven year timeframe for project completion. The Applicant has confirmed that they intend to apply for rezoning during the project's sixth year. The properties under this application are designated Industrial in the Official Community Plan and are intended for employment use.

3) Environmental Implications:

I) Soil Stability and Monitoring:

The Applicant has retained GeoPacific Engineering Ltd. as their Qualified Professional Engineer to provide geotechnical planning and monitoring services for the project. GeoPacific Engineering Ltd has recommended a soil deposit plan that consists of eight separate lifts for soil placement. The Professional Engineer has recommended a weekly monitoring program for this project. The Professional Engineer will work in cooperation with the Canadian Pacific Railway to monitor the railway infrastructure for potential settlement.

II) Soil Quality and Monitoring:

If a Soil Deposit Permit is issued, the Applicant will follow a soil acceptance and management protocol that includes: pre-acceptance screening, soil testing, removal of contaminated soil (if/when confirmed) and quarterly reporting to the City. A qualified professional will be required to oversee the testing and reporting of the soil quality.

The soil quality will be required to meet the standards as set out in the Contaminated Sites Regulation for Residential use. The work plan provided by the Applicant identifies they do not intend on initiating a rezoning process until the soil deposit project is nearing completion (sixth year of operation).

Past use of the property included unpermitted dumping of materials in and around the ravines and watercourse. A fire was previously reported on the property which occurred in the location of the unpermitted material. The Applicant will be remediating this material as part of their soil management program and geotechnical review of the project site.

III) Tree Management:

Trees within the proposed soil deposit and regrading area are expected to be removed from the property. Trees and shrubs will be planted along the proposed watercourse compensation channels, the proposed stormwater management channels and along the steep slopes on the property. Refundable securities and timelines have been approved for the completion of the habitat enhancement and compensation planting required for this project.

Under the City's Tree Management Bylaw the developable portion of the site following completion of the Soil Deposit Permit will require planting of 40 trees per hectare within the developable area. The planting and planning for these trees will occur when the property is rezoned and developed.

iv) Stormwater Management and Water Quality:

Should Council support the proposed soil deposit project the Permit Holder will be required (in compliance with the City's Watercourse Protection Bylaw) to manage stormwater and to protect water quality in accordance with the approved plans. A refundable security will be held by the City and may be used in the event stormwater management and/or water quality concerns arise.

v) Watercourse Compensation and Habitat Rehabilitation:

The proposed soil deposit project includes the infill of two adjoining ravines and a watercourse. As compensation for the proposed project, the Applicant will establish six new watercourse channels within the project site. The overall project will result in net habitat gains from a quantitative and qualitative perspective.

The compensation will include establishing riparian habitat along the watercourses and enhancement planting along a seventh watercourse. In addition to the watercourse compensation, the applicant will also remove invasive species from the steep southern slope and replant the steep slope area with native trees (Appendix E). The proposed watercourse compensation and steep slope improvements along with the remediation of past site impacts (including the deposit of unpermitted materials) within the watercourse area of the site provides substantial habitat improvements and justification for the infill and relocation of the watercourse and alteration to the steep slopes on site.

vi) Refundable Securities:

The City will require refundable securities for the watercourse and steep slope impacts as well as for the proposed Soil Deposit Permit works. The securities for the watercourse and habitat enhancement work will be held until a minimum of 5 years has passed following completion of the proposed watercourse relocation and habitat enhancement work. The security for the soil deposit permit will be held until one year following successful completion of all permit related work.

4) Intergovernmental Considerations:

i) Department of Fisheries and Oceans:

The project has been approved by the Department of Fisheries and Oceans Canada.

ii) Ministry of Forest Lands and Natural Resource Operations and Rural Development:

The project was approved by the Ministry of Forest Lands and Natural Resource Operations and Rural Development in February of 2015 under the initial application. City Staff directed the Applicant to resubmit the application to the Ministry for an amendment to the approved timelines as outlined in the provincial approval from 2014.

In addition to the watercourse relocation and compensation work required and approved by the Ministry, the Applicant is also required to complete a Species at Risk assessment for Oregon Forestsnail and provide a management plan for the relocation of the species from the work area. Work on the project site will not be permitted until the management plan and relocation are completed.

III) Ministry of Transportation and Infrastructure:

The access for the project site is proposed to occur from Lougheed Highway on the east side of the project site. A Traffic Management Plan has been submitted to the Ministry of Transportation and Infrastructure for review and approval. The Applicant will be required to work with the Ministry for access requirements. Work on the project site will not be permitted until the Ministry provides approval of the Transportation Management Plan.

5) Interdepartmental Implications:

Filling, land grading, traffic, road conditions, and water quality will require the involvement of Planning, Engineering, and Bylaws departments. The permit (if approved) will include a detailed list of requirements that will assist in ensuring that the site works are compliant with municipal regulations and best management practices.

6) Citizen/Customer Implications:

1) Residents:

The Applicant has completed the public notice requirements as identified in the City's Soil Deposit Bylaw through:

1. a mail out to property owners within 500m of the project site,
2. the installation of a development information sign for the soil deposit project at the access point to the project site (east side) adjacent to Lougheed Highway,
3. two consecutive public notices in the local newspaper, and
4. an Information Meeting held on April 16th, 2019.

A total of 82 letters were mailed out to property owners and the information meeting was attended by eight people. Through the Applicant's public communication process comments were received by the applicant through their information meeting as well as from email correspondence from three individuals. The following five concerns were raised.

1. The Applicant will deposit contaminated/hazardous material on the property.
2. The proposed soil deposit work will impact the watercourse and wildlife on the project site.
3. The soils on site are of poor quality and not stable and the potential impact to the adjacent railway infrastructure.
4. The soil deposit operation will generate noise that may impact neighbouring properties.
5. The soil deposit operation impact local water quality

The concerns raised have been addressed through the Soil Deposit Permit application process.

Soil Quality

The Applicant has proposed, and will be required to follow, a soil acceptance and management protocol. The soil will be screened prior to deposit, stockpiled on site, and lab tested prior to final placement. Soil material that is not of acceptable quality under the Contaminated Sites Regulation will be isolated and removed from the site. The Applicant intends on rezoning the property to industrial use for when the Soil Permit project is completed. The Applicant has confirmed (verbal and submitted work plan) that they intend on initiating the rezoning application during the sixth year of the soil deposit project.

It is normal for most applicants of developments to submit their rezoning application a year before they expect to actually develop given approval process timelines. To meet Council's employment objectives for the City, industrial development of this site cannot be achieved without the filling of this site. This work will result in approximately 1.3 acres (5.3 hectares) of land that can be added to the City's Industrial Land base.

Watercourse and Wildlife

The Applicant's Environmental Professionals have worked with City Staff to prepare compensation and habitat enhancement plans that will improve the overall habitat across the project site associated with both the watercourses as well as the steep slopes. The project will result in an overall net habitat gain from both a qualitative and quantitative perspective. Approximately 11 acres (4.5 hectares) of land including watercourses, riparian habitat and steep slope habitat will be protected through conservation covenant.

A habitat assessment for Oregon Forestsnail and management plan for that species has been identified as a requirement by the provincial government as a condition of approval.

Soil stability

The Applicant has been working with a Professional Geotechnical Engineer who has identified a seven year long phased soil deposit process. The Geotechnical Engineer will be required to undertake ongoing monitoring and reporting to the City. The Applicant, working with Canadian Pacific Railway, will also install and monitor settling gauges along the adjacent railway infrastructure for any settling impacts from the soil deposit project. The proposed project will also address the past materials that were deposited on site without permits which will improve the soils on site from both a quality and a structural perspective.

Noise

Local residents may experience an increase in noise associated with the operation of construction machinery on site. The site has natural buffers (that will remain undisturbed) to the neighbouring properties through a vegetated watercourse and ravine along the east of the project site and a vegetated hillside to the west. In addition to the buffers on the east and west side of the site, the initial three years (approximately) of the project will be focused within the lower portions of the ravine feature onsite and the topography on the project site would limit the noise impact on neighbouring properties. The City Noise Bylaw limits machine operation to 7am to 9pm Monday through Saturday, while machine operation is not permitted on Sundays or holidays. The Applicant's consultants have stated that average truck traffic to the site will be in the range of 18-20 trucks a day and therefore the overall noise from truck traffic and movement of material on site would be limited.

If noise concerns are raised during the operation of the project City Staff will have the ability to work with the Permit Holder on mitigating the noise concerns through changes in operational scheduling, changes to site conditions, and changes to site management practices.

Water Quality

Water quality will be managed by the Applicant and contractor through the installation and maintenance of Erosion and Sediment Control measures. A Groundwater Impact Assessment has been completed for this site and the proposed project and the assessment has concluded that the proposed work will not impact the underlying aquifer. The water quality on site and Erosion and Sediment Control measures will be monitored by a Qualified Professional.

ii) Canadian Pacific Railway:

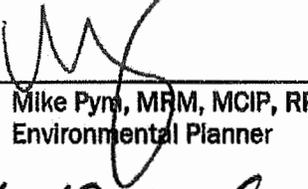
The Applicant has communicated with the Canadian Pacific Railway. The impact to the rail is expected to be minimal to none. The Canadian Pacific Railway has identified conditions for monitoring the site for stormwater management as well as for slope stability and ground settlement. A settlement monitoring plan for the railway infrastructure will be required and approved by Canadian Pacific Railway prior to fill placement.

ALTERNATIVES:

The alternative would be to not fill this site and keep the lands zoned for residential use. Without the proposed environmental compensation and rehabilitation, the development options for industrial uses are very limited due to the watercourse on site and the steep slopes.

CONCLUSION:

Based on the information provided by the Applicant, the Soil Deposit Permit application 2019-062-SP is supported by Staff. It is recommended that this proposal be approved through resolution by Council.



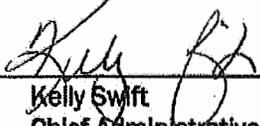
Prepared by: Mike Pym, MRM, MCIP, RPP
Environmental Planner



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



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



Concurrence: Kelly Swift
Chief Administrative Officer

- The following appendices are attached hereto:
- Appendix A – Subject Map
 - Appendix B – Ortho Map
 - Appendix C – Fill Plans:
 - GSP1.9 revised June 12, 2013; and,
 - GSP 2.2 dated May 14, 2013
 - Appendix D –Watercourse Compensation Plans:
 - 1668-01-27;
 - 1668-01-28;
 - 1668-01-29
 - 1668-01-12; and,
 - 1668-01-13;
 - Appendix E –Steep Slope Habitat Enhancement Plans
 - 1668-01-14

CITY OF MAPLE RIDGE
11995 Haney Place
Maple Ridge, BC
V2X 6A9

September 9, 2019

Attn: Michael Pym, Environmental Manager

**Re: Council Motion Response Letter - Sumas Soil Recycling Inc.'s Soil Deposit Permit
Application - 24548 Lougheed Highway, Maple Ridge BC**

On behalf of Sumas Soil Recycling Inc. (Sumas), Envision Environmental Consulting Ltd. (Envision) is submitting this letter to City of Maple Ridge in response to the Council Motion regarding Sumas' soil deposit permit application for 24548 Lougheed Highway, Maple Ridge (the "Site").

At the July 23rd Council Meeting, Council requested clarification regarding two issues related to the subject permit application, namely:

- 1) soil quality monitoring; and,
- 2) truck-traffic routing.

The following summarizes information requested to address Council's Motion concerns.

Soil Quality Monitoring

With respect to soil quality, the Applicant has indicated they will implement stringent soil screening and sampling protocols to confirm soil quality is suitable for Site use. This includes rigorous protocols and review for both environmental and geotechnical soil quality suitability by qualified professionals. Proposed practices to monitor regulatory compliance and safeguard against unsuitable deposits include:

- The Site will be secured with safety features and regularly staffed to control Site access;
- In accordance with the Bylaw, all soils received will be logged daily in a logbook tracking and documenting:
 - dates, times, origin, and quantities of soils;
 - project site contact information; and
 - weigh bills including trucking firms, driver, and license plate numbers;

The logbook will be submitted for Municipal review at any time if requested and/or on a monthly basis.

- The Provincial Contaminated Sites Regulation (CSR) requires that suspect contaminated soil quality be confirmed before it is transported to the Site. All soils will be classified and confirmed to meet Site use CSR Standards and Protocols prior to being transferred to the Site;

- Environmental soil data/reporting will be independently reviewed by a third party Qualified Professional (e.g., P.Geo, RPBio, P.Eng., P.Ag) acting under their association's code of ethics who are subject to disciplinary action by that professional association;
- If the soil is suspected to be contaminated, testing of the soils will be conducted. Soil sampling will be conducted in accordance with the BC Ministry of Environment & Climate Change (ENV) guidelines (e.g., CSR Technical Guidance Document 1), ENV's BC Field Sampling Manual, and the Applicant's internal standard operating procedures (attached);
- All suspect soil samples will be analyzed by a third party Canadian Association for Laboratory Accreditation (CALA) approved laboratory (e.g., AGAT Laboratories) in Burnaby to confirm environmental suitability prior to transportation to the Site. The number of samples submitted for environmental analysis to confirm environmental quality compliance throughout the program is estimated to be more than 10,000 (roughly > \$1,000,000 in lab fees) or approximately one per 50m³ for suspect soils;
- All soil sample analytical results will be compared against stringent (e.g., protective of drinking water, aquatic water, etc.) ENV standards prior to transportation to the Site.
- Non-compliant soils will not be approved for transport to the Site. Importation of contaminated soil is a violation of Provincial and Municipal Laws and the Applicant is well versed in compliance requirements. Any violation could significantly hinder future Site development which would not be beneficial for the Applicant;
- If required under the CSR, the Applicant is planning to obtain an ENV legal Instrument (e.g., Determination, Certificate of Compliance) confirming the Site meets applicable site use standards with no impact to human health and the environment upon cessation of site filling program; and
- Soil backfilling and compaction will be monitored by a third party geotechnical engineer (P.Eng.) throughout the program to ensure soil suitability (e.g., mineral fill) and compaction requirements are met. Importation of soils with "other materials" (e.g., construction, building, or demolition wastes such as concrete, masonry rubble, concrete rubble, asphalt, metal, shingles, class, gyproc) or wood-waste (e.g., hog-fuel, sawdust, shavings, trees, stumps, brush), invasive species, and contaminated soils will be strictly prohibited. Recycled and grinded concrete or asphalt may be used for road use on the site.

Truck Traffic

An application has been submitted to the BC Ministry of Transportation and Infrastructure (MoTI) in support of a traffic management plan that includes details about site access. The plan is under review by MoTI staff and includes the following pertinent details regarding traffic emanating from the proposed Site operations:

- A detailed sketch detailing the Applicant proposal to access and exit the Site heading Eastbound (see attachment) only;
- A 160m deceleration/acceleration lane along the eastbound lane of Lougheed Highway will be constructed to improve safety and remove slow moving trucks from the general flow of traffic

along the Highway. The proposed lane has been approved by a third party Professional Engineer and is compliant with Transport Canada requirements;

- The Applicant's business model includes a back-haul of gravel to make the highest-and-best use of Site trucks and minimize overall soil transportation costs; and
- The Applicant proposes obtaining granular material from gravel pits north of Mission mitigating the risk of truck turnaround on local (e.g., Spilsbury Street) roads (see attached gravel source locations map).

Thank-you for accepting this letter and please let us know if there is any other additional information that would help address Council's concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Smith', with a stylized flourish at the end.

James Smith, RPBio, CSAP

cc: Saeed Javadi, Sumas Soil Recycling

Attachments:

Sumas Soil Recycling Inc.'s Soil Sampling Standard Operating Procedures

Traffic Management Figure Depicting Site Ingress/Egress as Submitted for MoTI Review and Approval

Map Identifying Proposed Truck Destinations For Gravel Pickup North of Mission, BC

PROCEDURE FOR SOIL SAMPLING

Soil Sample Collection Chronology:

Soil samples analyzed for parameters that are most sensitive to handling are collected first. The sampling order by parameter group is:

- Volatile Organics;
- Semi-Volatile Organics;
- Non-Volatile Organics;
- Total Metals;
- Nutrients;
- Other General Chemistry Parameters, and,
- Particle size.

Volatile Organic Compounds:

VOCs include low molecular weight aromatics, light aromatic hydrocarbons such as benzene, toluene, ethylbenzene, and xylenes (BTEX), volatile petroleum hydrocarbons (VPH), trihalomethanes, ketones, acetates, nitriles, acrylates, ethers (.e.g., 1,4-dioxane), and halogenated hydrocarbons (.e.g., chlorinated solvents).

For soil collection from stockpiles, several centimetres of soil surface should be scraped clear to expose fresh soil prior to collecting the soil subsample for analysis. In all cases, the VOC samples should be collected as fast as possible, and exposure to air should be minimized. Soil samples collected for VOC analysis must be field preserved with methanol or collected using hermetically sealed sampling devices to minimize losses. In addition to a sample collected for VOC analysis, an additional jarred sample is required to determine the moisture content. Volatile organics should be collected and placed in coolers as soon as the sample is collected. Samples are always handled with decontaminated tools while wearing disposable nitrile (or equivalent) gloves.

Other Organics and Inorganics:

Samples collected for semi-volatile or non-volatile organic and inorganic parameters are more stable than VOCs and as such can be placed directly into clean, laboratory-supplied soil jars. The soil should be placed directly by pushing the open jar (aliquot) directly into the soil. If the soil is too hard to sample in this manner, then a trowel may be used.

Each aliquot should be placed in a pre-washed and rinsed stainless steel bowl and homogenized. One (cell) sample jar should be filled as completely as possible and gravel-size soil particulates should be avoided if possible/practical with zero head space.

After soil is placed in the jar, clean off excess soil with a clean paper towel. Clean the threads of the jar using gloved fingertips, and then close the jar securely.

DECONTAMINATION PROCEDURES

Field Equipment Decontamination

Field sampling equipment that may come into contact with soil samples must be decontaminated prior to sample collection and after each sample is collected. In addition, any ancillary equipment that may come into contact with a portion of the sample material to be analyzed must also be decontaminated to avoid cross contamination. The minimum recommended procedure for cleaning field equipment for soil sampling is as follows:

- Initial wash with potable water and laboratory-grade detergent (Alconox) using a brush made of inert material to remove particles or surface film; and,
- Secondary rinse with potable water.

A final rinse with deionized water can also be completed if practical. All decontamination water must be placed in a drum or other storage container for later disposal.

Decontamination procedures may be adapted to specific sampling requirements. Hexane, acetone or methanol may be used if necessary and appropriate if extensive contamination (i.e. free product) or extra clean conditions are to be achieved (i.e. for low method detection limits such as Dioxin/Furan and PCB analysis).

PROCEDURES FOR HANDLING SAMPLES

Potential errors in analytical results can be introduced during a number of sample control and handling activities. Sumas completes the following best practices and general procedures to help prevent field errors from affecting the quality of the analytical data produced.

Preventing Sample Contamination

To minimize the risk of cross-contamination, Sumas conducts the following procedures:

- Only use laboratory-supplied sampling containers;
- Keep caps/lids of each container firmly sealed when sampling containers are received from the laboratory;
- Keep the caps/lids of the sample containers on until ready to transfer soil into them;
- Replace the caps/lids as soon as the sample has been collected and processed;
- Use dedicated sampling equipment;
- Decontaminate all field equipment between sample collections and sampling locations;
- Sample the least contaminated areas first and then progress to more heavily contaminated areas;
- Collect appropriate quality assurance/quality control samples;
- Avoid using markers or pens which contain contaminants of concern (.e.g., many felt tip markers contain toluene and/or xylenes);
- Avoid fuelling equipment immediately before or during sampling;
- Avoid contacting the sample material with potentially contaminated surfaces including skin (insect repellent, sunscreen), ground surface, instrumentation, etc.;
- Keep heavily contaminated samples separate from low to non-contaminated samples (.e.g., store and ship in separate coolers);
- Wear clean PPE (.e.g., new sampling gloves before collection of each sample); and
- Disposable equipment (e.g. nitrile gloves) is changed between samples;

Sample Preservation

Specific preservation requirements are determined on a parameter specific basis and should be confirmed with the laboratory prior to ordering bottles and collecting samples. Only use laboratory supplied clean certified sample containers along with caps and liners that are chosen for the particular analytical parameter to be tested. When filling containers, exposure to the atmosphere should be kept to a minimum; samples should be filled to minimize headspace and kept full until analysis.

Sumas adheres to ENV's table of required sample containers, storage temperatures, preservation requirements and holding times:

<https://www2.gov.bc.ca/assets/gov/environment/researchmonitoring-and-reporting/monitoring/emre/summary-of-sample-preservation-and-hold-time-requirements.pdf>.

All samples are packed with ice or cold packs to maintain a temperature of $\leq 10^{\circ}\text{C}$ during transport to the laboratory.

PROCEDURES FOR DOCUMENTING/TRANSPORTING SAMPLES

Sample Labelling

Sample containers must be clearly and legibly labelled. Where practical, sample containers are labeled during field preparations in a controlled setting such as an office space, before the samples are collected. All container caps/lids are inspected to confirm they are closed tightly prior to labelling.

Information should be recorded on the sample container label with a permanent waterproof marker. Only markers which are free of toluene (.e.g., Staedtler® Lumocolor permanent marker), should be used for samples being analyzed for benzene, toluene, ethylbenzene, xylenes (BTEX), volatile organic compounds (VOC) or purgeable hydrocarbons. Sample labels should include the following information: Sample ID, date and time, preservative added, the sampler's initials, and location.

Replicate samples are collected and identified with a name that does not distinguish it from regular samples. Replicate sample ID's and associated information is recorded in field notes for subsequent identification once the analytical results are received.

Laboratory Chain-of-Custody

Soil samples submitted for laboratory analysis are recorded on a laboratory provided Chain-of-Custody form using the following procedures when preparing and shipping soil samples:

- All samples including laboratory prepared QA/QC samples must be included on the Chain-of-Custody;
- Ensure that each field on the Chain-of-Custody has been completed as required and is correct (.e.g., project and client specific information, as well as the sampler's name, sample IDs, sample dates and times, the sample matrix, the number of containers used for each sample, a list of analyses to be conducted, preservatives used, requested turn-around times, requested regulatory criteria, and hold requests);
- Ensure that each sample bottle is labelled correctly and that each label matches it's entry on the Chain-of-Custody;
- Sign and date each Chain-of-Custody upon release of the samples (coolers) to the shipping company or the laboratory if the samples are delivered directly to a laboratory; and
- At least one copy of the Chain-of-Custody must accompany the samples at all times; one is retained for Sumas' records.

Sample Packing and Delivery/Shipments Care

Samples are packed in a cooler to ensure they are received by the laboratory intact and at the appropriate temperature. Foam packing material, bubble wrap or other inert materials should be placed between sample containers and voids to fill out any remaining space within the cooler.

After the samples have been securely packaged, they must either be hand delivered or shipped to a laboratory for analysis within the required hold time. Coolers that are hand delivered directly to a laboratory is the preferred method. If a third party courier is used to ship samples, apply custody seals on the shipping container or cooler.

QUALITY ASSURANCE/CONTROL PROCEDURES

Sumas implements a quality assurance (QA) and quality control (QC) for all sampling projects. The Field Quality Assurance program involves a series of steps, procedures and practices specific to the program. The field QA program generally includes as a minimum:

- Use of trained and experienced personnel;
- Controls that ensure that sampling equipment is free of contaminants;
- Maintenance, calibration, and cleaning of field equipment as required. A log should be kept for each item of equipment to document calibration, exposure, maintenance, and service;
- Sampling begins in locations that are hypothetically less contaminated and progress to locations with higher anticipated levels of contamination;
- Use only the recommended type of sample bottle for each analysis. Sample bottles, including bottle caps, are obtained from the laboratory;
- Sample preservatives are supplied by the analytical lab in ampoules. If possible, the lab should prepare the sample bottles with the required preservative;
- The inner portion of sample (and preservative) bottles and caps must not be touched with anything (.e.g., bare hands, gloved hands, thermometers, probes, preservative dispensers, etc.). Remove caps just before sampling and re-cap as soon as sampling is complete;
- Keep sample bottles in a clean environment, away from dust, dirt, fumes and grime. Bottles must be capped at all times and stored in clean shipping containers (coolers) both before and after the collection of the sample. Vehicle cleanliness is an important factor in eliminating contamination problems;
- Place samples in a chilled cooler and keep the cooler chilled throughout the sampling event;
- Do not allow samples to freeze unless freezing is part of a specific preservation protocol;
- Samples must be shipped to the laboratory without delay to arrive within 24 hours of sampling and,
- Sampler should keep their hands clean and refrain from eating or smoking while working with samples.

To assess the repeatability and accuracy of laboratory analyses and reporting, the following measures are typically undertaken:

- Collection of blind replicate samples at a target frequency of approximately 10% for all analytes. Duplicates are independently labeled and analyzed to eliminate possible laboratory bias;
- Laboratory Quality Control analyses which include with every batch of samples, as appropriate, Method Blanks, Duplicates, Certified Reference Materials and Spikes at a frequency of between 10% to 30%; and,
- It is preferred that electronic copies of the analytical results are downloaded directly into a database to avoid transcription errors.

QA/QC field procedures include the preparation and analysis of the following samples:

Blind Replicate Samples:

Blind replicate samples are submitted to the laboratory to assess the precision of laboratory analyses as well as the quality (i.e., representativeness) of the samples collected. The select sample should be split into two and placed into two sample jars. The blind duplicate sample label should not indicate that it is a replicate. Sample replicity can be identified in field notes.

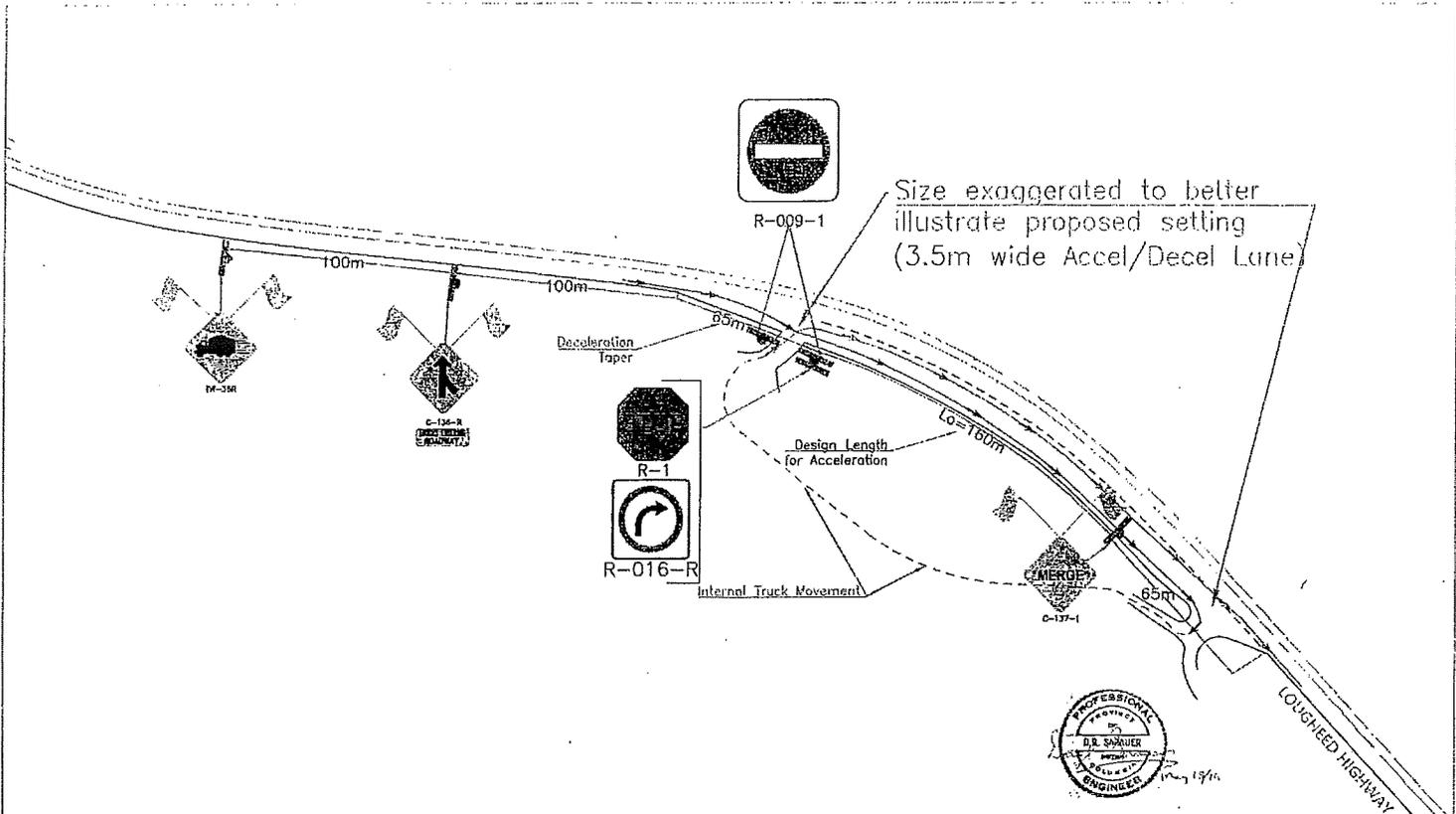
Analytical results for the original samples and corresponding blind replicate samples are compared using the calculated variability of the results, as expressed by the Relative Percent Difference (RPDDUP). The RPD value is defined as the absolute value of the difference between the results for the original and duplicate samples, divided by the average of the results. Because of the poor precision near the laboratory detection limit, RPDDUP values are only calculated where the analytical results of the original or the duplicate sample is greater than five times the laboratory method detection limit.

The RPDDUP should be reviewed to indicate if there is a problem with precision. The RPD between duplicate samples is compared against the expected analytical variance (30% to 50%) plus estimates of environmental and sampling variance (about ½ analytical variance). Accounting for environmental and field variance, the acceptable RPDs for duplicate soil samples are noted in the table below:

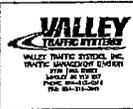
Parameters in Soil	ENV Recommended Lab Duplicate RPD	Target Field RPD
PAH	50%	75%
VOC (including BTEX, VH)	40%	60%
EPH	40%	60%
Other VOCs	40%	60%
Highly Variable Metals (Ag, Al, Ba, Hg, K, Mo, Na, Pb, Sn, Sr, Ti)	40%	60%
Other Metals	30%	45%

The frequency of QA samples to be submitted to the lab, along with the recommended analyses for each type of sample is indicated in Table 4, below.

QA Sample Type	Frequency	Applicable Parameters
Blind Duplicates	every 10 samples	all parameters



LEGEND:
 - - - - - Sign Location
 - - - - - Suggested Truck Deceleration Lane
 - - - - - Suggested Truck Acceleration Lane



REVISIONS:	
DATE	REVISIONS

- NOTES:**
1. Dates: TBD
 2. Hours of Operation: TBD
 3. Duration: TBD
 4. Traffic Plan based on a 80 km/h construction speed zone
 5. Trucks to use extreme caution when exiting / entering Loughheed Highway
 6. Drains to be maintained & accommodated in its present location (i.e. Culvert)

MUNICIPAL PROJ. NO.
 MUNICIPAL TENDER NO.
 PROJECT ADDRESS
 DATE ISSUED TO BE FORWARDED
 MUNICIPAL PROJECT NO.
 MUNICIPAL PROJECT NO.

Envision Environmental

MAPLE RIDGE: LOUGHEED HIGHWAY AND RIVER ROAD

Traffic Control Plan: Truck Access and Egress Plan

DATE	DATE	DATE	DATE
15/05/2016	15/05/2016	15/05/2016	15/05/2016

Truck Traffic

Site Location and Truck Destinations to Gravel Yards.



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7766-2021;
22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road

MEETING DATE: July 20, 2021
FILE NO: 2021-281-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the five subject properties, located at 22936 to 22974 Dewdney Trunk Road, from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit a future construction of a six storey apartment building with 178 units. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$3,100.00 per apartment dwelling unit, for an estimated amount of \$551,800.00. The applicant is also proposing to apply the Density Bonus provision to increase the proposed density from 1.8 Floor Space Ratio (FSR) to 2.5 FSR. The additional density will result in a density bonus fee of approximately \$520,514.00 if the application is granted final reading.

RECOMMENDATIONS:

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

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

2. That Zone Amending Bylaw No. 7766-2021 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant: KC (MR DEWDNEY) LIMITED PARTNERSHIP
Legal Description: Lot 230, Section 17, Township 12, New Westminster District Plan 58011
Lot 231, Section 17, Township 12, New Westminster District Plan 58011
Lot 223, Section 17, Township 12, New Westminster District Plan 57491
Lot 224, Section 17, Township 12, New Westminster District Plan 57491
Lot 218, Section 17, Township 12, New Westminster District Plan 56868

OCP:
Existing: Urban Residential
Proposed: Urban Residential

Within Urban Area Boundary: Yes
Area Plan: No (near the boundary to the Town Centre Area)
OCP Major Corridor: Yes

Zoning:
Existing: RS-1 (Single Detached Residential)
Proposed: RM-2 (Medium Density Apartment Residential)

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: Single Family Residential, under application to rezone to RM-2
Zone: RS-1 (Single Detached Residential)
Designation: Urban Residential

Existing Use of Property: Single Family Residential
Proposed Use of Property: Multi Family Residential
Site Area: 4,988.6 m² (1.23 acres)
Access: from rear lane
Servicing requirement: Urban Standard

b) Site Characteristics:

The subject properties, located at 22936 to 22974 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. The proposal, however, conforms to the Official Community Plan's *Major Corridor Residential* densification policies, which encourage more density along major arterial road networks. Adjacent properties to the west are currently under rezoning application 2019-392-RZ to rezone to the same RM-2 Medium Density

Apartment Residential zone. All five lots are currently single family residential lots, with a combined area of approximately 0.49 ha (1.23 acres). The subject properties are relatively flat, and have a combination of grasses, shrubs and trees located throughout each property. Consolidation of the subject properties and demolition of existing structures will be a condition of final reading,

c) Project Description:

This application is for an approximately 178 unit, six-storey apartment building with a proposed floor area of 11,501 m² (123,795.74 ft²) and a floor space ratio (FSR) of 2.5. The allowable base FSR in the RM-2 (Medium Density Apartment Residential) zone is 1.8. The applicant will exceed the maximum permitted density of 1.8 FSR; therefore, the density bonus provisions to allow 2.5 FSR for the zone will apply. More details of density bonusing for the subject application will be outlined in a future report to Council once the project details are confirmed.

The project mediates between the taller and more commercial scale of the downtown centre and Dewdney Trunk Road with Single Family Residential to the south. Apartment buildings along Dewdney Trunk Road are consistent with the Major Corridor Infill policies of the Official Community Plan and the six storey project is similar to the proposed six storey building on the neighbouring site to the west, under application 2019-392-RZ/DP.

The building is proposed to mass around a courtyard, with six storeys facing Dewdney Trunk Road, stepped down to four storeys along the dedicated lane to the south, facing the single family residential uses. The proposed building is designed for families with almost three quarters of the 178 units being two or more bedrooms, for purpose-built rental apartment that is centrally managed. Residential parking will be located in two underground parking levels and accessed via a rear lane from Burnett Street. While the proposal is dedicating a lane to the south, there will also be an interim lane access from Dewdney Trunk Road.

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

d) Planning Analysis:

Official Community Plan:

The 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 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.

Policy 3-20 of the OCP requires a maximum height of four storeys for apartments, thus warranting an OCP site specific text amendment in conjunction with the variance application to allow six storeys.

Zoning Bylaw:

The current application proposes to rezone the properties located at 22936 to 22974 Dewdney Trunk Road from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) (see Appendix C) to permit construction of a purpose build rental apartment building (see Appendix D). The minimum lot size for the proposed zone is 1,300m², and consolidation of the subject properties will create a project site of approximately 4,988m².

The proposed will require a Development Variance Permit application. The proposed plan shows variations from the requirements of the proposed RM-2 zone; for building setbacks to all property lines, for setbacks to underground parking to the front and rear, for increasing the maximum building height from four to six storeys, and for reduced parking requirements from 303 stalls to 271 stalls. The project proposal requires a parking variance of approximately 32 stalls. The rental nature of the proposed building is used as justification for less parking.

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.

Advisory Design Panel:

A Multi-Family Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) School District;
- f) Utility companies;
- g) Ministry of Transportation and Infrastructure; and
- h) Canada Post.

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. An OCP Application for site specific text amendment (Schedule A)
2. A complete Rezoning Application (Schedule C);
3. A Multi-Family Residential Development Permit Application (Schedule D); and
4. A Development Variance Permit (Schedule E);

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

CONCLUSION:

The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment for site specific text amendment in conjunction with a variance application for the height of six storeys. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading. The development proposal is in compliance with the OCP, and similar to the proposed project to the West, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

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

“Original signed by Chuck Goddard” for

Prepared by: **Therese Melser**
Planning Technician

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

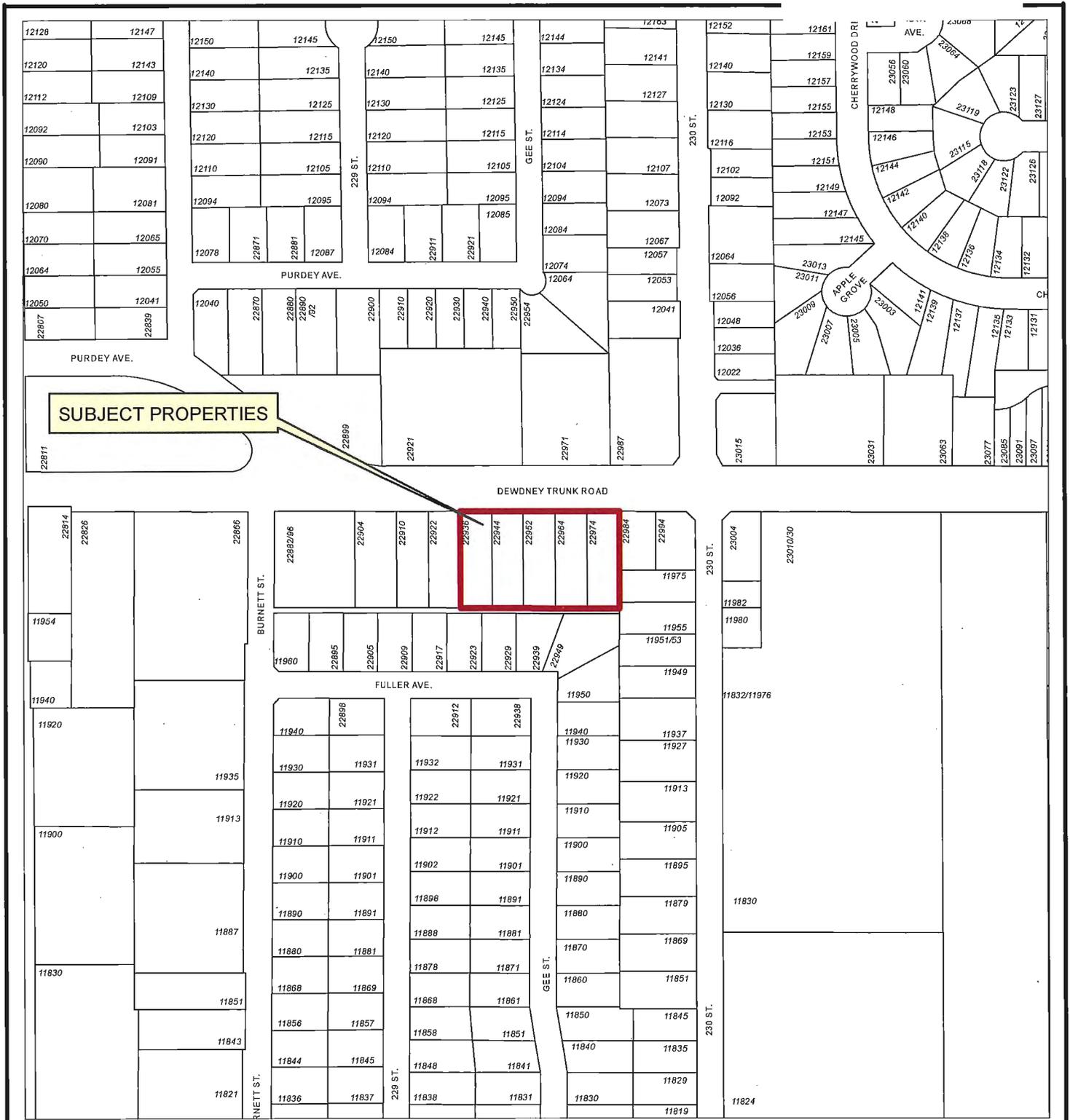
“Original signed by Al Horsman”

Concurrence: **Al Horsman**
Chief Administrative Officer

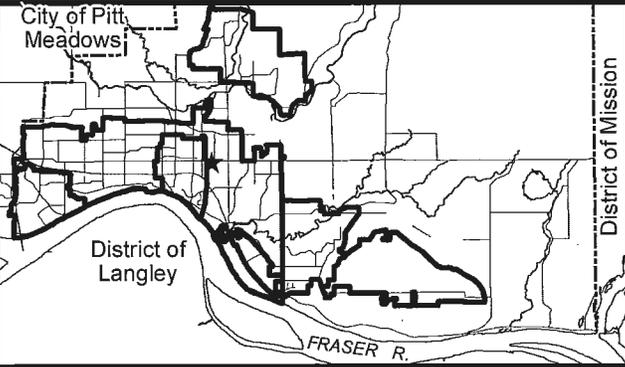
The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7766-2021
- Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:3,000



22936/ 44/ 52/ 64/ 74 DEWDNEY TRUNK ROAD
 PIDs: 005-649-633/ 005-649-641
 002-589-257/ 005-603-773/ 001-775-111

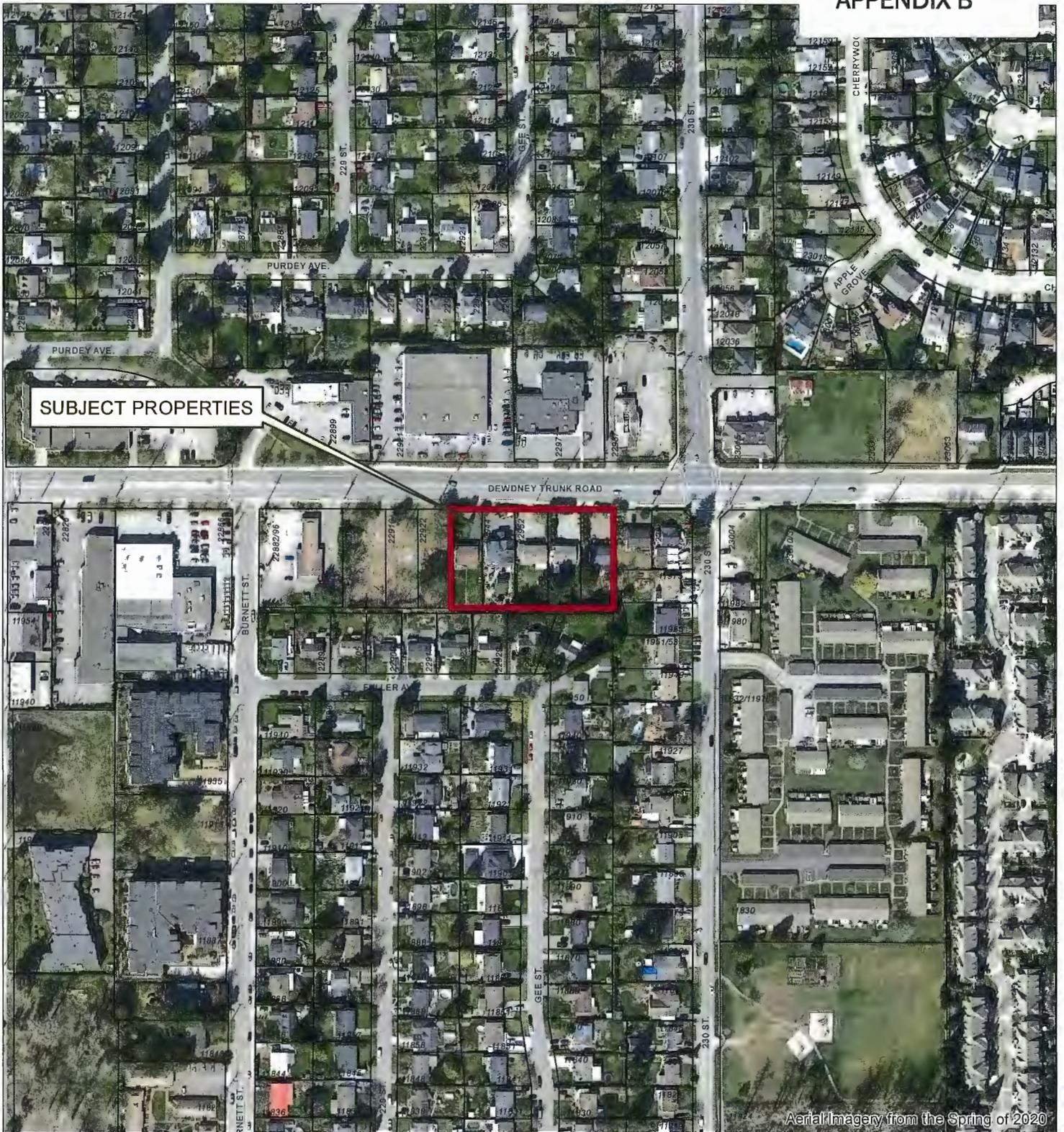
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-281-RZ
 DATE: May 26, 2021

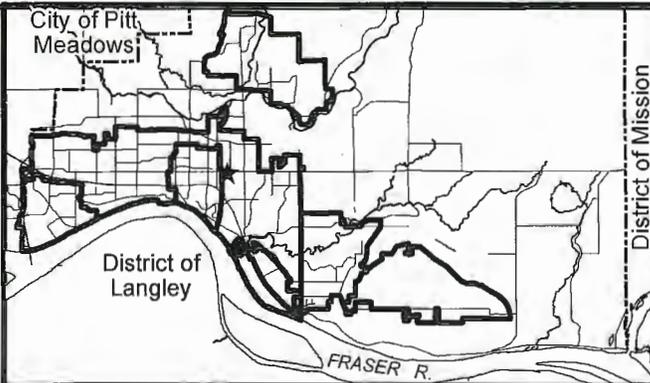
BY: BD



Aerial Imagery from the Spring of 2020



Scale: 1:3,000



22936/ 44/ 52/ 64/ 74 DEWDNEY TRUNK ROAD
 PID: 005-649-633/ 005-649-641
 002-589-257/ 005-603-773/ 001-775-111

PLANNING DEPARTMENT

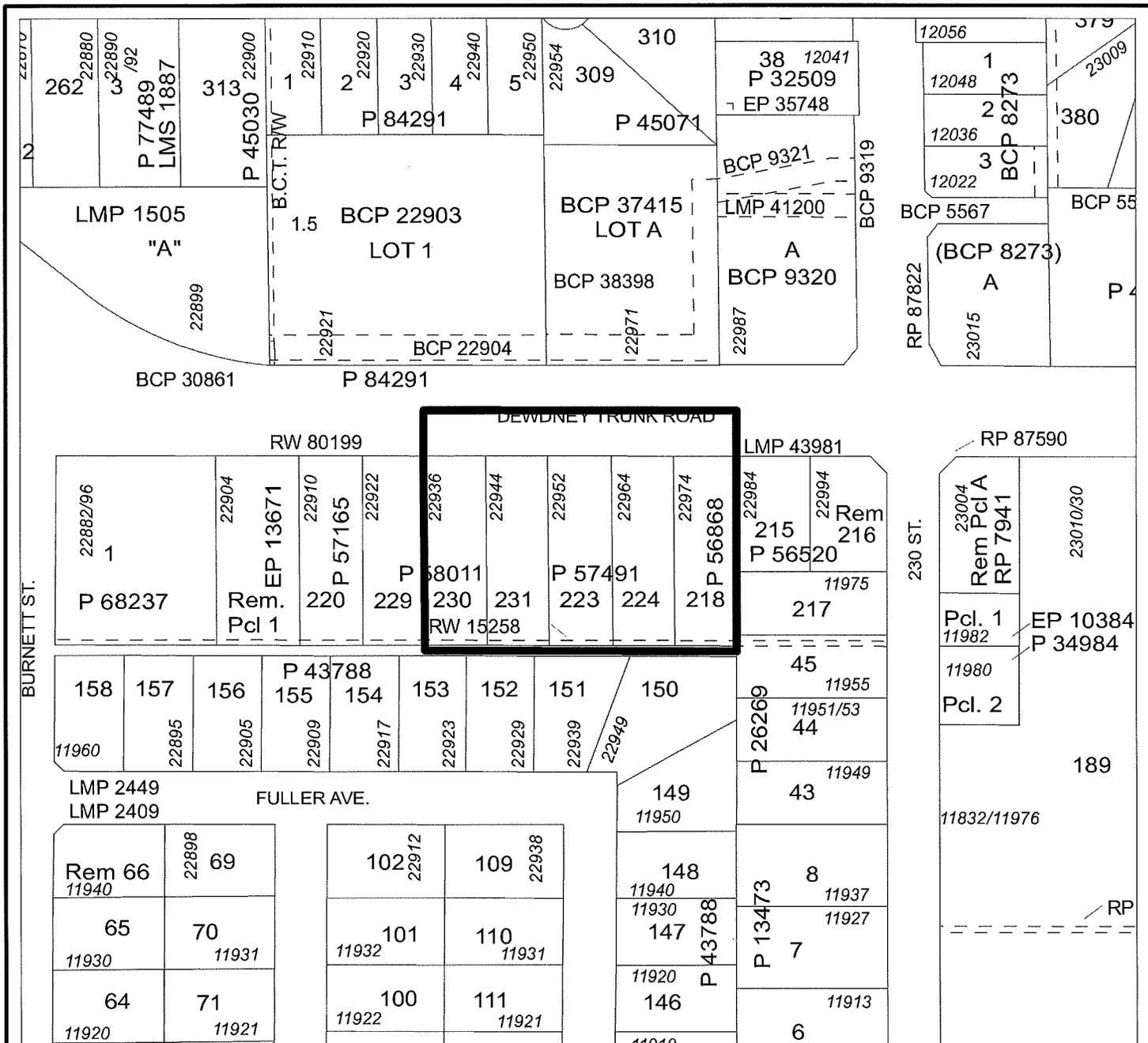


MAPLE RIDGE
 British Columbia

mapleridge.ca

FILE: 2021-281-RZ
 DATE: May 26, 2021

BY: BD



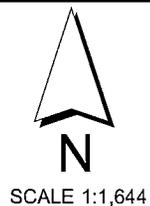
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7766-2021

Map No. 1892

From: RS-1 (Single Detached Residential)

To: RM-2 (Medium Density Apartment Residential)



22936-22974 DEWDNEY TRUNK ROAD

MAY 19TH, 2021 - ISSUED FOR RZ DP

PROJECT RENDERING



CONTEXT PLAN



DRAWING INDEX

ARCHITECTURAL DRAWINGS		
SHEET #	DRAWING DESCRIPTION	SCALE
A000	COVER PAGE	NTS
A001	PROJECT STATISTICS	NTS
A002	REZONING RATIONALE	NTS
A004	DESIGN RATIONALE	NTS
A006	CCP RESPONSE	NTS
A152	SITE PLAN	1:200
A201	P2 PARKING PLAN	1:150
A202	P1 PARKING PLAN	1:150
A211	GROUND FLOOR PLAN	1:150
A212	SECOND - FOURTH FLOOR PLAN	1:150
A213	FIFTH FLOOR PLAN	1:150
A214	SIXTH FLOOR PLAN	1:150
A251	ROOF PLAN	1:150
A401	NORTH - SOUTH ELEVATIONS	1:150
A402	EAST - WEST ELEVATIONS	1:150
A403	NORTH - SOUTH COURTYARD ELEVATION	1:150
A404	EAST - WEST COURTYARD ELEVATIONS	1:150
A404	MATERIAL SAMPLE BOARD	NTS
A481	BUILDING SECTION A	1:150
A482	BUILDING SECTION B	1:150

PROJECT CONTACTS

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GREENWAY LANDSCAPE ARCHITECTURE
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COQUITLAM BC V3J 6T4
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TEL: 604-461-0120

ENVELOPE & ENERGY
AQUA-COAST ENGINEERING LTD.
c/o JASON Z. WEN
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DELTA, BC
EMAIL: jzw@aquacoast.ca
TEL: 778-851-1261

PROJECT INFORMATION

LEGAL ADDRESS
LOT 231 PLAN 58011;
LOT 223 & 224 PLAN 57491;
LOT 218 PLAN 56588;
ALL OF SECTION 17 TP 12 NW2D

CIVIC ADDRESS
22936, 22944, 22952, 22954, 22974 DEWDNEY TRUNK ROAD
MAPLE RIDGE, B.C. V2X 3K7

ZONING
EXISTING: RS-1 SINGLE DETACHED RESIDENTIAL
PROPOSED: CD-1 (COMPREHENSIVE DEVELOPMENT)

OCCUPANCY
EXISTING: C RESIDENTIAL
PROPOSED: C RESIDENTIAL

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PRIME CONSULTANT

CONSULTANT

SEAL 2021-05-19

NO	DATE	REMARKS
1	2021-05-19	ISSUED FOR RZ DP
2	2021-05-07	ISSUED FOR PROGRESS

Maple Ridge
Purpose Built Rental Apartments
22936-22974
Dewdney Trunk Road
Maple Ridge, British Columbia

COVER PP

A000

SCALE: NTS, PRC
DRAWN BY: VE, DAT

APPENDIX D

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CONSULTANT



SCALE 2021-05-18

2	2021-05-18	ISSUED FOR R2 DP
1	2021-05-07	ISSUED FOR PROGRESS

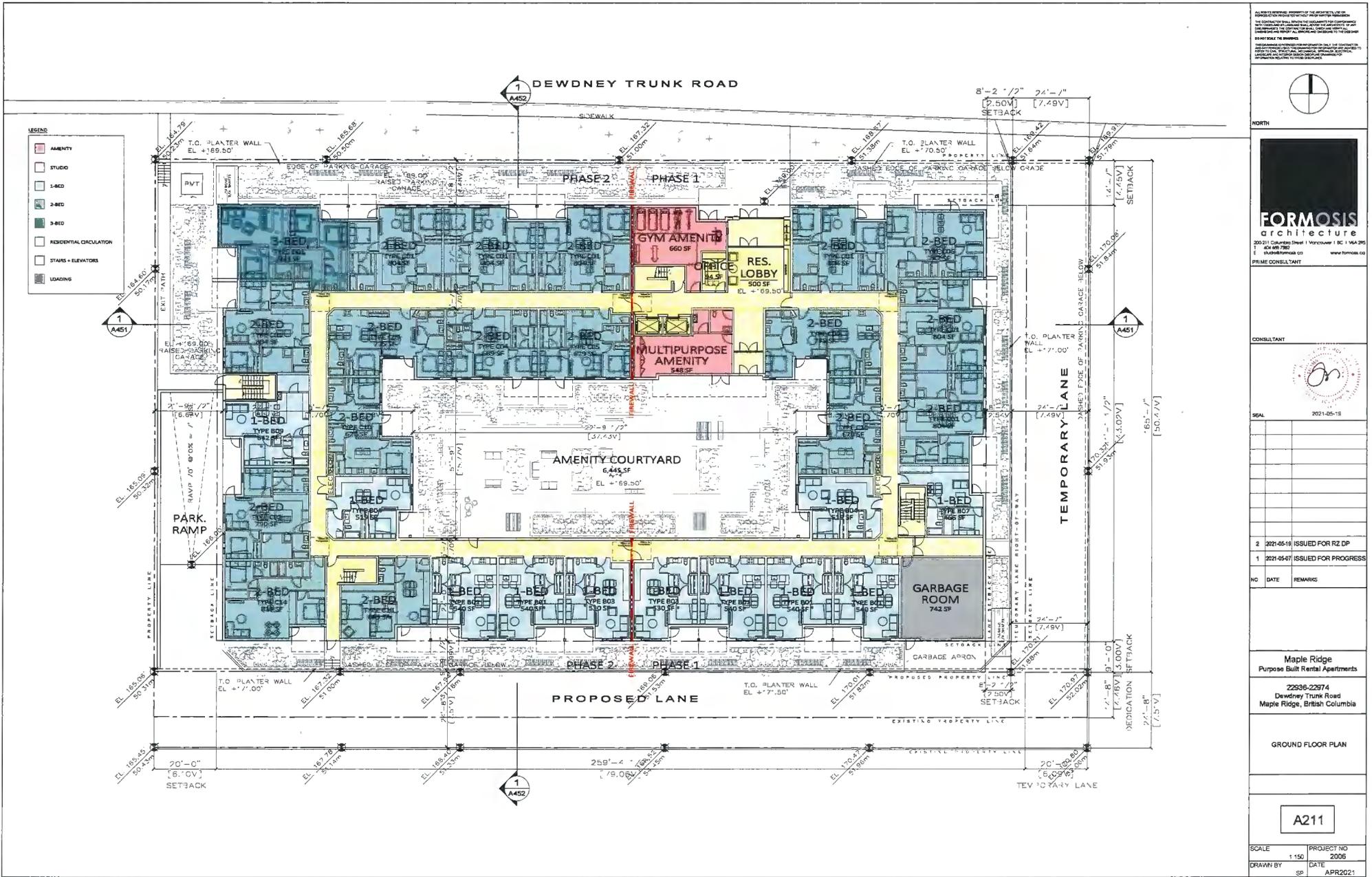
NO	DATE	REMARKS
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Maple Ridge
Purpose Built Rental Apartments
22936-22974
Dewdney Trunk Road
Maple Ridge, British Columbia

GROUND FLOOR PLAN

A211

SCALE	1:150	PROJECT NO	2006
DRAWN BY	SP	DATE	APR 2021



LEGEND

- AMENITY
- STUDIO
- 1-BED
- 2-BED
- 3-BED
- RESIDENTIAL CIRCULATION
- STAIRS + ELEVATORS
- LOADING

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: July 20, 2021
FILE NO: 2017-242-RZ
MEETING: C o W

**SUBJECT: Home Occupation: Commercial Vehicle Amendment
First and Second Reading
Zone Amending Bylaw No. 7769-2021**

EXECUTIVE SUMMARY:

In February 2018, Council adopted Zone Amending Bylaw No. 7394-2017 to expand the City's home based business regulations. The intent of that bylaw was to update, modernize and improve regulations to better support home based businesses throughout the City. With the adoption of Zone Amending Bylaw No. 7394-2017, the home based business regulations provided residents adaptable employment opportunities that could be reflective of changing market trends and COVID-19.

With the adoption of the City of Maple Ridge's Zoning Bylaw No. 7600-2019 in December 2020, the expanded home based business regulations carried forward. One minor amendment is now proposed to the City's home based business regulations regarding the accommodation of commercial vehicles on larger residential properties in Maple Ridge.

Zone Amending Bylaw No. 7769-2021 (included as Appendix A) proposes to align the total number and weight of commercial vehicles permitted for a home based business with the number of commercial vehicles permitted for an employee of an off-site business or non-business owner on larger residential properties in Maple Ridge. This report outlines the necessary bylaw amendments to support the regulatory alignment.

RECOMMENDATION:

That Zone Amending Bylaw No. 7769-2021 be given first and second reading and forwarded to Public Hearing.

1.0 BACKGROUND:

1.1) Context

The Commercial and Industrial Strategy, endorsed in 2014, recommended expanding the permitted uses for home based businesses in order to allow for changes and evolution of working and business styles. Recognizing the changing nature of business and household needs, Council directed that the City's Home Occupation regulations be reviewed. By updating and modernizing the Home Occupation regulations, it better supports home based businesses throughout the City and therefore, better support Maple Ridge residents and entrepreneurs. The permitted uses, number of daily visits and non-resident employees were expanded, while also balancing the needs of the neighbourhood, recognizing that these home based businesses are taking place in largely residential areas.

i) **Zone Amending Bylaw No. 7394-2017**

Research, review and public consultation regarding the expansion of the home occupation regulations occurred between 2016 and 2017, with the introduction of Zone Amending Bylaw No. 7394-2017 for Council consideration in October 2017. On February 27, 2018, Zone Amending Bylaw No. 7394-2017 to expand the Home Occupation regulations was adopted, which implemented the four pronged approach:

- **Type 1 Home Occupations**, for home occupations occurring in multi-unit dwellings;
- **Type 2 Home Occupations**, for residential zoned lots less than 1,200m² (0.3 ac);
- **Type 3 Home Occupations**, for residential zoned lots greater than 1,200m² (0.3 ac); and
- **Type 4 Home Occupations**, for larger properties (1+ acres).

At the July 20, 2020, Council Workshop, staff provided a one year review of the expanded home occupation regulations, including an overview of the regulatory successes as well as next steps to maintain flexible approaches that enable the continuation of safe and adaptable employment opportunities in Maple Ridge.

Details regarding the timeline and process, including staff reports, may be found at:
<https://mapleridge.ca/1137/Home-Based-Businesses>.

ii) **City of Maple Ridge Zoning Bylaw No. 7600-2019**

The new Zoning Bylaw No. 7600-2019 has been prepared to better align with the City's current policies and regulations, to meet current Provincial legislative requirements, to respond to emerging market trends and address the City's sustainability goals and vision. Zoning Bylaw No. 7600-2019 was adopted on December 8, 2020.

Zoning Bylaw No. 7600-2019 currently defines a Commercial Vehicle as:

a motor Vehicle, used in the course of business for the transportation of Persons or freight, including without limitation: a limousine, taxi, livery car, or shuttle van; a truck or truck tractor with a licensed gross Vehicle weight greater than 5,500.0 kilograms; an attached Trailer, bus, motor Vehicle whose operator is required to hold a license under the British Columbia Passenger Transportation Act [SBC 2004] Chapter 39; a business Vehicle, as defined in Section 237 of the British Columbia Motor Vehicle Act [RSBC 1996] Chapter 318; or a Vehicle that transports Contractor's Equipment. Said differently, it is any motor vehicle used for business purposes.

Section 402.14 Home Occupation, identifies that a home based business is permitted to park or store a maximum of one (1) vehicle on the lot that is used for the home occupation. The vehicle cannot exceed a licensed gross vehicle weight of 3,630 kg and must comply with other sections of bylaw that regulate the parking and storing of commercial vehicles (i.e. Section 402.19 of the City's Zoning Bylaw).

Section 402.19 Parking and Storing of Commercial Vehicles identifies the conditions that would permit the parking or storing of a commercial vehicle on a residential lot. Lots that are smaller than 0.8 hectares (2 acres) are permitted to park and store a maximum of one (1) commercial vehicle. The vehicle is not to exceed 5,500 kg unless the vehicle is able to be concealed. For lots larger than 0.8 hectares (2 acres), not more than two (2) commercial vehicles are permitted. Section 402.19 also includes additional provisions regarding vehicle registration, licensing, siting and landscaping requirements as well as business license requirements.

2.0 DISCUSSION:

Home-based employment is expected to increase as more people rely on technology for work and the way people work is expected to change. While the long-term impact of the Novel Coronavirus (COVID-19) on Maple Ridge residents is too early to predict, the expansion of Home Occupation regulations in 2018 encourages a more resilient local economy by allowing residents more options for the types of business they are able to start at home. As such, staff prepared Zone Amending Bylaw No. 7769-2021 to align the number of commercial vehicles permitted for a home based business with the number of commercial vehicles permitted for an employee of an off-site business or non-business owner on larger residential properties in Maple Ridge.

2.1 Proposed Zoning Bylaw Amendments

As highlighted above, in Section 1.0, the City's Zoning Bylaw is not-aligned in the parking and storing of commercial vehicles opportunities available for employees / non-business owners and those for home based businesses. Recognizing the City's intent and interest in supporting employment opportunities for residents, this lack of alignment has been noted and is proposed to be addressed.

In order to align the regulations regarding the parking and storing of commercial vehicles, the following changes are proposed to both Section 402.14 and Section 402.19 of the City's Zoning Bylaw. The changes are summarized below, but are available in full in Zone Amending Bylaw No. 7769-2021 (Appendix A):

- That Section 402.14 Home Occupation be amended to permit not more than two (2) commercial vehicles on residential lots larger than 0.8 hectares (2 acres). For lots under 0.8 hectares (2 acres) the one (1) commercial vehicle limit would remain. This would align with the opportunities available to employees / non-business owners.
- That the commercial vehicle weight limit identified in Section 402.14 be increased to 5,500kg. This would align the home based businesses with the opportunities available to employees / non-business owners.

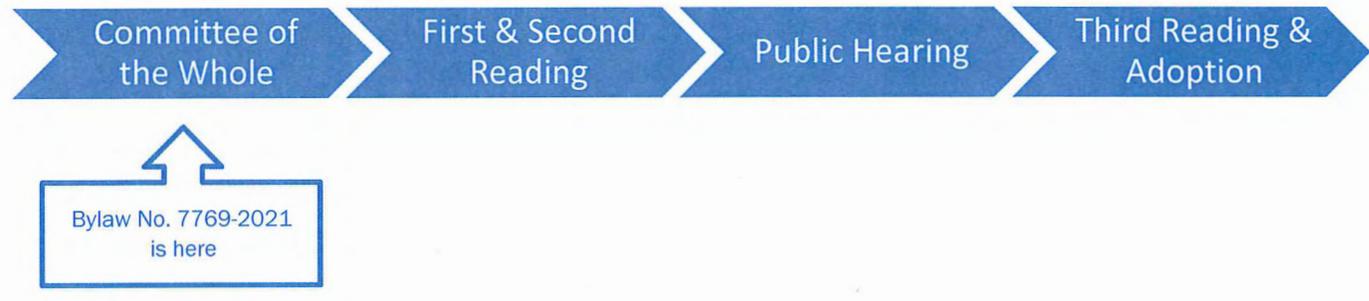
	Number of Commercial Vehicles on lots under 0.8 hectares (2 acres)	Number of Commercial Vehicles on lots over 0.8 hectares (2 acres)	Commercial Vehicle Weight Limit for Home Occupations
Existing Home Occupation Regulations	1	1	3,630.0 kg
Proposed Home Occupation Regulations	1	2	5,500.0 kg

2.2 Next Steps

Staff are taking steps to maintain flexible approaches that enable the continuation of safe and adaptable employment opportunities in Maple Ridge. As such, staff prepared Zone Amending Bylaw No. 7769-2021 to align the number of commercial vehicles permitted for a home occupation with the number and weight of commercial vehicles permitted for an employee of an off-site business or non-business owner on larger residential properties in Maple Ridge.

Should Council direct for Zone Amending Bylaw No. 7769-2021 to be brought forward for consideration of first and second reading at an upcoming Council Meeting, Figure 1 illustrates the bylaw amendment process.

Figure 1 – Proposed Bylaw Amendment Process



3.0 POLICY IMPLICATIONS:

The City of Maple Ridge Official Community Plan’s policies supports the development of home based business and recognizes home based business as an important contributor to the local economy. The Commercial and Industrial Strategy, endorsed in 2014, recommended home based business regulations be relaxed and flexible to allow for changes in working and business styles.

4.0 INTERDEPARTMENTAL IMPLICATIONS:

The expansion of the Home Occupation regulation has, and continues to be a multi-department undertaking between the Planning, Bylaw & Licensing Services, Building, and Economic Development Departments. All departments continue to envision a continued collaborative working relationship to ensure the successful implementation of the home occupation regulatory changes.

CONCLUSION:

With the adoption of the City of Maple Ridge's Zoning Bylaw No. 7600-2019 in December 2020, the expanded home based business regulations carried forward. One minor amendment is now proposed to the City's home occupation regulations regarding the accommodation of two (2) commercial vehicles on larger residential properties in Maple Ridge. Zone Amending Bylaw No. 7769-2021 (Appendix A) proposes to align the number and weight of commercial vehicles permitted for a home based business with the number of commercial vehicles permitted for an employee or contractor on larger residential properties in Maple Ridge. This report outlines the necessary bylaw amendments to support the regulatory alignment. Staff are seeking direction to bring Zone Amending Bylaw No. 7769-2021 to an upcoming Council Meeting for consideration of first and second reading.

"Original signed by Amanda Grochowich"

Prepared by: **Amanda Grochowich, MCIP, RPP
Planner 2**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A: Zone Amending Bylaw No. 7769-2021

**CITY OF MAPLE RIDGE
BYLAW NO. 7769-2021**

A Bylaw to amend Zoning Bylaw No. 7600 - 2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7769-2021."
2. That in PART 4 – GENERAL REGULATIONS, Section 402.14 Home Occupation be amended by deleting provision 8. and replacing with the following:

8. A Home Occupation shall be permitted the parking or storage of a Vehicle provided that it is used in connection with the Home Occupation and in accordance with the provisions outlined in Section 402.19 Parking and Storage of Commercial Vehicles of this Bylaw.
3. Maple Ridge Zoning Bylaw No. 7600 – 2019 is amended accordingly.

READ a first time the day of 20 .

READ a second time the day of 20 .

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Zone Amending Bylaw No. 7776-2021; and
Second Reading
Zone Amending Bylaw No. 7609-2020
20690 Lougheed Highway

MEETING DATE: July 20, 2021
FILE NO: 2019-427-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the western portion of the subject property, located at 20690 Lougheed Highway, from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit the future construction of a two-storey commercial building with retail on the ground floor and an office use above (see Appendices A and B). Until recently, the subject property was comprised of two parcels owned by one company, one with a multi-unit commercial building to the east and a second, vacant parcel to the west, used for overflow parking; however, the properties have now been consolidated. Council granted first reading to Zone Amending Bylaw No. 7609-2020 on February 25, 2020.

The subject property is located in the Lougheed Transit Corridor Concept Plan, endorsed by Council in November 2020. As this rezoning application was received prior to endorsement of the Concept Plan, the development proposal reflects the current *General Commercial* land use designation and supported C-2 (Community Commercial) zone.

The property owner's intention is to relocate the existing liquor store to the proposed new building on the western portion of the site. Once moved, the existing liquor store space is anticipated to be the location of the Government cannabis retail location. The distances between the anticipated Government Cannabis Retail Use and two (2) in progress private Cannabis Retail Use locations is less than the minimum siting distance prescribed in the Zoning Bylaw, therefore, they require a site specific text amendment to operate.

This application is not subject to the Community Amenity Contribution (CAC) Program, Policy 6.31, as no residential dwelling units are proposed.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7776-2021 be given first and second reading, and be forwarded to Public Hearing;
- 2) That Zone Amending Bylaw No. 7609-2020 be given second reading, and be forwarded to Public Hearing;
- 3) That the following terms and conditions be met prior to final reading:

1106

- 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 Lougheed Highway 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 Stormwater Management;
- vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

Applicant:	Site Lines Architecture
Legal Description:	Lot 1 District Lot 278 Group 1 New Westminster District Plan EPP104217
OCP:	
Existing:	Commercial
Proposed:	Commercial
Within Urban Area Boundary:	Yes
Area Plan:	Lougheed Transit Corridor Concept Plan (Endorsed by Council)
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	C-2 (Community Commercial)
Surrounding Uses:	
North:	Use: Retail Zone: C-2 (Community Commercial) and CS-1 (Service Commercial) Designation: Commercial
South:	Use: Multi-Family (Townhouse) Zone: RM-4 (Multiple Family Residential District) Designation: Medium Density Multi-Family and Low Density Multi-Family
East:	Use: Retail Zone: C-2 (Community Commercial) Designation: Commercial
West:	Use: Retail (Tire Shop) Zone: CS-1 (Service Commercial) Designation: Commercial

Existing Use of Property:	Vacant (Gravel Parking Lot)
Proposed Use of Property:	Commercial and Office
Site Area:	0.70 ha (1.7 acres)
Access:	Lougheed Highway
Servicing requirement:	Urban Standard

2) Project Description:

The subject property is located on the south-west corner of Lougheed Highway and 207 Street. The proposed development is to be located on the western portion of the site and currently consists of a gravel parking lot. The application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) (see Appendix C) to permit the construction of a two-storey commercial building, with retail ground floor and office use above. The subject property was recently consolidated with the adjacent property to the east, as both properties are under the same ownership.

The proposed building will consist of approximately 654 m² (7,040 ft²) of ground floor commercial space, to be used as the new liquor store location, and approximately 299 m² (3,218 ft²) of office space above on the second floor. The design of the new building will match the design of the existing building on the site to the east, in terms of roof shape and finishes, in order to strengthen the cohesion of both buildings to one another (see Appendices F and G).

The subject property will utilize the existing accesses currently provided from Lougheed Highway and 207 Street. Loading for the proposed building will occur along the southern elevation, with some measures already in place to mitigate sound from the neighbouring residential use, including a 2.4 m (8 ft.) wooden fence and hedging on the adjacent strata side of the property. Vegetation for the subject property, along the southern property line and adjacent to the residential use, is limited as there is a Statutory Right-of-Way (SROW) located across the length of the proposed rezoning development site (see Appendix G). The SROW limits the ability to locate anything within its boundaries, therefore, vegetation along the SROW is kept to a minimum.

It should also be noted that the Ministry of Transportation and Infrastructure (MOTI) was not supportive of the original site plan that proposed an additional access onto Lougheed Highway, which had also proposed the new building at the front of the property along the Lougheed Highway, north elevation (aligned with the existing building to the east). Therefore, an alternative site plan was prepared which received preliminary approval from MOTI. The revised site plan removed the additional access to Lougheed Highway. As a consequence of this change and limited internal site circulation, the proposed building has been moved to the rear of the property. As a result, parking is proposed in front of the building along Lougheed Highway, as a stipulation of development approval from MOTI, which will require a development variance permit for the C-2 (Community Commercial) zone.

Site Specific Text Amendment

The property owner's intention is to relocate the existing liquor store to the proposed new building located on the western portion of the site. The existing liquor store space is anticipated to be the location of the Government Cannabis Retail store. The distances between the anticipated Government Cannabis Retail store and two private cannabis retail stores (20395 Lougheed Highway, under rezoning application 2021-257-RZ, and 20110 Lougheed Highway, respectively) is less than the minimum siting distance prescribed in the Zoning Bylaw, therefore, each location requires a site specific text amendment to operate (see Appendix J).

3) Planning Analysis:

i) Official Community Plan:

The subject property is located in the Lougheed Transit Corridor Concept Plan, endorsed by Council in November 2020. As this rezoning application was received prior to endorsement of the Concept Plan, the development proposal reflects the current *General Commercial* land use designation and supported C-2 (Community Commercial) zone.

The proposed two-storey commercial building, with ground floor retail units and a second half storey of office floor, aligns with the future uses anticipated in the Lougheed Transit Corridor, albeit in a lower density form. This proposal is consistent with the General Commercial designation of the OCP which allows for a range of commercial activities in the Town Centre and Lougheed Highway.

The Lougheed Transit Corridor Concept Plan identifies a proposed *Commercial Mixed-Use* land use designation that aligns with a new, higher density C-7 (Lougheed Corridor High Density Mixed-Use) zone.

While no development applications are on hold in the Lougheed Transit Corridor as area plan work is underway, in-stream applicants have been made aware of the increased development potential, and are able to utilize the greater density opportunities in advance of area plan adoption.

In the case of the subject application, the applicant has indicated they do not wish to pursue additional building height, as the additional floor space would trigger the requirement for underground parking, which is not financially feasible for the project to move forward. As the Lougheed Transit Corridor is not in bylaw form so existing OCP policies apply. This is consistent with how in-stream applications are handled.

First reading for the Lougheed Transit Corridor Area Plan is scheduled for Committee of the Whole in October 2021. Considering that the subject proposal has been under application since 2019, staff support the subject application moving forward under the existing designation of *General Commercial* and proposed C-2 (Community Commercial) zone.

ii) Zoning Bylaw:

The applicant is proposing to rezone the western portion of the subject property from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit future construction of a two-storey commercial building with approximately 654 m² (7,040 ft²) of ground floor commercial space and 299 m² (3,218 ft²) of office space above.

The owner of the subject property is currently working with the Provincial Government on a Cannabis Retail Use to be located within the existing liquor store location on the subject property once it is relocated to the new building. *Zoning Bylaw No. 7600-2019, Section 401.3, Prohibited Uses of Land, Buildings and Structures, (g) (ii)*, outlines the retail sales of cannabis must be located 1,000 metres (1.0 km) from any other Cannabis Retail Use. Currently, there are two proposed Cannabis Retail Uses located within the 1,000 m radius of the subject application, located at 20395 Lougheed Highway and 20110 Lougheed Highway, respectively (See Appendix J).

To permit the Cannabis Retail Use to be established on the subject property, a site specific text amendment is required to Zoning Bylaw General Regulation Section 401.3 (g)(ii). The amendment is to reduce the current separation distance from 1,000 metres to 333.5 m (1,099 ft.) for the property located at 20395 Lougheed Highway (Muse Cannabis). This amendment would also allow

for the proposed Retail Cannabis Use which is 954.2 m (3,131 ft.) from the property located at 20110 Lougheed Highway (Blurb Cannabis).

iii) Off-Street Parking and Loading Bylaw:

The subject application is proposing 114 parking spaces for the combined site, of which 89 spaces are currently provided for the existing commercial development and a further 25 spaces are proposed for the new building. The required number of parking spaces for the combined site is 116, therefore, a parking variance for two (2) spaces is required as part of the subject application, and will be the subject of a future Council report.

Short term bicycle parking is provided in the form of a bicycle rack outside the front entrance of the proposed building and two long-term bicycle spaces are provided within the proposed building.

iv) Proposed Variances:

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

- *Maple Ridge Zoning Bylaw No. 7600-2019:*
Reduce the required rear lot line setback from 6.0m (20 ft.) to 2.69m (8.8 ft.) (west elevation); and
Permit on-site parking to be located to the front of the proposed building (north elevation).
- *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990:*
Reduce the number of required parking stalls from 116 stalls to 114 stalls.
- *Maple Ridge Sign Bylaw No. 7630-2020:*
Reduce the required setback from 1.5m (5 ft.) to 0.46 m (1.5 ft.) for the existing sign located on Lougheed Highway

The requested variances for the proposed development will be the subject of a future Council report.

v) 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 for the proposed new building, and to enhance the unique character of the community in accordance with the following key development permit guidelines:

1. *Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.*
2. *Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.*
3. *Promote sustainable development with multimodal transportation circulation, and low impact building design.*
4. *Respect the need for private areas in mixed use development and adjacent residential areas.*
5. *The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.*

A separate Development Permit Application report with more details will be forwarded to Council at a later date. It is noted that the above Development Permit information pertains to the proposed development (new building and landscaping) and not to the site specific text amendment for the cannabis retail use distance requirement.

vi) Advisory Design Panel:

The application was reviewed by the Advisory Design Panel at a meeting held on October 21, 2020 and their comments and the applicant's responses can be seen in Appendix H. A detailed description of the projects form and character will be included in a future development permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting (DIM) was held virtually via phone or email comment submission from June 16 to June 25, 2021. One set of comments were received and a response was provided by the applicant. Both comments and responses can be seen in Appendix I to this report.

4) Traffic Impact:

As the subject property is located on a provincial highway, a referral to the Ministry of Transportation and Infrastructure is necessary to review access, traffic circulation and the parking areas. Final 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 as discussed above in this report.

5) Interdepartmental Implications:

i) Engineering Department:

To fulfill requirements with the Subdivision and Development Servicing Bylaw, the Engineering Department has requested the following:

- New concrete curb, gutter and sidewalk required across property frontage; however, Lougheed Highway is under the jurisdiction of Ministry of Transportation and Infrastructure (MOTI) and as such, improvements must also comply with MOTI.

ii) License, Permits and Bylaws Department:

The Building Department has reviewed the proposal and comments have been provided to the applicant.

iii) Fire Department:

An additional fire hydrant is to be included as part of development to be located along the Lougheed Highway frontage.

iv) Information Technology Department:

The inclusion of a 1-100 mm communications duct to be located along the Lougheed Highway frontage.

v) Environment Section:

This subject property drains to McKenney Creek which is subject to urban stormwater concerns. Stormwater management will need to ensure that water quality draining to McKenney Creek, a fish bearing system, is not detrimental to fish habitat. In addition, the proposed project should consider the downstream habitat and the sensitive nature of the flows in this area and the impacts on adjacent properties to McKenny Creek.

The addition of green space along the southern property boundary, including trees, can provide shading that is both beneficial to reduce local heat island effects and can act as a visual and sound barrier between the commercial and residential uses.

6) Citizen/Customer Implications:

A Development Information Meeting for the proposed development was held between the dates of June 16 and June 25, 2021 with options to phone or email in comments or concerns. The results of the concerns expressed at that meeting are attached as Appendix I. The Public Hearing will provide an additional opportunity for citizens to express their concern or support of the development.

CONCLUSION:

It is recommended that first and second reading be given to Zone Amending Bylaw No. 7776-2021 for the site specific text amendment and that second reading be given to Zone Amending Bylaw No. 7609-2020, and that application 2019-427-RZ be forwarded to Public Hearing.

“Original signed by Chuck Goddard” for

Prepared by: **Adam Rieu**
Planner 1

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

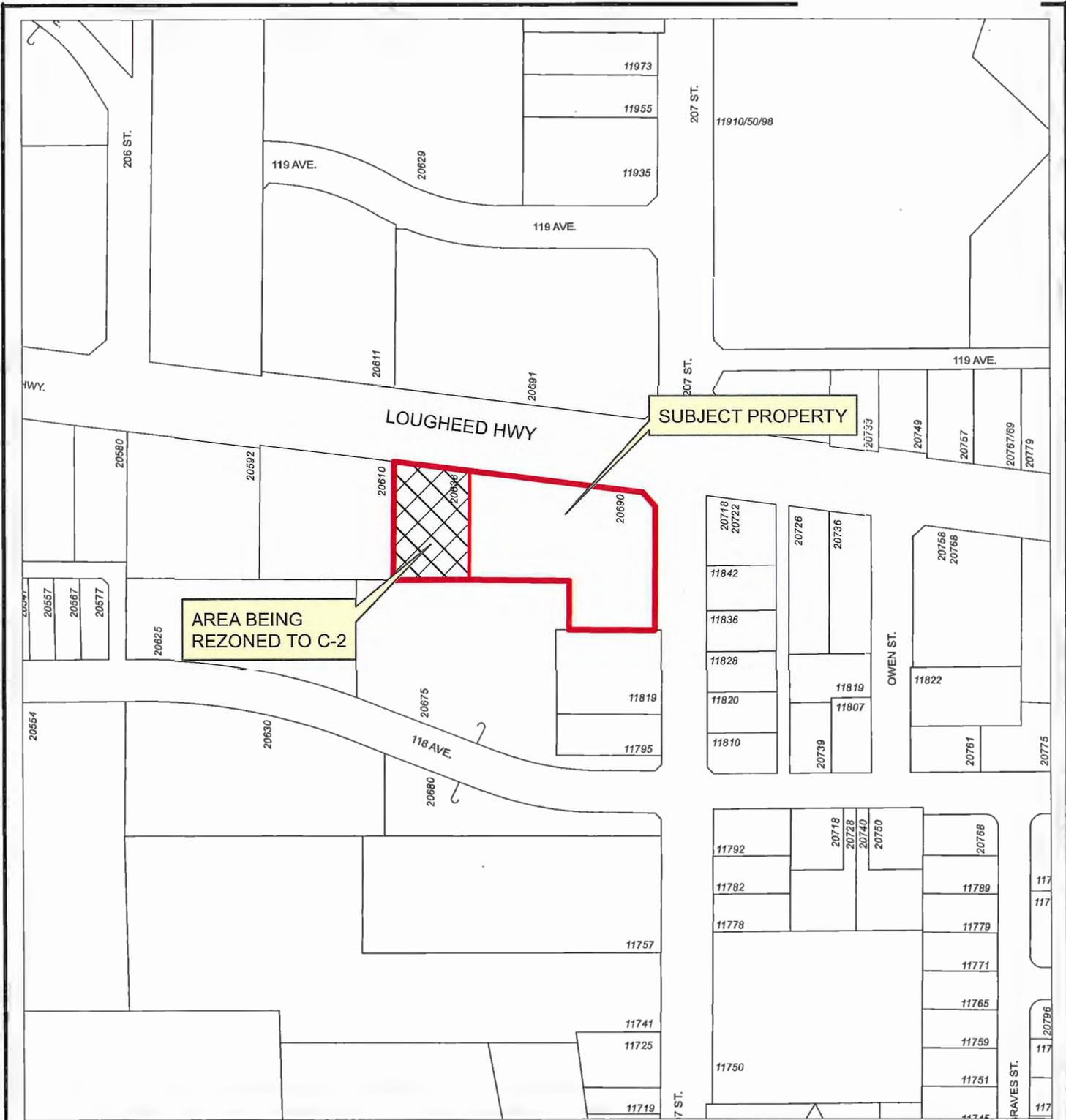
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“Original signed by Al Horsman”

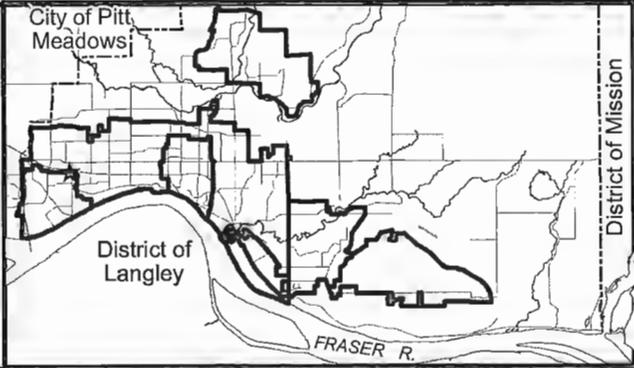
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7609-2020
- Appendix D – Zone Amending Bylaw No. 7776-2021
- Appendix E – Site Plan
- Appendix F – Architectural Plans
- Appendix G – Landscape Plans
- Appendix H – ADP Comments
- Appendix I – Development Information Meeting (DIM) Comments
- Appendix J – Cannabis Retail Use Proposed Location Map



N
Scale: 1:2,500



20690 LOUGHEED HWY
PID: 031-186-254

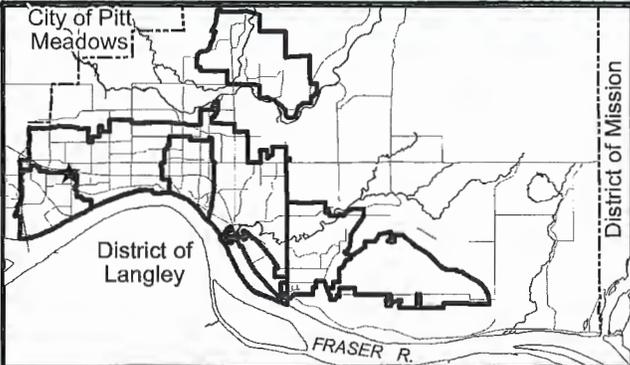
PLANNING DEPARTMENT

MAPLE RIDGE
 British Columbia
mapleridge.ca

FILE: 2019-427-RZ
 DATE: Jul 7, 2021
 BY: DT



Scale: 1:2,500



20690 LOUGHEED HWY
PID: 031-186-254

PLANNING DEPARTMENT



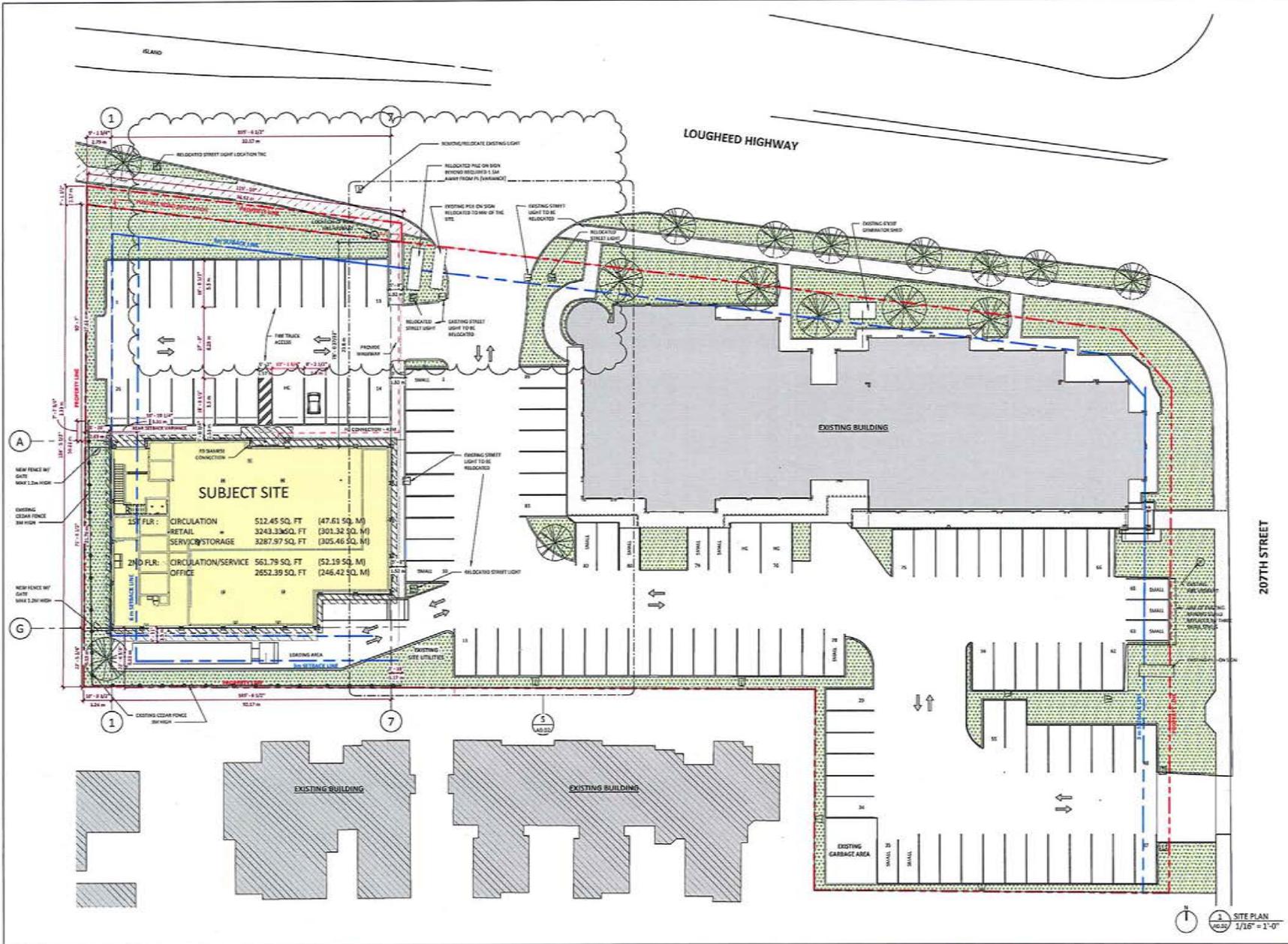
mapleridge.ca

FILE: 2019-427-RZ
DATE: Jul 7, 2021

BY: DT

REVISIONS

DATE	DESCRIPTION
2020.06.29	For Client Review
2020.07.22	For Client Review
2020.07.29	For Client Review
2020.08.25	For Client Review
2020.08.16	ISSUE FOR DP
2020.08.30	Issue for Committee Meeting
2020.11.03	Release for ADP Comments
2020.12.01	Release for ADP/ACT/1
2021.01.25	For Client Review
2021.02.01	Issue for Coordinator
2021.05.19	Issue in response to SCOT comments



SUBJECT SITE

1ST FLR:	CIRCULATION	512.45 SQ. FT	(47.61 SQ. M)
	RETAIL	3243.336 SQ. FT	(301.32 SQ. M)
	SERVICE STORAGE	3287.97 SQ. FT	(305.46 SQ. M)
2ND FLR:	CIRCULATION/SERVICE	561.79 SQ. FT	(52.19 SQ. M)
	OFFICE	2652.39 SQ. FT	(246.42 SQ. M)

**MANDALAY
MAPLE RIDGE
COMMERCIAL
DEVELOPMENT**

20690 LOUGHEED HWY.
MAPLE RIDGE, BC

title
SITE PLAN

scale 1/16" = 1'-0"
date MAY 2021
drawn EB checked GK

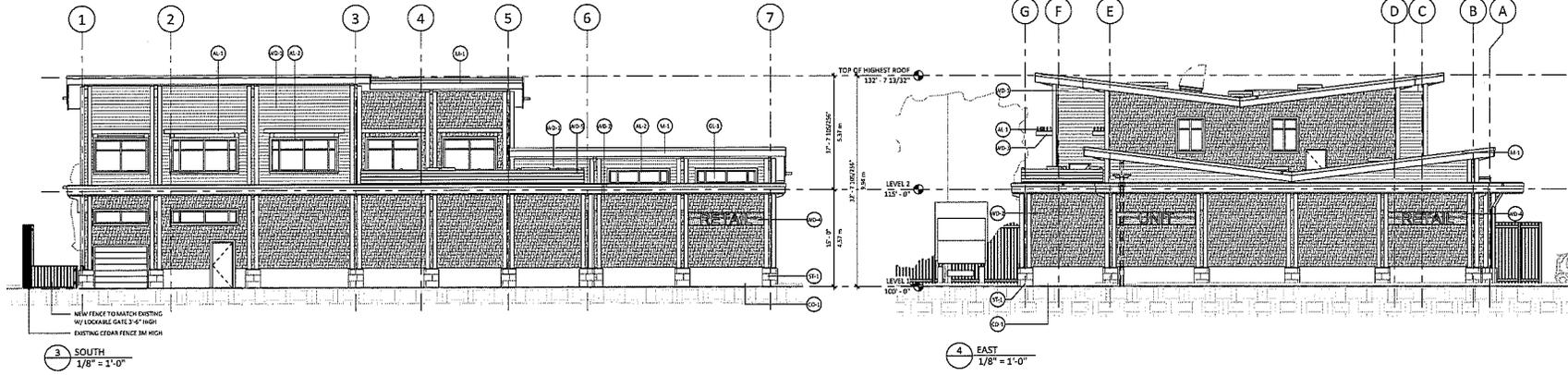
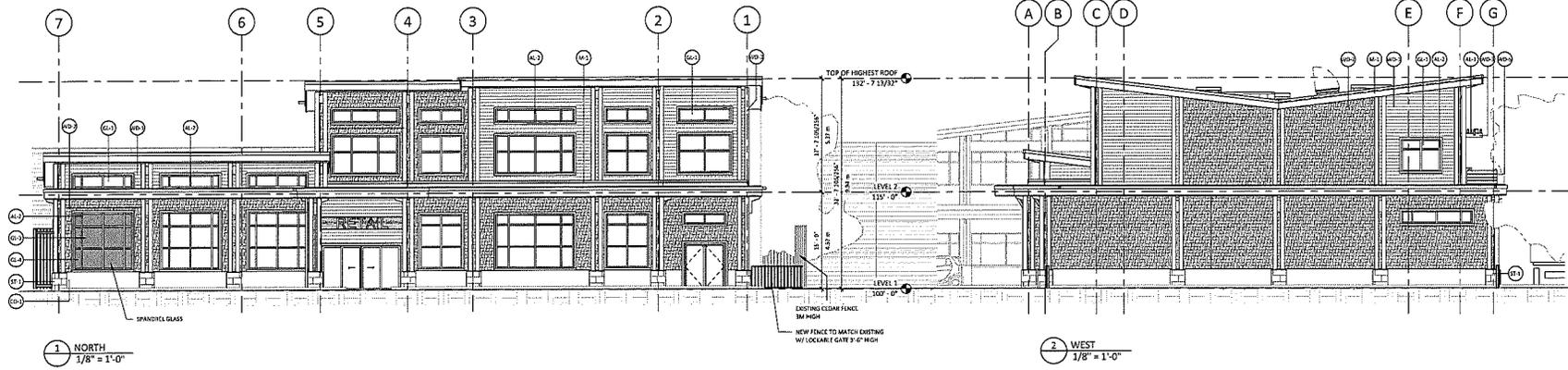
job no. 1905
sheet no. **A1.00**

seal

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REVISIONS

DATE	DESCRIPTION
1 2020.06.29	For Client Review
2 2020.07.02	For Client Review
3 2020.07.29	For Client Review
5 2020.08.05	For Client Review
7 2020.08.16	ISSUE FOR DP
8 2020.08.20	Issue for Committee Meeting
9 2020.11.03	Re-issue for ADP Comments
10 2020.12.01	Re-issue for ADP/MC/TI
11 2021.01.25	For Client Review
12 2021.02.01	Issue for Coordination
14 2021.04.10	Issue in response to MC/TI comments



**MANDALAY
MAPLE RIDGE
COMMERCIAL
DEVELOPMENT**

20690 LOUGHEED HWY.
MAPLE RIDGE, BC

title
BUILDING ELEVATIONS

scale 1/8" = 1'-0"

date MAY 2021

drawn EB checked GK

job no. 1905

sheet no. **A3.00**

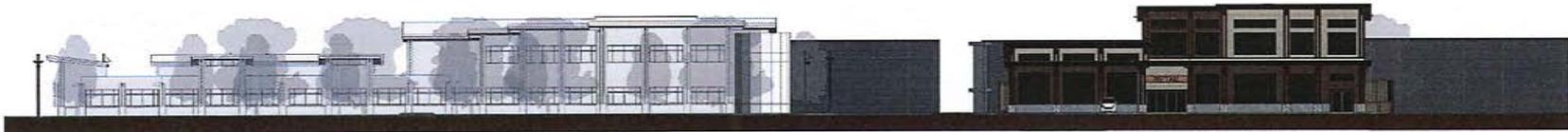
seal

EXTERIOR MATERIALS SCHEDULE		
MAT'L	DESCRIPTION	Material Comments
AL-1	ALUMINUM SUN SHADE	EXTERIOR, BLACK FINISH
CD-1	CONCRETE	3" HIGH WALL AT LEVEL 1 TO MATCH EXISTING
GL-1	GLASS - CLEAR	EXTERIOR
GL-2	GLASS - CLEAR, TEMPERED	EXTERIOR
GL-3	SPANDREL	EXTERIOR
GL-4	SPANDREL - TEMPERED	EXTERIOR
ML-1	TYPICAL FLASHING & WINDOW TRIM	EXTERIOR, PREFINISHED COLOUR: DARK BROWN MATTE
ST-1	STONE	COLUMN POST TO MATCH EXISTING
WD-1	WOOD SIDING	HARDBE SIDING TO MATCH EXISTING
WD-2	WOOD SHAVES	HARDBE SIDING TO MATCH EXISTING
WD-3	WOOD POSTS	TO MATCH EXISTING
WD-4	WOOD SIGN	EXTERIOR
WD-5	WOOD ROOFTOP SCREEN	EXTERIOR

Drawings are to be read in conjunction with each other, any discrepancies listed on any drawings are to be reported to the architect before commencing work.
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REVISIONS	
DATE	DESCRIPTION
8 2020.09.30	Issue for Committee Meeting
9 2020.11.20	Release for ADP Comments
10 2020.12.01	Release for ADP/ACTI
14 2021.05.05	Issue in response to WOTI comments



1 SOUTH URBAN ELEVATION
1/16" = 1'-0"



2 NORTH URBAN ELEVATION
1/16" = 1'-0"

**MANDALAY
MAPLE RIDGE
COMMERCIAL
DEVELOPMENT**

20690 LOUGHEED HWY.
MAPLE RIDGE, BC

title
URBAN ELEVATIONS

scale 1/16" = 1'-0"
date MAY 2021
drawn EB checked GK

job no. 1905
sheet no. A3.01

seal

2021-05-10 10:51:57 AM

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before construction is initiated.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

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site lines architecture inc.

REVISIONS

1	DATE	DESCRIPTION
1	2020-06-29	For Client Review
2	2020-07-20	For Client Review
4	2020-08-26	For Client Review
7	2020-08-18	ISSUE FOR DP
8	2020-09-20	Issue for Committee Meeting
9	2020-11-23	Re-Issue for ACP Comments
10	2020-12-21	Re-Issue for ACP/ACTI
11	2021-01-25	For Client Review
14	2021-05-10	Issue in response to MCTI comments



1 NE VIEW



2 SW VIEW



3 SE VIEW



4 N VIEW

**MANDALAY
MAPLE RIDGE
COMMERCIAL
DEVELOPMENT**

20690 LOUGHEED HWY.
MAPLE RIDGE, BC

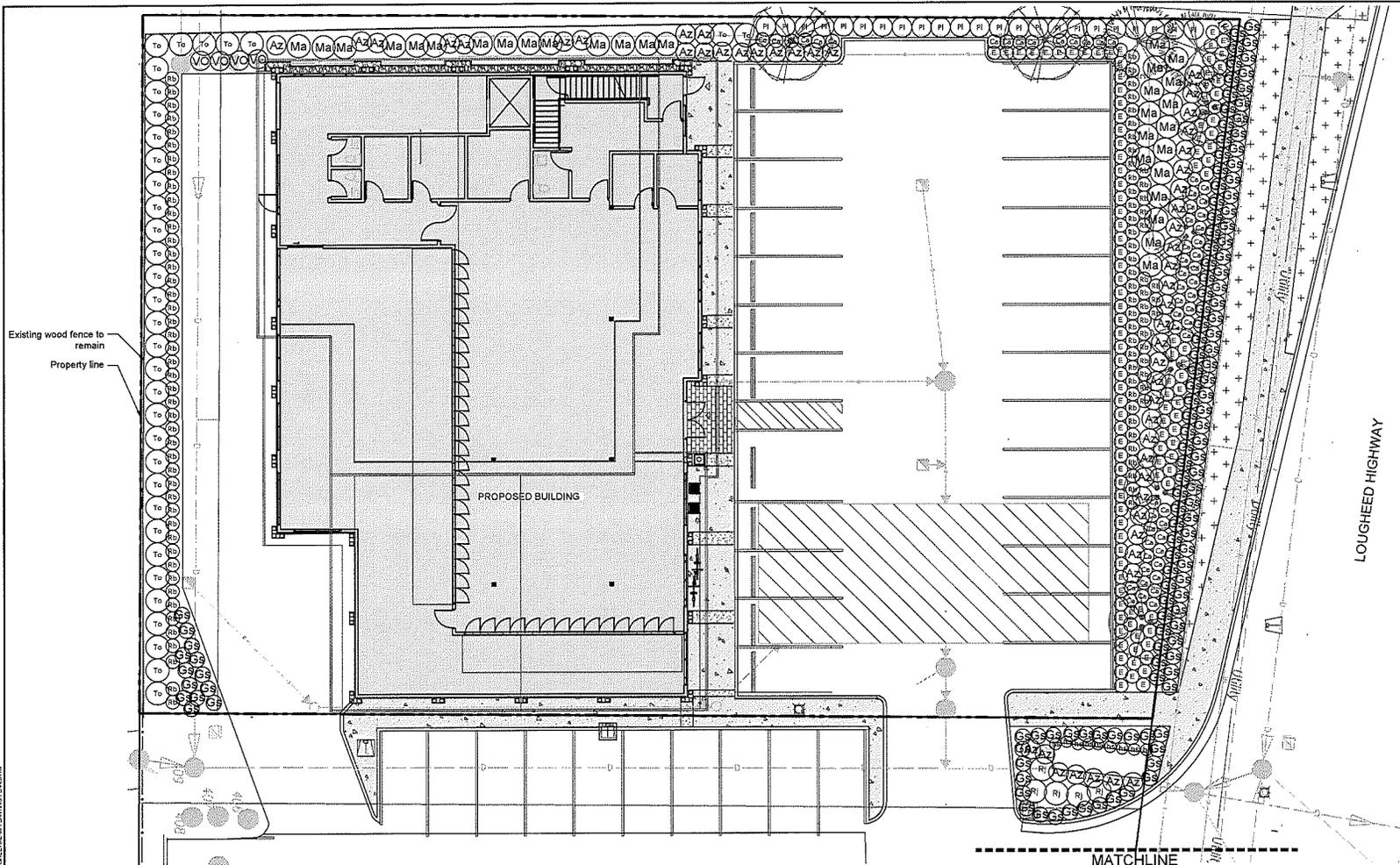
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PERSPECTIVES

scale
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date MAY 2021
drawn EB checked GK

job no. 1905
sheet no. **A8.00**

seal

2021-05-10 10:56:56 AM
Drawings are to be read in conjunction with each other, any discrepancies found in any drawings are to be resolved to the architect before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the local edition of the B.C. Building Code.
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PLANT LIST SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Az	68	Azalea japonica 'Amoena'	Amoena Azalea	#2 Pot	1000mm O.C.
Ca	56	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Pot	700mm O.C.
E	115	Euonymus fortunei 'Roemerwe'	Gold Splash Wintercreeper	#1 Pot	700mm O.C.
Gs	125	Gaussia salal	Salal	#1 Pot	800mm O.C.
Ma	30	Mahonia aquifolium	Oregon Grape	#3 Pot	1200mm O.C.
Pi	23	Prunus lusitanica	Portuguese Laurel	#2 Pot	1000mm O.C.
Rb	98	Rhododendron 'Edith Bosley'	Edith Bosley Rhododendron	#1 Pot	100mm O.C.
Rj	16	Rosa 'Jens Munk'	Jens Munk Rose	#3 Pot	1200mm O.C.
To	35	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	#3 Pot	750mm O.C.
Vo	4	Vaccinium ovatum	Evergreen Huckleberry	#2 Pot	1000mm O.C.
PERENNIALS/GROUNDCOVERS					
hs	9	Helleborichon sempervirens	Blue Oat Grass	#1 Pot	800mm O.C.

- All plant material shall meet or exceed standards required by Canadian Landscape Standards guidelines.
- Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
- Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
- Growing medium depths for planting as follows:
 - Shrubs: 450mm
 - Soil: 150mm
 - Tree pits: 1000mm with 300mm (below root ball)
- 25mm minus compost mulch to be installed in all shrub planting areas.
- All landscaped areas to be irrigated.

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
7	AD	Issued for Development Permit	May 20, 2021
6	AD	Issued for Development Permit	Nov 5, 2020
5	AD	Issued for Development Permit	Oct 2, 2020
4	AD	Issued for Development Permit	Aug 17, 2020
3	AD	Issued for Development Permit	July 16, 2020
2	AD	Issued for Development Permit	March 13, 2020
1	AD	Issued for Development Permit	Dec 16, 2019

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
-----	----	-------------	------

Project: **MANDALAY MAPLE RIDGE COMMERCIAL DEVELOPMENT**
 Location: **20638 Lougheed Highway, Maple Ridge, BC**

Drawn: AD	Stamp:
Checked: SH	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND REPORTS FROM THE CITY AND REPORT TO THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS AND MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. THE CONSULTANT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REPORTS FROM THE CITY AND REPORTING TO THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK.

P:\PROJECTS\2019\DP2019-60\2021\LANDSCAPE\2021\01\PLANTING PLAN.DWG

Appendix H, Advisory Design Panel

R/2020-027

It was moved and seconded

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

Architectural Comments from ADP and Architect Response (in italics):

- Consider celebrating the entry way;
 - *We extended the roof further out at the door.*
- Consider similar patterns for all windows on level 2;
 - *This has been revised.*
- Consider introducing an interstitial member to define area between windows on the second floor, similar to treatment on level 1;
 - *We introduced this on the rear as a sun shade.*
- Consider switching colours to dark on the bottom and light on top to better balance the building and to tie into the existing building;
 - *We did the switch.*
- Please resolve the minor conflict between proposed window and door on level 1 between gridlines 1 and 2 in the exit stair area.
 - *Corrected.*

Landscape Comments from ADP and Landscape Architects Response (in italics):

- Consider adding parking islands with large canopy trees for shade and storm water management mitigation;
 - *Required parking stall count does not allow for any reduction in the number of parking stalls shown so parking islands are not able to be added.*
- Consider reviewing plant material for appropriate water requirements now that bioswale has been deleted;
 - *Plant material in the deleted bioswale area has been updated to reflect its deletion.*
- Review storm water management plan for current layout;
 - *Stormwater plan is per civil and landscape drawings have updated to reflect.*
- Consider including arborist report/information on landscape plan and architecture site plan to ensure mitigation of conflict with critical root zone area;
 - *No arborist report is available. There is 1 tree near the site on the property to the south. Tree is approximately 3m from the property line and the drip line doesn't appear to encroach into the property. The south edge has a 1m planting strip before the curb and the current condition is a compacted granular parking lot which will be removed so impact on any existing tree roots should be minimal.*
- Ensure numbers reflect city requirements for bike racks.
 - *2 bike parking spaces have been provided along the north front of the building.*

NW 2745 ARBORWYNDE STRATA COUNCIL
Public Comment Opportunity for Proposed Development
for 20690 Lougheed Hwy, Maple Ridge
Friday, June 18th, 2021

Email: arborwyndemail@gmail.com

Re: Residential Reply for Public Comment Opportunity Letter, dated 28May2021

To: Site Lines Architecture Inc.
 200 – 23160 96th Ave
 PO Box 249
 Fort Langley, BC V1M 2R6
info@sitelines.ca

We are the Ownership located on the South fence line along this proposed new development, located at 20690 Lougheed Hwy in Maple Ridge.

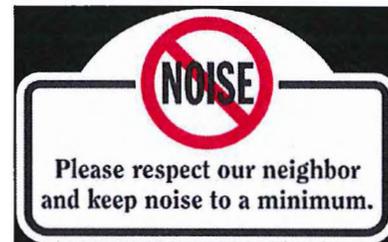
We would like it noted that when the previous development occurred along our property line, there was an agreement in place that there would be an 8 foot fence that would be regularly maintained, and we would allow cedars along this fence as long as they were also regularly maintained, and not be allowed to grow above the fence line.

This agreement has not been honoured. The fence hasn't been maintained in approximately 1-2 years, and is now rotting and falling apart in some places. The cedars are also now *well above* the agreed-to height.

There has also been a number of issues with staff and customers from the current site, taking up much needed parking space along 118th Avenue, between 207th and 203rd.

We would like a guarantee that adequate parking will be provided to your customer base, and designated parking for staff within this development site. We also ask that the current rotten fence be replaced by an 8 foot concrete one, which should help reduce the noise and will require less maintenance.

Lastly, in the past we have requested the posting of "good neighbor" signs around the buildings and parking perimeters (like the below examples used at similar developments), which is a request we are renewing here once again.



It is important to note that our residences are very much affected by the activities in this development area, particularly on nights and weekends due to noise from the existing tenant (Town Hall Pub/Night Club) and their intoxicated patrons in the parking area. Please refer to documentation registered at the Maple Ridge By-Law Enforcement Department, which goes back several years.

With respect, these are **our homes** and we strongly believe these requests are the very least we deserve as consideration from our business and commercial neighbours. We sincerely welcome the opportunity to develop a new and trusting relationship with Mandalay Properties, and feel the above requests are fair and reasonable.

Your attention to this matter is greatly appreciated, and we ask that your office please provide a reply to the council via arborwyndemail@gmail.com.

With respect,
Arborwynde Strata Corporation NW2745

cc: District of Maple Ridge – Planning Department
cc: Mandalay Maple Ridge Commercial Development



MANDALAY PROPERTY CORP.
102 - 20690 Lougheed Hwy. Maple Ridge B.C. V2X 2P8
T: 604.465.3755 F: 604.460.0269
E:jtarnowski@mandalayproperty.ca

June 28, 2021

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

Attention: Adam Rieu

Dear Sirs:

Re: Reozoning 20690 Lougheed Hwy Maple Ridge, B.C.

We are writing in regard to the letter dated May 28th, 2021 from NW 2745 Arborwynde Strata Council to Site Lines Architecture Inc.

We wish to advise that we vehemently dispute the allegations of the Strata Council contained in the above noted letter.

As regards to the allegation relating to the maintenance of the fence, we wish to advise that at any time there was an issue with the fence, any repairs were attended to immediately and the fence is regularly stained. If the Strata Council would like to review our records relating to the repairs which are constantly done to maintain the fence we would gladly be prepared to provide them to the Strata Council. If the City of Maple Ridge wishes to attend at the subject site, they would see that the fence is well maintained. The lack of maintenance of the fence, if there is any, resides with the Strata Council as they do nothing to maintain their side of the fence.

In reply to the allegation relating to the cedar trees, we wish to advise that we retain a landscape company who attends the site seven (7) days per week to look after the landscaping and parking lot. The cedar trees just like the other trees and shrubs on the property are regularly pruned. I would suggest to the Strata Council that they look at the cedars on their side of the fence which are taller than our fence.

In respect of the matter of people parking along 118th Avenue, we have no control over where people park their vehicles. If parking is an issue along 118th Avenue, perhaps the Strata Council can take the matter up with the City. As regards to parking, the subject development is compliant with the City of Maple Ridge's by-laws and neither we, nor our tenants can mandate where our customer park off site.



MANDALAY PROPERTY CORP.

102 - 20690 Lougheed Hwy. Maple Ridge B.C. V2X 2P8

T: 604.465.3755 F: 604.460.0269

E:jtarnowski@mandalayproperty.ca

In reply to the activities of the patrons of the Townhall, we find it offensive that the Strata Council refer to these individuals as "intoxicated patrons." The Townhall has addressed all noise complaints when they arose, and they employ security personnel to control activities of their patrons during their evening hours of operation. The Townhall also posts "Good Neighbour" signs in their premises and actively encourages their patrons to be cognizant of the residential properties adjacent to this development.

This particular Strata Council has done nothing but complain about things from the date we started construction of this development. In the past numerous complaints were filed with the Maple Ridge RCMP regarding residents of this Strata complex verbally assaulting and uttering threats to the employees of the property landscaping company contracted to maintain the subject property. Furthermore, there are RCMP reports to collaborate reports of residents of the Strata throwing full cans of beer at the landscapers while working. Additionally, customers of the complex were shot at with pellet guns from a second floor balcony of the Strata complex – RCMP also attended this incident. Perhaps this Strata Council needs to be reminded of the situation prior to us redeveloping this site – there was a rundown hotel which housed drug addicts – the site was a known location for transacting drug deals – prostitutes plied their trade from this site – the adjacent property to the west contained a drug house which we tore down. The Strata Council should be happy that we developed the site and rid the site of the real problems. We maintain this property in a first class basis, employing security everyday during the night and daily maintain the landscaping and parking lot. Notwithstanding the measures we have implemented, the Strata Council seems to find fault with everything. This Strata Council also needs to be reminded that their development borders a commercial development and that their expectations cannot be the same as a development in a totally residential area.

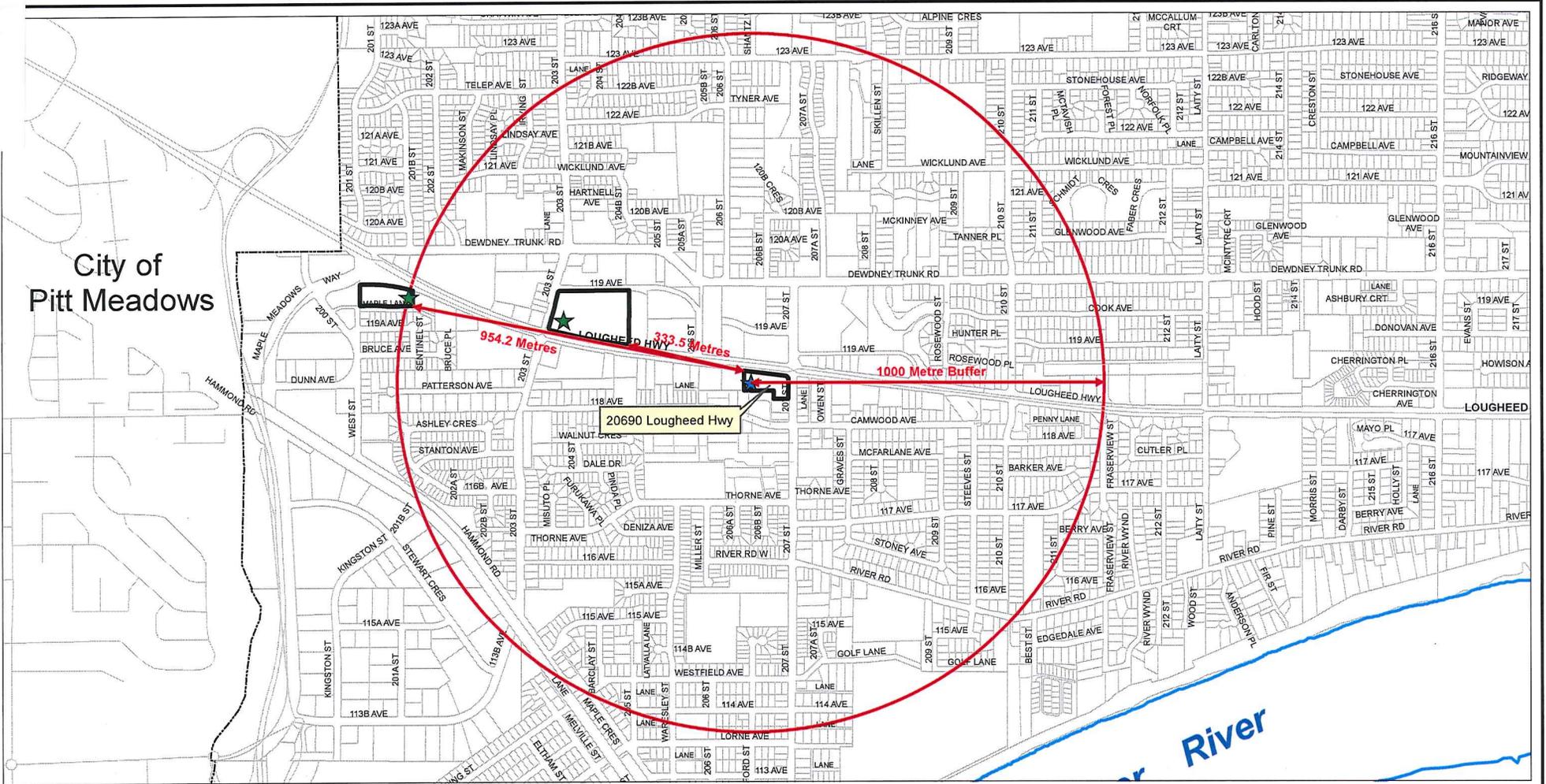
As regards to the mater of the concrete fence, we would gladly pay for the cost of removing the wooden fence if the Strata Council wants to install and pay for the cost of the concrete fence. If not, then we intend to keep the wood fence that we installed and continue to maintain.

If there are any other matters you wish to address please advise.

Yours truly,
Mandalay Property Corp.

Per: J Tarnowski

City of
Pitt Meadows



Scale: 1:10,500

Legend

- ★ Private Retail
- ★ Government Retail

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

1000m Buffer of
20690 Lougheed Hwy



FILE: CannabisLocations10.mxd
 DATE: Jul 5, 2021

BY: DT

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Zone Amending Bylaw No. 7775-2021
110 - 20110 Lougheed Highway

MEETING DATE: July 20, 2021
FILE NO: 2021-257-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

On March 30, 2021, Council deferred a report from Bylaw & Licensing Services about a proposed non-medical cannabis retail store to be known as Burb Cannabis Corp. at 110 - 20110 Lougheed Highway and directed the applicant to apply for a zoning bylaw text amendment. It was acknowledged that the proposed store was within 1,000 metres of two other proposed cannabis stores.

An application has been received for a site specific text amendment to Zoning Bylaw No. 7600-2019 to reduce the 1,000 metre separation distance between Cannabis Retail Uses, to allow such a use to be located in unit 110 on the subject property at 20110 Lougheed Highway. The reduction is from 1,000 metres to 394.5 metres. This is the distance from the property at 510 - 20395 Lougheed Highway which is for another cannabis retail store under rezoning application 2020-240-RZ, which received final adoption on November 10, 2020.

Being a text amending application, there are no terms and conditions and the Community Amenity Contribution policy does not apply. Therefore, this application may be considered for first and second reading and proceed to Public Hearing.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7775-2021 be given first and second reading; and forwarded to Public Hearing.

DISCUSSION:

a) Background Context:

Applicant: Burb Cannabis Corp.

Legal Description: Parcel 100 District Lot 222 Group 1 New Westminster District Explanatory Plan 84469

OCP:

Existing: Commercial
Proposed: Commercial

Within Urban Area Boundary: Yes
Area Plan: Lougheed Corridor
OCP Major Corridor: Yes

Zoning:

Existing: C-2 (Community Commercial)
Proposed: C-2 (Community Commercial)

Surrounding Uses:

North: Use: Service Commercial
Zone: RS-3 (Single Detached Rural Residential) and CD-2-98 (Service Commercial, Grocery Store, Financial Inst.)
Designation: Commercial
South: Use: Single Family Residential
Zone: RS-1b (Single Detached (Medium Density) Residential)
Designation: Low Density Multi-Family
East: Use: Commercial
Zone: C-2 (Community Commercial)
Designation: Commercial
West: Use: Vacant
Zone: CS-1 (Service Commercial) and RS-3 (Single Detached Rural Residential)
Designation: Commercial

Existing Use of Property: Commercial
Proposed Use of Property: Commercial
Site Area: 0.984 HA. (2.43 acres)
Access: Lougheed Highway
Servicing requirement: Urban Standard

b) Project Description:

On July 14, 2020, Council received a report from the Planning Department recommending the removal of the general 1,000 metre minimum distance separation from the Zoning Bylaw (Bylaw No. 7650-2020). Council defeated the motion to move forward this amendment to the Zoning Bylaw.

Following this, at the meeting on March 30, 2021, Council received a report from Bylaw & Licensing Services about a proposed non-medical cannabis retail store to be known as Burb Cannabis Corp. at 110 - 20110 Lougheed Highway as shown in Appendices A and B and passed the following resolution:

1. *That the non medical cannabis retail application for 110 -20110 Lougheed Highway be deferred and;*
2. *That the applicant be directed to apply for a zoning bylaw text amendment*

Given the above, information on the proposed business operations for Burb Cannabis Corp. has been received in support of a site-specific amendment to reduce the 1,000 metre separation for this cannabis store (Appendix C).

c) Planning Analysis:

To allow this business to be established on the subject site, a site specific text amendment is required to Zoning Bylaw General Regulation Section 402.6 (1) (c). The amendment requested by the applicant is to reduce the current separation distance from 1,000 metres to 394.5 metres, which is the distance to the property at 510 – 20395 Lougheed Highway under rezoning 2020-240-RZ, for another cannabis retail store (Appendix E).

The proposed store is located within Maple Ridge Plaza on the south side of Lougheed Highway and is surrounded by other commercial uses, along with a lane and some single family dwellings to the south. The proposed cannabis store is located 394.5 metres to the west of an approved cannabis retail store, known as Muse Cannabis at 510 – 20395 Lougheed Highway. The proposed store is also 954.2 metres to the west of a proposed government retail cannabis store located at 20690 Lougheed Highway, proceeding under rezoning 2019-427-RZ. Given the surrounding commercial uses and physical barrier of Lougheed Highway, the proposed distance reduction is not a concern from a land use planning perspective.

Given that there are no terms and conditions to be fulfilled, third reading and final adoption of this bylaw may follow the Public Hearing. Following possible adoption of this text amending bylaw, the Bylaw & Licensing Services Department will bring forward the previously deferred report regarding the referral from the Liquor and Cannabis Regulation Branch, to Council for consideration.

CONCLUSION:

This Zoning Bylaw text amending application will allow a for a Cannabis Retail Store to be known as Burb Cannabis to locate at 110 – 20110 Lougheed Highway (Maple Ridge Plaza), which would be 394.5 metres in distance from another Cannabis Retail Store to be located at 510 – 20395 Lougheed Highway.

It is recommended that Council grant first and second readings and advance this Zoning Bylaw Text Amending Bylaw to Public Hearing.

“Original signed by René Tardif”

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”

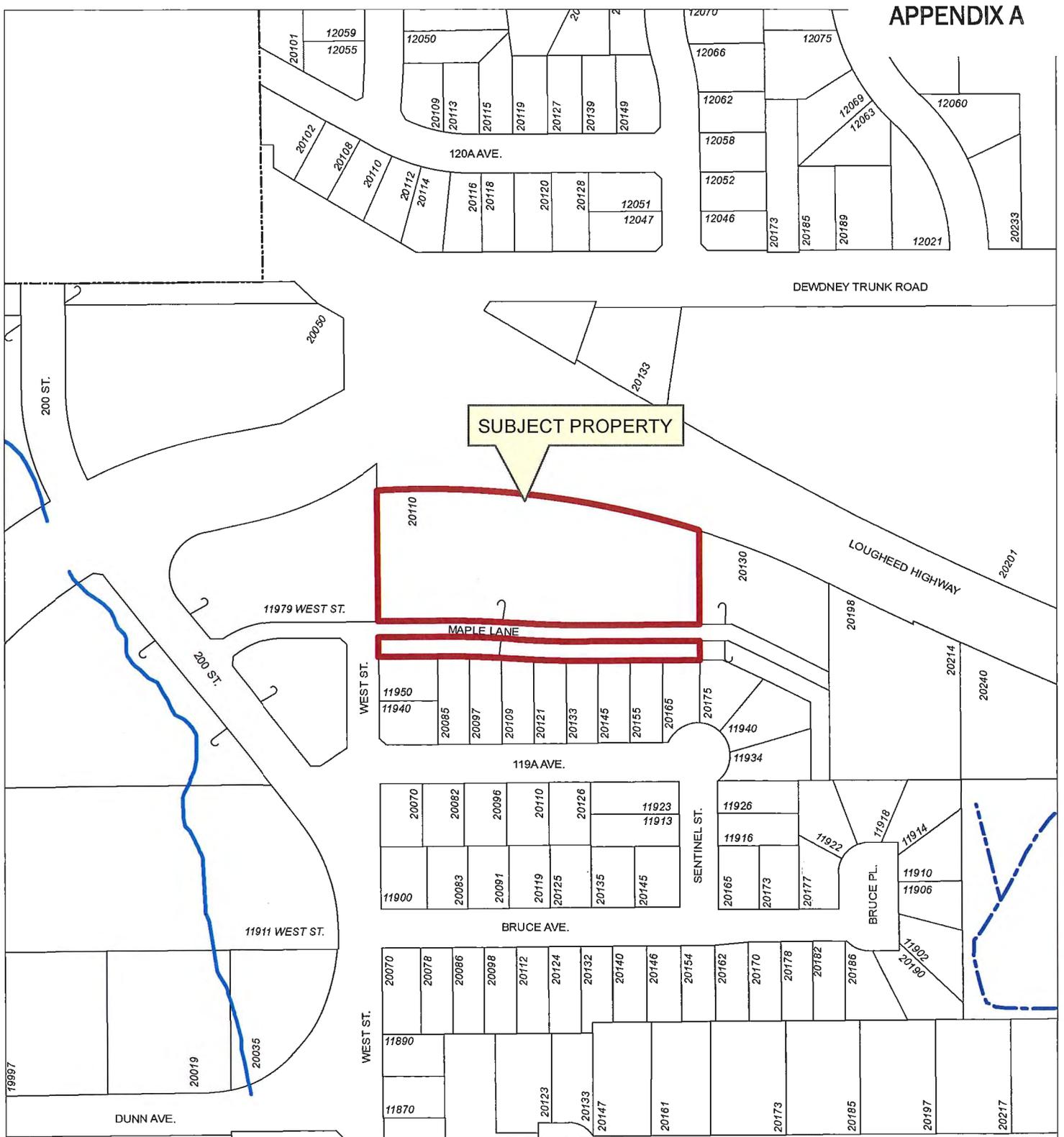
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“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. 7775-2021
- Appendix D – Information and Site Plan from Applicant
- Appendix E – Separation Distance Map



Legend

- Stream
- Ditch Centreline

Scale: 1:2,500

20110 LOUGHEED HWY
PID: 015-796-914

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-257-RZ
DATE: May 12, 2021

BY: PC



January 25, 2021

City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9

Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Name of operator:

- Burb Cannabis Corp. DBA: burb

Hours of operation: 9:00am to 11:00 pm Monday – Saturday; 10:00am to 8:00 pm Sunday

Description of Operation:

burb is a multi-licensed cannabis retailer with three operational stores in Port Coquitlam and Port Moody which proves our ability to operate successfully in the regulated environment. Our founding team has successfully founded, operated and exited businesses and is supported by world class advisors including the previous EVP of US Retail for Starbucks. Strict inventory management controls are in place to ensure our cannabis products, exclusively supplied by the Provincial wholesaler, are correctly accounted for at all stages (purchasing, receiving, storage, sale, and destruction where applicable).

All employees go through our internal training program which includes following the *"Selling it Right"* manual to ensure customers are checked for ID, ensuring they are over 19, and are served with care and due attention. We are leaders in environmental sustainability through our recycling partnership with Terracycle; use of post consumer waste paper products; use of LED lighting and smart controls; encouraging consumers to walk and bike; and our ethical made-in-Canada apparel line and our efforts to be carbon neutral.

Connection to Maple Ridge:

Co-founder, Steve Dowsley, has lived in Maple Ridge since 2009 and previously operated a 35+ person steel fabrication shop in the Maple Meadows business park from 2007-2017.

Store Design: Completed by the award winning Jennifer Dunn Design who has previously completed tens of stores for both Aritzia and Saje Natural Wellness. Intent of the design is to provide a welcoming, upscale environment for all consumers.

Number of staff: 13

- 1 – Store Manager
- 4 – Team Leads
- 8 – Burbtenders

Products offered:

- Cannabis: full assortment of cannabis products as provided exclusively by the provincial wholesaler
- Accessories: vaporizers, pipes, grinders, ashtrays, and more
- Apparel: made-in-Canada line of streetwear (t-shirts, crewnecks, hats, hoodies)

storefront signage - burb, 110-20110 Lougheed Hwy, Maple Ridge, BC



NORTH SIDE OF BUILDING



pin-mounted channel letter illuminated storefront sign
material: powder coated metal
(image to show design intent)



ombre effect opaque window film on storefront glazing (transparent section at top of window only, no sightlines into store)

Artemide LED wall sconce
white down flood light



rustic white oak door pull with laser etched logo



OMBRE WINDOW FILM

LED DOWNLIGHT WALL SCONCES

PIN-MOUNTED CHANNEL LETTER ILLUMINATED STOREFRONT SIGN, WHITE POWDER COATED METAL ON POWDER COATED METAL BACKING

CUSTOM VINYL WINDOW DECAL LETTERS & STORE HOURS

storefront signage - burb, 110-20110 Lougheed Hwy, Maple Ridge, BC



WEST SIDE OF BUILDING



STAFF/DELIVERY ENTRY

OMBRE WINDOW FILM

CUSTOM VINYL WINDOW
DECAL LETTERS

PLAZA SIGNAGE





January 25, 2021

**City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9**

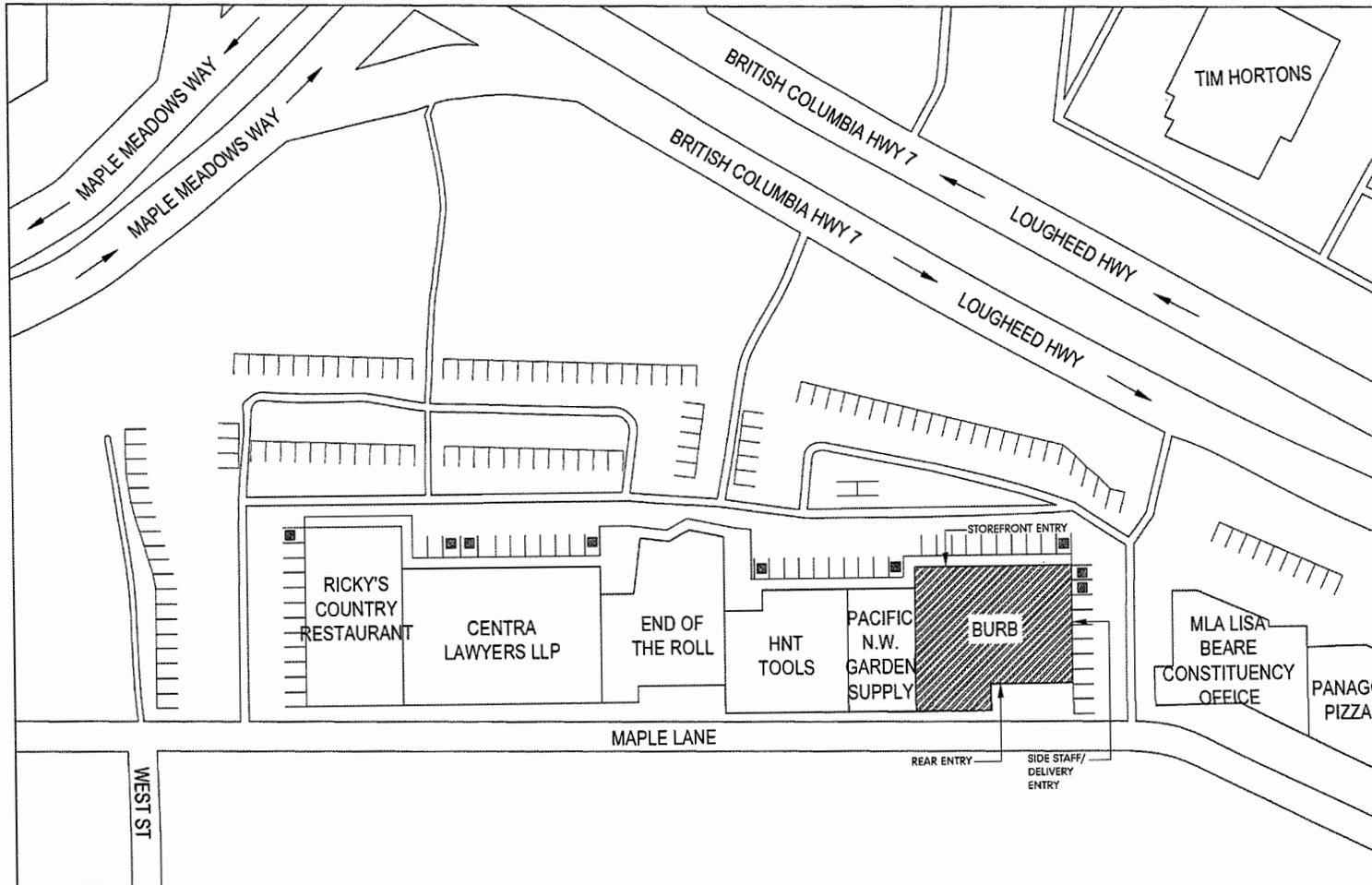
Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Information regarding availability of parking on the site and adjacent to the store:

We will utilize the parking on site. Per the attached site plan provided, there is an abundance of parking available which is a key attribute of our site.

Peak hours of the operation are after 3pm which is in line with traffic patterns running East on Lougheed Hwy. We provide an extremely convenient entrance and exit for the peak traffic as they head home from work East on Lougheed.

site plan - burb, 110-20110 Lougheed Hwy, Maple Ridge, BC



- ▣ ACCESSIBLE PARKING
- PARKING



January 25, 2021

City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9

Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Community Benefit:

We'll be supporting the following community organizations with an annual contribution of \$1000 for each.



Senior Community Network (<https://www.seniors-network.ca/>)



Kid Sport (<https://kidsportcanada.ca/british-columbia/maple-ridge-pitt-meadows/>)



Maple Ridge Community Foundation (<http://mrcf.ca/>)



Friends in Need Foodbank (<http://www.friendsneedfood.com/>)

Beyond the above community support, we organize clean-up initiatives, donate annually to SHARE, donate to organizations who support major crisis initiatives across the globe and have built a reputation as a solid corporate citizens as proven by letters of reference from the Mayors in both Port Coquitlam and Port Moody (attached).



Office of Mayor Brad West

November 4, 2019

To Whom It May Concern:

I'm pleased to provide this letter of reference for Burb.

After extensive public consultation, the City of Port Coquitlam adopted a policy and amended bylaws to regulate cannabis sales in the city. This Cannabis Establishment Policy required prospective cannabis retail outlets to meet criteria that reflected the concerns and priorities of the city.

In April of 2019, Committee of Council considered an initial assessment of 18 cannabis retail outlet applications and selected 4 applications to proceed to rezoning consideration. Of those 4 applications, 2 were government stores and 2 were private retail outlets operated by Burb.

Burb now has 2 stores operating in the City of Port Coquitlam at 2755 Lougheed Hwy and 1502 Broadway St.

Burb is already contributing significantly to our community and is setting an example of business leadership, citizenship and responsibility that is very much appreciated. It is very encouraging to see their team commit significant energy, volunteer hours and resources to the betterment of the city.

Burb committed to operating the most responsible, community-supportive and environmentally-sustainable cannabis retail outlet in Canada, and they have lived up this commitment and then some. As a business in a new and changing field this is a particularly important aspect of building and maintaining community and public support.

Far from having any public concerns about Burb, since their opening the city has received positive comments about the attractiveness of Burb's stores, the professionalism of their team and the efforts they're making to give back to the community.

I congratulate Burb on their outstanding leadership and success.

Sincerely,

A handwritten signature in black ink, appearing to read "BWT", is written over a light blue rectangular background.

Mayor Brad West,
City of Port Coquitlam

2580 Shaughnessy Street, Port Coquitlam, BC, Canada, V3C 2A8

Tel: 604-927-5410 Fax: 604-927-5331

www.portcoquitlam.ca



CITY OF PORT MOODY

OFFICE OF THE MAYOR

September 18, 2020

To whom it may concern,

As Mayor for the City of Port Moody, I am writing with regards to Burb and their operations to date in the City of Port Moody.

The City of Port Moody started the consultation process for cannabis retail sales with our residents in 2018. In 2019, the City of Port Moody considered the feedback that was received from the 2018 consultation, and developed a policy to allow up to five cannabis retail use locations, with stipulations on location, and a list of procedures that the applicant must adhere to. In December 2019, with the new Cannabis Retail Sales Policy, Council considered for the first time, four cannabis applications. City Council carefully reviewed the applications and from the four applications, two were approved, one being Burb.

Burb came to Council with an extensive package and overview of their business. Their professionalism made it apparent that this company was a well-established, reputable company. They heard the concerns of the community and addressed each one of them to the best of their abilities. Burb provided extensive public consultation so that people could better understand their business and also see firsthand what it would look like in their neighbourhood. They had a detailed design of what the store would like, and also had the knowledge of the cannabis industry. They were eager to talk to members of the public and share their knowledge to answer any questions and provide information on Cannabis to not only our residents, but to City Council as well.

Burb opened in Port Moody on July 3, 2020 and I am very pleased, and relieved, to say that neither the Mayor's Office, nor City Council via Public Input, have heard any negative comments or impact to the neighbourhood since its retail operation started.

I hope future rollouts of any new industries will happen as smoothly, and as professional in manner, as Burb's.

Thank you for your time.

A handwritten signature in black ink, appearing to read 'Rob Vagramov', written in a cursive style.

Mayor Rob Vagramov
City of Port Moody



January 25, 2021

**City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9**

Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Details of how to mitigate community impact:

Burb does not anticipate any negative impact to the community. We operate stores in Port Coquitlam and Port Moody and have proven to be a valued member of the community--demonstrated by letters of reference from the Mayors in both Port Coquitlam and Port Moody (attached).

We have engaged nearby residents and businesses to ensure we are able to answer any questions or concerns they may have.

Concerns we have addressed:

- Smell – all our product comes in sealed packaging which results in no smell. Further, we install a charcoal filtration system into each store which ensures no smell escapes.
- Loitering & Smoking – we install signage on the exterior and interior of our building to ensure customers are aware that they must follow the no smoking bylaw. Employees are also educated to kindly remind any customers of these bylaws. We have had no issues at our stores.
- Minors purchasing – We have strict ID policies to ensure all customers are over 19 years of age
- Increased crime – there is no data that shows an increased in crime due to licensed cannabis retail. In fact, the presence of licensed cannabis retail reduces the revenues to the illicit market.

We have discovered that the community and our nearby residents and businesses are very much supportive of having safe, tested product.

We look forward to proving our reputation of being a contributing member of the community—here in Maple Ridge.



January 25, 2021

**City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9**

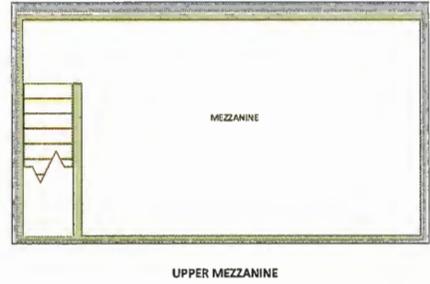
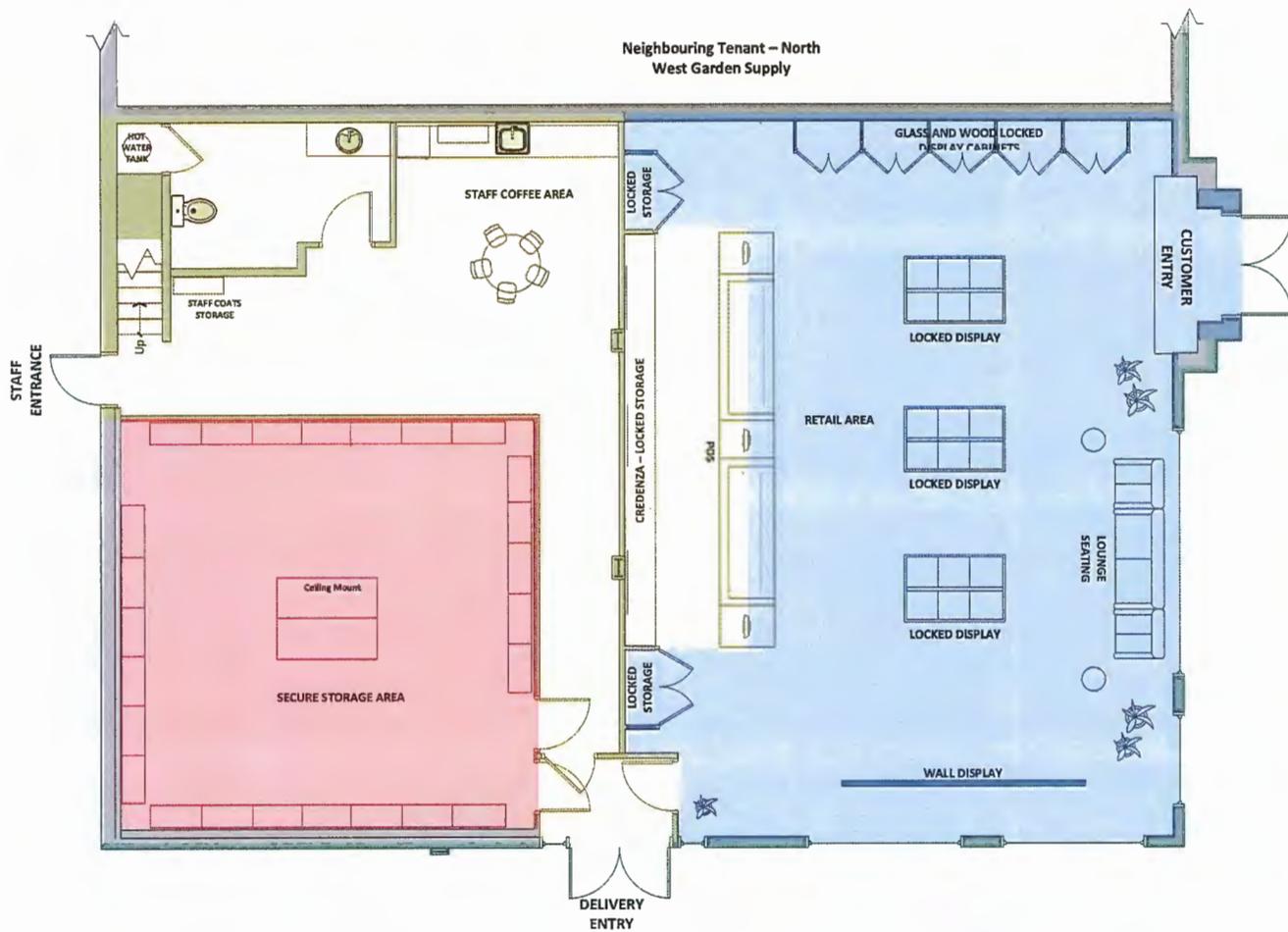
Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Information regarding staff training:

All retail staff go through a series of comprehensive training programs during their tenure at Burb. These range from role specific multi day curriculums that cover store operations , finance, HR, Community and cannabis regulations to modules focusing on topics ranging from financial literacy to cannabis and product knowledge programs.

Along with our own Burb programs, all retail employees complete the “selling it right” and “worker qualification” certifications. Additionally, we are also piloting a program to provide cannabis knowledge training via the canna reps cannabis sommelier course. This is a 20 hour cannabis knowledge course.

*Further detail on the specific training programs are available upon request



LEGEND

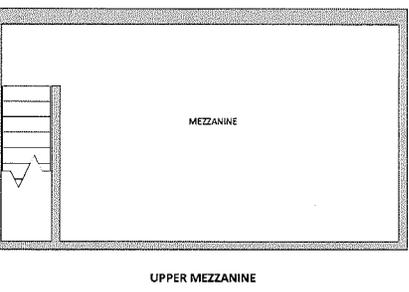
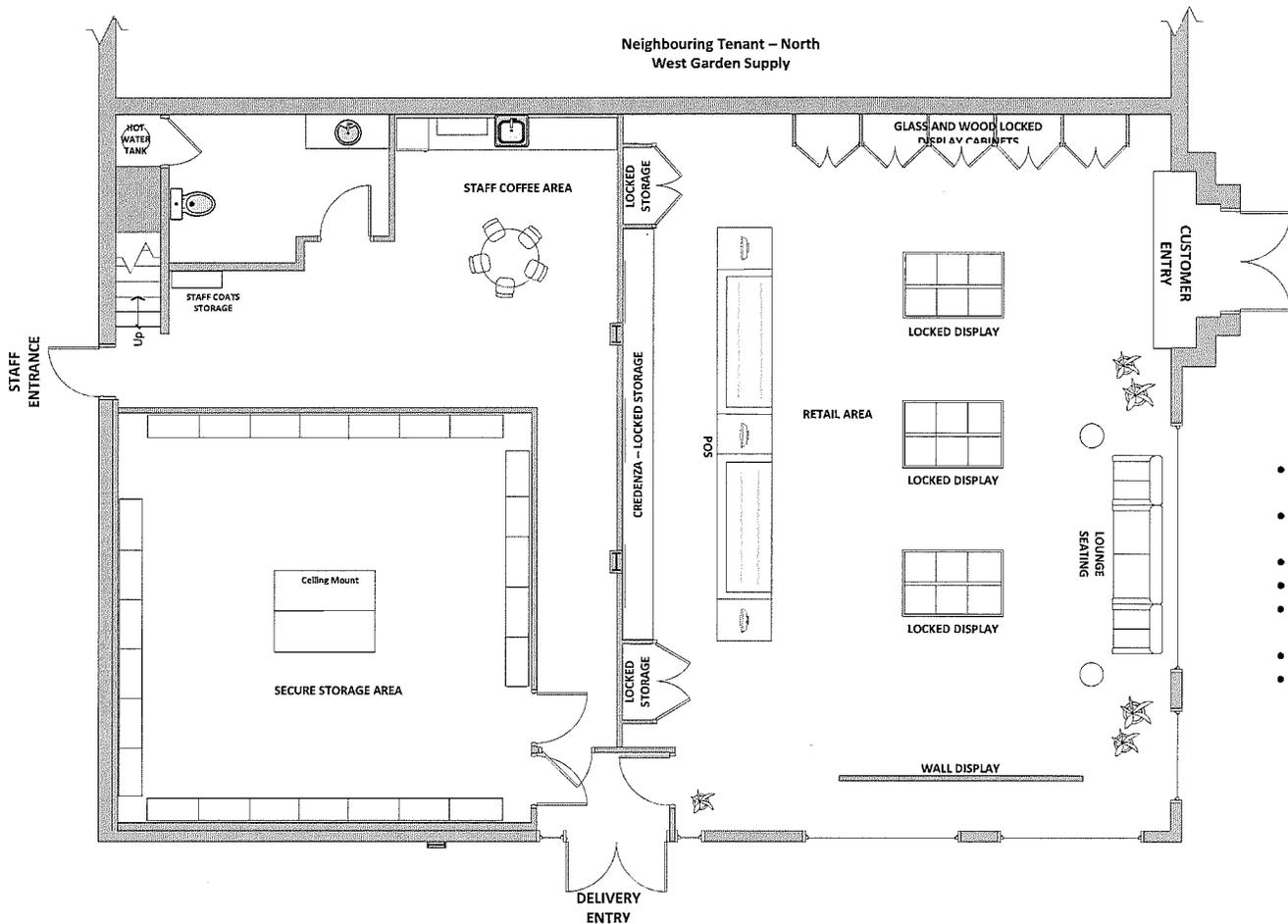
- Public Access
- Staff only
- Clients Under Supervision
- Secured Storage Room
- Neighboring Tenants

July 16, 2020	rbl	ver. 1.0
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burb Cannabis
110-20110 Lougheed Hwy Maple Ridge, BC

Security Layers





Mechanical Notes:

- Front and Side windows and door glazing treated to Provincial Specifications.
- Front and Side windows and door to have 3M Security Film and caulking.
- Smell Jars all tethered to cases.
- Display cases locked unless opened temporarily by staff.
- Front, staff, side door, and secure storage room doors are fitted with high security keyways and separate bittings.
- Door closing hinge on doors to restricted spaces.
- Non removable pins and full length astragal on front and back doors.

CPTED Notes Interior

- Excellent natural surveillance clients will be in full view of staff.
- CCVE to support natural surveillance. Full retail area in camera field of view.
- View monitor to support safe staff egress after closing and safe deliveries.
- Territoriality is clearly established with interior design features areas and the storage area is in a locked room with restricted access.
- Public entrance signage to support territoriality and to comply with Provincial regulations.
- There are no opportunities for criminal refuge or criminal prospect in the store.
- Persons not allowed in the business will look out of place and feel out of place.

Drawings prepared by :Randy Lines, BSc. EE, Dipl.T Civil, CPP
 ASIS CPP certification # 17053

July 16, 2020	rbl	ver. 1.0
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burb Cannabis
 110-20110 Lougheed Hwy Maple Ridge, BC
Mechanical Security and Interior
CPTED Notes

rbl.  rbl innovations

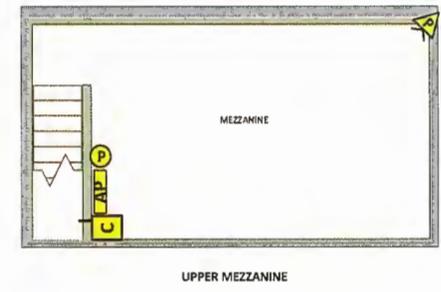
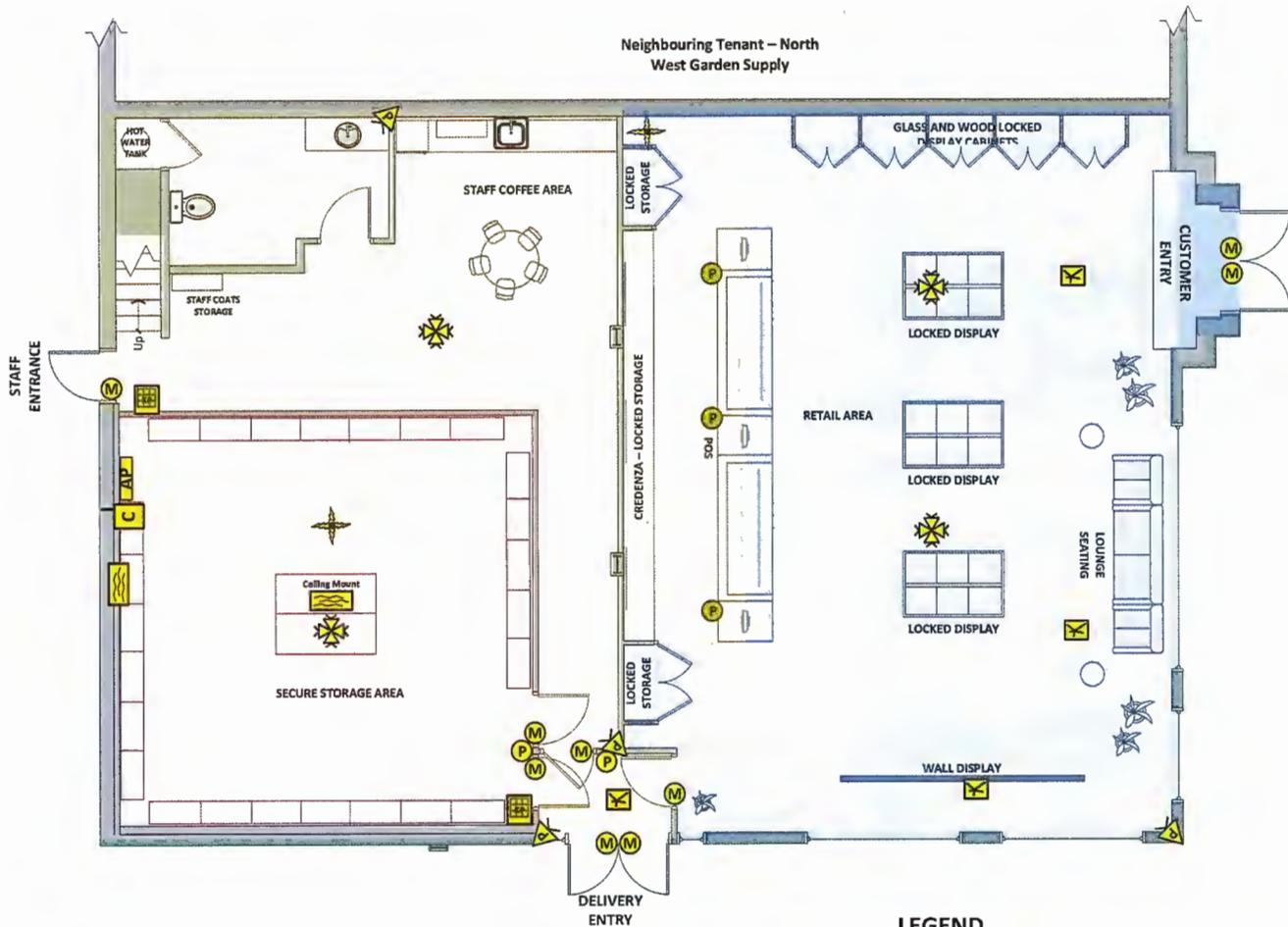


CPTED Notes Exterior

- Abundance of natural surveillance for public, delivery and staff entrances. Non-obstructed sightlines. Clear views from Lougheed Highway and neighboring businesses.
- There are minimal areas for criminal refuge. Staff entrance has a minimum of 13 metres of stand-off.
- Lighting from parking lot, street lighting and building sconce and motion detector lighting.
- Territoriality established by store perimeter and signage.
- Access control established. Delivery and Staff door locked at all times to public access.
- Access Control to front door established through signage and store SOP's

July 16, 2020	rbl	ver. 1.0
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<p>burb Cannabis 110-20110 Lougheed Hwy Maple Ridge, BC</p> <p>Exterior CPTED Notes</p>
<p>rbl.  rbl innovations</p>



LEGEND

- Public Access
- Staff only
- Clients Under Supervision
- Secured Storage Room
- Neighboring Tenants

LEGEND

- M Magnetic Contact
- P Panic/Duress Switch
- A PIR Motion Detector
- Y Glass Break
- V Vibration Sensor
- KP LCD Keypad with Tamper
- AP Alarm Control Panel with Tamper
- C Cellular Communicator
- 360 360 PIR Motion Detector
- Siren

IDS Notes

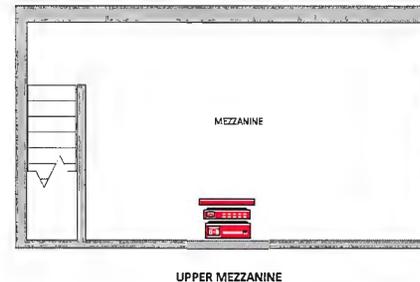
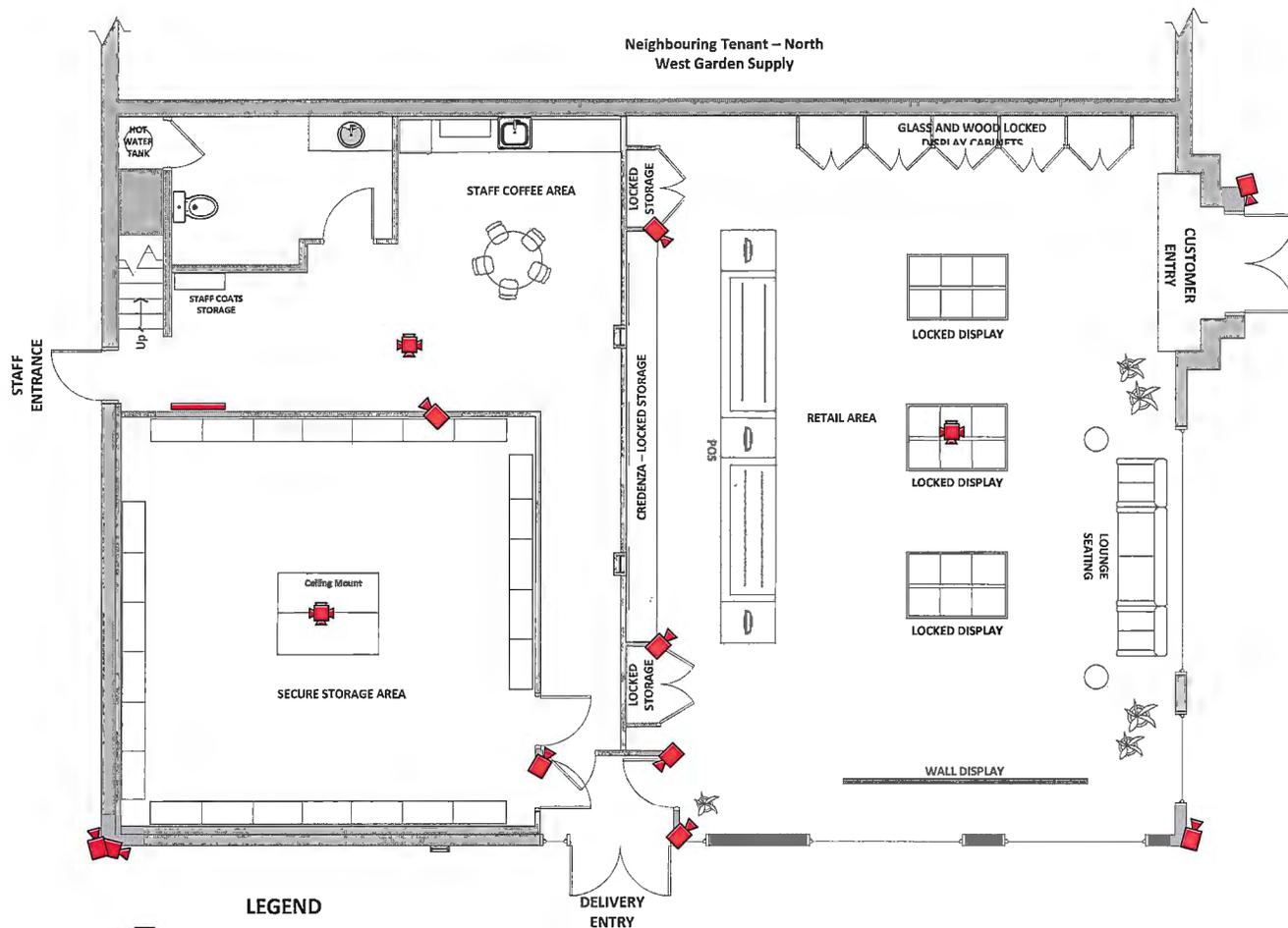
- Monitoring by ULC monitoring station. Certificate to be displayed in Storage room
- All alarms to be immediately dispatched to licenced security guards. Property reference call list to follow.
- All security equipment UL approved.
- All security devices installed per manufactures recommendations and operated within specifications.
- Independent partitions for Retail and Secure Storage.
- Arm on inactivity programmed for Secure Storage partitions.
- Fail to open and Fail to close alarms programmed.
- Full volumetric PIR coverage
- Alarm control panel tamper on 24 hr zones.
- Cell Communi
- Glass Break detectors on 24 hr zones.
- 2 alarm communication paths (Cellular and IP/Land Line).
- All alarm points on individual home run zones.
- All alarm troubles reported to the central station.
- 4 hours Back-up power for IDS
- Chime active for all doors Door.

July 16, 2020 rbl ver. 1.0

burb Cannabis
110-20110 Lougheed Hwy Maple Ridge, BC

Intrusion Detection System

rbl. rbl innovations



LEGEND

- All cameras IP and PoE
- Pixel density coverage at Entry Doors, Secure Storage entrances and Point of Sale at min. 220 pixels per meter.
- Full-time recording at 15 fps.
- Storage minimum of 30 days.
- 20 minutes of UPS operation on loss of power.
- Cameras installed per manufacture's recommendations.
- Separate permissions for viewing, review download and admin.
- Trouble output from visual surveillance system on intrusion detection zone.
- Outdoor camera dome style rated IP68, IK10, -20C to 40C.
- Masking to minimize visual surveillance of public space.
- Indoor cameras to be dome style.

LEGEND

- PoE Video Camera with IR assist
- 360 Camera as specified
- View, Review and Download Station
- Video Management Server and Storage
- Viewing Monitor

July 16, 2020 rbl ver. 1.0

burb Cannabis

110-20110 Lougheed Hwy Maple Ridge, BC

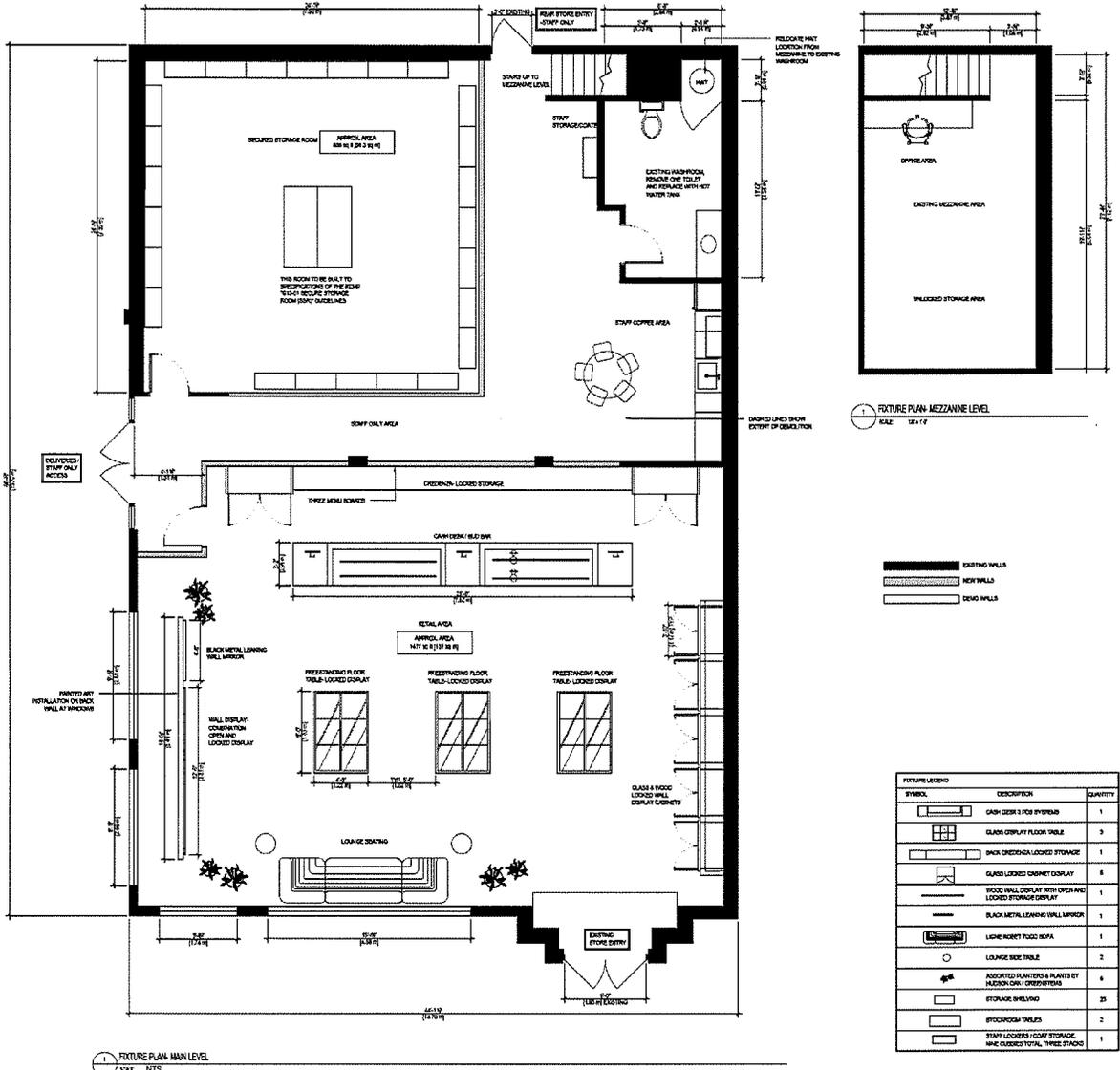
Visual Surveillance

rbl.



rbl innovations

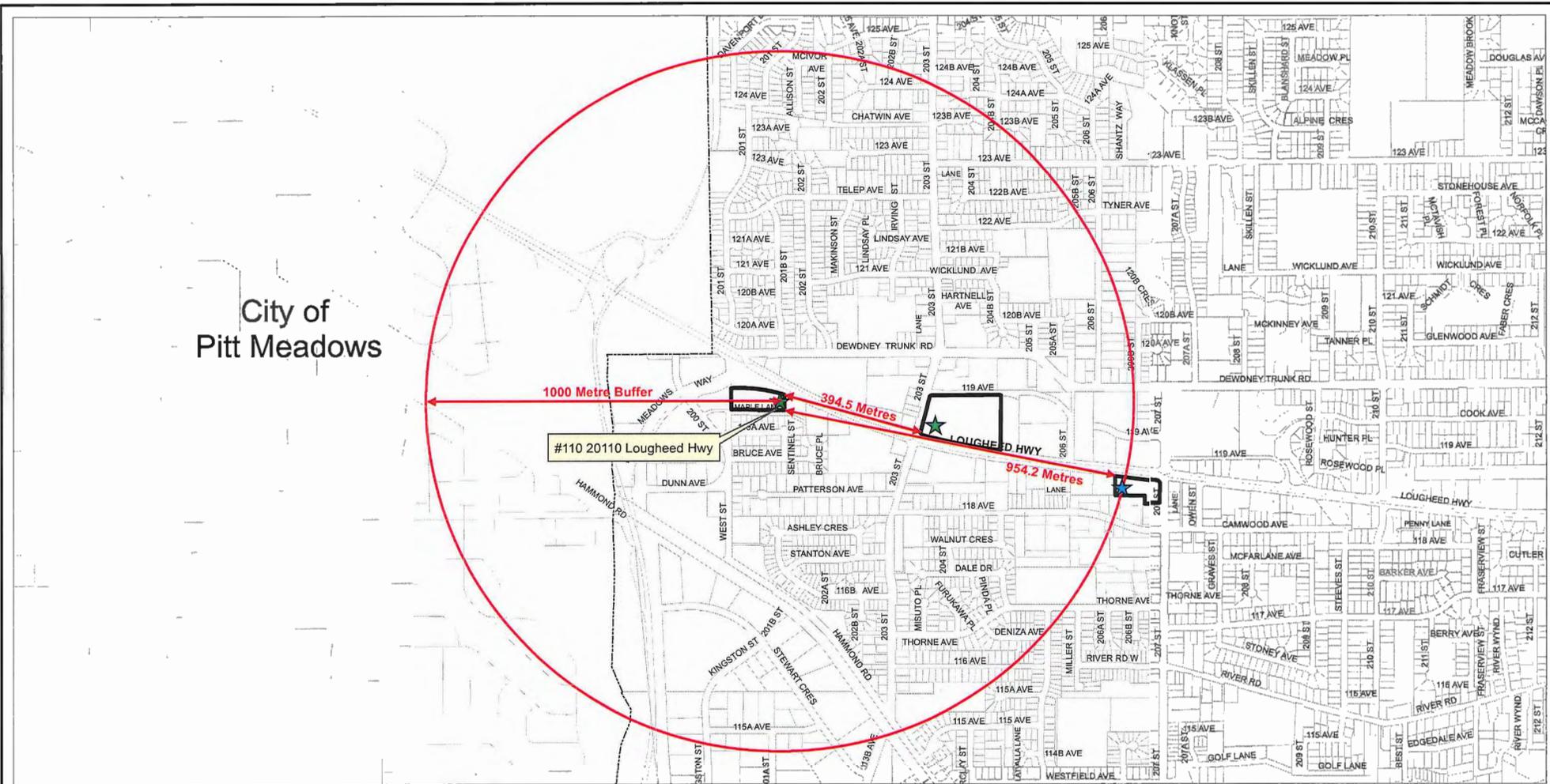
floor plan - burb, 110-20110 Lougheed Hwy, Maple Ridge, BC



NOTES

- No cannabis or cannabis accessories will be accessible to patrons
- There are no sales display cabinets at the sales counter
- refer to complete drawing package for scale drawings

City of Pitt Meadows



Scale: 1:10,508

Legend

- ★ Private Retail
- ★ Government Retail

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

1000m Buffer of #110 - 20110 Lougheed Hw



FILE: CannabisLocations9.mxd
DATE: Jul 5, 2021

BY

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

MEETING DATE: July 20, 2021
FILE NO: 2020-403-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 12077 240 Street and 12079 240 Street from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision to create four (4) lots for the future construction of single-family residential dwellings. The proposed R-1 zoning complies with the policies of the *Official Community Plan* (OCP). Council granted first reading to Zone Amending Bylaw No. 7695-2020 on January 12, 2021.

There is not sufficient suitable land for park dedication on the subject site and it is recommended that Council require the developer to pay to the City an amount that equals 5% of the market value of the land required for parkland purposes, as determined by an independent appraisal.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$20,400.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7695-2020 be given second reading, and be forwarded to Public Hearing;
- 2) That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the *Local Government Act*; and,
- 3) That the following terms and conditions be met prior to final reading:
 - i) Road dedication on 240 Street as required;
 - ii) Road dedication on 120B Avenue as required;
 - iii) That the applicant address any comments and concerns put forth by the Building Department as part of the rezoning process for the proposed development;
 - iv) Registration of a Restrictive Covenant for Stormwater Management;
 - v) Removal of existing buildings;

- vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- vii) That a contribution, in the amount of \$20,400.00 (\$5,100.00 x 4 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: DON BOWINS

Legal Description: Lot 2, Section 21, Township 12, Plan NWP18013
 Lot 3, Section 21, Township 12, Plan NWP18013

OCP:

Existing: RES (Urban Residential)
 Proposed: RES (Urban Residential)

Within Urban Area Boundary: Yes
 Area Plan: General Land Use Plan
 OCP Major Corridor: Yes

Zoning:

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

Surrounding Uses:

North: Use: Residential Single Family
 Zone: R-2 (Single Detached (Medium Density) Urban Residential)
 Designation: Urban Residential

South: Use: Residential Single Family
 Zone: RS-3 (Single Detached Rural Residential)
 Designation: Urban Residential

East: Use: Residential Single Family
 Zone: RS-3 (Single Detached Rural Residential)
 Designation: Estate Suburban Residential

West: Use: Civic (City of Maple Ridge Operations Centre)
 Zone: P-6 (Civic)
 Designation: Institutional

Existing Use of Property: Residential Single Family
 Proposed Use of Property: Residential Single-Family
 Site Area: 0.246 HA (0.607 acres)
 Access: 120B Avenue

Servicing: Urban or Rural Standard: Urban
Companion Applications: 2020-403-SD

2) Project Description:

The subject properties are 0.246 ha (0.607 acres) in total area and are bounded by residential single family lots on the north and south sides and 240 Street on the east (See Appendices A or B). The City of Maple Ridge Operations Centre is located directly west of the subject site. The subject properties each consist of a residential single family dwelling which will be demolished as a condition of rezoning. Furthermore, vegetation is located throughout the two properties and the lot grades are relatively flat.

The current application is proposing to rezone the subject properties from RS-3 to R-1 to permit future subdivision into four (4) lots (Appendix D). Due to access needing to be from 120B Street and existing lot dimensions, the proposed lots will range from 378m² to 796m² in size which exceeds the minimum lot requirements of 371m² in the R-1 zone.

3) Planning Analysis:

i) Official Community Plan:

The development site is located within the Urban Area Boundary and is currently designated *Urban Residential* and is subject to *Major Corridor Residential* Policies. The OCP *Major Corridor Residential* policies, as per the Zoning Matrix, supports the proposed R-1 zone which permits the construction of residential single family dwellings on lots exceeding 371m². The proposed development complements adjacent single-family homes and lot sizes to the north and any possible development to the south. Therefore, after preliminary review of the proposal, the application to rezone the properties to the R-1 (Single Detached (Low Density) Urban Residential) zone is consistent with the OCP infill policies and is thus supportable.

ii) Zoning Bylaw:

The current application proposes to rezone the properties located at 12077 240 Street and 12079 240 Street from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) (see Appendix C) to permit the creation of four (4) lots through subdivision (see Appendix D). The minimum lot size for the current RS-3 (Single Detached Rural Residential) zone is 8,000m², and the minimum lot size for the proposed R-1 (Single Detached (Low Density) Urban Residential) zone is 371m²; the proposed lots exceed this size. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

iii) Off-Street Parking And Loading Bylaw:

Two off-street parking spaces per lot can be accommodated inside the garage of each house or on their driveways. This conforms to the requirements of the City's Off Street Parking and Loading Bylaw 4350-1990.

iv) Proposed Variances:

No variances are being requested at this time.

v) **Development Permits:**

Not Required.

vi) **Advisory Design Panel:**

Not Required.

vii) **Development Information Meeting:**

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

viii) **Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval. For this project, there is no suitable land for park dedication on the subject properties and it is therefore recommended that Council require the developer to pay to the City an amount that equals the market value of 5% of the land required for parkland purposes. The amount payable to the City in lieu of park dedication must be derived by an independent appraisal at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

4) **Interdepartmental Implications:**

i) **Engineering Department:**

The proposed development must meet urban standard engineering requirements for collector street lighting, plantings, roadway materials, servicing infrastructure, roadway widths, etc. All works to comply with the Watercourse Protection Bylaw and other applicable engineering requirements. Servicing requirements will be assessed and fulfilled at the subdivision stage.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7695-2020 and that application 2020-403-RZ be forwarded to Public Hearing.

It is further recommended that Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication.

“Original signed by Tyson Baker”

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

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

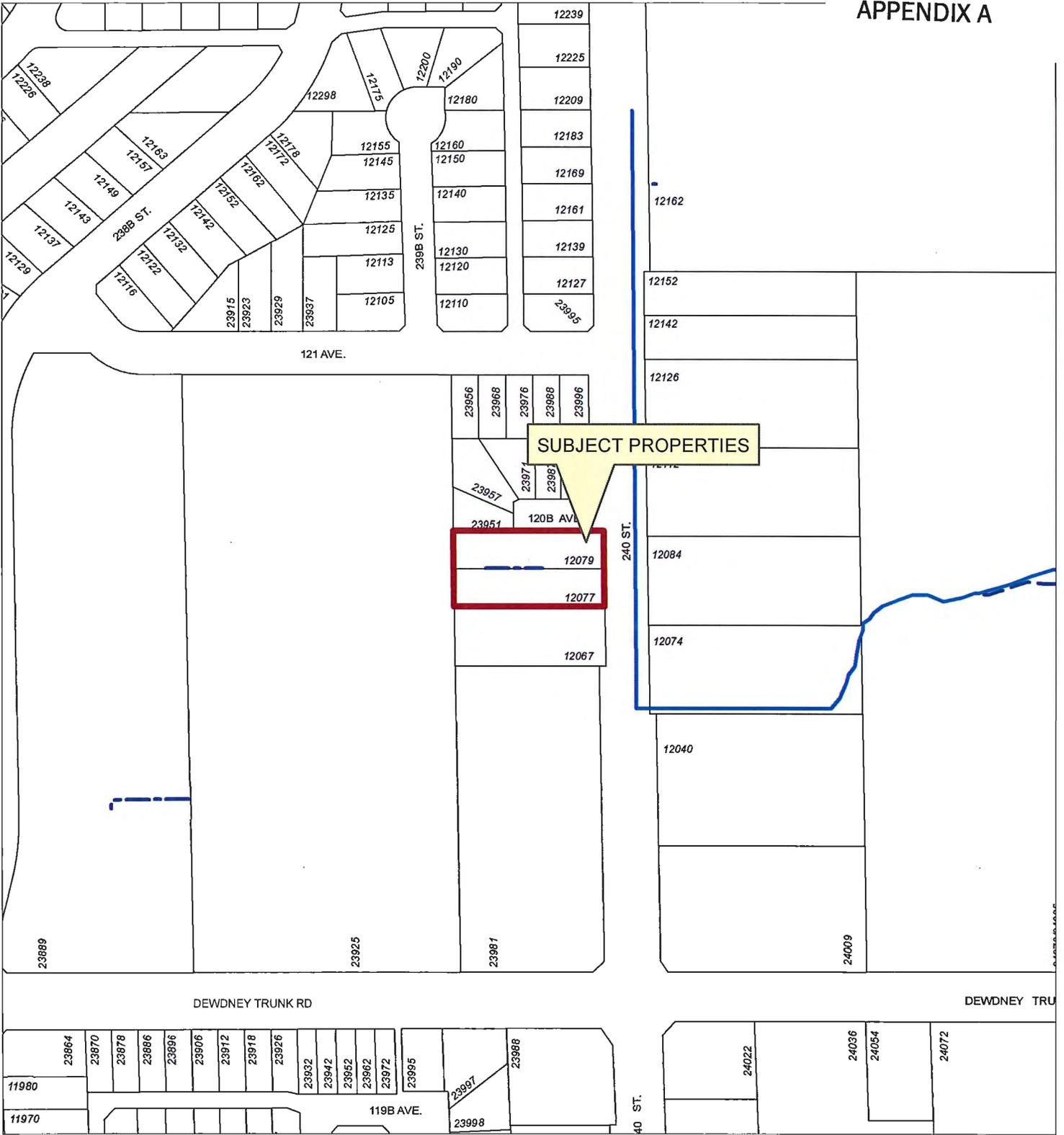
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Al Horsman”

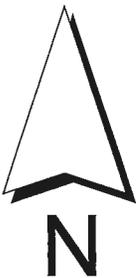
Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7695-2020
- Appendix D – Subdivision Plan



SUBJECT PROPERTIES



Legend

-  Stream
-  Ditch Centreline
-  Indefinite Creek

Scale: 1:2,500

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

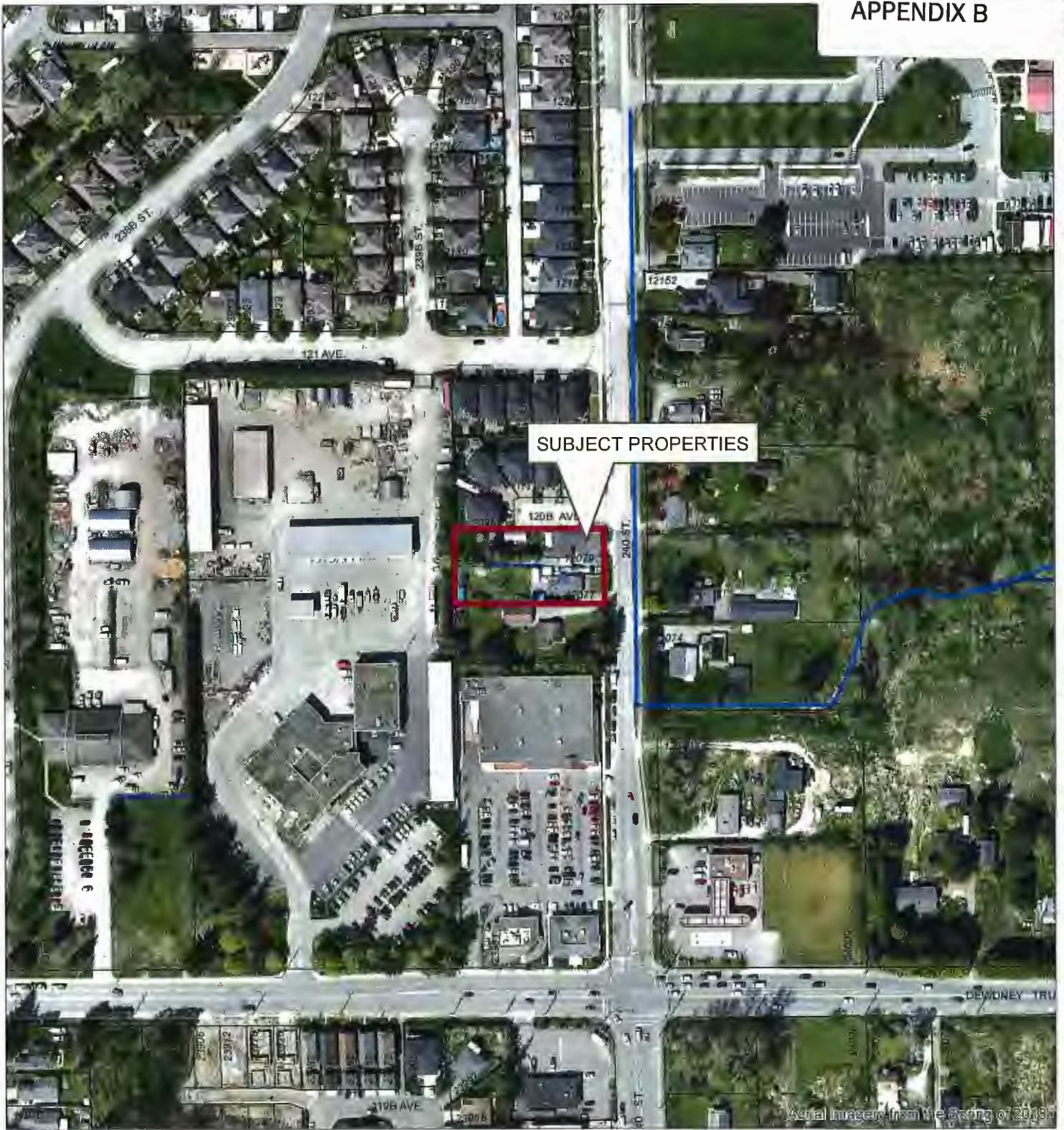
PLANNING DEPARTMENT



mapleridge.ca

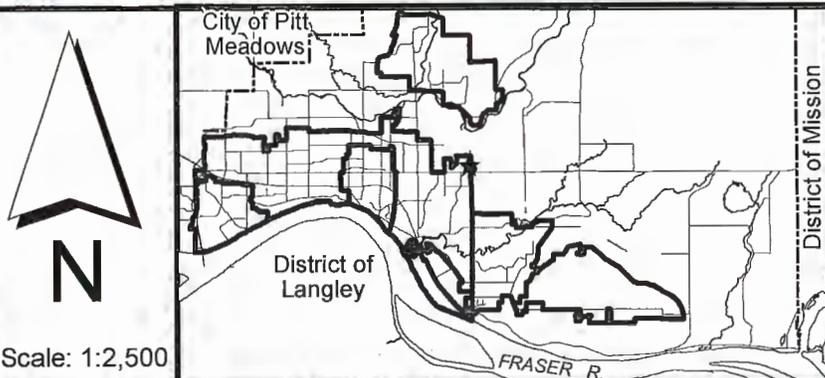
FILE: 2020-403-RZ
DATE: Nov 13, 2020

BY: PC



SUBJECT PROPERTIES

Aerial images from the Spring of 2018



Scale: 1:2,500

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

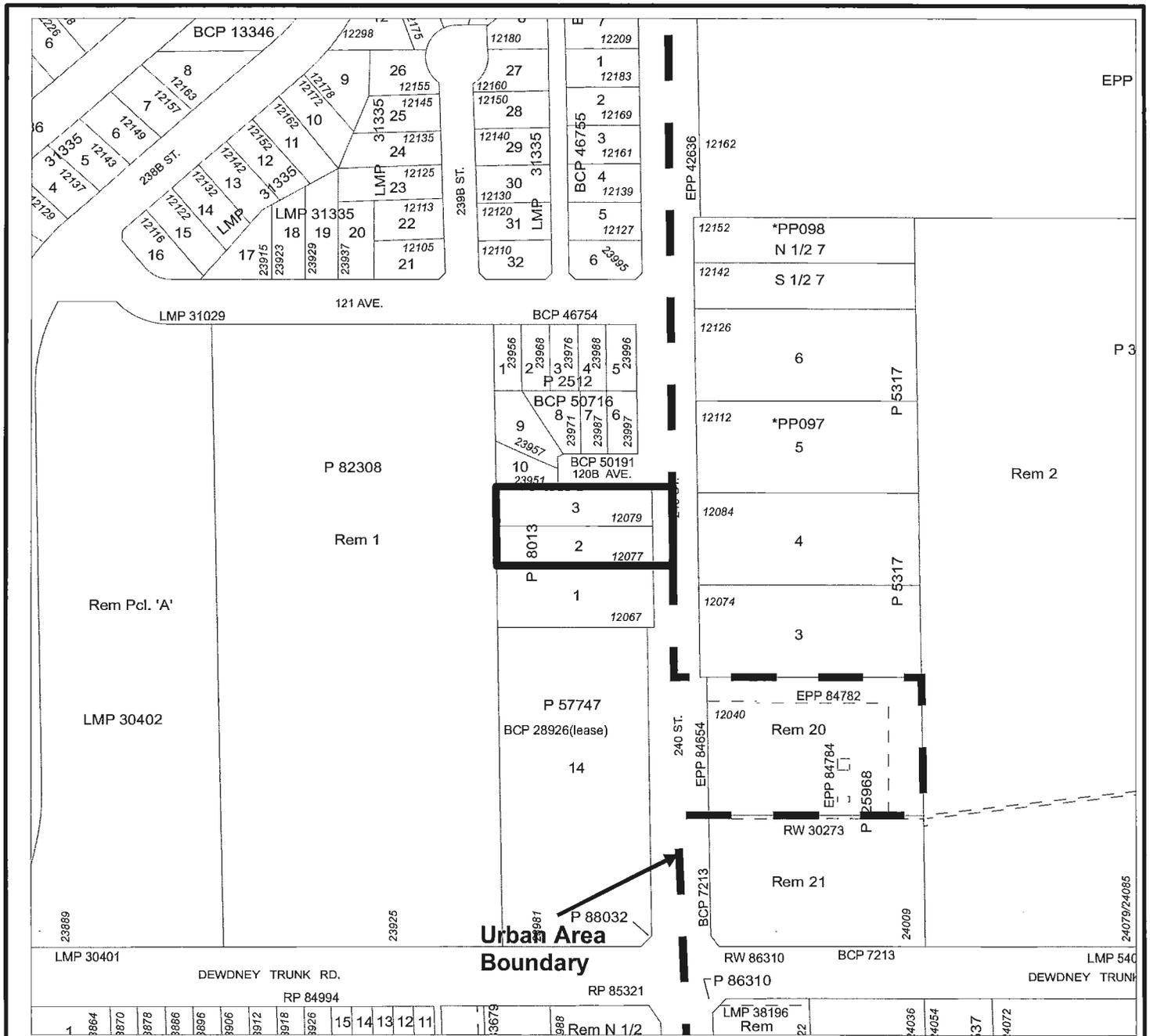
PLANNING DEPARTMENT



mapleridge.ca

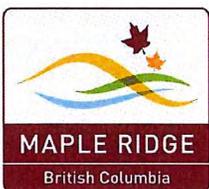
FILE: 2020-403-RZ
 DATE: Nov 13, 2020

BY: PC

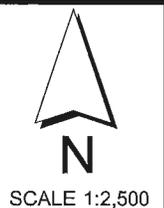


MAPLE RIDGE ZONE AMENDING

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



— — Urban Area Boundary



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Development Variance Permit**
23953 Fern Crescent

MEETING DATE: July 20, 2021
FILE NO: 2017-140-DVP
MEETING: C o W

EXECUTIVE SUMMARY:

Development Variance Permit application (2017-140-VP) has been received in conjunction with a Zoning Bylaw Amendment, Subdivision, Watercourse Protection Development Permit and the Wildfire Development Permit applications to vary the lot widths, building envelopes and setbacks. The requested variance(s) are to:

1. Reduce the minimum lot width from 15.0m to 14.0m for Lots 1, 2, and 3;
2. Reduce the minimum building envelope from 12.0m x 12.0m to 9.5m x 12.0m for Lot 1;
3. Reduce the minimum building envelope from 12.0m x 12.0m to 11.0m x 12.0m for Lots 2 & 3;
4. Reduce the minimum rear lot line setback from 6.0m to 4.0m on Lot 4;
5. Increase the maximum building height from 11.0m to 11.5m for Lots 1, 2, 3, & 4

Council will be considering final reading for rezoning application 2019-140-RZ on July 27, 2021.

It is recommended that Development Variance Permit 2017-140-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-140-DVP respecting property located at 23953 Fern Crescent.

DISCUSSION:

a) Background Context

Applicant: D.K. BOWINS & ASSOCIATES INC

Legal Description: Lot: 47, Section 28, Township 12, Plan NWP63118

OCP:
Existing: Low Density Urban, Conservation
Proposed: Conservation boundary adjustment only

Zoning:
Existing: RS-2 (One Family Suburban Residential)
Proposed: RS-1b (One Family Urban (Medium Density) Residential)

Surrounding Uses:

- North: Use: Single Family Residential
 Zone: RS-2 (One Family Suburban Residential)
 Designation: Low Density Urban, Medium Density Residential and Conservation

- South: Use: Single Family Residential
 Zone: RS-2 (One Family Suburban Residential)
 Designation: Estate Suburban Residential, Low Density Urban, and Conservation

- East: Use: Single Family Residential and 240 Street road right of way
 Zone: RS-2 (One Family Suburban Residential)
 Designation: Low Density Urban and Conservation

- West: Use: Single Family Residential
 Zone: RS-2 (One Family Suburban Residential)
 Designation: Estate Suburban Residential, Low Density Urban and Conservation

- Existing Use of Property: Single Family Residential
- Proposed Use of Property: Single Family Residential
- Site Area: 0.513 ha (1.27 acres)
- Access: Sheldrake Court
- Servicing requirement: Urban Standard
- Concurrent Applications: 2017-140-RZ
 2017-140-DP
 2017-140-SD (Expired)
 2018-165-DP
 2020-084-SD

b) Project Description:

The subject property, located at 23953 Fern Crescent, is a rectangular shaped lot of 5,130.0m² (1.27 acres) in size in the Horse Hamlet of the Silver Valley Area Plan (see Appendix A). It is located at the corner of Fern Crescent, an arterial road and principal access for Golden Ears Provincial Park, and Sheldrake Court, a short cul-de-sac. The subject property contains a single family dwelling, and is surrounded by single family dwellings on similarly large sized lots (see Appendix B). The topography of the site is flat, and is covered by some trees and grass. Hennipen Creek, a fish bearing stream, crosses the northeast portion of the subject property while a stormwater conveyance channel runs along its northwestern edge along Sheldrake Court.

The current applicant proposes to rezone the subject property from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to accommodate the subdivision and construction of four (4) single-family dwellings. The proposed subdivision sketch (see Appendix C) shows that the lots front onto Sheldrake Court.

As part of this rezoning application, road dedication of 6.9 m and corner truncation is required from the subject property's Fern Crescent frontage, and 1.0 m is required from the Sheldrake Court frontage and 6.0m for a new lane. Parkland dedication on the northeast portion of the lot to protect

Hennipen Creek is also required (see Appendix C). The suitability of the proposed lot layout has been assessed as adequate.

c) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below (see Appendices B and C):

1. *Maple Ridge Zoning Bylaw No 3510-1985, Part 4, Section 406, 1(a)(ii)* to vary the building envelope from 12.0m x 12.0m to 9.5m x 12.0m on Lot 1
2. *Maple Ridge Zoning Bylaw No 3510-1985, Part 4, Section 406, 1(a)(ii)* to vary the building envelope from 12.0m x 12.0m to 11.0m x 12.0m on Lots 2 & 3
3. *Maple Ridge Zoning Bylaw No 3510-1985, Part 6, Section C, 9(b)* to vary the maximum building height from 11.0m to 11.5m on Lots 1, 2, 3, & 4
4. *Maple Ridge Zoning Bylaw No 3510-1985, Part 6, Section C, 9(c)(i)* to vary the rear yard setback from 6.0m to 4.0m
5. *Maple Ridge Zoning Bylaw No 3510-1985, Part 4, Section 406, 6(Schedule D)(RS-1b)* to vary the minimum lot width from 15.0m to 14.0m on Lots 1, 2, & 3

Lots 1, 2, and 3 are 14.0m in width instead of 15.0m. This lot width reduction arises from the significant amount of land dedication being proposed (i.e. Hennipen Creek park dedication, 6.9 m road dedication from Fern Crescent, 1.0m road dedication from Sheldrake Court and a 6.0m wide lane being constructed from Sheldrake Court (Appendix C)). These reductions are supportable, as the narrower width of the lot will not affect the constructability or livability of future houses on the lots. Lot 1 will have a minimum building envelope of 9.5m x 12.0m, while lots 2 and 3 will have a minimum building envelope of 11.0m x 12.0m. These reductions arise from the reduction in minimum lot width, as described above in addition to the space required for on-site stormwater detention. However, they are supportable as they will not affect the constructability or livability of future houses on the lots and have minimal impact on adjacent properties.

The height variance of 11.5m is being requested due to the high water table in the area and the placement of underground servicing as well as the reduced building envelopes. These factors prevent a basement being constructed which requires the house being constructed at grade with three (3) storeys above as opposed to a basement and two (2) storeys above. Additionally, the reduced building envelope reduces the livable space available which is another consideration for the height variance being requested. Lot 4 requires a rear yard setback variance to achieve a greater livable building envelope as Lot 4 is affected by a required 6.0m lane dedication to the east and southeast of the property, road dedication of 1.0m from Sheldrake Court and parkland dedication requirements west and southwest of the property. The rear yard setback abuts parkland and does not affect adjacent properties. Therefore, the variance being requested for the rear yard setback from 6.0m to 4.0m is supportable.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variances are supported because of aforementioned on-site environmental constraints and development requirements.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-140-DVP.

"Original signed by Tyson Baker"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

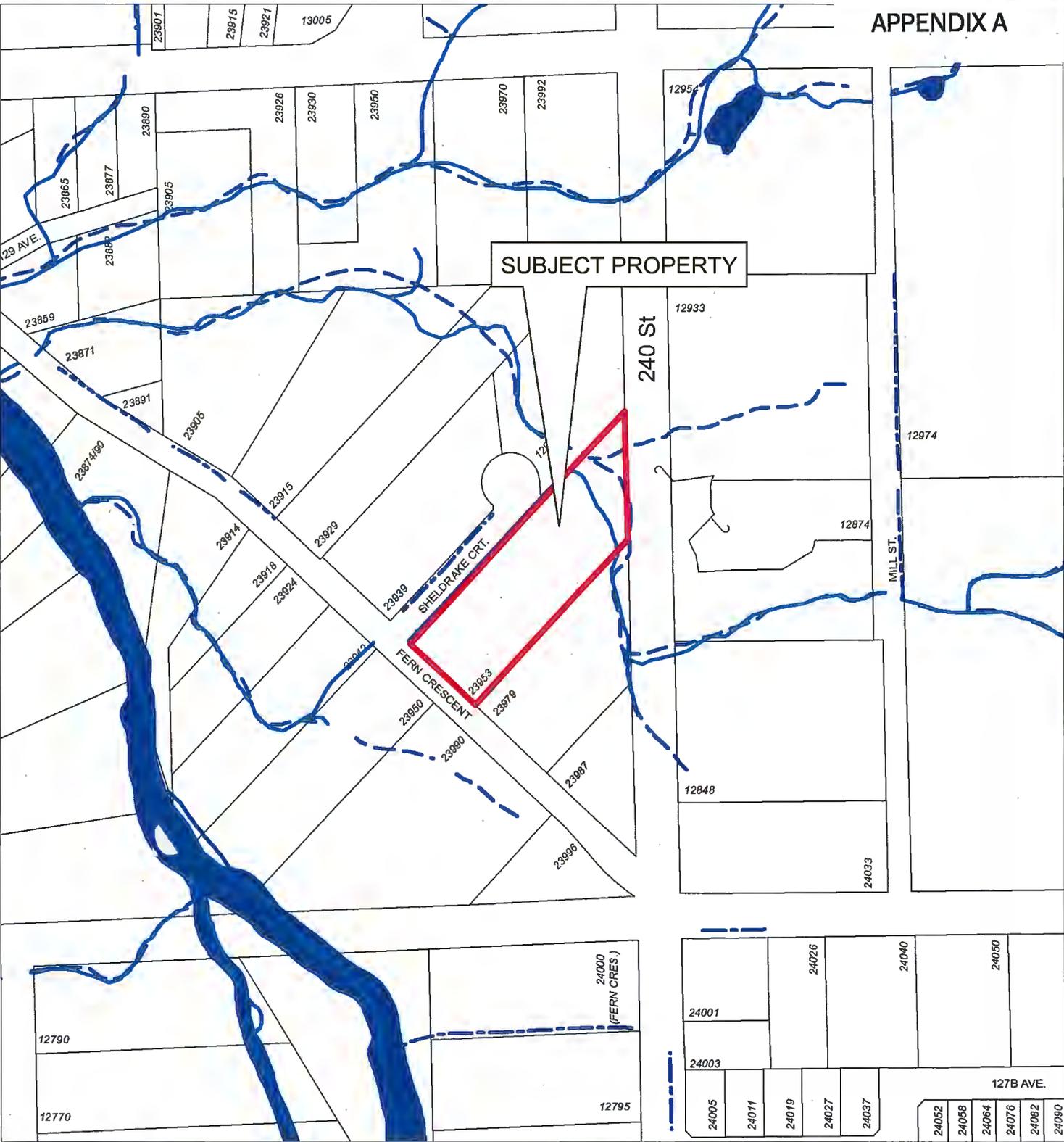
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Site Plan



Legend

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

23953 FERN CRESCENT

PLANNING DEPARTMENT

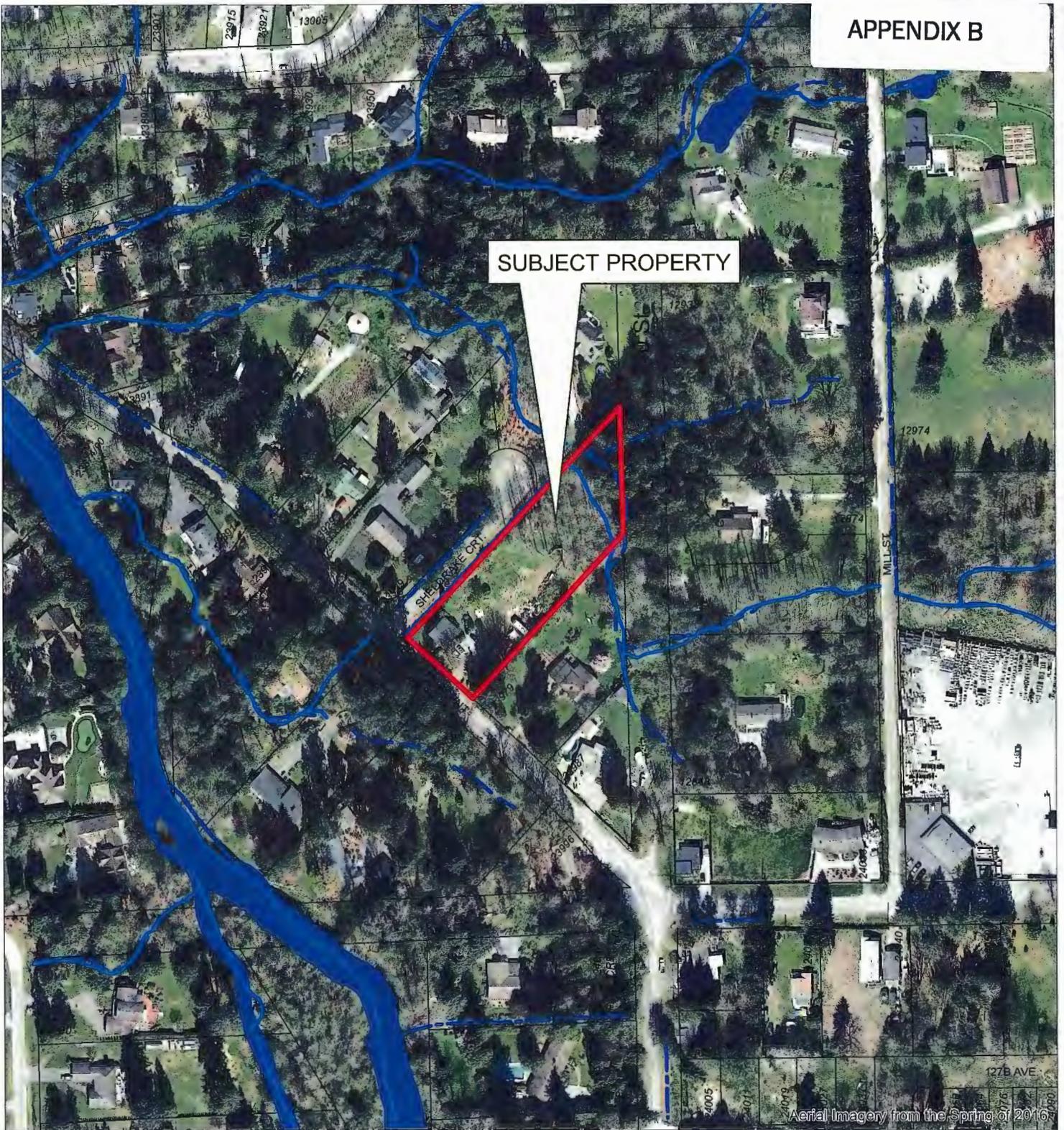


mapleridge.ca

2017-140-VP
DATE: Apr 25, 2018

BY: JV

Scale: 1:2,500



Aerial Imagery from the Spring of 2016



Scale: 1:2,500

Legend

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

23953 FERN CRESCENT

PLANNING DEPARTMENT



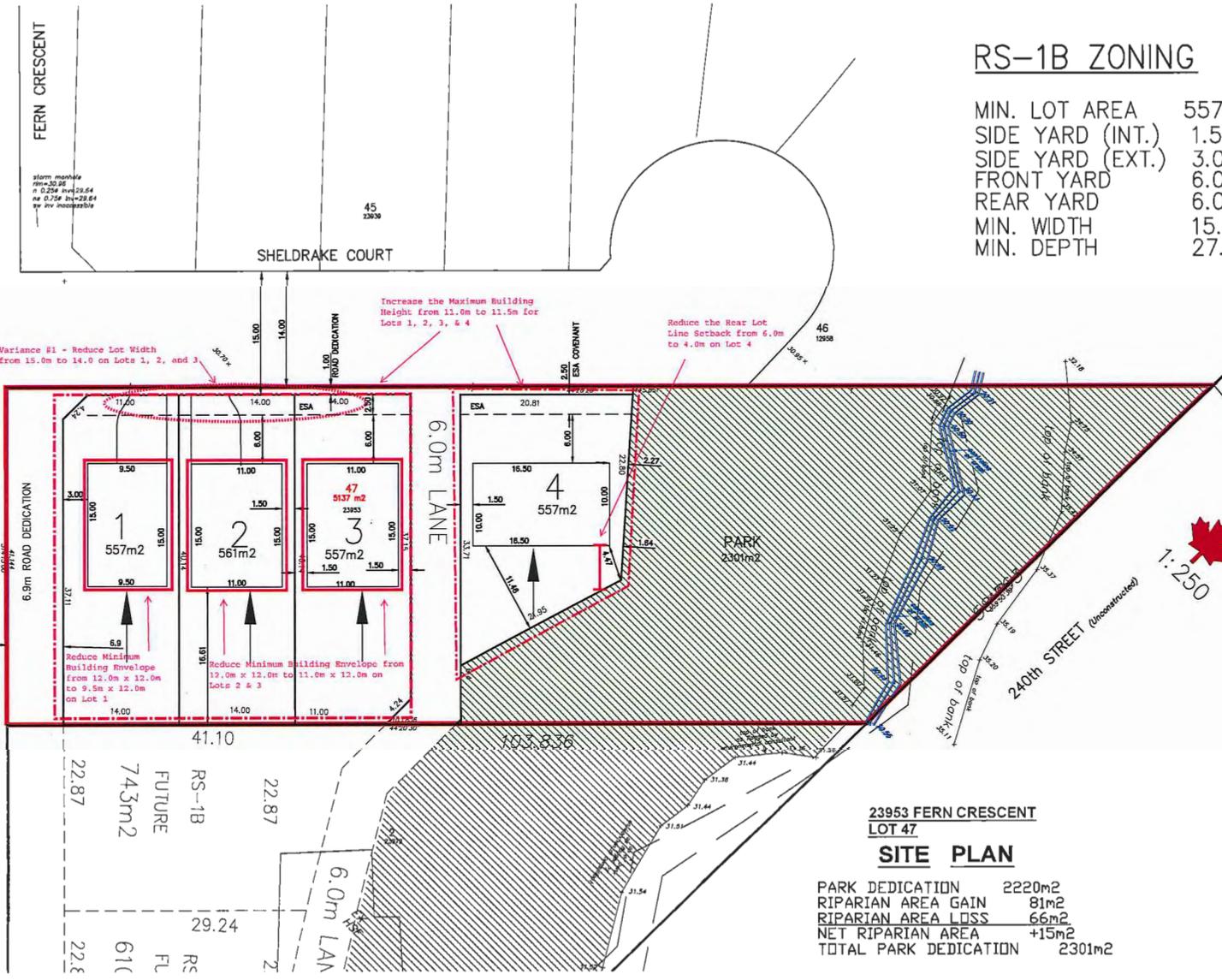
mapleridge.ca

2017-140-VP
DATE: Apr 25, 2018

BY: JV

RS-1B ZONING

MIN. LOT AREA	557m ²
SIDE YARD (INT.)	1.5m
SIDE YARD (EXT.)	3.0m
FRONT YARD	6.0m
REAR YARD	6.0m
MIN. WIDTH	15.0m DVP REQ'D
MIN. DEPTH	27.0m



**23953 FERN CRESCENT
LOT 47
SITE PLAN**

PARK DEDICATION	2220m ²
RIPARIAN AREA GAIN	81m ²
RIPARIAN AREA LOSS	66m ²
NET RIPARIAN AREA	+15m ²
TOTAL PARK DEDICATION	2301m ²

APPENDIX C

No	Date	Revision	BY

23953 Fern Crescent
Maple Ridge, B.C.
LOT 47, SECTION 28, TOWNSHIP 12,
NEW WESTMINSTER DISTRICT, PLAN 63118
D.K. BOWINS & ASSOCIATES INC.
8960 EMERY STREET, MISSISSAUGA, B.C. V4S 1A6
FAX: 905-88-4395, FAX: 604-626-2316
EMAIL: dkbowins@dkaw.ca

EXISTING	—	DITCH	—	SOCK OF MANHOLE	—
PROPOSED	—	UTILITY POLE /ANCHOR	—	SLOPE	—
STORM SEWER	—	RISE INDICANT	—	SHRUB	—
SAINTARY SEWER	—	IRON PIN	—	HEDGE	—
GAS	—	BASEMENT ELEV.	—	TREE	—
WATER	—	EDGE OF PAVEMENT	—	BUILDING	—
U.C. LIGHTING	—	EDGE	—		
U.C. TELEPHONE	—	SIDEWALK	—		
MANHOLE	—	SURVEY MONUMENT	—		
CATCH BASIN	—	SAN. INSPECTION CHAMBER	—		
WATER OR GAS VALVE	—	STREET LIGHT	—		

DRAWN	AJD	SEAL	
DESIGNED	DKB		
CHECKED			
APPROVED			
FIELD BOOK			
SCALES	HORZ. 1:250		
	VERT. —		

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

SUBDIVISION PLAN

23953 Fern Crescent
Maple Ridge, B.C.

Date: JAN 20 2017
SHEET OF
Dwg. No.

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



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: July 20, 2021
FILE NO: 2017-035-DVP
2017-035-DP

FROM: Chief Administrative Officer

MEETING: C o W

SUBJECT: Development Variance Permit
Development Permit
11775 and 11781 Burnett Street

EXECUTIVE SUMMARY:

Development Variance Permit application 2017-035-DVP and Development Permit application 2017-035-DP, has been received to permit the construction of a 64 rental unit apartment building to be located at 11775 and 11781 Burnett Street (see Appendix A).

Council granted first reading for Zone Amending Bylaw No. 7325-2017 on May 23, 2017. Council granted first and second reading for 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7332-2017 on July 23, 2019. Second reading was granted for Zone Amending Bylaw No. 7325-2017 on July 23, 2019, the application was presented at Public Hearing on September 17, 2019 and Council granted third reading on October 1, 2019 for the above noted 64 rental unit apartment building (see Appendix C).

Development Variance Permit application (2017-035-VP) requests a variance to allow the underground parking building to be setback 0.47 metres rather than 1.5 metres from the front lot line.

Council will be considering final reading for rezoning application 2017-035-RZ on July 27, 2021.

RECOMMENDATION:

1. That the Corporate Officer be authorized to sign and seal 2017-035-DVP respecting property located at 11775 and 11781 Burnett Street; and
2. That the Corporate Officer be authorized to sign and seal 2017-035-DP respecting property located at 11775 and 11781 Burnett Street.

DISCUSSION:

a) Background Context:

Applicant: Kevin Bennett, Krahn Engineering Ltd.

Legal Description: Lot A, Section 17, Township 12, New Westminster District Plan 22876, and Lot B, Section 17, Township 12, New Westminster District Plan 22876

1110

OCP:
 Existing: Low-Rise Apartment
 Proposed: No Change

Zoning:
 Existing: RS-1 (One Family Urban Residential)
 Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use: Seniors' Apartments Zone: CD-5-00 (Senior Apartments) Designation: Low-Rise Apartment
South:	Use: Vacant, BC Housing site Zone: RS-1 (One Family Urban Residential) Designation: Low-Rise Apartment
East:	Use: Single Family Houses Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
West:	Use: Restaurants and services Zone: CS-1 (Service Commercial) Designation: Town Centre Commercial

Existing Use of Property: Vacant
 Proposed Use of Property: Rental Apartments
 Site Area: 2620 m² (0.65 acres), both lots combined
 Access: Pedestrian and vehicle access from Burnett Street
 Servicing requirement: Urban Standard

b) Project Description:

The development proposal is for a five (5) storey, 64 rental unit apartment building (41 one-bedroom and 23 two-bedroom units) with approximately 4,562 m² (49,100 ft²) of floor area. One underground parking garage provides 74 car parking spaces, seven of which are intended for visitors and one of which is for disabled parking. A long term bicycle parking room is also proposed in the underground garage, while at least 20 short term bicycle parking spaces will be provided on the site.

c) Planning Analysis:

The subject site is located in the Downtown East Precinct and is subject to the following Key Guidelines Concepts with respect to form and character and compliance as described by the project Architect:

Key Guidelines Concepts	Project Architect's Comment
1. Provide gateway to Town Centre	Development proposes quality materials. Architectural quality and a building orientation encourages public open space
2. Create a pedestrian-oriented, mixed-use commercial area	Not applicable
3. Enhance the quality, character and vibrancy of the Town Centre.	Exterior public space design promotes pedestrian interaction and outdoor public use
4. Capitalize on important views.	Located building as far north on site to try and maximize capturing pocket view of mountains
5. Provide public outdoor space.	Patios, sidewalks, benches, grass are promote various activities, all areas are fully accessible
6. Provide climate appropriate landscaping and green features.	Trees selected to reduce solar gain by providing shared arbors designed to enhance and promote distinction between public and private use areas
7. Maintain street interconnectivity.	Not applicable

d) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below:

- *Maple Ridge Zoning Bylaw No. 7600 - 2019*: The requested variances are to Part 618 RM-2 *Medium Density Apartment Residential* to the sections that follow:
 - a) Section 618.7 Sitting b) – to vary the setbacks for portions of the underground parking structure, to decrease the front setback to 0.47 metres from 1.5 metres.

This variance is supported because of the enhanced landscaping being proposed by the developer along the front lot line and the landscaping being integrated with an existing pedestrian walkway along the north lot line.

e) Advisory Design Panel:

This project was presented to the Advisory Design Panel (ADP) on January 16, 2019. The comments and suggestion made by the ADP were addressed as explained in the letters by from project Architect and Landscape Architect (Appendix D).

f) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, the security will be \$77,555.00.

CONCLUSION:

It is recommended that this application be favorably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-035-DVP and Development Permit 2017-035-DP.

"Original signed by Adrian Kopystynski"

Prepared by: **A. Kopystynski MSc, MCIP, RPP, MCAHP
Planner**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

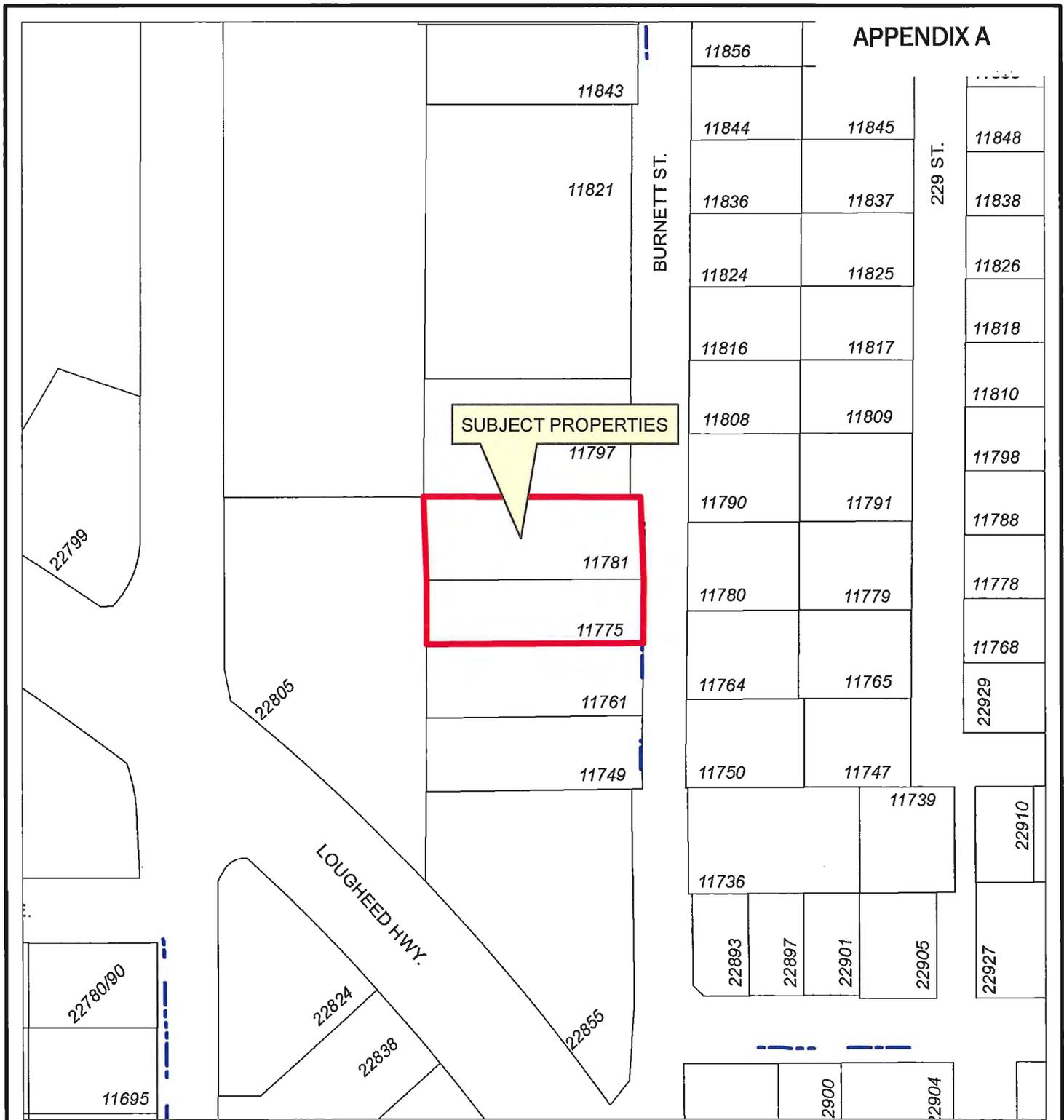
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Architectural and Landscaping Plans
- Appendix C – Response to ADP comments



Scale: 1:1,500

Legend

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

11775/11781 Burnett St

PLANNING DEPARTMENT

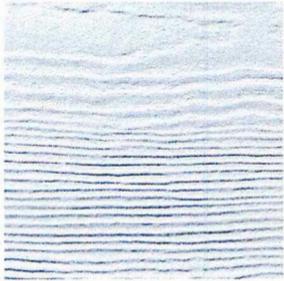


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2017-035-RZ
DATE: Feb 14, 2017

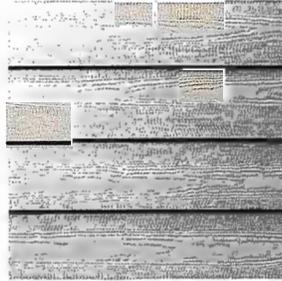
BY: JV

PROJECT MATERIALS:



EXTERIOR CLADDING:

FIBRE CEMENT WALL PANEL PRE-FINISHED
HARDIE PANEL - ARCTIC WHITE



EXTERIOR CLADDING:

FIBRE CEMENT LAP SIDING
HARDIE - COBBLESTONE



WINDOWS:

PRE-FINISHED BLACK VINYL WINDOWS



EXTERIOR CLADDING:

FIBRE CEMENT WALL PANEL PAINTED
BENJAMIN MOORE - 2126-20 RACCOON FLR



STONE VENEER:

CULTURED STONE
SOUTHERN LEDGESTONE 'GRAY'
DRY STACK



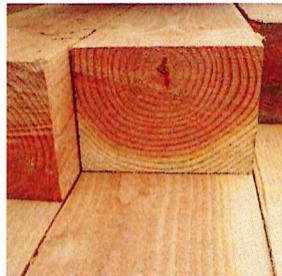
DECK GUARDRAILS:

ALUMINUM FRAME - BLACK
PANELS - CLEAR GLASS



SITE WALLS:

CAST IN PLACE CONCRETE



SITE TRELLIS:

DOUGLAS FIR ROUGH TIMBER
STAINED - NATURAL



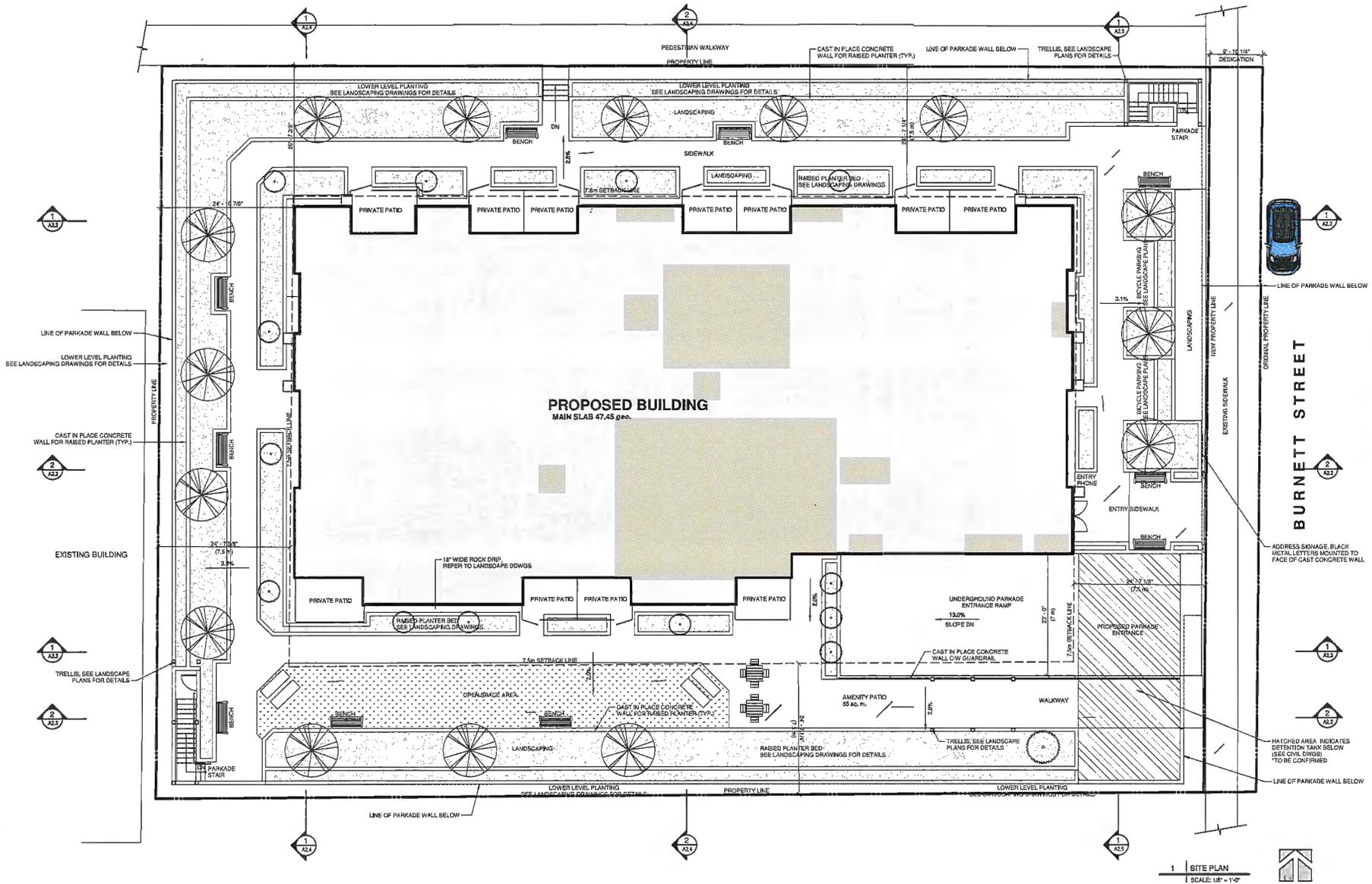
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3	ISSUED FOR AS-BUILT	2023-10-15
4	ISSUED FOR FINAL REVIEW	2023-11-01
5	ISSUED FOR ARCHIVE	2023-11-15

larry podhora architect inc.	
1101 HORNBY ST. VANCOUVER, BC, V6Z 1W1	
PROJECT NAME	
11775 + 11781 Burnett Street, Maple Ridge, BC	
PROJECT ADDRESS	
11775 + 11781 Burnett Street, Maple Ridge, BC	
DRAWING TITLE	
PROJECT MATERIALS	
SCALE	
DRAWN	EG
CHECKED	WV
PROJECT NO.	18217
DRAWING NO.	

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100	REVISED FOR COMMENTS	2027-06-05

larry podhoraj architect inc.
160-1600 WEST 40 STREET, VANCOUVER B.C. V6M 1W7

PROJECT NAME
11775 + 11781 Burnett Street, Maple Ridge, BC

PROJECT ADDRESS
11775 + 11781 Burnett Street, Maple Ridge, BC

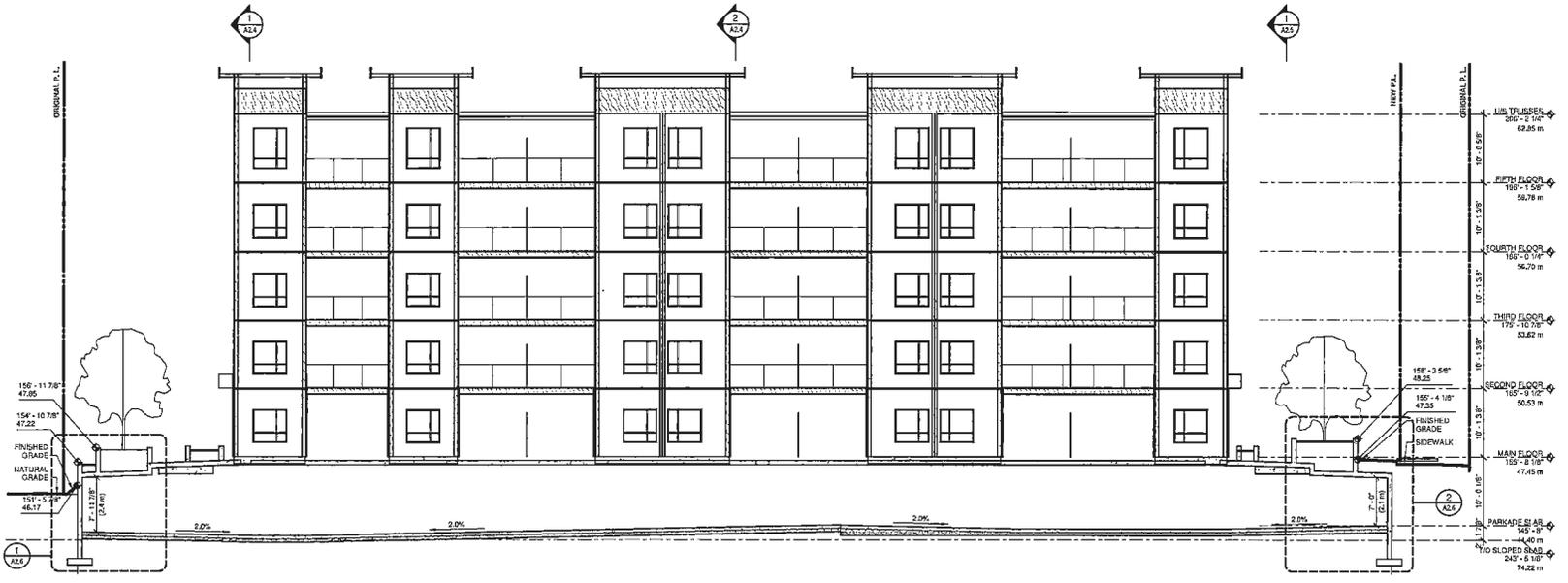
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SITE PLAN

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DRAWN BY	EQ
CHECKED BY	WV
PROJECT NO.	180047
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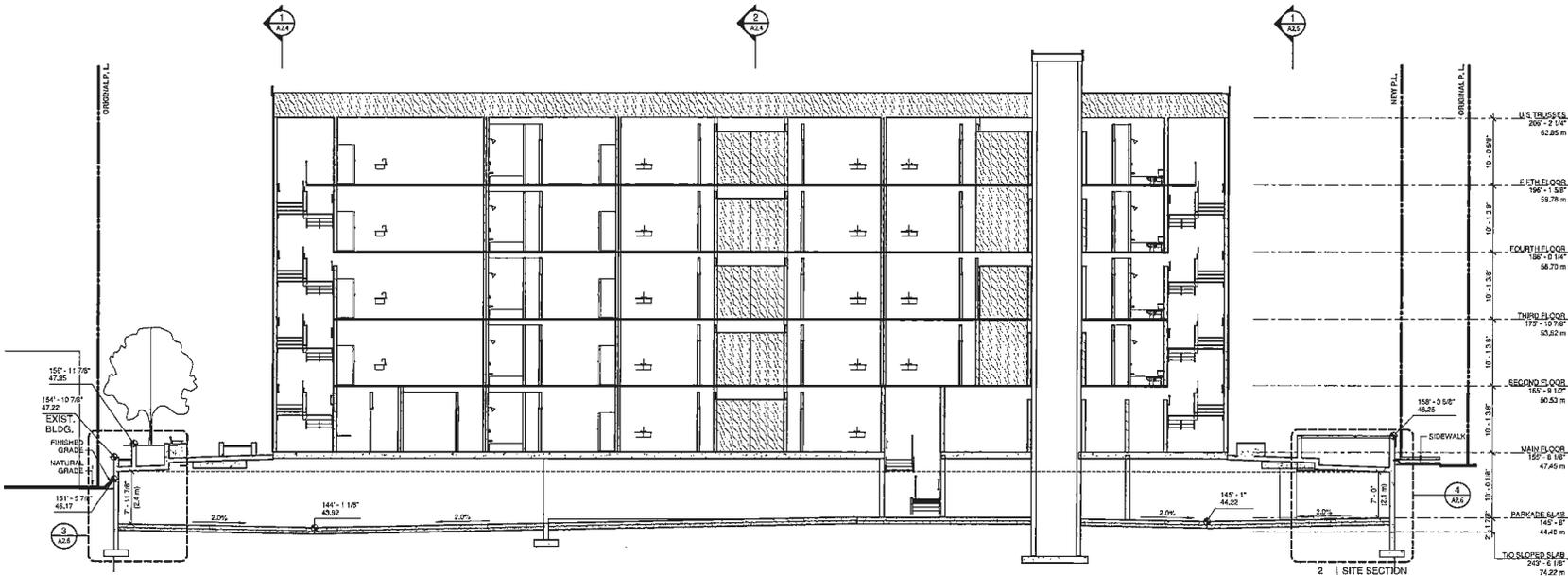
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1 SITE SECTION
SCALE: 1/8" = 1'-0"

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3	CEILING	REINFORCED CONCRETE
4	WALLS	REINFORCED CONCRETE
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98	MECHANICAL	REINFORCED CONCRETE
99	MECHANICAL	REINFORCED CONCRETE
100	MECHANICAL	REINFORCED CONCRETE



2 SITE SECTION
SCALE: 1/8" = 1'-0"

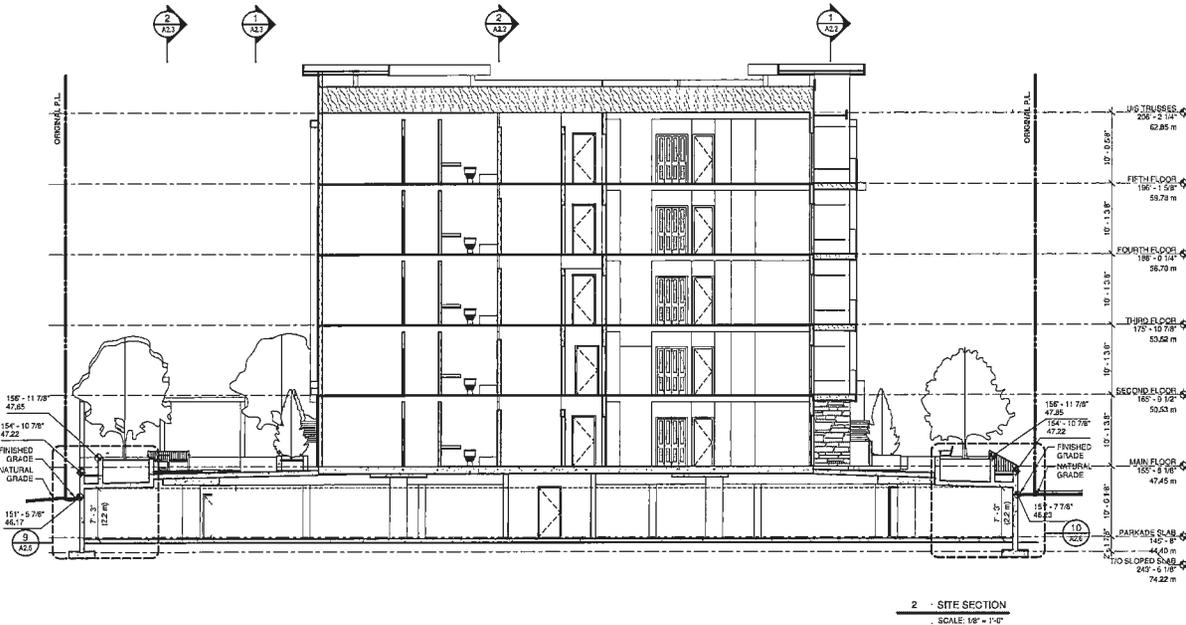
larry podhora|architect inc.
11775 + 11781 BURNETT STREET, MAPLE RIDGE, BC

PROJECT NAME
11775 + 11781 Burnett Street, Maple Ridge, BC

PROJECT ADDRESS
11775 + 11781 Burnett Street, Maple Ridge, BC

SITE SECTIONS

SCALE	1/8" = 1'-0"
DESIGNER	KL
CHECKED	DL
PROJECT NO.	14037
DRAWING NO.	



1	INTENTIONS	RESERVED FOR O.P.
2	REVISIONS	RESERVED FOR O.P.
3	REVISIONS	RESERVED FOR O.P.
4	REVISIONS	RESERVED FOR O.P.
5	REVISIONS	RESERVED FOR O.P.
6	REVISIONS	RESERVED FOR O.P.
7	REVISIONS	RESERVED FOR O.P.
8	REVISIONS	RESERVED FOR O.P.
9	REVISIONS	RESERVED FOR O.P.
10	REVISIONS	RESERVED FOR O.P.

larry podhora|architect inc.
 11775 + 11781 Burnet Street, Maple Ridge, BC

PROJECT NAME:
 11775 + 11781 Burnet Street, Maple Ridge, BC

PROJECT ADDRESS:
 11775 + 11781 Burnet Street, Maple Ridge, BC

DRAWING TITLE:
 SITE SECTIONS

SCALE	1/8" = 1'-0"
DRAWN	EL
CHECKED	WV
PROJECT NO	16027
DRAWING NO	

A2.4

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NO.	DATE	BY	DESCRIPTION
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10			ISSUED FOR PERMIT
11			ISSUED FOR PERMIT
12			ISSUED FOR PERMIT

larry podhora|architect inc.
11775 + 11781 Burnet Street, Maple Ridge, BC

PROJECT NAME
11775 + 11781 Burnet Street, Maple Ridge, BC

PROJECT ADDRESS
11775 + 11781 Burnet Street, Maple Ridge, BC

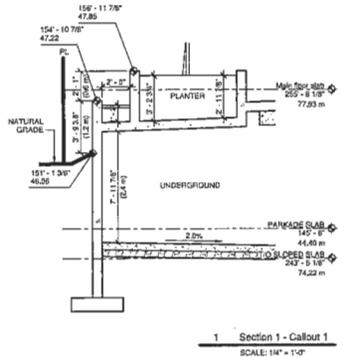
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SITE SECTIONS

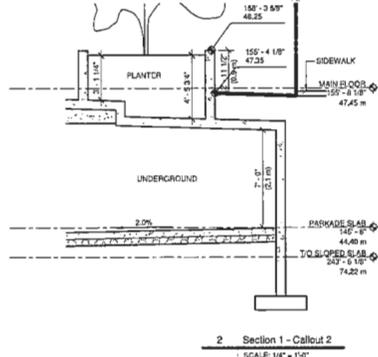
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CHECKED: WV
PROJECT NO: 11775
DRAWING NO:

A2.5

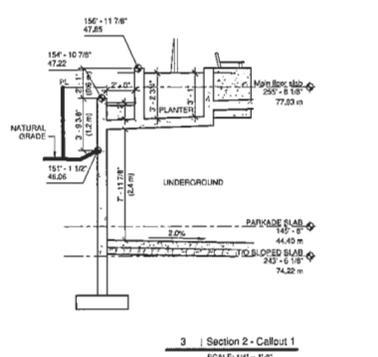
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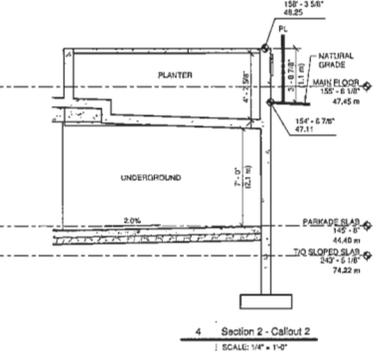
1 Section 1 - Callout 1
SCALE: 1/4" = 1'-0"



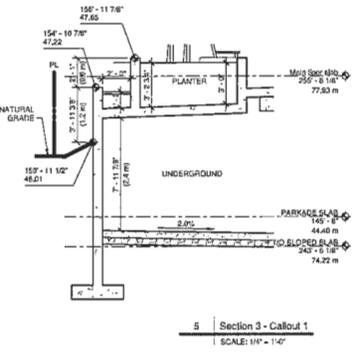
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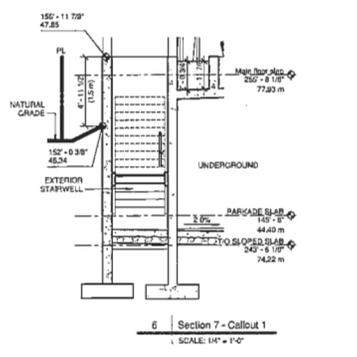
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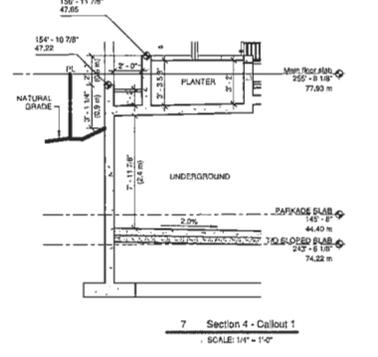
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SCALE: 1/4" = 1'-0"



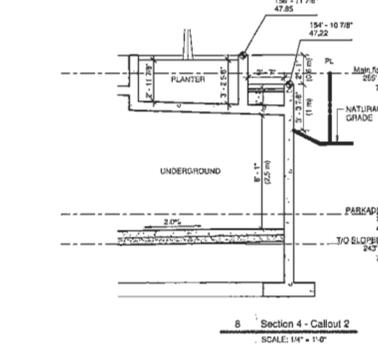
5 Section 3 - Callout 1
SCALE: 1/4" = 1'-0"



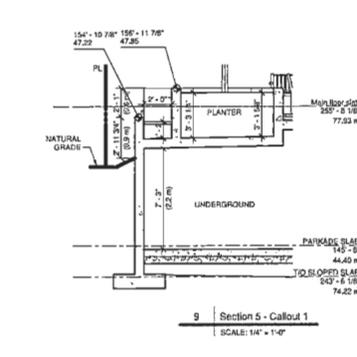
6 Section 7 - Callout 1
SCALE: 1/4" = 1'-0"



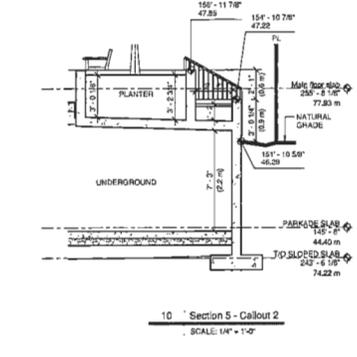
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SCALE: 1/4" = 1'-0"



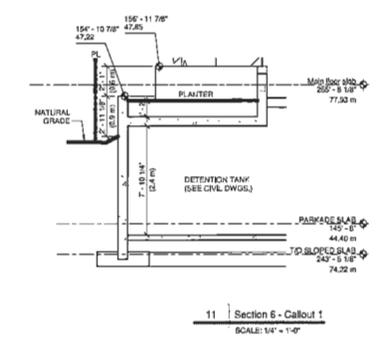
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SCALE: 1/4" = 1'-0"



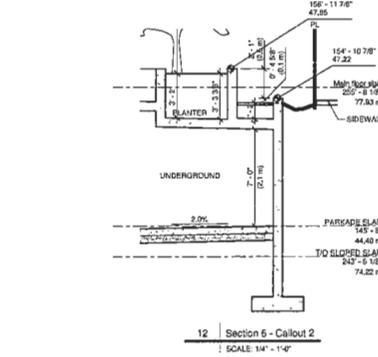
9 Section 5 - Callout 1
SCALE: 1/4" = 1'-0"



10 Section 5 - Callout 2
SCALE: 1/4" = 1'-0"



11 Section 6 - Callout 1
SCALE: 1/4" = 1'-0"



12 Section 5 - Callout 2
SCALE: 1/4" = 1'-0"

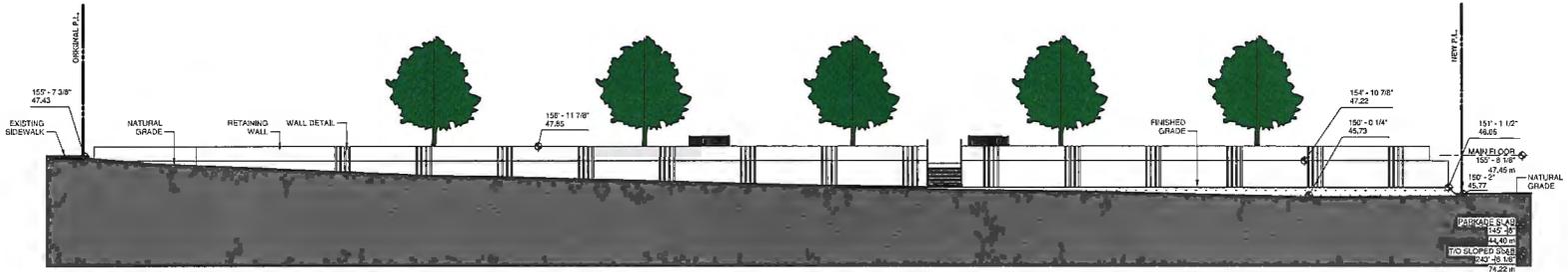
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2	EXISTING	REVISION FOR TOP
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12	PROPOSED	REVISION FOR TOP

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 11775 + 11781 Burnett Street, Maple Ridge, BC

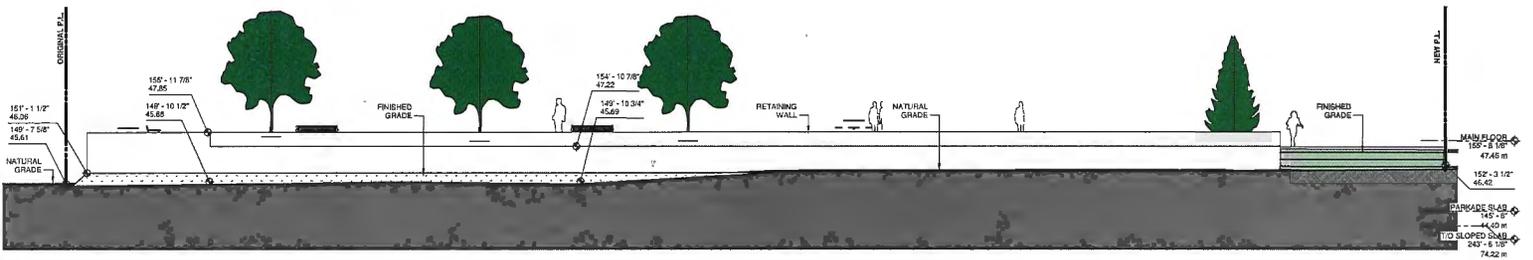
PROJECT ADDRESS:
 11775 + 11781 Burnett Street, Maple Ridge, BC

SITE SECTION DETAILS

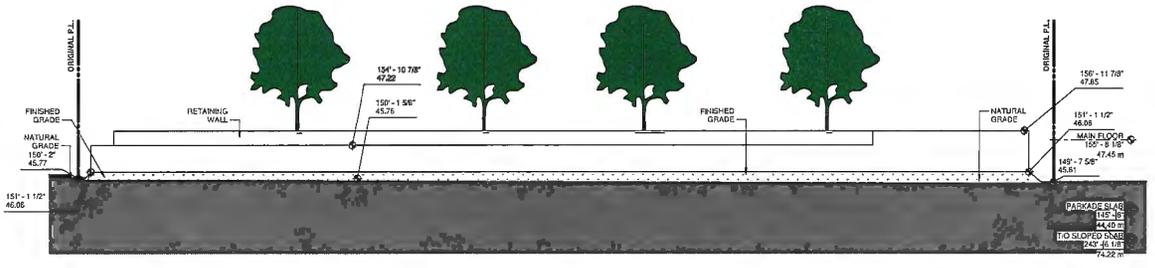
SCALE	1/4" = 1'-0"
DRAWN	SG
CHECKED	WV
PROJECT NO.	118247
DRAWING NO.	



1 | NORTHERN P.L. (LOOKING SOUTH)
SCALE: 1/8" = 1'-0"



2 | SOUTHERN P.L. (LOOKING NORTH)
SCALE: 1/8" = 1'-0"



3 | WESTERN P.L. (LOOKING EAST)
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-08-15
2	ISSUED FOR CONSTRUCTION	2024-09-10
3	ISSUED FOR RECORD	2024-10-01
4	ISSUED FOR AS-BUILT	2024-11-15
5	ISSUED FOR FINAL REVIEW	2025-01-31

SCALES AND REVISIONS
 SCALE: 1/8" = 1'-0"

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PROJECT NAME:
 11775 + 11781 Burnett Street, Maple Ridge, BC

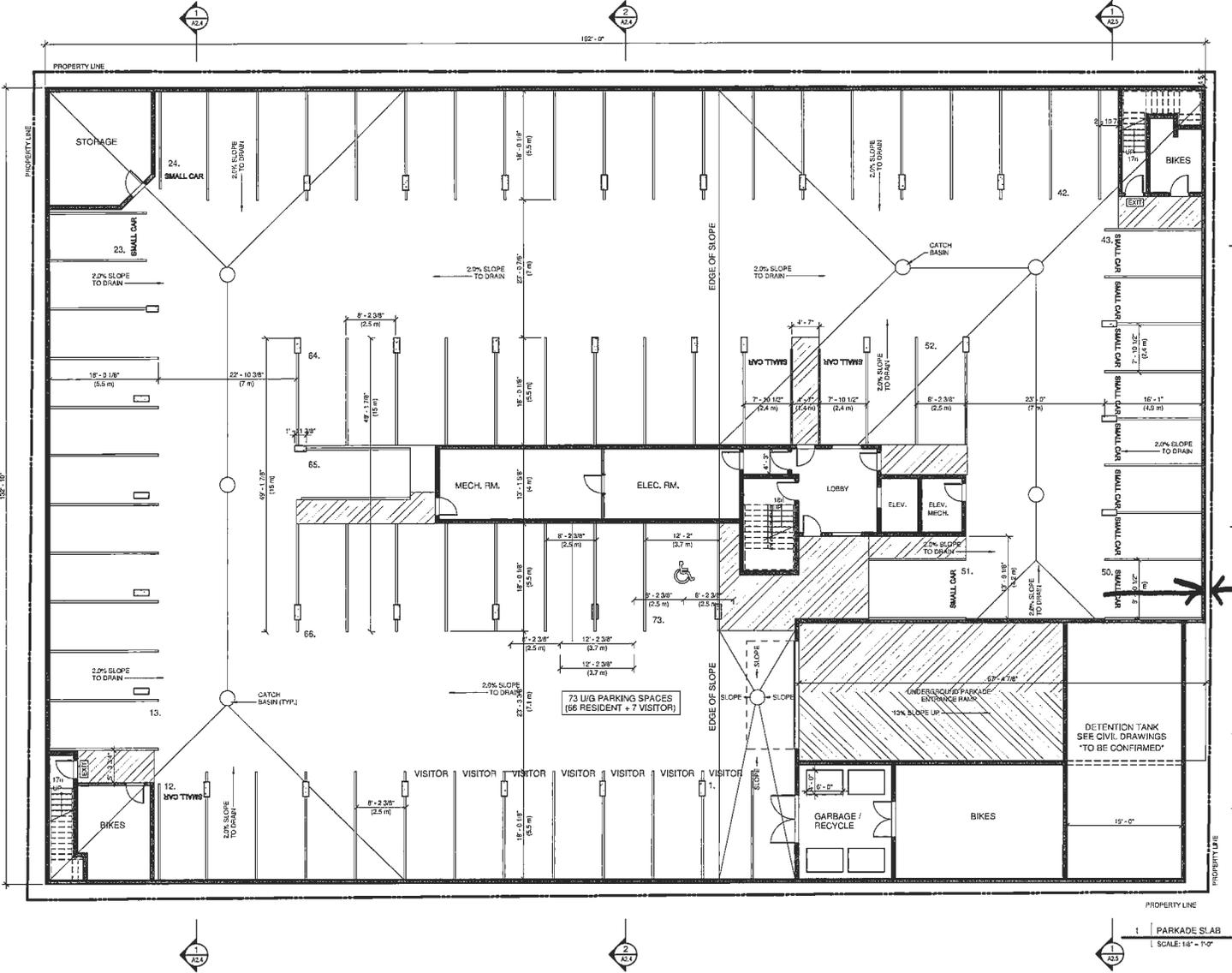
PROJECT ADDRESS:
 11775 + 11781 Burnett Street, Maple Ridge, BC

DRAWING TITLE:
 PROPERTY LINE ELEVATIONS

SCALE: 1/8" = 1'-0"
 DRAWN: S.D.
 CHECKED: W.V.
 PROJECT NO.: 18047
 DRAWING NO.:

A2.7

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NO.	DESCRIPTION	DATE
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100	ISSUED FOR PERMITS	08/15/2017

larry podhora|architect inc.

PROJECT NAME:
 11775 + 11781 Burnett Street, Maple Ridge, BC

PROJECT ADDRESS:
 11775 + 11781 Burnett Street, Maple Ridge, BC

DRAWING TITLE:
 PARKADE SLAB
 SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
 DRAWN: EG
 CHECKED: WY
 PROJECT NO: 18047
 DRAWING NO.



A3.0

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AMBIENT PLANNING GROUP
 800-345-7416 FAX: 416-291-1400
 1000 SHEPPARD AVE. EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1B 2Y4
 TEL: 416-291-1400 FAX: 416-291-1401



- LEGEND**
- TURF GRASS
 - UNIT PAVERS
 - HYDRAPRESSED SLAB PAVERS
 - TABLE AND CHAIR
 - METAL PICKET FENCE
 - METAL GUARD RAIL
 - BENCH
 - EXISTING TREE TO BE REMOVED
 - PLANTER

- # 201148 ISSUED FOR ADP
 - # 201149 ISSUED FOR DP
 - # 201150 ISSUED FOR DP
 - # 201147 ISSUED FOR DP
 - # 180107 ISSUED FOR DP
 - # 200107 ISSUED FOR REVIEW
- DATE: 08/24/2011 10:48 AM
 DRAWN BY: J. BURNETT
 CHECKED BY: J. BURNETT

B.C.S.L.A. #565



85 UNIT RESIDENTIAL BUILDING

11775-11761 BURNETT ST.
 MAPLE RIDGE, B.C.

PLANTING PLAN

DATE:	1/20/11
SCALE:	AS SHOWN
CHECKED BY:	BT
PROJECT NO.:	18042
DRAWN BY:	

L2

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PLANT LIST

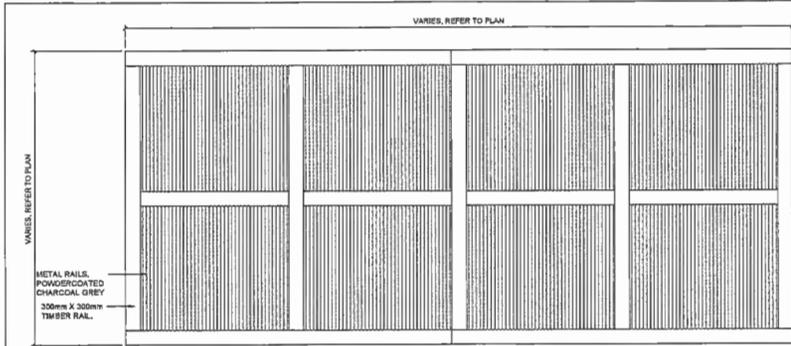
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	5	<i>Acer palmatum</i> 'Bloodgood'	Bloodgood Japanese Maple	50cm cil.	80 per plan	W.S.
	9	<i>Carpinus betulus</i> 'Frons Ferruginea'	Frons Ferruginea Hornbeam	50cm cil.	80 per plan	W.S.
	3	<i>Fagus sylvatica</i> 'Dawson Purple'	Dawson Purple Beech	50cm cil.	80 per plan	W.S.
CONIFEROUS AND EVERGREEN TREES						
	11	<i>Magnolia grandiflora</i> 'Tidley Star'	Tidley Star Evergreen Magnolia	200cm cil.	80 per plan	S. & S.
	7	<i>Pinus contorta</i> 'Algonquin Pile'	Algonquin Pile Swiss Stone Pine	200cm cil.	80 per plan	S. & S.

SHRUBS

	105	<i>Lonicera xilia</i> 'Lemon Beauty'	Lemon Beauty Bodied Honeysuckle	40cm cil.	0.8m O.C.	#2 Pot
	157	<i>Syringa latifolia</i> 'Sensation'	Sensation Syringa	50cm cil.	1m O.C.	#3 Pot
	108	<i>Prunus laurocerasus</i> 'Olivus Lauro'	Olivus Lauro Laurel	60cm cil.	1.2m O.C.	#3 Pot
	23	<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	1.5m cil.	1.0m O.C.	B&B
	51	<i>Rhododendron</i> 'Hatteras'	Hatteras Rhododendron	40cm cil.	0.7m O.C.	#2 Pot
	52	<i>Taxus media</i> 'Daneholme'	Daneholme Yew	80cm cil.	1.0m O.C.	#3 Pot

PERENNIALS, GROUND COVERS, AND GRASSES

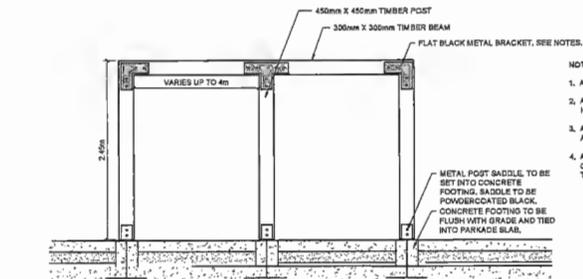
	85	<i>Hemerocallis</i> 'Lemonade'	Lemonade Hemerocallis	0.8m O.C.	#2 Pot
	50	<i>Echinacea</i> 'Double Scoop Raspberry Scones'	Double Scoop Raspberry Scones	0.8m O.C.	#1 Pot
	127	<i>Geranium</i> x <i>Rozema</i>	Rozema Geranium	0.8m O.C.	#1 Pot
	78	<i>Hemiphragma</i> 'Little Winesap'	Little Winesap Daylily	0.8m O.C.	#1 Pot
	48	<i>Helleborus</i> 'Helleborus'	Helleborus	0.8m O.C.	#1 Pot
	55	<i>Panicum</i> 'Majestic'	Majestic Fountain Grass	0.8m O.C.	#1 Pot
	103	<i>Polemonium</i> 'Munich'	Munich Sweet Fern	0.8m O.C.	#2 Pot
	5	<i>Wickstroemia</i> 'Wickstroemia'	Wickstroemia	80 per plan	#2 Pot
	41	<i>Campanula</i> 'Campanula'	Campanula	80 per plan	#2 Pot
	25	<i>Lonicera</i> x <i>brevid</i> 'Dorcas Scale'	Dorcas Scale Honeycreeper	80 per plan	#2 Pot



- IRRIGATION NOTES:**
1. BRACKETS TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
 2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE SITE CLUTS PROVIDED. PROVIDE QUANTITIES OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWINGS WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
 3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
 4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
 5. USE POPUP SPRINKLER HEADS.
 6. DO NOT SPRAY WATER ONTO TREE TRUNKS.

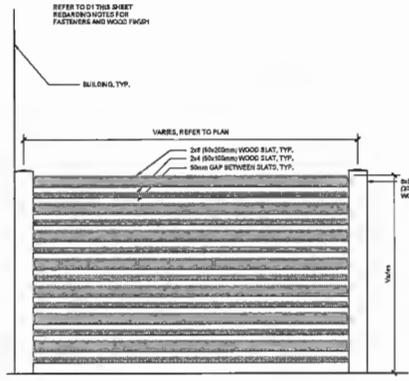
VARIES, REFER TO PLAN

METAL RAILS, POWDER COATED CHARCOAL GREY
300mm X 300mm
TIMBER RAIL.



D1 WOOD AND METAL SHADE PERGOLA/TRELLIS

- NOTE:**
1. ALL WOOD TO BE WESTERN RED CEDAR.
 2. ALL BRACKETS AND FASTENERS TO BE HOT DIPPED GALVANIZED AND TO BE PAINTED BLACK.
 3. ALL TIMBER TO BE TREATED AS PER DIRECTION OF ARCHITECT WITH PAINT OR STAIN.
 4. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. SOFT CONVERSIONS FROM THE NOMINAL SIZE OF THE MEMBERS HAVE BEEN USED.

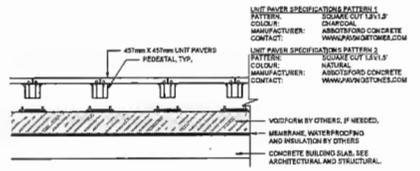


D2 DECORATIVE WOOD SCREEN

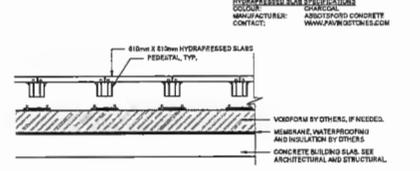
- SOILING NOTES:**
1. SOILED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TOPSOIL, WITH STRONG PERCOLE ROOF SYSTEM, THICK AND HEAVY GROWTH, CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARDS, AND OF THE FOLLOWING USE OR APPROVED EQUIVALENT:
 - 40% SLOPE OF CULTIVATED ROOF BUILDINGS
 - 40% SLOPE OF ROOF
 - 30% PERMANENT EYEBROW
 - 10% LATEST APPROVED CULTIVATED OR GRADES PROMISE
 - AREAS TO BE SOILED SHALL HAVE A MINIMUM 150mm TOPSOIL BATE.
 2. LOOSEN SOIL SURFACE PRIOR TO SOILING. ELIMINATE BUMPS AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXPOSED TO WEAR.
 3. PRIOR TO SOILING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 4. DELAY SOIL TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOIL FROM DRYING AND WATER SOIL AS NECESSARY TO MAINTAIN UTILITY AND PREVENT THE LOSS OF SOIL IN WINDING. DRY SOIL WILL BE REJECTED.
 5. LAY SOIL DURING DAMPING SEASON. LAY SOIL IN BANKS, PERPENDICULAR TO SLOPE, AND WITH BANKS STABILIZED, BUT SECTIONS CLOSELY SPACED OVERLEAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OFF IRREGULAR OR THE SECTIONS WITH SHARP IMPACTS.
 6. WATER SOIL IMMEDIATELY AFTER LAYING TO OBTAIN IMMEDIATE PENETRATION INTO TOP 150mm OF TOPSOIL. MAINTAIN SOILED AREAS FROM STAY OF INSTALLATION UNTIL FINAL ACCEPTANCE.

- PLANTING NOTES:**
1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING NOTES AND DETAILS.
 2. PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE ACCEPTED WITHOUT PER WRITTEN APPROVAL.
 3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
 5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARDS.
 6. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUM IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 7. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARDS FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT SPECIFIED FOR GROWTH MEDIA, PLANT OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 8. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (ISA) SPECIFICATIONS WITH APPROPRIATE THINNING FOR EACH SPECIES.
 9. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN ANALYTICAL CONDITION DURING THE WARRANTY PERIOD. UNLESS OTHERWISE ADVISED ORAL AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN DISCRETION. MAINTENANCE INCLUDES BUT NOT LIMITED TO:
 - a. Regular schedule watering of the plants as required as directed by the Project Manager during representative and the warranty period. Plants shall be watered which is 43 hours of water per week by the Owner or Owner's representative. Failure to do so shall be the responsibility of the work being performed by others. The cost of this work will be included in the Site Control Plan of the site and otherwise approved from the Contractor.
 - b. Maintenance and additional fertilization of soil.
 - c. Weed removal
 - d. Disease control

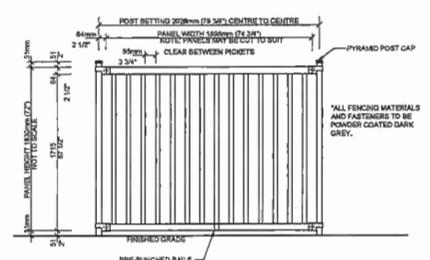
- GENERAL NOTES:**
1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE SOILING.
 2. CONFIRM ALL MEASUREMENTS ON SITE, DO NOT SCALE DRAWINGS.
 3. CONFIRM EXISTING AND PROPOSED GRASSES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODES, WORKS, AND OTHER BYLAWS REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 5. OBTAIN UTILITY AND SERVICES LOCATIONS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT REMAIN ON SITE, AND PART OF THE SITE ACCESS OR ADJACENT TO THE SITE. REPAIR OR REPLACE AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE, DURING THE PERIOD OF WORK. PEDESTAL, PUBLIC AND ROAD AREAS ARE TO BE SWEEP AT THE END OF EACH DAY AND LEFT FREE OF DEBRIS. LANDSCAPE CLOSING IS TO BE DEFERRED UNTIL LEGAL AND APPROVED LOCATIONS.



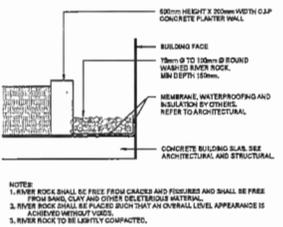
D3 UNIT PAVERS ON PEDESTAL AND SLAB



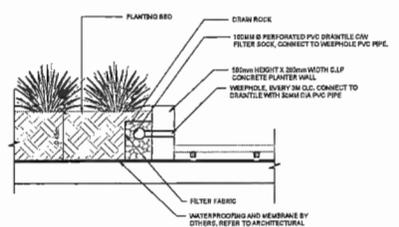
D4 HYDROPRESSED CONCRETE SLABS ON PEDESTALS AND SLAB



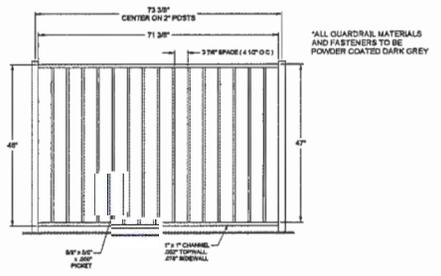
D5 METAL PICKET FENCE



D6 DRIP STRIP



D7 CONCRETE INTERNAL PLANTING WALL



D8 GUARDRAIL



#	REV	DESCRIPTION
1	07/10/18	ISSUED FOR ADP
2	10/05/18	ISSUED FOR DP
3	09/05/18	ISSUED FOR DP
4	08/10/17	ISSUED FOR DP
5	10/05/17	ISSUED FOR DP
6	08/05/17	ISSUED FOR REVIEW

ISS. DATE: 08/05/18
DRAFTER: JRM
CHECKER: JRM
SCALE: 1:1

16/3/2018 09:44

65 UNIT RESIDENTIAL BUILDING

11775-11781 BURNETT ST.
MAPLE RIDGE, B.C.

16/08/18 TITLE

DETAILS AND NOTES

DATE	REV	DESCRIPTION
16/08/18	01	ISSUED FOR REVIEW
16/08/18	02	ISSUED FOR REVIEW
16/08/18	03	ISSUED FOR REVIEW
16/08/18	04	ISSUED FOR REVIEW
16/08/18	05	ISSUED FOR REVIEW
16/08/18	06	ISSUED FOR REVIEW
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16/08/18	99	ISSUED FOR REVIEW
16/08/18	100	ISSUED FOR REVIEW



Abbotsford Office
#400 – 34077 Gladys Avenue
Abbotsford, BC V2S 2E8
T (604) 853-8831
F (604) 853-1580

Edmonton Office
#1000 – 10117 Jasper Avenue
Edmonton, AB T5J 1W8
T (780) 758-2002
F (604) 853-1580

Vancouver Office
#210 – 1311 Kootenay Street
Vancouver, BC V5K 4Y3
T (604) 294-6662
F (604) 294-6665

APPENDIX C

January 31, 2019

KD Planning File: 160347-L

City of Maple Ridge Planning Department
c/o Krahn Engineering Ltd.
11995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: Adrian Kopystynski

Re: 2017-035-DP ADP Resolution 11775 - 11781 Burnette St.

Please find in this letter a response to the ADP review comments of the Landscape Plan.

1. Ground-level safety, security and privacy improvements:

Along Burnett Street:

- a) Consider reviewing the landscape and privacy conflict at ground floor units.

We believe with the planting specified opposite of the benches along the path, that there will be no privacy conflicts at the ground floor. We are specifying 1.2m height evergreen shrubs to be installed in front of patios which will be more than enough to eliminate any privacy concerns.

- b) Consider relocating bike racks to alternative location to reduce privacy conflict and, improve pedestrian circulation and safety.

Bike racks have been relocated to improve pedestrian circulation. We believe there will be no privacy conflicts with the bike rack locations.

- c) Consider paving patterns to highlight and make the main entrance more identifiable for pedestrians.

Paving highlights have been included with the use of two different colours of pavers. This will make the main entrance areas more identifiable for pedestrians.

Other areas of site:

- d) Consider providing additional programming and multi-use seating for multi-age groups in the outdoor amenity space.

Cluster seating and benches have been specified within the amenity space. We feel the inclusion of multi use seating will drastically limit the amount of space for circulation within the amenity space. Additional programming has not been provided at this point due to space restrictions.

- e) Review the privacy for the unit next to the indoor amenity room.

Privacy screen has been added to the patio for the unit located next to the outdoor/indoor amenity area. Planting in front of patios has been adjusted to be a taller species, and specified at a taller size at time of planting.

2. Landscaping enhancements at property lines:

- a) Enhance landscape on the North property line against the walkway and clarify the slope and grading against the proposed wall to insure drainage is retained within property.

Plant species have been added along north property line to increase the appeal from the streetscape.

- b) Consider enhancing or increasing the landscape on the South property line, including potentially replacing the sod lawn against the underground parking lot with a planting bed.

There is no sod specified along the south property line. We have specified river rock to enhance the landscape as we cannot attain adequate depth to extend the planting bed to the property line.

3. Pedestrian considerations and improved safety of private and public walkways

- a) Review the placement of site furnishings to ensure there is adequate circulation and weather protection provided.

We believe the site furnishings as they are located now do not impede circulation. We don't believe weather protection is needed for site furnishings, as in the case of inadequate weather, they will see little to no use.

- b) Coordinate the patio screens and site furnishings between disciplines

Patio screens and site furnishings have been coordinated between disciplines.

- c) Provide a midblock connection to the public walkway from podium level on North side.

Midblock connection to the public walkway from the podium has been provided.

- d) Provide patio access to the podium level walkway to enhance circulation.

Patio access to the podium level walkway has been provided to enhance circulation.

4. Coordination.

- a) Consider reviewing the landscape walls on the podium to ensure they allow for adequate soil depth (minimum of 1 metre) for trees on slab.

Planter heights have been adjusted to have adequate soil depth. Tree species specified in planters are of a smaller size and will not be inhibited by soil depth.

- b) Consider an alternative material for the trellis rather than the painted rebars.

Painted rebar has been replaced with powder coated metal rails.

- c) Integrate accent colours between the architectural and landscaping features.

Planter heights have been adjusted to have adequate soil depth. Tree species specified in planters are of a smaller size and will not be inhibited by soil depth.

Please contact the undersigned should you have any questions or concerns.

Sincerely,

KD Planning and Design Ltd.



Shan Tennyson, BSCLA, AALA, OALA, ISA
Landscape Architect, Arborist # ON-0969A

larry podhora / architecture inc

160347-A
April 16, 2019

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

Attention: Adrian Kopystynski

Re: ADP Architectural response (2017-035-DP) 11785 & 11781 Burnett Street.

Below are the Architectural responses to the Advisory Design Panel comments dated January 22, 2019.

ADP Architectural Comments:

1. Pedestrian environment and safety.

- **Redesign the entry to incorporate CPTED, bike parking, appropriate access, lighting, and prominence of lobby**

The pedestrian interface on the east side of the building was redesigned to better incorporate CPTED, bike parking, appropriate access, lighting and prominence of the lobby main entrance.

- **Improve weather protection on upper level patios**

Roof projections were added above the upper level patios, offering improved weather protection.

2. Form and character enhancement

- **Provide additional accent colours to brighten the palette.**

Accent colours were added to the exterior elevations.

- **Show consistency in representation of all window framing through colour and position.**

The window frame colours and positions were adjusted to provide consistency.

Larry Podhora / architecture inc

- **Review and ensure all material returns on all elevations are consistent.**

Material returns are now consistent.

- **Indicate projection of the elevator shaft in elevations.**

The elevator is now visible on the elevations.

3. Layout and overlook considerations

- **Confirm usability of the south east corner units respecting the balcony entrance door and dimension of the space.**

The balconies were revised to make them more useable.

- **Relocate the garbage and recycling room to a more central and convenient location.**

The garbage and recycling room were relocated to a more central location adjacent to the overhead underground entrance door.

- **Consider improvement to the concrete finish of the ramp as it is highly exposed (overlook).**

The underground ramp surface will have a herringbone grooved pattern. Planters were added to the pedestrian sides of the underground ramp walls, to remove/minimize a direct, overlooking view of the ramp.

Should you require further information, please do not hesitate to contact the undersigned.

Yours truly,



Larry Podhora, Architect AIBC, MRAIC

1952 brackman way, north saanich, b.c., v9l 0c2

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: July 20, 2021
FILE NO: 2017-486-DVP
2017-485-DP

FROM: Chief Administrative Officer

MEETING: C o W

SUBJECT: Multi Family Development Permit
Development Variance Permit
10640 248 Street

EXECUTIVE SUMMARY:

Multi Family Development Permit and Development Variance Permit applications have been received to develop the subject property, located at 10640 248 Street within the Albion Area Plan, into a townhouse project with 61 units. The subject property was pre-zoned to RM-1 (Low Density Townhouse Residential) under application 2011-134-RZ as part of a larger development for the area. At that time, the environmental Development Permits were reviewed and approved. The subject property is within the Wild Fire Development Permit Area. The Fire Department has reviewed the assessment report and determined the Building Department will ensure compliance with construction materials at the Building Permit stage.

The subject applications propose several variances due to the steepness of the subject property which include:

- To reduce the front setback to 106 Ave. (South) from 7.5m to 4.5m to the buildings, and for deck roof projections to 2.77m for Block 8 and 2.29m for Block 9.
- To reduce the rear setback to a lane (North) from 7.5m to 6.0m.
- To reduce the exterior side setback to 248 St. (West) from 7.5m to 6.0m, and for deck roof projections to 4.43m for Block 1 and 4.22m for Block 2.
- To reduce the interior side setback (East) from 7.5m to 5.0m to part of Block 8 and to 6.0m for the other buildings, and for deck roof projections to 3.93m for Block 5, 4.69m for Block 6 and 4.58m for Block 7.
- To increase the maximum building height (to mid-point of roof) from 9.5m to 10.7m for each building (Blocks 1 to 13).
- To increase the maximum height of the retaining wall between Blocks 7 and 8 at the southeast corner of the site from 1.2m to 3.2m.
- To reduce the required Common Open Area from 2,745.0m² (45m²/unit) to 2,590.6m² (42.45m²/unit).
- To reduce the required Indoor Amenity requirement from 183m² (3.0m²/unit) to 0.0m² (0.0m²/unit).

RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2017-486-DVP respecting property located at 10640 248 Street; and
2. That the Corporate Officer be authorized to sign and seal 2017-485-DP respecting property located at 10640 248 Street.

DISCUSSION:

a) Background Context:

Applicant:	Atelier Pacific Architecture Inc. Brian Shigetomi		
Legal Description:	Lot 2, Section 11, Township 12, New Westminster District Plan EPP40314		
OCP :			
Existing:		Medium Density Residential	
Proposed:		Medium Density Residential	
Zoning:			
Existing:		RM-1 (Townhouse Residential)	
Proposed:		RM-1 (Townhouse Residential)	
Surrounding Uses:			
North:	Use:	Single Family Residential	
	Zone:	R-1 (Single Detached (Low Density) Urban Residential	
	Designation	Medium Density Residential	
South:	Use:	Multi Family Residential	
	Zone:	RM-1 (Low Density Townhouse Residential)	
	Designation:	Medium Density Residential	
East:	Use:	Single Family Residential	
	Zone:	R-1 (Single Detached (Low Density) Urban Residential	
	Designation:	Medium Density Residential	
West:	Use:	Single Family Residential	
	Zone:	RS-3 (Single Detached Rural Residential)	
	Designation:	Medium Density Residential	
Existing Use of Property:	Vacant		
Proposed Use of Property:	Multi Family Residential		
Site Area:	1.25 hectare (3 acres)		
Access:	106 Avenue		
Servicing:	Urban Service		
Previous Applications:	2011-134-RZ/SD/DP/VP		

b) Project Description:

The subject property is approximately 1.25 hectares (3 acres) located within the Albion Area Plan. The original application proposed a townhouse development with 44 units in 22 duplex buildings. Due to the sloping site, retaining walls along the eastern property line were required to be able to meet the maximum permitted grade for the internal strata road. The team of consultants have worked with City staff to ensure the retaining walls were limited as much as possible given these constraints.

In 2020, the property changed owners, and revised plans proposing 61 townhouse units were received, while making use of the Albion Area Density Bonus structure within the Zoning Bylaw. The revised proposal includes 13 buildings with three (3) to six (6) units in each building.

Design and siting of buildings and landscape provides for views, enhances privacy and livability. The development generally follows the topography of the site as much as possible. To provide for the necessary internal road grades, there will be two to four tiers of 1.2m (4.0 ft.) tall retaining walls as permitted under the Zoning Bylaw along the northern side of the site.

Due to the grading conditions on site, all buildings are stepped along with the grade. Buildings are designed to front or have the appearance of fronting onto a public road through direct pedestrian paths to the outside and through appropriate treatment of exteriors. Each unit will with a direct pedestrian access to grade at the front and the rear of the unit.

The buildings are accessed by a concentric internal road, which would allow for vehicle entry via the garage alongside a pedestrian unit entry door. A secondary unit entry door would be provided on the opposite side backing into fully fenced, private rear yards. The units along 106th Avenue and 248th Street would have doors with direct pedestrian access to the municipal sidewalks, complete with front yard, fence and individual gate. There are nine types of units with approximately 1,750 ft² to 2,237 ft² in area, all with three bedrooms, an open concept living room/kitchen combination. All units have access to private outdoor space including a covered deck/patio as well as a fenced and landscaped rear yard.

In addition, the proposed program for the site includes two accessible common outdoor amenity areas. The large amenity area at the northwest corner of the site includes play equipment, garden plots, grass area and an outdoor seating patio area. There is also a smaller outdoor amenity area located at the centre of the site which includes an outdoor seating area.

c) Planning Analysis:

i) Official Community Plan

The Development Permit is applicable subject to Section 8.7 Multi-Family Development Permit guidelines as outlined below.

As the subject proposal is located within the Albion Area Plan, staff also reviewed the proposal against the following policies from the Official Community Plan:

- The *Medium Density Residential* designation supports RM-1 (Townhouse Residential) zone.
- The proposed development will be using the Density Bonus provision, which allows the floor space ratio (FSR) to increase from 0.60 to 0.75 in accordance with the following Albion Area Plan Policies:

Policy 10-6 Where a Density Bonus option is utilized in a multi-family development and the base density is exceeded, an Amenity Contribution is to be applied to all the dwelling units on the site.

Policy 10-7 Maple Ridge Council may consider Density Bonuses as part of the development review process for Albion Area Plan amendment applications seeking a land use designation change that would permit a higher density than currently permitted.

Multi-Family Housing

10 -12 The siting, form, character and massing of multi-family residential development and their areas for parking, storage and landscaping should be designed to facilitate orderly development of the area and to be compatible with single family residential developments.

10 - 13 Multi-family housing should be provided with appropriate amenities to enhance the character of development.

10 - 14 The siting of development and construction techniques employed should avoid impacts to watercourses, reduce the risk of erosion in the area, minimize visual disruption to the neighbourhood and protect the visual character of the landscape.

10 - 15 Natural vegetation should be retained where possible to enhance the character of the area. Significant treed slopes or natural vegetation will need to be retained in order to minimize disruption to watercourses and to minimize erosion. Geotechnical assessments may be required.

10 - 16 Development in the Albion Area is subject to the Natural Features policies of the Official Community Plan. Multi-Family and Intensive Residential Development must also adhere to the Design Guidelines detailed in Section 8 Development Permit Guidelines.

The project addresses the OCP Section 8 Development Permit Area as outlined below.

Key Guideline Concepts	Applicant's Response on Achieving Guideline Concept
New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.	This proposed project is similar to the new townhouse buildings in the area.
Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of a higher density developments	This project is low-rise ground-oriented housing with no high density development in the area.
Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.	The development is designed with a unified form and character with a variety of building types. A small common outdoor amenity space is provided in the center of the site with a larger outdoor amenity space the northwest corner providing various programs.
Pedestrian circulation should be encouraged with attractive streetscapes and be attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.	Landscape planting is provided along the entry of the project. Building elevations facing the municipal streets or at the project entrance are enhanced with additional articulation and details.

ii) Zoning Bylaw and Parking & Loading Bylaw

The revised plans propose 61 townhouse units, while making use of the Albion Area Density Bonus structure by contributing a cash contribution at a rate of \$3,100.00 for each unit where the FSR in a development is more than 0.60 but not more than 0.75 times the lot area as per the RM-1 (Low Density Townhouse Residential) zone. As provided within the RM-1 zone, this project with a density of 0.65 FSR is subject to the setback, height and other provisions of the RM-4 zone.

The parking meets the Parking and Loading Bylaw requirements of 2.0 spaces/unit with 122 resident parking spaces for the 61 units and exceeds the requirement for visitor parking with 14 spaces provided instead of the required 13 spaces. For the resident parking, 44 units (72%) have side-by-side garages and 17 units (28%) have tandem garages. While application for this project pre-dates the Council's Tandem Parking Policy and associated amendment to the Zoning Bylaw in June, 2021, the project conforms to these documents with the regards to the number of side-by-side parking spaces.

d) Variance Request:

While the application for this project was received in 2017, the design was changed in December 2020, and this the project is being reviewed and variances considered under the new Zoning Bylaw No. 7600-2019 adopted on December 8, 2020.

Zoning Bylaw No. 7600-2019, Part 6, Section 617.11 (5) pertaining to the RM-1 (Low Density Townhouse Residential) zone states that the RM-4 (Medium Density Townhouse) zone applies and supersedes the zone requirements of the RM-1 zone when the density exceeds 0.6 FSR as is the case for proposed project. Given this, the variances being requested to the RM-4 zone include:

1. *Maple Ridge Zoning Bylaw No 7600-2019, Part 6, Section 620.7 (1)* is varied by reducing the setbacks and allowing projections as follows:

- To reduce the front setback to 106 Ave. (South) from 7.5m to 4.5m to the buildings, and for deck roof projections to 2.77m for Block 8 and 2.29m for Block 9.
- To reduce the rear setback to a lane (North) from 7.5m to 6.0m.
- To reduce the exterior side setback to 248 St. (West) from 7.5m to 6.0m, and for deck roof projections to 4.43m for Block 1 and 4.22m for Block 2.
- To reduce the interior side setback (East) from 7.5m to 5.0m to part of Block 8 and to 6.0m for the other buildings, and for deck roof projections to 3.93m for Block 5, 4.69m for Block 6 and 4.58m for Block 7.

These variances are supportable due to the grade changes on the site, the variance being moderate in scope and being similar to setbacks to the townhouse development to the south side.

2. *Maple Ridge Zoning Bylaw No 7600-2019, Part 6, Section 620.8 (2)* is varied by increasing the maximum building height (to mid-point of roof) from 9.5m to 10.7m for each building (Blocks 1 to 13).

This 1.2m (4.0 ft.) increase is justified due to the sloping nature of the site and the change in measuring height from the former Zoning Bylaw to new Zoning Bylaw that occurred since the application was originally submitted in 2017.

2. Maple Ridge Zoning Bylaw No 7600-2019, Part 4, Section 403.9 (4) is varied by increasing the maximum height of the retaining wall between Blocks 7 and 8 at the southeast corner of the site from 1.2m to 3.2m.

Due to the steep grade on the site and limited site area, this relatively short section of wall of 3.2m (10.5 ft.) in height can be supported as it allows for several trees to be retained at the southeast corner of the site and is not in close proximity to existing dwellings on the adjacent lot.

3. Maple Ridge Zoning Bylaw No 7600-2019, Part 6, Section 620.11 (1) is varied by reducing the required Common Open Area from 2,745.0m² (45m²/unit) to 2,590.6m² (42.45m²/unit).

The small reduction of 154.4m² (1,661.9 ft²) in Common Outdoor Area is supported as the shortfall is more than made up for by the additional 173m² (1,862.2 ft²) of active Outdoor Amenity Area beyond that required under the Zoning Bylaw.

4. Maple Ridge Zoning Bylaw No 7600-2019, Part 6, Section 620.11 (5) is varied by reducing the required Indoor Amenity requirement from 183m² (3.0m²/unit) to 0.0m² (0.0m²/unit).

The indoor amenity requirement of 3.0m²/unit (32.3 ft²/unit) was included in the new Zoning Bylaw adopted in December, 2020. This reduction can be supported as Indoor Amenity Area was not required under the former Zoning Bylaw when the application was originally submitted in 2017.

e) Advisory Design Panel:

The following resolution was passed at the May 19, 2021 meeting of the Advisory Design Panel.

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2017-485-DP and recommends the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Comments from the Panel included:

Architectural Comments:

- *Provide alternative colours/materials schemes with lighter pallet and additional variety. Consider differentiate each row;*
- *Provide community identity feature;*
- *Remove visitor parking space at front entrance beside block nine (9);*
- *Provide additional articulation on the west side of units facing 106th Avenue (Block 1).*

Landscape Comments:

- *If possible, provide trees along interior roads.*

The proposal was updated accordingly, as outlined in the Architect's response letter in Appendix E.

f) Environmental Implications:

The subject property was originally part of a larger project and pre-zoned under application 2011-134-RZ. Grading and sloped areas on the subject property are largely the result of using the site for fill from the adjacent developments and regrading. The adjacent single family residential neighbours to the north and east have existing retaining walls, and as a result, the subject proposal also contains retaining walls. Environmental Development Permits were previously issued with the rezoning application for the larger overall development area.

g) Financial Implications:

In accordance with section 402.8 of the Zoning Bylaw No. 7600-2019, a Density Bonus for Albion Area is permitted when an amenity contribution of \$3,100.00 is received for each unit where the floor space ratio (FSR) in a development is more than 0.60 but not more than 0.75 times the lot area. The Amenity Contribution of approximately \$189,100.00 (61 units) shall be payable upon issuance of the Building Permit.

In accordance with Council's Landscape Security Policy, a refundable security of \$359,146.75 equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit.

CONCLUSION:

That the Corporate Officer be authorized to sign and seal 2017-486-DVP and 2017-485-DP respecting property located at 10640 248 Street.

"Original signed by Mark McMullen" for

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

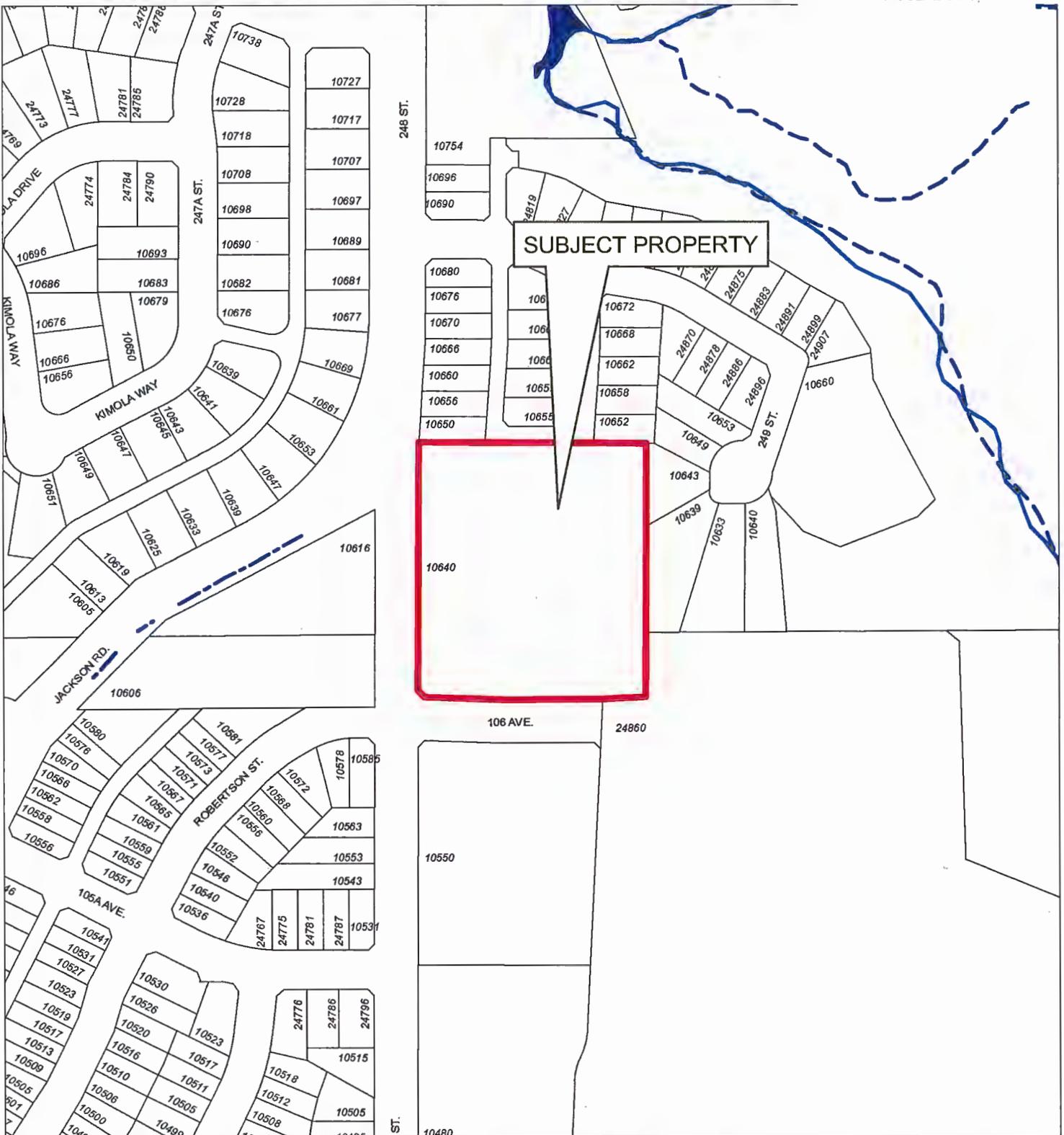
"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C - Variance Site Plan & Data Sheet
Appendix D - Architectural Plan Set
Appendix E – Architectural Response to ADP



Scale: 1:2,500

Legend

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

10640 248 Street

PLANNING DEPARTMENT



mapleridge.ca

2017-485-DP
DATE: Oct 24, 2017

BY: JV



Aerial Imagery from the Spring of 2016



Scale: 1:2,500

Legend

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

10640 248 Street

PLANNING DEPARTMENT



mapleridge.ca

2017-485-DP
DATE: Oct 24, 2017

BY: JV

Project Variances

LIST OF VARIANCE REQUIRED:

1. FRONT SETBACK (SOUTH):

REQUIRED: 7.5 m (24.6 ft.)
PROPOSED: 4.5 m (14.8 ft.)

The front setback variance is requested due to the steepness of the site, which requires a longer driveway to maintain maximum of 10% slope.

2. REAR SETBACK (NORTH):

REQUIRED: 7.5 m (24.6 ft.)
PROPOSED: 6 m (19.69 ft.)

The rear setback variance is requested due to the steepness of the site, which requires a longer driveway to maintain maximum of 10% slope.

3. EXTERIOR SIDE SETBACK (WEST):

REQUIRED: 7.5 m (24.6 ft.)
PROPOSED: 6 m (19.69 ft.)

The exterior side setback variance is requested due to the steepness of the site, which requires a longer driveway to maintain maximum of 10% slope.

4. INTERIOR SIDE SETBACK (EAST):

REQUIRED: 7.5M
PROPOSED: 5.0M/6.0M

A 5.0m interior side setback variance is requested at the end unit (east) of Block 8 to accommodate more side by side garage units over tandem garage units. A 6.0m setback variance is requested for all other blocks along the interior (East) property line due to the steepness of the site, which requires a longer driveway to maintain maximum of 10% slope.

5. PROJECTION INTO SETBACKS:

MAXIMUM ALLOWABLE: 1.25 m (ROOF, UN-CLOSED BALCONIES)
REQUESTED DECK ROOF PROJECTION:

SOUTH PROPERTY LINE (FRONT):

2.77m @ BLOCK 8 FROM SOUTH PROPERTY LINE (1.71m INTO BUILDING SETBACK)
2.29m @ BLOCK 9 FROM SOUTH PROPERTY LINE (2.21m INTO BUILDING SETBACK)

WEST PROPERTY LINE (EXTERIOR SIDE):

4.43m @ BLOCK 1 FROM WEST PROPERTY LINE (1.57m INTO BUILDING SETBACK)
4.22m @ BLOCK 2 FROM WEST PROPERTY LINE (1.78m INTO BUILDING SETBACK)

MAXIMUM ALLOWABLE: 0.61m (ROOF, UN-ENCLOSED BALCONIES)
REQUESTED DECK ROOF PROJECTION:

EAST PROPERTY LINE (INTERIOR SIDE):

3.93m @ BLOCK 5 FROM EAST PROPERTY LINE (2.07m INTO BUILDING SETBACK)
4.69m @ BLOCK 6 FROM EAST PROPERTY LINE (1.31m INTO BUILDING SETBACK)
4.58m @ BLOCK 7 FROM EAST PROPERTY LINE (1.41m INTO BUILDING SETBACK)

The variance of projection into setbacks is requested for the covered deck to provide a functional, protected balcony from the rainy west coast weather.

6. COMMON OPEN AREAS:

MINIMUM REQUIRED: 45 m² FOR EACH THREE-BEDROOM UNIT
PROPOSED: 2,590.61 m²
REQUIRED: 2,745 m²
SHORTFALL: 154.39 m²

The variance of common open area is requested due to the fact that building blocks require a long driveway, and thus space for backyard is reduced. However, the shortfall of common open area will be compensated by a surplus of outdoor amenity area.

Required outdoor amenity area: 61 units x 5 m² = 305 m²

Proposed outdoor amenity area: 476.00 m²

Outdoor amenity area coverage: 173.00 m²

7. BUILDING HEIGHT:

MAXIMUM ALLOWABLE: 9.5m
(Building Height is calculated from average finish or natural grade to midpoint of main roof)

A variance for building height of 10.7m (1.2m above the allowable) is requested for all blocks (Blocks 1-13).

The variance of building height is requested:

- To accommodate the natural site slope and reduce the amount of retaining walls (especially facing municipal roads and adjacent properties) while also accommodating fire truck and vehicular access to internal road and driveways.
- To keep the upper floors of the interlocking tandem units at the same level while the basement levels vary to accommodate the steep slope.
- To provide sufficient pitch to roofs for adequate drainage and the steep pitch for the gabled dormers.

8. RETAINING WALL HEIGHT:

The variance of retaining wall height is requested for the 3.2m high retaining wall at the southeast corner of the property, between Blocks 7 & 8. This retaining wall is required to negotiate the change of grade between the adjacent property (to the east) and the proposed buildings. All other walls will be as provided in Section 403.9 in the City of Maple Ridge Zoning Bylaw with a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All other walls are to have decorative facing.

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 28, 2021

REVISED JANUARY 19, 2021

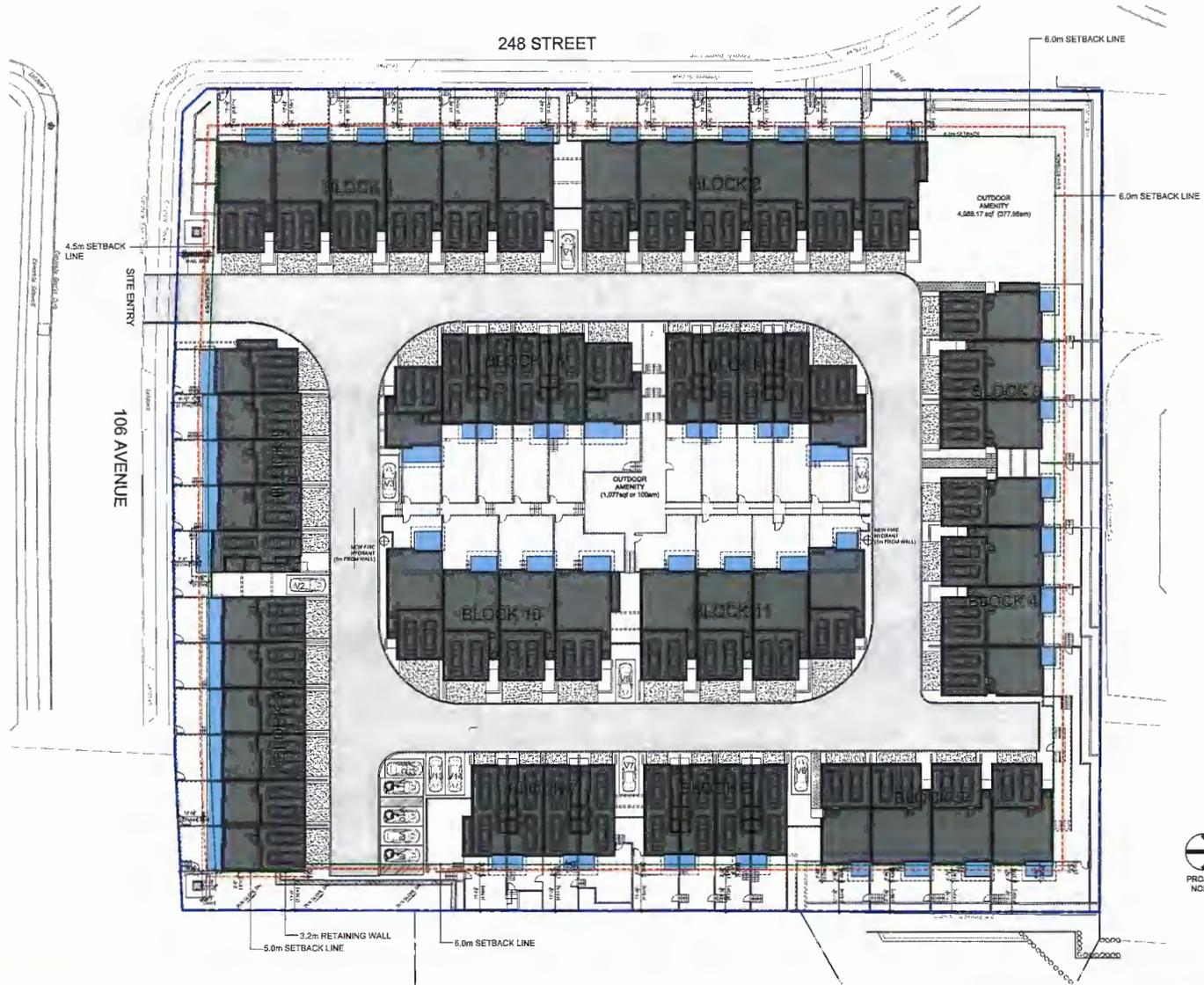
REVISED JULY 8, 2021

REVISED JULY 1, 2021

SUBMITTED FOR ADP MAY 9, 2021

DP 0.8
PROJECT VARI

APPENDIX C



LEGEND:

- FINAL PROPERTY LINE
- COVERED PATIO/ BALCONY
- LINE OF PROPOSED BUILDING SETBACK VARIANCE
- LINE OF DECK SETBACK VARIANCE



1 SITE PLAN - VARIANCES
A1.3 1:300

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 2, 2021 REVISED JUNE 3, 2021 DECEMBER 22, 2020
 REVISED JUNE 28, 2021 REVISED JANUARY 19, 2021
 REVISED JULY 1, 2021 SUBMITTED FOR ADP MAY 3, 2021

DP 1.3

SITE VARIANCE
PLAN



Project Data Sheet

CIVIC ADDRESS

10640 248 STREET, MAPLE RIDGE, B.C.

LEGAL DESCRIPTION

SUBDIVISION PLAN OF LOT 42, 44, AND 45, PLAN BCP36341 AND LOT 1 PLAN BCP35626 EXCEPT: PART SUBDIVIDED BY PLAN BCP36341, ALL SECTION 11, TOWNSHIP 12, NEW WESTMINSTER DISTRICT

SITE LOCATION

LOT 2 ON 248 STREET & 106 AVE, MAPLE RIDGE, BC

EXISTING ZONING

RM-1

PROPOSED ZONING

RM-1

OCP LAND USE

MEDIUM /HIGH DENSITY RESIDENTIAL

PROPOSED BUILDING TYPE

TWO & THREE-STOREY WOOD FRAME TOWNHOUSE

GROSS SITE AREA

135,142 ft² / 12,555 m² / 1.256 HA

UNIT YIELD

61 TOWNHOUSE UNITS

44 (72.1%) TOWNHOUSE SIDE X SIDE UNITS

17 (27.9%) TOWNHOUSE TANDEM UNITS

GROSS FLOOR AREA

135,859.17 ft² (12,621.72 m²)

RESIDENTIAL AREA NET (FSR)

(EXCLUDING GARAGE AND BASEMENT)
87,909.34ft² (8,167.04 m²)

LOT COVERAGE

51,890.32 ft²(4,820.77m²) [38%]

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT (SOUTH) 106 AVE	7.5 m	*4.5 m
REAR (NORTH)	7.5 m	*6.0 m
EXTERIOR (WEST) 248 ST	7.5 m	*6.0 m
INTERIOR (EAST)	7.5 m	**5.0 m/6.0 m

*VARIANCE REQUESTED

**A 5.0m SETBACK VARIANCE FOR THE END UNIT OF BLOCK 8 IS REQUESTED. A 6.0m SETBACK VARIANCE IS REQUESTED FOR ALL OTHER BLOCKS ALONG THE INTERIOR (EAST).

RETAINING WALLS

As provided in Section 403.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.

ROOF PROJECTION INTO SETBACKS

	ALLOWED	PROPOSED
FRONT (SOUTH) 106 AVE	1.25 m from setback	1.71m & 2.21m from building setback
REAR (NORTH)	1.25 m from setback	n/a
EXTERIOR (WEST) 248 ST	1.25 m from setback	1.57m & 1.78m from building setback
INTERIOR (EAST)	0.61 m from setback	2.07m,1.31m, & 1.41m from building setback

*VARIANCE REQUESTED

AREA & HEIGHT REQUIREMENT

	REQUIRED/ ALLOWED	PROPOSED
DENSITY (FSR)	0.6	0.6 + 0.05 (Density Bonus) = 0.65
OUTDOOR AMENITY AREA	61 units x 5m ² = 305 m ² /3,283 ft ²	478 m ² /5,145.15 ft ²
COMMON OPEN AREA*	See DP0.8	See DP0.8; DP1.1
PRIVATE OUTDOOR AREAS	Greater of 5% Dwelling Unit Area or 4.6SM	Min. 5% of Dwelling Unit Area per Unit See DP1.1
BUILDING HEIGHT**	9.5m (31.2 ft)	Refer to Variance Page DP0.8
BUILDING & STRUCTURE COVERAGE	N/A	38.0%
PAVED & HARDCAPE COVERAGE	N/A	63.63%

*COMMON OPEN AREA VARIANCE REQUESTED

**BUILDING HEIGHT VARIANCE REQUESTED

PARKING REQUIREMENT

	REQUIRED	PROPOSED
RESIDENTIAL (2 SPACE PER EACH UNIT)	61 units x 2 = 122	122
VISITOR (0.2 PER UNIT)	61x 0.2 = 13 (12.2)	14
TOTAL:	135	137
DISABLE PARKING STALL	3	3

UNIT DISTRIBUTION

UNIT TYPE	UNIT AREA (FSR)	# OF UNITS	TOTAL AREA (FSR)
A (SIDE X SIDE)	1,825.44 ft ² or 151.00 m ²	6	9,752.62 ft ² or 906.05 m ²
A1/A2 (SIDE X SIDE)	1,290.96 ft ² or 119.93 m ²	5	6,454.80 ft ² or 599.67 m ²
B (SIDE X SIDE)	1,300.37 ft ² or 120.81 m ²	10	13,003.73 ft ² or 1208.09 m ²
B1 (SIDE X SIDE)	1,395.01 ft ² or 129.80 m ²	3	4,185.03 ft ² or 388.80 m ²
C (SIDE X SIDE)	1,689.64 ft ² or 156.97 m ²	19	32,103.16 ft ² or 2,982.48 m ²
C1 (SIDE X SIDE)	1,667.76 ft ² or 154.93 m ²	1	1,667.76 ft ² or 154.93 m ²
D (TANDEM)	1,505.81 ft ² or 139.89 m ²	1	1,505.81 ft ² or 139.89 m ²
D1/D2 (TANDEM)	1,208.68 ft ² or 112.29 m ²	16	19,338.80 ft ² or 1,796.63 m ²
TOTAL:		61	88,077.71 ft² or 8,182.69 m²

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 29, 2021

REVISED JANUARY 19, 2021

REVISED JULY 8, 2021

REVISED JULY 1, 2021

SUBMITTED FOR ADP MAY 3, 2021

DP 0.6

PROJECT DATA



Project Data Sheet

UNIT DISTRIBUTION

TOWNHOUSE TYPE	TYPE A	TYPE A1/A2	TYPE B	TYPE B1	TYPE C	TYPE C1	TYPE D	TYPE D1/D2	
GARAGE AREA (EXCLUDED FROM FSR)	339.73 SF	399.94 SF	382.42 SF	402.00 SF	414.73 SF	409.59 SF	588.84 SF	510.94 SF	
LOWER FLOOR AREA (INCLUDED IN FSR)	70.26 SF	-	-	-	69.64 SF	69.62 SF SF	143.15 SF SF	44.10 SF SF	
MAIN FLOOR AREA	635.03 SF	490.98 SF	625.81 SF	697.51	647.12	625.26 SF	681.33 SF	582.29 SF	
UPPER FLOOR AREA	920.15 SF	799.98 SF	674.56 SF	697.50	972.89	972.89 SF	681.33 SF	582.29 SF	
DWELLING UNIT AREA (EXCL. GARAGE)	2,163.63 SF	1,794.48 SF	1,601.89 SF	1,764.88 SF	2,227.84 SF	2,205.96 SF	2,044.00 SF	1,746.87 SF	
GROSS UNIT AREA (INCL. GARAGE)	2,503.36 SF	2,194.42 SF	1,984.31 SF	2,166.88	2,642.56	2,615.54 SF	2,632.84 SF	2,257.81 SF	
NET UNIT AREA (FSR)	1,625.44 SF	1,290.96 SF	1,300.37 SF	1,395.01 SF	1,689.64 SF	1,667.76 SF	1,505.81 SF	1,208.68 SF	
NUMBER OF UNITS	6	5	10	3	19	1	1	16	61
GROSS FLOOR AREA (INCL. GARAGE)	15,020.17 SF	10,972.10 SF	19,843.10 SF	6,500.65 SF	50,208.75 SF	2,615.54 SF	2,632.84 SF	36,124.96 SF	TOTAL: 143,918.08 SF
NET FLOOR AREA (FSR)	9,752.62 SF	6,454.80 SF	13,003.73 SF	4,185.03 SF	32,103.18 SF	1,667.76 SF	1,505.81 SF	19,338.80 SF	TOTAL: 88,011.71

COMMON OPEN AREA DISTRIBUTION

BLOCK	1						2						3			4				5				
UNIT & TYPE	C-01	C-02	C-03	C-04	C-05	C-06	C-07	C-08	C-09	C-10	C-11	C-12	A1-13	A-14	A2-15	A1-16	A-17	A-18	A2-19	A-20	A-21	A-22	A2-23	
YARD AREA (m²)	55.02	54.36	47.29	47.07	46.84	52.45	57.84	46.01	45.51	44.71	44.20	48.29	43.47	46.14	46.17	47.35	44.70	43.05	35.97	69.83	42.05	35.38	46.67	
SHORTFALL (m²)	-	-	-	-	-	-	-	-	-	0.29	0.80	-	1.53	-	-	-	0.30	1.95	9.03	-	2.95	9.62	-	

BLOCK	6				7				8					9				10					
UNIT & TYPE	D2-24	D1-25	D1-26	D2-27	D2-28	D1-29	D1-30	D2-31	B-32	B-33	B-34	B-35	B-36	B-37	D-38	B-39	B-40	B-41	B-42	C1-43	C-44	C-45	C-46
YARD AREA (m²)	29.60	30.59	30.37	41.88	42.22	31.62	19.90	89.37	43.12	45.74	47.87	47.61	47.81	48.25	40.56	45.13	45.10	44.56	42.02	40.34	57.36	57.05	59.13
SHORTFALL (m²)	15.40	14.41	14.63	3.12	2.78	13.38	25.10	-	1.88	-	-	-	-	-	4.44	-	-	0.44	2.98	4.66	-	-	-

BLOCK	11				12				13				TOTAL PROVIDED		REQUIRED				
UNIT & TYPE	C-47	C-48	C-49	C-50	B1-51	D1-52	D1-53	D1-54	D2-55	B1-56	D1-57	D1-58	D1-59	D1-60	B1-61				
YARD AREA (m²)	53.66	57.48	58.72	36.40	35.98	47.88	46.98	46.04	47.37	44.84	45.11	46.98	46.98	46.98	38.09	2,590.61 m²		45 m² x 61 = 2,745 m²	
SHORTFALL (m²)	-	-	-	8.60	9.02	-	-	-	-	0.16	-	-	-	-	6.91	154.39 m² TOTAL SHORTFALL			

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JUNE 3, 2021
 REVISED JUNE 28, 2021
 DECEMBER 22, 2020
 REVISED JANUARY 19, 2021
 SUBMITTED FOR ADP MAY 3, 2021

DP 0.7

PROJECT DATA

COLOUR & MATERIALS



BLOCK 1 (SCHEME 1) - FRONT ELEVATION (INTERNAL ROAD)

- 1 PAINTED WOOD FASCIA BOARD - (WHITE)
- 2 FIBER CEMENT BOARD AND BATTEN - (WHITE)
- 3 STONE VENEER - CASA BLANCA ROUGH CUT
- 4 HORIZONTAL SIDING- WOODTONE - (COASTAL GREY)
- 5 PAINTED WOOD COLUMN/ DECK - (WOOD)
- 6 ASPHALT SHINGLES ROOF - (DARK GREY)
- 7 GARAGE DOOR - (DARK GREY)
- 8 METAL GUARD RAIL/ METAL FLASHING/ VINYL WINDOW EXTERIOR FRAME/ ROOF TRIM - (BLACK)



BLOCK 1 (SCHEME 1) - REAR ELEVATION (248th STREET)

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
 ATELIER PACIFIC ARCHITECTURE INC.
 REVISED JUNE 3, 2021 DECEMBER 22, 2020
 REVISED JUNE 28, 2021 REVISED JANUARY 19, 2021
 SUBMITTED FOR ADP MAY 3, 2021

DP 0.9a

ELEVATIONS-
 COLOUR/ MATERIALS
 BLOCK 1
 (SCHEME 1)



COLOUR & MATERIALS



BLOCK 1 (SCHEME 2) - FRONT ELEVATION (INTERNAL ROAD)

- 1 PAINTED WOOD FASCIA BOARD - (WHITE)
- 2 FIBER CEMENT BOARD AND BATTEN - (WHITE)
- 3 STONE VENEER - IXL - (BRADSTONE MOSA WALLING LIGHT GREY)
- 4 HORIZONTAL SIDING- WOODTONE - (WHITE GRANITE)
- 5 PAINTED WOOD COLUMN/ DECK - (WOOD)
- 6 ASPHALT SHINGLES ROOF - (DARK GREY)
- 7 GARAGE DOOR - (WHITE)
- 8 METAL GUARD RAIL/ METAL FLASHING/ VINYL WINDOW EXTERIOR FRAME/ ROOF TRIM - (BLACK)



BLOCK 1 (SCHEME 2) - REAR ELEVATION (248th STREET)

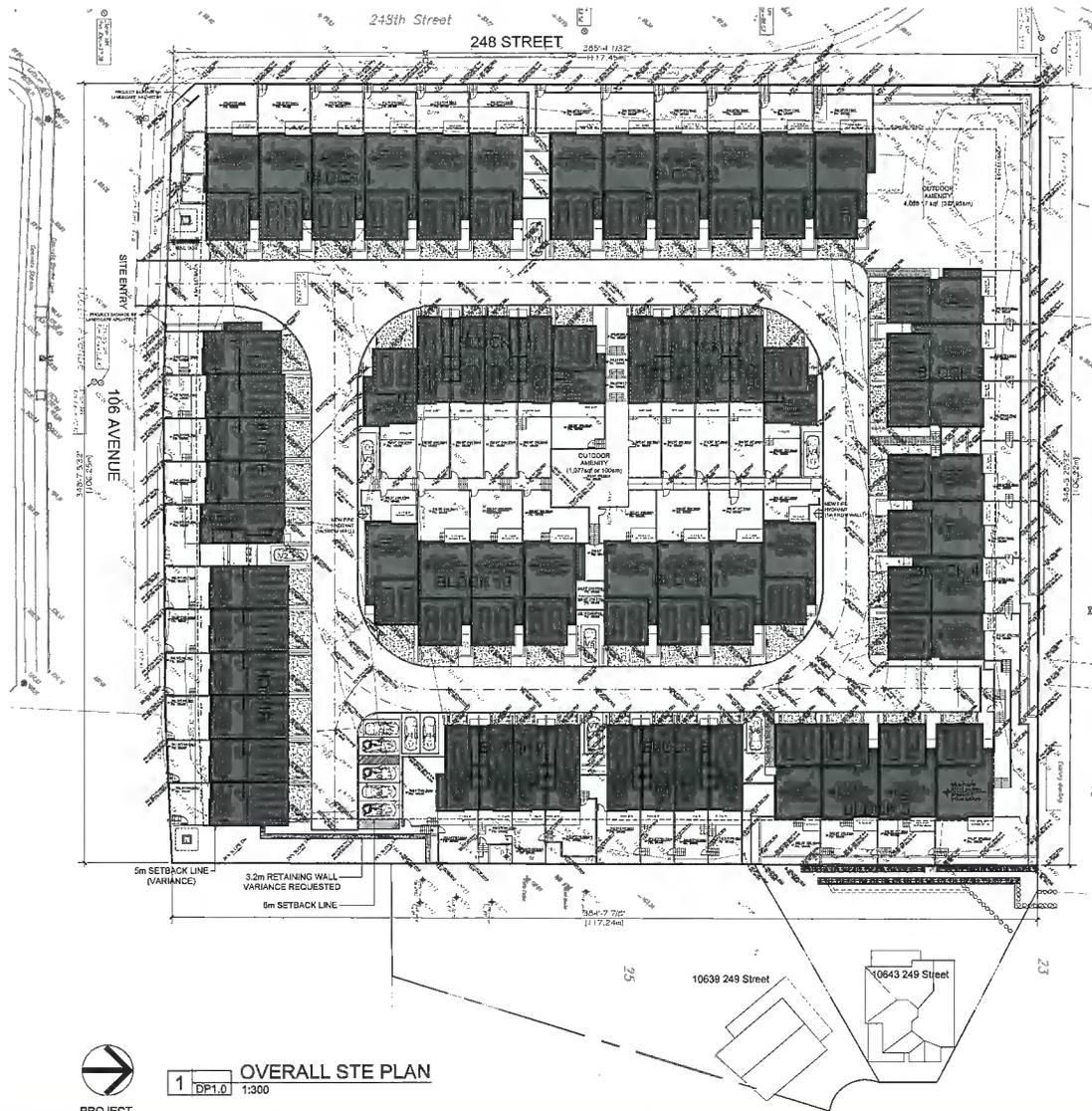
Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
 ATELIER PACIFIC ARCHITECTURE INC.
 REVISED JUNE 3, 2021 DECEMBER 22, 2020
 REVISED JUNE 28, 2021 REVISED JANUARY 19, 2021
 SUBMITTED FOR ADP MAY 9, 2021

DP 0.9b

ELEVATIONS-
 COLOUR/ MATERIALS
 BLOCK 1
 (SCHEME 2)



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JUNE 3, 2021 DECEMBER 22, 2020

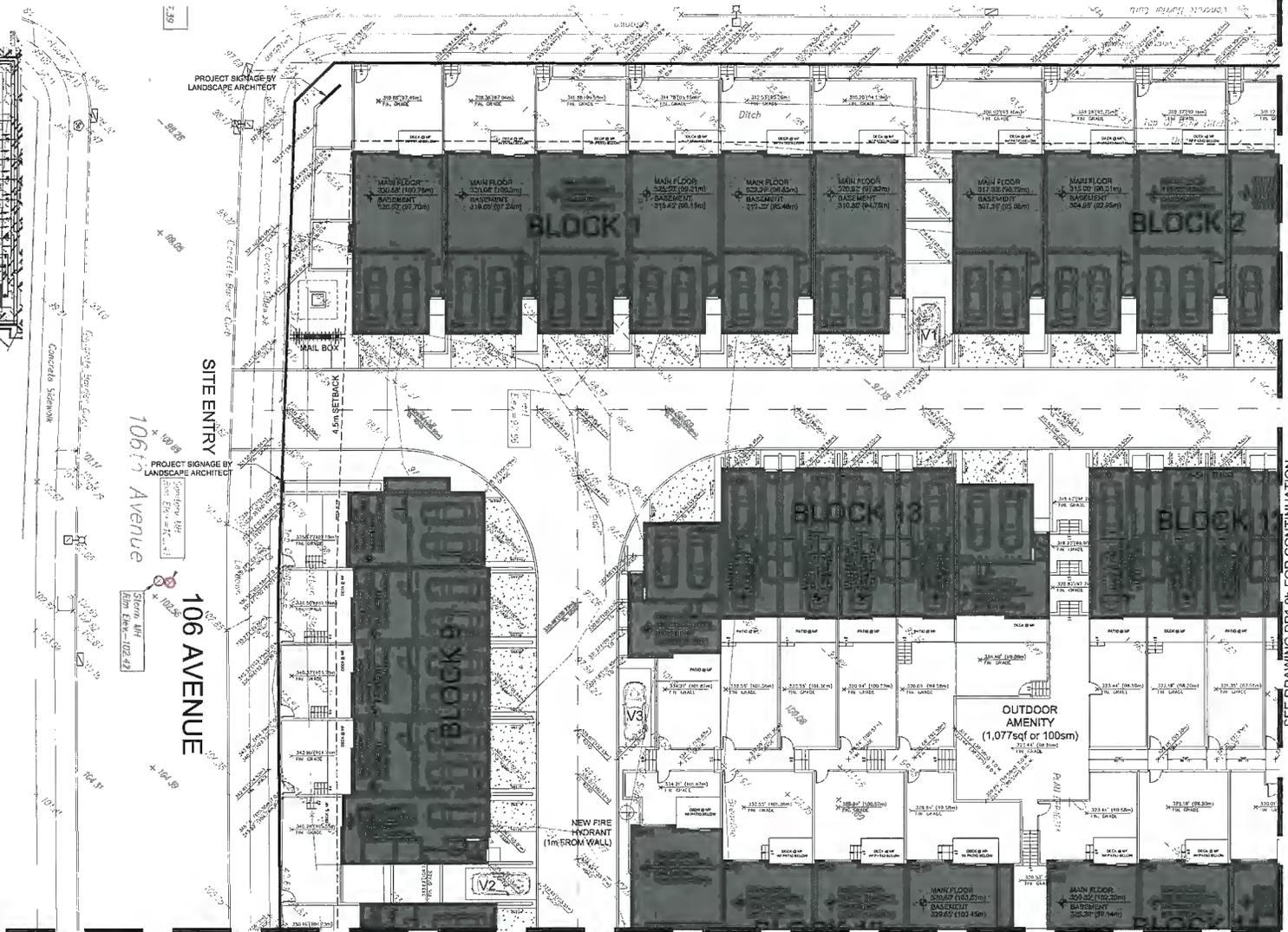
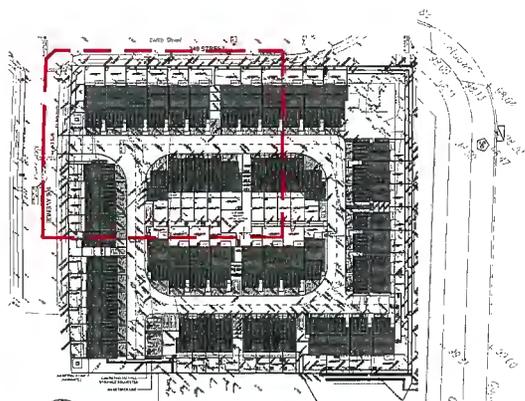
REVISED JUNE 28, 2021 REVISED JANUARY 19, 2021

SUBMITTED FOR ADP MAY 3, 2021

DP 1.0

OVERALL SITE PLAN





SEE DRAWING DP1.0d FOR CONTINUATION

1 DP1.0a 1:150 ENLARGED SITE PLAN - SOUTH WEST CORNER

SEE DRAWING DP1.0b FOR CONTINUATION



Albion Panorama

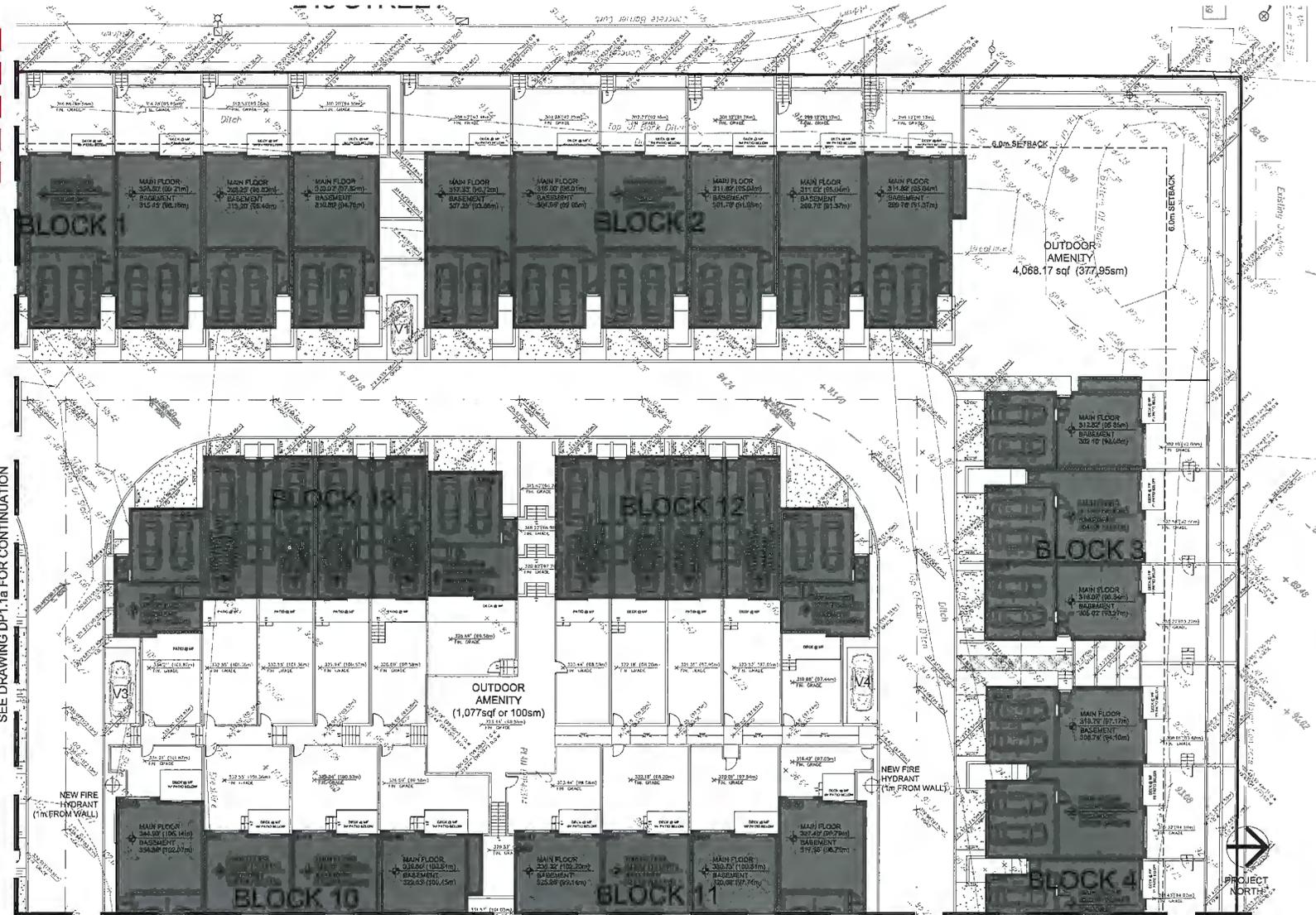
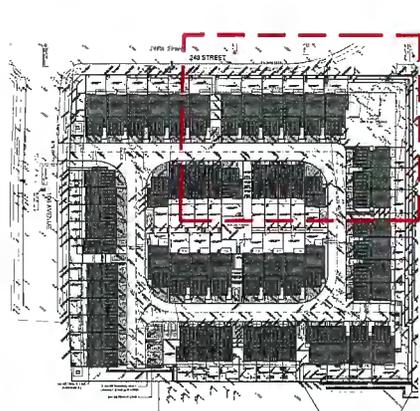
Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
 ATELIER PACIFIC ARCHITECTURE INC.
 REVISED JUNE 3, 2021 DECEMBER 22, 2020
 REVISED JUNE 28, 2021 REVISED JANUARY 19, 2021
 SUBMITTED FOR ADP MAY 3, 2021



DP 1.0a

ENLARGED
 SITE PLAN



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JUNE 3, 2021 DECEMBER 22, 2020

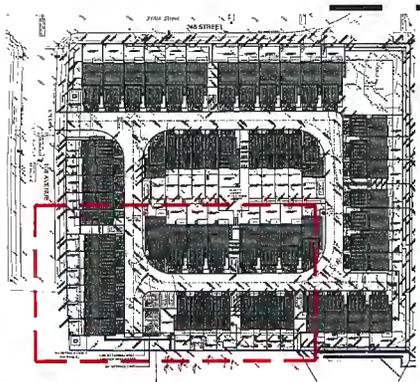
REVISED JUNE 28, 2021 REVISED JANUARY 19, 2021

SUBMITTED FOR ADP MAY 3, 2021

DP 1.0b

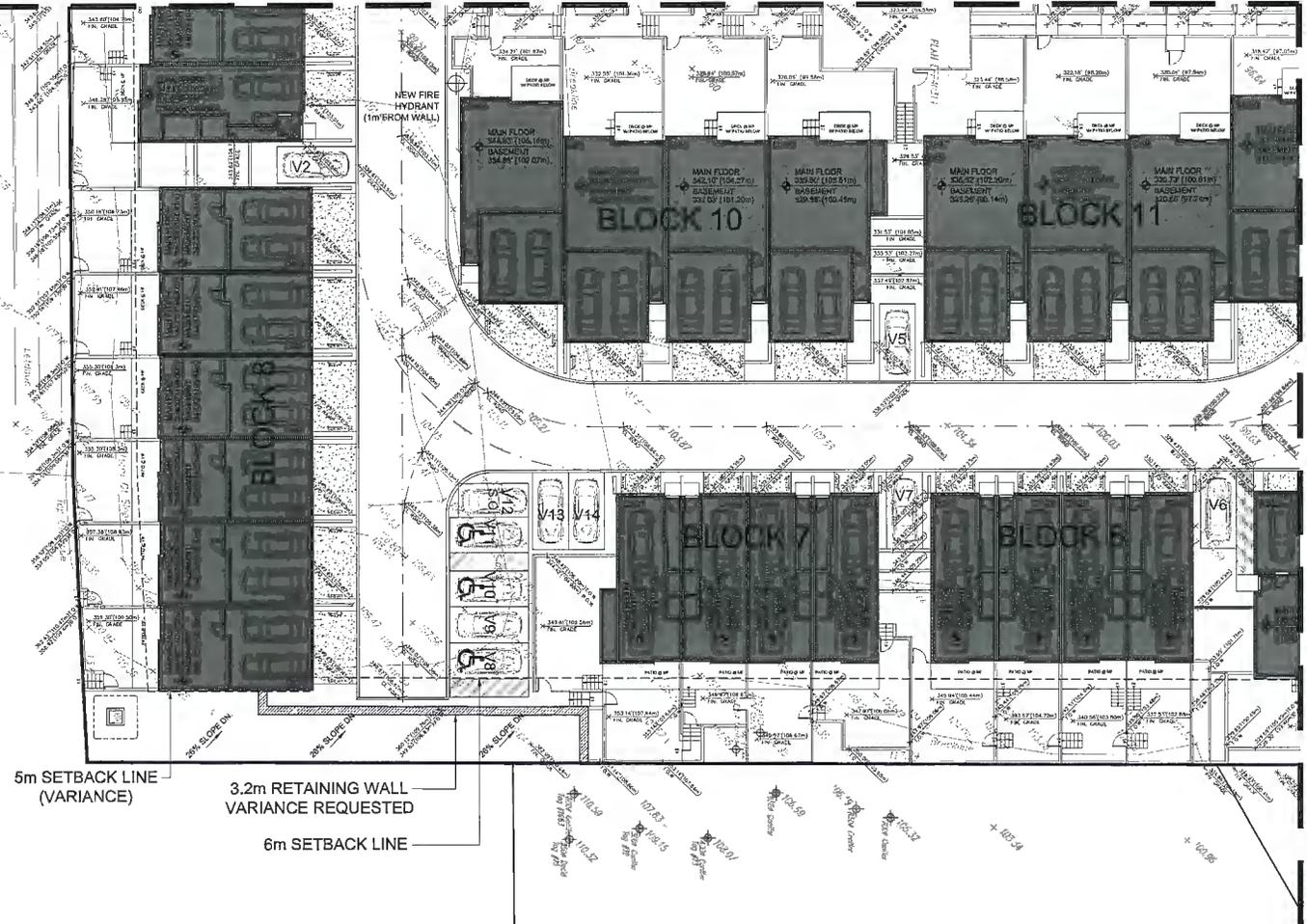
ENLARGED
SITE PLAN





106 AVENUE

SEE DRAWING DP1.1a FOR CONTINUATION



SEE DRAWING DP1.1c FOR CONTINUATION

1 ENLARGED SITE PLAN - SOUTH WEST CORNER
DP1.0d 1:150

10639 249 Street



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
ATELIER PACIFIC ARCHITECTURE INC.
REVISED JUNE 3, 2021 DECEMBER 22, 2020
REVISED JUNE 25, 2021 REVISED JANUARY 19, 2021
SUBMITTED FOR ADP MAY 3, 2021

DP 1.0d

ENLARGED
SITE PLAN





LEGEND:

- FINAL PROPERTY LINE
- YARD/ PATIO/ DECK (OVER 6'-0") AREA
- USABLE OPEN SPACE
- COVERED PATIO/ BALCONY
- COVERED DECK
- COMMON AMENITY

NOTE:
TOTAL AREAS INCLUDE ALL PRIVATE OUTDOOR AREAS FOR EACH UNIT. PERCENTAGE IS BASED ON TOTAL PRIVATE OUTDOOR AREA DIVIDE BY DWELLING UNIT AREA.

1 SITE PLAN - USABLE OPEN SPACE
 1 DPA1 1:250
 PROJECT NORTH

Albion Panorama

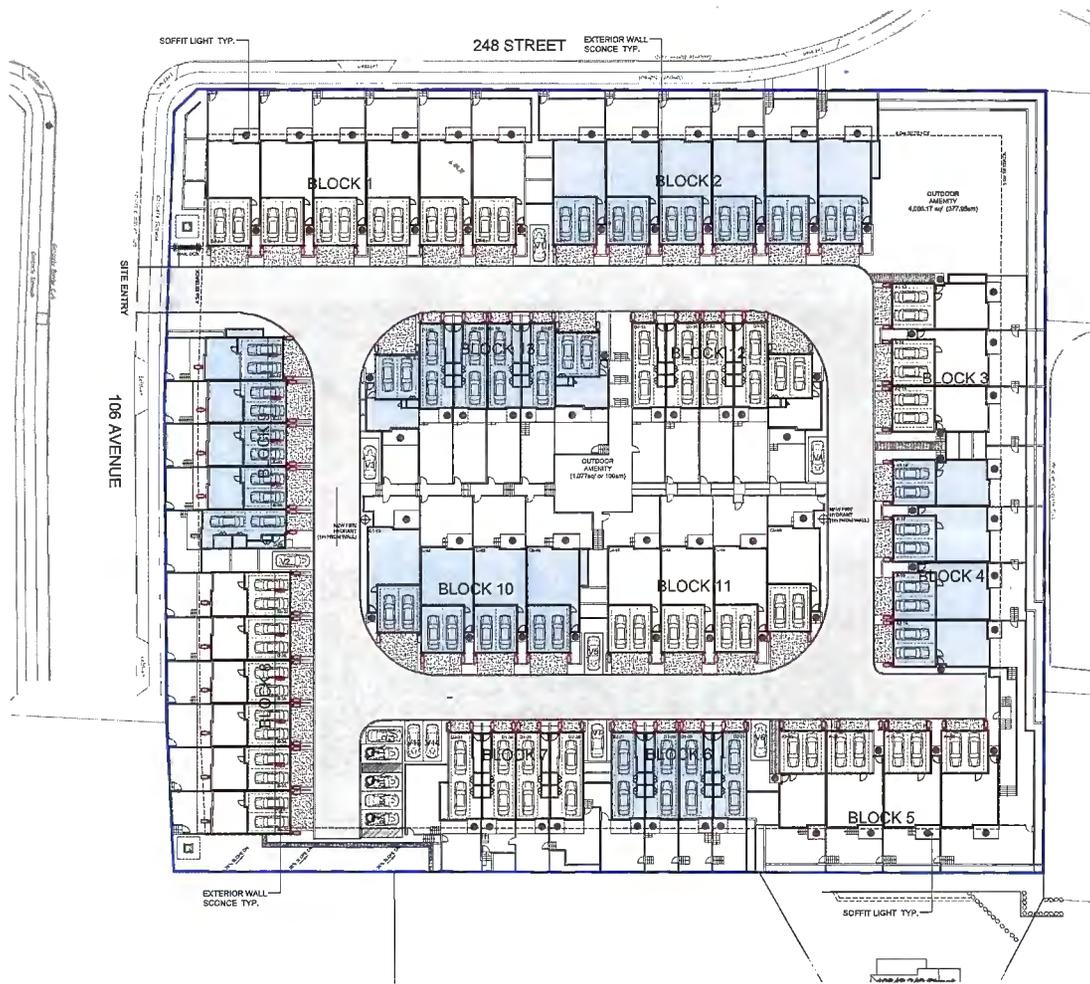
Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
 ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 2, 2021
 REVISED JULY 7, 2021
 REVISED JUNE 3, 2021
 REVISED JUNE 28, 2021
 REVISED JANUARY 19, 2021
 REVISED JULY 1, 2021
 DECEMBER 22, 2020
 SUBMITTED FOR ADP MAY 3, 2021

DP 1.1

SITE PLAN -
 COMMON OPEN
 AREA



LIGHTING SCHEME LEGEND:

- SOFFIT LIGHT
- ▭ EXTERIOR WALL SCONCE
- COVERED PATIO/ DECK/ BALCONY

NOTE: PLEASE REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR AREAS AND OUTDOOR AMENITY LIGHTING

COLOUR SCHEME LEGEND:

- COLOUR SCHEME 1
- COLOUR SCHEME 2

1 SITE PLAN - LIGHTING AND COLOUR SCHEME
 AT.4 1:300
 PRODUCT NORTH

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
 ATELIER PACIFIC ARCHITECTURE INC.
 REVISED JUNE 3, 2021 DECEMBER 22, 2020
 REVISED JUNE 28, 2021 REVISED JANUARY 19, 2021
 SUBMITTED FOR ADP MAY 3, 2021



DP 1.4

SITE LIGHTING/
 COLOUR SCHEME
 LAYOUT SITE PLAN



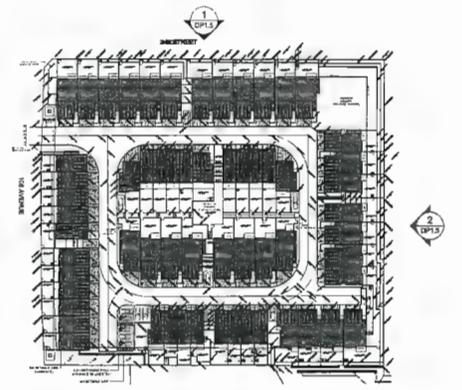
1 STREETScape - BLOCKS 1 & 2 REAR (248TH STREET)

LEGEND:

- EXISTING GRADE
- INTERNAL ROAD GRADING



2 STREETScape - BLOCKS 2 & 3 FROM FRONT (249 STREET)



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
 ATELIER PACIFIC ARCHITECTURE INC.
 REVISED JUNE 3, 2021 DECEMBER 22, 2020
 REVISED JUNE 26, 2021 REVISED JANUARY 19, 2021
 SUBMITTED FOR ADP MAY 3, 2021

DP 1.5
 STREETScape



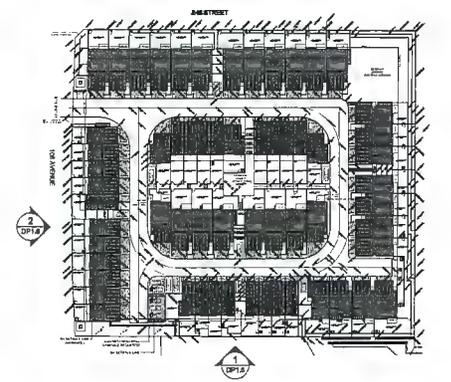
1 STREETScape - BLOCKS 5, 6 & 7 REAR (EAST PROPERTY LINE)
1/2021

LEGEND:

- EXISTING GRADE
- INTERNAL ROAD GRADING



2 STREETScape - BLOCKS 8 & 9 FRONT (106TH AVENUE - SOUTH)
1/2021



KEY PLAN - CURRENT PROPOSAL

PROJECT NORTH

1 DP1.6

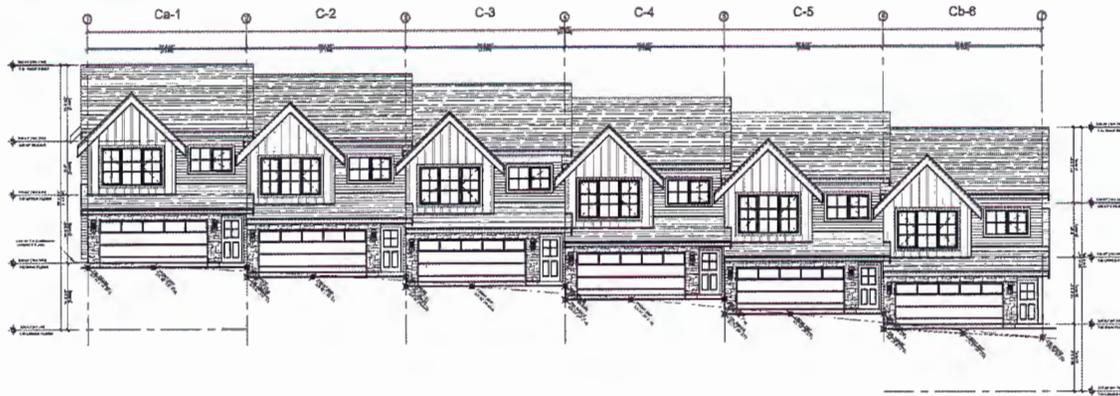
Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

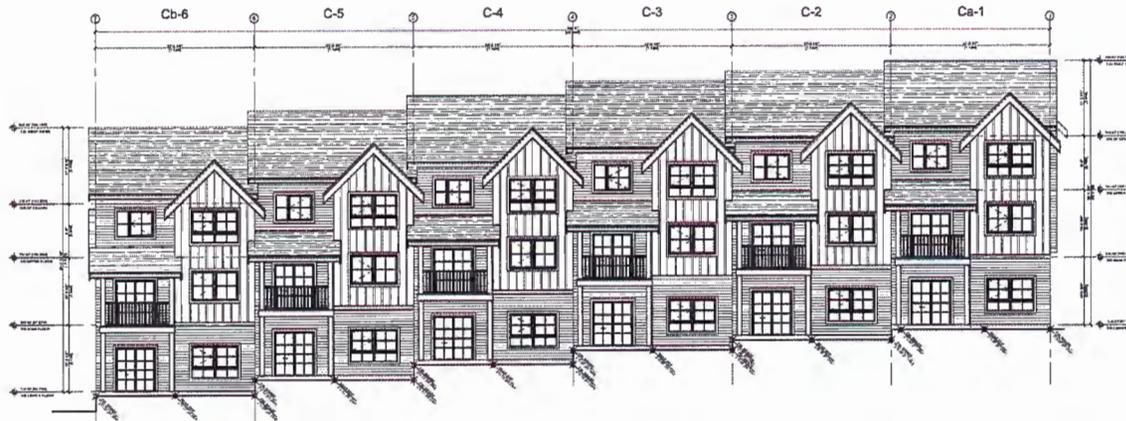
WOOD LOCK DEVELOPMENTS
 ATELIER PACIFIC ARCHITECTURE INC.
 REVISED JUNE 3, 2021 DECEMBER 22, 2020
 REVISED JUNE 28, 2021 REVISED JANUARY 19, 2021
 SUBMITTED FOR ADP MAY 3, 2021

DP 1.6

STREETScape

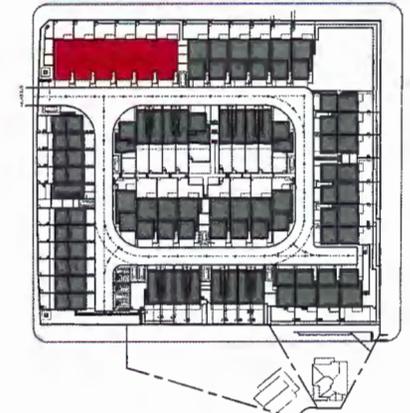


1 BLOCK 1 - FRONT ELEVATION
DPS.09 1:100



3 BLOCK 1 - REAR ELEVATION
DPS.09 1:100

Note: As provided in Section 420.8 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DPS.8 for variances.



KEY PLAN
NST

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 26, 2021

REVISED JANUARY 19, 2021

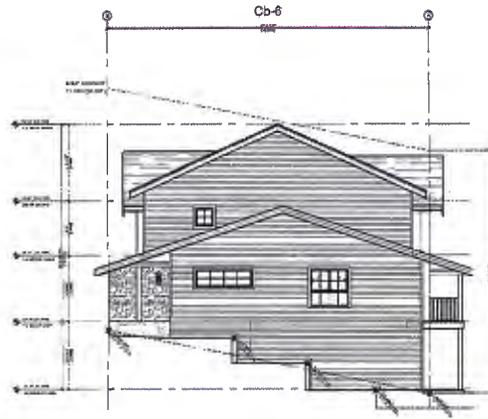
REVISED JULY 8, 2021

REVISED JULY 1, 2021

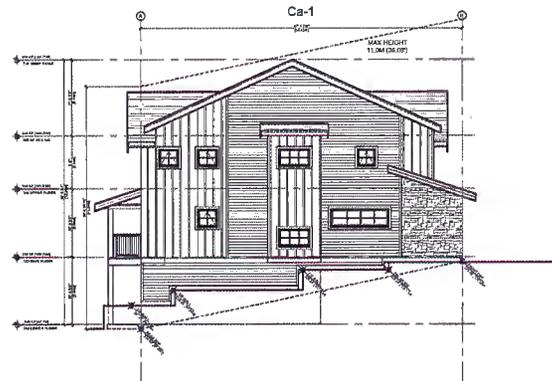
SUBMITTED FOR ADP MAY 9, 2021

DP 3.0a

ELEVATIONS -
BLOCK 1

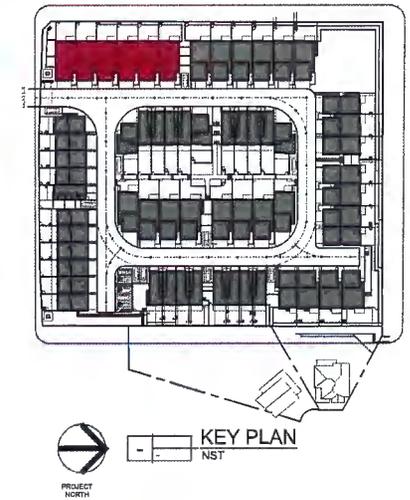


2 BLOCK 1 - SIDE ELEVATION
DP3.0b 1:100



4 BLOCK 1 - SIDE ELEVATION
DP3.0b 1:100

Note: As provided in Section 403.8 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

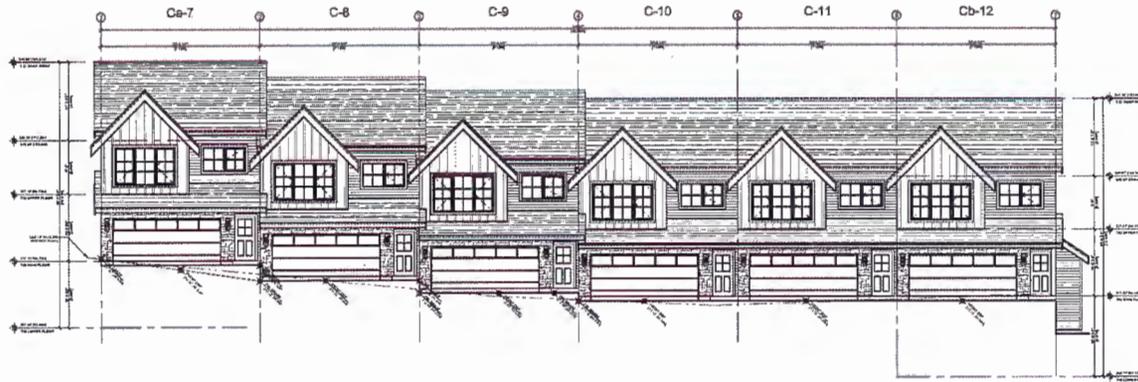
WOOD LOCK DEVELOPMENTS
ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021 REVISED JULY 2, 2021 REVISED JUNE 9, 2021 DECEMBER 22, 2020
 REVISED JULY 7, 2021 REVISED JUNE 28, 2021 REVISED JANUARY 19, 2021
 REVISED JULY 9, 2021 REVISED JULY 1, 2021 SUBMITTED FOR ADP MAY 9, 2021

DP 3.0b

ELEVATIONS -
BLOCK 1



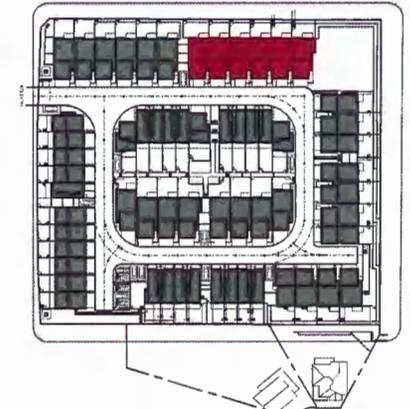


1 BLOCK 2 - FRONT ELEVATION
DP3.1a 1:100



3 BLOCK 2 - REAR ELEVATION
DP3.1a 1:100

Note: As provided in Section 403.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



KEY PLAN
NST

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 25, 2021

REVISED JANUARY 19, 2021

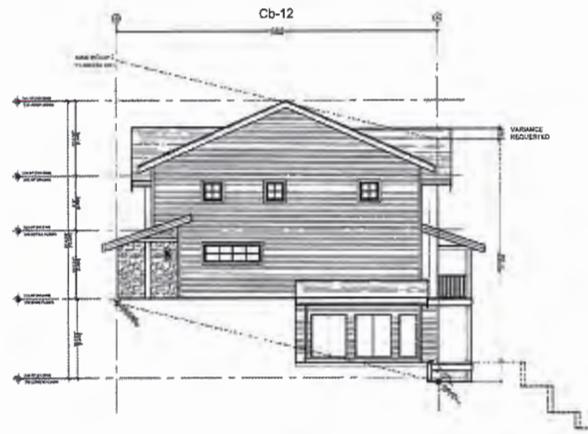
REVISED JULY 8, 2021

REVISED JULY 1, 2021

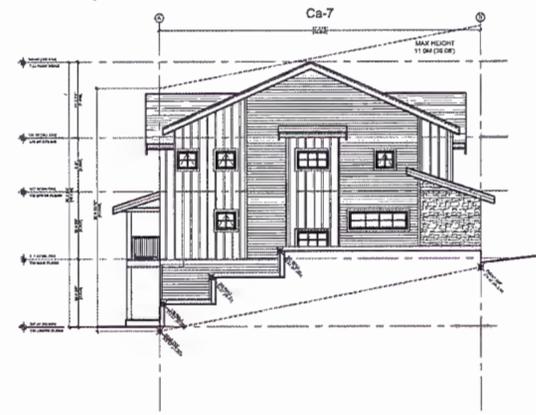
SUBMITTED FOR ADP MAY 3, 2021

DP 3.1a

ELEVATIONS -
BLOCK 2

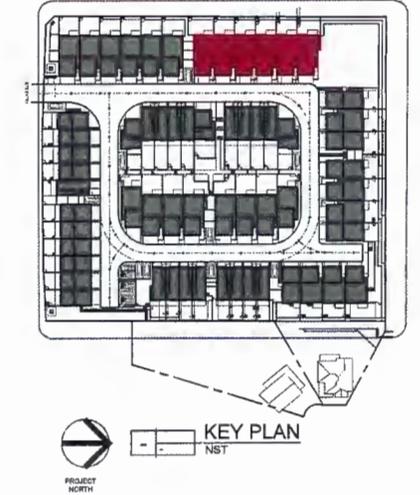


2 BLOCK 2 - SIDE ELEVATION
DP3.1b 1:100



4 BLOCK 2 - SIDE ELEVATION
DP3.1b 1:100

Note: As provided in Section 400.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the existing wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DPO.8 for variances.



Albion Panorama

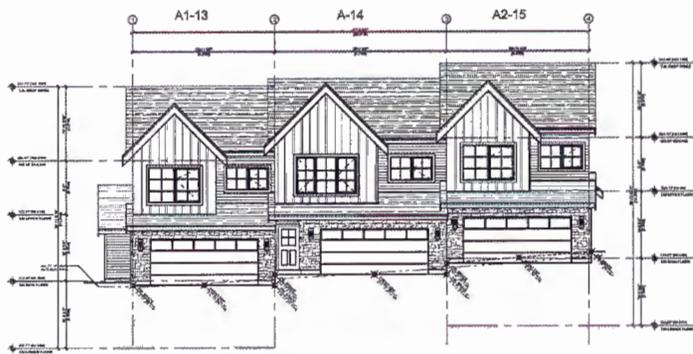
Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
ATELIER PACIFIC ARCHITECTURE INC.
 REVISED JULY 09, 2021 REVISED JULY 2, 2021 REVISED JUNE 3, 2021 DECEMBER 22, 2020
 REVISED JULY 7, 2021 REVISED JULY 7, 2021 REVISED JUNE 28, 2021 REVISED JANUARY 19, 2021
 REVISED JULY 8, 2021 REVISED JULY 1, 2021 SUBMITTED FOR ADP MAY 3, 2021

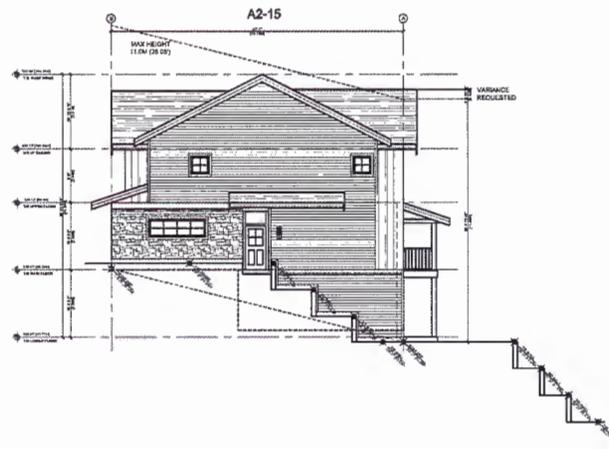
DP 3.1b

ELEVATIONS -
BLOCK 2





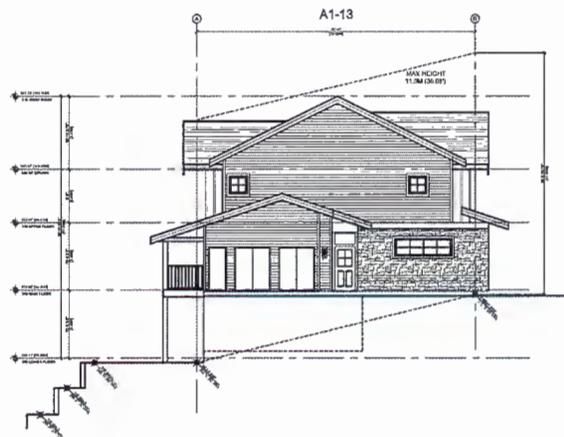
1 BLOCK 3 - FRONT ELEVATION
DP3.2 1:100



2 BLOCK 3 - SIDE ELEVATION
DP3.2 1:100

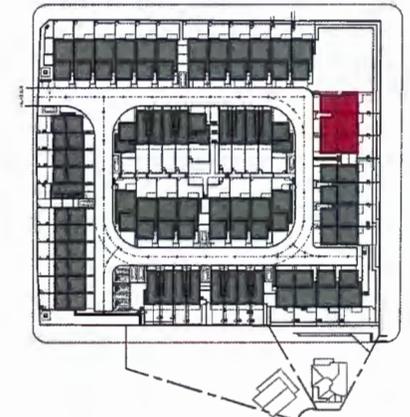


3 BLOCK 3 - REAR ELEVATION
DP3.2 1:100



4 BLOCK 3 - SIDE ELEVATION
DP3.2 1:100

Note: As provided in Section 403.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DPD.8 for variances.



KEY PLAN
NST

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 28, 2021

REVISED JANUARY 19, 2021

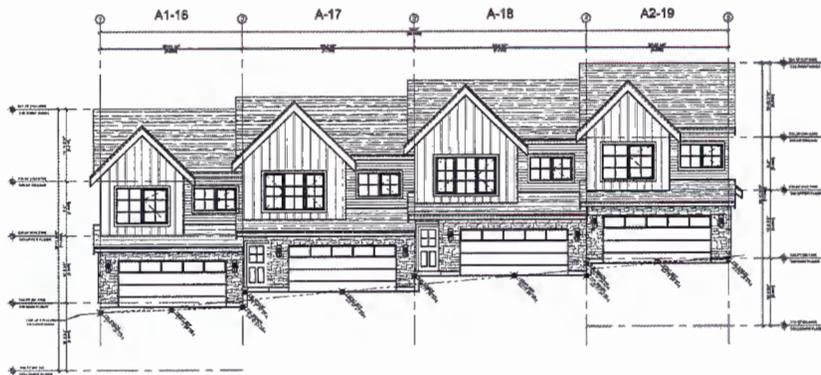
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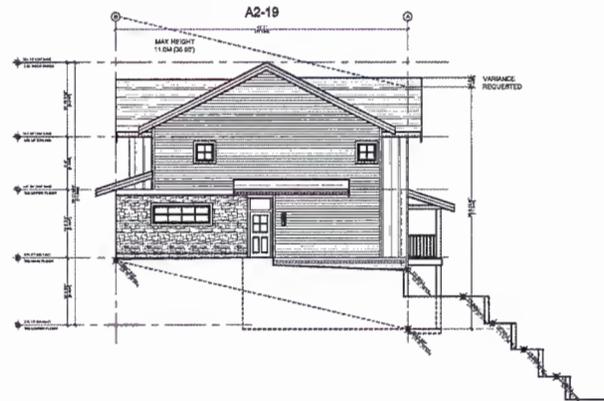
SUBMITTED FOR ADP MAY 3, 2021

DP 3.2

ELEVATIONS -
BLOCK 3



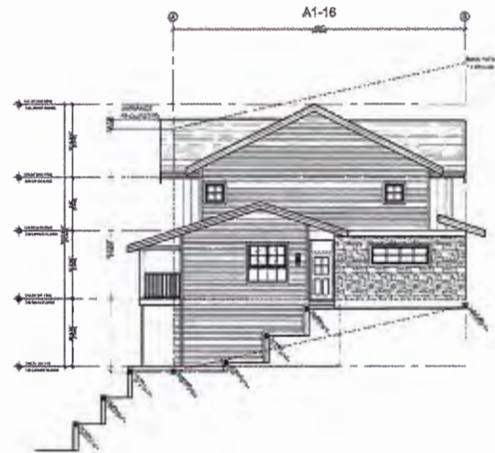
1 BLOCK 4 - FRONT ELEVATION
DP3.3 1:100



2 BLOCK 4 - SIDE ELEVATION
DP3.3 1:100

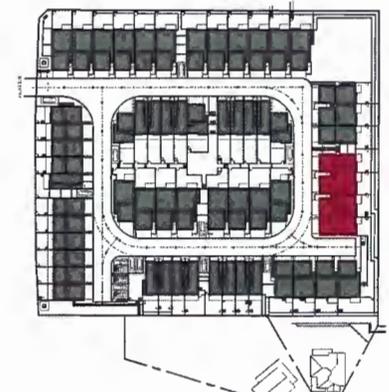


3 BLOCK 4 - REAR ELEVATION
DP3.3 1:100



4 BLOCK 4 - SIDE ELEVATION
DP3.3 1:100

Note: As provided in Section 403.8 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a minimum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the existing wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



KEY PLAN
NTS

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 28, 2021

REVISED JANUARY 19, 2021

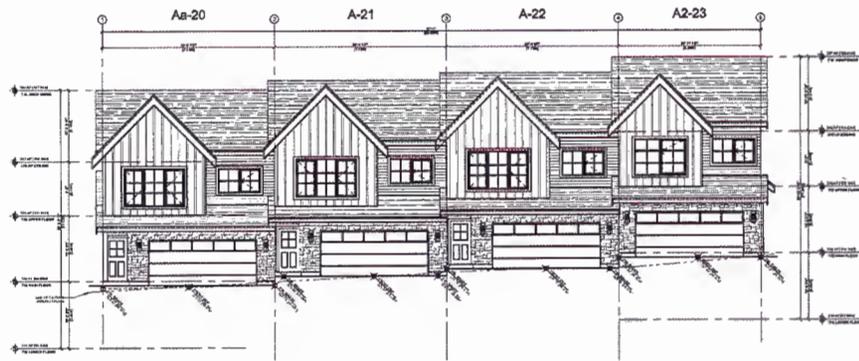
REVISED JULY 8, 2021

REVISED JULY 1, 2021

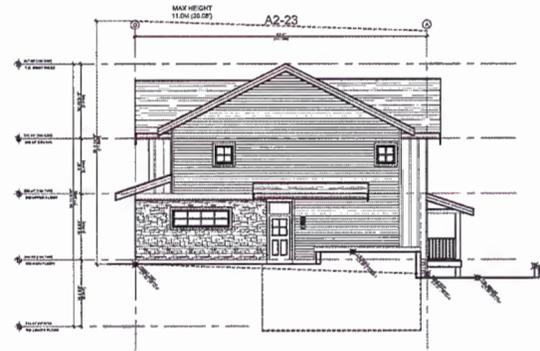
SUBMITTED FOR ADP MAY 3, 2021

DP 3.3

ELEVATIONS -
BLOCK 4



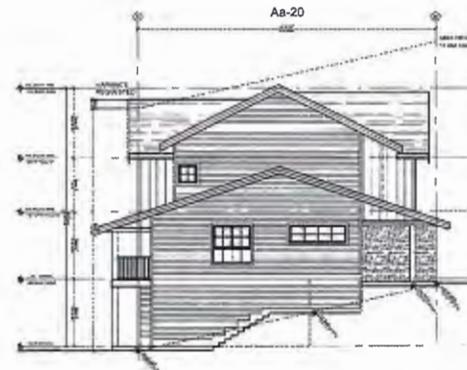
1 DP3.4 1:100 BLOCK 5 - FRONT ELEVATION



2 DP3.4 1:100 BLOCK 5 - SIDE ELEVATION

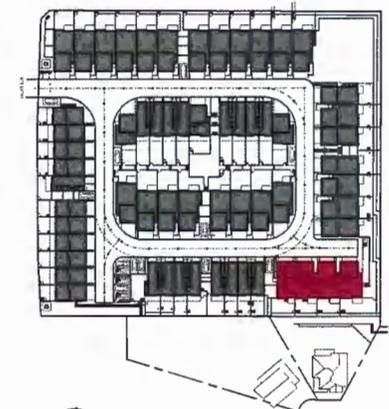


3 DP3.4 1:100 BLOCK 5 - REAR ELEVATION



4 DP3.4 1:100 BLOCK 5 - SIDE ELEVATION

Note: As provided in Section 403.8 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



KEY PLAN
NTS

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 28, 2021

REVISED JANUARY 15, 2021

REVISED JULY 8, 2021

REVISED JULY 1, 2021

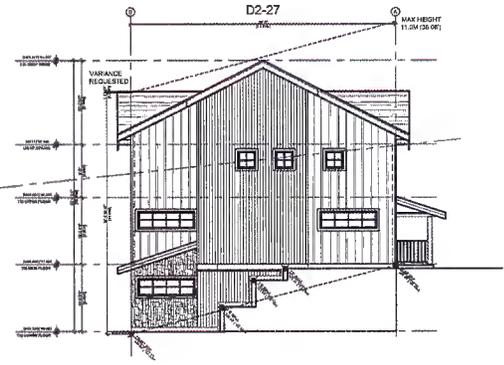
SUBMITTED FOR ADP MAY 3, 2021

DP 3.4

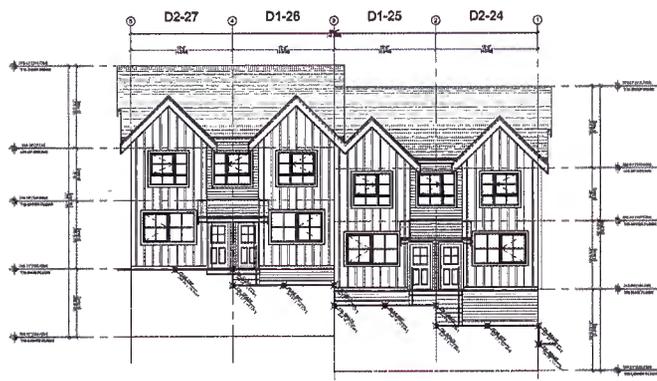
ELEVATIONS -
BLOCK 5



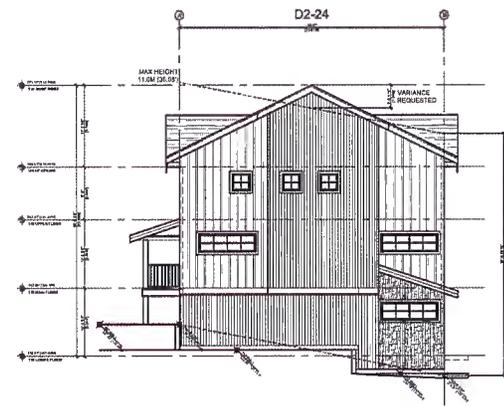
1 BLOCK 6 - FRONT ELEVATION
DP3.5 1:100



2 BLOCK 6 - SIDE ELEVATION
DP3.5 1:100

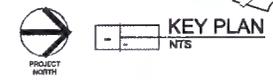
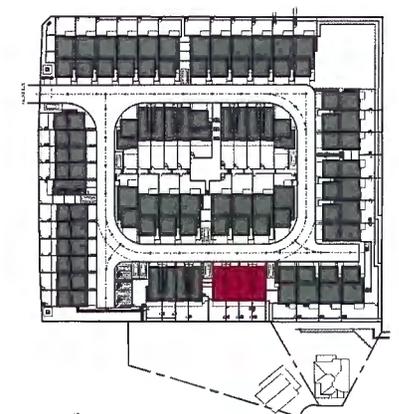


3 BLOCK 6 - REAR ELEVATION
DP3.5 1:100



4 BLOCK 6 - SIDE ELEVATION
DP3.5 1:100

Note: As provided in Section 403.0 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.6 for variances.



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
ATELIER PACIFIC ARCHITECTURE INC.
 REVISED JULY 09, 2021 REVISED JULY 2, 2021 REVISED JUNE 3, 2021 DECEMBER 23, 2020
 REVISED JULY 7, 2021 REVISED JUNE 25, 2021 REVISED JANUARY 19, 2021
 REVISED JULY 6, 2021 REVISED JULY 1, 2021 SUBMITTED FOR ADP MAY 3, 2021

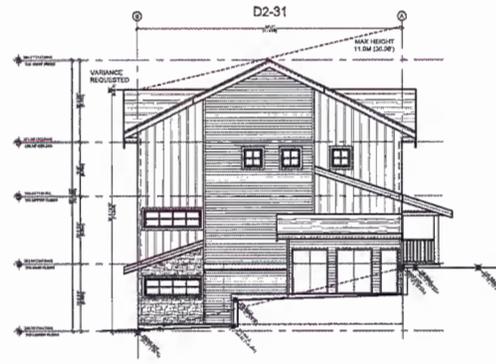
DP 3.5

ELEVATIONS -
BLOCK 6





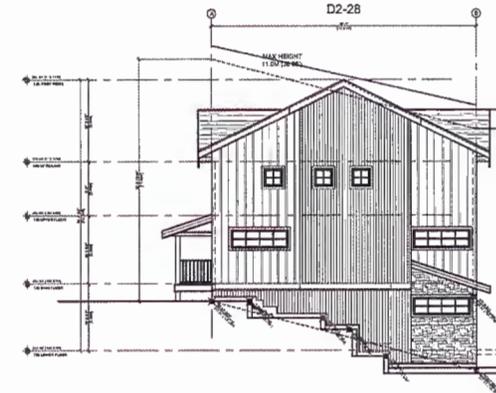
1 **BLOCK 7 - FRONT ELEVATION**
DP3.6 1:100



2 **BLOCK 7 - SIDE ELEVATION**
DP3.6 1:100

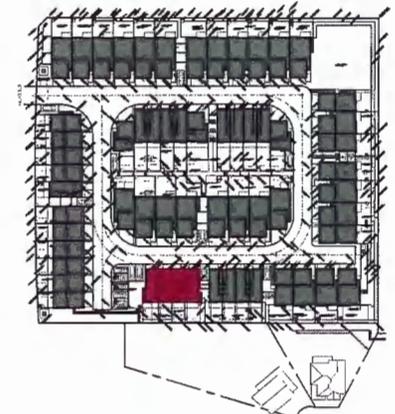


3 **BLOCK 7 - REAR ELEVATION**
DP3.6 1:100



4 **BLOCK 7 - SIDE ELEVATION**
DP3.6 1:100

Note: As provided in Section 400.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.6 for variances.



KEY PLAN
NTS

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
ATELIER PACIFIC ARCHITECTURE INC.

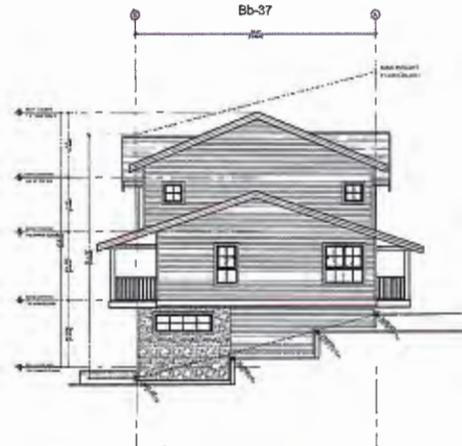
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REVISED JULY 7, 2021 REVISED JULY 6, 2021 REVISED JUNE 26, 2021 REVISED JANUARY 19, 2021
REVISED JULY 1, 2021 SUBMITTED FOR ADP MAY 3, 2021

DP 3.6

ELEVATIONS -
BLOCK 7



1 DP3.7 1:100 BLOCK 8 - FRONT ELEVATION

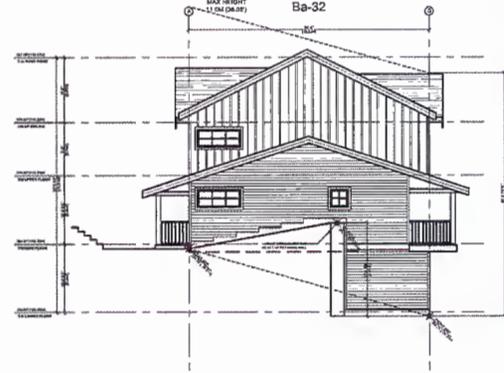


2 DP3.7 1:100 BLOCK 8 - SIDE ELEVATION

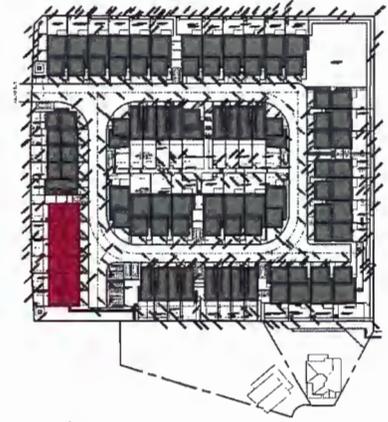
Note: As provided in Section 400.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



3 DP3.7 1:100 BLOCK 8 - REAR ELEVATION



4 DP3.7 1:100 BLOCK 8 - SIDE ELEVATION



KEY PLAN
NTS
PROJECT NORTH

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

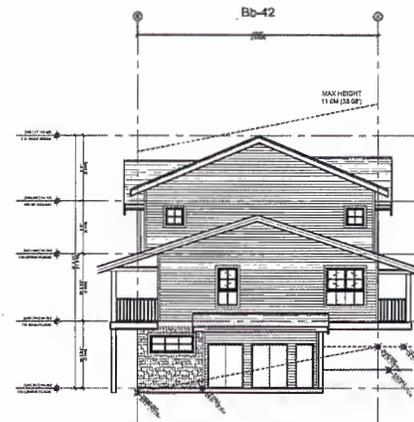
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 REVISED JULY 7, 2021 REVISED JUNE 26, 2021 REVISED JANUARY 19, 2021
 REVISED JULY 8, 2021 REVISED JULY 1, 2021 SUBMITTED FOR ADP MAY 3, 2021

DP 3.7

ELEVATIONS -
BLOCK 8



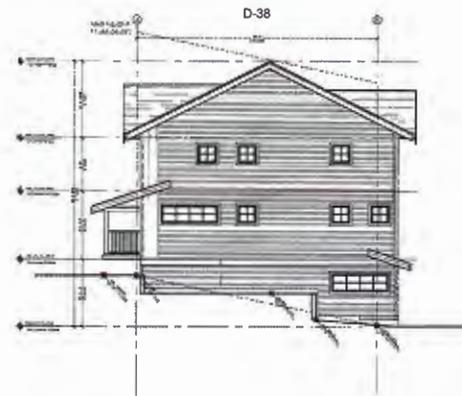
1 DP3.8 1:100 BLOCK 9 - FRONT ELEVATION



2 DP3.8 1:100 BLOCK 9 - SIDE ELEVATION

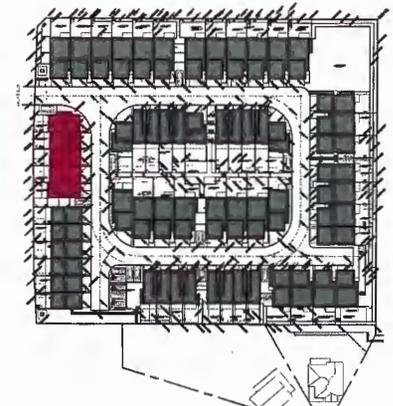


3 DP3.8 1:100 BLOCK 9 - REAR ELEVATION



4 DP3.8 1:100 BLOCK 9 - SIDE ELEVATION

Note: As provided in Section 403.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



KEY PLAN
NTS
PROJECT NORTH

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 08, 2021	REVISED JULY 2, 2021	REVISED JUNE 3, 2021	DECEMBER 22, 2020
	REVISED JULY 7, 2021	REVISED JUNE 28, 2021	REVISED JANUARY 19, 2021
	REVISED JULY 5, 2021	REVISED JULY 1, 2021	SUBMITTED FOR ADP MAY 5, 2021

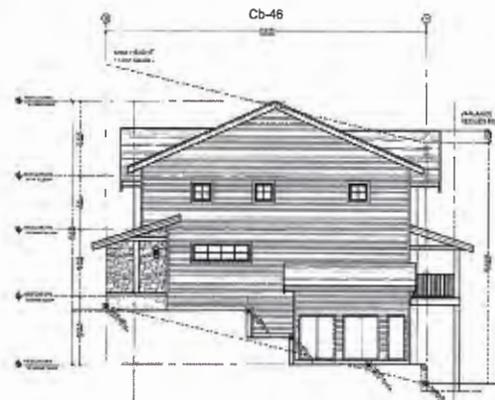
DP 3.8

ELEVATIONS -
BLOCK 9





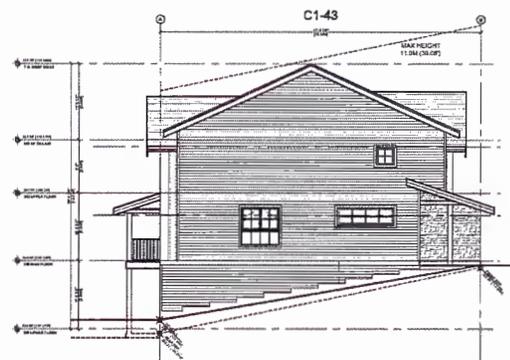
1 DP3.9 1:100 BLOCK 10 - FRONT ELEVATION



2 DP3.9 1:100 BLOCK 10 - SIDE ELEVATION

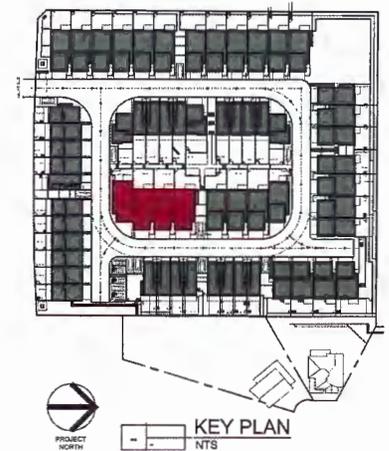


3 DP3.9 1:100 BLOCK 10 - REAR ELEVATION



4 DP3.9 1:100 BLOCK 10 - SIDE ELEVATION

Note: As provided in Section 400.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.9 for variances.



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JULY 7, 2021

REVISED JULY 8, 2021

REVISED JUNE 3, 2021

REVISED JUNE 28, 2021

REVISED JULY 1, 2021

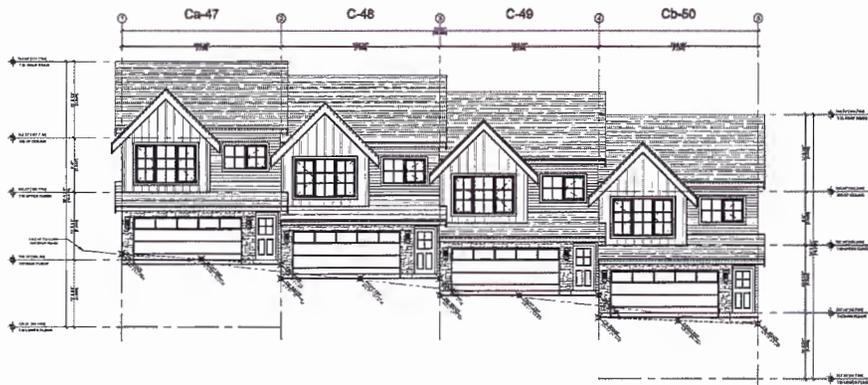
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REVISED JANUARY 19, 2021

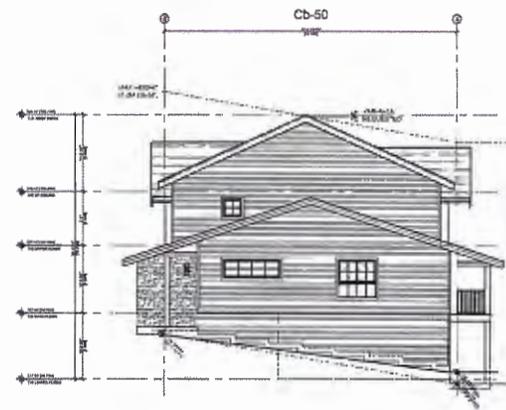
SUBMITTED FOR ADP MAY 3, 2021

DP 3.9

ELEVATIONS -
BLOCK 10



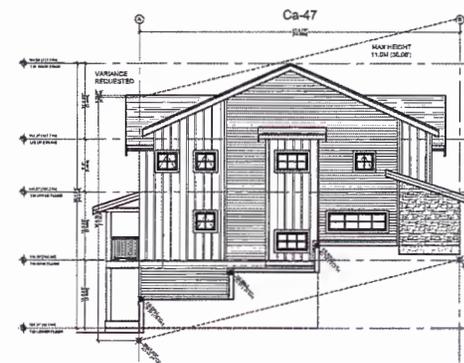
1 BLOCK 11 - FRONT ELEVATION
DP3.10 1:100



2 BLOCK 11 - SIDE ELEVATION
DP3.10 1:100

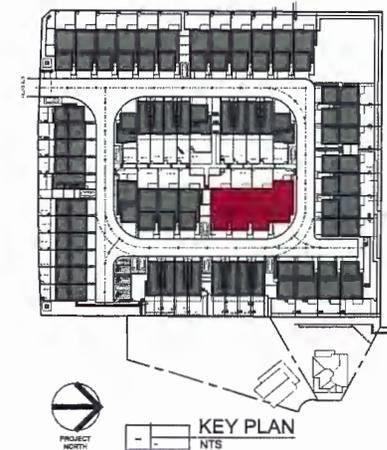


3 BLOCK 11 - REAR ELEVATION
DP3.10 1:100



4 BLOCK 11 - SIDE ELEVATION
DP3.10 1:100

Note: As provided in Section 403.6 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JULY 7, 2021
REVISED JULY 5, 2021

REVISED JUNE 3, 2021

REVISED JUNE 28, 2021
REVISED JULY 1, 2021

DECEMBER 22, 2020

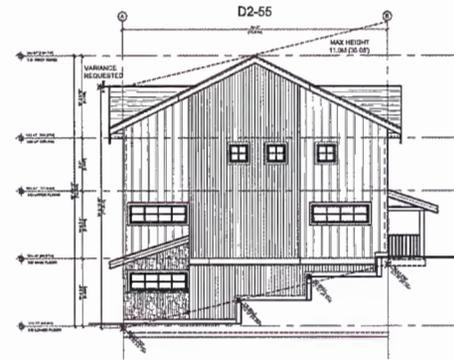
REVISED JANUARY 19, 2021
SUBMITTED FOR ADP MAY 3, 2021

DP 3.10

ELEVATIONS -
BLOCK 11



1 BLOCK 12 - FRONT ELEVATION
DP3.11 1:100



2 BLOCK 12 - SIDE ELEVATION
DP3.11 1:100

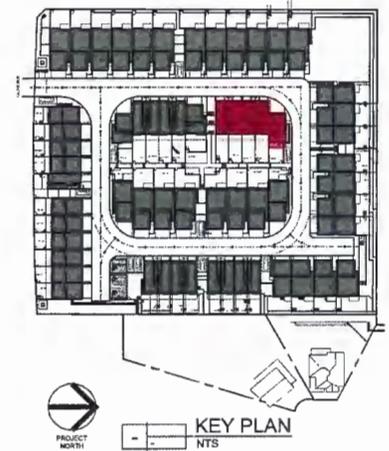
Note: As provided in Section 403.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DPD.8 for variances.



3 BLOCK 12 - REAR ELEVATION
DP3.11 1:100



4 BLOCK 12 - SIDE ELEVATION
DP3.11 1:100



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

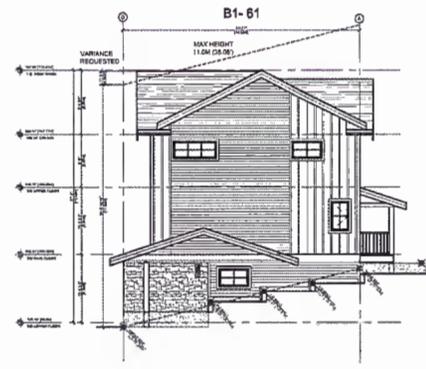
REVISED JULY 09, 2021 REVISED JULY 2, 2021 REVISED JUNE 3, 2021 DECEMBER 22, 2020
 REVISED JULY 7, 2021 REVISED JULY 28, 2021 REVISED JANUARY 19, 2021
 REVISED JULY 8, 2021 REVISED JULY 1, 2021 SUBMITTED FOR ADP MAY 3, 2021

DP 3.11

ELEVATIONS -
BLOCK 12



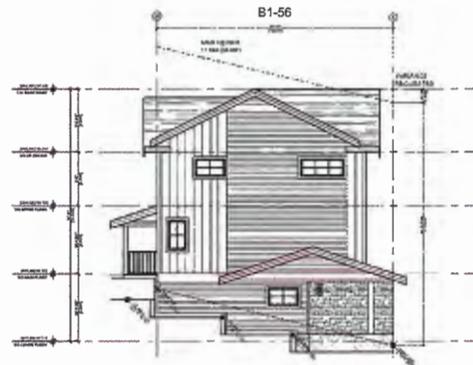
1 BLOCK 13 - FRONT ELEVATION
DP3.11 1:100



2 BLOCK 13 - SIDE ELEVATION
DP3.11 1:100

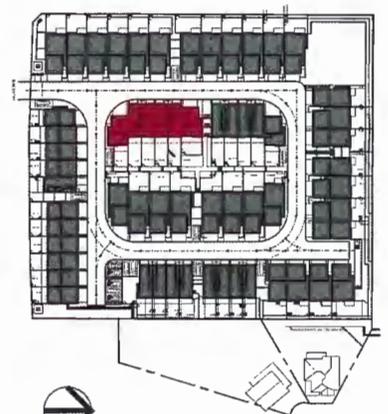


3 BLOCK 13 - REAR ELEVATION
DP3.11 1:100



4 BLOCK 13 - SIDE ELEVATION
DP3.11 1:100

Note: As provided in Section 403.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the existing wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



KEY PLAN
NTS

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

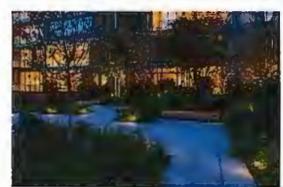
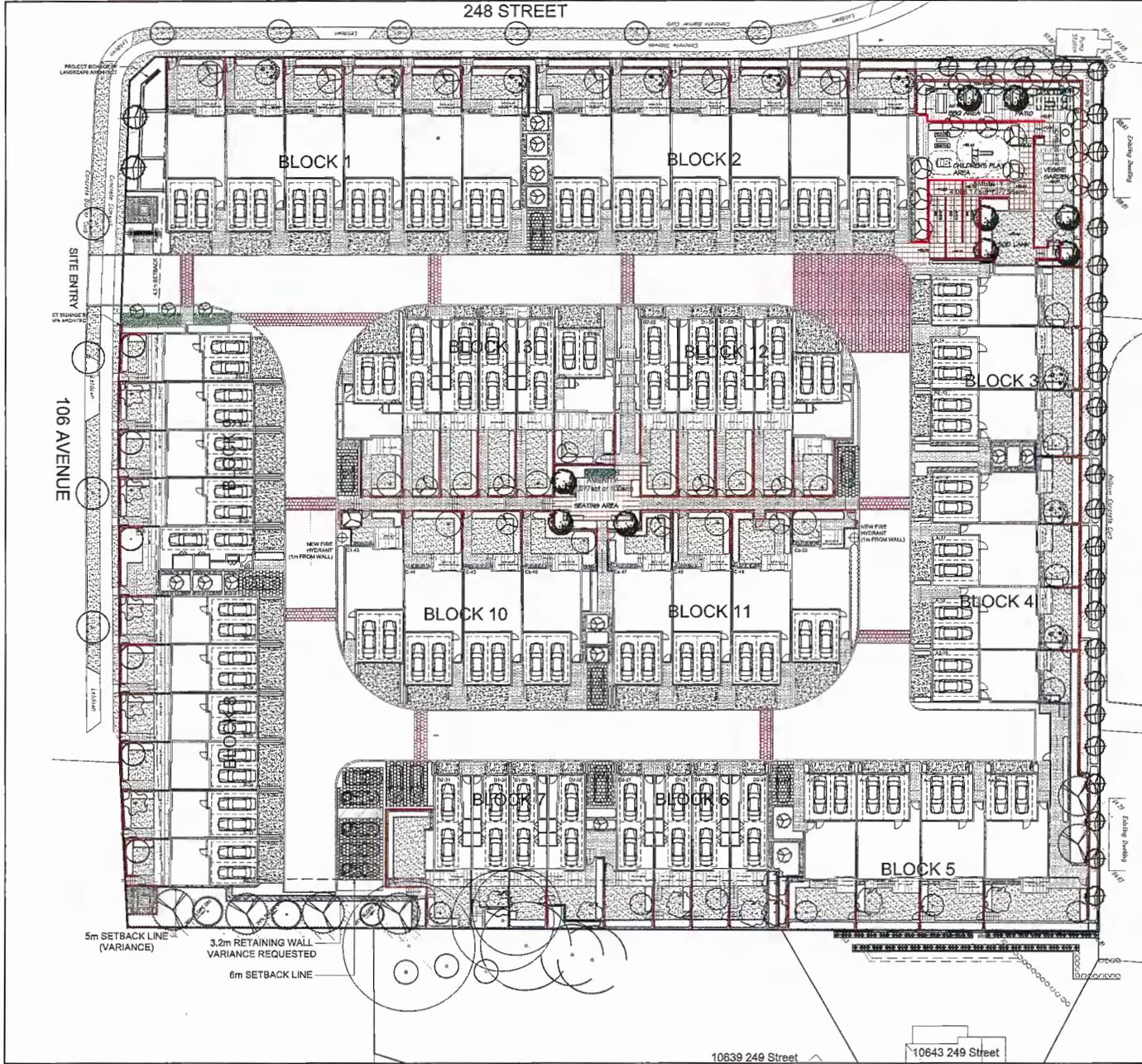
WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021	REVISED JULY 2, 2021	REVISED JUNE 3, 2021	DECEMBER 22, 2020
	REVISED JULY 7, 2021	REVISED JUNE 28, 2021	REVISED JANUARY 19, 2021
	REVISED JULY 8, 2021	REVISED JULY 1, 2021	SUBMITTED FOR ADP MAY 3, 2021

DP 3.12

ELEVATIONS -
BLOCK 13



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NO.	DATE	REVISION DESCRIPTION	DR.
1	2020/06/23	ISSUE FOR DP	MB
2	2020/06/23	REV. AS PER DP COMMENTS	MB
3	2020/06/23	ISSUE FOR ADP	MB
4	2020/06/23	REV. AS PER OWNER COMMENTS	MB
5	2020/06/23	REVISED FOR DP	MB
6	2020/06/23	ISSUE FOR DP	MB
7	2020/06/23	PRELIMINARY PLAN	MB

SEAL:

PROJECT:
 60 UNIT RESIDENTIAL
 DEVELOPMENT
 LOT 2 ON 248TH STREET &
 06 AVENUE,
 MAPLE RIDGE BC

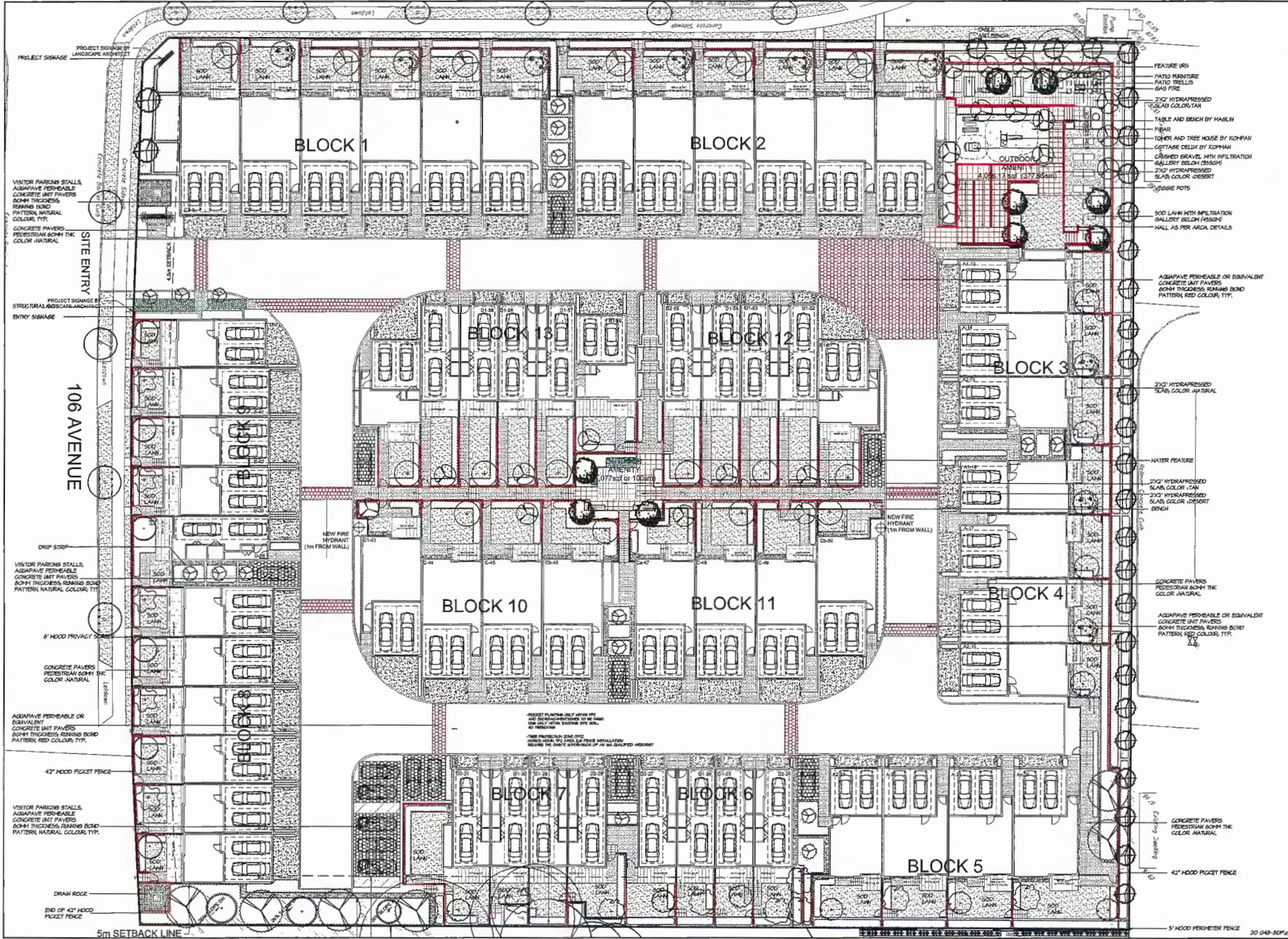
DRAWING TITLE:
KEY PLAN

DATE: 2020/06/23 DRAWING NUMBER:
 SCALE: 1:5
 DRAWN: MB
 DESIGNED: MB
 CHECKED: MB
 M2LA PROJECT NUMBER: JOB NO. 20 048

L1

OF 10

20 048-001/19



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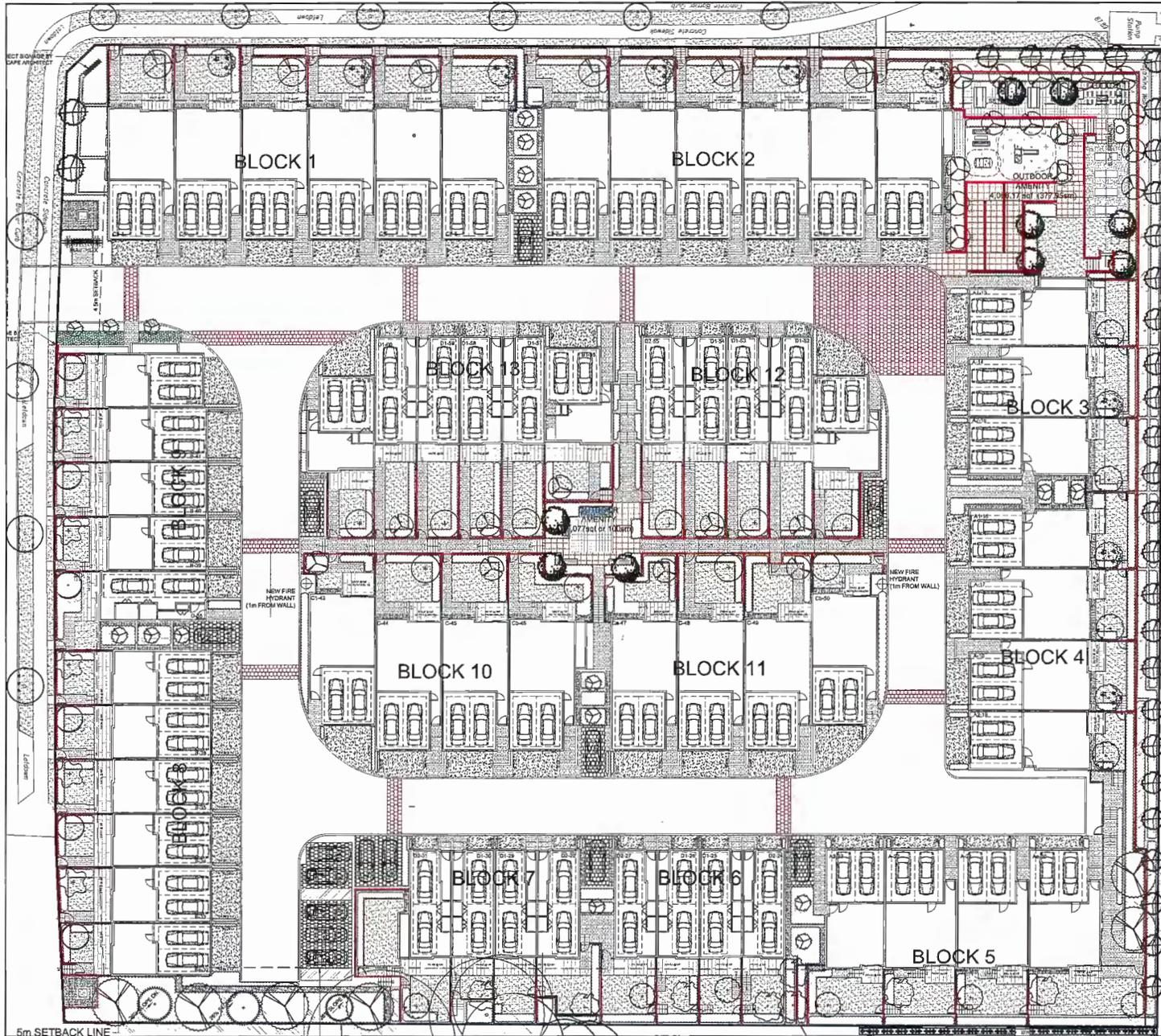


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3	2020/06/22	ISSUE FOR ADP	60
4	2020/06/22	REV. AS PER OWNER COMMENTS	60
5	2020/06/22	REVISED FOR OP	60
6	2020/06/22	ISSUE FOR OP	60
7	2020/06/22	PRELIMINARY PLAN	60

PROJECT:
60 UNIT RESIDENTIAL DEVELOPMENT
 LOT 2 ON 248TH STREET &
 06 AVENUE,
 MAPLE RIDGE BC

DRAWING TITLE:
LAYOUT PLAN

DATE: 2020/06/22	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L2
DRAWN: 60	
DESIGN: 60	
CHK'D: 60	OP 10
MALA PROJECT NUMBER: 20-048-048P	JOB NO. 20 048



PLANT SCHEDULE

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59	(Symbol)	PLANT SCHEDULE	
60	(Symbol)	PLANT SCHEDULE	



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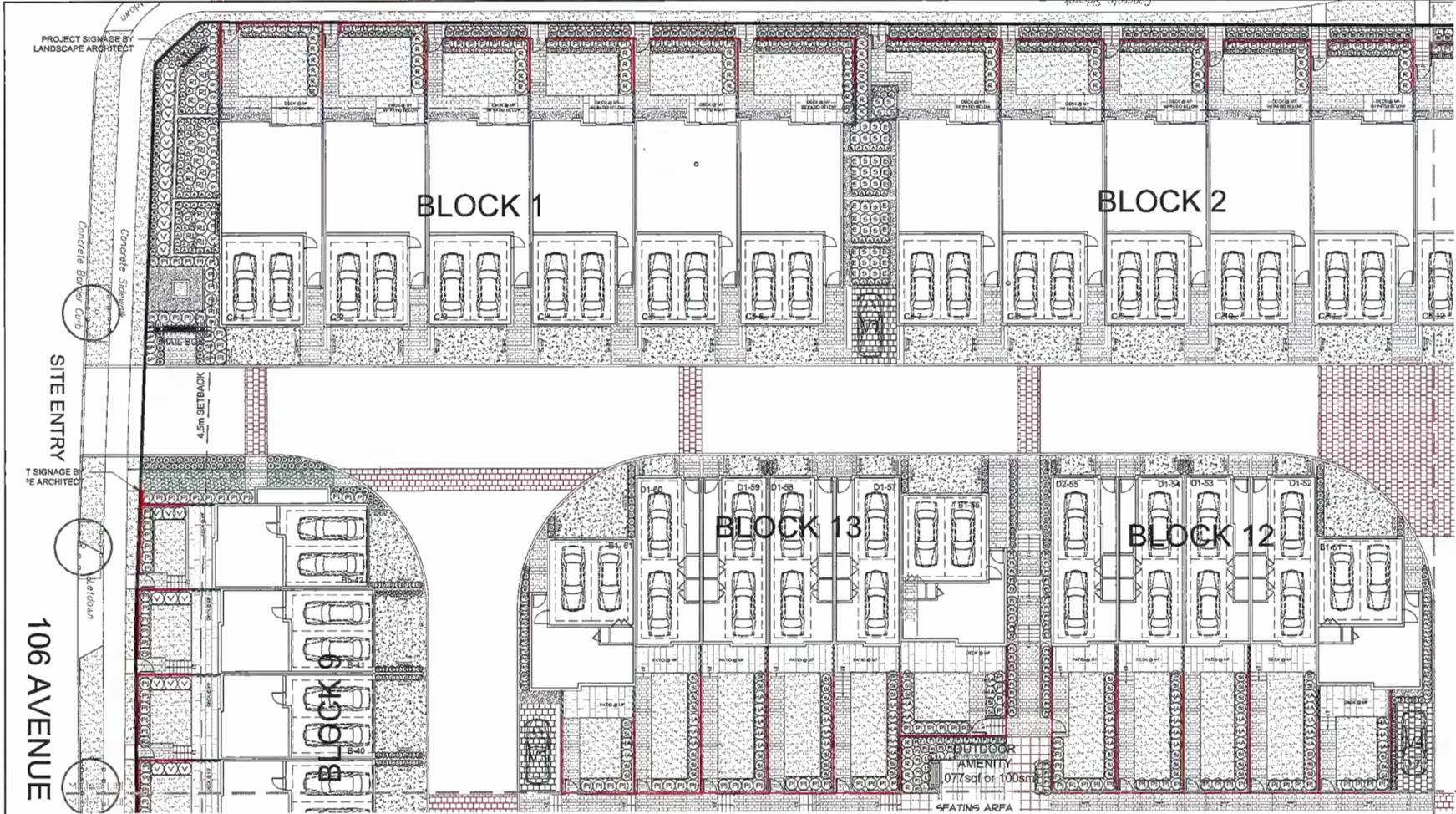


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60	2020/05/23	REVISED FOR O.P.	MB

PROJECT:
 60 UNIT RESIDENTIAL
 DEVELOPMENT
 LOT 2 ON 248TH STREET &
 06 AVENUE,
 MAPLE RIDGE BC

DRAWING TITLE:
**TREE
 PLAN**

DATE: 2020/05/23	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L3
DRAWN: MB	OF 10
DESIGN: MB	
CLIENT: HW	
M2LA PROJECT NUMBER: JCB NO. 20 048	



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NO.	DATE	REVISION DESCRIPTION	DR.
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20		DIAPYCNON BARBATA	DIAPYCNON BARBATA	10 PPT, 500H
21		DIAPYCNON BARBATA	DIAPYCNON BARBATA	10 PPT, 500H
22		DIAPYCNON BARBATA	DIAPYCNON BARBATA	10 PPT, 500H
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25		DIAPYCNON BARBATA	DIAPYCNON BARBATA	10 PPT, 500H
26		DIAPYCNON BARBATA	DIAPYCNON BARBATA	10 PPT, 500H
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34		DIAPYCNON BARBATA	DIAPYCNON BARBATA	10 PPT, 500H
35		DIAPYCNON BARBATA	DIAPYCNON BARBATA	10 PPT, 500H
36		DIAPYCNON BARBATA	DIAPYCNON BARBATA	10 PPT, 500H
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99		DIAPYCNON BARBATA	DIAPYCNON BARBATA	10 PPT, 500H
100		DIAPYCNON BARBATA	DIAPYCNON BARBATA	10 PPT, 500H

NOTE: ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY, PROVIDE CERTIFICATION UPON REQUEST.

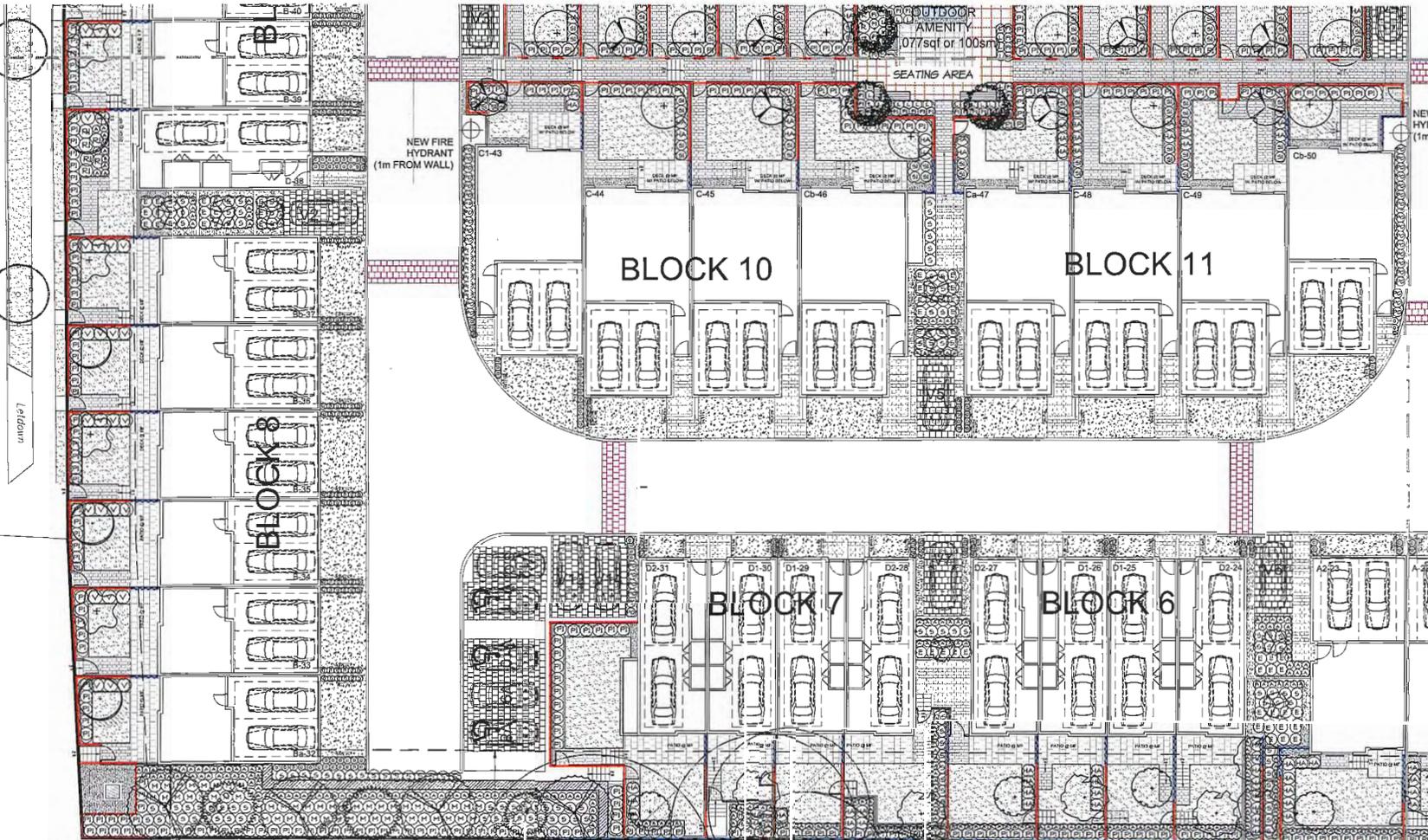
PROJECT:
60 UNIT RESIDENTIAL DEVELOPMENT
LOT 2 ON 248TH STREET &
06 AVENUE,
MAPLE RIDGE BC

DRAWING TITLE:
SHRUB PLAN 1

DATE: 10/21/2021 DRAWING NUMBER:
SCALE: 1:500
DRAWN: MB
DESIGN: MB
CHECK: MB
JOB NO. 20-048

L4

AVENUE



5m SETBACK LINE (VARIANCE)
 3.2m RETAINING WALL VARIANCE REQUESTED

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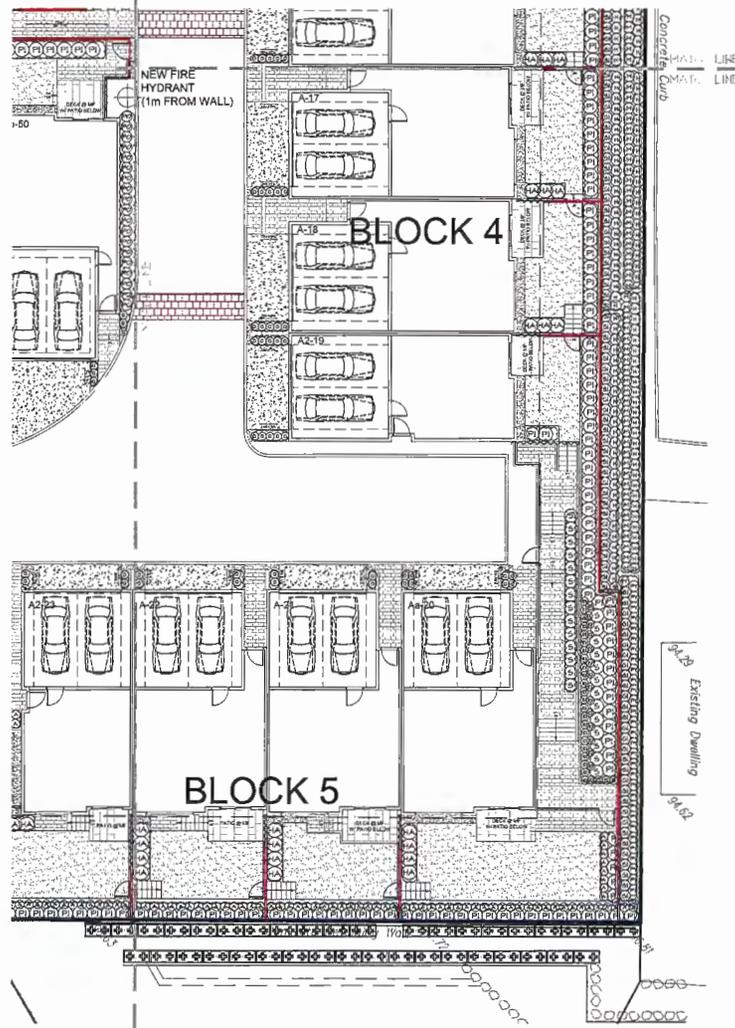
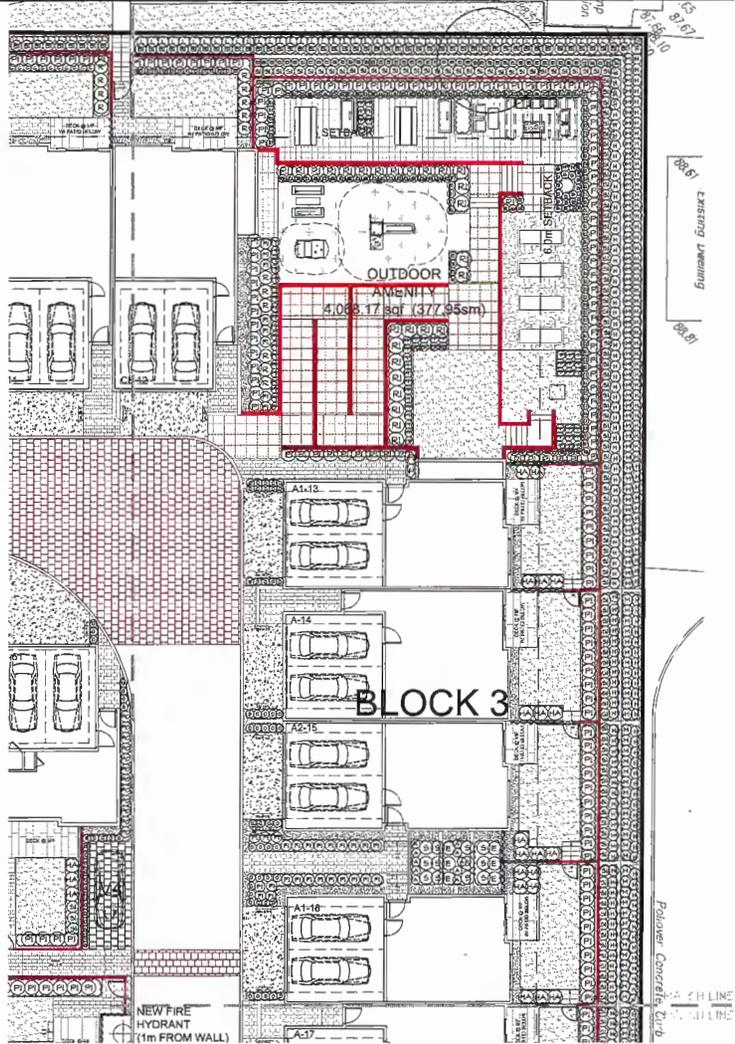


NO.	DATE	REVISION DESCRIPTION	BY
1	2020.08.20	REV. ISSUE FOR OP	GB
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3	2020.08.20	REV. ISSUE FOR ADP	GB
4	2020.08.20	REV. AS PER OWNER COMMENTS	GB
5	2020.08.20	REV. ISSUE FOR OP	GB
6	2020.08.20	REV. ISSUE FOR OP	GB
7	2020.08.20	REV. ISSUE FOR OP	GB
8	2020.08.20	REV. ISSUE FOR OP	GB

PROJECT:
 60 UNIT RESIDENTIAL DEVELOPMENT
 LOT 2 ON 248TH STREET &
 06 AVENUE,
 MAPLE RIDGE BC

DRAWING TITLE:
SHRUB PLAN 2

DATE: 2020.08.20	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L5
DRAWN: GB	
DESIGN: GB	OF 10
CHECKED: H4	
M2LA PROJECT NUMBER:	JCEB NO. 20 048



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1	2020.02.21	ISSUE FOR DP	MB
2	2020.03.01	REV. AS PER LPA COMMENTS	MB
3	2020.03.01	ISSUE FOR ADP	MB
4	2020.03.01	REV. AS PER OWNER COMMENTS	MB
5	2020.03.01	REV. AS PER LPA	MB
6	2020.03.01	ISSUE FOR DP	MB
7	2020.03.01	PRELIMINARY PLAN	MB

PROJECT:
 60 UNIT RESIDENTIAL
 DEVELOPMENT
 LOT 2 ON 248TH STREET &
 06 AVENUE,
 MAPLE RIDGE BC

DRAWING TITLE:
**SHRUB
 PLAN 3**

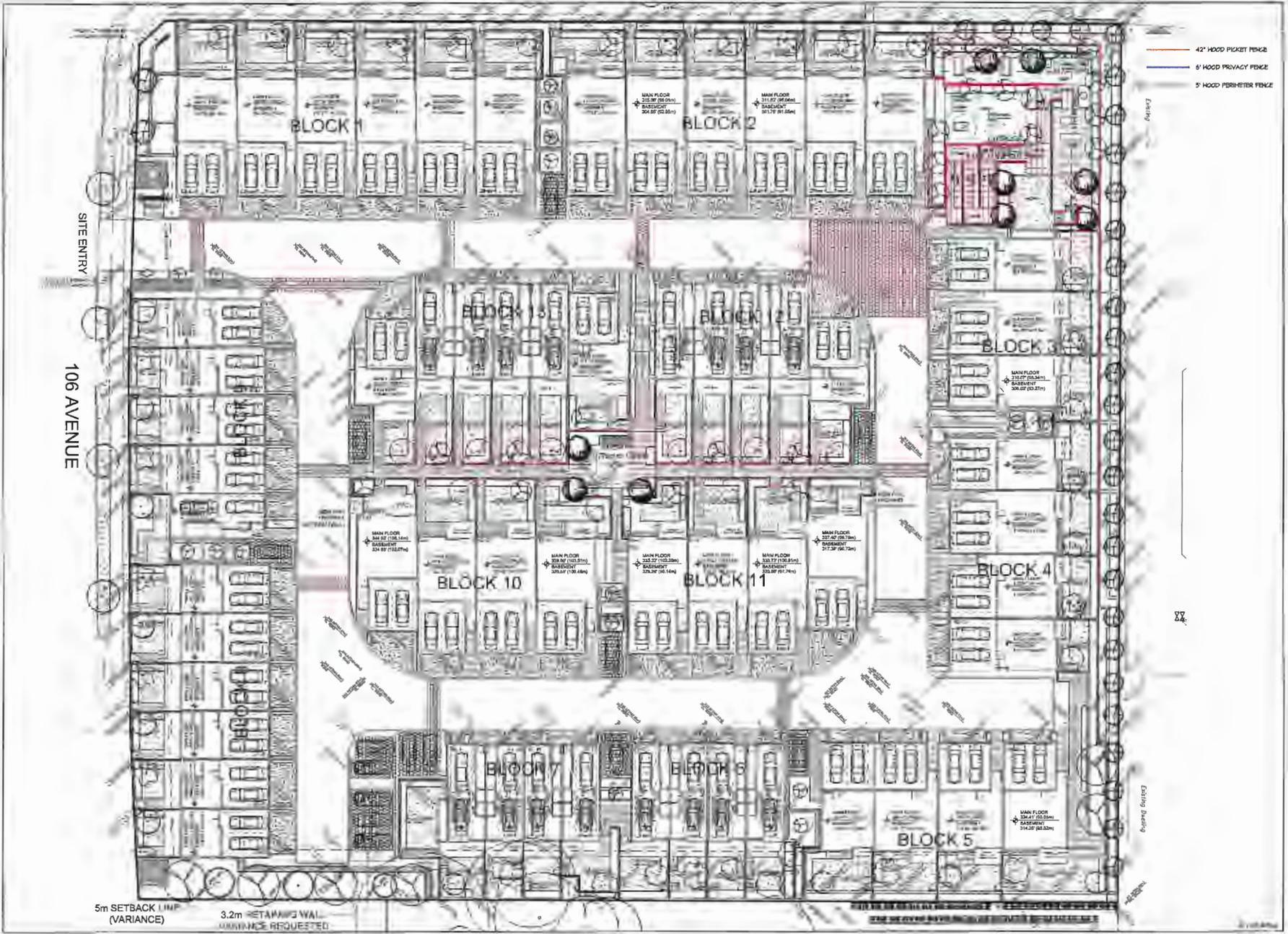
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 CHECKED: MB

DRAWING NUMBER:
L6

OF 10

M2LA PROJECT NUMBER: JOB NO. 20 048

20 048-001P



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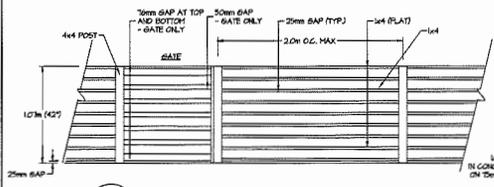
PROJECT:
 60 UNIT RESIDENTIAL
 DEVELOPMENT
 LOT 2 ON 248TH STREET &
 06 AVENUE,
 MAPLE RIDGE BC

DRAWING TITLE:
**LANDSCAPE GRADING
 & FENCE PLAN**

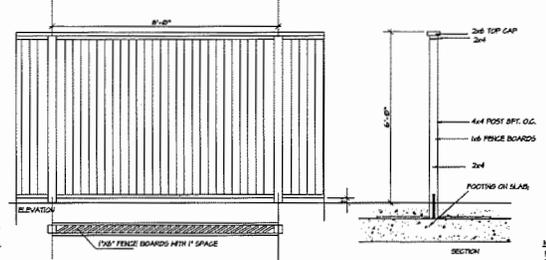
DATE: 2020/06/23	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L7
DRAWN: db	OF 10
DESIGN: db	
CHECK: HH	
MLA PROJECT NUMBER: JOB NO. 20 048	

5m SETBACK LUMP (VARIANCE)
 3.2m RETAINING WALL MINIMUM REQUESTED

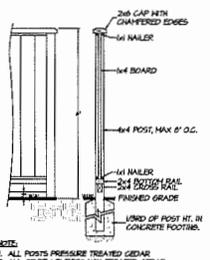
- NOTES:**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END GITS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, TO CONSTRUCTION GRADE MINIMUM.
 3. ALL HARDWARE NOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 0.3-0.4m STEPS (MAX) GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 15-30mm.



1 36" HT PICKET FENCE & GATE
SCALE: 1/2" = 1'-0"

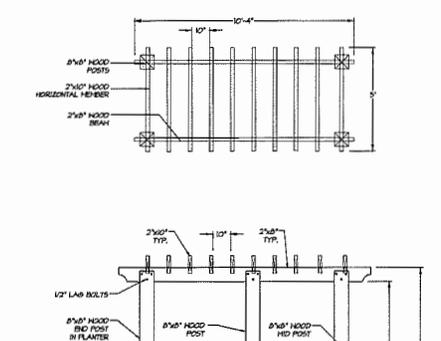
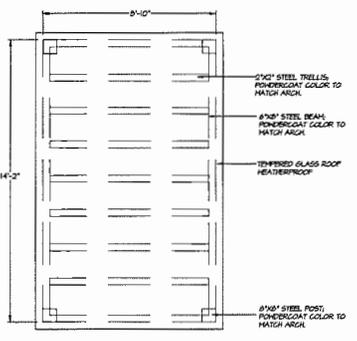


2 6' WOOD PRIVACY FENCE
SCALE: 1/2" = 1'-0"

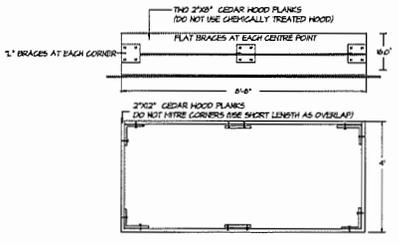


3 5' WOOD PERIMETER FENCE
SCALE: 1/2" = 1'-0"

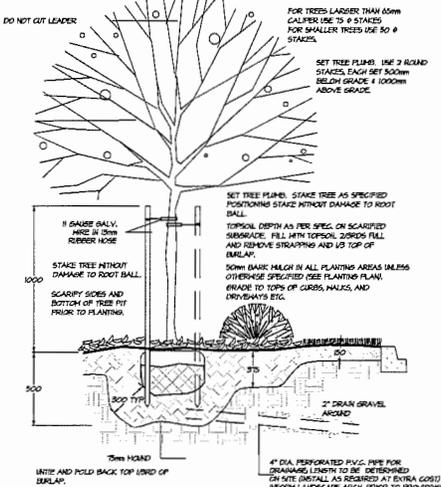
- NOTES:**
1. ALL HOOD P.T. MEMBS.
 2. STAIN THE GITS WITH PRESERVATIVE/STAIN TO MATCH ARCHITECTURAL. STAIN INCLUDE TO BE PRE-APPROVED BY OTHERS.
 3. ALL HARDWARE NOT DIPPED GALVANIZED. PLISTS TO BE ATTACHED USING COMPATIBLE SCREWS.
 4. 6x6 HARDWARE TO BE PRE-APPROVED BY OTHERS.
 5. HARDWARE TO BE HEAVY GAUGE.
 6. HINGES, LATCHES TO BE SCALED W/10 FINISH.



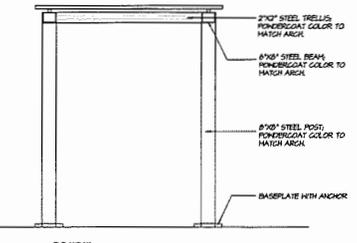
6 DRIPSTRIP
SCALE: 3/4" = 1'-0"



7 VEGGIE GARDEN
SCALE: 3/4" = 1'-0"



11 TREE PLANTING ON GROUND
SCALE: 1/2" = 1'-0"



4 TRELLIS
SCALE: 1/2" = 1'-0"

5 TRELLIS
SCALE: 1/2" = 1'-0"

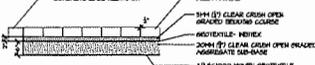
- NOTES:**
1. SITE VERIFY HEIGHT OF POURED IN PLACE CONCRETE RETAINING WALL, BASED ON SITE GRACES.
 2. ALL HOOD MEMBERS TO BE PRESSURE TREATED TO CSA STANDARD.
 3. ALL HARDWARE TO BE NOT-DIPPED GALVANIZED.
 4. APPLY TWO COATS OF PRESERVATIVE/STAIN TO BE APPROVED BY LANDSCAPE ARCHITECT.
 5. COAT ALL CUT SURFACES WITH SINKING PRESERVATIVE AS ABOVE.



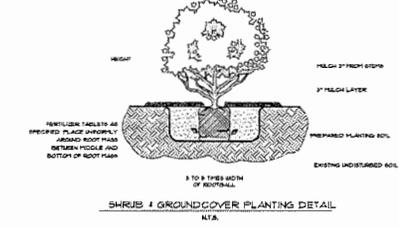
8 CONCRETE UNIT PAVERS
SCALE: 1/2" = 1'-0"



9 HYDRAPRESSED SLAB
SCALE: 1/2" = 1'-0"



10 PERMEABLE PAVERS
SCALE: 1/2" = 1'-0"



12 SHRUB & GROUNDCOVER PLANTING ON GROUND
SCALE: 1/2" = 1'-0"

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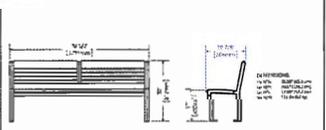
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4	2020/07/21	REV. AS PER ADP COMMENTS	GB
5	2020/07/21	REV. ISSUE FOR DP	GB
6	2020/07/21	ISSUE FOR DP	GB
7	2020/07/21	PRELIMINARY PLAN	GB
NO. <th>DATE</th> <th>REVISION DESCRIPTION</th> <th>DR.</th>	DATE	REVISION DESCRIPTION	DR.

PROJECT:
60 UNIT RESIDENTIAL DEVELOPMENT
LOT 2 ON 248TH STREET & 06 AVENUE, MAPLE RIDGE BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 2020/07/21	DRAWING NUMBER:
SCALE: AS SHOWN	
DRAWN: GB	L8
DESIGN: GB	
CHECK: FH	
MPLA PROJECT NUMBER: JOB NO. 20 048	OF 10

MLB720-W BENCH



MAGLIN



SOFA & CLUB CHAIR SET
(2 CLUB CHAIRS, SOFA, COFFEE TABLE)
- A13014 BLACK
BY VANCOUVER SOFA COMPANY

MSC6425 Tower and Tree House



Elevation	Accessibility	Attention	Accession
Accession	Structure	Level	Level
Present	Required	Present	Required
2	3	1	1

Product Line: Tower play
Category: The SHARP PLAYHOUSE™
Max. Age: 2-5
Max. Full Height: 10'0\"/>



MSC5415 Cottage Deluxe Under 2



Elevation	Accessibility	Attention	Accession
Accession	Structure	Level	Level
Present	Required	Present	Required
0	1	1	1

Product Line: Tower play
Category: Tower play
Max. Age: 6-4
Max. Full Height: 10'0\"/>

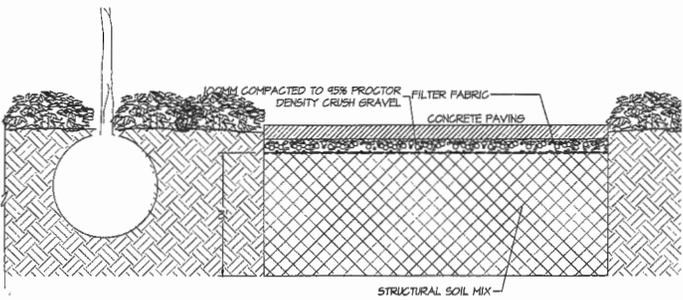


1 BENCH BY MAGLIN
SCALE: NTS

2 PATIO FURNITURE
SCALE: NTS

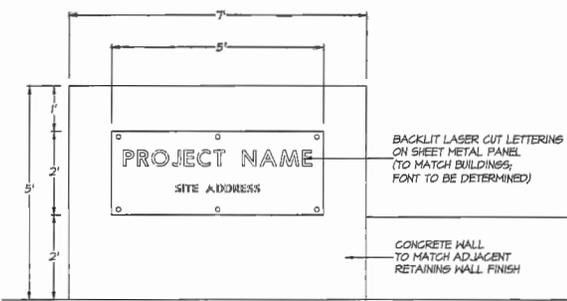
3 TOWER AND TREE HOUSE BY KOPMAN
SCALE: NTS

4 COTTAGE DELUX BY KOPMAN
SCALE: NTS

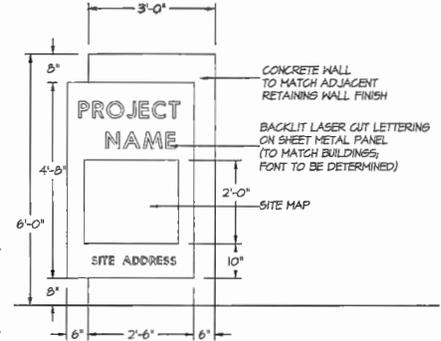


NOTES:
FOR STRUCTURAL SOIL LOCATIONS, REFER LANDSCAPE PLAN
VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS
PRIOR TO CONSTRUCTION.
DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN

5 STRUCTURAL SOIL
SCALE: 3/4"=1'-0"



6 PROJECT SIGNAGE
SCALE: 3/4"=1'-0"



7 ENTRY SIGNAGE
SCALE: 3/4"=1'-0"

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6	2020.02.21	REV. AS PER ADP COMMENTS	GB

PROJECT:
60 UNIT RESIDENTIAL DEVELOPMENT
LOT 2 ON 248TH STREET &
06 AVENUE,
MAPLE RIDGE BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 2020.02.21	DRAWING NUMBER:
SCALE: AS SHOWN	L9
DRAWN: GB	
DESIGN: GB	
CHECKED: H4	

MILA PROJECT NUMBER: JOB NO. 20 048



atelier **pacific** architecture inc.

June 03, 2021

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

Attn: Therese Melser, Planning Technician

Re: File No:2017-485-DP - Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.
15121A – Albion Panorama - Response to ADP Comments

Dear Therese,

Please see our responses to the ADP comments. We have included the items in your correspondence (Dated June 1, 2021), complete with our response in *italics*.

The following resolution was passed in regards to File No: 2017-485-DP at the May 19, 2021 meeting of the Advisory Design Panel.

Please forward this information on to the applicant:
R/2021-028

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2017-485-DP and recommends the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Comments from the Panel included:

Architectural Comments:

- Provide alternative colours/materials schemes with lighter pallet and additional variety.
Consider differentiate each row;
APA Response: APA has provided an additional colour scheme (total: 2 colour schemes). We have also revised our lighting plan to show the colour scheme site plan showing the distribution of the two schemes. Please see DP09a, DP0.9b, and DP1.4.
- Provide community identity feature;
APA/M2 Response: We have revised the entrance to accommodate a walking path an additional trees and site signage. Please see DP1.0 and Sheet L2.
- Remove visitor parking space at front entrance beside block nine (9);
APA Response: APA has removed the Visitor Parking Space at the site entrance in between Blocks 1&2. Please see DP1.0.
- Provide additional articulation on the west side of units facing 106th Avenue (Block 1).
APA Response: APA has revised the side elevation of the southern most unit of Block 1 facing 106th Avenue. Please see DP3.0b.



atelier **pacific** architecture inc.

Landscape Comments:

- If possible provide trees along interior roads.
M2 Response: Trees on site have been provided where possible. Because of the high density and space constraints, there isn't sufficient soil volume to incorporate trees along interior roads.

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.

Yours Sincerely,

Atelier Pacific Architecture Inc.

Jessie Arora Architect AIBC, OAA, SAA, AAA, MRAIC RA
Principal



City of Maple Ridge

TO: His Worship Mayor Michael Morden and Members of Council MEETING DATE: July 20, 2021
FILE NO: 2018-004-DVP
2018-004-DP

FROM: Chief Administrative Officer MEETING: C o W

SUBJECT: Development Variance Permit
Development Permit
22575 Brown Avenue

EXECUTIVE SUMMARY:

Council considered rezoning application 2018-004-RZ and granted first reading for Zone Amending Bylaw No. 7445-2018 on March 27, 2018 and second reading on April 14, 2020. This application was presented at Public Hearing on May 19, 2020 and Council granted third reading on May 26, 2020. Council will be considering final reading for rezoning application 2018-004-RZ on July 27, 2021.

Development Variance Permit application (2018-004-VP) has been received for a site located at 22575 Brown Avenue, which consolidated 22567, 22583 and 22577 Brown Avenue into one lot (See Appendix A). This accompanies a development permit application to construct a 48 unit apartment building. The requested variances are to:

1. reduce the front lot line from 7.5 metres (24.6 ft.) to about 5.4 metres (17.7 ft.) to portions of the front façade, to 3.9 metres (12.8 ft.) for the roof overhang and to the balconies columns, to 3.0 metres (9.8 ft.) for the front balconies and to 1.6 metres (5.2 ft.) for the front entrance canopy;
2. reduce the rear (lane) lot line from 7.5 metres (24.6 ft.) to 7.3 metres (23.9 ft.) to portions of the rear façade, to 4.9 metres (16 ft.) to 5.7 metres (18.7 ft.) for the roof overhang and to the balconies columns and to 4.9 metres (16 ft.) for the balconies; and
3. reduce the (east) side lot line from 7.5 metres (24.6 ft.) down to 5.5 metres (18 ft.) for portions of the façade, to 3.9 metres (12.8 ft.) for the roof overhang, to 4.9 metres (16 ft.) from the posts to the balconies and to 4.8 metres (15.7 ft.) for the balconies; and
4. increase the maximum number of small car parking spaces from 10% (5 parking spaces) to 20% (10 parking spaces).

The developer intends to apply the in lieu payment provisions in the Off Street Parking and Loading Bylaw for five (5) parking spaces at \$8,000 per parking space. This would be a payment of \$40,000 prior to final reading to allow the number of residential parking spaces to be reduced by three (3) spaces (from 51 to 48 spaces) and the number of visitor parking spaces by two (2) from five (5) to three (3) parking spaces.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2018-004-DVP respecting property located at 22575 Brown Avenue.

That the Corporate Officer be authorized to sign and seal 2018-004-DP respecting property located at 22575 Brown Avenue.

DISCUSSION:

a) Background Context:

Applicant:	Maclean Homes (Golden Ears Ltd.)
Legal Descriptions:	Lot A Section 20 Township 12 New Westminster District Plan EPP108731
OCP:	
Existing:	Medium and High-Rise Apartment
Zoning:	
Existing:	RS-1 (One Detached Urban Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses:	
North:	Use: Multi-Family Residential and Single Family Residential Zone: RM-3 (High Density Apartment Residential) and RS-1 (Single Family Urban Residential)
South:	Designation: Medium and High-Rise Apartment Use: Vacant and a Parking Lot Zone: RS-1 (Single Detached Urban Residential) and C-3 (Town Centre Commercial) (Proposed Comprehensive Development Zone for tower proposal, under application 2017-462-RZ) Designation: Low-Rise Apartment and Medium and High-Rise Apartment (Proposed Medium and High-Rise Apartment, under application 2017-462-RZ)
East:	Use: Single Family Residential Zone: RS-1 (Single Detached Urban Residential) Designation: Medium and High-Rise Apartment
West:	Use: Single Family Residential Zone: RS-1 (Single Detached Urban Residential) Designation: Medium and High-Rise Apartment
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.22 hectares (0.54 acres)
Access:	Lane north of Brown Street
Servicing requirement:	Urban Standard

b) Project Description:

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

The applicant proposes to provide:

- 10% of the units partially designed in accordance with BC Building Code Section 3.8.5 Adaptive Dwelling Units to accommodate aging in place;
- All underground parking spaces will be wired for future installation of Level 2 charging stations for electric vehicles; and
- The applicant elected to provide on-site public art, at a value of \$50,000.00. There are two public art element options advanced by the developer. This will be before the Public Art Committee shortly to be finalized (Appendix D).

The project is designed and is landscaped to allow for:

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

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

c) Planning Analysis:

Pursuant to section 8.11 of the Official Community Plan, this proposal (within Attachment C) is subject to the Town Centre Development Permit Area (DPA) Guidelines.

The Key North View DPA guideline concepts and the Architect's and the Landscape Architect's design compliance analysis is as follows:

1. *Promote North and South View as distinctive, highly liveable multifamily neighbourhoods.*
Architect's Analysis: This apartment building fits into an area that already includes a housing type mix of single family dwellings, townhouses and other apartment buildings.
2. *Create a pedestrian-friendly, ground-oriented, multi-family community.*
Architect's Analysis: Yes, the apartment building helps define the street and sidewalk and is located at walking distance from retail, services, transit and schools.
3. *Maintain cohesive building styles.*
Architect's Analysis: This project is the third project of its type in the same block. It does provide consistency in the architectural expression, mass and setbacks.
4. *Capitalize on important views.*
Architect's Analysis: The suites facing North in the upper levels will have good mountain views from this location. This building does not significantly affect the views from the existing neighboring buildings.
5. *Provide private and semi-private green space.*
Architect's Analysis: Entry court is proposed, with universal access. The courtyard is open to street with low screening of mixed planting allowing views into the street for safety, and to deter vandalism. Amenity areas are provided at the north and west side.

6. *Provide climate appropriate landscaping and green features.*

Landscape Architect's Analysis: The streetscape is designed to enhance public realm, with low open fence and mixed layered planting. Type and layout of planting is designed to filter the sun for lower floors in the summer.

7. *Maintain street interconnectivity*

Architect's Analysis: The lane is used to access the parking areas, as well as providing entry from the lane into the rear of the building. The resident's parking is located underground, the visitor's parking is located on grade at the lane.

The project also adheres to the Town Centre Area Green Building Techniques, among them including the following:

- Most of the living room areas and bedrooms have direct sun exposure and daylighting;
- The building facade articulation provides shading, as well as the roof overhangs and deep balconies;
- Low voltage and solar light fixtures will be used wherever possible;
- Small rain-collecting barrels will be provided where possible; and
- Several proposed plants and their layout provide habitat and food for birds and for beneficial insects.

d) **Variance Analysis:**

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process. The following variances are requested:

1. *Maple Ridge Zoning Bylaw No 7600-2019, Part 618 RM-2 Medium Density Apartment Residential Zone 618.7 Setbacks* is to be varied as follows:

- Subsection 1. a. The front lot line is reduced from 7.5 metres (24.6 ft.) to about 5.4 metres (17.7 ft.) to portions of the front façade, to 3.9 metres (12.8 ft.) for the roof overhang and to the balconies columns, to 3.0 metres (9.8 ft.) for the front balconies and to 1.6 metres (5.2 ft.) for the front entrance canopy;
- Subsection 1. b.: The rear (lane) lot line is reduced from 7.5 metres (24.6 ft.) to 7.3 metres (23.9 ft.) to portions of the rear façade, to 5.7 metres (18.7 ft.) for the roof overhang and to the balconies columns and to 4.9 metres (16 ft.) for the balconies; and
- Subsection 2. c.: The (east) side lot line is reduced from 7.5 metres (24.6 ft.) down to 5.5 metres (18 ft.) for portions of the façade, to 3.9 metres (12.8 ft.) for the roof overhang, to 4.9 metres (16 ft.) from the posts to the balconies and to 4.8 metres (15.7 ft.) for the balconies.

These proposed building setback variances are shown in Appendix E. These variances are supported to achieve the intended form and character involving for the projecting architectural elements in accordance with the Key North View DPA guideline concepts and the Town Centre Area Green Building Techniques Guidelines.

2. *Maple Ridge Off Street Parking and Loading Bylaw No 4350 - 1990, is to be varied as follows:*

- Section 4.1: The maximum number of small car parking spaces is increased from 10% (5 parking spaces) to 20% (10 parking spaces).

e) Parking Analysis:

The developer intends to apply the in lieu payment provisions in the Off Street Parking and Loading Bylaw for five (5) parking spaces at \$8,000 per parking space. This would be a payment of \$50,000 prior to final reading to allow the number of residential parking spaces to be reduced by three (3) spaces (from 51 to 48 spaces) and the number of visitor parking spaces by two (2) from five (5) to three (3) parking spaces.

This is supportable for three reasons. Firstly, the lower parking demand expected to be associated with the one bedroom and studio dwelling units; secondly, in recognition of the units incorporating aging in place; and lastly the integration of public art into the landscaping and façade elements of the project.

f) Advisory Design Panel:

The application was submitted for review by the Advisory Design Panel (ADP) on January 22, 2020. The motion passed by the ADP and a description of how the Architect and Landscape Architect addressed these concerns is attached as Appendix F.

Staff is satisfied that the design concerns have been addressed.

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, the security will be \$68,957.00.

CONCLUSION:

When developed, this apartment building will continue to build up the density and expand housing opportunities in the Town Centre Area. The attractive form and character of the project, together with the incorporation of public art-inspired element. Will enhance the urban character of the area.

It is recommended that these applications be favourably be considered and the Corporate Officer be authorized to sign and seal Development Permits 2018-004-DP and 2018-004-DVP.

“Original signed by Adrian Kopystynski”

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

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

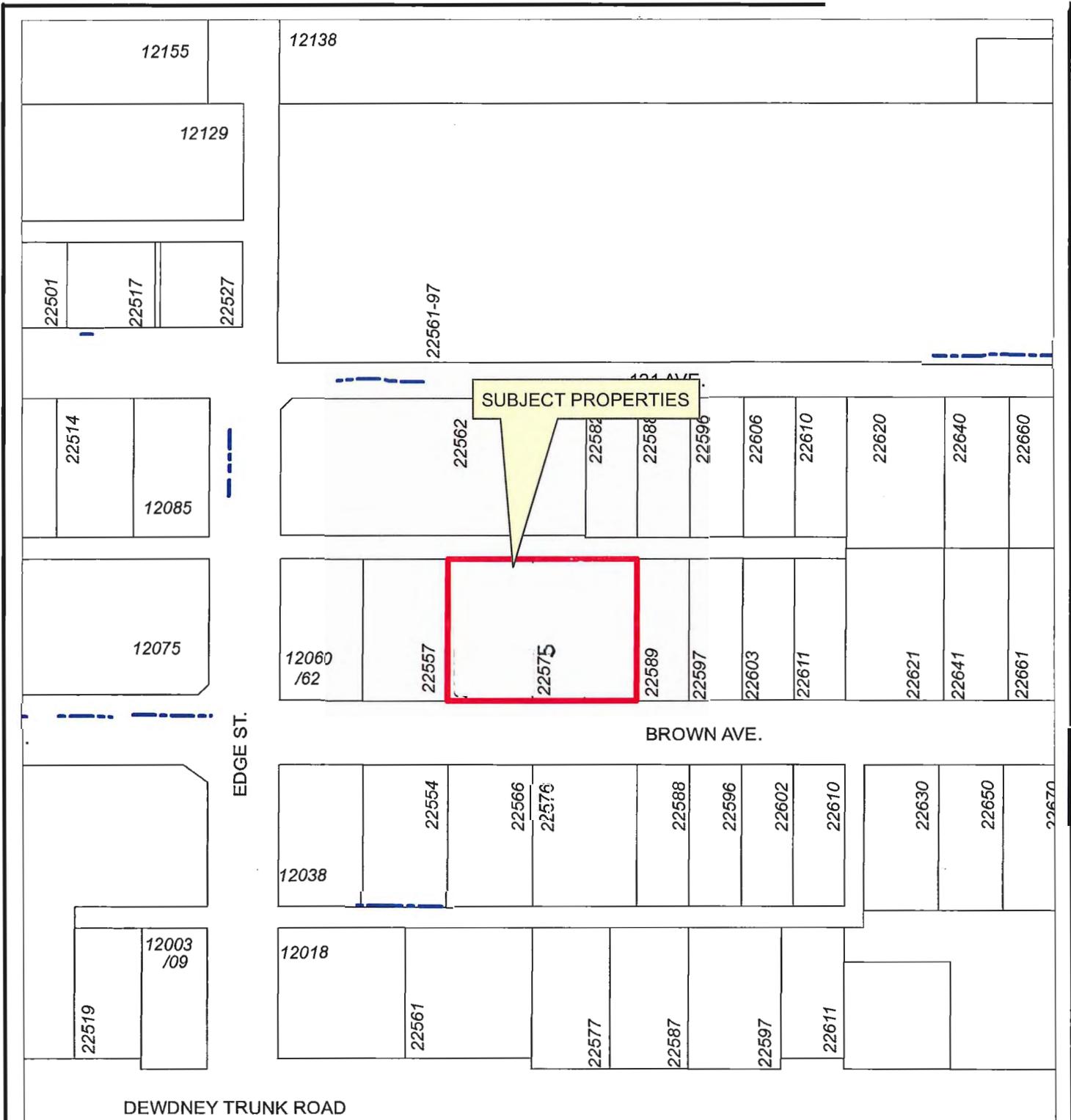
**Approved by: Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Al Horsman”

**Concurrence: Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject map
- Appendix B – Site Plan
- Appendix C – Architectural and Landscaping Plans
- Appendix D – Public Art Options
- Appendix E – Variances
- Appendix F – ADP Summary



SUBJECT PROPERTIES



EDGE ST.

BROWN AVE.

DEWDNEY TRUNK ROAD



Scale: 1:1,500

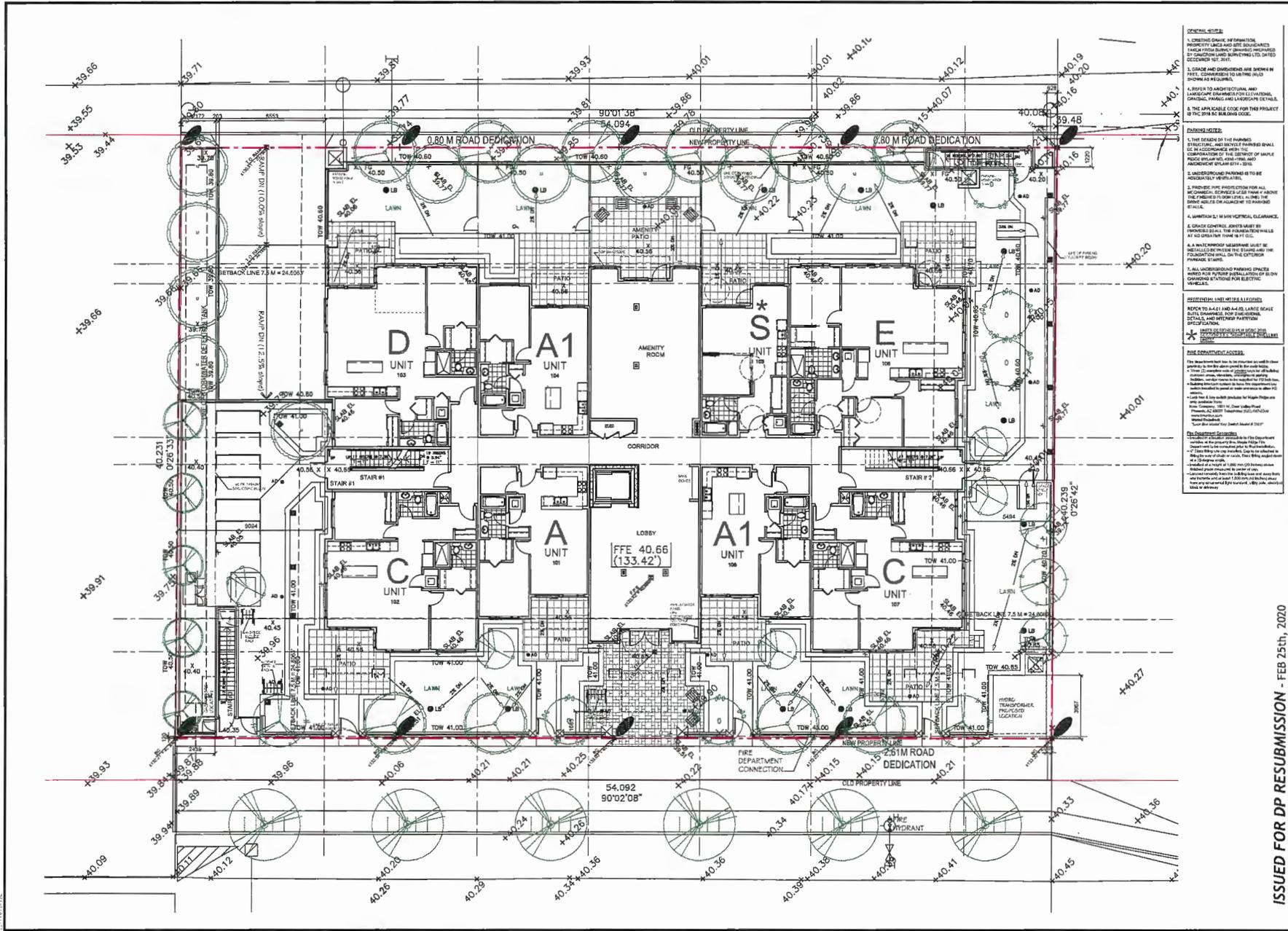
Legend

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

22575 Brown Avenue



2018-004-RZ
DATE: Jul 2, 2021



GENERAL NOTES:

1. CREATING SPACE INFORMATION, PROPERTY LINES AND SITE CONDITIONS SHALL BE VERIFIED BY THE ARCHITECT PRIOR TO SUBMITTING DRAWINGS. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN METERS.
2. GRADE AND ELEVATION ARE SHOWN IN FEET, COMPARED TO LATITUDE UNITS SHOWN IN METERS.
3. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR DETAILING, MATERIALS, FINISHES AND LANDSCAPE DETAILS.
4. THE APPLICABLE CODE FOR THIS PROJECT IS THE BC BUILDING CODE.

PERMITS/NOTES:

1. THE DESIGN OF THE BUILDING STRUCTURE AND MECHANICAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BC BUILDING CODE AND THE BC MECHANICAL REGULATIONS.
2. MECHANICAL SYSTEMS SHALL BE DESIGNED TO BE ADEQUATELY VENTILATED.
3. PROJECT OWNER SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT SHALL BE ADVISED OF ANY PERMITS OBTAINED AND OF ANY CONDITIONS OF SUCH PERMITS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AUTHORITIES.
4. MAINTAIN A 1.5 M MIN VERTICAL CLEARANCE.
5. GRADE CONTROL JOISTS SHALL BE PROVIDED TO MAINTAIN THE FINISHED FLOOR AT 40.00 M AT THE NORTH AND SOUTH BOUNDARIES.
6. A 1.5 M MIN VERTICAL CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE MAINTAINED AT ALL TIMES.
7. ALL MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE BC MECHANICAL REGULATIONS AND THE BC ELECTRICAL REGULATIONS.
8. ALL MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE BC MECHANICAL REGULATIONS AND THE BC ELECTRICAL REGULATIONS.

PERMITS/NOTES (CONTINUED):

REFER TO A-01 AND A-02 FOR LARGE SCALE DETAILS AND INTERIOR PARTITION SPECIFICATIONS.

PERMITS/NOTES (CONTINUED):

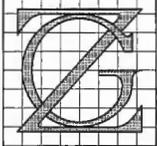
REFER TO A-01 AND A-02 FOR LARGE SCALE DETAILS AND INTERIOR PARTITION SPECIFICATIONS.

PERMITS/NOTES (CONTINUED):

REFER TO A-01 AND A-02 FOR LARGE SCALE DETAILS AND INTERIOR PARTITION SPECIFICATIONS.



4	DPA RESUBMISSION	FEB 29, 2020
3	ADD SUBMISSION	DEC 13, 2019
2	DPA RESUBMISSION	AUG 01, 2019
1	DPA	DEC 18, 2018
ISSUE	DESCRIPTION	DATE



GARCIA ZUNINO ARCHITECTS INC.

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

PHONE: 604.987.8334
FAX: 604.987.2371
WEB: garchitects.com
E: mgzunino@garchitects.com

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CLIENT: MacLEAN HOMES

PROJECT: EDGE 3 CONDOMINIUMS

22567, 22571 & 22583 BROWN AVE.
MAPLE RIDGE, B.C.

SHEET TITLE: 1ST FLOOR PLAN

DRAWING NO.: A-1.0

PROJECT NO.: 1710.0

DATE: 17/10/19

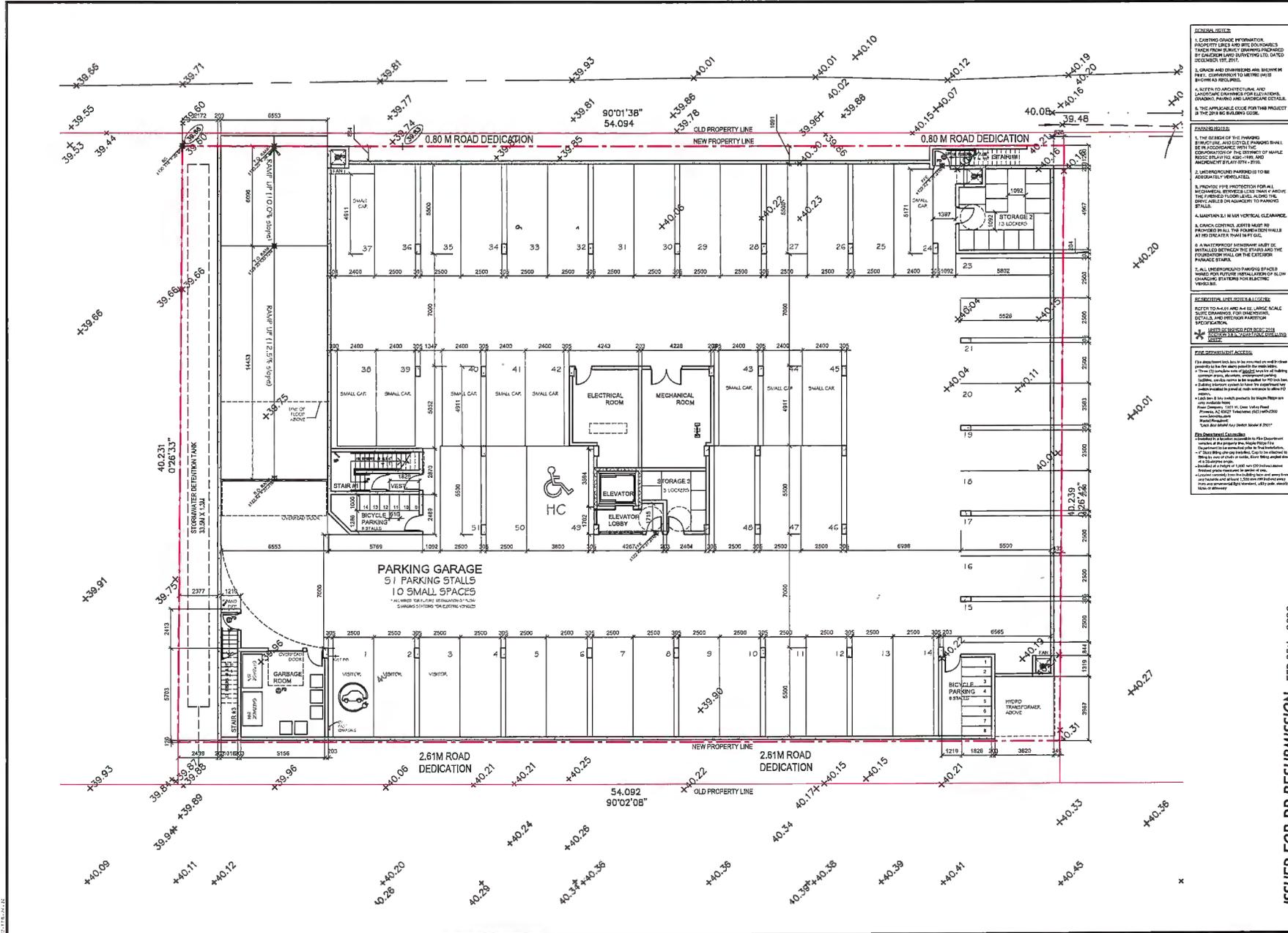
SCALE: 1

DESIGNED: LZ/MG-Z

DATE: NC

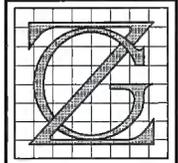
ISSUED FOR DPA RESUBMISSION - FEB 25th, 2020

APPENDIX C



NORTH

NO.	DATE	DESCRIPTION
1	DEC 18, 2018	DPA
2	AUG 01, 2019	DPA SUBMISSION
3	DEC 13, 2019	ADP SUBMISSION
4	FEB 29, 2020	DPA RESUBMISSION



GARCIA ZUNINO ARCHITECTS INC.
 862 EAST WINDSOR RD.
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 PHONE: 604.987.8304
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CLIENT: MacLEAN HOMES
 PROJECT: EDGE 3 CONDOMINIUMS
 22667, 22677 & 22683 BROWN AVE. MAPLE RIDGE, B.C.

SHEET TITLE: PARKING LEVEL PLAN

DRAWING NO.: A-1.01

PROJECT NO.: 1710.00
 SCALE: 1:100

DATE: NOV 01, 2018

GENERAL NOTES:

- EXISTING GRADE INFORMATION, FACILITY LINES AND UTILITIES SHOWN FROM PLANNING DRAWINGS PROVIDED BY CALDWELL LAND SURVEYING LTD. DATUM: NAD83 UTM, 2011.
- CLASHES AND DIMENSIONS ARE SHOWN IN RED. DIMENSIONS TO BE MET OR BROWN AS REQUIRED.
- AS PER THE ARCHITECT'S GENERAL LANDSCAPE DIMENSIONS FOR EDUCATIONAL, RECREATIONAL AND LANDSCAPE ETC. SHALL BE AS SHOWN ON THE PROJECT'S 2018 BC BUILDING CODE.

REVISIONS:

- THE DESIGN OF THE PARKING STALLS AND ACCESSIBLE STALLS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BRITISH COLUMBIA ACCESSIBILITY ACT AND THE BRITISH COLUMBIA ACCESSIBILITY REGULATION (B.C.A.A.R.) 2018.
- LANDSCAPE DIMENSIONS TO BE AS SHOWN ON THE PROJECT'S 2018 BC BUILDING CODE.
- PROVIDE FIRE PROTECTION FOR ALL MECHANICAL SERVICES LINES THROUGH THE FINISHED FLOOR LEVEL, ALONG THE EXISTING WALLS AND TO PARKING STALLS.
- LANDSCAPE DIMENSIONS SHALL BE AS SHOWN ON THE PROJECT'S 2018 BC BUILDING CODE.
- A WATERPROOF MEMBRANE SHALL BE INSTALLED BETWEEN THE STAIRS AND THE FOUNDATION WALL ON THE EXTERIOR FINISHED FLOOR.
- ALL UNDERGROUND PARKING SPACES SHALL BE PROVIDED WITH A MINIMUM OF 2.1M CLEARANCE STATIONS FOR ELECTRIC VEHICLES.

REVISIONS FOR ACCESSIBILITY:

- REVISION TO THE PLAN SHALL BE AS SHOWN ON THE PROJECT'S 2018 BC BUILDING CODE.
- REVISION TO THE PLAN SHALL BE AS SHOWN ON THE PROJECT'S 2018 BC BUILDING CODE.

FILE INFORMATION:

The drawings have been prepared by the architect and shall be used for the construction of the project. The drawings are the property of the architect and shall not be reproduced or used in any way without the written consent of the architect. The drawings are the property of the architect and shall not be reproduced or used in any way without the written consent of the architect.

ISSUED FOR DP RESUBMISSION - FEB 25th, 2020

PROPERTY LINE



SOUTH ELEVATION

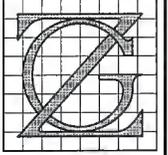
- FINISH SCHEDULE:**
- ① COLUMNS AND STONE BASE: CULTURED STONE 'TALUS HEYRN STONE'
 - ② HORIZONTAL SIDING: ALLURA LAP SIDING 7" EXPOSURE TEXTURE: WOOD GRAIN COLOR: FTD BRN 189 HENDAL CHAMOIX
 - ③ HORIZONTAL SIDING: ALLURA LAP SIDING 7" EXPOSURE TEXTURE: WOOD GRAIN COLOR: GRANITE GRAY
 - ④ HORIZONTAL SIDING: ALLURA LAP SIDING 7" EXPOSURE TEXTURE: WOOD GRAIN COLOR: STERLING GRAY
 - ⑤ HORIZONTAL SIDING: ALLURA LAP SIDING PLURIC SERIES 7" EXPOSURE TEXTURE: WOOD GRAIN COLOR: REDWOOD
 - ⑥ BOARDS & BATTEN CLADDING: ALLURA VERTICAL SIDING PANEL TEXTURE: SMOOTH COLOR: SNOW
 - ⑦ FACIA AND TRIM BOARDS: PAINT: BR 21515 GRAY
 - ⑧ COLUMNS AT ENTRY AND BALCONY: HANFORD BOARD TEXTURE: SMOOTH ON METAL TRIM: LANTANA ON TIMBER COLOR: DUNN/HYLAND RED
 - ⑨ GRANITE / MARBLE: BLACK POWDER COATED ALUMINUM Pickets
 - ⑩ WINE FRAME WINDOW: COLOR: WHITE
 - ⑪ BUILDING LOBBY WINDOW FRAMES: ALUMINUM STONEFRONT COLOR: ANODIZED ALUMINUM

HEIGHT BASE LINE CALCULATION:

	DEP ELEV = 45.32 M
FRONT	DEP FROM = 40.00 M
	(H) = 40.11 m (131.59')
REAR	DEP ELEV = 46.10 M
	DEP FROM = 38.20 M
	(H) = 39.91 m (130.93')



ISSUE	DESCRIPTION	DATE
4	DPA RESUBMISSION	FEB 23, 2020
3	APP SUBMISSION	DEC 13, 2019
2	DPA RESUBMISSION	AUG 01, 2019
1	DPA	DEC 18, 2018



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SEAL:

CLIENT:
MacLEAN HOMES

PROJECT:
EDGE 3 CONDOMINIUMS

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

SHEET TITLE:
ELEVATIONS

DRAWING NO.:

A-2.01

PROJECT NO.: **1710.00**

DRAWN: _____ SCALE: 1:100

CHECKED: LZ / MG-Z DATE: NOV 27, 2018

ISSUED FOR DP RESUBMISSION - FEB 25th, 2020

BROWN AVE.



EAST ELEVATION



NORTH ELEVATION

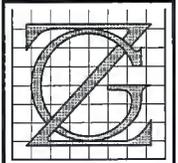
- FINISH SCHEDULE**
- ① COLUMNS AND STONE BARS: CULTURED STONE, "FLUSS HEYIN STONE"
 - ② HORIZONTAL SIDING: ALLURA LAP SIDING 1" EXPOSURE TEXTURE: WOOD GRAIN COLOR: FTD BWHG 180 KENDALL CHANGAOL
 - ③ HORIZONTAL SIDING: ALLURA LAP SIDING 1" EXPOSURE TEXTURE: WOOD GRAIN COLOR: GRANITE GRAY
 - ④ HORIZONTAL SIDING: ALLURA LAP SIDING 1" EXPOSURE TEXTURE: WOOD GRAIN COLOR: STERLING GRAY
 - ⑤ HORIZONTAL SIDING: ALLURA LAP SIDING PLASTIC SERIES 1" EXPOSURE TEXTURE: WOOD GRAIN COLOR: ROSEWOOD
 - ⑥ BOARD & BATTEN CLADDING: ALLURA VERTICAL SIDING PANEL TEXTURE: SMOOTH COLOR: SNOW
 - ⑦ FASCIA AND TRIM BOARDS: PANEL: BM 215-15 GRAY
 - ⑧ COLUMNS AT ENTRY AND BALCONY: HARDIE BOARD TEXTURE, SMOOTH ON METAL TRIM: EASTTUM OR EMBLAKH COLOR: COUNTRYLANS RED
 - ⑨ GUARDS / HANDRAILS: BLACK POWDER COATED ALUMINUM PICKETS
 - ⑩ VENT FRAME WINDOWS: COLOR: WHITE
 - ⑪ BUILDING LOBBY WINDOW FRAMES: ALUMINUM STOREFRONT COLOR: ANODIZED ALUMINUM

HEIGHT BASE LINE CALCULATION

FRONT	DGP ELEV = 43.32 M DGP WIND = 43.00 M (1) = 43.11 m (131.59')
REAR	DGP ELEV = 43.10 M DGP WIND = 39.25 M (1) = 39.91 m (130.89')



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



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SEAL:



WEST ELEVATION

ISSUED FOR DP RESUBMISSION - FEB 25th, 2020

CLIENT:
MacLEAN HOMES

PROJECT:
EDGE 3 CONDOMINIUMS

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

SHEET TITLE:
ELEVATIONS

DRAWING NO.:
A-2.02

PROJECT NO.: 1710.00
 DRAWN: SCALE: 1:100
 CHECKED: LZ / MFG DATE: NOV 27, 2018

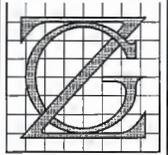
- FINISH SCHEDULE:**
- ① COLUMNS AND STONE BASE: CULTURED STONE "TALUS HEWN STONE"
 - ② HORIZONTAL SIDING: ALLURA LAP SIDING 7" EXPOSURE TEXTURE: WOOD GRAIN COLOR: PTD BMHG 198 KENDALL CHARCOAL
 - ③ HORIZONTAL SIDING: ALLURA LAP SIDING 7" EXPOSURE TEXTURE: WOOD GRAIN COLOR: GRANITE GRAY
 - ④ HORIZONTAL SIDING: ALLURA LAP SIDING 7" EXPOSURE TEXTURE: WOOD GRAIN COLOR: STERLING GRAY
 - ⑤ HORIZONTAL SIDING: ALLURA LAP SIDING RUSTIC SERIES 7" EXPOSURE TEXTURE: WOOD GRAIN COLOR: ROSEWOOD
 - ⑥ BOARD & BATTEN CLADDING: ALLURA VERTICAL SIDING PANEL TEXTURE: SMOOTH COLOR: SNOW
 - ⑦ FASCIA AND TRIM BOARDS PAINT: BM 2121-10 GRAY
 - ⑧ COLUMNS AT ENTRY AND BALCONY: HARDIE BOARD TEXTURE: SMOOTH ON METAL TRIM: IRON VYRM OR SIMILAR COLOR: COUNTRYLANE RED
 - ⑨ GUARDS / HANDRAILS: BLACK POWDER COATED ALUMINUM PICKETS
 - ⑩ VINYL FRAME WINDOWS: COLOR: WHITE
 - ⑪ BUILDING LOBBY WINDOW FRAMES: ALUMINUM STONEFRONT COLOR ANOXIDIZED ALUMINUM



PARTIAL ELEVATION (BROWN AVE)



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



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SEAL

CLIENT:
MacLEAN HOMES

PROJECT:
EDGE 3 CONDOMINIUMS

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

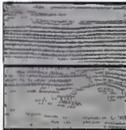
SHEET TITLE:
EXTERIOR COLORS AND MATERIALS

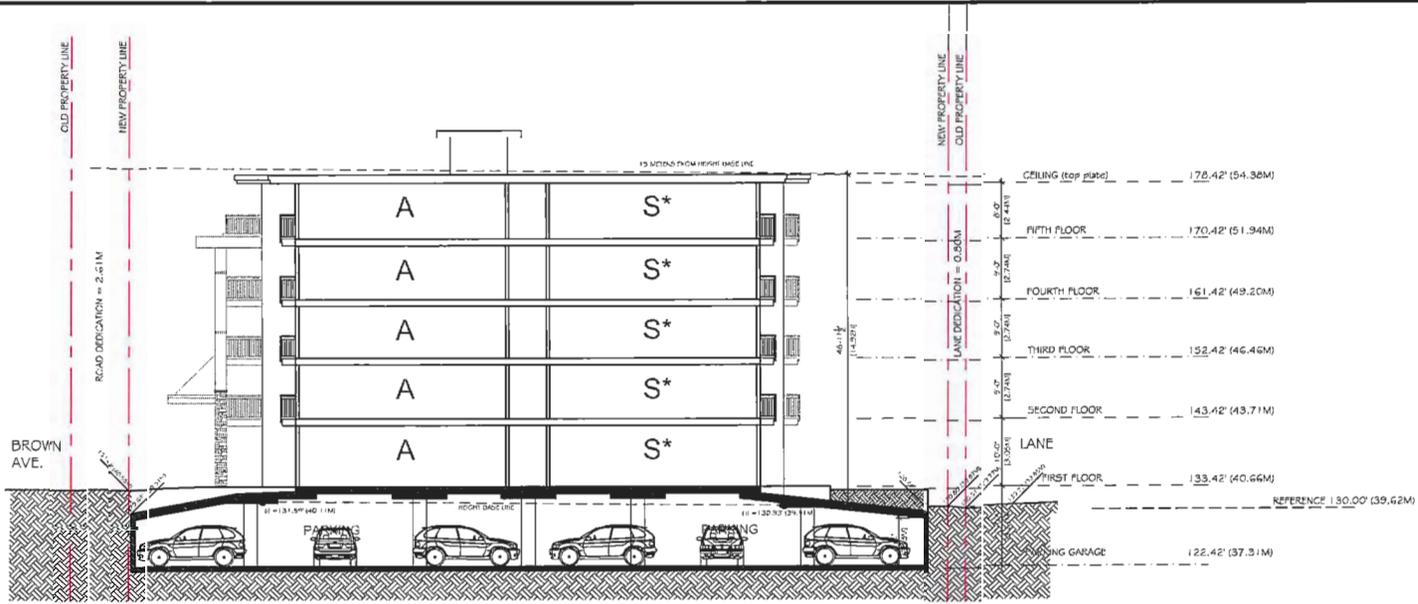
DRAWING NO.:
A-2.03

PROJECT NO.: 1710.00

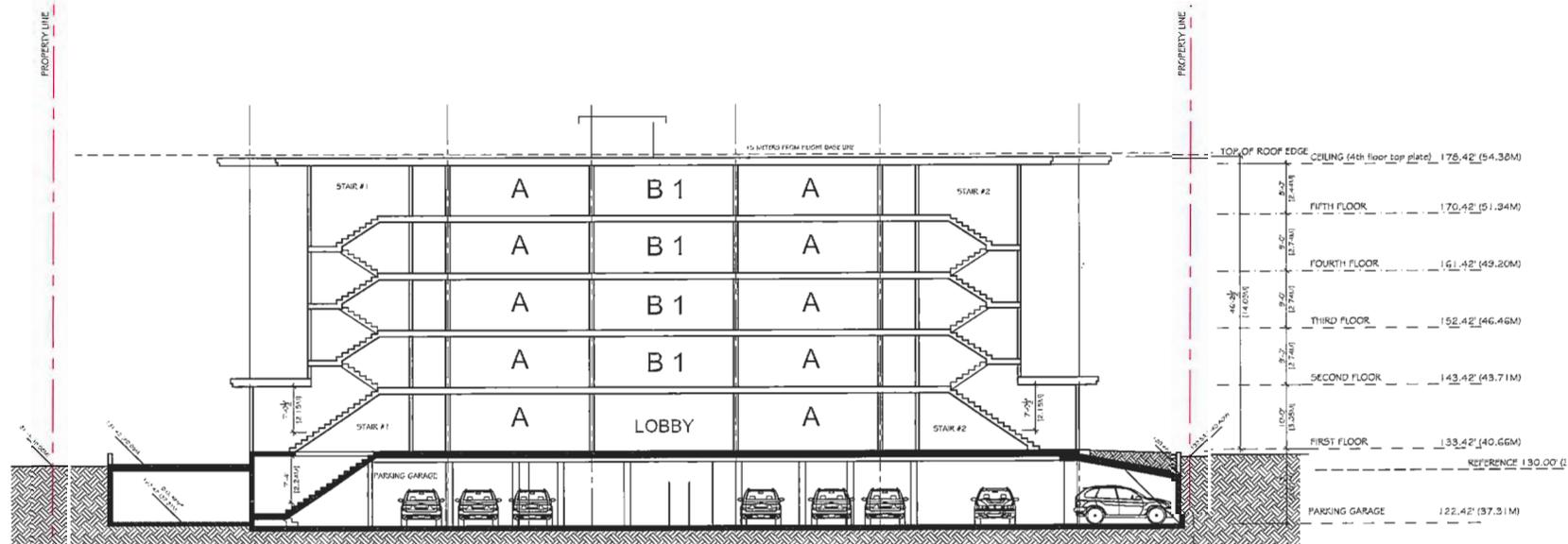
DRAWING SCALE: 1:100
 CHECKED: LZ / MQ-Z DATE: NOV 27, 2018

ISSUED FOR DP RESUBMISSION - FEB 25th, 2020

<p>① HORIZONTAL SIDING: ALLURA LAP SIDING 7" EXPOSURE TEXTURE: WOOD GRAIN COLOR: STERLING GRAY</p> 	<p>② BOARD & BATTEN CLADDING: ALLURA VERTICAL SIDING PANEL TEXTURE: SMOOTH COLOR: SNOW</p> 	<p>⑦ FASCIA AND TRIM BOARDS PAINT: BM 2121-10 GRAY</p> 
<p>③ HORIZONTAL SIDING: ALLURA LAP SIDING 7" EXPOSURE TEXTURE: WOOD GRAIN COLOR: GRANITE GRAY</p> 	<p>④ HORIZONTAL SIDING: ALLURA LAP SIDING RUSTIC SERIES 7" EXPOSURE TEXTURE: WOOD GRAIN COLOR: ROSEWOOD</p> 	<p>⑧ COLUMNS AT ENTRY AND BALCONY: HARDIE BOARD ON METAL TRIMS TEXTURE: SMOOTH COLOR: COUNTRYLANE RED</p> 
<p>① COLUMNS AND STONE BASE: CULTURED STONE TALUS HEWN STONE</p> 	<p>⑥ BOARD & BATTEN CLADDING: ALLURA VERTICAL SIDING PANEL TEXTURE: SMOOTH PAINTED COLOR: BMHG 198 KENDALL CHARCOAL ALTERNATE: HARDIE PANEL TEXT. SMOOTH COLOR: IRON GRAY</p> 	<p>⑨ GUARDS / HANDRAILS: BLACK POWDER COATED ALUMINUM PICKETS</p> 
		<p>⑩ WINDOW FRAMES: VINYL FRAME COLOR: WHITE</p> 

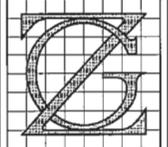


SECTION A



SECTION B

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



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SEAL:

ISSUED FOR DP RESUBMISSION - FEB 25th, 2020

CLIENT:
MacLEAN HOMES

PROJECT:
EDGE 3
CONDOMINIUMS

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

SHEET TITLE:
BUILDING SECTIONS

DRAWING NO.:
A-3.01

PROJECT NO.: 1710.00
 DRAWN: DATE: 11/20/18
 CHECKED: L2/MG-Z DATE: NOV 27, 2018

Yorke and Karen Graham
 www.YorkeGraham.com k: 604.290.2430 y: 604.290.4775

June 2021

Design Concepts for MacLEAN HOMES/BROWN ROAD public art

Design Concepts for MacLEAN HOMES/BROWN ROAD public art

Concept 1:

Often the images of maple trees and eagles emerge when thinking of Maple Ridge, however, we wanted to explore other symbols that could also reflect the city's heritage and land. While looking on the city's website, we discovered the interesting fact that in addition to the First Nations people, some of the early settlers came from Hawaii and Scotland, and flowers sprung to mind.

From www.mapleridge.ca -

It was in the 1850's when colonial settlers arrived in Maple Ridge. Early colonial records show that a family of Hawaiians, the Kanaka family, who were employees of the Hudson's Bay Company (HBC) were among the first outside settlers on the north side of the Fraser River. The Kanaka River bears their family name. In addition to the Kanaka family, Samuel Robertson, an employee of the HBC emigrated from Scotland to make this area his home.



Stylized Thistle:

Our first concept explores the idea of a simplified thistle. In addition to the profile resembling a number 3, giving nod to MacLean Homes' 3rd Edge building, the sculpture includes three parts to make the whole - representing the past, present and future community members.

Below please see our sketch, foam core model, and a scale model built from vintage typewriter parts. We are proposing that each finished piece stand 84" tall, 26" wide and be 7" thick, but the height could be increased if desired. In addition to using recycled farming equipment, it is our intention to include some artifacts that would encourage viewers to seek, find and relate to.



Concept 2:

One of our other ideas was to create stylized shapes, to represent elements of Maple Ridge's beautiful landscape.

Referencing our sketch on the right, these shapes, from the bottom up are; water, buildings/people, fields, mountains, and sun.

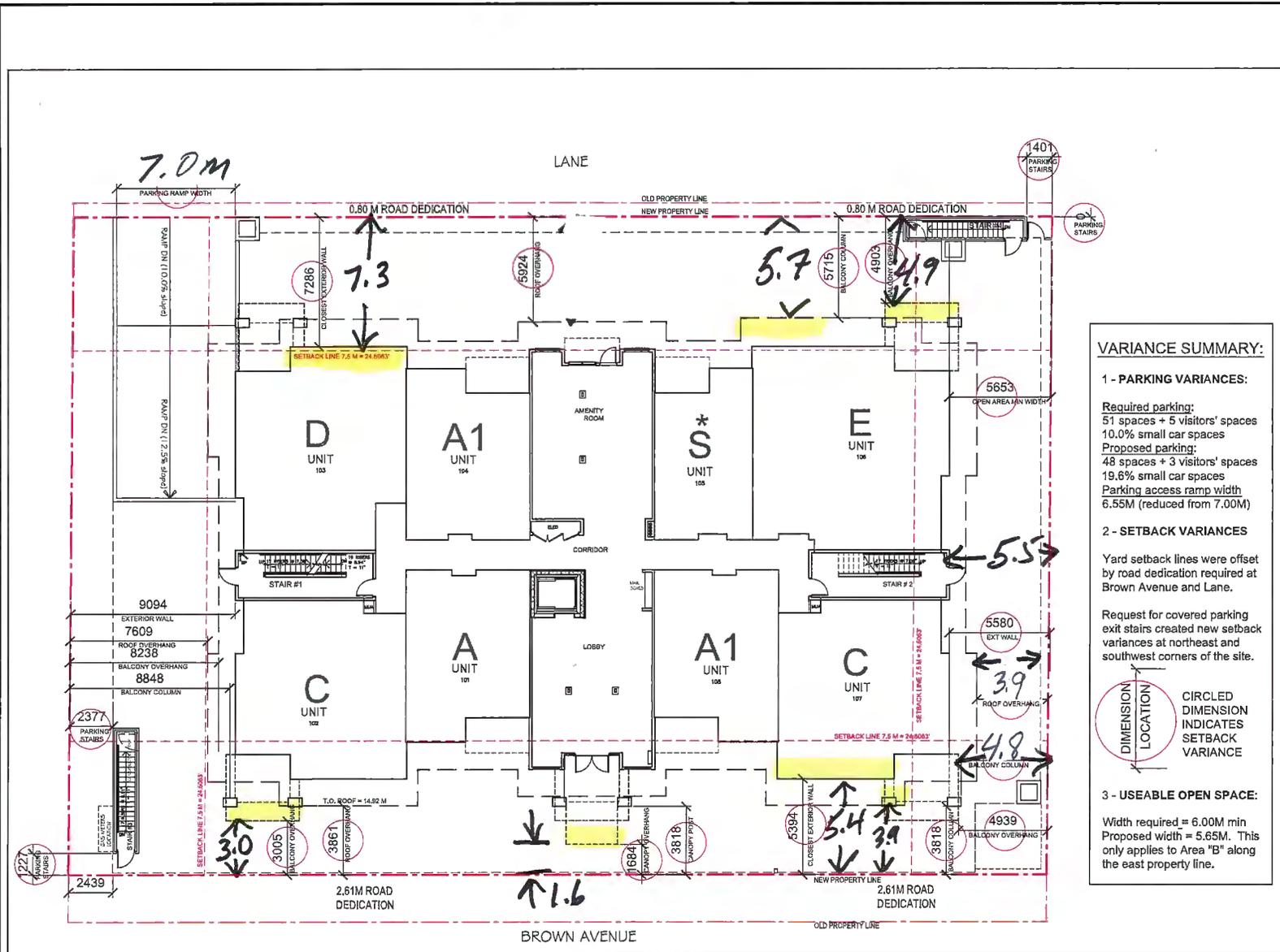
This piece would also be constructed with vintage metals and could be anywhere from 7 feet to 9 feet high.



Conclusion:

As both of these sculpture concepts are constructed using welded, unpainted solid steel, their life expectancy should be at least 50 years. If not rusted already, the metals will self oxidize, leaving a natural rusted patina, which will not compromise the integrity of the art piece.

We do not foresee any future maintenance required besides periodic visual checks to ensure all is intact.



VARIANCE SUMMARY:

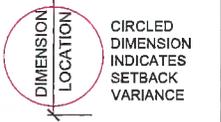
1 - PARKING VARIANCES:

Required parking:
 51 spaces + 5 visitors' spaces
 10.0% small car spaces
 Proposed parking:
 48 spaces + 3 visitors' spaces
 19.6% small car spaces
 Parking access ramp width
 6.55M (reduced from 7.00M)

2 - SETBACK VARIANCES

Yard setback lines were offset by road dedication required at Brown Avenue and Lane.

Request for covered parking exit stairs created new setback variances at northeast and southwest corners of the site.



3 - USEABLE OPEN SPACE:

Width required = 6.00M min
 Proposed width = 5.65M. This only applies to Area "B" along the east property line.

GENERAL NOTES:

1. EXISTING LANE AND BROWN AVENUE PROPERTY LINES AND SITE BOUNDARIES SHALL BE AS SHOWN ON THE SURVEY PROVIDED BY GARCIA ZUNINO ARCHITECTS INC. DATED DECEMBER 15, 2015.
2. GRADE AND ELEVATIONS ARE SHOWN IN FEET. CONVERSION TO METRIC UNITS IS THE RESPONSIBILITY OF THE CLIENT.
3. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR DETAILS, DIMENSIONS, FINISHES, MATERIALS, AND HARDWARE. FINISHES SHALL BE AS SHOWN ON THE 2015 BC BUILDING CODE.
4. THE APPLICABLE CODE FOR THIS PROJECT IS THE 2015 BC BUILDING CODE.

REVISIONS:

NO.	DESCRIPTION	DATE
1	DPV RESUBMISSION	DEC 15, 2019
2	ADP SUBMISSION	DEC 15, 2019
3	DPV RESUBMISSION	FEB 25, 2020
4	ADP SUBMISSION	DEC 15, 2019

REVISIONS CONTINUED:

1. THE DESIGN OF THE PARKING STRUCTURE AND BICYCLE PARKING SHALL BE AS SHOWN WITH THE CONDITIONS OF THE DESIGN OF WORK PROGRAM (ENCL. 100, 101, 102, AND 103) AND THE 2015 BC BUILDING CODE.
2. UNDERGROUND PARKING IS TO BE ACCURATELY VOLUMETRIC.
3. PROVIDE THE PROTECTION FOR ALL MECHANICAL SERVICES THAT ARE ABOVE THE PROPOSED FLOOR LEVEL, ALONG THE CORNER AREAS OF ADJACENT TO PARKING STAIRS.
4. MAINTAIN 2.1 M MIN VERTICAL CLEARANCE.
5. GRADE CONTROL SHOULD BE PROVIDED IN ALL THE FOOTING WALLS AT 90 DEGREES TO THE 15% SLOPE.
6. A WATERPROOF MEMBRANE SHALL BE INSTALLED BETWEEN THE STAIRS AND THE FOOTING WALL, ON THE 90 DEGREE CORNER.
7. ALL UNDERGROUND PARKING SPACES SHALL BE PROVIDED WITH A MINIMUM OF 2.1 M CLEARANCE FOR ELECTRIC VEHICLES.

REVISIONS CONTINUED:

1. THE DESIGN OF THE PARKING STRUCTURE AND BICYCLE PARKING SHALL BE AS SHOWN WITH THE CONDITIONS OF THE DESIGN OF WORK PROGRAM (ENCL. 100, 101, 102, AND 103) AND THE 2015 BC BUILDING CODE.
2. UNDERGROUND PARKING IS TO BE ACCURATELY VOLUMETRIC.
3. PROVIDE THE PROTECTION FOR ALL MECHANICAL SERVICES THAT ARE ABOVE THE PROPOSED FLOOR LEVEL, ALONG THE CORNER AREAS OF ADJACENT TO PARKING STAIRS.
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7. ALL UNDERGROUND PARKING SPACES SHALL BE PROVIDED WITH A MINIMUM OF 2.1 M CLEARANCE FOR ELECTRIC VEHICLES.

NO.	DESCRIPTION	DATE
1	DPV RESUBMISSION	DEC 15, 2019
2	ADP SUBMISSION	DEC 15, 2019
3	DPV RESUBMISSION	FEB 25, 2020
4	ADP SUBMISSION	DEC 15, 2019

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SEAL:

CLIENT: **MacLEAN HOMES**

PROJECT: **EDGE 3 CONDOMINIUMS**

22507, 22577 & 22583 I
 MAPLE RIDGE

SHEET TITLE: **SETBACK VARI**

DRAWING NO.: **A-0.C**

PROJECT NO.: 17

DRAWN BY: []

CHECKED: LZ / MGZ

SUMMARY OF VARIANCES
 SCALE 1:100

APPENDIX E

Appendix E ADP Summary

The following are the responses by the Architect and the Landscape Architect concerning the comments made by the Advisory Design Panel meeting on January 22, 2020 Advisory Design Panel respecting this project:

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

Landscape Comments:

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

Architectural Comments:

1. Provide more emphasis on the entry to the building.
Architect's comment: The entry to the building was highlighted by adding a new balcony portico supporting a cantilevered canopy to provide additional covered space sheltering the entrance to the building. The new canopy sits higher and reaches closer to the property line. The subtraction of the canopy front columns widens the space at the entrance. Additional emphasis to this area was created with the revised landscape plan.
2. Provide additional detailing around window trims; consider using a pre-cast trim.

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

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

Architect's comment: The building is unique and different from the previous Edge projects with a more contemporary exterior design:

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

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

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

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

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

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

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

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



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Municipal Advisory Committee on Accessibility and Inclusiveness - Age-friendly Initiative Sub-committee

MEETING DATE: July 20, 2021
FILE NO: 01-0640-30-2021
MEETING: CoW

EXECUTIVE SUMMARY:

In 2017, Council endorsed the Age-Friendly Initiative Sub-committee (AFI) to support the implementation of the Age-friendly Action Plan. Since its inception, the AFI has achieved a number of milestones including the City’s designation by the World Health Order as an Age-Friendly City.

The initial three-year term of the AFI has expired and staff are seeking Council’s approval to renew the updated AFI Terms of Reference to allow the Committee to continue supporting the implementation of the Action Plan. The MACAI Committee reviewed and updated the AFI Terms of Reference (ToR) and unanimously passed a motion at the April 15, 2021 Committee meeting to move it to Council for consideration (Attachment A).

RECOMMENDATION:

That the term of the Age-friendly Initiative Sub-committee be extended for an additional three-year period expiring on January 30, 2024; and further

That the Age-friendly Initiative Sub-committee revised Terms of Reference be endorsed.

DISCUSSION:

a) **Background Context:**

Age-friendly planning has been ongoing in Maple Ridge (and Pitt Meadows) since 2008 through the work of MACAI, the Maple Ridge Pitt Meadows Katzie Senior Network (SN), and a variety of like-minded community agencies and partners. The AFI specifically advocates for senior populations to be supported within all aspects of community living and aligns with MACAI’s mandate to advise and/or inform the Councils of Maple Ridge and Pitt Meadows, municipal departments, community agencies and the general public on accessibility and inclusiveness.

Over the years, a number of milestones have been achieved, including:

- Completion of the Age-friendly Action Plan (December 2015);
- Endorsement of the Age-friendly Action Plan by Council (March 2016);
- Designation by the UBCM as an Age-friendly Community (June 2016);
- Creation of the Age-friendly Subcommittee under MACAI (January 2018);
- Endorsement of the Age-friendly Implementation Plan (June 2018); and
- Designation by the World Health Organization as a member of the Global Network for Age-friendly Cities and Communities (June 2019).

With nearly a third of the recommendations complete or underway, there is still plenty of work to be done to make Maple Ridge age-friendly.

To be consistent with the current Policy No. 3.11 Committees of Council, the following point was added to the AFI Terms of Reference under Membership:

4.3 Chair/Convener - The chair of the Age-friendly sub-committee of MACAI will be a member of the MACAI committee.

b) Desired Outcome:

To continue to engage a broad range of community members, agencies, organizations and City officials in the ongoing evaluation and implementation of the Age-friendly Implementation Strategy that will give residents the best opportunity to age in place.

c) Strategic Alignment:

The Terms of Reference has been updated to align with the Policy No. 3.11 Committees of Council (updated in 2019) and in conjunction with the regular Committees of Council review process. The Sub-committee's work supports Council's strategic priorities, specifically Community Pride & Spirit, Community Safety, and Inter-government Relations.

d) Citizen/Customer Implications:

The entire community benefits in an age-friendly community when seniors are supported to age actively, enjoy good health, remain independent in a barrier free and inclusive environment, and are involved in community participation. .

e) Interdepartmental Implications:

A number of departments have been key stakeholders in the creation and delivery of the Age-friendly Strategy including Engineering, Parks, Recreation & Culture, Operations, Bylaws, Communications, Planning and Building.

f) Business Plan/Financial Implications:

While some of the actions and goals of the Age-friendly Implementation Strategy are easily achievable, others do require further resources. To date, the AFI Sub-committee has successfully applied for three UBCM Age-friendly Initiative grants, totaling \$45,000, to help

offset the costs of implementation. Any further financial implications related to the implementation strategy will be identified as the Committee sets its work plan for the following year and may be brought forward to Council for consideration as part of the 2022-2027 Business Plan process.

CONCLUSION:

The Municipal Advisory Committee on Accessibility and Inclusiveness Committee recommends that the Age-friendly Initiative Sub-committee be extended for a further three-year period to continue with its work on implementing the Age-friendly Action Plan. The attached updated Age-friendly Initiative Sub-committee Terms of Reference outlines the mandate, membership, structure, and resources required to further the implementation of the Age-friendly Implementation Strategy, and to ensure that Maple Ridge residents can age in place.



Prepared by: **Petra Frederick,**
Community Engagement Coordinator/ Staff Liaison MACAI



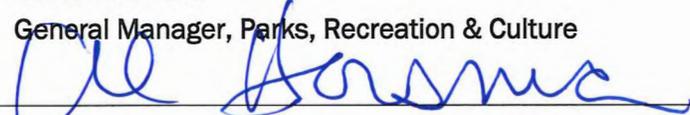
Reviewed by: **Tony Cotroneo,**
Manager, Community Engagement



Approved by: **Danielle Pope**
Director, Recreation & Community Engagement



Approved by: **Scott Hartmann**
General Manager, Parks, Recreation & Culture



Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:

- (A) Draft – Terms of Reference for Municipal Advisory Committee on Accessibility and Inclusiveness, Age Friendly Initiative Sub-committee

TERMS OF REFERENCE
FOR
MUNICIPAL ADVISORY COMMITTEE ON ACCESSIBILITY AND INCLUSIVNESS, SUB COMMITTEE
- AGE FRIENDLY INITIATIVE
2021-2023

HISTORY

Age-friendly planning has been ongoing in Maple Ridge (and Pitt Meadows) since 2008 through the work of the MACAI, the Maple Ridge, Pitt Meadows, Katzie Senior Network (SN) and a variety of like-minded community agencies and partners.

In December of 2015, the Age-friendly Community Action Plan was completed and on March 14th, 2016, Council approved the AFI plan. Furthermore in May of 2016, Maple Ridge applied for and successfully received the UBCM Age-friendly Community Designation and is listed on the Age-friendly BC Government website as an age-friendly city.

In June of 2018, Council approved the AFI implementation strategy and in June of 2019, Maple Ridge applied for and successfully received the World Health Organization's Global Network for Age-friendly Cities and Communities.

1. MANDATE

To provide stewardship for the implementation of the Age-friendly Initiative (AFI) Action Plan endorsed by Council in 2016.

2. FUNCTIONS

- Develop a coordinated approach between local government, citizens, service providers and community organizations to create an Age-friendly community;
- Encourage the community to view policies, projects and programs with an Age-friendly lens;
- Obtain formal local government commitment and public support for Age-friendly initiatives;
- Monitor and apply for funding available for Age-friendly initiatives, encourage local government or other eligible agencies to apply for this funding, and to provide input on funding applications;
- Monitor Age-friendly Implementation Strategy and completed tasks;
- To identify and implement one to three tasks per year as outlined in the current Council endorsed AFI action plan;
- Annually report to local government on accomplishments and to identify next steps (actions).

3. ROLE OF INDIVIDUAL GROUP MEMBERS

The role of the individual members of the Age-friendly Initiative Sub-Committee:

- Attending regular monthly meetings as required and actively participating in the work.
- Provide ongoing support, input and expertise within the subject area (action).
- Make presentations to local government, community organizations and to the public regarding the Age-friendly Initiative.

4. GENERAL

4.1 Membership

All members of the sub-committee will be recommended by the Sub-Committee Chair and Staff Liaison(s) and appointed by the Council Liaison(s). The Chair, Staff Liaison(s) and Council Liaison(s) will ensure that the committee is inclusive and responsive to the needs of the Age-friendly project, communities and Councils. The membership can consult with external resources for the purpose of meeting evaluation objectives.

- City of Maple Ridge Council Liaison
- City of Pitt Meadows Council Liaison
- Representative from the Municipal Advisory Committee on Accessibility and Inclusiveness (minimum of one member) - Chair
- Maple Ridge, Pitt Meadows and Katzie Senior Network Coordinator
- Representative from Ridge Meadows Senior Society
- Representative from Fraser Health
- Representative from Maple Ridge/ Pitt Meadows Community Services
- Maximum of four Community at Large Members with a minimum of one individual from each community representing the 55+ demographics
- City of Maple Ridge Staff Liaison
- City of Pitt Meadows Staff Liaison

4.2 Terms of Appointment

Members of the sub-committee shall be appointed for one term with opportunity for re-appointment.

4.3 Chair/Convenor

The chair of the Age-friendly sub-committee of MACAI will be a member of the MACAI committee and will be supported by the Maple Ridge, Pitt Meadows, and Katzie Senior Network and the Staff Liaison(s).

4.4 Meetings

- The sub-committee will meet a minimum of one time per month with additional meetings as needed.
- Minutes of the meetings will be recorded and made available to the public on the City of Maple Ridge's Website.

4.5 Quorum

- The presence of a majority of voting members shall constitute a quorum.

4.6 Review

- AFI Sub-Committee/MACAI representative will report bi-monthly to MACAI.
- AFI Sub-Committee will report to Maple Ridge and Pitt Meadows Councils as required and at minimum, annually.



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Downtown Maple Ridge Business Improvement Area

MEETING DATE: July 20, 2021
FILE NO: 11-5320-20
MEETING: Committee of the Whole

EXECUTIVE SUMMARY:

At its June 22, 2021 Council Workshop, Council authorized the continuation of the Downtown Maple Ridge Business Improvement Area ("the DMRBIA"). Council is required under the *Community Charter* to receive the formal approval of the owners of property in the defined area before adopting the bylaw that will re-establish the DMRBIA. This report outlines the process for adoption of the required bylaw.

RECOMMENDATION:

That Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021 be given first, second and third reading.

DISCUSSION:

Council is proposing to undertake a local area service on its own initiative to grant money to the Downtown Maple Ridge Business Improvement Association (DMRBIA). The DMRBIA includes all lands shown as shaded and within the boundary shown on Schedule A attached to Bylaw No. 7767-2021. The money granted will be expended on the planning and implementation of a business promotion scheme that includes the following activities:

- Marketing and promotions
- Safety and security improvements
- Beautification, including general clean up, graffiti removal, banners
- Festivals and other related promotional events

All of the grant paid will be recovered by means of a local service tax against all commercial properties (BCAA Class Code 6). In 2021, the last year of the current DMRBIA, the levy collected was \$291,795.

The DMRBIA is requesting a first-year increase of \$50,000 for increased security and staff resources starting in 2022, and a 2.5% budget increase to cover inflationary increases in the four subsequent years (2023-2026.) The annual levy against all commercial properties within the DMRBIA is proposed to be as follows:

- 2022: \$341,795
- 2023: \$350,340
- 2024: \$359,098
- 2025: \$368,076
- 2026: \$377,278

The proposed program will end on December 31, 2026. Should Council wish to continue this business improvement area after that date, this process must be repeated and a new bylaw adopted. The levy for each commercial parcel will be determined by the assessed value of land and improvements.

Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021 is attached and it is recommended that it be given three readings. Prior to final reading, a notice will be published and mailed to all affected property owners (see attached Schedule B). Final reading will be considered if no valid petition against the improvement area is received within 30 days of the second publication of the required notification in the newspaper. In addition to the legislated requirement to publish notice in a newspaper once a week for two consecutive weeks and to post notice in City Hall, the website and social media will be used to further publicize Council's intention.

In order for a petition against a local area service to be certified as sufficient and valid it must be:

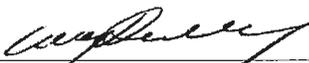
- a) signed by the owners of at least 50% of the parcels that would be subject to the local service tax, and
- b) signed by the owners of parcels that in total represent at least 50% of the assessed value of land and improvements that would be subject to the local service tax.

The Downtown Maple Ridge Business Improvement Association will be asking their membership if they would be interested in participating in a meeting where the Five Year Business Plan would be presented. Should there be interest, then this meeting would occur during the thirty day notification period. The Economic Development Office will support this meeting if it occurs.

The Economic Development Office will also work to ensure greater alignment between the DMRBIA the goals of Council relating to downtown security, the façade improvement and other elements of the Town Centre Animation Plan.

CONCLUSIONS:

The goals of the Downtown Maple Ridge Business Improvement Association align with those of Council in relation to creating a vibrant economy in the Town Centre supporting employment growth. It is therefore recommended that Council grant first, second and third readings to the bylaw that will re-establish the DMRBIA.


Prepared by: Wendy Dupley, Ec.D
Director, Economic Development


Concurrence: CK Lee
Manager, Revenue & Collections


Concurrence: Stephanie Nichols
Corporate Officer


Concurrence: Al Horsman
Chief Administrative Officer

Attachments
Schedule A – Bylaw No. 7767-2021
Schedule B – Notice of Intent to Establish a Local Area Service

CITY OF MAPLE RIDGE

BYLAW NO. 7767-2021

A bylaw to establish a business improvement area service to provide a grant to the Downtown Maple Ridge Business Improvement Association for the planning and implementation of a business promotion scheme for the Maple Ridge Downtown Business Improvement Area.

WHEREAS the Council of the City of Maple Ridge may grant money to an organization that has, as one of its aims, functions, or purposes, the planning and implementation of a business promotion scheme;

AND WHEREAS all of the grant paid must be recovered by means of a local service tax;

AND WHEREAS a notice of the intention of the Council of the City of Maple Ridge to establish a Business Improvement Area Service for the purpose of funding a Business Promotion Scheme to carry out certain works and services and to market and promote business within the Business Improvement Area, has been duly given by publication of notice and service of it upon the owners of the parcels liable to be specially charged and no petition against the works proposed on Council's initiative, signed by the owners of at least 50% of the parcels that would be subject to the Business Improvement Area Service tax, that in total represent at least 50% of the assessed value of land and improvements that would be subject to the Business Improvement Area Service Tax, has been presented within 30 days after the second publication of the notice;

AND WHEREAS it is deemed expedient to proceed with the grant;

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

1. TITLE

This Bylaw shall be cited for all purposes as "Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021".

2. DEFINITIONS

In this Bylaw:

"**Act**" means the *Community Charter*, Chapter 26 [SBC 2003];

"**Business Improvement Area**" means the area of the City of Maple Ridge designated by Schedule "A" of this Bylaw;

"**Business Promotion Scheme**" means those specific activities and expenditures set out in Section 5 of this Bylaw;

"**Council**" means the Council of the City of Maple Ridge; and

"**City**" means the City of Maple Ridge.

"**DMRBIA**" means the Downtown Maple Ridge Business Improvement Association.

3. DESIGNATION OF AREA

Those lands within the area shown shaded on the map attached to and forming part of this Bylaw as Schedule "A", are designated as a Business Improvement Area within the meaning of Section 215 of the Act and shall be known as the Downtown Business Improvement Area.

4. GRANT

a) Council is hereby empowered to grant to the DMRBIA money not exceeding the following amounts:

2022 - \$341,795
2023 - \$350,340
2024 - \$359,098
2025 - \$368,076
2026 - \$377,278

b) These monies shall be paid to the DMRBIA as follows:

January 1, 2022 - \$170,898	July 1, 2022 - \$170,898
January 1, 2023 - \$175,170	July 1, 2023 - \$175,170
January 1, 2023 - \$179,549	July 1, 2024 - \$179,549
January 1, 2025 - \$184,038	July 1, 2025 - \$184,038
January 1, 2026 - \$188,639	July 1, 2026 - \$188,639

5. EXPENDITURE

The DMRBIA will work with the City to ensure alignment with the priorities of the City relating to security, façade improvements and other elements related to the Town Centre Animation Plan and any other such plans that may be developed during the term of this bylaw. The money granted under Section 4 of this Bylaw shall be expended only by the DMRBIA, in accordance with the conditions and limitations set out in this Bylaw, and only for a Business Promotion Scheme consisting of the following activities and expenditures:

- a) marketing and promotions
- b) safety and security improvements
- c) beautification, including general clean up, graffiti removal, banners
- e) festivals and other related promotional events.

6. RECOVERY OF FUNDS

(a) All of the money granted to the DMRBIA pursuant to this Bylaw shall be recovered within the Business Improvement Area in the manner set out in this Section.

(b) For the purpose of recovering the monies granted to the DMRBIA under this Bylaw in any year in which a grant is made to the DMRBIA, there shall be levied and imposed in each year on all land and improvements within the Business Improvement Area that fall within Class 6 of the Assessments - Classes and Percentage Levels Regulations, B.C. Reg. 438/81, as that regulation stood on January 8, 1988, a rate sufficient to raise the sums

set out in Section 4 herein for that year. The levy shall be based on the assessed value of land and improvements for general municipal purposes.

7. CONDITIONS AND LIMITATIONS

Notwithstanding any other provision of this Bylaw, no grant shall be made and no grant funds shall be used or spent by the DMRBIA, in any year unless the DMRBIA:

- a) submits an annual budget and work plan for approval by the City on or before January 1st in each year beginning January 1st, 2023;
- b) submits to the City a review engagement on a fiscal year basis, and such auditor shall be a member, or a partnership whose partners are members, in good standing of the Canadian Institute of Chartered Accountants, or the Certified General Accountants Association of British Columbia, or a person certified by the board established under Section 205 of the Business Corporations Act, Chapter 57 [SBC 2002]. Such review engagement shall be prepared in accordance with generally accepted accounting principles and shall include a Balance Sheet and a Statement of Revenue and Expenditure. A review engagement for the immediately preceding fiscal year, shall be submitted to the City on or before April 1st of each year beginning April 1st, 2023; and
- c) is a Society incorporated and in good standing under the provisions of the Societies Act, Chapter 18 [SBC 2015].

8. INSURANCE

- (a) The DMRBIA shall provide and maintain Commercial General Liability Insurance acceptable to the City and subject to limits of not less than five million dollars (\$5,000,000) inclusive per occurrence for bodily injury, death and damage to property including loss of use thereof. The insurance shall cover any person employed directly or indirectly by the DMRBIA as well as any contractor or subcontractor hired by the DMRBIA.
- (b) The City shall be added as an additional insured under the Comprehensive General Liability Insurance policy, and the DMRBIA shall provide the City with a copy of the policy prior to the City providing funding under Section 4 of this bylaw.
- (c) The DMRBIA's Comprehensive General Liability Insurance policy shall contain a cross liability clause and an endorsement requiring that the City be provided with 30 days prior written notice of any change in the policy or its cancellation.

9. EXPIRATION DATE

This bylaw shall cease to have effect on the 31st day of December, 2026.

READ a first time the day of , 2021.

READ a second time day of , 2021.

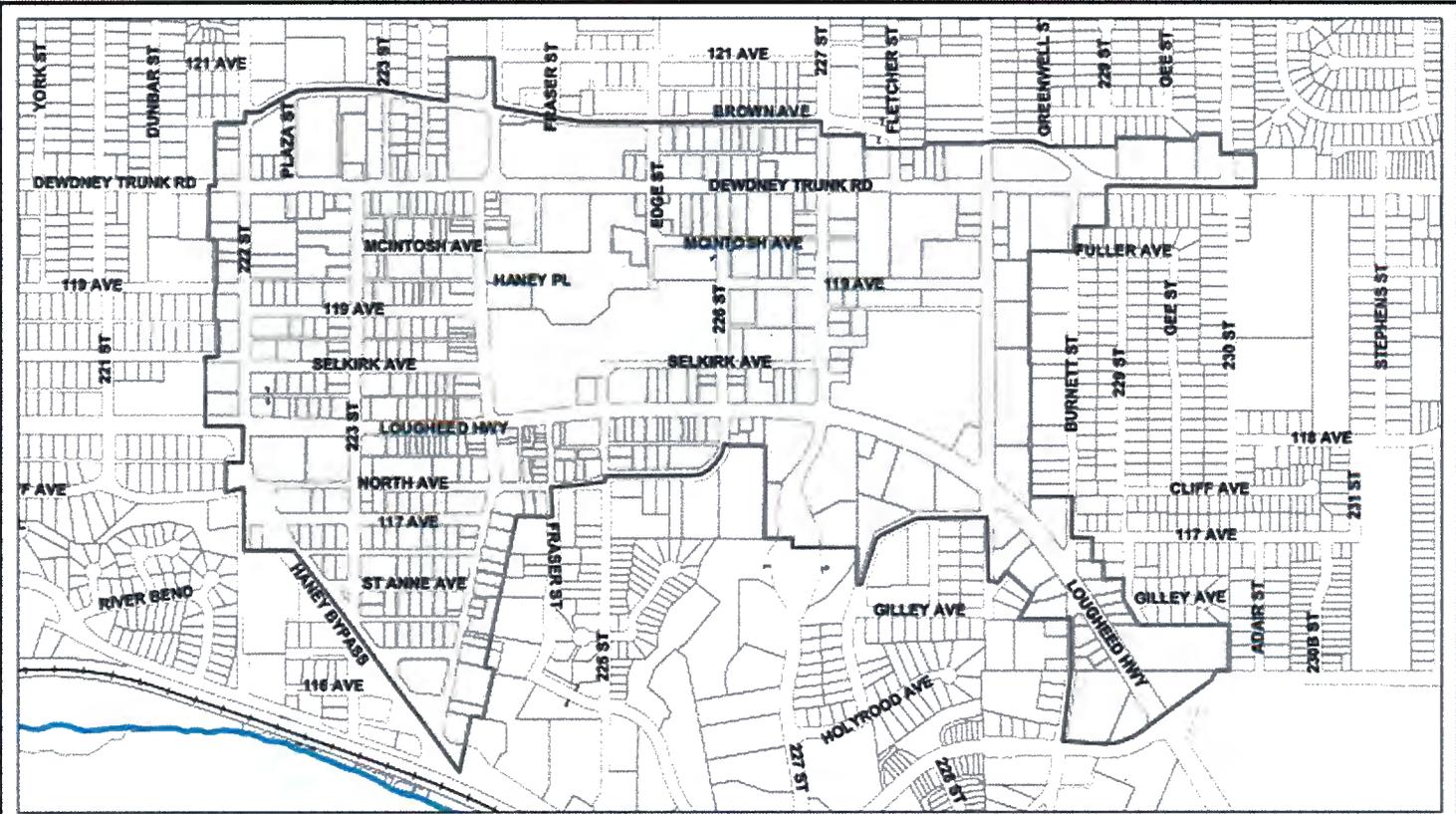
READ a third time the day of , 2021.

NOTICE OF INTENTION ADVERTISED on the day and day of , 2021.

ADOPTED the day of , 2021.

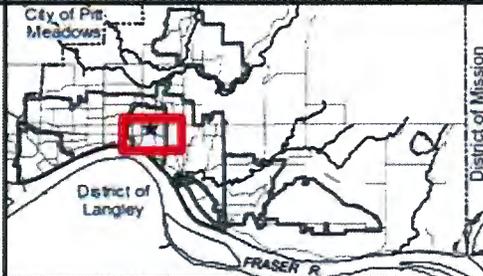
PRESIDING MEMBER

CORPORATE OFFICER



Scale: 1:9,000

 Downtown Business Improvement Area



Schedule A Bylaw No. 7767-2021



FILE: Downtown Business Improvement Area.mxd
DATE: Jun 8, 2021 BY: OT

SCHEDULE "A"

**City of Maple Ridge
Notice of a Council Initiated Local Areas Services for the
Downtown Maple Ridge Business Improvement Association**

The Council of the City of Maple Ridge gives notice that it is proposing to undertake a local area service on its own initiative to grant money to the Downtown Maple Ridge Business Improvement Association that has, as one of its aims, the planning and implementation of a business promotion scheme for the Downtown Maple Ridge Business Improvement Area. The business promotion scheme includes:

- Marketing and promotions
- Safety and security improvements
- Beautification, including general clean up, graffiti removal, banners
- Festivals and other related promotional events

The Downtown Maple Ridge Business Improvement Area includes all the lands shown as shaded and within the boundary as shown on the map.

All of the grant paid to the Downtown Maple Ridge Business Improvement Association will be recovered by means of a local service tax.

The annual levy against all commercial properties within the Downtown Business Improvement Area will be as follows:

2022: \$341,795
2023: \$350,340
2024: \$359,098
2025: \$368,076
2026: \$377,278

Based on the 2021 assessments, the annual cost to be charged to benefiting property owners in 2021 is estimated to be \$0.44790 per \$1,000 of assessed value on both land and improvements in assessment class 6 (business). In 2021 and thereafter, this rate may be adjusted either up or down to raise the annual levy noted above. The program ends on December 31, 2026.

100% of the cost of the business improvement area service paid by the City of Maple Ridge to the Downtown Maple Ridge Business Improvement Association, will be borne by the benefiting property owners located within the Downtown Business Improvement Area shown on the map.

Council may proceed with establishing the local area service unless a sufficient and valid petition not to proceed with the program is received **by 4:00 p.m. Monday, September 20, 2021** (30 days after the second date of publication of this notice in The News).

In order for a petition against a local area service to be certified as sufficient and valid it must be:

- a) signed by the owners of at least 175 parcels (50% of the parcels that would be subject to the local service tax), and
- b) signed by the owners of parcels that in total represent at least \$325,735,950 (50% of the assessed value of land and improvements that would be subject to the local service tax).

If two or more persons are owners of a parcel,

- a) they must be considered as one owner only,
- b) they are not entitled to petition unless a majority of them concur, and
- c) unless a petition is signed by a majority of them, their signatures must be disregarded in determining whether the petition is sufficient.

Petitions against the local area service must be presented to the Corporate Officer at the Municipal Hall, 11995 Haney Place, Maple Ridge, B.C. V2X 6A9 on or before **4:00 p.m. Monday, September 20, 2021.**

Copies of Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021 are available for public inspection at the Reception Desk at Municipal Hall during regular business hours. This notice and the bylaw are also available for viewing at www.mapleridge.ca

Inquiries regarding the business promotion scheme contemplated by Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021 may be made to:

Wendy Dupley
Director, Economic Development
City of Maple Ridge
604-467-7319, or

Ineke Boekhorst
Executive Director
Downtown maple Ridge Business Improvement Association
604-467-2420

Stephanie Nichols
Corporate Officer

1200 *Staff Reports*



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

FROM: Chief Administrative Officer

MEETING DATE: July 27, 2021

FILE NO: 01-0110-01

MEETING: Council

SUBJECT: Canada Community Revitalization Fund – 241A Street & 112 Avenue Park

EXECUTIVE SUMMARY:

The Government of Canada has recently made \$500 million in funds available over a two-year period to help improve community infrastructure and rebound from the effects of the COVID-19 pandemic. Based on program objectives, it is recommended that the current park development project at 241A Street and 112 Avenue be submitted to the Program for consideration. Funding will be leveraged to enhance the scope of the project to a destination park that augments elements identified through recent public consultation.

RECOMMENDATION:

That staff submit the '241A Street & 112 Avenue Park' project to the Canada Community Revitalization Fund.

DISCUSSION:

a) Background Context:

The Government of Canada has made \$500 million in funds available over a two-year period to help communities improve community infrastructure projects and rebound from the effects of the COVID-19 pandemic. Funding is to be used to build new community infrastructure, bring people back to public spaces safely, and create jobs to stimulate local economies.

With the three objectives in mind, the Program prioritizes projects that are shovel ready, smaller in scope, leverage funding from partner organizations, and demonstrate measurable direct or indirect social-economic benefits. Council assigned \$450,000 in the 2021-2025 Capital Program for this new community park development. The proposed project at 241A Street and 112 Avenue best aligns with these criteria as a public engagement process has been completed and staff are working on completing the design of the park.

The park is designed to blend natural features with a variety of play structure for all ages. Some project elements of note include a decorative water feature, playground, splash pad, picnic tables, pump track and multi-use sport court.

Through the engagement process, area residents identified a desire to enhance the scope of included amenities and elevate the park to a destination-level amenity. Enhancements include expansion of the splash pad to a full water park, the addition of washroom facilities, and increasing the size of the playground. Funding obtained from the grant would cover the additional costs to enhance the amenities and features of the new park identified by the community through the recent community engagement activities.

1201

Grant Timeline

Funding availability was announced at the end of June and the application portal closed July 23, 2021. Due to the abbreviated grant timeline and limited availability of Council meetings in July, the project has been tentatively submitted pending receipt of a Council Resolution.

Consultation with peers has indicated other local governments are in a similar position. Feedback has been provided to the grant administrators regarding the challenges posed by such short timelines for consideration when developing future programs.

b) Citizen/Customer Implications:

Staff are working to enhance the design of the park in response to the feedback received during the public consultation process. Leveraging senior government funding will enable the City to provide a destination park while mitigating the budget impacts of an expanded scope.

c) Business Plan/Financial Implications:

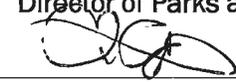
The proposed project was approved as part of the 2021-2025 Capital Program.

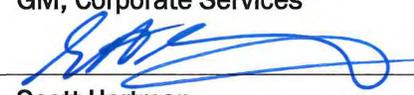
CONCLUSION:

Leveraging senior government funding to provide infrastructure projects supports the City in delivering amenities to the community in a cost-effective manner. Staff have reviewed the Capital Program and identified that the proposed project represents the City's greatest opportunity to be successful, given the specific program priorities of readiness and economic impact.


Prepared by: **Dan Olivieri**
Research Technician


Reviewed by: **Valoree Richmond**
Director of Parks and Facilities


Approved by: **Christina Crabtree**
GM, Corporate Services


Approved by: **Scott Hartman**
GM, Parks, Recreation & Culture


Concurrence: **Al Horsman**
Chief Administrative Officer

TO: His Worship Mayor Michael Morden **MEETING DATE:** July 27, 2021
and Members of Council **FILE NO:** 11-5245-20-B512

FROM: Chief Administrative Officer **MEETING:** Council

SUBJECT: Licence Agreement Authorization – Metro Vancouver Forcemain Construction

EXECUTIVE SUMMARY:

The Metro Vancouver Golden Ears Pump Station expansion is currently under construction and will ultimately divert sewage flows from Maple Ridge and Pitt Meadows from the Annacis Island Wastewater Treatment plant to the expanded Northwest Langley Wastewater Treatment Plant (NWLWTP). Diversion of those flows requires the construction of two new forcemains from the pump station and under the Fraser River. Metro Vancouver requires a temporary construction working area which will be authorized by the use of a licence agreement as per the attached site plan in Schedule A (the “Land”). Once complete, a portion of the forcemain will be on Maple Ridge property and therefore a statutory right-of-way (SRW) will be required to encumber a portion of park. That SRW will be brought before Council under a separate bylaw.

It is recommended that the City enter into a Licence Agreement with Metro Vancouver to allow temporary use of City lands for construction purposes.

RECOMMENDATION:

That a Licence Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow temporary use of City lands for construction purposes be authorized; and

That the Corporate Officer be authorized to execute the agreement.

DISCUSSION:

a) Background Context:

Metro Vancouver presented at the July 13th Workshop providing an update on the construction of the expanded NWLWTP as well outlining the work still to occur and the importance and urgency of that work. This new treatment facility, once complete, will receive sewage flows from Maple Ridge and Pitt Meadows that currently go to the Annacis Island Wastewater Treatment Plant. Diverting flows from Maple Ridge and Pitt Meadows to the NWLWTP requires two new sanitary sewer forcemain pipes. The two pipes will extend from the new pump station in Maple Ridge, under the Fraser River, to the treatment plant.

The crossing will be carried out using horizontal directional drilling (drilling a tunnel under the riverbed) to avoid impacts to the river. The pipes will be welded together on land prior to being pulled under the river. For this work, Metro Vancouver requires a temporary area on the Land on which to lay down, weld and construct the forcemains. Council recently supported the exclusion of this Land from the Agriculture Land Reserve under application 2021-032-AL to facilitate its use for this purpose. Authorization to use the Land is in the form of a licence agreement.

The temporary nature of the construction area allows the use of a licence agreement rather than an encumbrance, such as a SRW and therefore does not require a bylaw authorizing a disposition of the park use. However, a portion of these pipes are required to cross Maple Ridge's property permanently in an area that is dedicated as park, therefore a SRW will be required for the permanent pipe. A SRW is an encumbrance on a parcel of land, and Section 27 of the *Community Charter* requires that such an encumbrance (even if unregistered) on land dedicated as park by a subdivision plan requires the adoption of a bylaw. This bylaw will come before Council under a separate report at a later date.

b) Citizen/Customer Implications:

The proposed licence agreement area is well away from any residents. The area that is proposed for temporary construction and for the SRW have been previously removed from the Agricultural Land Reserve under application 2021-032-AL that allowed for public input.

c) Interdepartmental Implications:

Metro Vancouver has been working with staff to develop agreements that will ensure the area used for construction will be restored due to the environmentally sensitive nature of the area.

CONCLUSION:

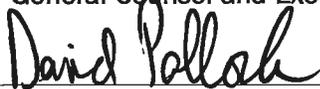
The Metro Vancouver Golden Ears Pump Station expansion is currently under construction and will ultimately divert sewage flows from Maple Ridge and Pitt Meadows from the Annacis Island Wastewater Treatment plant to the expanded NWLWTP. Diversion of those flows requires the construction of two new forcemains from the pump station and under the Fraser River. A temporary licence agreement for construction is required to allow this work. A portion of the forcemain will remain permanently on City lands requiring that the City grant Metro Vancouver a SRW which will come before Council at a later date.



for Prepared by: Rachel Ollenberger, ASCT.
Manager of Infrastructure Development



Reviewed by: Patrick Hlavac-Winsor, JD, MBA
General Counsel and Executive Director, Legislative Service



Approved by: David Pollock, PEng.
General Manager Engineering Services

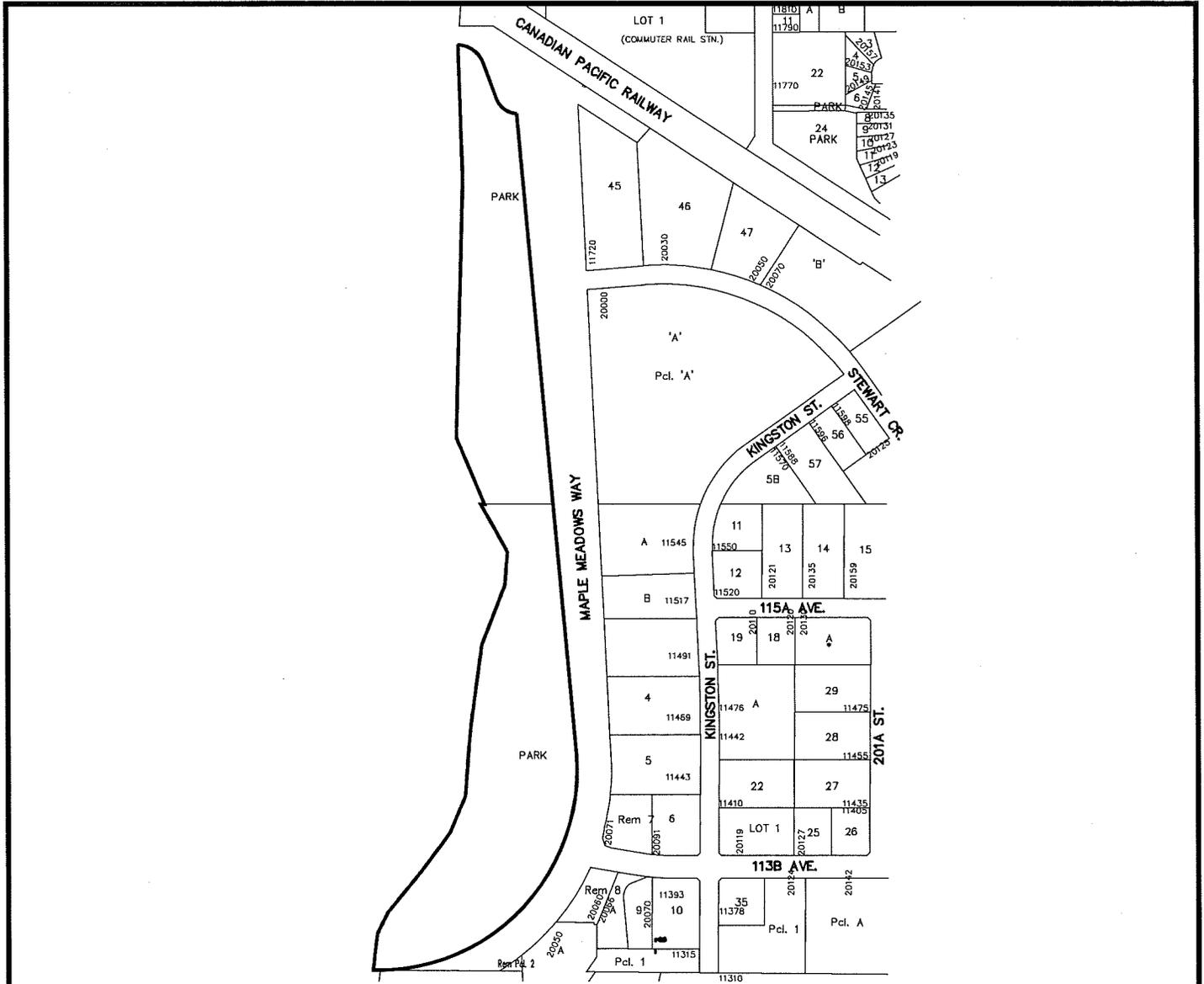


Concurrence: Al Horsman
Chief Administrative Officer

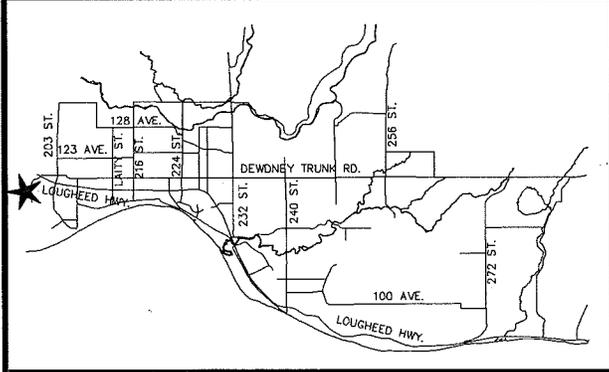
Attachments:

- (A) Schedule A – Licence Area Site Plan
- (B) Licence Agreement

Schedule "A" - Licence Area



 LICENCE AREA 8.465 Ha.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
TEMPORARY CONSTRUCTION RIGHT OF WAY AND PIPE LAYDOWN
LICENCE AREA

DATE:	MAR 2021	FILE/DWG No	LC176
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LICENCE AGREEMENT

THIS AGREEMENT dated for reference the 1st day of March, 2021.

BETWEEN:

CITY OF MAPLE RIDGE
11995 Haney Place
Maple Ridge, BC V2X 6A9

("the Licensor")

OF THE FIRST PART

AND:

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
4730 Kingsway
Burnaby, BC V5H 0C6

("the Licensee")

OF THE SECOND PART

WHEREAS:

- A. The soil and freehold of certain lands in the Municipality of Maple Ridge are vested in the Licensor;
- B. The Licensee wishes to occupy the lands, situate, lying and being in the Municipality of Maple Ridge, in the Province of British Columbia, having the following legal description:

PID: N/A
Park, District Lot 280, Group 1, New Westminster District, Plan 63221

("the Lands");
- C. The Licensee has requested that the Licensor consent to the use of the Lands shown outlined in red on the sketch plan attached hereto as Schedule "A" ("the Licence Area") for the purposes hereafter described; and
- D. The Licensor has agreed to grant to the Licensee a licence of occupation for the Licence Area for such purposes upon the terms hereinafter contained.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of Ten Dollars (\$10.00), of lawful money of Canada, now paid by the Licensee to the Licensor, and other good and valuable consideration, (the receipt and sufficiency whereof is hereby acknowledged by the Licensor), the Licensor and the Licensee hereby covenant and agree as follows:

1. Grant of Licence/Term

The Licensor hereby grants to the Licensee and the Licensee's agents,

employees, contractors and invitees, with or without machinery, equipment and vehicles, the right and licence to enter onto and to occupy the Licence Area for the term commencing _____, and terminating _____, ("the "Term"), unless earlier terminated under this Agreement.

2. Continuation of Licence

The Licensor and Licensee acknowledge and agree that the Term may be extended by mutual agreement.

3. Permitted Use

The Licensee agrees to use the Licence Area for a temporary construction right of way and pipe laydown area ("the Permitted Use"). All costs related to the maintenance and operation of the temporary construction right of way and pipe laydown area will be at the expense of the Licensee. The Licensee acknowledges and agrees that it shall be the responsibility of the Licensee to obtain any consents or permits required for the use of the Licence Area contemplated by the Licensee.

4. Reservation of Rights

The Licensor hereby reserves to itself the right for the Licensor, its elected officials, directors, officers, employees and agents the right to have free access at all times to all parts of the Licence Area for the purpose of inspecting the Licence Area.

5. Covenants of Licensee

The Licensee covenants and agrees further with the Licensor:

- (a) that the Licence Area shall be used by the Licensee only for the Permitted Use and any other purpose directly and necessarily incidental to those purposes;
- (b) to maintain the Licence Area in good order and repair and in a neat, safe, clean, and sanitary condition and shall not allow any refuse or garbage, or waste material to accumulate in or about the Licence Area;
- (c) that the Licensee shall not assign, transfer, charge, or mortgage this Licence Agreement or otherwise part with possession of all, or any part of the Licence Area or grant any further licence, interest, or concession whatsoever within or relating to the Licence Area; and
- (d) that upon termination of this Licence Agreement and at its sole cost and expense, to promptly remove all construction debris, waste, goods, equipment, structures and surface works associated with the Permitted Use from the Licence Area, and fill in all excavations in compliance with existing regulations; and, further, to undertake all environmental restoration works required to restore the Licence Area to a condition materially similar to or better than it's pre-existing condition, that includes

the restoration of any water features, habitat values and native vegetation, as is reasonably practicable to do so, failing which the Licensee shall be liable for compensation payable to the Licensor for the continuing loss of use, adverse effect, and inconvenience such failure may impose.

6. Indemnification

The Licensee will save harmless and indemnify the Licensor and its elected officials, directors, officers, employees, agents and persons for whom it is responsible (the Indemnified Parties”) from and against all liabilities, actions, claims, demands, proceedings, suits, losses, damages, costs and expenses of any kind or nature (including but not limiting the generality of the foregoing, in respect of death, injury, loss or damage to any person or property) arising in any way out of or connected with the use of the Licence Area by the Licensee, its employees, contractors, agents and persons for whom it is responsible under this Licence Agreement except to the proportionate extent that such liabilities actions, claims, demands, proceedings, suits, losses, damages, costs and expenses were caused by or contributed to by the Indemnified Parties.

7. Insurance

The Licensee will, at its sole expense, obtain and maintain during the Term a comprehensive or commercial general liability insurance policy providing coverage for death, bodily injury, property loss and damage, and all other losses arising out of or in connection with the use of the Licence Area under this Licence Agreement in an amount of not less than \$2,000,000.00 per occurrence with the Licensor named as an additional named insured.

8. Builders Liens

If any claim of lien over the Licence Area is made under the *Builders Lien Act*, the Licensee will immediately take all steps necessary to have the lien discharged, unless the claim of lien is being contested in good faith by the Licensee and the Licensee has taken the steps necessary to ensure that the claim of lien will not subject the Licence Area or any interest of the Licensee’s under this Agreement to sale or forfeiture.

9. Termination

If the Licensee is in breach of this Licence Agreement, and if the default continues 60 days after giving notice in writing by the Licensor to the Licensee, then the Licensor may terminate this Licence Agreement and the rights of the Licensee with respect to the Licence Area shall immediately lapse and be absolutely forfeited.

If the condition complained of in section 4(a) reasonably requires more time to cure than 60 days, the Licensee will be deemed to have complied with the remedying of the condition if the Licensee commences remedying or curing the condition within 60 days and diligently completes the same.

10. **Notice**

Any notice required to be given under this Agreement shall be deemed to be sufficiently given:

- (a) if delivered, at the time delivery, or
- (b) if mailed from any government post office in the Province of British Columbia by prepaid, registered mail addressed as follows:

if to the Licensor: City of Maple Ridge
 11995 Haney Place
 Maple Ridge, BC V2X 6A9
 Attention: Property & Risk Manager

if to the Licensee: Greater Vancouver Sewerage and Drainage
 District
 4730 Kingsway
 Burnaby, BC V5H 0C6

A mailed notice will be deemed to have been received on the fifth business day after the date of mailing.

11. **Entire Agreement**

This is the entire agreement between the parties.

No amendment to this agreement will bind the parties unless made in writing and signed by the parties hereto.

12. **Binding Effect**

This Agreement enures to the benefit of, and is binding upon, the parties hereto and their respective heirs, executors, successors, administrators and permitted assigns.

13. **Miscellaneous**

The Agreement shall not be interpreted as granting any interest in the Lands or the Licence Area to the Licensee.

The headings to the clauses in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

This Agreement shall be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

14. Counterparts

This Agreement may be executed in one or more counterparts, or facsimile or electronic counterparts, each of which when executed and delivered is deemed to be an original and all of which together shall constitute one instrument.

IN WITNESS WHEREOF the parties hereto have executed this Agreement with effect as of the date and year first above written.

CITY OF MAPLE RIDGE

by its authorized signatory(ies):

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

by its authorized signatory(ies):
