City of Maple Ridge

COMMITTEE OF THE WHOLE
AGENDA
September 3, 2019
12:30 p.m.
PLEASE NOTE THE CHANGE IN TIME
Council Chamber

Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council. The meeting is live streamed and recorded by the City of Maple Ridge.

Chair: Acting Mayor

1. ***CALL TO ORDER***

2. ***ADOPTION AND RECEIPT OF MINUTES***

2.1 Minutes of the Committee of the Whole Meeting of July 16, 2019

3. ***DELEGATIONS/STAFF PRESENTATIONS*** – (10 minutes each)

4. ***PUBLIC WORKS AND DEVELOPMENT SERVICES***

Note:

- *Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.*
- *The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.*

1101 **Intermunicipal Business Licence Scheme Amending Bylaw**

Staff report dated September 3, 2019 recommending that Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019 to add the City of Merritt and the Village of Harrison Hot Springs as participating municipalities in the Fraser Valley Intermunicipal Business Licence Program, to update text from District of Maple Ridge to City of Maple Ridge and to amend fees be given first, second and third readings.

1102 2017-061-RZ, 22255, 22289, 22295, 22323, 22337, 22351, 22359 Dewdney Trunk Road; 12021, 12026, 12027, 12034, 12042, 12043, 12052 Garden Street; 12002, 12032 12038, 12051, 12061 223 Street and 12011 224 Street, RS-1 and C-3 to CD-1-17

2017-016-RZ, 12051 and 12061 223 Street, Land Use Contract Termination Bylaw

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7336-2017 to rezone from RS-1 (One Family Urban Residential) and C-3 (Town Centre Commercial) to CD-1-17 (Comprehensive Development) to permit a 7 phase mixed-use commercial/office and residential development in the Town Centre Area be given second reading as amended and be forwarded to Public Hearing and that Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017 to discharge property at 12051 and 12061 223 Street be given second reading as amended and be forwarded to Public Hearing.

1103 2017-471-RZ, 11384 207 Street, RS-1 to RT-2

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7404-2017 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit development of a fourplex be given second reading and be forwarded to Public Hearing.

1104 2018-012-RZ, 23795 and 23831 Dewdney Trunk Road, RS-3 to RM-1

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7432-2018 to rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) be given second reading as amended and be forwarded to Public Hearing.

1105 2018-282-DVP, 24070 132 Avenue

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-282-DVP to waive servicing requirements on 132 Avenue and to reduce minimum rear lot line setbacks for Lot 3.

1106 2019-017-DVP, 10760 277 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-017-DVP to reduce exterior side lot setbacks for a building or structure for medical marihuana commercial production.

1107 2019-116-DVP, 12040 240 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-116-DVP to increase maximum building height for pitched roof architectural features, to increase second storey area, to allow the 2 required parking spaces for apartment use and visitor parking not to be concealed and to reduce the required commercial parking spaces from 41 to 39 spaces.

1108 2014-039-DP, 12040 240 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2014-039-DP for a two storey mixed use commercial/office and residential building.

1109 2018-141-DP, 10102 242B Street and 10107 243 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-141-DP to allow subdivision into 3 new R-3 (Special Amenity Residential District) lots.

1110 2019-033-DP, 20288 113B Avenue

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-033-DP to permit construction of two new self storage buildings.

1111 The ACT Liquor Primary Structural Change Application

Staff report dated September 3, 2019 recommending that the application for a structural change, as an amendment to their existing liquor licence by Maple Ridge and Pitt Meadows Arts Council be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

1112 Golden Ears Winter Club Liquor Primary Club Licence Amendment

Staff report dated September 3, 2019 recommending that the application for a liquor primary licence by Golden Ears Winter Club be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

5. *CORPORATE SERVICES*

1131

6. *PARKS, RECREATION & CULTURE*

1151

7. *ADMINISTRATION (including Fire and Police)*

1171

8. *OTHER COMMITTEE ISSUES*

1191

9. *ADJOURNMENT*

10. *COMMUNITY FORUM*

COMMUNITY FORUM

The Community Forum provides the public with an opportunity to speak with Council on items that are of concern to them, with the exception of Public Hearing bylaws that have not yet reached conclusion.

Each person will be permitted 2 minutes to speak or ask questions (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 the individual members of Council. The total time for this Forum is limited to 15 minutes.

If a question cannot be answered, the speaker will be advised when and how a response will be given.

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

Other opportunities are available to address Council including public hearings and delegations. The public may also make their views known to Council by writing or via email and by attending open houses, workshops and information meetings. Serving on an Advisory Committee is an excellent way to have a voice in the future of this community.

For more information on these opportunities contact:

Clerk's Department at **604-463-5221** or **clerks@mapleridge.ca**
Mayor and Council at **mayorandcouncil@mapleridge.ca**

Approved by: _____
Date: Aug 29/17

Space below for Clerk's Department Use Only	
Checked by: astaunt *Date:* Aug. 29 2019	Checked by: jm Date: August 29, 2019

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

July 16, 2019

The minutes of the meeting held on, 2019 at 1:36 p.m. in Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, BC.

PRESENT

	Appointed Staff
Elected Officials:	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	L. Benson, Director of Corporate Administration
Councillor G. Robson	*Other Staff as Required*
Councillor R. Svendsen	C. Goddard, Director of Planning
Councillor A. Yousef	T. Thompson, Chief Financial Officer
	A. Kopystynski, Planner 2
	D. Hall, Planner 2
	W. Cooper, Planner 1
	M. Pym, Environmental Planner 1
	Purvez Irani, Manager of Transportation

Note: These Minutes are posted on the City website at mapleridge.ca/AgendaCenter/
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Councillor Yousef was not in attendance at the start of the meeting.

1. ***CALL TO ORDER***

2. ***ADOPTION AND RECEIPT OF MINUTES***

2.1 Minutes of the Committee of the Whole Meeting of July 2, 2019

It was moved and seconded

That the minutes of the July 2, 2019 Committee of the Whole Meeting be adopted.

CARRIED

Note: Councillor Yousef joined the meeting at 1:39 p.m.

3. ***DELEGATIONS/STAFF PRESENTATIONS*** (10 minutes each)

3.1 **Maple Ridge Historical Society Annual Report**

- Val Patenaude, Executive Director, Maple Ridge Historical Society
- Yvonne Chui, Recreation Manager Arts & Community Connections

The Recreation Manager Arts & Community Connections introduced the Executive Director of the Maple Ridge Historical Society.

Ms. Patenaude gave a presentation providing information on the Maple Ridge Historical Society and outlining work done during 2018. She advised on future projects for the Historical Society.

4. ***PUBLIC WORKS AND DEVELOPMENT SERVICES***

Note: Item 1151 was dealt with prior to Item 1101

1101 **2019-062-SP, 24366, 24388 River Road, 24548 Lougheed Highway, and PID 012-847-046 Soil Deposit Permit Application**

Staff report dated July 16, 2019 recommending that the application for a Soil Deposit Permit for 24366, 24388 River Road, 24548 Lougheed Highway, and PID 012-847-046 be approved and forwarded to the Agricultural Land Commission.

The Chair noted verbally that a correction to the agenda is required to remove the text "and forwarded to the Agricultural Land Commission"

The Environmental Planner provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated July 16, 2019 titled "Soil Deposit Permit application for 24366, 24388 River Road, 24548 Lougheed Highway and PID 012-847-046" be forwarded to the Council Meeting of July 23, 2019.

CARRIED

Councillor Duncan - OPPOSED

Note Councillor Duncan excused herself from discussion of Item 1102 at 2:15 pm as she has family living in the area of the application.

1102 2019-079-SP, 9842 264 Street, Soil Deposit Permit Application

Staff report dated July 16, 2019 recommending that the application for a Soil Deposit Permit for 9842 264 Street be approved and forwarded to the Agricultural Land Commission.

The Environmental Planner provided a summary presentation and staff answered Council questions.

It was moved and seconded
That the staff report dated July 16, 2019 titled "Soil Deposit Permit application for 9842 264 Street" be forwarded to the Council Meeting of July 23, 2019.

CARRIED

Note: Councillor Duncan returned to the meeting at 2:20 pm

1103 2019-229-AL, 20981 123 Avenue, Application for Non-adhering Residential Uses in the Agricultural Land Reserve

Staff report dated July 16, 2019 recommending that Application 2019-229-AL for residential development within the Agricultural Land Reserve be forwarded to the Agricultural Land Commission.

D. Hall, Planner provided a summary presentation and staff answered Council questions.

It was moved and seconded
That the staff report dated July 16, 2019 titled "Application for non-adhering use in the ALR 20981 123 Avenue" be forwarded to the Council Meeting of July 23, 2019.

CARRIED

1104 **2019-244-RZ, 12155 Edge Street Discharge Land Use Contract No. L74462 and U101211; First Reading Zone Amending Bylaw No. 7567-2019**

Staff report dated July 16, 2019 recommending that Zone Amending Bylaw No. 7567-2019 to discharge Land Use Contract L74462 and U101211 be given first reading to rezone 12155 Edge Street to RM-2 (Medium Density Apartment Residential) to permit the construction of two, 5 storey purpose built rental apartment buildings consisting of 212 units with 256 parking stalls.

W. Cooper, Planner provided a summary presentation. She introduced the applicants.

- Ross Moore, Project Manager, Townline Homes
- Rhys Leitch, Project Architect, Integra Architecture Inc.

Mr. Moore introduced the development team for the proposed project and provided an overview of Townline Homes and projects completed by the company. Mr. Leitch provided information and details on the Edge Street site.

Questions put forward by Council were answered by the applicant and staff.

It was moved and seconded

That the staff report dated July 16, 2019 titled "Discharge Land Use Contract No. L74462 and U101211; First Reading Zone Amending Bylaw No. 7567-2019; 12155 Edge Street" be forwarded to the Council Meeting of July 23, 2019.

CARRIED

1105 **2017-035-RZ, 11775 and 11781 Burnett Street, RS-1 to RM-2, Housing Agreement Bylaw No. 7556-2019**

Staff report dated July 16, 2019 recommending that 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019 be given first and second reading and third reading concurrent with Maple Ridge Zone Amending Bylaw No. 7325-2017 and that 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 a five storey, 64 rental unit apartment building) be given second reading and be forwarded to Public Hearing.

A. Kopystynski, Planner provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated July 16, 2019 titled "First and Second Reading 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019; Second Reading Zone Amending Bylaw No. 7325-2017; 11781 and 11775 Burnett Street" be forwarded to the Council Meeting of July 23, 2019.

CARRIED

1106 **2019-168-DVP, 23988 Dewdney Trunk Road**

Staff report dated July 16, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-168-DVP to permit third party signs on the subject property limited to the businesses on adjacent parcels on 240 Street.

It was moved and seconded

That the staff report dated July 16, 2019 titled "Development Variance Permit 23988 Dewdney Trunk Road" be forwarded to the Council Meeting of July 23, 2019.

CARRIED

1107 **2019-078-DP, 300 – 20201 Lougheed Highway**

Staff report dated July 16, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-078-DP to allow the rebranding of a portion of the former Safeway grocery store located at 300 – 20201 Lougheed Highway into a Freshco grocery store.

It was moved and seconded

That the staff report dated July 16, 2019 titled "Development Permit 300-20201 Lougheed Highway" be forwarded to the Council Meeting of July 23, 2019.

CARRIED

1108 **Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019**

Staff report dated July 16, 2019 recommending that Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019 be given first, second and third readings.

The Manager of Transportation provided details on proposed amendments to the bylaw and staff answered Council questions.

It was moved and seconded

That the staff report dated July 16, 2019 titled "Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019" be forwarded to the Council Meeting of July 23, 2019.

DEFEATED

Mayor Morden, Councillor Dueck, Councillor Duncan, Councillor Meadus, Councillor Svendsen, Councillor Robson, Councillor Yousef - OPPOSED

MAIN MOTION
It was moved and seconded

That Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019 be referred back to staff and be amended to enforce a complete ban on bicycles on sideways across the City of Maple Ridge.

AMENDMENT TO MAIN MOTION
It was moved and seconded

That the additional text "and that the reference relating to the 30 km speed limit on 224 Street for vehicles be removed" be added following the text Maple Ridge.

CARRIED

Councillor Duncan - OPPOSED

MAIN MOTION AS AMENDED
It was moved and seconded

That Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019 be referred back to staff and be amended to enforce a complete ban on bicycles on sideways across the City of Maple Ridge and that the reference relating to the 30 km speed limit on 224 Street for vehicles be removed.

MOTION AS AMENDED CARRIED

Councillor Duncan, Councillor Meadus - OPPOSED

It was the consensus of Council that further discussion on the bylaw be brought back to a Council Workshop meeting.

1109 **128 Avenue (210 Street to 224 Street) Roadworks Project Close-Out Report**

Staff report dated July 16, 2019 providing information on final project costs for the 128 Avenue corridor from 210 Street to 224 Street roadworks.

It was moved and seconded

That the staff report dated July 16, 2019 titled "128 Avenue (210 Street to 224 Street) Roadworks Project Close-Out Report" be forwarded to the Council Meeting of July 23, 2019.

1110 **Award of Contract ITT-OP19-38: McNutt Road PRV Chamber Replacement**

Staff report dated July 16, 2019 recommending that Contract ITT-OP19-38: McNutt Rod PRV Chamber Replacement be awarded to Triahn Enterprises (2018) Ltd., that a construction contingency to address potential variations in field conditions be approved; that the financial plan be amended to increase the budge and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated July 16, 2019 titled "Award of Contract ITT-OP19-38: McNutt Road PRV Chamber Replacement" be forwarded to the Council Meeting of July 23, 2019.

CARRIED

1111 **Award of Contract RFP-EN19-26: Engineering Consulting Services for an Integrated Asset Management Strategy**

Staff report dated July 16, 2019 recommending that Contract RFP-EN19-26: Engineering Consulting Services for an Integrated Asset Management Strategy be awarded to GHD; that contingency funding be approved; and that the Corporate Officer be authorized to execute the agreement.

It was moved and seconded

That the staff report dated July 16, 2019 titled "Award of Contract RFP-EN19-26: Engineering Consulting Services for an Integrated Asset Management Strategy" be forwarded to the Council Meeting of July 23, 2019.

CARRIED

5. ***CORPORATE SERVICES*** – Nil

6. ***PARKS, RECREATION & CULTURE***

Note: Item 1151 was dealt with prior to Item 1101

1151 **Maple Ridge Historical Society Operating and Lease Agreement Renewal**

Staff report dated July 16, 2019 recommending that the Maple Ridge Historical Society Operating Agreement be approved, that the Maple Ridge Historical Society Lease Agreement for the Brick Yard House & Office be approved, that the Maple Ridge Historical Society Lease Agreement for St. Andrew's Church be approved and that the Maple Ridge Historical Society Lease Agreement for The Old Post Office be approved and that the Corporate Officer be authorized to execute the agreements.

It was moved and seconded

That the staff report dated July 16, 2019 titled "Maple Ridge Historical Society Operating and Lease Agreements Renewal" be forwarded to the Council Meeting of July 23, 2019.

CARRIED

7. ***ADMINISTRATION (including Fire and Police)*** – Nil

8. ***OTHER COMMITTEE ISSUES*** – Nil

9. ***ADJOURNMENT*** – 3:20 p.m.

_____

C. Meadus, Chair
Presiding Member of the Committee

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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 3, 2019
FROM:	Chief Administrative Officer	**MEETING:**	COW
SUBJECT:	Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019		

EXECUTIVE SUMMARY:

Created in partnership with local governments, UBCM, and the Province of British Columbia, the Intermunicipal Business Licence program has simplified and streamlined the licencing process, making it easier to do business in participating communities as one licence can be purchased in the home community which is good for all municipalities that belong to the Fraser Valley Intermunicipal Business Licence Program. The City of Maple Ridge belongs to the Fraser Valley Intermunicipal Business Licence program and meets regularly with the Province and other member municipalities. These meeting are designed to review and improve current practises. As a result of these meetings there are some changes that need to be made to the current bylaw. Two new municipalities will be joining the Fraser Valley group. These are the City of Merritt and the Village of Harrison Hot Springs. The other change involves expanding the definition of who can purchase an Intermunicipal Business Licence. This expansion will allow for a business which does not have a premise in one of the participating municipalities to purchase a licence for $300.

RECOMMENDATION(S):

That Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572 -2019 be given first, second and third readings.

DISCUSSION:

a) **Background Context:**

On January 1, 2013, nine Fraser Valley municipalities implemented a one year Intermunicipal Business Licence (IMBL) Pilot Project. The participating municipalities included the Township of Langley, City of Langley, City of Abbotsford, City of Surrey, City of Maple Ridge, City of Pitt Meadows, District of Mission, City of Chilliwack and the District of Hope. Maple Ridge took a leadership role in implementing the IMBL project.

Prior to the implementation of the Intermunicipal Business Licence Pilot Program, non-resident (mobile) trade contractor businesses were required to obtain a business licence from their home municipality in which they were based, as well as purchase a non-resident business licence from each municipality in which they operated. Under the Intermunicipal Business Licence Program, the participating municipalities have agreed to allow non-resident (mobile) trade contractor businesses from within the participating municipalities to operate in their municipality on the basis of one Intermunicipal Business Licence purchased from their home municipality. The cost of the IMBL is $250 annually, and each mobile trade business is still required to purchase a resident business licence from their home municipality. The revenue generated from sales of Intermunicipal Business Licences is shared among the participating municipalities

During the two year pilot program, the IMBL Committee worked closely with the Province's Small Business and Red Tape Reduction Branch to ensure the successful development of an Intermunicipal Business Licence Program taking into consideration the addition of other municipalities to the program, developing a more sustainable revenue sharing formula, and expanding the eligible business types. The success of this pilot program led to it being adopted as a permanent entity in 2016.

With the continuation of the program on a permanent basis, both the City of Delta and the District of Kent have joined the Fraser Valley IMBL program bringing the total number of participating municipalities to eleven. The committee also agreed on a new method of revenue sharing which provides for each participating municipality to retain 90% of the IMBL revenues and redistribute the remainder evenly to the other participating municipalities. The new formula is a more economical system that will allow for the inclusion of additional municipalities who may wish to join the program in future. Furthermore, the committee reviewed the definition of current eligible business types and modified the existing definition to include other mobile businesses who may not be directly related to the construction industry however provide similar types of services.

b) Financial Analysis:

The cost of an IMBL is $250/$300 annually, and businesses are still required to purchase a resident business licence from their home municipality. The revenue generated from the IMBL sales is distributed among the participating municipalities using a revenue sharing formula. Currently, the City of Maple Ridge has a total of 286 intermunicipal business licences with a revenue of $71,500 before the profit share distribution.

CONCLUSIONS:

The IMBL Committee will continue working closely with the Province's Small Business Branch to ensure the ongoing delivery of a successful Intermunicipal Business Licence Program. Consideration will also be given to the addition of other municipalities into the program and possibly expanding the eligible business types.

Prepared by: R. MacNair
Senior Advisor, Bylaw & Licensing Services

Approved by: Christine Carter, MCIP, M.PI.
General Manager: Planning and Development Services

Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

Attachments:

Appendix I – Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019

APPENDIX I

City of Maple Ridge

Maple Ridge Intermunicipal Business Licence Scheme
Amending Bylaw No. 7572-2019

A bylaw to amend Maple Ridge Intermunicipal Business Licence Scheme Bylaw No. 6957-2012

WHEREAS the Council of The City of Maple Ridge deems it expedient to amend Maple Ridge Intermunicipal Business Licence Scheme Bylaw No. 6957-2012;

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

1. This bylaw may be cited as Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572 -2019

2. Maple Ridge Intermunicipal Business Licence Scheme Bylaw. No. 6957-2012 is amended under Part 4 definitions, "**Participating Municipality**" by adding the words "City of Merritt" before the words "District of Mission" and adding the words "Village of Harrison Hot Springs" after the words "City of Surrey" and changing the words "District of Maple Ridge" to "City of Maple Ridge".

3. Maple Ridge Intermunicipal Business Licence Scheme Bylaw. No. 6957-2012 is amended under **Part 5 Specific Regulations** by deleting 5.6 in its entirety and replacing it with:

   5.6 The **Intermunicipal Business Licence** fee is $250 for a business with premises in a participating municipality and $300 for a business without premises in a participating municipality. The **Intermunicipal Business Licence** fee is separate and additional to any Municipal Business Licence fee that may be required.

4. Maple Ridge Intermunicipal Business Licence Scheme Bylaw. No. 6957-2012 is amended under **Part 5 Specific Regulations** by deleting 5.4 in its entirety and renumbering the remaining areas under **Part 5 Specific Regulations** accordingly.

READ A FIRST TIME this ____ day of _____, 2019.

READ A SECOND TIME this ____ day of _____, 2019.

READ A THIRD TIME this ____ day of _____, 2019.

ADOPTED this ____ day of _____, 2019.

PRESIDING MEMBER	CORPORATE OFFICER

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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 3, 2019
		FILE NO:	2017-061-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Second Reading CD-1-17 (Comprehensive Development)**
Zone Amending Bylaw No. 7336-2017;
22255, 22289, 22295, 22323, 22337, 22351, 22359 Dewdney Trunk Road;
12021, 12026, 12027, 12034, 12042, 12043, 12052 Garden Street;
12002, 12032, 12038, 12051, 12061 - 223 Street; and 12011 224 Street;
AND
Second Reading
Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017;
12051 and 12061 - 223 Street

EXECUTIVE SUMMARY:

Application:

A rezoning application has been received to rezone the above captioned subject properties (Appendix A and B) from RS-1 (One Family Urban Residential), and C-3 (Town Centre Commercial) to CD-1-17 (Comprehensive Development) (Appendix C) for redevelopment over seven (7) phases, allowing for a comprehensively planned mixed-use commercial / office and residential development on a 2.97 hectares (7.35 Acre) site in the Town Centre Area. The site (Appendix A and B) is bounded by Dewdney Trunk Road on the south, Brown Avenue on the north, 224 Street on the east and Plaza Street on the west, except for the ophthalmological clinic property on Brown Avenue and the Dental Office and Donair Restaurant property on Dewdney Trunk Road.

The development proposal consists of a seven (7) phase mixed use commercial / residential project, consisting of about 890 dwelling units and nearly 425 square metres (3,515 square feet) of retail space and 576 square metres (6,200 square feet) of office space. The buildings will range from two and three storey commercial / office structures to residential towers up to 19 storeys in height, internally focused on a public east-west pedestrian spine and street-oriented shops along Dewdney Trunk Road. The east-west pedestrian spine will branch off in a series of semi-private and private green spaces (such as mews), midway having a central plaza with an amphitheater-like design incorporating place making and public art principles and will be punctuated at the east with a retail shop-lined urban public plaza containing a major public art element, electronic display board and pedestrian amenities at the corner of 224 Street and Dewdney Trunk Road.

This proposal will not be accompanied with Development Permit applications with architectural and landscaping plans detailing the buildings and structures for each phase to be considered by Council in concert with Final reading. Instead, the site will be subject to a Master Development Agreement (No-Build Restrictive Covenant) with Supplementary Design Guidelines (Synopsis in Appendix H) and based on a conceptual site development plan (Appendix E). As a result, Phase 2 through 7 will be subject to development permit applications with architectural and landscaping plans on each future phase that Council of the day that can judge and issue. The Master Development Agreement (No Build Covenant) to be discharged phase by phase.

Community Amenity Contributions, normally collected as part of rezoning approval, with Council approval, are to be collected from the developer on a phase by phase basis as described in the report. Over the course of the site's development, about $2.3 million will be collected in CACs.

In addition to the rezoning, there are two other amendments required:

- Land Use Contract 2435-1977 will be discharged for 12051/12061 – 223 Street (Appendix D); and
- Zoning Bylaw text amendment to modify the Schedule "G" map of the Zoning Bylaw to remove a portion of the subject properties from the area that requires ground floor commercial.

RECOMMENDATIONS:

1) **That Zone Amending Bylaw No. 7336-2017 as amended in the staff report dated September 3, 2019 be given second reading, and be forwarded to Public Hearing;**

2) **That the Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017, as amended in the staff report dated September 3, 2019, be given second reading, and be forwarded to Public Hearing;**

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

   i) **Registration of a No Build Restrictive Covenant, including terms for Community Amenity Contribution payment, provision of amenity bonus features and the overall development concept with an accompanying design guidelines;**

   ii) **Approval from the Ministry of Transportation and Infrastructure;**

   iii) **Registration of a Statutory Right-of-Way plan and agreement for the Phase 1 portion of the site;**

   iv) **Registration of a Restrictive Covenant protecting the Visitor Parking for the Phase 1 portion of the site;**

   v) **Discharge Land Use Contract entered into the 28 day of April, 1977, between the City of Maple Ridge and Canada Safeway Limited under Filing Number P11973;**

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

DISCUSSION:

1) Background Context:

Applicant:	SwissReal Developments Ltd.
Legal Description:	See Appendix F

OCP:		
Existing:		Town Centre Commercial
Proposed:		Town Centre Commercial
Zoning:		
Existing:		RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial); CS-1 (Service Commercial); and Land Use Contract Bylaw No. 2435-1977
Proposed:		CD-1-17 (Comprehensive Development)
Surrounding Uses:		
North:	Use:	Multi-Family Residential; Vacant Land; School District #42 Office; Single Family Residential Homes; and Royal Canadian Legion Branch #88
	Zone:	RM-2 (Medium Density Apartment Residential); RS-1 (One Family Urban Residential); CD-1-00 (Comprehensive Development Zone); RM-3 (High Density Apartment Residential); RM-2 (Medium Density Apartment Residential); and P-6 (Civic Institutional)
	Designation:	Brown Avenue is designated as a Major Corridor; Institutional; Low-Rise Apartment; Single-Family Residential; and Ground-Oriented Multi-Family.
South:	Use:	Commercial
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial)
East:	Use:	Commercial strip mall
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial and Park
West:	Use:	Multi-Family Residential and commercial
	Zone:	C-3 (Town Centre Commercial) and RM-2 (Medium Density Apartment Residential)
	Designation:	Town Centre Commercial
Existing Use of Property:		Commercial strip mall; Commercial Retail Units and Single Family houses.
Proposed Use of Property:		7 phase mixed use residential/commercial and public space development.
Site Area:		2.97 hectares (7.35 Acres)
Access:		Plaza Street and Brown Avenue
Servicing requirement:		Urban Standard

1) Project Description:

Previous application:

In 2011, the City received an application (2011-098-00) for a mixed use commercial / residential project on the eastern portion of the subject site. This application was granted first reading on November 8, 2011. The project did not proceed past the land use and density stage, based on a conceptual plan showing commercial podiums with a series of residential towers and open spaces.

Initial Phase:

In the interest of allowing the project to begin as quickly as possible, Phase 1 at the western part of the subject site being rezoned to the CD 1-17 Zone, has proceeded with a development permit under the existing C-3 Zoning. This development contains two apartment buildings, one in the northern and the other in the southern part of the Phase 1 lot, and ground oriented apartments in between. One wing of the southern apartment building contains 49 market rental units under a Housing Agreement authorized by Council on July 23, 2019. It was possible to proceed in this way because the proposed uses and density contemplated complied with the C-3 Zone, as varied to apply some of the proposed CD 1-17 Zone regulations, like setbacks, lot coverage, open space and adjusting the locations for the required retail storefronts.

The draft Supplementary Design Guidelines were strictly followed, achieving the first segment of the east-west pedestrian spine and the building layout as provided for in the conceptual plan. Council issued Development Permit 2017-061-DP and Development Variance Permit 2017-061-VP on September 25, 2018; however, at the request of the developer, that permit was rescinded and a new development permit 2019-069-DP was issued by Council on March 19, 2019. The new development permit responded to market changes and added a 6th storey to the northernmost building, simplifying the design of the ground orient apartments in the center of the site and streamlining and reducing cost for the proposed landscaping. There was a further minor amendment to modify the underground parking for to accommodate structural support changes arising from the building permit application, and to adjust some rooftop area amenities for safety and practicality.

As part of the overall rezoning to the CD Zone, remaining legal documents will be registered and the development variance permit can be discharged once the lands are rezoning as it will no longer being necessary for Phase 1.

Site-wide Application (Appendix C):

The applicant has applied to develop a Master Planned Community within the Town Centre Area. There will be seven (7) phases in this development project, consisting of about 890 dwelling units (after Phase 1 was amended to increase the unit count from 154 to 203 units) and nearly 425 square metres (3,515 square feet) of retail space and 576 square metres (6,200 square feet) of office space. The density and uses will be a mixture of the following as described further in this report.

- A pedestrian linear open space stretching through the entire development, focusing on a major community plaza at the eastern end of the site designed to create a vibrant and people-friendly area, with shops, pedestrian features, public art and other elements commensurate with an urban environment;
- Energy Efficient, Green and sustainability measures in the landscaping, construction and outfitting of the site, building and residential units;
- All parking is underground thus allowing a maximum amount of ground are on the site to be set aside as open and landscaped area;
- Amenities for the residents within the building exceeded minimum requirements and includes creative use of lower rooftop;
- Wiring for electrical vehicle charging for parking spaces and fast chargers; and
- A fully integrated design concept that utilizes elements common from the historic fabric of the community within a contemporary flavor, that can be adapted to accommodate future market demand as the phases are developed.

The site for the first phase of the development is being prepared for construction, following the recently issued development permit 2017-061-RZ and 2019-049-DP to develop four buildings containing 241 apartments, ground-oriented apartments or rental apartments. The building facing Dewdney Trunk Road is a partially mixed use commercial-apartment building, and partially mixed-use commercial-rental / affordable housing with 425 sq. m./ (3,515 sq. ft.) of ground floor retail, 576 sq. m. (6,200 sq. ft.) of office commercial and 49 market rental units under a Housing Agreement.

2) Planning Analysis:

i) Official Community Plan:

The proposal will contribute to the OCP objective to create a compact and vibrant commercial area that is pedestrian-oriented, including commercial, mixed-use, and multi-family residential uses. The proposed development complies with the following Land-Use Designation policies in the Town Centre Area Plan:

3-29 Building heights within the Town Centre Commercial will range from three (3) storeys in height to over twenty (20) storeys. Generally, building heights should not be permitted greater than twenty-five (25) storeys.

3-30 Multi-Family Residential use is permitted as a principle use in the Town Centre Commercial designation, except where identified on Schedule "G" as "Ground Floor Commercial Required" in the Maple Ridge Zoning Bylaw, where the ground floor use is to be commercial.

3-31 Within a Mixed-Use development, retail, service, and entertainment uses shall be encouraged at ground level with office and/or residential uses encouraged above-grade.

Appendix G contains an analysis of how this project complies with the applicable OCP Policies.

ii) Zoning Bylaw:

Description of CD Bylaw and Changes since First Reading:

CD-1-17 (Comprehensive Development) Zone (Appendix C) granted first reading on May 23, 2017 used a composite of C-3 Zone for permitted commercial and residential uses and a baseline for density and RM-6 for the structuring of residential bonus formulation. Since then, it has been adapted further using the RM-1 in consideration for Townhouses being blended into future phases and for the interim retention of the existing single family stock. The permitted density was identified for each of the Phases, with Phases 2, 3, 5, 6 and 7 having added density provisions to boost the Floor Space Ratio (FSR) above the 2.3 FSR in the C-3 Zone to the desired density level requested by the applicant.

Since first reading, the applicant has negotiated with the City to marginally increase the density ceiling to incorporate more flexibility in determining future phase floor area requirement. The density ceiling in Phases 1 was not affecting being slightly less than the C-3 Zone Floor Space Ratio (FSR) maximum of 2.3 even with the sixth storey added to the northern apartment building. For Phases 2, 4, 5, 6 and 7, the maximum density has been increased by 0.35 to 0.5 resulting in a density range of 2.3 to 5.5 as desired by the developer to accommodate these future phases of the project.

Each of the proposed phases will be subdivided into separate lots, including any required road widening and construction. The additional density, as shown in the table below, will be unevenly

distributed with the earlier phases at or slightly more than the 2.3 FSR density maximum in the C-3 Zone, progressively increasing eastward and nearly doubling to an FSR of 5.5 for the final two phases (Phases 6 and 7). The average site density will be an FSR of 3.48, just over a 50% increase in the density overall in compared to the C-3 Zone.

The proposed comprehensive development bylaw has been structured to provide maximum flexibility for development, with few restrictions for such regulations as setback, lot coverage and building height. This will enable the project to develop over the phases in compliance with the Master Plan for the project. Each phase will be required to obtain a separate development permit and lot consolidation as the work progresses.

The part of the bylaw that has been specifically crafted for this project are the density provisions requested and the amenities required in exchange. Given the timing and expected buildout of the project is approximately 7 – 10 years, it is difficult to foresee all possible changes that may occur in the market. However, density is specified for each phase to reflect the density desired by the developer. Should changes be necessary, including adding the excluded parcels in the block into future phases, a zoning bylaw amendment would be required for any phase to be changed. The density is expressed in terms of Floor Space Ratio (FSR) in three components:

- The ***base density***, which is the FRS the developer is being granted outright before any bonuses are being incorporated into the project;
- The ***bonus density*** that is ordinarily allowed in the C-3 Zone upon which this CD Zone is based. These are for the provision of underground parking and building height; and
- The **additional bonus density** being voluntarily offered by the developer to bridge between the maximum density of the C-3 Zone and the desired density desired by the developer. The attached letter from the developer specifies these offerings being made to the City to gain the desired maximum density.

The FSR for each phase is listed in the table below:

Phase	Base density (FSR)	Bonus Density (FSR)	Additional Bonus Density (FSR)	MAXIMUM DENSITY (FSR)
Average over all Phases			**Average Site Density:**	**3.48**
Phase 1 Subject to C-3 Zone Section 7 Development Permit Issued	• 1.0 outright	Combined total 1.3 for: • 0.3 for percentage of parking underground (max 0.3) • 0.25 for each storey over the second (max 1.0)	• Not Applicable	2.3

Phase 2	• 1.0 outright	Combined total 1.3 for: • 0.34 for percentage of parking underground • 0.3 for each storey over the second (max 0.9)	Combined total 0.35 for: • Continuation of the east-west landscaped pedestrian way • Minimum four electric vehicle charging stations. • Compliance with any BC Energy Step Code that may be adopted by the City of Maple Ridge • Sustainable elements such as low-flow fixtures, rainwater management, heat recovery ventilators and low VOC material specifications.	2.65
Phase 3	• 1.0 outright	Combined total 1.3 for: • 0.4 for percentage of parking underground • 0.1 for each storey over the second (max 0.9)	Combined total 1.3 for: • Continuation of the east-west landscaped pedestrian way. • Minimum four electric vehicle charging stations. • Compliance with any BC Energy Step Code (as above) • Sustainable elements (as above).	3.6
Phase 4	• 1.0 outright	Combined total 1.3 for: • 0.4 for percentage of parking underground • 0.1 for each storey over the second (max 0.9)	• Not Applicable (See Note)	2.3
Phase 5	• 1.0 outright	Combined total 1.3 for: • 0.4 for percentage of parking underground • 0.1 for each storey over the second (max 0.9)	Combined total 1.2 for: • Continuation of the east-west landscaped pedestrian way. • Minimum four electric vehicle charging stations. • Compliance with any BC Energy Step Code (as above) • Sustainable elements (as above). • Portion of Central Plaza • A Clubhouse (if not in Phase 4)	3.5
Phase 6	• 1.0 outright	Combined total 1.3 for: • 0.4 for percentage of parking underground • 0.1 for each storey over the second (max 0.9)	Combined total 3.2 for: • Continuation of the east-west landscaped pedestrian way. • Public Plaza • Minimum four electric vehicle charging stations. • Compliance with any BC Energy Step Code (as above) • Sustainable elements (as above).	5.5

Phase 7	• 1.0 outright	Combined total 1.3 for: • 0.4 for percentage of parking underground • 0.1 for each storey over the second (max 0.9)	• Combined total 3.2 for: • Continuation of the east-west landscaped pedestrian way. • Public Plaza • Public art piece (in Public Plaza) having a minimum value of $100,000 adjusted by CPI between the year of the Master Development Agreement (No Build Covenant) and the year of the development application being made. • Public Digital Message Board • Minimum four electric vehicle charging stations. • Compliance with any BC Energy Step Code (as above) • Sustainable elements (as above)	5.5
Note: Although Phase 4 does not require Additional Bonus, for continuity of the proposed development, the following is required under the Supplementary Design Guidelines, the developers offer letter or the CD 1-17 Zone regulations: • Continuation of the east-west landscaped pedestrian way. • Minimum four electric vehicle charging stations. • Compliance with any BC Energy Step Code (as above) • Sustainable elements (as above) • Seating area and theatre structure at the Central Plaza incorporating potential public art elements • A clubhouse (if not in Phase 5)				

Since first reading, the CD-1-17 Bylaw has been modified as follows:

- For Phase 1, the use, density, and other siting-related regulations are governed entirely by Section C and the C-3 (Town Centre Commercial) Zone, except Townhouse Use and Home Occupation Use has been added and Schedule "G" Ground Level Commercial is abridged by a notwithstanding clause, so that ground level commercial floor space is not required along Plaza Street or Brown Avenue.

- Phases 2 – 7 are governed by Sections C – M. Section G, which governs density (e.g. permitted Floor Space Ratio or FSR), has been modified at the request of the applicant to increase the ratios to allow for some flexibility in future phases to accommodate anticipated market conditions for the proposed commercial and apartment residential floor areas.

  The total FSR for the project by phase has been increased as follows:
  - Phase 2: FSR 2.3 → 2.65 (+0.35);
  - Phase 3: FSR 3.2 → 3.6 (+0.4);
  - Phase 5: FSR 3.0 → 3.5 (+0.5);
  - Phase 6: FSR 5.0 → 5.5 (+0.5);
  - Phase 5: FSR 4.0 → 5.5 (+0.5);

- The additional bonus elements are specified in a schedule to the bylaw. This schedule will match the schedule in the proposed No Build Covenant which will apply to future phases specifying the additional bonus to be provided, CAC to be paid and the requirements being transferred from the rezoning to the development permit stage for each future Phase 2 – 7 of this project. This is described later in this report.

- Minor housekeeping changes, including the renumbering of the sections, have also been done.

Evaluation of Added Bonus:

Historically, there are two other Rezoning Applications in this area where additional bonus was necessary for a developer to achieve their desired densities and were deemed by Council to justify the amount of density being requested. A summary of the additional bonuses is as follows:

- 2017-462-RZ (22576, 22588 and 22596 Brown Avenue). This application is at first reading. The applicant is the same as for the above project. The offerings are to allow a FSR increase of 3.15 to allow a density of FSR of 7.0. Based on RM-6, the additional bonus offerings include: Public Art (contribution and built), Greenwall, 11% Adaptive Housing, 10% rental, 15% Affordable Housing.

- 2012-115-RZ (3 lots Brown Avenue and Edge Street). Although this application expired at 3rd reading, contact regarding its development. The additional density being desired is an increase from FSR 2.3 to a range of FSR 2.9 – FSR 6.5 depending on the phase. The additional bonus includes: built and in-lieu contributions for Public Art, Adaptive Housing (11 %), Rental Housing (10 %), a total of 5 electric vehicle charging station, Green Walls and in the most dense phase: Indoor and Outdoor Community Space and an Electronic Community Information Board.

- The average contribution that has been made toward Public Art in the Town Centre Area or City in general, separate from that incorporated into the design of a project, is about $550 per unit being built or a percentage of construction value. This has been provided to the City though several projects inducing: $36,000 (2013-039-RZ based on construction value); $100,000 (2012-115-RZ per unit charge and built Public Art), $25,000 (2014-028-RZ per unit charge and built Public Art).

Staff negotiated the additional bonus elements as outlined in the table, but was not able to convince the developer to provide some the other ones like additional Rental Housing (apart then the 49 units in Phase 1) or affordable housing. This amounts to about 5.5% of the total number of dwelling units to be developed in all the Phases. The developer is offering to provide Adaptive Housing if there is a market potential; however, no target percentage is being offered. Therefore, it is not being considered as an added bonus.

Step Code has been included in the list; however, as this will become a requirement of the Province (as may be supplemented by the City), a requirement of all developers is not appropriate for gaining bonus on density. Step Code exceeding the minimum, for example offering one step over the requirement that may be in place at the time a development permit application is made, would constitute a bonus.

Council may proceed with granting second reading and forwarding this application to Public Hearing if it is judged that the Additional Bonus Provision of the CD-1-17 Zone (Appendix C Schedule B) are sufficient to justify the density being sought by the developer.

This same schedule will appear in both the CD-1-17 Zone and in the Master Development Agreement (No Build Covenant).

Discharge of Land Use Contract:

As part of the rezoning process, the historical Land Use Contract 2435-1977, which was for parking to accommodate the former Safeway Store, which became most recently the Big Box Store, to be removed from title.

Renamed to Land Use Contract Termination Bylaw No. 7337-2017 (Appendix E), this bylaw was granted first reading on May 23, 2017; and would be in order to be granted second reading, and Public Hearing in conjunction with the rezoning bylaw.

iii) Master Development Agreement (No Build Covenant):

The Master Development Agreement, in the form of a No Build Restrictive Covenant, is necessary as this project is intended to be phased in accordance with a development marketing strategy and market conditions over a lengthy period of time. As such, the Terms and Conditions associated with a rezoning application and the engineering works specified in any rezoning serving agreement is not all required before final reading and can be staged as the project develops.

This covenant, or a parallel one, will include the Supplementary Design Guidelines (Synopsis attached as Appendix H), as described in the Development Permit section of this report. It will be used, to govern the overall development concept, form and character, and especially the unique design elements proposed (like the east west pedestrian spine, central and corner plazas).

In the meantime, a synopsis of the Supplementary Design Guidelines is attached in Appendix H for reference.

The Master Development Agreement (No Build Covenant) embodies the principles that:

- Existing commercial and office uses and business activity may continue until such time as a building permit is issued for each phase. A case in point of this process currently underway in the western portion of the site when tenants have vacated and the portion of the site has been secured for demolition, excavation and construction of the four buildings constituting Phase 1;
- The site must be subdivided in the future in accordance with the phase boundaries;
- No buildings or structures may be constructed on any phase until:
  - The requirements that are transferred from rezoning to each particular phase are satisfied;
  - Payment of all postponed securities and fees are provided to the City;
  - Payment of Community Amenity Contribution (CAC) are provided to the City; and
  - A development permit application is made for each phase, during the review process the outstanding rezoning requirements are satisfactorily addressed, and then allowing the No-Build to be discharged and development permit issuance by Council for the respective phase.

The Master Development Agreement (No Build Covenant) will contain the following operative clauses:

> *No construction of, additions to or alterations in any manner to any building(s), structure(s) or dwelling(s) (except for the demolition of buildings and structures existing at the time of entering into this Agreement), or tree removal or regrading shall be permitted other than that approved in writing by the City's Director of Planning, whether or not such building(s), structure(s) or dwelling(s) are sited on the Lands at the time of the entering into of this Covenant until and unless the City in its discretion approves all rezoning requirements, development, construction, legal, engineering, servicing, development permit, public art approval and other applicable requirements for a particular Phase.*

The effect of the above is that apart from existing uses and business, no development will be able to take place in a Phase until all approvals required by the City normally done at the rezoning stage are done at the development Permit Stage. This is to allow the developer the flexibility needed to mold the project to the market conditions in the future and to give Council comfort that the project will ultimately resemble the master plan shown at public hearing and the usual rezoning conditions will be satisfied.

The approvals, legal documents and permits that may need to be secured through this Master Development Agreement (No Build Covenant) will likely contain the following:

Terms Conditions and Work	Phase						
	1	2	3	4	5	6	7
Submission of Development Permit Application and fees		X	X	X	X	X	X
Landscaping Security		X	X	X	X	X	X
Review of compliance with Supplementary Design Guidelines		X	X	X	X	X	X
Review of compliance with Town Centre Area Development Permit Area Guidelines		X	X	X	X	X	X
Advisory Design Panel review		X	X	X	X	X	X
Developer Information Meeting		X	X	X	X	X	X
Payment of Community Amenity Contributions			X	X	X	X	X
Phased Strata Plan	X						
Strata Subdivision (does not involve the City)	X	X	X	X	X	X	X
Subdivision to create lot for phase and may specify a variety of associated legal documents, including:		X	X	X	X	X	X
• Registering Visitor / Residential / Commercial Parking Covenant	X	X	X	X	X	X	X
• Registering right of way for Public Passage	X	X	X	X	X	X	X
• Registering Stormwater Maintenance Covenant	X	X	X	X	X	X	X
• Registering Geotechnical Covenant	X	X	X	X	X	X	X
Installation of Electric vehicle charging works		X	X	X	X	X	X

Road widening associated with phase		x	x	x	x	x	x
Road realignment for the intersection of 224 Street and Dewdney Trunk Road						x	x
Commissioning of artist, approval and installation of Public Art							x
Confirmation of no underground fuel tanks		x	x	x	x	x	x
Building demolition		x	x	x	x	x	x
Servicing agreements normally associated with rezoning or subdivision	*	*	*	*	*	*	*
Notes: x means required for the phase indicated * means will be concluded as part of the Building Permit Application for the phase indicated.							

When the final legal text is drafted between third and final, some of the point above may be adjusted or additional details added to better clarify the deferred rezoning requirements. Once the above cited terms and conditions are completed for a particular phase, the No-Build Covenant will be discharged from Title to that phase. Ultimately, the Statutory Right-of-Way for the pedestrian spine and the Supplementary Design Guidelines will be the main remnant legal instruments on Title for this project.

The final legal document will be subject to legal review by the City's legal counsel prior it being signed and executed by the City before final adoption.

iv) <u>Community Amenity Contributions (CAC):</u>

Council's practice is to have Community Amenity Contributions (CAC) collected as a condition before final reading. The CAC is calculated and reported to Council in the Second Reading report based on the accompanying Development Permit application. The Second Reading report would have details to determine the number of units and to calculate the CAC based on $3,100 for each Apartment and $4,100 for each townhouse unit. Given all 7 phases are being rezoned to the CD 1-17 Zone, technically all phases should be paying CAC's.

In the discussions concerning CACs with the developer, the following has transpired:

- Phase 1: The amount and timing of the CAC factored in and was described in the Development Permit reports to Council. Initially, the developer provided a letter agreeing to advance the payment of the CAC portion for Phase 1 to coincide with the issuance of the Phase 1 development permit.

- Phases 2 – 7: Subsequently to the Phase 1 Development Permits 2017-061-DP and 2019-069-DP approval by Council, the developer became resistant to paying CAC's for Phase 1 since it was proceeding on the existing C-3 Zone and the application preceded Council's policy change to require CAC's to be collected in the Town Centre Area.

Therefore, the following arrangements have been negotiated with the developer to be included as terms in the draft Master Development Agreement (No Build Covenant) and subject to Council approval:

- Not to require the payment of the CAC for Phase 1. The CAC would not have been required on the 49 market rental units secured by a Housing Agreement. The exemption sought is for the remaining 192 dwelling units. This exemption would amount to 192 x $3,100 per unit, which is $595,200; and

- To delay the collection of the remaining CAC. Rather than payment before final adoption, it is proposed that the CAC be triggered and collected phase-by-phase with future development permit applications for Phases 2 through 7. This deferred CAC would amount to about $2.3 million, based on the anticipated number and mix of units in each phase.

Although the developer did commit earlier to pay CACs for Phase 1, it can be argued that given the development permit process was utilized for Phase 1, CACs were not triggered for that phase. Council, however, could resolve not to exempt Phase 1 or not to defer the payments. However, the size and long term build out of this project, justifies a deferral to spread out these payments and to have them made closer to the actual time when each phase is developed and when the developer has a clearer understanding of the market demand and development costs.

The operative language in the Covenant to achieve this proposed arrangement is as follows:

> *The Covenantor will pay to the City as a" Rent Charge", the Community Amenity Contributions (the "CAC's") agreed to by the Covenanter for each Phase, as set out in Schedule "C" attached hereto (the "CAC Payment"), being monies necessary to offset demand for community, cultural, and other social and municipal services imposed by the size of the residential, commercial and community development contemplated by the Covenanter.*

The following schedule of CAC payment is contained in the proposed Master Development/No Build Covenant:

- Phase 1: NIL
- Phase 2: $270,349.00
- Phase 3: $582,537.00
- Phase 4: $212,417.00
- Phase 5: N/A (commercial building)
- Phase 6: $749,896.00
- Phase 7: $489,202.00
- **TOTAL: $2,304,001.00**

Therefore, the Master Development Agreement (No Build Covenant), requires as one of its condition before it can be discharged, that the CAC be calculated and paid before the development permit is issued by Council and/or a Building Permit is issued by the City for a given phase. Should the unit count for any phases be adjusted in the future, the resulting CACs collected at development permit stage will be adjusted accordingly.

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

Council's requirement is that visitor parking spaces be identified in parking layout plans and subject to a Visitor Parking Covenant to insure that these spaces are exclusively available for visitors to use.

In Phase 1, developer is providing a total of 238 parking spaces for the commercial and residential uses in a single storey underground structure, with access to Plaza Street. This included 38 visitor parking spaces, which is one parking space short of the requirement due to rounding.

When development permits for future phases are submitted, disabled, small-sized and visitor parking will be included in the plans to be approved by Council. This makes sense since no actual development permit accompanies the rezoning to the CD 1-17 Zone at this time. The postponement

is recognized in the Master Development Agreement (No Build Covenant). Based on conceptual plans, the parking in these later phases will be provided in one or two level underground structures.

Since Phase 1 already has a development permit, the normal visitor parking covenant will be required now.

vi) **Proposed Variances:**

Compliance with CD-1-17 Bylaw will be provided as part of development permit applications for each future phase. Where a variance is required, the necessary application will need to be made to the City and forwarded to Council for approval and permit issuance.

vii) **Development Permits:**

Pursuant to the Master Development Agreement (No Build Covenant), each phase will require an OCP Section 8.11 Town Centre Development Permit application for all future multifamily and commercial development located proposed on the site. The Development Permit for each phase will include the following process:

- Being fully compliant with the Supplemental Development Permit Guidelines for the overall development that form part of the Master Development Agreement registered as a Restrictive Covenant for each phase;
- A review by the Advisory Design Panel, with all comments being satisfactory addressed; and
- A report to Council for the development permit application on each phase to issue the development permit allowing the developer to proceed with the building permit.

The final version of the Supplementary Design Guidelines will be completed between 3rd and final reading. They will be attached to form a schedule in the Master Development Agreement (No Build Covenant) registered on the Title of each property. The Guidelines themselves will remain on title of every Phase until the entire project is built-out to ensure the project is developed and landscaping is installed, including the Corner Plaza with Public Art, in accordance with the master plan of the project.

In the meantime, a synopsis of the Supplementary Design Guidelines is attached in Appendix H for reference.

viii) **Advisory Design Panel:**

On July 18, 2018, a preliminary version of the Supplementary Design Guidelines for the overall Master Plan was reviewed and accepted without comment by the Advisory Design Panel (ADP). The final version will be completed and attached to the Master Development Agreement (No Build Covenant) to be registered on Title for lots encompassing this project.

As noted above, the development permit application for each future phase of development will be presented to the ADP for their review before staff prepares the development permit application report for permit issuance by Council.

ix) Development Information Meeting:

A Development Information Meeting was held at the Fraser Meeting Room – Library, Maple Ridge on May 27, 2019. A total of 21 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Parking - concerns related to overall parking and visitor parking.
- Traffic congestion;
- Bike and dog washing station; and
- Hold out properties.

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

- Parking - concerns related to overall parking and visitor parking. This is addressed by providing below-grade parking and some on street parking. The required parking count allows for sufficient visitor parking;
- Traffic congestion - this has been dealt with by conducting a detailed traffic study to understand future potential congestion issues (the Bunt Traffic Report was available at the meeting); furthermore, we are giving back property so that 224th can be straightened out;
- Bike and dog washing station– we will likely add this to future phases (potentially also phase 1 for a dog washing station); and
- Hold out properties – where this was brought up, they thought these should form part of the development.

The applicant also indicated that the majority of those who attended the DIM were very positive and excited about the overall project. The concepts people really liked were surrounding more vibrant retail, including coffee shops, bake shops, restaurants, pubs and yoga / sports. Every attendee who asked about the commercial space was very supportive of a satellite education campus. The immense green space was greatly appreciated. There were a number of questions related to the timing of the development.

x) Parkland Requirement:

There are no parkland dedication requirements; however, the Master Plan provided for a major east-west public pedestrian open space spine and a public plaza at the eastern part of the site. This forms part of the Additional Bonus density for some of the phases. Full public access will be ensured to these spaces based on a statutory right-of-way, including minimum standards for maintenance and safety.

3) Traffic Impact:

A Traffic Impact Study has been received by the City and is under review. Its recommendations will be implemented on a phase-by-phase basis. A portion of the site is located within 800 metres of and intersection with a Provincial Highway (Lougheed Highway or Haney Bypass). A referral has been sent to the Ministry of Transportation and Infrastructure.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

4) Interdepartmental Implications:

i) Engineering Department:

Comments from the Engineering Department identified all road, serving and other related matters to be addressed by the applicant. There will be no Rezoning Servicing Agreement required as part of this application. Instead, the Master Development Agreement (No Build Covenant) states the rezoning servicing review and formulation of a Servicing Agreements are transferred to the Build Permit stage for each of the Phases.

The Bunt Traffic Report dated August 7, 2019 is under review and any requirements will need to be satisfied before final reading for the CD 1-17 Zone or will be transferred to be addressed on a phase by phase basis with future development permits.

This covenant will not be discharged until all Engineering-related terms and conditions, specifically including a Servicing Agreement, are satisfactorily completed.

ii) Parks & Leisure Services Department:

This proposed pedestrian open space spine concept is acceptable and will be reviewed as part of future development permit applications for each the phases. Maintenance requirements will be required as part of the Master Development Agreement (No Build Covenant).

The Covenant will not be discharged until a statutory right of way for public access with maintenance requirements is registered in conjunction with the development permit issuance for each phase.

iii) License, Permits and Bylaws Department:

Review will be undertaken of the site and building plans accompanying future development permit applications for each the future phases.

iv) Fire Department:

General comments have been supplied to the applicant as to the overall Master Plan. Review will be undertaken as part of future development permit applications for each the phases.

5) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on June 06, 2018, with final second reading plans available and provided on July, 18, 2019. Their response is attached as Appendix I.

CONCLUSION:

This proposed 7 phase development will be the largest comprehensive mixed-use development ever proposed in the Maple Ridge Town Centre Area. It will span nearly three entire city blocks, nearly 3 hectares or about 7 1/3 acres of land, transforming the city skyline while creating vibrant pedestrian realms, focused on an east-west public pedestrian spine, storefront shops, a Central Plaza with theatre-style seating and a shop-lined Corner Plaza showcasing a major Public Art piece and community digital display board.

Although it is not common that an application is granted second reading and taken to Public Hearing without detailed architecture and landscaping plans, the nature, scope and significance of this project to the future development of the Town Centre Area, justifies an exception to the process. This rezoning is proposed to be tied to a Master Development Agreement (No Build Covenant) that will not allow development until an application is made for a development permit on each phase.

Through this development application, the conditions set in the Master Development Agreement (No Build Covenant) can be reviewed and accepted by Council on a phase-by-phase basis before the covenant is discharges and any construction is permitted. This gives Council the assurance and ability to determine the requirements are met and the form and character is suitable for the emerging Town Centre by including Supplementary Design Guidelines. A synopsis of these Guidelines is attached as Appendix H. The developer will have the flexibility to tweak the project within the scope of these Guidelines to respond to financial and market realities in the years to come.

It is recommended that second reading be given to Zone Amending Bylaw No. 7336-2017, and that application 2017-061-RZ be forwarded to Public Hearing; and that concurrent reading be given to Land Use Contract Discharge Bylaw No. 7337-2017.

Prepared by: **Adrian D. Kopystynski, MCIP, PRR, MCAHP**
Planner

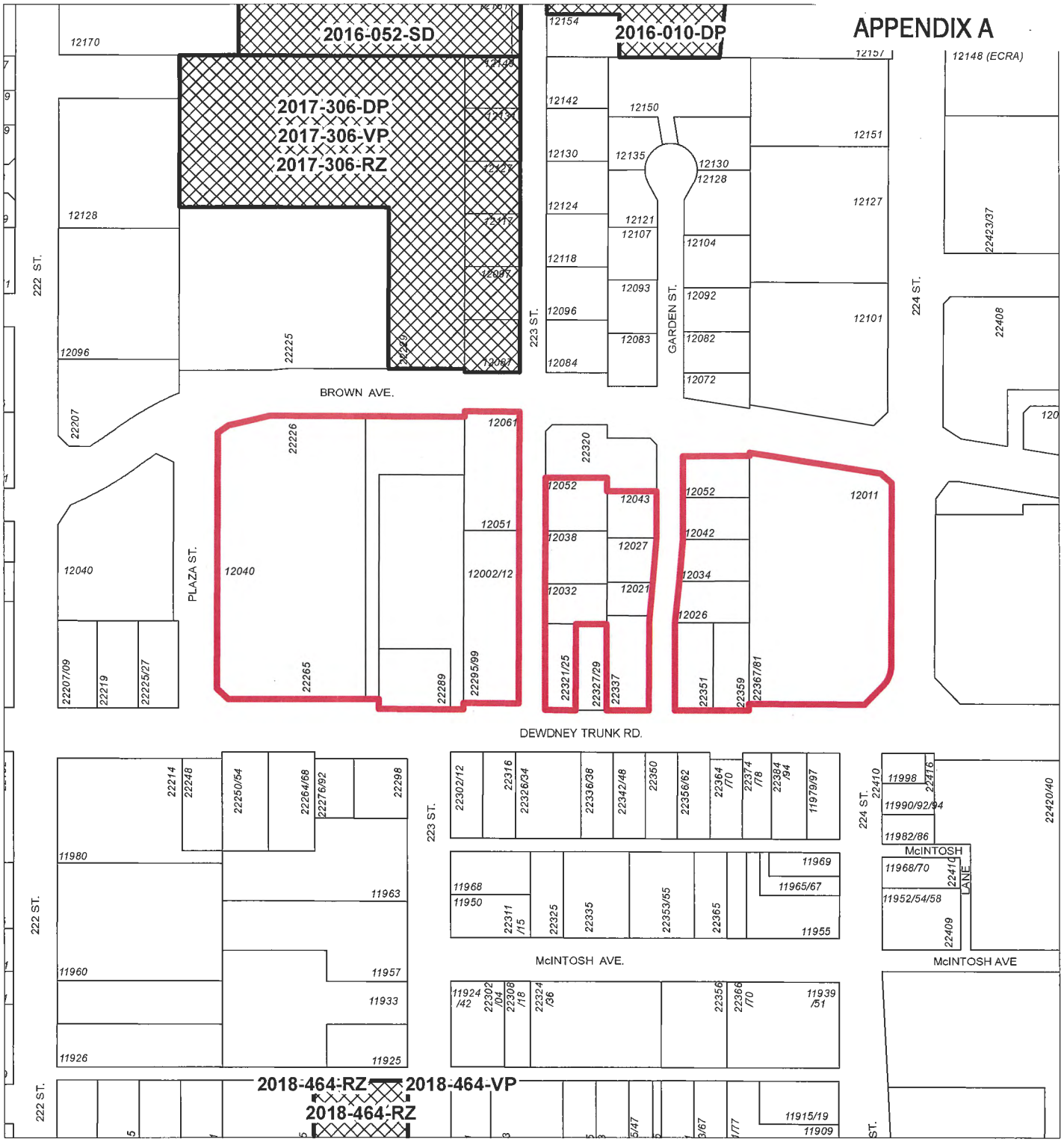
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

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

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Legal Descriptions of Subject Properties
Appendix D – Zone Amending Bylaw No. 7336-2017
Appendix E – Land Use Contract Discharge Bylaw No. 7337-2017
Appendix F – Development Concept
Appendix G – OCP / Town Centre Area Policies
Appendix H – Synopsis of Supplementary Design Guidelines
Appendix I – School District Comments

APPENDIX A



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Scale: 1:2,500

Legend

Active Applications (RZ/SD/DP/VP)

DEWDNEY TRUNK ROAD, GARDEN STREET, 223 STREET AND 224 STREET (ERA DEVELOPMENT)

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

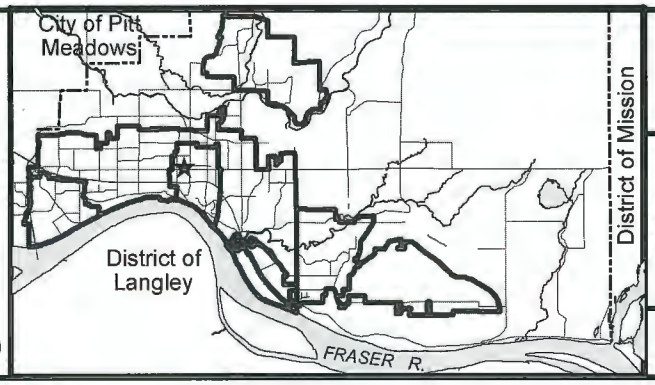
FILE: 2017-061-RZ
DATE: Aug 20, 2019

BY: PC

APPENDIX B

N

Scale: 1:2,500



DEWDNEY TRUNK ROAD, GARDEN STREET, 223 STREET AND 224 STREET (ERA DEVELOPMENT)

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2017-061-RZ
DATE: Aug 20, 2019

BY: PC

Appendix C

Legal Descriptions

030-857-228	LOT 2 DISTRICT LOT 399 GROUP 1 WESTMINSTER DISTRICT PLAN EPP88082
030-857-210	LOT 1 DISTRICT LOT 399 GROUP 1 WESTMINSTER DISTRICT PLAN EPP88082
001-115-341	LOT 9 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094
008-643-831	LOT 10 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094
006-217-796	LOT 50 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 48265
005-165-598	LOT 55 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53750
009-862-552	LOT 4 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
001-419-684	LOT 3 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
009-862-544	LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
009-862-510	LOT 1 EXCEPT: THE EAST 47 FEET; DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
000-969-231	LOT 27 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845
000-969-222	LOT 26 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845
004-031-768	LOT 24 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 15679
002-150-051	LOT 18 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14549
009-966-561	LOT 5 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
001-886-134	LOT 4 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
004-681-088	LOT 3 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
009-966-552	LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
004-067-444	LOT 1 BLOCK 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
001-916-980	PARCEL "B" (EXPLANATORY PLAN 9471) OF LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1112
006-357-571	LOT 52 EXCEPT: PART DEDICATED ROAD ON PLAN 81647, DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 49034

CITY OF MAPLE RIDGE
BYLAW NO. 7336-2017

A Bylaw to amend the Text and 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. 7336-2017."

2. PART 10, COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct sequential order:

"SECTION 10__ CD-1-17

A. INTENT

This zone is intended to accommodate and regulate the development of a medium to high density comprehensively-planned mixed use development in multiple phased in the Town Centre Area.

B. INTERPRETATION

1. For the purposes of this zone:

   (a) Schedule A means Schedule "A" showing the boundaries of each phase attached to Maple Ridge Zone Amending Bylaw No. 7336-2017;

   (b) Base density means the density permitted without the bonus density or the amenity density being added.

C. PHASE 1 REGULATIONS

The Town Centre Commercial Zone (C-3) zone regulations, but not Sections D to M herein, shall apply to Phase 1, except as follows:

1. In addition to the permitted uses, a Townhouse use is permitted;

2. In addition to the permitted accessory uses, accessory off street parking and accessory home occupation is permitted;

3. Buildings and structures may be sited up to any lot line;

4. A minimum of 20% of the site area shall be provided as useable open space. A portion of the required open space may be provided on a roof;

5. Notwithstanding Schedule "G" Ground Level Commercial, ground level commercial floor space is not required along Plaza Street or Brown Avenue; and

6. Notwithstanding the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990:

   i. a minimum of 50% of required parking spaces shall be provided with roughed-in conduit for future electric charging capabilities; and
   ii. have at least four electric vehicle charging stations in this phase.

D. PRINCIPAL USES

1. The permitted uses in Phases 2 – 7 shall be the principal uses permitted in the Town Centre Commercial Zone (C-3). In addition, Townhouse Use shall be permitted in Phases 2, 3, 4 and 6.

2. Apartment Use shall not be permitted in Phase 5.

E. ACCESSORY USES

1. The following accessory uses are permitted in Phases 2 – 7:

   i. The accessory uses permitted in the Town Centre Commercial Zone (C-3, except Accessory Home Occupation which shall not be permitted in Phase 5;
   ii. Off street parking; and
   iii. Off street loading.

F. LOT AREA & DIMENSIONS

1. Minimum lot area and dimensions shall not be less than:

   (a) in lot area 1,500 square metres.

   (b) in width 6.0 metres.

   (c) in depth 27.0 metres.

G. DENSITY

1. For the land shown as Phase 2 in Schedule A:

   (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.

   (b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:

      (i) An amount equal to 0.34 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure; and

      (ii) An amount equal to 0.3 times the net lot area for each storey above the second, not to exceed 0.9 times.

   (c) An amenity bonus density of up to a maximum of 0.3 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.

(d) The maximum density in this phase is 2.65.

2. For the land shown as Phase 3 in Schedule A:

   (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.

   (b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:

      (i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;

      (ii) An amount equal to 0.1 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area, based on the tallest structure in this phase; and

   (c) An amenity bonus density of up to a maximum of 1.3 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.

   (d) The maximum density in this phase is 3.6.

3. For the land shown as Phase 4 in Schedule A:

   (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.

   (b) An additional density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:

      (i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;

      (ii) An amount equal to 0.3 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area based on the tallest structure in this phase; and

      including the rezoning offerings indicated in Schedule B.

   (c) The maximum density in this phase is 2.3.

4. For the land shown as Phase 5 in Schedule A:

   (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.

   (b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:

      (i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;

(ii) An amount equal to 0.3 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area, based on the tallest structure in this phase; and

(c) An amenity bonus density of up to a maximum of 1.2 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.

(d) The maximum density in this phase is 3.5.

5. For the land shown as Phase 6 in Schedule A:

(a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.

(b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:

(i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;

(ii) An amount equal to 0.1 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area, based on the tallest structure in this phase; and

(c) An amenity bonus density of up to a maximum of 3.2 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.

(d) The maximum density in this phase is 5.5.

6. For the land shown as Phase 7 in Schedule A:

(a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.

(b) A bonus density of up to a maximum of 1.3 times the net lot area may be obtained by providing the following:

(i) An amount equal to 0.4 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;

(ii) An amount equal to 0.1 times the net lot area for each storey above the second, not to exceed 0.9 times the net lot area, based on the tallest structure in this phase; and

(c) An amenity bonus density of up to a maximum of 3.2 times the net lot area may be obtained by provided all of the amenity offerings indicated in Schedule B.

(d) The maximum density in this phase is 5.5.

LOT COVERAGE

1. A lot coverage of all buildings and structures in each of in Phases 2 – 7 shall not exceed 90%, provided that lot coverage may be 100% where required parking is provided in accordance with Section 3.6 of Maple Ridge Off Street Parking and Loading Bylaw No. 4350 – 1990, as amended.

H. SETBACKS

1. The minimum setback for all principal buildings and structures in Phases 2 – 7 shall be not less than:

(a) from a front lot line:	0.0 metres.
(b) from a rear lot line:	0.0 metres.
(c) from a side lot line:	0.0 metres.
(d) from an exterior side lot line:	0.0 metres.

I. HEIGHT

1. In Phases 2 – 7

   (a) The minimum building height shall be three (3) storeys, except it shall be a minimum of 2 storeys in Phase 5.

   (b) The maximum building height is not restricted.

J. LANDSCAPING AND SCREENING

1. In Phases 2 – 7:

   (a) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees where feasible. This landscaping shall be maintained.

   (b) Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.

   (c) The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways, and walkways.

   (d) Loading areas, garbage containers and recycling containers shall be screened from any adjacent residential lot or from overlook from upper storeys, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

K. PARKING AND LOADING

1. Off-street parking and off-street loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990, as amended.

2. An off-street parking use shall be sited to the rear of a building, be concealed within a building or be located underground.

L. OTHER REGULATIONS

1. Where permitted in Phases 2 – 7, an Apartment Use shall:

   (a) be limited exclusively to storeys above the first storey for a building or a portion thereof along Dewdney Trunk Road, Garden Street in Phase 7, and along the internal public plaza from 224 Street to Garden Street in Phases 6 and 7;

   (b) be located within a building above all storeys which is used for non-residential principal use or off street parking;

   (c) have separate and independent access into the building containing the apartment use;

   (d) be permitted only where all parking for such use is concealed underground; and

   (e) have at least four electric vehicle charging stations per phase.

2. Where permitted in Phases 2 – 7, a Townhouse Use shall:

   (a) only be permitted on a lot containing an Apartment Use;

   (c) have direct pedestrian access to street grade, a pedestrian walkway or a mews for each unit; and

   (d) be permitted only where all parking for such use is concealed underground.

3. In Phases 2 – 7

   (a) The ground floor of all buildings shall have not less than:

      (i) 90% of the lot frontage developed for permitted principal uses with public pedestrian or vehicular access; and

      (ii) 25% of the lot area developed for a permitted principal uses.

   (b) Commercial floor area provided at the ground level in accordance with Schedule "G", including along both sides of the public pedestrian way and the public plaza in Phases 6 and 7.

   (c) A minimum of 20% of the site area in Phases 2, 4 and 6, 50% of the site area in Phase 5, and 35% of the site area of the site area in Phase 7 shall be provided as useable open space. A portion of the required open space may be provided on a roof.

(d) One or more indoor amenity spaces shall be provided totaling a minimum of 1.0 sq. m. per dwelling unit accessible to residents in each phase.

(e) Phase 4 or Phase 5 shall have a clubhouse or similar indoor and outdoor facility.

(f) Every use except for a loading use shall be located and undertaken wholly within an enclosed building.

(g) An off street parking use shall be sited inside a building or underground.

(h) A home occupation use shall comply with the regulations of Section 402 (4).

In this location, insert the diagram showing the boundaries of each phase from Schedule "A" attached to and forming part of this Bylaw."

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

030-857-228	LOT 2 DISTRICT LOT 399 GROUP 1 WESTMINSTER DISTRICT PLAN EPP88082
030-857-210	LOT 1 DISTRICT LOT 399 GROUP 1 WESTMINSTER DISTRICT PLAN EPP88082
001-115-341	LOT 9 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094
008-643-831	LOT 10 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094
006-217-796	LOT 50 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 48265
005-165-598	LOT 55 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53750
009-862-552	LOT 4 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
001-419-684	LOT 3 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
009-862-544	LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
009-862-510	LOT 1 EXCEPT: THE EAST 47 FEET; DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
000-969-231	LOT 27 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845
000-969-222	LOT 26 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845
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002-150-051	LOT 18 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14549
009-966-561	LOT 5 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
001-886-134	LOT 4 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
004-681-088	LOT 3 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
009-966-552	LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
004-067-444	LOT 1 BLOCK 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
001-916-980	PARCEL "B" (EXPLANATORY PLAN 9471) OF LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1112
006-357-571	LOT 52 EXCEPT: PART DEDICATED ROAD ON PLAN 81647, DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 49034

and outlined in heavy black line on Map No. 1712 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to CD (Comprehensive Development) 1-17.

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

5. Schedule "G" is deleted and replaced by the new Schedule "G" attached hereto as Schedule "C".

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

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

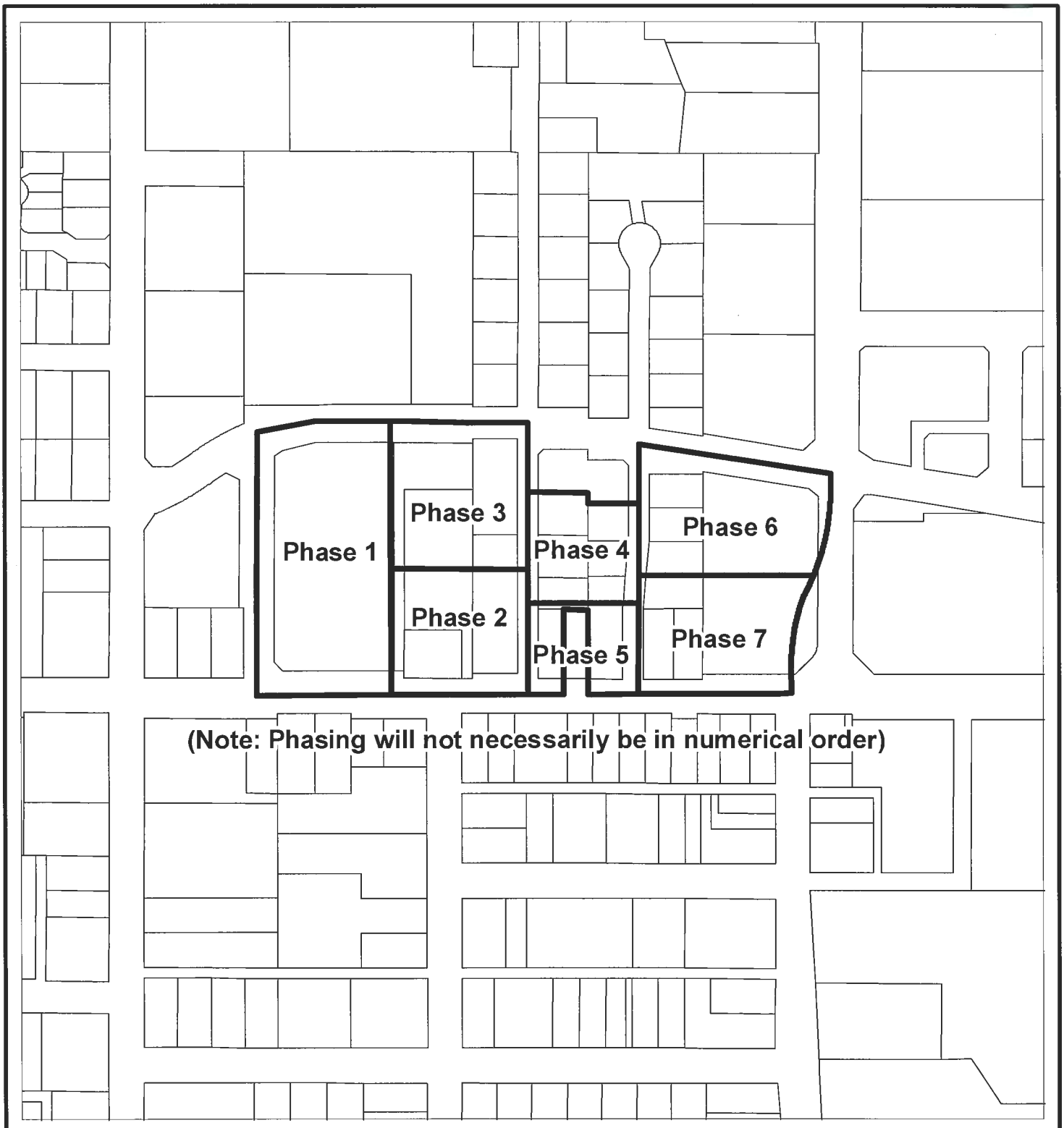
READ a third time the day of , 20

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

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



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Bylaw No. 7336-2017
Schedule "A"

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

Schedule A
DATE: May 16, 2017
BY: DT

Schedule B to Section 10__ CD-1-17
Amenity and Rezoning Offerings by Phase

Phase 2

- Continuation of east-west pedestrian way
- Minimum four electric vehicle charging stations
- BC Energy Step Code
- Sustainability measures

Phase 3

- Continuation of east-west pedestrian way
- Minimum four electric vehicle charging stations
- BC Energy Step Code
- Sustainability measures

Phase 4

- Continuation of east-west pedestrian way
- BC Energy Step Code
- Sustainability measures
- Seating area and theatre structure at the Central Plaza incorporating potential public art elements
- A Clubhouse (if not in Phase 5)

Phase 5

- Continuation of east-west pedestrian way (including portion of Central Plaza)
- Minimum four electric vehicle charging stations
- BC Energy Step Code
- Sustainability measures
- A Clubhouse (if not in Phase 4)

Phase 6

- Continuation of east-west pedestrian way
- Public plaza
- Minimum four electric vehicle charging stations
- BC Energy Step Code
- Sustainability measures

Phase 7

- Continuation of east-west pedestrian way
- Public plaza
- Public art piece (in Public Plaza) having a minimum value of $100,000 adjusted by CPI between the year of this agreement and the year of the development application being made
- Public message board
- BC Energy Step Code
- Minimum four electric vehicle charging stations
- Sustainability measures

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7336-2017

Map No. 1712

From: RS-1 (One Family Urban Residential, C-3 (Town Centre Commercial), CS-1 (Service Commercial) and LUC No. 2435-1977

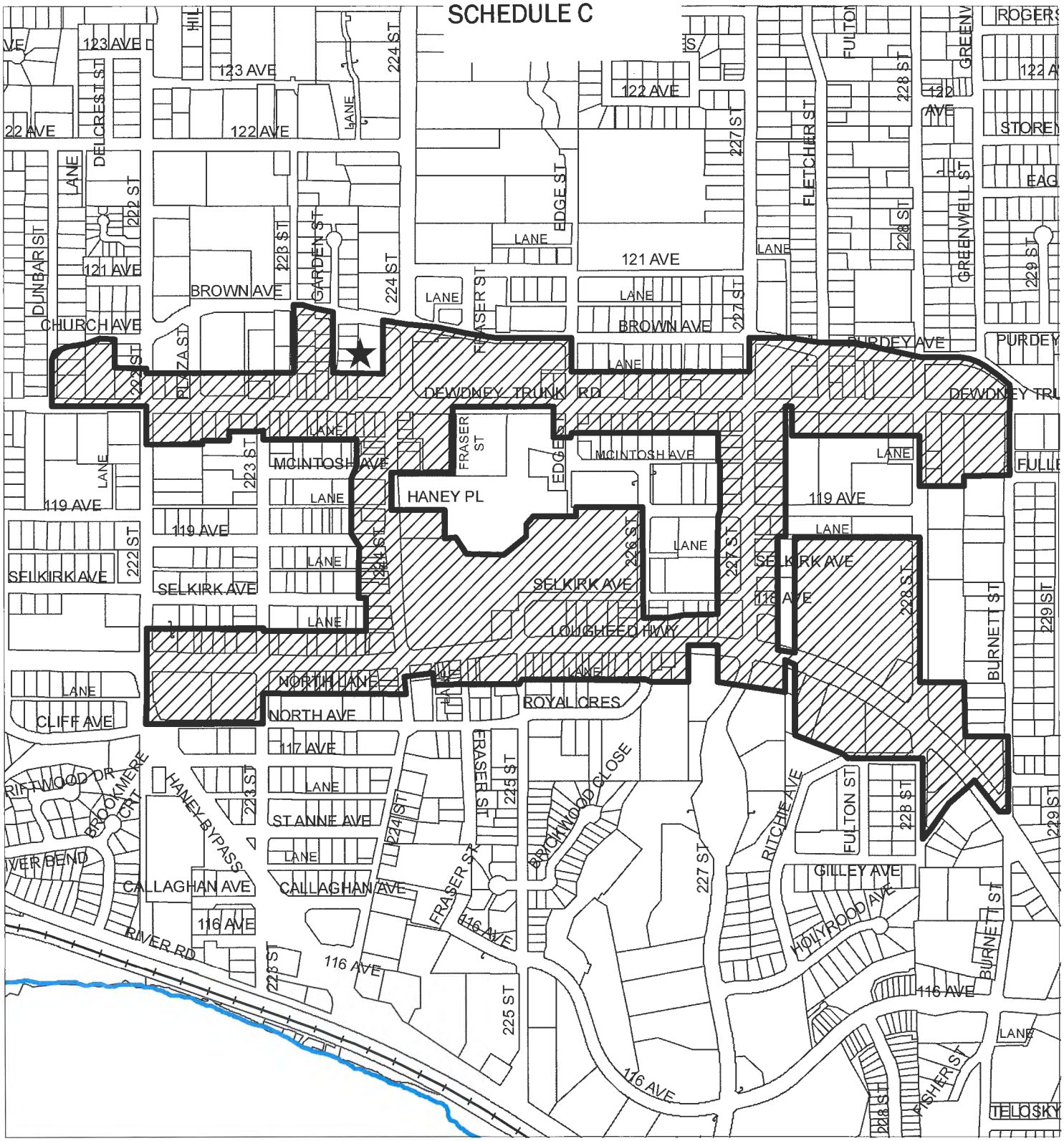
To: CD-1-17 (Comprehensive Development)

REVISED

MAPLE RIDGE
British Columbia

N

SCALE 1:3,000



Town Centre Area Plan

Ground Floor Commercial Required

Ground Floor Commercial Required to support pedestrian corridor and corner plaza

Bylaw No. 6354-2005
Schedule 'G'

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

DATE: Aug 21, 2019

BY: DT

CITY OF MAPLE RIDGE
BYLAW NO. 7337-2017

A Bylaw to authorize the Termination of Land Use Contract Bylaw No. 2435-1977

WHEREAS, on the 28 day of April, 1977, the City entered into a Land Use Contract with CANADA SAFEWAY LIMITED for the use and development of the lands therein described;

AND WHEREAS, 487559 BC LTD, the present owner of the land described in Section 1 of this Bylaw, has applied for a discharge of Land Use Contract No. 2435-1977 registered against the title under Filing No. P11973.

AND WHEREAS the Council deems it expedient that the rights and obligations created and to be performed under the said Land Use Contract should terminate and be no longer of force or effect;

AND WHEREAS Section 546 of the *Local Government Act*, R.S.B.C, 2015, c.1, as amended, provides that a Land Use Contract may only be discharged by bylaw and only after a Public Hearing.

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

1. That the Land Use Contract entered into the 28 day of April, 1977, between the City of Maple Ridge and Canada Safeway Limited respecting the use and development of lands known as:

Parcel Identifier:	005-165-598
Legal Description:	Lot 55, District Lot 399, Group 1, New Westminster District. Plan 53750

   (12051/12061-223rd Street)

   and outlined in heavy black line on Map No. 1713 a copy of which is attached hereto and forms part of this Bylaw.

   Registered in the New Westminster Land Title Office on the 09 day of February, 1978, under Filing Number P11973, is terminated.

2. THAT the Mayor and City Clerk are hereby authorized to sign and affix the seal of the Corporation to such instrument as will effectually extinguish all rights and obligations created by the Land Use Contract and will release and terminate the Land Use Contract from the records of title to aforesaid lands in the New Westminster Land Title Office.

3. This bylaw may be cited as "Maple Ridge Land Use Contract Termination Bylaw 7337-2017".

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

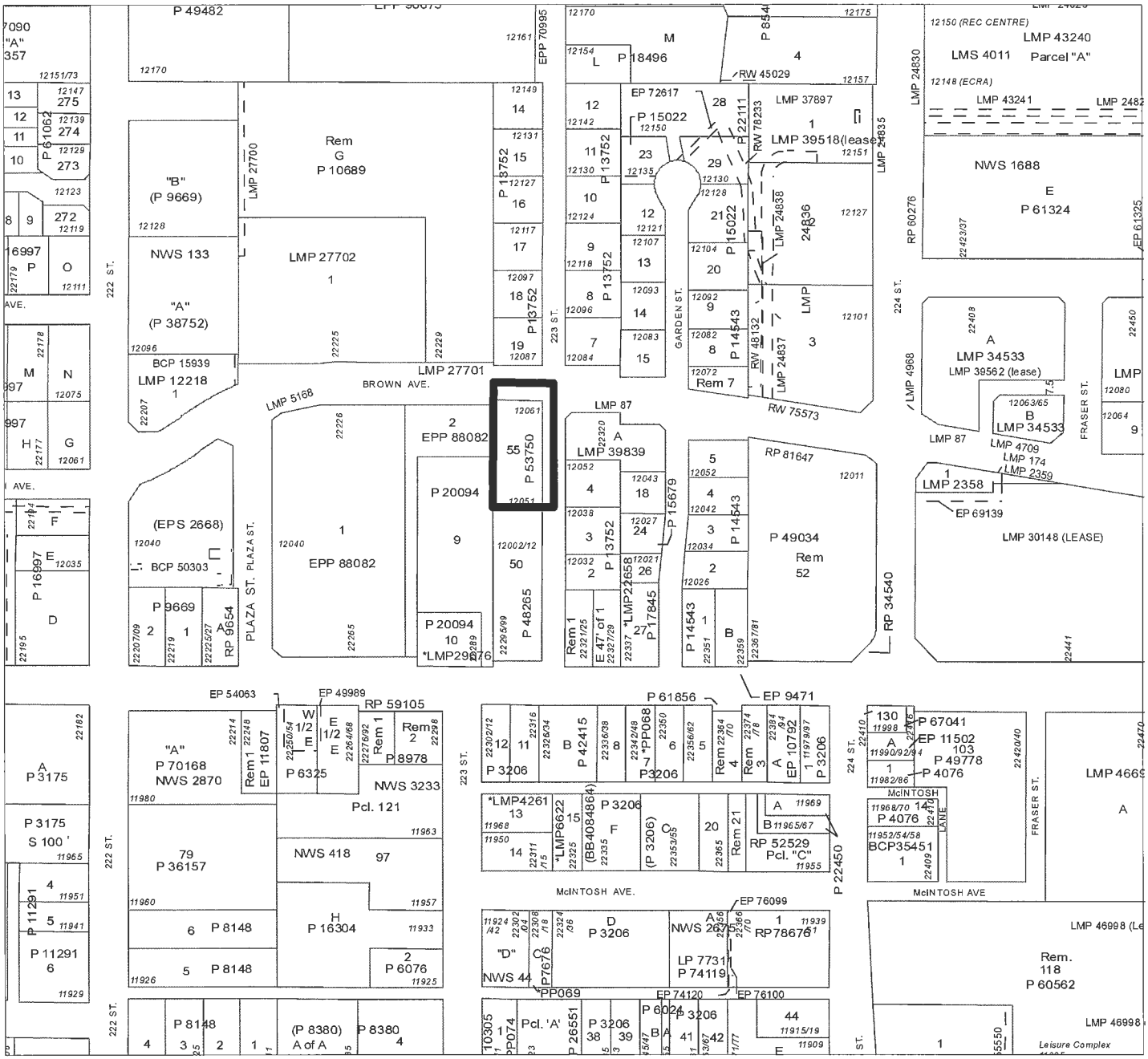
READ a second time the day of , 2019.

PUBLIC HEARING held on the day of , 2019.

READ a third time the day of , 2019.

ADOPTED the day of , 2019.

PRESIDING MEMBER	**CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7337-2017

Map No. 1713

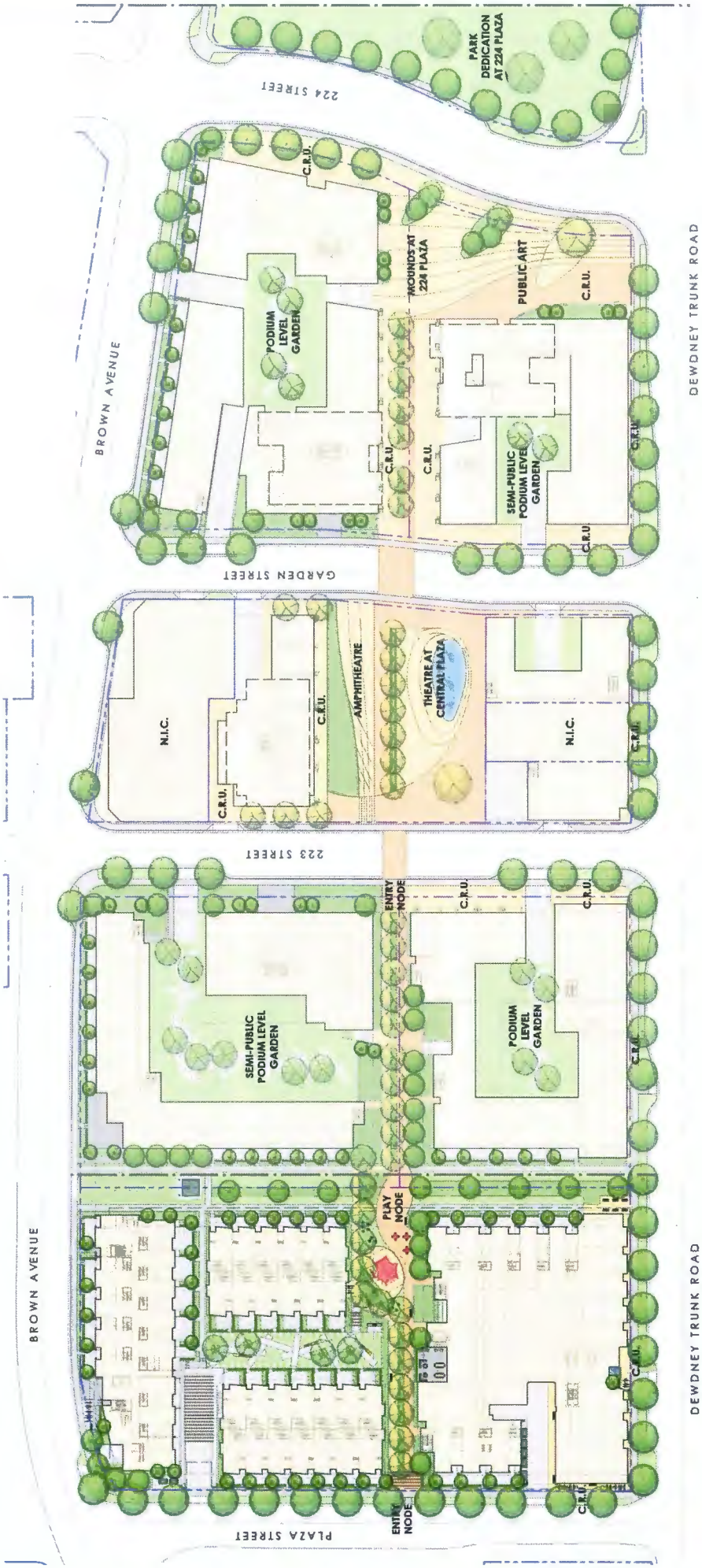
Purpose: To Remove LUC No. 2435-1977 as shown

MAPLE RIDGE
British Columbia

N

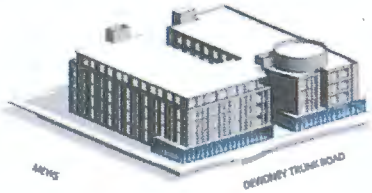
SCALE 1:3,000

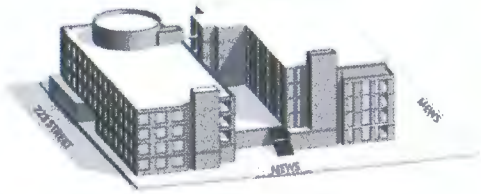
APPENDIX F

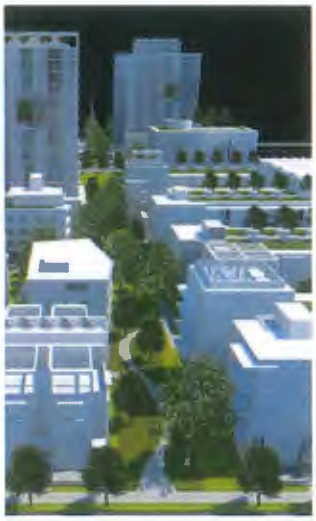

224 STREET
PARK DEDICATION AT 224 PLAZA
BROWN AVENUE
DEWDNEY TRUNK ROAD
C.R.U.
PODIUM LEVEL GARDEN
MOUNDS AT 224 PLAZA
PUBLIC ART
SEMI-PUBLIC PODIUM LEVEL GARDEN
GARDEN STREET
N.I.C.
AMPHITHEATRE
THEATRE AT CENTRAL PLAZA
223 STREET
ENTRY NODE
PLAY NODE
PLAZA STREET

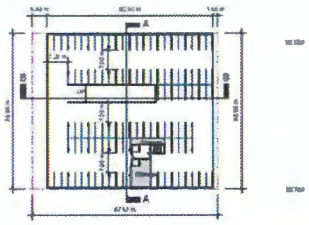
Phase 2

Phase 2 Data Schedule			
Use	Storeys	Tot Area (SM)	Tot Area (SF)
Commercial	1	754.30 m²	8,119.21 SF
Residential	4	8,508.22 m²	91,581.75 SF

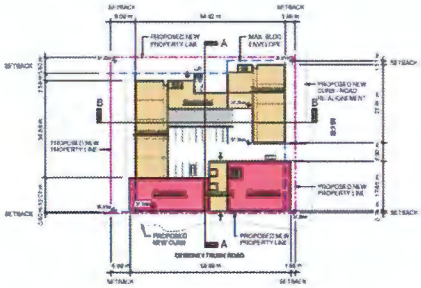




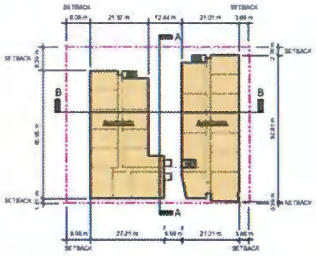




UNDERGROUND PARKING - L1



GROUND FLOOR

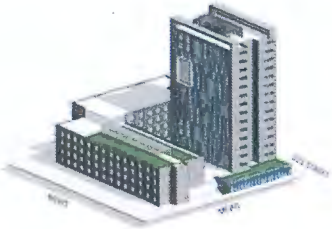


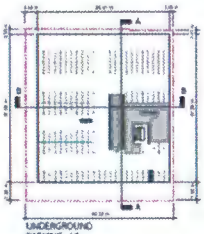
LEVEL 3

Phase 3

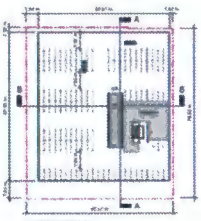
KEY PLAN

Phase 3 Data Schedule			
Use	Storeys	Tot Area (SM)	Tot Area (SF)
Residential	15	15,311.35 m²	164,810.05 SF
	15	15,311.35 m²	164,810.05 SF

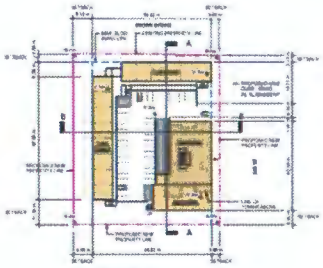




UNDERGROUND PARKING - L2



UNDERGROUND PARKING - L1



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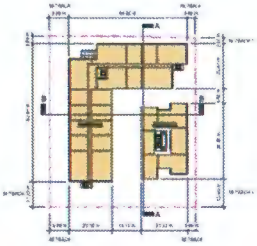
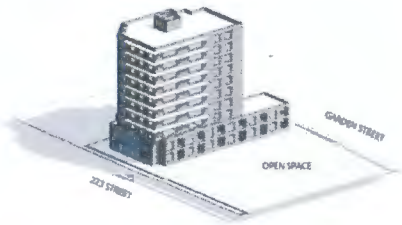


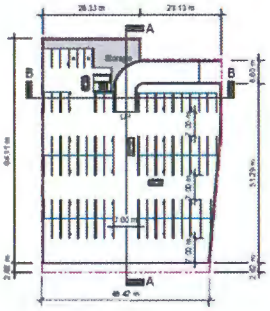
LEVEL 3

Phase 4

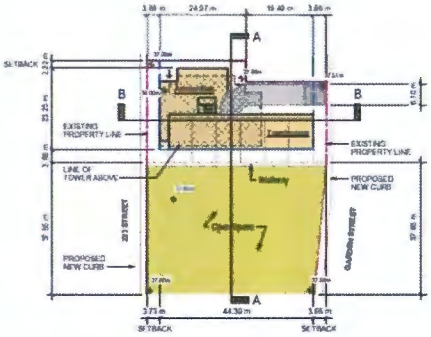
KEY PLAN

Phase 4 Data Schedule			
Use	Storeys	Tot Area (SM)	Tot Area (SF)
Residential	10	5333.34 m²	57407.60 SF
		5333.34 m²	57407.60 SF





UNDERGROUND PARKING - L1



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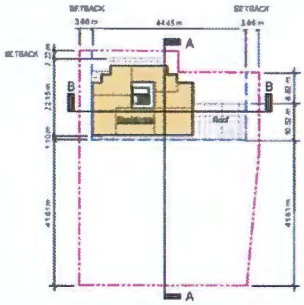
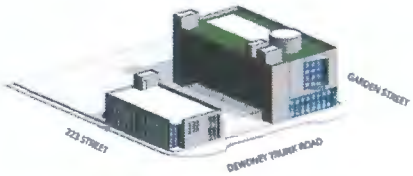


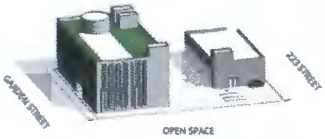
LEVEL 3

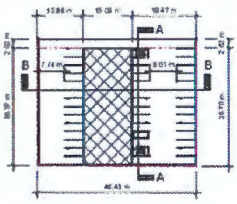
Phase 5

KEY PLAN

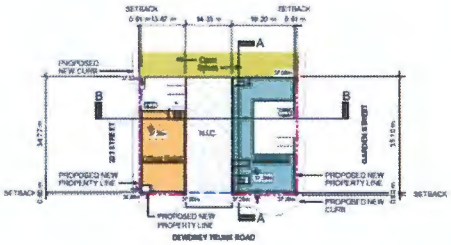
Phase 5 Data Schedule			
Use	Storeys	Tot Area (SM)	Tot Area (SF)
Institutional	4	2355.56 m²	25355.02 SF
Office/ Retail	3	642.57 m²	6916.60 SF
	4	2998.13 m²	32271.62 SF







UNDERGROUND PARKING - L1



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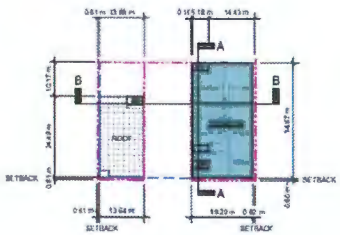
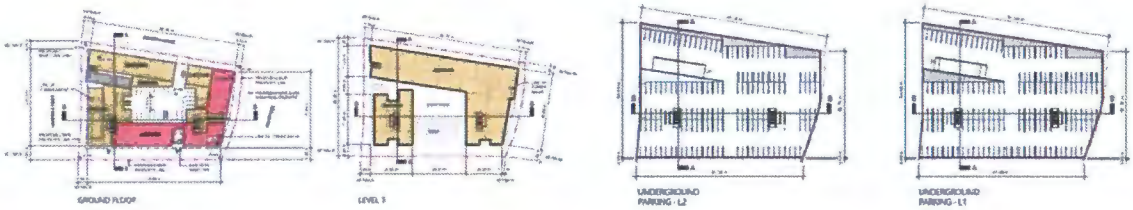


LEVEL 3

Phase 6

KEY PLAN

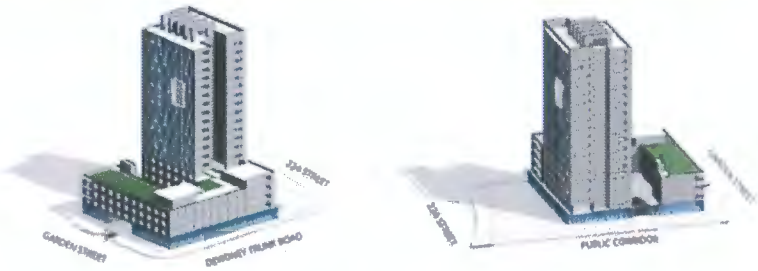
Phase 6 Data Schedule			
Use	Storeys	Tot Area (SM)	Tot Area (SF)
Commercial	1	998.92 m²	10752.25 SF
Residential	16	21936.70 m²	236124.65 SF
		22935.61 m²	246876.89 SF

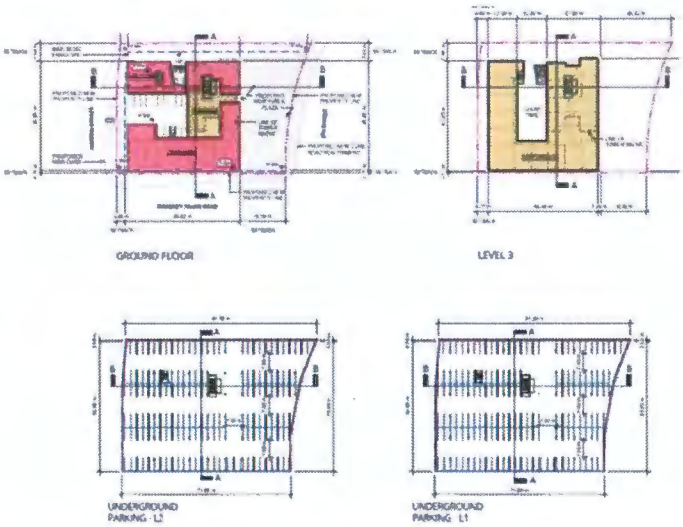


Phase 7

KEY PLAN

Phase 7 Data Schedule			
Use	Storeys	Tot Area (SM)	Tot Area (SF)
Commercial	1	1401.75 m²	15088.30 SF
Residential	18	14195.49 m²	152799.00 SF
		15597.24 m²	167887.30 SF





Appendix G

The following is an analysis of the projects' compliance with the applicable General Land-Use Requirement Policies in the Town Centre Area Plan:

Policy No.	Summary of Policy	Compliance with policy
3-1	Increase in residential and commercial density.	This proposal complies by proposing to develop 890 residential units and 425 square metres (3,515 square feet) of retail space and 576 square metres (6,200 square feet) of office space.
3-2	Office use will be encouraged.	This proposal will provide for commercial floor space capable of accommodating a range of commercial and office uses.
3-3	Commercial uses that support the residential population.	Situated in the heart of the Downtown, the development will be capable of accommodating a range of uses and services for local residents.
3-4	Hospitality, cultural, recreation and entertainment uses will be encouraged.	These uses are permitted in the C-3 Zone and will be reflected in the CD Zone for the subject site.
3-6	Not support changes in land use designation and zoning reducing employment or housing density.	This proposal will reduce the large format commercial floor space for smaller shops, but increase the office space, possibly accommodating a College. This will continue to accommodate the needs of business enterprises to be established and to employ people; and significantly increase residential densities in the Downtown.
3-7	To ensure a wide range of housing needs are accommodated.	The first Phase has provided 49 market rental units under a Housing Agreement. This is about 5.5% of the total proposed dwelling units over all of the phases.
3-8	Potential opportunities for designing flexibility into new development.	The adaptive housing units may be provided if the developer determined there is a market for such units.
3-10	Land assembly or lot consolidation.	The proposal will assemble a site, except for two lots, allowing for the proposed development to take place, permitting surrounding sites to develop and to achieve adequate buffering with abutting lands.
3-11	Viewscape studies for proposed buildings greater than three (3) storeys.	Studies will need to be provided and reviewed by Advisory Design Panel as part of future Development Permit applications.
3-12	Shadow study to address potential impacts.	Studies will need to be provided and reviewed by Advisory Design Panel as part of future Development Permit applications.
3-14	Creating public outdoor meeting spaces, with public art, will be encouraged.	Outdoor spaces for people residing, shopping and passers-by are being provided. This includes a central pedestrian spine, branching out throughout the site, roof top areas and along abutting streets. There will be a Central Plaza and a major Corner Plaza with Public Art.
3-15	Concealed parking structures are encouraged for all uses in the Town Centre.	The proposal conceals the proposed parking underground.
3.16	Incorporate principles of CPTED (Crime Prevention through Environmental Design).	Studies will need to be provided and reviewed by Advisory Design Panel as part of future Development Permit applications.

INTRODUCTION

This document is a summary of the guidelines to govern the development of the site as shown in the figure below to achieve the Master Development Plan (MDP) for this project. The purpose is to insure that the key design elements for this project, including: site layout, form and character, public art, stormwater management, sustainability, the pedestrian/public realm, amenities, etc., are coordinated between phases and completed at build out. The final document will be registered on title and discharged only as each phase is completed in accordance with Council requirement.

Unlike other rezoning development where the development permits are issued with detailed plans at Final Adoption of the zoning, this development is a pre-zoning of a seven phase site.
The development permits are to be considered and issued by Council at a future date on a phase by phase basis. Therefore, these Supplementary Design Guidelines (SDG) will be overarching guidelines. They will be a fundamental tool in interpreting the compliance of future phases with OCP Section 8.11 Town Centre Development Permit (TCDP) Guidelines in terms of form and character Council envisions in the Town Centre Area, within the context of the overall concept and elements to be achieved through this project.

KEY URBAN DESIGN PRINCIPLES

A. Pedestrian friendliness
Streetscapes will be safe, secure and pleasant places to walk with street trees, front doors to individual dwellings and small storefronts that reflect the character of traditional city neighbourhoods - allowing 'eyes on the street'.

B. Public accessibility and permeability
The site offers excellent accessibility to transit that connects Maple Ridge to adjacent communities and also for people to live and work car-free within the downtown core. Resident and visitor bike parking is provided and open public spaces accesible at all times.

C. Livability
The overall layout and design of individual buildings and dwellings will afford a high standard of privacy, usable open space, and recreational amenities.

D. Neighbourliness
The form and layout of the site plan was driven by a desire for open space and connectivity. A variety of open and public spaces will facilitate community gathering strenghtening bonds within residents of the community.

E. Diversity
Diverse housing types including a range of small and large units, condos and townhouses, and lowrise and high-rise buildings will appeal to a large cross-section of the community.

F. Sustainability
Sustainable design and development principles and practices will be employed such as, water efficient landscape design and rain and storm water management sustainable practices.

G. Placemaking
Public spaces acting as nodes making a positive and memorable contribution to Maple Ridge Town Centre. A place where people will want to live and visit for many years to come.

DESIGN RATIONALE

The Downtown is a very important part of Maple Ridge and would benefit from a variety of planning and design activities to improve its role as a key community node. To achieve a balanced community, this design proposal provides increased shopping opportunities, and emphasizes smaller stores local merchants and better use of existing areas.
The residential towers are strategically placed to reduce the shade over the community park and are oriented to frame the park as the center of the overall community and to provide a visual dynamic for the development. Their varied heights give the development character and create visual interest. The towers incorporate ground-oriented residential and commercial units to encourage "eyes on the street." This increases neighbourhood security and activates the streetscape. Spaces for a ground-oriented daycare, mini school or meeting rooms promote community engagement.

223 Street and Garden Street provide below-grade parking access points for residential and commercial and utility services to commercial units. Both streets help animate the inside corners of the development and bolster activity around the inner commercial units.

To keep these streets as narrow as possible, parking is restrained to the residential/commercial side. This also prevents cars from being parked along the park side which enhances safety for children playing there.

First Reading Renderings

APPENDIX H

Principles for Architectural Design

The overall objective is to develop attractive, durable buildings appropriate to the City of Maple Ridge and a public realm that complements the natural beauty of the area, supporting the social, recreational and commercial life in the community.
Future developments, whether they are adjacent or within the community itself, will have this language of patterns to ground their projects and to inform their designs.

Development Vision

Envisioned as a well-designed pedestrian, biking and transit-oriented mixed-use development in the heart of the Maple Ridge Town Centre. It will reinforce the existing Civic core with a variety of uses such as:

- recreation and civic spaces
- a mix of new residential
- commercial and new employment opportunities
- park and community spaces
- green building design and infrastructure

It will create a more vibrant and complete community reflecting the principles outlined in the Official Community Plan.

VISION AND KEY DESIGN ELEMENTS

The key design components the SDG envision for this project are:

- Residential components of varying scale and density, positioned to maximize daylight penetration into the site and to create visual interest from every corridor.
- A prominent east-west public pedestrian open space and pedestrian way from Plaza Street to 224 Street, punctuated with activity areas (including child play, central activity plaza with theatre-like seating, and a major commercial plaza) and linkages to semi public and private space paths and mews and the City sidewalk system.
- Mews surrounded by both residential and commercial activity to ensure there are plenty of "eyes on the street" at all hours of the day.
- A major public plaza in the east portion of the site, lined with commercial shops (inner "shopping row") and containing significant surface treatment, landscaping, pedestrian amenities, placemaking elements and a public art element.
- An attractive and vibrant streetscape along Dewdney Trunk Road with building spaces designed to accommodate ground level shops and services, and access to upper level non-residential components where they occur;
- Strategically placed commercial spaces to create an intimately scaled shopping corridor combined with residential use above.
- Sustainable design solutions to maximize rooftop space for green houses, gardens and power generation.

Spatial Configuration

Being sensitive to and matching the scale of the existing community is one of the key strategies of the development. The maximum height of the towers at the most urban edge of the development is 21 storeys.
Taller volumes are staggered to reduce the shadow impact on the site and adjacent properties. The master plan is also shaped to maximize mountain views.

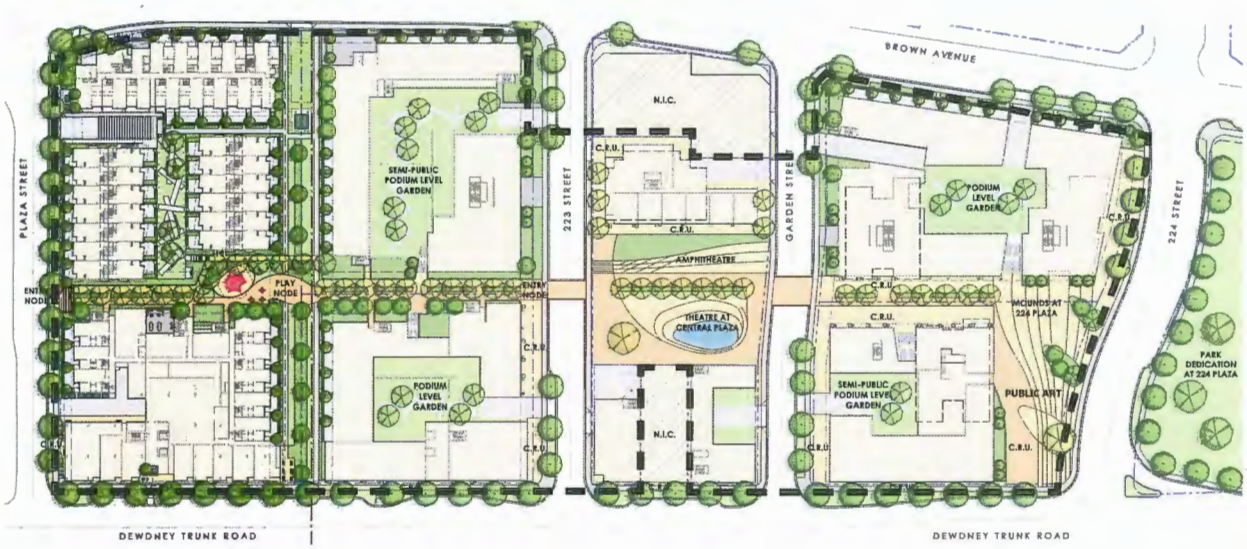
The guidelines gradually increases in density as it moves from west to the east. The densest part of the development is in Phases 6 and 7, which are closer to the civic core and culminate in a public plaza.

East-West Public Green Path

The pedestrian walkway not only is a circulation route through the site, but it is the primary connector to all of the open spaces in the development- Semi-private residential courtyards, public children's play areas, the central park and the 224th plaza. These open spaces contribute to the overall greening of the site and access to nature/green space.

Mews and Courtyards

The mews are shared spaces for residents and the public. These elements generate a sense of welcoming and add openness to the development. In some cases, the mews connect to private elevated courtyards, and create vibrant links between public and private areas.



Overall Ground Floor Plan

These courtyards above the ground floor and parking areas offer an oasis to residents and serve as play areas for children, tranquil gardens with water features, and spill-out patios from amenity rooms.

Central Plaza

The central plaza offers public open space closely associated with surrounding high density residential developments. It will provide a communal open space for a range of recreational uses including unstructured play, relaxation and social interaction. The plaza is highly accessible for residents of the development, and central to the major East-West Promenade that engages all proposed buildings. Local streets also draws pedestrians in from Dewdney Trunk Road and adjacent existing neighbourhoods.

New Civic Plaza

The Civic Plaza is one of the main open spaces proposed within the Master Plan. It is part of a pedestrian view corridor that runs across the entire development. It promises to become a major urban gathering point that can be closed to vehicular traffic at specific times for celebrations, exhibitions, festivals, vendors and markets.

The plaza occupies a major location at the intersection of Dewdney Trunk Road and 224 Street. Its proximity to the civic core makes it ideal to accommodate future civic events.

The materials used will tie into the new land parcel across the street, created by the realignment of 224 Street at the intersection of Dewdney Trunk Road.

The plaza visually extends across the street, integrating it into the rest of its context and providing a meaningful space in the Commercial Town Centre. The edges of the square offer room for restaurants, cafes and retail spaces to spill out into the open space, allowing people to enjoy the views and enhancing the residents' experience.

Podium Gardens

Green roofs on podiums and towers strategically designed and locate landscaping to create division between public, semi-private, and private realms. This is achieved through varying heights of plant material, low retaining walls, and fences.

Residential patios at podium level will receive additional patio space with raised planters on slab, with hedging and dense planting to screen from semi-private amenity space.

Design Considerations by Phase

Phase 1
High exposure on the north, west and south frontages – Brown, Plaza and Dewdney Trunk – calls for a dignified residential character with the south-west corner marking the entrance to the development along Dewdney Trunk and in a way also marking the entrance to the downtown core. This phase is primarily marked by five and six-storey residential buildings with two groupings of three-storey ground-oriented apartments in-between. The public green path through the entire site begins here, winding its way between the five-storey and ground-oriented apartment buildings. Commercial retail units will be located at ground level along Dewdney Trunk.

Key urban design role:
The south-west corner marks the entrance to the development along Dewdney Trunk and in a way also marks the entrance to the downtown core.

Phase 2
This five or six-storey building along Dewdney Trunk mirrors the scale and massing of the phase 1 building across the greenway north-south running spine. The building will feature ground-oriented
patios looking out across the public green path and across 223rd Street towards the park in phase four and five. Commercial retail units will be located at ground level along Dewdney Trunk.

Key urban design role:
This building will form the western edge of the outdoor green space.

Phase 3
The first tower will be introduced with this phase, accompanied by lower scale four, five or six storey buildings forming a central courtyard space with the development's amenity space facing out over the central greenway spine to the south. The tower will range in height from 15 to 17 storeys with a 3m allowance above that for roof articulation. Then tower should be oriented north-south to help minimize the shadows across the development.

Density Site Plan

Key urban design role:
The tower will help form the north-west corner boundary to the great outdoor green space at the heart of the overall development.

Phase 4
This phase is primarily comprised of a single 10 storey tower with the standard 3m allowance above that for roof articulation. Ground-oriented apartment units or an enhanced amenity space for the overall development faces the open greenspace to the south - the central plaza.

Key urban design role:
This building will form the northern edge of the outdoor green space.

Phase 5
Designed to be the only purely commercial phase of the overall site, this phase is comprised to two independent buildings. A two-storey commercial building located at the north-east corner of 223 Street and Dewdney Trunk and a four to six storey commercial building on the north-west corner of Garden Street and Dewdney Trunk. The buildings will have high exposure along Dewdney Trunk but will also be expected to properly orient themselves towards the open green space to the north so as not to turn their backs on it.
Special attention will need to be given to engage the pedestrian movement in the eastwest direction across the open space. These two buildings should be considered as having three front orientations.

Key urban design role:
These buildings will form the southern edge of the outdoor green space and because they are both purely commercial in nature, should actively engage the open green space to the north with potential café's or similar type uses that will help animate the streets along 223rd, garden and Dewdney Trunk and the open green space to the north.

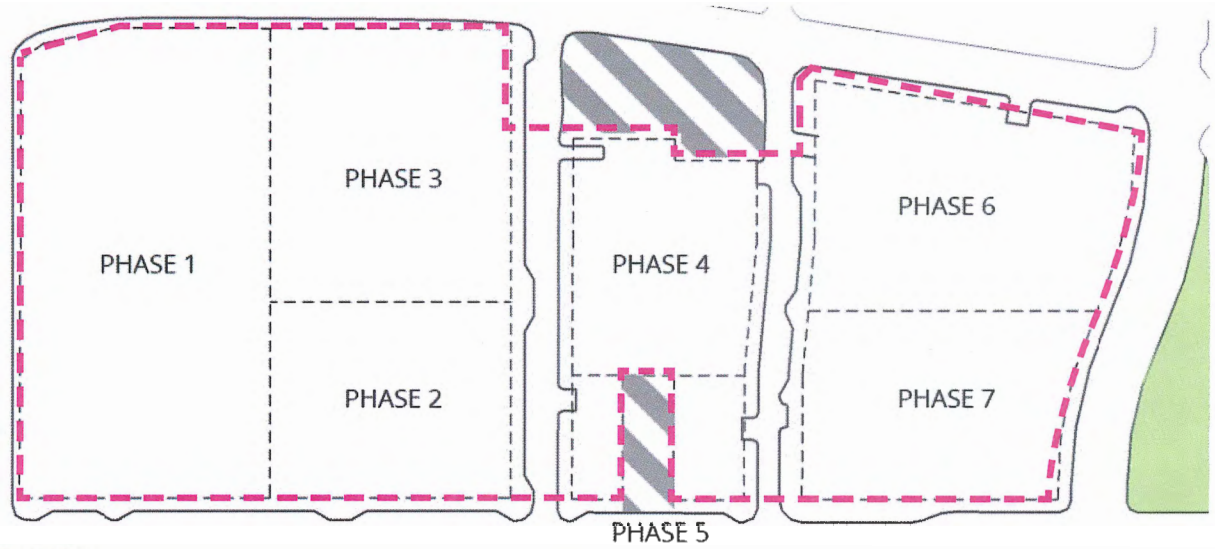
Phase 6
Flanked by two towers of 9 to 11 storeys on the west and 17 to 19 storeys on the east, this development has the highest density. Between the two towers is a five-six storey residential building sitting on a common base lined with boutique sized commercial units facing 224th and the inner "shopping row" that runs from the central green space to 224.

Key urban design role:
This development will form the north-eastern corner of the central outdoor space and also mark the entrance to the boutique shopping row between phase six and seven.

Phase 7
Comprised of the tallest buildings in the overall development at 19 to 21 storeys, this phase also forms the backdrop to the new civic plaza located at the north-west corner of 224 and Dewdney Trunk. The base of the buildings will be comprised entirely of commercial retail units to help animate the streets and plaza. Above this will be another four or five storeys of residential development.

Key urban design role:
This development will form the eastern edge of the central outdoor space and also have significant exposure to the civic plaza at the north-west corner of 224 and Dewdney Trunk. Special care should be taken to properly address and engage the plaza at ground level with the appropriate scale and articulation of the façade, including the types of CRU's that occupy this space.

Landscaping will play a critical role in the development of this plaza and help define this important outdoor room. Special attention should also be given to the treatment of the paving and ground treatment to ensure this space is appreciated at street level and from above when looking down on it.



Phasing Plan

APPENDIX I

School District 42
Maple Ridge & Pitt Meadows
Learning Today, Leading Tomorrow

August 28, 2019

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

Attention: Adrian Kopystynski

Dear Mr. Kopystynski:

Re: Request for Comments - Maple Ridge Master Plan

The proposed development as outlined in the Maple Ridge Master Plan submission would affect the student population currently served by Eric Langton Elementary and Maple Ridge Secondary School.

Eric Langton Elementary has an operating capacity of 402 students. For the 2018-19 school year the student enrolment at Eric Langton Elementary was 440 students (109.5% utilization) including 299 students from out of catchment.

Maple Ridge Secondary School has an operating capacity of 1300 students. For the 2018-19 school year the student enrolment at Maple Ridge Secondary School was 1332 students (102.5% utilization) including 871 students from out of catchment.

The Board of Education is very supportive of improvements to the Maple Ridge downtown core and welcomes the opportunity to provide input on the proposed development of this area.

Sincerely,

Flavia Coughlan
Secretary Treasurer
The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Rick Delorme
David Vandergugten

www.sd42.ca

School District No. 42 | Maple Ridge - Pitt Meadows
22225 Brown Avenue Maple Ridge, BC V2X 8N6
Phone: 604.463.4200 | Fax: 604.463.4181

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 3, 2019
		FILE NO:	2017-471-RZ
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7404-2017
11384 207 Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11384 207 Street, from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future development of a fourplex. Council granted first reading to Zone Amending Bylaw No. 7404-2017 on January 30, 2018.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution at a rate of $4,100.00 per attached ground-oriented dwelling unit (first unit is exempt), for an estimated amount of $12,300.00.

RECOMMENDATIONS:

1) **That Zone Amending Bylaw No. 7404-2017 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 and lane dedication as required;**

   iii) **Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;**

   iv) **Registration of a Restrictive Covenant for Stormwater Management;**

   v) **Registration of a Restrictive Covenant prohibiting secondary suites;**

   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 property. 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 voluntary contribution, in the amount of $12,300.00 ($4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

DISCUSSION:

1) Background Context:

Applicant:		Don Schmidt
Legal Description:		Lot 14 District Lot 277 Group 1 New Westminster District Plan 10601
OCP:		
Existing:		Low Density Multi-Family
Proposed:		No change
Zoning:		
Existing:		RS-1 (One Family Urban Residential)
Proposed:		RT-2 (Ground-Oriented Residential Infill)
Surrounding Uses:		
North:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low Density Multi-Family
South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low Density Multi-Family
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low Density Multi-Family
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family and Compact Residential
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Fourplex
Site Area:		935 m^2 (0.23 acres)
Access:		114 Avenue and lane
Servicing requirement:		Urban Standard

2) Project Description:

The subject property, located at 11384 207 Street, is a rectangular shaped lot that is 935 m^2 (0.23 acres) in area. It is located at the corner of 207 Street, an arterial road, and 114 Avenue, a local road, at the eastern edge of the Upper Hammond Precinct. The subject property and surrounding lots are generally characterized by one storey and basement single family dwellings. There is a lane south of the subject property. The subject property is relatively flat with a few trees around the perimeter (see Appendices A and B)

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill), a newly created zone, to permit the development of a fourplex. The fourplex is oriented towards 114 Avenue and 207 Street to address

the single family character of the neighbourhood, however, each unit has its own pedestrian pathway and outdoor area. Vehicular access is limited to 114 Avenue and the lane, with no access permitted from 207 Street. The four proposed units combined provide approximately 602 m^2 (6,485 ft^2) of floor area, with units 2-4 having sunken basements. Each unit is provided with two concealed, double-wide parking spaces. Design elements include varying pitched and flat roofs, hardie board, hardie shakes and hardie panels, wood brackets and exposed beams, as well as existing design elements from the surrounding neighbourhood. Decorative wood fencing will be used to create privacy and to separate units and a metal picket fence will be implemented to create separation from the street. Extra care was taken to reduce massing where adjacent to neighbours.

The new RT-2 (Ground-Oriented Residential Infill) zone provides for the infill of ground-oriented residential buildings within established residential neighbourhoods in a form that will be incremental and sensitive to the existing and emerging context. This new zone allows for dwelling units to be in one building with shared party walls to create triplexes or fourplexes. These forms should resemble a single family dwelling in order to fit seamlessly into existing neighbourhoods. The new RT-2 (Ground-Oriented Residential Infill) zone, *Bylaw No. 7312-2017*, was given final reading on January 29, 2019 Council meeting.

3) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Upper Hammond Precinct of the Hammond Area Plan within the Official Community Plan (OCP). The Upper Hammond Precinct encompasses the historic Port Hammond Area, and contains the small commercial district surrounded by residential uses. This area is important for its commercial core and strong heritage value and character. The smaller blocks and tight grid network of streets create a more traditional, pedestrian-oriented, small neighbourhood character, look and feel. As outlined by the Hammond Area Development Permit Guidelines, the development intent of this precinct is to:

- Accommodate new development and density; and
- Retain the heritage character and history of this area.

The subject property is currently designated *Low Density Multi-Family* in the Hammond Area Plan. This designation permits townhouses, fourplex and courtyard development forms with ground level entry to each unit. Lands under this designation are located in high activity areas along major corridor roads such as 207 Street. The following policy also apply to this development:

> *3-22 The following characteristics should be incorporated into all forms of development within the Low Density Multi-Family designation:*
>
> *a) A site size and configuration that enables building orientation towards streets and laneways wherever possible;*
>
> *b) Careful consideration of size, location and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;*
>
> *c) Design that is sensitive to surrounding built form, particularly for buildings that are three (3) storeys in height;*
>
> *d) Parking for residents is provided in a concealed structure.*

The current application is oriented towards both 114 Avenue and 207 Street in conformity with policy a) above. Parking for residents are also provided in garages in conformity with policy d). A diverse amount of plant material, both shrubs and trees, have been proposed as part of the development, in accordance with policy b). Efforts have been taken to reduce the massing where adjacent to neighbouring properties by creating the bulk of the building closer to 207 Street, which references policy c). The proposed rezoning of the subject property to RT-2 (Ground-Oriented Residential Infill) to support the development of a fourplex aligns with the intent of these OCP policies.

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of a fourplex (see Appendix C). The minimum lot size for the current RS-1 zone is 668 m^2 (7,191 ft^2) and the minimum lot size for a fourplex in the RT-2 (Ground-Oriented Residential Infill) zone is 850 m^2 (9,150 ft^2). The proposed RT-2 (Ground-Oriented Residential Infill) zone permits a slightly higher density, 0.75 Floor Space Ratio (FSR), than the single family residential zones, but is otherwise generally reflective of the RS-1 (One Family Urban Residential) zone. This is consistent with the intent of this new zone to allow sensitive infill of additional dwelling units in existing single family neighbourhoods. The maximum height requirements for the fourplex housing form has been set to 9.5 m (31 ft.) to fit within the context of established neighbourhoods, with a recognition that existing homes in the area were built to a lower height.

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

The *Off Street Parking and Loading Bylaw Amendment No. 7350-2017* clarifies the parking requirements of the new RT-2 (Ground-Oriented Residential Infill) zone, which specifies that two off-street parking spaces per unit are required for triplex, fourplex, and courtyard residential developments; however, no visitor spaces are required. The current application proposes eight (8) parking spaces in conformance with this parking bylaw amendment. All eight of the spaces are located in double-wide garages, with two units having driveway aprons to accommodate additional on-site parking.

iv) **Proposed Variances:**

A preliminary review of the plans (see Appendices D through G) indicate that the proposal generally complies with the *Zoning Bylaw, Subdivision and Development Services Bylaw and Off-Street Parking and Loading Bylaw*; however, variances will be requested through a Variance Permit application. The following proposed relaxations are outlined below:

Maple Ridge Zoning Bylaw No. 3510-1985

- Reduce rear yard setback (lane) from 7.5 m (24.6 ft.) to 6.25 m (20 ft.); and
- Reduce exterior side yard setback (207 Street) from 4.5 m (14.8 ft.) to 3.89 m (12.8 ft.).

The requested variances to the RT-2 (Ground-Oriented Residential Infill) zone will be the subject of a future report to Council.

v) **Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that

meet diverse needs, and minimize potential conflicts with neighbouring land uses. The *Proposed Triplex, Fourplex and Courtyard Housing Forms Overview* report from April 18, 2016 stated that applications for triplex, fourplex and courtyard housing will use the Multi-Family Development Permit guidelines until such time that specific Development Permit guidelines are created for this new housing form. The current application has been reviewed by the Advisory Design Panel (ADP), with comments outlined below.

vi) **Advisory Design Panel:**

The application was reviewed by the ADP on June 19, 2019 and their resolutions have been addressed (see Appendix H). The details of the project's form and character will be outlined to Council in a future Development Permit report.

vii) **Development Information Meeting:**

A Development Information Meeting was not required for this application because there is no OCP amendment and the proposal is less than 5 dwelling units.

4) Interdepartmental Implications:

i) **Engineering Department:**

To fulfill requirements with the *Subdivision and Development Servicing Bylaw*, the Engineering comments are as follows:

- Barrier curb and gutter required along 114 Avenue and 207 Street. Existing access on 207 Street to be decommissioned and curb reinstated.
- Asphalt road widening required along 114 Avenue and lane property frontage. 114 Avenue to be widened to urban local road standard, as well, the lane to be widened on north side.
- Condition of the sanitary main and water main to be modelled to determine if capacity upgrades or downstream improvements are required. New service connections are required.
- Condition and capacity of storm sewer to be assessed by applicant. A new storm service connection is required. Road drainage in the lane to be considered, with a storm extension and catch basin likely to be required.
- Concrete sidewalk required along 114 Avenue and sidewalk reinstated along 207 Street.
- Street lighting (ornamental) design required, with lighting of the intersection to be considered.
- Street trees required along 114 Avenue and 207 Street.
- Approximately 0.75 m (2.5 ft.) of road dedication is required along the lane and 3m by 3m corner truncation required at the northwest corner of subject property.

ii) **Building Department:**

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

The subject property is located within the Fraser River Escarpment area; therefore, stormwater must be directed to Municipal storm sewer, as per Council Policy 6.23. The Stormwater Management Plan and registration of a Stormwater Covenant will be required as a condition of final reading. A Geotechnical Covenant will also be required as a condition of final reading.

iii) Fire Department:

The Fire Department has reviewed the proposal and comments have been provided to the applicant.

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

The proposed application would affect the student population for the catchment areas currently served by Maple Ridge Elementary and Westview Secondary School. Maple Ridge Elementary has an operating capacity of 480 students. Actual numbers for 2016 student enrolment at Maple Ridge Elementary was 381 students (82% utilization). Westview Secondary School has an operating capacity of 1200 students. Actual numbers for 2016 student enrolment at Westview Secondary School was 765 students (64% utilization).

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7404-2017, and that application 2017-471-RZ be forwarded to Public Hearing.

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

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

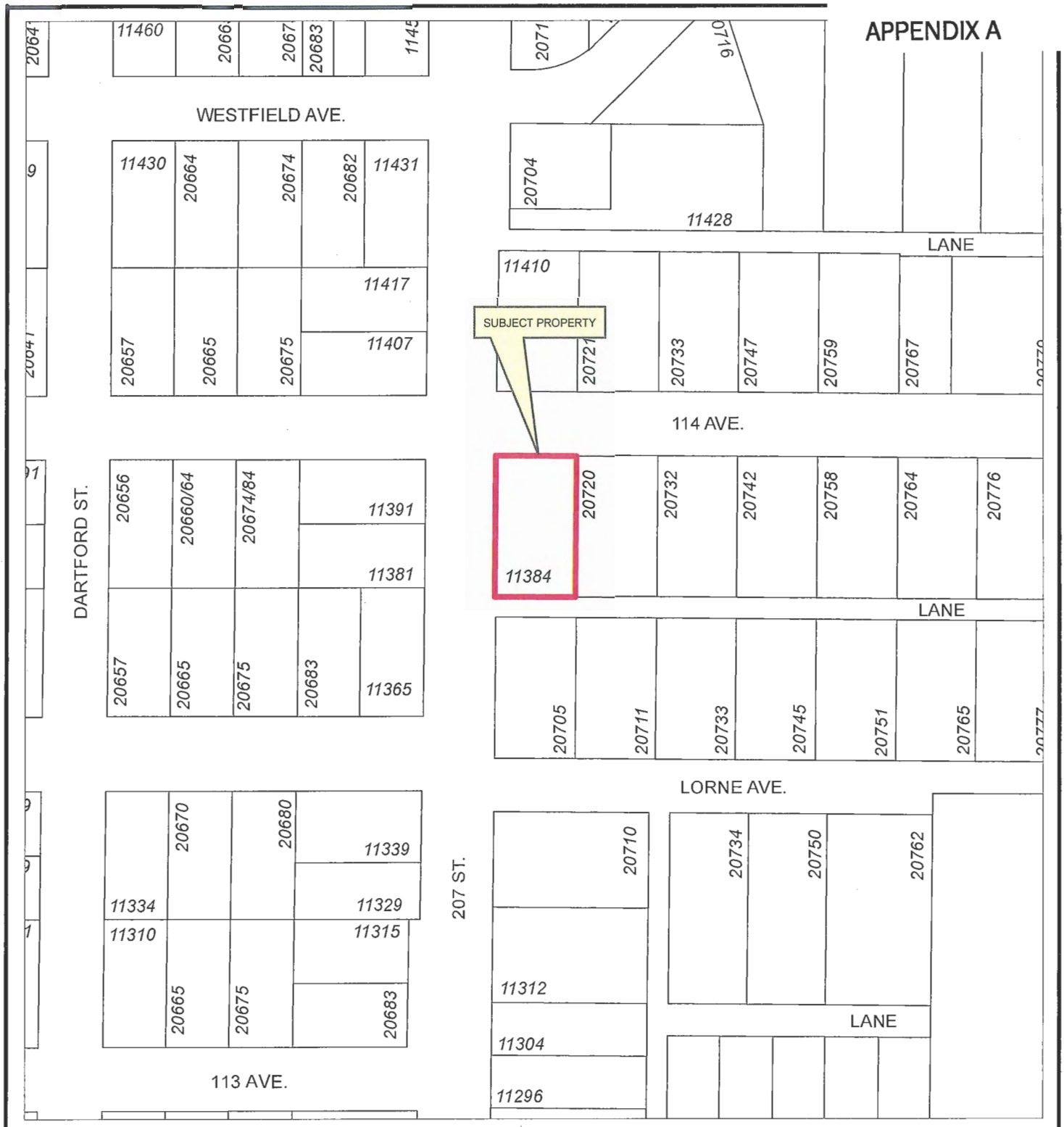
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

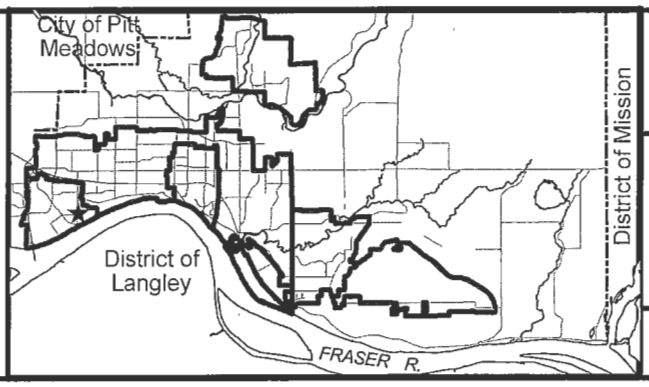
Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7404-2017
Appendix D – Site Plan
Appendix E – Building Elevation Plans
Appendix F – Landscape Plan
Appendix G – Project Rendering
Appendix H – ADP design comments

APPENDIX A





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Scale: 1:1,500

11384 207 Street

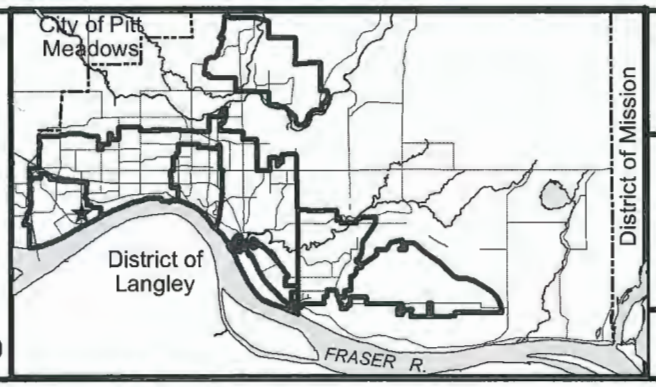
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2017-471-RZ
DATE: Jan 4, 2018
BY: LP

APPENDIX B

Scale: 1:1,500



11384 207 Street

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2017-471-RZ
DATE: Jan 4, 2018
BY: LP

CITY OF MAPLE RIDGE
BYLAW NO. 7404-2017

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. 7404-2017."

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

   Lot 14 District Lot 277 Group 1 New Westminster District Plan 10601

   and outlined in heavy black line on Map No. 1739 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-2 (Ground-Oriented Residential Infill).

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

READ a first time the 30th day of January, 2018.

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

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7404-2017

Map No. 1739

From: RS-1 (One Family Urban Residential)

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

MAPLE RIDGE
British Columbia

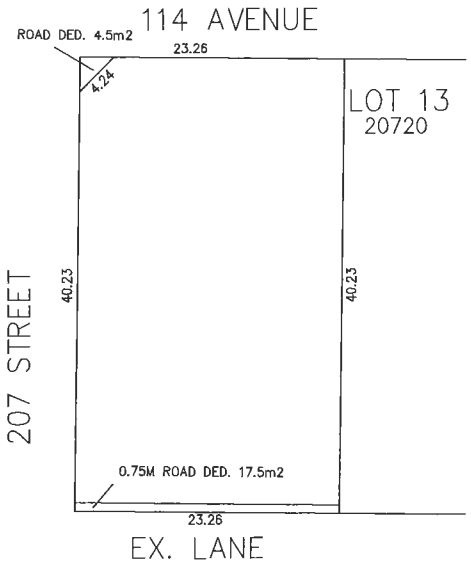
N

SCALE 1:2,000

SITE STATISTICS: 11384–207th STREET, MAPLE RIDGE

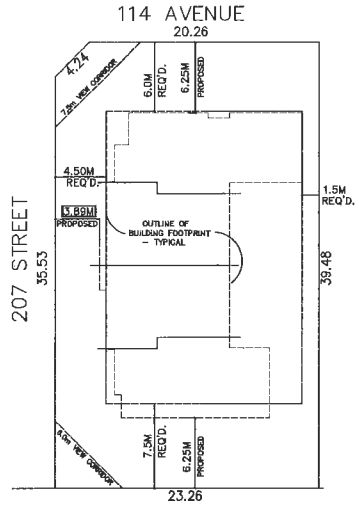
EXISTING SITE AREA	937.16 SQ.M. (10,087.83 SQ.FT.)
REQUIRED ROAD DEDICATION AREA	21.97 SQ.M. (236.48 SQ.FT.)
USEABLE SITE AREA (LOT)	915.19 SQ.M. (9,851.25 SQ.FT.)
LOT COVERAGE ALLOWED	411.84 SQ.M. [4,433.11 SQ.FT. (45.0%)]
LOT COVERAGE PROPOSED (excludes PORCHES)	343.00 SQ.M. [3,692.70 SQ.FT. (37.5%)]
LOT DENSITY ALLOWED	686.39 SQ.M. [7,388.5 SQ.FT. (75.0%)]
LOT DENSITY PROPOSED (excludes GARAGE AREAS)	602.50 SQ.M. [6,485.50 SQ.FT. (65.8%)]
PARKING (REQUIRED) 2 PER UNIT	8 STALLS
PARKING (PROPOSED)	11 STALLS
BUILDING HEIGHT ALLOWED	9.5M HEIGHT (3 STOREY)
BUILDING HEIGHT PROPOSED	9.5M HEIGHT (2 – 3 STOREY)

UNIT # 1		UNIT # 2		UNIT # 3		UNIT # 4	
4 BEDROOM		3 BEDROOM & DEN		3 BEDROOM & DEN		3 BEDROOM & DEN	
LOT COVERAGE: DOES NOT INCL. BALCS/PORCHES	104.8SQ.M.	LOT COVERAGE: DOES NOT INCL. BALCS/PORCHES	75.0SQ.M.	LOT COVERAGE: DOES NOT INCL. BALCS/PORCHES	75.0SQ.M.	LOT COVERAGE: DOES NOT INCL. BALCS/PORCHES	88.1SQ.M.
CRAWLSPACE		BSMT. FLOOR AREA: NOT INCL. IN AREA 50 SQ.M. DEDUCTION	34.4SQ.M. (370SQ.FT.)	BSMT. FLOOR AREA: NOT INCL. IN AREA 50 SQ.M. DEDUCTION	34.4SQ.M. (370SQ.FT.)	BSMT. FLOOR AREA: NOT INCL. IN AREA 50 SQ.M. DEDUCTION	47.2SQ.M. (508SQ.FT.)
MAIN FLOOR AREA:	64.5SQ.M.	MAIN FLOOR AREA:	70.1SQ.M.	MAIN FLOOR AREA:	70.1SQ.M.	MAIN FLOOR AREA:	74.1SQ.M.
UPPER FLOOR AREA:	99.6SQ.M.	UPPER FLOOR AREA:	75.0SQ.M.	UPPER FLOOR AREA:	75.0SQ.M.	UPPER FLOOR AREA:	74.1SQ.M.
TOTAL FLOOR AREA: BSMT. EXCL. FL AREA	164.1SQ.M. (1766SQ.FT.)	TOTAL FLOOR AREA: BSMT. EXCL. FL AREA	145.1SQ.M. (1561SQ.FT.)	TOTAL FLOOR AREA: BSMT. EXCL. FL AREA	145.1SQ.M. (1561SQ.FT.)	TOTAL FLOOR AREA: BSMT. EXCL. FL AREA	148.2SQ.M. (1594SQ.FT.)
GARAGE AREA:	39.4SQ.M.	GARAGE AREA:	40.8SQ.M.	GARAGE AREA:	40.8SQ.M.	GARAGE AREA:	42.0SQ.M.
PARKING	2 INSIDE +2 APRON	PARKING	2 INSIDE	PARKING	2 INSIDE	PARKING	2 INSIDE +1 APRON
UNIT YARD AREA	111.5SQ.M.		49.2SQ.M.		49.2SQ.M.		94.9SQ.M.



SITE PLAN

SCALE: 1/16"= 1'–0"



0.00M INDICATES A REQUIRED SETBACK VARIANCE

REQUIRED SETBACK VARIANCES

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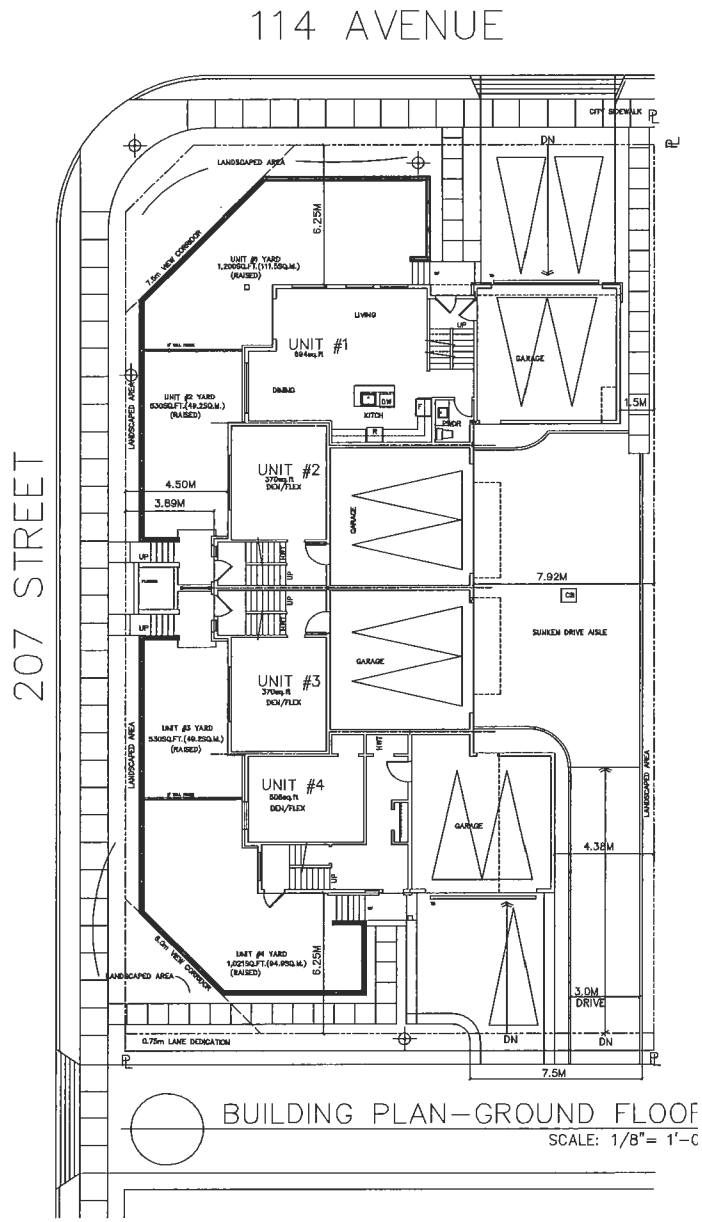


BUILDING PLAN–GROUND FLOOR

SCALE: 1/8"= 1'–0"

ABOVE GRADE CONSULTING INC
DESIGN AND DEVELOPMENT SOLUTIONS
778-240-0909
ajuarez@shaw.ca

CITY FILE: 2017-471-RZ

PROJECT: DEMA DEVELOPMENTS LTD FOUR PLEX 11384 207th STREET

DRAWING TITLE: SITE PLAN/ GRND. FL/STATS

NO.	DATE	ADP COMMENTS
	25JUNE18	

DESIGNED BY: KJU

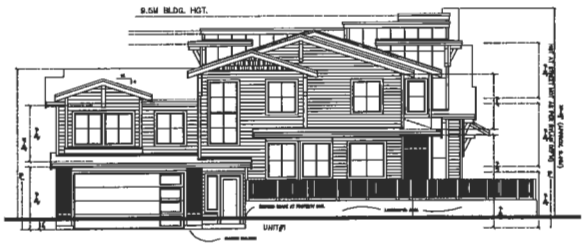
DRAWN BY: KJU

SCALE: AS NOTED

DATE: 27JULY18

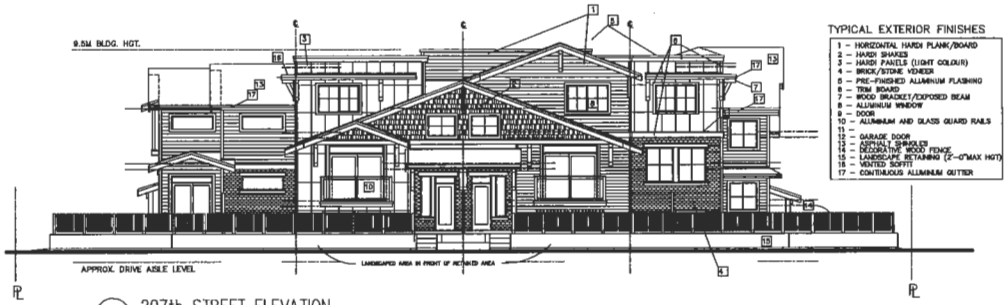
E-FILE NAME: XXXX

APPENDIX D



114th AVENUE ELEVATION

SCALE: 1/8" = 1'-0"



207th STREET ELEVATION

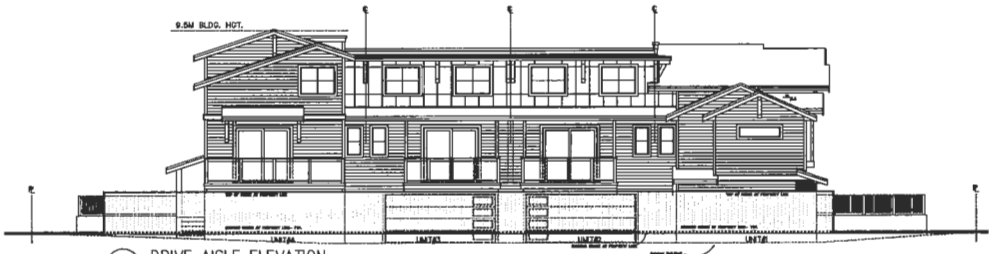
SCALE: 1/8" = 1'-0"

TYPICAL EXTERIOR FINISHES

1 – HORIZONTAL HARDI PLANK/BOARD
2 – HARDI SHAKES
3 – HARDI PANELS (LIGHT COLOUR)
4 – BRICK/STONE VENEER
5 – PRE-FINISHED ALUMINUM FLASHING
6 – TRIM BOARD
7 – WOOD BRACKET/EXPOSED BEAM
8 – ALUMINUM WINDOW
9 – DOOR
10 – ALUMINUM AND GLASS GUARD RAILS
11 –
12 – GARAGE DOOR
13 – ASPHALT SHINGLES
14 – DECORATIVE WOOD FENCE
15 – LANDSCAPE RETAINING (2'-0"MAX HGT)
16 – VENTED SOFFIT
17 – CONTINUOUS ALUMINUM GUTTER

LANE ELEVATION

SCALE: 1/8" = 1'-0"



DRIVE AISLE ELEVATION

SCALE: 1/8" = 1'-0"

ABOVE GRADE CONSULTING INC
DESIGN AND DEVELOPMENT SOLUTIONS
kjudson@shaw.ca 778-240-0209

CITY FILE: 2017-471-RZ

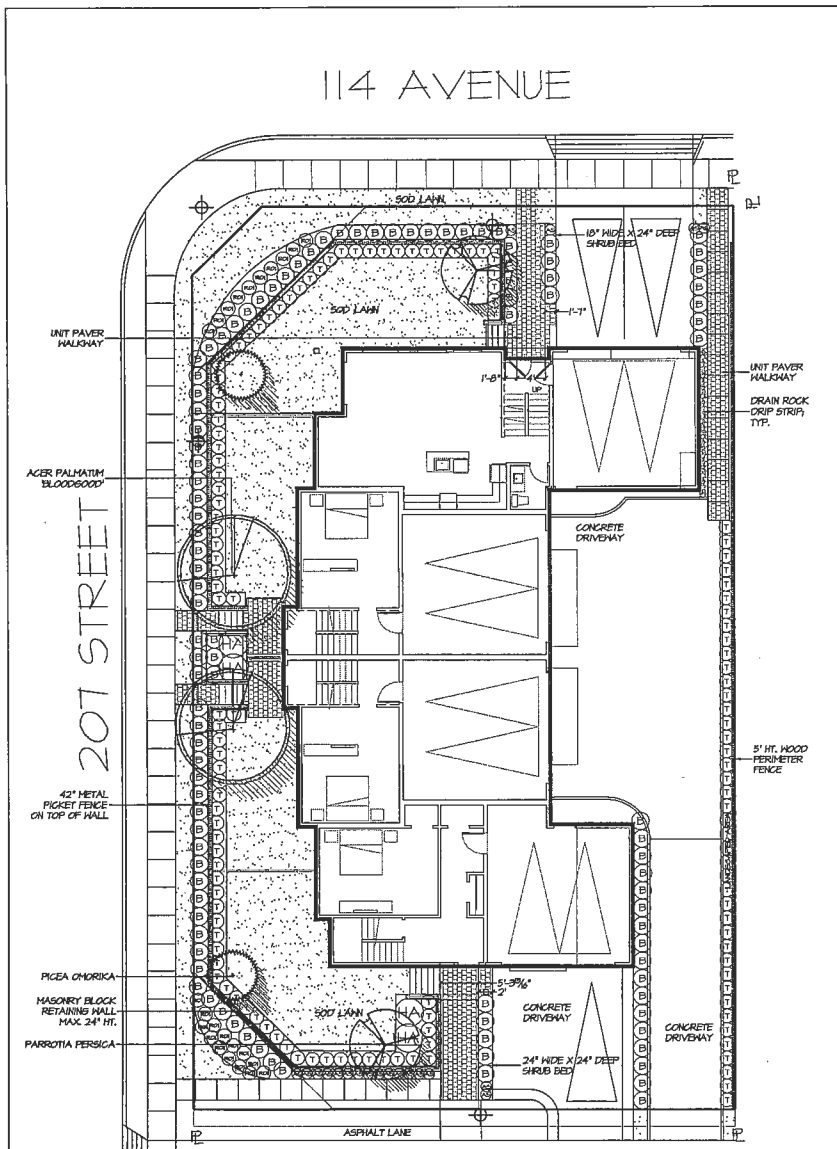
DEMA DEVELOPMENTS LTD
PROJECT: FOUR PLEX

DRAWING TITLE: ELEVATIONS

DRAWING NO:	REVISIONS	DATE	NO.
4 of 5	ADP COMMENTS	25JUN'19	1

DESIGNED BY:
DRAWN BY:
SCALE: 1/8"=1'0"
DATE: 27JUL'18
E-FILE NAME

APPENDIX E



BUILDING PLAN-GROUND FLOOR

SCALE: 1/8"= 1'-0"

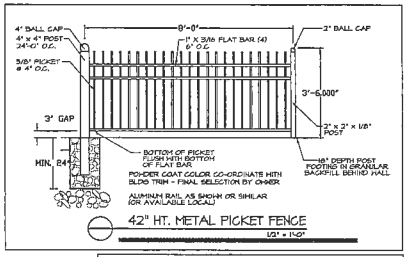
PLANT SCHEDULE

M2 JOB NUMBER: 18-062

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	2	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	2.5M HT; B&B; UPRIGHT FORM
	2	PARROTIA PERSICA	PERSIAN IRONWOOD	6CM CAL; 1.5M STD; B&B
	2	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B
SHRUB				
HA	4	HYDRANGEA MACROPHYLLA BLUE BILLOWS	BIGLEAF HYDRANGEA; BLUE LACECAP	#3 POT; 80CM
B	108	LONICERA PILEATA	SHRUB HONEYSUCKLE	#2 POT; 30CM
RKR	24	ROSA 'MEIDILAND FERDY'	CORAL PINK MEIDILAND ROSE	#2 POT; 40CM
T	131	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M HT; B&B
PERENNIAL				
AS	20	ANEMONE 'HONORINE JOBERT'	WINDFLOWER	15CM POT

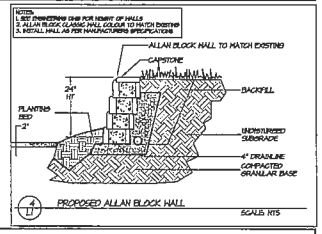
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



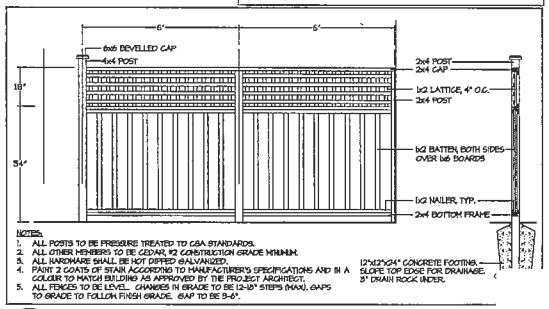
42" HT. METAL PICKET FENCE

1/2" = 1'-0"



1/L-1 PROPOSED ALLAN BLOCK WALL

SCALE: NTS



NOTES:
1. ALL POSTS TO BE PRESSURE TREATED TO CSA STANDARDS.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 CONSTRUCTION GRADE MINIMUM.
3. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED.
4. PAINT 2 COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE 12-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

1/L-1 PERIMETER FENCE - 6' HIGH LATTICE TOPPED

1/2" =

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M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
2	JUN.04	CHANGES AS PER ADP COMMENTS	GG
1	19.OCT.24	ISSUE FOR DP	TB

SEAL:

PROJECT:

FOUR PLEX
11384 207TH STREET
MAPLE RIDGE, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE: JUNE.24	DRAWING NUMBER:
SCALE: VARIES	L1
DRAWN: MLH	
DESIGN: MLH	
CHK'D:	OF 2
M2LA PROJECT NUMBER:	18-062

APPENDIX F

APPENDIX G

Advisory Design Panel Comments:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on June 19, 2019 (see Appendix E and F). Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution:

That File No. 2017-471-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

- Add more diversity to the planting on the outside of the yards ie: taxus hedge;
- Add foundation planting in the front yard;
- Add a planting buffer between the sidewalk to Unit 4 and the driveway.

Architectural Comments:

- Consider alternate location for the main floor powder room in Units 2, 3 and 4 due to adjacency of eating area;
- Consider revising hierarchy of roof lines ie: upper roof pop up and sloped roof ridge line relationship;
- Provide continuity of vertical exterior materials such as central flat roof pop up either by extending the roof or bringing down the hardie panel to the ground;
- Use hardie shake and siding throughout all building elevations.

The ADP concerns have been addressed and are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	September 3, 2019
		FILE NO:	2018-012-RZ
FROM:	Chief Administrative Officer	MEETING:	C of W

SUBJECT: Second Reading
Zone Amending Bylaw No. 7432-2018
23795 and 23831 Dewdney Trunk Road

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 23795 and 23831 Dewdney Trunk Road, from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential), to permit the future construction of 29 townhouse units. Council granted first reading to Zone Amending Bylaw No. 7432-2018 on April 10, 2018.

This application is in compliance with the Official Community Plan. The property located at 23795 Dewdney Trunk was historically in the Agricultural Land Reserve and was approved for exclusion on October 2, 2018.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of $4,100.00 per townhouse dwelling unit; for an estimated amount of $118,900.00.

The applicant is also proposing an additional Community Amenity Contribution of $2,100.00 per unit for Council's consideration of a density increase from a Floor Space Ratio (FSR) of 0.6, which is permitted in the RM-1 (Townhouse Residential) zone, to a FSR of 0.63. This proposed contribution for 29 townhouse units amounts to $60,900.00. This proposed Amenity Contribution aligns with Official Community Plan Policy 2-9, enabling Council the discretion to consider such an amenity contribution.

RECOMMENDATIONS:

1) That Zone Amending Bylaw No. 7432-2018, as amended in the staff report dated September 3, 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 Dewdney Trunk Road and the new lane, as required;

   iii) Consolidation of the subject properties;

   iv) Registration of a Restrictive Covenant for protecting the Visitor Parking;

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;

viii) That a Community Amenity Contribution, in the amount of $60,900.00 be provided for the additional density, increasing the Floor Space Ratio to 0.63; and

ix) That a voluntary contribution, in the amount of $118,900.00 ($4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:		1116524 BC Ltd.
Legal Descriptions:		Parcel "One" (Explanatory Plan 17000) of Parcel "A" (Reference Plan 1734) of the South East Quarter Section 21, Township 12, New Westminster District; and Lot 27, Section 21, Township 12, New Westminster District Plan LMP30403
OCP:		
Existing:		Urban Residential
Proposed:		Urban Residential
Zoning:		
Existing:		RS-3 (One Family Rural Residential)
Proposed:		RM-1 (Townhouse Residential)
Surrounding Uses:		
North:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential and Conservation
East:	Use:	Commercial and Multi-Family Residential
	Zone:	C-2 (Community Commercial) and RM-1 (Townhouse Residential)
	Designation:	Commercial and Urban Residential
West:	Use:	Multi-Family
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
Existing Use of Properties:		Single Family Residential
Proposed Use of Properties:		Multi-Family Residential
Site Area:		0.68 ha (1.7 acres)

Access:	New lane and Dewdney Trunk Road for Emergency Access Only
Servicing requirement:	Urban Standard
Companion Applications:	2018-012-DP/DVP

2) Project Description:

The subject properties are located mid-block on the north side of Dewdney Trunk Road between 237 Street and 238B Street, at 23795 and 23831 Dewdney Trunk Road (see Appendices A and B). The properties are relatively flat and are currently occupied by single family dwellings.

The applicant is proposing to rezone the subject properties from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to allow for a townhouse development of approximately 29 units. This proposal and site layout is consistent with the development application to the west, which has been approved and will consist of 41 townhouse units.

3) Planning Analysis:

i) Official Community Plan:

The subject properties are designated *Urban Residential – Major Corridor* in the Official Community Plan (OCP). This designation allows for ground-oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies. The proposed development for townhouses is consistent with the OCP designation and with surrounding planned developments.

ii) Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) (see Appendix C) to permit a townhouse development of approximately 29 units (see Appendix D). The applicant is proposing front and rear setback variances as outlined in the following section. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

The applicant is proposing a Floor Space Ratio (FSR) of 0.63, which is above the 0.6 FSR that the RM-1 (Townhouse Residential) zone permits. In seeking additional density, the applicant is proposing an Community Amenity Contribution of $2,100 per unit, for a total of $60,900.00. This proposed Community Amenity Contribution aligns with Policy 2-9 in the OCP, as follows:

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

This FSR is reflected in Zone Amending Bylaw No. 7432-2018, as amended, as the Local Government Act does not include a provision that enables density to be varied.

iii) Proposed Variances:

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

- To reduce the front yard setback from 7.5 m (24.6 ft.) down to 6.1 m (20 ft.);
- To reduce the rear yard setback from 7.5 m (24.6 ft.) down to 4.7 m (15.4 ft.) to the deck and 6.1 m (20 ft.) to the building face;
- To reduce the interior side yard setback from 6.0 m (19.7 ft.) to 5.8 m (19 ft.) to the building face for Building 2; and
- To reduce the 15 m (49.2 ft.) arc from the centre of all required windows down to 10.9 m (35.8 ft.) from Building 6 to Building 5.

The requested variances to the RM-1 (Townhouse Residential) zone will be the subject of a future Council report and are consistent with variances for other townhouse applications.

iv) Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350 – 1990* requires that the RM-1 (Townhouse Residential) zone provide two off-street parking spaces per dwelling unit, plus 0.2 spaces per dwelling unit designated for visitors. As there are 29 dwelling units proposed, 58 resident parking spaces are required and six visitor parking spaces are required. Additionally, one accessible space is to be provided for developments that require 26 - 75 spaces. All parking requirements are being met, with an additional visitor parking space provided (see Appendix F). Double-car garages are provided for all the units, with approximately 1.7 m (5.6 ft.). of storage space provided at the end of the garage.

v) Development Permits:

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

vi) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on May 15, 2019 (see Appendices E and F).

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

vii) Development Information Meeting:

A Development Information Meeting was held at Fraserview Village Community Hall on July 30, 2019. Approximately 11 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and is summarized as follows:

Parking in the surrounding area was the main concern. One resident expressed that the parking being provided would not be sufficient for the development, and another resident expressed that they can't see around cars parked on the street.

The applicant explained that they are providing larger than normal garages with room for storage, and one more visitor parking space than what is required by the Off-Street Parking and Loading Bylaw.

4) Environmental Implications:

A Tree Permit is required to remove the existing trees onsite; however, more than the minimum number of trees required for the area will be replanted with the proposed landscaping plan.

5) Interdepartmental Implications:

i. Engineering Department:

The Engineering Department has identified that all the services required in support of this development do not yet exist. It will be necessary for the owner to enter into a Rezoning Servicing Agreement and provide the securities to do the required work in that Agreement. Comments received from the Engineering Department regarding site servicing are as follows:

- Three metres of road dedication is required from 23795 Dewdney Trunk Road to align with the property lines to the east and west. A cash-in-lieu contribution is required for the relocation of the existing curb along Dewdney Trunk Road.
- The existing concrete sidewalk must be removed and re-installed to match the adjacent development to the west once the dedication has been completed.
- A rollover curb and gutter is required on the south side of the 120A Lane extension and barrier curb is required along the north side of the lane. The 120A lane will need to be dedicated and extend west and connect to the lane being constructed by the adjacent townhouse development.
- The sanitary sewer and water main system will need to be modelled to determine if this development would trigger any capacity upgrades and/or downstream improvements to support its approval. A new sanitary sewer connection and water service connection will be required.
- A catchment analysis is needed for the condition and capacity of the downstream sewers. Any downstream upgrades will be the responsibility of the developer. The storm sewer in the lane will need to be extended west and new catch basins installed to convey the lane drainage and a new storm service connection will be needed.
- The existing mast arm lights will need to be replaced with ornamental street lights.
- Street trees are required along the Dewdney Trunk Road frontage.
- All utility services must be provided underground.

ii. Fire Department:

The Fire Department has identified that all onsite carriageways must be a minimum width of 6 m (19.6 ft.) and rated to their specifications, which were provided to the developer. Signage indicating that the lanes are fire lanes and that no parking is permitted within the lanes is required. A unit directional addressing sign, which is visible day and night, is to be permanently mounted at the main entrance, with additional directional signage at intersections within the development.

iii. Building Department:

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

6) School District No. 42 Comments:

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

> *"The proposed application would affect the student population for the catchment areas currently served by Blue Mountain Elementary and Garibaldi Secondary School.*
>
> *Blue Mountain Elementary has an operating capacity of 303 students. For the 2018-19 school year, the student enrolment at Blue Mountain Elementary is 314 students (104% utilization) including 133 students from out of catchment.*
>
> *Garibaldi Secondary School has an operating capacity of 1050 students. For the 2018-19 school year, the student enrolment at Garibaldi Secondary School is 886 (81% utilization) including 121 students from out of catchment."*

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7432-2018, and that application 2018-012-RZ be forwarded to Public Hearing.

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

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

per: Charles R. Goddard

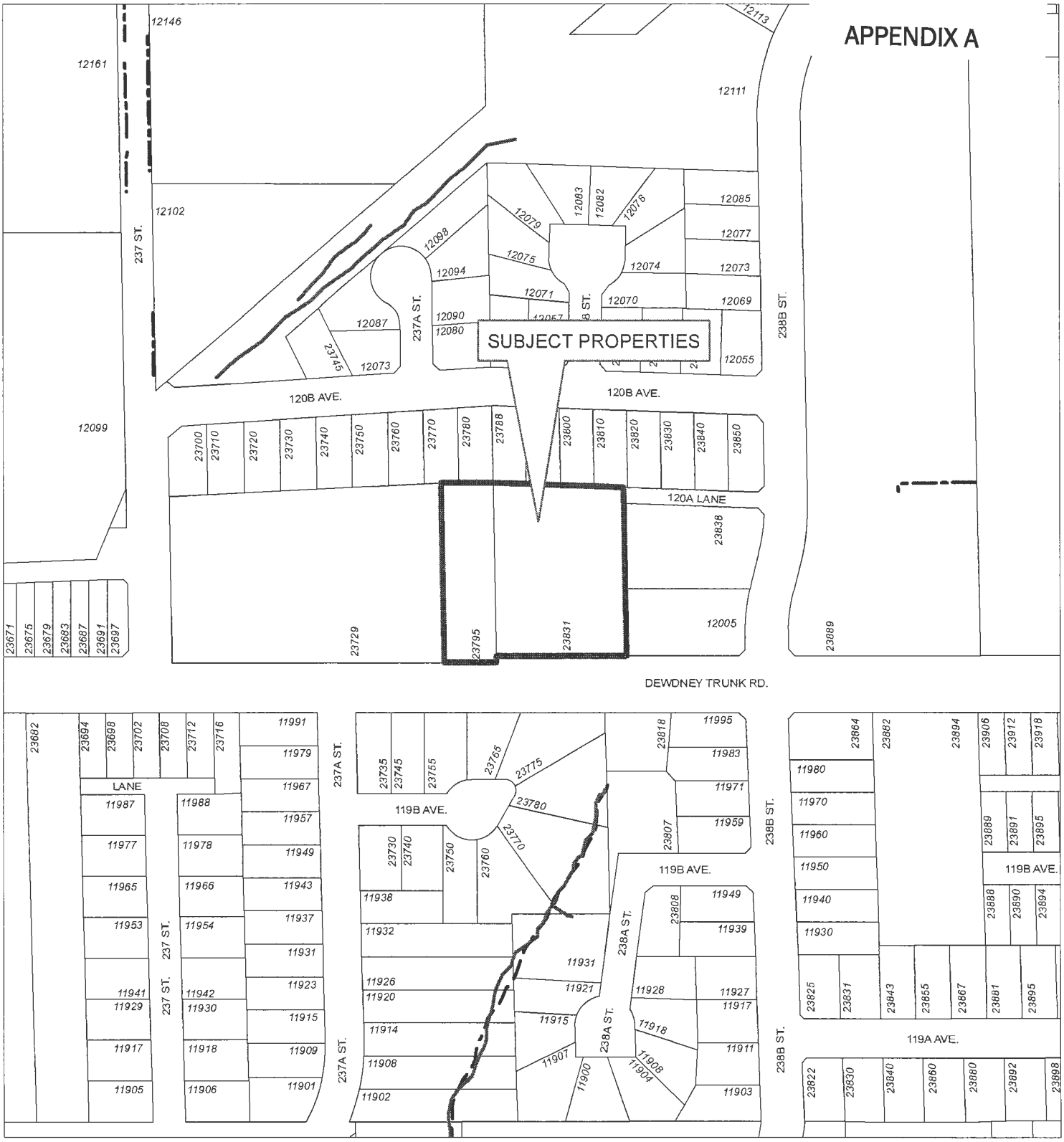
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7432-2018
Appendix D – Site Plan and Building Elevation Plans
Appendix E – Landscape Plans
Appendix F – Summary of ADP Resolution

APPENDIX A



N

Scale: 1:2,500

Legend

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

23795 & 23831 Dewdney Trunk Road

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

2018-012-RZ
DATE: Jan 16, 2018

BY: PC

APPENDIX B

N

Scale: 1:2,500

Legend

- Stream
- River
- Major Rivers & Lakes

23795 & 23831 Dewdney Trunk Road

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

2018-012-RZ
DATE: Jan 16, 2018 BY: PC

CITY OF MAPLE RIDGE
BYLAW NO. 7432-2018

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. 7432-2018."

2. That PART 6 - RESIDENTIAL ZONES, Section 602, RM-1 (Townhouse Residential District) Subsection 5, DENSITY, is amended by replacing b) with the following:

   b) Notwithstanding the above:

      i. All buildings and structures shall not exceed a floor space ratio of 0.64 times the net lot area, excluding a maximum of 50m² of habitable basement area, for the parcel or tract of land described as 13260 236 Street (Lot 21 Section 28 Township 12 New Westminster District Plan 47603)

      ii. All buildings and structures shall not exceed a floor space ratio of 0.63 times the net lot area, for the parcels or tracts of land described as 23795 and 23831 Dewdney Trunk Road (Lot 27 Section 21 Township 12 New Westminster District Plan LMP30403; and Parcel "One" (Explanatory Plan 17000) Of Parcel "A" (Reference Plan 1734) of the South East Quarter Section 21 Township 12 New Westminster District)

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

   Lot 27 Section 21 Township 12 New Westminster District Plan LMP30403

   Parcel "One" (Explanatory Plan 17000) Of Parcel "A" (Reference Plan 1734) of the South East Quarter Section 21 Township 12 New Westminster District

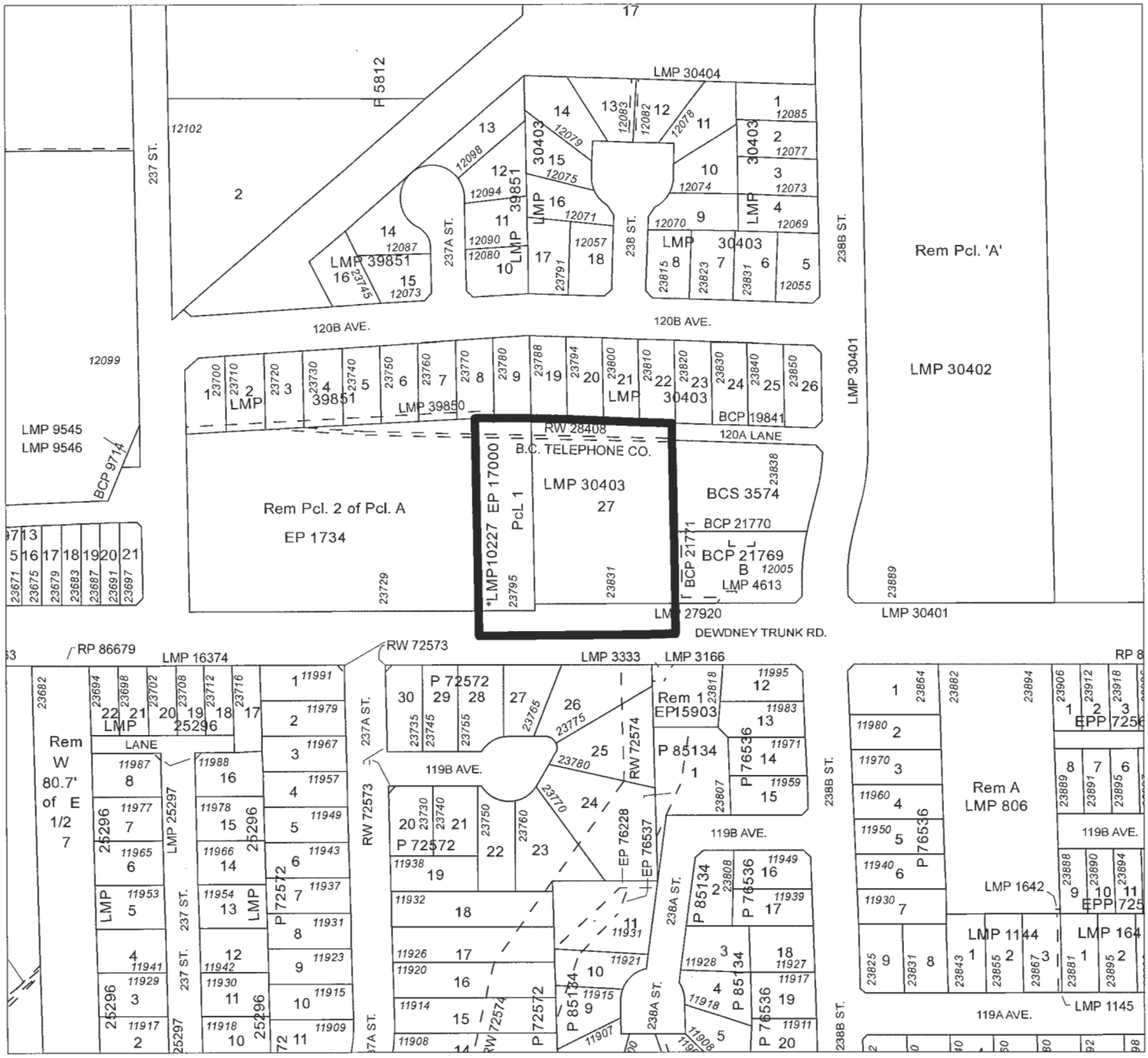
   and outlined in heavy black line on Map No. 1750 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential).

4. 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 April, 2018
   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



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7432-2018

Map No. 1750

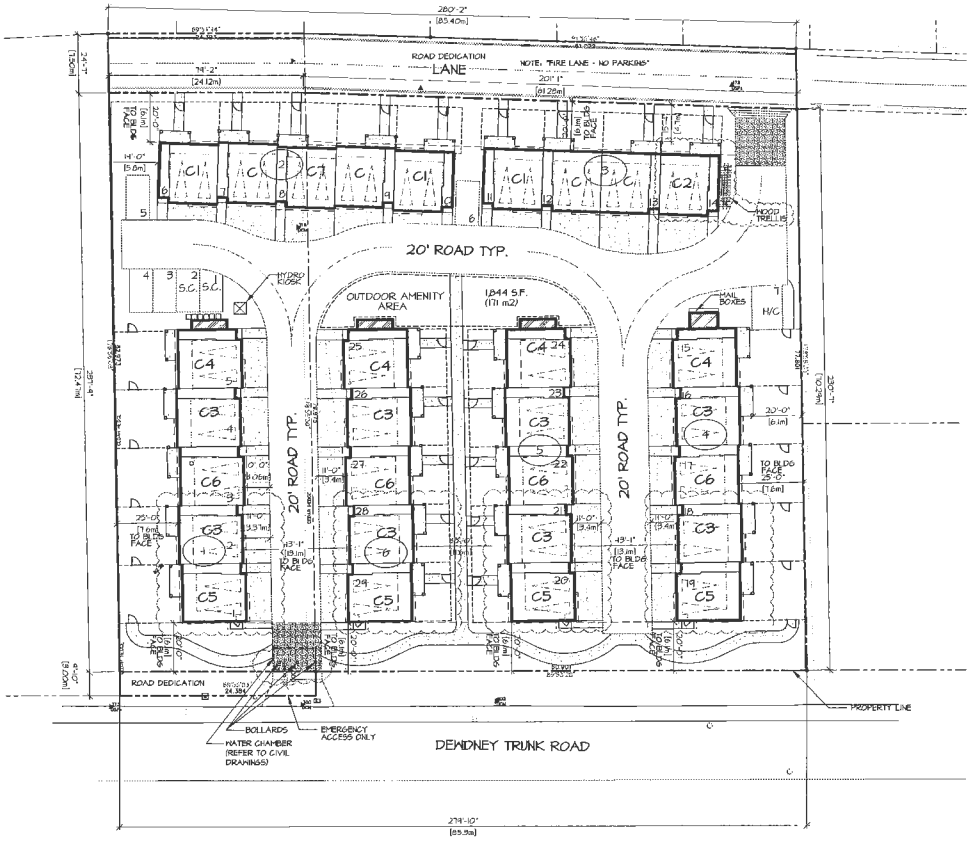
From: RS-3 (One Family Rural Residential)

To: RM-1 (Townhouse Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500



NORTH

CONCEPTUAL SITE PLAN

SCALE : 1:300

APPENDIX D

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REV'N	DATE	DRN	CKD	ISSUE	DATE	BY	ISSUED FOR

DESIGN : L.F.B.
DRAWN :
DATE : May 8 '18
SCALE : 1" = 30'-0"

CLIENT : YOUNGEARTH DEVELOPMENTS

PROJECT : 23745 & 23931 DEWDNEY TRUNK RD.
MAPLE RIDGE B.C.

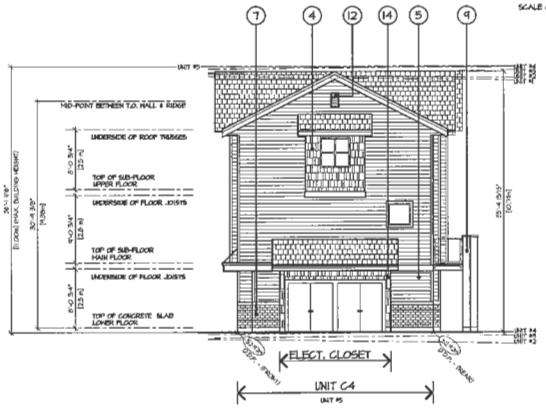
SHEET CONTENTS : CONCEPTUAL SITE PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-1.0
PROJECT NO.	REV. NO.
17049	

EAST ELEVATION

SCALE : 1 : 100m

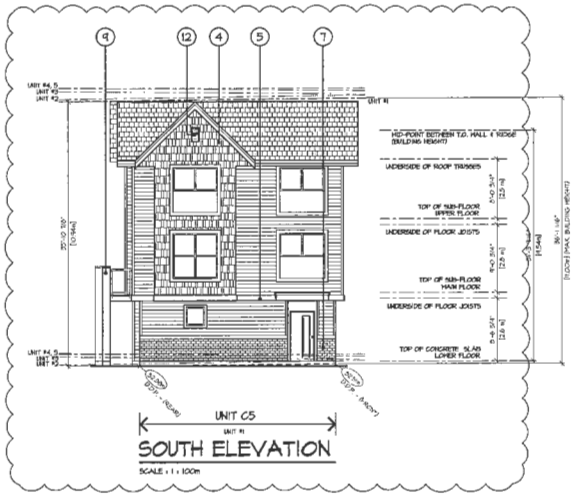


NORTH ELEVATION

SCALE : 1 : 100m

SCHEDULE OF FINISHES

1. ASHPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
4. HARDIE-SHINGLE SIDING
5. HARDIE HORIZONTAL SIDING
6. VINYL FRAMED WINDOWS WITH 2X4 TRIM
7. BRICK VENEER
8. VINYL FRAMED WINDOWS WITH 2x6 TRIM
9. 12x12 BUILT-UP COLUMN
10. 2x10 WOOD TRIM
11. 42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/M TEMPERED GLASS PANELS
12. DECORATIVE LOUVRE
13. STEEL ROD SUPPORT
14. WOOD KNEE BRACE



SOUTH ELEVATION

SCALE : 1 : 100m

WEST ELEVATION

SCALE : 1 : 100m

BUILDING #1

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REVN	DATE	DRN	DES'D	ISSUE	DATE	BY	ISSUED FOR
1	JULY 02' 2014	G.B.	L.F.B.	ADP CITY COMMENTS	-	APRIL 25' 2016	L.F.B.	ADP SUBMISSION

C4-R2XL.dwg

DESIGN : L.F.B.
DRAWN :
DATE : June 18 14
SCALE : 1/8" = 1'-0"

CLIENT : YOUNGEARTH DEVELOPMENTS

PROJECT : 23745 & 23831 DEWDNEY TRUNK RD. MAPLE RIDGE,B.C.

SHEET CONTENTS : BUILDING ELEVATIONS

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
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PHONE: (604) 597-7100
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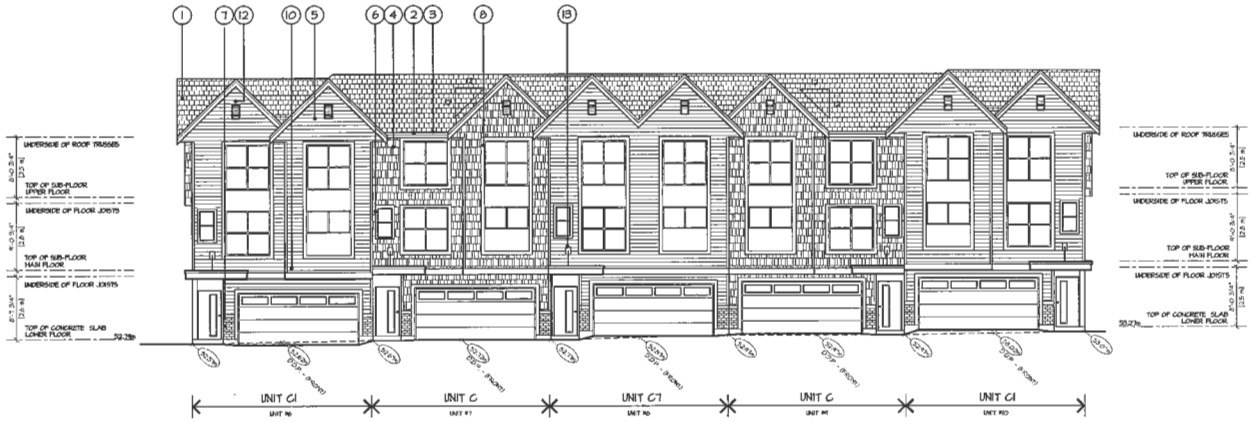
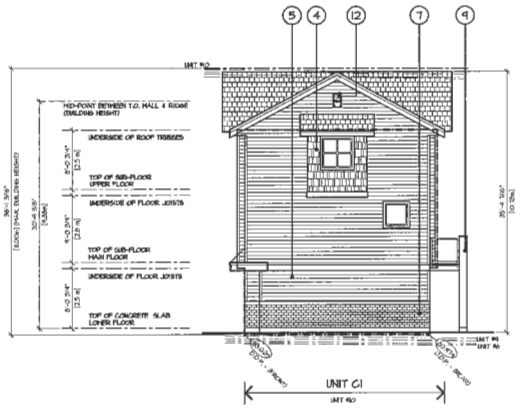
CLIENT NO.	SHEET NO.
	AC-4.1
PROJECT NO.	REV. NO.
17049	



SOUTH ELEVATION

SCALE : 1 : 100m

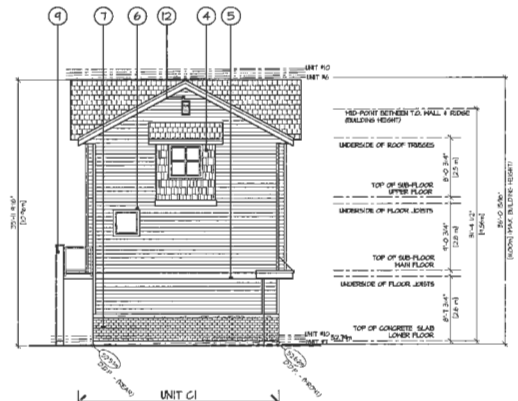


EAST ELEVATION

SCALE : 1 : 100m

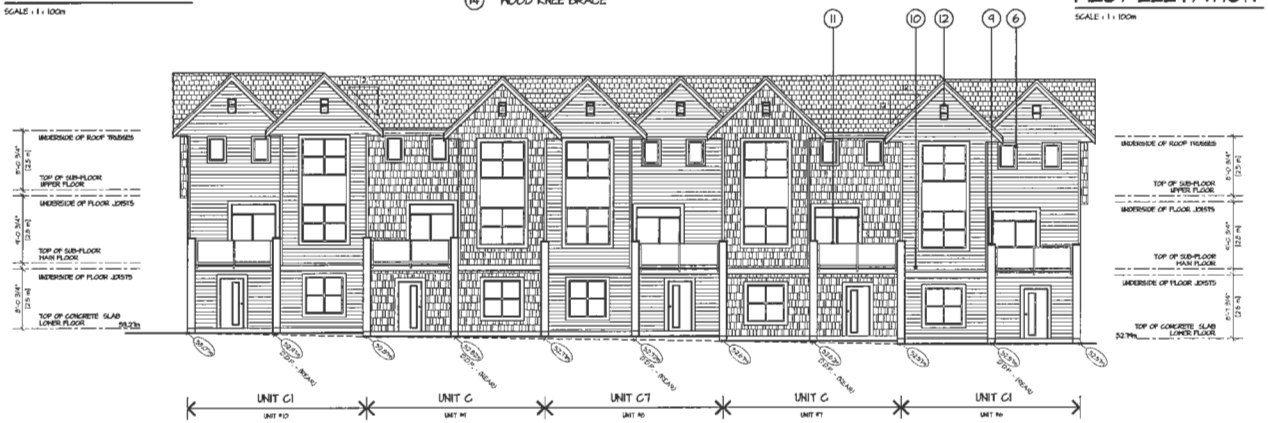
SCHEDULE OF FINISHES

1. ASHPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
4. HARDIE-SHINGLE SIDING
5. HARDIE HORIZONTAL SIDING
6. VINYL FRAMED WINDOWS WITH 2X4 TRIM
7. BRICK VENEER
8. VINYL FRAMED WINDOWS WITH 2x6 TRIM
9. 12x12 BUILT-UP COLUMN
10. 2x10 WOOD TRIM
11. 42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/W TEMPERED GLASS PANELS
12. DECORATIVE LOUVRE
13. STEEL ROD SUPPORT
14. WOOD KNEE BRACE



WEST ELEVATION

SCALE : 1 : 100m



NORTH ELEVATION

SCALE : 1 : 100m

BUILDING #2

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REVN	DATE	DRN	DES	ISSUE	DATE	BY	ISSUED FOR
				1	APR. 29 2016	L.F.B.	ALCP SUBMISSION

CAD FILE:

CLIENT : YOUNGEARTH DEVELOPMENTS

PROJECT : 23715 & 23831 DEWDNEY TRUNK RD. MAPLE RIDGE,B.C.

SHEET CONTENTS : BUILDING ELEVATIONS

DESIGN : L.F.B.

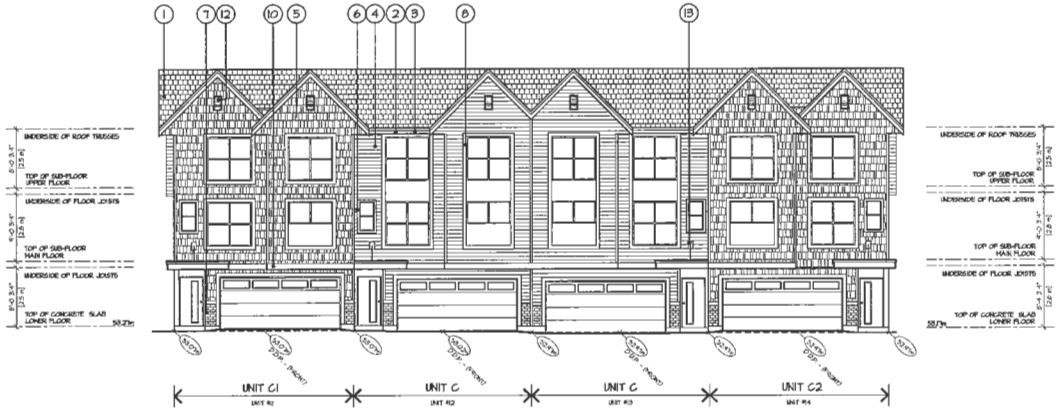
DRAWN :

DATE : June 19 16

SCALE : 1/8" = 1'-0"

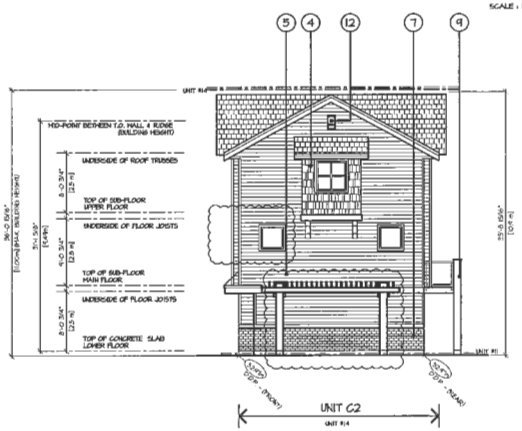
barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.2
PROJECT NO.	REV. NO.
17044	



SOUTH ELEVATION

SCALE : 1 : 100m

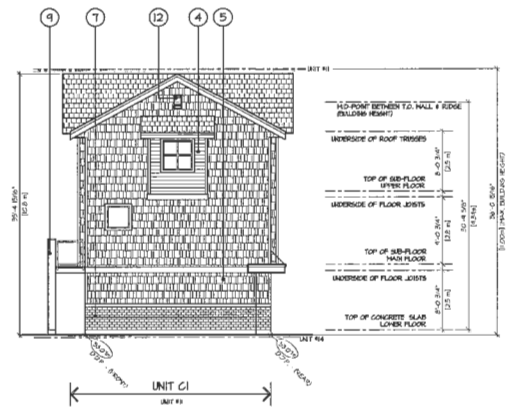


EAST ELEVATION

SCALE : 1 : 100m

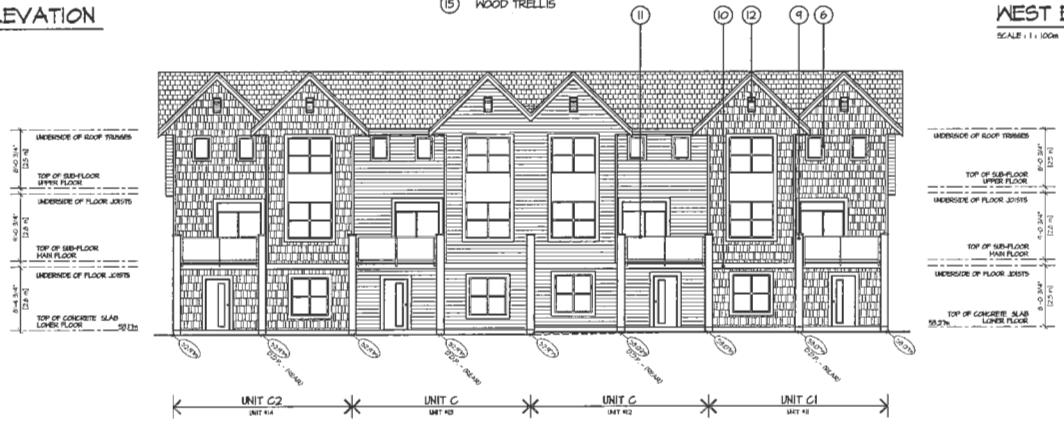
SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
4. HARDIE-SHINGLE SIDING
5. HARDIE HORIZONTAL SIDING
6. VINYL FRAMED WINDOWS WITH 2X4 TRIM
7. BRICK VENEER
8. VINYL FRAMED WINDOWS WITH 2x6 TRIM
9. 12x12 BUILT-UP COLUMN
10. 2x10 WOOD TRIM
11. 42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/W TEMPERED GLASS PANELS
12. DECORATIVE LOUVRE
13. STEEL ROD SUPPORT
14. WOOD KNEE BRACE
15. WOOD TRELLIS



WEST ELEVATION

SCALE : 1 : 100m



NORTH ELEVATION

SCALE : 1 : 100m

BUILDING #3

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REV'N	DATE	DRN	DES	ISSUE	DATE	BY	ISSUED FOR
1	JULY 09 2014	G.A.	L.F.B.	AGP CITY COMMENTS	1 APR. 20 2016	L.F.B.	AGP SUBMISSION

C44-EXLdwg

DESIGN : L.F.B.
DRAWN :
DATE : June 8 '16
SCALE : 1/8" = 1'-0"

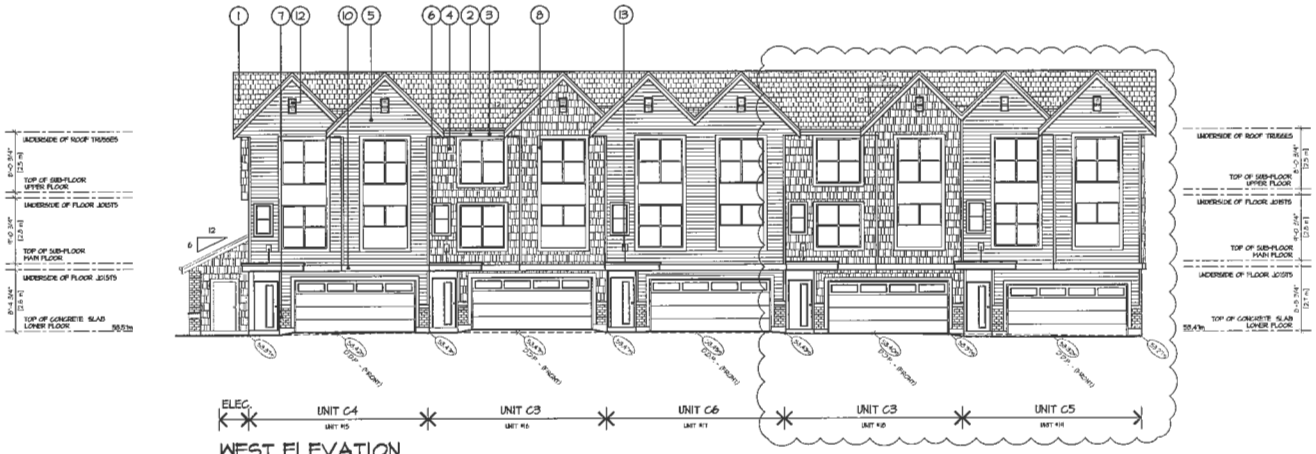
CLIENT : YOUNGEARTH DEVELOPMENTS

PROJECT : 23195 & 23831 DEWDNEY TRUNK RD. MAPLE RIDGE B.C.

SHEET CONTENTS : BUILDING ELEVATIONS

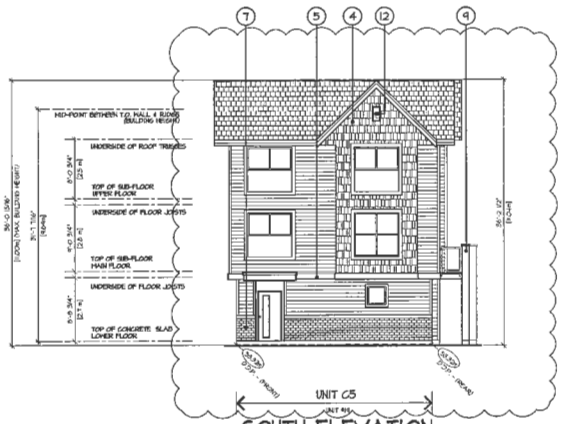
barnett dembek ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.3
PROJECT NO.	REV. NO.
17049	



WEST ELEVATION

SCALE : 1 : 100m

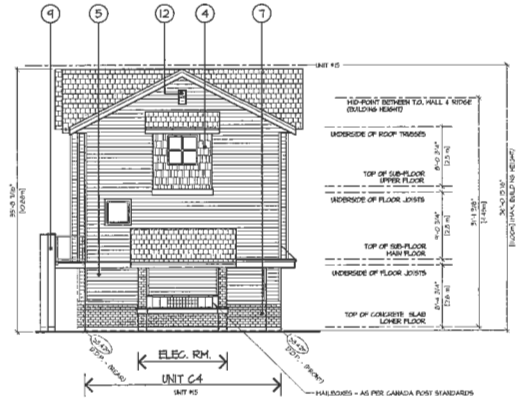


SOUTH ELEVATION

SCALE : 1 : 100m

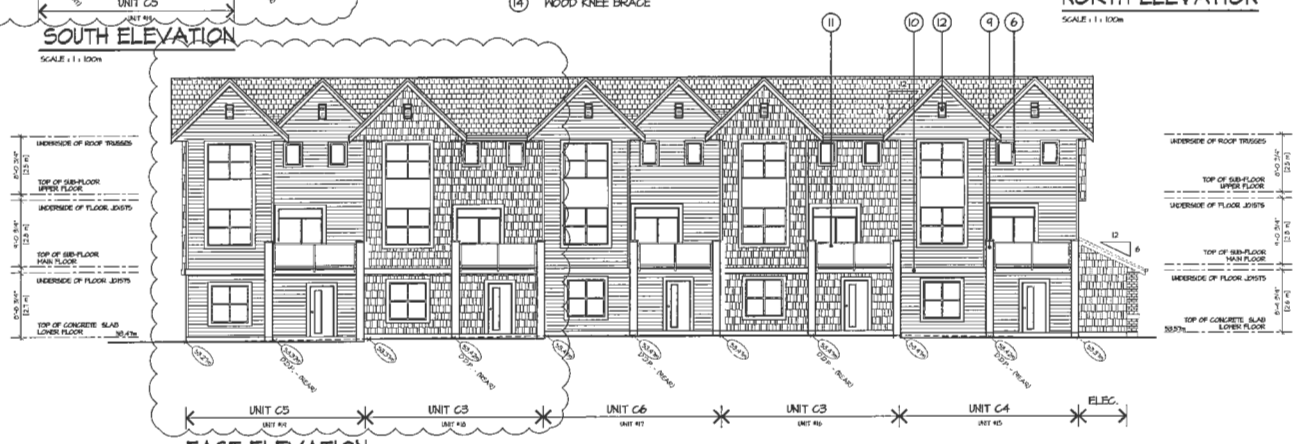
SCHEDULE OF FINISHES

1. ASHPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
4. HARDIE-SHINGLE SIDING
5. HARDIE HORIZONTAL SIDING
6. VINYL FRAMED WINDOWS WITH 2X4 TRIM
7. BRICK VENEER
8. VINYL FRAMED WINDOWS WITH 2x6 TRIM
9. 12x12 BUILT-UP COLUMN
10. 2x10 WOOD TRIM
11. 42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/W TEMPERED GLASS PANELS
12. DECORATIVE LOUVRE
13. STEEL ROD SUPPORT
14. WOOD KNEE BRACE



NORTH ELEVATION

SCALE : 1 : 100m



EAST ELEVATION

SCALE : 1 : 100m

BUILDING #4

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REV'N	DATE	DRN	DES	BY	DATE	ISSUE	ISSUED FOR
1	JULY 02 2014	S.A.	L.P.B.	L.P.B.	APR. 29 2014	1	ADP SUBMISSION
							ADP CITY COMMENTS

C-49-EXL.dwg

DESIGN : L.P.B.
DRAWN : S.A.
DATE : June 19 14
SCALE : 1/8" = 1'-0"

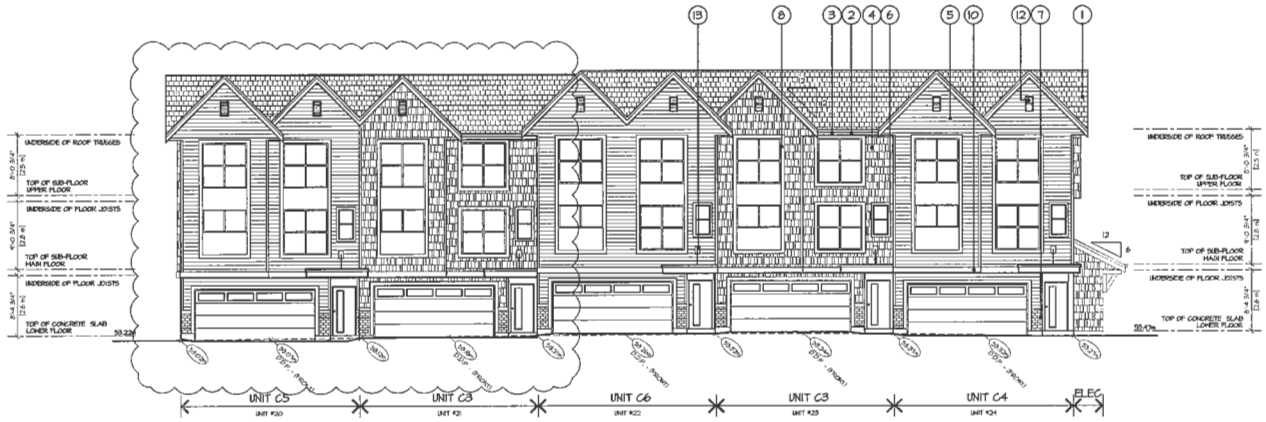
CLIENT : YOUNGSEARTH DEVELOPMENTS

PROJECT : 23415 & 23031 DEWDNEY TRUNK RD. MAPLE RIDGE,B.C.

SHEET CONTENTS : BUILDING ELEVATIONS

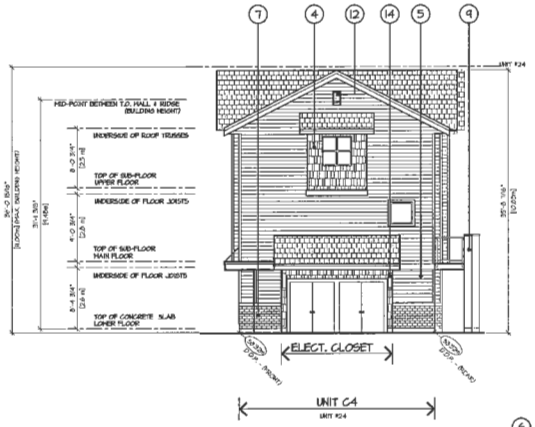
barnett dembek ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2089
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.4
PROJECT NO. 17049	REV. NO.



EAST ELEVATION

SCALE : 1 : 100m

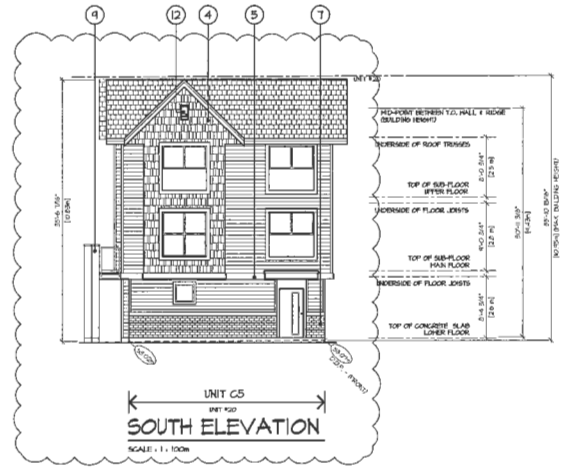


NORTH ELEVATION

SCALE : 1 : 100m

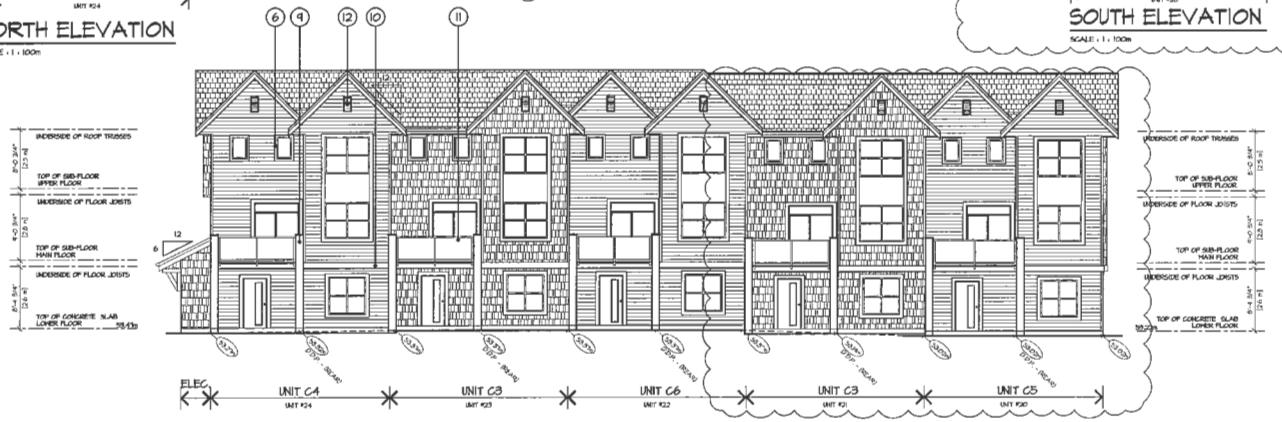
SCHEDULE OF FINISHES

1. ASHPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
4. HARDIE-SHINGLE SIDING
5. HARDIE HORIZONTAL SIDING
6. VINYL FRAMED WINDOWS WITH 2X4 TRIM
7. BRICK VENEER
8. VINYL FRAMED WINDOWS WITH 2x6 TRIM
9. 12x12 BUILT-UP COLUMN
10. 2x10 WOOD TRIM
11. 42 1/8" HIGH POWDER COATED ALUMINUM RAILINGS C/W TEMPERED GLASS PANELS
12. DECORATIVE LOUVRE
13. STEEL ROD SUPPORT
14. WOOD KNEE BRACE



SOUTH ELEVATION

SCALE : 1 : 100m



WEST ELEVATION

SCALE : 1 : 100m

BUILDING #5

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REV'N	DATE	DRN'N	CKD	ISSUE	DATE	BY	ISSUED FOR
1	JULY 02 2014	G.R.	L.F.B.	1	APR. 29/2014	L.F.B.	ADP SUBMISSION
							ADP CITY COMMENTS

C:\FILLing

DESIGN : L.F.B.
DRAWN :
DATE : June 18 14
SCALE : 1/8" = 1'-0"

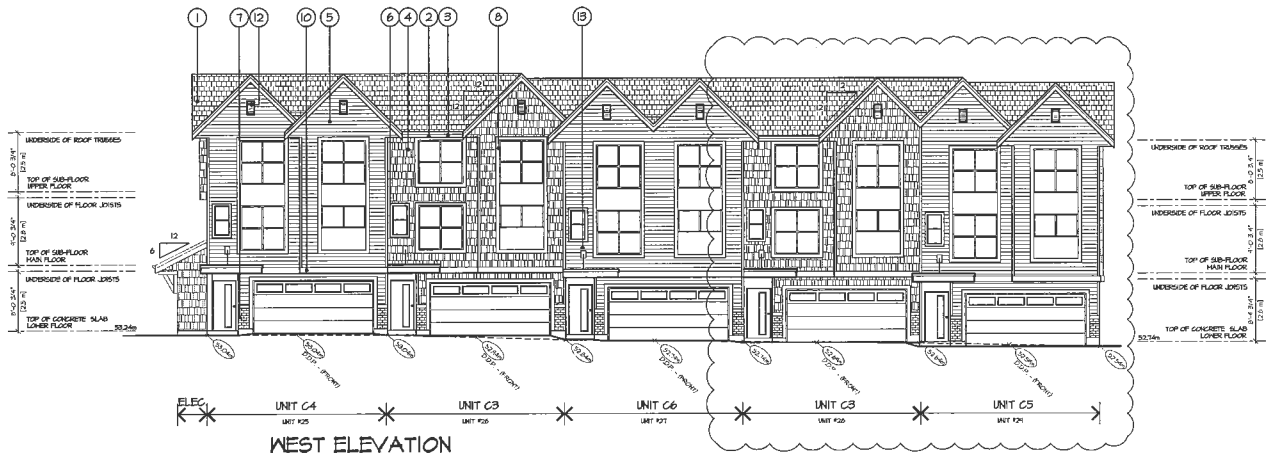
CLIENT : YOUNGEARTH DEVELOPMENTS

PROJECT : 23745 & 23831 DEWDNEY TRUNK RD. MAPLE RIDGE B.C.

SHEET CONTENTS : BUILDING ELEVATIONS

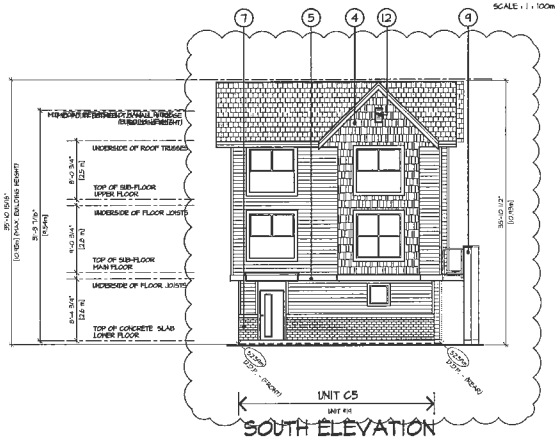
barnett dembek ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.5
PROJECT NO.	REV. NO.
17049	



WEST ELEVATION

SCALE : 1 : 100m

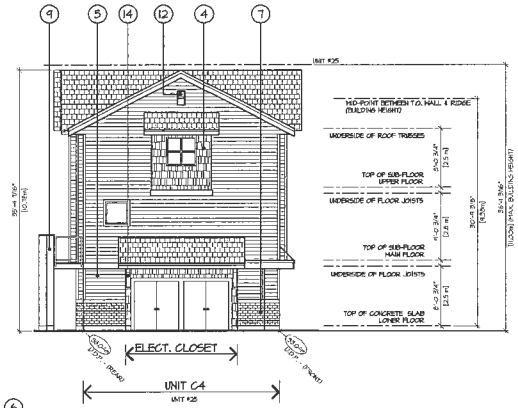


SOUTH ELEVATION

SCALE : 1 : 100m

SCHEDULE OF FINISHES

1. ASHPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
4. HARDIE-SHINGLE SIDING
5. HARDIE HORIZONTAL SIDING
6. VINYL FRAMED WINDOWS WITH 2X4 TRIM
7. BRICK VENEER
8. VINYL FRAMED WINDOWS WITH 2x6 TRIM
9. 12x12 BUILT-UP COLUMN
10. 2x10 WOOD TRIM
11. 42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/W TEMPERED GLASS PANELS
12. DECORATIVE LOUVRE
13. STEEL ROD SUPPORT
14. WOOD KNEE BRACE



NORTH ELEVATION

SCALE : 1 : 100m

EAST ELEVATION

SCALE : 1 : 100m

BUILDING #6

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REVN	DATE	DRN	DCD	ISSUE	DATE	BY	ISSUED FOR
1	JULY 12 2014	B.A.	L.P.B.	1	APR. 29 2014	L.P.B.	ADP SUBMISSION

ADP CITY COMMENTS

C4-E1.dwg

DESIGN : L.P.B.
DRAWN :
DATE : June 18 14
SCALE : 1/8" = 1'-0"

CLIENT : YOUNGEARTH DEVELOPMENTS

PROJECT : 23145 & 23031 DEMDNEY TRUNK RD. MAPLE RIDGE,B.C.

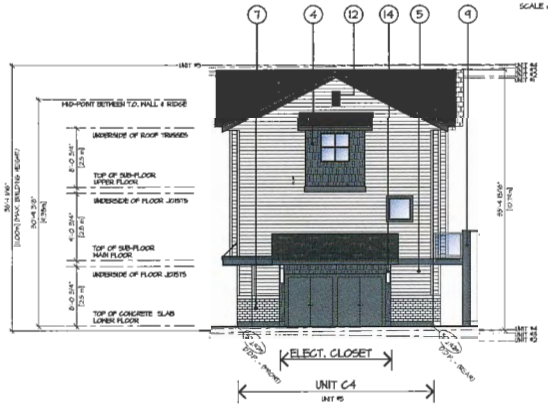
SHEET CONTENTS : BUILDING ELEVATIONS

barnett dembek ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.6
PROJECT NO.	REV. NO.
17049	

EAST ELEVATION

SCALE : 1 : 100m



NORTH ELEVATION

SCALE : 1 : 100m

SCHEDULE OF FINISHES

1. ASHPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
4. HARDIE-SHINGLE SIDING
5. HARDIE HORIZONTAL SIDING
6. VINYL FRAMED WINDOWS WITH 2X4 TRIM
7. BRICK VENEER
8. VINYL FRAMED WINDOWS WITH 2x6 TRIM
9. 12x12 BUILT-UP COLUMN
10. 2x10 WOOD TRIM
11. 42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/W TEMPERED GLASS PANELS
12. DECORATIVE LOUVRE
13. STEEL ROD SUPPORT
14. WOOD KNEE BRACE

SOUTH ELEVATION

SCALE : 1 : 100m

JAMES HARDIE - NIGHT GRAY

BENJAMIN MOORE - KENDALL CHARCOAL

JAMES HARDIE - ARCTIC WHITE

BENJAMIN MOORE - SPANISH RED

WEST ELEVATION

SCALE : 1 : 100m

BUILDING #1

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REV'N	DATE	DRN	CKD	ISSUE	DATE	BY	ISSUED FOR
				1	APR. 29 2014	L.F.B.	ADP SUBMISSION
	BUILDING HEIGHT						

C49-ELL49

DESIGN : L.F.B.
DRAWN :
DATE : June 18 14
SCALE : 1/8" = 1'-0"

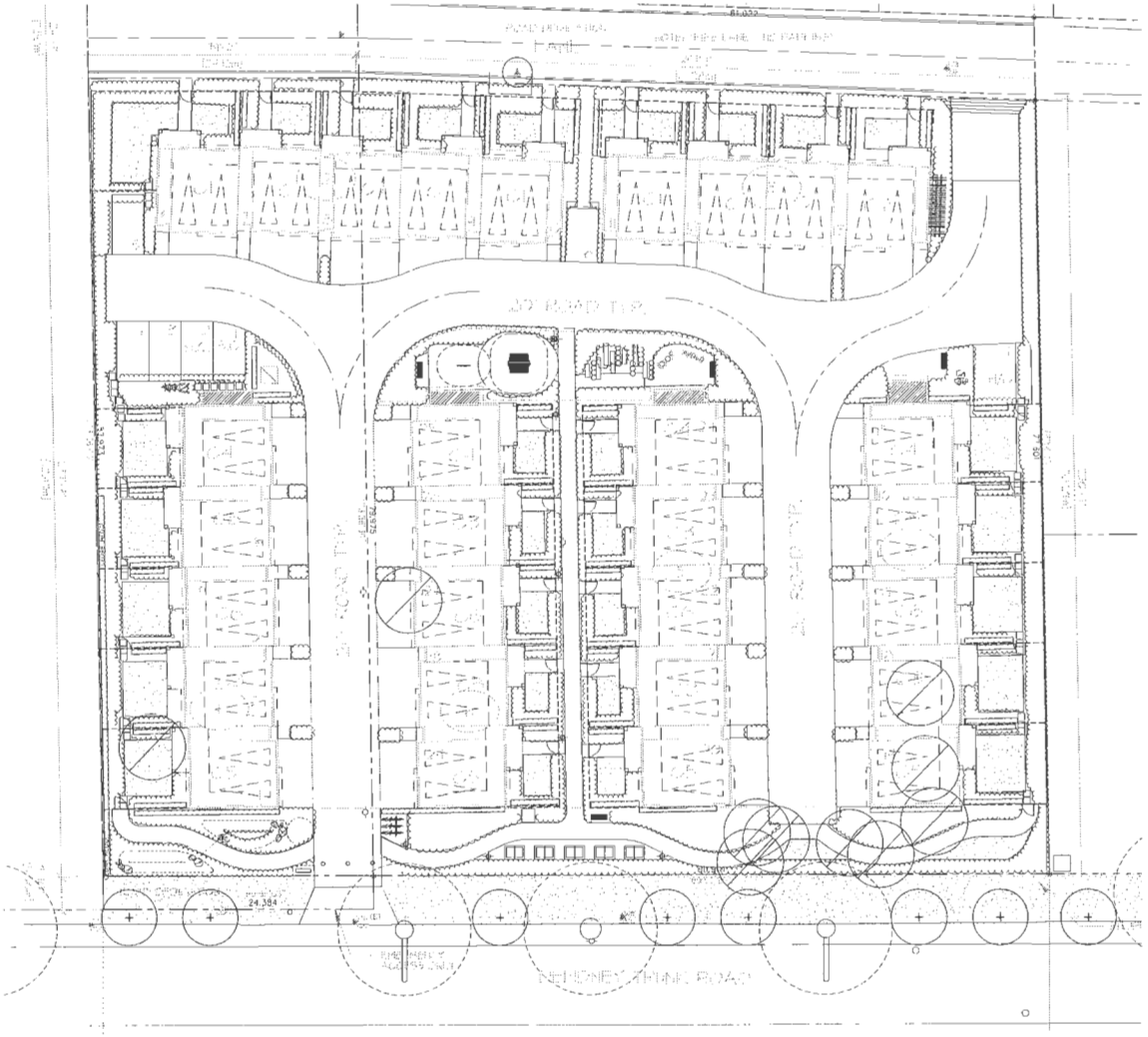
CLIENT : YOUNGEARTH DEVELOPMENTS

PROJECT : 23785 & 23831 DEWDNEY TRUNK RD. MAPLE RIDGE,B.C.

SHEET CONTENTS : BUILDING ELEVATIONS

barnett dembek ARCHITECTS INC.
UNIT 135, 7538 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.1
PROJECT NO.	REV. NO.
17049	



Tree Symbol Legend

Symbol	Model
	EXISTING TREE RETAINED, REFER TO ARBORIST REPORT
	EXISTING TREE REMOVED, REFER TO ARBORIST REPORT

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6C6
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	19.JUL.24	UPDATE BUILDING STRIPS/PLANTING	CLG
10	19.JUL.15	ADD REVISIONS FOR DP SUBMISSION	CLG
9	19.JUL.03	UPDATE PER NEW SITE PLAN	CLG
8	19.JUN.13	UPDATE WATERWAY AT EAST & WEST PL	CLG
7	19.APR.18	UPDATE PER CLIENT COMMENTS / ISSUE	CLG
6	19.MAR.28	UPDATE PER COMMENTS / RESUBMIT FOR DP	CLG
5	19.MAR.07	UPDATE WITH REVISED LOCATION/RESUBMIT	CLG
4	19.FEB.25	UPDATE PER NEW SITE PLAN	CLG
3	18.JUN.19	UPDATE PER NEW SITE PLAN	CLG
2	18.JUN.15	UPDATE PER COMMENTS	CLG
1	18.JUN.12	NEW CONCEPT	CLG

CLIENT:

PROJECT:

29 UNIT TOWNHOUSE

23795-23831 DEWDNEY TRUNK RD
MAPLE RIDGE

DRAWING TITLE:

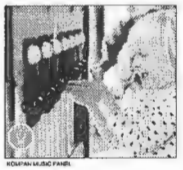
LANDSCAPE PLAN

DATE:	18.JUN.05	DRAWING NUMBER:
SCALE:	1:200	**L0**
DRAWN:	CLG	
DESIGN:	CLG	
CHK'D:	PCM	OF 5

PMG PROJECT NUMBER: 18-097

APPENDIX E

LITHONIA AR-8 LIGHTING BOLLARD



KOMPAN MUSIC PANEL

WISHBONE INDUSTRIES LOOP 2 SPACE BIKE RACK (LB50P-1) BLACK POWDERCOAT

WISHBONE INDUSTRIES STANDARD BENCH, CEDAR COLOURED SLATS, GREY POWDERCOAT(PB 5)

BALANCE STEPPERS

MAGNOLIA 'LITTLE GEM'

ACER RUBRUM 'BOWHALL'

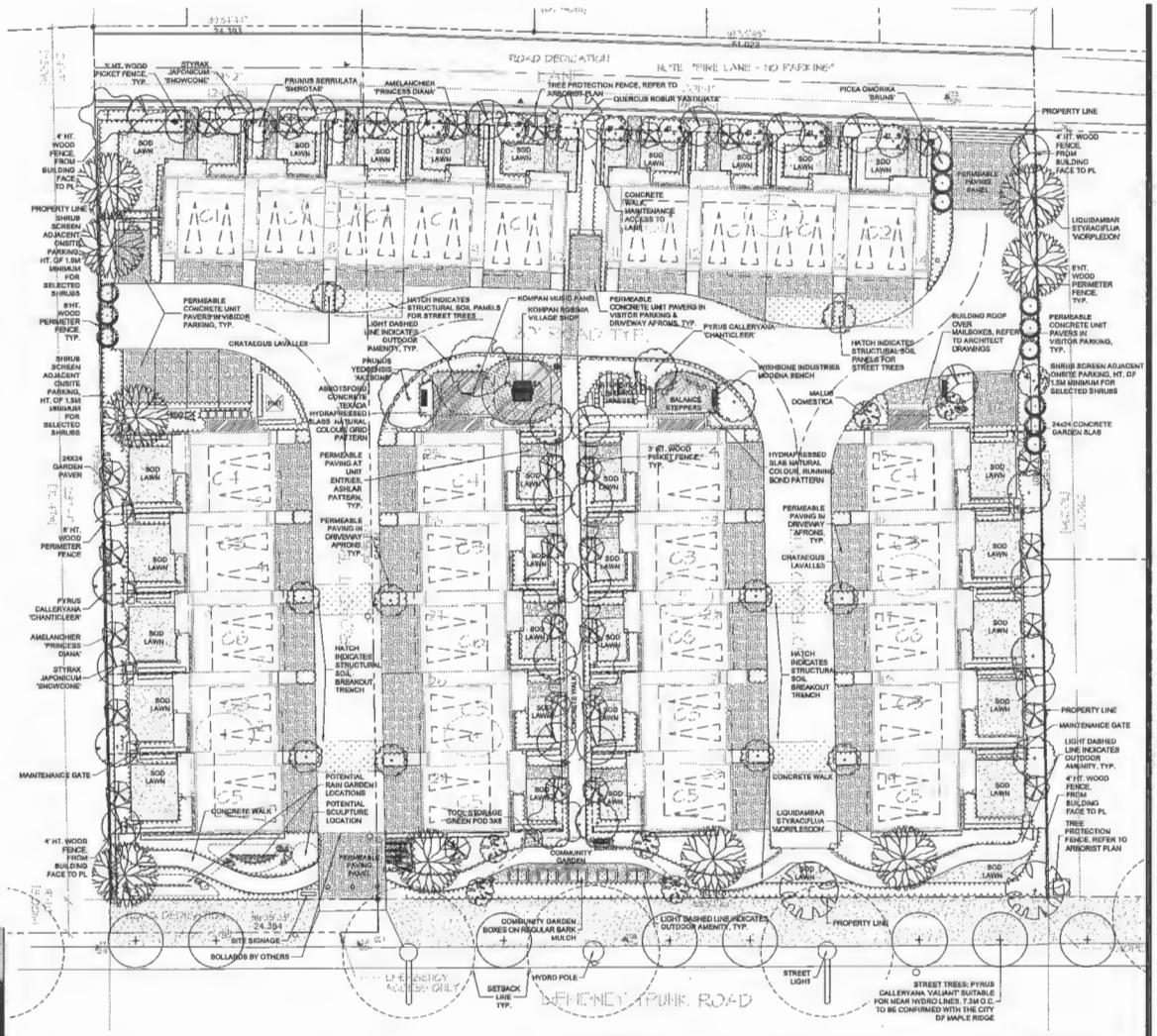
AMELANCHIER 'PRINCESS DIANA'

LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'

PICEA OMORIKA 'BRUNS'

QUERCUS ROBUR 'FASTIGIATA'

STYRAX JAPONICUS 'SNOWCONE'



Lighting Legend

Symbol	Model
	LIGHTING BOLLARD
	PEDESTRIAN LIGHTING ON 14' STANDARD

Outdoor Amenity Requirements

Required	
6.00m2 / UNIT x 29 UNITS =	145m2
Provided	
PLAY / SOCIAL / COMMUNITY GARDENS	23 m2

Stormwater Management

[illegible]

- [illegible]
- [illegible]
- REFER TO CIVIL SHORING PLANS FOR DETAILS ON CALCULATIONS AND SHORING LOCATIONS & DESIGNS OF STORMWATER STRUCTURES

TREE SCHEDULE

PMG PROJECT NUMBER: 18-097

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	29	AMELANCHIER x GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	5CM CAL ; 1.5M STD; B&B
	10	CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	6CM CAL; 1.8M STD; B&B
	8	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	4CM CAL; 2M STD; B&B
	4	MAGNOLIA SOULANGEANA 'RUSTICA RUBRA'	RUSTICA RED MAGNOLIA	3M HT; 1.2M HT STD ; B&B
	8	MALUS DOMESTICA 'FUJI'	FUJI APPLE	5CM CAL; 1.8M STD, B&B
	12	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B
	11	PRUNUS SERRULATA 'SHIROTAE'	MT. FUJI FLOWERING CHERRY	6CM CAL ; 1.8M STD; B&B
	2	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6 6CM CAL; B&B
	11	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL ; 1.8M STD; B&B
	3	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE ENGLISH OAK	6CM CAL ; 1M STD. B&B
	20	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	6 6CM CAL.;1.5M HT STD ; B&B

TOTAL PROPOSED REPLACEMENT TREES: 117

18097-6.ZIP

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	19.DEC.10	NEW KEY CHOUSTON UPDATES	CLG
9	19.JUN.25	UPDATE PER NEW SITE PLAN	CLG
8	19.JUN.11	UPDATE BUILDING AT EAST & WEST PL	CLG
7	18.APR.18	UPDATE PER CLIENT COMMENTS / REISSUE	CLG
6	18.MAR.28	UPDATE PER COMMENTS / REISSUE FOR DP	CLG
5	18.MAR.07	UPDATE WITH BOLLARD LOCATIONS/REISSUE	CLG
4	18.FEB.21	UPDATE PER NEW SITE PLAN	CLG
3	18.JUL.18	UPDATE PER NEW SITE PLAN	CLG
2	18.JUN.15	UPDATE PER COMMENTS	CLG
1	18.JUN.12	NEW CONCEPT	CLG

CLIENT:

PROJECT:

29 UNIT TOWNHOUSE

23795-23831 DEWDNEY TRUNK RD
MAPLE RIDGE

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	18.JUN.05	DRAWING NUMBER:	
SCALE:	1:300		**L1**
DRAWN:	CLG		
DESIGN:	CLG		OF 5
CHK'D:	PCM		

PMG PROJECT NUMBER: 18-097

Lighting Legend

Symbol	Model
	LIGHTING BOLLARD
	PEDESTRIAN LIGHTING ON 12' STANDARD

Outdoor Amenity Requirements

Required	
5.80m2 / Unit x 29 UNITS =	140m2
Proposed	
PLAY / SOCIAL / COMMUNITY GARDENS	261m2

Stormwater Management

MAPLE RIDGE STORMWATER RETENTION REQUIREMENTS ARE BEING MET WITH THE FOLLOWING LOW IMPACT DESIGN MEASURES:

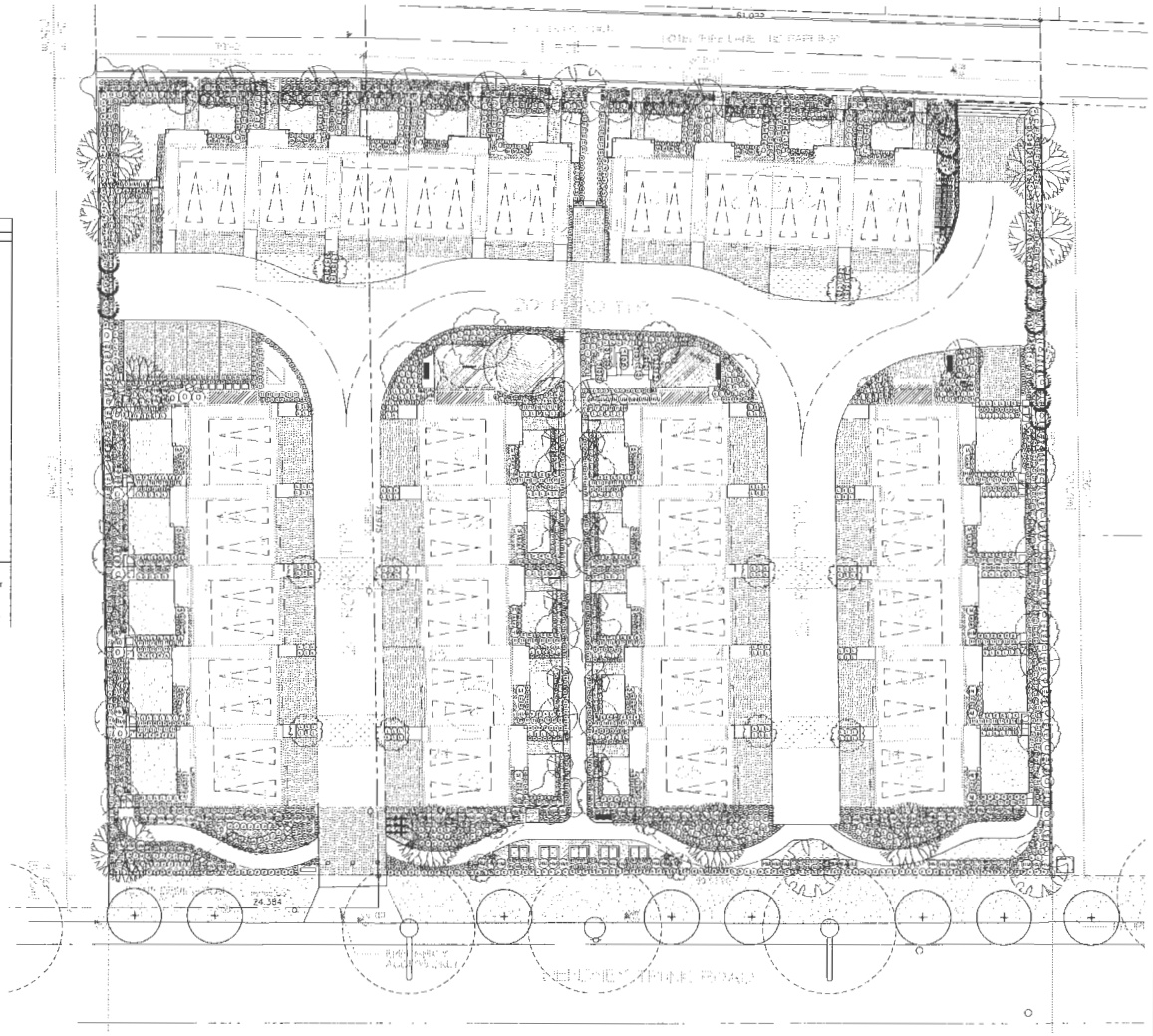
- PERMEABLE PAVERS IN VISITOR PARKING & ENTRY WALKS
- PENDING GEOTECHNICAL REPORT, POTENTIAL 31 SQ. M RAIN GARDEN CAN BE PROVIDED
- REFER TO CIVIL ENGINEERING PLANS FOR DETAILS, CALCULATIONS AND EXACT LOCATION & ALIGNMENT OF STORMWATER STRUCTURES.

PLANT SCHEDULE

PMG PROJECT NUMBER: 18-097

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	29	AMELANCHIER x GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	5CM CAL ; 1.5M STD, B&B
	10	CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	6CM CAL ; 1.5M STD, B&B
	9	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL; 2M STD, B&B
	4	MAGNOLIA SOULANGEANA 'RUSTICA RUBRA'	RUSTICA RED MAGNOLIA	3x4MT, 1.5M HT STD , B&B
	6	MALUS DOMESTICA 'FUJI'	FUJI APPLE	5CM CAL ; 1.5M STD, B&B
	12	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT, B&B
	11	PRUNUS SERRULATA 'SHIROTAE'	MT. FUJI FLOWERING CHERRY	6CM CAL ; 1.5M STD, B&B
	2	PRUNUS YEDOENSIS 'Akey0ND'	DAYBREAK CHERRY	6.5CM CAL; B&B
	11	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL ; 1.5M STD, B&B
	3	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE ENGLISH OAK	6CM CAL; 1x1.5M STD, B&B
	20	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	6.5CM CAL ; 1.5M HT STD , B&B
SHRUB				
	177	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD	#3 POT, 50CM- PRUNE TO HEDGE 36" O.C.
	23	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT, 60CM
	328	EUONYMUS JAPONICUS 'AUREO MARGINATUS'	GOLDEN EUONYMUS	#2 POT, 30CM
	170	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA, LIMEGREEN-PINK	#3 POT, 80CM
	365	KALMIA LATIFOLIA 'CLI'	DWARF MOUNTAIN LAUREL	#2 POT, 30CM
	569	LONICERA NITIDA 'MAYGREEN'	BOX LEAF HONEYSUCKLE	#2 POT, 30CM
	42	OSMANTHUS DELAVAYI	FALSE HOLLY	#3 POT, 60CM, 36" O.C.
	211	ROSA MEIDILAND SCARLET	MEIDILAND ROSE, SCARLET	#2 POT, 40CM
	36	SKIMMIA JAPONICA RUBELLA	RUBELLA SKIMMIA	#2 POT, 30CM, 24" O.C.
	413	THUJA OCCIDENTALIS 'SMARAGD'	SMARAGD GREEN CEDAR	1.8M HT, B&B,36" O.C.
GRASS				
	55	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT, 36" O.C.
	818	CAREX OLETA 'AUREA'	BOWLE'S GOLDEN SEDGE	#1 POT
	764	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
	36	JUNCUS EFFUSUS	COMMON RUSH	#1 POT
	10	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	#1 POT
VINE				
	2	CAMPSIS TAGLIABUANA 'MME GALEN'	MADAME GALEN TRUMPET VINE	#3 POT, 75CM, STAKED
PERENNIAL				
	195	BERGENIA CORDIFOLIA	WINTER BERGENIA, ROSE PINK	#1 POT, 18" O.C.
	45	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY, YELLOW	#2 POT, 2-3 FAN
	20	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT, 18" O.C.

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



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	19 AUG 24	UPDATE BUILDING STYLE LIB/RESIDE	CLG
10	19 JUL 15	ADD VEHICULAR TO FOR DP 1/3	CLG
9	19 JUN 21	UPDATE PER NEW SITE PLAN	CLG
8	19 JAN 23	UPDATE WALKWAYS AT EAST & WEST PL	CLG
7	19 APR 18	UPDATE PER CLIENT COMMENTS / RESIDE	CLG
6	19 MAR 28	UPDATE PER COMMENTS / RESIDE FOR DP	CLG
5	19 MAR 07	UPDATE WITH REVISED LOCATION/RESIDE	CLG
4	18 FEB 23	UPDATE PER NEW SITE PLAN	CLG
3	18 JUL 18	UPDATE PER NEW SITE PLAN	CLG
2	18 JUN 15	UPDATE PER COMMENTS	CLG
1	18 JUN 13	NEW CONCEPT	CLG

CLIENT:

PROJECT:

29 UNIT TOWNHOUSE

23795-23831 DEWDNEY TRUNK RD
MAPLE RIDGE

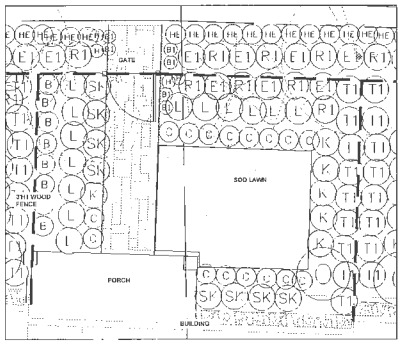
DRAWING TITLE:

SHRUB PLAN

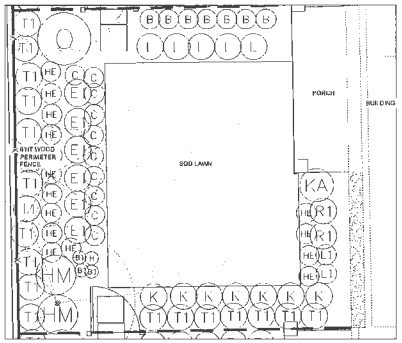
DATE:	18.JUN.05	DRAWING NUMBER:
SCALE:	1:200	L1
DRAWN:	CLG	
DESIGN:	CLG	
CHK'D:	PCM	OF 5

18097-7.ZIP

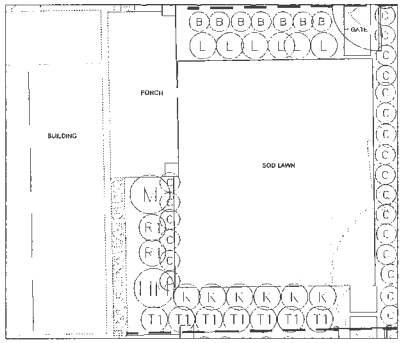
PMG PROJECT NUMBER: 18-097



SHRUB PLAN - NORTH ASPECT



SHRUB PLAN - WEST ASPECT



SHRUB PLAN - EAST ASPECT

PLANT SCHEDULE NORTH ASPECT

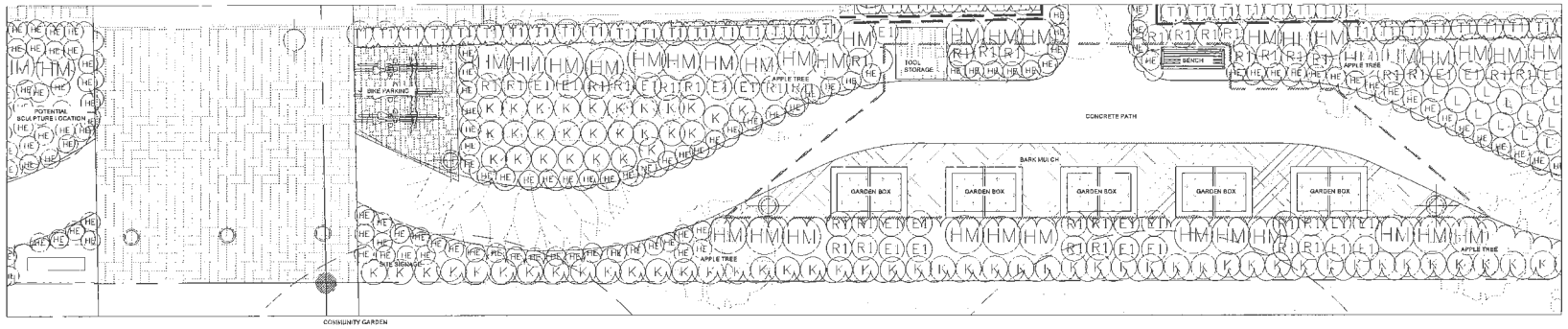
KEY	BOTANICAL NAME	COMMON NAME
SHRUB		
B	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD
B	EUONYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN EUONYMUS
C	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL
C	LONICERA NITIDA 'MAYGREEN'	BOXLEAF HONEYSUCKLE
C	OSMANTHUS DELAVAYI	FALSE HOLLY
B	ROSA MEIDILAND 'SCARLET'	MEIDILAND ROSE, SCARLET
B	SKIMMIA JAPONICA RUBELLA	RUBELLA SKIMMIA
T1	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
GRASS		
C	CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE
C	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
PERENNIAL		
B	BERGENIA CORDIFOLIA	WINTER BERGENIA, ROSE PINK
B	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY, YELLOW

PLANT SCHEDULE - WEST ASPECT

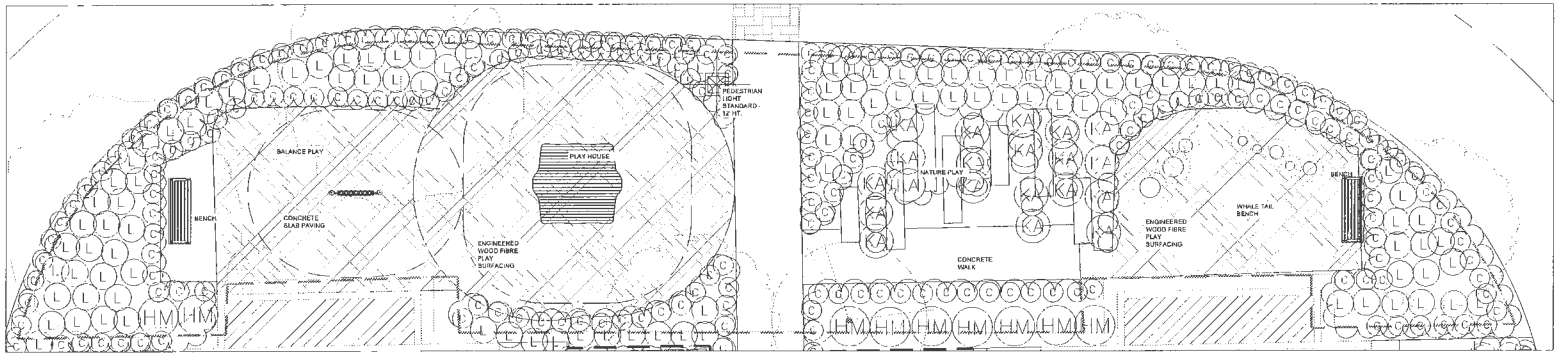
KEY	BOTANICAL NAME	COMMON NAME
SHRUB		
B	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD
B	EUONYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN EUONYMUS
C	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL
C	LONICERA NITIDA 'MAYGREEN'	BOXLEAF HONEYSUCKLE
B	ROSA MEIDILAND 'SCARLET'	MEIDILAND ROSE, SCARLET
T1	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
GRASS		
C	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
C	CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE
C	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
PERENNIAL		
B1	BERGENIA CORDIFOLIA	WINTER BERGENIA, ROSE PINK
B1	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY, YELLOW
L1	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE

PLANT SCHEDULE - EAST ASPECT

KEY	BOTANICAL NAME	COMMON NAME
SHRUB		
B	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD
B	EUONYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN EUONYMUS
B	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA, LIMEGREEN-PINK
C	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL
C	LONICERA NITIDA 'MAYGREEN'	BOXLEAF HONEYSUCKLE
B	ROSA MEIDILAND 'SCARLET'	MEIDILAND ROSE, SCARLET
T1	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
GRASS		
C	CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE
C	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
C	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS
PERENNIAL		
B	BERGENIA CORDIFOLIA	WINTER BERGENIA, ROSE PINK
B	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY, YELLOW



COMMUNITY GARDEN



OUTDOOR AMENITY AREA

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	19.JUL.24	UPDATE BUILDING & TREES/REDISH	CLG
10	19.JUL.23	ADD REVISIONS FOR COMMENTS	CLG
9	19.JUN.23	UPDATE PER NEW SITE PLAN	CLG
8	18.APR.23	UPDATE WALKWAYS AT EAST & WEST PL	CLG
7	19.APR.18	UPDATE PER CLIENT COMMENTS / REISSUE	CLG
6	19.MAR.18	UPDATE PER COMMENTS / REISSUE FOR DP	CLG
5	19.MAR.07	UPDATE WITH BOULEVARD LOCATIONS/REISSUE	CLG
4	20.FEB.25	UPDATE PER NEW SITE PLAN	CLG
3	18.JUL.18	UPDATE PER NEW SITE PLAN	CLG
2	18.JUN.13	UPDATE PER COMMENTS	CLG
1	18.JUN.12	NEW CONCEPT	CLG

CLIENT:

PROJECT:

29 UNIT TOWNHOUSE

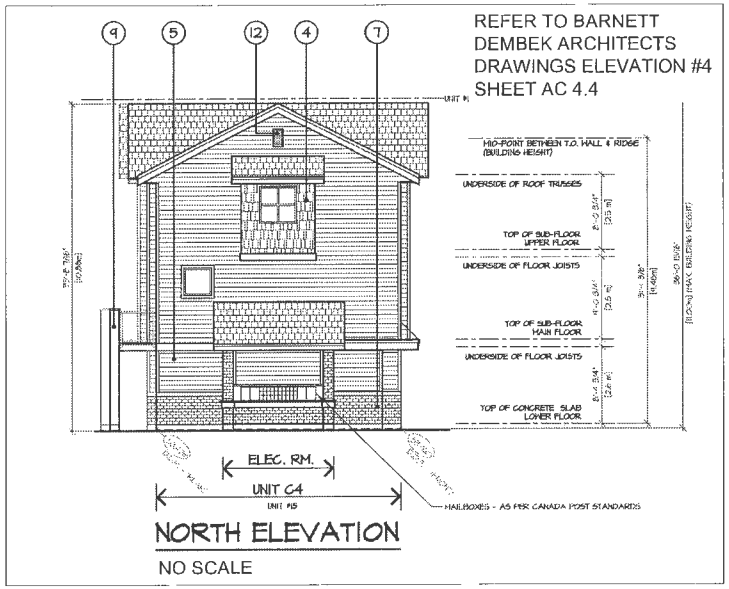
23795-23831 DEWDNEY TRUNK RD
MAPLE RIDGE

DRAWING TITLE:

AMENITY AREA DETAILS

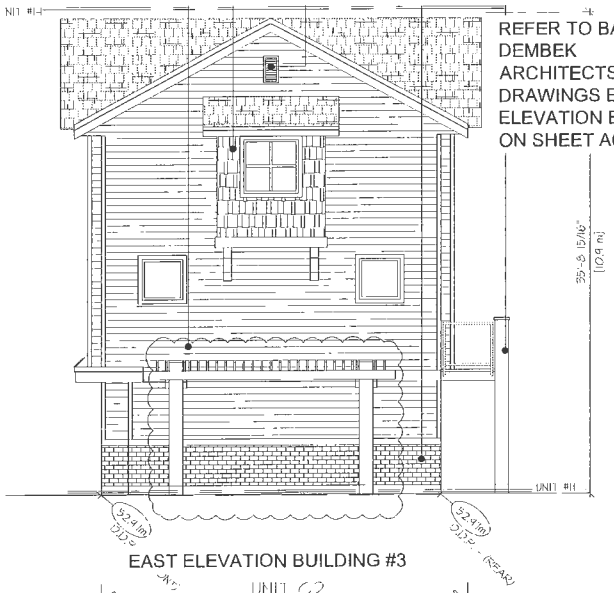
DATE:	18.JUN.05	DRAWING NUMBER:
SCALE:	1:200	L3
DRAWN:	CLG	
DESIGN:	CLG	
CHK'D:	PCM	OF 5

PMG PROJECT NUMBER: 18-097



NORTH ELEVATION

NO SCALE

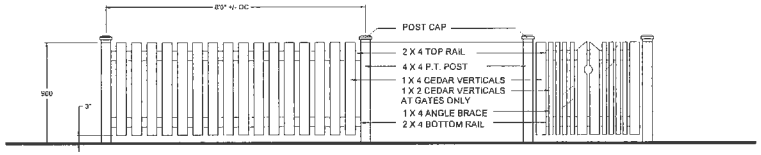


EAST ELEVATION BUILDING #3

NO SCALE

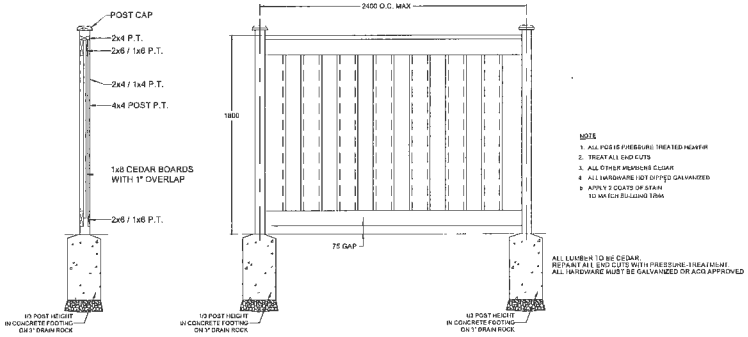
NOTES FOR ALL WOODWORK:

1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL HARDWARE TO BE CORROSIVE RESISTANT
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING TO ARCH. SPEC. (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

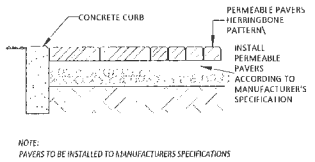


TOWNHOUSE GATE- 42" WIDE ELEVATION

1 YARD FENCES AND GATES
1:20

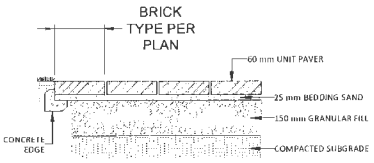


2 6' [1.8M HT.] PERIMETER FENCE
1:20

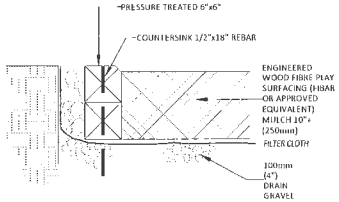


NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

5 PERMEABLE PAVERS
1"=1'-0"



4 PEDESTRIAN AREA PAVERS EDGE
1:10



3 PLAY EDGE
1:10

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	19 DEC 24	UPDATE BUILDING TYPES/REWORK	CLG
10	19 OCT 15	MISC REVISIONS TO PLANS	CLG
9	19 JUN 25	UPDATE PER NEW SITE PLAN	CLG
8	19 APR 23	UPDATE WALKWAYS AT EAST & WEST PL	CLG
7	19 APR 18	UPDATE PER CLIENT COMMENTS / HIBAR	CLG
6	19 MAR 28	UPDATE PER COMMENTS / PRESSURE TREATED	CLG
5	19 MAR 07	UPDATE WITH REVISED LOCATION/RESIZE	CLG
4	19 FEB 25	UPDATE PER NEW SITE PLAN	CLG
3	18 JUL 18	UPDATE PER NEW SITE PLAN	CLG
2	18 JUN 15	UPDATE PER COMMENTS	CLG
1	18 JUN 12	NEW CONCEPT	CLG

CLIENT:

PROJECT:

29 UNIT TOWNHOUSE

23795-23831 DEWDNEY TRUNK RD
MAPLE RIDGE

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	18.JUN.05	DRAWING NUMBER:
SCALE:	1:200	L4
DRAWN:	CLG	
DESIGN:	CLG	
CHK'D:	PCM	OF 5

PMG PROJECT NUMBER: 18-097

Summary of Advisory Design Panel Resolutions

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

That File No. 2018-012-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up (responses provided by the Architect and Landscape Architect are provided in italics):

Landscape Comments:

1. Consider improving the entrance experience to the site;

   The site pedestrian entry is adjacent to the fire truck entry, where convenient bike racks and a continuous foot path from Dewdney Trunk Road allow comfortable access for pedestrians entering from the adjacent bus route. We anticipate the majority of pedestrian-oriented access to come from Dewdney Trunk Road. The City's Engineering Department has clarified that the lane is designed for vehicular circulation and not for pedestrians.

2. Provide pedestrian circulation and reduce conflict zones through the site with demarcated pedestrian crosswalks at entry, mailbox and central outdoor amenity;

   As above, our special paving crossings are designed to bring pedestrians from the south through to the mews, across the internal drive to the lane on a continuous pedestrian-only path. Visitors will use the special paving crossing to access the mews and units to the south.

3. Remove parking stall from North pedestrian pathway to facilitate the narrowing of the space between the adjacent buildings to create a new pedestrian pathway at the vehicular entry to the site (reduce conflict between pedestrians and vehicles);

   In communication with the City's Engineering Department, the preferred lane use is for vehicular access and not pedestrian circulation or parking. The path access to the north is anticipated to ease maintenance and is not marked with special paving to emphasize its utilitarian function.

4. Consider incorporating equipment for range of ages and motion play equipment in play area;

   We have added a music panel for toddlers (6m-4 years), thus broadening the age range of play equipment from 6m to 5 years old (prior proposal 2-5 years).

5. Subject to compliance with City policies, move fire lane bollards closer to Dewdney Trunk Road;

   Bollards coordinated with City to requested location.

6. Ensure lighting is provided on the walkway between Buildings 2 and 3.

   Lighting in this proximity to buildings is provided by wall-mounted fixtures. In addition, as this is a utilitarian pathway, we do not believe that night-time circulation will occur often.

Architectural Comments:

1. Consider increased architectural character of the elevations exposed to Dewdney Trunk Road to create continuity with the architectural design of the interior facing elevations, as this road is a major transportation corridor for the City;

   Units C3 and C5 (Buildings 1, 4, 5, and 6) were mirrored (entrance further away from Dewdney Trunk Road). Bump out was widened and shifted over to one side of the façade. Additional and larger windows were incorporated, and a side door leading into the garage was provided.

2. Add architectural character at the vehicular entry point to the building adjacent to create a sense of place;

   A wooden trellis was incorporated at the end unit to provide a sense of place.

3. Consider using a different colour or material on the posts to differentiate from the architectural elevations and add depth.

   The deck colours now alternate to provide contrast. A unit with predominantly white siding will have a grey deck, where a unit with predominantly grey siding will now have a white deck.

MAPLE RIDGE
British Columbia

mapleridge.ca City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 3, 2019
		FILE NO:	2018-282-DVP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Development Variance Permit**
24070 132 Avenue

EXECUTIVE SUMMARY:

Development Variance Permit application 2018-282-DVP has been received for the subject property, located at 24070 132 Avenue, in conjunction with a Rezoning application, Wildfire Development Permit application and Watercourse Protection and Natural Features Development Permit application to permit future subdivision into approximately three single family residential lots. The requested variances are to:

1. Waive the servicing requirements on 132 Avenue; and
2. Reduce the minimum rear lot line setback for lot 3 from 8 m (26 ft.) to 0.8 m (2.6 ft.).

Council will be considering final reading for rezoning application 2015-021-RZ on September 10, 2019.

It is recommended that Development Variance Permit 2018-282-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2018-282-DVP respecting property located at 24070 132 Avenue.

DISCUSSION:

a) Background Context

Applicant:		Shida Neshat-Behzadi
Legal Description:		Lot 8 Section 27 Township 12 New Westminster District Plan 2622
OCP:		
Existing:		Conservation and Low Density Urban
Proposed:		Conservation and Low Density Urban
Zoning:		
Existing:		RS-3 (One Family Rural Residential)
Proposed:		R-1 (Residential District)
Surrounding Uses:		
North:	Use:	Park
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Conservation and Low Density Urban

South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation and Eco Cluster
West:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Low Density Urban

Existing Use of Property:	Single Family Residential
Site Area:	2.0 ha (5 acres)
Access:	Shoesmith Loop
Servicing requirement:	Urban Standard

b) Project Description:

The subject property, located at 24070 132 Avenue, is 2.0 ha (5 acres) in size and is bound by the unopened 132 Avenue road allowance to the north, single family residential lots to the west and residential acreage to the south and east (see Appendices A and B). Millionaire Creek is located on the eastern portion of the subject property and runs north-south. The majority of the property has steep slopes and is heavily vegetated, with the northwest corner providing the only potentially developable area.

The applicant is proposing to rezone the subject property from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit future subdivision into approximately three single family residential lots. The R-1 (Residential District) zone permits a minimum lot size of 371 m^2 (3,994 ft^2). The applicant intends to retain the existing house on proposed lot 3 and create two additional lots to the north of the existing house (see Appendix D). The remainder of the subject property will be dedicated as park for conservation purposes. Access to the proposed lots will be provided from Shoesmith Loop.

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:

1. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities:* To waive the servicing requirements on 132 Avenue.

   Waiving of servicing requirements is supported at this location as 132 Avenue has steep slopes and is not intended to be constructed as a road.

2. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 6, Section 601, C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES, (11) (c) (ii)*: To reduce the minimum rear lot line setback from 8 m (26 ft.) to 0.8 m (2.6 ft.) for the existing house.

The requested rear lot line reduction, from 8 m to less then 1 m, is significant but supportable, as the existing rear property line is being moved closer to the existing house (that is being retained), due to a watercourse (Millionaire Creek) and steep slopes that will be dedicated back to the City as

conservation (Appendix C). Should the existing house be removed in the future, the new home location would be required to adhere to the required setbacks within the Zoning Bylaw and not be permitted to keep its original footprint. This will be achieved through a No-Build Restrictive Covenant on proposed lot 3.

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 as there are no intentions to construct 132 Avenue due to the steep grades; as well, new property lines have been established based on dedication of the watercourse and steep slopes, resulting in a significantly reduced rear lot line setback. In the future, if the house were to be removed, the new house would have to adhere to the required setbacks within the Zoning Bylaw.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2018-282-DVP.

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

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

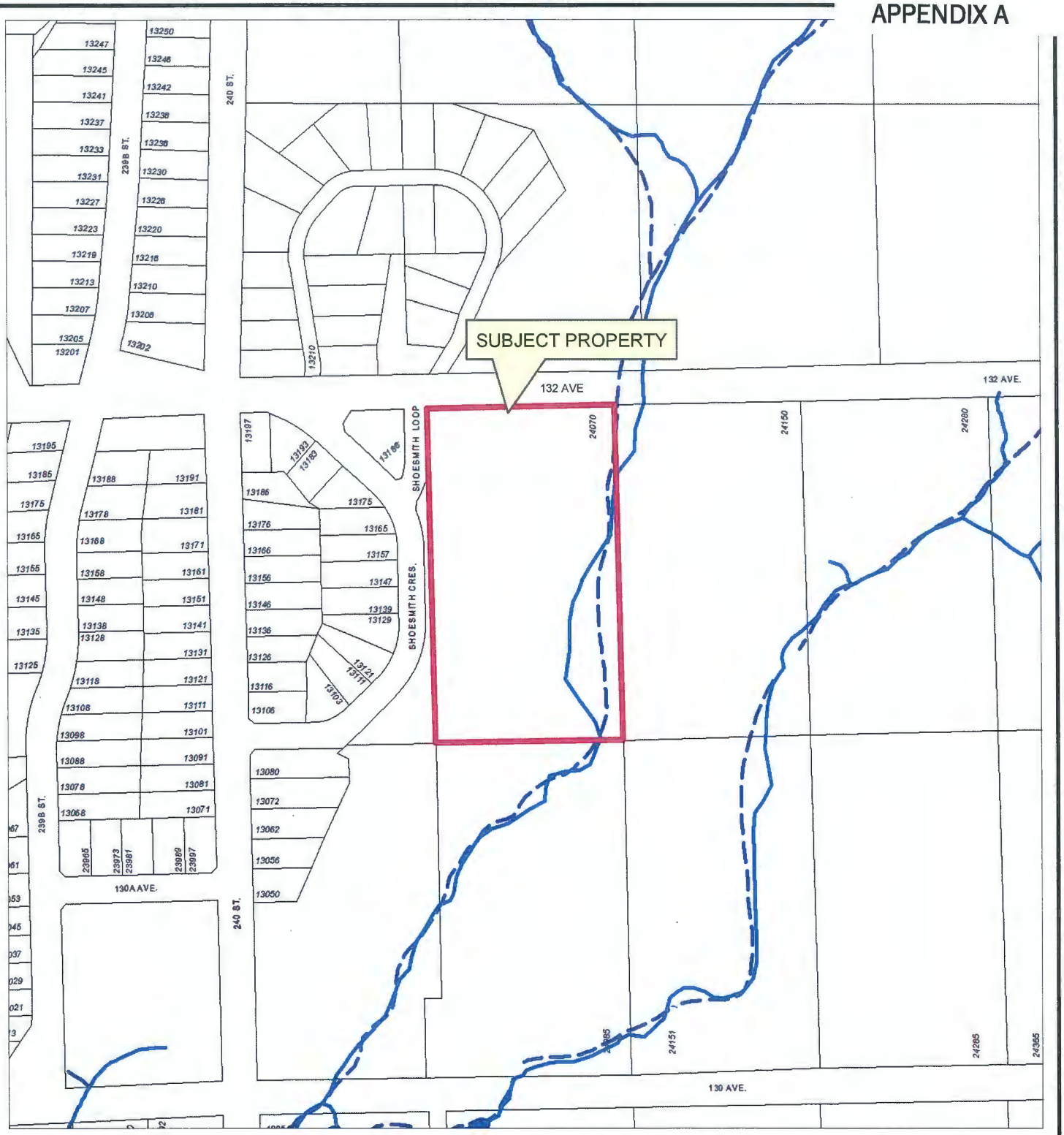
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Subdivision Plan
Appendix D – Proposed Variances

APPENDIX A



N

Scale: 1:3,000

Legend

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

24070 132 AVENUE
PID: 002-291-720

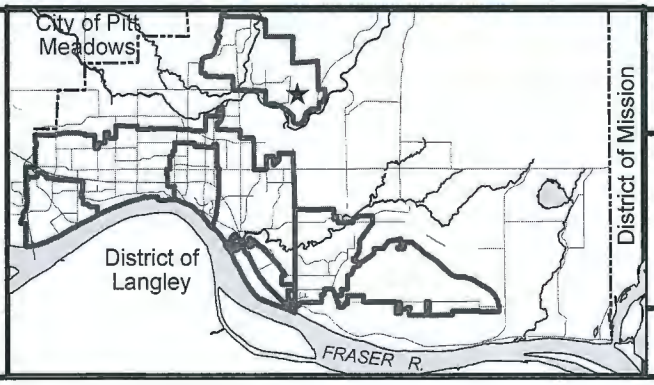
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2018-282-VP
DATE: Aug 7, 2019
BY: PC

APPENDIX B

Scale: 1:3,000



24070 132 AVENUE
PID: 002-291-720

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2018-282-VP
DATE: Aug 7, 2019

BY: PC

SUBDIVISION PLAN OF LOT 8 SECTION 27 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 2622 EXCEPT THOSE PARTS SHOWN ON PLAN EPP91075

PLAN EPP91076

BCGS 92G.028
CITY OF MAPLE RIDGE
SCALE 1:500

0 10 20 30 40m

(All distances are in metres)

The intended plot size of this plan is 432mm in width by 559mm in height (C size) when plotted at a scale of 1:500

Bearings are grid derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 10 (123°W).

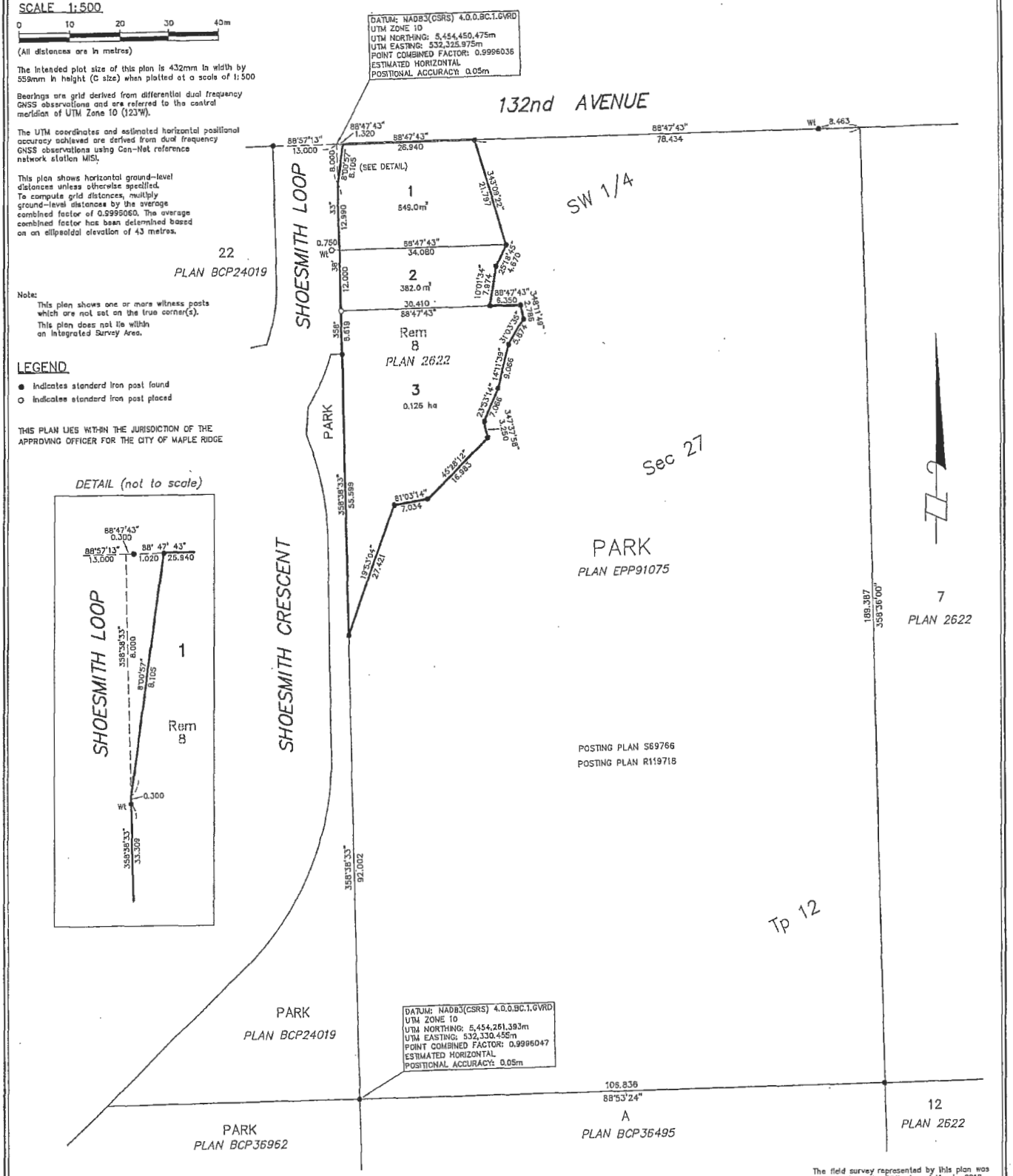
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from dual frequency GNSS observations using Can-Net reference network station MIS1.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995060. The average combined factor has been determined based on an ellipsoidal elevation of 43 metres.

Note:
This plan shows one or more witness posts which are not set on the true corner(s).
This plan does not lie within an Integrated Survey Area.

LEGEND
● indicates standard iron post found
○ indicates standard iron post placed

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



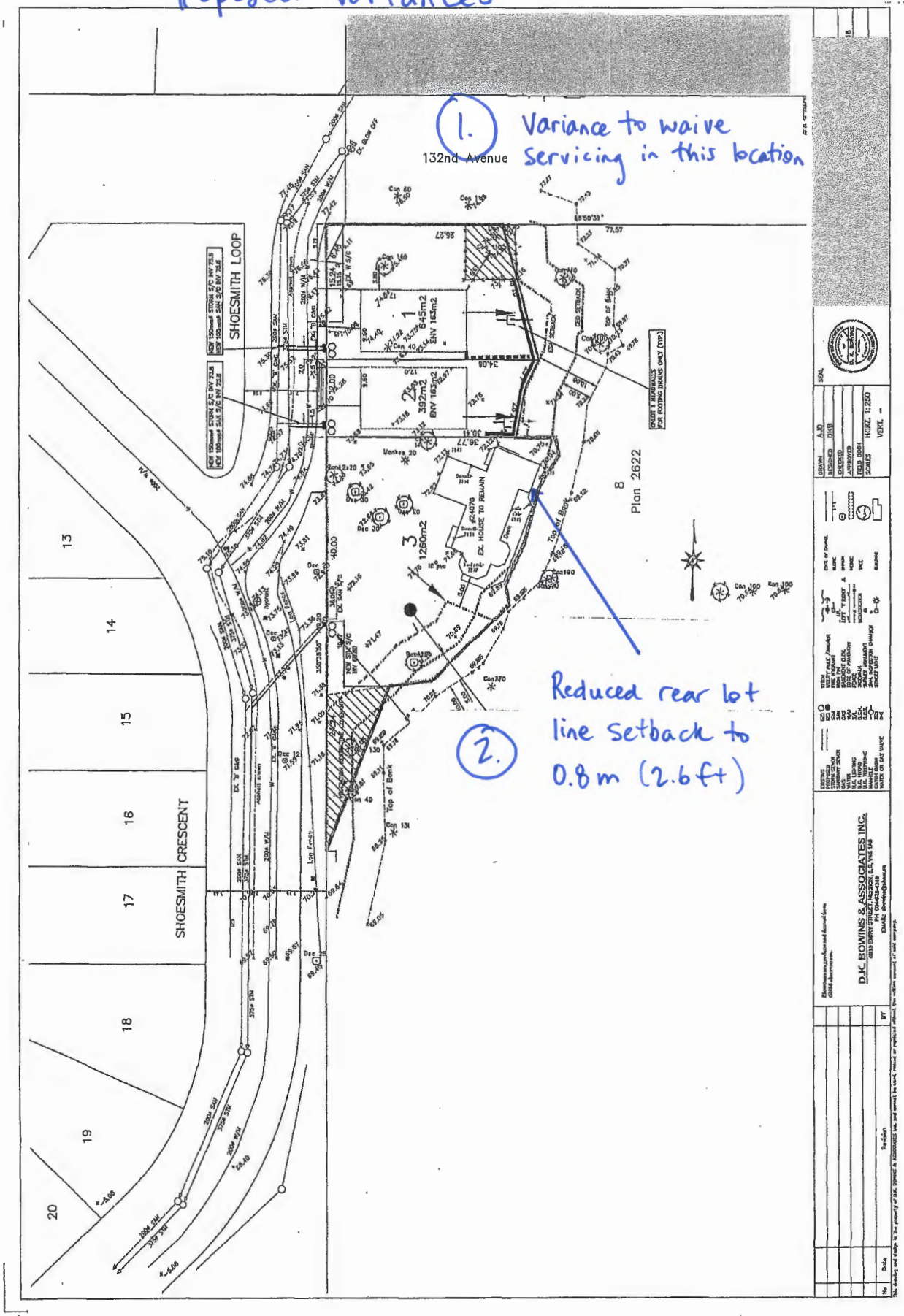
Vantage Land Surveying Ltd.
collimation@shaw.ca
FILE: 00208-S01A

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

The field survey represented by this plan was completed on the 30th day of March, 2012

Lorin Levac BCLS 881

Proposed Variances



MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 3, 2019
		FILE NO:	2019-017-DVP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Development Variance Permit**
10760 277 Street

EXECUTIVE SUMMARY:

Development Variance Permit application 2019-017-DVP has been received in conjunction with a Building Permit application to use the existing accessory building on the subject property, located at 10760 277 Street, to cultivate cannabis under a federal application for micro-cultivation with Health Canada. The requested variance is to:

1. Reduce the exterior side lot line setback requirement for a building or structure for Medical Marihuana, commercial production authorized under Federal legislation, from 60m to 30m.

As a legal agricultural commodity, Cannabis production is a new and contentious use. The current Council has received information about this use at two separate Workshop meetings. Council has clarified their position of recognizing the potential economic benefits that this use can have for the community while being concerned about the potential impacts cannabis production can have on adjacent properties.

A further Council Workshop on cannabis production is scheduled for September 10, 2019. It is anticipated that at this time Council will direct staff to establish conditions of use, and to commence Zoning Bylaw amendments in support of cannabis production and related activities. Until these changes are made, the existing provisions in the Zoning Bylaw will apply.

There have been signficant regulatory changes related to cannabis production by senior agencies. The Agricultural Land Commission has amended their position that the use is only permitted outright in soil based structures or in open field production. Municipalities now have the right to direct construction standards for buildings with poured concrete foundations. In addition, Metro Vancouver is involved with establishing emissions standards for this use. As a result, local governments now have greater opportunities to be proactive in ensuring that cannabis production facilities are compatible with adjacent users.

The property is located within the Agricultural Land Reserve, in a rural context, accessed off 277 Street where the entrance to the property is a gravel road, and a projected road on the north property line is unconstructed. The proposed setback exceeds the requirement for an interior side lot line. It is unlikely these roads will get constructed in the foreseeable future, therefore the intent of the Zoning Bylaw recommendations for side lot lines will be met. On this basis, it is recommended that Development Variance Permit 2019-017-DVP be approved. If this application is successful, the existing building will require a building permit for retrofits to minimize odours and emissions.

If Council forwards this application to the September 10 Council meeting for their decision, they will have received the Council Workshop presentation on cannabis production earlier in the day. Council may then consider if this proposal is consistent with their desired direction. This option will be discussed further in the Alternatives section of this report.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-017-DVP respecting property located at 10760 277 Street.

DISCUSSION:

a) Background Context

Applicant:		Robert B Boileau
Legal Description:		Lot 7, Section 8, Township 15, New Westminster District Plan 2798
OCP :		
Existing:		Agricultural
Proposed:		Agricultural
Zoning:		
Existing:		RS-3 (One Family Rural Residential)
Proposed:		RS-3 (One Family Rural Residential)
Surrounding Uses:		
North:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation	Rural Residential
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Rural Residential
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
Site Area:		6.45 ha. (16 acres)
Access:		277 Street
Servicing:		Rural

b) Project Description:

The subject property is approximately 16 acres (6.45 ha.) in size, is relatively flat and has several watercourses on site (see Appendix A). The subject property is bound by rural residential lots, on a no-thru road, with access off of a gravel extension of 277 Street. An existing dwelling is on the property, together with an accessory building.

The application is for the accessory building, for which a federal application has been made for micro-cultivation of cannabis with Health Canada. The subject variance is required to reduce the setback requirement for the exterior side lot line for a building or structure for Medical Marihuana, commercial production authorized under Federal legislation, from 60m to 30m.

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 6, Section 601, C.(17).(a.i): To reduce the setback to the exterior side lot line, from 60m to 30m.

The property is located in a rural area outside of the Urban Area Boundary, on a no-thru road, and is accessed off a gravel connection from 277 Street. A road right of way is located at the north property line, which is unconstructed. It is unlikely these road right-of-ways will get constructed in the foreseeable future. Therefore, it is recommended that Development Variance Permit 2019-017-VP be approved.

d) Interagency Implications:

- **Agricultural Land Commission.** The recent changes by the Agricultural Land Commission for cannabis production facilities have given municipalities jurisdiction over structures used for this purpose, provided these structures are not soil based. Local governments now have the ability to establish construction standards to minimize deleterious effects.

- **Metrovancouver.** A strategy to manage emissions for Cannabis production and processing facilities has been a recent initiative by MetroVancouver. This project is in its consultation phase An anticipated result will be bylaw amendments to regulate emissions standards for this use. This work will likely be completed in 2020.

e) Interdepartmental Implications:

If this application is successful, a Building Permit will be required to retrofit the existing accessory building that is intended for this purpose. The Building Department will establish conditions for issuance of a building permit, which will include methods for odour control.

f) Alternatives:

As noted, more work needs to be done with regulating Cannabis production, such as amending the Zoning Bylaw to recognize this use in light of changed Federal legislation. The September 10 Council Workshop will explore this matter more fully. Building Department staff will be in attendance to provide technical information on feasible construction methods to minimize the deleterious and nuisance effects of this industry. Council will have this information prior to making their decision later that day.

In the meantime, it should be noted that this application complies with the intent of the language of the Zoning Bylaw, to establish a minimum 30 metre interior side yard setback for cannabis production facilities. On this basis, this application is supportable.

g) Citizen 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 variance is supported for the reasons described above, therefore it is recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2019-017-DVP.

Prepared by: **Therese Melser**
Planning Technician

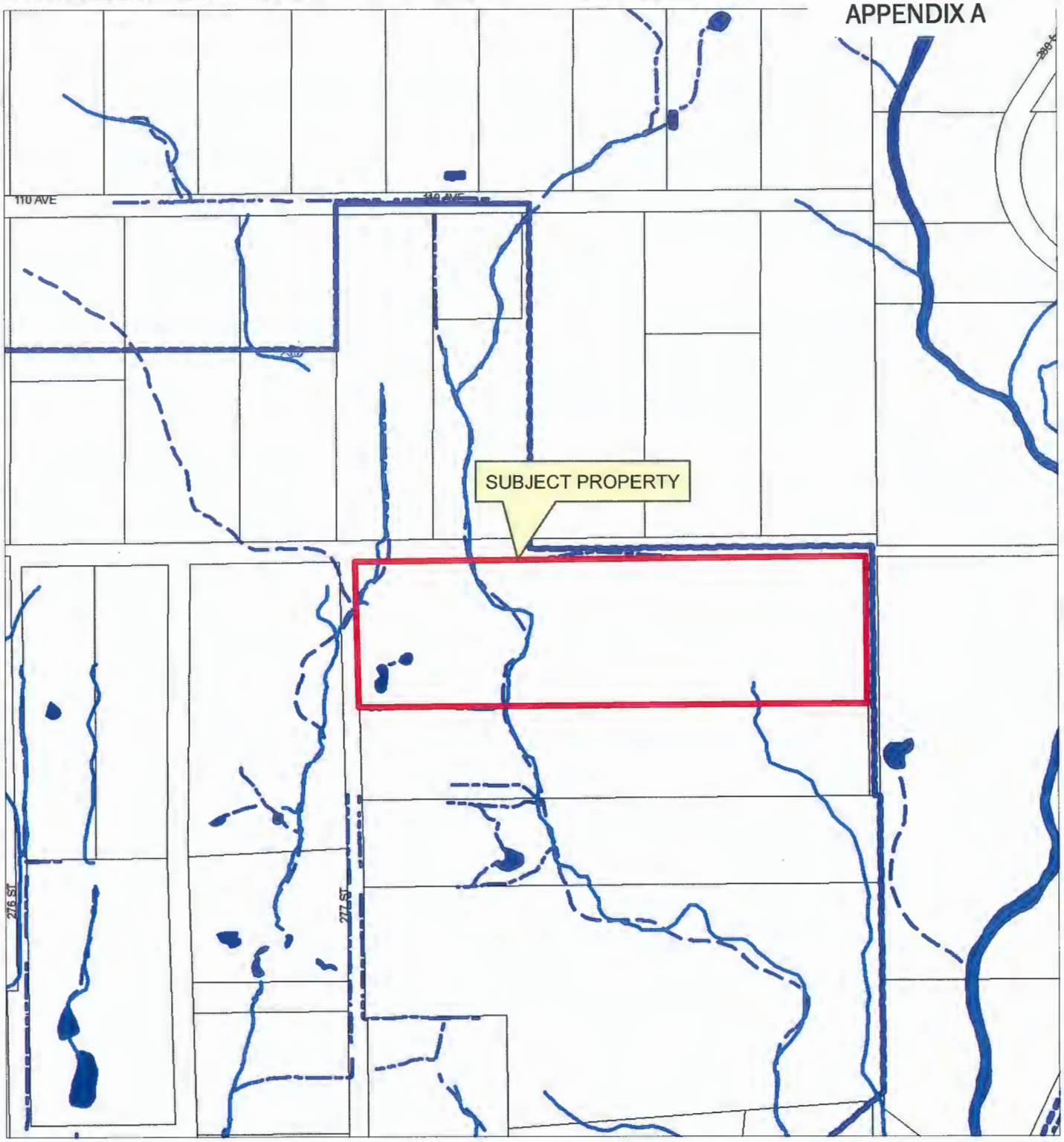
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

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

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Site plan showing location of existing accessory building intended for cannabis production.

APPENDIX A



N

Scale: 1:5,000

Legend

- Stream
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Indefinite Creek
- Lake or Reservoir
- Marsh
- River

10760 277 St

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

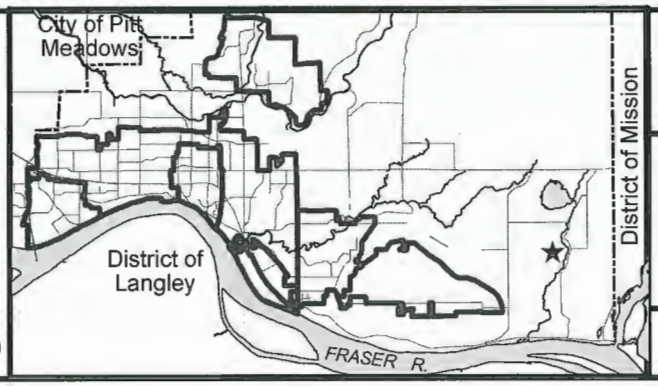
FILE: 2019-017-VP
DATE: Jan 16, 2019

BY: MC

APPENDIX B

N

Scale: 1:5,000



10760 277 St

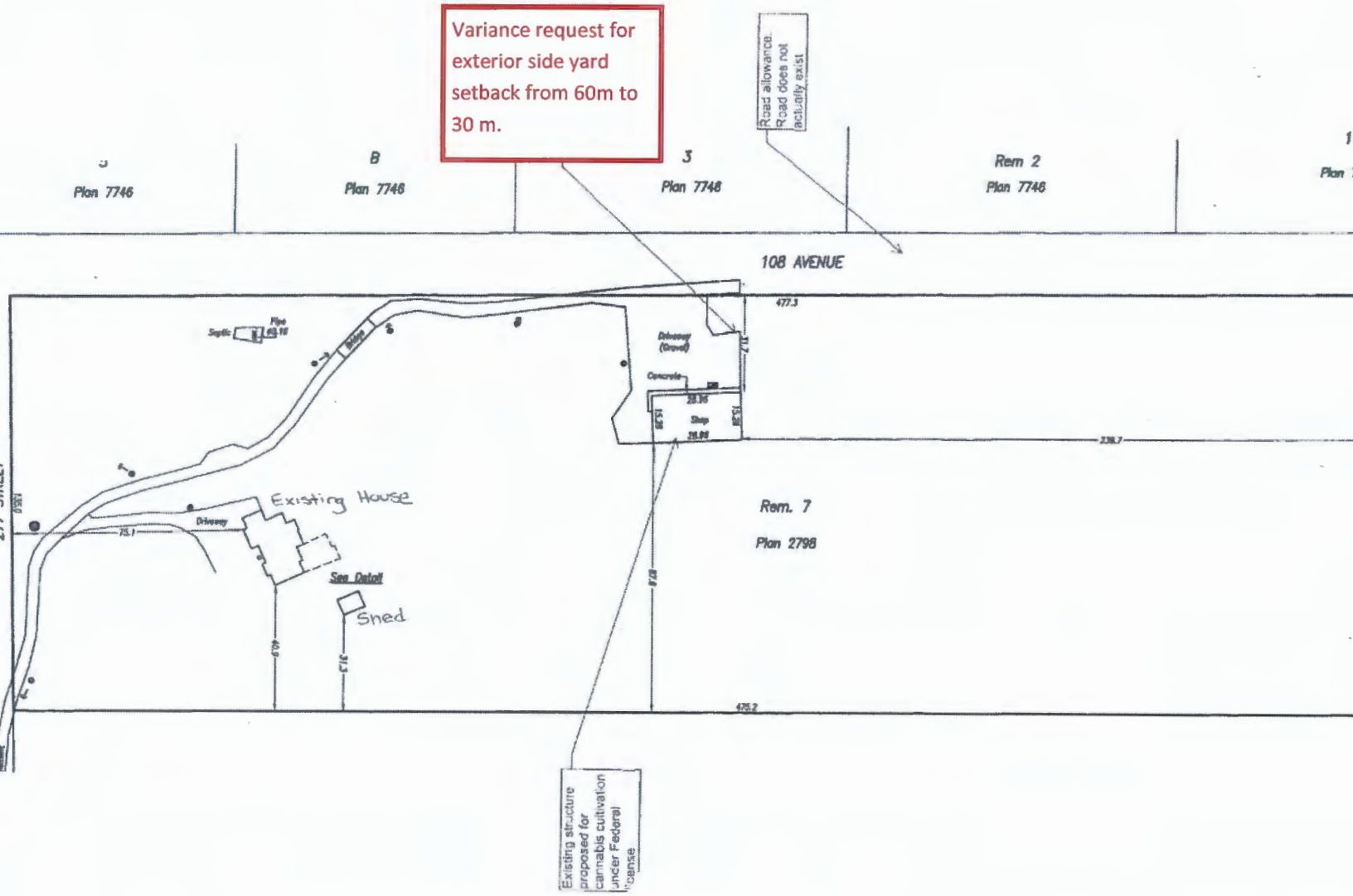
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-017-VP
DATE: Jan 16, 2019

BY: MC


Variance request for exterior side yard setback from 60m to 30 m.
Road allowance. Road does not actually exist
Plan 7746
B
Plan 7746
3
Plan 7746
Rem 2
Plan 7746
108 AVENUE
477.3
Driveway (Gravel)
Concrete
Shop
236.7
Existing House
Driveway
75.1
Sea Dabot
Shed
Rem. 7
Plan 2798
475.2
Existing structure proposed for cannabis cultivation under Federal license

MAPLE RIDGE
British Columbia

mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 3, 2019
		FILE NO:	2019-116-DVP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Development Variance Permit**
12040 240 Street

EXECUTIVE SUMMARY:

Development Variance Permit application (2019-116-DVP) has been received in conjunction with a rezoning application 2019-039-RZ for a mixed use Commercial/Apartment building. The requested variances are:

1. to increase the maximum building height from 7.5 metres to 8.53 metres for pitched roof architectural features of the proposed building;
2. to increase the second storey area from 50% of the first storey to 59.2% of the first storey;
3. to allow the two (2) required parking spaces for the Apartment Use and the one (1) required parking space for visitors not to be concealed; and
4. to reduce the required commercial parking of 1 space for every 30 m^2 of retail or personal service use by two (2) parking spaces from 41 to 39 spaces.

Council will be considering final reading for rezoning application 2019-039-RZ and the issuance of the form and character development permit application 2019-039-DP on September 3, 2019.

It is recommended that Development Variance Permit 2019-116-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-116-DVP respecting property located at 12040 240 Street.

DISCUSSION:

a) Background Context

Applicant:	Geoff Lawlor Architect, AIBC
Legal Description:	Lot: 20, Section: 22, Township: 12, Plan: NWP25968
OCP:	
Existing:	Estate Suburban Residential
Proposed:	Commercial
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	C-2 (Community Commercial)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Estate Suburban Residential
South:	Use:	Service Station
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial
East:	Use:	Residential
	Zone	RS-3 (One Family Rural Residential)
	Designation:	Agricultural (in the ALR)
West:	Use:	Shopping Centre
	Zone:	C-2 (Community Commercial)
	Designation:	Commercial

Existing Use of Property:	Residential
Proposed Use of Property:	Commercial with daycare and two apartments
Site Area:	0.607 Ha
Access:	240 Street
Servicing:	Urban Standard
Companion Applications:	2014-039-RZ, 2014-039-DP, 2014-039-VP & 2016-204-DP

b) Project Description:

The site is relatively flat with a slight depression along the north property line containing a watercourse. The property abuts the Agricultural Land Reserve to the east. The area in the vicinity of Dewdney Trunk Road and 240 Street (see Appendix A and B) is considered to be a Community Commercial Node. South of the subject property is an existing service station and across 240 Street is an existing shopping centre with a grocery store and restaurants.

The proposal (Appendix C) is to build a 2 storey mixed-use building with about 1,278 m^2 of ground floor retail space plus 152 m^2 for daycare use and a partial second storey with about 551 m^2 of office space and two 2-bedroom residential dwellings. The total floor area will be about 2,205 m^2.

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, 702 Community Commercial C-2, Section 6) a) is being varied to increase the maximum building height from 7.5 metres to 8.53 metres for pitched roof architectural features of the proposed building;

2. Maple Ridge Zoning Bylaw No 3510 - 1985, 702 Community Commercial C-2, Section 6) b) is being varied to increase the second storey area from 50% of the first storey to 59.2% of the first storey;

3. Maple Ridge Off Street Parking and Loading Bylaw No 4350-1990, Schedule A 1.0 Residential Uses d) is varied by allowing the two (2) required parking for the Apartment Use and the one (1) required parking space for visitors to be unconcealed; and

4. Maple Ridge Off Street Parking and Loading Bylaw No 4350-1990, Schedule A, 2.0 Commercial Uses, Item d) that requires 1 space for every 30 m^2 of retail or personal service use is reduced by two (2) parking spaces from 41 to 39 spaces.

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 variance as described in this report to the Zoning Bylaw and the Off Street Parking and Loading Bylaw is supported because they support the proposed building design and allow for more efficient use of the land for the required parking.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 201-039-DVP.

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

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

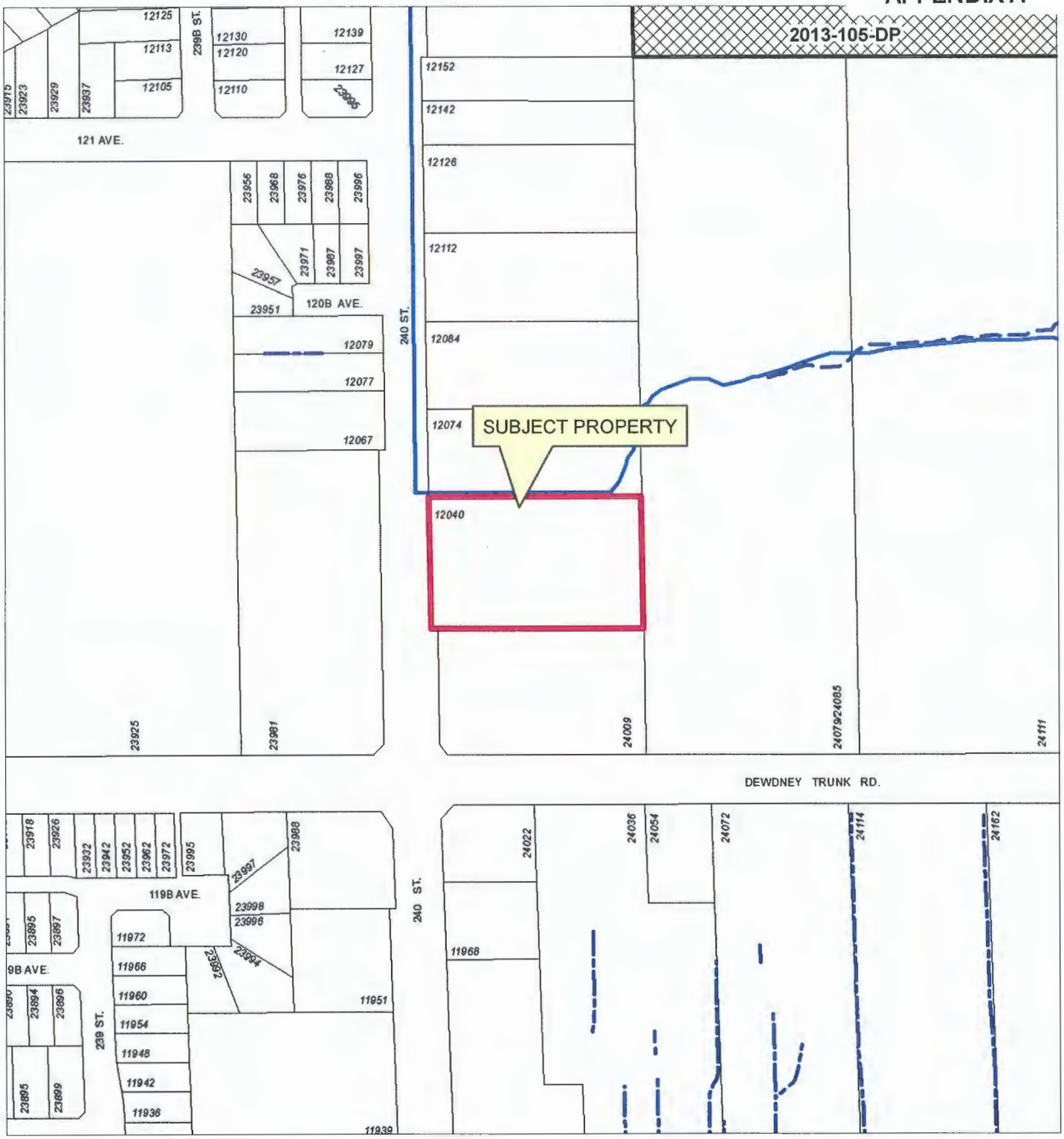
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

for *Concurrence:* **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Site Plan

APPENDIX A



N

Scale: 1:2,500

Legend

Active Applications (RZ/SD/DP/VP)

12040 240 St
PID 008-833-290

PLANNING DEPARTMENT

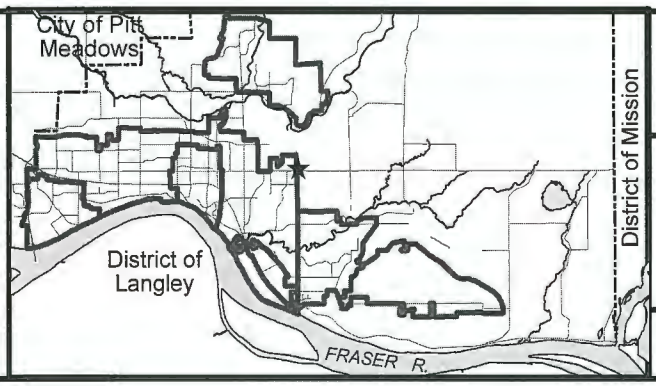
MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2019-116-VP
DATE: Apr 3, 2019

BY: MC

APPENDIX B

Scale: 1:2,500

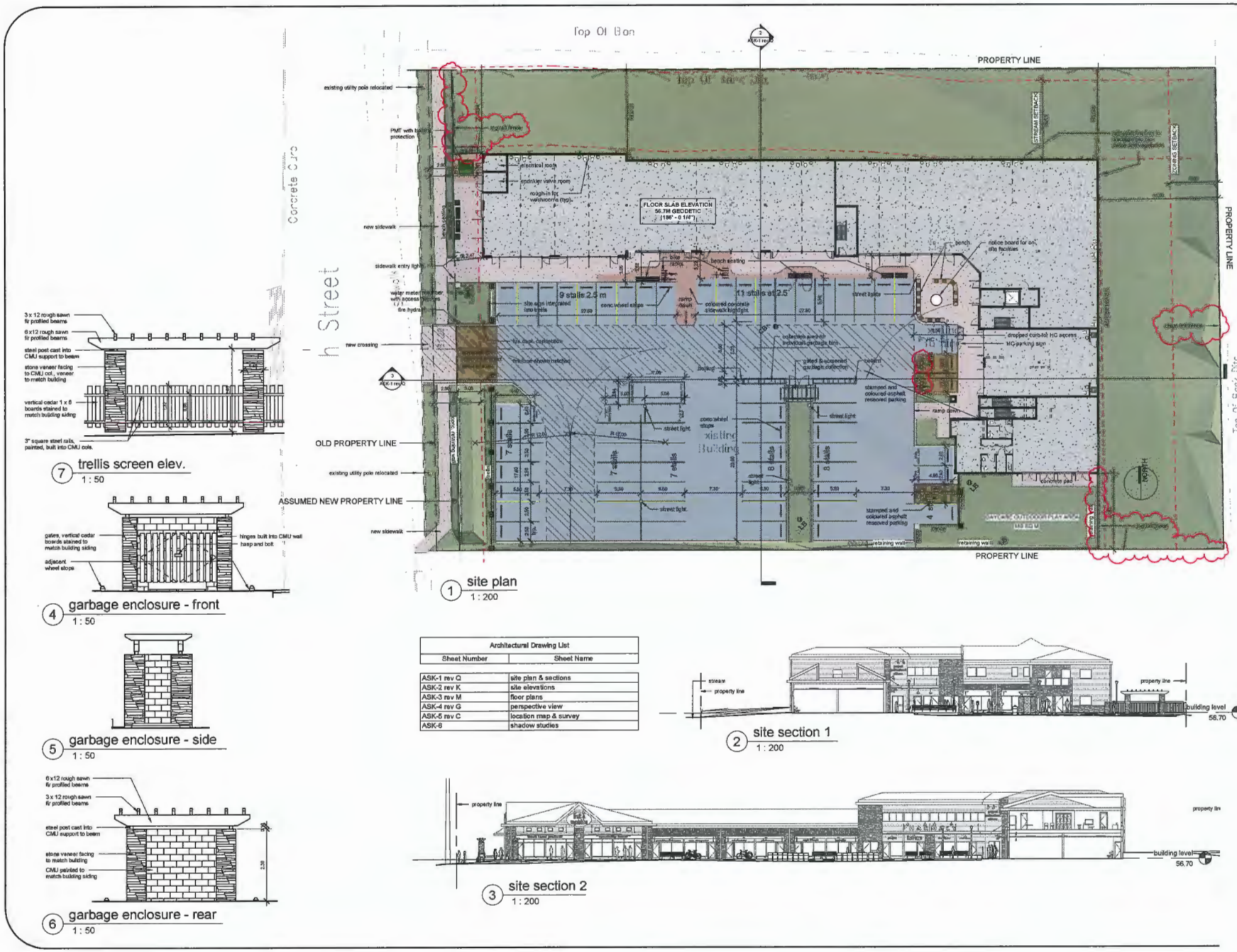


12040 240 St
PID 008-833-290

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2019-116-VP
DATE: Apr 3, 2019
BY: MC



1 site plan
1 : 200

7 trellis screen elev.
1 : 50

4 garbage enclosure - front
1 : 50

5 garbage enclosure - side
1 : 50

6 garbage enclosure - rear
1 : 50

Architectural Drawing List	
Sheet Number	Sheet Name
ASK-1 rev Q	site plan & sections
ASK-2 rev K	site elevations
ASK-3 rev M	floor plans
ASK-4 rev G	perspective view
ASK-5 rev C	location map & survey
ASK-6	shadow studies

2 site section 1
1 : 200

3 site section 2
1 : 200

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The General Contractor shall check and verify all dimensions and report errors and omissions to the architect. This drawing is not to be used for construction unless signed and sealed by the architect.

This design document or prepared study for the use of the party with which Geoff Lawler Architecture Inc. has entered into a contract with. No representation of any kind is made to any other party.

rev A, July 16/15
building model and site up-dates

rev B, July 28/15
design up-dates

rev C, Aug 18/15
parking reversed, building updates

rev D, Aug 25/15
parking adjusted
daycare outdoor play adjusted

rev E, Sept 17/15
2nd apartment added, general adjustments

rev F, Nov 18/15
grades adjusted to suit civil

rev G, Nov 25/15
renumbered ASK-1

rev H, March 16/16
scales changed to metric
site sections & views added
site details added

rev I, May 17/16
crossing on west side of 240th shown

rev J, July 15/16
trellis & sculpture added

rev K, Aug 16/16
location map added

rev J, Dec 5/16
design adjusted to suit 10m stream setback, project data added.

rev K, May 16/17
west side adjusted to suit new civil

rev L, Oct 5/17
ADP comments incorporated

rev M, Nov 15/17
garbage enclosure adjusted, adjacent small stalls changed to standard and aisle moved north 100mm

rev N, Jan 3/18
floor slab elev note corrected

rev O, Oct 1/18
art work replaced with notice board

rev P, March 29/19
off-site sidewalk altered

rev Q, Ap 25/19
log rail & chain link fences shown
'residential parking' lettering added

DP presentation
March 16/16

NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND COUNTERSIGNED BY THE ARCHITECT

architect

Architecture Inc.

project
Commercial / residential re-zoning proposal

Lot 20, Sec 22, Tp 12, NWD, Plan 25988
12040 240th Street, Maple Ridge, BC

drawing title
site plan and sections

seal

project # 13-104
drawing # ASK-1 rev Q
scale as shown
drawn by GDL
checked by

APPENDIX C

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 3, 2019
		FILE NO:	2014-039-DP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Development Permit**
12040 240 Street

EXECUTIVE SUMMARY:

Council considered rezoning application 2014-039-RZ and granted first reading for Zone Amending Bylaw No. 7089-2014 on June 10, 2013. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7397-2017 on November 14, 2017 and second reading for Zone Amending Bylaw No. 7089-2014 on November 14, 2017. This application was presented at Public Hearing on December 5, 2017 and Council granted third reading on December 5, 2017. The Director of Planning granted a 6 month extension to December 5, 2019. Council will be considering final reading for rezoning application 2014-039-RZ on September 10, 2019.

The proposal located at 12040 240 Street (Appendix A and B) is for a two storey mixed use commercial / office and residential building in the neighbourhood commercial area in the vicinity of Dewdney Trunk Road and 240 Street. There will be about 1,225 sq. m. of retail and 151 sq. m. for daycare on the ground level, 447 sq. m of office and two 2-bedroom apartments on the second level. Parking is at grade for all uses.

The setbacks to the north and the east are sufficient to allow for the area to the north to be enhanced to protect an existing creek and the rear portion of the site is sensitively landscaped to provide for stormwater management, bio filtration and buffering with the Agricultural Land Reserve on lands immediately to the east. An open space to the south is designed to have solar exposure and space suitable to accommodate a child play area if a daycare facility is one of the ground floor uses.

Two residential units are to be located on the second storey. Each has its own access stairwell and identified residential and visitor parking spaces.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2014-039-DP respecting property located at 12040 240 Street.

DISCUSSION:

a) Background Context:

Applicant:	Geoff Lawlor Architect, AIBC
Legal Description:	Lot: 20, Section: 22, Township: 12, Plan: NWP25968

OCP :

Existing:	Estate Suburban Residential
Proposed:	Commercial

Zoning:

Existing:	RS-3 (One Family Rural Residential)
Proposed:	C-2 (Community Commercial)

Surrounding Uses

North:	Use:	Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Estate Suburban Residential
South:	Use:	Service Station
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial
East:	Use:	Residential
	Zone	RS-3 (One Family Rural Residential)
	Designation:	Agricultural (in the ALR)
West:	Use:	Shopping Centre
	Zone:	C-2 (Community Commercial)
	Designation:	Commercial

Existing Use of Property:	Residential
Proposed Use of Property:	Commercial with daycare and two apartments
Site Area:	0.607 Ha
Access:	240 Street
Servicing:	Urban Standard
Companion Applications:	2014-039-RZ, 2014-039-DP, 2019-116-VP & 2016-204-DP

b) Project Description:

The site is relatively flat with a slight depression along the north property line containing a watercourse. The property abuts the Agricultural Land Reserve to the east. The area in the vicinity of Dewdney Trunk Road and 240 Street (see Appendix A and B) is considered to be a Community Commercial Node. South of the subject property is an existing service station and across 240 Street is an existing shopping centre with a grocery store and restaurants.

The proposal (Appendix C) is to build a 2 storey mixed-use building with about 1,278 sq. m. of ground floor retail space plus 152 sq. m. for daycare use and a partial second storey with about 551 sq. m. of office space and two 2-bedroom residential dwellings. The total floor area will be about 2,205 sq. m.

Two hard-surfaced pedestrian areas are provided. One is in front of the wing facing 240 Street and the other is on the inside corner of where the two wings meet, that will include bicycle racks.

There is lighting, shop signage and pedestrian weather protection integrated into the architecture. Landscaping plans, including a sign integrated with the architectural design and landscaping, bio-filtration, a naturalized area behind the building and an ALR buffer.

c) Planning Analysis:

This application has been assessed against the Key Development Concepts in OCP Section 8.5 Commercial Development Permit Area Guidelines as follows:

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.*

   Low and high section of the single storey portion combined with two storey areas articulates building mass. The building has partial street frontage with a community art wall.

2. *Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts*

   Separate pedestrian access to stores, the daycare and offices avoids conflicts with vericles

3. *Promote sustainable development with multimodal transportation circulation, and low impact building design.*

   The development allows bicycle, pedestrian and vehicular access without conflict. A bus route operates along Trunk Road a short distance away.

4. *Respect the need for private areas in mixed use development and adjacent residential areas.*

   The Development faces away from residential development to the north.

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.*

   The building reflects the established style of the adjacent commercial development on the west side of 240 Street without copying it. Proportions and materials are complementary.

d) Advisory Design Panel:

The application was submitted to the Advisory Design Panel on September 20, 2017. All comments (Appendix D) were satisfactorily addressed. The form and character of the project complies with the Commercial Development Permit Guidelines of the OCP.

e) Environmental Implications:

Watercourse Protection/Natural Feature Protection Development Permit was issued on August 12, 2019 and an Enhancement and Maintenance Agreement has been entered for a northern portion of the property for the existing creek. The siting of the building is the prescribed minimum distance and site landscaping, including the Agricultural Land Reserve buffer along the eastern portion of the site have been suitably coordinated.

f) Citizen/Customer Implications:

A Development Information Meeting was held on July 26, 2017 as required by policy. All identified issues have been addressed in the final plans attached to this report.

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of $55,076.00, and the security that has been collected is $55,076.00.

CONCLUSION:

This development forms part of a strengthening neighborhood commercial area in the vicinity of the intersection of 240 Street and Dewdney Trunk Road. It will increase the opportunity for area residents for their day-to-day shopping needs as well as creating more opportunities for business to establish, including daycare.

The form and character is in keeping with OCP guidelines and the overall development is sensitive to the watercourse to the north and achieves the required buffering with the Agricultural Land Reserve to the east. The two dwelling units will allow for vibrancy and improve the mix of housing types in this area of Maple Ridge.

It is therefore recommended that this application be favorably considered and the Corporate Officer be authorized to sign and seal Development Permit 2014-039-DP.

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

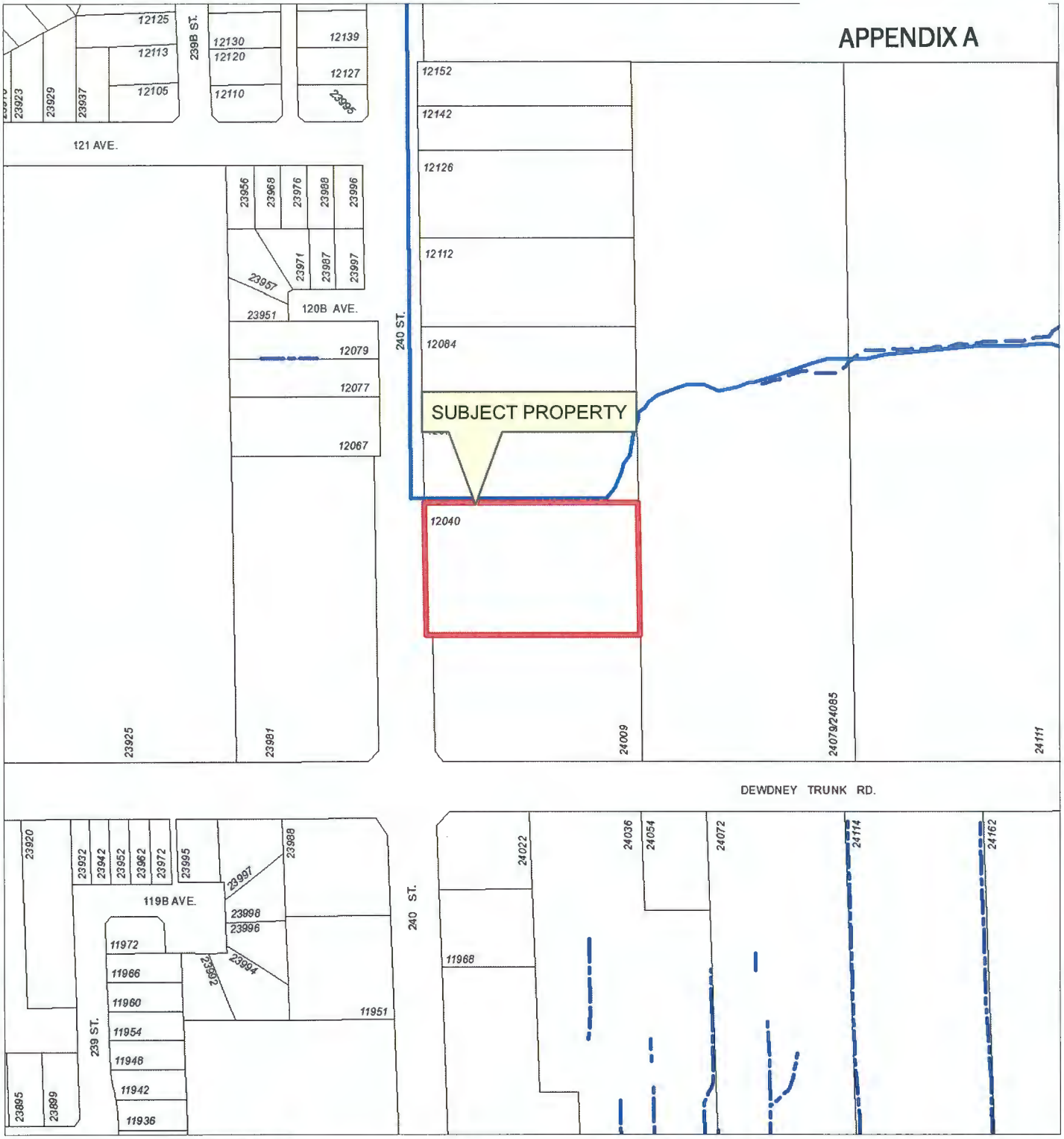
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

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

for *Concurrence:* **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject map
Appendix B – Ortho map
Appendix C – Architectural and Landscaping Plans
Appendix D – Advisory Design Panel comments



N

Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

12040 240 STREET

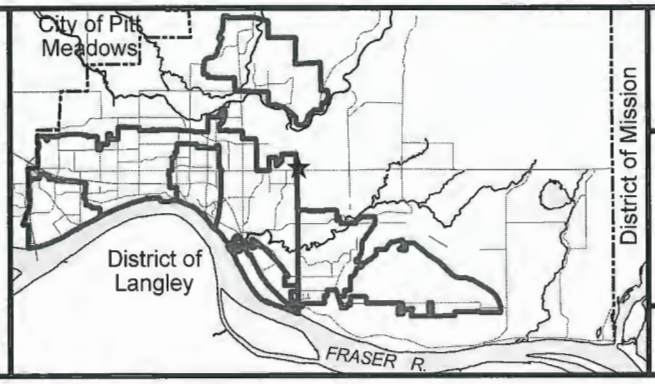
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2014-039-DP
DATE: Apr 20, 2016

BY: PC



N

Scale: 1:2,500

12040 240 STREET

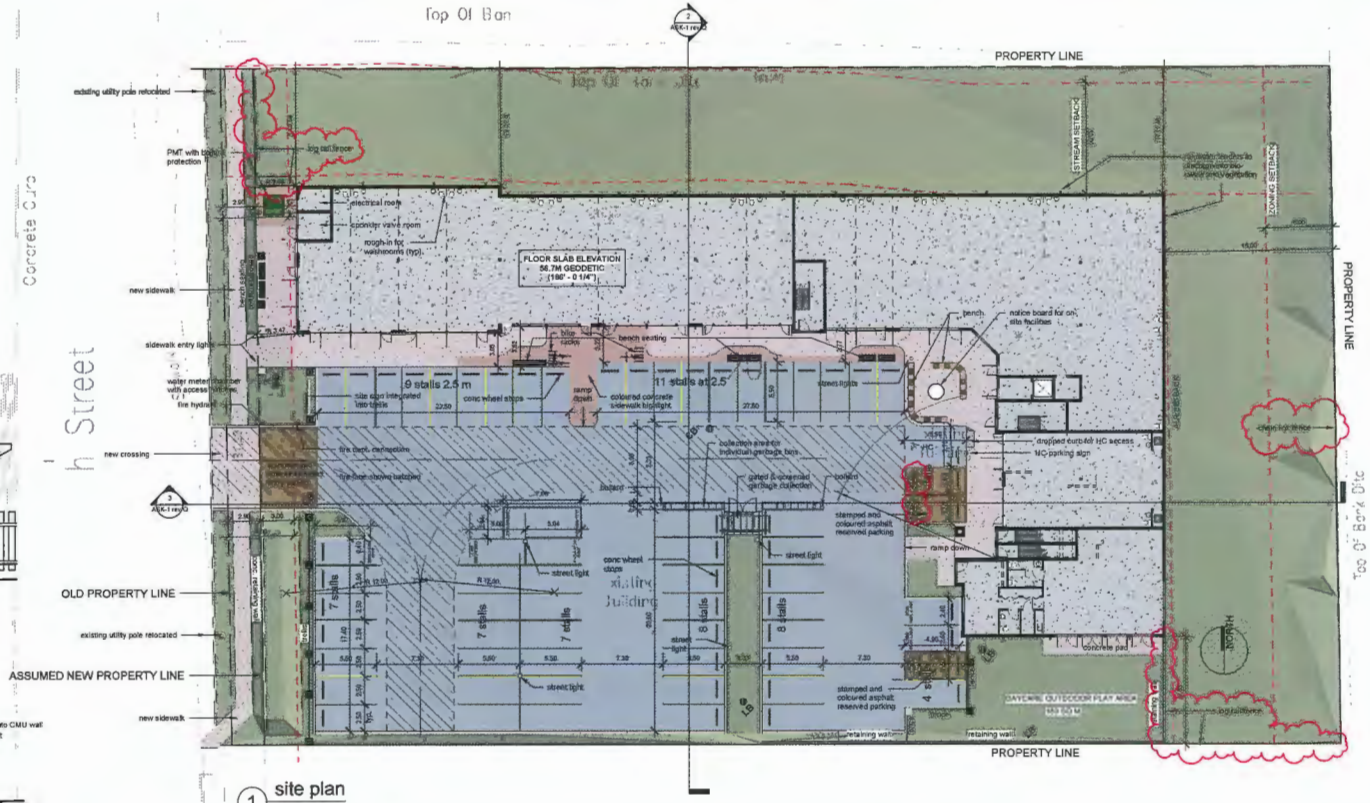
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2014-039-DP
DATE: Apr 20, 2016

BY: PC



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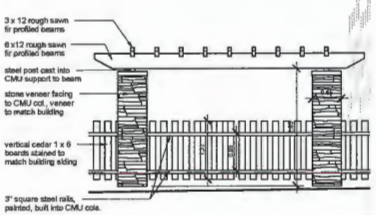
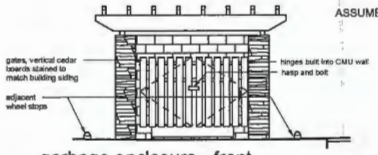
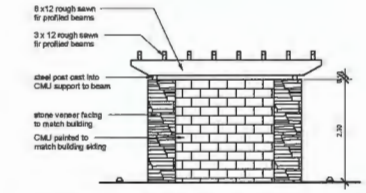


7 trellis screen elev.
1 : 50



4 garbage enclosure - front
1 : 50

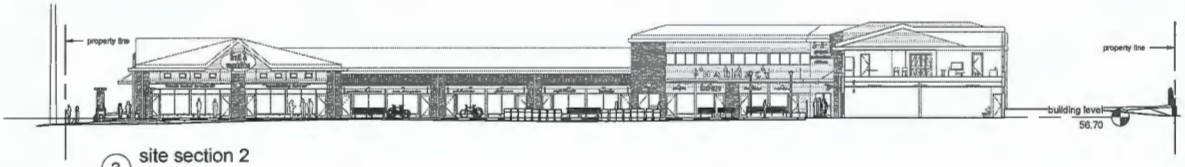
5 garbage enclosure - side
1 : 50



6 garbage enclosure - rear
1 : 50

Architectural Drawing List	
Sheet Number	Sheet Name
ASK-1 rev Q	site plan & sections
ASK-2 rev K	site elevations
ASK-3 rev M	floor plans
ASK-4 rev G	perspective view
ASK-5 rev C	location map & survey
ASK-6	shadow studies

2 site section 1
1 : 200



3 site section 2
1 : 200

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rev A, July 18/15
building model and site up-dates

rev B, July 28/15
design up-dates

rev C, Aug 18/15
parking reversed, building updates

rev D, Aug 25/15
parking adjusted
daycare outdoor play adjusted

rev E, Sept 17/15
2nd apartment added, general adjustments

rev F, Nov 18/15
grades adjusted to suit civil

rev G, Nov 25/15
renumbered ASK-1

rev H, March 16/16
scales changed to metric
site sections & views added
site details added

rev I, May 17/16
crossing on west side of 240th shown

rev J, July 11/16
trellis & sculpture added

rev K, Aug 18/16
location map added

rev J, Dec 5/16
design adjusted to suit 10m stream setback, project data added.

rev K, May 16/17
west side adjusted to suit new civil

rev L, Oct 5/17
ADP comments incorporated

rev M, Nov 15/17
garbage enclosure adjusted, adjacent small stalls changed to standard and aisle moved north 100mm

rev N, Jan 3/18
floor slab elev note corrected

rev O, Oct 1/18
art work replaced with notice board

rev P, March 26/19
off-site sidewalk altered

rev Q, Ap 25/19
log rail & chain link fences shown 'residential parking' lettering added

DP presentation
March 16/16

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arch/blvd

Architecture Inc.

project
Commercial / residential re-zoning proposal

Lot 20, Sec 22, Tp 12, NWD, Pl
12040 240th Street, Maple Ridge

drawing title
site plan and sections

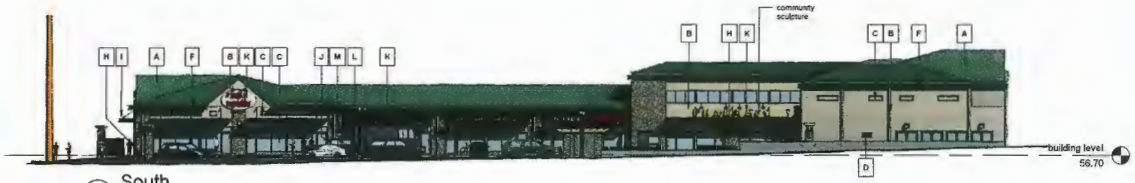
seal

project # 13-104
drawing #
scale as shown
drawn by ODL
checked by

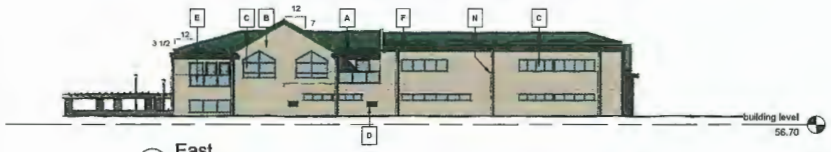
A1
rev Q

APPENDIX C

1 North
1 : 200



2 South
1 : 200



3 East
1 : 200

4 West
1 : 200

6 West with landscape
1 : 200

5 detail of south elevation
1 : 50

EXTERIOR FINISHES

A	prefinished metal roofing
B	painted cement fibre board siding 6" exposure
C	aluminum framed window
D	mech grille
E	painted aluminum guardrail with glass infill panels
F	metal fascia
G	screened mechanical equipment
H	cultured stone
I	painted steel canopy
J	steel RWL painted dark grey
K	store signage
L	painted lattice
M	light fixture
N	steel RWL painted to match siding

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rev A, July 16/15
building updates, landscape added

rev B, July 28/15
further building and landscape up-dates

rev C, Aug 18/15
parking reversed, building updates

rev D, Sept 17/15
2nd apartment added, general adjustments

rev E, Nov 18/15
grades adjusted to suit civil

rev F, Nov 25/15
re-numbered ASK-2

rev G, Nov 27/15
scales altered, detail added

rev H, March 16/16
scales changed to metric

rev I, July 11/16
trellis added

rev J, Aug 8/17
HVAC equip screened, landscape added

rev K, Oct 5/17
ADP comments incorporated

DP presentation
March 16/16

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architect

Geoff Lester Architecture Inc.
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cell: 778-855-4046
Richmond, B.C.
email: geoff@lesterarchitecture.com
V6X 3S8
web site: www.geoffleserarchitecture.ca

project
Commercial / residential
re-zoning proposal

Lot 20, Sec 22, Tp 12, NWD, Plan 25968
12040 240th Street, Maple Ridge, BC

drawing title
proposed C2 zoning

option 3
site elevations

seal

project # 13-104
drawing # ASK-2 rev K
scale as shown
drawn by GDL
checked by

Cultured Stone Veneer by
IXL
Eldorado Montecito Cliffstone

Cement fibre board siding:
painted
Ralph Lauren
Lamp Room Grey
RL 4347

Aluminum
window framing:
painted to
match roof

Roof:
Vicwest Pacific
Turquoise
QC 16078

Canopies & RWLs
paint to match
fascia

Fascias:
Vicwest Charcoal
QC 16078

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rev A, Aug 18/15
parking reversed, building updates

rev B, Sept 24/15
apartment added, general adjustments

rev C, Nov 25/15
re-numbered ASK-4

rev D, Nov 27/15
roof line adjusted

rev E, April 18/16
colours and materials added

rev F, July 11/16
trellis & sculpture added

rev G, Oct 5/17
ADP comments incorporated

DP presentation
March 16/16

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architect

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V6X 1B6
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email: geoff@lankoarchitecture.com
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project

Commercial / residential
re-zoning proposal

Lot 20, Sec 22, Tp 12, NWD, Plan 25968
12040 240th Street, Maple Ridge, BC

drawing title

option 3
perspective view

seal

project #	13-104
drawing #	ASK-4 rev G
scale	as shown
drawn by	GDL
checked by	

PLANT LIST					
Quantity	**Symbols**	**Botanical Name**	**Common Name**	**Size**	**Spacing**
7	A	Fagus sylvatica 'Dawyck'	Fastigiated Dawyck Beech	6cm cal B&B	as shown
4	B	Acer freemanii 'Armstrong'	Armstrong Red Maple	6cm cal B&B	as shown
8	C	Gleditsia triacanthos 'Inermis Skyline'	Thornless Skyline Honeylocust	6cm cal B&B	as shown
0	D	Cercidiphyllum japonica	Katsura	6cm cal B&B	as shown
0	E	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	5cm cal B&B	as shown
0	F	Pseudotsuga menziesii	Douglas Fir	3m High	as shown
2	G	Prunus 'Yedoensis Akebono'	Akebono Flowering Cherry	6cm cal B&B	as shown
4	H	Acer rubrum 'Armstrong'	Armstrong Maple	6cm cal B&B	as shown
	Shrubs & Others				
0	a	Azalea japonica 'Diamant Lachs'	Azalea	# 2 pot	as shown
4	b	Erica x darleyensis 'Mediterranean Pink'	Mediterranean Pink Heather	# 1 pot	as shown
25	c	Carex morrowii 'Aureovariegata'	Variegated Sedge	# 1 pot	as shown
0	d	Mahonia aquifolium 'Compacta'	Dwarf Mahonia	# 2 pot	as shown
4	e	Cornus sericea	Redtwig Dogwood	# 3 pot	as shown
0	f	Polystichum munitum	Western Sword Fern	# 2 pot	as shown
53	g	Festuca idahoensis	Bluebunch Fescue	# 1 pot	as shown
30	h	Prunus lusitanica	Portugal Laurel	# 3 pot	as shown
37	i	Rhododendron 'Mary Fleming'	Rhododendron	# 2 pot	as shown
0	j	Juncus ensifolius'	Dagger-leaf rush	# 1 pot	as shown
52	k	Rose meidiland 'Bonica'	Rose	# 2 pot	as shown
146	l	juncus acxuminatus	Tapered Rush	# 1 pot	as shown
96	m	Carex obnuptus	Slough Sedge	# 1 pot	as shown
28	n	Taxus x media 'Hicksii'	Hick's Yew	4' high, B&B	as shown
56	o	Buxus microphylla 'winter Gem'	Asian Boxwood	# 3 pot, 0.75m high	as shown
73	p	Helictotrichon sempervirens	Blue Oat Grass	# 1 pot	as shown
5	q	Iris sibirica 'Fight of Butterflies'	Siberian Iris	# 1 pot	as shown
58	r	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	5' high, B&B	as shown
5	s	Clematis armandi	Everygreen Clematis	# 3 pot	as shown

NOTES:

1. Maintain min. 2% slope away from building.

2. All plants and landscaep installion to conform to BCSLA Landscape Standards Latest Edition.

3. All growing medium to be tested by PSAI (604-273-8226) and amended accordingly if necessary, and to be tested again at Substantial Completion.

4. Minimum planting medium depths:
lawn-6"/150mm, 9" on slab
groundcover &
shrubs-18"/450mm, min 18" on slab

trees-12"/300mm, all around the rootball, 24" small trees on slab, 30" medium sized trees on slab
For detailed info see specifications

Growing medium shall conform to Level 1 Low Traffic Lawn Area, Trees and Large Shrubs (2L/ Table 6-3, 2012 BCLNA Standards)

5. All plant material shall meet minimum size requirements as indicated in plant list.

6. Trees planted in lawn areas to have 1 m dia. mulched ring.

7. Make sure twine around rootballs to be cut and removed to prevent gridling.

8. All propsoed trees should be planted min. 3 m away from building foundation or face of buildings or retaining walls.

9. Install min. 2" of composted bark mulch on all shrub beds after planting and rake smooth. Mulch to be "9.5mmscreened composted bark mulch".

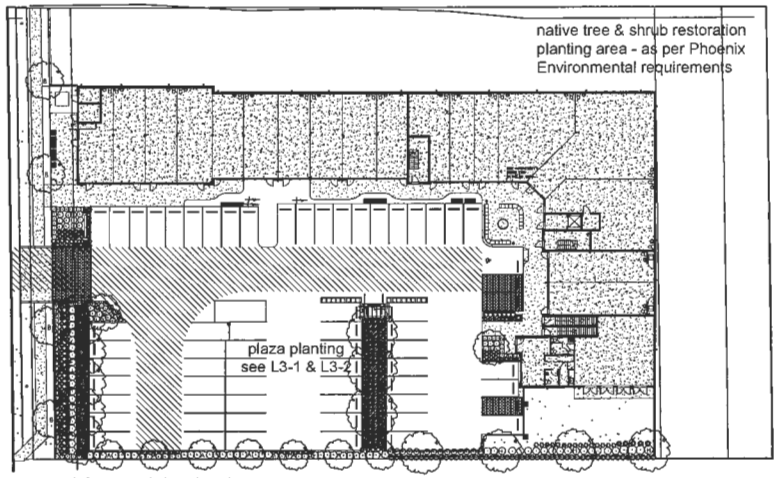
10. Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the Phytophthora ramorum virus (Sudden Oak Death).

11. Contractor to report any discrepancies in plant numbers immediately to Landscape Architect.

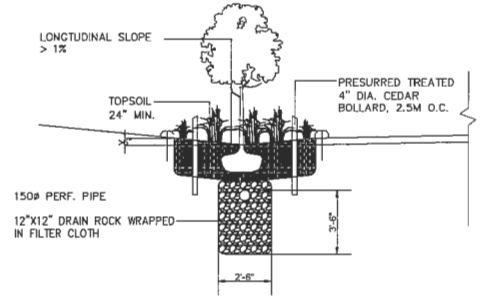
12. All on-site landscape to be irrigated with an automatic irrigation system.

13. Contractor shall aquire all information relating to underground utility lines, to avoid any damadge to these lines.

NOTE:
FOR DETAILED INFO ON PROPSOED FENCE, TRELLIS, BIKE RACK AND BENCH, SEE ARCHITECT'S DWGS.



LANDSCAPE KEY PLAN



BIO-SWALE/INFILTRATION TRENCH DETAIL

DATE	ISSUED FOR	REV
2017-NOV	DP SUBMISSION	0
2019-04-09	DP RE-SUBMISSION	A
2019-04-24	DP RE-SUBMISSION	B

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

Consultants

Civil
Ecology
Architectural
Structural
Mechanical
Electrical

Geoff Lawlor Architecture Inc.

Donald V. S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT
603 - 270 Eleventh Street
New Westminster BC
Canada V3M 6N9
778-791-4323
dvsdunctane@gmail.com

B
Revision

Project Leader D.Duncan
Drawn by D.Duncan

2014-039-RZ

MIXED USE DEV.
12040 - 240 Street
Maple Ridge, British Columbia
Canada

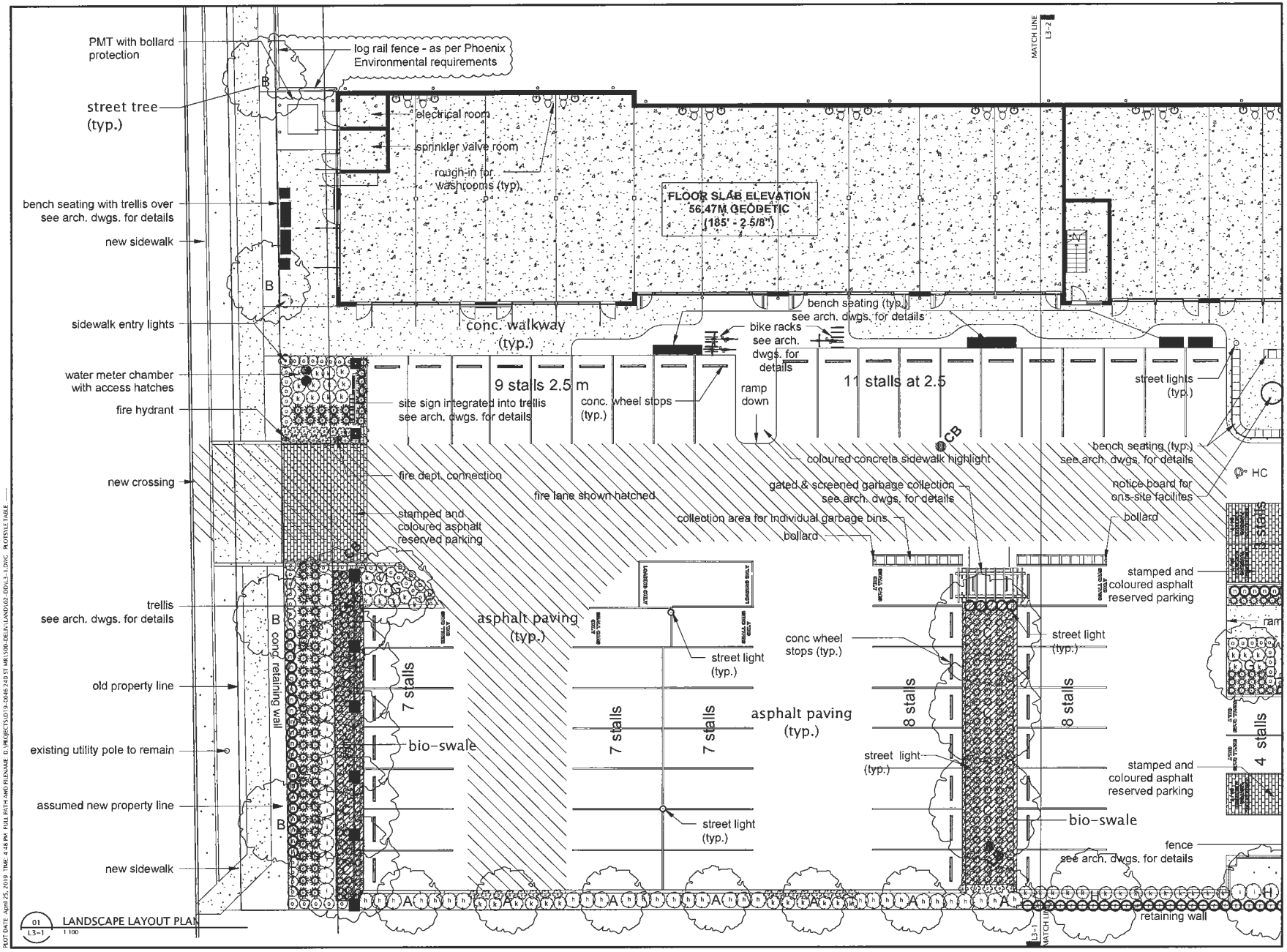
Drawing Title
INFORMATION

Check Scale (may be photo reduced) 0 1inch 0 10mm

Project No. 18-0046

Drawing No. L1-1

PLOT DATE April 25, 2019 TIME 4:41 PM FULL PATH AND FILENAME D:\PROJECTS\DVS-0046-240 ST MR\500-DELIV\LAND\02-00\L1-1.DWG PLOTSYLE TABLE ----



01 LANDSCAPE LAYOUT PLAN
L3-1 1:100

DATE	ISSUED FOR	REV
2017-NOV	DP SUBMISSION	0
2019-04-09	DP RE-SUBMISSION	A
2019-04-24	DP RE-SUBMISSION	B

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

The original design was prepared by JHL Design Group Inc. who retain copyright of the concept. Detailing provided by Donald V. S. Duncan.

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

Consultants

Civil
Ecology
Architectural
Structural
Mechanical
Electrical

Geoff Lawlor Architecture Inc.

DVSD Donald V. S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT
603 - 220 Eleventh Street
New Westminster BC
Canada V3M 6N9
778-791-4323
dvsduncan@gmail.com

B Revision

Project Leader D.Duncan
Drawn by D.Duncan

2014-039-RZ

MIXED USE DEV.
12040 - 240 Street
Maple Ridge, British Columbia
Canada

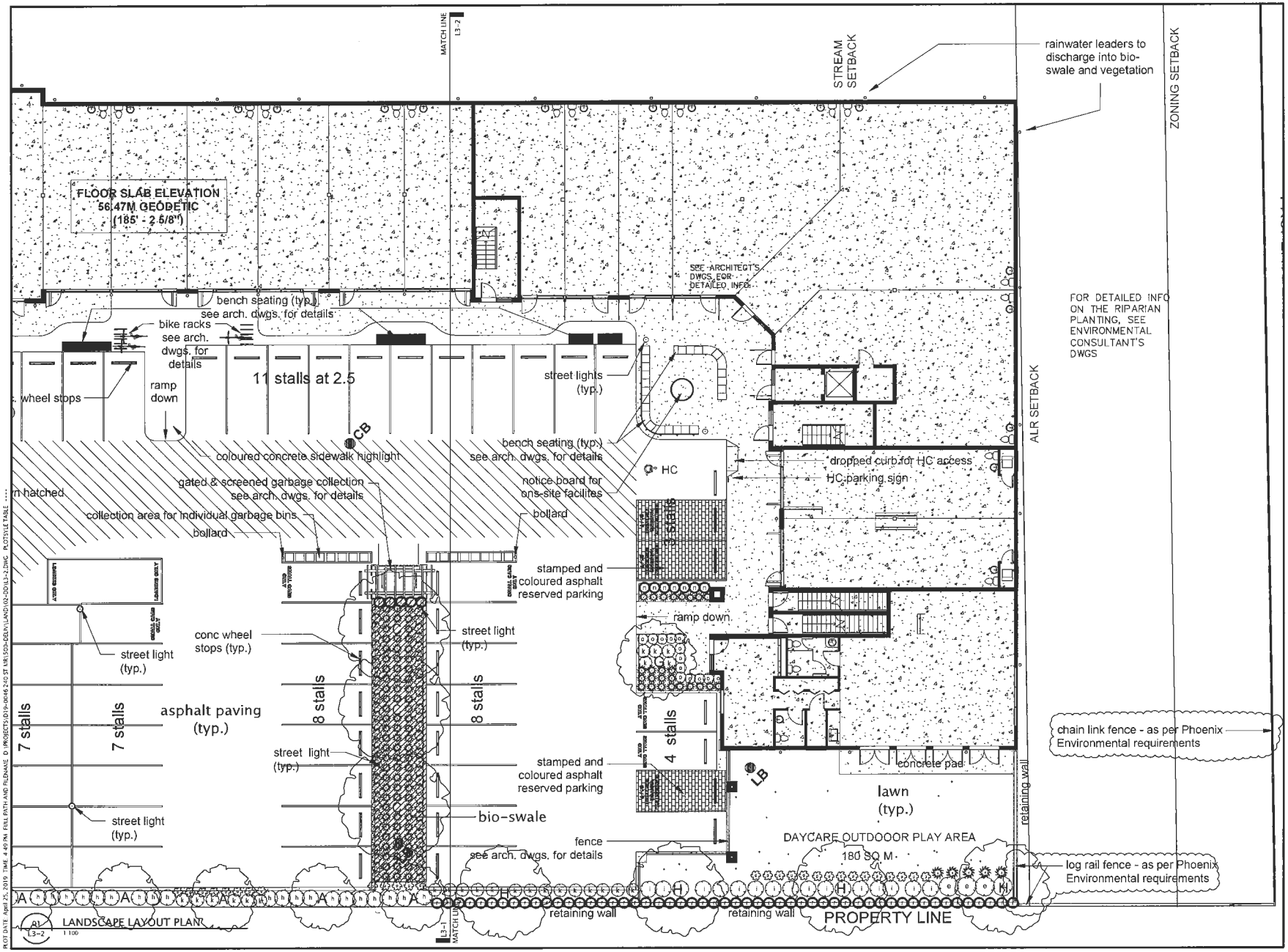
Drawing Title
LANDSCAPE

Check Scale (may be photo reduced) 0 1inch 0 10mm

Project No. 18-0046

Drawing No. L3-1

PLOT DATE April 25, 2019 TIME 4:48 PM FULL PATH AND FILENAME D:\PROJECTS\2019-0046-240 ST MR\90-DESIGN\LANDV02-RDV\L3-1.DWG PLOTSTYLE TABLE



L3-2 LANDSCAPE LAYOUT PLAN 1:100

DATE	ISSUED FOR	REV
2017-NOV	DP SUBMISSION	0
2019-04-09	DP RE-SUBMISSION	A
2019-04-24	DP RE-SUBMISSION	B

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

The original design was prepared by JHL Design Group Inc. who retain copyright of the concept. Detailing provided by Donald V. S. Duncan.

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

	Consultants
Civil Ecology Architectural Structural Mechanical Electrical	Geoff Lawlor Architecture Inc.

Donald V. S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT
603 - 220 Eleventh Street
New Westminster BC
Canada V3M 6N9
778-791-4323
dvsduncan@gmail.com

Revision	Project Leader D.Duncan Drawn by D.Duncan
B	

2014-039-RZ

MIXED USE DEV.
12040 - 240 Street
Maple Ridge, British Columbia
Canada

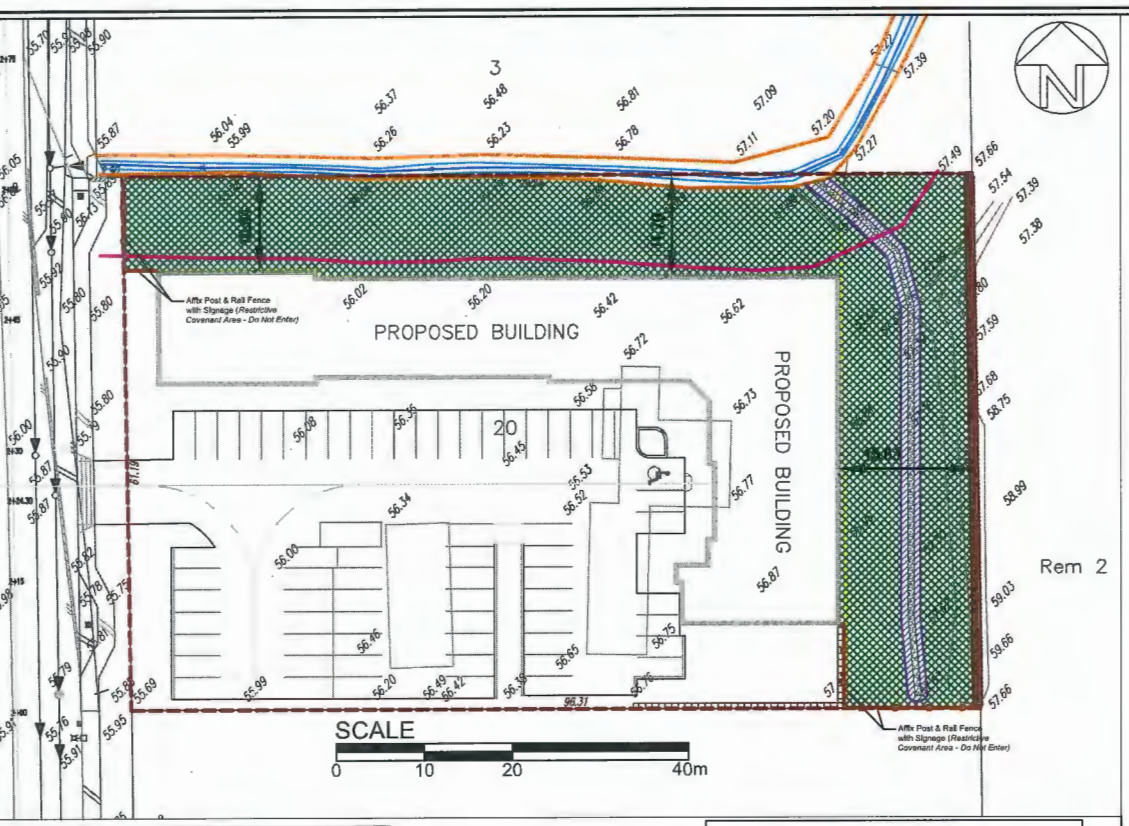
Drawing Title
LANDSCAPE

Check Scale (may be photo reduced) 0 1inch 0 10mm

Project No. 18-0046

Drawing No. L3-2

PLOT DATE April 25, 2019 TIME 4:49 PM FULL PATH AND FILENAME D:\PROJECTS\018-0046 240 ST MRS\DGN\LANDI\02-DWG\L3-2.DWG PLOTSTYLE TABLE



LEGEND:

- = Site Boundary
- = 240 Street Creek
- = Surveyed Top of Bank
- = High Water Mark from Detailed RAR
- = 10m Detailed RAR SPEA
- = Native Tree & Shrub Restoration Plan
- = Bioswale Planting
- = Log-Rail Fence (*with Signage stating Conservation Area - Do Not Enter*)
- = Chain-Link Fence (62m long); *to be installed along the east bounda*

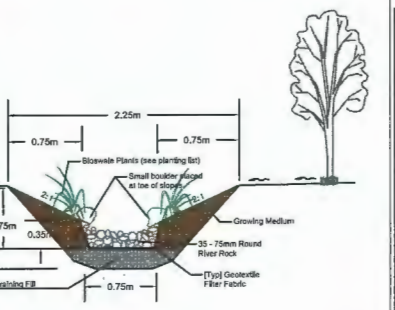
SPEA / BIOSWALE PLANT LIST:

Riparian Area Planting	Amount	Botanical Name	Common Na
Trees and Shrubs	45	Acer circinatum*	Vine Maple*
1,490 sq.m	15	Acer macrophyllum	Big Leaf Mapl
	15	Thuja plicata*	Western Red
	40	Salix lasiandra*	Pacific Willow
	25	Sorbus aucuparia	Mountain Ash
	25	Cornus nuttallii	Pacific Dogwo
	15	Pinus contorta	Shore Pine
	75	Cornus stolonifera	Red-Osier Do
	75	Rubus spectabilis*	Salmonberry*
	75	Sambucus racemosa	Red Elderber
	75	Symphoricarpus albus	Snowberry
	250	Polystichum munitum*	Western Swo
	150	Rosa nutkana	Nootka Rose
	880	**Species should be planted closer to channel*	
		within 2.5m of the proposed bioswale.	

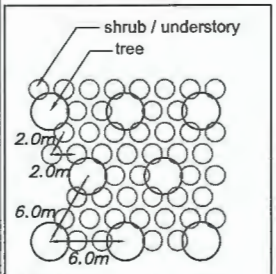
Planting Type	Amount	Botanical Name	Common Na
Bioswale	10	Symphoricarpus albus	Snowberry
98 sq.m	10	Vaccinium ovalifolium	Oval-leaf Blue
	10	Rosa gymnocarpa	Baldhip Rose
	10	Mohonia nervosa	Oregan Grape
	10	Gaultheria shallon	Salal
	25	Carex obnupta**	Slough Sedge
	25	Juncus effusus**	Common Rus
	100	*** Wetted plants to be placed along cobble/bo*	

Notes:

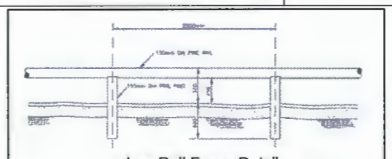
1. All landscape/planting operations are to comply with the *City of Maple Ridge Planting Requirements*.
2. Topsoil is to be placed in the planting areas, and be a minimum depth of 250mm.
3. A field visit should be conducted prior to planting to verify and flag planting areas. Plant locations may need species preferences, shade/sun tolerance. Phoenix Environmental is to be present on site to direct planting wo
4. All Invasive/Noxious species must be grubbed out and removed from the Site prior to plant Installation; Inva dump/composting site.
5. A 5 year maintenance program is required, and is to include annual monitoring, on-going invasive species r minumum of 90% shrub survival & 100% tree survival rate.
6. Any changes/alterations made to this planting plan must be approved by Phoenix Environmental Services L
7. ***NO TREES ARE TO BE PLANTING WITHIN 2.5m OF THE PROPOSED BUILDING - SHRUBS ONLY.***
8. ***HIGH-VISIBILITY TEMPORARY PROTECTION FENCING MUST BE INSTALLED ALONG CONSERVATI ANY CONSTRUCTION OCCURRING TO PREVENT ENCROACHMENT / DISTURBANCE.***



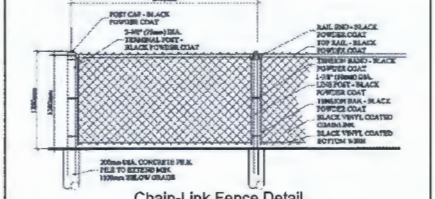
Bioswale Detail
n.t.s.



[Typ.] Plant Layout Diagram
n.t.s.



Log-Rail Fence Detail
n.t.s.



Chain-Link Fence Detail
n.t.s.

Restoration Planting & ALR Buffer Pl

Manjit Sekhon
Commercial Development
12040 240th Street, Maple Ridge

DATE: OCT.30.2017	DRAWN BY: NGL	SCALE: As Shown	DWG: 120

Appendix D

Advisory Design Panel Comments September 20, 2017

It was moved and seconded
That the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:
Landscape Comments

1. Provide more trees at bioswale and a perimeter planting bed at south perimeter.
2. Provide details of the enclosed garbage enclosure, coordinate appropriately with the architecture of the building.
3. Confirm trees in medians will get 10 cubic meters of soil or be supplemented with structural soil.
4. Consider different paving material, especially at entry, and consider banding in other areas.
5. Resolve trellises in conflict with bioswale location.
6. Provide buffer between seating area and parking.
7. Provide wheel stops at parking to walk ways.
8. Emphasize pedestrian main entrance to the development with architectural elements.
9. Delete tree at the location of the proposed community art.
10. Provide guard rail for fence on retaining wall where wall height exceeds two feet.
11. Consider adding landscape island or drop-off area for loading close to the loading space.
12. Provide rain water leaders at the north and east side of the building.
13. Consider removing concrete retaining wall along front lot line if possible.
14. Differentiate the residential parking from the commercial parking through different surface treatment, landscaping, etc.

Architectural Comments:

15. Review garbage and recycling requirements.
15. Provide let down or access from loading area to store fronts.
16. Provide landscape or street furniture for paved area in front of day care.
17. Address the corner of the building on the community area (daycare) side to match the entry drive corner.

CARRIED

Panel comment:
If community area will be used for daycare then consider 8 foot high fence as an extension to the retaining wall and provide detailed design of the outdoor play area.

Note: All above were resolved through staff.

MAPLE RIDGE
British Columbia

mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 3, 2019
		FILE NO:	2018-141-DP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Intensive Residential Development Permit**
10102 242B Street and 10107 243 Street

EXECUTIVE SUMMARY:

The subject properties are zoned R-3 (Special Amenity Residential District). An application was made to consolidate the hooked vacant portion of lot 22 with lot 19, proposing to subdivide into three new R-3 (Special Amenity Residential District) lots. The subject Intensive Residential DP application is accompanying the subdivision application 2018-141-SD, and is in compliance with the key guideline concepts in chapter 8.8 of the Official Community Plan.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2018-141-DP respecting property located at 10102 242B Street and 10107 243 Street.

DISCUSSION:

a) Background Context:

Applicant:	Dennis Marchand
Legal Description:	Lot 22, Section 3, Township 12, New Westminster District Plan BCP23558 Lot 19, Section 3, Township 12, New Westminster District Plan EPP44961
OCP :	
Existing:	MRES (Medium Density Residential)
Proposed:	MRES (Medium Density Residential)
Zoning:	
Existing:	R-3 (Special Amenity Residential District)
Proposed:	R-3 (Special Amenity Residential District)

Surrounding Uses:

North:	Use:	Vacant
	Zone:	RS-3 (one Family Rural Residential)
	Designation	Conservation
South:	Use:	Single Family Residential
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Medium Density Residential

East:	Use:	Vacant
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Medium Density Residential
West:	Use:	Single Family Residential
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Medium Density Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Site Area:	approx. 406m2 and 315m2
Access:	lane access
Servicing:	pre-existing

b) Project Description:

An application was made to consolidate the hooked vacant portion of lot 22 with lot 19, proposing to subdivide into three new R-3 (Special Amenity Residential District) lots. The subject properties are pre-zoned, and the subject Intensive Residential DP application is accompanying the subdivision application 2018-141-SD. The subject properties are vacant, but pre-serviced, at the end of an existing Intensive Residential neighbourhood block.

c) Planning Analysis:

The subject properties are pre-zoned R-3 (Special Amenity Residential District) lots. The property located at 10101 243 Street is a vacant lot, and the hooked portion of 10102 242B Street is also vacant. The applicant has consent from the owners of the hooked portion to apply for subdivision, to subdivide into three new lots identical to the existing streetscape.

An Intensive Residential Development Permit is required for all new intensive residential development of land designated *Urban Residential* on Schedule B of the OCP, or intensive residential development in an area with an Area Plan. Residential development at densities greater than 30 units per net hectare, that is typically zoned R-3 (Special Amenity Residential District) is considered as intensive residential.

Applications will be assessed against the following Key guideline concepts;

1. Neighbourhood cohesiveness and connectivity should be maintained through the design of varied yet compatible buildings, in materials used and in architectural styles, in landscapes and in recreational areas, and by facilitating a range of transportation choices.
2. A vibrant street presence is to be maintained through a variety of housing styles, by maintaining street parking and by directing garage structures and off-street parking to the rear of a property accessible by a lane.

The design of the proposal is cohesive to the existing neighbourhood, and in compliance with current market standards, where Staff can support the application. A preliminary comment was noted that the submitted drawings do not include all the Building Elevations, however the datasheet details shows compliance and therefore the applicant is noted to ensure that Building Permit submission is in compliance with the Zoning Bylaw, such as the Highest Building Face as described in Section 403(9) of the Zoning Bylaw, and the Off Street Parking Bylaw.

The proposed corner lot cannot meet the current visual clearance regulation and driveway location in the Zoning Bylaw, and therefore cannot fit a garage. The applicant is aware and is proposing two parking pads on the corner lot, no off-street parking building.

d) Citizen/Customer Implications:

Through the subdivision application, all legal representatives, such as owners and mortgage holder, are required to sign off on the subdivision plan and required legal documents to be able to register the subdivision at Land Title Office. The applicant's legal counsel is coordinating as such.

CONCLUSION:

The proposed Intensive Residential Development is supported, and it is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal 2018-141-DP respecting properties located at 10102 242B Street and 10107 243 Street.

Prepared by: **Therese Melser**
Planning Technician

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

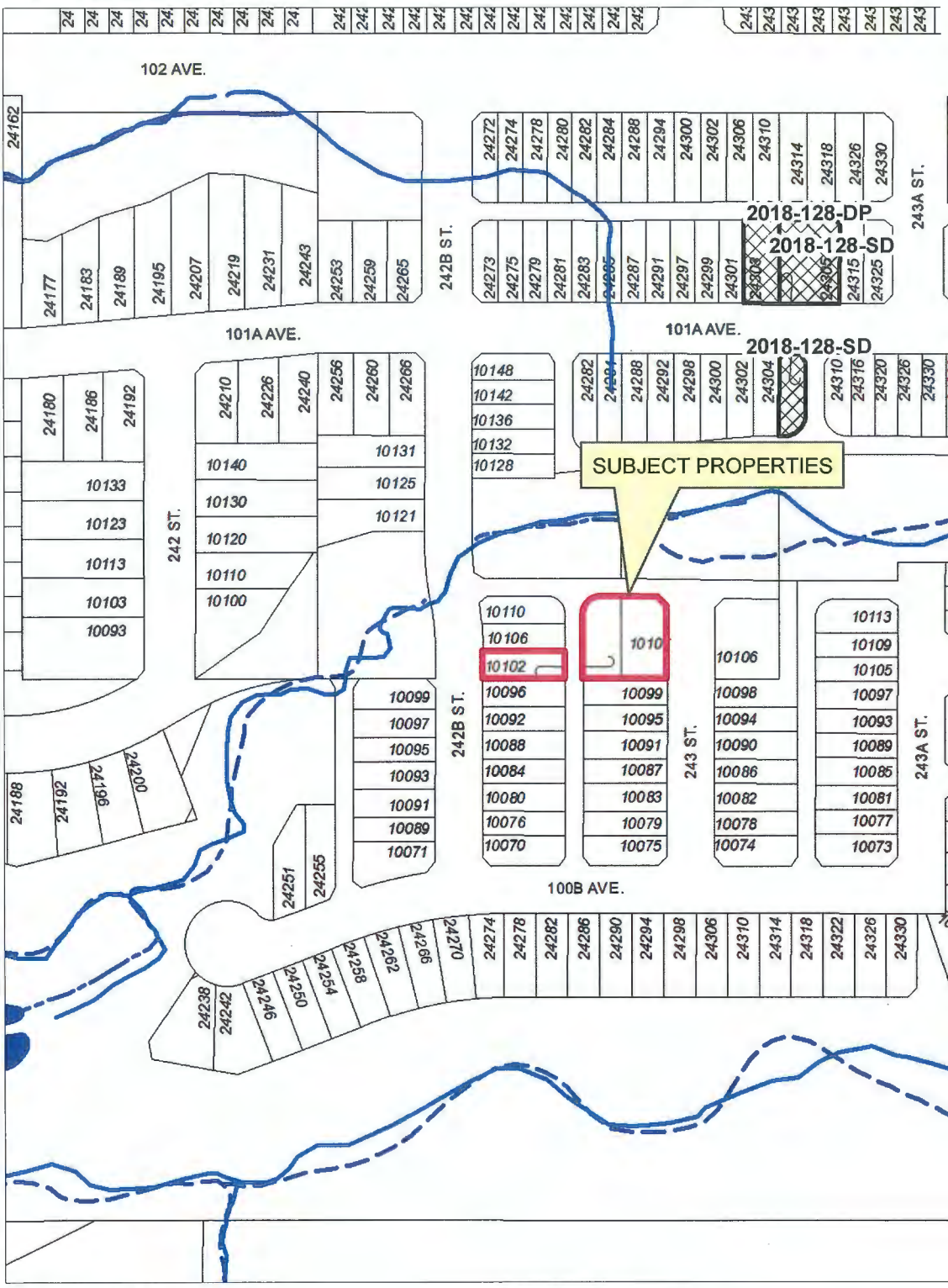
per *Approved by:* **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Site Plan

APPENDIX A



N

Scale: 1:2,000

Legend

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

10102 242B Street
10107 243 Street

PLANNING DEPARTMENT

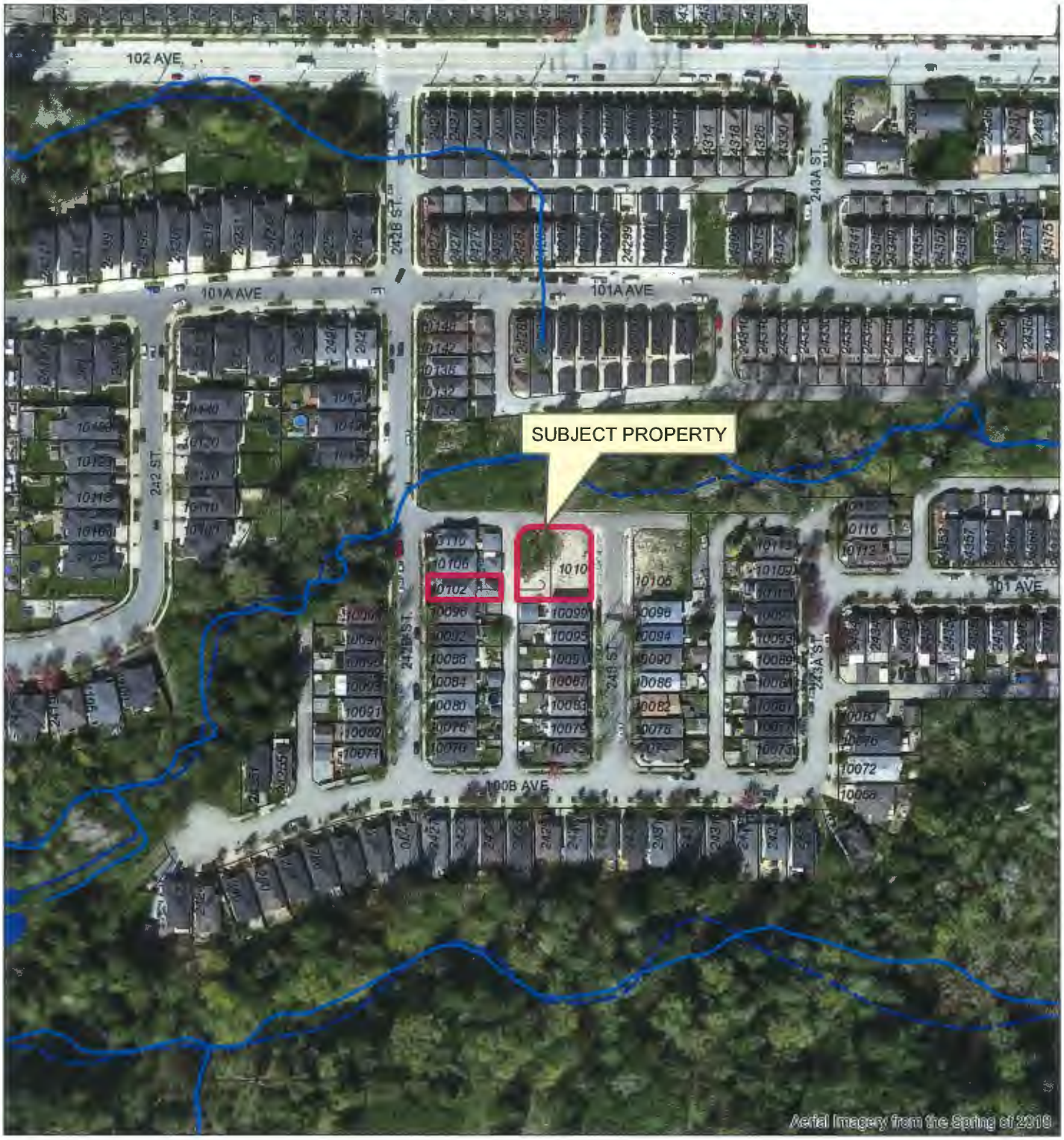
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2018-141-DP
DATE: Apr 26, 2019

BY: LP

APPENDIX B



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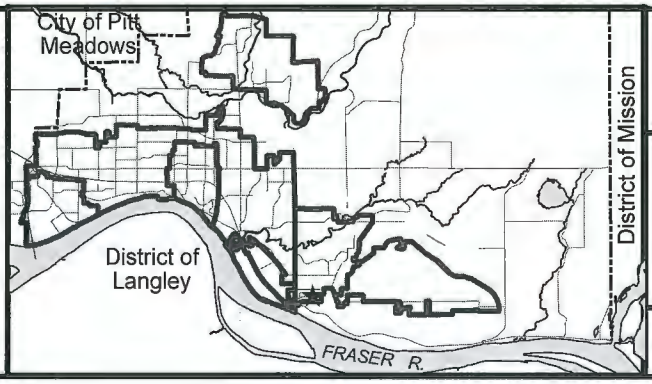


10102 242B St & 10107 243 St

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2018-141-DP
DATE: Apr 26, 2019

BY: MC

ZONING - R-3 - LOT 3

PRINCIPAL BUILDING - 11.0m MAXIMUM HEIGHT PERMITTED
ACTUAL - 9.71m
DETACHED PARKING - 4.9m MAXIMUM HEIGHT PERMITTED
ACTUAL - 4.77m
HIGHEST BUILDING FACE - 7.0m MAXIMUM
BUILDING COVERAGE - ALL BUILDINGS & STRUCTURES - 50% MAXIMUM
ACTUAL - 49.77%
PRINCIPAL STRUCTURE FOR LOTS WITH A REAR LANE: SETBACKS
FRONT - 5.0m ACTUAL - 5.15m
REAR - 11.0m ACTUAL - 11.05m
LEFT - 1.2m ACTUAL - 1.22m
RIGHT - 1.2m ACTUAL - 1.20m
FLANKING STREET - 2.0m ACTUAL - N/A

DETACHED GARAGE:
FLANKING SIDE STREET - 2.0m ACTUAL - N/A
FRONT PROP. LINE - 11.0m ACTUAL - 21.02m
LANE / REAR PROP. LINE - 0.45m ACTUAL - 0.45m
INTERIOR SIDE PROP. LINE - 0.45m ACTUAL - 0.56
OTHER SIDE PROP. LINE - 2.0m ACTUAL - 2.55m
SEPERATION B/T PRINCIPAL RES. USE - 4.5m ACTUAL - 4.58m

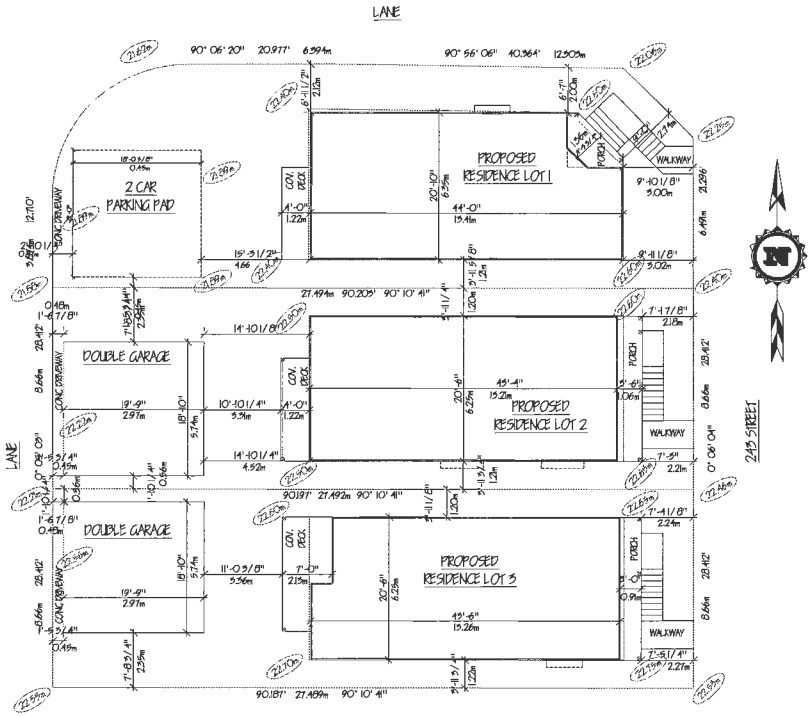
ZONING - R-3 - LOT 2

PRINCIPAL BUILDING - 11.0m MAXIMUM HEIGHT PERMITTED
ACTUAL - 9.40m
DETACHED PARKING - 4.9m MAXIMUM HEIGHT PERMITTED
ACTUAL - 4.77m
HIGHEST BUILDING FACE - 7.0m MAXIMUM
BUILDING COVERAGE - ALL BUILDINGS & STRUCTURES - 50% MAXIMUM
ACTUAL - 49.64%
PRINCIPAL STRUCTURE FOR LOTS WITH A REAR LANE: SETBACKS
FRONT - 5.0m ACTUAL - 5.25m
REAR - 11.0m ACTUAL - 11.05m
LEFT - 1.2m ACTUAL - 1.22m
RIGHT - 1.2m ACTUAL - 1.20m
FLANKING STREET - 2.0m ACTUAL - N/A

DETACHED GARAGE:
FLANKING SIDE STREET - 2.0m ACTUAL - N/A
FRONT PROP. LINE - 11.0m ACTUAL - 21.00m
LANE / REAR PROP. LINE - 0.45m ACTUAL - 0.45m
INTERIOR SIDE PROP. LINE - 0.45m ACTUAL - 0.56
OTHER SIDE PROP. LINE - 2.0m ACTUAL - 2.55m
SEPERATION B/T PRINCIPAL RES. USE - 4.5m ACTUAL - 4.55m

ZONING - R-3 - LOT 1

PRINCIPAL BUILDING - 11.0m MAXIMUM HEIGHT PERMITTED
ACTUAL - 9.49m
DETACHED PARKING - 4.9m MAXIMUM HEIGHT PERMITTED
ACTUAL - N/A
HIGHEST BUILDING FACE - 7.0m MAXIMUM
BUILDING COVERAGE - ALL BUILDINGS & STRUCTURES - 50% MAXIMUM
ACTUAL - 40.70%
PRINCIPAL STRUCTURE FOR LOTS WITH A REAR LANE: SETBACKS
FRONT - 5.0m ACTUAL - 5.02m
REAR - 11.0m ACTUAL - 11.04m
LEFT - 1.2m ACTUAL - 1.20m
RIGHT - 1.2m ACTUAL - N/A
FLANKING STREET - 2.0m ACTUAL - 2.0m



SCALE - 1/8" = 1'-0"

LOT 1
MBE - 21.41m
BASEMENT - 21.91m
MAIN FLOOR - 24.65m
UPPER FLOOR - 27.70m
TOP PLATE - 30.14m
RIDGE - 31.99m
7.85' / 20.85' - 37.61% EXEMPT

LOT AREA
295.2 sq. m. 2729.81 sq. ft.

SITE COVERAGE
HOUSE - 80.93 sq. m. 871.10 sq. ft. 31.91%
PORCH - 5.54 sq. m. 56.0 sq. ft. 1.52%
DECK - 4.85 sq. m. 52.0 sq. ft. 1.90%

GROSS FLOOR PLAN AREA
2977.80 sq. ft.

LOT 2
MBE - 21.44m
BASEMENT - 21.94m
MAIN FLOOR - 24.68m
UPPER FLOOR - 27.73m
TOP PLATE - 30.17m
RIDGE - 32.00m
6.00' / 20.50' - 29.27% EXEMPT

LOT AREA
298.02 sq. m. 2962.13 sq. ft.

SITE COVERAGE
HOUSE - 84.28 sq. m. 907.25 sq. ft. 35.41%
GARAGE - 34.56 sq. m. 372.0 sq. ft. 14.52%
TOTAL - 120.97 sq. m. 1302.25 sq. ft. 49.95%
PORCH - 6.66 sq. m. 71.75 sq. ft. 2.80%
DECK - 5.38 sq. m. 58.0 sq. ft. 2.26%

GROSS FLOOR PLAN AREA
2615.91 sq. ft.

LOT 3
MBE - 21.32m
BASEMENT - 21.82m
MAIN FLOOR - 24.56m
UPPER FLOOR - 27.61m
TOP PLATE - 30.05m
RIDGE - 32.88m
4.00' / 20.50' - 19.51% EXEMPT

LOT AREA
298.02 sq. m. 2962.13 sq. ft.

SITE COVERAGE
HOUSE - 83.94 sq. m. 903.65 sq. ft. 33.28%
GARAGE - 34.56 sq. m. 372.0 sq. ft. 14.51%
TOTAL - 118.50 sq. m. 1275.65 sq. ft. 49.77%
PORCH - 5.71 sq. m. 61.50 sq. ft. 2.40%
DECK - 8.77 sq. m. 94.50 sq. ft. 3.68%

GROSS FLOOR PLAN AREA
2616.29 sq. ft.

200 - 22716 DEWDNEY TRUNK ROAD
MAPLE RIDGE, BC, CANADA V2X 3K2
PHONE: 604 - 380 - 1256
www.columbusprojects.com

COLUMBUS PROJECTS INC

THE DRAWINGS COMPLY TO THE 2012 BCBC INCLUDING DECEMBER 2014 REVISIONS.

NO.	REVISION / ISSUE	DATE

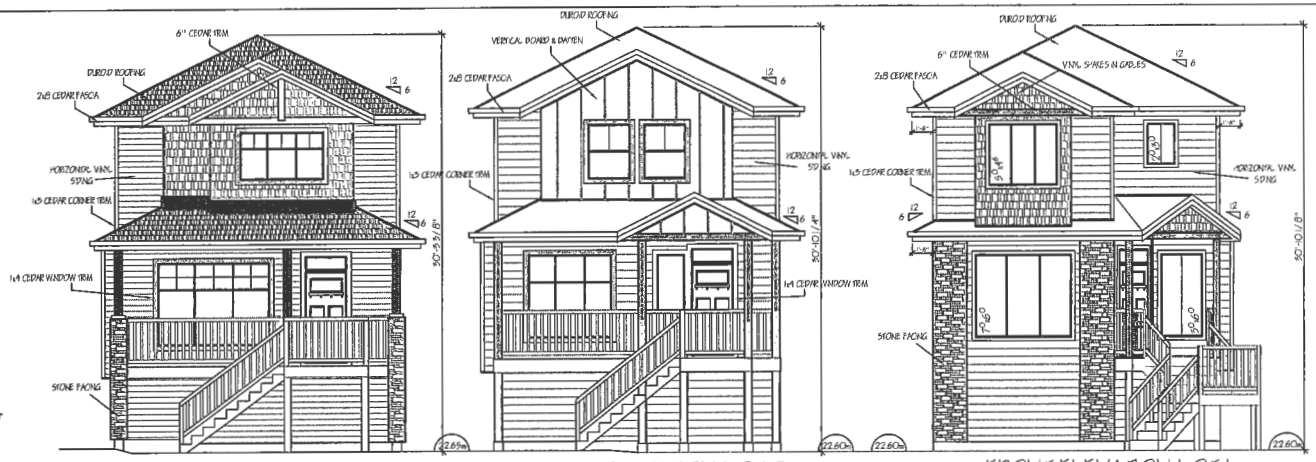
PROJECT NAME AND ADDRESS
17th AVE LIFESTYLE
10107 243 st & 10102 242b st
MAPLE RIDGE, BC

DRAWING TITLE
SITE PLANS
LOT 1-3

DRAWN C. FOX
DATE APRIL 3. 19
SCALE AS NOTED
PAGE 1 OF 10

APPENDIX C

RECEIVED
AUG - 8 2019
MAPLE RIDGE
PLANNING DEPARTMENT



FRONT ELEVATION LOT 3
SCALE = 1/4" = 1'-0"

FRONT ELEVATION LOT 2
SCALE = 1/4" = 1'-0"

FRONT ELEVATION LOT 1
SCALE = 1/4" = 1'-0"

COLOUR SCHEME: LOT 3

SIDING COLOUR: MARSH WRAP · SW7668 SHERWIN-WILLIAMS
SHINGLES: BLACK DUROID
FASCIA: CALCIUM · EXTRA WHITE SW7006 SHERWIN-WILLIAMS
GARAGE DOOR: CITYSCAPE · SW7067 SHERWIN-WILLIAMS
WINDOW TRIMS: EXTRA WHITE · SW7006 SHERWIN-WILLIAMS
GUTTERS: COMMERCIAL BLACK · KAYCAN
DOWNPIPE: COMMERCIAL BLACK · KAYCAN
STONE: GRAY

COLOUR SCHEME: LOT 2

SIDING COLOUR: RIVERDALE · HP10 BEIGE
SHINGLES: BLACK DUROID
FASCIA: CALCIUM · GR-W10 BEIGE
GARAGE DOOR: CALCIUM · GR-W10 BEIGE
WINDOW TRIMS: INFINITE DEEP SEA · SS00-7 BG-R
GUTTERS: COMMERCIAL BLACK · KAYCAN
DOWNPIPE: COMMERCIAL BLACK · KAYCAN
STONE: ECHO BEIGE

COLOUR SCHEME: LOT 1

SIDING COLOUR: WEIMARANER · AF165
SHINGLES: MUSKUX · CC460
FASCIA: NIGHT HORIZON · 2154-10
GARAGE DOOR: MUSKUX · CC460
WINDOW TRIMS: FOSSIL · AF65
GUTTERS: COMMERCIAL BROWN · KAYCAN
DOWNPIPE: MC BEIGE · KAYCAN
STONE: DESERT BLEND

ZONING - R-3 - LOT 3

PRINCIPAL BUILDING - 11.0m MAXIMUM HEIGHT PERMITTED
ACTUAL - 9.71m
DETACHED PARKING - 4.9m MAXIMUM HEIGHT PERMITTED
ACTUAL - 4.77m
HIGHEST BUILDING FACE - 7.0m MAXIMUM
BUILDING COVERAGE - ALL BUILDINGS & STRUCTURES - 50% MAXIMUM
ACTUAL - 49.77%
PRINCIPAL STRUCTURE FOR LOTS WITH A REAR LANE: SETBACKS
FRONT - 5.0m ACTUAL - 5.19m
REAR - 11.0m ACTUAL - 11.05m
LEFT - 1.2m ACTUAL - 1.22m
RIGHT - 1.2m ACTUAL - 1.20m
FLANKING STREET - 2.0m ACTUAL - N/A

DETACHED GARAGE:
FLANKING SIDE STREET - 2.0m ACTUAL - N/A
FRONT PROP. LINE - 11.0m ACTUAL - 21.02m
LANE / REAR PROP. LINE - 0.45m ACTUAL - 0.45m
INTERIOR SIDE PROP. LINE - 0.45m ACTUAL - 0.56
OTHER SIDE PROP. LINE - 2.0m ACTUAL - 2.59m
SEPERATION B/T PRINCIPAL RES. USE - 4.5m ACTUAL - 4.58m

ZONING - R-3 - LOT 2

PRINCIPAL BUILDING - 11.0m MAXIMUM HEIGHT PERMITTED
ACTUAL - 9.40m
DETACHED PARKING - 4.9m MAXIMUM HEIGHT PERMITTED
ACTUAL - 4.77m
HIGHEST BUILDING FACE - 7.0m MAXIMUM
BUILDING COVERAGE - ALL BUILDINGS & STRUCTURES - 50% MAXIMUM
ACTUAL - 49.64%
PRINCIPAL STRUCTURE FOR LOTS WITH A REAR LANE: SETBACKS
FRONT - 5.0m ACTUAL - 5.29m
REAR - 11.0m ACTUAL - 11.05m
LEFT - 1.2m ACTUAL - 1.22m
RIGHT - 1.2m ACTUAL - 1.20m
FLANKING STREET - 2.0m ACTUAL - N/A

DETACHED GARAGE:
FLANKING SIDE STREET - 2.0m ACTUAL - N/A
FRONT PROP. LINE - 11.0m ACTUAL - 21.00m
LANE / REAR PROP. LINE - 0.45m ACTUAL - 0.45m
INTERIOR SIDE PROP. LINE - 0.45m ACTUAL - 0.56
OTHER SIDE PROP. LINE - 2.0m ACTUAL - 2.59m
SEPERATION B/T PRINCIPAL RES. USE - 4.5m ACTUAL - 4.55m

ZONING - R-3 - LOT 1

PRINCIPAL BUILDING - 11.0m MAXIMUM HEIGHT PERMITTED
ACTUAL - 9.49m
DETACHED PARKING - 4.9m MAXIMUM HEIGHT PERMITTED
ACTUAL - 5.37m
HIGHEST BUILDING FACE - 7.0m MAXIMUM
BUILDING COVERAGE - ALL BUILDINGS & STRUCTURES - 50% MAXIMUM
ACTUAL - 40.70%
PRINCIPAL STRUCTURE FOR LOTS WITH A REAR LANE: SETBACKS
FRONT - 5.0m ACTUAL - 5.02m
REAR - 11.0m ACTUAL - 11.04m
LEFT - 1.2m ACTUAL - 1.20m
RIGHT - 1.2m ACTUAL - N/A
FLANKING STREET - 2.0m ACTUAL - 2.0m

DETACHED GARAGE:
FLANKING SIDE STREET - 2.0m ACTUAL - 5.57
FRONT PROP. LINE - 11.0m ACTUAL - 21.00m
LANE / REAR PROP. LINE - 0.45m ACTUAL - 0.45m
INTERIOR SIDE PROP. LINE - 0.45m ACTUAL - 0.56
OTHER SIDE PROP. LINE - 2.0m ACTUAL - N/A
SEPERATION B/T PRINCIPAL RES. USE - 4.5m ACTUAL - 4.57m

LOT 1
MPE - 21.41m
BASEMENT - 21.91m
MAIN FLOOR - 24.65m
UPPER FLOOR - 27.70m
TOP PLATE - 30.14m
RIDGE - 31.99m
7.85' / 20.85' = 37.61% EXEMPT

LOT 2
MPE - 21.44m
BASEMENT - 21.94m
MAIN FLOOR - 24.68m
UPPER FLOOR - 27.75m
TOP PLATE - 30.17m
RIDGE - 32.00m
6.00' / 20.50' = 29.27% EXEMPT

LOT 3
MPE - 21.52m
BASEMENT - 21.82m
MAIN FLOOR - 24.56m
UPPER FLOOR - 27.61m
TOP PLATE - 30.05m
RIDGE - 32.88m
4.00' / 20.50' = 19.51% EXEMPT

LOT 1

LOT AREA
2592 sq m 27259 sq ft

SITE COVERAGE
HOUSE - 2055 sq m 22110 sq ft 39.77%
GARAGE - 22 sq m 238 sq ft 0.43%
TOTAL - 2106 sq m 22668 sq ft 40.70%
PORCH - 334 sq m 3600 sq ft 6.47%
DECK - 485 sq m 5220 sq ft 9.38%

GROSS FLOOR AREA
2977 20 sq ft

LOT 2

LOT AREA
2580 2 sq m 27862 5 sq ft

SITE COVERAGE
HOUSE - 1342 8 sq m 14451 25 sq ft 52.04%
GARAGE - 24 56 sq m 264 0 sq ft 0.95%
TOTAL - 1367 sq m 14715 25 sq ft 52.99%
PORCH - 6 66 sq m 71 75 sq ft 2.58%
DECK - 54 53 sq m 586 0 sq ft 2.11%

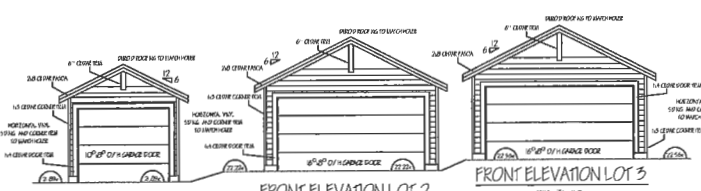
GROSS FLOOR AREA
2677 [illegible]

LOT 3

LOT AREA
2580 2 sq m 27862 5 sq ft

SITE COVERAGE
HOUSE - 1154 94 sq m 12425 65 sq ft 44.76%
GARAGE - 24 56 sq m 264 0 sq ft 0.95%
TOTAL - 1179 50 sq m 12689 65 sq ft 45.71%
PORCH - 5 7 sq m 61 50 sq ft 2.40%
DECK - 87 7 sq m 943 50 sq ft 3.68%

GROSS FLOOR AREA
2662 29 sq ft



FRONT ELEVATION LOT 1
SCALE = 1/4" = 1'-0"

FRONT ELEVATION LOT 2
SCALE = 1/4" = 1'-0"

FRONT ELEVATION LOT 3
SCALE = 1/4" = 1'-0"

200 - 22716 DEWDNEY TRUNK ROAD
MAPLE RIDGE, BC, CANADA V2X 3K2
PHONE: 604 - 380 - 1256
www.columbusprojects.com

COLUMBUS PROJECTS INC

THE DRAWINGS COMPLY TO THE 2012 BCBC INCLUDING DECEMBER 2014 REVISIONS.

NO.	REVISION / ISSUE	DATE
	JULY 2. 2019	

PROJECT NAME AND ADDRESS
17th AVE LIFESTYLE
10107 243 st & 10102 242b st
MAPLE RIDGE, BC

DRAWING TITLE
LOT 1 - 3

DRAWN: C. FOX
DATE: APRIL 3. 19
SCALE: AS NOTED
PAGE: 1 OF 1

MAPLE RIDGE
British Columbia

mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 3, 2019
		FILE NO:	2019-033-DP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Development Permit**
20288 113B Avenue

EXECUTIVE SUMMARY:

This application is for a form and character Industrial Development Permit to permit the construction of self storage buildings as a phased development on the subject property, located at 20288 113B Avenue. There are currently two self storage buildings on the property, and two new structures are proposed. This proposal will bring the development of the property to completion. Completion of this project will bring an additional 10,412.2 square metres of industrial space for a total developed building space of 17021.43 square metres.

This property is zoned M-3 Business Park Industrial and this proposal is in compliance with this zone. The development permit application made to the City is subject to Section 8.6 of the Official Community Plan for an Industrial Development Permit.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-033-DP respecting property located at 20288 113b Avenue.

DISCUSSION:

a) Background Context:

Applicant:		Spire Construction Inc
Legal Description:		Parcel 1, District Lot 280, Group 1, NWD Plan BCP39223
OCP :		
Existing:		Industrial (Maple Meadows Business Park)
Zoning:		
Existing:		M-3 (Business Park)
Surrounding Uses		
North:	Use:	Storage and warehouse
	Zone:	M-3 (Business Park)
	Designation	Maple Meadows Business Park
South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family and Compact Residential

East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family and Compact Residential
West:	Use:	Closed warehouse
	Zone:	M-3 (Business Park)
	Designation	Industrial (Maple Meadows Business Park)

Existing Use of Property:	Self Storage
Proposed Use of Property:	Self Storage
Site Area:	1.61 hectares
Access:	113b Avenue

b) Project Description:

There are two self-storage buildings existing on the property that were developed under a previous application. This application will add additional structures for a total of four separate buildings. This proposal will complete the site design, providing more landscape treatment, and generally improving the streetscape (See Appendix C)

c) Planning Analysis:

The development permit application made to the City is subject to the Key Guidelines and the Design Guidelines of Section 8.6 of the Official Community Plan for an Industrial Development Permit.

Key Guidelines:
The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines:

1. Provide a street presence with entrances and architectural interest in building designs fronting public streets.
   There is consistency in the overall design. A customer service area is given architectural importance, adding visual interest to the streetscape.

2. Loading facilities should be located away from public streets and into the rear or the interior of a site.
   This objective will be realized with this development.

3. Outdoor storage and less attractive structures such as accessory buildings should be screened with fencing or landscape.
   The existing outdoor storage area will be replaced with one of the proposed buildings. Landscape screening will buffer the adjacent residential uses.

4. The transportation needs of diverse users should be accommodated through amenities such as bicycle facilities, and accessible design for the mobility impaired.
   Wheelchair accessibility has been considered in the site plan. Bicycle amenities have been added in response to the Advisory Design Panel comments

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:
   There is consistency in the proposed design with adjacent buildings.

d) Advisory Design Panel:

The applicant attended the April 17, 2019 ADP meeting. The applicant has provided a letter outlining ADP comments, and the applicant's response (see Appendix D). The applicant has considered and revised the proposal as indicated in the attached response letter.

e) Citizen/Customer Implications:

The site perimeter that is adjacent to residential development is buffered by a 6.0 metre statutory right of way that will be enhanced and maintained on an ongoing basis. In addition, the low impact use of the self storage facility is unlikely to present conflicts with adjacent residential users.

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 of **$32,835.00,** the security will be **$32,835.00.**

CONCLUSION:

This proposal is to expand the existing self-storage facility with new buildings and a site design that will complete the development of this property. The use is consistent with the subject property's M-3 (Business Park) zone and with the Industrial Land Use designation of the subject property. On this basis, this application is supportable, and it is recommended that the Corporate Officer be authorized to sign Industrial Development Permit 2019-033-DP.

Prepared by: **Diana Hall, MA, MCIP, RPP**
Planner 2

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

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

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Photo
Appendix C – Site Plan and elevations
Appendix D - Applicant's letter summarizing ADP comments

APPENDIX A

N

Scale: 1:2,500

Legend

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

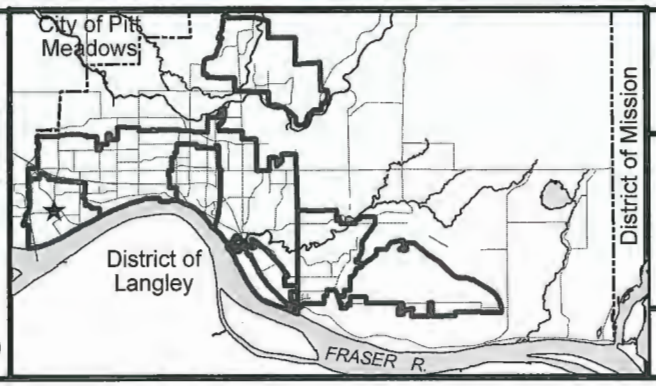
20288 113B AVE

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2019-033-DP
DATE: Jan 29, 2019
BY: LP

APPENDIX B



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Scale: 1:2,500

20288 113B AVE

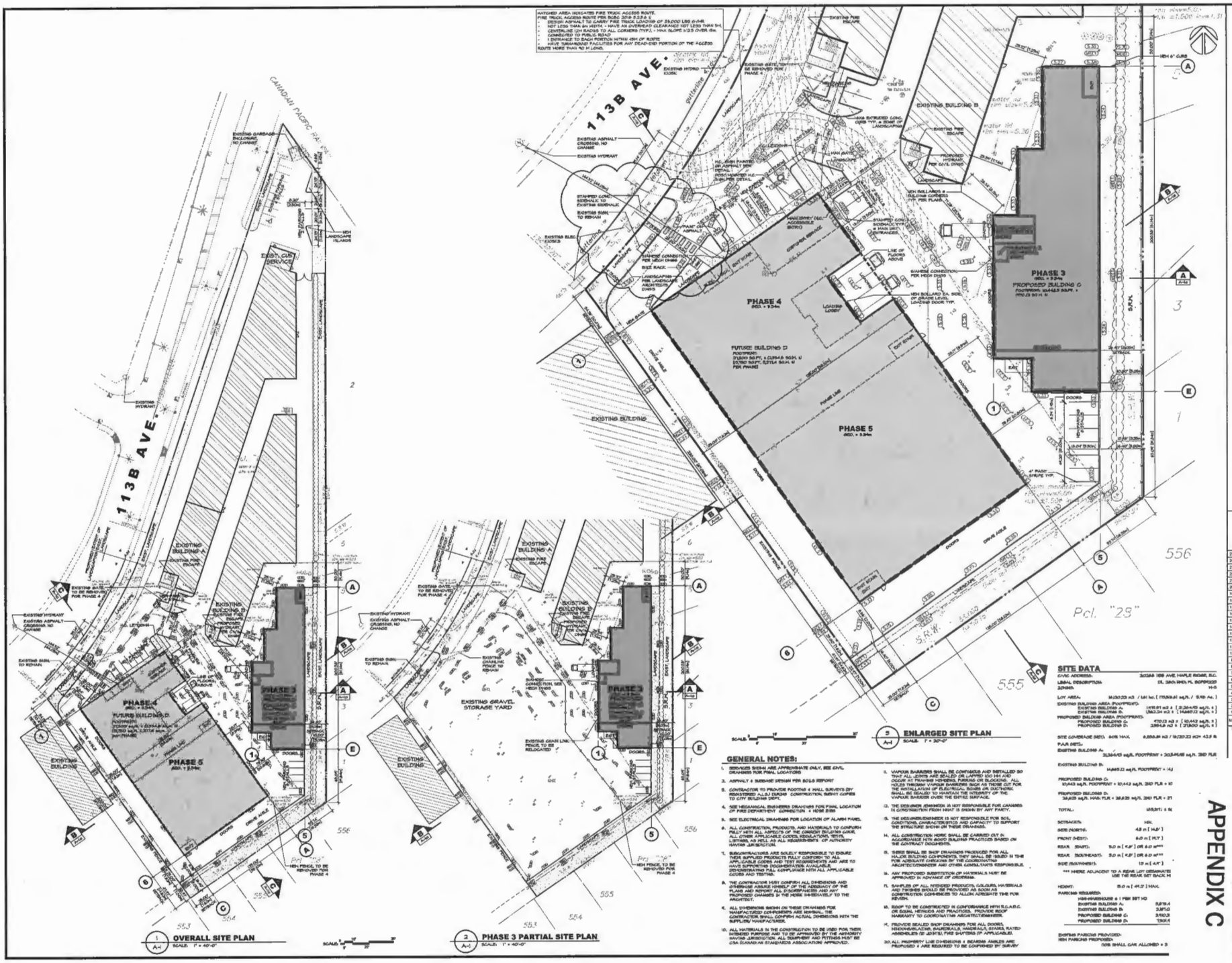
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-033-DP
DATE: Jan 29, 2019

BY: LP



1 A-1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

2 A-1 PHASE 3 PARTIAL SITE PLAN
SCALE: 1" = 40'-0"

3 A-1 ENLARGED SITE PLAN
SCALE: 1" = 30'-0"

GENERAL NOTES:

1. SERVICES SHOWN ARE APPROXIMATE ONLY, SEE CIVIL DRAWINGS FOR FINAL LOCATIONS
2. ASPHALT & SUBBASE DESIGN PER GEO'S REPORT
3. CONTRACTOR TO PROVIDE POSTING & WALL SURVEYS BY REGISTERED ALBU OWNER CONSTRUCTION, SUBMIT COPIES TO CITY BUILDING DEPT.
4. SEE MECHANICAL ENGINEERED DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBS
5. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
6. ALL CONSTRUCTION, PRODUCTS, AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE, ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS, AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
7. SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE, DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTING.
8. THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSUME HIMSELF OF THE ACCURACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE ARCHITECT.
9. ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLYING MANUFACTURER.
10. ALL MATERIALS TO THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE CSA (CANADIAN STANDARDS ASSOCIATION) APPROVED.
11. VAPOUR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 100 MM AND OCCUR AT FRAMING MEMBERS, FURRING OR BLOCKING. ALL HOLES THROUGH VAPOUR BARRIERS SUCH AS THOSE FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCTWORK SHALL BE SEALED TO MAKE THE ENTIRE SURFACE OF THE VAPOUR BARRIER OVER THE ENTIRE SURFACE.
12. THE DESIGNER (DESIGNER) IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
13. THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
14. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
15. THERE SHALL BE SHOP DRAWINGS PROVIDED FOR ALL MAJOR BUILDING COMPONENTS. THEY SHALL BE ISSUED IN TIME FOR ABSOLUTE CHECKING BY THE COORDINATING ARCHITECT/ENGINEER AND OTHER CONSULTANTS RESPONSIBLE.
16. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING.
17. SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
18. ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.C.M.C. OR SIGN, METHODS AND PRACTICES. PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER.
19. PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS/GLAZING, SKYLIGHTS, HARDWALLS, STAIRS, RATED ASSEMBLIES (& JOINTS), FIRE SHUTTERS (IF APPLICABLE).
20. ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY

SITE DATA

CIVIC ADDRESS: 3030A 113B AVE, MAPLE RIDGE, B.C.
LEGAL DESCRIPTION: PL 3845 NWD, PL BCP90233
ZONING: H-5

LOT AREA: 16,130.23 m2 / 1.61 ha. [173,616.61 sq.ft. / 3.98 Ac.]

EXISTING BUILDING AREA (FOOTPRINT):
EXISTING BUILDING A: 1419.61 m2 x [3,234.45 sq.ft. x]
EXISTING BUILDING B: 1,863.34 m2 x [14,669.22 sq.ft. x]

PROPOSED BUILDING AREA (FOOTPRINT):
PROPOSED BUILDING C: 470.13 m2 x [10,443 sq.ft. x]
PROPOSED BUILDING D: 2,984.9 m2 x [21,800 sq.ft. x]

SITE COVERAGE (MAX): 40% MAX. 6,858.48 m2 / 16,130.23 m2= 42.5 %

F.A.R (MAX):
EXISTING BUILDING A: 3,234.45 sq.ft. FOOTPRINT x 2ND FLR
EXISTING BUILDING B: 14,669.22 sq.ft. FOOTPRINT x 1.5
PROPOSED BUILDING C: 10,443 sq.ft. FOOTPRINT x 10,442 sq.ft. 2ND FLR = 10
PROPOSED BUILDING D: 38,625 sq.ft. MAX FLR x 38,625 sq.ft. 2ND FLR = 21
TOTAL: 1.53(3.81) x 5

SETBACKS: MIN.
SIDE (NORTH): 4.0 m [13.1 ft]
FRONT (WEST): 6.0 m [19.7]
REAR (EAST): 5.0 m [16.4] OR 6.0 m***
REAR (SOUTHEAST): 5.0 m [16.4] OR 6.0 m***
SIDE (SOUTHWEST): 1.2 m [4.0]

*** WHERE ADJACENT TO A REAR LOT DESIGNATED USE THE REAR SET BACK M

HEIGHT: 15.0 m [49.2] MAX.

PARKING REQUIRED:
MINI-WAREHOUSE 0.1 PER 100 M2
EXISTING BUILDING A: 3,234.4
EXISTING BUILDING B: 3,371.0
PROPOSED BUILDING C: 3,910.2
PROPOSED BUILDING D: 7,301.4

EXISTING PARKING PROVIDED:
MIN PARKING PROPOSED:
NOTE SMALL CAR ALLOWED = 3

CHIP BARRETT ARCHITECT
D.FORCE DESIGN INC.
IN ASSOCIATION WITH

NO.	DATE	DESCRIPTION
25		
24		
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8		
7		
6	MAY.03.19	ISSUED FOR A.D.P. RESPONSE
5	MAR.13.19	ISSUED FOR A.D.P.
4	FEB.22.19	ISSUED FOR CONSULTANT USE
3	JAN.28.19	ISSUED FOR DEVELOPMENT PERMIT
2	JAN.25.19	ISSUED FOR CONSULTANT USE
1	JAN.15.19	ISSUED FOR CONSULTANT USE

PROJECT MANAGERS / CONTRACTORS:
SPIRE CONSTRUCTION

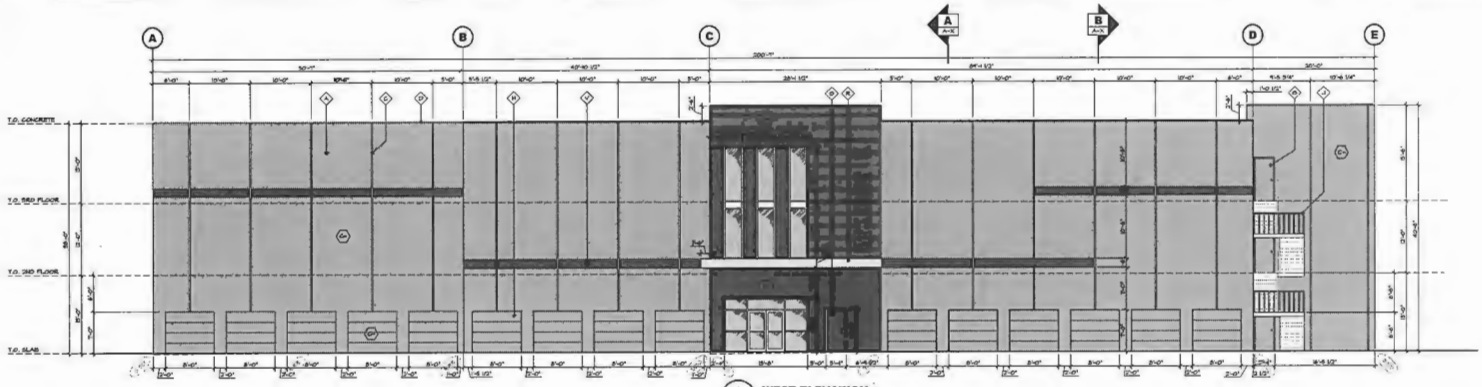
PROJECT:
ADVANCED STORAGE CENTRES
PHASE 3, 4, & 5
ADDRESS: 3030A 113B AVE, MAPLE RIDGE, BC

DRAWING:
SITE PLAN

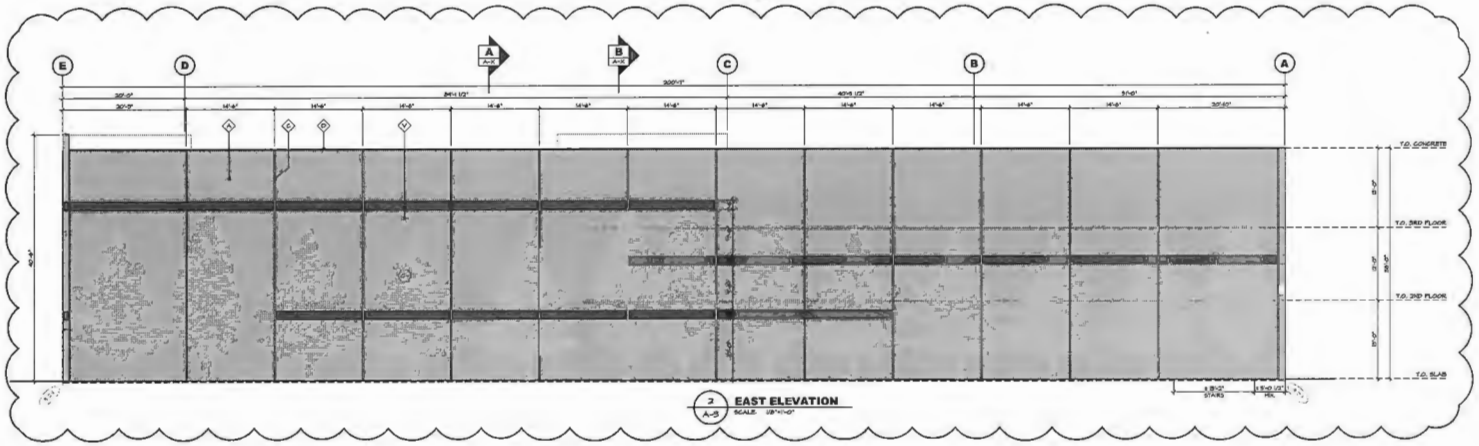
CAL
JOB NO. 18-081
DRAWN D.C.
DESIGNED
CHECKED D.B.
PLOT DATE MAY.03.19

PROJECT - DRAWING NUMBER A-1
REV. 5

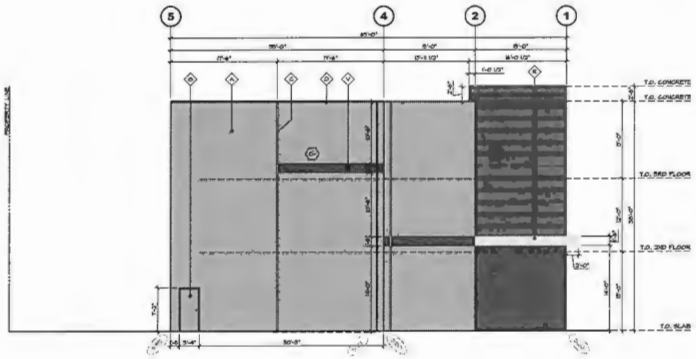
APPENDIX C



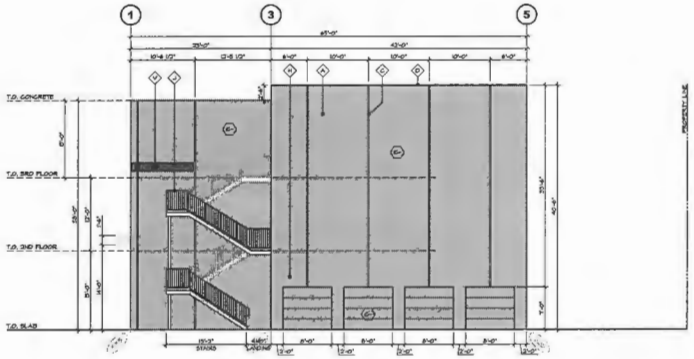
1 A-3 **WEST ELEVATION**
SCALE: 1/8"=1'-0"



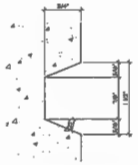
2 A-3 **EAST ELEVATION**
SCALE: 1/8"=1'-0"



3 A-3 **NORTH ELEVATION**
SCALE: 1/8"=1'-0"



4 A-3 **SOUTH ELEVATION**
SCALE: 1/8"=1'-0"



5 A-2 **TYP. REVEAL DETAIL**
FULL SCALE

MATERIAL LEGEND

- A — CONCRETE SANDWICH TILT-UP WALL PANEL, TYP. - PAINTED
- B — REVEAL IN CONCRETE - PAINTED
- C — PANEL JOINT
- D — PRE-FINISHED METAL CAP FLASHING
- E — STOREFRONT or CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- F — STOREFRONT OR CURTAIN WALL GLASS - CLEAR LOW-E
- G — HANDDOORS - PAINTED
- H — STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- J — STEEL GUARDRAILS - PAINTED
- K — CONCRETE RETAINING WALL - NATURAL FINISH UNPAINTED TYP.
- L — LIGHT FIXTURE - SEE ELECTRICAL DWGS
- M — CONCRETE STAIR w/ STEEL PIPE GUARDRAIL
- N — 3/4" REGESS IN CONCRETE
- P — SPANDREL GLAZING (DBGG/IRG)
- Q — SCUPPER
- R — METAL CLAD CANOPY - 5HP PREPAINT STEEL - CASHMERE
- S — STEEL BOLLARD - PAINTED
- T — PREFINISHED ACM CANOPY - HOUSE GREY 129
- U — LONG BOARD SOFFIT/SIDING
- V — PAINT STRIP (NO REVEAL)

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE

(P) = SPANDREL GLAZING
■ = LONGBOARD SIDING/SOFFIT - LIGHT FIR

PROJECT COLOURS

ALL COLOURED SURFACES TO BE BENJAMIN MOORE PAINT.

(G1)	MAIN FIELD COLOUR 1.	LACEY PEARL (2108-70)
(G2)	FIELD ACCENT COLOUR 1.	COVENTRY GRAY (HC-164)
(G3)	FIELD ACCENT COLOUR 2.	CHELSEA GRAY (HC-168)
(G4)	FIELD ACCENT COLOUR 3.	KENDALL CHARCOAL (HC-166)

EXTERIOR GUARDRAILS: POWDER COAT BLACK VELVET
ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED ALUMINUM
TYPICAL GLAZING: CLEAR (LOW E, ASHRAE 90.1 2010 COMPLIANT)
TYPICAL METAL CAP FLASHING: @ G1 POLAR WHITE (CC132-01)
@ G2 CHARCOAL (CC200)
SPANDREL: HARN GRAY S-0770
A.C.M. PANELING @ CANOPY: HOUSE GREY 129

NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION AND PAINTING.

NOTES:
- ALL GLAZING TO BE (ASHRAE 90.1 2010 COMPLIANT, PROVIDE ALL REQUIRED DOCUMENTATION.
- EXTERIOR GLAZING TO BE GUARDIAN SUN 63/31 OR APPROVED EQUAL IN THERMALLY BROKEN, CLEAR ANODIZED ALUMINUM FRAMES. THE LOW E SEALED GLAZING WILL BE FILLED WITH ARGON.

* ALL GRADES APPROXIMATE, CIVIL DRAWINGS TO SUPERSEDE ARCH. DRAWINGS

REFERENCE

CHIP BARRETT ARCHITECT
#10-19055 FOR'S ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-9655 EMAIL: CHIP@BARRETT.CA
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2525A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-9655 EMAIL: DAVE@DFORCE.CA

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NO	DATE	DESCRIPTION
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3	MAR.13.19	ISSUED FOR A.D.P.
2	FEB.22.19	ISSUED FOR CONSULTANT USE
1	JAN.28.19	ISSUED FOR DEVELOPMENT PERMIT

PROJECT MANAGERS / CONTRACTORS:
SPIRE CONSTRUCTION

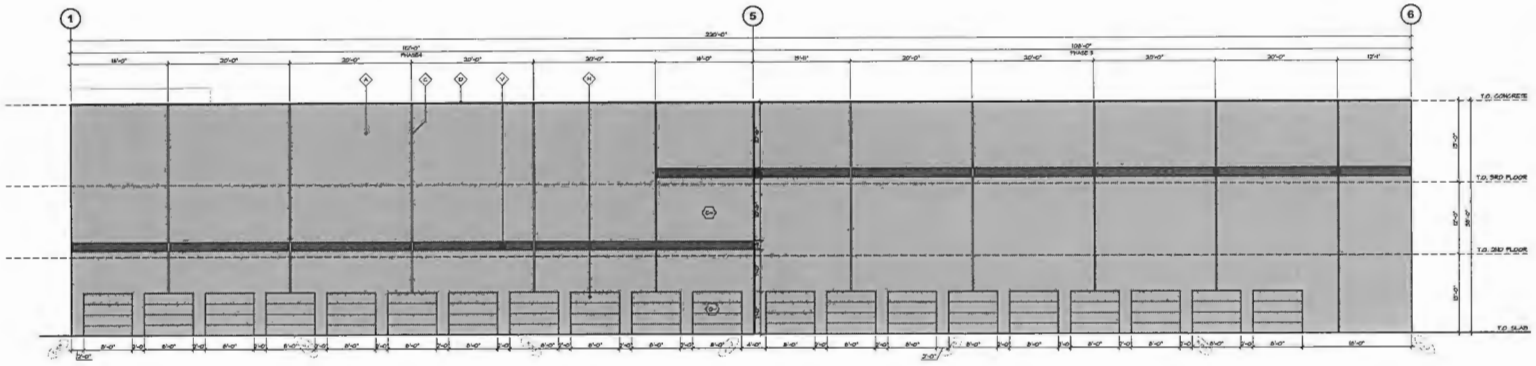
PROJECT:
ADVANCED STORAGE CENTRES
PHASE 3, 4, & 5
ADDRESS: 20389 113B AVE, MAPLE RIDGE, BC

DRAWING
ELEVATIONS PHASE 3

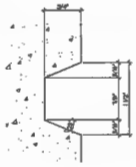
SEAL

JOB NO 19-081	DRAWN D.C.
DESIGNED	
CHECKED C.B.	
PLOT DATE MAY.03.19	

PROJECT - DRAWING NUMBER **A-3** REV. 4



1 / A-6 **SOUTH-WEST ELEVATION**
SCALE: 1/8"=1'-0"



5 / A-2 **TYP. REVEAL DETAIL**
FULL SCALE

MATERIAL LEGEND

- A — CONCRETE SANDWICH TILT-UP WALL PANEL, TYP. - PAINTED
- B — REVEAL IN CONCRETE - PAINTED
- C — PANEL JOINT
- D — PRE-FINISHED METAL CAP FLASHING
- E — STOREFRONT w/ CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- F — STOREFRONT OR CURTAIN WALL GLASS - CLEAR LOW-E
- G — HANDDOORS - PAINTED
- H — STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- J — STEEL GUARDRAILS - PAINTED
- K — CONCRETE RETAINING WALL - NATURAL FINISH UNPAINTED TYP.
- L — LIGHT FIXTURE - SEE ELECTRICAL DWGS
- M — CONCRETE STAIR w/ STEEL PIPE GUARDRAIL
- N — 3/4" KEYSTONE IN CONCRETE
- P — SPANDREL GLAZING (OBSCURE)
- Q — SCUPPER
- R — METAL CLAD CANOPY - 24# PREPAINT STEEL - CASHMERE
- S — STEEL BOLLARD - PAINTED
- T — PREFINISHED ACM CANOPY - HOUSE GREY 125
- U — LONG BOARD SOFFIT/SIDING
- V — PAINT STRIP (NO REVEAL)

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE
- SPANDREL GLAZING
- LONGBOARD SIDING/SOFFIT - LIGHT FIR

REFERENCE

PROJECT COLOURS

ALL COLOURED SURFACES TO BE BENJAMIN MOORE PAINT.

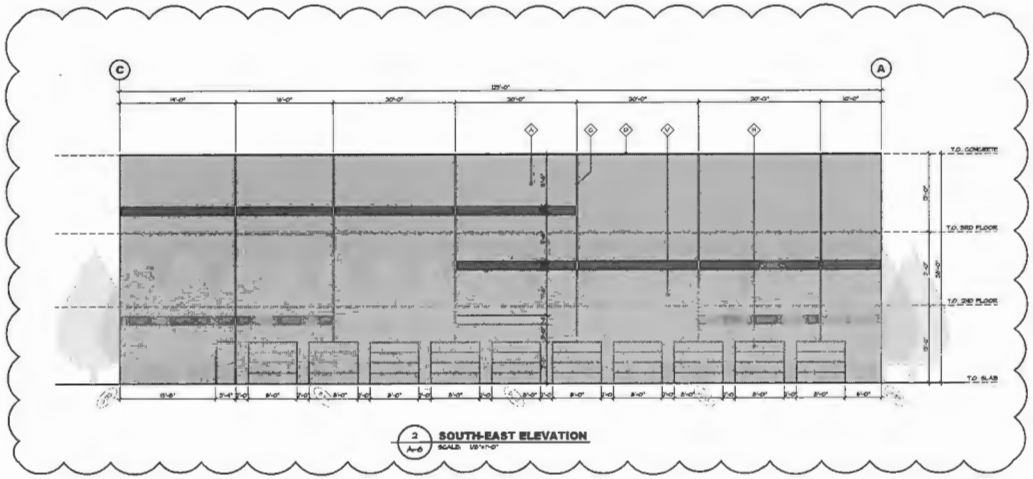
G1	MAIN FIELD COLOUR 1:	LACEY PEARL (2108-70)
G2	FIELD ACCENT COLOUR 1:	COVENTRY GRAY (HC-164)
G3	FIELD ACCENT COLOUR 2:	CHELSEA GRAY (HC-168)
G4	FIELD ACCENT COLOUR 3:	KENDALL CHARCOAL (HC-166)

EXTERIOR GUARDRAILS: POWDER COAT BLACK VELVET
ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED ALUMINUM
TYPICAL GLAZING: CLEAR SLOW E, ASHRAE 90.1 2010 COMPLIANT
TYPICAL METAL CAP FLASHING: # C1 POLAR WHITE OC1830-R
C2 CHARCOAL OC2006
SPANDREL: NAIN GRAY 3-0710
A.C.M. PANELING & CANOPY: HOUSE GREY 125

NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION AND PAINTING.

NOTES:
- ALL GLAZING TO BE ASHRAE 90.1 2010 COMPLIANT, PROVIDE ALL REQUIRED DOCUMENTATION.
- EXTERIOR GLAZING TO BE GUARDIAN SUN 43/27 OR APPROVED EQUAL IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAMES. THE LOW E SEALED GLAZING WILL BE FILLED WITH ARGON.

* ALL GRADES APPROXIMATE. CIVIL DRAWINGS TO SUPERSEDE ARCH. DRAWINGS



2 / A-6 **SOUTH-EAST ELEVATION**
SCALE: 1/8"=1'-0"

CHIP BARRETT ARCHITECT
P.O. BOX 1995 SUMMERLAND, B.C., V0H 1Z0
PHONE: 1-250-494-7272
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2-5253 ALLANDALE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-0888 EMAIL: DAVE@DFORCE.CA

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3	MAR.13.19	ISSUED FOR A.D.P.
2	FEB.22.19	ISSUED FOR CONSULTANT USE
1	JAN.25.19	ISSUED FOR DEVELOPMENT PERMIT

PROJECT MANAGERS / CONTRACTORS:
SPIRE CONSTRUCTION

PROJECT:
ADVANCED STORAGE CENTRES
PHASE 3, 4, & 5
ADDRESS: 20388 113B AVE, MAPLE RIDGE, BC

DRAWING:
ELEVATIONS
PHASES 4 & 5

SEAL:
JOB NO: 10-061
DRAWN: D.C.
DESIGNED:
CHECKED: C.B.
PLOT DATE: MAY.03.19

PROJECT - DRAWING NUMBER: **A-6**
REV: 4

August 20th, 2019

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC
V2X 6A9
Attention: Diana Hall

SPIRE
CONSTRUCTION

#106-7088 Venture Street
Delta BC, V4G 1H5

T 604 432 6650
F 604 431 5915
W spiredevelopment.ca

RE: DP # 2019-033-DP – 20288 113B Avenue, Maple Ridge, BC

Dear Ms. Hall,

Please find below our response to the comments from the ADP that are to be addressed as the design develops and submitted to Planning staff for follow-up:

Development Permit No:	2019-033-DP
Applicant:	Corey Adams, Spire Development
Project Architect:	Chip Barrett
Project Landscape Architect:	Al Tanzer
Proposal:	Self storage industrial building
Location:	20288 113B Avenue
File Manager:	Diana Hall

Landscape Comments:

1. If allowed, consider installing perimeter fencing at property line at the outside edge of the Statutory Right of Way;
   Applicants Response: *Currently existing fence on the north side of the ROW. Is there an additional request for another fence?*

2. Recommend a maintenance program for landscape within the Statutory Right of Way if located outside of perimeter fence; consider how the Statutory Right of Way will be accessed to maintain the proposed planting in Statutory Right of Way;
   Applicants Response: *Landscaping in the SROW will become part of the monthly landscaping contract for the entire property.*

3. Provide all planting along the Statutory Right of Way at Phase 3 construction;
Applicants Response: *Agreed.*

4. Ensure all lighting facing residential is dark skies compliant;
Applicants Response: *Agreed*

5. As the Tier A Stormwater management was not incorporated as part of the landscaping submission, staff are encouraged to review the conceptual Stormwater management plan for compliance;
Applicants Response: *N/A. City review.*

6. Consider providing bike racks;
Applicants Response: *Bike racks provided in attached revised drawing.*

7. Consider adding marked pedestrian connection from sidewalk to office in Building 4.
Applicants Response: *Pedestrian connection from sidewalk to office in Building 4 added as per the attached revised drawing.*

Architectural Comments:

1. Consider sustainable components to the project to reduce heat island effects such as reflective roof materials and permeable paving materials;
Applicants Response: *Roof ballast is very light in color. Permeable paving materials will be placed in the parking area at the south side.*

2. Consider providing additional reveals and/or colour bands to reduce the scale of the building facing the residential neighbours.
Applicants Response: *Additional reveals and/or colour bands added as noted on the attached revised drawing.*

SPIRE
CONSTRUCTION

#106-7088 Venture Street
Delta BC, V4G 1H5

T 604 432 6650
F 604 431 5915
W spiredevelopment.ca

Thank you in advance for your time.

If you require anything further, please contact me on my cell at 604.365.3339 or email, corey@spiredevelopment.ca.

Yours truly,
SPIRE CONSTRUCTION INC.

Corey Adams
Development Coordinator

SPIRE
CONSTRUCTION

#106-7088 Venture Street
Delta BC, V4G 1H5

T 604 432 6650
F 604 431 5915
W spiredevelopment.ca

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 3, 2019
FROM:	Chief Administrative Officer	**MEETING:**	**COW**
SUBJECT:	the ACT Liquor Primary Structural Change Application		

EXECUTIVE SUMMARY:

The Liquor and Cannabis Regulation Branch (LCRB) received a structural change application from Maple Ridge and Pitt Meadows Arts Council (the ACT) located at 11944 Haney Place for a structural change to their liquor primary licence (Appendix I).

The ACT would like to expand liquor service to include the existing theater, studio and lobby areas.

The LCRB defines a structural change as a change to the existing approved service area(s), including but not limited to a change in the position of a wall or partial height divider (pony wall) or fixed planters used as separation between/within a service area, new construction, change to capacity (occupant load) of a licensed establishment with or without changes to the licensed service area(s), the removal of a service area from the liquor licence, addition of a new outdoor patio or the removal or expansion of an existing patio, a change to the food and liquor service bar location or size.

One of the considerations utilized by the LCRB in reviewing an endorsement application to a licence is a resolution from the local government. A number of regulatory criteria must be addressed in the Council resolution as well as comments pertaining to the views expressed by area residents. Council may choose to support the application, not support the application or indicate they do not wish to comment.

RECOMMENDATION(S):

1. **That the application for a structural change, as an amendment to their existing liquor licence, by Maple Ridge and Pitt Meadows Arts Council located at 11944 Haney Place, Maple Ridge be supported based on the information contained in the Council report dated September 3, 2019.**

2. **That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.**

DISCUSSION:

a) **Background Context:**

On July 8, 2019, the Licences & Bylaw Department received a copy of a structural change application that the Maple Ridge and Pitt Meadows Arts Council (the ACT) submitted to the Liquor and Cannabis Regulation Branch (LCRB) on April 29, 2019 to change their current liquor primary licence.

As per the LCRB definition of a structural change, the ACT would like to expand the service area of their liquor primary licence to include the existing theatre, studios and lobby areas not currently licensed. This change would enhance their serving capacity throughout the facility. This would increase the occupancy load of the service area(s) from 878 patrons and staff to 1,900 patrons and staff.

The LCRB guidelines request a specific Council resolution commenting on the application in terms of community impacts which may occur as a result of the proposed change to the establishment operations as a result to the proposed change to the ACT's existing liquor licence. Part of the process requires Council to gather views of the residents who may be affected by the proposed change to the liquor license in their neighbourhood.

In following the public input requirement, the City mailed 854 notices to owners and occupants of property within approximately 200 metres of the subject site. Of the 854 letters sent to surrounding property owners and occupants none of the correspondence was returned by the Post Office. There were two responses to the mail out, one in favour and one opposed to the proposed application.

The Maple Ridge RCMP Detachment was asked for their input on this matter and they have confirmed they do not have any operational issues with this application.

There is adequate parking, on the subject property to satisfy municipal parking requirements for this proposed change.

The three closest liquor primary licensed premises to the subject property are:

- Witchcraft Pub – 22648 Dewdney Trunk Road
- Maple Meadows Brewing – 22775 Dewdney Trunk Road
- Chances Maple Ridge – 22710 Lougheed Highway

b) **Intergovernmental Issues:**

Both local government and the provincial government have an interest in ensuring that liquor regulations are followed and that licensed establishments listen to the needs of the community.

c) **Citizen/Customer Implications:**

The review of this application has taken into consideration the potential for concerns from surrounding properties in terms of parking, traffic and noise generation as well as the proximity of schools and similar establishments.

d) **Interdepartmental Implications:**

The Licences & Bylaws Department has coordinated in the review process and solicited input from the public, other municipal departments as well as the RCMP.

e) **Alternatives:**

To not approve the application and provide conditions to the approval in the form or recommendations to forward to the LCRB.

CONCLUSIONS:

That Council pass the necessary resolution supporting the application from Maple Ridge and Pitt Meadows Arts Council based upon the staff findings set out in this report.

Prepared by: Michelle Orsetti
Manager: Bylaw & Licensing Services

Approved by: Christine Carter, M.Pl., MCIP, RPP
General Manager: Planning and Development Services

Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

MO/jd

Attachments:

Appendix I: Liquor primary structural change application

APPENDIX I

BRITISH COLUMBIA

Liquor and Cannabis Regulation Branch
400-645 Tyee Road, Victoria, BC V9A 6X5
Mail: PO Box 9292 Stn Provincial Govt, Victoria, BC V8W 9J8
Phone: 250-952-5787 Fax: 250-952-7066

LIQUOR PRIMARY AND LIQUOR PRIMARY CLUB STRUCTURAL CHANGE APPLICATION

Liquor and Cannabis Regulation Form LCRB012A

RECEIVED
JUL 0 8 2019
MAPLE RIDGE
LICENSES, PERMITS & BYLAWS

What is a Structural Change?

It is defined as a change to the existing approved service area(s), including but not limited to:

- a change in the position of a wall or partial height divider (pony wall) or fixed planters used as separation between/within a service area
- new construction
- the removal or addition of permanent display cabinets, stages or dance floors
- a change to the food and liquor service bar location or size
- in the position of access and exit points leading to or from a licensed service area
- the removal of a service area from the liquor licence
- addition of a new outdoor patio or the removal or expansion of an existing patio
- change to capacity (occupant load) of a licensed establishment with or without changes to the licensed service area(s)
- such other construction or changes the general manager considers may affect patron routing, capacity, or the line of sight between a staff control point and the service area of the establishment.

If you are making changes to the current approved floor plan, other than cosmetic changes, a structural change application is required. If your liquor primary licence overlaps a food primary licence (aka dual licence), a structural change application is also required for the food primary. **Note:** This does not include cosmetic changes such as changes to existing flooring, wallpaper, reconfiguring tables and chairs, countertops, painting, or changing the type of material used in the perimeter bounding of an outdoor patio.

If you have any questions about this application, call the Liquor and Cannabis Regulation Branch toll-free at 1 866 209-2111.

Licence Information

Licence # affected: 301231

☐ Please check if licence is currently dormant.
If yes, attach a letter signed by the licensee requesting the licence to be reactivated if this application is approved.

Do you currently hold other licences at this location? ☐ Food Primary (Licence #) _____
☐ Liquor Primary (Licence #) _____ ☐ Licensee Retail Store (Licence #) _____ ☐ UBrew/UVin or Other (Licence #) _____

Licensee name (as shown on licence): Maple Ridge and Pitt Meadows Arts Council

Establishment name (as shown on licence): The ACT - Maple Ridge Arts Centre and Theatre

Establishment Location address: (as shown on licence)

Street	City	Province	Postal Code
11944 Haney Place	Maple Ridge	BC	V2X 6G1

Business Tel with area code: 604-476-2788 Business Fax with area code: 604-476-2187

Business e-mail: philiph@mract.org

Business Mailing address: (if different from above)

Street	City	Province	Postal Code

Contact Name: Hartwick Philip (last / first / middle) Title/Position: Business Manager

Type of Change Requested

Sub- Job Number
Office use only

Please check ☑ appropriate box(es) below:

Part 1	☐ Addition of a New Outdoor Patio	Outdoor Patio (C3-LIC)_____
Part 2	☐ Alteration/Renovation ☐ Removal of an existing service area ☒ Other	Structural - capacity change (C3-LIC)_____ Structural - no capacity change (C4-LIC)_____

Application Contact Person

This applicant authorizes the person below to be the primary contact for the duration of the application process only.

Name: Philip Hartwick

Phone number: 604-476-2788

Fax number: 604-476-2187

E-mail address: philiph@mract.org

Part 1: Addition of New Outdoor Patio

Fee: $440 | C3 - LIC

Provide the following information:

1. Attach one 11" x 17" copy of the proposed patio floor plan (see Appendix I on page 6 for floor plan instructions).

   The branch requires an occupant load (patrons plus staff) for the proposed patio area(s) which must be marked/stamped and dated on the plan you submit. Do not submit this application if you do not have the occupant load calculation stamped on your patio plans.

2. What is the occupant load calculation for the new patio(s)?

   Patio #1: Patio #2: Patio #3:

3. If the patio(s) is already constructed, attach a photo.

4. Describe the height and composition of the patio perimeter or bounding (i.e. railings, fencing, planters, hedging, etc.). A patio must be bounded by fixed and immovable physical separation in order to control patrons and liquor within the service area.

5. Describe the location of the patio in relation to the licensed interior - the patio must be immediately adjacent to the interior area.

6. Describe how staff will manage and control the patio from the interior service area.

7. Specify if liquor service to the patio is from: (a) fixed bar located on the patio, (b) portable bar for the patio, (c) licensed interior.

8. Do servers have to carry liquor through any unlicensed areas to get to the patio? Explain:

Note: Patios on grass, earth or gravel require a permit from the local Health Authority. Sidewalk patios require a permit from LG/FN.

A resolution from your Local Government/First Nation is required. Part 3 of this form must be completed by Local Government/First Nation.

You must also complete Parts 4 and 5.

Part 2: Structural Changes

Fee: $440 | C3 - Cap Ch. | C4 - No Cap Ch.

(Excluding construction of new patios)

Provide the following information:

1. Describe in full detail the reason for this application and what the changes are that you want considered.

We wish to expand our liquor license to include our existing theatre, studios, and lobby areas not currently licensed. The reason for these changes is to enhance our serving capacity throughout the facility. This application does not involve any building renovations. Please refer to attached floor plans for details.

2. If you are applying to remove the interior area and create a stand-alone patio, describe the location of the patio in relation to the unlicensed permanent structure. A stand-alone patio must adjoin a permanent structure (affixed to a foundation) which is plumbed and wired, and which the applicant owns or leases.

3. Attach one 11" x 17" copy of the proposed floor plan or patio plan (if creating a stand-alone patio). See Appendix I on page 6 for floor plan instructions.

4. Current total of all service areas (as shown on the liquor licence): 878

5. By making these alterations, the total occupant load will:

- ☐ Decrease to: _____ (patrons plus staff)
- ☐ Stay the same: _____ (patrons plus staff)
- ☐ Increase to: 1,900 (patrons plus staff)

If there is an increase to occupant load, a resolution from your Local Government/First Nation (LG/FN) is required. Take your application and floor plan to LG/FN. Part 3 of this form must be completed by LG/FN.

Part 3: Local Government/First Nation Resolutions: Confirmation Receipt of Application

If you are applying for a new patio (Part 1) or a proposed change that increases the occupant load (Part 2) then public interest factors may be affected by the structural change(s). This section is to be filled out by the LG/FN prior to submitting this application to the Branch.

Local Government/First Nation (name): City of Maple Ridge

Name of Official: Russ Brummer Title/Position: Manager of Business Operations

Phone: 604-467-7498 E-mail: rbrummer@mapleridge.ca

Signature of Official: _____ Date: 29/Apr/2019 (Day/Month/Year)

Check here if the LG/FN will not be providing comment: ☐ Yes, opting out of comment.

Note: The LG/FN cannot provide comment for their own application.

Is this establishment located on Treaty First Nation land? ☒ No ☐ Yes

Instructions for Local Government/First Nation (LG/FN)

This serves as notice that an application for a structural change to a liquor primary (LP) licence is being made within your community. The Branch requests that you consider this application (application form and floor plan) and provide the Branch with resolution within 90 days of the above received date. Alternatively, LG/FN can delegate staff with the authority to provide comment.

- The applicant will bring their completed Structural Change application form and floor plan to LG/FN.
- If there are any major issues LG/FN may hold off signing the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/FN is comfortable with the application proceeding, LG/FN staff will sign Part 3 of the application form and return it to the applicant. LG/FN will keep a copy of the signed application form and all supporting documents.
- The applicant will submit the signed application package (with all required documents) to the Branch.

To provide a resolution or comment:

- Gather public input for the community within the immediate vicinity of the establishment.
- Consider these factors which must be taken into account when providing resolution/comment:
    - The location of the establishment.
    - The person capacity and hours of liquor service of the establishment.
- Provide a resolution/comment with comments on:
    - The impact of noise on nearby residents.
    - The impact on the community if the application is approved.
    - The view of residents and a description of the method used to gather views.
    - The LG/FN recommendations (including whether or not the application be approved) and the reasons on which they are based.
- Provide any reports that are referenced in, or used to determine, the resolution/comment.
- If more than 90 days is required, provide a written request for extension to the Branch.
- If LG/FN opts out, or is the applicant, the Branch will gather public input and contact LG/FN staff for information to assist the Branch in considering the regulatory criteria.

If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111.

Part 4: Declaration of Signing Authority Including Valid Interest

Section 57(1)(c) of the *Liquor Control and Licensing Act* states: "A person commits an offence if the person (c) provides false or misleading information in the following circumstances: (i) when making an application referred to in section 12; (ii) when making a report or when required and as specified by the general manager under section 59".

As the licensee or authorized signatory of the licensee, I understand and affirm that all of the information provided is true and complete.

Signature: _____
Authorized signatory of the licensee

Name: Flanagan, Dawn (last / first / middle)

Position: President (if not an individual)

Date: 30/4/19 (Day/Month/Year)

Note: An agent, lawyer or third party operator may not sign the declaration on behalf of the licensee.

This form should be signed by an individual with the authority to bind the applicant. The Branch relies on the licensee to ensure that the individual who signs this form is authorized to do so. Typically, an appropriate individual will be as follows:

- If the licensee is an individual or sole proprietor, the individual himself/herself
- If the licensee is a corporation, a duly authorized signatory who will usually be an officer or, in some cases, a director
- If the licensee is a general partnership, one of the partners
- If the licensee is a limited partnership, the general partner of the partnership
- If the licensee is a society, then a director or a senior manager (as defined in the *Societies Act*)

If an authorized signatory has completed the *Add, Change or Remove Licensee Representative* form (LCLB101) and they have specifically permitted a licensee representative to sign this form on the licensee's behalf, the branch will accept the licensee representative's signature.

Appendix I (Floor Plan & Occupant Load Requirements Guide)

Floor Plan

Your application can only be considered if you include floor plans with occupant load. One copy of each of 11"x17" floor plan is required. Plans must show all service areas and the following details:

- labels for each room
- patio(s)
- liquor service bars
- furniture layout
- kitchen
- stage
- sound or DJ booth
- washrooms
- stairs, entrances and exits

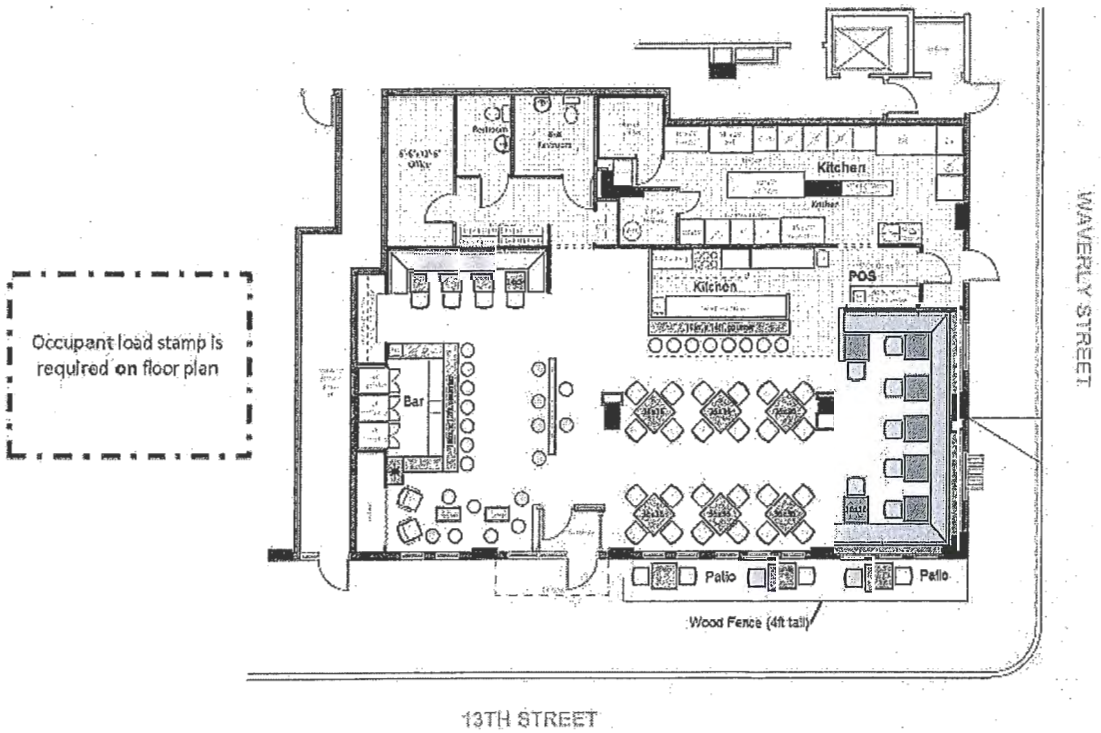
Plans must also show the physical separation (e.g. pony wall or full height wall) separating the proposed service area(s) from other licenses or unlicensed areas. If there is another licence, or another business (such as a retail store) at the same site, provide floor plans showing the other business in relation to the proposed LP establishment.

Occupant Load Calculation

Occupant Load is the maximum number of people (patrons plus staff) permitted in a service area. Contact the Local Government/First Nation to obtain an occupant load on your floor plan. The occupant load must be stamped or written, dated and signed on the floor plan by the appropriate authority.

If Local Government/First Nation (LG/FN) will not provide the occupant load, they must provide a letter confirming they do not issue occupant load. You must submit the LG/FN letter with your floor plan. The Branch will accept an occupant load calculation from a professional architect or engineer.

Sample Floor Plan



Part 5: Application Fees - Payment Options

Total Fee Submitted: $ 440

In accordance with Payment Card Industry Standards, the branch is no longer able to accept credit card information via email.

Payment is by (check (☑) one):

- ○ Cheque, payable to Minister of Finance (if cheque is returned as non-sufficient funds, a $30 fee will be charged)
- ○ Money order, payable to Minister of Finance
- ◉ Credit card: ◉ VISA ○ MasterCard ○ AMEX
  - ○ I am submitting my application by email and I will call with my credit card information. I will call Victoria Head Office at 250-952-5787 or 1-866-209-2111 and understand that no action can proceed with my application until the application fee is paid in full.
  - ◉ I am submitting my application by mail and have given my credit information in the space provided at the bottom of the page.

Note: To ensure legibility, do not submit by fax.

Part 6: Submit Application Package

Once signed by local government/First Nation (if applicable), submit your complete application package to:

Liquor and Cannabis Regulation Branch
Courier: 400-645 Tyee Road, Victoria BC V9A 6X5
Mail: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8
E-mail: liquor.licensing@gov.bc.ca

If you have any questions, contact us toll-free at 866-209-2111 or email us at liquor.licensing@gov.bc.ca. Visit our website for more information: www.gov.bc.ca/liquorregulationandlicensing

The information requested on this form is collected by the Liquor and Cannabis Regulation Branch under Section 26 (a) and (c) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purpose of liquor licensing and compliance and enforcement matters in accordance with the *Liquor Control and Licensing Act*. Should you have any questions about the collection, use, or disclosure of personal information, please contact the Freedom of Information Officer at PO Box 9292 STN PROV GVT, Victoria, BC, V8W 9J8 or by phone toll free at 1-866-209-2111.

Credit Card Information (To be submitted by fax or mail only)

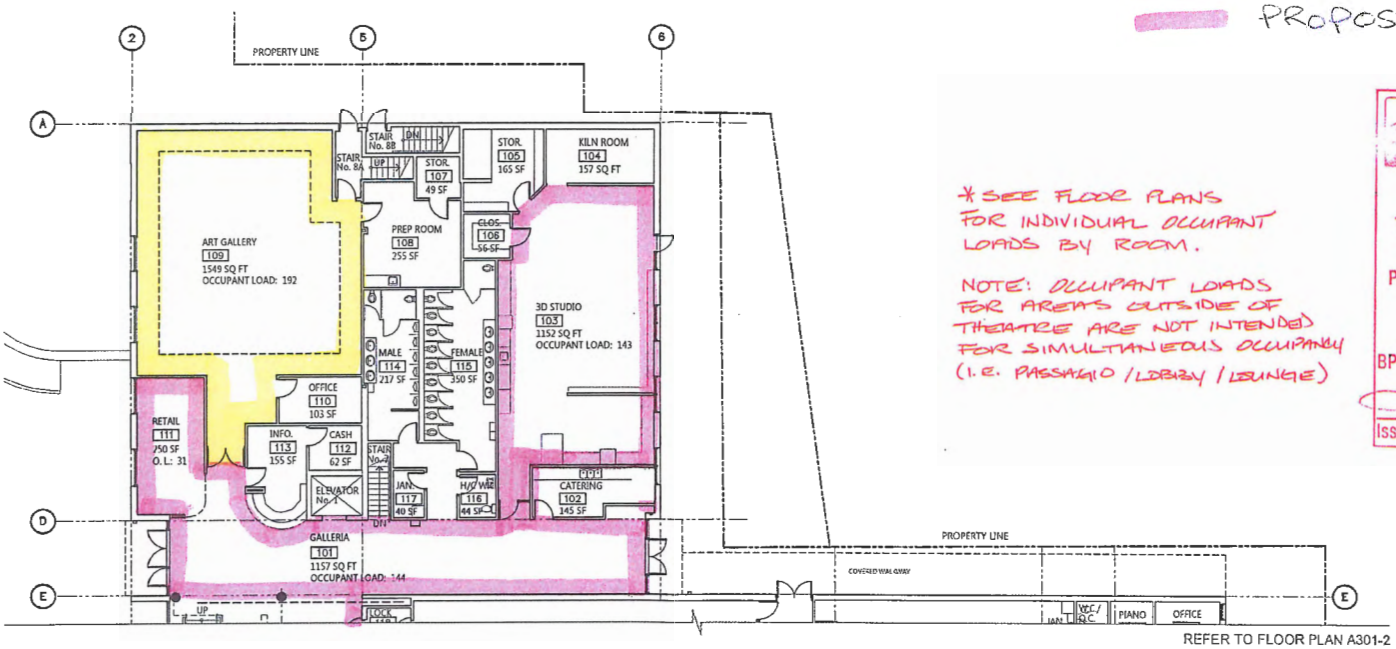
Name of cardholder (as it appears on card): Philip Hartwick

Credit card number: 4537 5000 1106 0053 Expiry date: 09 (Month) / 2024 (Year)

Signature: PHartwick

APPLICANT'S C

EXISTING
PROPOSED



REFER TO FLOOR PLAN A301-2

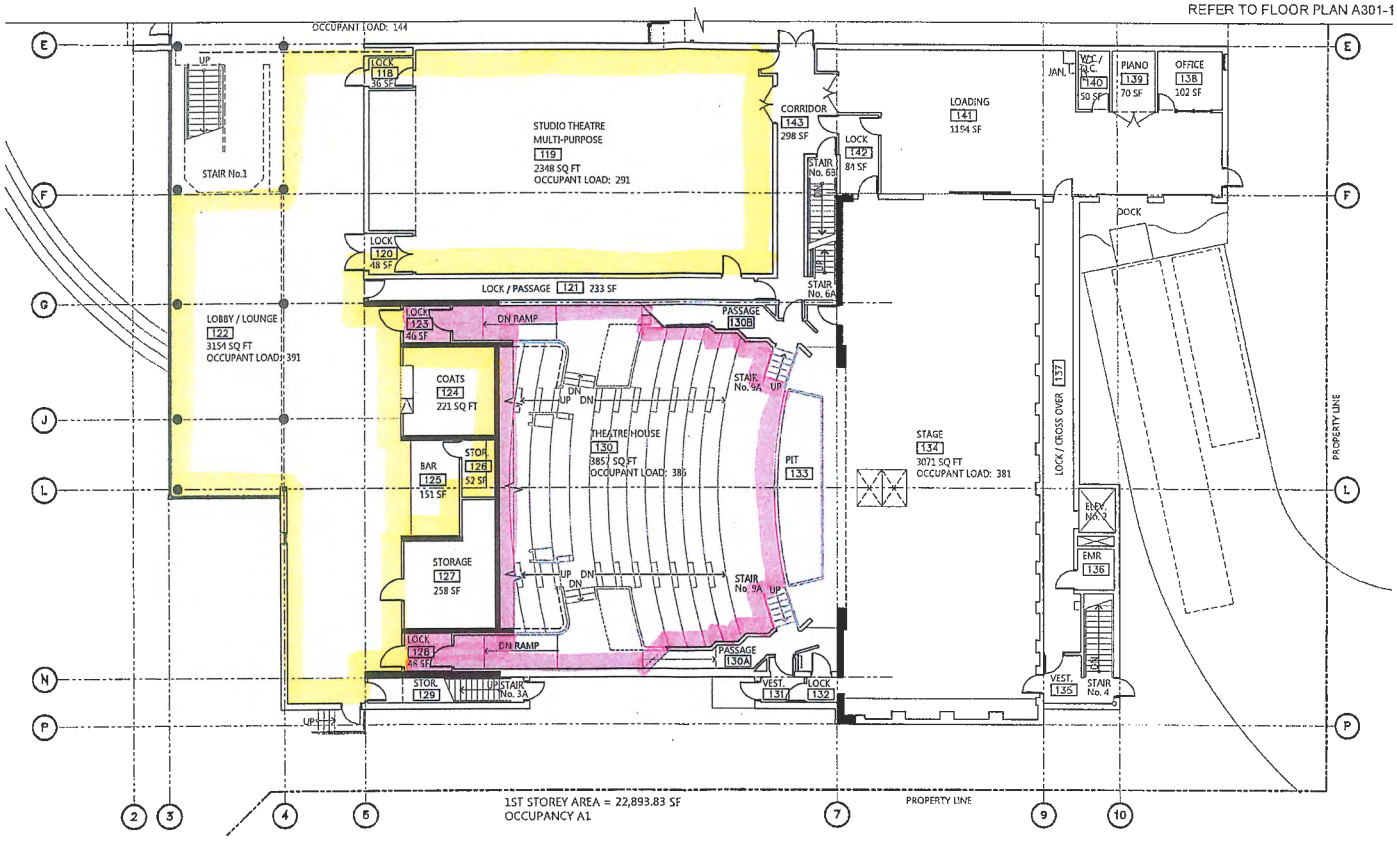
* SEE FLOOR PLANS FOR INDIVIDUAL OCCUPANT LOADS BY ROOM.

NOTE: OCCUPANT LOADS FOR AREAS OUTSIDE OF THEATRE ARE NOT INTENDED FOR SIMULTANEOUS OCCUPANCY (I.E. PASSAGIO / LOBBY / LOUNGE)

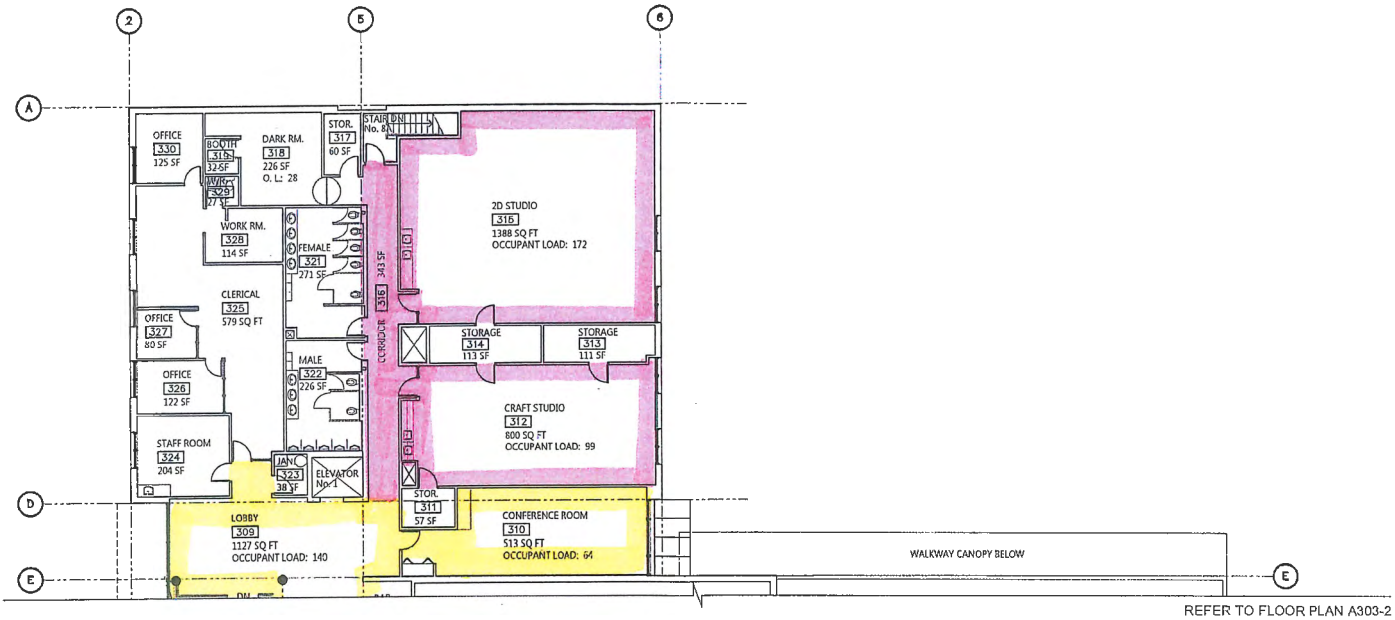
Deep Roots Greater Heights

TOTAL OCCU
1900
PATRON OCCU
1880
BP #9 - 10
Issuer
APP

R:	MAPLE RIDGE ACT THEATER	DRAWING TITLE FLOOR PLAN A301-1	CLIENT DISTRICT OF MAPLE RIDGE	DATE 2019.03.10	SCALE 1/16" = 1'-0"

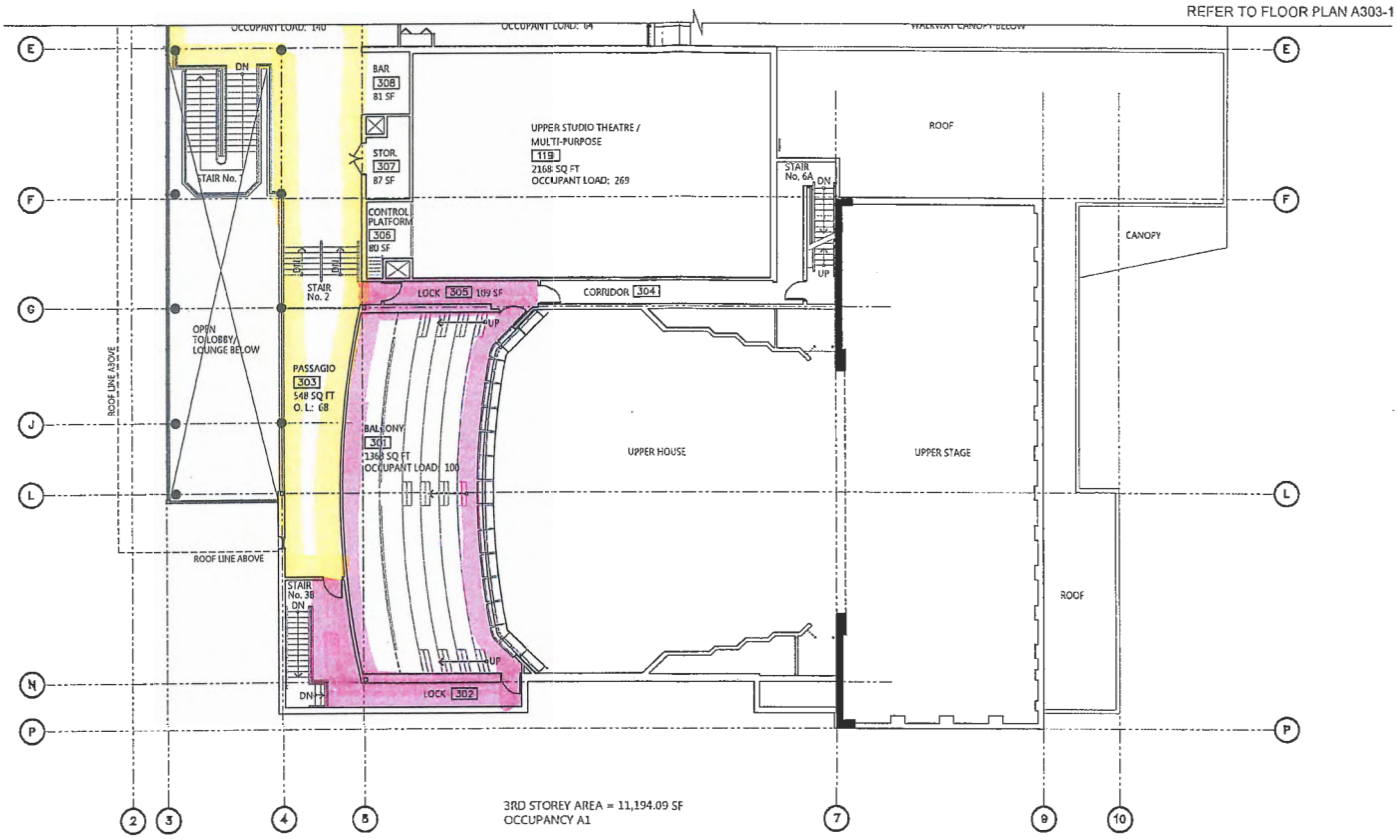


R:	MAPLE RIDGE ACT THEATER	DRAWING TITLE FLOOR PLAN A301-2	CLIENT DISTRICT OF MAPLE RIDGE	DATE 2019.03.10	SCALE 1/16" = 1'-0"



REFER TO FLOOR PLAN A303-2

R:	MAPLE RIDGE ACT THEATER	DRAWING TITLE FLOOR PLAN A303-1	CLIENT DISTRICT OF MAPLE RIDGE	DATE 2019.03.10	SCALE 1/16" = 1'-0"



R:	MAPLE RIDGE ACT THEATER	DRAWING TITLE FLOOR PLAN A303-2	CLIENT DISTRICT OF MAPLE RIDGE	DATE 2019.03.10	SCALE 1/16" = 1'-0"

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 3, 2019
FROM:	Chief Administrative Officer	**MEETING:**	**COW**
SUBJECT:	Golden Ears Winter Club Liquor Primary Club Licence Amendment		

EXECUTIVE SUMMARY:

The Liquor and Cannabis Regulation Branch (LCRB) received an amendment application from Golden Ears Winter Club located at 23580 Jim Robson Way to change their existing liquor primary club licence to a liquor primary licence (Appendix I).

Golden Ears Winter Club would like to transition their Liquor Primary Club licence to a Liquor Primary Licence. A liquor primary club licence only allows club members and guests in to the establishment for service and consumption of liquor while a liquor primary licence allows members of the general public to enter the establishment for liquor consumption and service. One of the requirements of a liquor primary licence is that during liquor service a reasonable variety of hot or cold snacks and non-alcoholic beverages be available within the service area.

One of the considerations utilized by the LCRB in reviewing an endorsement application to a licence is a resolution from the local government. A number of regulatory criteria must be addressed in the Council resolution as well as comments pertaining to the views expressed by area residents. Council may choose to support the application, not support the application or indicate they do not wish to comment.

RECOMMENDATION(S):

1. **That the application for a liquor primary licence by Golden Ears Winter Club located at 23580 Jim Robson Way, Maple Ridge be supported based on the information contained in the Council report dated September 3, 2019.**

2. **That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.**

DISCUSSION:

a) Background Context:

On July 11, 2019, the Licences & Bylaw Department received a copy of a transition to liquor primary licence application that Golden Ears Winter Club submitted to the Liquor and Cannabis Regulation Branch (LCRB) earlier this year to change their current liquor primary club licence.

The LCRB guidelines request a specific Council resolution commenting on the application in terms of community impacts which may occur as a result of the proposed change to the establishment operations as a result to the proposed change to the licensed brewery license

at this particular location. Part of the process requires Council to gather views of the residents who may be affected by the establishment of the liquor primary license in their neighbourhood.

In following the public input requirement, the City mailed 541 notices to owners and occupants of property within approximately 200 metres of the subject site. Of the 541 letters sent to surrounding property owners and occupants none of the correspondence was returned by the Post Office. Staff did not receive any responses to the mail out.

The Maple Ridge RCMP Detachment was asked for their input on this matter and they have confirmed they do not have any operational issues with this application.

There is adequate parking, on the subject property to satisfy municipal parking requirements for this proposed change.

This change will require Golden Ears Winter Club to install an oven in their lounge area, under applicable permits from the City.

The three closest liquor primary licensed premises to the subject property are:

- Planet Ice Breakaway Bar & Grill - 23588 Jim Robson Way
- Black Sheep Pub & Grill - 12968 232 Street
- Kingfishers Bar & Grill - 23840 River Road

b) Intergovernmental Issues:

Both local government and the provincial government have an interest in ensuring that liquor regulations are followed and that licensed establishments listen to the needs of the community.

c) Citizen/Customer Implications:

The review of this application has taken into consideration the potential for concerns from surrounding properties in terms of parking, traffic and noise generation as well as the proximity of schools and similar establishments.

d) Interdepartmental Implications:

The Licences & Bylaws Department has coordinated in the review process and solicited input from the public, other municipal departments as well as the RCMP.

e) Alternatives:

To not approve the application and provide conditions to the approval in the form or recommendations to forward to the LCRB.

CONCLUSIONS:

That Council pass the necessary resolution supporting the application from Golden Ears Winter Club based upon the staff findings set out in this report.

Prepared by: Michelle Orsetti
Manager: Bylaw & Licensing Services

per: *Approved by:* Christine Carter, M.Pl., MCIP, RPP
General Manager: Planning and Development Services

Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

Attachments:

Appendix I: Golden Ears Winter Club application to transition to liquor primary licence

RECEIVED

JUL 11 2019

MAPLE RIDGE
LICENSES, PERMITS & BYLAWS

APPENDIX I

BRITISH COLUMBIA

Liquor and Cannabis Regulation Branch
400-645 Tyee Road, Victoria, BC V9A 6X5
Mail: PO Box 9292 Stn Provincial Govt, Victoria, BC V8W 9J8
Phone: 1 866 209-2111 Fax: 250-952-7066

LIQUOR PRIMARY CLUB LICENCE: APPLICATION TO TRANSITION TO LIQUORY PRIMARY LICENCE

Liquor and Cannabis Regulation Form LCRB129

Instructions:
Using the attached guide, complete this application form and assemble all required documents. Once complete, follow instructions for submitting your application package to local government/first nation (LG/FN) and the Liquor and Cannabis Regulation Branch.

Transition Liquor Primary Club to Liquor Primary (LP) **Fee: $330**

Part 1: Establishment

For Office Use Only
Job # (C3) _____

Licensee/Applicant: Golden Ears Winter Club

Establishment Name: Golden Ears Winter Club LP Club Licence #: 302195

Proposed Establishment Name: (If applicable) Golden Ears Winter Club

Establishment Address: 23580 Jim Robson Way (Street) | Maple Ridge (City) | BC (Province) | V2W1B8 (Postal Code)

Parcel Identifier (PID): 011-345-861

If a zoning change is required, please indicate the status of your application:

Phone number: E-mail:

Mailing Address: Street | City | Province | Postal Code

Part 2: Contact Person

Name: Karl Lundgren Position: Director

Telephone: 604-369-8342 E-mail: karl.lundgren@me.com

The applicant authorizes the person below to be the primary contact for the duration of the application process only.

Part 3: Change to Hours of Liquor Service

For Office Use Only
Job # _____
C4: No Cap Ch/C3: Cap Ch

☐ Request change to hours of liquor service within the hours currently approved **Fee: $220**

☐ Request change to hours of liquor service outside of the hours currently approved* **Fee: $330**
*a resolution from LG/FN is required - LG/FN must complete part 6 of this form.

Complete the table below, indicating the proposed hours of liquor service:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open							
Closed							

Part 4: Structural Change to Licensed Service Area(s)

Office Use Only

Job # _____

C4: No Cap Ch/C3: Cap Ch

☐ Change(s) to existing licensed service area(s) **Fee: $400**

☐ Addition of new patio* **Fee: $440**

Describe the proposed changes to your licensed service area(s):

The proposed alterations will result in the total overall occupant load of your establishment:

☐ Increasing* to: ☐ persons

☐ Decreasing to: ☐ persons

☐ Remaining the same: ☐ persons

*A resolution from your LG/FN is required if there is an increase in the total occupant load and/or if there is an addition of a new patio. LG/FN must complete Part 6 of this form.

Part 5: Checklist

☐ Letter of Intent. See Appendix I (page 5 of the guide) for information required in letter.

☐ Proposed Signage, if proposing an establishment name change (see page of 3 guide)

☐ Provide two copies of floor plans showing the existing licensed and proposed changes (if applying for a structural change) service area(s): one 8.5" x 11" and one 11" x 17". Plans must be stamped with an occupant load by local government building or fire authorities.

*See Appendix II (page 7 of the guide) for floor plan and occupant load requirements.

If applying for a structural change to add a patio also provide the following:

☐ Provide the height and composition of the patio perimeter or bounding that is designed to control patron entry/exit (i.e. railings, fencing, planters, hedging, etc.):

☐ Describe the location of the patio in relationship to the licensed interior. The patio should be immediately adjacent or contiguous to the interior licensed service area.

☐ Describe how staff will manage and control the patio from the interior licensed service area.

☐ Will the patio have a fixed or portable liquor service bar or will liquor be served from the interior service bar?

☐ Do servers have to carry liquor through any unlicensed areas to get to the patio? Explain:

Note: Patios on grass, earth or gravel require a permit from the local Health Authority. Sidewalk patios require a permit from LG/FN.

Part 6: Local Government / First Nation (LG/FN) Confirm Receipt of Application

This section is to be filled out by the LG/FN prior to submitting this application to the Branch.

Local government/First Nation (name): City of Maple Ridge

Name of Official: Diachuk, Jaci (last / first / middle)

Title/Position: Admin. Assistant

Email: jdiachuk@mapleridge.ca

Phone: 604-467-7391

Date Received: 11/07/2019 (Day/Month/Year)

Signature of Official: Jaci Diachuk

Check here if LG/FN will not be providing comment: ☐ Yes, opting out of comment

Note: The LG/FN cannot provide comment for their own application.

Is this establishment on Treaty First Nation land? ☐ Yes ☑ No

Instructions for Local Government/First Nation (LG/FN)

This serves as notice that an application to transition a LP Club to a LP liquor licence is being made within your community. The Branch requests that you consider this application (application form, letter of intent, and floor plan) and provide the Branch with resolution within 90 days of the above received date. Alternatively, LG/FN can delegate staff with the authority to provide comment.

- The applicant will bring their completed application form and floor plan to LG/FN.
- If there are any major issues (e.g. bylaws), LG/FN may hold off signing the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/FN is comfortable with the application proceeding, LG/FN staff will sign above and return it to the applicant. LG/FN will keep a copy of the signed application form and all supporting documents.
- The applicant will submit the signed application package (with all required documents) to the Branch.

To provide a resolution or comment:

- Gather public input for the community in the immediate vicinity of the proposed endorsement service area(s).
- Consider these factors which must be taken into account when providing resolution/comment:
  - The location of the establishment.
  - The person capacity and hours of liquor service of the establishment.
- Provide a resolution/comment with comments on:
  - The impact of noise on nearby residents.
  - The impact on the community if the application is approved.
  - The view of residents and a description of the method used to gather views.
  - The LG/FN recommendations (including whether or not the application be approved) and the reasons on which they are based.
- Provide any reports that are referenced in, or used to determine, the resolution/comment.
- If more than 90 days is required, provide a written request for extension to the Branch.
- If LG/FN opts out, or is the applicant, the Branch will gather public input and contact LG/FN staff for information to assist the Branch in considering the regulatory criteria.

If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111.

Part 7: Declaration

Section 57(1)(c) of the *Liquor Control and Licensing Act* states: "A person commits an offence if the person (c) provides false or misleading information in the following circumstances: (i) when making an application referred to in section 12; (ii) when making a report or when required and as specified by the general manager under section 59".

As the licensee or authorized signatory of the licensee, I understand and affirm that all of the information provided is true and complete.

Signature:_____
Authorized signatory of the licensee

Name: Lundgren / Karl / Julius (last / first / middle)

Position: Director (if not an individual)

Date: 10/02/2019 (Day/Month/Year)

Note: An agent, lawyer or third party operator may not sign the declaration on behalf of the licensee.

This form should be signed by an individual with the authority to bind the applicant. The Branch relies on the licensee to ensure that the individual who signs this form is authorized to do so. Typically, an appropriate individual will be as follows:

- If the licensee is an individual or sole proprietor, the individual himself/herself
- If the licensee is a corporation, a duly authorized signatory who will usually be an officer or, in some cases, a director
- If the licensee is a general partnership, one of the partners
- If the licensee is a limited partnership, the general partner of the partnership
- If the licensee is a society, then a director or a senior manager (as defined in the *Societies Act*)

If an authorized signatory has completed the *Add, Change or Remove Licensee Representative* form (LCLB101) and they have specifically permitted a licensee representative to sign this form on the licensee's behalf, the branch will accept the licensee representative's signature.

Part 8: Application Fees (Non-refundable)

- ☒ $330 Transition to LP Licence
- ☐ $220 Change of Hours (within the hours currently approved)
- ☐ $330 Change of Hours (outside of the hours currently approved)
- ☐ $440 Structural Change to existing Licensed Area(s)
- ☐ $440 Structural Change to Add Patio

Total Fee Submitted: $ 330

In accordance with Payment Card Industry Standards, the branch is no longer able to accept credit card information via email.

Payment is by (check (☑) one):

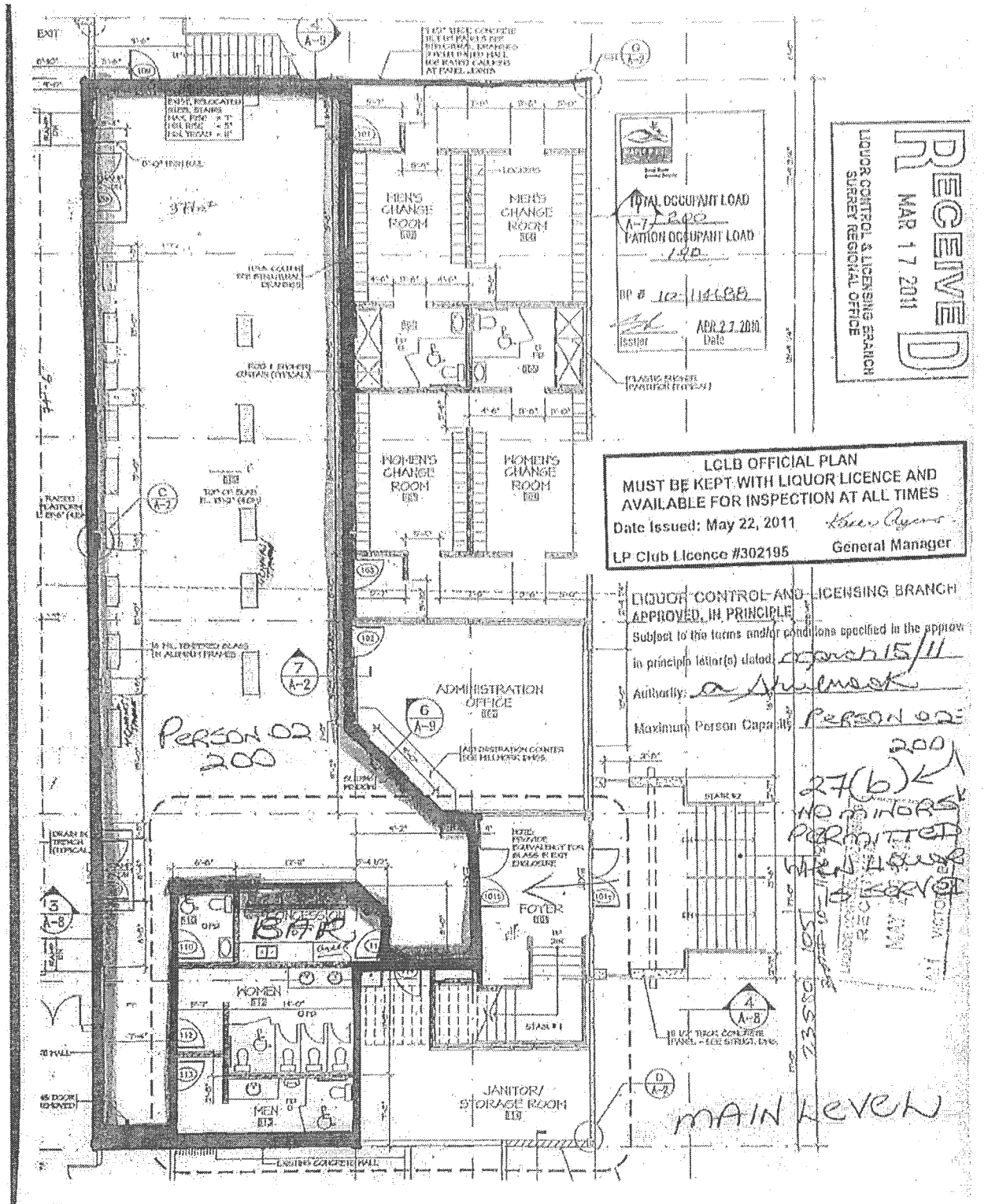
- ○ Cheque, payable to Minister of Finance (if cheque is returned as non-sufficient funds, a $30 fee will be charged)
- ○ Money order, payable to Minister of Finance
- ◉ Credit card: ◉ VISA ○ MasterCard ○ AMEX
  - ○ I am submitting my application by email and I will call with my credit card information. I will call Victoria Head Office at 250-952-5787 or 1-866-209-2111 and understand that no action can proceed with my application until the application fee is paid in full.
  - ◉ I am submitting my application by mail and have given my credit information in the space provided at the bottom of the page.

Part 9: Submit Application Package

Liquor and Cannabis Regulation Branch
Courier: 400-645 Tyee Road, Victoria BC V9A 6X5
Mail: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8
E-mail: liquor.licensing@gov.bc.ca

The information requested on this form is collected by the Liquor and Cannabis Regulation Branch under Section 26 (a) and (c) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purpose of liquor licensing and compliance and enforcement matters in accordance with the *Liquor Control and Licensing Act*. Should you have any questions about the collection, use, or disclosure of personal information, please contact the Freedom of Information Officer at PO Box 9292 STN PROV GVT, Victoria, BC, V8W 9J8 or by phone toll free at 1-866-209-2111.

Credit Card Information (To be submitted by fax or mail only)


EXIT
MEN'S CHANGE ROOM
MEN'S CHANGE ROOM
WOMEN'S CHANGE ROOM
WOMEN'S CHANGE ROOM
TOTAL OCCUPANT LOAD
PATIO OCCUPANT LOAD
ADMINISTRATION OFFICE
PERSON OF 200
FOYER
WOMEN
MEN
JANITOR/ STORAGE ROOM
MAIN LEVEL
RECEIVED
MAR 17 2011
LIQUOR CONTROL & LICENSING BRANCH
SURREY REGIONAL OFFICE
LCLB OFFICIAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE AND
AVAILABLE FOR INSPECTION AT ALL TIMES
Date Issued: May 22, 2011
LP Club Licence #302195
General Manager
LIQUOR CONTROL AND LICENSING BRANCH
APPROVED, IN PRINCIPLE
Subject to the terms and/or conditions specified in the approv
in principle letter(s) dated
Authority:
Maximum Person Capacity
27(b)
NO MINORS PERMITTED WHEN LIQUOR IS SERVED

LETTER OF INTENT

February 10, 2019

RE: Letter of Intent for Golden Ears Winter Club to Transition from a Liquor Primary Club License to a Liquor Primary License.

Dear BC Liquor Control and Licensing Branch,

The primary focus and overall scope of the Golden Ears Winter Club will not change. However, we are adding mini pizzas, cooked in a toaster oven, available in 3 flavors, to our product offering in our upstairs lounge during all hours of operation. This will meet the BC Liquor Control and Licensing Branches requirement for a "variety of hot or cold snacks during all hours of operation" as a Liquor Primary establishment.

With this letter we officially request to change of our Liquor Primary Club License to a Liquor Primary License.

Regards,

Karl Lundgren, Director

Acting on Behalf of the GEWC Board of Directors