

City of Maple Ridge

**COMMITTEE OF THE WHOLE AGENDA**

**September 7, 2021**

**1:30 p.m.**

**Virtual Online Meeting including Council Chambers**

*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.*

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

**1. CALL TO ORDER**

**2. ADOPTION OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of July 20, 2021

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

**4. PLANNING 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 2021-099-RZ, 21848 124 Avenue, RS-1 to R-1**

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7770-2021 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a future subdivision into two lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.



**1102 2021-315-RZ, 24495 110 Avenue, RS-3 to RS-1d**

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7778-2021 to rezone from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached [Half Acre] Residential) to permit a future subdivision of approximately five single family lots not less than 557m<sup>2</sup> (5,996ft<sup>2</sup>) in size be given first reading and that the applicant provide further information as described on Schedules A, B, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1103 2019-216-RZ, 24392 104 Avenue, RS-3 to RM-1**

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7628-2020 to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential) to permit future construction of approximately 21 strata townhouse units be given second reading and be forwarded to Public Hearing.

**1104 2019-425-DVP, 2019-425-DP, 25057, 25123 and 25171 112 Avenue**

Staff report dated September 7, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-425-DVP for: R-1 zoned lots - to reduce the rear yard setback for Lots 7 and 12; for R-2 zoned lots - to reduce the minimum lot depth for Lot 28, to reduce the rear yard setbacks for Lots 33-39, Lots 79-82, Lot 78, Lot 83 and Lot 28 and to allow vehicular access to be provided from the front for lots backing on a municipal lane for Lots 33-39 and Lots 78-83; for R-3 zoned lots - to reduce minimum parcel depth for a parcel abutting a controlled access highway or municipal arterial road for Lots 42-77; and that the Corporate Officer be authorized to sign and seal 2019-425-DP to permit a subdivision of approximately 83 single-family lots over two phases.

**5. ENGINEERING SERVICES**

**6. CORPORATE SERVICES**

**1151 2021 Community Grants**

Staff report dated September 7, 2021 recommending that the proposed allocation of the 2021 Community Grants be approved.

**1152 Modernization of the Maple Ridge Fire Department Radio Communications Network**

Staff report dated September 7, 2021 recommending that the transition of the Maple Ridge Fire Department to the E-Comm digital radio system as of November 1, 2021 be approved.



7.        PARKS, RECREATION & CULTURE
8.        ADMINISTRATION
9.        COMMUNITY FORUM
10.      NOTICE OF CLOSED COUNCIL MEETING
11.      ADJOURNMENT



## 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.

There is a 2 minute time limit per speaker with a second opportunity provided if no one else is waiting to speak, and a total of 15 minutes is provided for the Community Forum. Respectful statements and/or questions must be directed through the Chair and not to individual members of Council.

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. We are doing business a bit differently during this time as we balance the health and safety of citizens and staff with our democratic processes. While City Hall is now open to the public, Council meetings are being held virtually and only necessary staff are present. ***In-person attendance by the public at Council meetings is not available*** and we encourage the public to watch the video recording of the meeting via live stream or any time after the meeting via <http://media.mapleridge.ca/Mediasite/Showcase>.

Using Zoom, input from the public during Community Forum is being facilitated via email to [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) and/or via the *raised hand* function through the Zoom meeting. For virtual public participation during Community Forum please join the meeting by clicking on the date of the meeting at <https://www.mapleridge.ca/640/Council-Meetings>. When the meeting reaches the Community Forum portion, please raise your virtual hand to indicate you would like to speak. Using Zoom, input from the public during Community Forum is being facilitated via email to [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) and/or via the *raised hand* function through the Zoom meeting.

If you have a question or comment that you would normally ask as part of Community Forum, you can email [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) **before 1:00 p.m. on the day of the meeting** and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens' voices are being heard as part of our meetings. We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information contact:

Clerk's Department at **604-463-5221** or [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca)  
Mayor and Council at [mayorcouncilandcaol@mapleridge.ca](mailto:mayorcouncilandcaol@mapleridge.ca)

APPROVED BY:

DATE:

PREPARED BY:

DATE:

CHECKED BY:

DATE:

Sept 2, 2021

A. Aumont

Sept. 2, 2021

B. Schmidt

Sept. 2 / 2021



**COMMITTEE OF THE WHOLE MEETING MINUTES**

July 20, 2021

The Minutes of the Committee of the Whole Meeting held on July 20, 2021 at 1:30 p.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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<b>PRESENT</b>	<b>Appointed Staff</b>
<b>Elected Officials</b>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor K. Duncan	S. Hartman, General Manager Parks, Recreation & Culture
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	S. Nichols, Corporate Officer
Councillor R. Svendsen	T. Thompson, Director of Finance
Councillor A. Yousef	<b>Other Staff as Required</b>
	T. Cotroneo, Manager of Community Engagement
	W. Dupley, Director, Economic Development
	C. Goddard, Director of Planning
	A. Grochowich, Planner 2
	M. McMullen, Manager of Development and Environmental Services
	A. Kopystynski, Planner 2
	R. Tardif, Planner

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

Note: Due to the COVID-19 pandemic, Councillor Duncan, Councillor Meadus, Councillor Robson and Councillor Yousef chose to participate electronically.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of, 2021

It was moved and seconded

That the minutes of the July 6, 2021 Committee of the Whole Meeting be adopted.

CARRIED

3. **DELEGATIONS/STAFF PRESENTATIONS** – Nil



4. **PLANNING AND DEVELOPMENT SERVICES**

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

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

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated July 20, 2021 titled "Non-Farm Use Application 12377 248 Street" be forwarded to the Council Meeting of July 27, 2021**

CARRIED

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

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

The Corporate Officer advised on the Temporary Use Permit Process.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

The applicant, Rayne Beveridge, gave a presentation providing details on use of the property for farming and use of the farmed products in a café on the site. He responded to questions from Council.

Note: Councillor Duncan left the meeting at 2:11 p.m. and returned at 2:15 p.m. during questions from Council.

It was moved and seconded

**That the staff report dated July 20, 2021 titled "Temporary Use Permit, 10225 272 Street" be forwarded to the Council Meeting of July 27, 2021**

CARRIED



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

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

R. Tardif, Planner, advised that the applicant was available for questions from Council. He provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated July 20, 2021 titled "First Reading, Zone Amending Bylaw No. 7777-2021, 24366 and 24388 River Road and 24548 Lougheed Highway and PID No. 012-847-046, 012-846-970, 012-846-902 and 012-847-119" be forwarded to the Council Meeting of July 27, 2021**

CARRIED

Councillor Duncan – OPPOSED

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

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7766-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of a 6 storey apartment building with 178 units be given first reading and that the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

M. McMullen, Manager of Development and Environmental Services, advised that the applicant and architect are available to respond to questions from Council and provided a summary presentation and staff answered Council questions.

Note:     Councillor Duncan left the meeting at 3:06 p.m. and returned at 3:13 p.m.



It was moved and seconded

**That the staff report dated July 20, 2021 titled “First Reading, Zone Amending Bylaw No. 7766-2021, 22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road” be forwarded to the Council Meeting of July 27, 2021**

CARRIED

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

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

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

It was moved and seconded

**That the staff report dated July 20, 2021 titled “Home Occupation: Commercial Vehicle Amendment, First and Second Reading, Zone Amending Bylaw No. 7769-2021” be forwarded to the Council Meeting of July 27, 2021**

CARRIED

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

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

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

Note: Councillor Robson left the meeting at 3:40 p.m.



It was moved and seconded

**That the staff report dated July 20, 2021 titled "First and Second Reading, Zone Amending Bylaw No. 7776-2021; and Second Reading, Zone Amending Bylaw No. 7609-2020, 20690 Loughheed Highway" be forwarded to the Council Meeting of July 27, 2021**

CARRIED

Note: Councillor Robson was absent for the vote on Item 1106

Note: Councillor Robson returned to the meeting at 3:42 p.m.

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

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

R. Tardif, Planner, advised that the applicant was on the line for questions from Council and provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated July 20, 2021 titled "First and Second Reading Zone Amending Bylaw No. 7775-2021, 110 - 20110 Loughheed Highway" be forwarded to the Council Meeting of July 27, 2021**

CARRIED

Councillor Duncan – OPPOSED

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

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7695-2020 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision to create four (4) lots for the future construction of single-family residential dwellings be given second reading and be forwarded to Public Hearing.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.



It was moved and seconded

**That the staff report dated July 20, 2021 titled "" Second Reading, Zone Amending Bylaw No. 7695-2020, 12077 and 12079 240 Street" be forwarded to the Council Meeting of July 27, 2021**

CARRIED

**1109 2017-140-DVP, 23953 Fern Crescent**

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

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated July 20, 2021 titled "Development Variance Permit, 23953 Fern Crescent" be forwarded to the Council Meeting of July 27, 2021**

CARRIED

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

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

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

Note: Councillor Yousef left the meeting at 4:02 p.m.

It was moved and seconded

**That the staff report dated July 20, 2021 titled "Development Variance Permit, Development Permit, 11775 and 11781 Burnett Street" be forwarded to the Council Meeting of July 27, 2021**

CARRIED

Note: Councillor Yousef was absent for the vote on Item 1110.



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

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

M. McMullen, Manager of Development and Environmental Services, advised that the applicant as on screen and provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated July 20, 2021 titled "Multi Family Development Permit, Development Variance Permit, 10640 248 Street" be forwarded to the Council Meeting of July 27, 2021**

CARRIED

Note: Councillor Yousef was absent for the vote on Item 1111. He returned to the meeting at 4:11 p.m.

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

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

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

Note: Councillor Meadus left the meeting at 4:15 p.m. and returned 4:17 p.m.

It was moved and seconded

**That the staff report dated July 20, 2021 titled "Development Variance Permit, Development Permit, 22575 Brown Avenue" be forwarded to the Council Meeting of July 27, 2021**

CARRIED



**5. ENGINEERING SERVICES – Nil**

**6. CORPORATE SERVICES – Nil**

**7. PARKS, RECREATION & CULTURE**

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

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

T. Cotroneo, Manager of Community Engagement, responded to Council questions.

It was moved and seconded

**That the staff report dated July 20, 2021 titled “Municipal Advisory Committee on Accessibility and Inclusiveness - Age-friendly Initiative Sub-committee” be forwarded to the Council Meeting of July 27, 2021**

CARRIED

**8. ADMINISTRATION**

**1191 Downtown Maple Ridge Business Improvement Area**

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

W. Dupley, Director, Economic Development, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated July 20, 2021 titled “Downtown Maple Ridge Business Improvement Area” be forwarded to the Council Meeting of July 27, 2021.**

CARRIED



**9. COMMUNITY FORUM**

**Adam Kirk**

Mr. Kirk spoke on Item 1111 and expressed concern with the lack of form and character with the existing neighbourhood of the proposed development, the changed grade of the land and the height of the proposed buildings in comparison to neighbouring houses. He also expressed concern with the encroachment and impact on the trees within a restrictive covenant on the property line between his property and the development.

**10. NOTICE OF CLOSED COUNCIL MEETING**

**11. ADJOURNMENT – 4:27 p.m.**

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Councillor R. Svendsen, Chair  
Presiding Member of the Committee





**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7770-2021;  
21848 124 Avenue

**MEETING DATE:** September 7, 2021  
**FILE NO:** 2021-099-RZ  
**MEETING:** C o W

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#### **EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 21848 124 Avenue, from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision into two lots. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 for the additional lot, as the original lot is exempt when a subdivision is proposing fewer than three lots.

#### **RECOMMENDATIONS:**

1. That Zone Amending Bylaw No. 7770-2021 be given first reading; and
2. That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

#### **DISCUSSION:**

##### **a) Background Context:**

Applicant:	Subodh Upadhyay
Owner:	Elmira Jubene, Joana M Casado
Legal Description:	Lot 6, District Lot 396, New Westminster District Plan 12853
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Within Urban Area Boundary:	Yes
Area Plan:	No
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	R-1 (Single Detached (Low Density) Urban Residential)

**1101**



Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	R-1 (Single Detached (Low Density) Urban Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential

Existing Use of Property: Single Family Residential

Proposed Use of Property: Single Family Residential

Site Area: 0.101 HA. (0.25 acres)

Access: 124 Avenue

Servicing requirement: Urban Standard

**b) Site Characteristics:**

The subject property is located at 21848 124 Avenue, and is designated *Urban Residential*. It is a fairly flat site along a Major Corridor, with a few shrubs in the front yard and trees in the rear yard. The subject property is bounded by single family residential lots to the north, east, south and west, with 124 Avenue to the north, and Blackstock Street across from 124 Avenue.

**c) Project Description:**

The current application proposes to rezone the subject property, located at 21848 124 Avenue, from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential, in order to create two single family residential lots of approximately 472 m<sup>2</sup> each in area, both with access from 124 Avenue. 124 Avenue is a Major Corridor with a bike route. Road dedication will be required and plans are reflecting accordingly. (See Appendices A and B)

**d) Planning Analysis:**

**Official Community Plan:**

The development site is currently designated *Major Corridor Urban Residential Infill*. This designation is intended for ground oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies. For the proposed development no OCP amendment will be required to allow the proposed zoning.

**Zoning Bylaw:**

The current application proposes to rezone the property located at 21848 124 Avenue from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit two single family residential lots (see Appendices C and D). The minimum lot size for the proposed zone is 371m<sup>2</sup>, and the proposed lots after road dedication are 472 m<sup>2</sup> in area. No variations from the



requirements of the proposed zone have been identified at initial review. Should changes identify variances, a Development Variance Permit application will then be required.

**e) Interdepartmental Implications:**

In order to advance the current application, after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) School District; and
- f) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

**f) Development Applications:**

In order for this application to proceed the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999* as amended:

- 1. A complete Rezoning Application (Schedule B); and
- 2. A Subdivision Application.

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

**CONCLUSION:**

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.



The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

"Original signed by Lisa Zosiak"

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*Prepared by:* **Therese Melser**  
**Planning Technician**

"Original signed by Lisa Zosiak"

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

"Original signed by Christine Carter"

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

"Original signed by Christina Crabtree"

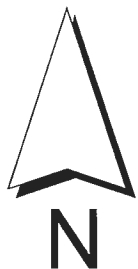
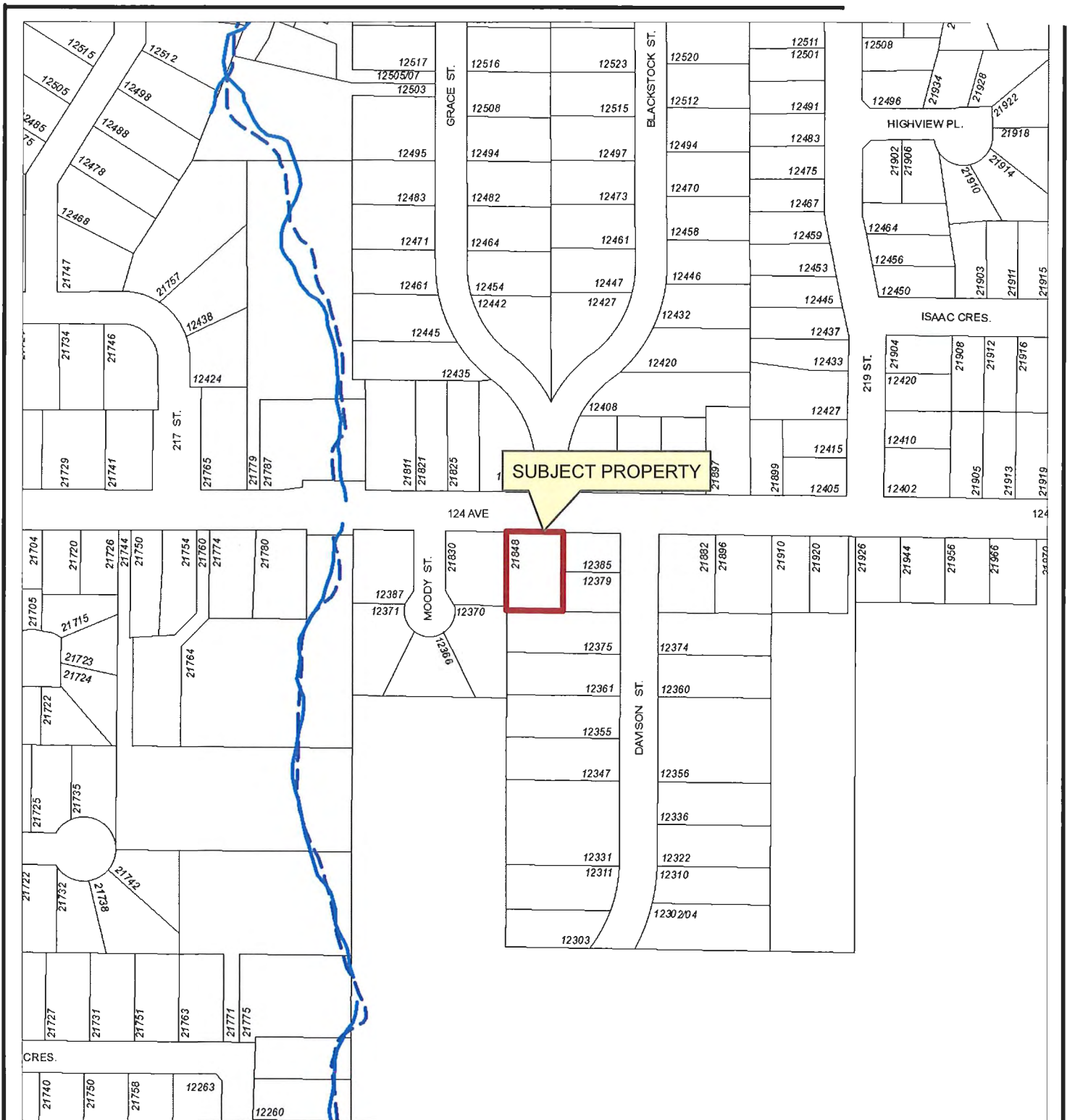
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*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7770-2021  
Appendix D – Proposed Site Plan





Scale: 1:2,500

### Legend

- Stream
- Indefinite Creek

21848 124 AVENUE  
PID: 009-747-923

PLANNING DEPARTMENT



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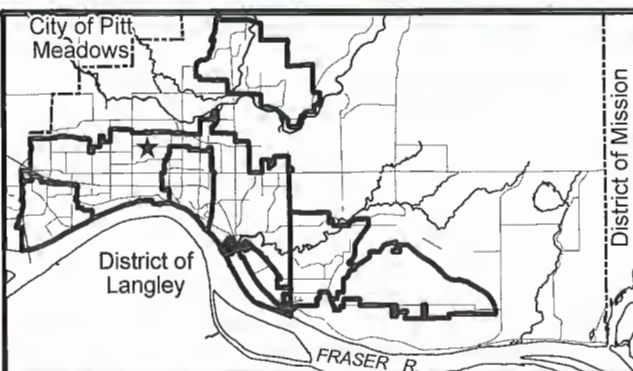
FILE: 2021-099-RZ/SD  
DATE: Feb 19, 2021

BY: PC





Scale: 1:2,500



21848 124 AVENUE  
PID: 009-747-923

PLANNING DEPARTMENT



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FILE: 2021-099-RZ/SD  
DATE: Feb 19, 2021

BY: PC



**CITY OF MAPLE RIDGE  
BYLAW NO. 7770-2021**

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of  
Zoning Bylaw No. 7600-2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7770-2021."
2. That parcel or tract of land and premises known and described as:

Lot 6, District Lot 396, New Westminster District Plan 12853

and outlined in heavy black line on Map No. 1894 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential).

3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

ADOPTED, the            day of            , 20

## PRESIDING MEMBER

CORPORATE OFFICER











**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7778-2021;  
24495 110 Avenue

**MEETING DATE:** September 7, 2021  
**FILE NO:** 2021-315-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 24495 110 Avenue, from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential), to permit a future subdivision of approximately five single-family lots not less than 557m<sup>2</sup> (5,996ft.<sup>2</sup>) in size. The applicant intends to choose the Density Bonus option within the RS-1d (Single Detached (Half Acre) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes of 557m<sup>2</sup> (5,996ft.<sup>2</sup>).

The Albion Area Plan designates the subject property as *Low Density Residential*. The proposed zoning of RS-1d (Single Detached (Half Acre) Residential) is supported within the Zoning Matrix. The Zoning Matrix supports a Density Bonus to RS-1b (Single Detached (Medium Density) Residential) that will further permit 557m<sup>2</sup> (5,996ft.<sup>2</sup>) lots. The proposed application could result in a Density Bonus Contribution of approximately \$15,500.00 through the Albion Density Bonus provision at a rate of 5x\$3,100.00 per lot. This application is also subject to the Community Amenity Contribution (CAC) at a rate of \$5,100.00 per lot for an estimated contribution of \$25,500.00.

Portions of the site have watercourses and steep slopes that are environmentally sensitive areas that will be protected. As such, an Official Community Plan (OCP) amendment will be required to include conservation areas based on the ground-truthing of the site.

To proceed further with this application, additional information is required as outlined below.

**RECOMMENDATIONS:**

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
  - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
  - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
  - iii. The Council of any municipality that is adjacent to the area covered by the plan;
  - iv. First Nations;
  - v. Boards of Education, Greater Boards and Improvements District Boards; and
  - vi. The Provincial and Federal Governments and their agencies.



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

2. That Zone Amending Bylaw No. 7778-2021 be given first reading; and

3. That the applicant provides further information as described on Schedules A, B, E, F and G of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.

#### DISCUSSION:

##### a) Background Context:

Applicant: Noura Homes

Legal Description: Lot 26, Section 10, Township 12, New Westminster District Plan 55335

OCP:  
Existing: Low Density Residential  
Proposed: Low Density Residential and Conservation

Within Urban Area Boundary: Yes  
Area Plan: Albion Area Plan  
OCP Major Corridor: No

Zoning:  
Existing: RS-3 (Single Detached Rural Residential)  
Proposed: RS-1d (Single Detached (Half Acre) Residential) with a Density Bonus down to the RS-1b (Single Detached (Medium Density) Residential) zone

Surrounding Uses:

North:	Use:	Single-Family Residential
	Zone:	RS-3 (Single Detached Rural Residential) under rezoning application 2017-262-RZ for RS-1d (Single Detached (Half Acre) Residential) with a Density Bonus down to the RS-1b (Single Detached (Medium Density) Residential) zone
South:	Designation:	Low Density Residential and Conservation
	Use:	Kanaka Creek Regional Park
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Park
East:	Use:	Kanaka Creek Regional Park
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Park
West:	Use:	Single-Family Residential
	Zone:	RS-2 (Single Detached Rural Residential) under rezoning application 2018-182-RZ for RS-1d (Single Detached (Half Acre) Residential) with a Density Bonus down to the RS-1b (Single Detached (Medium Density) Residential) zone
	Designation:	Low Density Residential coming through 2018-182-RZ



Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	0.71 ha (1.75 acres)
Access:	110 Avenue
Servicing requirement:	Urban Standard

**b) Site Characteristics:**

The subject property, located at 24495 110 Avenue, is located within the Albion Area Plan and is approximately 0.71 ha (1.75 acres) in area (see Appendices A and B). The subject property fronts 110 Avenue. To the south and east is Kanaka Creek Regional Park; to the west and north are single-family houses with outbuildings. The properties to the west and north are under development applications 2018-182-RZ and 2017-262-RZ. These two rezoning applications are to rezone the properties from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b (Single Detached (Medium Density) Residential) sized lots.

The subject property has a gentle slope from north-east to south-west with a small bench at the northern portion of the property. The subject property may be affected by steep slopes over 25 percent to the east, as well as Kanaka Creek (see Appendix C).

**c) Project Description:**

The applicant has applied to rezone the subject property from the RS-3 (Single Detached Rural Residential) zone to the RS-1d (Single Detached (Half Acre) Residential) zone with a Density Bonus. The Albion Area Density Bonus Amenity Contribution program allows for RS-1b (Single Detached (Medium Density) Residential) sized lots to permit the subdivision of approximately five single-family lots, not less than 557m<sup>2</sup> (5,996ft.<sup>2</sup>) in size, provided that an amenity contribution of \$3,100.00 per lot is provided.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and a further report will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located within the Albion Area Plan and is currently designated *Low Density Residential*. The property to the east is designated *Conservation*. The *Conservation* designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geological sensitivity. An OCP amendment will be required to adjust the *Conservation* boundary to reflect ground-truthing.

The *Low Density Residential* designation corresponds with a single detached housing form at a low density urban standard with lots sized at 2,000m<sup>2</sup> (0.5 acre). Higher densities may be supportable



in compliance with the Albion Area Density Bonus Amenity Contribution Program prescribed in the Zoning Bylaw.

Albion Plan Policy 10.2.2 – *"...is intended to meet the needs of the community and respond to changes in housing form and demand over time by enabling an additional means of providing neighbourhood amenities. The Albion Area Plan Community Amenity Program provides the opportunity for a Density Bonus within a number of zones identified with the Albion Zoning Matrix. Within these zones, 'bonus' density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Plan Area."*

The application is in compliance with the OCP policies for the Density Bonus, however an OCP amendment is required for the *Conservation* areas.

#### **Zoning Bylaw:**

The current application proposes to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential) (see Appendix D), with a Density Bonus, to permit future subdivision into approximately five single-family lots (see Appendix E).

The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the applicant to reduce the single-family lot size from the RS-1d (Single Detached (Half Acre) Residential) density of 2,000m<sup>2</sup> (0.5 acre) to 557m<sup>2</sup> (5,996ft.<sup>2</sup>). An Amenity Contribution of \$3,100 per lot for each lot that is less than 2,000m<sup>2</sup> (0.5 acre) is required. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

#### **Development Permits:**

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

- All areas designated *Conservation* on Schedule "B" or all areas within 50 metres of an area designated *Conservation* on Schedule "B", or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule "C"

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

#### **Development Information Meeting:**

A Development Information Meeting is required for this application. Prior to second reading, the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.



**e) Interdepartmental Implications:**

In order to advance the current application, after first reading, comments and input will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District;
- g) Utility companies; and
- h) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

**f) Early and Ongoing Consultation:**

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

**g) Development Applications:**

In order for this application to proceed, the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999*, as amended:

1. An OCP Amendment Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Development Variance Permit (Schedule E);
4. A Watercourse Protection Development Permit Application (Schedule F);
5. A Natural Features Development Permit Application (Schedule G); and
6. A Subdivision Application.

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

**CONCLUSION:**

The development proposal is in compliance with the OCP, with the exception of the *Conservation* boundary adjustment, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

It is recommended that Council not require any further additional OCP consultation.



It is expected that once complete information is received, Zone Amending Bylaw No.7778-2021 will be amended and an OCP amendment to adjust the *Conservation* boundary will be required.

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

"Original signed by Michelle Baski"

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*Prepared by:* **Wendy Cooper, M.Sc., MCIP, RPP  
Planner**

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christina Crabtree"

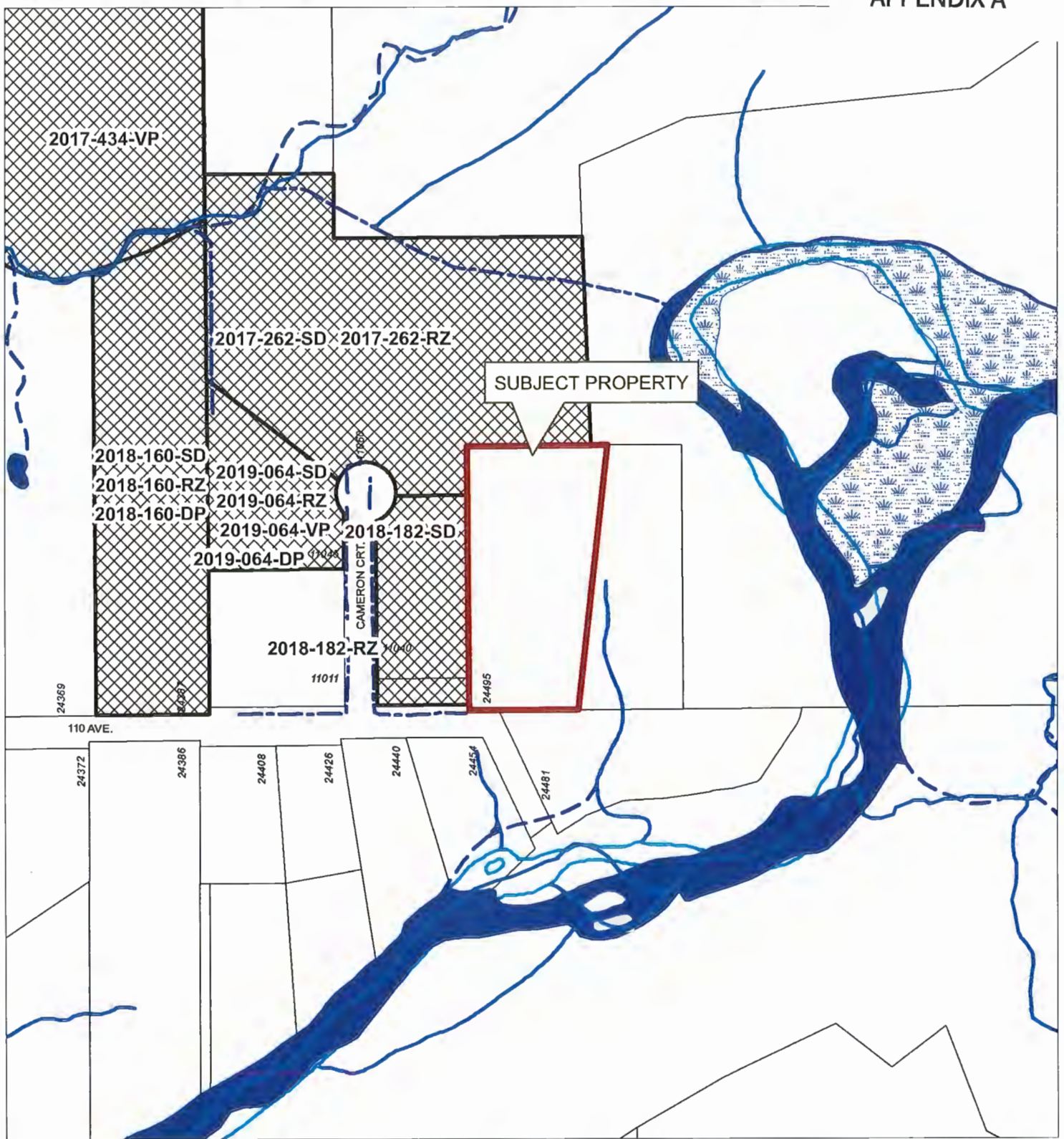
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*Concurrence:* **Al Horsman  
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Environmental Context Map  
Appendix D – Zone Amending Bylaw No. 7778-2021  
Appendix E – Proposed Subdivision Plan





Scale: 1:2,500

**Legend**

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

24495 110 AVENUE  
PID: 005-359-465

PLANNING DEPARTMENT



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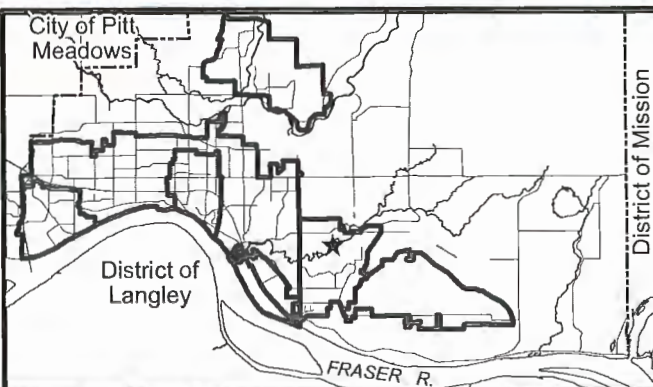
FILE: 2021-315-RZ/SD  
DATE: Jun 8, 2021

BY: PC





Scale: 1:2,500



24495 110 AVENUE  
PID: 005-359-465

PLANNING DEPARTMENT



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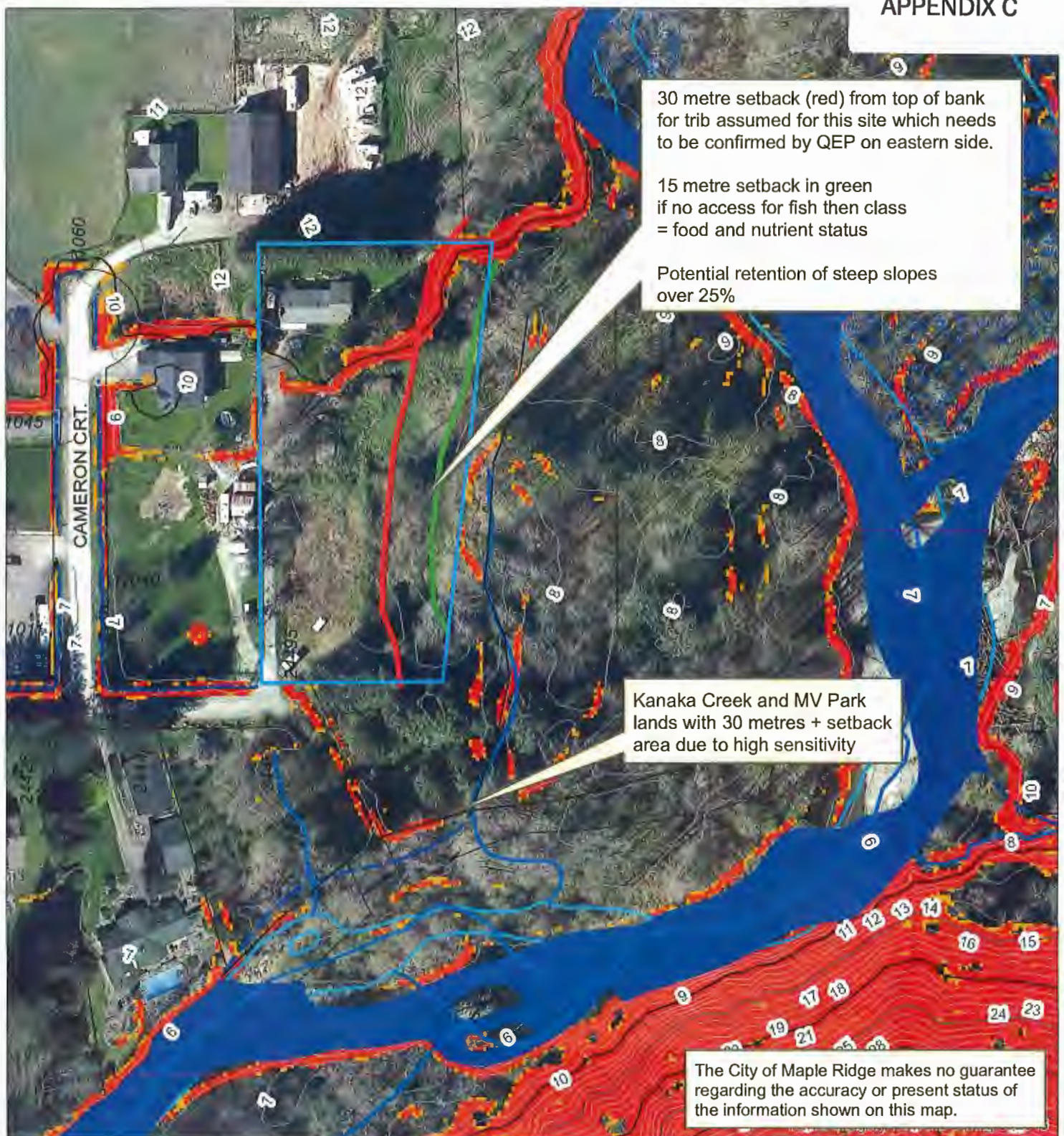
British Columbia

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FILE: 2021-315-RZ/SD  
DATE: Jun 8, 2021

BY: PC





Scale: 1:1,500

**Legend****Slope (2014 LiDAR)**

	Stream	<b>&lt;VALUE&gt;</b>	
	Indefinite Creek		0 - 14
	Marsh		15 - 25
	Encumbrance Edge		26 - 30
			30+

24495 110- Ave.  
Site Context Map1



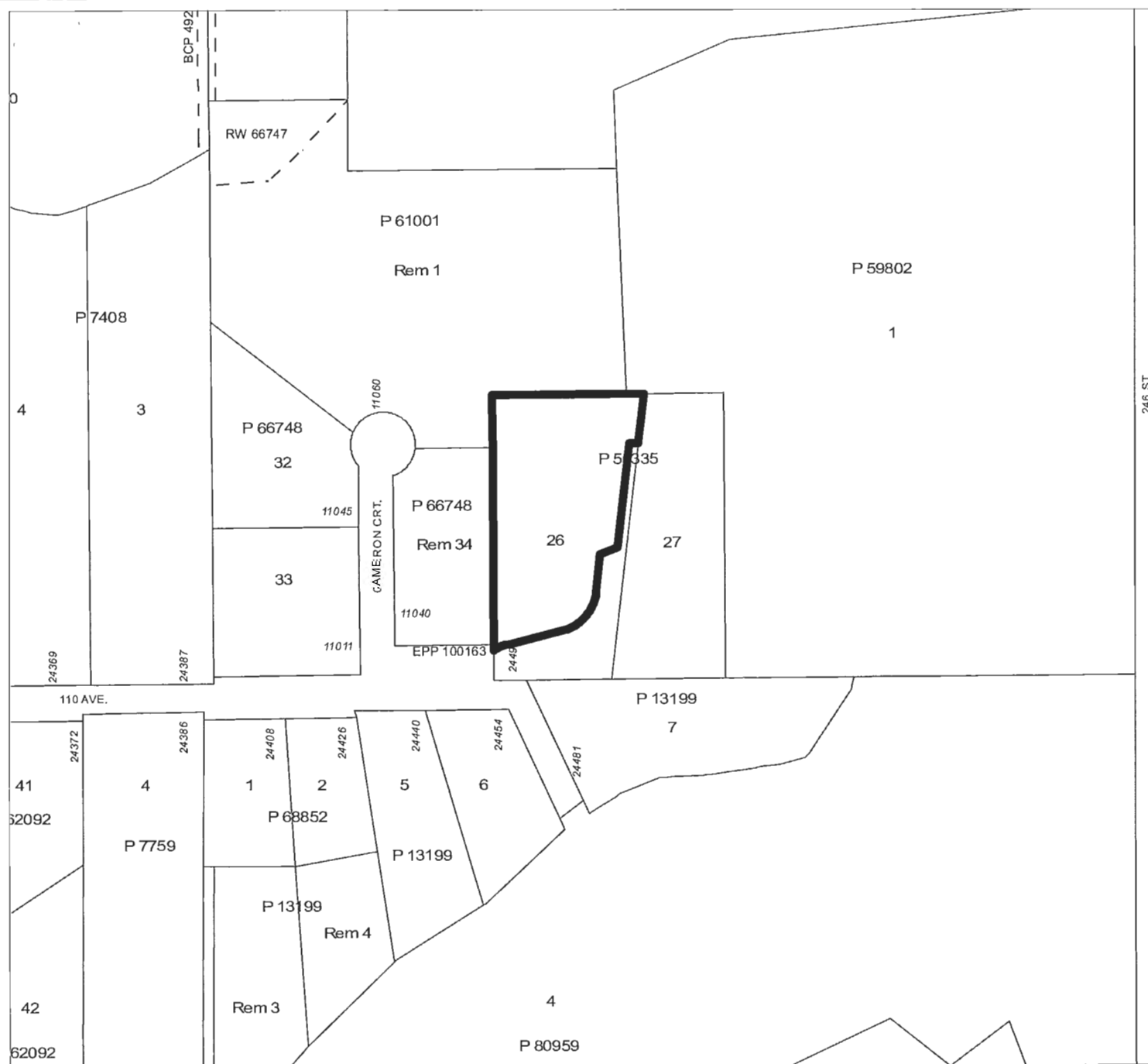
FILE: Rods Subject Map1.mxd  
DATE: Oct 25, 2018

BY: RS



CORPORATE OFFICER





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7778-2021

Map No. 1900

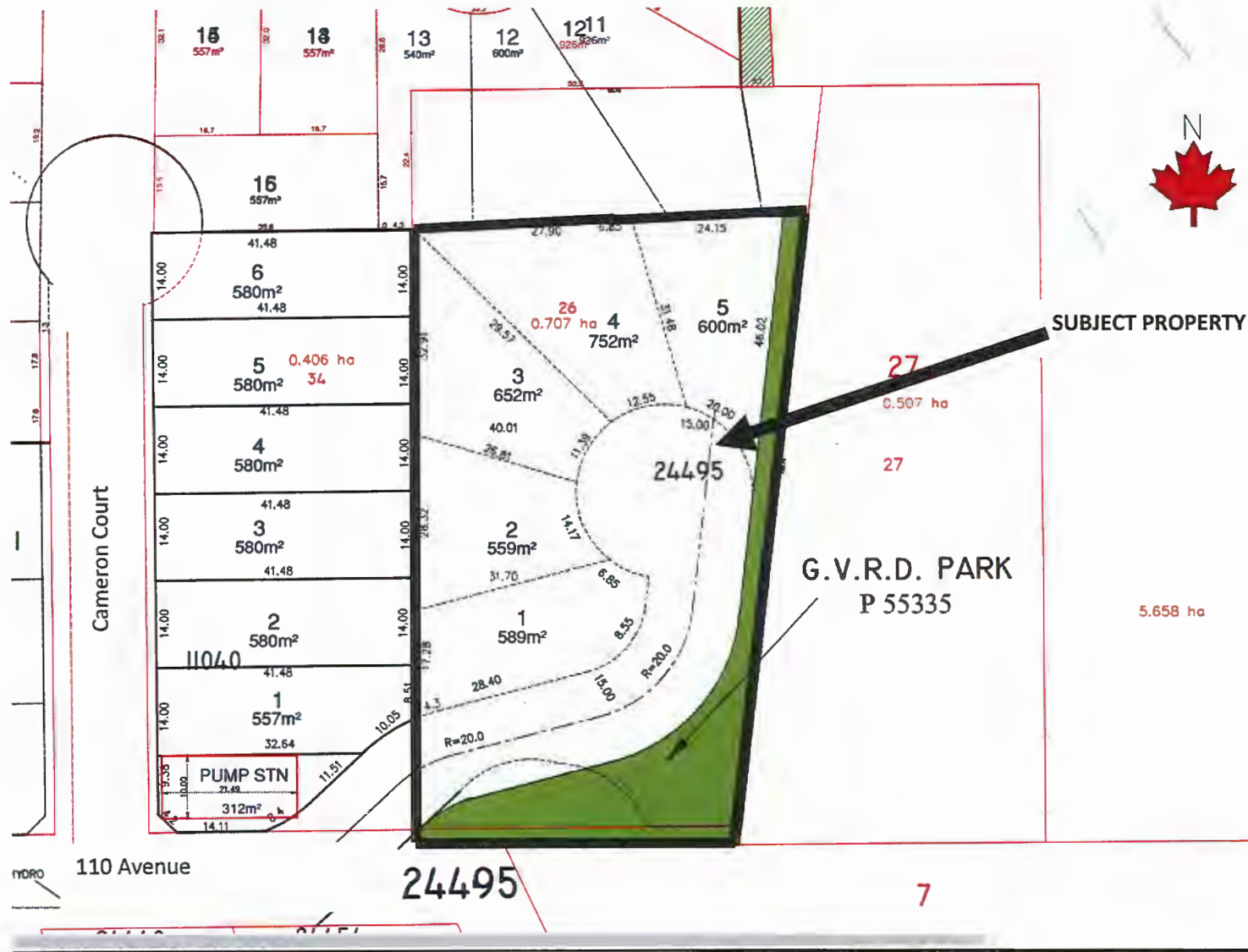
From: RS-3 (Single Detached Rural Residential)

To: RS-1d (Single Detached (Half Acre) Residential)



SCALE 1:2,500







**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Second Reading  
Zone Amending Bylaw No. 7628-2020;  
24392 104 Avenue

**MEETING DATE:** September 7, 2021  
**FILE NO:** 2019-216-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property located at 24392 104 Avenue from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential), to permit a future construction of approximately 21 strata townhouse units. The subject property is located in the Albion Area, adjacent to Albion Park, and southwest of Samuel Robertson Technical Secondary School.

The subject property is approximately 6,120 m<sup>2</sup> (1.5 acres) and the minimum lot size for the proposed zone is 1,000m<sup>2</sup> (0.25 acres). Environmental protection through a covenant is required on the sloped western area of the subject site.

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 \$86,100.00

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7628-2020 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 Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
  - ii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject property;
  - iii) Registration of a Restrictive Covenant for Stormwater Management;
  - iv) Removal of existing buildings;
  - v) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
  - vi) That a voluntary contribution, in the amount of \$86,100.00 (\$4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.



## DISCUSSION:

### 1) Background Context:

Applicant: 1154915 BC LTD.  
Owner: 1154915 BC LTD.

Legal Description: Lot B; Section 3; Township 12; Group 1, New Westminster District Plan 8852

#### OCP:

Existing: Medium Density Residential, Conservation  
Proposed: Medium Density Residential, Conservation

Within Urban Area Boundary: Yes  
Area Plan: Albion Area Plan  
OCP Major Corridor: Yes

#### Zoning:

Existing: RS-3 (Single Detached Rural Residential)  
Proposed: RM-1 (Low Density Townhouse Residential)

#### Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Medium Density Residential, Conservation
South:	Use:	Park
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Conservation
East:	Use:	Park
	Zone:	P-1 (Park and School)
	Designation:	Park, Conservation
West:	Use:	Single Family Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential)
	Designation:	Medium Density Residential

Existing Use of Property: Single Family Residential  
Proposed Use of Property: Multi Family Residential  
Site Area: 6,120 m<sup>2</sup> (1.5 acres)  
Access: 104 Avenue  
Servicing: Urban  
Companion Applications: Multi Family DP and DVP

### 2) Project Description:

The subject property located at 24392 104 Avenue is approximately 1.5 acres in area is treed, partially flat and partly sloped due to a natural ridge running north-south through the site which then runs onto the adjacent Albion Park to the south and east (see Appendix A and B).

The subject property is bounded by single family residential properties to the west, Albion Park to the east and south, and 104 Avenue to the north. There are no development applications in process in the direct vicinity within 250 metres. The existing slopes pose constraints related to geotechnical



impact and will require steep slope protection. All disturbance and alterations on site need to be outside of the geotechnical and environmental setbacks. It is expected that all construction related disturbance, including long term maintenance areas associated with the strata access road do not occur within the steep slope areas of the site. More than 25% of the subject property is proposed to be protected for environmental and slope stability purposes. There are 21 townhouse units proposed within four blocks.

### 3) Planning Analysis:

#### i) Official Community Plan:

The subject site is designated *Medium Density Residential and Conservation* in the Albion Area Plan. This designation allows for a range of housing styles and densities, including smaller lot single detached housing, townhouse and duplex dwelling units. The subject proposal for townhouse development complies with the designations. The proposed appears to follow the current Conservation designation boundary.

#### ii) Zoning, and Parking and Loading Bylaws:

The proposed zone for the subject site is RM-1 Townhouse Residential. The proposal is comprised of 25% buildings/structures, 47% landscaping and 28% paved/hard surfaces; a net FSR of 0.59, where a 0.60 FSR is allowed (see Appendix C).

The project includes the required 42 resident parking spaces for the 21 units. Of the 42 spaces, 30 spaces (61%) are in side-by-side garages and 12 spaces (29%) are in tandem garages, in compliance to the *Tandem Parking Garage Units within Townhouses Policy*, adopted June 22, 2021. No aprons are required to meet parking stall standards. There are also six visitor parking spaces, in excess of the five required spaces.

#### iii) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix D), to vary *Maple Ridge Zoning Bylaw No. 7600-2019* to reduce the:

- Setback from the front property line, from 7.5 m to 4.5 m
- Setback from the side property lines (E and W), from 6.0 m to 4.8 m
- Useable Open Space, from 945 m<sup>2</sup> to 893 m<sup>2</sup>

The requested variances will be the subject of a future Council report.

#### iv) Development Permits:

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

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

- All areas designated *Conservation* on Schedule "B" or all areas within 50 metres of an area designated *Conservation* on Schedule "B";
- All lands with an average natural slope of greater than 15 percent;
- All floodplain areas and forest lands identified on Schedule "C"



**v) Advisory Design Panel:**

The application was reviewed by the ADP at a meeting held on November 18, 2020 and their comments and the applicants responses can be seen in Appendix G. A detailed description of the projects form and character will be included in a future development permit report to Council.

**vi) Development Information Meeting:**

Taking into consideration health and safety precautions during the Covid-19 pandemic, a Development Information Meeting (DIM) was arranged virtually, with the opportunity to provide feedback between May 9 – 28, 2021. Nine neighbours made use of that opportunity. A summary of the main comments and discussions with the attendees was provided by the applicant (see Appendix H), and includes the following topics:

- Concerns about the steepness of the existing western slope and the potential negative impacts of new works to this area.
- Instances of existing fencing and overgrowth is reported to be encroaching on neighboring land. Clarification requested on how this will be managed and by whom.
- Management of rainwater draining down the slope.
- Clarification on scope of tree removal and retention.
- Concerns of negative environmental effects due to tree removal & construction activity.
- Residents report being informed by other parties that there were limits to the extent which the subject property could be developed.
- Concerns over potential encroachment into - or development of - adjacent park lands.
- Concerns over the proximity and visibility between new buildings and the western property line.
- Clarity on safeguard measures proposed between the subject lot and neighboring lots.
- Concerns over the proposed density in relation to the subject lot and neighborhood.
- Concerns on potential impacts to neighborhood traffic and street parking conditions.

**4) Traffic Impact:**

The Engineering Department reviewed the subject proposal and found the proposed access is on a crest of a hill in the Albion Area, on a road classified as Major Corridor. Sight lines and stopping distances must be analyzed to ensure that the proposed access meets the Transportation Association of Canada Guidelines. If it does not, recommendations must be provided to address safe access before final acceptance of the engineering plans can be provided.

**5) Interdepartmental Implications:**

**i) Engineering Department:**

Preliminary indications show that there are geotechnical concerns on this site related to the slope. A geotechnical report will be required to determine if a geotechnical setback is needed from that slope and that reviews and comments on any storm water management plan. Depending on the outcome of that report, it may need to be registered on title as a restrictive covenant in addition to any requirements per the Building Department.

The majority of the south side of 104 Avenue has already been developed and constructed under the previous 20 m Right of Way (ROW) requirement. However, the road is considered a Collector Road



with a bike lane, which requires 24m. Therefore, Engineering can support a Development Variance Permit to waive the additional 2m dedication to each side of the ROW.

An erosion and sediment control (ESC) plan for the off-site works must be included in the off-site design package. An ESC plan for the on-site works is to be submitted with the future building permit and should not be included with the off-site package.

**ii) Parks, Recreation and Culture Department:**

The soccer field area in Albion Park is elevated above the subject property. Careful consideration of some significant screening at the backs of the townhouses through the Development Permit, to limit future complaints is advised. Currently, there are no major plans for Albion Park, along its north west edge where the subject property is located. No Park dedication is therefore required.

**CONCLUSION:**

That Zone Amending Bylaw No. 7628-2020 be given second reading, and be forwarded to Public Hearing;

"Original signed by Mark McMullen"

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*Prepared by:* **Therese Melser**  
**Planning Technician**

"Original signed by Mark McMullen"

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

"Original signed by Christine Carter"

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

"Original signed by Christina Crabtree"

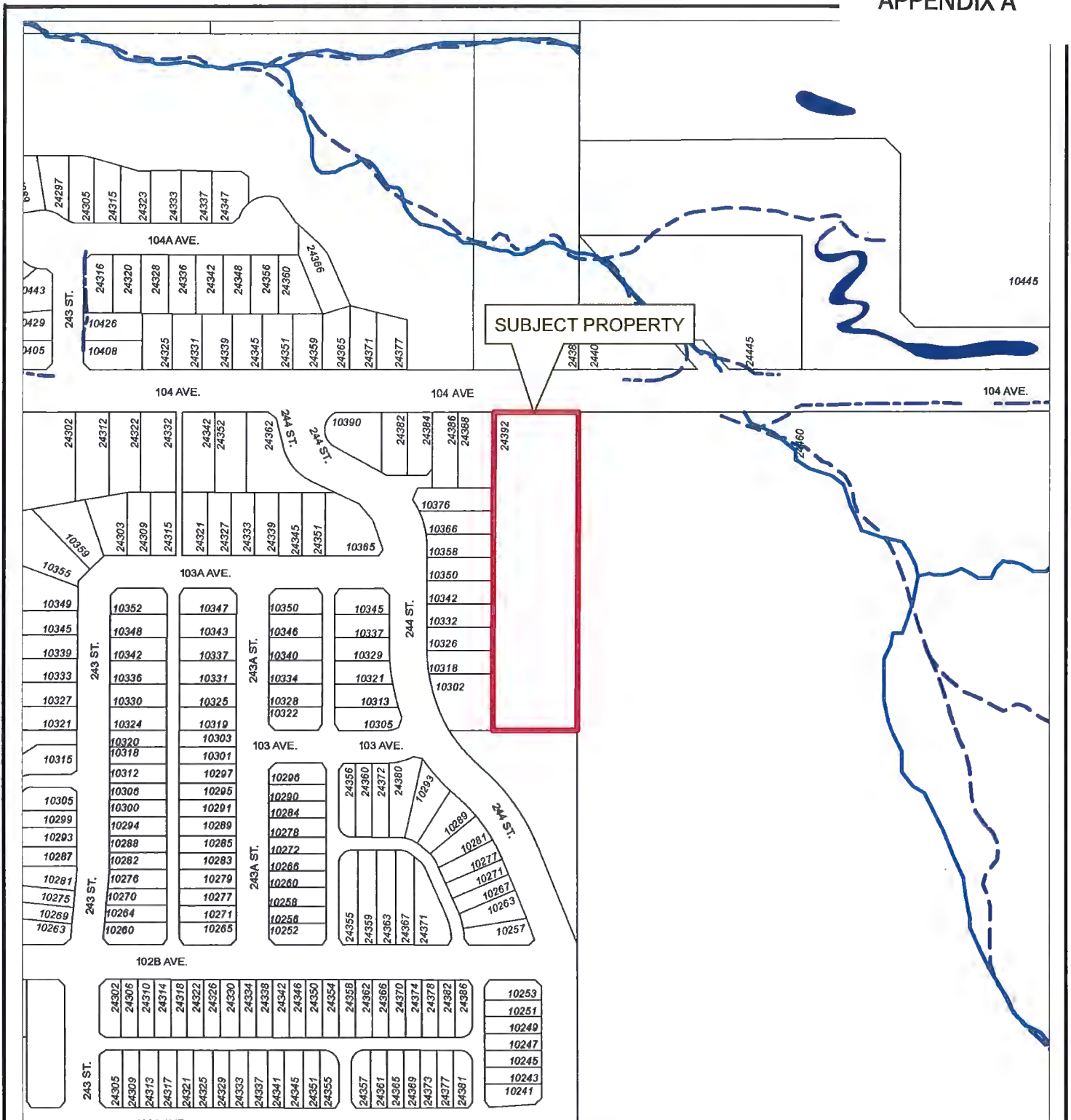
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*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7628-2020  
Appendix D – Site Plan  
Appendix E – Building Elevation Plans  
Appendix F – Landscape Plan  
Appendix G – ADP design comments  
Appendix H – DIM responses





Scale: 1:2,500

### Legend

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

24392 104 AVEUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

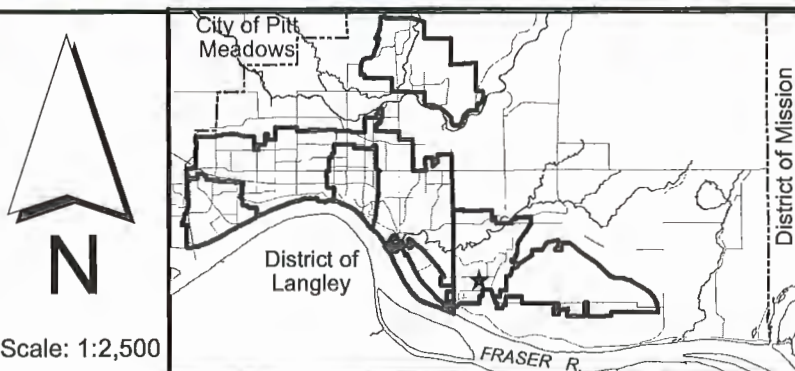
[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-216-RZ

DATE: Jun 17, 2019

BY: PC





24392 104 AVEUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2019-216-RZ

DATE: Jun 17, 2019

BY: PC



CITY OF MAPLE RIDGE  
BYLAW NO. 7628-2020

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 7600-2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7628-2020."
2. That parcel or tract of land and premises known and described as:  
  
East 133 Feet Lot B Section 3 Township 12 New Westminster District Plan 8852  
  
and outlined in heavy black line on Map No. 1834 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 (Low Density Townhouse Residential).
3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 31<sup>st</sup> day of March, 2020.

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

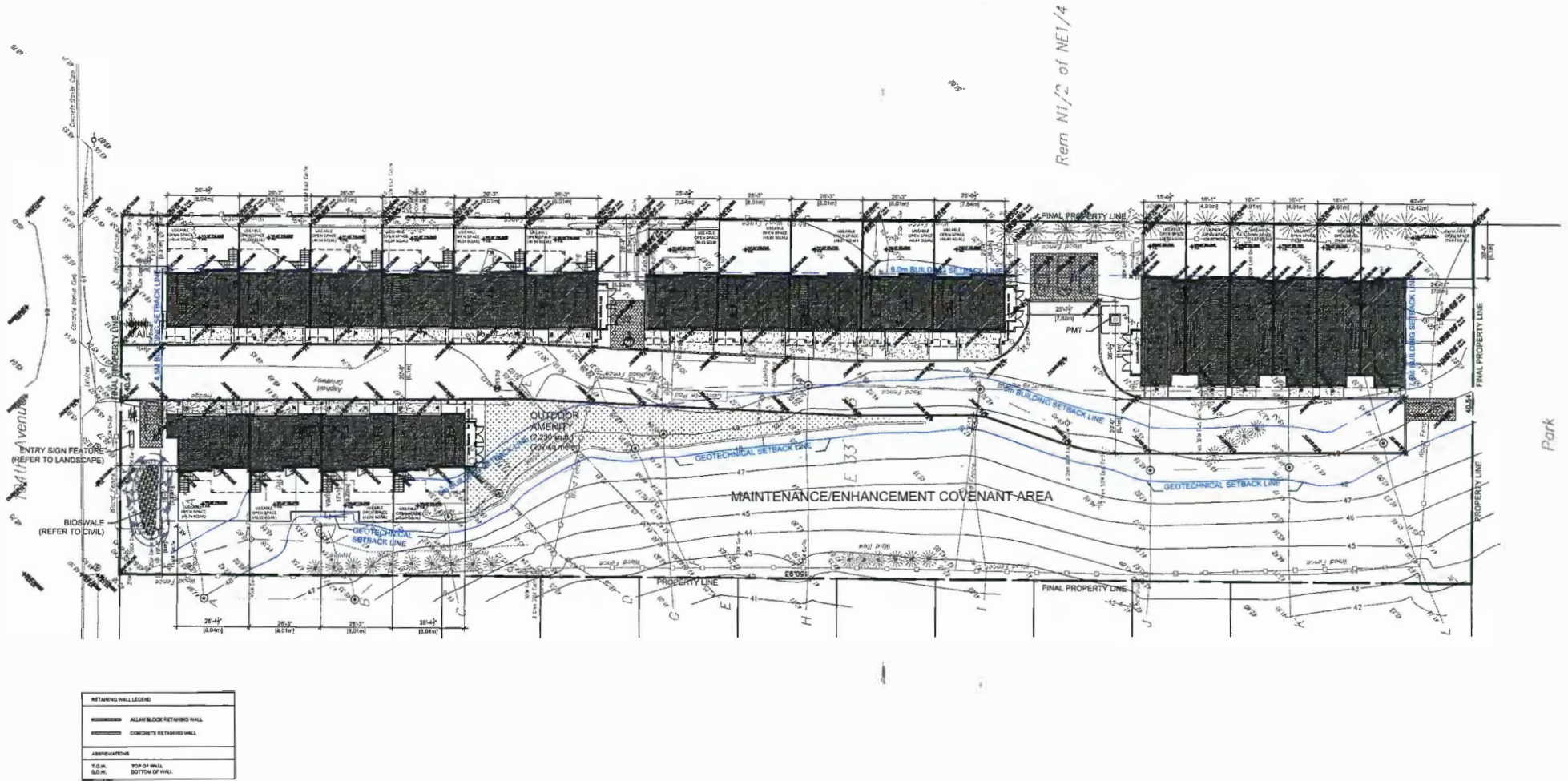
**PRESIDING MEMBER**

CORPORATE OFFICER









# Proposed Townhouse Development

24392 104 AVE, MAPLE RIDGE, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

Revised for 2nd Reading: Sep 02/2021



DP1.0

SITE PLAN

SCALE: 1:200









FRONT ELEVATION - BLOCK 1



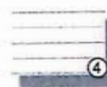
SIDE ELEVATION - BLOCK 1

- MATERIALS LISTING**
- 1. ASPHALT SHINGLE ROOFING
  - 2. PAINTED WOOD FASCIA
  - 3. ALUMINUM PROFILED METAL GUTTER
  - 4. VINYL SIDING
  - 5. PAINTED FIBER REINFORCED CEMENT VERTICAL BOARD AND BATTEN
  - 6. VINYL SHINGLES
  - 7. PAINTED FIBER REINFORCED CEMENT TRIM
  - 8. PAINTED CLAD POST
  - 9. MANUFACTURED STONE VENEER
  - 10. VINYL WINDOWS
  - 11. PAINTED / STAINED TRIP GLASS ENTRY DOOR
  - 12. GARAGE DOOR
  - 13. HOOD START
  - 14. REAR FIBERGLASS DOOR
  - 15. PAINTED ALUMINUM RAILING / GUARDRAIL
  - 16. PAINTED GLAZED COLUMN
  - 17. PAINTED FIBER REINFORCED CEMENT BOARD - ACCENT COLUMN
  - 18. VINYL SIDING
  - 19. PAINTED FIBER REINFORCED CEMENT BOARD - FELD COLOR

## MATERIAL LEGEND



PAINTED WOOD FASCIAS  
BM 2124-10



VINYL SIDING  
MITTEN BONE



VINYL SHINGLES  
MITTEN HERITAGE GRAY



PAINTED FIBER REINFORCED CEMENT TRIMS  
BM 2124-10



PAINTED CLAD POST  
BM HC-40



MANUFACTURED STONE VENEER  
CULTURED STONE COUNTRY LEDGESTONE



VINYL WINDOW FRAME (BLACK)



PAINTED FIBER REINFORCED CEMENT BOARD  
COBBLESTONE



VINYL SIDING  
MITTEN STRATUS



PAINTED FIBER REINFORCED CEMENT BOARD  
BM 2121-40

## Proposed Townhouse Development

24392 104 AVE, MAPLE RIDGE, B.C.

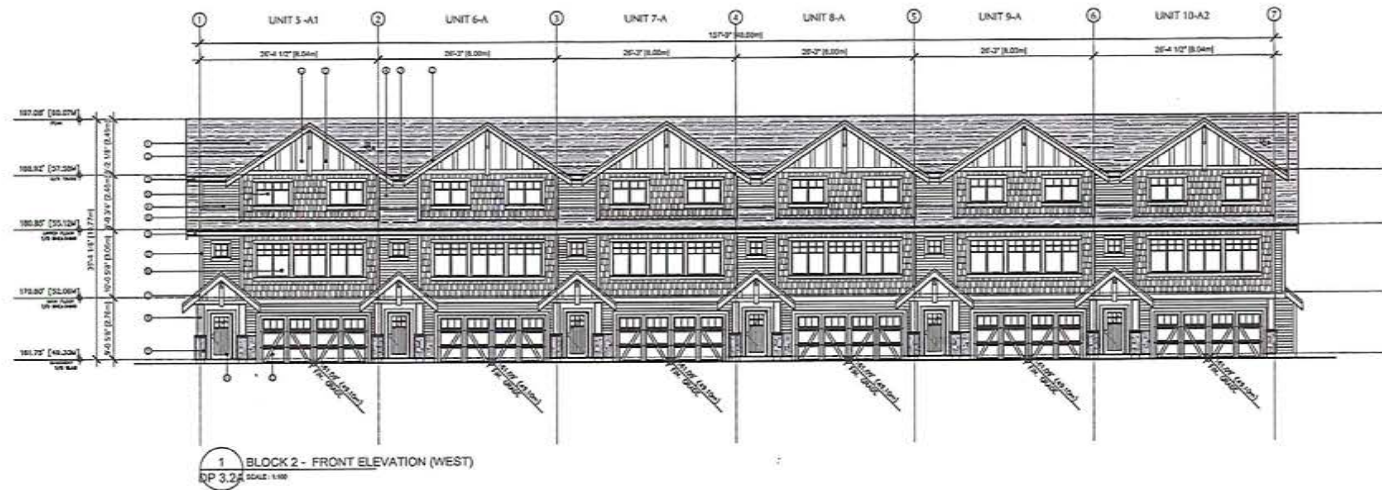
ATELIER PACIFIC ARCHITECTURE INC.

ADP Response Jan 05/2020

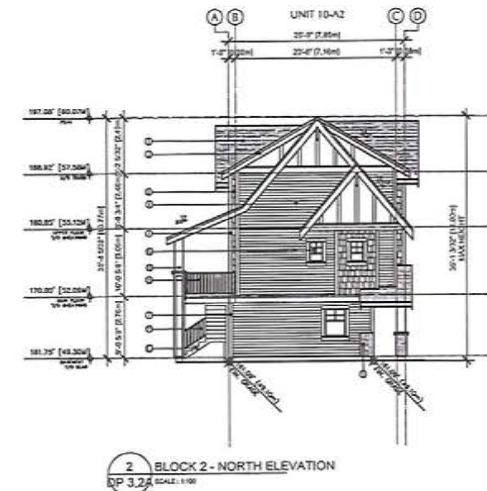
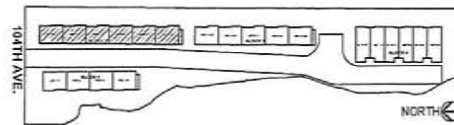
DP 1.4

COLOURED ELEVATION  
& MATERIAL LEGEND





EXTERNAL FINISHES	
○	ASPHALT SHINGLE ROOFING
○	PAINTED WOOD SIDING
○	ALUMINUM FIN. PROFILED METAL GUTTER
○	VINYL SIDING
○	PAINTED FIBER REINFORCED CEMENT VERTICAL BOARD AND BATTEN
○	VINYL SHINGLES
○	PAINTED FIBER REINFORCED CEMENT TRIMS
○	PAINTED CLAD POSTS
○	MANUFACTURED STONE VENEER
○	VINYL SIDING
○	PAINTED / STAINED FIBERGLASS ENTRY DOOR
○	GARAGE DOOR
○	WOOD SIDING
○	ROOF FIBERGLASS DOOR
○	PAINTED ALUMINUM RAILING / QUARTERAIL
○	PAINTED CLAD COLUMN
○	PAINTED FIBER REINFORCED CEMENT BOARD



## Proposed Townhouse Development

24392 104 AVE, MAPLE RIDGE, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

ADP Response Jan 05/2020

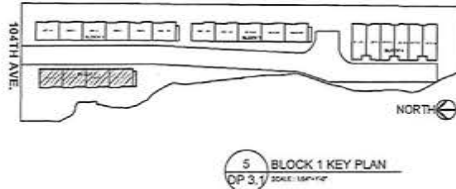
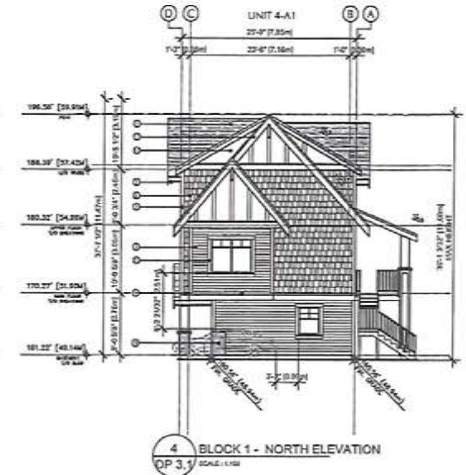
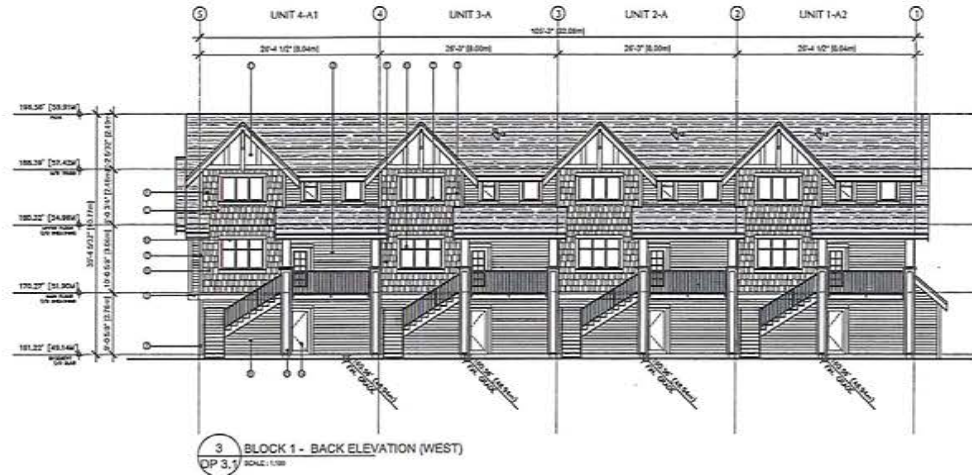
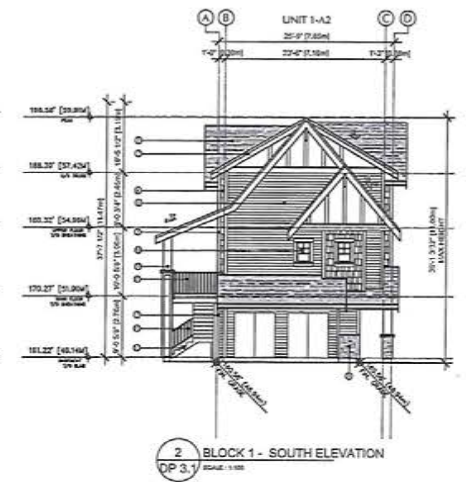
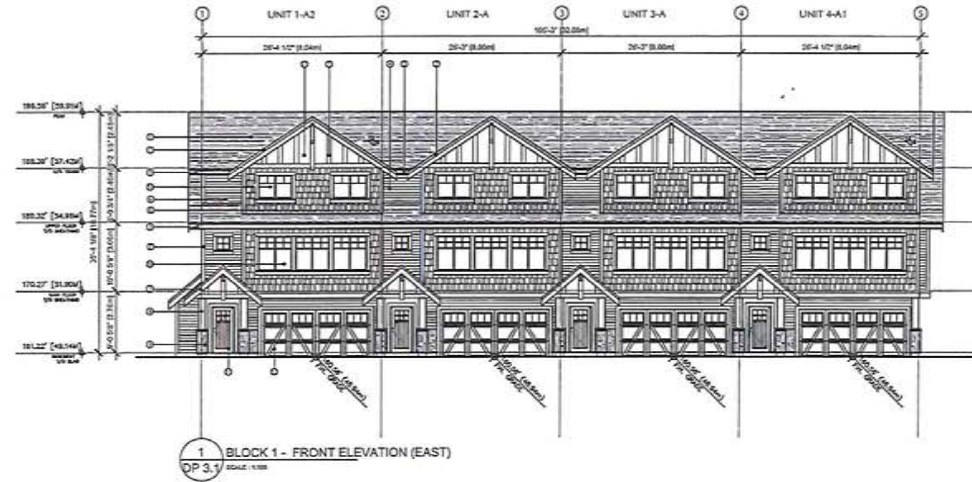
DP 3.2a

ELEVATIONS  
BLOCK 2

SCALE: AS NOTED



MATERIALS LISTING	
○	ASPHALT SHINGLE ROOFING
○	PAINTED WOOD SHAKES
○	ALUMINUM, ROLLED METAL SIDING
○	VINYL SIDING
○	PAINTED FIBER REINFORCED CONCRETE VERTICAL BOARD AND BUTTER
○	VINYL SHINGLES
○	PAINTED FIBER REINFORCED CONCRETE TILES
○	PAINTED CLAD POSTS
○	PAINTED CLAD STONE VERTICAL
○	VINYL WINDOWS
○	PAINTED / STAINED FIBERGLASS ENTRY DOOR
○	GLASS DOOR
○	WOOD STAIRS
○	PEARL FIBERGLASS DOOR
○	PAINTED ALUMINUM RAILING / GUARDRAIL
○	PAINTED CLAD COLUMN
○	PAINTED FIBER REINFORCED CONCRETE BOARD



## Proposed Townhouse Development

24392 104 AVE, MAPLE RIDGE, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

ADP Response Jan 05/2020

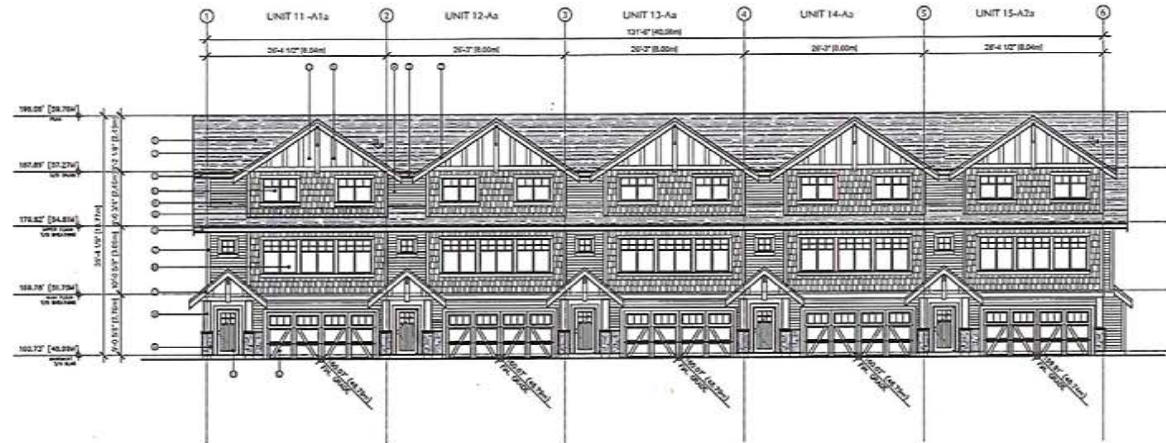
## DP 3.1

ELEVATIONS  
BLOCK 1

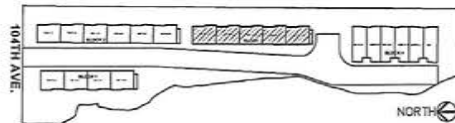
SCALE: AS NOTED



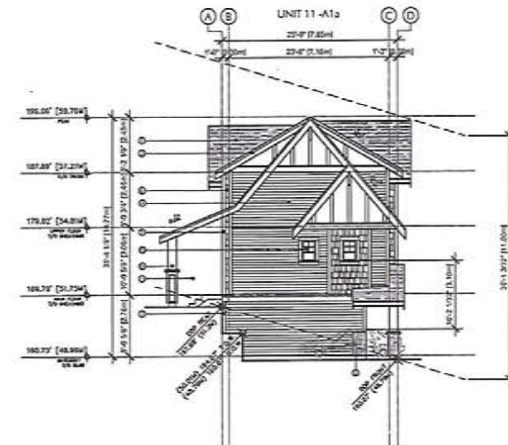
MATERIALS LEGEND	
○	ASPHALT SHINGLE ROOFING
○	PAINTED WOOD FASCIA
○	ALUMINUM RIM, PROFILED METAL GUTTER
○	VINYL SIDING
○	PAINTED FIBER REINFORCED CONCRETE VERTICAL BOARD AND BATTEN
○	VINYL SHINGLES
○	PAINTED FIBER REINFORCED CONCRETE TRIM
○	PAINTED GLASS DOORS
○	MANUFACTURED STONE KENNES
○	WINE, WOODING
○	PAINTED / STAINED FIBERGLASS ENTRY DOOR
○	GRANITE STONE
○	WOOD STAIRS
○	REAR FIBERGLASS DOOR
○	PAINTED ALUMINUM FINISH / GUARDRAIL
○	PAINTED GLASS COLUMN
○	PAINTED FIBER REINFORCED CONCRETE BOARD



1 BLOCK 3 - FRONT ELEVATION (WEST)  
DP 3.3a SCALE: 1/8\"/>



3 BLOCK 3 KEY PLAN  
DP 3.3a SCALE: 1/8\"/>



2 BLOCK 3 - NORTH ELEVATION  
DP 3.3a SCALE: 1/8\"/>

## Proposed Townhouse Development

24392 104 AVE, MAPLE RIDGE, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

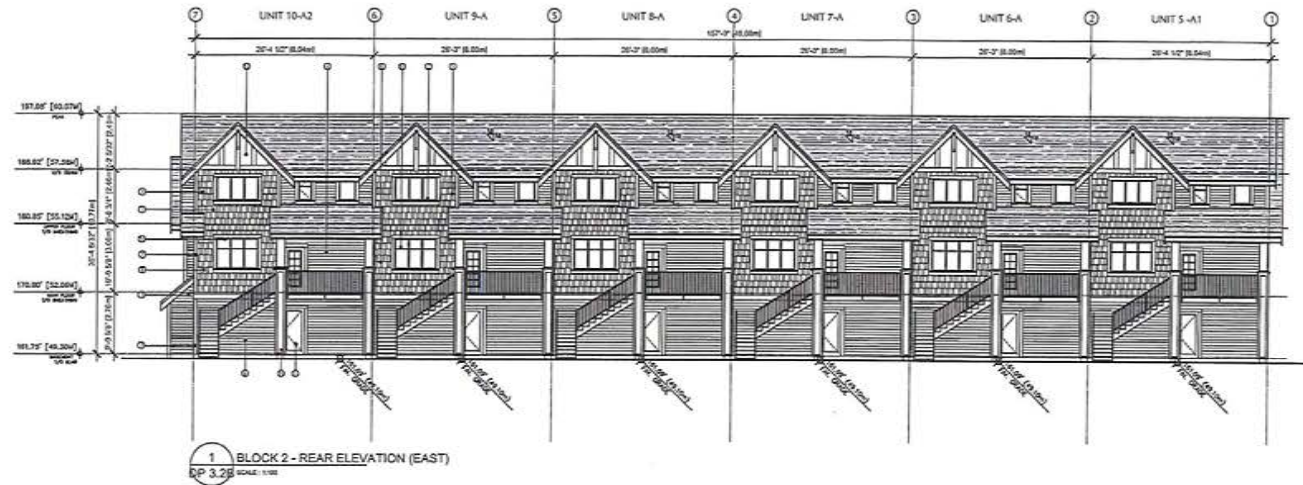
ADP Response Jan 05/2020

## DP 3.3a

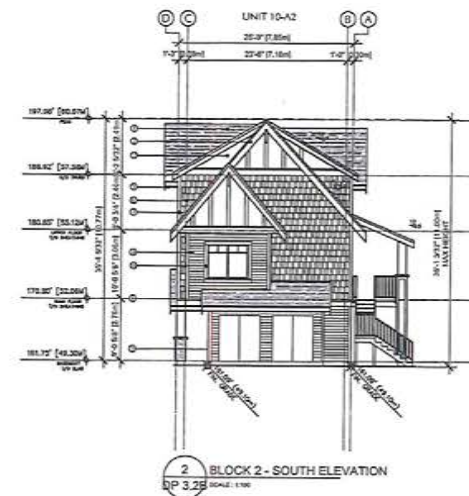
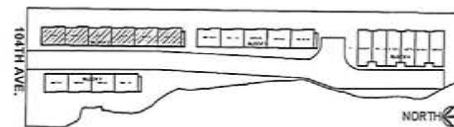
ELEVATIONS  
BLOCK 3

SCALE: AS NOTED





MATERIALS LEGEND	
○	ARCHITECTURAL SYMBOL
○	PAINTED WOOD FACING
○	ALUMINUM RAIL/PROFILING METAL GUTTER
○	WINE SILING
○	PAINTED FIBER REINFORCED CONCRETE VERTICAL BOARD AND BATTEN
○	WINE SHIMULES
○	PAINTED FIBER REINFORCED CONCRETE TRUSS
○	PAINTED CLAD POSTS
○	MANUFACTURED STONE VENEER
○	WINE WOODING
○	PAINTED/STAINED FIBERGLASS ENTRY DOOR
○	GARAGE DOOR
○	WOOD STAIRS
○	REAR FIBERGLASS DOOR
○	PAINTED ALUMINUM/STEEL/CONCRETE
○	PAINTED CLAD COLUMN
○	PAINTED FIBER REINFORCED CONCRETE BONE



## Proposed Townhouse Development

24392 104 AVE, MAPLE RIDGE, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

ADP Response Jan 05/2020

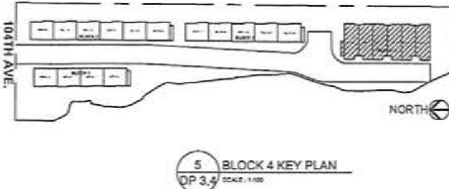
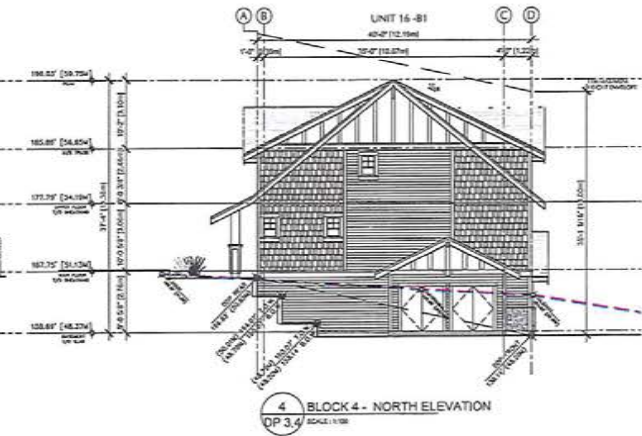
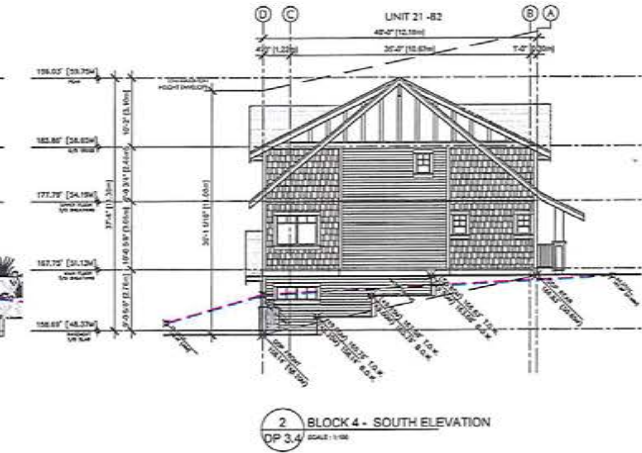
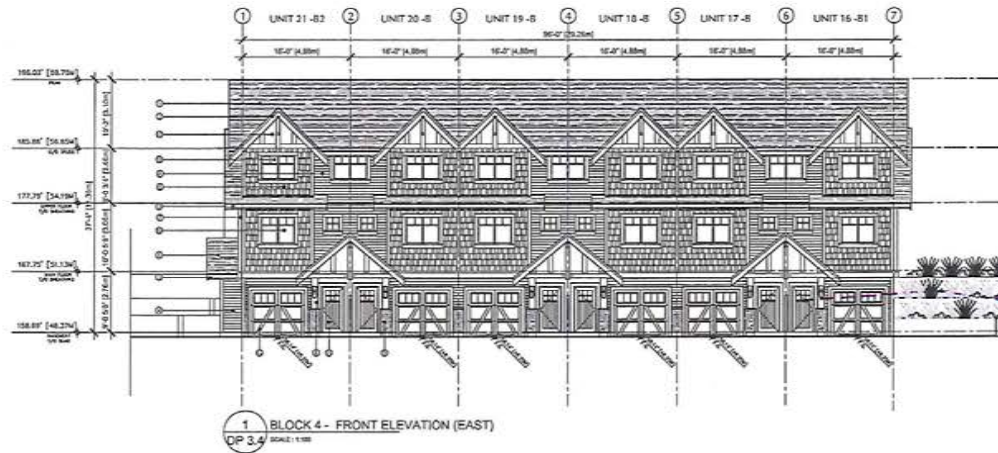
## DP 3.2b

ELEVATIONS  
BLOCK 2

SCALE: AS NOTED



MATERIALS LEGEND	
○	ASPHALT/SHINGLE ROOFING
○	PAINTED WOOD FASCIA
○	ALUMINUM FIN. PROFILED METAL GUTTER
○	W/PL. SIDING
○	PAINTED W/PL. HORIZONTAL CLAY TILE VERTICAL EDGES AND GUTTER
○	W/PL. SHINGLES
○	PAINTED FIBER REINFORCED CONCRETE TRIM
○	PAINTED GLAZ. POSTS
○	MANGROVE STONE VENEER
○	W/PL. SIDING
○	PAINTED STAINED FRAMING GLASS ENTRY DOOR
○	WOOD STAIRS
○	WOOD STAIRS
○	PAINTED ALUMINUM BRACKET/QUARTER
○	PAINTED GLAZ. COLUMNS
○	PAINTED FIBER REINFORCED CONCRETE BOARD



## Proposed Townhouse Development

24392 104 AVE, MAPLE RIDGE, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

ADP Response Jan 05/2020

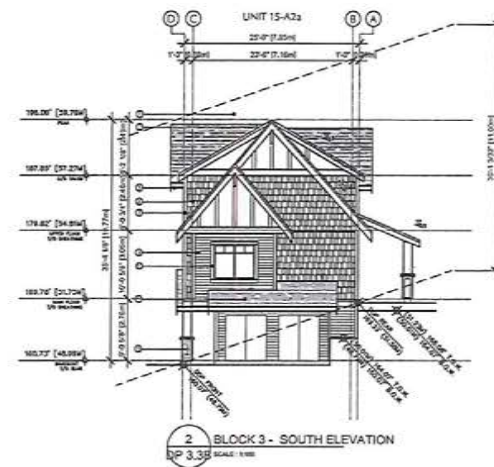
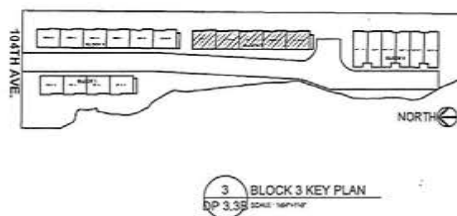
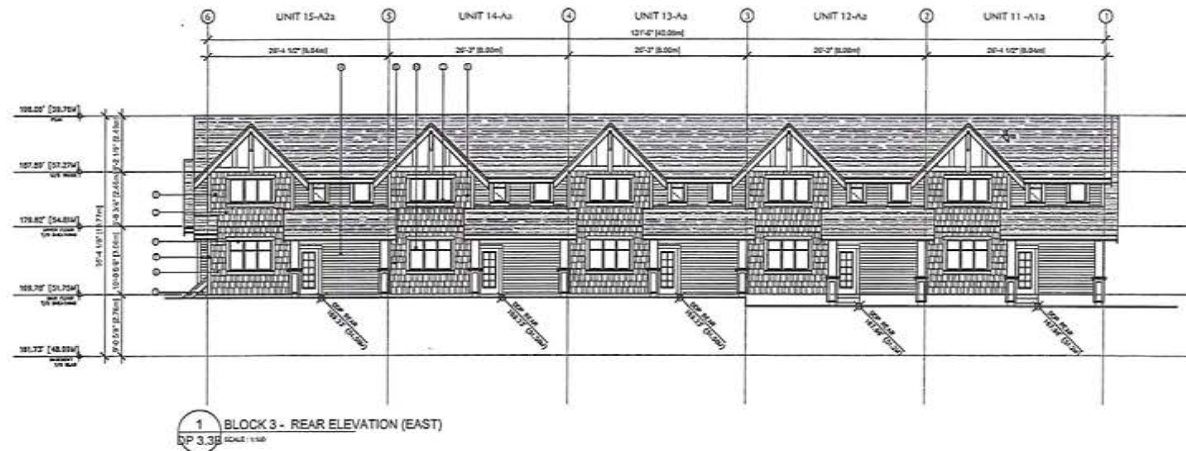
## DP 3.4

ELEVATIONS  
BLOCK 4

SCALE: AS NOTED



- INTERIOR FINISHES:**
- ASPHALT SHAINGLE ROOFING
  - PAINTED WOOD FASCIAE
  - ALUMINUM PROFILED METAL BUTTES
  - VINYL SIDING
  - PAINTED FIBER REINFORCED CEMENT VERTICAL BOARD AND BATTEN
  - VINYL SHINGLES
  - PAINTED FIBER REINFORCED CEMENT TRAIL
  - PAINTED CLAD POSTS
  - MANUFACTURED STONE VENEER
  - VINYL WINDOWS
  - PAINTED / STAINED FIBERGLASS ENTRY DOOR
  - GARAGE DOOR
  - WOOD STAIRS
  - REAR FIBERGLASS DOOR
  - PAINTED ALUMINUM RAILINGS / GUARDRAILS
  - PAINTED CLAD COLUMN
  - PAINTED FIBER REINFORCED CEMENT BOARD



## Proposed Townhouse Development

24392 104 AVE, MAPLE RIDGE, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

ADP Response Jan 05/2020

## DP 3.3b

ELEVATIONS  
BLOCK 3

SCALE: AS NOTED



## 24392 104 Avenue

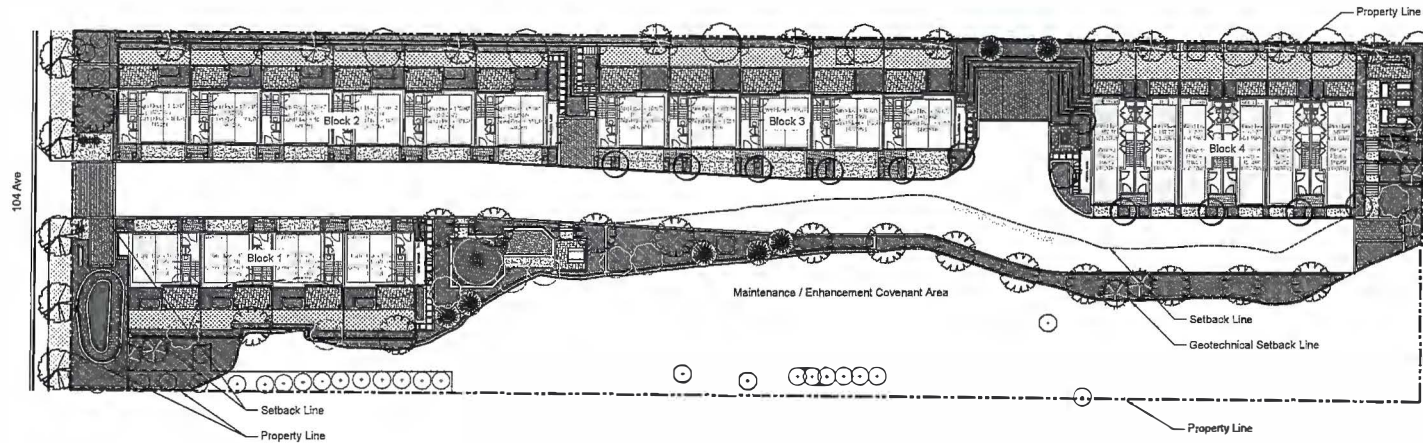
Issued for Development Permit

Contact Information	Other Key Contacts:
<b>VDZ+A</b> Project Landscape Architect Fort Langley Studio 101-9181 Church Street Fort Langley, British Columbia, V1M 1A0 Mount Pleasant Studio 102-3595 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: Phoenix Chien phoenix@vz.ca o. 604 548 0927 Alternate contacts (house away): Dave Janke Principal Landscape Architect davidj@vz.ca o. 604 548 0921	<b>Atelier Pacific Architecture Inc.</b> Project Building Architect 8111-3823 Henning Drive Burnaby, BC V5C 5P3 t. 604-652-6558
	<b>Legal Address and Description:</b> Insert legal address and description here.



2 LOCATION MAP  
Scale: NTS

Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	TREE MANAGEMENT PLAN
L-03A	OVERALL SITE & TREE PLAN
L-03B	FENCING PLAN
L-04	SITE DETAIL AREAS
L-05A	PLANTING PLAN - WEST
L-05B	PLANTING PLAN - CENTRE
L-05C	PLANTING PLAN - EAST
LS-01	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS



1 SITE PLAN OVERVIEW  
Scale: 1:250

**VDZ+A**  
 LANDSCAPE ARCHITECTURE / CIVIL ENGINEERING / PROJECT MANAGEMENT  
 FORT LANGLEY STUDIO: MOUNT PLEASANT STUDIO  
 101-9181 Church St. V1M 1A0  
 Fort Langley, BC  
 102-3595 Kingsway  
 Vancouver, BC  
 604-548-0927  
 604-652-6558

No.	Rev.	Description	Date
4	PC	Revised for Construction	Aug 28, 2021
3	PC	Revised for Construction	Mar 30, 2020
2	PC	Revised for ADP	Oct 25, 2019
1	PC	Revised for SP	April 05, 2019

REVISIONS TABLE FOR DRAWINGS  
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No.	Rev.	Description	Date
-----	------	-------------	------

REVISIONS TABLE FOR SHEET

Project:  
24392 104 Avenue  
 Location:  
24392 104 Avenue  
Maple Ridge BC

Drawn: PC	Stamp: 
Checked: PC	
Approved: DJ	Original Sheet Size: 24"x36"=
As Shown	Scale: COMPANION SHALL CHECK ALL DIMENSIONS ON THE DRAWING AND BE RESPONSIBLE TO THE CONTRACTOR FOR ANY DISCREPANCIES. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED. THE EXISTENCE OF ANY DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

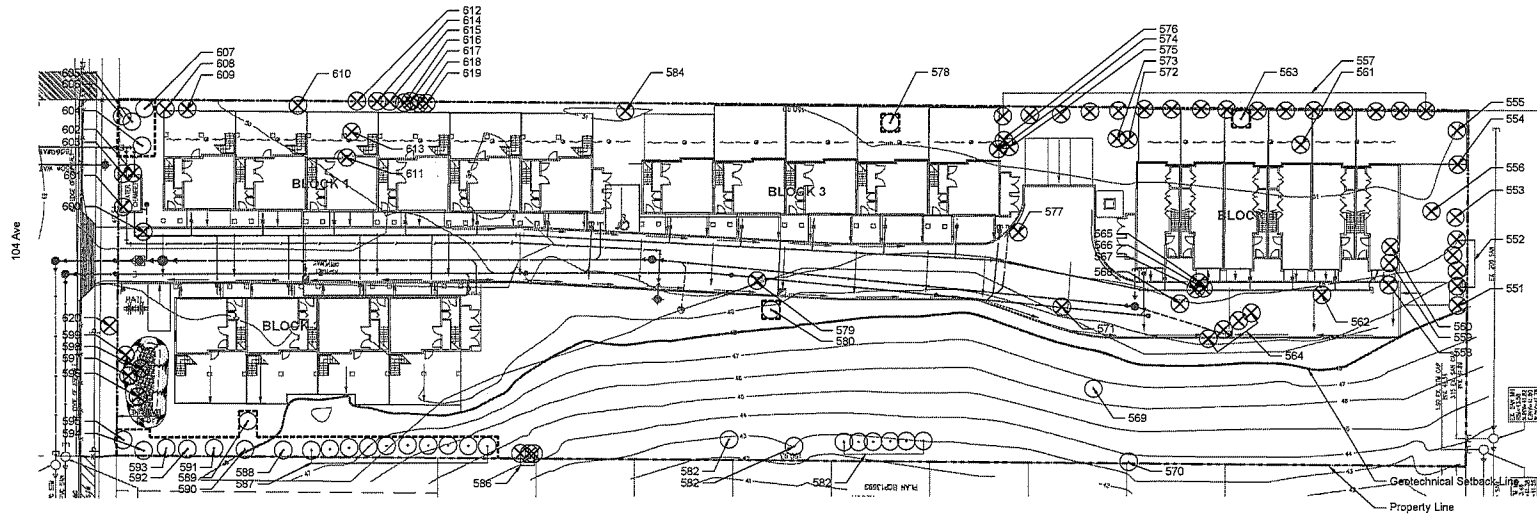
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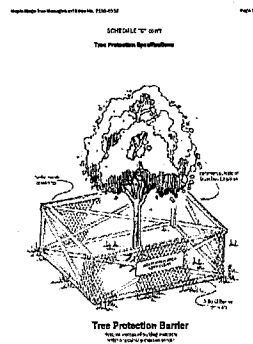
VDZ Project #:  
DP2019-14

Drawing #:  
L-01





1 TREE MANAGEMENT PLAN  
SCALE: 1:250



2 TREE PROTECTION BARRIER DETAIL  
SCALE: NTS

## TREE PRESERVATION SUMMARY

Protected Trees Identified	70
Protected Trees to be Removed	49
Protected Trees to be Retained	21
Total Replacement Trees Required	14
Replacement Trees Proposed	67
Replacement Trees in Deficit	0

For Official Tree Preservation Summary see Arborist Report conducted by LETTS Environmental Consultants Ltd. on February 18, 2019.

## LEGEND

KEY	REF.	DESCRIPTION
-----	2 L-02	TREE PROTECTION FENCE
+		EXISTING TREE TO BE REMAIN
⊗		EXISTING TREE TO BE REMOVED

3 TREE AND FENCING LEGEND  
SCALE: NTS

1:250 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5

No.	By	Description	Date
4	PC	Issued for Coordination	Aug 25, 2021
3	PC	Issued for Coordination	Nov 30, 2020
2	PC	Issued for ADP	Oct 23, 2020
1	PC	Issued for DP	April 08, 2018

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No.	By	Description	Date
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REVISIONS TABLE FOR SHEET

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24392 104 Avenue

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24392 104 Avenue  
Maple Ridge BC

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PC

Checked:  
PC

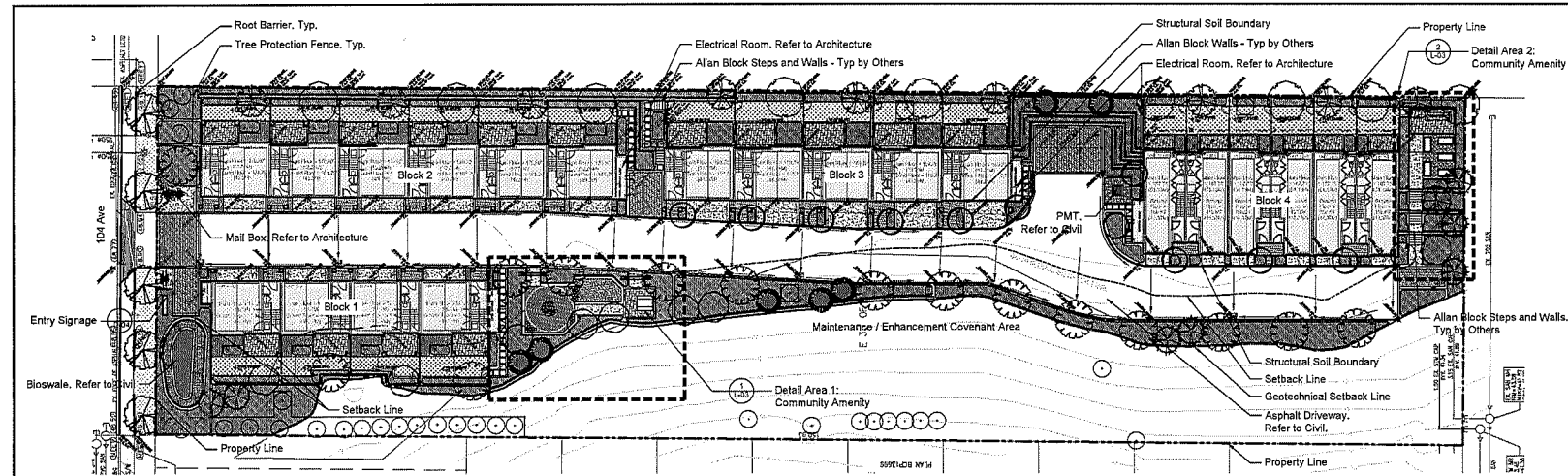
Approved:  
DJ

Scale:  
1:250

Original Sheet Size:  
24"x36"

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE EXISTING CONDITIONS OF THE SITE SHALL BE MAINTAINED AND ANY DAMAGE TO THE EXISTING CONDITIONS SHALL BE REPAIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK.





**VDZ+A**  
 FORT LANGLEY STUDIO / MOUNT PLEASANT STUDIO  
 100-9181 Church St. 100-9151 Kingsway  
 Port Langley, BC, Vancouver, BC  
 www.vdz.ca 604-882-0024

#### HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE PATHWAY
	4 LD-02	CONCRETE UNIT PAVING PATIOS w/ CONCRETE BAND Type: Versant Cobble Stones Colour: La Jolla Manufacturer: Absolute Concrete
	4 LD-02	CONCRETE UNIT PAVING ENTRY Type: Versant Colour: Stone Manufacturer: Absolute Concrete
	6 LD-02	CONCRETE UNIT PAVING VEHICULAR Type: Versant Colour: Charcoal Manufacturer: Absolute Concrete
	5 LD-02	CONCRETE UNIT PAVING PARKING Type: Hobart Pattern: Herringbone Colour: Charcoal Manufacturer: Metal Materials
	1 LD-03	REAR SAFETY SURFACE
	4 LD-03	SAND SAFETY SURFACE
	2 LD-02	CRUSHED GRANITE PATHWAY Material: Crushed Granite Colour: Grey
	3 LD-02	RIVER ROCKS WITH LANDSCAPE FABRIC AND TIMBER EDGE
	3 LD-02	PAVING SLABS
	2 LD-04	BIKE RACK Model: K1024 Colour: Powder Coated Matte Black Manufacturer: Core Mount: Surface
	3 LD-03	GARDEN PLANTER
	6 LD-04	BOLLARD LIGHTING (7)
	3.4 LD-01	SOIL See Critical Landscape Notes for Specifications
	3.4 LD-01	SHRUB PLANTING

#### PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE	QTY
	<i>Acer palmatum</i> / Japanese Maple	B&B	6m cal.	10	
	<i>Amelanchier x grandiflora</i> "Princess Diana" / Princess Diana Serviceberry	B&B	6m cal.	8	
	<i>Cornus nuttallii</i> "Eddie's White Wonder" / Eddie's White Wonder Dogwood	B&B	6m cal.	9	
	<i>Fagus sylvatica</i> "Dawycyk" / Dawycyk Beech	B&B	6m cal.	12	
	<i>Parrotia persica</i> "Vanessa" / Persian Parrotia	B&B	6m cal.	15	
	<i>Picea pungens</i> "Glasgow" / Colorado Blue Spruce	B&B	3.5m ht.	7	
	<i>Pinus nigra</i> "Select Green" / Select Green Pine	B&B	3.5m ht.	7	
	Street Tree	B&B	6m cal.	5	

Note:

1. Allan block steps / walls by Architect / Civil.
2. Concrete retaining walls by Architect. Except where noted.

No.	By	Description	Date
4	PC	Issued for Coordination	Aug 25, 2021
3	PC	Issued for Coordination	Nov 30, 2020
2	PC	Issued for ADP	Oct 23, 2020
1	PC	Issued for ADP	April 08, 2019

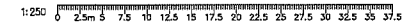
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 24392 104 Avenue  
 Location:  
 24392 104 Avenue  
 Maple Ridge BC

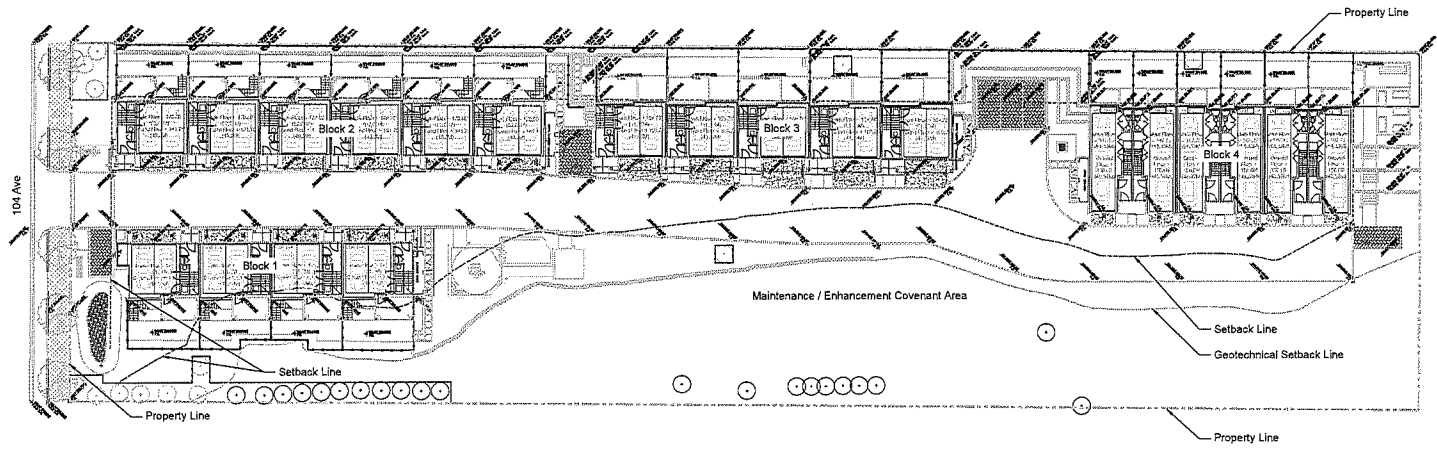
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 24"x36"

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 CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS AND VERIFY ACCURACY TO THE CENTRAL LINE OF THE DRIVEWAY AND DRIVEWAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE DRIVEWAY AND DRIVEWAY. ALL DIMENSIONS SHALL BE TO THE CENTRAL LINE OF THE DRIVEWAY AND DRIVEWAY. ALL DIMENSIONS SHALL BE TO THE CENTRAL LINE OF THE DRIVEWAY AND DRIVEWAY.



Drawing Title: OVERALL SITE & TREE PLAN  
 Drawing #: L-03A  
 Project #: DP2019-14  
 Date: 2021-08-25





FENCING

KEY	REF.	DESCRIPTION
	1 LD-04	1.8M & 1.2M CEDAR FENCE
	2 L-02	TREE PROTECTION FENCE

No.	By	Description	Date
4	PC	Issued for Coordination	Aug 26, 2021
3	PC	Issued for Coordination	Nov 30, 2020
2	PC	Issued for ADP	Oct 31, 2020
1	PC	Issued for DP	April 05, 2019

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No.	By	Description	Date

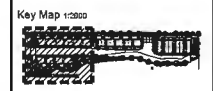
Project:  
24392 104 Avenue  
Location:  
24392 104 Avenue  
Maple Ridge BC

Drawn: PC	Stamp: 
Checked: PC	
Approved: DJ	Original Sheet Size: 24x36"
Scale: 1:250	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.









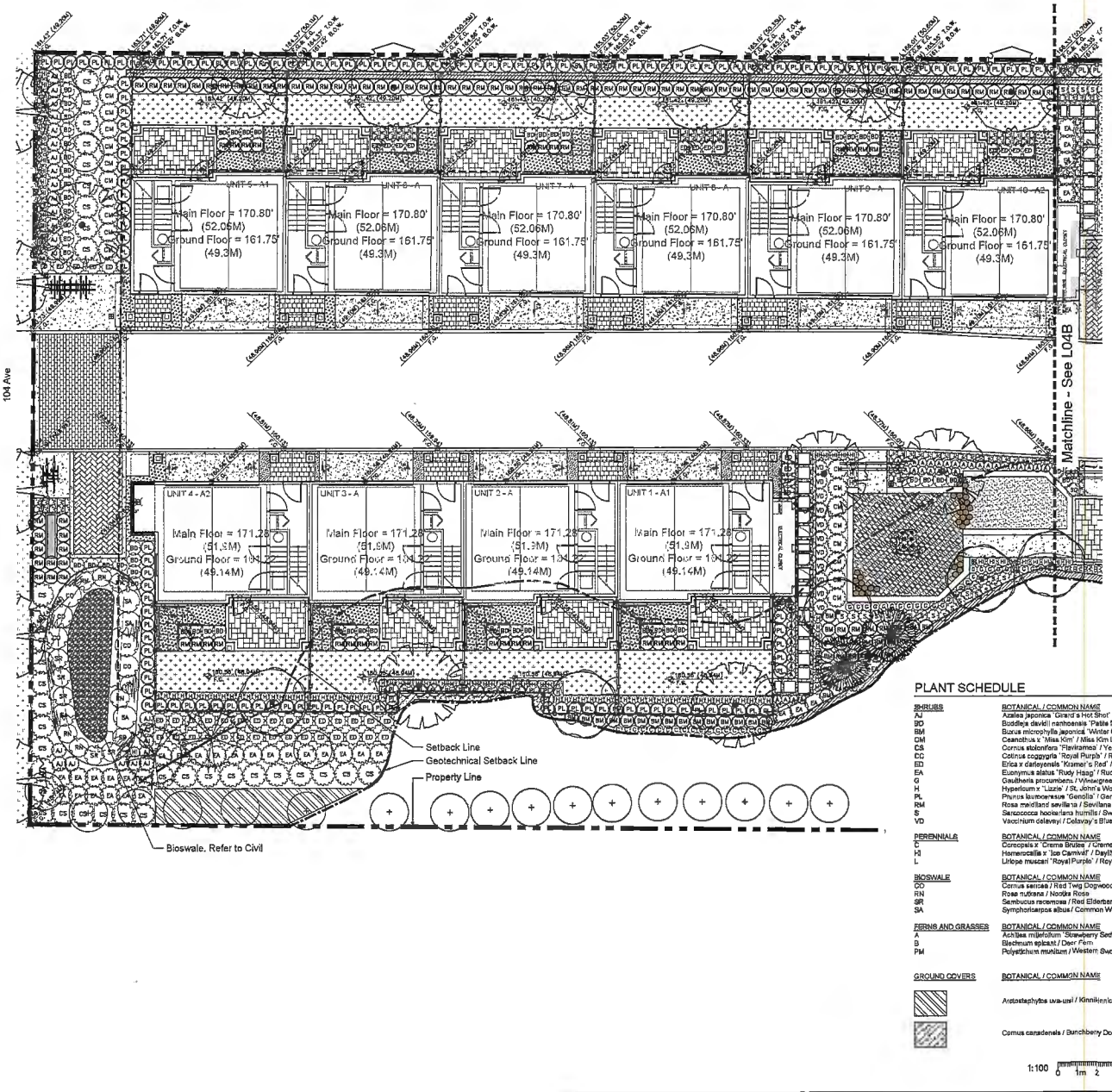
No.	By	Description	Date
4	PC	Issued for Coordination	Aug 28, 2021
3	PC	Issued for Coordination	Nov 30, 2020
2	PC	Issued for ADP	Oct 30, 2020
1	PC	Issued for OP	April 08, 2019

No.	By:	Description	Date
REVISIONS TABLE FOR DRAWINGS			
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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET	
Project:	
24392 104 Avenue	
Location:	
24392 104 Avenue Maple Ridge BC	

Drawn:	Stamp:
PC	
Checked:	
PC	
Approved:	Original Sheet Size:
DJ	24"x36"
Scale:	
1:100	

Drawing Title: **PLANTING PLAN - WEST**  
 Drawing #: **L-05A**  
 DP2019-14

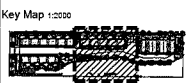


**PLANT SCHEDULE**

SHRUBS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
AJ	Andromeda japonica / Grand or Hot Shot / Grand's Hot Shot Azalea	#2	0.75m	104
BD	Buddleja davidii / nantouensis / Patis Indigo Butterfly Bush	#2	0.75m	58
BM	Buxus microphylla japonica / Winter Gem / Winter Gem Boxwood	#2	0.75m	48
CM	Camellia x 'Wiss Kim' / Wiss Kim Camellia	#2	1m	112
CS	Cornus stolonifera / Flair / Yellowdog Dogwood	#2	1.20m	64
CS	Cornus cogburnii / Royal Purple / Royal Purple Smoke Tree	#3	1.20m	12
ED	Erica x daleysensis / Kramer's Red / Kramer's Red Heather	#2	0.80m	228
EA	Euonymus alatus / Rudy Haag / Rudy Haag Burning Bush	#3	1m	50
G	Quercus prinus / Yellowgreen	#1	0.45m	122
H	Hypericum x 'Luzie' / St. John's Wort	#2	0.45m	213
PL	Prunus laurocerasus / Gaele / Gaele English Laurel	#3	0.75m	308
RM	Rosa madagascariensis / Savitara Rose	#2	0.75m	207
S	Saxifraga hypnoides / Dwarf Sax	#2	0.80m	132
VD	Veronica filiformis / Delaney's Starberry	#2	0.75m	34
PERENNIALS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
C	Coreopsis x 'Crimson Brides' / Crimson Brides Coreopsis	#1	0.45m	80
H	Hemerocallis x 'Joe Gail' / Joe Gail Daylily	#1	0.50m	155
L	Lilium muscari / Royal Purple / Royal Purple Lilium	#1	0.45m	222
BOSWALE	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
CO	Cornus sericea / Red Twig Dogwood	#3	1.20m	5
RA	Rosa rugosa / Noble Rose	#3	1m	7
SR	Sambucus racemosa / Red Elderberry	#3	1m	5
SA	Symphoricarpos albus / Common White Snowberry	#3	1.20m	4
FERNS AND GRASSES	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
A	Aspidistra filix / Strawberry Seduction / Strawberry Seduction Fern	#1	0.60m	83
B	Blechnum spicatum / Deer Fern	#1	0.60m	80
PM	Polystichum montanum / Western Sword Fern	#1	0.75m	15
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
	Antennaria dioica / Kinnikinnick	#1	450mm	171
	Cornus canadensis / Bunchberry Dogwood	#1	450mm	89





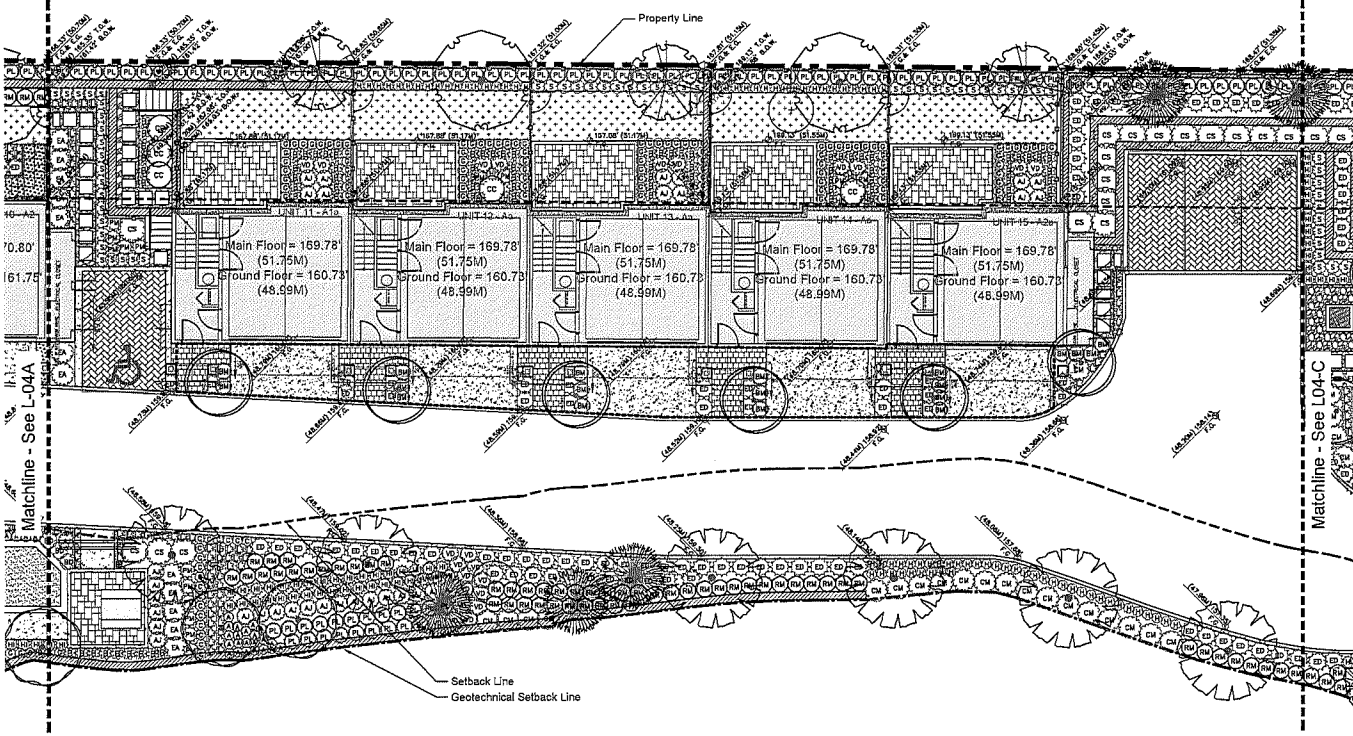


No.	By	Description	Date
4	PC	Issued for Coordination	Aug 25, 2021
3	PC	Issued for Coordination	Nov 30, 2020
2	PC	Issued for ADP	Oct 23, 2020
1	PC	Issued for GP	April 05, 2019

No.	By	Description	Date
4	PC	Issued for Coordination	Aug 25, 2021
3	PC	Issued for Coordination	Nov 30, 2020
2	PC	Issued for ADP	Oct 23, 2020
1	PC	Issued for GP	April 05, 2019

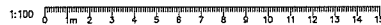
Project:	24392 104 Avenue
Location:	24392 104 Avenue Maple Ridge BC

Drawn:	PC	Stamp:	
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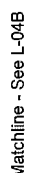


PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
AJ	Azalea japonica 'Girdle & Hot Shot' / Girdle's Hot Shot Azalea	#2	0.75m	104
BD	Buddleja davidii 'Nanchoensis' 'Patio Indigo' TM / Patio Indigo Butterfly Bush	#2	0.75m	58
BM	Buxus microphylla japonica 'Winter Green' / Winter Green Boxwood	#2	0.75m	46
CM	Ceanothus x 'Miss Kim' / Miss Kim Lilac	#2	1m	112
CS	Cornus violanthes 'Rivisnow' / Yellowleaf Dogwood	#2	1.20m	64
CC	Celtis occidentalis 'Royal Purple' / Royal Purple Smoke Tree	#3	1.20m	12
ED	Erica x darleyensis 'Kismet's Reef' / Kismet's Reef Heather	#2	0.90m	228
EA	Eucyrtus alatus 'Reddy Hang' / Reddy Hang Brooming Bush	#3	1m	50
G	Gaultheria procumbens / Wintergreen	#1	0.45m	122
H	Hypericum x 'Luscious' / St. John's Wort	#2	0.45m	213
PL	Prunus laurocerasus 'Genola' / Genola English Laurel	#3	0.75m	308
RM	Rosa 'meiland eviliana' / Serotina Rose	#2	0.75m	207
S	Saxifraga hibernica 'Lumina' / Sweet Box	#2	0.60m	132
VO	Vaccinium delawarei / Delaware's Blueberry	#2	0.75m	34
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
C	Coreopsis x 'Crima Brillo' / Crima Brillo Tickseed	#1	0.45m	80
H	Hemerocallis x 'Ice Carnival' / Daylily	#1	0.60m	108
L	Lilium muscari 'Royal Purple' / Royal Purple Linum	#1	0.45m	222
BORWALE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
CO	Cornus sericea / Red Twig Dogwood	#3	1.20m	6
RN	Rosa nutkana / Noctua Rose	#3	1m	7
SN	Sambucus racemosa 'Red Elderberry	#3	1m	6
SA	Symphoricarpos alba / Common White Snowberry	#3	1.20m	4
FERNS AND GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
A	Azalea 'meiland eviliana' 'Strawberry Seduction' / Strawberry Seduction Yarrow	#1	0.45m	80
B	Blechnum spicatum / Deer Fern	#1	0.90m	80
PM	Polytaetichum multiflorum / Western Sword Fern	#1	0.75m	15
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Antistaphylos uva-ursi / Kinnikinnick	#1	450mm	171
	Cornus canadensis / Bunchberry Dogwood	#1	450mm	88







SHRUBS	BOTANICAL / COMMON NAME	COUNT	SPACING	OTA
AJ	<i>Adiantum japonica</i> / Great & Hot Shet / Great's Hot Shet Azalea	#2	0.75m	104
AD	Budding dahlia <i>variegata</i> / 'Mantling' TM / Petite Indigo Butterfly Bush	#2	0.75m	171
BM	<i>Buxus microphylla japonica</i> / Winter Green / Winter Green Boxwood	#2	0.75m	48
G	<i>Campanula</i> s / 'Miss Kim' / Kim-Rim-Liss	#2	1m	112
CS	<i>Cornus stolonifera</i> / Flammulae / Wintertime Dogwood	#2	1.20m	64
CC	<i>Cotinus coccinea</i> / Royal Purple / Royal Purple Smokey Tree	#9	1.20m	12
ED	<i>Erica s. dasylepis</i> / 'Kramer' / 'Kramer's Red' Heather	#2	0.75m	89
FE	<i>Euconymus alatus</i> / 'Rudy Hagen' / Rudy Hagen Sumac Tree	#1	1m	50
GA	<i>Gaultheria procumbens</i> / Wintergreen	#1	0.45m	122
HC	<i>Hypericum</i> s / 'Lizzie' / St. John's Wort	#1	0.45m	213
HS	<i>Pinus banksiana</i> / 'Blue Star' / Canada English Laurel	#2	0.75m	108
RM	<i>Rosa medialis</i> / 'Avoncrisp' / 'Avoncrisp Rose'	#2	0.75m	207
SD	<i>Sarcococca hookeriana</i> / 'Nana' / Sweet Box	#2	0.50m	207
VO	<i>Vaccinium delavayi</i> / Delavay / Chalkberry	#2	0.75m	34
PERENNIALS	BOTANICAL / COMMON NAME	COUNT	SPACING	OTA
CH	<i>Chamaenerion</i> s / 'Crimson Bells' / 'Crimson Bells' Tickseed	#1	0.45m	80
H	<i>Hemerocallis</i> s / 'Topiary' / 'Topiary Daylily'	#1	0.50m	48
L	<i>Lilippe</i> <i>variegata</i> / 'Royal Purple' / 'Royal Purple Lilippe'	#1	0.45m	222
BIGWIGS	BOTANICAL / COMMON NAME	COUNT	SPACING	OTA
CS	<i>Cornus sericea</i> / Red Twig Dogwood	#3	1.20m	7
FN	<i>Fuchsia</i> s / 'Nectar' / 'Nectar Bush'	#3	1.20m	9
SB	<i>Sambucus racemosa</i> / Red Elderberry	#3	1m	6
SY	<i>Symphoricarpos albus</i> / 'Comet' / White Snowberry	#3	1.20m	7
FRNS AND GRASSES	BOTANICAL / COMMON NAME	COUNT	SPACING	OTA
AS	<i>Achillea millefolium</i> / 'Strawberry Seduction' / 'Strawberry Seduction Yarrow'	#1	0.45m	83
W	<i>Witcham grass</i> / 'Dawn' / 'Dawn Grass'	#1	0.50m	81
PM	<i>Polystrichum maximum</i> / Western Sword Fern	#1	0.75m	15
GROUND COVERS	BOTANICAL / COMMON NAME	COUNT	SPACING	OTA
	<i>Antrostaphylos ura-viva</i> / 'Kinsicki' / 'Kinsicki'	#1	450mm	171
	<i>Cornus canadensis</i> / 'Bunchberry Dogwood'	#1	450mm	69



4	PC	Issued for Coordination	Aug 25, 2002
3	PC	Issued for Coordination	Nov 30, 2002
2	PC	Issued for ADP	Oct 23, 2002
1	PC	Issued for DP	April 05, 2002

No.	By:	Description	Date
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:

24392 104 Avenue

**Location:**

24392 104 Avenue  
Maple Ridge BC

Drawn:  
PC

Stamp:

Checked:
PC

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24x36

Scale  
1:100

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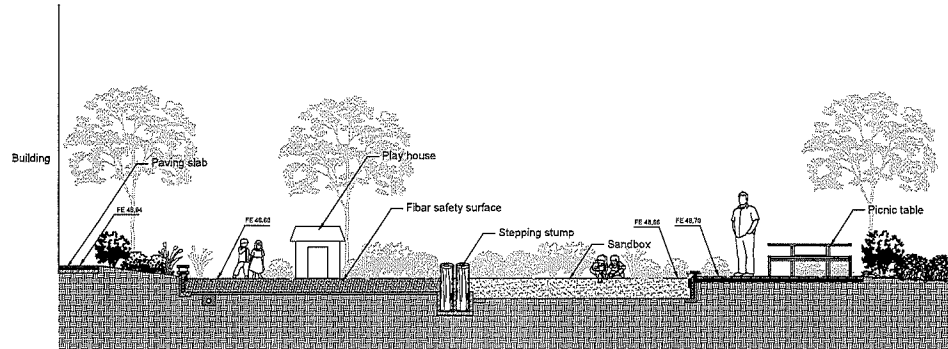
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## PLANTING PLAN - EAST

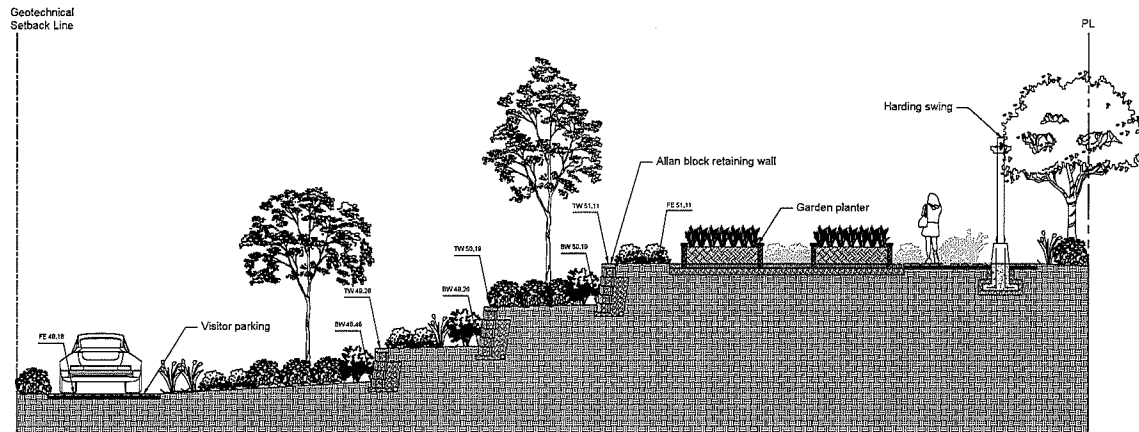
VDZ Project #:  
DP2019-14

Drawing #: L-05C

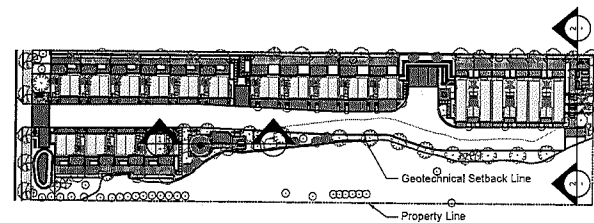




1 SECTION 1. COMMUNITY AMENITY  
 Scale 1:50



2 SECTION 2. COMMUNITY AMENITY  
 Scale 1:50



3 KEY PLAN  
 Scale NTS

1:50

No.	By	Description	Date
4	PC	Issued for Construction	Aug 25, 2021
3	PC	Issued for Construction	Nov 30, 2020
2	PC	Issued for ACP	Oct 23, 2020
1	PC	Issued for DP	April 08, 2018

No.	By	Description	Date

Project:  
 24392 104 Avenue  
 Location:  
 24392 104 Avenue  
 Maple Ridge BC

Drawn: YZ	Stamp:
Checked: DJ	
Approved: MVOZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	



## AFFIRMATIVE RESPONSE

2 December 2020

RE: No. 2019-216-RZ ADP Comments

PROJECT NAME: 24392 104 Ave.  
 PROJECT NUMBER: 2019-216-RZ  
 VDZ: DP2019-14

ATTENTION: Sabina Chand  
 Name City of Maple Ridge  
 Planning and Development

## ATTACHED DOCUMENTS

QUANTITIES	DESCRIPTION	DATE ON TITLEBLOCK
1	Landscape DP drawings	30-11-2020

This letter is in response to comments received for the Advisory Design Panel of this project.

## LANDSCAPE COMMENTS:

Item #	COMMENT	RESPONSE
1.	Consider adding tree protection fencing	Done. See Drawing L-03A & L-03B
2.	Consider Coordinating with civil engineer and architect to provide surface drainage to detention pond	Noted.
3.	Consider planting additional trees to the east of the central amenity area	Added. See Drawing L-03A
4.	Consider providing return to retaining wall in north east corner of block 2 to capture grade differential	Noted.
5.	Ensure adequate soil volumes for all trees on site	Structural soil has been provided to ensure adequate soil volumes for tree plantings along the driveway. See Drawing L-03A.
6.	Review fencing plan and details per appropriate picket fencing in internal yards	Fencing detail has been updated. See Detail 1/LD-04

Please let me know if you have any further questions.

Phoenix Chan

Landscape Designer





atelier pacific architecture inc.

January 5/2021

Attention:

Therese Melser

Planning Technician

City of Maple Ridge

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

**Re: 6.3 ADP November 18/2020 - 2019-216-DP/ 24392 104 Ave Townhome Development**

The following is a response to address the Resolution and comments provided after Advisory Design Panel Review on November 18/2020. Please also refer to the attached drawing updates.

**Architectural Comments:**

- To further celebrate the site entry way, a feature sign wall has been provided. Refer to attached Landscape Plans and Details
- The base and second level dormer of Block 1 have been extended to align the street-facing walls of Blocks 1 and 2. As a result, this both improves the overall street presence and creates further articulation thereby creating a more appropriate pedestrian scale. Parking has been adjusted to suit – as per the attached Architectural Plans and Elevation.
- The exterior material colour palette has been softened to be more in line with the submitted precedent photos.

**Landscape Comments:**

Refer to attached Memo from VDZ Landscape Architects

Yours very truly,

Brian Shigetomi

Senior Associate

**Atelier Pacific Architecture Inc.**

E-mail: [bshigetomi@atelierpacific.com](mailto:bshigetomi@atelierpacific.com)



Jun 02/2021



atelier pacific architecture inc.

## Public Commenting Opportunity

<b>DATE OF PCO:</b>	May 19th through 28th, 2021
<b>PROJECT:</b>	24392 - 104th Ave, Maple Ridge BC (#2019-216RZ)
<b>Agenda:</b>	Area Resident Comments for Proposed Development
<b>Location:</b>	Via e-Mail and Call-in
<b>Attention:</b>	Therese Melser City of Maple Ridge 11995 Haney Place, Maple Ridge, BC V2X 6A9 604-467-7395
<b>Representatives:</b>	Makoto Tsukishima, Atelier Pacific Architecture Brian Shigetomi, Atelier Pacific Architecture
<b>Copy:</b>	James Isherwood, Royal LePage Nadine Strampe, Atelier Pacific Architecture

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

### PROJECT PROFILE

Current Zone	RS-3
Proposed Zone	RM-1
Neighbourhood:	Albion Area
OCP Land Use	Medium Density Residential (Conservation)
Gross Site Area:	1.51 Acres (of currently vacant land)
Net Site Area:	1.11 Acres (accounting for a Western Environmental Protection Area)
Proposed Density (FSR):	0.6
Number of Units:	21 units divided into 4 blocks
Proposed Unit Size:	Between 1,270 to 1,511 sq.feet for a combined total of 28,500 sq.feet)
Proposed Height:	3 stories (35ft)
Construction:	Wood frame
Proposed Parking:	48 including 1 accessible

#350-10851 Shellbridge Way, Richmond , BC V6X 2W9  
 T 604.662.8689 F 604.662.8655  
 info@atelierpacific.com | atelierpacific.com  
 jessie arora architect aibc saa aaa mraic ra oaa maa





**COMMENTS - Refer also to attached comment forms and correspondence for specific inquiries. Comments which were found to be similar have been grouped, categorized and summarized herein.**

*Responses are provided below summary headers and in italics*

#### Item

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- 1.0 Site Drainage / Existing Sloped Grading:**
- .1 Concerns presented about the steepness of the existing western slope and the potential negative impacts of new works to this area.**
- i- *The existing western portion of the site has been recognized as having a very steep slope. The intent is to assign this sloped area - which constitutes over 25% of the lot - as a designated 'Environmental Area' (aka 'Conservation Zone' per Landscape Plans) to serve as a "buffer" between the developed eastern portion of the lot and the neighboring lots along 244th St.*
  - ii- *A Geotechnical engineer was also retained to make recommendations about soil stability/bearing, limits to heavy construction traffic and procedures for excavations. As indicated in the provided drawings, proposed development works would be kept outside of the western 'Environmental Area'. Based on these recommendations, the proposed location/layout of works (including buildings, rear yard decks and access road) were deemed "feasible and appropriate" and not expected to negatively impact the slopes.*
- .2 Instances of existing fencing and overgrowth is reported to be encroaching on neighboring land. Clarification requested on how this will be managed and by whom.**
- i- *As per discussions between the city and current owner, the intention is that the incumbent Strata Corporation would be responsible for maintenance/protection of their own property which includes said 'Environmental Area.'*
- .3 Management of rainwater draining down the slope**
- i- *A Stormwater Management Plan was developed - implementing various strategies to limit the amount of rainwater draining down the slope, such as:*
    - *Sloping exterior grades away from the western sloped area.*
    - *Providing a robust storm storage system to directly feed all roof drainage and site catch basin water directly to the city stormwater system.*
    - *Designing a Bio-filtration Rain garden*





## 1.2 Environmental Impact / Tree Protection:

### .1 Clarification on scope of tree removal and retention

- i- *As part of our Application, an arborist was brought on to review the condition of all existing trees and they have identified those which potentially pose a safety hazard, including select trees within the along the west property line and within the 'Environmental Area'. It was recommended that such hazards be removed, however virtually all other existing trees in this 'Environmental Area' be retained, such as rows of healthy cedars and spruces by the northwest corner. Furthermore, a tree preservation strategy has been proposed to increase the total number of trees provided across the entire site as indicated in the application.*
- ii- *Within the eastern developed portion of land, trees would be removed where new proposed works occur (i.e. - at building/yard footprints, roadworks etc.) and where otherwise the Arborist deemed them unfeasible to preserve. Refer also to submitted Landscape drawings.*

### .2 Concerns of negative environmental effects due to tree removal & construction activity

- i- *The City of Maple Ridge has in place a Watercourse Protection Bylaw which regulates matters relating to pollution, obstructing or impeding the flow of waterways and similar bodies. Part of the requirements include implementing Erosion and Sediment Control measures prior to start of construction.*
- ii- *In an effort to minimize negative impacts on surrounding natural conditions, the proposed development will follow these measures and construction procedures as well as observing Arborist's Recommendations for protection of existing tree bulbs and their surroundings.*

## 1.3 Developability / Impact on Park Land:

### .1 Residents report being informed by other parties that there were limits to the extent which the subject property could be developed.

- i- *Note that as per our comments above, the westerly sloped portion of the site will be retained for Environmental considerations and we are not proposing any development within this area.*
- ii- *The proposed development is designed based on the applicable Regulatory Bylaws with additional considerations to the City's greater 'Official Community Plan'. We are unaware of any other agreements or restrictions mandated by the City or other governing bodies which limits development of this lot outside of this application and Regulatory requirements.*





**.2 Concerns over potential encroachment into - or development of - adjacent Park Lands.**

- i- *This application does not propose any encroachments onto adjacent Public Park lands or sports facilities as these are owned/operated by Authorities Having Jurisdiction. Note that works occurring in the future on either this, or neighboring sites (if any) are outside of this scope. We recommend the Maple Ridge Planning Department be contacted for any inquiries on City works.*

**1.4 Privacy / Safety:**

**.1 Concerns over the proximity and visibility between new buildings and the western P.L.**

- i- *The westerly 'Environmental Area' lies between the proposed buildings and the properties along 244th St. Within this area, virtually all of the existing trees will remain. The building closest to the northwest corner will be positioned behind a row of existing tall cedars and spruces lining that portion of the lot. In addition to these trees, a variety of new trees which will be added at the top of the bank and around the site perimeter - intended to provide a "buffer" for maintaining privacy between the subject lot and neighboring lots.*

**.2 Clarity on safeguard measures proposed between the subject lot and neighboring lots.**

- i- *To promote overall safety for those within the site and neighboring it, the developed portion of land will be separated from its surroundings by a mix of retaining walls, fences, curbs and new landscaping along both the east property line and along the top of the western bank. This includes a landscaped community area which will provide both a visual and physical barrier to help deter people/vehicles/bicycles etc. from falling into the steeply sloped zone.*

**1.5 Density Planning / Vehicular Impact:**

**.1 Concerns over the proposed density in relation to the subject lot and neighborhood.**

- i- *Project siting was reviewed in relation to the City's Official Community Plan (OCP) for the Albion Area. As per this OCP, the "Albion Area Plan strives to balance new residential development, the protection of environmentally sensitive areas, and the provision of a range of housing styles to meet diverse housing needs." As such, multiple consultants were retained to review aspects such as site layout, construction methodology and access strategy with these considerations in mind.*





atelier pacific architecture inc.

- ii- *This application was made under one of the OCP's Land Use designations: 'Medium Density Residential' and includes a Zoning of RM-1. The proposed density (measured in floor area ratio per the summary above) is appropriate for this zone.*

**.2 Concerns on potential impacts to neighborhood traffic and street parking conditions.**

- i- *Overall parking capacity meets and exceeds the City's Parking Bylaw requirements, and includes extra capacity provided for visitors. This both serves the needs of the development and encourages parking on-site rather than on the street. Furthermore, bicycle racks will be provided near the front of the site to promote residents and visitors of the property to utilize alternate forms of transportation.*

**End of PCO Comments**

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Per: Makoto Tsukishima  
Atelier Pacific Architecture Inc



TO: His Worship Mayor Michael Morden  
and Members of Council

MEETING DATE: September 7, 2021  
FILE NO: 2019-425-DVP  
2019-425-DP

FROM: Chief Administrative Officer

MEETING: C o W

SUBJECT: Development Variance Permit (Phase 1 and 2)  
Intensive Residential Development Permit (Phase 1, Lots 42-55)  
25057, 25123 and 25171 112 Avenue

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**EXECUTIVE SUMMARY:**

A Development Variance Permit application and an Intensive Residential Development Permit application have been received for the subject properties, located at 25057, 25123 and 25171 112 Avenue, in conjunction with a Subdivision application to subdivide the subject properties into approximately 83 single-family lots over two phases. The rezoning application was granted final reading by Council on May 25, 2021, under *Zoning Bylaw No. 3510-1985*, therefore the variances noted below are in reference to that Zoning Bylaw.

The requested variances are as follows:

For the R-1 (Residential District) zoned lots, to vary *Zoning Bylaw No. 3510-1985*, Section 601, C. (11) (c):

1. Part (ii) to reduce the rear yard setback from 8.0m (26.2 ft.) to 7.0m (23.0 ft.) for proposed Lots 7 and 12.

For the R-2 (Urban Residential District) zoned lots, to vary Section 601B:

2. Part C. 2. b) to reduce the minimum lot depth for proposed Lot 28 from 27.0m (88.6 ft.) to 26.1m (85.6 ft.).
3. Part D. a) 1. b) to reduce the rear yard setback from 13.0m (42.7 ft.) to 8.0m (26.2 ft.) for proposed Lots 33-39 and proposed Lots 79-82; and to 4.6m (15.1 ft.) for proposed Lots 78 and 83.
4. Part D. a) 2. b) to reduce the rear yard setback from 8.0m (26.2 ft.) to 7.0m (23.0 ft.) for proposed Lot 28.
5. Part F 1. to allow vehicular access to be provided from the front for lots backing on a municipal lane for proposed Lots 33-39 and proposed Lots 78-83.

For the R-3 (Special Amenity Residential District) zoned lots, to vary the *Subdivision and Development Servicing Bylaw No. 4800-1993*:

6. Part IV A. 4. to reduce the minimum parcel depth for a parcel abutting a controlled access highway or municipal arterial road from 30.0m (98.4 ft.) to 28.0m (91.9 ft.) for proposed Lots 42-77.

The Intensive Residential Development Permit application is for the form and character of the 14 R-3 (Special Amenity Residential District) zoned lots in Phase 1 (proposed Lots 42-55) of the single-family subdivision.

It is recommended that Development Variance Permit 2019-425-DVP and Intensive Residential Development Permit 2019-425-DP be approved.

**1104**



## RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2019-425-DVP respecting properties located at 25057, 25123 and 25171 112 Avenue; and
2. That the Corporate Officer be authorized to sign and seal 2019-425-DP respecting properties located at 25057, 25123 and 25171 112 Avenue.

## DISCUSSION:

### a) Background Context:

Applicant:	EPIC NE Albion Homes Ltd.
Legal Descriptions:	Lot 74, Section 14, Township 12, New Westminster District Plan 61607; Parcel "H" (Reference Plan 2047), Except Part in Statutory Right of Way Plan LMP30004, South West Quarter, Section 14, Township 12, New Westminster District; and Lot 1, Section 14, Township 12, New Westminster District Plan 70166
OCP :	
Existing:	Single-Family Residential
Proposed:	Single-Family Residential
Zoning:	
Existing:	R-1 (Residential District), R-2 (Urban Residential District), R-3 (Special Amenity Residential District), and RS-3 (One Family Rural Residential)
Proposed:	R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District), and RS-3 (One Family Rural Residential)
Surrounding Uses	
North:	Use: Kanaka Creek Regional Park Zone: RS-3 (One Family Rural Residential) Designation: Conservation and Park
South:	Use: Single-Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Suburban Residential and Low/Medium Density Residential (endorsed as Single Family in the NE Albion Area Plan)
East:	Use: Single-Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Suburban Residential
West:	Use: Vacant (under application for townhouses) Zone: RS-3 (One Family Rural Residential) Designation: Low/Medium Density Residential (endorsed as Townhouse in the NE Albion Area Plan)
Existing Use of Property:	Vacant
Proposed Use of Property:	Single-Family Residential
Site Area:	3.6 ha (8.8 acres)
Access:	112 Avenue, 250 Street, 111A Avenue, 251A Street, lane
Servicing:	Urban Standard
Accompanying Applications:	2019-425-RZ/SD, 2020-102-DP



b) Project Description:

The subject properties, located at 25057 (eastern half), 25123 and 25171 112 Avenue, were recently rezoned from the RS-3 (One Family Rural Residential) zone to the R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) zones (see Appendices A and B). This rezoning is intended to permit the future subdivision of approximately 19 R-1 (Residential District) zoned lots, 28 R-2 (Urban Residential District) zoned lots and 36 R-3 (Special Amenity Residential District) zoned lots, for a total of approximately 83 single-family lots (see Appendix C). The number of lots may change once subdivision design and servicing details are finalized.

An amendment to the Official Community Plan to re-designate the land use from *Low/Medium Density Residential* to *Single-Family*, as proposed by the North East Albion Land Use and Servicing Concept Plan, was approved by Council on May 25, 2021. Northern and western portions of the lands have been re-designated as *Conservation* lands and have been dedicated as park adjacent to Kanaka Creek Regional Park.

This Intensive Residential Development Permit is for the 14 single-family R-3 (Special Amenity Residential District) zoned lots, located in Phase 1 of the proposed subdivision. The homes are two-storeys at the front, three-storeys in the rear, with three bedrooms and a basement, to be accessed from a rear lane. The homes have a variety of eight different modern farmhouse designs (see Appendix D). All homes face the street with entry doors and sidewalks connecting to the public realm while restricting the cars and service areas to the lanes. The transition from public streets and parks to private lots is clearly defined through the landscaping and visual architectural markers (see Appendix E). The R-3 (Special Amenity Residential District) zoned lots are proposed to have detached two-car garages accessed by a rear lane.

c) Planning Analysis:

Official Community Plan

Pursuant to Sections 8.8 Intensive Residential Development Permit Area Guidelines of the Official Community Plan (OCP), an Intensive Residential Development Permit is required for all new Intensive Residential developments with R-3 (Special Amenity Residential District) zoning. The purpose of an Intensive Residential Development Permit is to provide a greater emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment. The key guidelines for the development permit area are as follows, with the architectural designer's response below:

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.

*EPIC's Kanaka Springs is providing product diversity across the spectrum from purpose-built rental to detached single-family. This intensive residential DP application focuses on R-3 single-family lots that will be the starter-price product for detached housing. This community will be supported with environmental preservation, a network of walking trails, local commercial space, and a future neighbourhood park. The architectural theme will be modern farmhouse.*



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.

*All the lots will provide detached garages for parking accessed via the rear lane. The single-family homes will provide direct pedestrian access to the fronting municipal road. The streetscape will feature eight different elevations and a multitude of color schemes that will provide the desired variety of housing.*

### Zoning Bylaw

Council approved the rezoning for the subject properties to the R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) zones on May 25, 2021 (see Appendix C). The applicant has requested multiple variances for lot depth, rear yard setbacks, exterior yard setbacks, and vehicular access, as discussed below and which were summarized in the second reading rezoning report.

### Off-Street Parking and Loading Bylaw

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires two parking spaces per dwelling unit. The applicant is proposing detached double car garages, accessed from a rear lane for the proposed R-3 (Special Amenity Residential District) lots. The R-1 (Residential District) and R-2 (Urban Residential District) zoned lots are proposed to have driveways and attached garages accessed from the fronting streets, rather than from the rear lanes.

#### d) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for single-family development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below (see Appendix F):

For the R-1 (Residential District) zoned lots, to vary *Zoning Bylaw No. 3510-1985*, Section 601, C. (11) (c):

1. Part (ii) to reduce the rear yard setback from 8.0m (26.2 ft.) to 7.0m (23.0 ft.) for proposed Lots 7 and 12.

The requested variance is proposed to maintain a consistent floor plan and street elevations for the development.

For the R-2 (Urban Residential District) zoned lots, to vary Section 601B:

2. Part C. 2. b) to reduce the minimum lot depth for proposed Lot 28 from 27.0m (88.6 ft.) to 26.1m (85.6 ft.).
3. Part D. a) 1. b) to reduce the rear yard setback from 13.0m (42.7 ft.) to 8.0m (26.2 ft.) for proposed Lots 33-39 and proposed Lots 79-82; and to 4.6m (15.1 ft.) for proposed Lots 78 and 83.



4. Part D. a) 2. b) to reduce the rear yard setback from 8.0m (26.2 ft.) to 7.0m (23.0 ft.) for proposed Lot 28.
5. Part F 1. to allow vehicular access to be provided from the front for lots backing on a municipal lane for proposed Lots 33-39 and proposed Lots 78-83.

The requested variances are to support front-loaded homes to be accessed from the front rather than from the rear lane. A restrictive covenant will be placed on the lots to ensure that access is not provided from the rear as well.

For the R-3 (Special Amenity Residential District) zoned lots, to vary the *Subdivision and Development Servicing Bylaw No. 4800-1993*:

6. Part IV A. 4. to reduce the minimum parcel depth for a parcel abutting a controlled access highway or municipal arterial road from 30.0m (98.4 ft.) to 28.0m (91.9 ft.) for proposed Lots 42-77.

The requested variance is to allow for a smaller home on a smaller lot for a more affordable price point.

Note that the requested variance for the rear yard setbacks are not required for the creation of the lots, but are the result of a desired product by the developer. Should Council not support the setback variances, the homes can be designed to comply with the regulations of the R-1 (Residential District) and R-2 (Urban Residential District) zones. Should the variances for lot depth not be supported, the subdivision plan would need to be completely revised to accommodate a new layout. Note that additional variances for Phase 2 of the subdivision may be required under a separate Development Variance Permit application as the proposed Subdivision Plan is still subject to change for Phase 2 of the subdivision.

e) 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 properties that are subject to the permit.

**CONCLUSION:**

The proposed variances can be supported because of the large amounts of environmental dedication required that reduced the developable area of the subject properties. The developer also desires a specific housing form for the R-2 (Urban Residential District) zoned lots, which requires additional variances to the zone. The R-2 (Urban Residential District) zone is intended for a more urban environment to be accessed by a rear lane. Additional density was permitted on the subject properties in exchange for the preservation of a significant tree stand in the north-east corner. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2019-425-DVP.



This Intensive Residential Development Permit is for 14 single-family R-3 (Special Amenity Residential District) zoned lots within Phase 1 of the subdivision, located along 112 Avenue. Staff have reviewed the proposal and are satisfied that it complies with the Intensive Residential Development Permit Guidelines of the OCP for form and character. It is recommended that the Corporate Officer be authorized to sign and seal 2019-425-DP respecting the subject properties for Phase 1 of the subdivision.

"Original signed by Michelle Baski"

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

"Original signed by Mark McMullen"

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

"Original signed by Christine Carter"

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

"Original signed by Christina Crabtree"

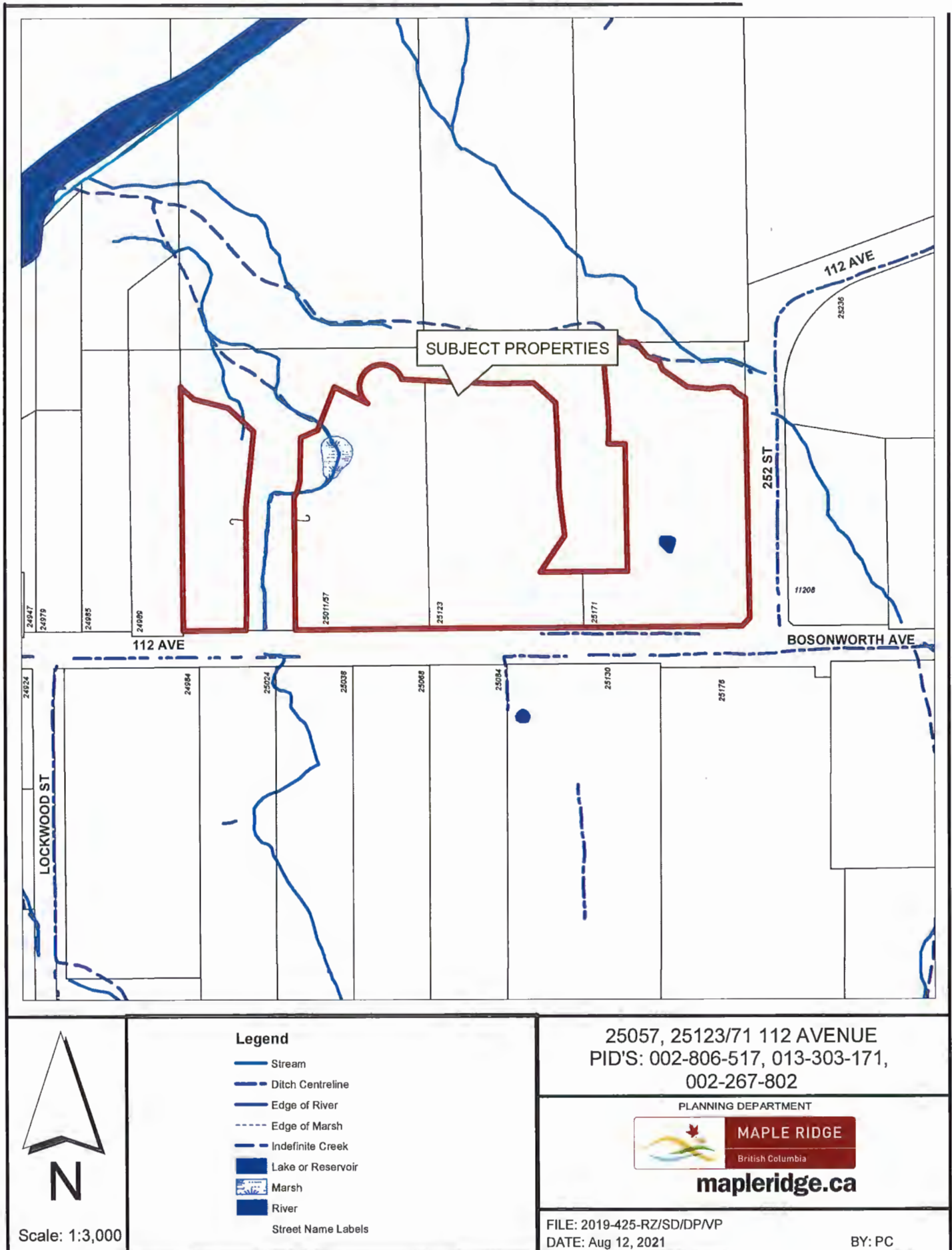
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*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Photo  
Appendix C – Proposed Subdivision Plan  
Appendix D – Proposed Building Elevations and Streetscapes  
Appendix E – Proposed Landscaping Plans  
Appendix F – Proposed Variances









Scale: 1:3,000

25057, 25123/71 112 AVENUE  
PID'S: 002-806-517, 013-303-171,  
002-267-802

PLANNING DEPARTMENT



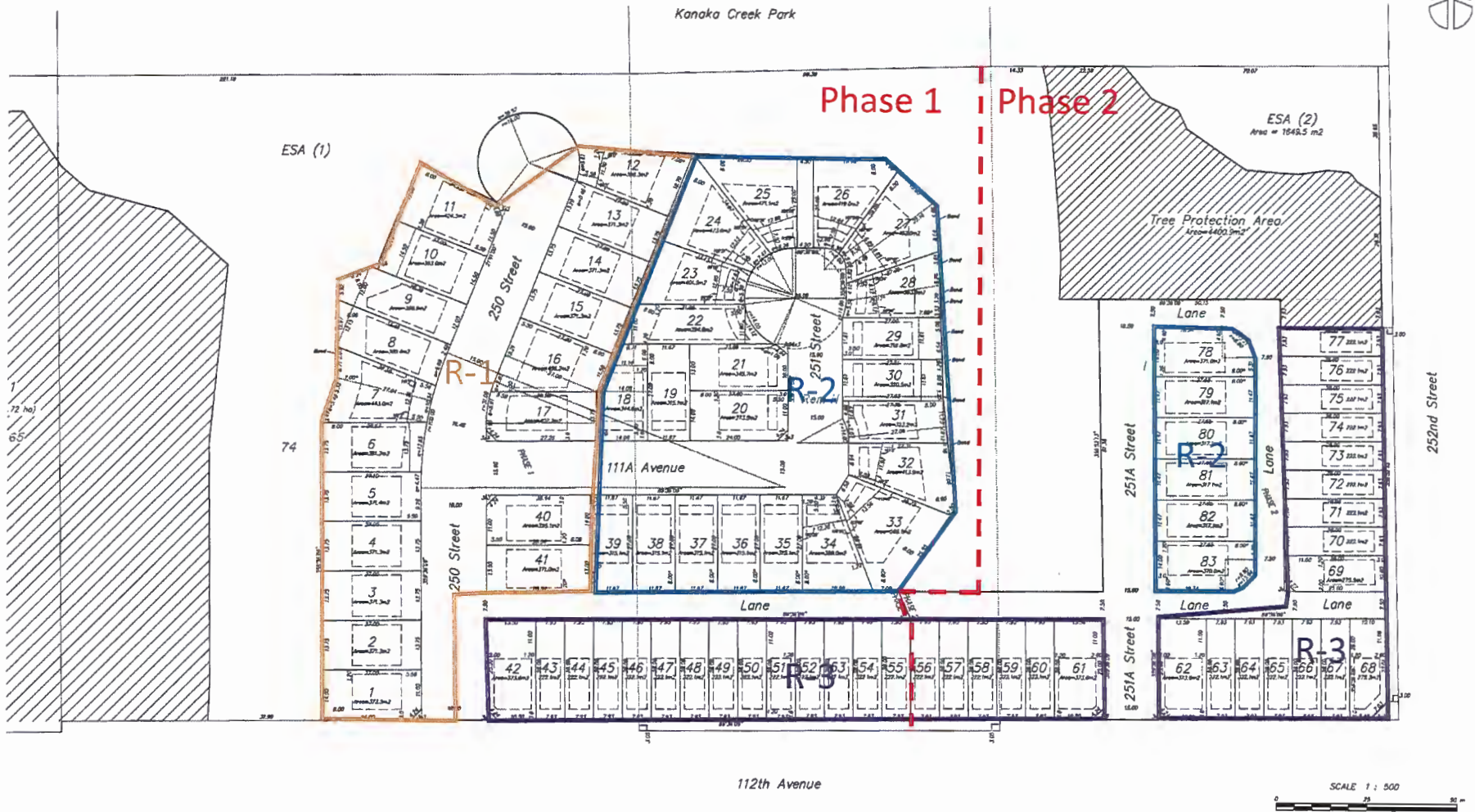
[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-425-RZ/SD/DP/VP  
DATE: Aug 12, 2021

BY: PC



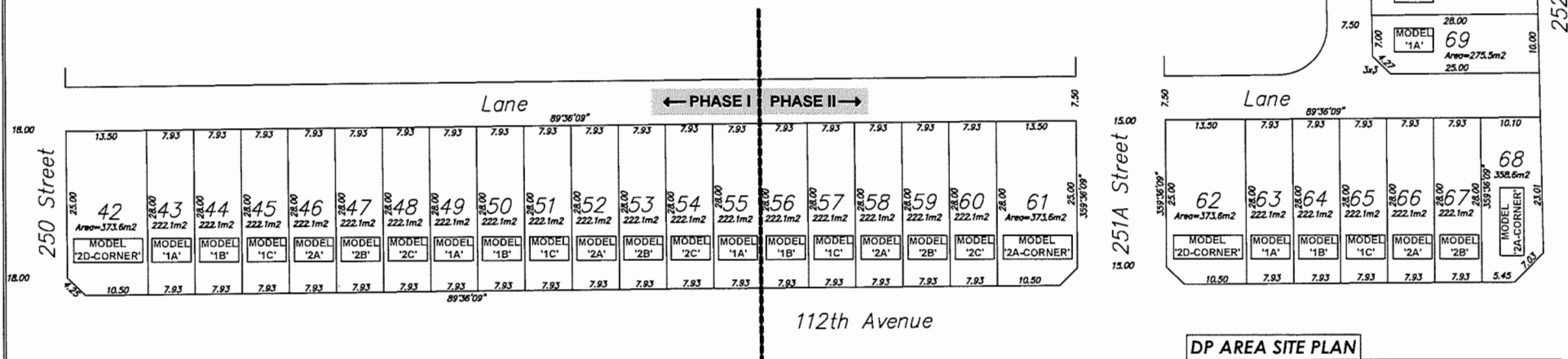
# Proposed Subdivision Plan







MODEL TYPE:	Lot #:
1A	43, 49, 55, 63, 69, 75
1B	44, 50, 56, 64, 70, 76
1C	45, 51, 57, 65, 71, 77
2A	46, 52, 58, 66, 72
2B	47, 53, 59, 67, 73
2C	48, 54, 60, 74
2A-CORNER	61, 68
2D-CORNER	42, 62



#### DP AREA SITE PLAN

<b>COLE CAREY</b> ARCHITECTURAL RESPONSE INC. 11211 112th Avenue Maple Ridge, BC	PROPOSED PROJECT FOR:	PLAN: EH-2026
	EPIC HOMES	SCALE: 1:650
	ADDRESS:	DATE: 26/03/2
	LOTS: 4577 SUBDIV: # 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	DRAWN: C.CAR
		PAGE: 2





# STREETSCAPE

**COLE CAREY**  
ARCHITECTURAL DESIGN  
www.colecarey.com  
403.240.0000

**PROPOSED PROJECT FOR:**  
EPIC HOMES  
**ADDRESS:**  
LOT 42-77  
SUBDIV. # 25057, 25123, 25171 - 112 AVE.  
MAPLE RIDGE, BC

**PLAN:** EH-2020-84  
**SCALE:** 1:160  
**DATE:** 26/02/2020  
**DRAWN:** C.CAREY  
**PAGE:** 3





### STREETSCAPE 42-61

**COLE CAREY**  
ARCHITECTURAL DESIGN  
www.colecarey.com  
info@colecarey.com

**PROPOSED PROJECT FOR:**  
EPIC HOMES  
**ADDRESS:**  
LOTS 42-61  
SUBDIV. # 25057, 25123, 25171 - 112 AVE.,  
MAPLE RIDGE, BC

**PLAN:** EH-2020-B4  
**SCALE:** 1:160  
**DATE:** 26/02/2020  
**DRAWN:** C.CAREY  
**PAGE:** 4





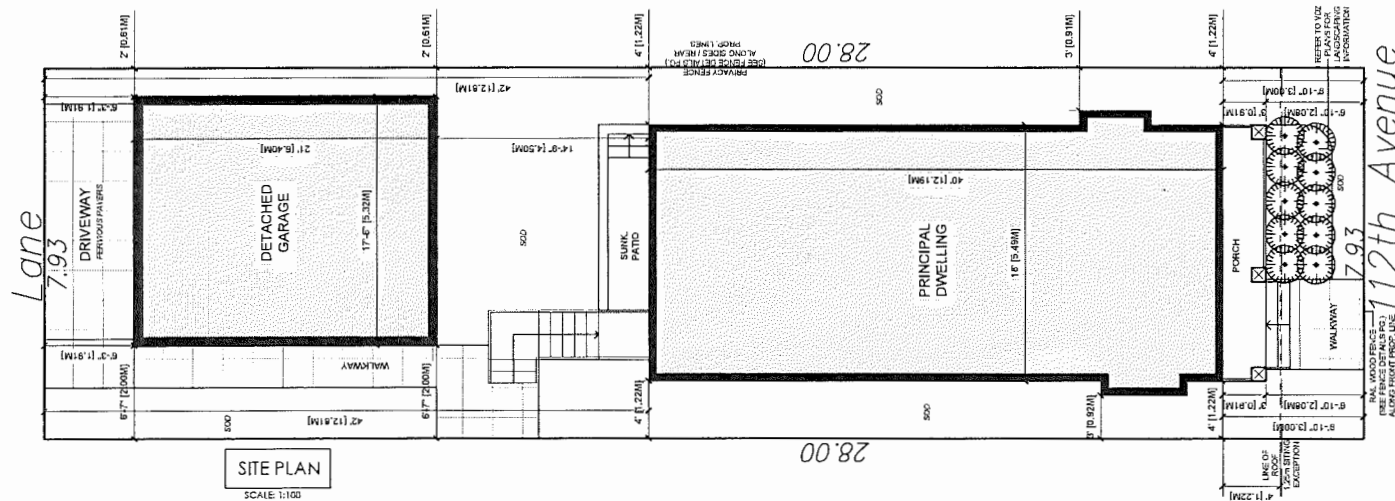
# STREETSCAPE 69-77

<b>COLE CAREY</b> ARCHITECTURAL DESIGN <small>2511 112 AVE. SUITE 100</small> <small>MAPLE RIDGE, BC V2X 2Y1</small>	<b>PROPOSED PROJECT FOR:</b>		<b>PLAN:</b> EH-2020-84
	EPIC HOMES		<b>SCALE:</b> 1:160
	<b>ADDRESS:</b>		<b>DATE:</b> 26/02/2020
	LOTS 69-77 2511112 AVE. 25123, 25171 • 112 AVE. MAPLE RIDGE, BC		<b>DRAWN:</b> C. CAREY
			<b>PAGE:</b> 5

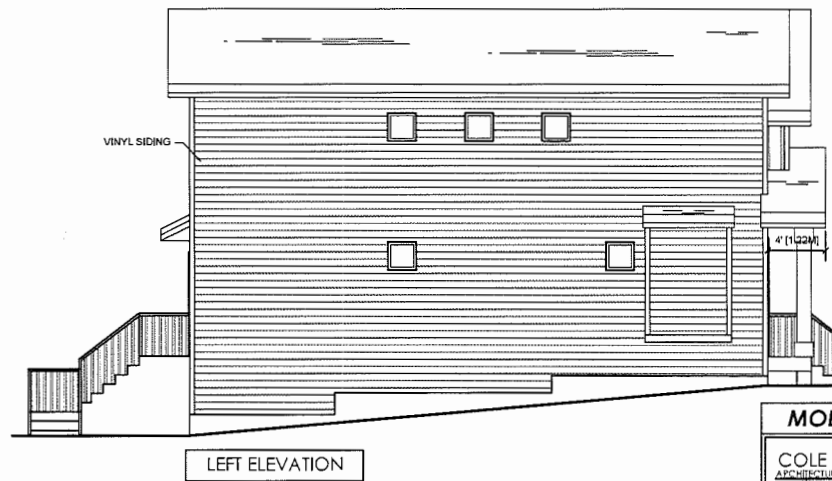
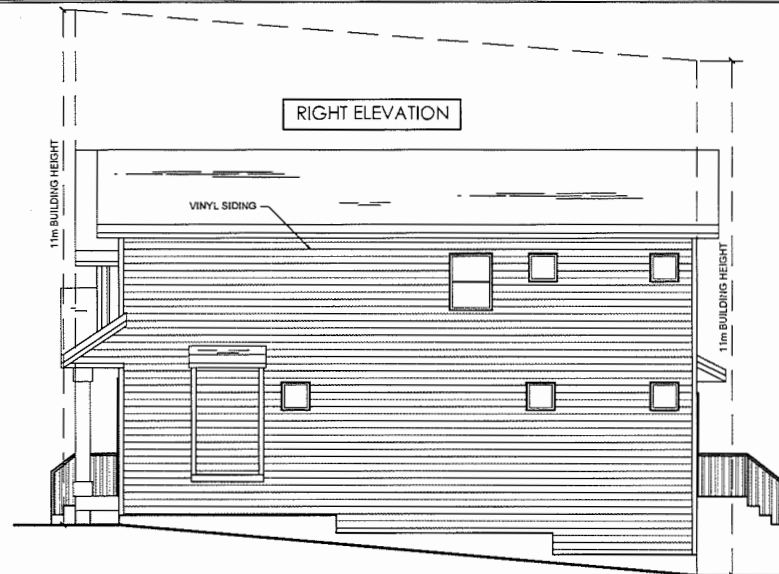
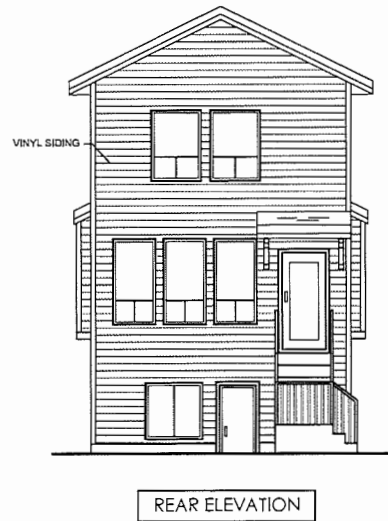
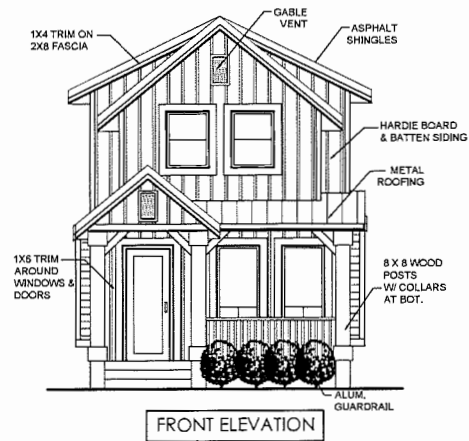


PROJECT INFORMATION	
CIVIC ADDRESS: LOTS 43, 49, 55, 63, 69, 75 SUBDIV. # 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE: ZONING: R3	2390 SQ. FT. (222.0 m <sup>2</sup> )
LOT COVERAGE: PERMITTED: (50%) PROPOSED:	1195 SQ. FT. (111.0 m <sup>2</sup> ) 1152 SQ. FT. (107.0 m <sup>2</sup> )
FLOOR AREA: MAIN FLOOR: UPPER FLOOR: BASEMENT:	731 SQ. FT. (67.9 m <sup>2</sup> ) 878 SQ. FT. (81.0 m <sup>2</sup> ) 720 SQ. FT. (66.9 m <sup>2</sup> )
TOTAL FLOOR AREA:	2129 SQ. FT. (197.8 m <sup>2</sup> )
OUTDOOR SPACE PORCH/VERANDA:	54 SQ. FT. (5.0 m <sup>2</sup> )
TOTAL:	54 SQ. FT. (5.0 m <sup>2</sup> )
SETBACKS:	
FRONT:	2.0m
REAR:	12.9m
RIGHT SIDE:	1.2m
LEFT SIDE:	1.2m

MODEL '1A'		
<b>COLE CAREY</b> ARCHITECTURAL DESIGNER 1770 102-404 www.colecareydesign.com	PROPOSED PROJECT FOR:	PLAN: EH-2020-64
	EPIC HOMES	SCALE: NOTED
	ADDRESS:	DATE: 26/02/2020
	LOTS 43, 49, 55, 63, 69, 75 SUBDIV. # 25057, 25123, 25171 - 112 AVE. MAPLE RIDGE BC	DRAWN: C. CAREY PAGE: 6





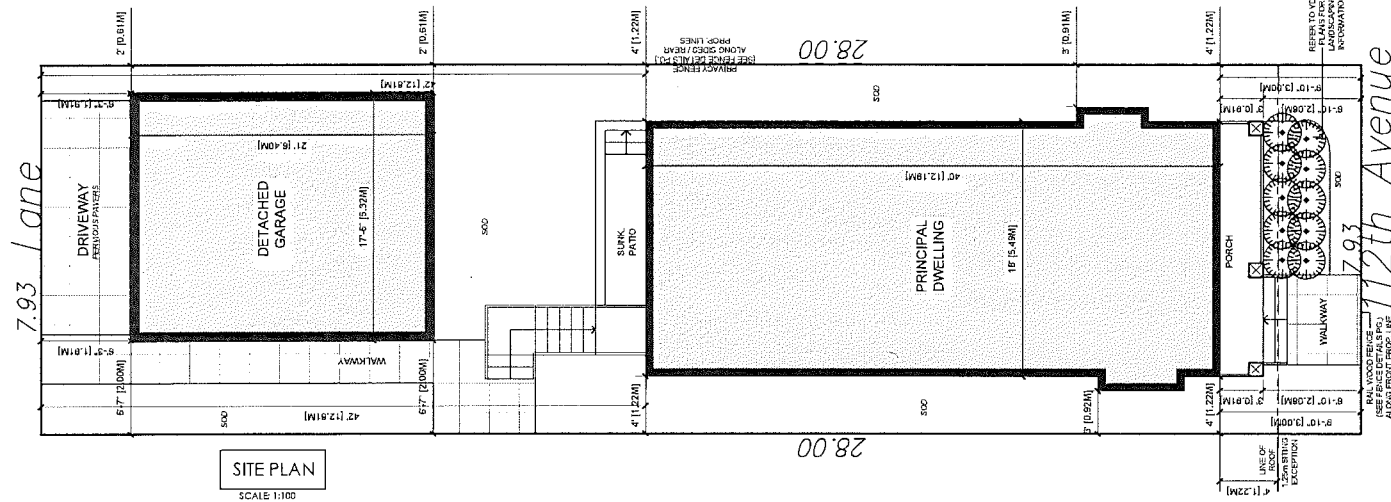


### MODEL '1A'

**COLE CAREY**  
ARCHITECTURAL DESIGN  
2501 112 AVE. #100  
VANCOUVER, BC V6M 1Y1

PROPOSED PROJECT FOR:	EPIC HOMES	PLAN: EH-2020-84
ADDRESS:	1015 43. 4th, 55. 64. 69. 75	SCALE: 1:100
	SUBDIV. # 2501V, 25122, 25171 - 112 AVE.	DATE: 26/02/2020
	MAPLE RIDGE, BC	DRAWN: C.CAREY
		PAGE: 8





PROJECT INFORMATION	
<b>CIVIC ADDRESS:</b> LOTS 44, 50, 56, 64, 70, 76 SUBDIV. # 25057, 25123, 25171 - 112 AVE.	
<b>LOT ZONING / SIZE:</b> ZONING: R3	2390 SQ.FT. (222.0 m <sup>2</sup> )
<b>LOT COVERAGE:</b> PERMITTED: (50%) PROPOSED:	1195 SQ.FT. (111.0 m <sup>2</sup> ) 1152 SQ.FT. (107.0 m <sup>2</sup> )
<b>FLOOR AREA:</b> MAIN FLOOR: UPPER FLOOR: BASEMENT:	731 SQ.FT. (67.8 m <sup>2</sup> ) 678 SQ.FT. (63.0 m <sup>2</sup> ) 720 SQ.FT. (66.8 m <sup>2</sup> )
<b>TOTAL FLOOR AREA:</b>	2129 SQ.FT. (197.6 m <sup>2</sup> )
<b>OUTDOOR SPACE</b> PORCH/VERANDA:	54 SQ.FT. (5.0 m <sup>2</sup> )
<b>TOTAL:</b>	54 SQ.FT. (5.0 m <sup>2</sup> )
<b>SETBACKS:</b>	
FRONT:	3.0m
REAR:	12.8m
RIGHT SIDE:	1.2m
LEFT SIDE:	1.2m

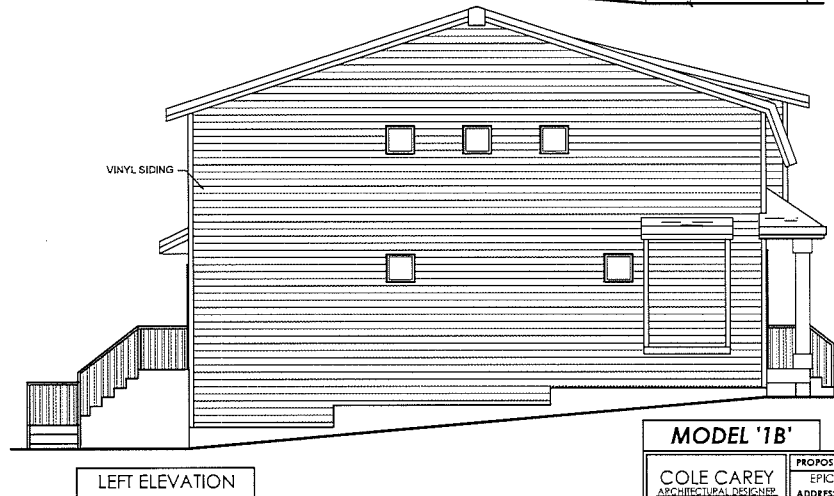
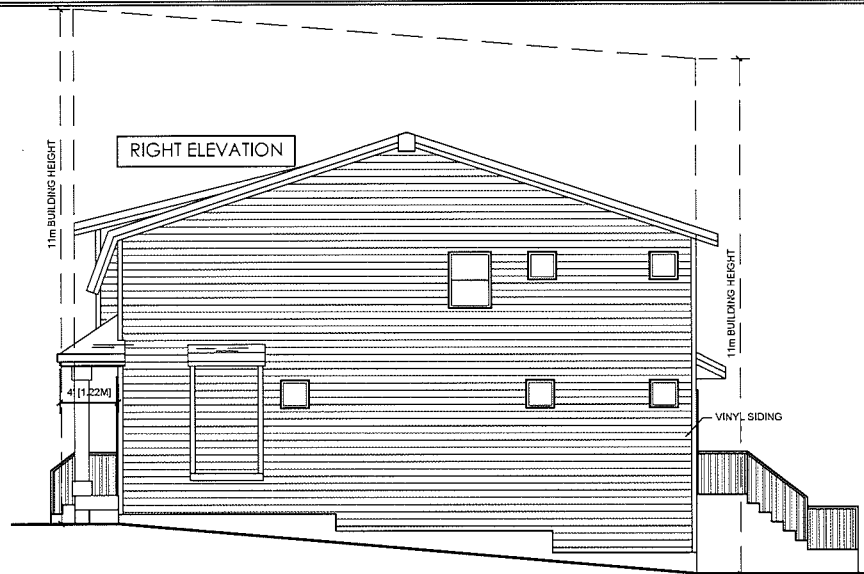
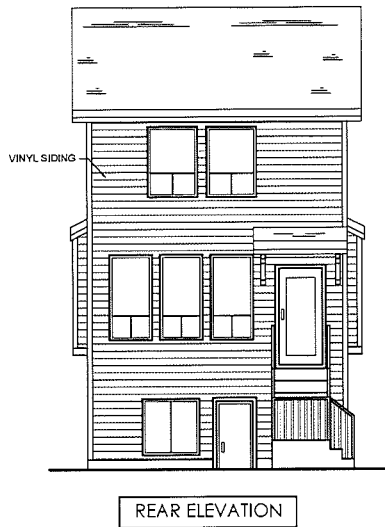
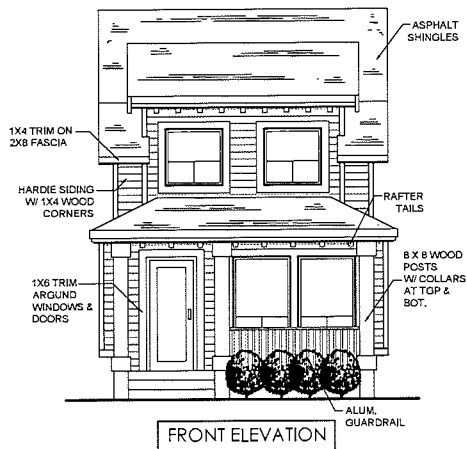
### MODEL '1B'

**COLE CAREY**  
ARCHITECTURAL DESIGNER  
17th St. NW  
Calgary, Alberta T2P 1K1  
www.colecareyarchitectural.com

**PROPOSED PROJECT FOR:**  
EPIC HOMES  
**ADDRESS:**  
LOTS 44, 50, 56, 64, 70, 76  
SUBDIV. # 25057, 25123, 25171 - 112 AVE.  
MAPLE RIDGE BC

**PLAN:** EH-2020-84  
**SCALE:** NOTED  
**DATE:** 26/02/2020  
**DRAWN:** C.CAREY  
**PAGE:** 9





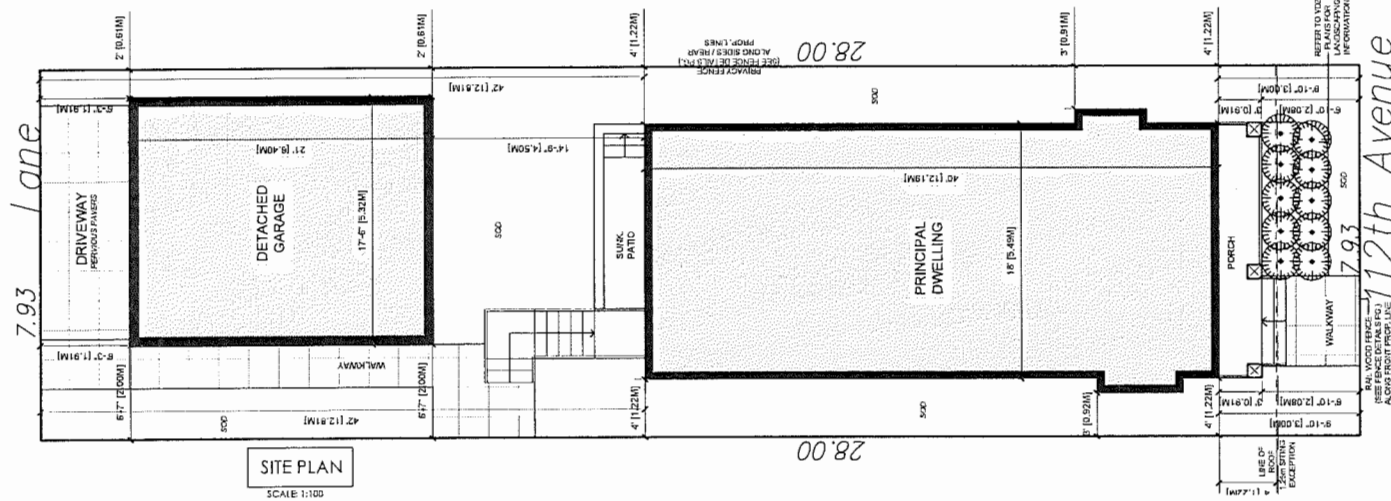
### MODEL '1B'

**COLE CAREY**  
ARCHITECTURAL DESIGNER  
2507-112 AVE. SUITE 101  
VANCOUVER, BC V6M 2E1  
TEL: 604-251-2571  
WWW.COLECAREYDESIGN.COM

**PROPOSED PROJECT FOR:**  
EPIC HOMES  
**ADDRESS:**  
LOTS 44, 50, 56, 64, 70, 76  
SUBDIV. # 25057, 25123, 25171 - 112 AVE.,  
MAPLE RIDGE, BC

**PLAN:** EH-2020-84  
**SCALE:** 1:100  
**DATE:** 26/02/2020  
**DRAWN:** C. CAREY  
**PAGE:** 11





PROJECT INFORMATION	
CIVIC ADDRESS:	
LOTS 45, 51, 57, 65, 71, 77	
SUBDIV. # 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	2390 SQ. FT. (222.9 m <sup>2</sup> )
LOT COVERAGE:	
PERMITTED (50%):	1195 SQ. FT. (111.0 m <sup>2</sup> )
PROPOSED:	1152 SQ. FT. (107.0 m <sup>2</sup> )
FLOOR AREA:	
MAIN FLOOR:	731 SQ. FT. (67.9 m <sup>2</sup> )
UPPER FLOOR:	678 SQ. FT. (63.0 m <sup>2</sup> )
BASEMENT:	720 SQ. FT. (66.9 m <sup>2</sup> )
TOTAL FLOOR AREA:	2129 SQ. FT. (197.8 m <sup>2</sup> )
OUTDOOR SPACE	
PORCH/VERANDA:	54 SQ. FT. (5.0 m <sup>2</sup> )
TOTAL:	54 SQ. FT. (5.0 m <sup>2</sup> )
SETBACKS:	
FRONT:	3.0m
REAR:	12.8m
RIGHT SIDE:	1.2m
LEFT SIDE:	1.2m

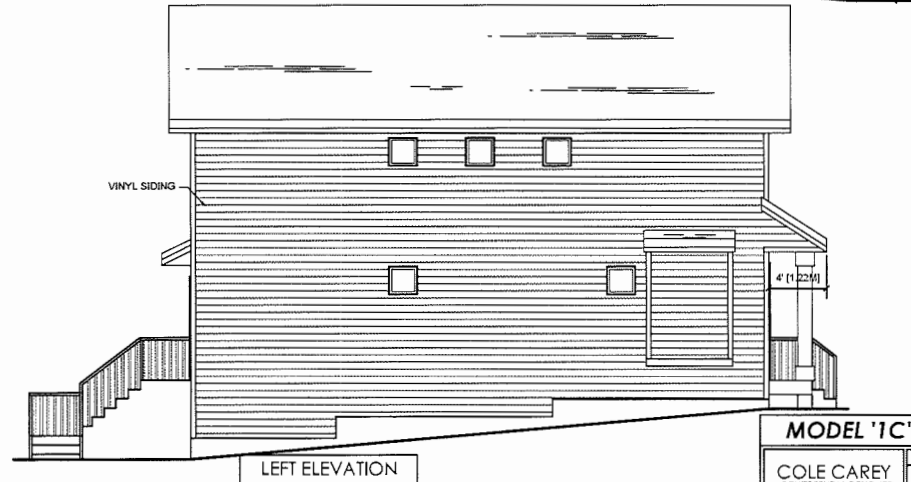
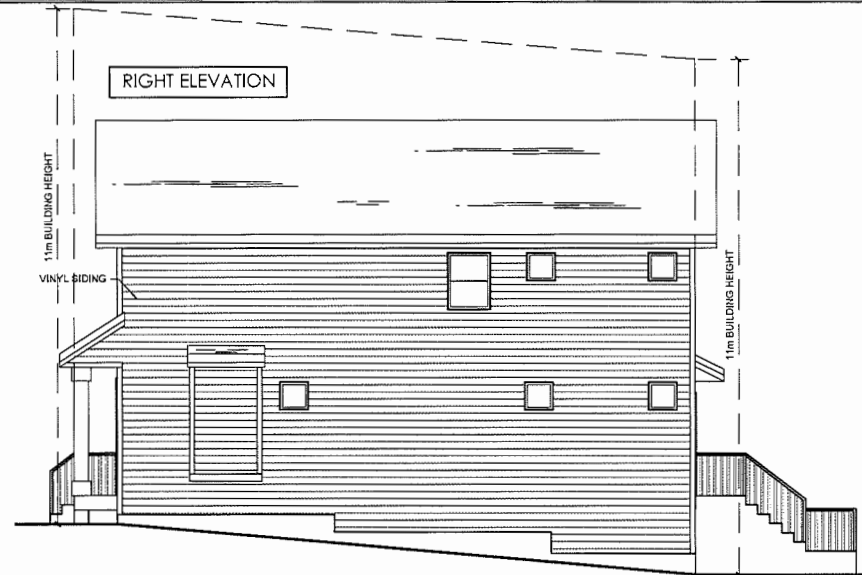
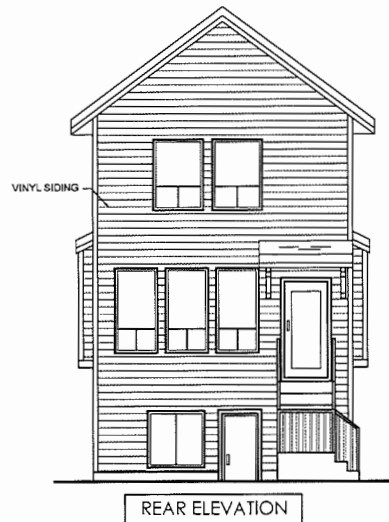
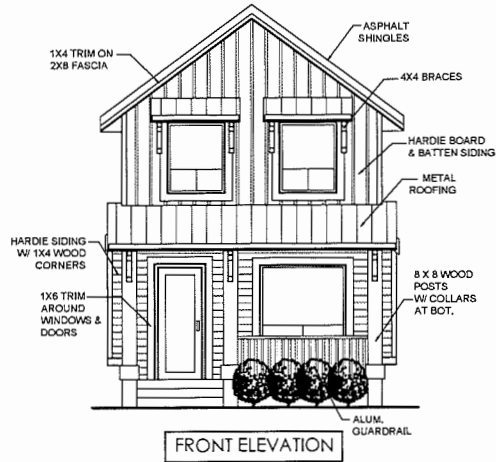
#### MODEL '1C'

COLE CAREY  
ARCHITECTURAL DESIGNER  
1070 10th Street  
Vancouver, BC V6H 2G6  
www.colecarey.com

PROPOSED PROJECT FOR:  
EPIC HOMES  
ADDRESS:  
LOTS 45, 51, 57, 65, 71, 77  
SUBDIV. # 25057, 25123, 25171 - 112 AVE.  
MAPLE RIDGE, BC

PLAN: EH-2020-84  
SCALE: NOTED  
DATE: 26/02/2020  
DRAWN: C. CAREY  
PAGE: 12



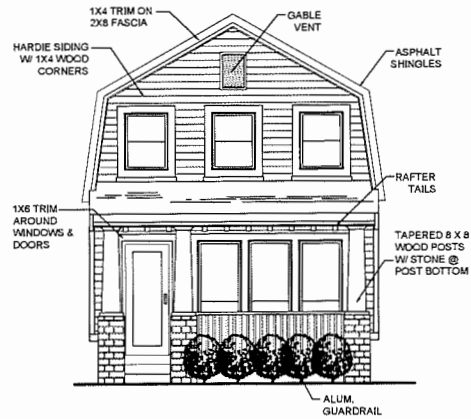


MODEL '1C'		PROPOSED PROJECT FOR:	PLAN: EH-2020-84
<b>COLE CAREY</b> ARCHITECTURAL DESIGN <small>www.colecarey.com</small> <small>or c.colecarey@gmail.com</small>	EPIC HOMES		SCALE: 1:100
	ADDRESS:		DATE: 26/02/2020
	LGTS: 45, 31, 37, 65, 71, 77		DRAWN: C. CAREY
	SUDOV: # 25057, 25129, 25171 - 112 AVE.,		PAGE: 14

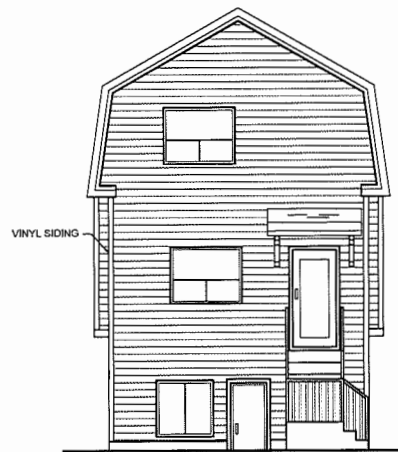




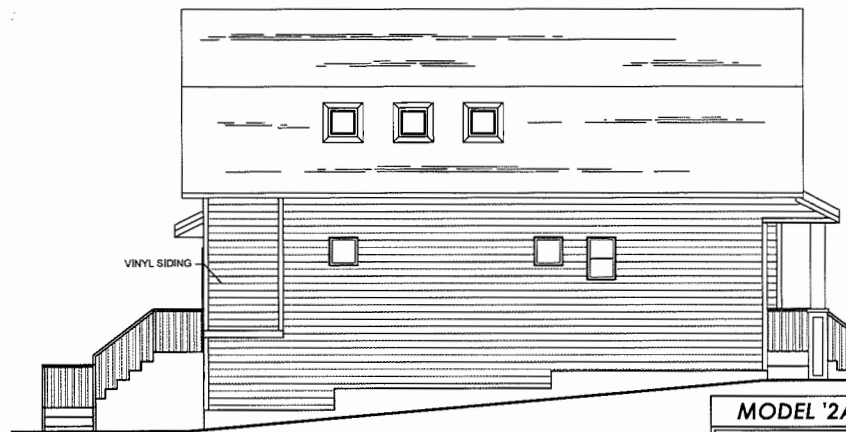
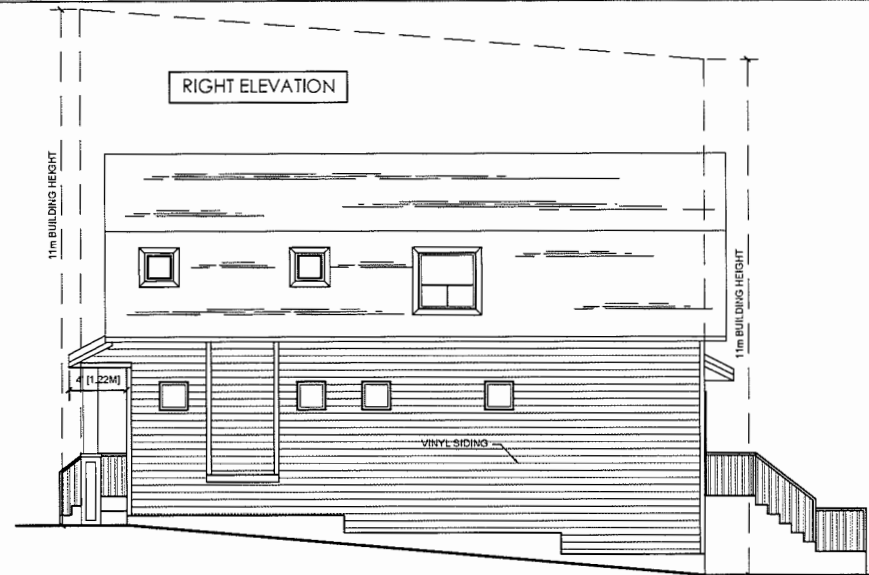




FRONT ELEVATION



REAR ELEVATION



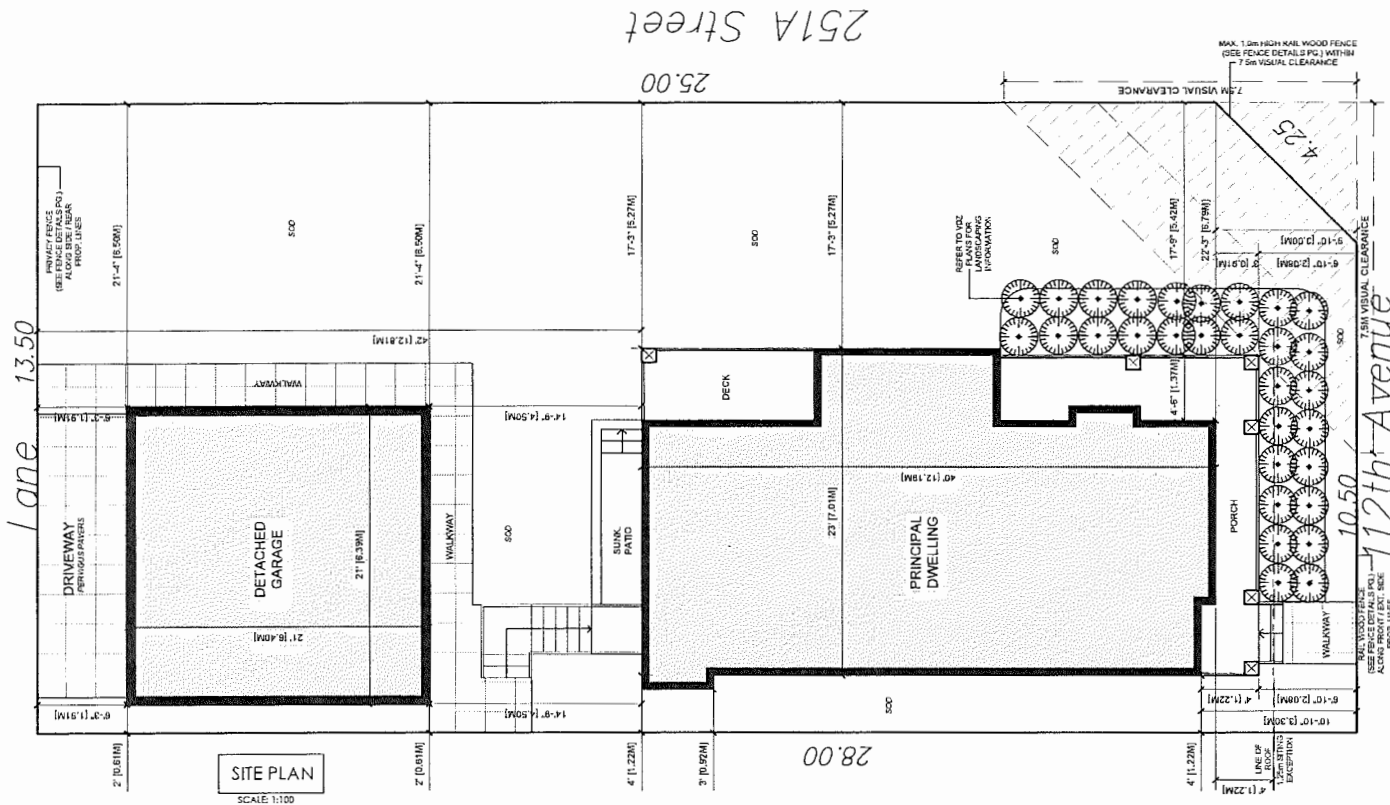
MODEL '2A'

COLE CAREY  
ARCHITECTURAL DESIGNER  
2010 E. 10th Ave.  
www.colecarey.com

PROPOSED PROJECT FOR:  
EPIC HOMES  
ADDRESS:  
LOTS 46, 52, 58, 64, 72  
SUBDIV. # 25057, 25123, 25171 - 112 AVE.,  
MAPLE RIDGE, BC

PLAN: EH-2020-84  
SCALE: 1:100  
DATE: 26/02/2020  
DRAWN: C. CAREY  
PAGE: 17





PROJECT INFORMATION	
<b>CIVIC ADDRESS:</b> LOTS 61, 68 SUBDIV. # 25057, 25123, 25171 - 112 AVE.	
<b>LOT ZONING / SIZE:</b> ZONING: R3	4020 SQ. FT. (373.5 m²)
<b>LOT COVERAGE:</b> PERMITTED (50%) PROPOSED:	2010 SQ. FT. (186.7 m²) 1433 SQ. FT. (133.1 m²)
<b>FLOOR AREA:</b> MAIN FLOOR: UPPER FLOOR: BASEMENT:	789 SQ. FT. (73.3 m²) 703 SQ. FT. (65.3 m²) 780 SQ. FT. (72.5 m²)
<b>TOTAL FLOOR AREA:</b>	2272 SQ. FT. (211.1 m²)
<b>OUTDOOR SPACE:</b> PORCH/VERANDA: DECK: TOTAL:	144 SQ. FT. (13.4 m²) 60 SQ. FT. (5.6 m²) 204 SQ. FT. (19.0 m²)
<b>SETBACKS:</b> FRONT: REAR: RIGHT SIDE: LEFT SIDE:	3.0m 12.5m 5.27m 1.2m

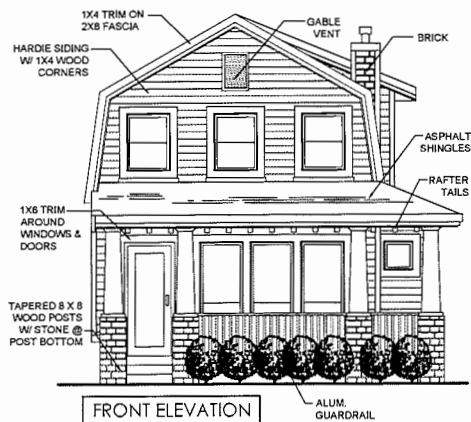
### MODEL '2A-CORNER'

**COLE CAREY**  
ARCHITECTURAL DESIGNER  
www.colecarey.com

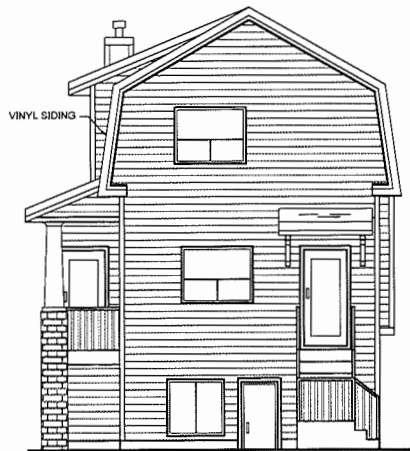
**PROPOSED PROJECT FOR:**  
EPIC HOMES  
**ADDRESS:**  
LOTS 61, 68  
SUBDIV. # 25057, 25123, 25171 - 112 AVE.  
MAPLE RIDGE, BC

**PLAN:** EH-2020-B4  
**SCALE:** NOTED  
**DATE:** 26/02/2020  
**DRAWN:** C. CAREY  
**PAGE:** 18





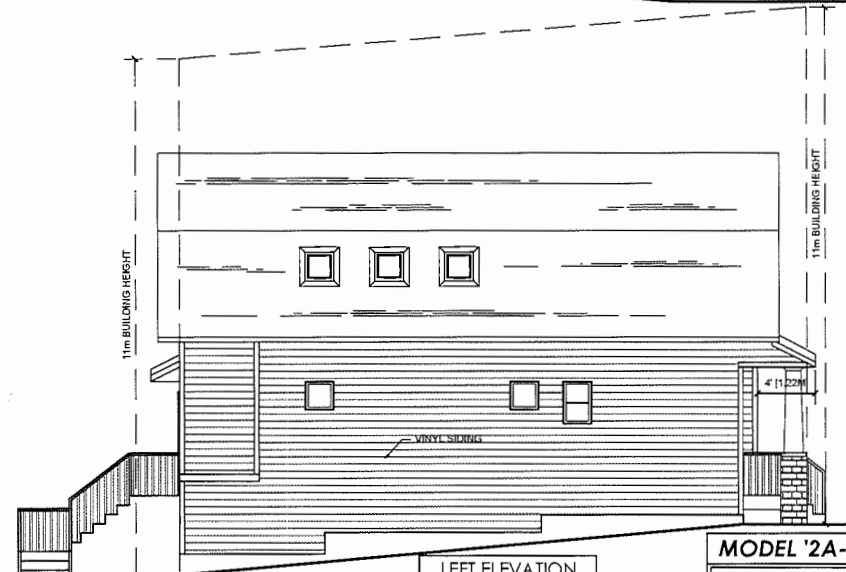
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

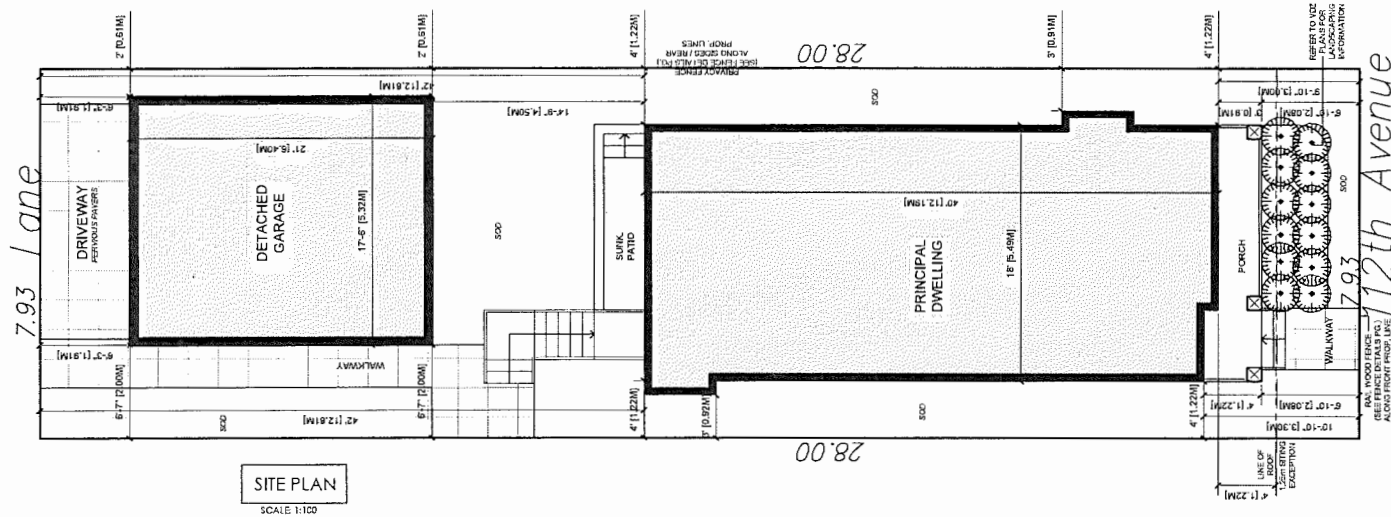


LEFT ELEVATION

MODEL '2A-CORNER'

<b>COLE CAREY</b> ARCHITECTURAL DESIGNER <small>1777 BURNHAM</small> <small>PO BOX 20000</small>	PROPOSED PROJECT FOR:		PLAN: EH-2020-84
	EPIC HOMES		SCALE: 1:100
	ADDRESS:		DATE: 26/02/2020
	LOTS 21, 22 SUBDIV. # 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC		DRAWN: C. CAREY
			PAGE 20





SITE PLAN  
SCALE 1:100

PROJECT INFORMATION	
CIVIC ADDRESS: LOTS 47, 53, 59, 67, 73 SUBDIV. # 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE: ZONING: R3	2390 SQ.FT. (222.0 m <sup>2</sup> )
LOT COVERAGE: PERMITTED: (50%) PROPOSED:	1155 SQ.FT. (111.5 m <sup>2</sup> ) 1152 SQ.FT. (107.9 m <sup>2</sup> )
FLOOR AREA: MAIN FLOOR: UPPER FLOOR: BASEMENT:	724 SQ.FT. (67.3 m <sup>2</sup> ) 677 SQ.FT. (62.5 m <sup>2</sup> ) 715 SQ.FT. (66.4 m <sup>2</sup> )
TOTAL FLOOR AREA:	2116 SQ.FT. (196.6 m <sup>2</sup> )
OUTDOOR SPACE PORCH/VERANDA:	59 SQ.FT. (5.5 m <sup>2</sup> )
TOTAL:	59 SQ.FT. (5.5 m <sup>2</sup> )
SETBACKS:	
FRONT:	3.0m
REAR:	12.8m
RIGHT SIDE:	1.2m
LEFT SIDE:	1.2m

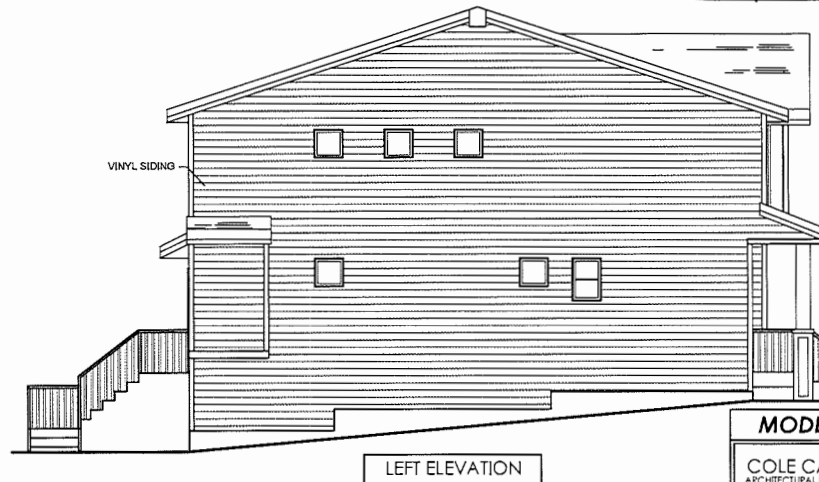
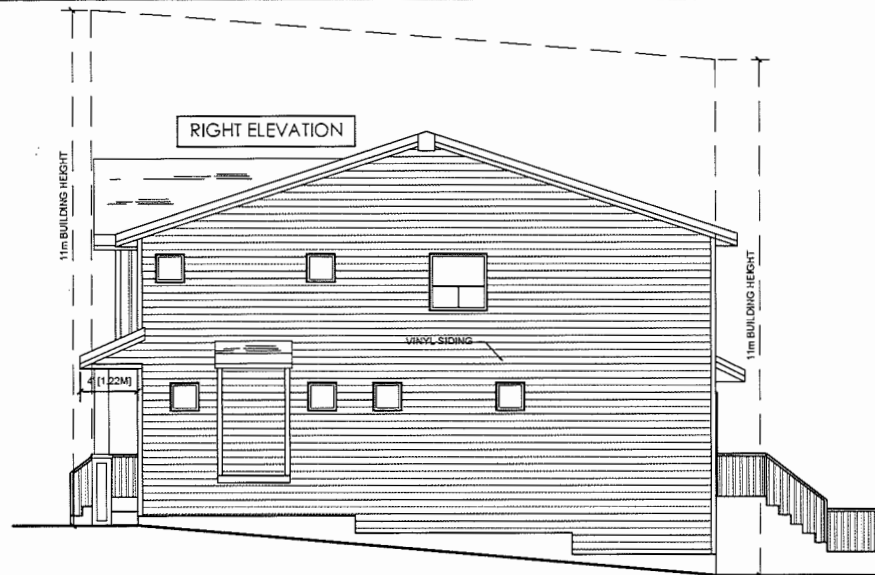
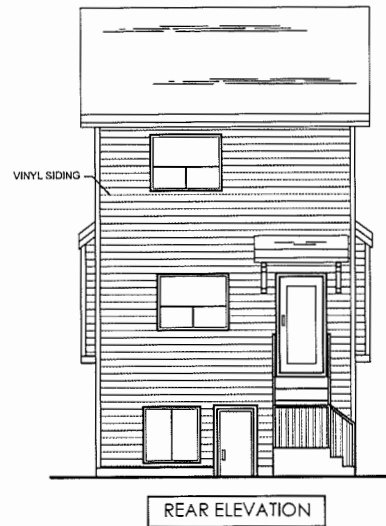
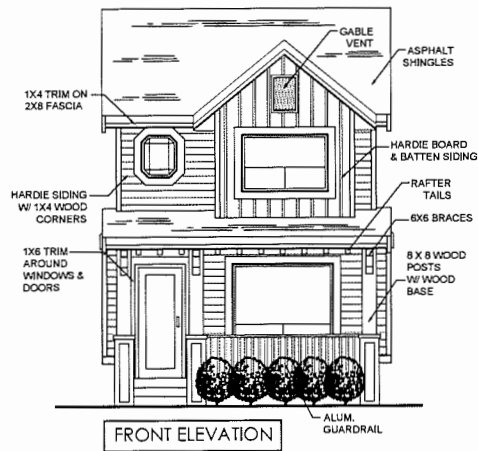
### MODEL '2B'

COLE CAREY  
ARCHITECTURAL DESIGNER  
1770 40th Ave  
Maple Ridge BC

PROPOSED PROJECT FOR:  
EPC HOMES  
ADDRESS:  
LOTS 47, 53, 59, 67, 73  
SUBDIV. # 25057, 25123, 25171 - 112 AVE.  
MAPLE RIDGE BC

PLAN: EH-2020-84  
SCALE: NOTED  
DATE: 26/02/2020  
DRAWN: C.CAREY  
PAGE: 21



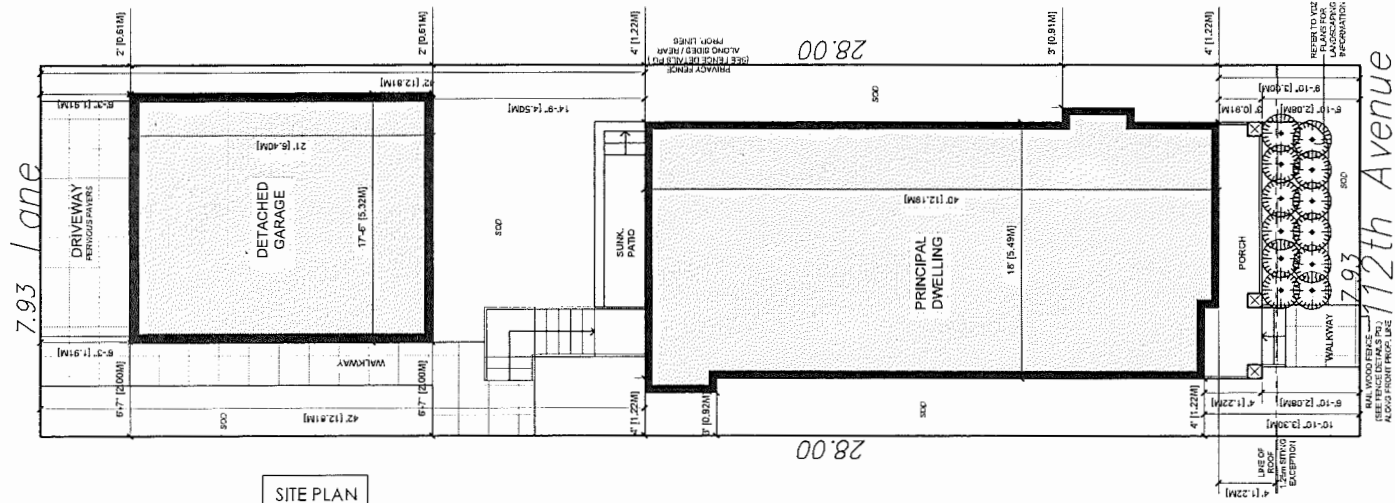


# **MODEL '2B'**

**COLE CAREY**  
ARCHITECTURAL DESIGNER  
25057 25123 25171 - 112 AVE.  
MAPLE RIDGE, BC

PROPOSED PROJECT FOR:	EPIC HOMES	PLAN: EH-2020-B4
ADDRESS:	1010-471, 53, 54, 47, 73	SCALE: 1:100
SUBDIV. #	25057, 25123, 25171 - 112 AVE.	DATE: 26/02/2020
DRAWN:	C. CAREY	PAGE: 23



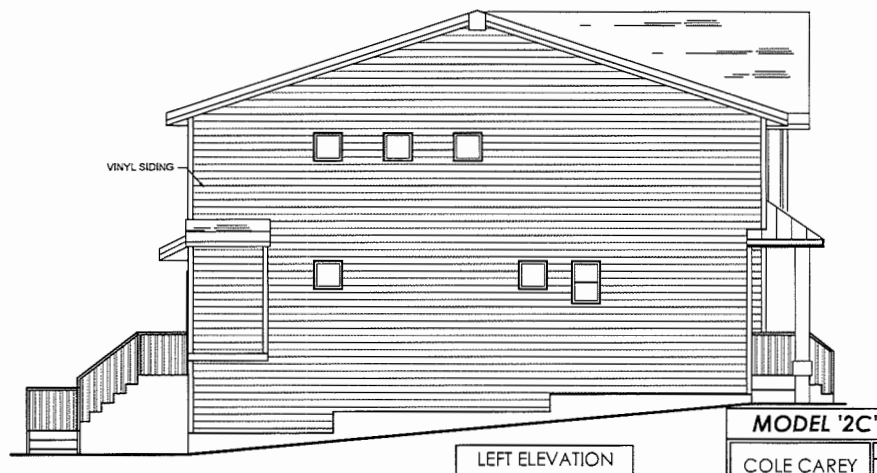
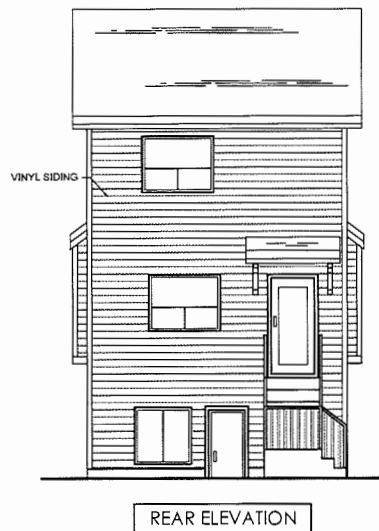
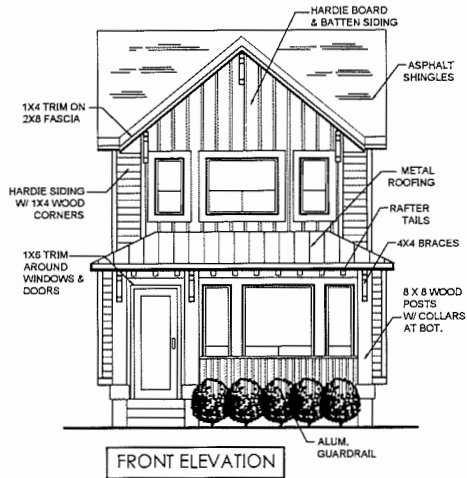


SITE PLAN  
SCALE 1:100

PROJECT INFORMATION	
CIVIC ADDRESS: LOTS 48, 54, 60, 74 SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	ZONING: R3 2380 SQ. FT. (222.0 m <sup>2</sup> )
LOT COVERAGE:	PERMITTED (50%): 1195 SQ. FT. (111.0 m <sup>2</sup> ) PROPOSED: 1152 SQ. FT. (107.0 m <sup>2</sup> )
FLOOR AREA:	MAIN FLOOR: 724 SQ. FT. (67.3 m <sup>2</sup> ) UPPER FLOOR: 677 SQ. FT. (62.9 m <sup>2</sup> ) BASEMENT: 719 SQ. FT. (66.4 m <sup>2</sup> )
TOTAL FLOOR AREA:	2116 SQ. FT. (196.6 m <sup>2</sup> )
OUTDOOR SPACE PORCH/VERANDA:	59 SQ. FT. (5.5 m <sup>2</sup> )
TOTAL:	59 SQ. FT. (5.5 m <sup>2</sup> )
SETBACKS:	FRONT: 3.0m REAR: 12.8m RIGHT SIDE: 1.2m LEFT SIDE: 1.2m

MODEL '2C'		PLAN: EH-2020-84
COLE CAREY ARCHITECTURAL SERVICES www.colecareyarchitect.com	PROPOSED PROJECT FOR:	SCALE NOTED
	EPIC HOMES	DATE: 26/02/2020
	ADDRESS:	DRAWN: C. CAREY
	LOTS 48, 54, 60, 74 SUBDIV. @ 25057, 25123, 25171 - 112 AVE, MAPLE RIDGE, BC	PAGE 24





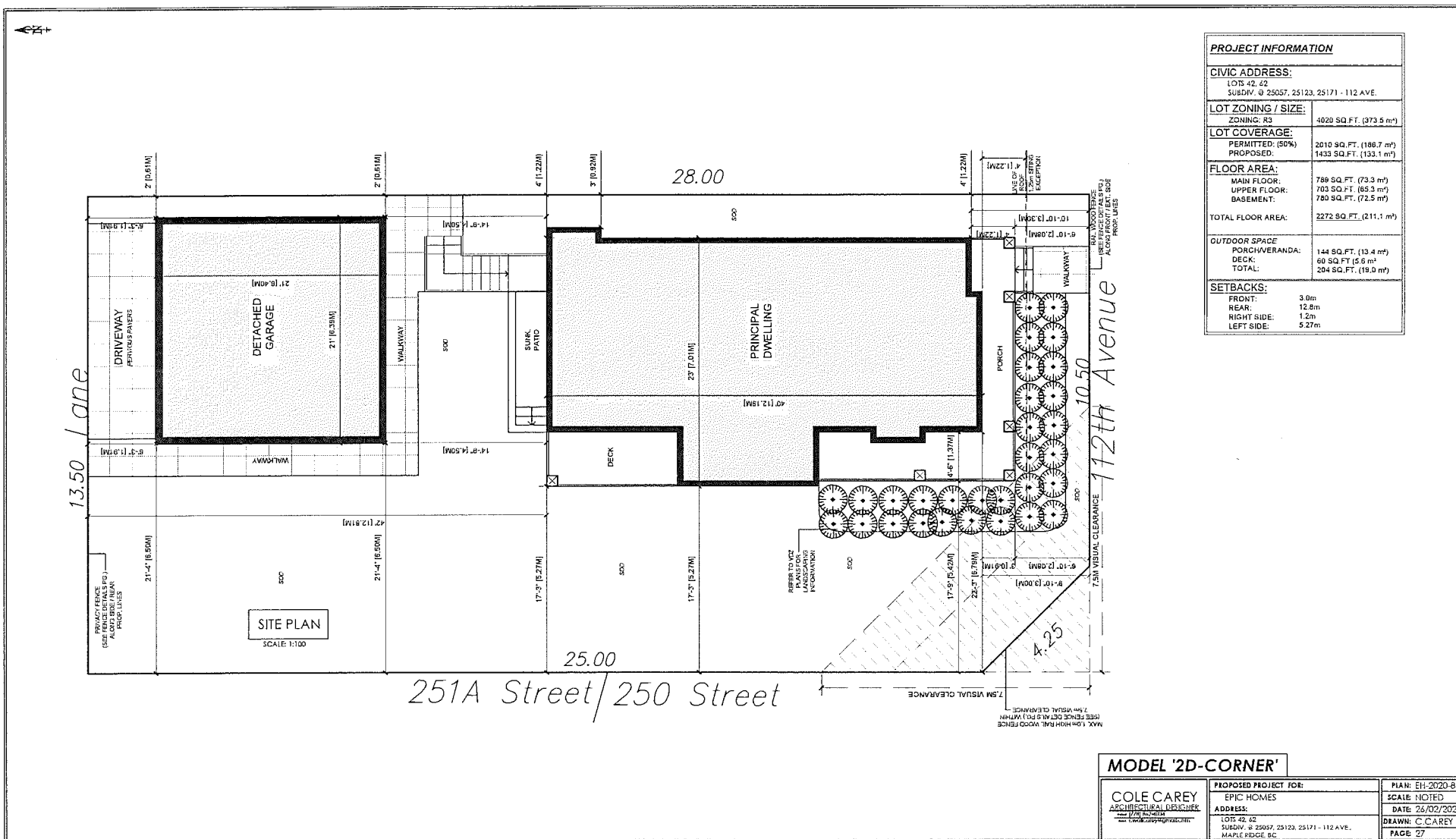
**MODEL '2C'**

**COLE CAREY**  
ARCHITECTURAL DESIGN  
1111 11th Ave. S.E.  
Maple Ridge, BC V2X 1N1

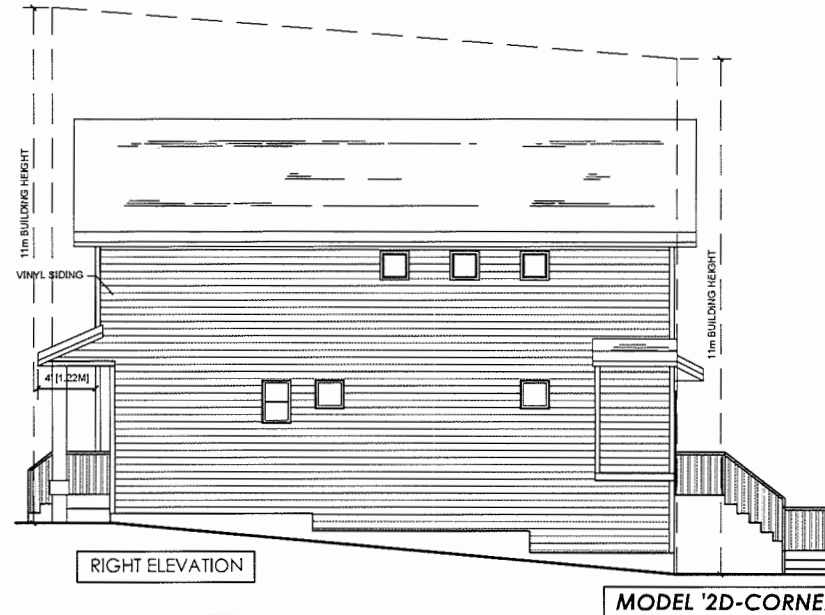
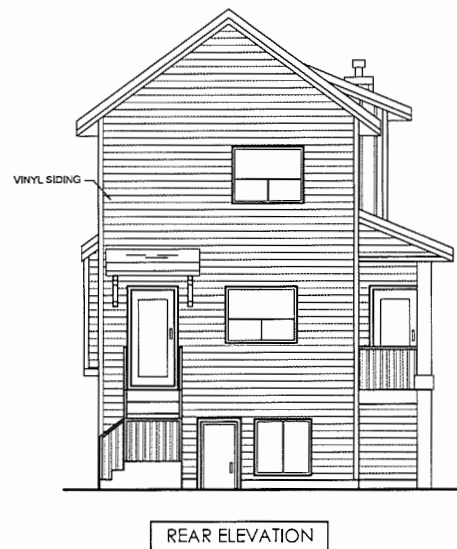
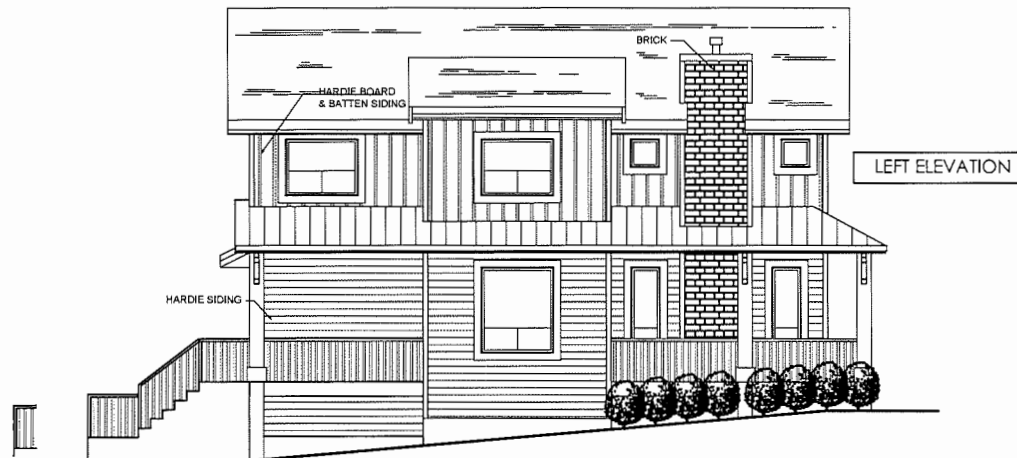
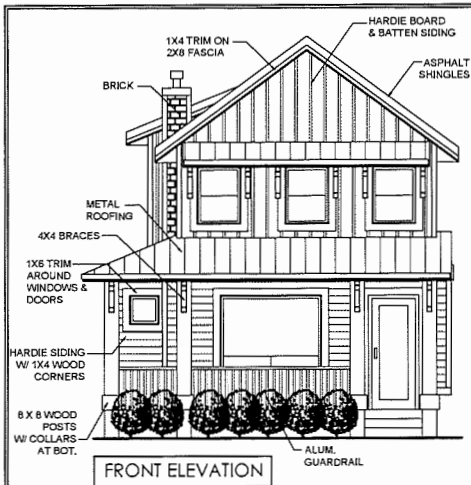
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EPIC HOMES  
**ADDRESS:**  
EGS 48.54, 60.74  
SUBDIV. # 25012, 25123, 25171 - 112 AVE.,  
MAPLE RIDGE, BC

**PLAN:** EH-2020-84  
**SCALE:** 1:100  
**DATE:** 26/02/2020  
**DRAWN:** C.CAREY  
**PAGE:** 26





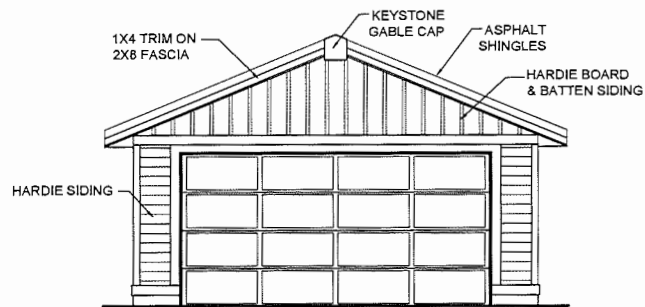




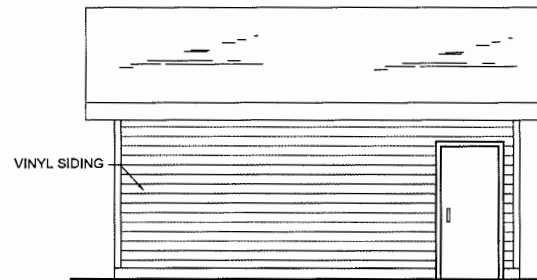
MODEL '2D-CORNER'

<b>COLE CAREY</b> ARCHITECTURAL DESIGN 1015 42nd Ave. Surrey, BC V4N 1Y1 Tel: 604.591.1111 www.colecareydesign.com	PROPOSED PROJECT FOR:		PLAN: EH-2020-84
	EPIC HOMES		SCALE: 1:100
	ADDRESS:		DATE: 26/02/2020
	1015 42nd Ave. Surrey, BC V4N 1Y1 Maple Ridge, BC		DRAWN: C. CAREY PAGE: 29

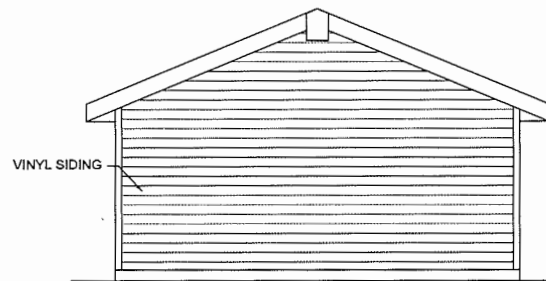




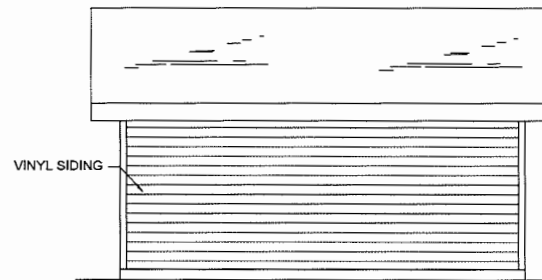
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

NOTE: GARAGE  
SIZES NOTED ON  
MODEL SITE PLANS

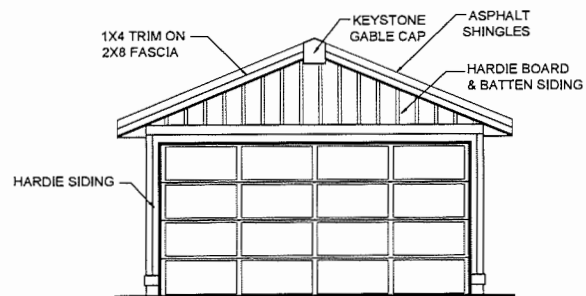
**DETACHED GARAGE(S)  
- LOTS 42, 61, 62, 68**

**COLE CAREY**  
ARCHITECTURAL DESIGN  
www.colecarey.com  
info@colecarey.com

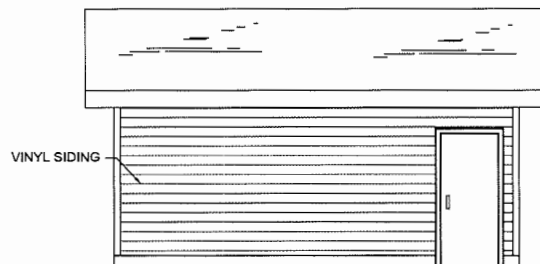
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LOTS 42, 61, 62, 68  
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MAPLE RIDGE, BC

PLAN: EH-2020-84  
SCALE: 1:75  
DATE: 26/02/2020  
DRAWN: C. CAREY  
PAGE: 30

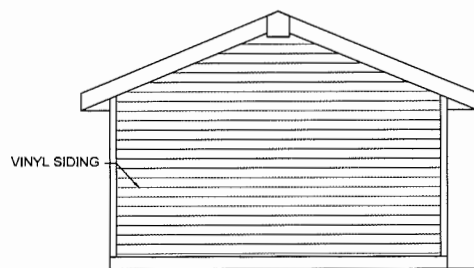




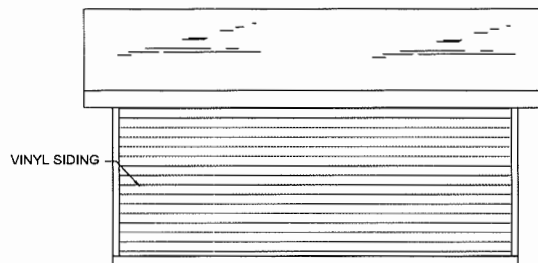
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

NOTE: GARAGE  
SIZES NOTED ON  
MODEL SITE PLANS

**DETACHED GARAGE(S) -  
LOTS 42-60 / 63-67 / 69-77**

**COLE CAREY**  
ARCHITECTURAL DESIGNER  
2505 251ST AVE. S.  
SUITE 100  
MAPLE RIDGE, BC V2X 6L6

**PROPOSED PROJECT FOR:**

EPIC HOMES

**ADDRESS:**

LOTS 42-60 / 63-67 / 69-77  
SUBDIV. # 25057, 25123, 25171 - 112 AVE.,  
MAPLE RIDGE BC

**PLAN:** EH-2020-84

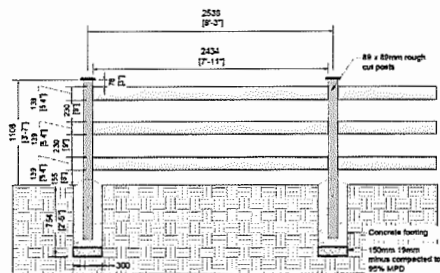
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**DATE:** 26/02/2020

**DRAWN:** C.CAREY

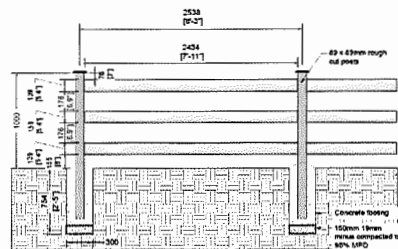
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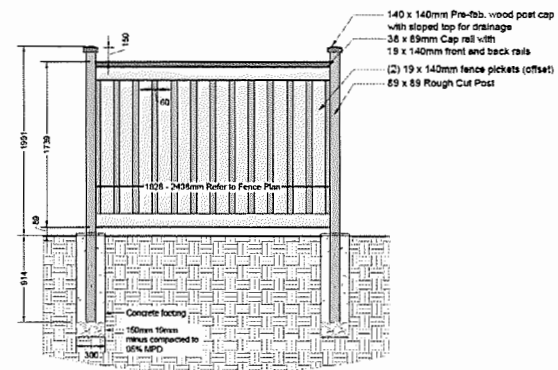
RAIL WOOD FENCE

SCALE: 1:50



MAX 1.0m HIGH RAIL WOOD FENCE

SCALE: 1:50



PRIVACY FENCE

SCALE: 1:50

## FENCE DETAILS

**COLE CAREY**  
ARCHITECTURAL DESIGNER  
www.colecarey.com  
or ccarey@protonmail.com

PROPOSED PROJECT FOR:

EPIC HOMES

ADDRESS:

LOT 45-77  
2080W, w 25047, 25123, 25171 • 112 AVE.  
MAPLE RIDGE, BC

PLAN: EH-2020-84

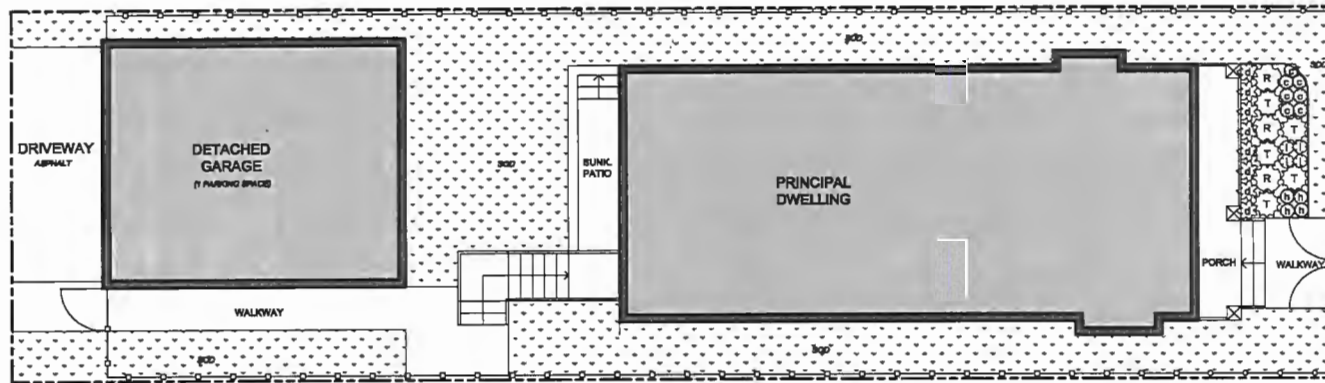
SCALE: NOTED

DATE: 26/02/2020

DRAWN: C. CAREY

PAGE: 32





## LEGEND

KEY	DESCRIPTION
	Max. 1.0m HIGH WOOD FENCE See Architecture for detail
	Max. 1.2m HIGH WOOD FENCE See Architecture for detail
	Max. 2.0m HIGH WOOD FENCE See Architecture for detail
	PEDESTRIAN GATE See Architecture for detail
	SOD

## PLANT SCHEDULE STANDARD LOT

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
R	Rosa hybrid 'Vigorosa' / Vigorosa Rose	#2 Pot	0,6m	3
T	Thuja occidentalis 'Mr. Bowling Ball' / American Arborvitae	#2 Pot	0,6m	5
GRASSES / PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
c	Coreopsis x 'Moonbeam' / Moonbeam Tickseed	#1 Pot	0,3m	7
d	Deschampsia cespitosa / Tufted Hair Grass	#1 Pot	0,45m	8
h	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1 Pot	0,3m	4
l	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1 Pot	0,3m	4

**VDZ+A**

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN PLANNING

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO  
101-9181 Church St | 102-355 Kingsway  
Fort Langley, BC | Vancouver, BC  
V1M 1A0 | V5T 3J7  
www.vdz.ca | 604-882-0024

### DRAWING TITLE STANDARD LOT TYPICAL LANDSCAPE TREATMENT

PROJECT NO.  
DP2021-40

PROJECT  
LOT 42-77 – Subdivision @ 25057, 25121, 25171 -112 Ave Maple Ridge, B.C.

SCALE BAR

1:100



DRAWN

JW

CHECKED

APPROVED

SCALE

1:100

DRAWING NO

L-01/03

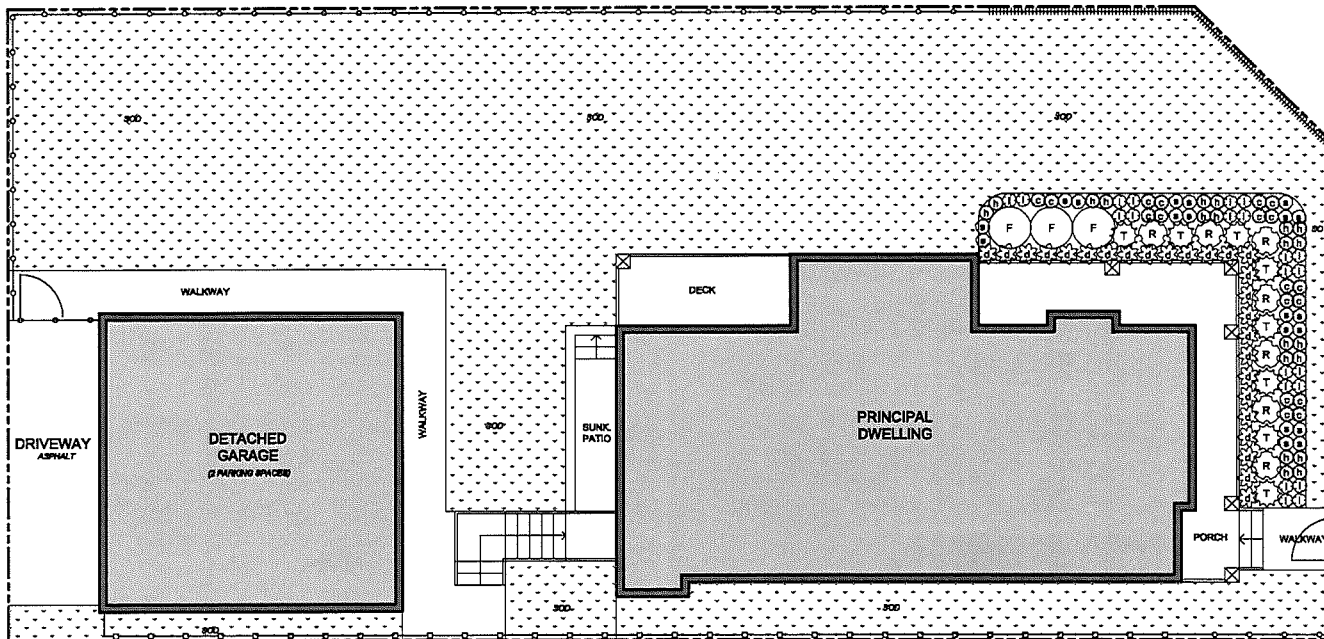
DATE

June 8, 2021



SEAL





## LEGEND

KEY	DESCRIPTION
	Max. 1.0m HIGH WOOD FENCE See Architecture for detail
	Max. 1.2m HIGH WOOD FENCE See Architecture for detail
	Max. 2.0m HIGH WOOD FENCE See Architecture for detail
	PEDESTRIAN GATE See Architecture for detail
	SOD

## PLANT SCHEDULE CORNER LOT

### SHRUBS

	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Fothergilla gardenii / Dwarf Fothergilla	#2 Pot	0,9m	3
R	Rosa hybrid 'Vigorosa' / Vigorosa Rose	#2 Pot	0,6m	7
T	Thuja occidentalis 'Mr. Bowling Ball' / American Arborvitae	#2 Pot	0,6m	8

### GRASSES / PERENNIALS

	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
c	Coreopsis x 'Moonbeam' / Moonbeam Tickseed	#1 Pot	0,3m	18
d	Deschampsia cespitosa / Tufted Hair Grass	#1 Pot	0,45m	26
h	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1 Pot	0,3m	20
l	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1 Pot	0,3m	22
s	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#1 Pot	0,3m	19

**VDZ+A**

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO  
101-9181 Church St | 102-355 Kingsway  
Fort Langley, BC | Vancouver, BC  
V1M 1A0 | V5T 3J7  
www.vdz.ca | 604-882-0024

### DRAWING TITLE CORNER LOT TYPICAL LANDSCAPE TREATMENT

PROJECT NO.  
DP2021-40

PROJECT  
LOT 42-77 -- Subdivision @ 25057, 25121, 25171 -112 Ave Maple Ridge, B.C.

SCALE BAR

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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Contractor shall check all dimensions on the site and report any discrepancies to the architect before proceeding with construction and specifications are the exclusive property of the owner and must be returned at the completion of the work.

DRAWN  
JW  
CHECKED  
APPROVED

SCALE  
1:100  
DRAWING NO.  
L-02/03  
DATE  
June 8, 2021

SEAL







Hemerocallis

Lavandula

Coreopsis

Salvia



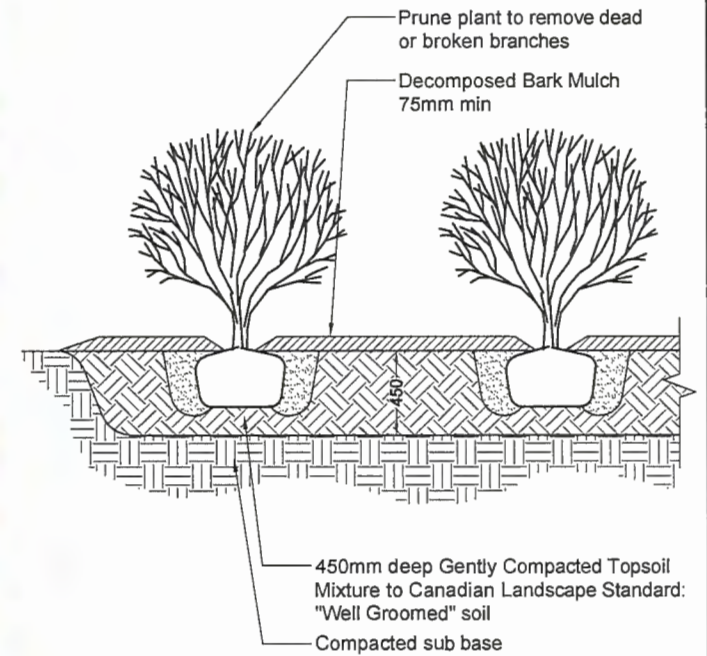
Deschampsia

Thuja

Fothergilla



Rosa 'Vigorosa' varieties



**VDZ+A**

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO  
101-9181 Church St | 102-355 Kingsway  
Fort Langley, BC | Vancouver, BC  
V1M 1A0 | V5T 3J7  
www.vdz.ca | 604-882-0024

DRAWING TITLE  
**PLANTING DETAIL AND PLANTING PRECEDENTS**

PROJECT NO  
**DP2021-40**

PROJECT  
**LOT 42-77 -- Subdivision @ 25057, 25121, 25171 -112 Ave Maple Ridge, B.C.**

SCALE BAR

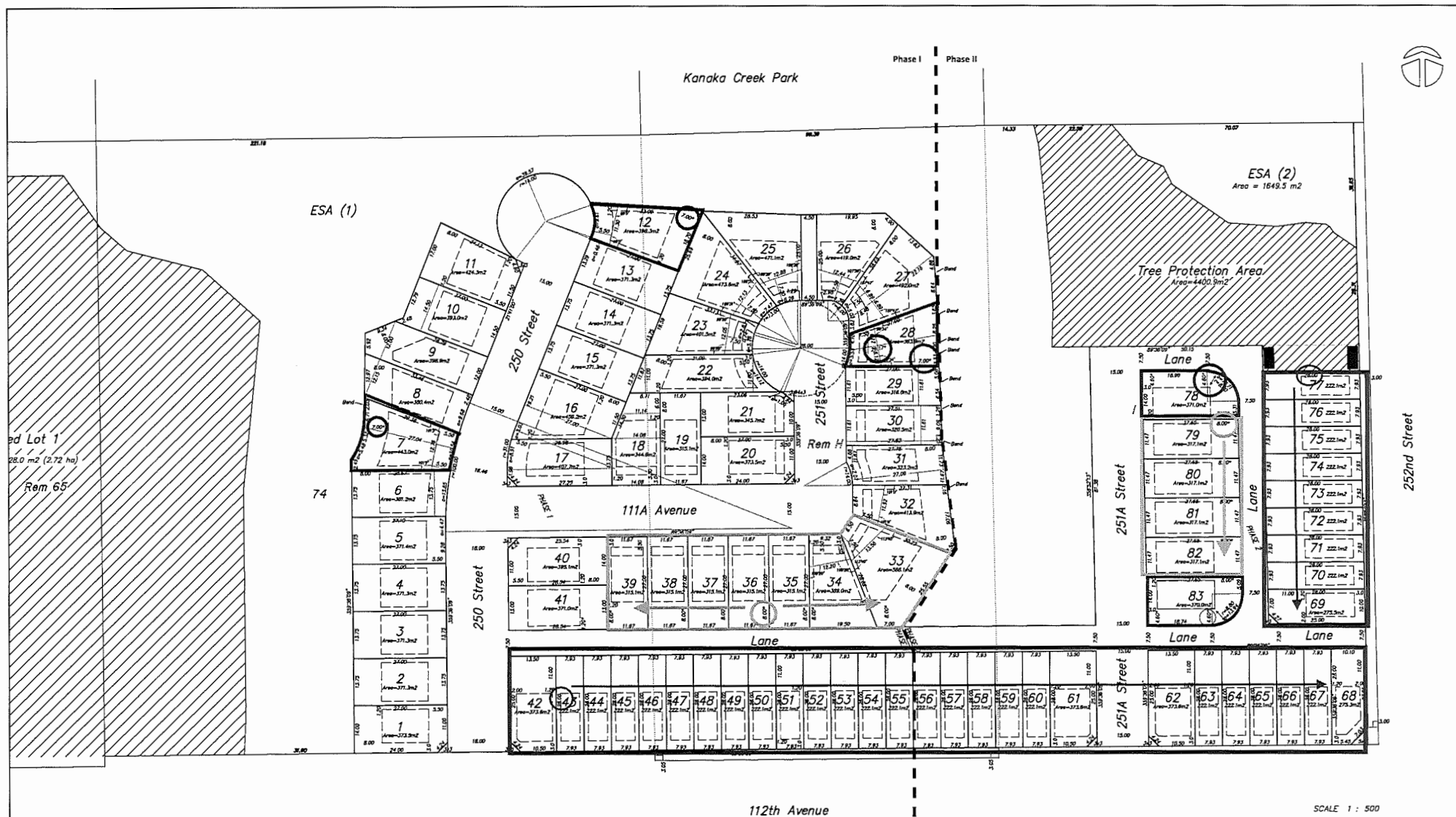
© Copyright reserved. This drawing and design is the property of Vdz + Associates Inc. and may not be reproduced or used for other projects without permission. Contractor shall check all dimensions on the work and report any discrepancies to the architect before proceeding. Drawings and specifications are the exclusive property of the owner and must be returned at the completion of the work.

DRAWN  
JW  
CHECKED  
APPROVED

SCALE  
DRAWING NO  
L-03/03  
DATE  
June 8, 2021

SEAL





**Terra Pacific**  
Land Surveying Ltd.  
22371 St. Anne Avenue, Maple Ridge, BC  
Phone: 604-463-2595 Fax: 604-463-4301

Client: **EPIC Homes**  
Project: **25057, 25123, and 25171 112th Avenue  
Maple Ridge, BC**

Drawing Title:  
**Proposed 84 Lot Subdivision**

Notes:  
R-1 Lots: 1-17, 40-41.  
R-2 Lots: 18-39, 78-83.  
R-3 Lots: 42-77.  
  
DVPs indicated by asterisk (\*).  
DVP for depth for Lot 28 (from 27 m to 26.17 m).  
Preliminary subdivision plan and subject to changes.

Paper Size: 22" x 34"  
Date: March 15, 2021  
Revised: May 10, 2021  
File: MR17-827skSUB\_rev12



<b>TO:</b>	His Worship Mayor Michael Morden and Members of Council	<b>MEETING DATE:</b>	September 7, 2021
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	05-1770-01-2021
		<b>MEETING:</b>	CoW
<b>SUBJECT:</b>	<b>2021 Community Grants</b>		

---

**EXECUTIVE SUMMARY:**

The Community Grants Policy was adopted in 2013, providing a framework in support of Council's Community Grants Program, with a focus on supporting organizations who provide services in Maple Ridge. While this policy framework was reviewed and approved in April 2019, recent direction from the Audit & Finance Committee will result in some refinement of the Policy to better align with Council's Strategic Priorities. As an interim measure, the Committee was supportive of bringing forward existing requests for grant funding before the update of the Policy is finalized.

The available funding envelope for 2021 is \$90,600, which includes a carry forward provision from 2020 to allow Council to address a potential increase in funding requests this year. Staff is recommending the grant allocations totaling \$43,919 as shown on the attached Schedule "A". This allocation leaves \$46,681 available to address other requests.

**RECOMMENDATION(S):**

*That the proposed allocation of the 2021 Community Grants as shown on Schedule "A" of the staff report dated September 7, 2021 be approved.*

**DISCUSSION:**

**a) Background Context:**

The Community Grants Program helps support organizations who provide services to our community. In many instances, the services these organizations provide support the objectives outlined in Council's strategic priority of Community Safety, and many of them struggle to find sustainable funding. During the pandemic, organizations such as those included in this report have experienced increased demand for their services and funding from City will offer some assistance. It should be noted that some of these same organizations also apply for, and receive, funding from other municipal programs.

In 2013, Council adopted a Community Grants policy, formalizing the eligibility and evaluation criteria used when considering the allocation of the community grants budget. Council reviewed and confirmed the Policy direction in April of 2019. Subsequent to that,



Council asked staff to review the policy framework guiding Fee for Service Agreements, with the work referred to the Audit & Finance Committee. As part of that work, it was identified that an update to the Community Grants Policy to align it with Council's Strategic Priorities was needed and that pending requests for funding should be brought forward as an interim measure.

For 2021, the available budget for Community Grants is \$90,600 and includes a carry forward provision from 2020 to allow Council some additional capacity to support community organizations this year. A recommended allocation is attached, based on the applications received to date.

Commentary on the specific allocations follows.

The Family Education and Support Centre (FESC) is a multi-service agency that has grown and changed over the years in response to the community's need for services. Their objective is to provide social services to families in need of finding answers to challenges with regard to parenting, mental health, food security, settlement as newcomers and for their individual personal growth. They are a founding member of the Community Network and serve as the host for the Network coordination funds. In this capacity, the FESC received \$30,000 from the City this year to assist in funding a community network coordinator and an additional \$5,700 in support of the Pathways Project. This funding is outside of the community grants envelope. For 2021, FESC is asking for support for their Writing Home Program. This is a seven-week supported creative writing program open to immigrant and refugee women. The Program is intended to support social connection and lessen isolation through storytelling and to increase awareness in the community about the challenges, skills and talents of newcomers to our community. FESC is asking for \$5,000 to support this program; staff recommend supporting this request.

In 2004, Council adopted a bylaw banning the sale or use of fireworks in Maple Ridge. As a way to provide the community with an annual fireworks display, a local service club began coordinating an annual firework display at the Albion Fairgrounds site, paid for with a combination of sponsorship monies and an annual contribution of \$3,000 from the Community Grants Program. More recently, the City has been playing a lead role in the Celebrate the Night festival and fireworks celebration which moved to the Town Centre. This popular event contributes to Council's strategic priority of Community Pride & Spirit. The event was modified to a drive-thru laser light show in 2020 as part of the City's response to COVID restrictions around gatherings, but will return to a fireworks display this year. Staff recommend that an allocation of \$3,000 from this year's Community Grants budget be made, in line with previous practice.

The Friends in Need Food Bank Society was established in 1989 with a mission of ensuring that no one in our community ever goes hungry. In 2019, the Society opened the Perishable Food Recovery Facility, and has been working with local grocery stores to recover food both for distribution as well as other community organizations dealing with food insecurity. The Society has been able to upgrade vehicles and on-site refrigeration through grants from a number of other agencies and senior levels of government. While the Program has been successful and the Society considers it to be transformative in addressing food insecurity, it does come with additional costs which put a strain on overall operations. The Society is requesting a community grant of \$17,919 to support the Program with additional funding of \$40,000 coming from other funding partners and the Society. Staff recommend support for the request.

The local One Way Club Society provides a safe place for people seeking a path to recovery from alcohol and drug addiction through referrals to various community resources and



through an array of 12-step recovery meetings and social events. The Society is hoping to undertake some upgrades and replace some equipment to allow them to increase their capacity and to reopen their café, allowing them to provide affordable meals and to address an increase in people seeking their services. The Society is requesting a total of \$18,000 to supplement funding from the Province to upgrade their windows, replace a walk-in freezer and expand their outside capacity. Staff recommend support for the request.

**b) Desired Outcome(s):**

Organizations, such as those identified on Schedule "A", are increasingly struggling to secure long-term sustainable funding at the same time that the demand for their services are growing. Through the Community Grants Program, Council is able to help such organizations continue with the provision of services to the citizens of Maple Ridge.

**c) Business Plan/Financial Implications:**

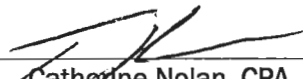
The distribution of Community Grants proposed on the attached "Schedule A" allocates \$43,919 to various community groups.

**d) Alternatives:**

Council could choose not to distribute any grants but as that decision may jeopardize the ability of various organizations to continue providing necessary services, this is not recommended.

**CONCLUSION:**

The provision of grants to local organizations benefits the citizens of Maple Ridge. The distribution proposed in Schedule "A" attempts to allocate the limited resources to provide benefit to the community.

  
Prepared by: Catherine Nolan, CPA, CGA  
Deputy Director of Finance

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

  
Approved by: Christina Crabtree  
GM, Corporate Services

  
Concurrence: Al Horsman  
Chief Administrative Officer



Schedule A

Community Grants 2021			
			Schedule "A"
	Requested Amount for 2021	Recommended Amount for 2021	
<b>Total Budget Available as per Financial Plan:</b>	<b>\$ 90,600</b>	<b>\$ 90,600</b>	<b>How the Grant will be used</b>
Family Education and Support Centre (Writing Home)	5,000	5,000	To assist with FESC Writing Home program
Halloween Fireworks Display	3,000	3,000	Annual Halloween Fireworks Display Celebrate the Night
Friends in Need Food Bank	17,919	17,919	Support for the Perishable Food Recovery Program
One Way Club	18,000	18,000	Expansion of facility capacity to address increased demand
<b>Totals</b>	<b>\$ 43,919</b>	<b>\$ 43,919</b>	
<b>Unallocated 2021 Community Grants</b>	<b>\$ 46,681</b>	<b>\$ 46,681</b>	



**TO:** His Worship Mayor Michael Morden  
and Members of Council

**MEETING DATE:** September 7, 2021  
**FILE NO:** 01-0115-20

**FROM:** Chief Administrative Officer

**MEETING:** CoW

**SUBJECT:** Modernization of the Maple Ridge Fire Department Radio Communications Network

---

**EXECUTIVE SUMMARY:**

Radio communications are a critical element of all emergency incidents to which the Maple Ridge Fire Department responds. The department has been operating on the current Ultra High Frequency (UHF) band since the 1980's and while this technology has served us well, it is stand alone equipment which has reached its end of life.

The Fire Department will need to modernize the existing radio equipment and the newer ECOMM digital radio system, with its extended capabilities, will better fulfill the needs of the department. The ECOMM radio network is the current industry standard for Public Safety Radio in British Columbia, locally servicing the Ridge Meadows Royal Canadian Mounted Police (RCMP), the British Columbia Ambulance Service (BCAS), as well as 30 other agencies and 15 fire departments in Metro Vancouver, including Surrey Fire which utilizes the ECOMM radio system for its own dispatching needs. The transition to ECOMM digital radio system is included in the Capital Program and adopted Financial Plan and the costs are within budget.

While the department will transition to the digital ECOMM radio network and equipment, Surrey Fire will remain the dispatching service provider.

**RECOMMENDATION:**

That the transition of the Maple Ridge Fire Department to the E-Comm digital radio system as of November 1, 2021 be approved.

**DISCUSSION:**

**a) Background Context:**

The current radio equipment has been in service since the 1980's and has reached its end of life. Equipment failures are becoming more frequent, and repairs and maintenance have become challenging and increasingly costly. The equipment is no longer being offered nor supported by the manufacturer, with replacement parts becoming extremely difficult to obtain. Therefore, the Fire Department will need to transition to a new vendor to maintain an appropriate inventory of portable radios.

The new portable radios must be operable with a gloved hand, and all be of the same configuration. In emergencies and stressful situations, firefighters rely on basic muscle memory to operate



equipment and having different models of portable radios would create an additional risk for firefighters. The transition to the digital ECOMM radio system achieves both the usability and uniformity required for fire ground operations.

The transition to the digital ECOMM digital radio system has been completed in most other fire departments including our mutual aid partners, such as the Township and City of Langley Fire Departments and the City of Abbotsford Fire Department. As of September 14<sup>th</sup>, the Pitt Meadows Fire Rescue Service will also be transitioning to ECOMM, leaving the Maple Ridge Fire Department as the only remaining fire department in Metro Vancouver utilizing UHF technology.

A transition to the ECOMM digital radio system will increase interoperability when responding to combined events with local regional partners including Ridge Meadows RCMP and the BCAS. Many of the fire department's daily calls for service, including motor vehicle incidents, fires, medical calls such as in-progress assaults or search and rescue deployment, are combined response events which are routinely attended. The ability to seamlessly have access to a mutual channel and be able to communicate and coordinate a response will enhance the effectiveness and safety of all responding agencies. It will eliminate the delay in information gathering and sharing that currently exists since each responding agency must communicate through its respective dispatcher.

Another major advantage of transitioning to the ECOMM digital radio system is expanded and more robust coverage. The ECOMM radio network is built on a series of access points (e.g., cellular towers, antennas) strategically located across Metro Vancouver. This area-wide network creates a built-in redundancy, resulting in more reliable coverage and clearer transmission.

**b) Desired Outcome:**

That the Maple Ridge Fire Department transition to the digital ECOMM radio network as of November 1, 2021.

This transition will provide a broad, secure, reliable and scalable radio network which will significantly improve coverage and augment the safety of first responders and the public. In addition, this network will be encrypted to ensure communications security and enhanced privacy for those involved in incidents.

While the department would move to the digital ECOMM network and equipment, Surrey Fire would remain our dispatching service provider. The ECOMM and Surrey Fire Dispatch teams have been involved in many similar transitions and have worked collaboratively to facilitate the seamless transition to the ECOMM digital radio system.

**c) Strategic Alignment:**

The transition to the digital ECOMM network and equipment aligns with the City of Maple Ridge Strategic Plan 2019-2022, specifically with the strategic priorities of Community Safety and Growth. It will ensure a more reliable radio communications network, both for day-to-day incidents and disaster response which benefits the citizens who require fire department resources.

**d) Business Plan/Financial Implications:**

The transition to ECOMM digital radio system is included in the Capital Program and Adopted Financial Plan and the costs are within budget.



The table below outlines a preplanned 3.50% annual increase in ECOMM levies per year over the next 5 years.

Year	Description		Total per Year
	Radio Infrastructure Levy	User Equipment Levy*	
2021	\$280,270	\$115,770	\$396,040
			Prorated 20% 66,007
2022	\$290,080	\$119,820	\$409,900
2023	\$300,230	\$124,010	\$424,240
2024	\$310,740	\$128,350	\$439,090
2025	\$321,620	\$132,840	\$454,460

\*The User Equipment Levy is for the use of 128 radios as follows: 98 single band portable radios, 29 mobile single band radios and 1 dual band mobile radio. The levy includes an "evergreening" program allowing for the replacement/modernization of the radios every 7.5 years.

#### CONCLUSION:

The current UHF technology and network has reached end of life and a transition to a more modern communications system is necessary. The transition to the widely used digital ECOMM radio network will increase both first responder and public safety by providing a more robust and reliable communications network. It will also significantly increase interoperability between emergency services and mutual aid partners for incident and disaster response.

*Stephan Drolet*

Prepared by: Stephan Drolet M.O.M.  
Assistant Fire Chief

*[Signature]*  
Approved by: Howard R Exner  
Fire Chief

*[Signature]*  
Approved by: Trevor Thompson  
Director of Finance (CFO)

*[Signature]*  
Concurrence: Al Horsman  
Chief Administrative Officer

#### Attachments:

- (A) ECOMM Quotes
- (B) ECOMM Network in Metro Vancouver



DRAFT

Metrics	
# Radios	128
Coverage Area	26,710
Coverage Area (Adjusted)	18,910
Population	82,256
Traffic (Erlangs)	0.17000
# Dispatches	800

Roll In:

Quote - Nov 1, 2021

Radio Infrastructure			Maple Ridge Fire Annual Share
Radio and User Equipment			
<b>Capital Costs</b>			
<b>Radio Infrastructure</b>	<i>Amort'n Period</i>		
Civil Works	20.5 years		25,099
Microwave Network	15.5 years		467
Microwave Network	10.0 years		8,037
Radio Components	12.5 years		61,718
Radio Components	4.0 years		-
<b>Radio Infrastructure</b>			<b>95,321</b>
Consoles	10.5 years		-
Consoles	5.0 years		17
Consoles	7.0 years		157
Consoles	10.0 years		104
<b>Consoles</b>			<b>278</b>
Dispatch Building	20.5 years		758
Dispatch Building	3.0 years		2
Dispatch Building	5.0 years		740
Dispatch Building	10.0 years		89
Dispatch Building	15.0 years		12
<b>Dispatch Building</b>			<b>1,601</b>
<b>Total Capital Costs</b>			<b>97,200</b>
<b>Annual Maintenance Costs</b>			
Radio Operating & Mtce Costs		<b>Total Annual</b>	171,195
SWAP Termination Costs (prior)		12,154,628	2,724
Reserve for Capital (prepaid)		193,394	9,155
<b>Total Operating &amp; Maintenance</b>		650,000 note (h)	<b>183,074</b>
<b>Total Radio Infrastructure Levy</b>			<b>280,270</b>

User Equipment					Motorola Radios
Description	Amort Period (years)	Qty	Unit Price	Extended Cost	Annual Cost*
<b>Capital Costs</b>					
Portable Radio Single Band	7.5	98	5,485	537,510	78,260
Portable Radio Dual Band	7.5	-	-	-	-
Mobile Radio - Single Band	7.5	29	5,019	145,540	21,190
Mobile Radio - Dual Band	7.5	1	6,240	6,240	910
In Vehicle Repeater Systems (DVRS)	7.5	3	12,210	36,630	5,330
Firehall alerting equipment	7.5	-	-	-	-
<b>Total User Equipment</b>		<b>131</b>		<b>725,920</b>	<b>105,690 (g)</b>
<b>Annual Operating/Mtce Levy</b>					
Radio admin/licensing- Mob/Port		128	42		5,360
Other O&M (includes tech allocation)	% radios	1.2%	403,460		4,720
<b>Total Annual O&amp;M</b>					<b>10,080</b>
<b>Total User Equipment Levy</b>					<b>115,770</b>

<b>2021 Total Levy Estimates</b>	<b>396,040</b>
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**E-Comm 9-1-1**Emergency Communications for  
British Columbia Incorporated

Maple Ridge Fire

2021 Preliminary Radio Levy Estimate

August 24, 2021

DRAFT

Metrics	
# Radios	128
Coverage Area	26,710
Coverage Area (Adjusted)	18,910
Population	82,256
Traffic (Erlangs)	0.17000
# Dispatches	800

Summary:	Description	Total
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Rounded (00's)

Total Radio Infrastructure Levy	280,270
Total User Equipment Levy	115,770
<b>2021 Levy Estimates</b>	<b>396,040</b>
<b>2021 Levy Prorated (2 months)</b>	<b>66,007</b>

Estimated transition date November 1, 2021

\*Actual transition date will be used

% increase 3.50%

Total Radio Infrastructure Levy	290,080
Total User Equipment Levy	119,820
<b>2022 Levy Estimates</b>	<b>409,900</b>

% increase 3.50%

Total Radio Infrastructure Levy	300,230
Total User Equipment Levy	124,010
<b>2023 Levy Estimates</b>	<b>424,240</b>

% increase 3.50%

Total Radio Infrastructure Levy	310,740
Total User Equipment Levy	128,350
<b>2024 Levy Estimates</b>	<b>439,090</b>

% increase 3.50%

Total Radio Infrastructure Levy	321,620
Total User Equipment Levy	132,840
<b>2025 Levy Estimates</b>	<b>454,460</b>

**Notes:**

- Based on the 2021 Budget (approved by the Board of Directors on November 26, 2020)  
2022-2025 Estimates expected to be average 3.5% increase annually but may be lower should additional agencies join E-Comm radio.  
Individual agency increases may vary due to individual metrics changes.  
The above are annualized levies. The levy will be pro-rated to the date of transition in the year of transition.
- Includes net PST paid by E-Comm where applicable
- PST/GST will be billed to member agencies on the above levies in accordance with CRA requirements.
- Shared annual levy includes financing @ 2.65% calculated semi-annually as per E-Comm's financing with MFA (refinanced March 24, 2018).  
User equipment capital financing rate used for quote purposes is 2.24%, but actual MFA borrowing rate will be used.  
Interest is calculated semi-annually as per E-Comm's financing with MFA.
- Per Members' Agreement, levies are payable quarterly in advance; interest will be charged on late payments
- Metrics are based on the following:
  - # of radios based on user equipment requested by the agency (portables and mobiles)
  - Coverage area and population as per BC Stats
  - Traffic and # of dispatches are based on 1995/96 estimates to be comparable with other police and fire agencies
- User equipment pricing has been provided based on average fire radio configurations for the P25 radio system.  
Pricing is based on Motorola MSO pricing including 7% net taxes (per the selection of radios and accessories in the Motorola order form) and assumes 1 discount level from Motorola (volume discount).



DRAFT

Metrics	
# Radios	128
Coverage Area	26,710
Coverage Area (Adjusted)	18,910
Population	82,256
Traffic (Erlangs)	0.17000
# Dispatches	800

Actual user equipment pricing will be based on vendor pricing in effect at the time of equipment order and agency selection of radios and accessories.

DVRS are excluded from the above and would be an additional user equipment levy if required.

User equipment capital levies include financing @ 2.24% calculated semi-annually per E-Comm's existing financing with MFA; should actual rates vary, then the actual rate in effect at the time of borrowing will be used.

**h) Excluded costs are as follows:**

- The cost of installation for radio user equipment, including mobiles and base stations
- The cost of vehicular installation, vehicular intercom interface and installation
- The cost of mobile antennas, base station antenna or their installation
- The cost of firehall alerting antennas or their installation
- The cost of interfacing a legacy firehall alerting system to the E-Comm radio network
- The cost of paging and/or paging systems and their installation
- The cost of interfacing to a legacy paging system
- The cost of adapting to an existing apparatus intercom system; to be priced at the time of transition.
- Any additional costs related to dispatch are the responsibility of the agency.

**j) Locution and any related costs are EXCLUDED as the agency is not on E-Comm's FireCAD.**

Connectivity costs for locution are EXCLUDED as this is to be determined (Ex. could be a mix of city fibre, wireless such as Rogers or TELUS 3G or something else)

***If any of the above facts and assumptions are incorrect or incomplete, please advise as soon as possible as the attached estimate may change accordingly. This quote is for preliminary estimate purposes only and is not final.***



## Attachment "B"

## Metro Vancouver ECOMM Network

