

City of Maple Ridge

COUNCIL MEETING AGENDA

January 12, 2021

7:00 p.m.

Virtual Online Meeting including Council Chambers

Meeting Decorum:

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

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

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

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

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

- 100 CALL TO ORDER
- 200 AMENDMENTS TO THE AGENDA
- 300 APPROVAL OF THE AGENDA
- 400 ADOPTION OF MINUTES
- 401 Minutes of the Regular Council Meeting of December 8, 2020
- 500 PRESENTATIONS AT THE REQUEST OF COUNCIL
- 600 DELEGATIONS
- 700 ITEMS ON CONSENT
- 701 Minutes
- 701.1 Development Agreements Committee
 - December 9, 2020
 - December 16, 2020
 - December 22, 2020
 - January 6, 2021

701.2 Committees and Commissions of Council

- Social Policy Advisory Committee – September 2, 2020
- Public Art Steering Committee – September 3, 2020
- Community Heritage Commission – September 10, 2020
- Advisory Design Panel – September 16, 2020
- Municipal Advisory Committee on Accessibility and Inclusiveness – September 17, 2020
- Environmental Advisory Committee – September 23, 2020
- Transportation Advisory Committee – September 30, 2020
- Advisory Design Panel – October 21, 2020
- Agricultural Advisory Committee – October 22, 2020

702 Reports

702.1 Disbursements for the month ended November 30, 2020

Staff report dated January 12, 2021 providing information on disbursements for the month ended November 30, 2020.

703 Correspondence

704 Release of Items from Closed Council Status

From the Closed Council Meeting of December 8, 2020

Item 04.01 Appointments of Andrea Scott, Architect AIBC and Meridith Mitchell, BCSLA to the Advisory Design Panel

705 Recommendation to Receive Items on Consent

800 UNFINISHED BUSINESS

900 CORRESPONDENCE

1000 BYLAWS

Bylaws for Adoption

- 1001 2017-473-RZ, 13616 and 13660 232 Street**
Staff report dated January 12, 2021 recommending adoption
- 1001.1 Maple Ridge Official Community Plan Amending Bylaw No. 7430-2018**
To amend the Silver Valley Area Plan/Official Community Plan Land Use Designation maps to adjust boundaries to respect current patterns of development and to better locate the Open Space area
- 1001.2 Maple Ridge Zone Amending Bylaw No. 7431-2018**
To rezone from RS-3 (One Family Rural Residential) to RS-1 (One Family Urban Residential), RS-1b (One Family Urban [Medium Density] Residential), R-1 (Residential District), R-2 (Urban Residential District) and RST-SV (Street Townhouse - Silver Valley) to permit construction of 10 RST-SV townhouse units zoned Street Townhouse - Silver Valley along 232 Street, 4 single family lots zoned Urban Residential District, 6 single family lots zoned Residential District, two RS-1b single family lots zoned One Family Urban (Medium Density) residential and one single family lot zoned One Family Urban Residential.
- 1002 Maple Ridge 2021-2025 Financial Plan Bylaw No. 7687-2020**
To establish the five year financial plan for the years 2021 through 2025

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

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

Planning & Development Services

- 1101 2020-250-RZ, 23939 Fern Crescent, RS-2 to RS-1b**
- Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7692-2020 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of five lots be given first reading and that the applicant provide further information as described on Schedules A, B, E, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1102 2020-256-RZ, 12333 227 Street, RS-1 to R-2

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7694-2020 to rezone from RS-1 (Single Detached Residential) to R-2 (Single Detached (Medium Density) Urban Residential) to permit a future subdivision of two lots be given first reading, that the Bylaw not proceed to second reading until an OCP amendment process is concluded, and that the applicant provide further information as described on Schedules A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1103 2020-403-RZ, 12077 240 Street and 12079 240 Street, RS-3 to R-1

Staff report dated January 5, 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 of four 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.

1104 2020-411-RZ, 21429 121 Avenue, RS-1 to R-1

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7689-2020 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of 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.

1105 2017-473-DVP, 2017-473-DP, 13616 and 13660 232 Street

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-473-DVP to provide variances for highest building face height, length of the building face, maximum height, maximum height for an accessory building, front yard setbacks, and lot width for specified townhouse lots, and to provide front and rear yard setback variances for specified single family lots, and that the Corporate Officer be authorized to sign and seal 2017-473-DP to permit the development of approximately ten street townhouse units, and thirteen single family lots.

1106 2020-308-DVP, 2020-308-DP, 24018 112 Avenue

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-308-DVP to provide variances for the requirement for concealed parking for the apartment uses and the allowable height for a commercial building in the C-5 zone, and that the Corporate Officer be authorized to sign and seal 2020-308-DP to permit the construction of a commercial building with eight rental apartments on the second storey.

1107 2020-211-DVP, 2020-211-DP, 11280 Pazarena Place

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-211-DVP to provide variances for the setback from an interior side lot line and the accessory building height, and that the Corporate Officer be authorized to sign and seal 2020-211-DP to permit construction of an amenity building associated with the Polygon Provenance project.

1108 2019-370-DVP, 14155 Marc Road

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-370-DVP to provide variances for the rear yard setbacks for a specified lot, the height restriction for the R-1 and R-2 lots, and for the recess between the attached garage face and principal building face for specified lots.

1109 2020-400-DVP, 25241 Dewdney Trunk Road

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-400-DVP to provide variances for the maximum area and maximum depth of the farm home plate, and the maximum height for an accessory building in the Agriculture Land Reserve.

1110 2020-083-DP, 24305 and 24303 101A Avenue

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-083-DP to permit the development of five single family residential lots.

Engineering Services

Corporate Services

1151 Community Emergency Preparedness Fund - Evacuation Route Planning Grant Application

Staff report dated January 5, 2021 recommending that the Evacuation Route Planning Grant application be supported.

Parks, Recreation and Culture

Administration (including Fire and Police)

1200 STAFF REPORTS

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 PUBLIC QUESTION PERIOD


1500 MAYOR AND COUNCILLOR REPORTS

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1700 ADJOURNMENT


APPROVED BY:

DATE:


Jan 7/21

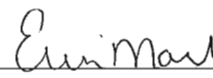
PREPARED BY:

DATE:


Jan 7, 2021

CHECKED BY:

DATE:


Jan 7/21

PUBLIC QUESTION PERIOD

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

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

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

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

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

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

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

For more information on these opportunities contact:

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

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

December 8, 2020

The Minutes of the City Council Meeting held on December 8, 2020 at 7:00 p.m. held virtually and hosted in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

Appointed Staff

A. Horsman, Chief Administrative Officer
D. Boag, General Manager Parks, Recreation & Culture
C. Carter, General Manager Planning & Development Services
C. Crabtree, Acting General Manager Corporate Services
D. Pollock, General Manager Engineering Services
S. Nichols, Corporate Officer
T. Thompson, Chief Financial Officer
Other Staff as Required
C. Goddard, Director of Planning

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

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

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2020-490

It was moved and seconded

That the agenda of the Regular Council Meeting of December 8, 2020 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of November 24, 2020

R/2020-491

It was moved and seconded

That the minutes of the Regular Council Meeting of November 24, 2020 be adopted as circulated.

CARRIED

402 Report of the Public Hearing of December 1, 2020

R/2020-492

It was moved and seconded

That the report of the Public Hearing of December 1, 2020 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

600 ***DELEGATIONS***

601 FortisBC – Rethinking BC's Lower Carbon Future

Darin Wong, Community and Indigenous Relations Manager, FortisBC provided a detailed presentation on work being done by FortisBC to reduce greenhouse gas emissions by the year 2030 and responded to questions from Council.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Meetings of the Development Agreements Committee

- November 25, 2020

702 **Reports**

702.1 Disbursements for the month ended October 31, 2020

Staff report dated December 8, 2020 providing information on disbursements for the month ended October 31, 2020.

702.2 2020 Council Expenses

Staff report dated December 8, 2020 providing information on Council expenses recorded to October 31, 2020.

703 Correspondence – Nil

704 Release of Items from Closed Council Status

The following items were released from Closed Council status at the December 1, 2020 Closed Council Meeting

- 04.03 Re-appointments to the Board of Variance of Ryan Carpenter, Tamara Leginus, Kevin Urbas and Robert Whitlock
- 04.04 Community Heritage Commission Membership Appointment of Romana Osborne
- 04.05 Economic Development Committee Membership Appointment of Mehdi Vezvaei
- 04.06 Parks, Recreation and Culture Advisory Committee Membership Appointments of Karla Tamondong, Carolyn Gosling, Cass Macleod, Stephen Von Sychowsk and Clayton Maitland
- 04.07 Public Art Steering Committee Membership Appointment of Leigh Smith
- 04.08 Social Policy Advisory Committee Membership Appointment of Sim Khurme

705 Recommendation to Receive Items on Consent

R/2020-493

It was moved and seconded

That item 702.2 "Council Expenses" be removed from the "Items on Consent" for discussion; and,

That the remainder of the items on the "Items for Consent" agenda of the December 8, 2020 Council Meeting be received into the record.

CARRIED

Councillor Duncan – OPPOSED

Councillor Svendsen requested the opportunity to turn in his City issued cell phone. Staff reminded Council that staff had previously requested that Council use their City issued devices for City business. Both Councillor Svendsen and Councillor Meadus advised that they would be turning in their City devices for redeployment.

800 *UNFINISHED BUSINESS*

801 Proposed New Cannabis Retail Store at 510 – 20395 Lougheed Highway

Staff report dated December 8, 2020 recommending that the application for a non- medical cannabis retail store by Muse Cannabis Store Ltd. located at 510 – 20395 Lougheed Highway, Maple Ridge, be approved and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch.

R/2020-494

Moved and seconded

1. That the application for a non medical cannabis retail store by Muse Cannabis Stores Ltd. located at 510 - 20395 Lougheed Highway, Maple Ridge be approved; and further
2. That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

CARRIED

Councillor Duncan – OPPOSED

Note: Item 802 is a revised version of the staff report presented at the November 24, 2020 Council Meeting

802 2020-369-RZ, 12478 223 Street

Staff report dated December 8, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7684-2020 to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a subdivision of two single family residential 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.

R/2020-495

Moved and seconded

1. That Zone Amending Bylaw No. 7684-2020 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.

CARRIED

900 *CORRESPONDENCE – Nil*

1000 **BYLAWS**

Note: *Items 1001 to 1002 are from the December 1, 2020 Public Hearing*

Bylaws for Third Reading

Note: Councillor Yousef left the meeting at 7:31 p.m.

- 1001 **2019-244-RZ, 12155 Edge Street**
Maple Ridge Zone Amending Bylaw No. 7567-2019
To amend the Zoning Bylaw from Land Use Contract Number L74462 and Land Use Modification Agreement U101211 to RM-2 (Medium Density Apartment Residential District). The current application is to permit a five storey, 209 market rental unit apartment building.

The Corporate Officer advised that the map included in the package was incorrect and displayed the correct map on screen.

R/2020-496

Moved and seconded

That Zone Amending Bylaw No. 7567-2019 be given third reading.

CARRIED

Note: Councillor Yousef was absent for the vote.

- 1002 **2018-325-RZ, 12581 243 Street**
Maple Ridge Zoning Bylaw No. 7495-2018
To amend the Zoning Bylaw from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential). The current application is to permit a future subdivision of two lots.

R/2020-497

Moved and seconded

That Zoning Bylaw No. 7495-2018 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

Note: Councillor Yousef was absent for the vote.

Bylaws for Adoption

Note: Councillor Yousef returned to the meeting at 7:43 p.m.

- 1003 **2016-055-RZ, 23183 136 Avenue**
Staff report dated December 8, 2020 recommending adoption

- 1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7446-2018**
To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3A - Blaney Hamlet, from Institutional, Conservation, Medium/High Density Residential to Medium/High Density Residential and Conservation

To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space to Add to Conservation, Remove from Conservation and add to Trail.

R/2020-498

Moved and seconded

That Official Community Plan Amending Bylaw No. 7446-2018 be adopted.

CARRIED

- 1003.2 **Maple Ridge Zone Amending Bylaw No. 7238-2016**
To rezone from A-2 (Upland Agricultural) to RM-1 (Townhouse Residential); the current application is to permit the construction of approximately 54 townhouse units.

R/2020-499

Moved and seconded

That Zone Amending Bylaw No. 7238-2016 be adopted.

CARRIED

- 1004 **Maple Ridge Zoning Bylaw No. 7600-2019**
Staff report dated December 8, 2020 recommending adoption

A new Zoning Bylaw which applies to all lands within the City of Maple Ridge and is intended to replace the City's existing Zoning Bylaw No. 3510-1985 to better align with the City's current policies and regulations, to meet current Provincial legislative requirements, to respond to emerging market trends and address the City's sustainability goals and vision. Additionally, the layout, functionality and clarity of the new bylaw is intended to be more user-friendly and effective.

R/2020-500

Moved and seconded

That Zoning Bylaw No. 7600-2019 be adopted.

CARRIED

1100 **REPORTS AND RECOMMENDATIONS**

Planning and Development Services

1101 2020-301-RZ, 21643 River Road, RS-1 to RT-2

Staff report dated December 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7686-2020 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit a future Courtyard Housing development with approximately eight (8) dwelling units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2020-501

Moved and seconded

1. That Zone Amending Bylaw No. 7686-2020 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

Councillor Yousef, Councillor Svendsen, Councillor Robson - OPPOSED

1102 2020-389-RZ, Temporary Use Permits

Staff report dated December 1, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7685-2020 to designate the entire City as a Temporary Use Area removing the requirement to amend the Official Community Plan for each application, be given first and second reading and be forwarded to Public Hearing.

R/2020-502

Moved and seconded

- 1) That, in accordance with Section 4 75 of the Local Government Act, opportunity for early and ongoing consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7685-2020 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw; and
- 2) That Official Community Plan Amending Bylaw No. 7685-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan; and

- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7685-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan; and further
- 4) That Official Community Plan Amending Bylaw No. 7685-2020 be given first and second readings and be forwarded to Public Hearing.

CARRIED

1103 2020-362-RZ, 11300 Pazarena Place, RM-1 to C-1

Staff report dated December 1, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7678-2020 to redesignate from Urban Residential to Commercial be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7679-2020 to rezone from RM-1 (Townhouse Residential) to C-1 (Neighbourhood Commercial) to adjust zone boundaries to match subdivision boundaries for a mixed use site and adjacent townhouse site be given first and second reading and be forwarded to Public Hearing.

R/2020-503

Moved and seconded

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and ongoing consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7678-2020 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7678-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7678-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7678-2020 be given first and second readings and be forwarded to Public Hearing; and,
- 5) That Zone Amending Bylaw No. 7679-2020 be given first and second reading and be forwarded to Public Hearing.

CARRIED

1104 2018-243-RZ, 21963 Dewdney Trunk Road, unaddressed lot and 12029
220 Street, RS-1 to RM-5

Staff report dated December 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7484-2018 to rezone from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential) to permit construction of approximately twelve (12) townhouse units be given second reading as amended and be forwarded to Public Hearing.

R/2020-504

Moved and seconded

- 1) That Zone Amending Bylaw No. 7484-2018 be given second reading as amended, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication, including corner truncation, along both street frontages as required
 - iv) Consolidation of the subject properties;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vi) Registration of a Restrictive Covenant for stormwater management, including maintenance standards;
 - vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - viii) Removal of existing buildings;
 - ix) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
 - x) That a voluntary contribution, in the amount of \$49,200 (\$4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
 - xi) That a voluntary contribution, in the amount of \$28,738.30, be provided complying with the density bonus provision in the RM-5 zone that includes a cash contribution at a rate of \$344.46 per square meter (\$32.00 per square foot) for the FSR above 0.80.

CARRIED

1105 2016-055-DVP, 2016-055-DP, 23183 136 Avenue

Staff report dated December 1, 2020 recommending that the Corporate Officer be authorized to sign and seal 2016-055-DVP to reduce minimum yard setbacks, to reduce minimum radius of space unencumbered by buildings from living room windows and from the centre of all other required windows, and to reduce minimum Usable Open Space per three bedroom unit and that the Corporate Officer be authorized to sign and seal 2016-055-DP for a 54-unit townhouse development consisting of eleven buildings under the RM-1 (Townhouse Residential) zone.

The Corporate Officer advised that 224 notices were mailed for the application and that three were returned undeliverable, and no correspondence was received in response.

R/2020-505

Moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2016-055-DVP respecting property located at 23183 136 Avenue; and
2. That the Corporate Officer be authorized to sign and seal 2016-055-DP respecting property located at 23183 136 Avenue.

CARRIED

Engineering Services

1131 Award of Contract RFP-EN20-45: Engineering Services for the Quantitative Risk Assessment - Fraser River Escarpment Area

Staff report dated December 1, 2020 recommending that Contract RFP-EN20-45: Engineering Services for the Quantitative Risk Assessment - Fraser River Escarpment Area be awarded to BGC Engineering Inc., that a contingency for unanticipated additional works be approved and that the Corporate Officer be authorized to execute the contract.

R/2020-506

Moved and seconded

That Contract RFP-EN20-45: Engineering Services for the Quantitative Risk Assessment - Fraser River Escarpment Area, be awarded to BGC Engineering Inc. in the amount of \$434,341.00 excluding taxes; and

That a contingency of \$65,000.00 be approved for unanticipated additional works; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1132 Latecomer Agreement LC 174/20

Staff report dated December 1, 2020 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 174/20 for lands at 20658 and 20668 113 Avenue.

R/2020-507

Moved and seconded

That the cost to provide the excess or extended services at 20658 and 20668 113 Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being developed; and

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

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 17 4/20 with the developer of the lands at 20658 and 20668 113 Avenue.

CARRIED

Corporate Services

1151 First Reading, Greenhouse Gas Reduction Targets, Official Community Plan Amending Bylaw No. 7688-2020

Staff report dated December 1, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7688-2020 to adopt the regional target for reduction of community greenhouse gas emissions be given first reading.

R/2020-508

Moved and seconded

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;
- 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, including Katzie and Kwantlen 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 in addition to recent consultation activities, further consultation be required in respect of this matter including:

- Information letters to Metro Vancouver and the Provincial Government, Katzie and Kwantlen First Nations, and School District No. 42;
- the early posting of the proposed Official Community Plan amendment on the City's website, together with an invitation to the public to comment; and
- an interactive, online public workshop; and further,

That Official Community Plan Amending Bylaw No. 7688-2020 be given first reading.

CARRIED

1152 Infrastructure Inspection Policy No. 9.12 Amendment

Staff report dated December 1, 2020 recommending that Infrastructure Inspection Policy No. 9.12 be adopted as amended.

R/2020-509

Moved and seconded

That Infrastructure Inspection Policy No. 9.12 be adopted as amended.

CARRIED

Parks, Recreation & Culture – Nil

Administration – Nil

1200 STAFF REPORTS

1201 2021-2025 Financial Plan Bylaw

Staff report dated December 8, 2020 recommending that Maple Ridge 2021-2025 Financial Plan Bylaw No. 7687-2020 to establish the five year financial plan for the years 2021 through 2025 be given first, second and third readings.

R/2020-510

Moved and seconded

That Maple Ridge 2021-2025 Financial Plan Bylaw No. 7687-2020 be given first, second and third readings.

R/2020-511

Moved and seconded

That the Maple Ridge 2021-2025 Financial Plan Bylaw No. 7687-2020 be amended by deferring the Infrastructure Sustainability Property Tax Increase of 0.7%, the Parks, Recreation and Culture Property Tax increase of 0.60% and the Storm Water Property Tax Increase of 0.30% in the 2021 tax year.

DEFEATED

Mayor Morden, Councillor Dueck, Councillor Duncan, Councillor Meadus,
Councillor Svendsen – OPPOSED

Question on the main motion

The question was called on the main motion

MAIN MOTION CARRIED

Councillor Robson, Councillor Yousef – OPPOSED

1300 *OTHER MATTERS DEEMED EXPEDIENT* – Nil

1400 *PUBLIC QUESTION PERIOD* – Nil

1500 *MAYOR AND COUNCILLORS' REPORTS*

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

1600 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*

1700 *ADJOURNMENT* – 8:42 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer

700 *ITEMS ON CONSENT*

701 **Minutes**

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

December 9, 2020
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 20-106983 BG

LEGAL: Lot 724 Except: East 7 Feet District Lot 278 Group 1 New
Westminster District Plan 114
PID: 011-526-297
LOCATION: 11312 206 Street
OWNER: Gurtej and Manjit Gill
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 20-106983 BG.**

CARRIED

2. 17-129787 BG

LEGAL: Lot 207 District Lots 278 and 279 Group 1 New Westminster District
Plan 66488
PID: 000-835-081
LOCATION: 11643 Waresley Street
OWNER: Adnan and Azra Cehic
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 17-129787 BG.**

CARRIED

3. 2018-105-50

LEGAL: Lot A Section 10 Township 12 New Westminster District Plan
EPP105270; Lots 28 and 29 both of Section 10 Township 12 New
Westminster District Plan 43223
PID: 031-243-461 / 006-718-426 / 006-718-434
LOCATION: 24145 and 24185 110 Avenue
OWNER: Morningstar Homes Ltd. (Ryan Lucy and Robert Bruno)
REQUIRED AGREEMENTS: Tree Protection Covenant
Stormwater Management Covenant
Subdivision Servicing Agreement (Lots 28 and 29)
Slope Area and Retaining Wall Protection Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2018-105-50.

CARRIED

4. 2019-067-SD

LEGAL: Lot 2 Section 33 Township 12 New Westminster District Plan 20132
and Lot 59 Section 33 Township 12 New Westminster District Plan
EPP60118
PID: 030-522-633
LOCATION: 23250/67 Silver Valley Road
OWNER: SV 232 Street Development Ltd.
REQUIRED AGREEMENTS: Subdivision Servicing Agreement
Release of No Build Covenant (Lot 59) (CA6950115)
Release of Wildfire Development Permit (CA6487673)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2019-067-SD.

CARRIED

5. 5245-20-B531

LEGAL: Lot 771 District Lot 278 New Westminster District Plan NWP114
PID: n/a

LOCATION: 20676 113 Avenue

OWNER: Harminder Sidhu and Jasmine Herr

REQUIRED AGREEMENTS: Building Development Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 5245-20-B531.

CARRIED

6. 20-111197 BG

LEGAL: Lot 39 Section 33 Township 12 New Westminster District Plan
EPP60118
PID: 030-522-439

LOCATION: 13686 232A Street

OWNER: Mandeep Rai

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-111197 BG.

CARRIED

7. 20-109313 BG

LEGAL: Lot 54 Section 333 Township 12 New Westminster District Plan
EPP60118
PID: 030-522-587

LOCATION: 23297 137 Avenue

OWNER: GN Homes Ltd. (Bahadur Mann)

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-109313 BG.

CARRIED

8. 20-105299 BG

LEGAL: Lot 46 Section 10 Township 12 New Westminster District Plan
EPP76590
PID: 030-539-617
LOCATION: 24598 105A Avenue
OWNER: Modest Homes Ltd. (Maninder Hundal)
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-105299 BG.

CARRIED

9. 18-111353 BG

LEGAL: Lot 9 Section 29 Township 12 New Westminster District Plan
EPP60285
PID: 030-229-286
LOCATION: 23046 135 Avenue
OWNER: Sharon and Michelle Vincent
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-111353 BG.

CARRIED

10. 2018-093-RZ

LEGAL: Lot 103 Section 17 Township 12 New Westminster District Plan
41319
PID: 006-136-915
LOCATION: 11780 Burnett Street
OWNER: Jasminder Bajwa and Sharanpreet Takhar
REQUIRED AGREEMENTS: Subdivision Servicing Agreement
Stormwater Management Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2018-093-RZ.

CARRIED

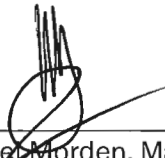
11. 2017-473-RZ

LEGAL: South Part Lot 9 Except: Parcel "A" (Reference Plan 10274), Block A
Section 33 Township 12 New Westminster District Plan 2409 Being
All that Portion of Said Lot Lying to the South of a Straight Line Drawn
Parallel to and Perpendicularly Distant 200 Feet South from the North
Boundary
PID: 004-825-471
LOCATION: 13616 & 13660 232 Street
OWNER: 1118706 BC Ltd.

REQUIRED AGREEMENTS: Release of Statutory Right of Way (AB216740)

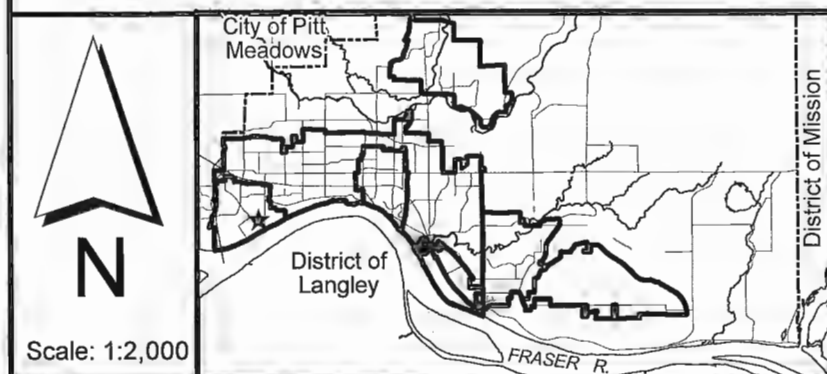
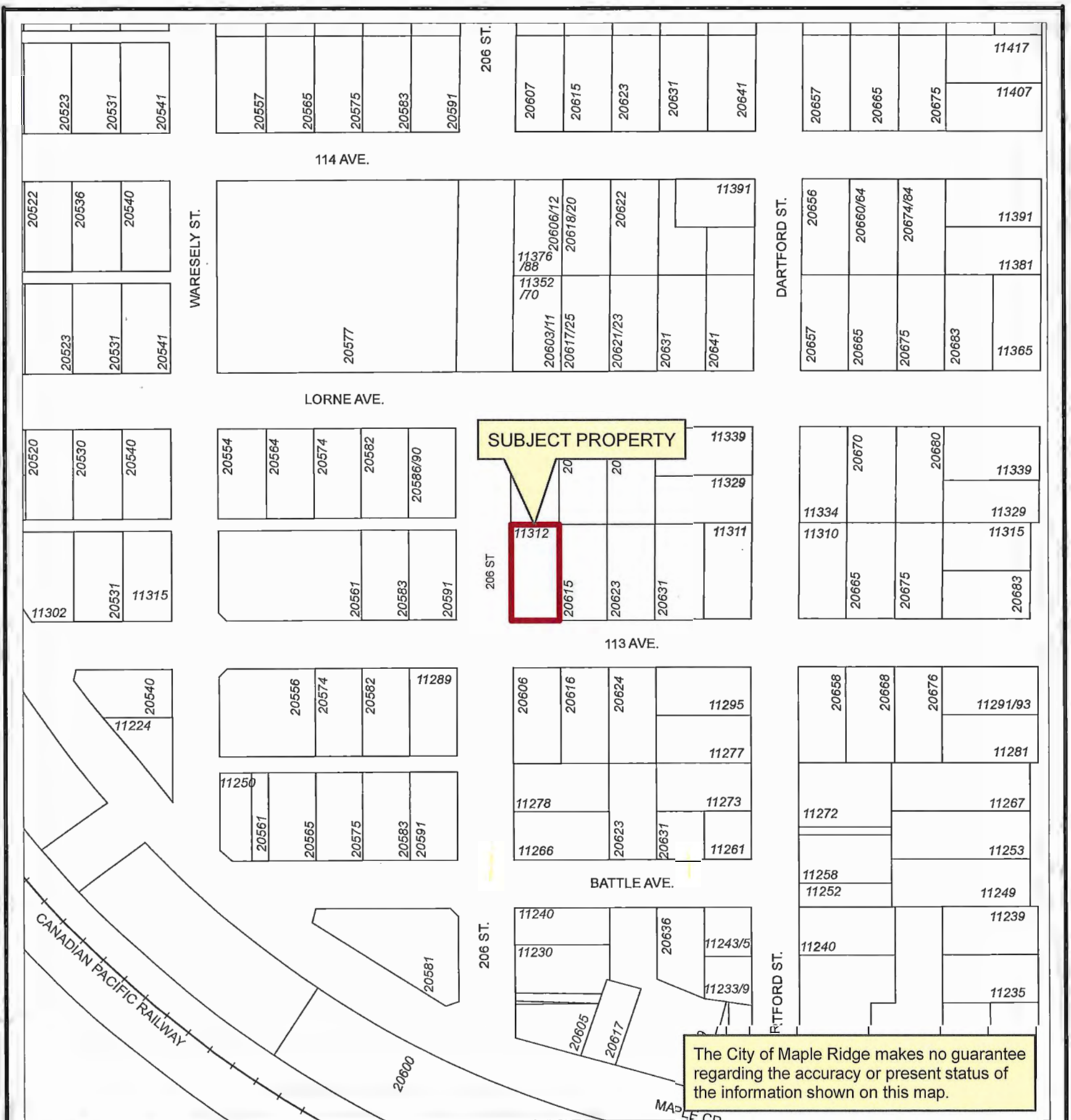
**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 2017-473-RZ.**

CARRIED



Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

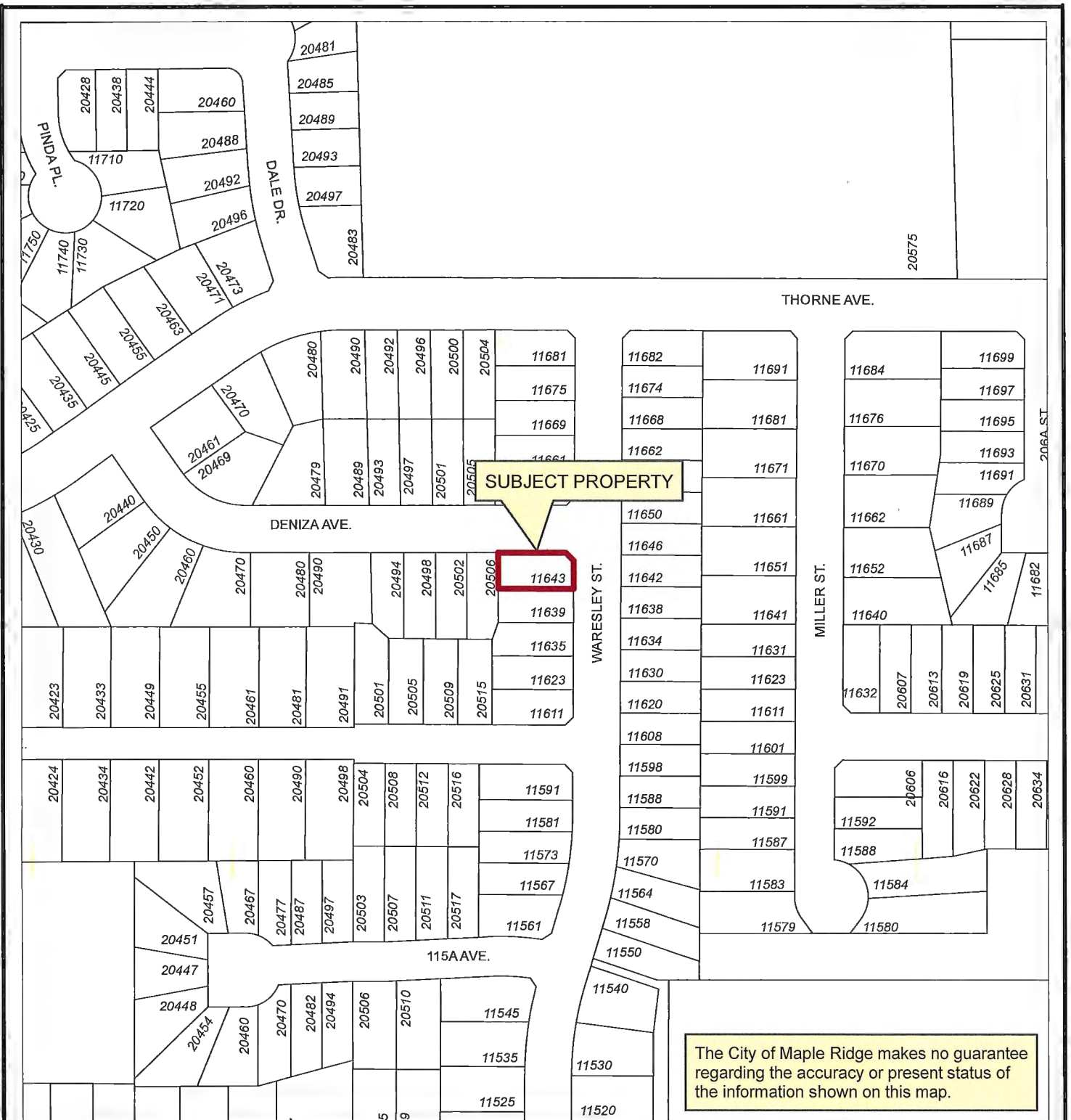


11312 206 STREET

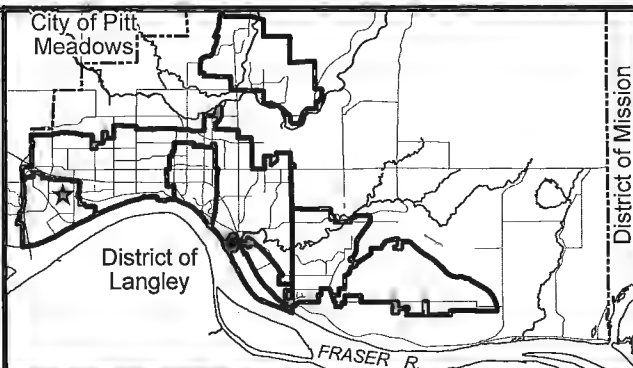


FILE: Untitled
DATE: Dec 7, 2020

BY: PC



Scale: 1:2,000



11643 WARESLEY STREET

PLANNING DEPARTMENT



MAPLE RIDGE

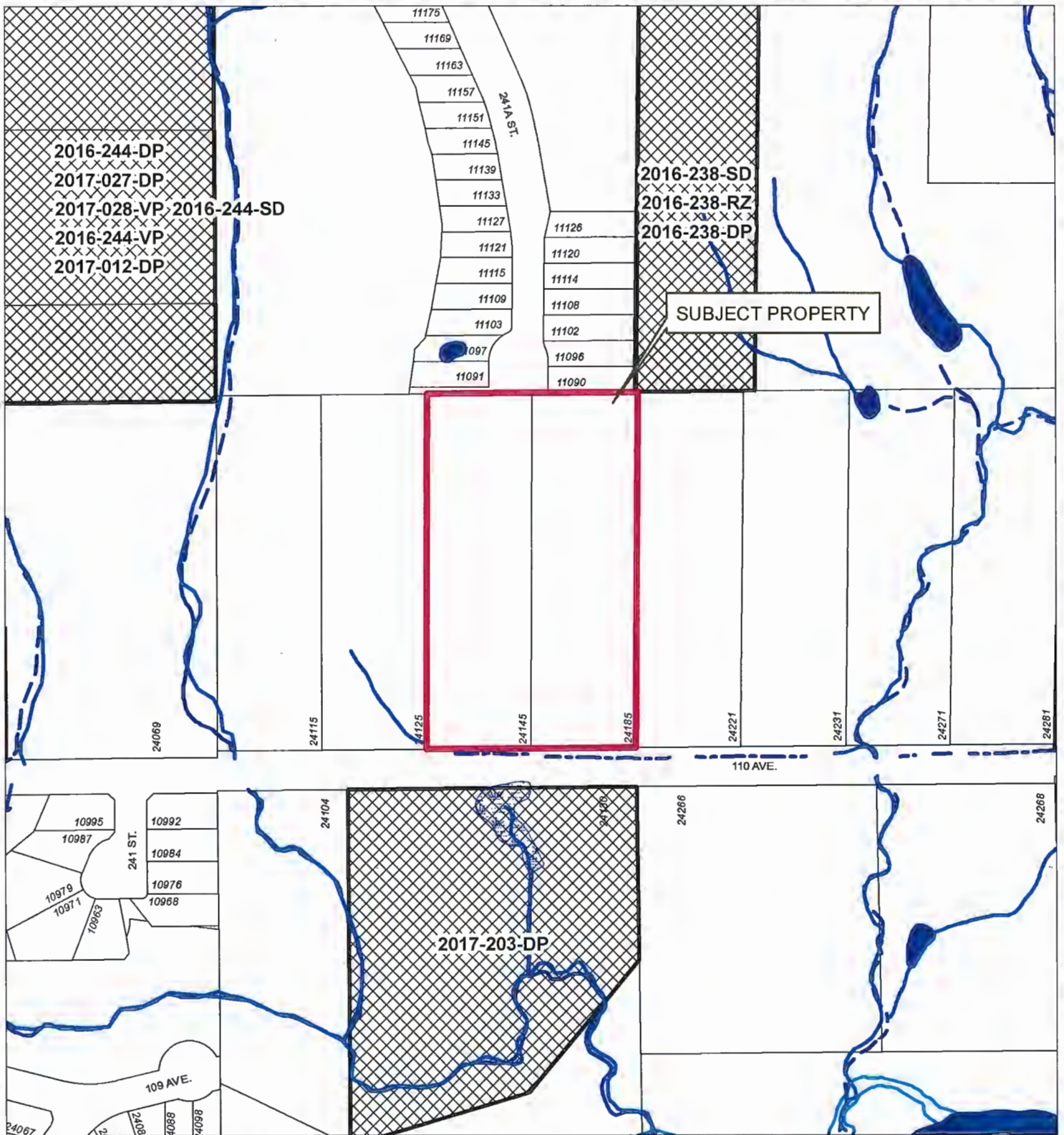
British Columbia

mapleridge.ca

FILE: Untitled

DATE: Dec 7, 2020

BY: PC



Scale: 1:2,500

Legend

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

24145 & 24185 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

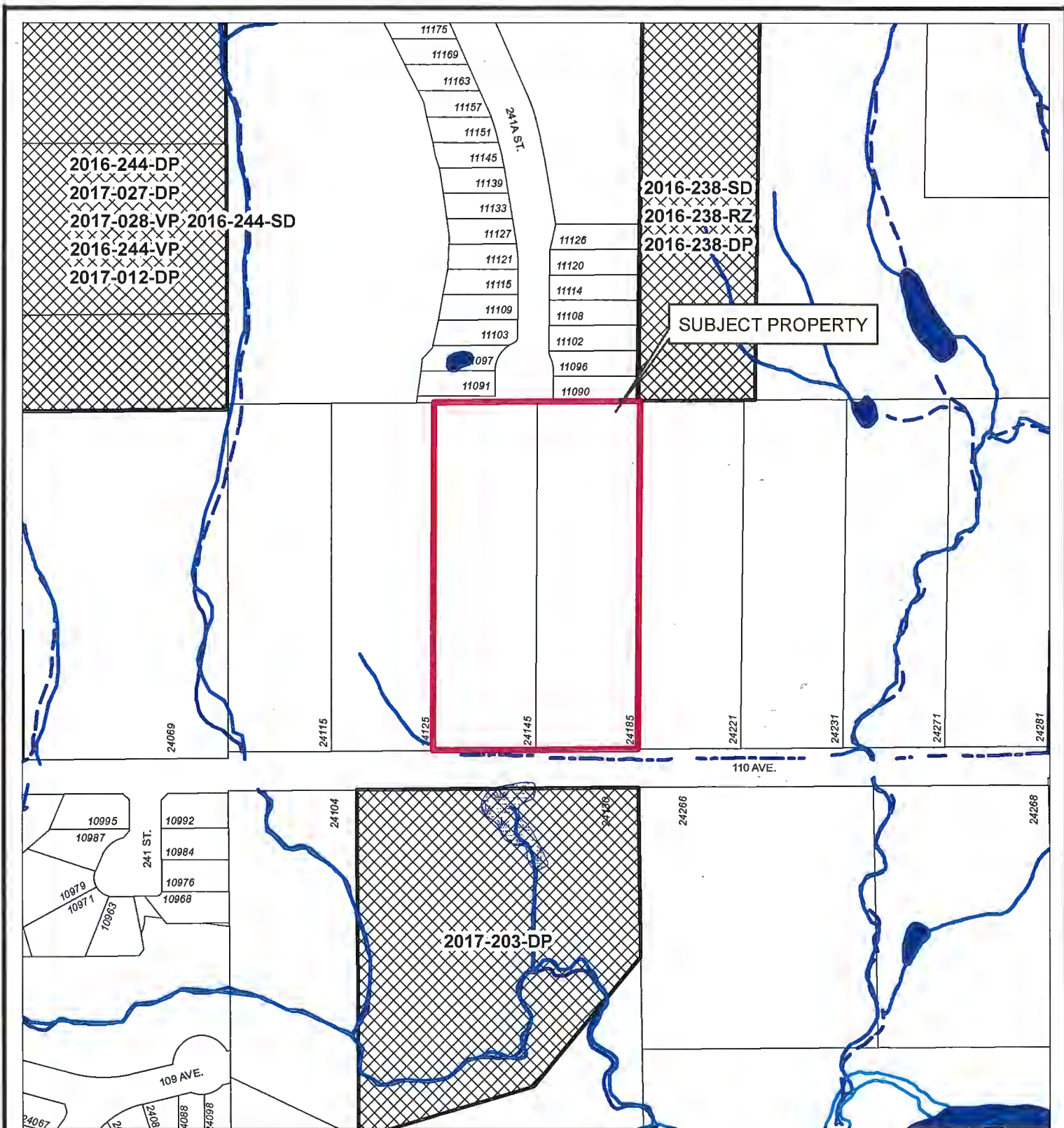
British Columbia

mapleridge.ca

FILE: 2018-105-VP

DATE: Aug 2, 2018

BY: LP



Scale: 1:2,500

Legend

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

24145 & 24185 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

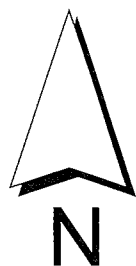
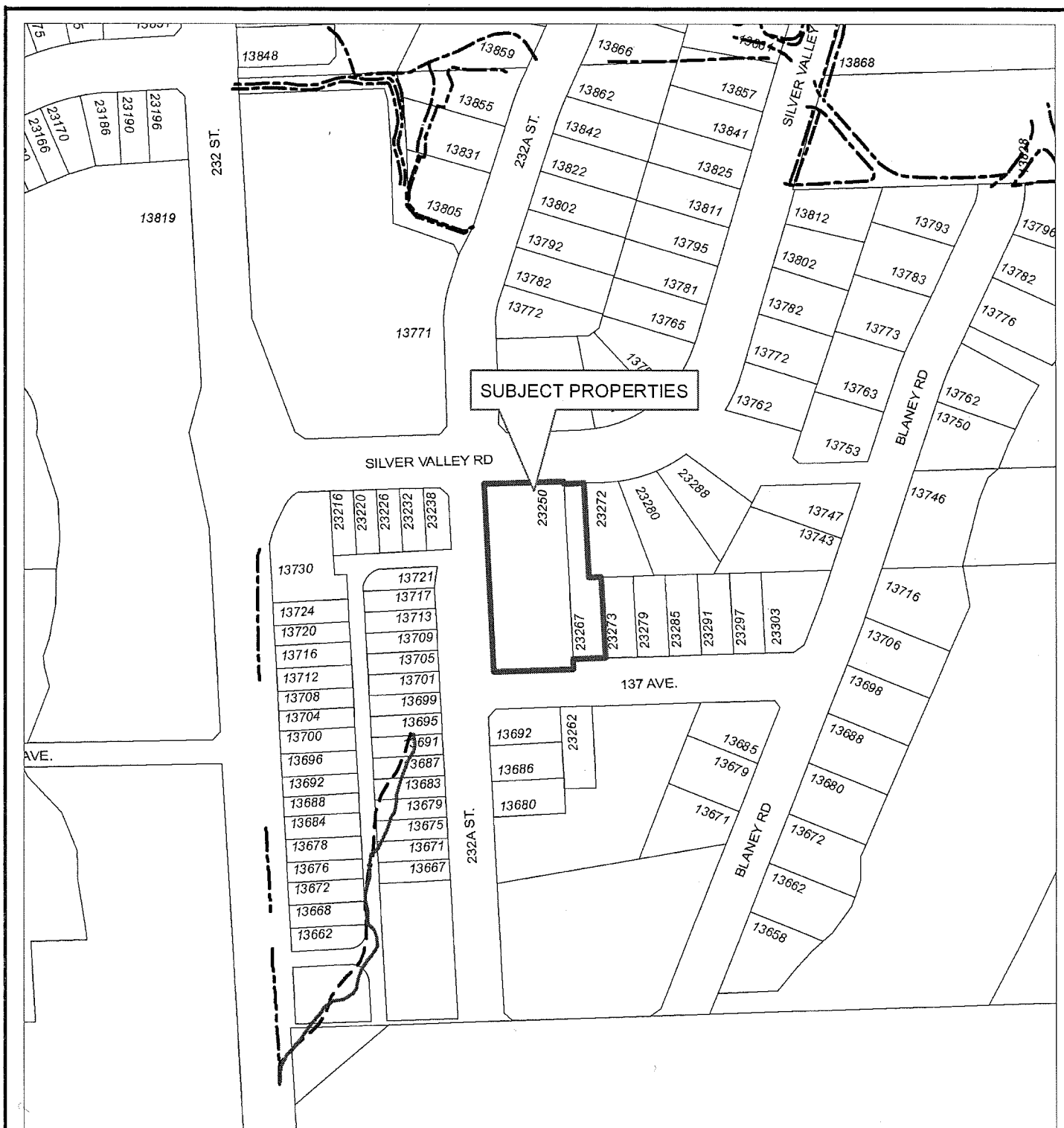
British Columbia

mapleridge.ca

FILE: 2018-105-VP

DATE: Aug 2, 2018

BY: LP



Scale: 1:2,000

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

23250/67 SILVER VALLEY ROAD
PID: 002-606-160 & 030-522-633

PLANNING DEPARTMENT



MAPLE RIDGE

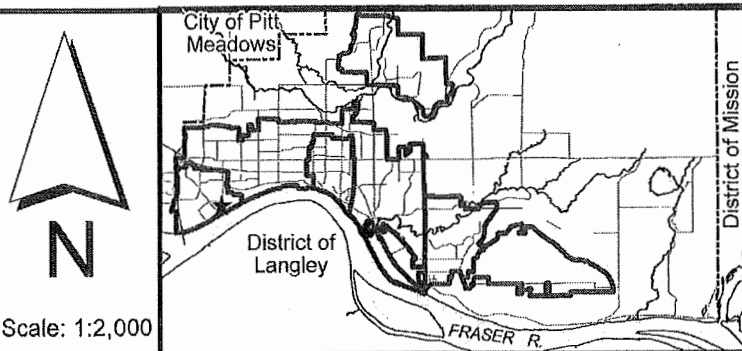
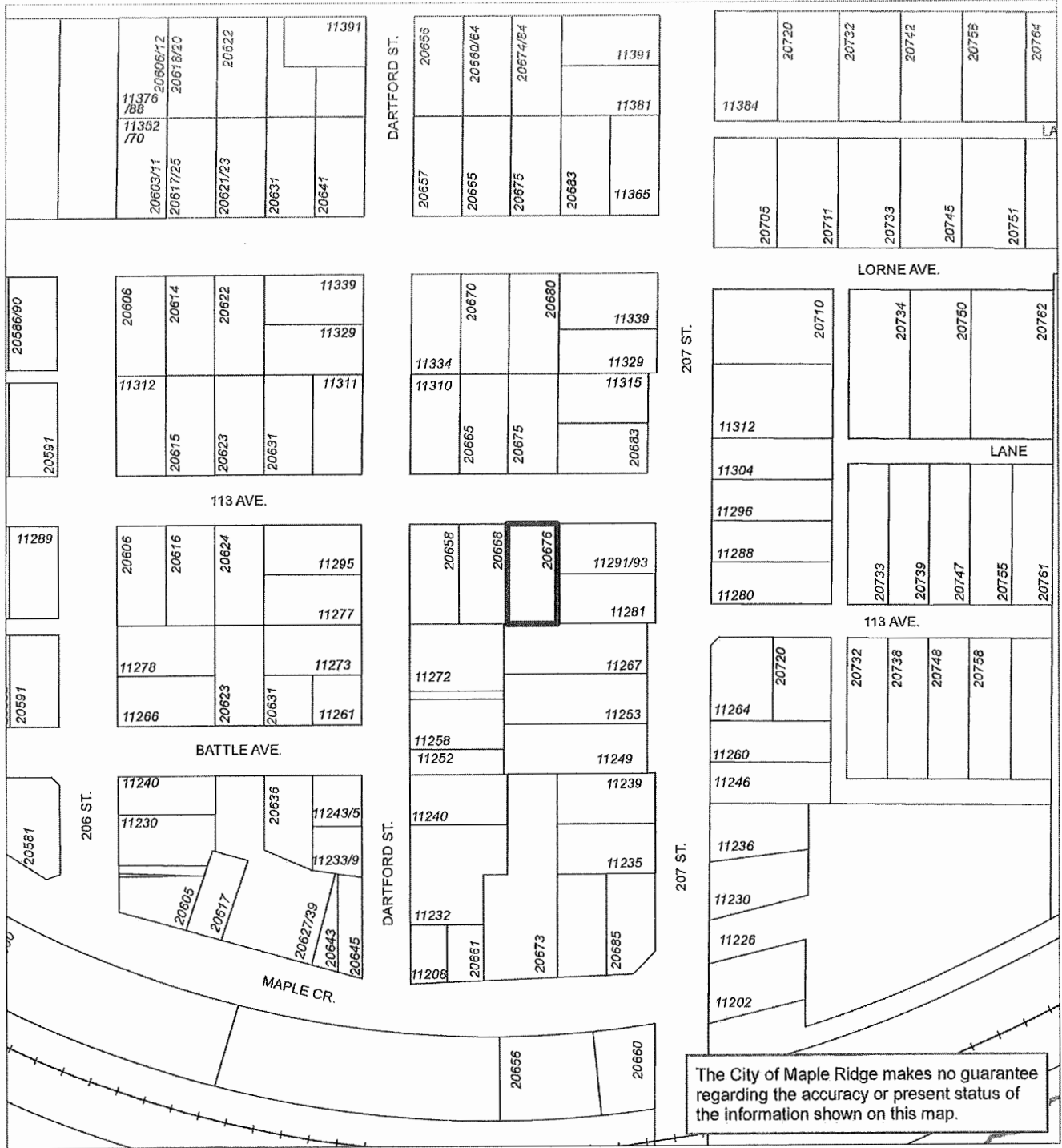
British Columbia

mapleridge.ca

FILE: 2019-067-RZ

DATE: Feb 26, 2019

BY: PC



20676 113 Ave

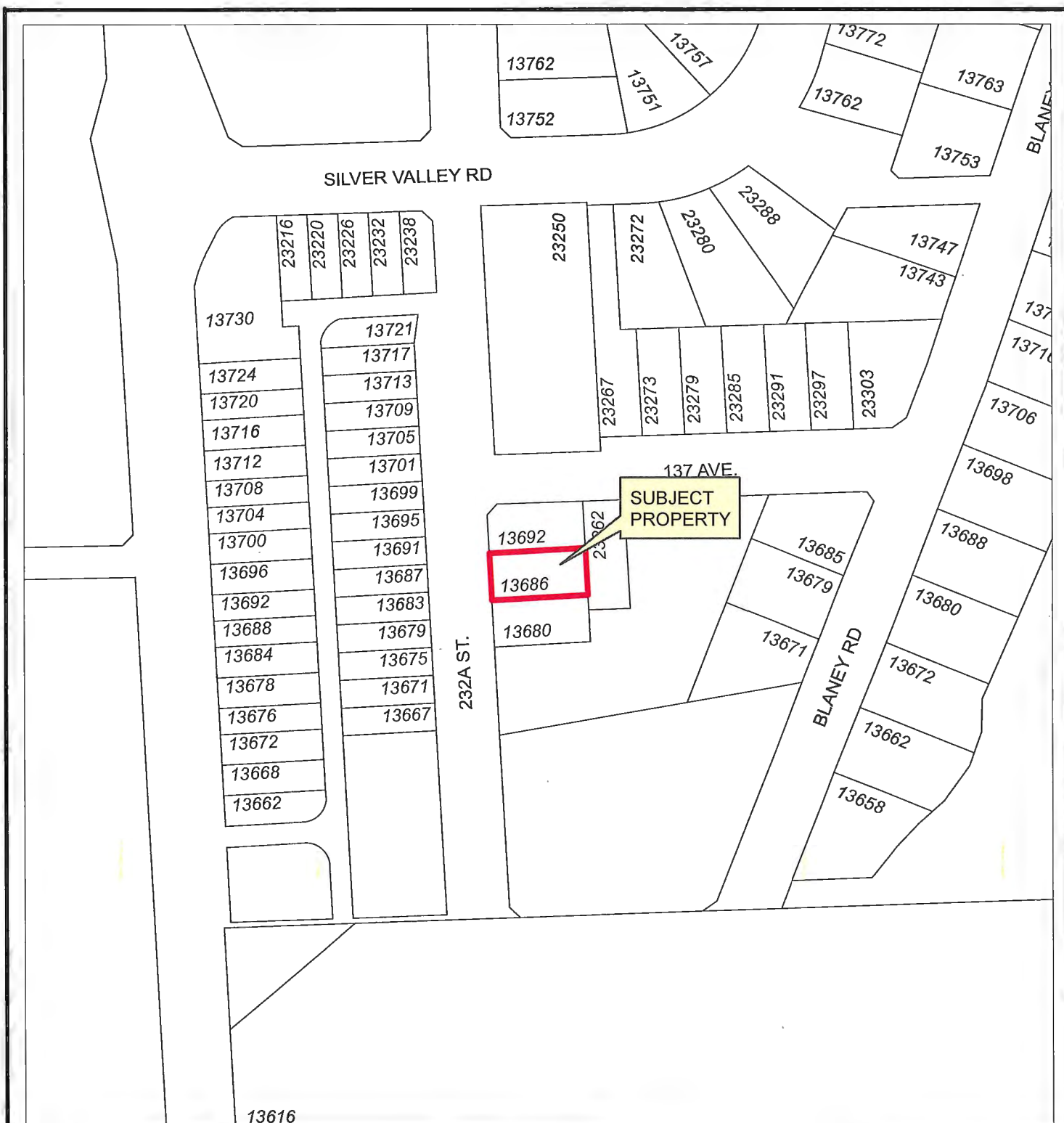
ENGINEERING DEPARTMENT



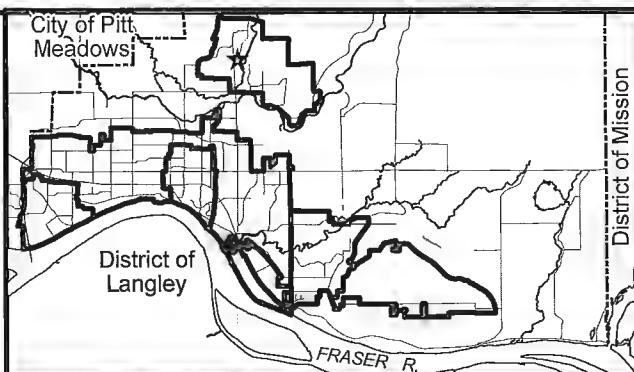
mapleridge.ca

FILE: Untitled
DATE: Dec 2, 2020

BY: NV



Scale: 1:1,500

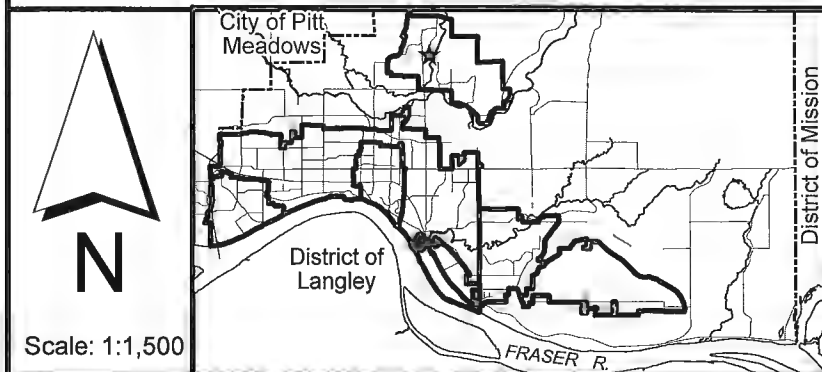
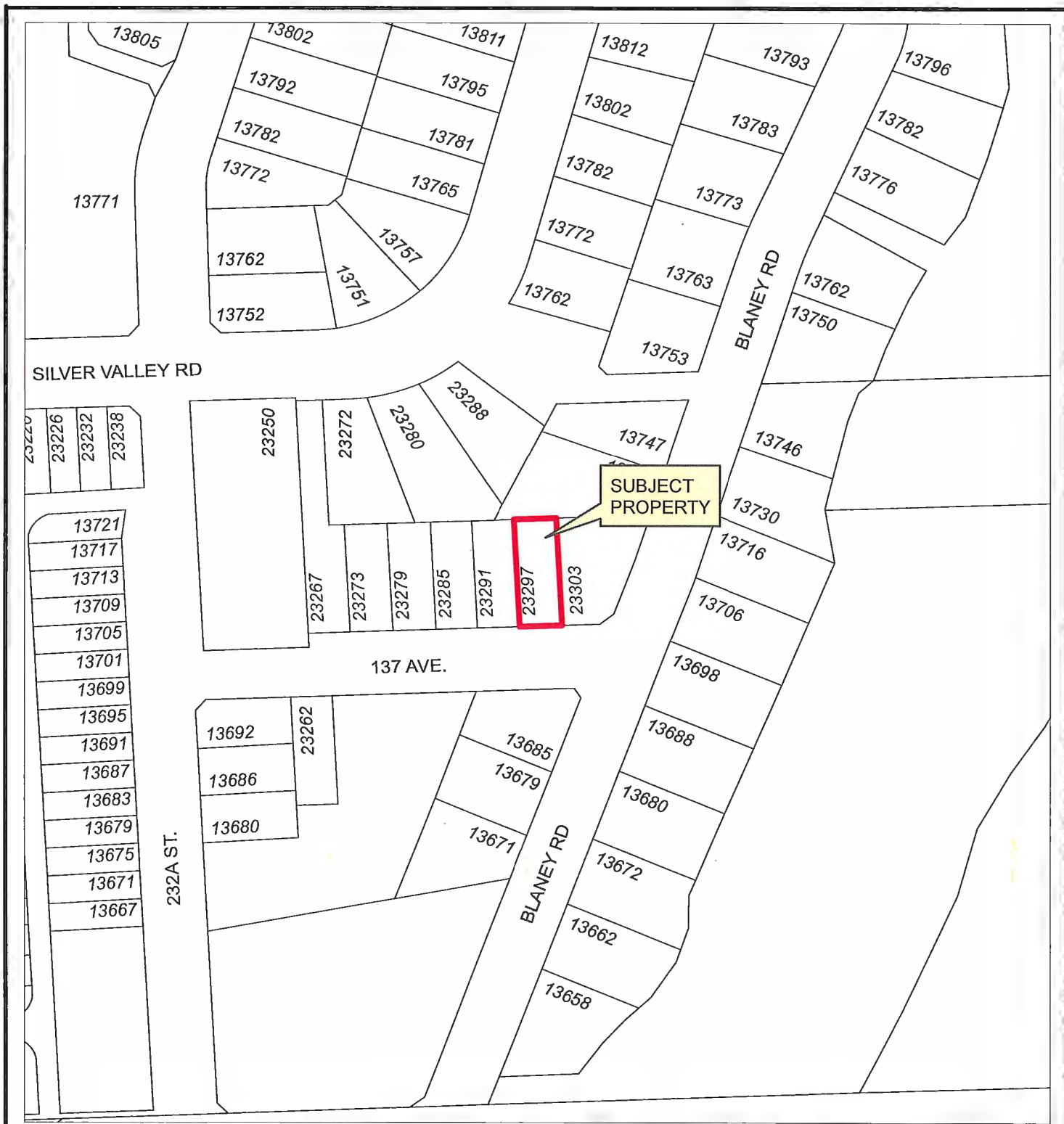


13686 232A ST



FILE: Untitled
DATE: Dec 3, 2020

BY: C3



23297 137 AVE

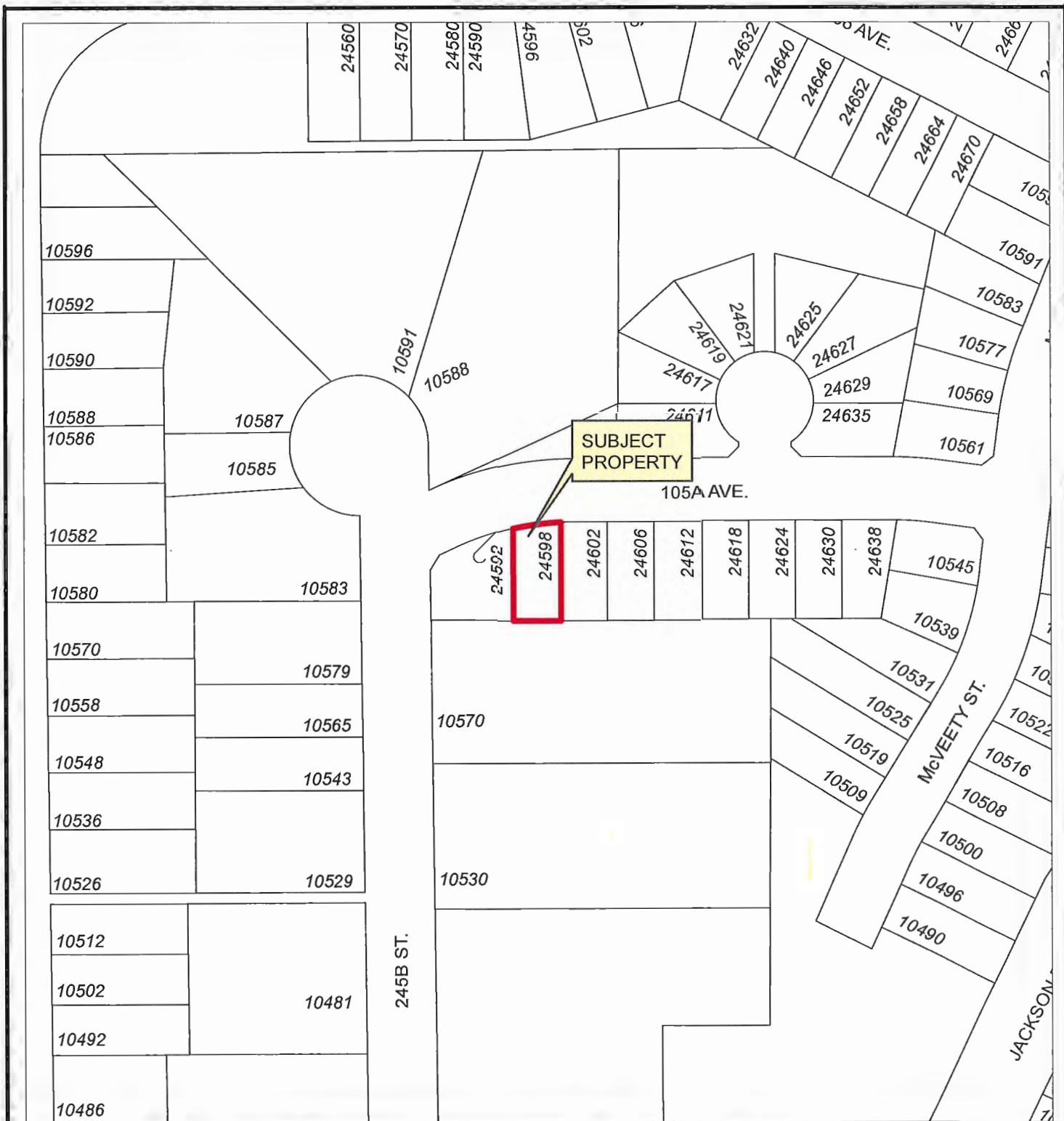
ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

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FILE: Untitled
DATE: Dec 3, 2020

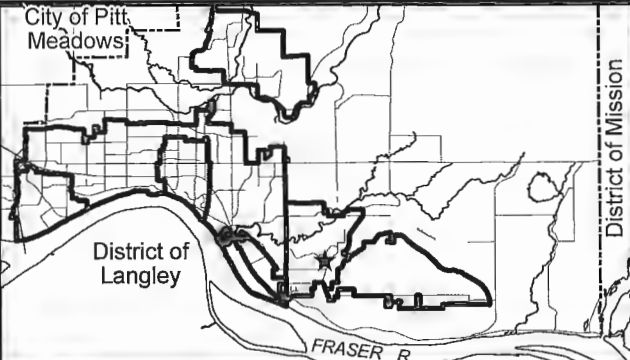
BY: C3



SUBJECT
PROPERTY



Scale: 1:1,500

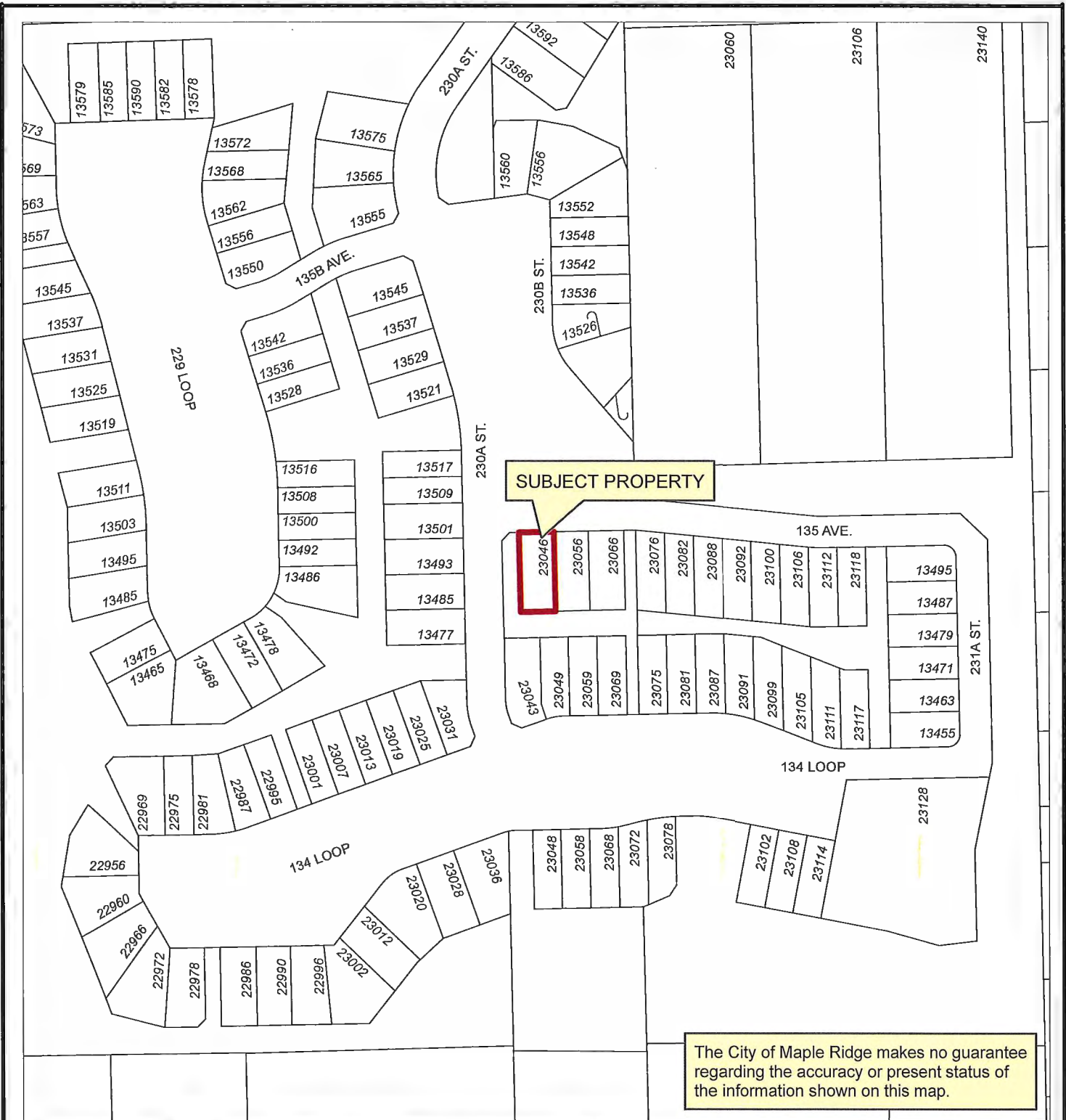


24598 105A Ave



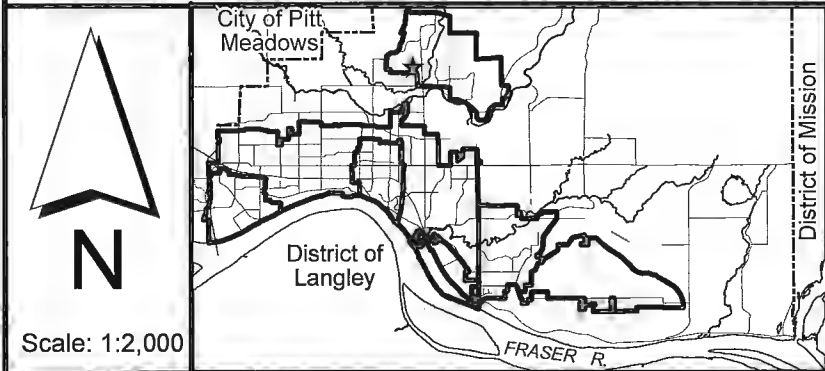
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DATE: Dec 7, 2020

BY: C3



SUBJECT PROPERTY

The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



Scale: 1:2,000

23046 135 AVENUE

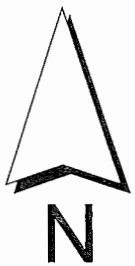
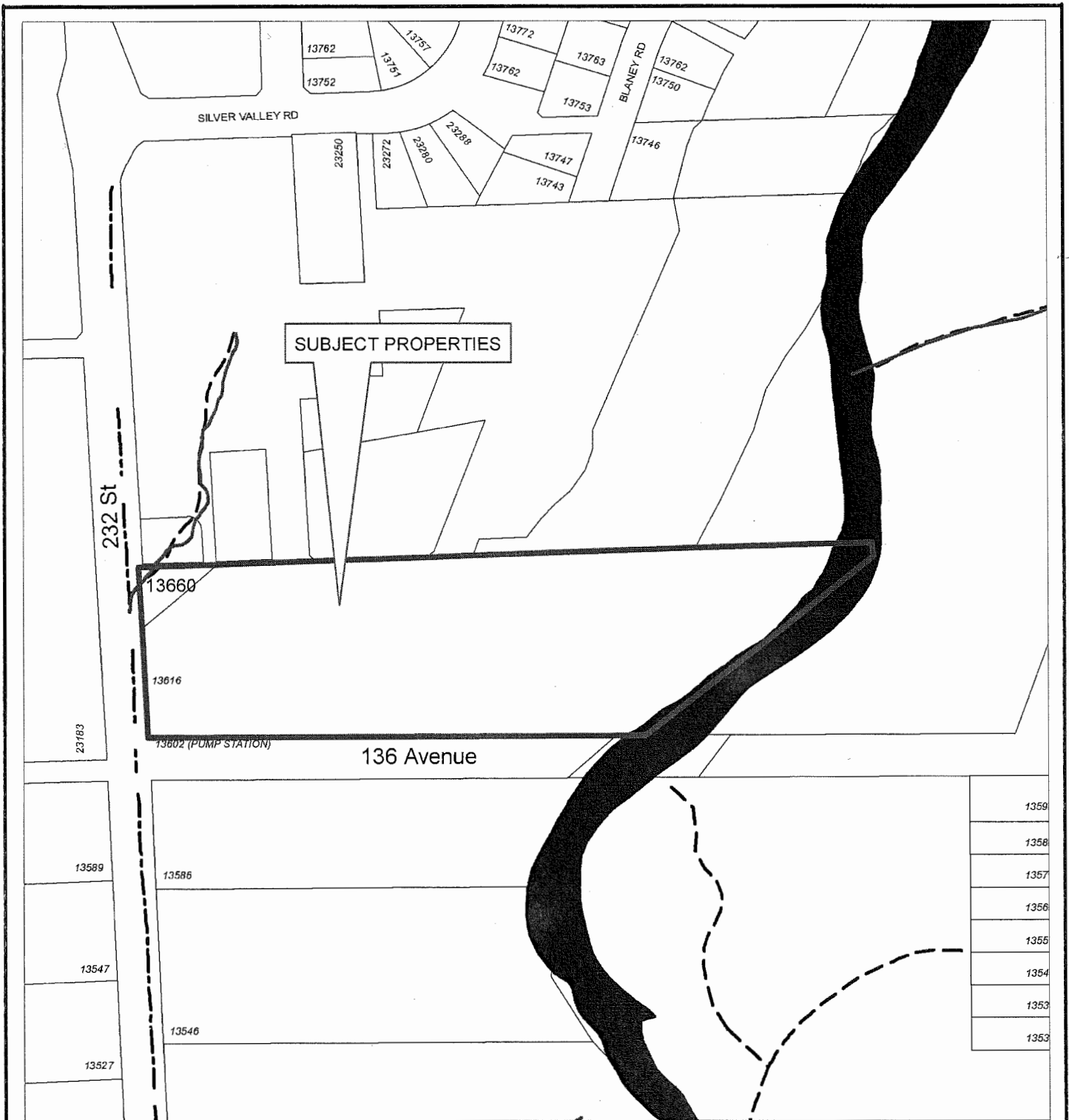
PLANNING DEPARTMENT

British Columbia

mapleridge.ca

FILE: Untitled
DATE: Dec 7, 2020

BY: PC



Scale: 1:2,500

Legend

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

13616 & 13660 232 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-473-RZ

DATE: Feb 14, 2018

BY: JV

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

December 16, 2020
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2018-105-SD

LEGAL: Lot A Section 10 Township 12 New Westminster District Plan
EPP105270
PID: 031-243-461
LOCATION: 24145 and 24185 110 Avenue
OWNER: Morningstar Homes Ltd.(Addie Anderson)
REQUIRED AGREEMENTS: Subdivision Plan

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2018-105-SD.

CARRIED

2. 20-110604 BG

LEGAL: Lot 7 Section 10 Township 12 New Westminster District Plan
EPP76590
PID: 030-539-226
LOCATION: 24629 105A Avenue
OWNER: Tris Holdings Ltd. (Raminder Sidhu)
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-110604 BG.

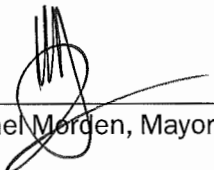
CARRIED

3. 19-119756 BG

LEGAL: Lot 25 Section 10 Township 12 New Westminster District Plan
EPP70566
PID: 030-108-845
LOCATION: 11126 241A Street
OWNER: 1135926 B.C. Ltd. (Sanjiv Gill)
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-119756 BG.

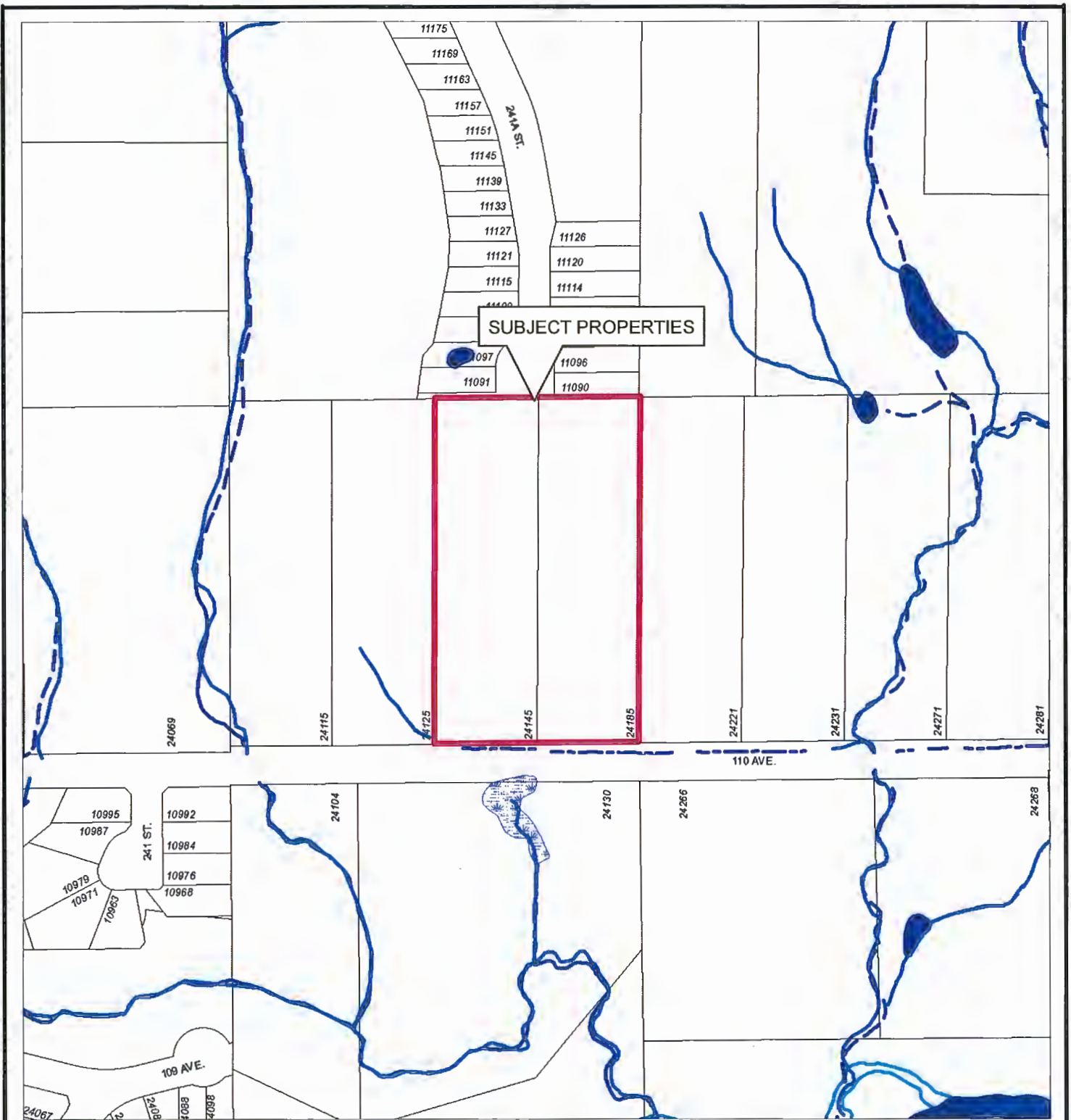
CARRIED



Michael Morden, Mayor
Chair



Al Horsman, Chief Administrative Officer
Member



Legend

- Stream
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- Marsh
- River
- Major Rivers & Lakes

24145/85 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

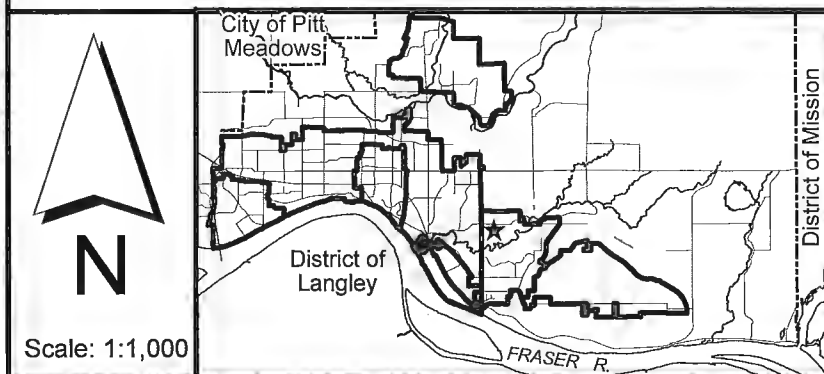
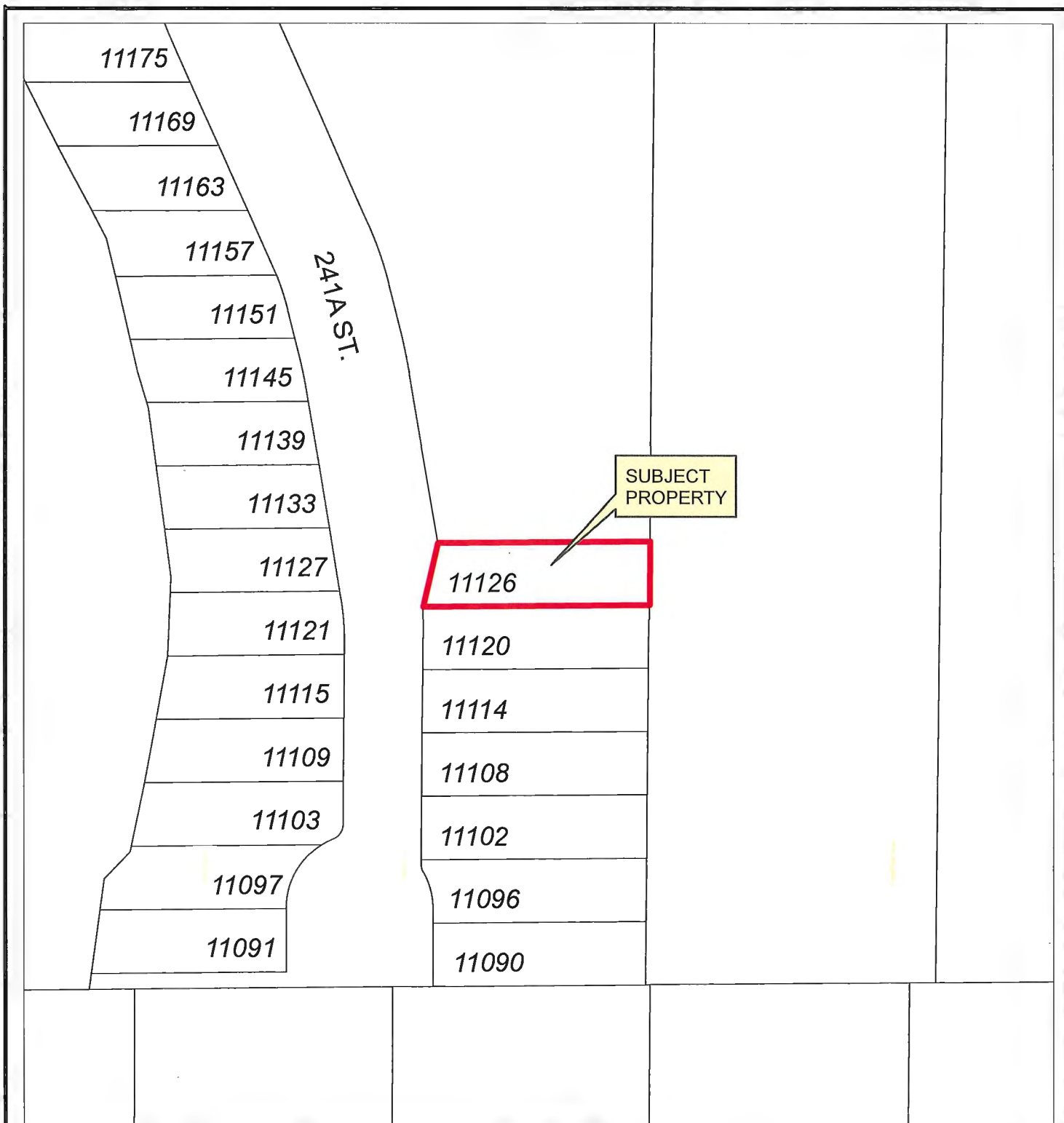
British Columbia

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FILE: 2018-105-RZ

DATE: Mar 27, 2018

BY: PC



11126 241A St

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

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FILE: Untitled
DATE: Nov 3, 2020

BY: LM

N

Scale: 1:1,000

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

December 22, 2020
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2017-473-RZ

LEGAL:	Lot 1 Section 33 Township 12 Except Part Dedicated Road and Park on Plan EPP104550 New Westminster District Plan EPP104549
PID:	n/a
LOCATION:	13616 and 13660 232 Street
OWNER:	1118706 B.C. Ltd. (Manjot Mattu)
REQUIRED AGREEMENTS:	Rezoning Servicing Agreement Geotechnical Covenant Enhancement and Maintenance Agreement

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO 2017-473-RZ.**

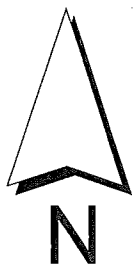
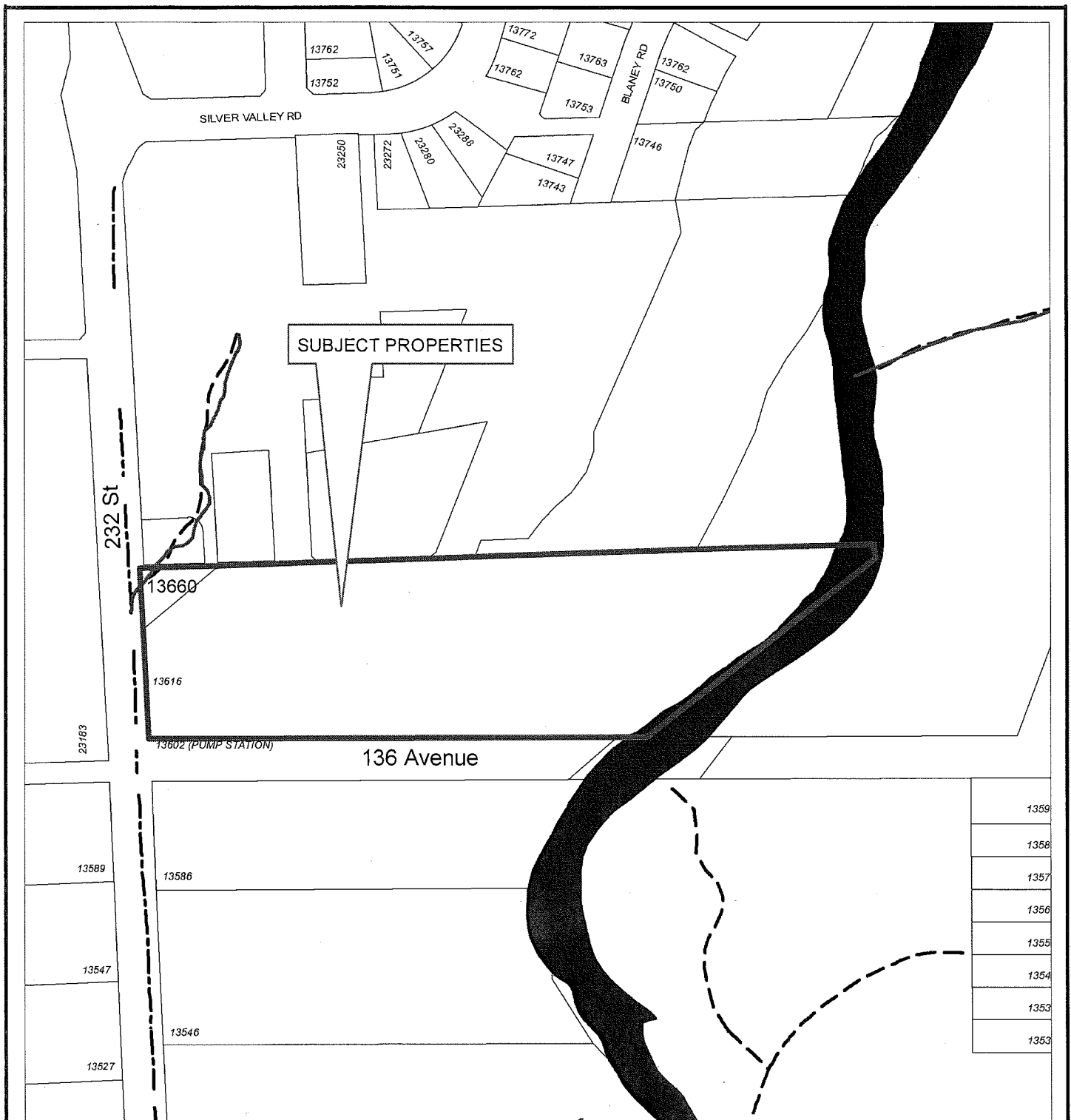
CARRIED



Michael Morden, Mayor
Chair






Al Horsman, Chief Administrative Officer
Member



Scale: 1:2,500

Legend

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

13616 & 13660 232 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-473-RZ

DATE: Feb 14, 2018

BY: JV

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

January 6, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 18-110177 BG

LEGAL: Lot 2 District Lot 250 Group 1 New Westminster District Plan 12034
PID: 009-650-067

LOCATION: #1 – 20827 Camwood Avenue

OWNER: Rashpal and Ranjit Koonar

REQUIRED AGREEMENTS: Detached Garden Suite Covenant
Detached Garden Suite Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 18-110177 BG.

CARRIED

2. 19-116817 BG

LEGAL: Lot 31 Section 10 Township 12 New Westminster District Plan
BCP49334
PID: 028-687-582

LOCATION: 24351 104 Avenue

OWNER: Diego and Mary Gabriel

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-116817 BG.

CARRIED

3. 20-110877 BG

LEGAL: Lot 211 District Lot 249 Group 1 New Westminster District Plan
43584
PID: 006-996-914
LOCATION: 11501 Wood Street
OWNER: Paul Batistini
REQUIRED AGREEMENTS: No Build / No Disturb Covenant
Geotechnical Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 20-110877 BG.

CARRIED

4. 20-107150 / 20-107151 BG

LEGAL: Lots 22 and 23, both of: Section 10 Township 12 New Westminster
District Plan EPP76590
PID: 030-539-374/030-539-382
LOCATION: 10556 McVeety Street and 10550 McVeety Street
OWNER: Regency Coast Homes Ltd. (Randy Murray)
Lava Developments Ltd. (Catherine Antalek)
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-107150 and 20-107151 BG.

CARRIED



Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

LOUGHEED HIGHWAY

20800

20830-42

20850

20862

20870

SUBJECT
PROPERTY

20775

20787

20797

20803

20817

20827

20837

20845

20855

20865

20875

CAMWOOD AVE.

11798

20800

20806

20810

20816

20826

20836

20858

20868

20874

11776

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27

37

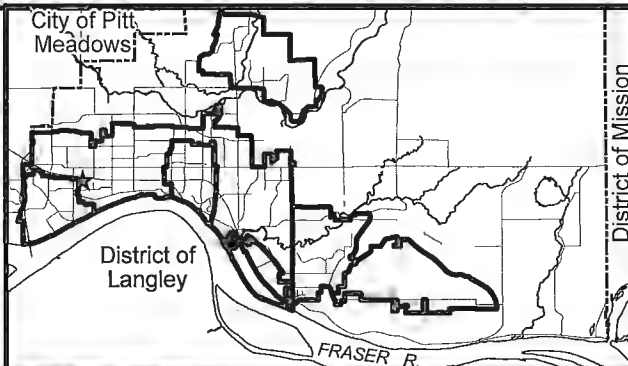
41

59

71



Scale: 1:1,000



20827 CAMWOOD AVE

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Untitled

DATE: Dec 30, 2020

BY: C3

11528

11527

11520

11510

11515

11502

11496

11501

SUBJECT PROPERTY:
11501 WOOD ST.

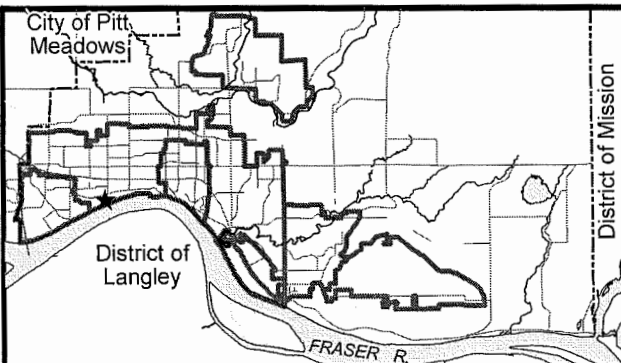
11484

468

The City of Maple Ridge makes no guarantee
regarding the accuracy or present status of
the information shown on this map.



Scale: 1:500



GEOTECHNICAL & NO BUILD/ NO DISTURB COVENANTS

LICENCES, PERMITS & BYLAWS DEPT.

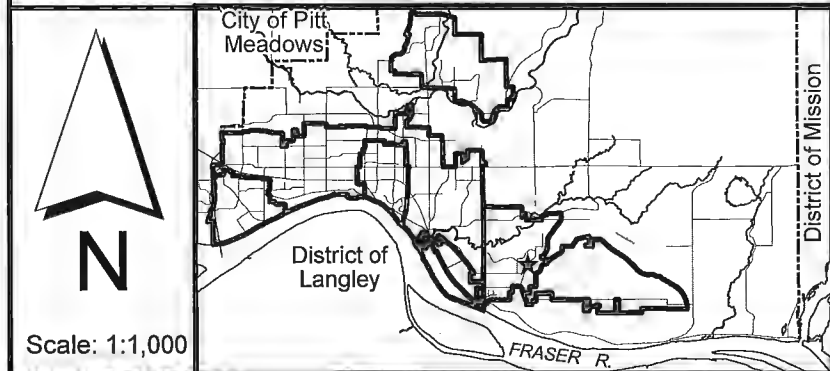


MAPLE RIDGE
British Columbia

mapleridge.ca


FILE: Untitled
DATE: Dec 24, 2020

BY: TG



10550 MCVEETY ST


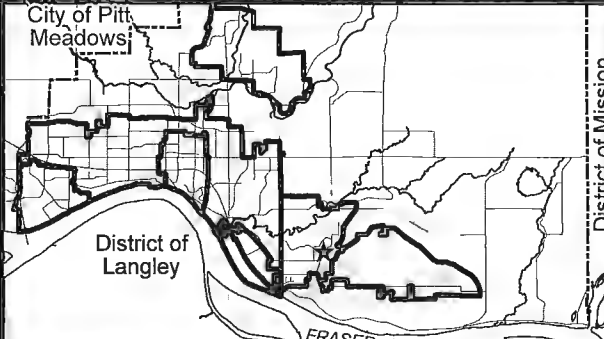

ENGINEERING DEPARTMENT

 **MAPLE RIDGE**
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Dec 30, 2020
BY: C3



 Scale: 1:1,000		10556 MCVEETY ST.	
		LICENCES, PERMITS & BYLAWS DEPT.	
			MAPLE RIDGE British Columbia mapleridge.ca
FILE: Untitled DATE: Dec 30, 2020		BY: MS	

701.2 Minutes of Meetings of Committees and Commissions of Council



mapleridge.ca

**City of Maple Ridge
Social Policy Advisory Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Social Policy Advisory Committee (SPAC)
held via Zoom teleconference on September 2, 2020 at 7:03 pm.

COMMITTEE MEMBERS PRESENT

Councillor Judy Dueck, Chair	Council Liaison
Blaire Mikoda, Vice Chair	Member at Large
Brenna Ayliffe	Fraser Health
Jenny Earley	Maple Ridge Pitt Meadows Katzie Community Network
Kim Dumore	School District No. 42
Annette Morgan	Maple Ridge Pitt Meadows Katzie Seniors Network
Marissa Stalman	Member at Large

STAFF PRESENT

Tony Cotroneo	Staff Liaison / Manager, Community Engagement
Chad Cowles	Manager, Community Social Safety Initiative
Amanda Grochowich	Planner, Community Planning
Erin Mark	Clerk, Legal and Legislative Services
Sabina Chand	Committee Clerk

COMMITTEE MEMBERS ABSENT

Tarel Swansky	Member at Large
Sarah Armstrong	Member at Large

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-013

It was moved and seconded

That the September 2, 2020 Social Policy Advisory Committee Meeting Agenda be approved.
CARRIED

3. ADOPTION OF THE MINUTES

R/2020-014

It was moved and seconded

That the minutes of the Maple Ridge Social Policy Advisory Committee meeting dated May 6, 2020 be adopted.

CARRIED

4. DELEGATIONS

4.1 Community Planning Ongoing Initiatives - Amanda Grochowich, Community Planning

Amanda Grochowich provided an update on the housing needs report and social services inventory and gap analysis. Ms. Grochowich shared methods of qualitative and quantitative sources and will report back to the Committee at a future meeting on need-gap analysis in the community.

Chad Cowles provided a verbal update on the implementation of public safety programs that focus on making significant progress with the vulnerable population to have them feel safe and engaged in the community. Mr. Cowles noted that the City has coordinated work with community agency partners such as mental health outreach nurses and corrections to assist individuals transition back into the community.

Note: Amanda Grochowich and Chad Cowles left at 7:38pm

5. QUESTION PERIOD – Nil

6. NEW AND UNFINISHED BUSINESS

6.1 2021 Membership Recruitment

The committee clerk provided an update on the fall membership recruitment process.

Note: Marissa Stalman left at 7:43 pm

6.2 SPAC Work Plan Update

Tony Cotroneo provided a brief update on the status of the 2021 work plan initiatives that will require a task force to complete the work.

R/2020-15

It was moved and seconded

That a "Work Plan Task Force" including Blaire Mikoda, Brenna Ayliffe, Kim Dumore, Jenny Earley be created to develop the 2021 SPAC Work Plan.

CARRIED

7. LIAISON UPDATES

7.1 Staff Liaison

Tony Cotroneo spoke about the reopening of programs and facilities and the new safety measures implemented to accommodate social distancing requirements.

7.2 Council Liaison

Councillor Dueck shared that Council Chambers at Municipal Hall has been modified to allow for safe physical distancing and Council is back to in-person meetings.

8. SUBCOMMITTEE & TASK FORCE UPDATES

8.1 Youth Planning Table

Brenna Ayliffe provided a summary of the Youth Planning Table work plan deliverables for year-end that will be presented to Council. Ms. Ayliffe highlighted the celebration of the 2020 high school graduates.

8.2 Community Action Team (CAT)

Kim Dumore shared that CAT continues to provide community meals from Golden Ears United Church and Maple Ridge Community Church. On August 31, 2020, the group displayed purple ribbons throughout the neighbourhood to honour and remember those who have suffered from a drug overdose.

8.3 Early Development Instrument Workshop Task Force

Jenny Earley advised that the Child Development workshop will be conducted virtually on September 17, 2020. The Committee engaged in discussion regarding the timeframe of the e-workshop.

R/2020-16

It was moved and seconded

That the Social Policy Advisory Committee approves the September 17, 2020 e-workshop be held via Zoom between 5:00 to 8:00 pm.

CARRIED

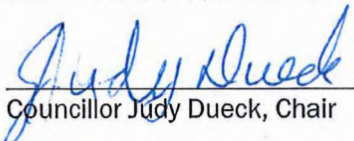
8.4 Chronic Disease Task Force

Brenna Ayliffe provided an update on Urgent Primary Care Networks and suggested to explore other resource supports within the community. The Committee discussed other health related action topics and will review further in 2021.

9. ROUNDTABLE

Members provided verbal reports on relevant events, activities and social policy topics.

10. ADJOURNMENT - 8:41 pm


Councillor Judy Dueck, Chair

/sc

The Minutes of the Regular Meeting of the Public Art Steering Committee,
held via Zoom teleconference on September 3, 2020 at 4:08 pm.

COMMITTEE MEMBERS PRESENT

Susan Hayes, Chair	Member at Large – Artist
Wan-Yi Lin, Vice Chair	Member at Large – Artist
Steven Bartok	Member at Large – Architect
Naomi Evans	Arts Council Representative
Leanne Koehn	Member at Large – Community
Donald Luxton	Member at Large – Developer/Community

STAFF PRESENT

Yvonne Chui	Staff Liaison/Manager, Arts and Community Connections
Sabin Chand	Committee Clerk

GUEST

Vanessa Lee	Park Interpretation Specialist, Metro Vancouver
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COMMITTEE MEMBERS ABSENT

Councillor Ryan Svendsen	Council Liaison
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1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-19

It was moved and seconded

That the September 3, 2020 Public Art Steering Committee Meeting Agenda be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

R/2020-20

It was moved and seconded

That the minutes of the Maple Ridge Public Art Steering Committee meeting dated July 23, 2020 be adopted.

CARRIED

4. DELEGATIONS

**4.1 Metro Vancouver Kanaka Regional Park – Public Art Opportunity,
Vanessa Lee, Park Interpretation Specialist, Metro Vancouver**

Vanessa Lee gave a presentation on current projects that illustrate ecological diversity of the river and park areas for public art opportunities specifically the Kanaka Regional Park and fish fence location under the 240th Bridge. Following the presentation, Ms. Lee responded to questions and comments from the Committee and was asked to provide further details on the project at a future meeting.

Note: Vanessa Lee left at 4:27 pm

5. QUESTION PERIOD - Nil

6. NEW AND UNFINISHED BUSINESS

6.1 2021 Membership Recruitment

The committee clerk provided information on how membership recruitment will operate in fall 2020.

Note: Leanne Koehn left at 4:47 pm

6.2 Public Art Program Strategic Framework Review

Yvonne Chui provided an overview of the current Public Art Program Strategic Framework report (2014-2018) and asked the Committee for their feedback. The group discussed components of the updated Framework and timeline for next steps that will include engagement of a facilitator/consultant as per the Framework and Committee's Business Plan.

6.3 Public Art Policy Review

The Committee reviewed and discussed the process to update the Policy to reflect current practices. It was suggested that the Policy be reviewed and included in the work to update the Framework.

R/2020-21

It was moved and seconded

That a Task Force be created to develop the call and select the facilitator/consultant for the work on the Public Art Plan Framework and Policy and include Susan Hayes and Donald Luxton with the Staff Liaison.

CARRIED

7. PROJECT UPDATES

7.1 Artist in Residence Program

Natali Leduc, Aaron Moran & Taryn Hubbard will be providing online digital content for the community during Culture Days. Manuel Strain is working with the Greg Moore Youth Centre staff to revise the project for implementation and completion that will take public health measures into consideration. Members discussed the role of the Selection Panel and recommended to support the Artist in Residence program with an Artist in Residence Task Force to review and advise on annual community engagement projects. The Task Force would consist of two members from PASC and one or two from the community representing artists, community groups and School District. Staff Liaison will work with the Chair to complete the selection.

R/2020-22

It was moved and seconded

That an Artist in Residence Task Force including Wan-Yi Lin and Naomi Evans be created to support the Artist in Residence program.

CARRIED

7.2 Murals and Sign Bylaw

The Staff Liaison provided the draft Murals process and procedure based on the City's Sign Bylaw and asked the Committee for their review and comments. Members provided their input and asked to review the final draft once completed.

7.3 Other Projects

- **Cherry Tree Mural Project Update**

The Chair provided details on the current status of the Cherry Tree mural project and noted that Tia Evans has withdrawn her application to the Committee due to timeline and some concerns from the building strata manager.

- **Albion Community Centre Project Update**

The Staff Liaison provided a brief update on the Albion Community Centre and invited members to visit the site as phase 1 is now completed. City staff will provide a presentation and update at the next meeting.

- **"Leaf Spirit of Maple Ridge" Update**

The Staff Liaison advised that the "Leaf Spirit of Maple Ridge" artwork has been removed and the foundation remains. The Committee discussed future artwork opportunities and will revisit the final outcome when the Public Art Plan is completed in 2021-2022.

- **Hammond Community Centre Renovation Update**

The Staff Liaison shared some images of the selected cladding material from the project architect for the exterior renovation. Discussion ensued around using the cladding material for the design concept for Hammond to create bigger impact, placemaking and definition for the building. City staff will provide further details at the next meeting including a draft call for proposals.

- **Hammond Mural Update - 11307 Maple Crescent Building**

The Chair provided an update on the Hammond mural design process organized through the Maple Ridge Community Foundation and will report back to the Committee once call for submissions is completed and work selected.

8. LIAISON UPDATES

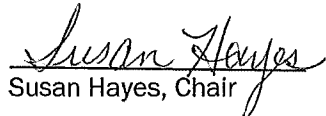
8.1 Staff Liaison—Nil

8.2 Council Liaison—Nil

9. ROUNDTABLE

Committee members shared details on upcoming events related to public art in the community.

10. ADJOURNMENT at 6:16 pm.


Susan Hayes, Chair

/sc



**City of Maple Ridge
Community Heritage Commission
MINUTES**

The Minutes of the Regular Meeting of the Community Heritage Commission,
held via teleconference on September 10, 2020 at 7:01 pm.

COMMISSION MEMBERS PRESENT

Councillor Ryan Svendsen	Council Liaison
Eric Phillips, Vice Chair	Member at Large
Jared Bissky	Member at Large
Ross Dunning	Maple Ridge Historical Society Representative
Julie Koehn	Maple Ridge Historical Society Representative
Len Pettit	Member at Large

STAFF PRESENT

Krista Gowan	Staff Liaison, Planner 1
Sabina Chand	Committee Clerk

ABSENT:

Shane Gehring, Chair	Member at Large
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Note: Julie Koehn joined the meeting at 7:55 pm

1. APPROVAL OF THE AGENDA

R/2020-009

It was moved and seconded

That the agenda for the September 10, 2020 Community Heritage Commission meeting be adopted.

CARRIED

2. ADOPTION OF MINUTES

R/2020-010

It was moved and seconded

That the minutes of the Maple Ridge Community Heritage Commission meeting dated May 14, 2020 be adopted.

CARRIED

3. DELEGATIONS – Nil

4. QUESTION PERIOD – Nil

5. NEW AND UNFINISHED BUSINESS

5.1. 2021 Membership Recruitment

The Committee Clerk provided an update on the fall membership recruitment process and answered questions from the Commission.

5.2. Hammond Cedar Mill Plaque – Draft Review

The Staff Liaison provided an update on the Hammond Cedar Mill Plaque and asked the Commission for their feedback.

R/2020-011

It was moved and seconded

That a Task Force including Councillor Svendsen, Jared Bissky and Len Pettit be created to finalize the Hammond Cedar Mill Plaque.

CARRIED

5.3. Hammond Heritage Character Area Plan

The Staff Liaison provided an update on the current Hammond Heritage Character Area Plan and asked the Commission for their review.

5.4. Business Planning

The Staff Liaison provided a draft Business Plan 2020-2021 and draft 2021 Budget for discussion.

R/2020-012

It was moved and seconded

That the proposed Community Heritage Commission 2021 Budget and 2020-2021 Business Plan be adopted and that a Task Force including Shane Gehring and Ross Dunning be created to work on a new Community Heritage Commission Heritage Plan.

CARRIED

6. LIAISON UPDATES

6.1. Maple Ridge Historical Society

Prior to the meeting the Committee received a Museum Report prepared by Shea Henry, Maple Ridge Museum & Community Archives. Julie Koehn shared highlights from the Museum Report and information on the Walk Shop and Open House events on September 12, 2020.

6.2. Council Liaison

Councillor Svendsen provided an update on public safety education.

6.3. Staff Liaison

Krista Gowan provided an update that the rezoning application, 2020-065-RZ, involving three heritage properties located at 22323, 22335, and 22345 Callaghan Avenue has been given first reading.

7. TASK FORCE UPDATES

7.1. Heritage Resource Protection Mechanisms

The Commission will discuss further at the next meeting.

7.2. Heritage Awards

The Commission discussed options for hosting the 2021 Heritage Awards safely during the COVID-19 pandemic and will review further at the next meeting.

8. ROUNDTABLE

Members commended city staff for their ongoing support.

9. ADJOURNMENT - 8:25 pm.



E. Phillips, Acting Chair

/sc

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel
held via Zoom teleconference on Wednesday, September 16, 2020 at 4:14 pm.

PANEL MEMBERS PRESENT

Stephen Heller, Chair	Landscape Architect BCSLA
Meredith Mitchell, Vice-Chair	Landscape Architect BCSLA
Steven Bartok	Architect AIBC
Narjes Miri	Architect AIBC

STAFF MEMBERS PRESENT

Chuck Goddard	Director of Planning
Wendy Cooper	Staff Liaison, Planner
Sabina Chand	Committee Clerk

PANEL MEMBERS ABSENT

Emily Kearns	Architect AIBC
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Note: Wendy Cooper joined the meeting at 4:28 pm

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-022

It was moved and seconded

That the agenda for the September 16, 2020 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2020-023

It was moved and seconded

That the minutes for the July 22, 2020 Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. QUESTION PERIOD – Nil

5. NEW AND UNFINISHED BUSINESS

5.1 2021 Membership Recruitment

The committee clerk provided information on how membership recruitment will operate in fall 2020.

6. PROJECTS

6.1. Development Permit No: 2018-243-RZ

The Chair welcomed the project team to the meeting and introduced the members of the Advisory Design Panel. Chuck Goddard provided a verbal overview of the project. The project team presented details of the 12 unit townhouse development permit application for 21963 Dewdney Trunk Road and 12029 220 Street and answered questions from the Advisory Design Panel.

R/2020-024

It was moved and seconded

That the application 2018-243-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Architectural Comments:

- Consider increasing the height of windows on the south elevation to increase the benefit of the south exposure
- Consider adding horizontal elements to the north and south façades to give human scale
- Provide up to date coordinated landscape and architectural drawings
- Consider the proportions of the upper roof pop-ups

Landscape Comments:

- Consider adding columnar trees as a vertical element to compliment architecture on street frontages
- Review circulation pattern and provide a hierarchy of space to reduce unnecessary hard surfacing in landscape areas
- Evaluate the function of the building entrances through landscape material to differentiate between public space, entrances and private space
- Ensure coordination between arborist and landscape architect for retention of the existing hedge and trees
- Review the depth of soil available for proposed landscape over slab and over the storm water tank
- Consider permeable paving
- Consider providing additional usable space or elements for children's play
- Review additional native plant material
- Consider adding a trellis with planting over the parkade ramp
- Consider removing the central walkway from 220th Street to provide space for additional plantings
- Consider enhancing the north sidewalk from 220th street to internal sidewalk to improve wayfinding

CARRIED

N. Miri reminded staff that all plans that are submitted to the Advisory Design Panel must be sealed and to scale as per the bylaws of the Architectural Institute of British Columbia.

Note: Chuck Goddard left at 5:15 pm

7. **CORRESPONDENCE** – Nil

8. **ADJOURNMENT** – 5:54 PM.

A handwritten signature in cursive script, appearing to read "SHeller", written in dark ink.

Stephen Heller, Chair
/sc

**MAPLE RIDGE/PITT MEADOWS
MUNICIPAL ADVISORY COMMITTEE ON ACCESSIBILITY AND INCLUSIVENESS**

The Minutes of the Regular Meeting of the Maple Ridge/Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness, held via Zoom teleconference on September 17, 2020 at 4:30 pm.

COMMITTEE MEMBERS PRESENT

Councillor Chelsa Meadus	Council Liaison, City of Maple Ridge
Councillor Gwen O'Connell	Council Liaison, City of Pitt Meadows
Laurie Geschke, Chair	Member at Large, Maple Ridge
Carolina Echeverri, Vice Chair	Family Education and Support Centre Representative
Don Mitchell	Member at Large, Maple Ridge
Mike Murray	School District No. 42 Representative

STAFF PRESENT

Petra Frederick	Staff Liaison, City of Maple Ridge
Jackie Senchyna	Staff Liaison, City of Pitt Meadows
Amanda Grochowich	Planner, Community Planning
Sabina Chand	Committee Clerk

ABSENT

Michael Biggar	Member at Large, Maple Ridge
Tara Abraham	Fraser Health

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-014

It was moved and seconded

That the September 17, 2020 Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness Agenda be adopted.

CARRIED

3. ADOPTION OF MINUTES

R/2020-015

It was moved and seconded

That the minutes of the Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness dated June 18, 2020 be adopted as circulated.

CARRIED

4. DELEGATIONS

4.1. Community Planning Ongoing Initiatives

Amanda Grochowich provided an update on the housing needs report and social services inventory and gap analysis and responded to questions and comments from the Committee.

5. NEW AND UNFINISHED BUSINESS

5.1. 2nd Event/ Workshop

Staff Liaison provided an update on upcoming virtual workshops and events.

5.2. 2021 Membership Recruitment

The Committee Clerk provided information on how membership recruitment will operate in fall 2020.

5.3. 2021 Business Planning

Petra Frederick provided an update on the 2020-2021 deliverables and asked members for their feedback.

R/2020-16

It was moved and seconded

That a "Work Plan Task Force" including Petra Frederick, Laurie Geschke, Carolina Echeverri, Jackie Senchyna and Councillor Meadus be created to develop the 2021 Work Plan.

CARRIED

Note: Mike Murray left at 4:59 pm

6. LIAISON UPDATES

6.1 City of Pitt Meadows

The Pitt Meadows Staff Liaison provided an update on the reopening of programs and facilities at the Pitt Meadows Recreation Centre

6.2 City of Maple Ridge

Councillor Meadus provided a brief recap on the outdoor summer activities/events and highlighted safety guidelines for the reopening of the City's recreation centre. Discussion ensued around inclusive recreation, for those with disabilities should be accommodated with appropriate time limits. Maple Ridge Staff Liaison provided information on a new yoga wellness program designed to assist participants with anxiety and pain.

R/2020-17

It was moved and seconded

That a budget of up to \$500 be approved for the Maple Ridge Yoga Wellness Program until December 31, 2020.

CARRIED

7. SUBCOMMITTEE AND TASK FORCE UPDATES

7.1. 2020 MACAI Awards

Maple Ridge Staff Liaison advised that nominations for 2020 have closed and winners will be announced shortly at a future Council meeting.

7.2 Age-Friendly Subcommittee

Don Mitchell provided an update on current initiatives to support and educate senior residents during the COVID-19 pandemic.

8. ROUNDTABLE

Committee members shared information on relevant events and activities.

R/2020-018

It was moved and seconded

That the tentative meeting date of October 8, 2020 at 4:30 pm be removed from the 2020 MACAI meeting schedule.

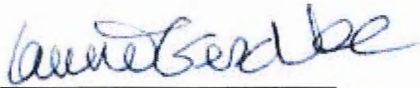
CARRIED

9. QUESTION PERIOD – Nil

10. ADJOURNMENT – 5:47 PM

There being no further business, the meeting adjourned at 8:23 p.m.

The next regular meeting of the Agricultural Advisory Committee will be held on Wednesday, February 25, 2021 at 7:00 pm.



Laurie Geschke, Chair

/sc



mapleridge.ca

**City of Maple Ridge
Environmental Advisory Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Environmental Advisory Committee (EAC)
held via Zoom teleconference on September 23, 2020 at 7:00 pm.

COMMITTEE MEMBERS PRESENT

Councillor Ryan Svendsen
Bill Hardy, Chair
Jessie Lees, Vice Chair
Ross Davies
Dennis Kinsey
Simon Matthews
Janice Jarvis

Council Liaison
Member at Large
Member at Large
Member at Large
Member at Large
Member at Large
Environmental Professional

STAFF MEMBERS PRESENT

Rodney Stott
Sabina Chand

Staff Liaison/Environmental Planner
Committee Clerk

GUESTS

Julia Alards-Tomalin
Laurie Stott
Mike Parlow

British Columbia Institute of Technology
British Columbia Institute of Technology
Foresite Forest Management Specialists

COMMITTEE MEMBERS ABSENT

Gary Letts

Environmental Professional

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-013

It was moved and seconded

That the September 23, 2020 Environmental Advisory Committee agenda be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

R/2020-014

It was moved and seconded

That the minutes of the Maple Ridge Environmental Advisory Committee meeting dated May 13, 2020 be adopted as circulated.

CARRIED

4. DELEGATIONS

4.1 Overview of Research & Pilot Studies for Maple Ridge – Natural Asset Inventory and Natural Capital Evaluation, *Julia Alards-Tomalin & Laurie Stott, British Columbia Institute of Technology/ Mike Parlow, Foresite Forest Management Specialists*

Prior to the presentation Rodney Stott presented on agenda item 6.1, answered questions from the Committee and then introduced the delegations.

British Columbia Institute of Technology and Forest Management Specialists presented on BCIT Renewable Resource Programs in Maple Ridge related to green infrastructure, ecosystem services and bio-diversity and urban forest management. The Chair thanked the delegations for their presentations.

Note Dennis Kinsey left at 8:20 pm

Note: Julia Alards-Tomalin, Laurie Stott and Mike Parlow left at 8:31 pm

5. QUESTION PERIOD – Nil

6. NEW AND UNFINISHED BUSINESS

6.1. Overview of Environmental Vision, Policy Framework and Strategies for the Region

The Staff Liaison provided a detailed presentation on Metro Vancouver's environmental strategic initiatives and potential opportunities for Maple Ridge.

6.2 Subcommittee Formation Update

The Staff Liaison and Vice Chair provided an update on the proposed subcommittees and answered questions from the Committee.

6.3 2021 Membership Recruitment

The Staff Liaison provided information on current membership terms and how recruitment will operate in fall 2020.

7. LIAISON UPDATES

7.1. Staff Liaison

The Staff Liaison and Vice Chair J. Lees provided an update on the green infrastructure management study on behalf of the Chair.

7.2. Council Liaison

Councillor Svendsen provided an update on UBCM Convention that was held virtually on September 22–24, 2020.

8. SUBCOMMITTEE & TASK FORCE UPDATES

Staff Liaison provided a brief update on the potential for a "Community Environmental Story Bookmap" and commended KEEPS and Ross Davies for the video blog environmental updates along Kanaka Creek. General request for an update in the future on any additional or ongoing initiatives for the Communication Committee to report on. It was noted that the Green Infrastructure initiative would be the main focus point for next year in terms of Council's priorities and EAC feedback.

9. ROUNDTABLE

Members provided updates and reports on upcoming environmental activities and events.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 8:56 p.m.

The next regular meeting of the Environmental Advisory Committee will be held on Wednesday, December 9, 2021 at 7:00 pm.



Jessie Lees, Acting-Chair

/sc



mapleridge.ca

**City of Maple Ridge
Transportation Advisory Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Transportation Advisory Committee,
held via teleconference on September 30, 2020 at 7:02 pm.

COMMITTEE MEMBERS PRESENT

Councillor Ahmed Yousef	Council Liaison
Vijay Soparkar, Chair	Member at Large
Gary Hare, Vice-Chair	Member at Large
Eric Phillips	Member at Large
Ineke Boekhorst	Member at Large
Pascale Shaw	School District No. 42 Representative

STAFF MEMBERS PRESENT

Josh Mickleborough	Director of Engineering
Mark Halpin	Staff Liaison/Manager of Transportation
Sabina Chand	Committee Clerk

COMMITTEE MEMBERS ABSENT

Jordan Arsenault	Member at Large
Jennifer Wright	Member at Large

Josh Mickleborough introduced the new Staff Liaison, Mark Halpin at the beginning of the meeting.

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-019

It was moved and seconded

That the agenda for the September 30, 2020 Transportation Advisory Committee be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

R/2020-020

It was moved and seconded

That the minutes of the Maple Ridge Transportation Advisory Committee meeting dated July 2, 2020 be adopted.

CARRIED

4. DELEGATIONS – Nil

5. NEW AND UNFINISHED BUSINESS

5.1. Proposed 224 Street Road Closure

Josh Mickleborough noted that a report was presented to Council that provided information on potential impacts of a temporary closure of 224 Street. Ineke Boekhorst advised that Business Improvement Association was engaged to consult merchants along 224 Street and the survey feedback was provided to staff.

5.2 2021 Work Plan

It was determined that the Committee will confirm the 2021 Work Plan at the November meeting. Mark Halpin indicated that updates on development of the Strategic Transportation Plan will likely comprise a lot of committee time in 2021. Discussion ensued and members provided feedback and suggestions.

R/2020-021

It was moved and seconded

That the Transportation Advisory Committee consider additional meetings as needed to support the Strategic Transportation Plan until 2020.

CARRIED

Councillor Yousef OPPOSED

5.3 2021 Membership Update

The committee clerk provided an update on the fall membership recruitment process.

6. LIAISON UPDATES

6.1 Staff Liaison

Mark Halpin provided an update on ongoing initiatives for the transportation plan and answered questions and comments from the Committee.

6.2 Council Liaison

Councillor Yousef noted that Council is seeking feedback on the new Boulevard Maintenance Bylaw that was presented at the Council Workshop on September 29, 2020.

7. SUBCOMMITTEE & TASK FORCE UPDATES

7.1. Active Transportation for Schools Task Force

Gary Hare provided an overview of the ongoing work initiated by the Task Force and potential engagements with the school district.

Community Transportation Update

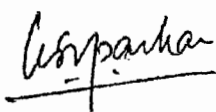
Mark Halpin provided a verbal update on the active projects that promote improvement of transportation safety around Maple Ridge schools. M. Halpin advised that he will seek for Committees feedback as the work continues.

8. ROUNDTABLE

The Committee discussed opportunities for involvement of community partners.

9. QUESTION PERIOD – Nil

10. ADJOURNMENT – 8: 35 pm

A handwritten signature in black ink, appearing to read "Vijay Soparkar", written over a horizontal line.

Vijay Soparkar, Chair

/sc



City of Maple Ridge
Advisory Design Panel
MEETING MINUTES

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel
held via Zoom teleconference on Wednesday, October 21, 2020 at 4:03 pm.

PANEL MEMBERS PRESENT

Meredith Mitchell, Acting- Chair	Landscape Architect BCSLA
Narjes Miri	Architect AIBC
Emily Kearns	Architect AIBC
Stephen Heller, Project Presenter	Landscape Architect BCSLA

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Sabina Chand	Committee Clerk

PANEL MEMBERS ABSENT

Steven Bartok	Architect AIBC
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1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-025

It was moved and seconded

That the agenda for the October 21, 2020 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2020-026

It was moved and seconded

That the minutes for the September 16, 2020 Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. QUESTION PERIOD

5. NEW AND UNFINISHED BUSINESS

Note: Stephen Heller and Gord Klassen arrived at 4:06 pm.

6. PROJECTS

Stephen Heller disclosed his conflict of interest with File No. 2019-427-DP and excused himself from making any decisions on Agenda item 6.1.

6.1. Development Permit No: 2019-427-DP

The Chair welcomed the project team to the meeting and introduced the members of the Advisory Design Panel. Wendy Cooper provided an overview of the new 2-storey commercial building project on 20638 Lougheed Highway. The project team presented the development plans and answered questions from the Advisory Design Panel.

R/2020-027

It was moved and seconded

That the application 2019-427-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Architectural Comments:

- Consider celebrating the entry way;
- Consider similar patterns for all windows on level 2;
- Consider introducing an interstitial member to define area between windows on the second floor, similar to treatment on level 1;
- Consider switching colours to dark on the bottom and light on top to better balance the building and to tie into the existing building;
- Please resolve the minor conflict between proposed window and door on level 1 between gridlines 1 and 2 in the exit stair area

Landscape Comments:

- Consider adding parking islands with large canopy trees for shade and storm water management mitigation;
- Consider reviewing plant material for appropriate water requirements now that bioswale has been deleted;
- Review storm water management plan for current layout;
- Consider including arborist report/information on landscape plan and architecture site plan to ensure mitigation of conflict with critical root zone area;
- Ensure numbers reflect city requirements for bike racks

CARRIED

Stephen Heller did not vote

Note: Stephen Heller and Gord Klassen left at 4:38 pm.

7. CORRESPONDENCE – Nil

8. ADJOURNMENT – 4:55 PM.



Meredith Mitchell, Acting-Chair

/sc



City of Maple Ridge
Agricultural Advisory Committee
MEETING MINUTES

The Minutes of the Regular Meeting of the Agricultural Advisory Committee,
held via Zoom teleconference on October 22, 2020 at 7:02 pm

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson	Council Liaison
Bill Hardy, Chair	Member at Large
Carla Schiller, Vice Chair	Member at Large
Pascale Shaw	Member at Large
Amanda Smith	Fraser North Farmers Market Society Representative

STAFF MEMBERS PRESENT

Adam Rieu	Staff Liaison/Community Planning
Sabina Chand	Committee Clerk

COMMITTEE MEMBERS ABSENT

Lorraine Bates	Agricultural Fair Board Representative
Michelle Franklin	Member at Large
Andrew Pozsar	Member at Large
Shannon Lambie	Agriculture Land Commission (Non-voting member)
Angela Boss	B.C. Ministry of Agriculture (Non-voting member)

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-024

It was moved and seconded

That the agenda for the October 22, 2020 Agricultural Advisory Committee meeting be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

R/2020-025

It was moved and seconded

That the minutes of the September 24, 2020 Agricultural Advisory Committee meeting be adopted as circulated.

CARRIED

4. DELEGATIONS - Nil

5. QUESTION PERIOD- Nil

6. NEW AND UNFINISHED BUSINESS

6.1. Water Meter Rates Research Update

The Committee reviewed and discussed Metro Vancouver's agricultural metered utility rates for water and requested for further information at the next meeting.

R/2020-025

It was moved and seconded

That the Agricultural Advisory Committee direct the Staff Liaison to provide a comparison on Metro Vancouver's agricultural water rates/flat fees at the next meeting.

CARRIED

6.2. 2021 Business Plan Update

The Committee reviewed and discussed the 2020-2021 Business Plan amendments.

R/2020-026

It was moved and seconded

That the Agricultural Advisory Committee approve the Business Plan 2020-2021 as amended.

CARRIED

6.3. COVID-19 Update

The Staff Liaison inquired for the Committees feedback on in-person and Zoom meetings. The Committee will continue with virtual meetings until the COVID situation improves and will discuss further in the New Year.

6.4. Metro Vancouver Agriculture Climate 2050 and Clean Air Plan Review

The Chair provided an overview of the agriculture discussion paper and asked for Committees feedback.

7. LIAISON UPDATES

7.1 Staff Liaison

The Staff Liaison provided information on the City's tree management plan.

7.2 Council Liaison

Councillor Robson provided an update on October 13, 2020 Council Workshop Agenda.

8. SUBCOMMITTEE & TASK FORCE UPDATES

8.1 Food Garden Contest 2020

Carla Schiller provided an update on the food garden contest entries and noted that the winners will be announced shortly.

8.2 Education – Nil

8.3 Promotion of Agriculture

Pascale Shaw provided an update on the Booth in a Box project logo and will share further updates at the next meeting.

9. ROUNDTABLE

Members provided updates on local agricultural topics and activities.

10. ADJOURNMENT – 8:48 PM



Bill Hardy, Chair

/sc

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Disbursements for the month ended November 30, 2020

MEETING DATE: January 12, 2021
FILE NO: 05-1630-01-2020
MEETING: Council

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

That the disbursements as listed below for the month ended November 30, 2020 be received for information only.

GENERAL	\$ 6,292,728
PAYROLL	\$ 1,923,332
PURCHASE CARD	\$ <u>85,752</u>
	\$ <u>8,301,812</u>

DISCUSSION:

a) Background Context:

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

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

b) Citizen/Customer Implications:

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

c) Business Plan/Financial Implications:

Highlights of larger items included in Financial Plan or Council Resolution


• Greater Vancouver Water District – Water consumption Sep 2- Oct 6	\$	1,142,537
• Ridge Meadows Recycling Society - Monthly contract for recycling	\$	243,286
• Yellowridge Construction Ltd - Maple Ridge Fire Hall #4	\$	780,014

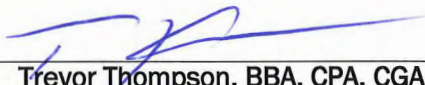
d) Policy Implications:

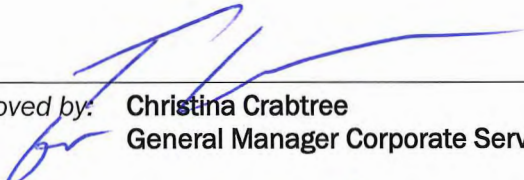
Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSIONS:

The disbursements for the month ended November 30, 2020 have been reviewed and are in order.


Prepared by: **Trevor Hansvill**
Accountant 1


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


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


Concurrence: **Al Horsman**
Chief Administrative Officer

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - Nov 2020

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
Aptean Canada Corporation	Ross maintenance & support services	108,593
Badger Daylighting Lp	Hydro-excavation - multiple locations	26,688
BC Hydro	Electricity	137,542
Boileau Electric & Pole Ltd	Maintenance & electrical work	19,011
CUPE Local 622	Dues - pay periods 20/23 & 20/24	31,696
Cedar Crest Lands (BC) Ltd	Fire Fighters Park maintenance	1,794
	Telosky Stadium synthetic turf fields	75,213
Frazer Excavation Ltd	Cottonwood Landfill (site drainage, road works & vactor pit)	52,492
Grandview Construction Ltd	Security refund	170,000
Greater Vancouver Water District	Water consumption Sep 2 - Oct 6/20	1,142,537
Greenwood Properties Ltd	Security refund	94,775
Guillevin International Inc	Firefighter equipment	49,872
Homestead Developments Ltd	Security refund	23,650
Interprovincial Traffic Services	Traffic signal LED replacement - phase 3	79,447
Maple Leaf Disposal Ltd	Refuse container and litter collection	17,047
Maple Ridge & PM Arts Council	Arts Centre contract	57,493
	Program revenue (Oct)	13,351
Microserve	Panasonic toughbooks + extended warranty X4	16,384
Morningstar Homes Ltd	Security refund	20,000
Municipal Pension Plan BC	Employer/employee remittance	528,432
Newmark Construction	Security refund	211,206
Prime Traffic Solutions Ltd	Traffic control	25,893
Receiver General For Canada	Employer/employee remittance	970,217
RG Arenas (Maple Ridge) Ltd	Curling rink operating expenses (Sep)	2,392
	Ice rental (Sep)	60,929
Ridge Meadows Recycling Society	Household hazardous waste event	68,263
	Litter pick up	1,555
	Monthly contract for recycling	243,286
Sandpiper Contracting Llp	114A Ave at Cottonwood Dr forcemain relcation	59,517
Seal Tec Industries Ltd	Non routed crack sealing	48,983
Softchoice Lp	Workspace & Airwatch renewals (1 year)	18,883
Strata Plan LMS Commercial	Panorama strata fees	17,749
Streetwise Traffic Controllers	Traffic control	26,111
Suncor Energy Products	Gasoline & diesel fuel	62,511
Tikal Construction Ltd	MRSS track upgrades	114,995
Warrington PCI Management	Tower common costs	87,956
Westridge Security Ltd	Community patrols	13,600
	Static guard service	7,450
Whitestar Property Services	Parks mowing & trimming + light landscaping	25,433
Yellowridge Construction Ltd	Maple Ridge Fire Hall #4	780,014
Zoom Audio Visual Networks Inc	Council Chambers monitors & audio switching	18,754
	Firehall #1 display	3,321
Disbursements In Excess \$15,000		5,535,037
Disbursements Under \$15,000		757,691
Total Payee Disbursements		6,292,728
Payroll	PP20/23 & PP20/24	1,923,332
Purchase Cards - Payment		85,752
Total Disbursements November 2020		8,301,812

1000 **Bylaws**

1000

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

MEETING DATE: January 12, 2021
FILE NO: 2017-473-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7430-2018 and Zone Amending Bylaw No. 7431-2018 for the subject properties, located at 13616 and 13660 232 Street (see Appendix A) have been considered by Council and at Public Hearing and subsequently were granted third reading. The applicant has requested that final reading be granted.

Official Community Plan Amending Bylaw No. 7430-2018 is to amend the Silver Valley Area Plan/OCPLand Use Designation Maps to adjust the boundaries to *Low Density Urban, Medium Density Residential, Medium/High Density Residential, Open Space* and *Conservation* designations to respect the current pattern of development in the area and to better locate the *Open Space* area. Zone Amending Bylaw No. 7431-2018 is to rezone the subject properties from the RS-3 (One Family Rural Residential) zone to the RS-1 (One Family Urban Residential), RS-1b (One Family Urban (Medium Density) Residential), R-1 (Residential District), R-2 (Urban Residential District) and RST-SV (Street Townhouse – Silver Valley) zones.

Council granted first reading for Zone Amending Bylaw No. 7431-2018 on February 27, 2018. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7430-2018, and second reading for Zone Amending Bylaw No. 7431-2018 on April 14, 2020 (see Appendices B and C). This application was presented at Public Hearing on May 19, 2020, and Council granted third reading on May 26, 2020. The purpose of the rezoning is to permit the construction of:

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

RECOMMENDATIONS:

1. That Official Community Plan Amending Bylaw No. 7430-2018 be adopted; and
2. That Zone Amending Bylaw No. 7431-2018 be adopted.

DISCUSSION:**a) Background Context:**

Council considered this rezoning application at a Public Hearing held on May 19, 2020. On May 26, 2020 Council granted third reading to Official Community Plan Amending Bylaw No. 7430-2018 and

Zone Amending Bylaw No. 7431-2018 with the stipulation that the following conditions be addressed:

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

A signed Rezoning Servicing Agreement has been received with a Letter of Undertaking to register it as a Restrictive Covenant at the Land Titles Office and the security deposit has been received.

- ii. Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3A - Blaney Hamlet, and Figure 4 - Trails / Open Space, as included within Official Community Plan Amending Bylaw No. 7430-2018;

Amendments to Official Community Plan Schedule "A" Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3A - Blaney Hamlet, and Figure 4 - Trails / Open Space will be adopted with final approval of these bylaws.

- iii. Road dedication on 232 Street, as required;

An Application to Deposit the road dedication plan on 232 Street has been received with a Letter of Undertaking to register it at the Land Titles Office.

- iv. Consolidation of the subject properties;

An Application to Deposit the consolidation plan has been provided with a Letter of Undertaking to register it at the Land Titles Office.

- v. Park dedication as required, including construction of equestrian trails; and removal of all debris and garbage from park land;

An Application to Deposit the Park dedication plan has been provided with a Letter of Undertaking to register it at the Land Titles Office. A letter regarding the removal of debris from the park land has been provided. The construction of the equestrian trail has been secured.

- vi. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;

A Restrictive Covenant for the Geotechnical Report has been provided with a Letter of Undertaking to register it at the Land Titles Office.

- vii. Registration of a Statutory Right-of Way to allow for a temporary Turn-Around on proposed Lot 14, if the lane is not constructed within the 136 Avenue Right-of-Way;

A Statutory Right-of-Way for the Temporary Turn-Around on proposed Lot 14 will be registered at the time of Subdivision. Cash in lieu of constructing the lane within 136 Avenue has been provided until development to the south occurs.

- viii. Registration of a Restrictive Covenant for Stormwater Management;

A Restrictive Covenant for the Stormwater Management Plan will be registered at the time of Subdivision.

- ix. Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site, as may be required;

A Notification to the Department of Fisheries and Oceans and the Ministry of Environment was determined to not be required.

- x. Removal of existing buildings;

The building has been demolished.

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

A disclosure statement from a Professional Engineer has been provided indicating that there is no evidence of underground fuel storage tanks on the subject properties.

- xii. That a voluntary contribution, in the amount of \$107,300.00 (13 times \$5,100 per single family lot and 10 times \$4,100.00 per townhouse dwelling unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

The Community Amenity Contribution in the amount of \$107,300.00 has been provided.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7430-2018 and Zone Amending Bylaw No. 7431-2018.

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

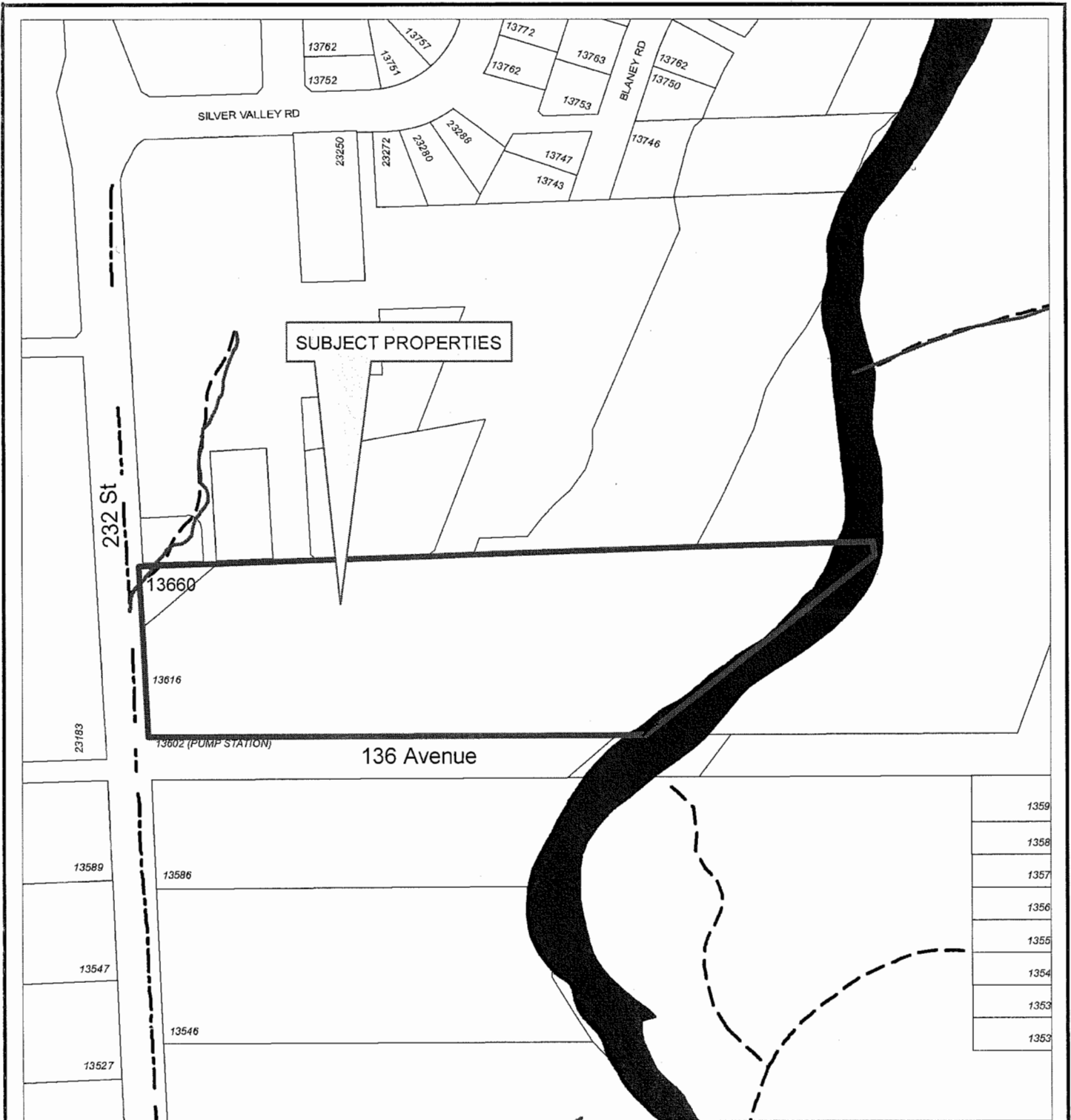
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – OCP Amending Bylaw No. 7430-2018
Appendix C – Zone Amending Bylaw No. 7431-2018
Appendix D – Proposed Subdivision Plan and Site Plan



Scale: 1:2,500

Legend

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

13616 & 13660 232 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-473-RZ

DATE: Feb 14, 2018

BY: JV

CITY OF MAPLE RIDGE

BYLAW NO. 7430-2018

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

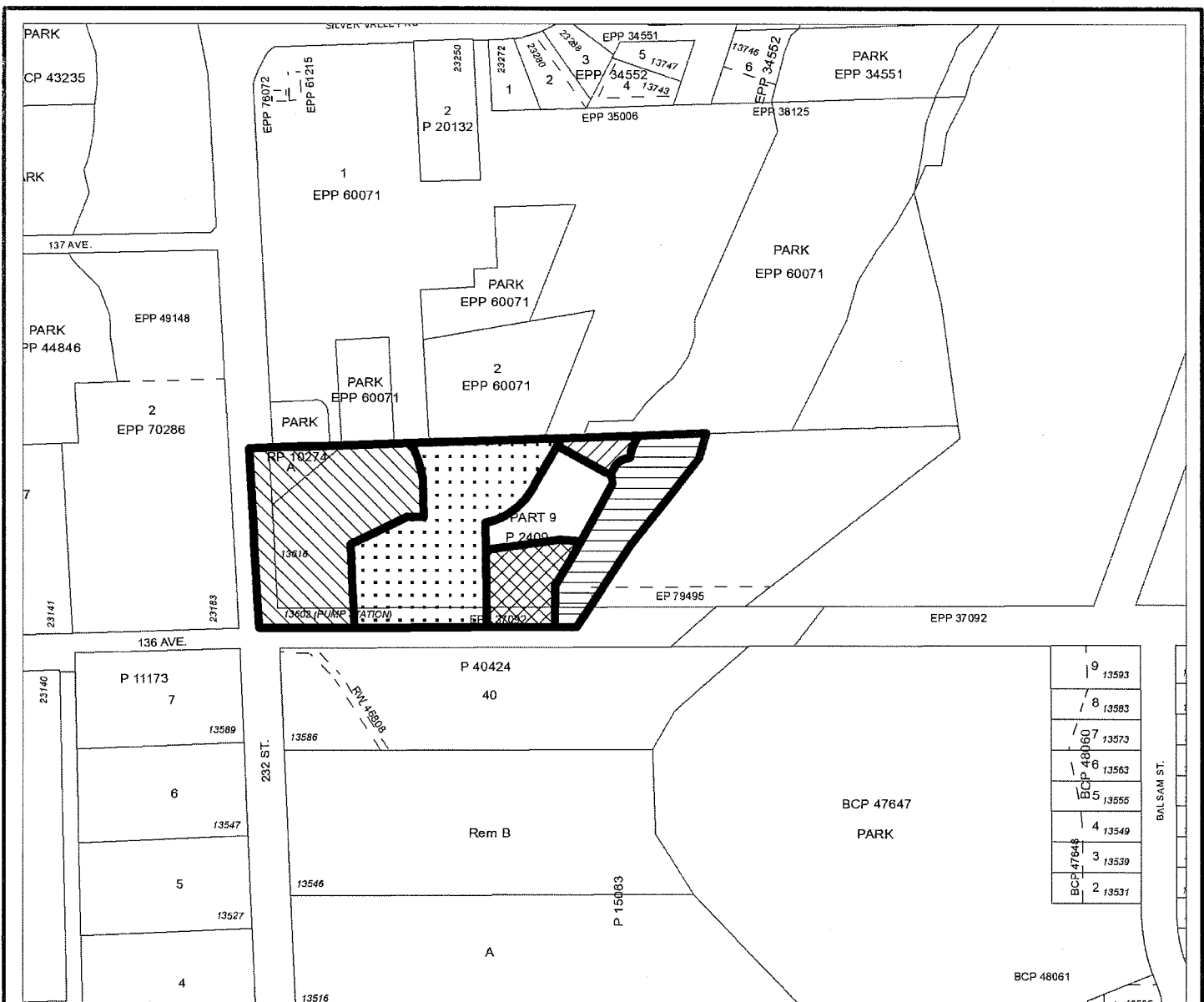
PUBLIC HEARING held the 19th day of May, 2020.

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

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING






Bylaw No. 7430-2018

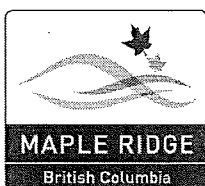
Map No. 971

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

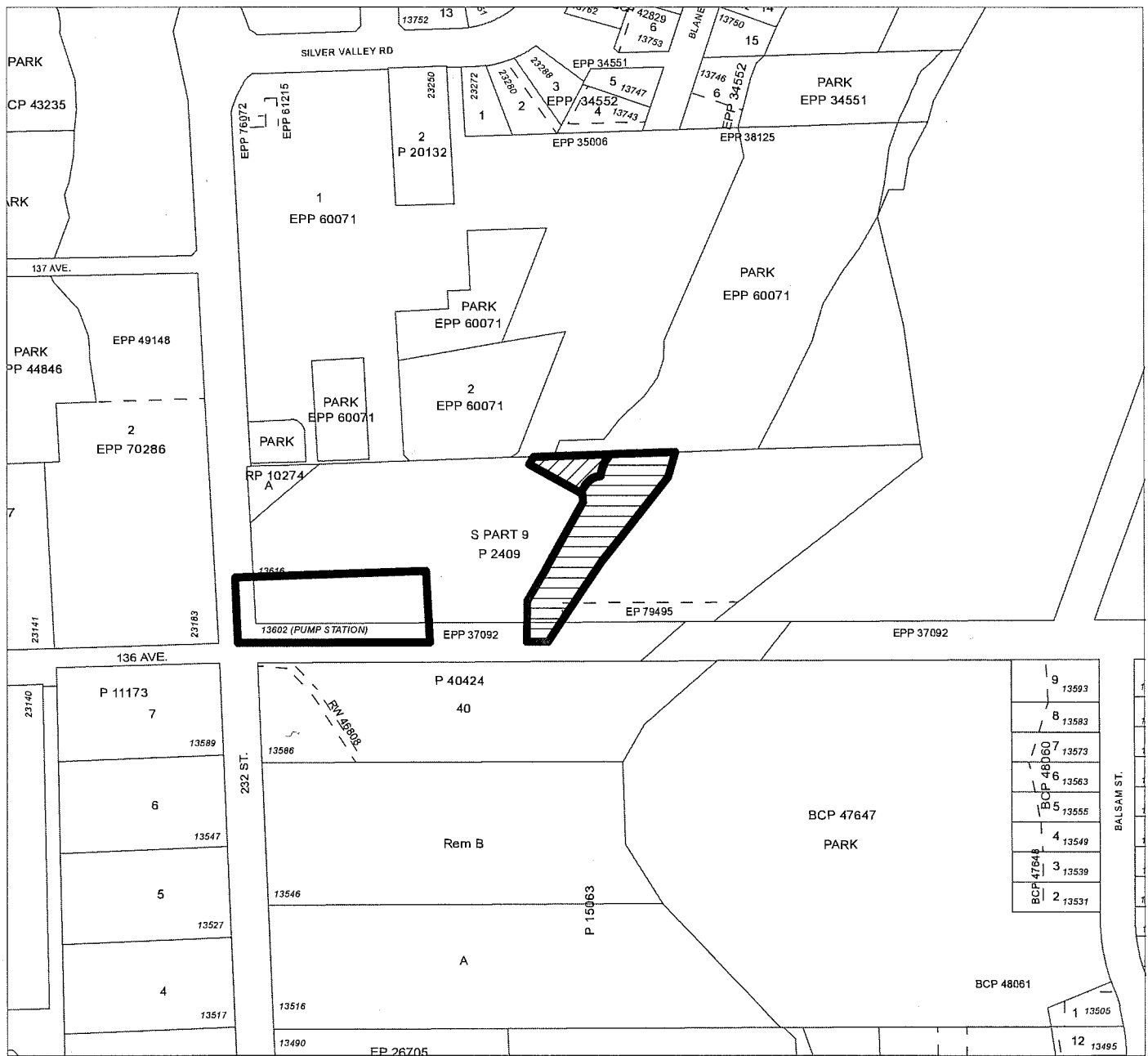
From: Open Space, Medium Density Residential,
Low Density Residential and Eco Cluster

To:

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



SCALE 1:3,000



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

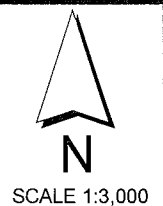
Bylaw No. 7430-2018

Map No. 972

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

To Remove from Open Space
 To Add To Open Space

To Add To Conservation



CITY OF MAPLE RIDGE

BYLAW NO. 7431-2018

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7431-2018."

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

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

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

and outlined in heavy black line on Map No. 1749 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RST-SV (Street Townhouse – Silver Valley), R-2 (Urban Residential District), R-1 (Residential District), RS-1b (One Family Urban (Medium Density) Residential) and RS-1 (One Family Urban Residential).

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

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

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

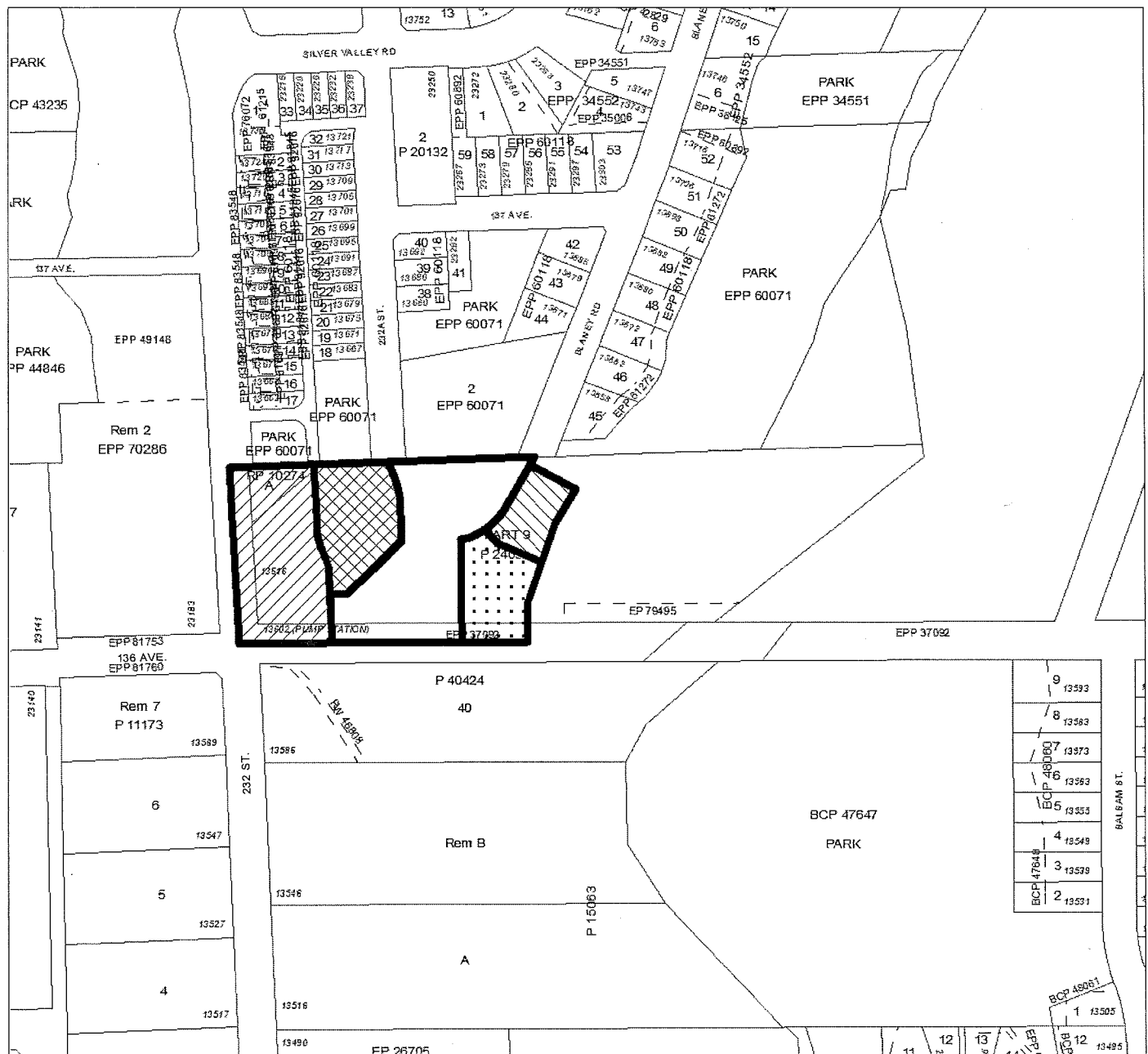
PUBLIC HEARING held the 19th day of May, 2020.

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER








MAPLE RIDGE ZONE AMENDING

Bylaw No. 7431-2018

Map No. 1749

From: RS-3 (One Family Rural Residential)

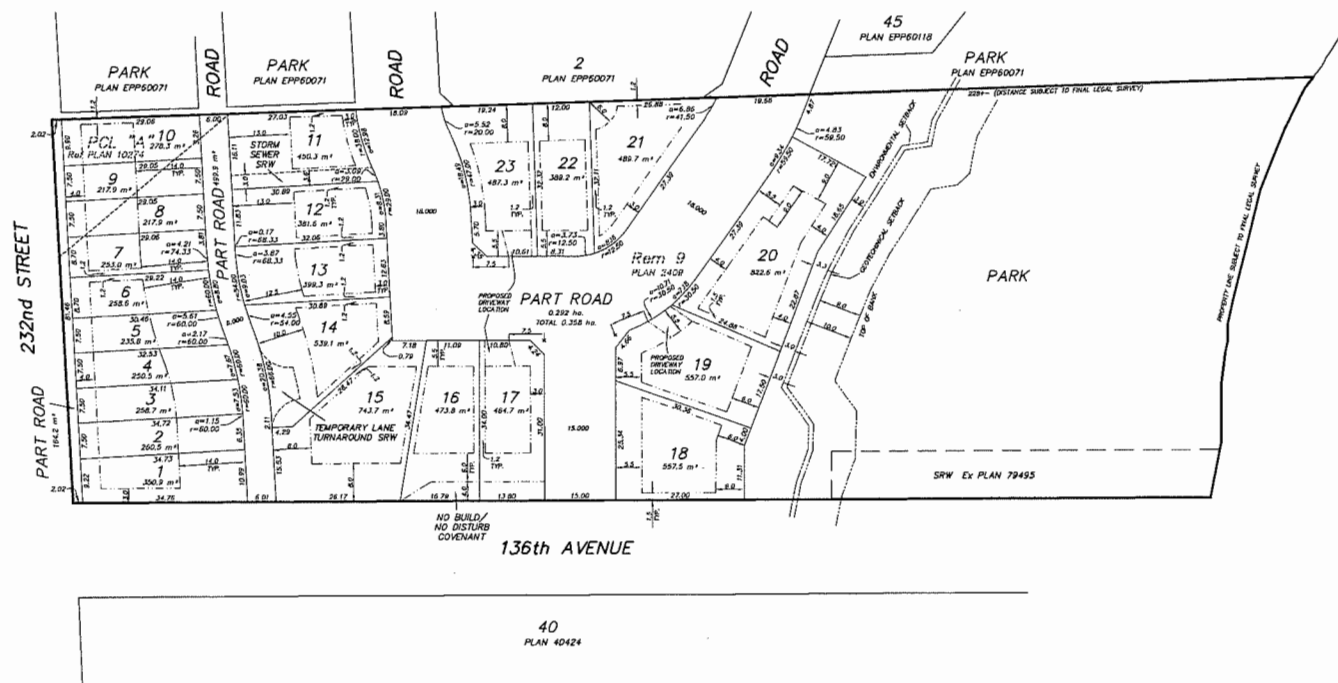
To:

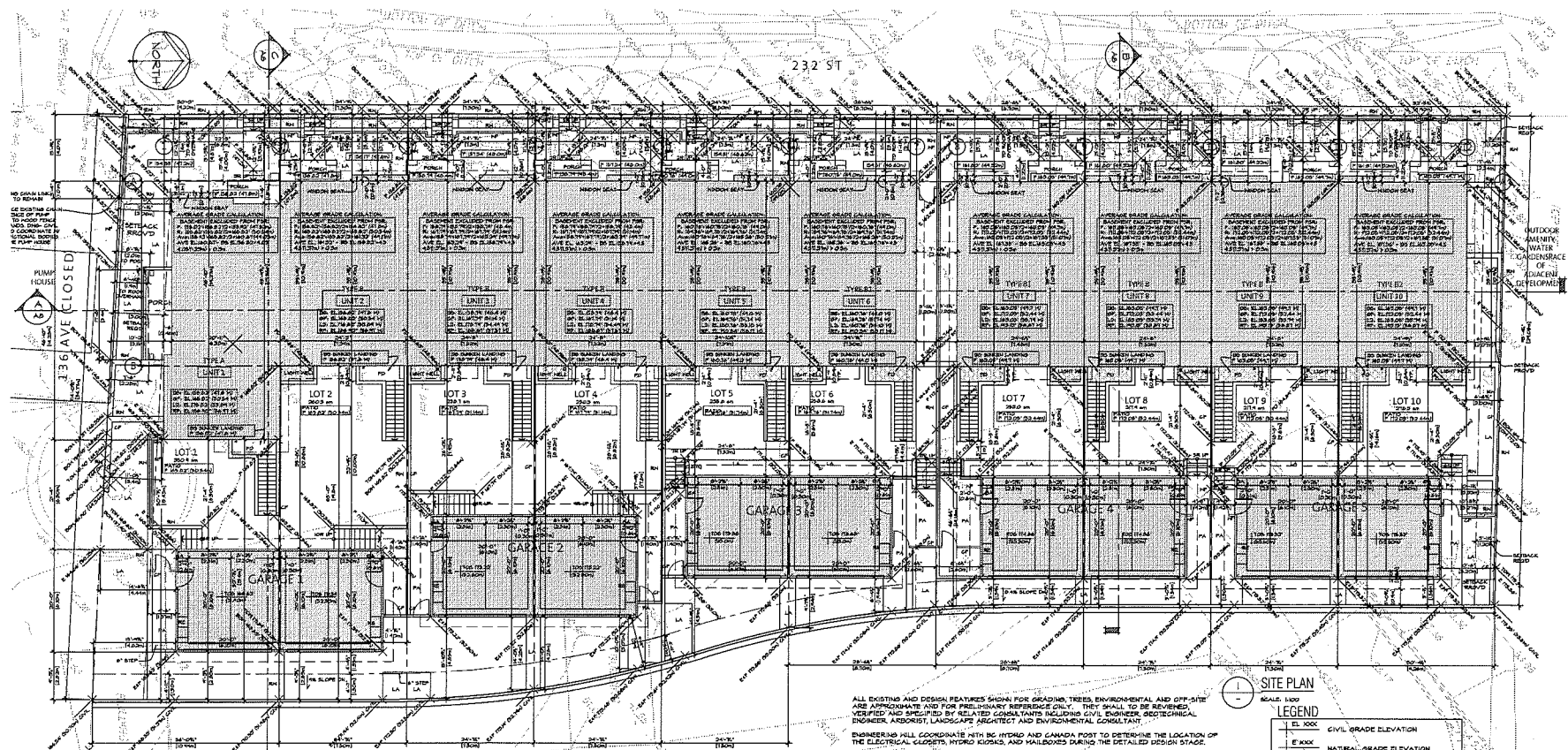
-  RS-1b (One Family Urban (Medium Density) Residential)
-  RS-1 (One Family Urban Residential)
-  R-2 (Urban Residential District)
-  R-1 (Residential District)
-  RST-SV (Street Townhouse - Silver Valley)



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

SCALE 1" = 500'
ALL DISTANCES ARE IN METRES





SITE PLAN

ALL EXISTING AND DESIGN FEATURES SHOWN FOR GRADING, TREES, ENVIRONMENTAL AND OFF-SITE ARE APPROXIMATE AND FOR PRELIMINARY REFERENCE ONLY. THEY SHALL TO BE REVIEWED, VERIFIED AND SPECIFIED BY RELATED CONSULTANTS INCLUDING CIVIL ENGINEER, GEOTECHNICAL ENGINEER, ARBORIST, LANDSCAPE ARCHITECT AND ENVIRONMENTAL CONSULTANT.

ENGINEERS WILL COORDINATE WITH BC HYDRO AND CANADA POST TO DETERMINE THE LOCATION OF THE ELECTRICAL CLOSETS, HYDRO KIOSKS, AND MAILBOXES DURING THE DETAILED DESIGN STAGE.

PROJECT DATA

VEHICLE ADDRESS:	LOT 1 TO LOT OF 2646 AND 2640 225 STREET, MAPLE RIDGE, BC	
LEGAL DESCRIPTION:	SOUTH PART OF 2 PARCELS, A1, BLOCK A, SECTION 23 TOWNSHIP 12 N40, PLAN 2404, P.I.D. 00-029-41.	
ZONING:	R25-SUB-201 TOWNHOUSE RESIDENTIAL - SILVER VALLEY	
DCP:	LOW DENSITY URBAN, CONSERVATION - SILVER VALLEY (5500 CLUSTERS, OPEN SPACE AND LOW DENSITY INDIAN)	
	REQUIRED	PROVIDED
LOT SIZE:	MIN. 234 m FOR EXT. LOT MIN. 195 m FOR INT. LOT MIN. 213 m FOR EXT. LOT	LOT 6, 7, 10: 250.6m, 253.0m, 219.5m LOT 2 TO 4, 11, 14 m TO 240.5 m LOT 1: 250.4 m
DENSITY:	MAX. 3,400 SF (323 m) PER UNIT, EXCLUDING BASEMENT GARAGE AND ACCESSORY BLDGS	0.53 TO 0.76 FAR LOT 6 OF 0.53 FAR (1873.1m) LOT 8 OF 0.76 FAR (24.4m)
LOT COVERAGE:	MAX. 55% FOR EXT. LOT MAX. 65% FOR INT. LOT MAX. 45% (55.56 m) FOR EXT. LOT TOWNHOMES	LOT 6, 7, 10: 43.0% TO 41.93% (23.24 m) LOT 2, 3, 4, 5, 8, 9, 46-54% TO 55.66% (23.85 m TO 23.24 m) LOT 1: 57.56% (31.0 m)
OFF-STREET PARKING:	2 SPACES PER UNIT	2 SPACES PER UNIT
RESIDENTIAL VISITOR:	N/A	N/A
AMENITY SPACE:	N/A	N/A

	REQUIRED	PROVIDED	VARIANCE
BUILDING SETBACKS- MAIN BUILDINGS			
FRONT (WEST) - 232 ST	MIN. 4.0m (13'2")	4.0m (13'2") TO MAIN BLDG 3.7m (12'0") TO HINDON SEATS OF 1 SH	REQD
INTERIOR SIDE - BAY LOTS	MIN. 0.0m (0')	0.0m (0')	
EXTERIOR SIDE (NORTH) - STREET CORNER	MIN. 5.2m (17'4") GARAGE MIN. 5.0m (16'4")	5.0m (16'4") TO MAIN BLDG 4.4m (14'5") TO GARAGE	
EXTERIOR SIDE - END LOT	MAIN BLDG MIN. 1.2m (3'9") GARAGE MIN. 1.2m (3'9")	LOT 6, 1.2m (3'9") LOT 10, 2m (6'6") LOT 6, 1.2m (3'9") LOT 10, 3.3m (10'5")	
REAR (EAST) - LAKE	MAIN BLDG MIN. 14.0 m (45'8") GARAGE MIN. 13m (42'2")	LOT 2, 10.1m (33'0") TO 14.0m (46'4") 13.4m (43'9") TO 4.5m (14'7")	
SETBACK CALCULATIONS (REDUCED SETBACKS)			
FRONT (WEST)- 232 ST	MIN. 3.15m (10'2") FRONT BALCONY MIN. 3.34m (11'0") BAY HINDON	3.76m (12'4") FRONT BALCONY 3.35m (11'0") BAY HINDON	
INTERIOR SIDE (NORTH)	MIN. 0.0m	0.0m	
EXTERIOR SIDE (SOUTH) CORNER- FUTURE 136 AV	MIN. 11.3m (37'0") FRONT BALCONY MIN. 11.3m (37'0") GARAGE EAVES	11.0m (36'0") FRONT BALCONY 9.3m (30'5") GARAGE EAVES	8 BAYES
REAR (EAST)	MIN. 0.13m (0'4") PTG EAVES	0.4m (1'3") GARAGE EAVES	
BUILDING HEIGHTS			
	MAIN BLDG MAX. 10m (32'8") ROOF MEAN HT	10.7m (35'2") ROOF MEAN HT 10m (32'8") ROOF PATIO GUARD RAIL FOR MAIN BLDG	REQD
	GARAGE MAX. 4.6m (15'1")	4.34m (14'2") FOR GARAGE	
ENCROACHMENT	FOR CLADDING, SOFFIT, FRONT RD. EXTERIOR WALL, TO ADJACENT LOTS	FOR CLADDING, SOFFIT, FRONT RD. EXTERIOR WALL, FOR OVERHANGS	REQD

Lot#	Coufer	(in)	N	Unit	Garage	(in)	Cov Pro	(sqm)	%
1	1020.04	157.00	45	1038.66	94.54	400	371.16	372.45	33.60
2	1020.04	169.32	45	1038.66	84.13	400	371.16	372.45	35.86
3	1020.04	266.37	55	2026.12	84.13	400	371.16	372.45	42.50
4	1020.04	162.64	45	1038.66	84.13	400	371.16	372.45	31.40
5	1020.04	153.28	65	1656.18	84.13	400	371.16	372.45	51.44
6	1020.04	172.25	55	2026.12	84.13	400	371.16	372.45	46.85
3020.05		653.76					2964.05	736.37	

Lot#	Cov For	(sqm)	%	Unit	(sqm)	Garage	(sqm)	Cov Pro	(sqm)	%
7	1488.72	139.17	55	988.14	84.13	480	37.16	1488.72	139.17	47.93
8	3526.45	141.66	65	3085.14	84.13	480	37.16	3526.45	171.29	55.66
9	1188.72	141.65	55	988.14	84.13	480	37.16	1188.72	171.29	55.66
10	1488.72	153.07	55	1335.8	84.90	480	37.16	1488.72	122.06	43.86
TOTAL 12		522.55						522.55	456.93	

[illegible]

	North	Low	Lab Area	Depth	Per For	SS (SF)	exc.	GP (SF)	1 (m)	LS (SF)	RP (SF)	Per For	Depth
				(m)									
1	7	2123	54	253.0	100.20	223.0		81.83	76.20	12.65	6.86	1774.07	164.64
2	8	2145.77	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
3	9	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
4	10	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
5	11	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
6	12	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
7	13	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
8	14	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
9	15	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
10	16	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
11	17	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
12	18	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
13	19	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
14	20	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
15	21	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
16	22	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
17	23	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
18	24	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
19	25	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
20	26	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
21	27	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
22	28	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
23	29	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
24	30	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
25	31	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
26	32	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
27	33	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
28	34	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
29	35	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
30	36	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
31	37	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
32	38	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
33	39	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
34	40	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
35	41	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
36	42	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
37	43	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
38	44	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
39	45	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
40	46	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
41	47	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
42	48	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
43	49	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
44	50	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
45	51	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
46	52	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
47	53	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
48	54	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
49	55	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
50	56	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
51	57	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
52	58	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
53	59	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
54	60	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
55	61	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
56	62	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
57	63	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
58	64	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
59	65	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
60	66	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
61	67	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
62	68	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
63	69	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
64	70	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
65	71	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
66	72	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
67	73	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
68	74	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
69	75	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
70	76	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
71	77	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
72	78	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
73	79	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
74	80	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
75	81	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
76	82	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
77	83	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
78	84	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
79	85	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
80	86	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
81	87	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
82	88	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
83	89	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
84	90	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
85	91	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
86	92	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
87	93	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
88	94	2145.72	217.9		180.48	23.50	180.48	81.82	81.87	78.16	73.16	1774.15	164.64
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CITY OF MAPLE RIDGE

BYLAW NO. 7687-2020

A bylaw to establish the five year financial plan for the years 2021 through 2025

WHEREAS, the public will have the opportunity to provide comments or suggestions with respect to the financial plan;

AND WHEREAS, Council deems this to be a process of public consultation under Section 166 of the Community Charter;

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

1. This Bylaw may be cited as "Maple Ridge 2021-2025 Financial Plan Bylaw No. 7687-2020".
2. Statement 1 attached to and forming part of this bylaw is hereby declared to be the Consolidated Financial Plan of the City of Maple Ridge for the years 2021 through 2025.
3. Statement 2 attached to and forming part of the bylaw is hereby declared to be the Revenue and Property Tax Policy Disclosure for the City of Maple Ridge.
4. Statement 3 attached to and forming part of the bylaw is hereby declared to be the Capital Expenditure Disclosure for the City of Maple Ridge.

READ a first time the 8th day of December, 2020.

READ a second time the 8th day of December, 2020.

READ a third time the 8th day of December, 2020.

PUBLIC CONSULTATION completed on the day of .

ADOPTED the day of .

PRESIDING MEMBER

CORPORATE OFFICER

ATTACHMENT: Statement 1, Statement 2 and Statement 3

Statement 1**Consolidated Financial Plan 2021-2025 (\$ in thousands)**

	2021	2022	2023	2024	2025
REVENUES					
Revenues					
Development Fees					
Developer Contributed Assets	20,000	20,000	20,000	20,000	20,000
Developer Cost Charges	7,501	10,510	11,462	7,140	16,217
Parkland Acquisition	200	200	200	200	200
Contribution from Others	1,361	1,351	1,343	1,351	1,356
Development Fees Total	29,062	32,061	33,006	28,691	37,773
Property Taxes	96,157	101,185	106,485	112,072	117,962
Parcel Charges	3,495	3,606	3,721	3,840	3,964
Fees & Charges	49,890	52,603	55,433	58,479	61,775
Interest	2,428	2,443	2,458	2,473	2,488
Grants	7,775	4,964	5,730	6,048	12,518
Total Revenues	188,806	196,861	206,833	211,604	236,479
EXPENDITURES					
Operating Expenditures					
Debt & Interest Payments	2,349	2,237	2,129	2,846	2,721
Amortization	22,623	22,623	22,623	22,623	22,623
Other Expenditures	125,218	130,550	137,376	143,313	149,638
Total Expenditures	150,190	155,409	162,128	168,782	174,982
ANNUAL SURPLUS	38,616	41,451	44,705	42,823	61,497
Add Back: Amortization Expense (Surplus)	22,623	22,623	22,623	22,623	22,623
Less: Capital Expenditures	44,838	33,298	35,030	34,238	50,981
Less: Developer Contributed Capital	20,000	20,000	20,000	20,000	20,000
CHANGE IN FINANCIAL POSITION	(3,599)	10,776	12,298	11,207	13,139
OTHER REVENUES					
Add: Borrowing Proceeds	-	-	-	-	-
OTHER EXPENDITURES					
Less: Principal Payments on Debt	3,304	3,993	4,084	4,767	4,867
TOTAL REVENUES LESS EXPENSES	(6,903)	6,783	8,213	6,440	8,271
INTERNAL TRANSFERS					
Transfer From Reserve Funds					
Capital Works Reserve	1,050	277	277	439	250
Equipment Replacement Reserve	3,345	1,872	3,018	2,912	1,048
Fire Department Capital Reserve	136	195	254	313	322
Total Transfer From Reserve Funds	4,532	2,344	3,549	3,664	1,621
Less :Transfer To Reserve Funds					
Capital Works Reserve	1,025	1,867	353	2,927	2,891
Equipment Replacement Reserve	3,364	3,509	3,645	3,846	4,063
Fire Department Capital Reserve	1,016	1,163	1,315	1,653	1,817
Land Reserve	5	5	5	5	5
Total Transfer To Reserve Funds	5,409	6,543	5,318	8,432	8,776
Transfer From (To) Own Reserves	2,087	(1,583)	(2,566)	(1,338)	2,692
Transfer From (To) Surplus	5,694	(1,001)	(3,878)	(335)	(3,808)
Transfer From (To) Surplus & Own Reserves	7,781	(2,584)	(6,444)	(1,672)	(1,116)
TOTAL INTERNAL TRANSFERS	6,903	(6,783)	(8,213)	(6,440)	(8,271)
BALANCED BUDGET	-	-	-	-	-

Statement 2

Revenue and Property Tax Policy Disclosure

REVENUE DISCLOSURE

Revenue Proportions	2021		2022		2023		2024		2025	
	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%
Revenues										
Property Taxes	96,157	50.9	101,185	51.4	106,485	51.5	112,072	53.0	117,962	49.9
Parcel Charges	3,495	1.9	3,606	1.8	3,721	1.8	3,840	1.8	3,964	1.7
Fees & Charges	49,890	26.4	52,603	26.7	55,433	26.8	58,479	27.6	61,775	26.1
Borrowing Proceeds	-	-	-	-	-	-	-	-	-	-
Other Sources	39,264	20.8	39,467	20.0	41,194	19.9	37,213	17.6	52,779	22.3
Total Revenues	188,806	100	196,861	100	206,833	100	211,604	100	236,479	100
Other Sources include:										
Development Fees Total	29,062	15.4	32,061	16.3	33,006	16.0	28,691	13.6	37,773	16.0
Interest	2,428	1.3	2,443	1.2	2,458	1.2	2,473	1.2	2,488	1.1
Grants (Other Govts)	7,775	4.1	4,964	2.5	5,730	2.8	6,048	2.9	12,518	5.3
Property Sales	-	-	-	-	-	-	-	-	-	-
	39,264	20.8	39,467	20.0	41,194	19.9	37,213	17.6	52,779	22.3

OBJECTIVES & POLICIES

Property Tax Revenue

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives, outlined in Financial Sustainability Policy 5.52 section 6.

The Financial Plan includes property tax increases that are as listed below:

	2021	2022	2023	2024	2025
General Purpose	2.00%	2.00%	2.00%	2.00%	2.00%
Infrastructure Replacement	0.70%	0.90%	0.90%	1.00%	1.00%
Parks & Recreation	0.60%	0.60%	0.60%	0.60%	0.60%
Drainage	0.30%	0.10%	0.10%	0.00%	0.00%
Total Property Tax Increase	3.60%	3.60%	3.60%	3.60%	3.60%

Additional information on the tax increases and the cost drivers can be found in the most recent Financial Overview Report.

Property tax revenue includes property taxes as well as grants in lieu of property taxes.

Parcel Charges

Parcel charges are comprised of a recycling charge, a sewer charge and on some properties, a local area service or improvement charge. Parcel charges are a useful tool to charge all or a subset of properties for a fixed or variable amount to support services. Unlike property taxation the variable amount does not need to be related to property assessment value, but can be something that more accurately reflects the cost of the service.

Statement 2

Revenue and Property Tax Policy Disclosure

Fees & Charges

Fees should be reviewed annually and updated if needed. In 2021, a consolidated fees and charges bylaw will be brought to Council for consideration. Some fees are used to offset the costs of providing specific services. The utility fees are reviewed annually with a view towards using rate stabilization practices to smooth out large fluctuations in rates, as set out in the Business Planning Guidelines.

Borrowing Proceeds

Debt is used when it makes sense, and with caution as it commits future cash flows to debt payments, restricting the ability to use these funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project. More information on previously approved borrowing can be found in the most recent Financial Plan Overview report.

Other Sources

This will vary greatly year to year as it includes:

- Development fees which fund capital projects from the DCC Reserve
- Contribution from others in relation to capital
- Grants which are sought from various agencies and may be leveraged with City funds

PROPERTY TAX DISCLOSURE

The 2021 property tax revenue and updated rates will be included in a Financial Plan Amending Bylaw that precedes the Property Tax Rate Bylaw, as the 2021 property assessed values are not yet finalized. For information purposes the 2020 distribution is included.

Property Tax Revenue Distribution

Property Class	Taxation Revenue		Assessed Value		Tax Rate	Multiple
			(` 000s)		(\$ per 1000)	(Rate / Res. Rate)
1 Residential	70,187,615	78.6%	22,437,061	91.0%	3.1282	1.0
2 Utility	790,333	1.0%	19,758	0.1%	40.0000	12.8
4 Major Industry	-	0.0%	-	0.0%	16.4312	5.3
5 Light Industry	4,011,387	4.5%	488,265	2.0%	8.2156	2.6
6 Business, Other	14,076,191	15.8%	1,713,349	6.9%	8.2156	2.6
8 Rec., Non-Profit	54,163	0.1%	5,128	0.0%	10.5614	3.4
9 Farm	121,216	0.1%	4,615	0.0%	26.2647	8.4
Total	89,240,904	100%	24,668,177	100%		

Statement 2

Revenue and Property Tax Policy Disclosure

PROPERTY TAX DISCLOSURE

Objectives & Policies

Property taxes are the City's largest source of revenue and are contained by efficient business practices. Annual business planning practices are the mechanism for resource allocation decisions.

The City's Financial Sustainability Policy section 6 discusses the necessity of diversifying the tax base. Development of employment-related properties is one method of diversification; therefore a key performance measurement in Strategic Economic Initiatives tracks the increased investment and development of non-residential properties.

A policy in the Financial Sustainability Plan that calls for stable tax increases and the adoption of the annual increase early in the prior year in the Business Planning Guidelines provides citizens with a more stable and predictable set of cost increases. In some cases costs are phased in over multiple years to stay within the set tax increases.

Property Tax Rates

It is policy to adjust property tax rates annually to negate the impact of fluctuations in the market values of properties. Tax rates are reduced to negate the market increases. Property tax increases are then applied at the same relative increase for all classes, unless legislation restricts the rates, as with Class 2, Utility.

The Business Class and Light Industry Class properties have the same tax rate and are treated as a composite class when setting the tax rates, as the types of businesses in each class are similar.

In reviewing tax rates to ensure competitiveness, absolute rates, tax multiples and overall tax burden are considered. The impact that assessed values have when comparing to other geographical areas must be considered in a comparison of tax rates.

In 2019 a review of the Farm Class properties revealed that the rates are relatively high compared to other municipalities. Reductions in the Farm Class rate was phased in over the next two years effectively decreasing the amount that would otherwise have been collected by half.

Permissive Tax Exemptions

Council has set policies around the use of permissive tax exemptions. These are Council Policies 5.19 through 5.24. These policies discuss Churches, Community Halls, Heritage Sites, Homes for the Care of Children and the Relief of the Aged, the Poor, the Disabled and the Infirm, Municipal Recreational Services, Private Hospitals and Daycares, Private School and Youth Recreation Groups.

Statement 3

Capital Expenditure Disclosure

The sole purpose of this statement is to meet legislative requirements and highlight the value of the Development Cost Charges; no other conclusions should be drawn from the figures as the information could be misconstrued. This disclosure is required under the Local Government Act s. 560 (2); capital costs attributable to projects to be partially funded by Development Cost Charges (DCC) must be included in the financial plan. The DCC program includes projects as far out as 2040 so the capital expenditures must be extended to match. Certain types of projects are not planned past the five year time horizon of the financial plan. Much less scrutiny is given to projects that are planned in years 2026 through 2040. Projects in these years typically exceed likely funding available.

Capital Program for 2026 – 2040

(\$ in thousands)

Capital Works Program	338,751
------------------------------	----------------

Source of Funding

Development Fees

Development Cost Charges	157,020
Parkland Acquisition Reserve	-
Contribution from Others	1,244
	<hr/>
	158,264

Borrowing Proceeds

Grants	28,355
Transfer from Reserve Funds	20,742
Revenue Funds	131,390
	<hr/>
	180,487

	<hr/>
338,751	
	<hr/>

1100 *Committee Reports and Recommendations*

Items in Section 1100 *Committee Reports and Recommendations* that refer to a staff report earlier than this agenda date were presented at a Committee of the Whole Meeting typically a week prior, on the date of the staff report, to provide Council with an opportunity to ask staff detailed questions. The items are now before regular Council Meeting for debate and vote. Both meetings are open to the public. The reports are not reprinted again in hard copy; however they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7692-2020
23939 Fern Crescent

MEETING DATE: January 5, 2021
FILE NO: 2020-250-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 23939 Fern Crescent, from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of five (5) lots. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$5,100 per lot. Therefore, an estimated CAC amount of \$25,500.00 would be required.

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. 7692-2020 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, E, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Aplin & Martin Consultants Ltd. David Laird		
Legal Description:	Lot 45, Section 28, Township 12, New Westminster District Plan 63118		
OCP:			
Existing:	Low Density Urban, Conservation		
Proposed:	Low Density Urban, Conservation		
Zoning:			
Existing:	RS-2 (Single Detached Suburban Residential)		
Proposed:	RS-1b (Single Detached (Medium Density) Residential)		
Surrounding Uses:			
North:	Use:	Residential Single Family	
	Zone:	RS-2 (Single Detached Suburban Residential)	
	Designation:	Medium Density Residential, Conservation	
South:	Use:	Residential Single Family	
	Zone:	RS-2 (Single Detached Suburban Residential)	
	Designation:	Estate Suburban Residential	
East:	Use:	Residential Single Family	
	Zone:	RS-2 (Single Detached Suburban Residential)	
	Designation:	Low Density Urban, Conservation	
	Active		
	Application:	2017-140-RZ (Rezone from RS-2 to RS-1b)	
West:	Use:	Residential Single Family	
	Zone:	RS-2 (Single Detached Suburban Residential)	
	Designation:	Low Density Urban, Conservation	
Existing Use of Property:	Residential Single Family		
Proposed Use of Property:	Residential Single Family		
Site Area:	0.399 HA. (0.985 acres)		
Access:	Sheldrake Court		
Servicing requirement:	Urban Standard		

b) Site Characteristics:

The subject property is located on the Northwest corner of Fern Crescent and Sheldrake Court (see appendices A and B) and is 0.399 hectares in size. The subject property is relatively flat with slight grade changes on the peripheries. Additionally, there are two creeks located north and east of the subject property. These creeks are within 50.0 metres of the proposed development and will be subject to a Watercourse Protection Development Permit. The property located directly east of the subject property is under a development application (2017-140-RZ) which includes rezoning,

subdivision and development permit applications. The development proposal is to permit a five (5) lot subdivision with park dedication.

Existing ornamental vegetation can be found throughout the site whilst indigenous vegetation can be found along the periphery, most notably abutting Sheldrake Court and Fern Crescent.

c) Project Description:

The current application is proposing to rezone the subject property from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit future subdivision into five (5) single family lots with parkland dedication. Proposed Lots 1-5 will be between approximately 602m² to 685m² in area, with 539m² of the subject property being dedicated as parkland (See Appendices A, B, and D). Preliminary review of the application indicates that road dedication will be required. Sheldrake Court is currently 14.0 metres wide and requires one (1.0) metre of road dedication to meet 'Limited Local Street Urban Standard' width of 15.0 metres. This is being achieved from application 2017-140-RZ to the east of the proposed development (Appendix A). Road dedication is also required for Fern Crescent; the applicant will dedicate approximately 290m² from the proposed development (Appendix D). Furthermore, an application for a Development Variance Permit will be required as the proposed lot widths of 14.0 metres do not meet the RS-1b zone's minimum width of 15.0 metres.

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

d) Planning Analysis:

Official Community Plan:

The development site is located within the Silver Valley Area Plan and is currently designated *Low Density Urban* and *Conservation*. The *Low Density Urban* designation permits 8 to 18 units per hectare which typically consist of single family residential dwelling types. No changes to these designations are required to support the proposed RS-1b rezoning, although an OCP amendment application will be required to adjust conservation boundaries to accommodate the final subdivision layout and parkland dedication.

Zoning Bylaw:

The current application proposes to rezone the property located at 23939 Fern Crescent from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) (see Appendix C) to permit future subdivision of five (5) lots (see Appendix D). The minimum lot size for the current RS-2 zone is 4,000m², and the minimum lot size for the proposed RS-1b zone is 557m². The new lots being proposed will match those currently at 3rd Reading on the east side of Sheldrake Court. 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. There are two (2) watercourses that are located adjacent to the subject property. The watercourse to the north is fish bearing and require a minimum 30.0 metre setback from top of bank. The watercourse along Sheldrake Court requires a 15.0 metre setback as it is considered food and nutrient bearing.

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.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading, a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

Advisory Design Panel:

Not required.

Development Information Meeting:

A Development Information Meeting is required for this application as the proposal is creating five (5) lots. 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 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);
6. A Wildfire Development Permit Application (Schedule J); and
7. 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 policies of the OCP, except for a supported OCP amendment to adjust the existing Conservation boundaries to encompass the proposed parkland area. It is, therefore, 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 Tyson Baker"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Christine Carter" for

Concurrence: **Al Horsman
Chief Administrative Officer**

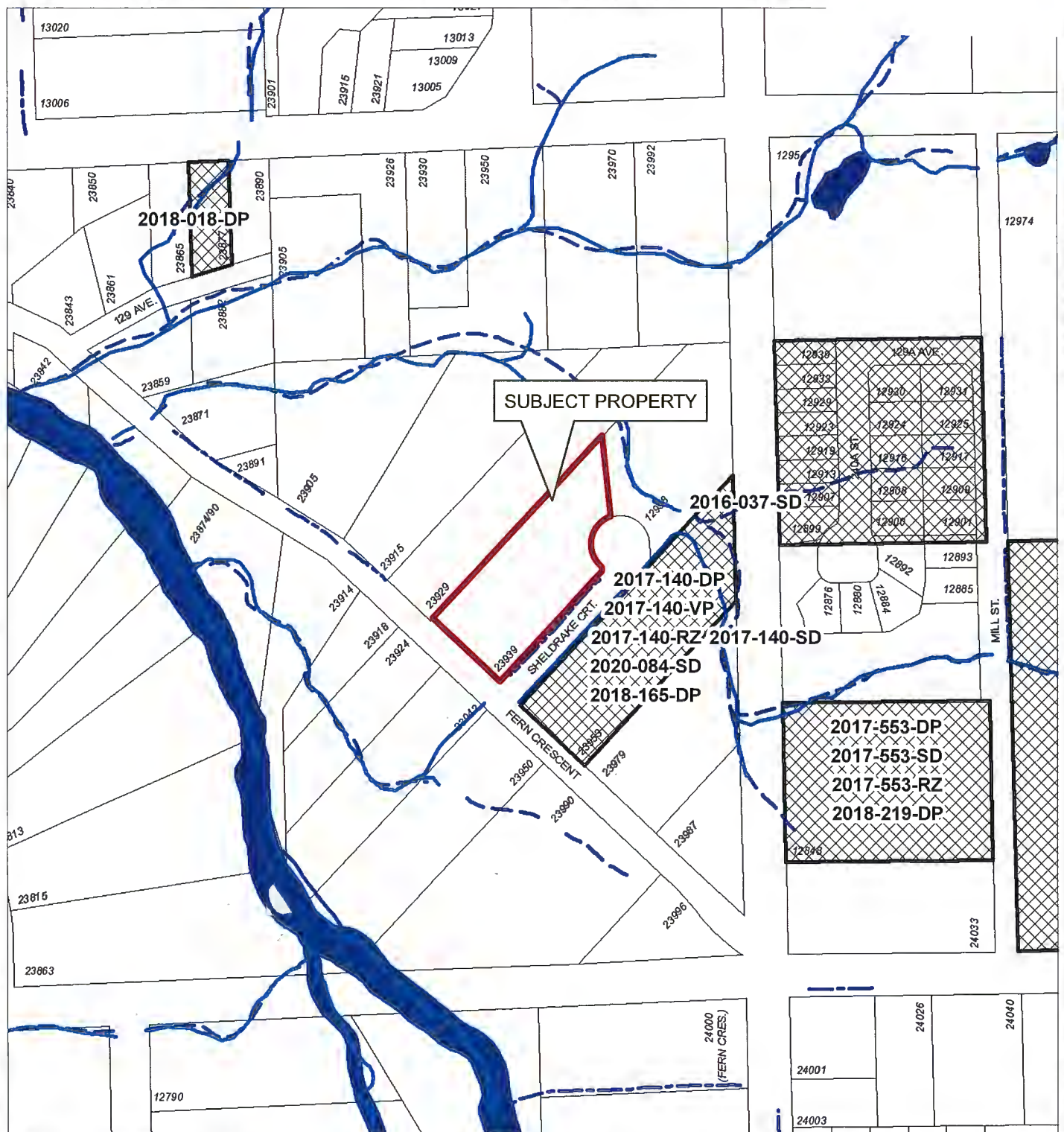
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map









Appendix C – Zone Amending Bylaw No. 7692-2020

Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

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

23939 FERN CRESCENT
PID: 002-196-425

PLANNING DEPARTMENT



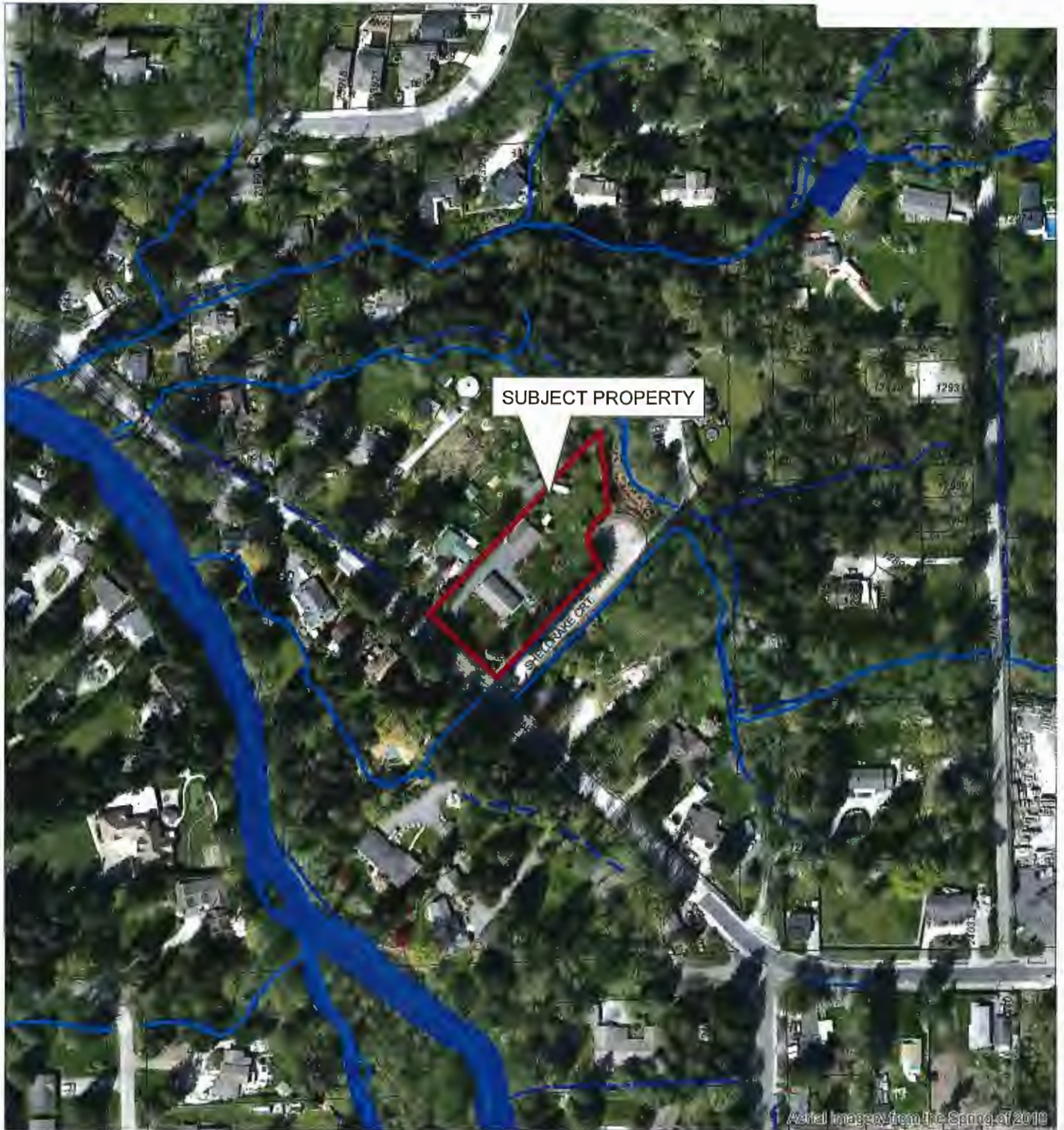
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-250-RZ

DATE: Aug 14, 2020

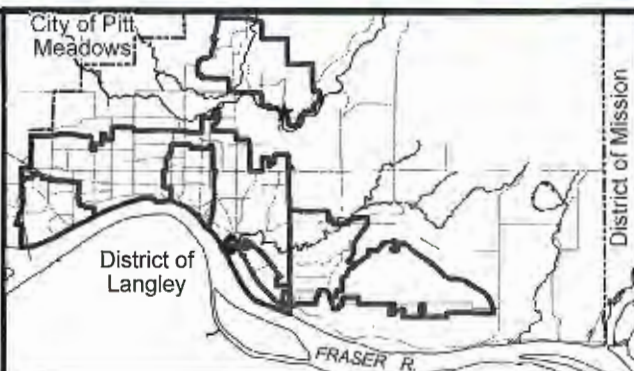
BY: PC



World Imagery from the Spring of 2019



Scale: 1:2,500



23939 FERN CRESCENT
PID: 002-196-425

PLANNING DEPARTMENT



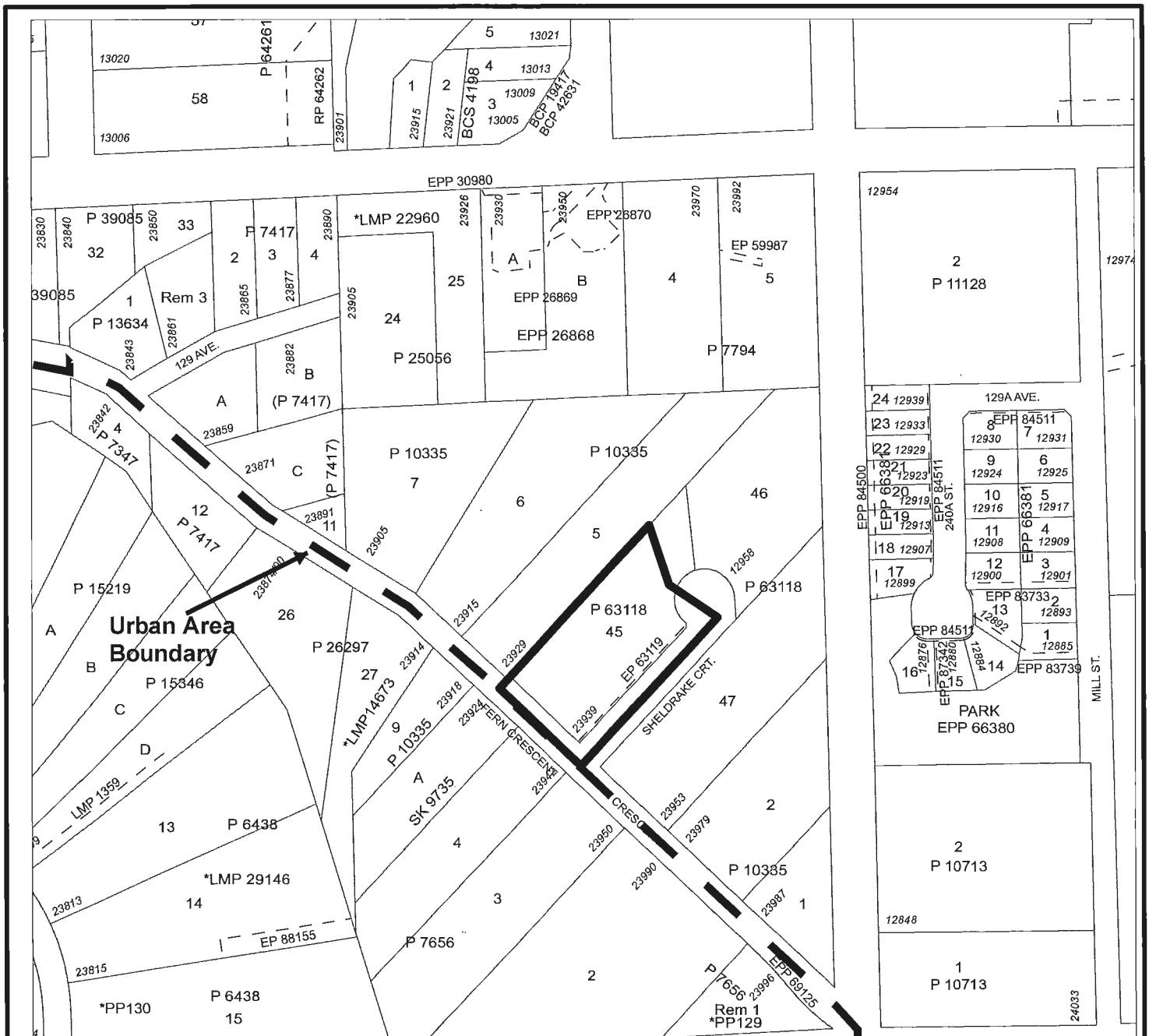
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-250-RZ
DATE: Aug 14, 2020

BY: PC

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7692-2020

Map No. 1856

From: RS-2 (Single Detached Suburban Residential)

To: RS-1b (Single Detached (Medium Density) Residential)



— — Urban Area Boundary



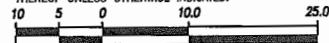
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**PROPOSED SUBDIVISION PLAN OF
LOT 45 SECTION 28 TOWNSHIP 12
NEW WESTMINSTER DISTRICT PLAN 63118**

APPENDIX D

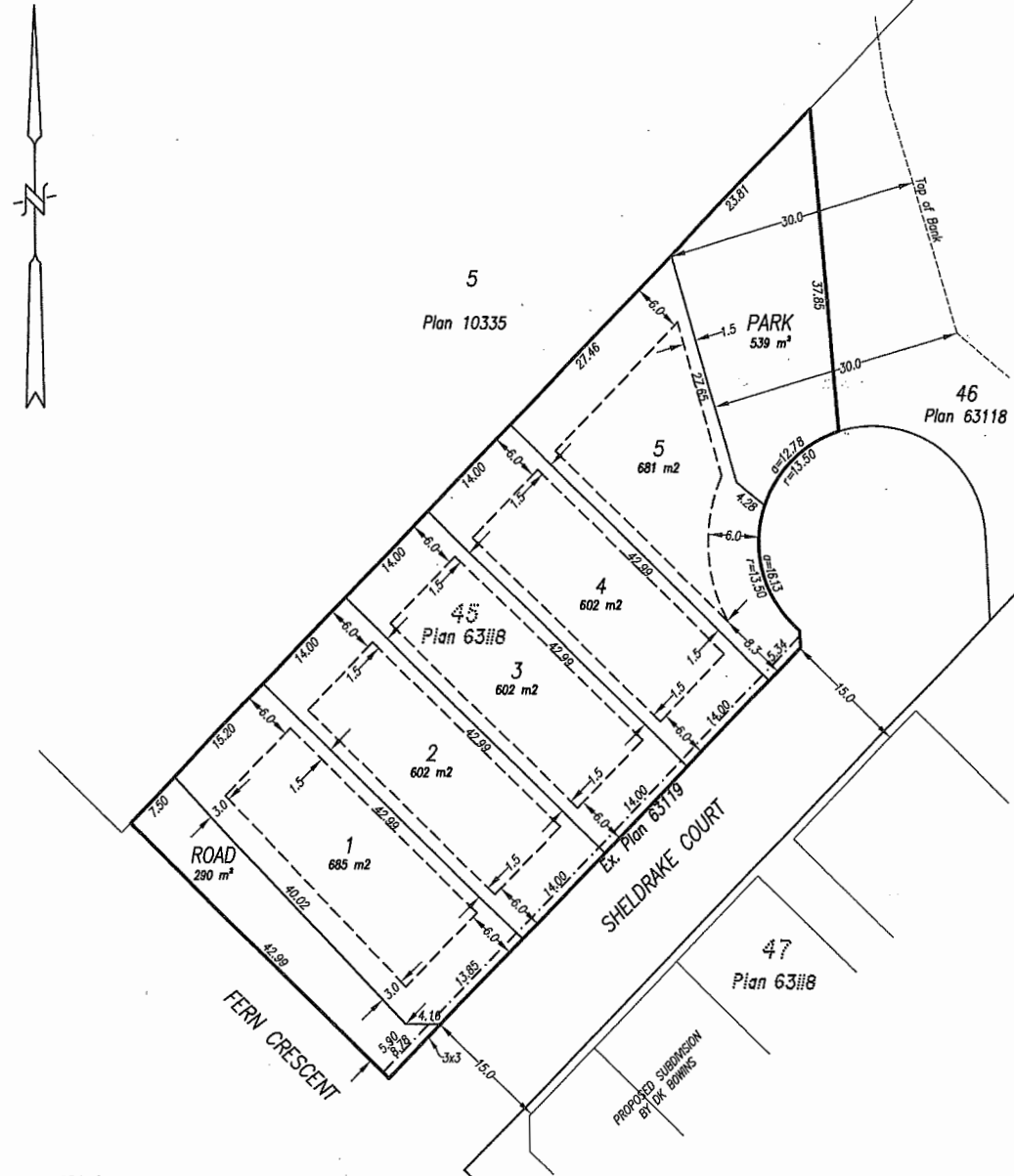
SCALE 1 : 500

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED.



CIVIC ADDRESS: 23939 FERN CRESCENT, MAPLE RIDGE

PARCEL IDENTIFIER: 002-196-425



ZONING: RS1-B

LOTS DVP TO REDUCE MINIMUM WIDTH FROM
15m TO 14m

LOT DIMENSIONS DERIVED FROM
PLAN 63118

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:

T103096 STATUTORY RIGHT OF WAY

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: H3080-01

PREPARED FOR: WEST COAST DREAM HOMES

S.P. WADE, BCLS

DATE OF DRAWING: JULY 28, 2020

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7694-2020
12333 227 Street

MEETING DATE: January 5, 2021
FILE NO: 2020-256-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12333 227 Street, from RS-1 (Single Detached Residential) to R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of two (2) lots. To proceed further with this application, additional information is required as outlined in this report.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$5,100 per lot. However, because the application is proposing for less than three (3) lots, the original lot is exempt. Therefore, an estimated CAC amount of \$5,100.00 would be required.

The R-2 zone permits a minimum lot size of 315m². The site is designated *Single-Family Residential* in the Town Centre Area Plan, which includes a policy that a lot size less than 371m² is permitted where access is via rear lane only. This subdivision is proposed without a laneway and a separate OCP amendment process is proposed to consider amending Section 3-17 of the Town Centre Area Plan that would allow an R-2 use with a front driveway access.

Upon Council direction, the proposed OCP amendment process would be undertaken by the Planning Department to hold a virtual public open house and solicit community feedback on a change to Section 3-17 of the Town Centre Area Plan, which would permit the creation of R-2 lots (minimum 315m² lot) with street driveway access. It is proposed that lots that are created with an area of less than 315m² (i.e. R-3 zoned lots) would still be required to provide driveway access from a laneway. The outcomes of the public open house would be reported to Council, with a possible draft OCP Amending Bylaw required to remove the lane requirement.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7694-2020 be given first reading;
2. That Zone Amending Bylaw No. 7694-2020 shall not proceed to second reading until a Council directed OCP amendment process is concluded by considering the removal of the rear lane requirement for R-2 lots in the Town Centre Area Plan; and
3. That the applicant provide further information as described on Schedules A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Pavan Rakhra
Legal Description:	Lot 195, Section 20, Township 12, New Westminster District Plan 39421
OCP:	
Existing:	SF (Single-Family Residential)
Proposed:	SF (Single-Family Residential)
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	R-2 (Single Detached (Medium Density) Urban Residential)
Surrounding Uses:	
North:	Use: Residential Single Family Zone: RS-1 (Single Detached Residential) Designation: Urban Residential
South:	Use: Residential Single Family Zone: RS-1 (Single Detached Residential) Designation: Single-Family Residential
East:	Use: Residential Single Family Zone: RS-1 (Single Detached Residential) Designation: Single-Family Residential
West:	Use: Residential Single Family Zone: RS-1 (Single Detached Residential) Designation: Single-Family Residential
Existing Use of Property:	Residential Single Family
Proposed Use of Property:	Residential Single Family
Site Area:	761.5m ² (0.188 acres)
Access:	Lee Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is 761.5m² (0.188 acre) in area and is bounded by single-family residential lots on the south and west sides, Lee Avenue to the north and 227 Street to the east (see Appendices A and B). The subject property is relatively flat and there is vegetation located on the peripheries of the subject property, most notably along 227 Street. There is an existing house on the site that will require removal as a condition of rezoning.

c) Project Description:

The current application is proposing to rezone the subject property from RS-1 (Single Detached Residential) to R-2 (Single Detached (Medium Density) Urban Residential) to permit future subdivision into two (2) residential single-family lots. Proposed Lot 1 will be approximately 333.24m² and proposed Lot 2 will be 385.95m²; both will be accessed from Lee Avenue (See Appendices A, B, and D).

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

d) Planning Analysis:

Official Community Plan:

The development site is located within the Town Centre Area Plan and is currently designated *Single-Family Residential*. The *Single-Family Residential* designation is intended to provide options for increasing density and choice of housing form, while retaining the single-family character in established neighbourhoods in the Town Centre. As such, a variety of smaller, single-family lot sizes are supportable in this area.

The R-2 (Single Detached (Medium Density) Urban Residential) zone was adopted in February, 2012 and has since been utilized in several areas of Maple Ridge. The R-2 zone allows a minimum lot size of 315m² and is intended to provide an option for single-family lots that are larger than the R-3 (Single Detached (Intensive) Urban Residential) zone with a 213m² minimum lot area, but smaller than the R-1 (Single Detached (Low Density) Urban Residential) zone with a 371m² minimum lot area.

Proposed Text Amendment to the OCP:

Town Centre Area Plan Policy 3-17 requires that smaller single-family lot sizes, between 213m² and 370m², provide vehicle driveway access from a rear lane only. This driveway access requirement applies to minimum lot sizes that align with the R-2 and R-3 single-family zones.

Upon Council direction, the Planning Department will undertake public consultation (separate from the subject rezoning application), through a virtual open house event, to consider an OCP amendment that would have broad implications for Policy 3-17 within the Town Centre Area Plan. It is proposed that lots in the Town Centre, with an area in excess of 315m², be permitted to have street driveway access. Effectively, this would permit the creation of some R-2 lots with a front driveway access and leave only the R-3 zone (minimum lot size of 213m²) with a requirement for a rear or corner lot driveway access. Such an amendment would directly impact the ability for this application to proceed as proposed, with a broader intention to facilitate more options for smaller single-family lot sizes within the Town Centre Area Plan. Outcomes of the proposed public open house event would be reported to Council and include an OCP amending bylaw for Council to consider for first and second reading. This could occur at the same time that the Zoning Bylaw Amendment application proceeds to second reading.

It should be noted that the majority of R-2 zoned lots that have been created outside of the Town Centre Area have driveway access from the street, which is permitted under the existing R-2 zone regulations.

Zoning Bylaw:

The current application proposes to rezone the property located at 12333 227 Street from RS-1 (Single Detached Residential) to R-2 (Single Detached (Medium Density) Urban Residential) (see Appendix C) to permit future subdivision of two (2) single-family lots (see Appendix D). The minimum lot size for the current RS-1 (Single Detached Residential) zone is 668m², and the minimum lot size for the proposed R-2 (Single Detached (Medium Density) Urban Residential) zone is 315m². Given the sensitivities with the heights of infill development, staff will require that the building height be limited to 8.0 metres (2.5 storeys). This limitation will compliment existing housing, which is predominately one or two storeys in height, on the adjacent properties. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

An application for a Development Permit is not required.

Advisory Design Panel:

Not required.

Development Information Meeting:

A Development Information Meeting is not required for this application, as the proposal is creating less than five (5) lots and there is no change in use as per Council Policy 6.20.

e) Interdepartmental Implications:

Preliminary comments have been received from the Engineering Department confirming a preference that a lane not be created within the block where the subject property is located.

In order to advance the current application, after first reading, further 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; and
- g) 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.

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. An OCP Application (Schedule A);
- 2. A complete Rezoning Application (Schedule B);and

3. 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 meeting the intent of the policies of the Town Centre Area Plan in the OCP, providing options for increasing density within single-family character areas.

This report also seeks Council direction to undertake public consultation, through a public open house, for a proposed OCP amendment to consider allowing lots larger than 314m² to have driveway access from the street. For the subject application, it is recommended that Council grant first reading, subject to additional information being provided and assessed prior to second reading. Additionally, it is recommended that the subject rezoning application not proceed to second reading until the OCP policy question related to access lane for the R-2 zone be determined.

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 Tyson Baker"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Christine Carter"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

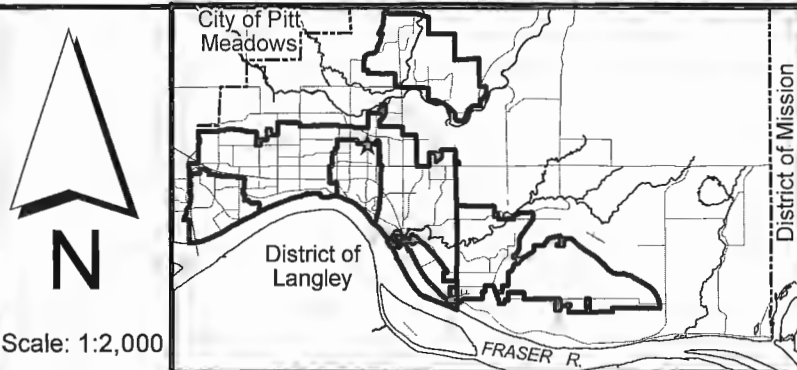
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7694-2020

Appendix D – Proposed Subdivision Plan

APPENDIX A

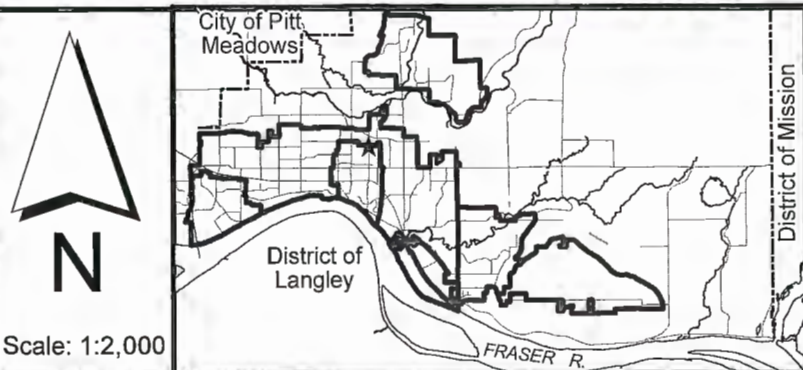


12333 227 STREET
PID: 005-085-357



FILE: 2020-256-RZ
DATE: Aug 19, 2020

BY: PC



12333 227 STREET
PID: 005-085-357

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-256-RZ
DATE: Aug 19, 2020

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7694-2020**

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. 7694-2020."

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

Lot 195 Section 20 Township 12 New Westminster District Plan 39421

and outlined in heavy black line on Map No. 1859 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-2 (Single Detached (Medium 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



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7694-2020

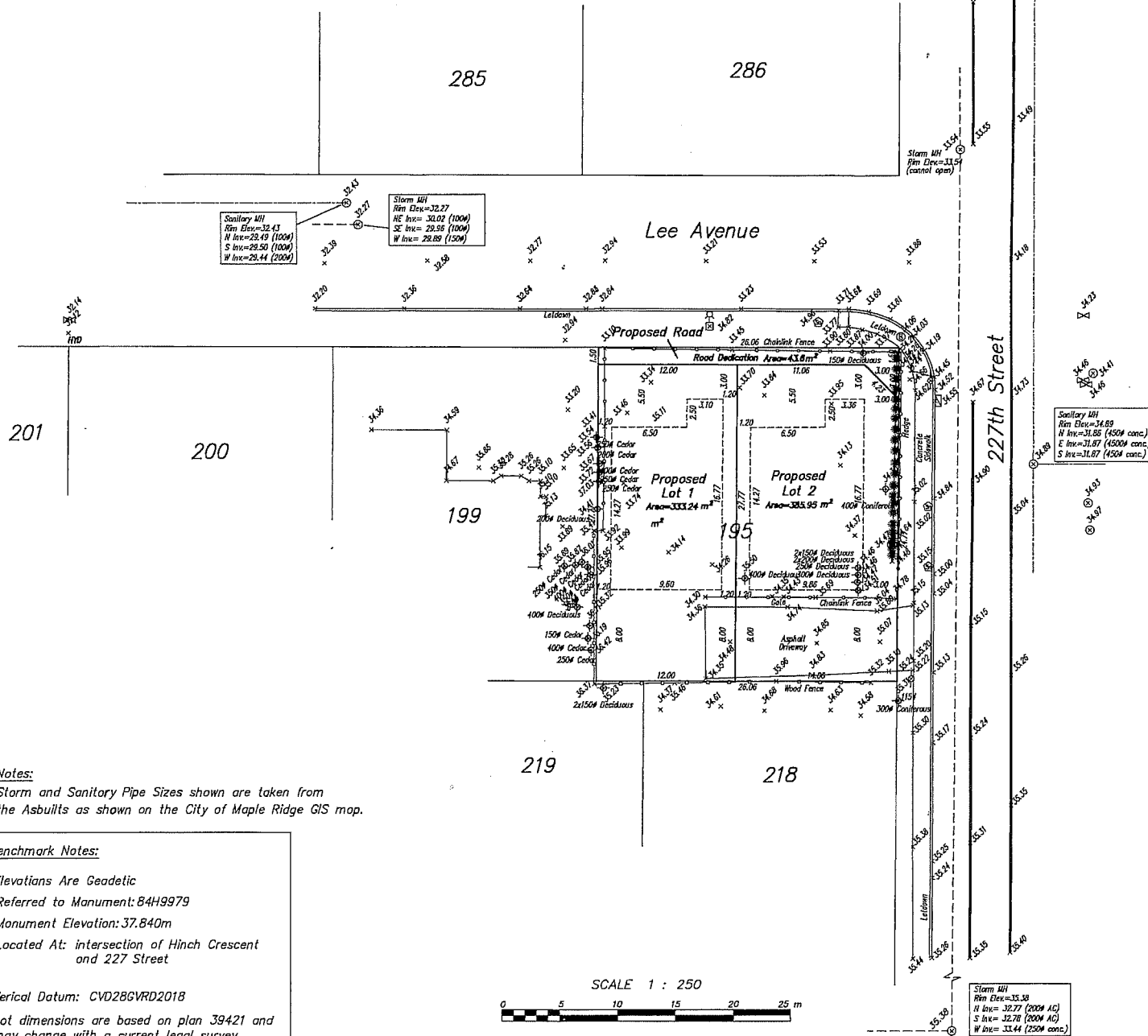
Map No. 1859

From: RS-1 (Single Detached Residential)

To: R-2 (Single Detached (Medium Density) Urban Residential)



SCALE 1:2,000



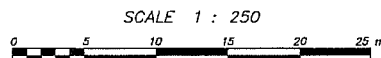
Notes:
Storm and Sanitary Pipe Sizes shown are taken from the Asbuils as shown on the City of Maple Ridge GIS map.

Benchmark Notes:

Elevations Are Geodetic
Referred to Monument: 84H9979
Monument Elevation: 37.840m
Located At: intersection of Hinch Crescent and 227 Street

Verical Datum: CVD28GVRD2018

Lot dimensions are based on plan 39421 and may change with a current legal survey.



Terra Pacific

Land Surveying Ltd

22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

Client:

Pavan Rakhra
Proposed Subdivision

Project:

12333 227 Street
Maple Ridge, BC

PID: 005-085-357

Current Zoning: RS1
Proposed Zoning: RS2

Drawing Title:

Topographic Survey
Plan of Lot 195
Sec 20, Tp 12
New Westminster District
Plan 39421

Certified Correct
This 17th Day Of August, 2020

Mike Bernemann, BCLS

Legend:

- Survey Control Monument
- Tree (Tied At Point Of Entry Into The Ground)
- Ground Elevation
- Catch Basin
- Ditch (Swale)
- Edges Of Asphalt
- Fire Hydrant
- Guy Wire
- Inspection Chamber
- Lawn Drain
- Lamp Standard
- Manhole
- Power Pole
- Power Pole With Light
- Water Valve
- Sign
- Gas Valve
- Gas Meter
- Water Meter

Scale: 1:250

Date: Aug. 17th, 2020

File: MR20-615 TOPO

Of
1

APPENDIX D

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7695-2020
12077 240 Street and 12079 240 Street

MEETING DATE: January 5, 2021
FILE NO: 2020-403-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 12077 240 Street and 12079 240 Street, from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of four (4) lots. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$5,100 per lot. Therefore, an estimated CAC amount of \$20,400.00 would be required.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7695-2020 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: Don Bowins

Legal Description: Lot 2, Section 21, Township 12, New Westminster District Plan 18013
Lot 3, Section 21, Township 12, New Westminster District Plan 18013

OCP:
Existing: Urban Residential
Proposed: Urban Residential

Zoning:
Existing: RS-3 (Single Detached Rural Residential)
Proposed: R-1 (Single Detached (Low Density) Urban Residential)

Surrounding Uses:

North:	Use:	Residential Single Family
	Zone:	R-2 (Single Detached (Medium Density) Urban Residential)
	Designation:	Urban Residential
South:	Use:	Residential Single Family
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Urban Residential
East:	Use:	Residential Single Family
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Estate Suburban Residential
West:	Use:	Civic (City of Maple Ridge Operations Centre)
	Zone:	P-6 (Civic Institutional)
	Designation:	Institutional

Existing Use of Property:	Residential Single Family
Proposed Use of Property:	Residential Single Family
Site Area:	0.123 HA (0.303 acres)
Access:	120B Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties are 0.123 ha (0.303 acres) each in area and are bounded by residential single family lots on the north and south sides and 240 Street on the east. The City of Maple Ridge Operations Centre is located directly west of the subject site. The subject properties each consist of a residential single family dwelling which will be demolished as a condition of rezoning. Furthermore, vegetation is located throughout the two properties and the lot grades are relatively flat.

c) Project Description:

The current application is proposing to rezone the subject properties from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit future subdivision into four (4) lots (See Appendices A or B). Due to access needing to be from 120B Street and existing lot dimensions, the proposed lots will range from 378m² to 796m² in size which meets the minimum lot requirements of 371m² in the R-1 (Single Detached (Low Density) Urban Residential) zone.

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

d) Planning Analysis:

Official Community Plan:

The development site is located within the Urban Area Boundary and is currently designated *Urban Residential* and is subject to *Major Corridor Residential* Policies. The OCP *Major Corridor Residential* policies, as per the Zoning Matrix, supports the proposed R-1 zone which permits the construction of residential single family dwellings on lots exceeding 371m². The proposed development compliments adjacent land uses and lot sizes to the north and any possible development to the south. Therefore, after preliminary review of the proposal, the application to rezone the properties to the R-1 (Single Detached (Low Density) Urban Residential) zone is consistent with the OCP infill policies and is thus supportable.

Zoning Bylaw:

The current application proposes to rezone the properties located at 12077 240 Street and 12079 240 Street from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) (see Appendix C) to permit the creation of four (4) lots through subdivision (see Appendix D). The minimum lot size for the current RS-3 (Single Detached Rural Residential) zone is 8,000m², and the minimum lot size for the proposed R-1 (Single Detached (Low Density) Urban Residential) zone is 371m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Not required.

Advisory Design Panel:

Not required.

Development Information Meeting:

A Development Information Meeting is not required for this application as the proposal indicates the creation less than five (5) lots.

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; 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) 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. 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 Tyson Baker"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

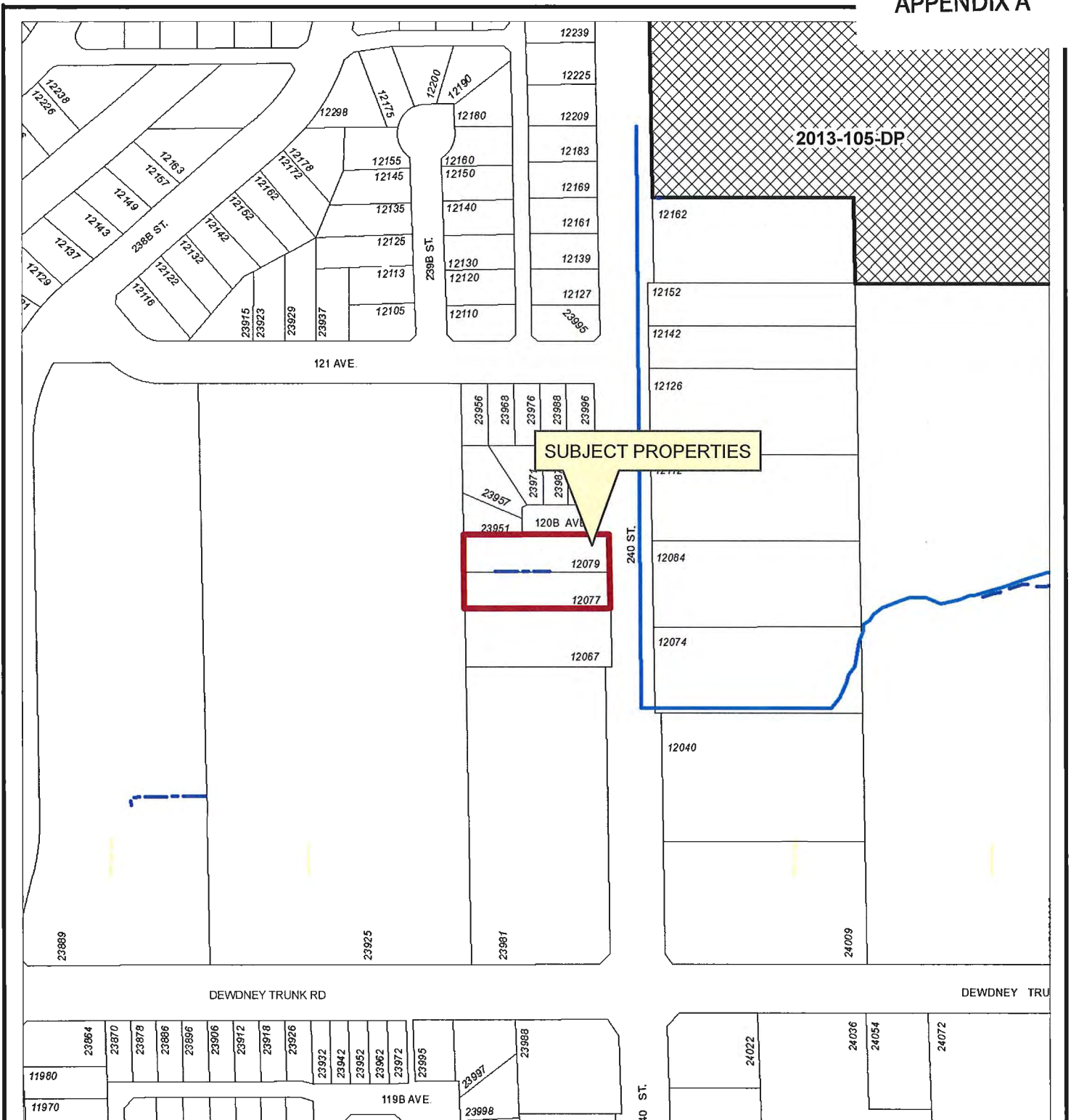
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Christine Carter" _____ for _____





Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7695-2020
- Appendix D – Proposed Site Plan



Legend

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

12077/79 240 STREET
PID'S: 001-740-628 & 000-836-265

PLANNING DEPARTMENT



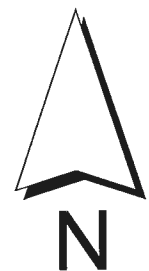
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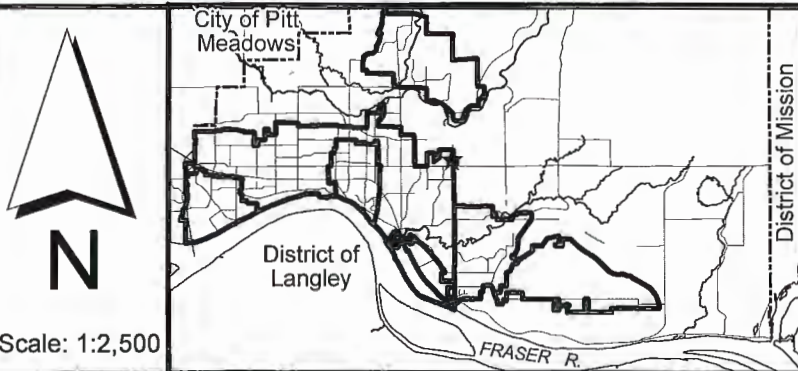
FILE: 2020-403-RZ

DATE: Nov 13, 2020

BY: PC



Scale: 1:2,500



12077/79 240 STREET
PID'S: 001-740-628 & 000-836-265

PLANNING DEPARTMENT

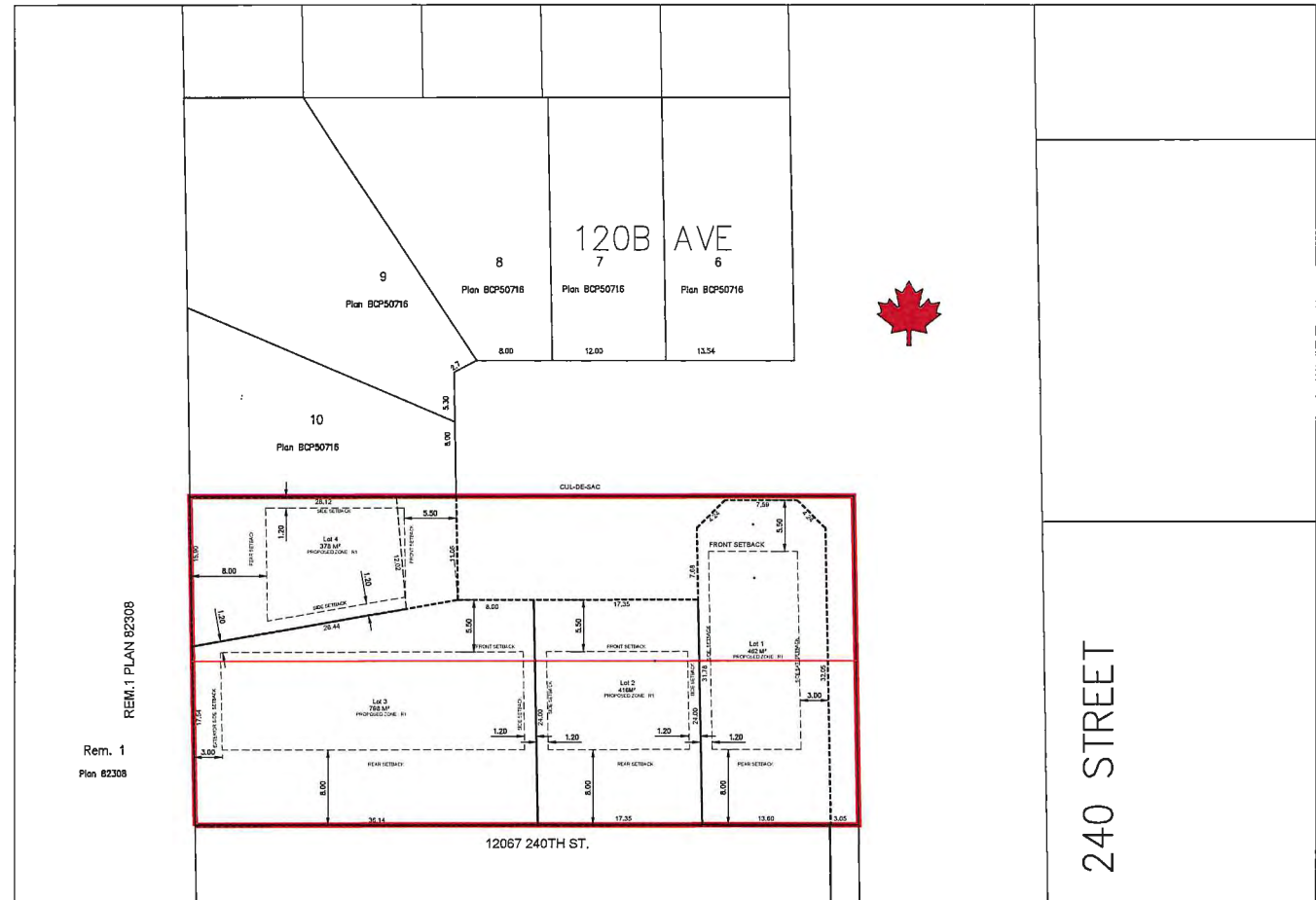


mapleridge.ca

FILE: 2020-403-RZ
DATE: Nov 13, 2020

BY: PC

CORPORATE OFFICER



4 R-1 SINGLE FAMILY LOTS

ZONING
MIN LOT SIZE 371m²
MIN LOT DEPTH 24.00m
MIN LOT WIDTH 12.00m

FRONT YARD SETBACK 5.5m
REAR YARD SETBACK 8.00m
INT. SIDE SETBACK 1.2m
EXT. SIDE YARD 3.0m

No	Date	Revision	BY

D.K. BOWINS & ASSOCIATES INC.
8555 EMIRY STREET, MISSION, B.C.
V4S 1A6 FAX: 604-826-4399,
EMAIL: dbowins@shaw.ca

EXISTING
PROPOSED
STORM SEWER
SANITARY SEWER
GAS
WATER
U.G. LIGHTING
U.G. FIBRE
U.G. TELEPHONE
MANHOLE
CATCH BASIN
WATER OR GAS VALVE

DITCH
UTILITY POLE / ANCHOR
FIRE HYDRANT
IRON PIVOT
BASEMENT ELEV.
EDGE OF PAVEMENT
FENCE
SIDEWALK
SURVEY MONUMENT
SIGN INSPECTION CHAMBER
STREET LIGHT

EDGE OF GRAVEL
SLOPE
LEFT / RIGHT
HEDGE
TRAIL
BUILDING

DRAWN A.J.D.
DESIGNED D.K.B.
CHECKED
APPROVED
FIELD BOOK
SCALES
HORIZ. 1:250
VERT. -

SEAL

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

**SUBDIVISION PLAN
R-1 LOTS**

Date NOV 2020
SHEET 1 OF
Dwg. No. 0

This drawing and design is the property of D.K. BOWINS & ASSOCIATES Inc. and cannot be used, reused or replicated without the written consent of said company.



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7689-2020;
21429 121 Avenue

MEETING DATE: January 05, 2021
FILE NO: 2020-411-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21429 121 Avenue, from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of two lots, each approximately 507m² in area. 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, and will be requested to pay \$5,100.00 for the additional proposed single family residential lot, as the original lot is exempt when proposing fewer than three lots.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7689-2020 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:	True Light Building & Development
Owner:	Kevin D Kennedy
Legal Description:	Lot C, District Lot 245, Group 1, New Westminster District Plan 19628
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	R-1 (Single Detached (Low Density) Urban Residential)

1104

Surrounding Uses:

North:	Use:	Single family residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
South:	Use:	Single family residential
	Zone:	R-1 (Single Detached (Low Density) Urban 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:	0.111 Ha. (0.27 acres)
Access:	121 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is located at 21429 121 Avenue, and designated *Urban Residential*. 121 Avenue is considered a Collector Road under the city's road classification and is a major corridor under the OCP. The subject property is bounded by single family residential lots and 121 Avenue to the south, and is generally flat with hedges as perimeter fencing.

c) Project Description:

The current application proposes to rezone the subject property, located at 21429 121 Ave, 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 507 m² in area, after road dedication of approximately 2.8m (see Appendices A and B). The two new lots are approximately 30.5 metres in depth and are each 16.61 metres wide.

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

d) Planning Analysis:

Official Community Plan:

The development site is currently designated *Urban Residential*, and is located on a corner lot with major corridors on both sides. The Major Corridor Infill policies allow for the proposed R-1 (Single Detached (low density) Urban Residential) zoning. Furthermore it is noted that the adjacent properties to the east and to south have been rezoned to the same R-1 (Single Detached (Low Density) Urban Residential) zoning.

Zoning Bylaw:

The current application proposes to rezone the property located at 21429 121 Avenue from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) (see Appendix C) to permit a future subdivision into two single family residential lots (see Appendix D).

The proposed zone requires a minimum area of 371 m², a minimum width of 12 metres, and a depth of 24 metres, under the updated Zoning Bylaw. The subject proposal is for two single family residential lots of approximately 507 m² in area, after road dedication of approximately 2.8m. The two new lots are approximately 30.5 metres in depth and are each 16.61 metres wide.

Advisory Design Panel:

As no Development Permit application is required, the subject application will not be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

A Development Information Meeting is not required for a rezoning to accommodate a two-lot subdivision application.

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; and
- e) 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 Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Christine Carter" for

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

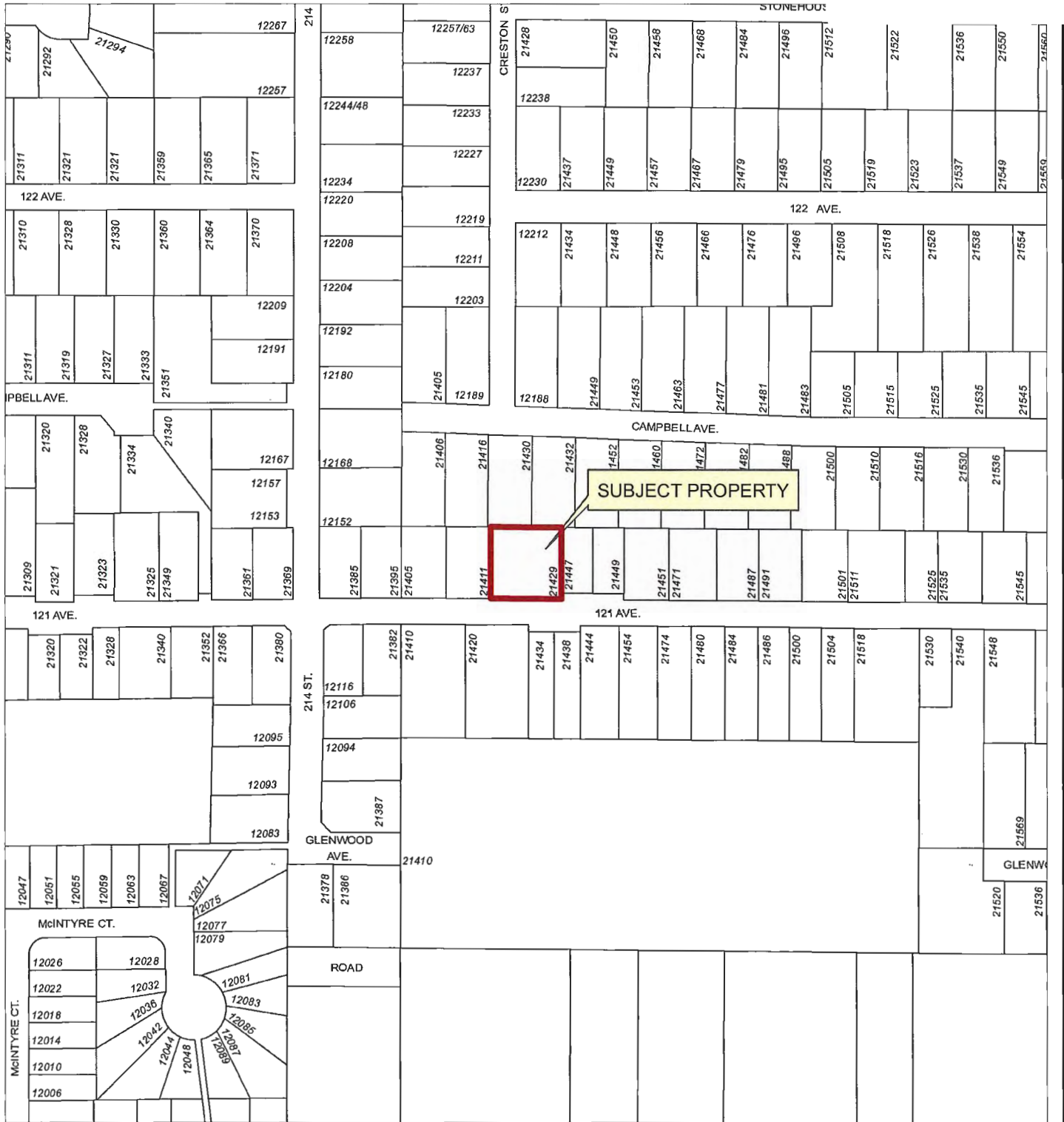
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7689-2020

Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:2,500

Legend



Active Applications (RZ/SD/DP/VP)

No Current Development Applications

21429 121 AVENUE
P.I.D.010-509-739

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-411-SD / 2020-411-RZ

DATE: Nov 23, 2020

BY: BD



21429 121 AVENUE
P.I.D.010-509-739

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-411-SD / 2020-411-RZ

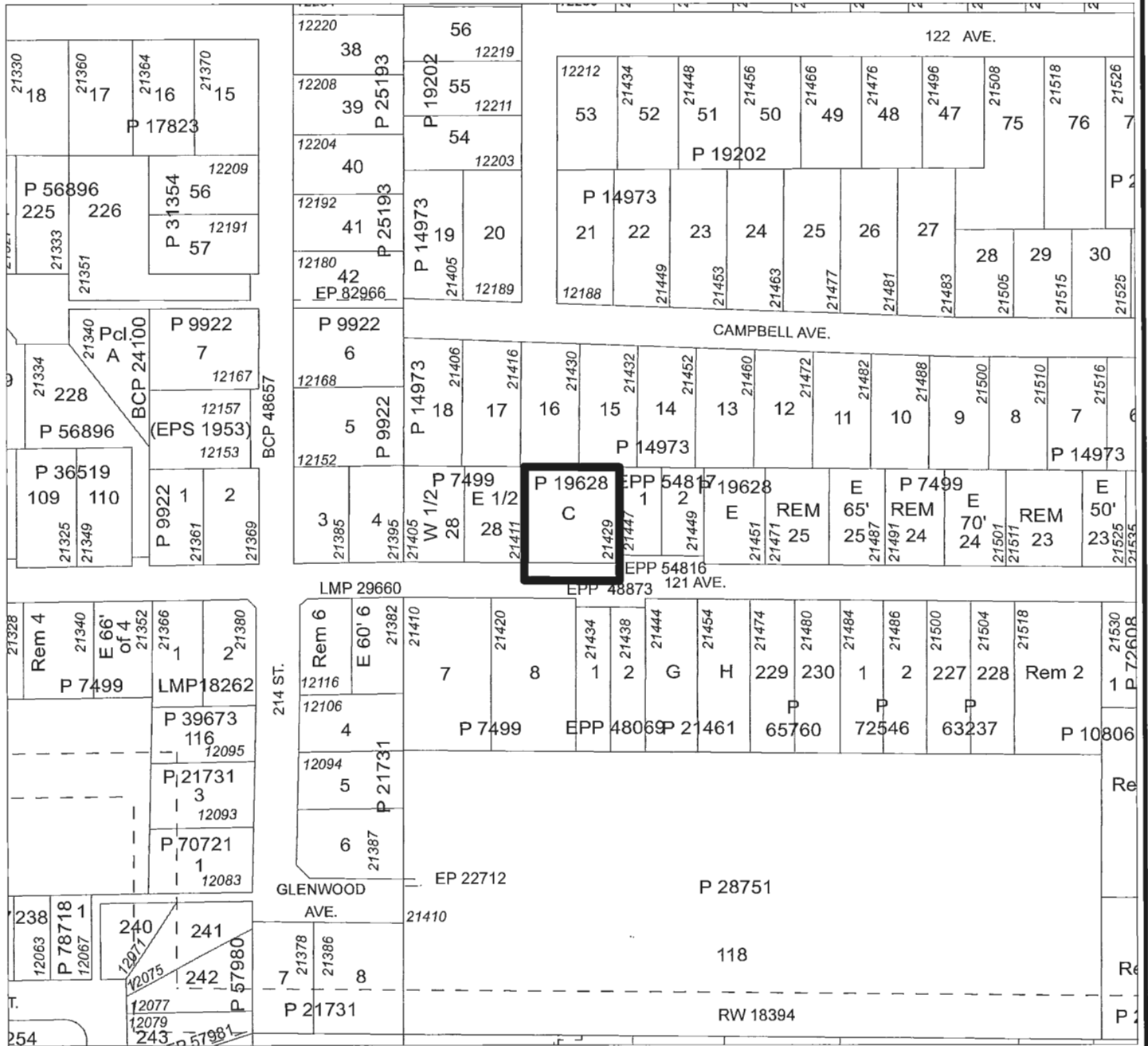
DATE: Nov 23, 2020

BY: BD



Scale: 1:2,500

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7689-2020

Map No. 1854

From: RS-1 (Single Detached Residential)

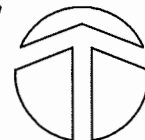
To: R-1 (Single Detached (Low Density) Urban Residential)



SCALE 1:2,000

SKETCH PLAN SHOWING PROPOSED 2 LOT SUBDIVISION

21429 121st Avenue, Maple Ridge, BC



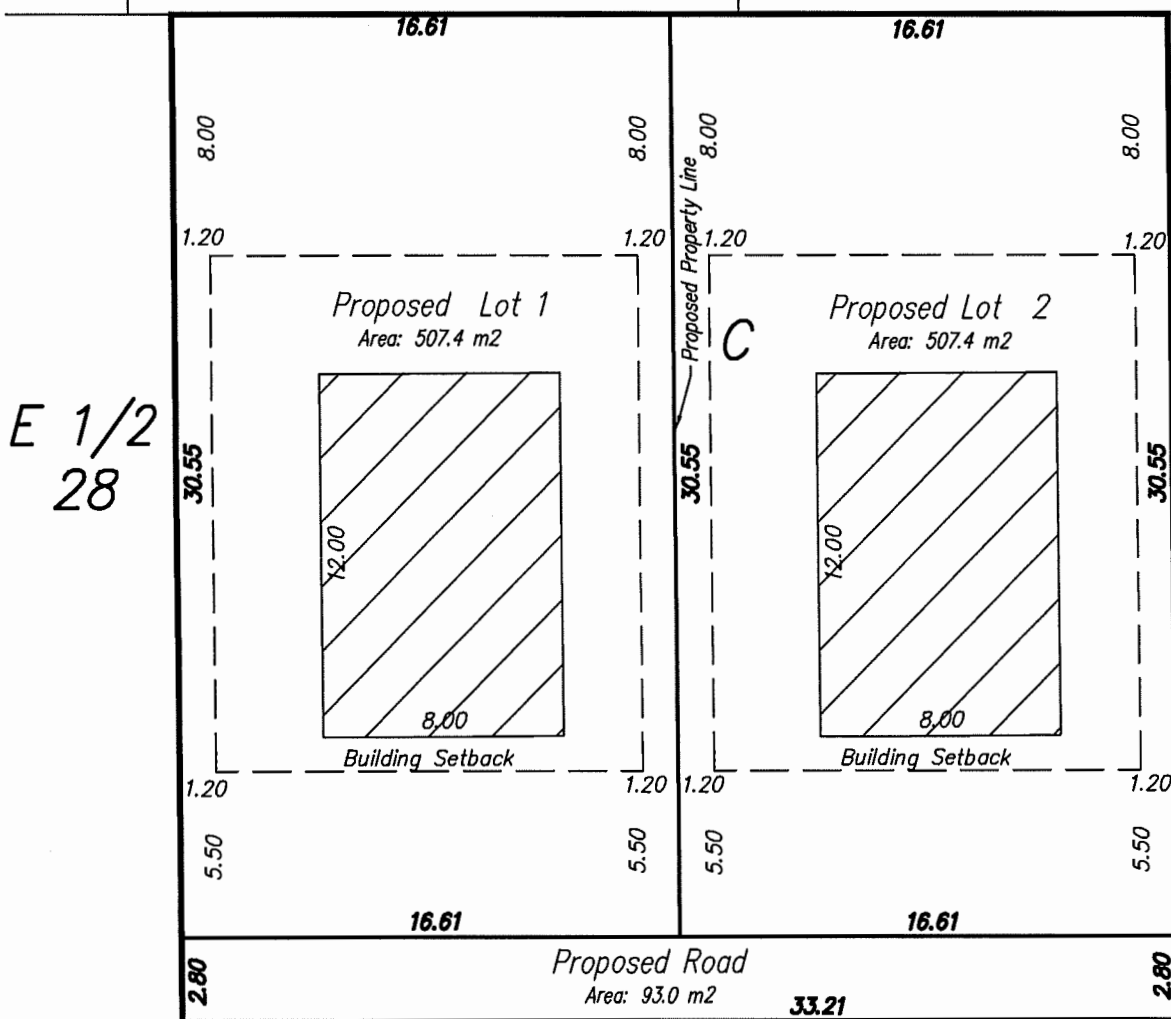
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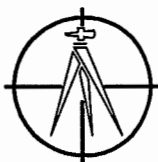
14

APPENDIX D



121st Avenue

SCALE 1 : 250



Terra Pacific

Land Surveying Ltd

22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

NOTES:

Current Zoning: RS-1

Proposed Zoning: R-1

Lot dimensions are based on plan 19628
and may change with the current legal survey.

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: January 5, 2021

FILE NO: 2017-473-DVP
2017-473-DP

FROM: Chief Administrative Officer

MEETING: C o W

SUBJECT: Development Variance Permit
Development Permit
13616 and 13660 232 Street

EXECUTIVE SUMMARY:

A Multi-Family Development Permit application has been received for the subject properties, located at 13616 and 13660 232 Street, for 10 street townhouses fronting 232 Street, under the RST-SV (Street Townhouse – Silver Valley) zone and 13 single family lots. This application is subject to the Multi-Family Residential Development Permit Area Guidelines for the street townhouses, which establish the form and character of multi-family development, with the intent to enhance the existing neighbourhood with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses. The 13 single family lots proposed with this redevelopment application are not subject to the Multi-Family Development Permit.

In addition to the Multi-Family Development Permit, the applicant has requested several variances to *Zoning Bylaw No. 3510-1985* to accommodate the proposed development, as follows:

For the RST-SV (Street Townhouse – Silver Valley) zoned lots:

1. To increase the Highest Building Face height from 7.0m (23.0 ft.) to 7.7m (25.3 ft.) for proposed Lot 1, and to 7.4m (24.3 ft.) for proposed Lots 2 through 10;
2. To increase the 40% of the length of the building face exemption to 100% for proposed Lot 1, and to 41% for proposed Lots 2 through 10;
3. To increase the maximum height from 11.0m (36 ft.) to 11.2m (36.7 ft.) for proposed Lots 1 through 10;
4. To increase the maximum height for an accessory building from 4.6m (15.1 ft.) to 5.0m (16.4 ft.) for proposed Lot 1;
5. To reduce the front yard setback from 4.0m (13.1 ft.) to 3.6m (11.8 ft.) for proposed Lots 2 through 10; and
6. To reduce the lot width from 10.5m (34.4 ft.) to 9.9m (32.5 ft.) for proposed Lot 1.

For the Single Family Lots:

1. To reduce the front and rear yard setbacks from 7.5m (24.6 ft.) to 4.0m (13.1 ft.), and reduce the lot depth from 27.0m (88.6 ft.) to 21.4m (70.2 ft.) for proposed Lot 20;
2. To reduce the front yard setback from 6.0m (19.7 ft.) to 5.5m (18 ft.) for proposed Lots 18 and 19;
3. To reduce the front yard setback from 5.5m (18 ft.) to 3.0m (9.8 ft.), and reduce the rear yard setback from 8.0m (26.2 ft.) to 6.0m (19.7 ft.) for proposed Lot 21; and
4. To reduce the rear yard setback from 13.0m (42.7 ft.) to 12.5m (41 ft.) for proposed Lot 13 and to 10.0m (32.8 ft.) for proposed Lot 14.

Council considered rezoning application 2017-473-RZ and granted first reading for Zone Amending Bylaw No. 7431-2018 on February 27, 2018. Council granted first and second reading for Official

1105

Community Plan Amending Bylaw No. 7430-2018, and second reading for Zone Amending Bylaw No. 7431-2018 on April 14, 2020. This application was presented at Public Hearing on May 19, 2020, and Council granted third reading on May 26, 2020. Council will be considering final reading for the amending bylaws on January 12, 2021.

RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2017-473-DVP respecting properties located at 13616 and 13660 232 Street; and
2. That the Corporate Officer be authorized to sign and seal 2017-473-DP respecting properties located at 13616 and 13660 232 Street.

DISCUSSION:

a) Background Context:

Applicant:	A. Paskovic, Aplin & Martin Consultants Ltd.
Legal Descriptions:	South Part Lot 9, Except: Parcel "A" (Reference Plan 10274), Block "A" Section 33, Township 12, New Westminster District Plan 2409, Being All That Portion of Said Lot Lying to the South of a Straight Line Drawn Parallel to and Perpendicularly Distant 200 Feet South from the North Boundary; and Parcel "A" (Reference Plan 10274) South Part Lot 9, Block "A" Section 33, Township 12, New Westminster District Plan 2409
OCP:	
Existing:	Low Density Urban, Medium Density Residential, Eco Clusters, Open Space and Conservation
Proposed:	Low Density Urban, Medium Density Residential, Medium/High Density Residential, Open Space and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RST-SV (Street Townhouse - Silver Valley), R-1 (Residential District), R-2 (Urban Residential District), RS-1b (One Family Urban (Medium Density) Residential), and RS-1 (One Family Urban Residential)
Surrounding Uses:	
North:	Use: Conservation and Neighbourhood Park Zone: RS-3 (One Family Rural Residential) and P-1 (Park and School) Designation: Conservation and Neighbourhood Park
South:	Use: Single Family Residential (under application 2020-009-RZ) Zone: RS-3 (One Family Rural Residential) Designation: Eco Clusters, Open Space, and Conservation
East:	Use: North Alouette River, vacant Zone: RS-3 (One Family Rural Residential) Designation: Low Density Urban and Conservation
West:	Use: Vacant (recently approved application 2016-055-RZ) Zone: RM-1 (Townhouse Residential) Designation: Medium/High Density Residential, Conservation, and Civic

Existing Use of Properties:	Vacant and Single Family Residential
Proposed Use of Property:	Multi-Family Residential and Single Family Residential
Site Area:	2.56 ha (6.3 acres)
Access:	Future Blaney Road and future Lane from the north
Servicing requirement:	Urban Standard
Companion Applications:	2017-473-RZ, 2017-473-SD, 2018-326-DP, 2018-327-DP

b) Project Description:

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

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

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

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

The proposal gradually decreases in density from west to east (see Appendix C). This pattern of lot size gradient is reflected in the subdivision pattern of the lands to the north. The Multi-Family Development Permit only applies to the 10 RST-SV (Street Townhouse – Silver Valley) townhouse units. The Development Variance Permit applies to the townhouse units and some of the single family lots, as discussed below.

The street-oriented townhouse units are designed in response to the slope of 232 Street. The blocks follow the slope closely. The units are broken down into two blocks: one block of six units and one block of four units, with an open space in the middle to decrease the massing. Each unit has its main entrance on the basement level, fronting 232 Street with access to the rear yard and to its garage through an exterior door on the ground floor level, located above the basement. The top floors are recessed back to bring down the building height perceived from street level, and to match the adjacent development to the north. The units all have four bedrooms and are provided with two parking spaces within detached garages, accessed from the rear lane. Visitor parking is not required for the RST-SV (Street Townhouse – Silver Valley) zone.

c) Planning Analysis:

Official Community Plan

Pursuant to Sections 8.7 Multi-Family Development Permit Area Guidelines of the Official Community Plan (OCP), a Multi-Family Development Permit is required for all new Multi-Family development on land designated *Urban Residential* on Schedule B of the OCP or Multi-Family development within an Area Plan. The purpose of the Multi-Family Development Permit is to enhance existing neighbourhoods with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses. The guidelines for a Multi-Family Development Permit, as outlined in the OCP, are summarized below, with responses from the Project Architect on how they are met:

1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.

"In consideration of the neighbours' private space, the proposed street townhouse units have a minimum number and size of windows placed on the north side, facing the exterior lot line and no windows placed facing the interior yard. The design follows the slope closely with repeating architectural elements. The units are broken down into two blocks with a space in between to avoid monotonous massing. The form and scale is consistent with the street townhouses to the north. Top floors of the units are recessed to bring down the scale and perceived height to the building to a pedestrian-friendly level."

2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low-rise ground oriented housing located to the periphery of higher density developments.

"The proposal continues the street townhouses from the north and decreases in density [and massing] of single family lots as it progresses to the east."

3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.

"The street townhouses are broken down into two blocks and a space is provided in between to provide a visual break and avoid monotonous building massing and improve visual attractiveness of the street facades."

4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.

"Each unit has a main entrance facing 232 Street, providing pedestrian access to the street. Retaining walls are proposed to separate the front yard of the units and the sidewalk. The walls accommodate grade transition between the front yard and the street, with an elevation change of approximately four feet. The retaining wall steps down, following the slope along 232 Street to reduce the visual appearance of blank walls and to make the height more approachable for pedestrians. All required parking spaces are provided in detached garages accessed from the rear lane."

Based on the above review and analysis, the proposed development complies with the Key Guideline Concepts of the Multi-Family Development Permit.

Zoning Bylaw

The application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) to the RST-SV (Street Townhouse - Silver Valley), R-1 (Residential District), R-2 (Urban Residential District), RS-1b (One Family Urban (Medium Density) Residential), and RS-1 (One Family Urban Residential) zones. The development proposal includes variance requests for setbacks, lot width, lot depth, and height, as discussed below.

The RST-SV (Street Townhouse - Silver Valley) zone has a maximum density of 233 m² (2,400 ft²) gross floor area per unit, excluding the basement, garage, and accessory buildings, in addition to a maximum lot coverage of 45% to 65%, depending on the type of unit. The applicant is proposing a maximum gross floor area of 188 m² (2,024 ft²) per unit, and a maximum lot coverage of 56%.

Proposed Variances:

Zoning Bylaw No. 3510 - 1985 establishes general minimum and maximum regulations for Multi-Family development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below and shown on Appendix D:

For the RST-SV (Street Townhouse – Silver Valley) zoned lots:

1. *Zoning Bylaw No. 3510 -1985*, Part 4, Section 403, (9) Highest Building Face a): To increase the Highest Building Face height from 7.0m (23.0 ft.) to 7.7m (25.3 ft.) for proposed Lot 1 and to 7.4m (24.3 ft.) for proposed Lots 2 through 10;
2. *Zoning Bylaw No. 3510 -1985*, Part 4, Section 403, (9) b) (i) To increase the 40% of the length of the building face exemption to 100% for proposed Lot 1, and to 41% for proposed Lots 2 through 10.

These two related variances can be supported as they are complementary to the townhouses across 232 Street, that have building heights of 11.0m (36 ft.) without being subject to a Highest Building Face, as they are not considered single family dwellings.

3. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 601E, 5.0, Height of a Building or Structure: To increase the maximum height from 11.0m (36 ft.) to 11.2m (36.7 ft.) for proposed Lots 1 through 10;

This variance can be supported as it is minor in nature and is not out of form with the adjacent developments.

4. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 601E, 5.0, Height of a Building or Structure: To increase the maximum height for an accessory building from 4.6m (15.1 ft.) to 5.0m (16.4 ft.) for proposed Lot 1;

This minor variance can be supported as the garage is combined with the garage for proposed Lot 2, and there is a change in grade going from proposed Lot 1 to proposed Lot 2.

5. *Zoning Bylaw No. 3510 -1985, Part 6, Section 601E, 6.0, Setbacks:* To reduce the front yard setback from 4.0m (13.1 ft.) to 3.6m (11.8 ft.) for proposed Lots 2 through 10; and

This variance can be supported as it is minor in nature and is necessitated by the development site being restricted by the watercourse along 232 Street and the North Alouette River.

6. *Zoning Bylaw No. 3510 -1985, Part 6, Section 601E, 7.0, Minimum Lot Size:* To reduce the lot width from 10.5m (34.4 ft.) to 9.9m (32.5 ft.) for proposed Lot 1.

This variance can be supported as 136 Avenue is an unopened right-of-way, therefore the width is not required to allow for the visual clearance at the intersection.

For the Single Family Lots:

1. *Zoning Bylaw No. 3510 -1985, Part 6, Part 6, Section 601, C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES, (3) Buildings and Structures for One Family Residential Use in the RS-1 zone:* To reduce the front and rear yard setbacks from 7.5m (24.6 ft.) to 4.0m (13.1 ft.), and reduce the lot depth from 27.0m (88.6 ft.) to 21.4m (70.2 ft.) for proposed Lot 20;

This variance can be supported as it is an irregular-shaped lot that is fairly large in area, but not very deep due to the North Alouette River and associated steep slopes to the east.

2. *Zoning Bylaw No. 3510 -1985, Part 6, Part 6, Section 601, C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES, (9) Buildings and Structures for One Family Residential Use in the RS-1b zone:* To reduce the front yard setback from 6.0m (19.7 ft.) to 5.5m (18 ft.) for proposed Lots 18 and 19;

This variance can be supported as these lots are restricted by the North Alouette River and associated steep slopes to the east.

3. *Zoning Bylaw No. 3510 -1985, Part 6, Part 6, Section 601, C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES, (11) Buildings and Structures for One Family Residential Use in the R-1 zone:* To reduce the front yard setback from 5.5m (18 ft.) to 3.0m (9.8 ft.), and reduce the rear yard setback from 8.0m (26.2 ft.) to 6.0m (19.7 ft.) for proposed Lot 21; and

This variance can be supported as it is a large lot but is triangular in shape, therefore a typical building envelope is difficult to accommodate.

4. *Zoning Bylaw No. 3510 -1985, Part 6, Section 601B, R-2 Urban Residential District, D. Yard Requirements:* To reduce the rear yard setback from 13.0m (42.7 ft.) to 12.5m (41 ft.) for proposed Lot 13, and to 10.0m (32.8 ft.) for proposed Lot 14.

This variance can be supported as there is a slight bend in the road that constricts the lot depth.

Although there are several variances being requested for the proposed development, staff can support the variances as the developable area of the subject properties has been restricted due to setbacks required for the watercourses to the east and west, and steep slopes to the east.

Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires two parking spaces per street townhouse unit. Detached double-car, side-by-side garages are provided for each of the street townhouse units, accessed from the rear lane. Visitor parking is not a requirement in the RST-SV (Street Townhouse – Silver Valley) zone. The single family lots will be provided with two off-street parking spaces as a condition of the Building Permits for each house.

d) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character and the landscaping plans for the street townhouses at a meeting held on October 16, 2019. Following presentations by the Project Architect and Landscape Architect, the ADP made the resolution below. The Project Architect and Landscape Architect have responded to each resolution item as noted below.

That application 2017-473-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Coordinate grades between architectural and landscape plans south elevation, Unit 1;
Grade designs and retaining structures have been coordinated between architectural and landscape plans.
2. Coordinate offsite design with City requirements, in particular existing bioswales and street trees consistent with other areas on 232 Street;
Landscape plans have been updated to be coordinated.
3. Show retaining walls and fences in elevations to demonstrate height consistently in landscape and architectural drawings;
Retaining walls and fences are now shown on architectural elevations.
4. Provide a section through the north/south property line to show transition to future roadway;
A north/south section has been provided.
5. Consider providing low level landscape lighting in the paver patios;
The landscape plan has been updated with lighting.
6. Show context of pump station in plan view and elevation; and
A context plan and elevations have been provided.
7. Provide adequate landscape screening between Unit 1 and the pump station.
The landscape plan has been updated to show the screening between Unit 1 and the pump station.

Architectural Comments:

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

- The design of the east, south, and north elevations are developed further and accent colours in bright tones have been added.*
2. Consider modifying the roof access proportions, roof design and materiality to better fit in with the west elevation; and
Roof massing is reduced and roof access stairs are redesigned to have a triangular shape to minimize their impact and clear vision line form the street and pedestrian view along the 232 Street sidewalk.
 3. Consider the consistency of fenestration including frames and locations on the east elevation.
Windows along the east elevations are re-designed and centered.

The ADP's resolutions have been addressed appropriately and are reflected in the current plans (see Appendices E and F). Staff can support the development as proposed based on the Project Architect and Landscape Architect responses to the recommendations of ADP.

e) Environmental Implications:

Pursuant to Sections 8.9 and 8.10 of the OCP, a Watercourse Protection and Natural Features Development Permit application has been received to ensure the preservation and protection of the natural environment of the North Alouette River and the adjacent slopes, with park dedicated 10m (33 ft.) from the top of the ravine bank. The developer will provide restoration, enhancement and replanting works as required, and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application has been received for all development identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures.

Adherence of this project to the Watercourse Protection, Natural Features, and Wildfire Development Permit guidelines will be the subject of future reports to the Director of Planning and securities will be taken as a condition of the issuance of the Development Permits to ensure that the Watercourse Protection, Natural Features and Wildfire Development Permit Area guidelines are met.

f) Citizen Implications:

A Development Information Meeting was held at Yennadon Elementary School on February 19, 2020, and Public Hearing was held on May 19, 2020. A summary of the comments and discussions with the attendees was summarized in the second reading report, dated April 7, 2020.

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$105,753.92, the security will be \$105,753.92.

CONCLUSION:

The proposed variances are supported for the reasons described above, it is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-473-DVP.

As the development proposal complies with the Multi-Family Development Permit Area Guidelines of the OCP for form and character, it is recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Permit 2017-473-DP.

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

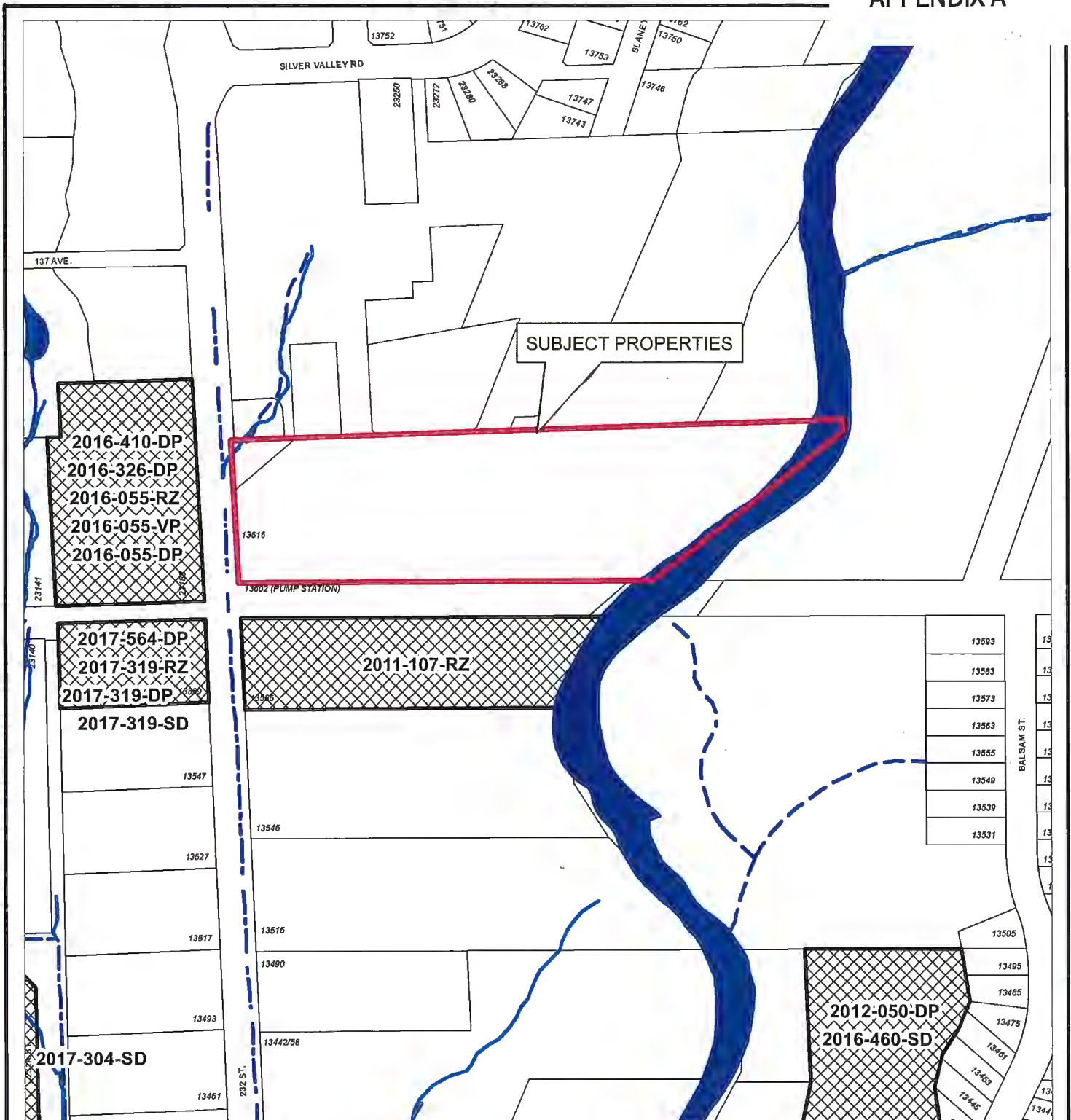
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Christine Carter" for

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

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



Scale: 1:3,000

Legend

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

13616 & 13660 232 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

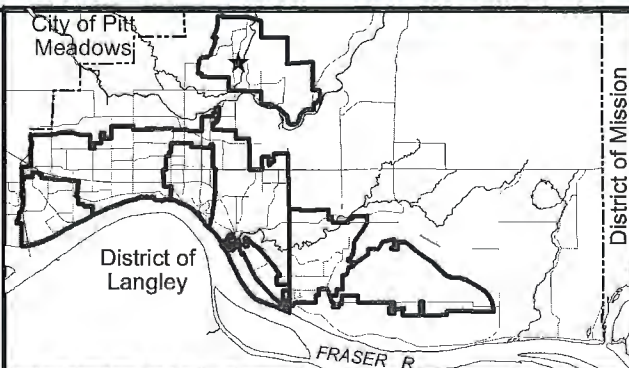
FILE: 2017-473-SD

DATE: Aug 14, 2018

BY: LP



Scale: 1:3,000



13616 & 13660 232 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

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

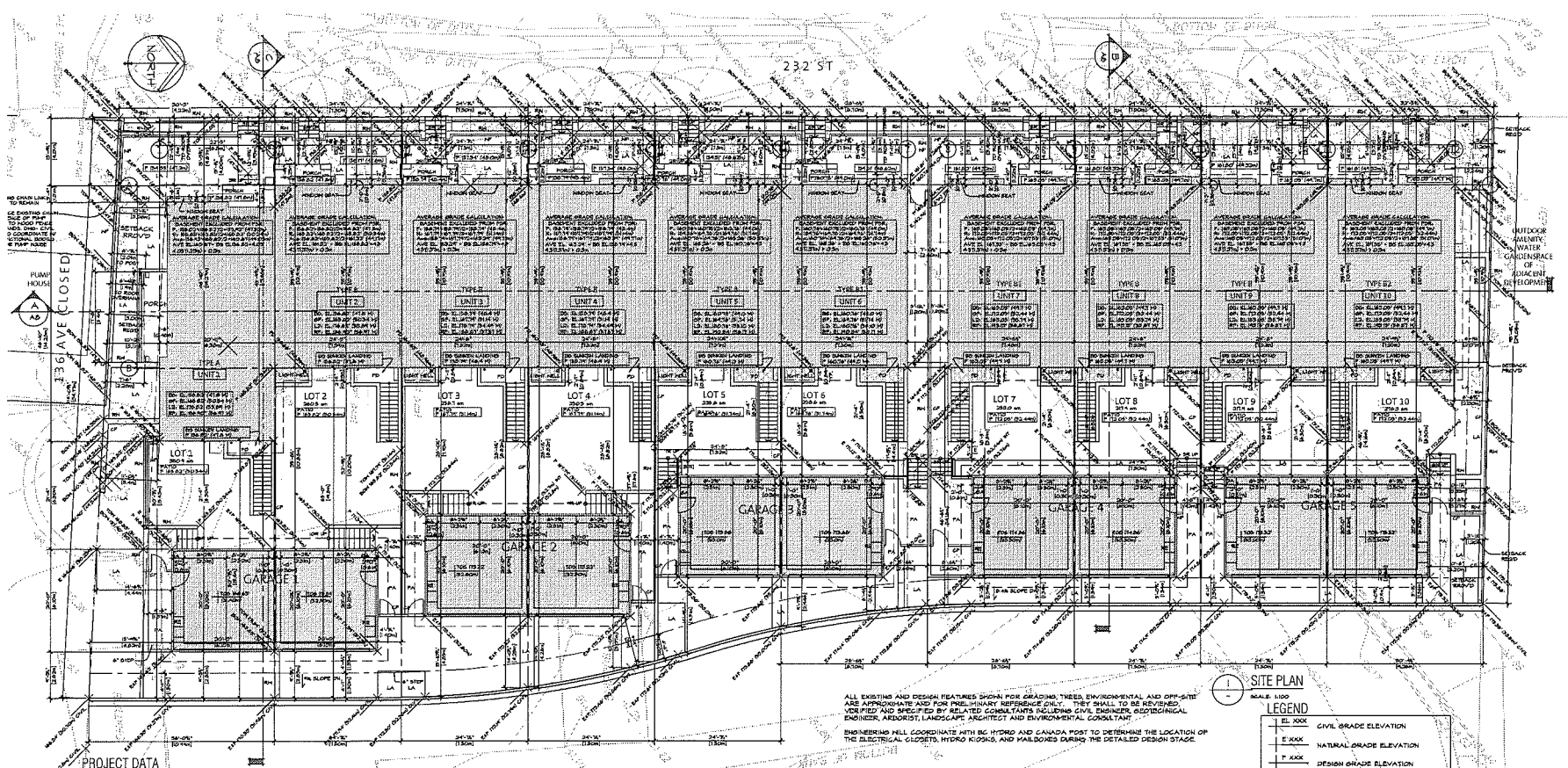
BY: LP

Project # 13616
13616, 13660 232 St, Maple Ridge
4700-1100 Avenue Ave
Coquitlam BC Canada V3R 3P5

JP ARCHITECT INC.
13616, 13660 232 St, Maple Ridge
4700-1100 Avenue Ave
Coquitlam BC Canada V3R 3P5

REVISIONS

NO.	DATE	DESCRIPTION
1	2018.03.01	ISSUED FOR PERMIT REVIEW
2	2018.03.01	REVISIONS TO PERMIT REVIEW
3	2018.03.01	REVISIONS TO PERMIT REVIEW
4	2018.03.01	REVISIONS TO PERMIT REVIEW
5	2018.03.01	REVISIONS TO PERMIT REVIEW
6	2018.03.01	REVISIONS TO PERMIT REVIEW
7	2018.03.01	REVISIONS TO PERMIT REVIEW
8	2018.03.01	REVISIONS TO PERMIT REVIEW
9	2018.03.01	REVISIONS TO PERMIT REVIEW
10	2018.03.01	REVISIONS TO PERMIT REVIEW



PROJECT DATA

REQUIRED	PROVIDED
CIVIC ADDRESS: LOT 1 TO 10 OF 13616 AND 13660 232 STREET, MAPLE RIDGE, BC	
LEGAL DESCRIPTION: SOUTH PART LOT 4 & 1 PARCEL, A1 BLOCK, A SECTION 35 TOWNSHIP 12 AND PLAN 240N, P.D. 2004-02-17	
ZONING: R20-SV STREET TOWNHOUSE RESIDENTIAL - SILVER VALLEY	
DCP: LOW DENSITY URBAN, CONSERVATION SILVER VALLEY (ECO CLUSTERS, OPEN SPACE AND LOW DENSITY URBAN)	
LOT SIZE: MIN. 254 sqm FOR EXT. LOT LOT 6, 7, 10, 255.6 sqm, 253.0 sqm, 276.5 sqm	
DENSITY: MAX. 2400 SF (225 sqm)	0.53 TO 0.76 PAR
PER UNIT, INCLUDING BASEMENT: LOT 1 OF 0.33 PAR (1875 sqm) TO	
GARAGE AND ACCESSORY BLDGS: LOT 2 OF 0.76 PAR (34.4 sqm)	
LOT COVERAGE: MAX. 55% FOR EXT. LOT LOT 6, 7, 10, 43.8% TO 47.13% (23.24 sqm)	
MAX. 63% FOR INT. LOT LOT 2, 3, 4, 5, 8, 46.24% TO 55.66% (23.25 sqm TO 31.21 sqm)	
MAX. 45% (30.56 sqm) FOR EXT. LOT LOT 1, 31.56% (31.50 sqm)	
OFF-STREET PARKING: 2 SPACES PER UNIT	2 SPACES PER UNIT
RESIDENTIAL VISITOR: N/A	N/A
AMENITY SPACE: N/A	N/A

REQUIRED	PROVIDED	VARIANCE
BUILDING SETBACKS - MAIN BUILDINGS		
FRONT (WEST) - 232 ST	MIN. 4.0m (13.12')	4.0m (13.12') TO MAIN BLDG 3.7m (12.17') TO HINDON SEATS OF 1.3m
INTERIOR SIDE - B/W LOTS	MIN. 0.0m (0')	0.0m (0')
EXTERIOR SIDE (SOUTH) - STREET CORNER	MAIN BLDG: MIN. 5.0m (16.4')	5.0m (16.4') TO MAIN BLDG 4.44m (14.56') TO GARAGE
EXTERIOR SIDE - END LOT	MAIN BLDG: MIN. 1.2m (3.94')	LOT 6, 7, 10 (13.44') LOT 2, 3, 4 (9.58')
REAR (EAST) - LAKE	MAIN BLDG: MIN. 1.2m (3.94')	LOT 6, 7, 10 (13.44') LOT 2, 3, 4 (9.58')
REAR (EAST) - LAKE	MAIN BLDG: MIN. 1.2m (3.94')	LOT 6, 7, 10 (13.44') LOT 2, 3, 4 (9.58')
SETBACK EXCEPTIONS (INCLUDED SETBACKS)		
FRONT (WEST) - 232 ST	MIN. 3.7m (12.17') PORCH BALCONY 3.7m (12.17') BAY HINDON	3.7m (12.17') PORCH BALCONY 3.7m (12.17') BAY HINDON
INTERIOR SIDE (NORTH)	MIN. 0.0m (0')	0.0m (0')
EXTERIOR SIDE (SOUTH) CORNER - FUTURE 136 AV	MIN. 1.2m (3.94') PORCH BALCONY 3.2m (10.50') GARAGE EAVES	1.2m (3.94') PORCH BALCONY 3.2m (10.50') GARAGE EAVES
REAR (EAST)	MIN. 0.7m (2.26') BAY EAVES	0.7m (2.26') BAY EAVES
BUILDING HEIGHTS		
MAIN BLDG	MAX. 10m (32.81')	10.7m (35.28') ROOF MEAN HT
GARAGE	MAX. 4.5m (14.76')	4.5m (14.76') ROOF MEAN HT
ENCROACHMENT BASEMENT OR GROUND TO ADJACENT LOTS	FOR CLADDING, SOFFIT, TRIM BD, EXTERIOR HALL, ROOF OVERHANGS	FOR CLADDING, SOFFIT, TRIM BD, EXTERIOR HALL, ROOF OVERHANGS

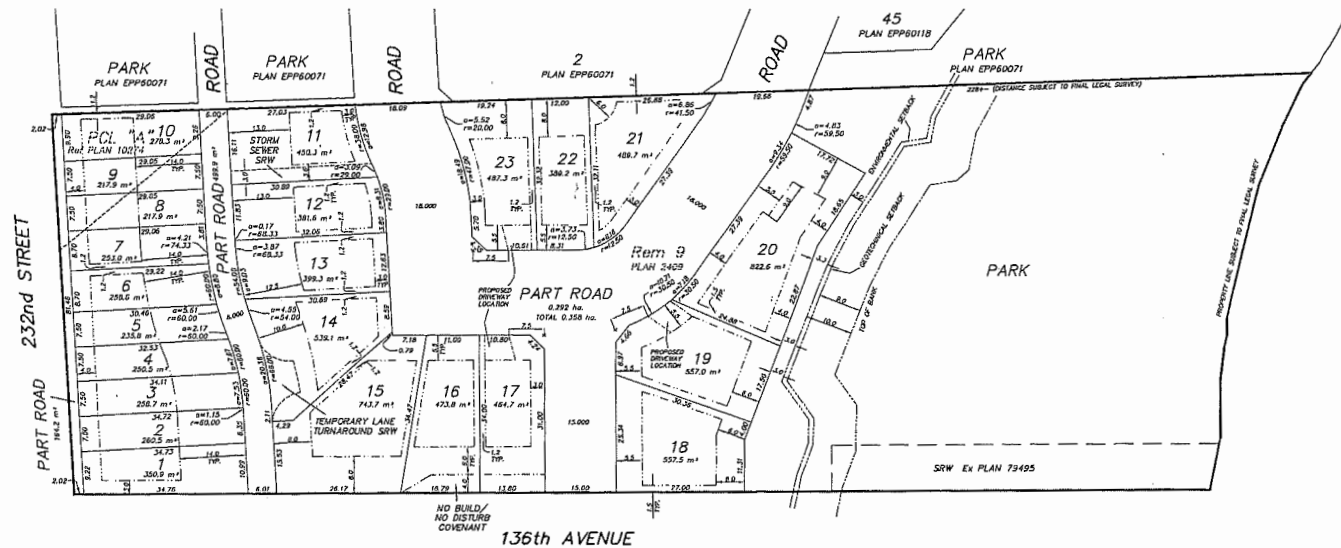
LEGEND

- EL. XXX CIVIL GRADE ELEVATION
- E. XXX NATURAL GRADE ELEVATION
- P. XXX DESIGN GRADE ELEVATION
- TOP. XXX TOP OF SLAB ELEVATION
- TOC. XXX TOP OF CURB ELEVATION
- LA LANDSCAPE AREA
- PC PERMEABLE PAVING PATIWAY
- PH RETAINING WALL (ALAN BLOCK)
- HP 12m (40') HORIZ. WOOD SLAT FENCE
- GP 12m (40') CEDAR FENCE
- PF PERMEABLE PAVING
- TV TREE TO BE REMOVED
- O TREE TO BE RETAINED
- GA GARAGE BOX
- RE RECYCLING BIN

Unit	Cov	Fer	Unit	Cov	Fer	Unit	Cov	Fer	Unit	Cov	Fer
1	100.00	100.00	1	100.00	100.00	1	100.00	100.00	1	100.00	100.00
2	100.00	100.00	2	100.00	100.00	2	100.00	100.00	2	100.00	100.00
3	100.00	100.00	3	100.00	100.00	3	100.00	100.00	3	100.00	100.00
4	100.00	100.00	4	100.00	100.00	4	100.00	100.00	4	100.00	100.00
5	100.00	100.00	5	100.00	100.00	5	100.00	100.00	5	100.00	100.00
6	100.00	100.00	6	100.00	100.00	6	100.00	100.00	6	100.00	100.00
7	100.00	100.00	7	100.00	100.00	7	100.00	100.00	7	100.00	100.00
8	100.00	100.00	8	100.00	100.00	8	100.00	100.00	8	100.00	100.00
9	100.00	100.00	9	100.00	100.00	9	100.00	100.00	9	100.00	100.00
10	100.00	100.00	10	100.00	100.00	10	100.00	100.00	10	100.00	100.00
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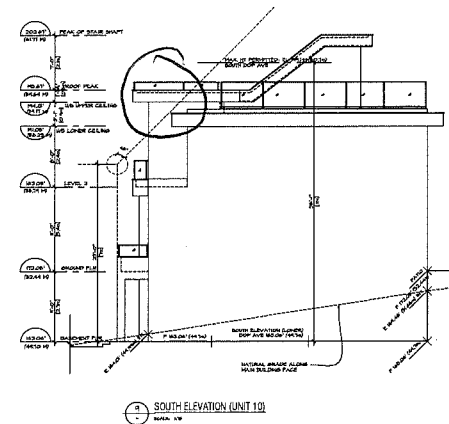
SKETCH SHOWING PROPOSED SUBDIVISION OF
SOUTH PART LOT 9 EXCEPT: PARCEL "A" (REFERENCE PLAN 10274),
BLOCK "A" SECTION 33 TOWNSHIP 12 NEW WESTMINSTER DISTRICT
PLAN 2409 BEING ALL THAT PORTION OF SAID LOT LYING TO THE
SOUTH OF A STRAIGHT LINE DRAWN PARALLEL TO AND PERPENDICULARLY
DISTANT 200 FEET SOUTH FROM THE NORTH BOUNDARY
AND
PARCEL "A" (REFERENCE PLAN 10274) SOUTH PART LOT 9 BLOCK "A"
SECTION 33 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 2409

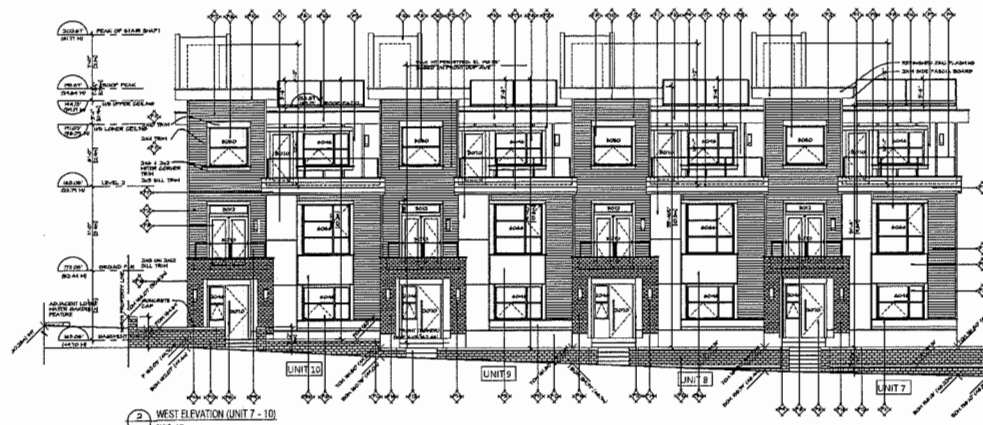
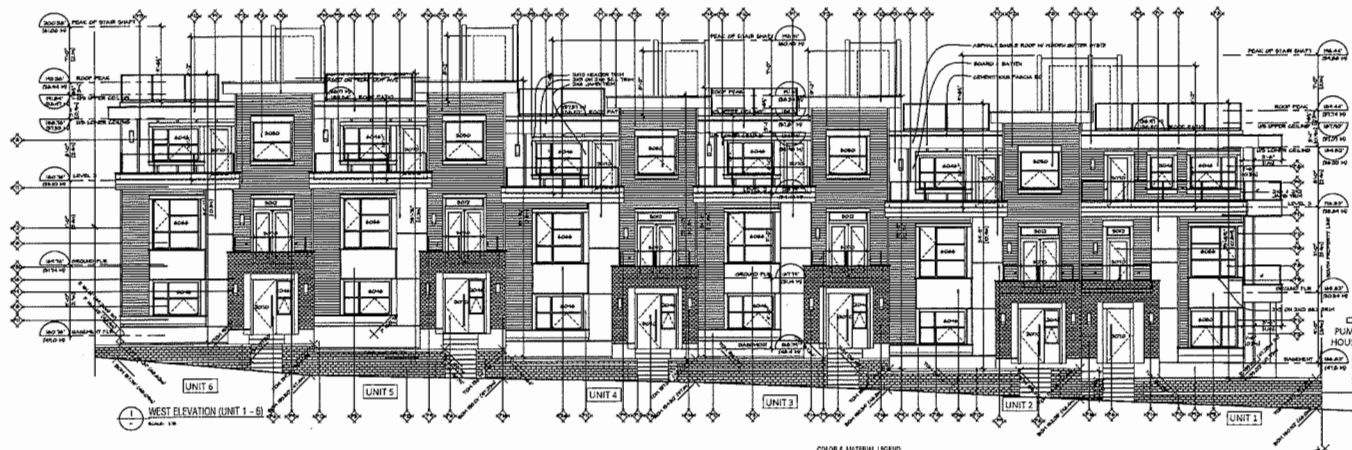
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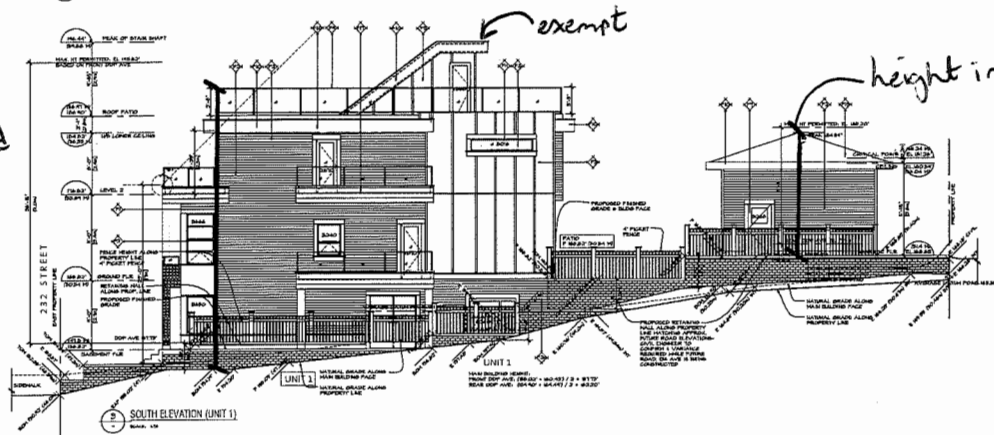
10 Unit Street Town
13616, 13660 232 St, N





COLOR & MATERIAL LEGEND:

1. BRICK	2. STONE	3. CONCRETE	4. METAL
5. GLASS	6. WOOD	7. PLASTER	8. PAINT
9. ROOFING	10. FLOORING	11. WALLING	12. CEILING
13. DOOR	14. WINDOW	15. BALCONY	16. PORCH
17. STAIR	18. RAMP	19. FENCE	20. GATE
21. SIGN	22. LIGHT	23. VENT	24. DRAIN
25. PIPE	26. CULVERT	27. MANHOLE	28. UTILITY
29. FURNITURE	30. EQUIPMENT	31. STRUCTURE	32. LANDSCAPE
33. TREES	34. SHRUBS	35. GRASS	36. PAVEMENT
37. WALKWAY	38. DRIVEWAY	39. PARKING	40. STORAGE
41. SECURITY	42. ACCESS	43. EGRESS	44. ESCAPE
45. SHELTER	46. PROTECTION	47. DEFENSE	48. OFFENSE
49. WEAPON	50. AMMUNITION	51. TARGET	52. HIT
53. MISS	54. DODGE	55. EAVESDROP	56. TAIL
57. BOMB	58. EXPLOSION	59. FIRE	60. SMOKE
61. NOISE	62. VIBRATION	63. SHOCK	64. COLLAPSE
65. DESTRUCTION	66. RECONSTRUCTION	67. REPAIR	68. MAINTENANCE
69. INSPECTION	70. TESTING	71. MEASUREMENT	72. CALCULATION
73. ANALYSIS	74. SYNTHESIS	75. EVALUATION	76. COMPARISON
77. IDENTIFICATION	78. CLASSIFICATION	79. CATEGORIZATION	80. ORGANIZATION
81. SYSTEMATIZATION	82. METHODIZATION	83. TECHNIQUE	84. SKILL
85. ABILITY	86. CAPABILITY	87. POTENTIAL	88. POSSIBILITY
89. PROBABILITY	90. LIKELIHOOD	91. CHANCE	92. ODDS
93. RISK	94. DANGER	95. HAZARD	96. THREAT
97. PERIL	98. CALAMITY	99. MISFORTUNE	100. ADVERSITY



height increased to 11.2m

exempt

height increased to 5m

Proposed Variations (cont.)
Height

Project:
13616, 13660 232 St, Maple Ridge
BC Canada V2X 3P1

JP Architect Inc.
13616, 13660 232 St, Maple Ridge
BC Canada V2X 3P1

REVISIONS

NO.	DATE	DESCRIPTION
1	2018-01-10	ISSUED FOR PERMIT REVIEW
2	2018-01-10	ISSUED FOR PERMIT REVIEW
3	2018-01-10	ISSUED FOR PERMIT REVIEW
4	2018-01-10	ISSUED FOR PERMIT REVIEW
5	2018-01-10	ISSUED FOR PERMIT REVIEW
6	2018-01-10	ISSUED FOR PERMIT REVIEW
7	2018-01-10	ISSUED FOR PERMIT REVIEW
8	2018-01-10	ISSUED FOR PERMIT REVIEW
9	2018-01-10	ISSUED FOR PERMIT REVIEW
10	2018-01-10	ISSUED FOR PERMIT REVIEW

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

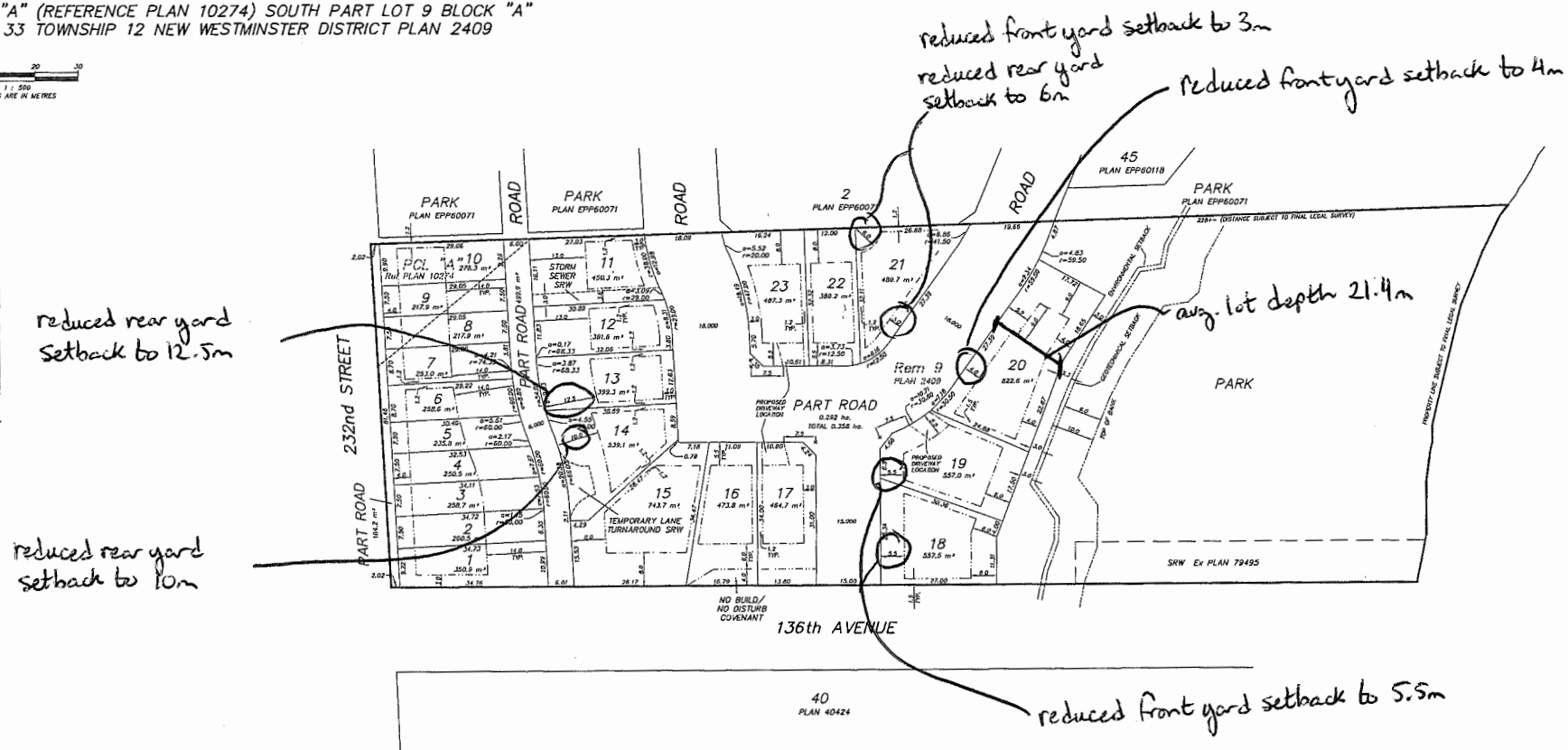
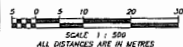
Drawn: JS
Checked: JP
Project Number: 10 08

WEST & SOUTH ELEVATIONS

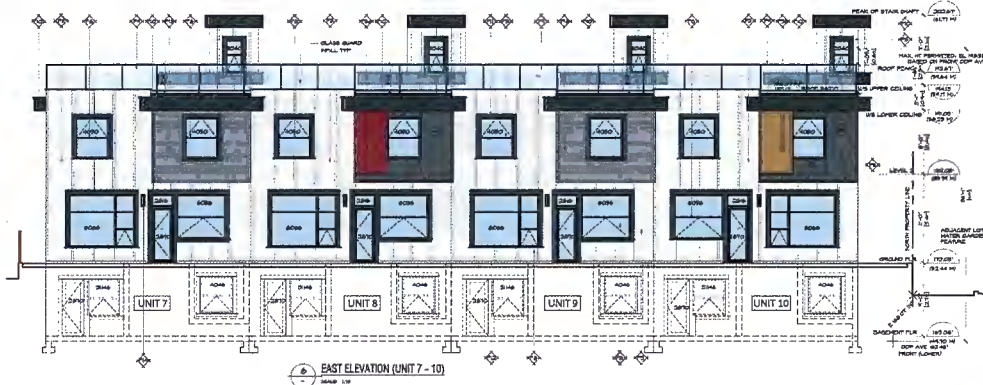
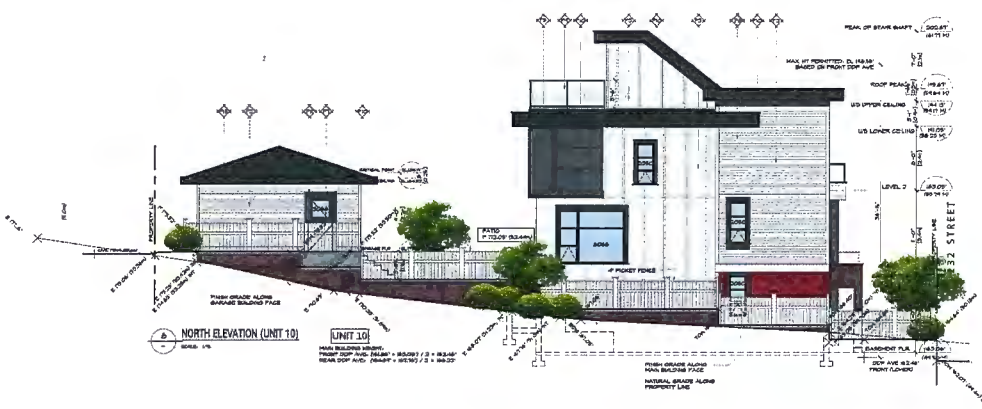
A4

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

PARCEL "A" (REFERENCE PLAN 10274) SOUTH PART LOT 9 BLOCK "A"
SECTION 33 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 2409



Proposed Variances (cont.)
Lot depth & setbacks

[illegible]



COLOR & MATERIAL LEGEND

- | | | | |
|---|---|---|---|
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 Longer & shorter</p> |

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

Case: JS
 Checked: JP
 Project Number: 10.09

EAST GARAGE ELEVATION (LANE), EAST & WEST BUILDING ELEVATIONS - COLORED

A14

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	18 JUL 16	REVISED PER ARCHITECT	PM
2	18 JUL 16	REVISED PER ARCHITECT	PM
3	18 JUL 16	REVISED PER ARCHITECT	PM
4	18 JUL 16	REVISED PER ARCHITECT	PM
5	18 JUL 16	REVISED PER ARCHITECT	PM
6	18 JUL 16	REVISED PER ARCHITECT	PM
7	18 JUL 16	REVISED PER ARCHITECT	PM
8	18 JUL 16	REVISED PER ARCHITECT	PM
9	18 JUL 16	REVISED PER ARCHITECT	PM
10	18 JUL 16	REVISED PER ARCHITECT	PM

CLIENT:

PROJECT:

10-UNIT TOWNHOMES

13616 232ND STREET
MAPLE RIDGE, BC

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: 18 JUL 16 DRAWN:

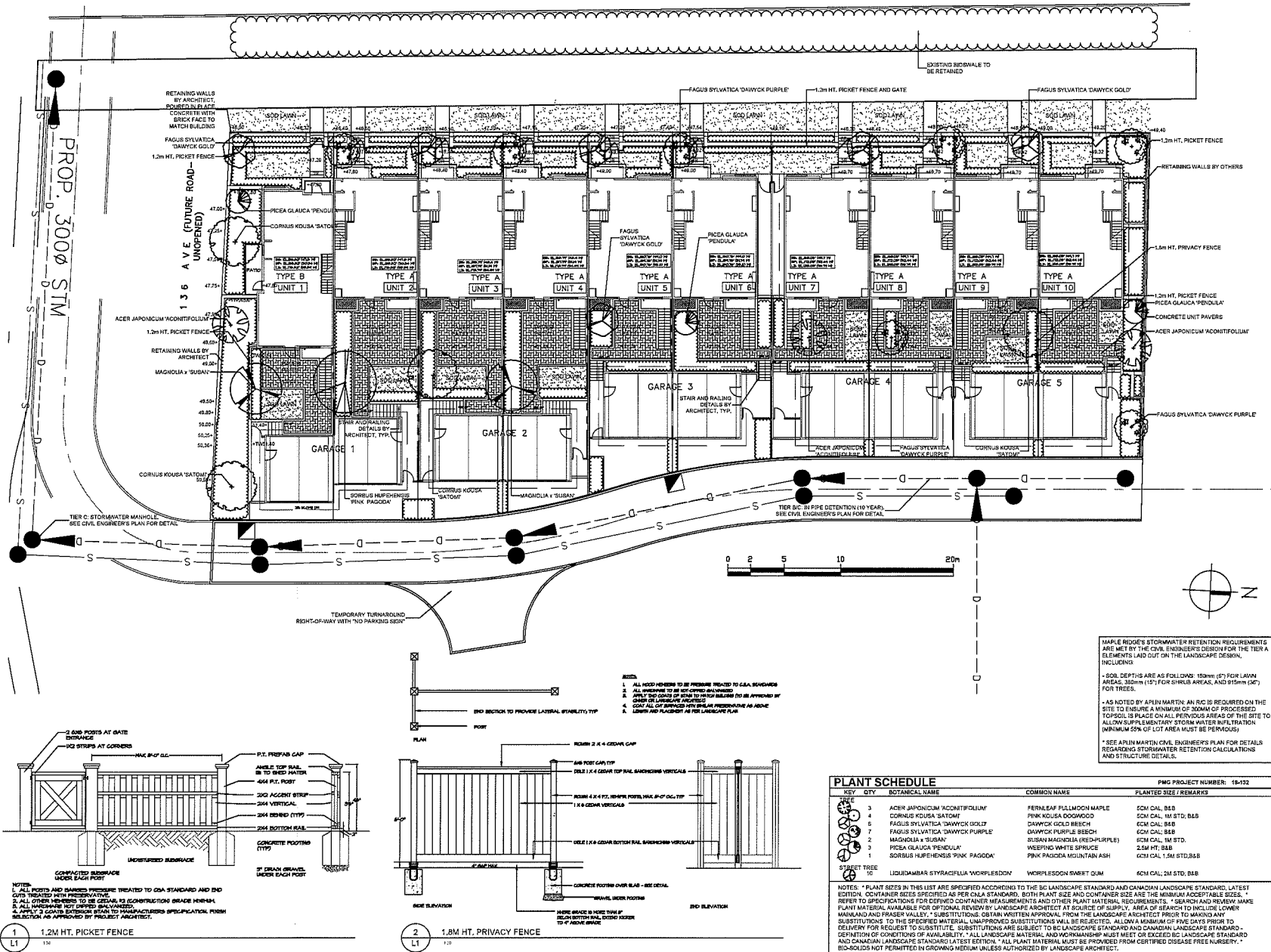
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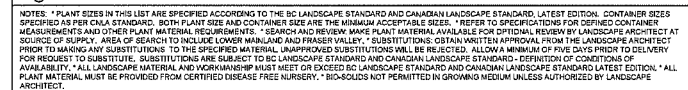
DESIGN: KC

CHECK: PC

PHO PROJECT NUMBER:

18133-52P





TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	January 5, 2021
		FILE NO:	2020-308-DVP 2020-308-DP
FROM:	Chief Administrative Officer	MEETING:	C o W
SUBJECT:	Development Variance Permit and Development Permit 24018 112 Avenue		

EXECUTIVE SUMMARY:

A Commercial Development Permit application has been received for the subject property, located at 24018 112 Avenue. The development proposal is for the construction of a commercial building of 909m² with residential uses on the second storey comprising 624m² and eight (8) rental apartments.

The existing Village Commercial designation in the Albion Area Plan supports convenience shopping and personal services for residents of the surrounding neighbourhoods in a compact village form. This application is subject to the Commercial Development Permit Guidelines, which are meant to foster attractive commercial areas that are compatible with adjacent development and enhance the unique character of the community. The subject site is currently zoned C-5 (Village Centre Commercial).

In addition to a Commercial Development Permit, the applicant has requested several variances to accommodate the proposed development, as follows:

1. To waive the requirement for concealed parking for the apartment uses.
2. To increase the allowable height for a commercial building in the C-5 zone from 9.5 metres to 10.0 metres.

The property was subject to a previous Development Permit (2017-027-DP) and Development Variance Permit application (2016-244-VP) to construct the proposed commercial building. Both permits were issued by Council on June 12, 2018, and have subsequently expired on June 12, 2020, as the building was never constructed.

The property has been sold, and the new owner wishes to proceed with the construction of the building as regulated under the original Development Permit and Development Variance Permit. Prior to the issuance of a Building Permit, a new Development Permit and Development Variance Permit are required. The proposed development permit application is nearly identical to the previous development permit (2017-027-DP), which was issued by Council on June 12, 2018 for the same building.

RECOMMENDATION:

1. That the Corporate Officer be authorized to sign and seal 2020-308-DVP respecting property located at 24018 112 Avenue.
2. That the Corporate Officer be authorized to sign and seal 2020-308-DP respecting property located at 24018 112 Avenue.

1106

DISCUSSION:

a) Background Context:

Applicant:	Ankenman Associates Architects Inc. (Mark Lesack)
Legal Description:	Lot B, Section 10, Township 12, Plan EPP83424
OCP :	
Existing:	Village Commercial
Proposed:	Village Commercial
Zoning:	
Existing:	C-5 (Village Centre Commercial)
Proposed:	C-5 (Village Centre Commercial)
Surrounding Uses	
North:	Use: Vacant
	Zone: RS-3 (Single Detached Rural Residential)
	Designation: Low Density Residential, Medium Density Residential, and Conservation
South:	Use: Townhouse Residential
	Zone: RM-1 (Low Density Townhouse Residential)
	Designation: Medium Density Residential
East:	Use: Townhouse Residential
	Zone: RM-1 (Low Density Townhouse Residential)
	Designation: Medium Density Residential
West:	Use: Commercial and Street Townhouses
	Zone: RST (Street Townhouse Residential) and C-1 (Neighborhood Commercial)
	Designation: Urban Residential and Commercial
Existing Use of Property:	Vacant lot
Proposed Use of Property:	Commercial
Site Area:	0.36 hectare (0.89 acres)
Access:	112 th Avenue
Servicing:	Urban Standard
Previous Applications:	2016-244-RZ/VP, 2017-027-DP

b) Project Description:

Background

The subject site was rezoned from RS-3 (Single Detached Rural Residential) to C-5 (Village Centre Commercial) as part of application 2016-244-RZ, which was granted final reading by Council on June 12, 2018. As part of the rezoning application, a Housing Agreement was secured in order to restrict the residential component of the commercial building to rental units only. Development Permit Application 2017-027-DP and Development Variance Permit application 2016-244-DVP were approved by Council in conjunction with the rezoning application, however, the proposed building

was never constructed. Both permits have since expired, therefore, a new Development Permit and Development Variance Permit are required.

Current Proposal

The current proposal is nearly identical to the previously issued development permit for the site, and includes a mixed-use commercial building with eight (8) rental housing units. As part of the new proposal, the applicant is seeking to include a childcare space on the south west corner of the commercial building. The proposed childcare space has necessitated some minor changes to the landscaping, changes that are reflected in a new landscape cost estimate for the building.

c) Planning Analysis:

i. Official Community Plan (OCP)

The development is consistent with the Village Commercial designation in the Albion Area Plan in the Official Community Plan (OCP). The Village Commercial designation is meant to provide for convenience shopping and services to neighbourhood residents of surrounding neighbourhoods in a compact village form. The commercial area is encouraged to incorporate a building form that is streetfront oriented, pedestrian friendly, and accommodates apartments above commercial space. Village Commercial development must also adhere to the Design Guidelines detailed in Section 8 Development Permit Guidelines.

The following policies apply to the Village Commercial land use designation in the Albion Plan:

10-17 The siting and form of commercial buildings and areas for parking and storage should facilitate orderly development and ensure the area presents a coherent image identifying a pedestrian oriented village centre that appropriately integrates adjacent residential uses.

In addition, by providing for the provision of rental housing and childcare spaces, the proposed development supports the following OCP policies:

3-32 Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans.

4-36 Maple Ridge supports the establishment of child-care facilities in Residential, Institutional, Commercial and Industrial land use designations subject to compliance with District bylaws and regulations.

Development Permit Guidelines. The new Development Permit application made to the City is based on the previous application submission and is subject to the Key Guidelines and the Design Guidelines of Section 8.5 Commercial Development Permit.

Key Guidelines:

The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit (DP) Guidelines:

Applications for Development Permits will be assessed against the following key DP guideline concepts:

1. *Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.*

The scale and siting of this building is consistent with the buildings across 240th Street. Separation between residential and commercial uses is provided by landscaping on the south and east sides of the lot.

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

Glazing has been used along the commercial streetfront to create a visually interesting pedestrian environment. Parking is screened from adjacent uses with landscaping.

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

The circulation provided is appropriate for pedestrians, bicycles, and vehicles.

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

The residential component of the building is isolated from the commercial component by a separated and well-defined entrance.

5. *The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.*

Architectural elements from adjacent developments have been incorporated into the character of this building. There is also similarity with materials used, proportions, and building articulation.

ii. Proposed Variances

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

1. Zoning Bylaw No. 7600-2019, Part 7, Section 705, 705.11 For Residential Uses 2.d be permitted only where all parking for such use is Concealed Parking:

The requested variance is to waive the requirement for the Residential Uses to have Concealed Parking.

The variance can be supported because the provisions meet the requirement of the Zoning Bylaw for the required number of stalls and accessible parking stalls. Furthermore, the commercial development is situated along the frontages of 240 Street and 112th Avenue, thereby providing a strong street presence, minimizing the visual impact of the parking lot as all parking is located behind the commercial structures. The provision of rental accommodation at this location was in response to Council direction provided under the previous application for the proposed building.

2. Zoning Bylaw No. 7600-2019, Part 7, Section 705, 705.8, 1. Building height for Buildings and Structure shall not exceed 9.5 metres:

The requested variance is to increase the maximum height for Buildings and Structures to 10.0 metres.

The variance can be supported because the building height is similar to that previously approved under Development Permit (2017-027-DP). The building height is within the maximum permitted under the old Zoning Bylaw No 3510-1985, which permitted a maximum height of 11 metres in the C-5 Village Centre Commercial Zone.

d) Advisory Design Panel:

The applicant initially presented this proposal to the Advisory Design Panel on May 9, 2017. At the Panel's request the applicant revised the plans and resubmitted to the Advisory Design Panel (ADP) on September 20, 2017. In response, the ADP resolution for the Commercial portion was as follows:

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

1. *Commercial project 2016-119-DP across street has proposed horizontally installed cementitious siding and cementitious panels and not vinyl.*

Applicant's response. *A high quality vinyl siding has been used that provides a similar finish to cementitious siding in variety, style and texture.*

The Panel's concerns have been considered by the applicant and addressed without a strict adherence to the Panel's direction but as addressed above. As the ADP is an advisory committee to Council, Council is not required to insist on ADP recommendations being followed in their entirety.

e) Citizen/Customer Implications:

Public Consultation has been provided through the requirement for a Development Sign on the subject site. In addition, a Development Variance Permit is also being pursued, for relaxations to the requirement for concealed parking for the rental housing units. This variance request will generate additional neighbour notification requirements.

f) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, a security of \$ 159,441.28 will be provided.

CONCLUSION:

The subject application is in compliance with the Commercial Development Permit Guidelines and several goals of the Official Community Plan. It is recommended that the Corporate Officer be authorized to sign and seal 2020-308-DP respecting the property located at 24018 112 Avenue.

"Original signed by René Tardif"

Prepared by: **Rene Tardif**
Planner

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

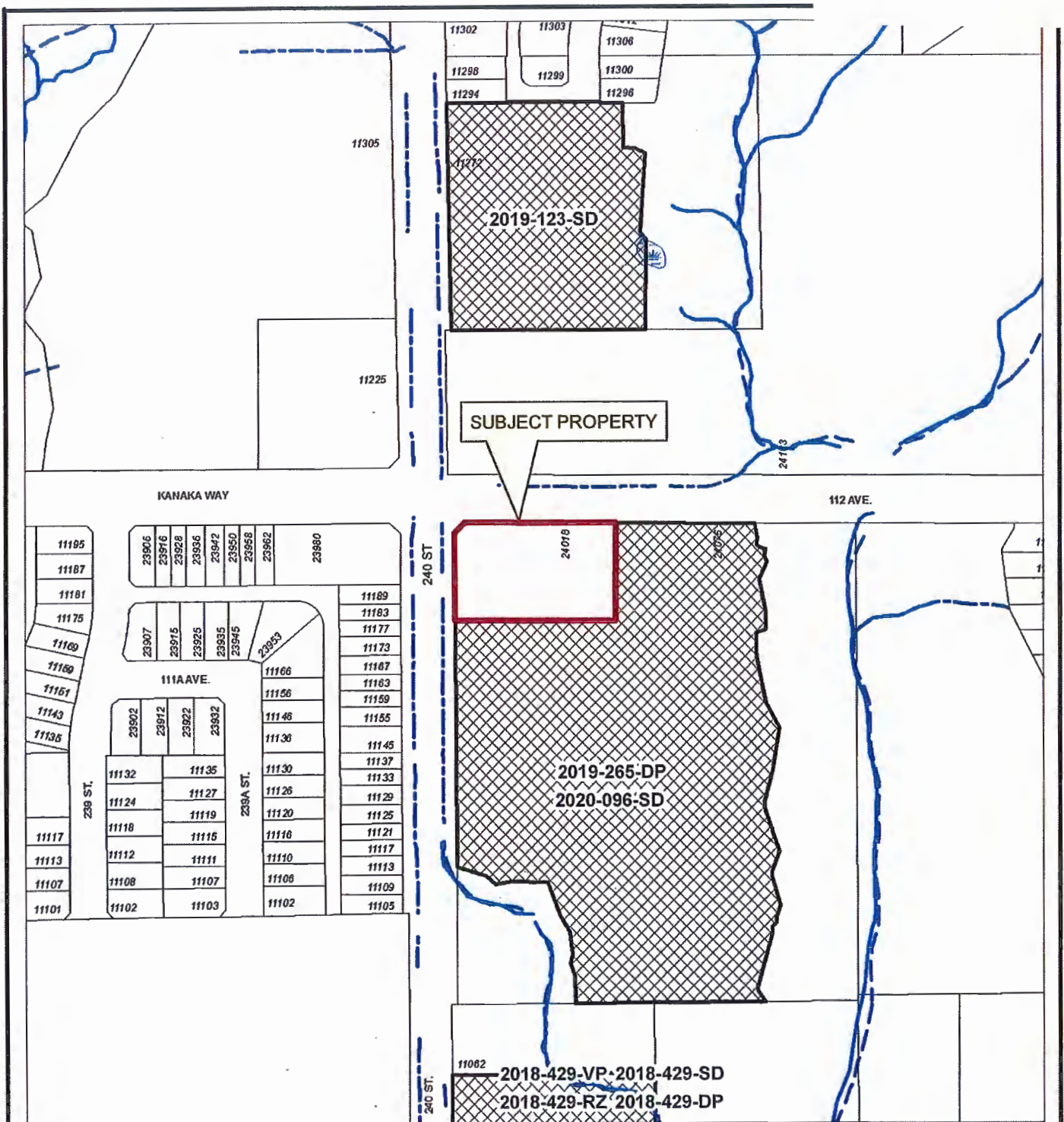
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Christine Carter" for

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Photo
Appendix C – Site Plan
Appendix D – Proposed Variances
Appendix E – Building Elevations
Appendix F – Landscape Plan



Scale: 1:2,500

Legend

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

24018 112 AVENUE
PID: 030-517-397

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-308-DP
DATE: Sep 21, 2020

BY: PC

PLANNING DEPARTMENT

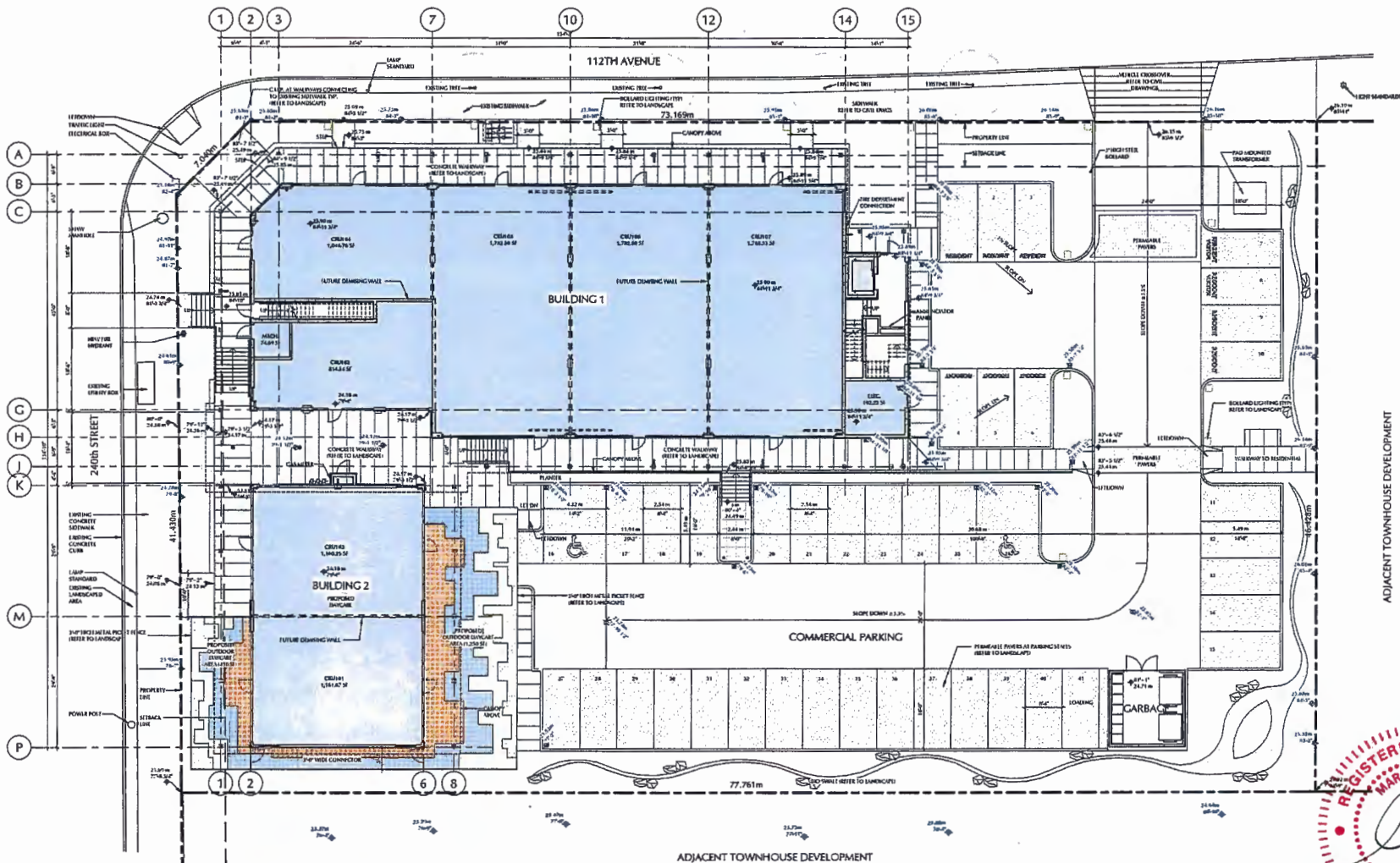


British Columbia

mapleridge.ca

DATE: Sep 21, 2020

BY: PC



1 SITE PLAN
A1.2 SCALE: 3/32" = 1'-0"

CREEKSIDE MIXED USE

24018 112 AVE, MAPLE RIDGE

Ankenman Associates Architects Inc.
12321 Beecher St, Crescent Beach, BC V4A 3A7 604.536.1600

Development For 591955 BC LTD.

SITE PLAN

2002

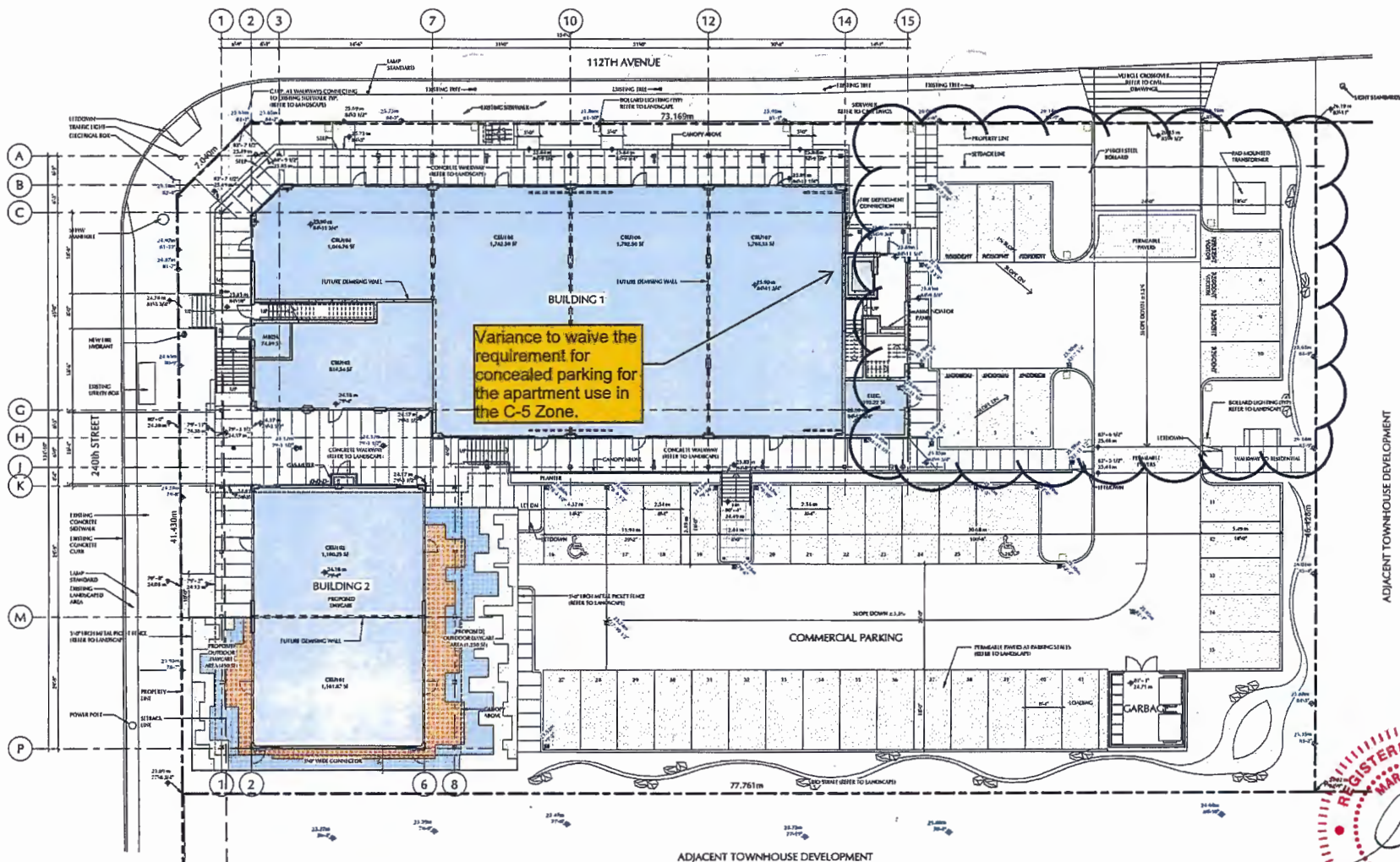
REV	DATE	DESCRIPTION	BY
1	DEC 8, 2020	REVISION FOR CP	HL
2	SEP 15, 2020	ISSUED FOR CP	HL
3	DEC 8, 2020	DESCRIPTION	BY

DEC 08 2020



A1

APPENDIX C



1 SITE PLAN
A1.2 SCALE: 3/32" = 1'-0"



CREEKSIDE MIXED USE

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

24018 112 AVE, MAPLE RIDGE

Development For 591955 BC LTD.

SITE PLAN

2002

REV	DATE	DESCRIPTION	BY
1	DEC 8, 2020	RELIEF FOR DP	ML
2	SEP 15, 2020	ISSUED FOR DP	ML
3	DEC 8, 2020	DESCRIPTION	BY



DEC 08 2020

A1.2

[illegible]

DEC 08 2020



AM CREEK CREEKSIDE MIXED USE

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

24018 112 AVE, MAPLE RIDGE

Development For 591955 BC LTD.

ELEVATIONS

2002

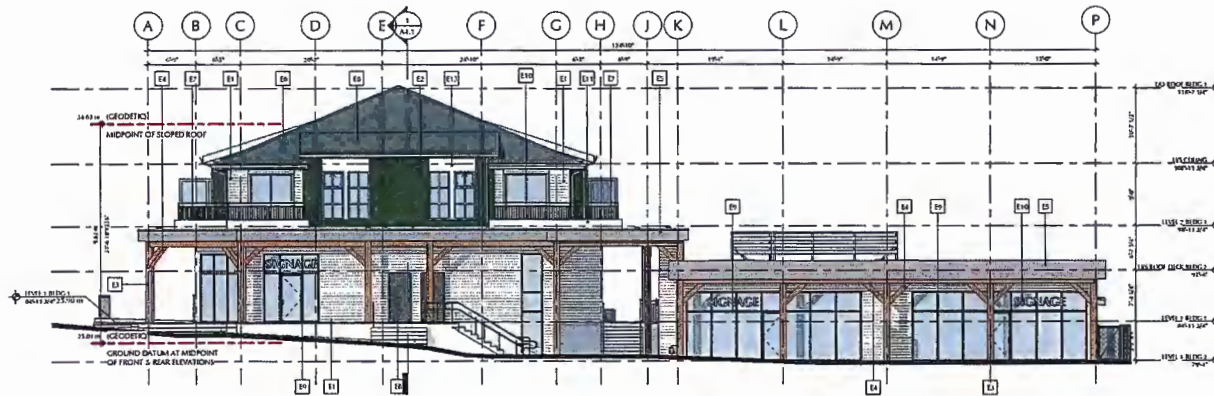
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	SEPT 10, 2020	ISSUED FOR DP	RAI
REV	DATE	DESCRIPTION	BY

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

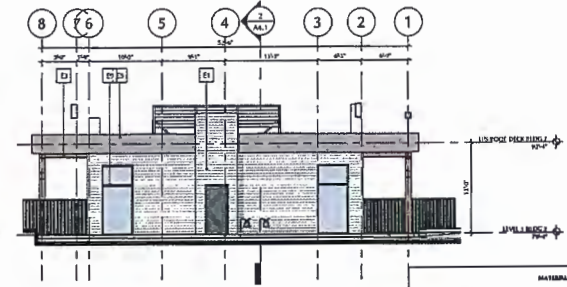
DEC. 8, 2020

A3.

APPENDIX E

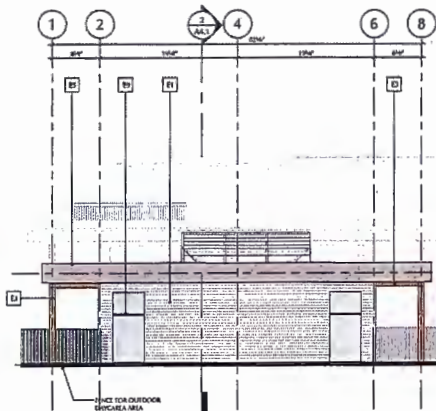


1 WEST ELEVATION BUILDINGS 1 & 2
A3.2 SCALE: 1/8" = 1'-0"

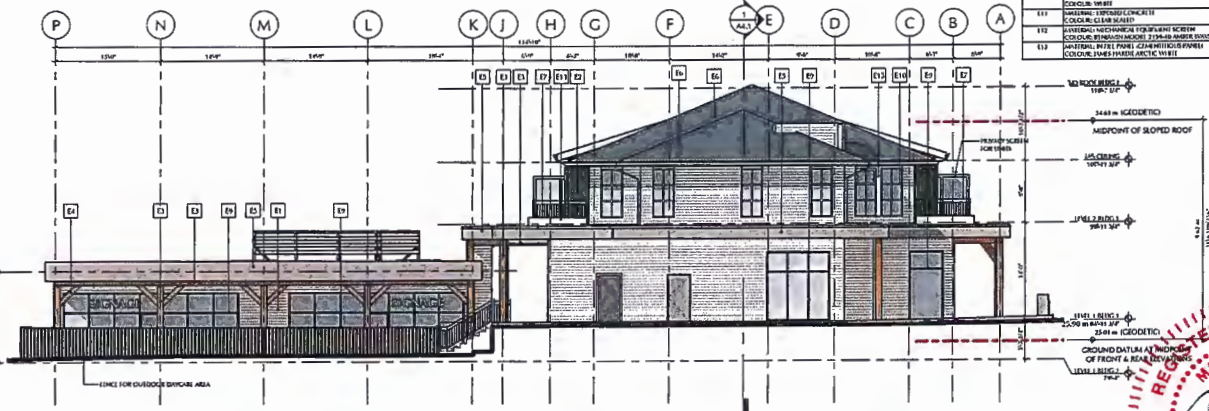


3 NORTH ELEVATION BUILDING 2
A3.2 SCALE: 1/8" = 1'-0"

MATERIALS LIST	
11	MATERIAL: HORIZONTAL CORRUGATED ALUMINUM CLADDING
12	MATERIAL: VERTICAL CORRUGATED ALUMINUM CLADDING
13	MATERIAL: 1/2\"/>



4 SOUTH ELEVATION BUILDING 2
A3.2 SCALE: 1/8" = 1'-0"



2 EAST ELEVATIONS BUILDINGS 1 & 2
A3.2 SCALE: 1/8" = 1'-0"



CREEKSIDE MIXED USE

24018 112 AVE, MAPLE RIDGE

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For 591955 BC LTD.

ELEVATIONS

2002

REV	DATE	DESCRIPTION	BY
1	DEC 8, 2000	RE-ISSUE FOR DP	HL
2	SEPT 10, 2020	ISSUED FOR DP	HL
3	DEC 8, 2020	DESCRIPTION	BY

DEC 0 8 2020







A3.2





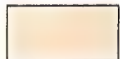

NORTH ELEVATION



WEST ELEVATION

-  **E1** MATERIAL: HORIZONTAL CEMENTITIOUS LAP SIDING 5" EXPOSED
COLOUR: JAMES HARDIE SANDSTONE BEIGE
-  **E2** MATERIAL: VERTICAL BOARD & BATTEN CEMENTITIOUS SIDING 1x6 BOARD WITH 1x3 BATTENS
COLOUR: JAMES HARDIE MOUNTAIN SAGE
-  **E3** MATERIAL: STAINED WOOD CLAD CONCRETE BEAM (ROUGH SAWN DOUGLAS FIR)
COLOUR: CLEAR SEALANT
-  **E4** MATERIAL: STAINED KNEE BRACING (ROUGH SAWN DOUGLAS FIR)
COLOUR: CLEAR SEALANT

-  **E5** MATERIAL: CEMENTITIOUS PANEL TRIM
COLOUR: JAMES HARDIE AGED PEWTER
-  **E6** MATERIAL: ASPHALT SHINGLE ROOFING
COLOUR: IKO CAMBRIDGE DUAL GREY
-  **E7** MATERIAL: ALUMINUM GUARDRAIL
COLOUR: BENJAMIN MOORE 2134-30 IRON MOUNTAIN
-  **E8** MATERIAL: INSULATED METAL SERVICE DOORS
COLOUR: BENJAMIN MOORE 2134-30 IRON MOUNTAIN
-  **E9** MATERIAL: CURTAINWALL GLAZING SYSTEM
COLOUR: BENJAMIN MOORE 2134-30 IRON MOUNTAIN

-  **E10** MATERIAL: VINYL WINDOWS / DOORS
COLOUR: WHITE
-  **E11** MATERIAL: EXPOSED CONCRETE
COLOUR: CLEAR SEALED
-  **E12** MATERIAL: MECHANICAL EQUIPMENT SCREEN
COLOUR: BENJAMIN MOORE 2159-40 AMBER WAVES
-  **E13** MATERIAL: IN FILL PANEL (CEMENTITIOUS PANEL)
COLOUR: JAMES HARDIE ARCTIC WHITE

 **CREEKSIDE MIXED USE**
Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

24018 112 AVE, MAPLE RIDGE
Development For 591955 BC LTD.

COLOUR BOARD
2002

REV	DATE	DESCRIPTION	BY
1	DEC 8, 2020	REVISABLE FOR DDP	
2			

SCALE: As indicated
DEC. 8, 2020



DEC 08 2020

A3.3

PLANT SCHEDULE

M2 JOB NUMBER: 20-035

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
23	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	6CM CAL; B4B
1	FAGUS SYLVATICA	EUROPEAN BEECH	6CM CAL; B4B
7	FAGUS SYLVATICA 'DAHYCKII'	DAHYCK BEECH	6CM CAL; B4B
4	PICEA OMORICA	SERBIAN SPRUCE	2.5M HT; B4B
13	PRUNUS SERRULATA 'AMANOBANA'	AMANOBANA CHERRY	6CM CAL; 1.5M STD; B4B

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

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

HARDSCAPE LEGEND

- 80MM AGUAPAVE STANDARD; HERRINGBONE PATTERN; DARK GREY COLOR; ABBOTSFORD CONC.
- BROOM FINISHED CONCRETE
- 60MM CONCRETE UNIT PAVES; STRETCHER BOND PATTERN; ABBOTSFORD CONC. NATURAL COLOR; TYP
- NORTHWEST LANDSCAPE SUPPLY AND STONE - DRAIN ROCK - BULK CLEAR CRUSHED GRAVEL 3/4"
- LANDSCAPE RUBBER SURFACE - SPEC BY RECTEC INDUSTRIES

FURNITURE LEGEND

- FRANCIS ANDREW LOOPY BIKE RACK
- FRANCIS ANDREW BENCH; SERIES 6; BENCH SURFACE MOUNT

TREE LEGEND

- PROPOSED TREE
- EXISTING TREE TO RETAIN

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Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	20.07.30	ISSUED FOR OP.	GL
2	20.08.01	REVISED ARCHITECT'S COMMENT	GL
3	20.08.01	ISSUED FOR OP.	GL
4	20.08.01	ISSUED FOR OP.	GL

PROJECT:

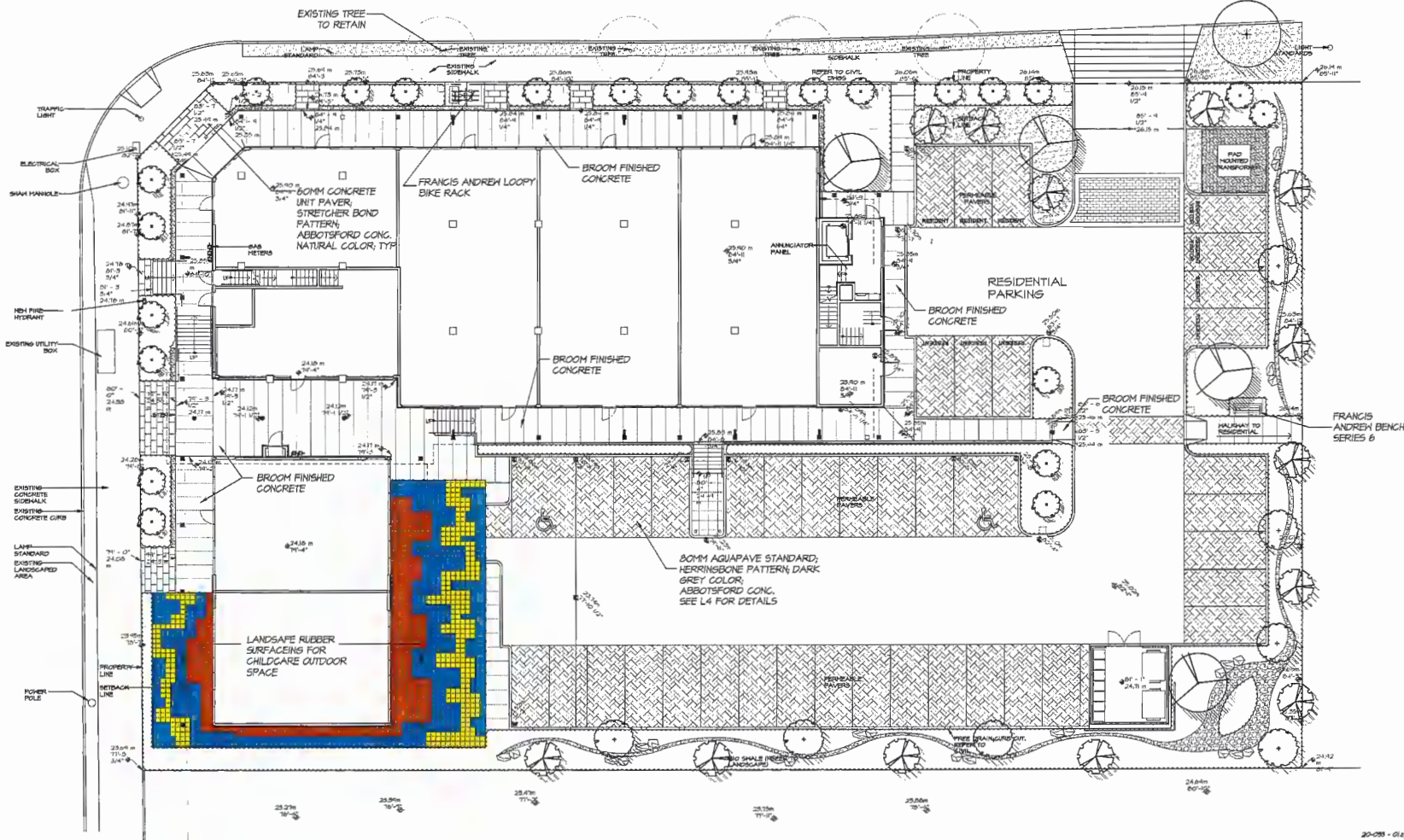
CREEKSIDE-COMMERCIAL
DEVELOP
11080, 1115
MAPLE RIL

DRAWING TITLE:
LANDSCAPE
PLAN

DATE: 20.07.30
SCALE: 1" = 30'-0"
DRAWN: GL
DESIGN: GL
CHECK: M2LA

M2LA PROJECT NUMBER:

APPENDIX F



20-035 - 01.dwg

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	January 5, 2021
		FILE NO:	2020-211-DVP 2020-211-DP
FROM:	Chief Administrative Officer	MEETING:	C o W
SUBJECT:	Development Variance Permit Development Permit 11280 Pazarena Place		

EXECUTIVE SUMMARY:

A Development Permit application (2020-211-DP) and a Development Variance Permit application (2020-211-DVP) has been received to allow for the development of an amenity building at 11280 Pazarena Place (Appendices A and B), which is associated with the Polygon Provenance project.

The original Polygon Provenance Project site was rezoned in May 2018 for a comprehensively planned development with single-family residential subdivisions; two townhouse phases/projects; a mixed-use commercial rental apartment and a neighbourhood park. The first townhouse phase has been developed with 125 dwelling units.

This Development Permit application is for a site that contains the second townhouse phase/project, and Clubhouse, stretching from from Pazarena Place to the Haney Bypass. The subject site will have two separate development permit applications:

1. Clubhouse portion: This first application now being considered is for an amenity building that the developer refers to as a Clubhouse. It is to contain 654.47 sq. m. (7,055.7 sq. ft.) of amenity space, a guest suite and outdoor facilities, including a swimming pool and hot tub.
2. Townhouse portion: The second application on this subject site will be forwarded to Council shortly, for for approximately 147 townhouses.

The requested variances to Zoning Bylaw No. 7600-2019 for the Clubhouse are:

1. To reduce the setback from the interior side lot line (north lot line) from 7.5 metres to 3.0 metres and to 1.4 metres for the dog wash structure; and
2. To increase the accessory building height from 4.5 metres to 11 metres.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2020-211-DVP and 2020-211-DP respecting the Clubhouse on the property located at 11280 Pazarena Place.

DISCUSSION:

a) Background Context:

Applicant:	Polygon Development 352 Ltd (Emma Hodgson)
Legal Description:	Lot E District Lot 403 Plan EPP79514

1107

OCP:

Existing: Urban Residential

Zoning:

Existing: RM-1 (Townhouse Residential)

Surrounding Uses

North:	Use:	Mixed Use Commercial/Residential
	Zone:	C-1 (Neighbourhood Commercial)
	Designation:	Commercial
South:	Use:	Townhouse Residential on the remainder of the subject site
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
East:	Use:	Park
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation
West:	Use:	Park and Townhouse Residential
	Zone:	P-1 (Park and School) and RM-1 (Townhouse Residential)
	Designation:	Park and Urban Residential

Existing Use of Property: Vacant
Proposed Use of Property: Amenity Building (Clubhouse) and future Townhouses
Site Area: 3.73 Ha. (9.22 Acres) for Clubhouse and future Townhouses
Access: Pazarena Place (Through the Townhouse Phase 2 Project)
Servicing: Urban

a) Project Description:

This application is for an amenity building that the developer refers to as a "Clubhouse". It is designed and placed on the site evoking the image of a traditional Maple Ridge farmhouse, preserved and sensitively integrated on the subject site, to be an amenity for the overall Provenance project residents. The building contains 654.47 sq. m. (7,055.7 sq. ft.) of amenity space, a guest suite and outdoor facilities.

The Clubhouse is placed such that there is a two-storey massing fronting onto Pazarena Place and a three-storey massing onto a rear swimming pool and hot tub deck that back on the conservation area to the east. The main entry that is located on the main floor off a wrap-around porch and situated at the southwest corner of the building, to engage the views to the South.

The fictional story of this new Clubhouse amenity building is that it was once the original farmhouse building on the property and it has been restored and renovated into a new amenity building for the development and used to inspire the "Farmhouse" character of the townhouses already constructed in Phase 1 and to be constructed in Phase 2.

b) Planning Analysis:

The overall Polygon Provenance development is a comprehensively planned neighborhood, based on a development concept and Provenance Development Supplementary Design Guidelines that are registered as a covenant on title as part of the original rezoning. The form and character of the

Clubhouse complies with the Provenance Development Supplementary Design Guidelines and with the OCP Multi-Family Design Guidelines.

The Clubhouse is located in the core area of Provenance neighborhood, with the mixed use commercial / rental apartment building (subject to a separate Development Permit application to be forwarded to Council shortly) to the north and a Neighborhood Park to the southwest.

Therefore, the location, size, function and the associated outdoor amenities being provided by the Clubhouse fulfill the requirement of the original rezoning commitment of Polygon as governed by the overall covenant to provide shared amenity space for all phases within the Provenance Project. The architectural and landscaping plans for the Clubhouse are attached in Appendix C.

The proposed Clubhouse respects the Key Guideline Concepts of the OCP Multi-Family Design Guidelines as described below.

<i>Key Guideline Concept</i>	<i>Project Architect Response</i>
1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.	The proposed clubhouse building is designed to integrate with the new townhouses at Provenance. The clubhouse design shares similar character elements, materials and colours with the townhouses and introduces some new character elements and materials to provide more articulation to the design to distinguish the building as the community clubhouse.
2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of a higher density developments.	The new clubhouse massing is two (2) stories at the front and three (3) stories at the rear. Similar to some of the townhouse buildings in Provenance.
3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.	The new clubhouse is located at a high point of the Provenance community making it visually distinguished as the community center for Provenance.
4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.	The new clubhouse connects to the sidewalk at the front and to public trails to the North and South.

c) Variance Analysis:

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

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

1. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 617 Zone: RM-1 Low Density Townhouse, Section 717.7 Setbacks, 5. c:* To reduce the interior side lot line (north lot line) from 7.5 metres to 3.0 metres for the building, to 1.4 metres for the dog wash portion of the building and to 0.6 metres for projections; and
2. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 617 Zone: RM-1 Low Density Townhouse, Section 717.8 Height, 2:* To increase the height from 4.5 metres to 11 metres.

Given the location of the Clubhouse within the future Phase 2 townhouse project/site and the mixed use commercial / rental apartment building to the north, special design consideration are warranted within this surrounding context with respect to assimilating the Clubhouse with its context. This includes the surrounding three-storey massing and visually connectivity with the Public Trail (ROW) along the north lot line. The height variance achieves the consistent massing that the Provenance Development Supplementary Design Guidelines have envisioned. The reduced setback to the north lot line achieves the desired connectivity with the Public Trail, allows for a larger open space area associated with the Clubhouse and facilitates safe placement of three (3) parking spaces accessed off the phase 2 townhouse project internal drive aisle serving the Clubhouse.

d) Advisory Design Panel:

All concerns and suggestions made by the Advisory Design Panel meeting on November 18, 2020, are reflected into the final plans attached to this report as described in Appendix E.

e) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, the security will be \$105,439.75

f) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

Both the Development Permit application for the form and character of the Clubhouse and the associated landscaping, and the Development Variance Permit application are supported. The Clubhouse complies with the Polygon Providence Covenant in providing the amenity facility for

Provenance residents, designed in to evoke the image of a traditional Maple Ridge farmhouse and in accordance with the Provenance Development Supplementary Design Guidelines.

The proposed variance for height and reduced north lot line setback is supported in being instrumental to achieve the desired design objectives, having an open space that encourages active recreation and improving vehicle circulation safety.

It is recommended that these applications be favourably be considered and the Corporate Officer be authorized to sign and seal both.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

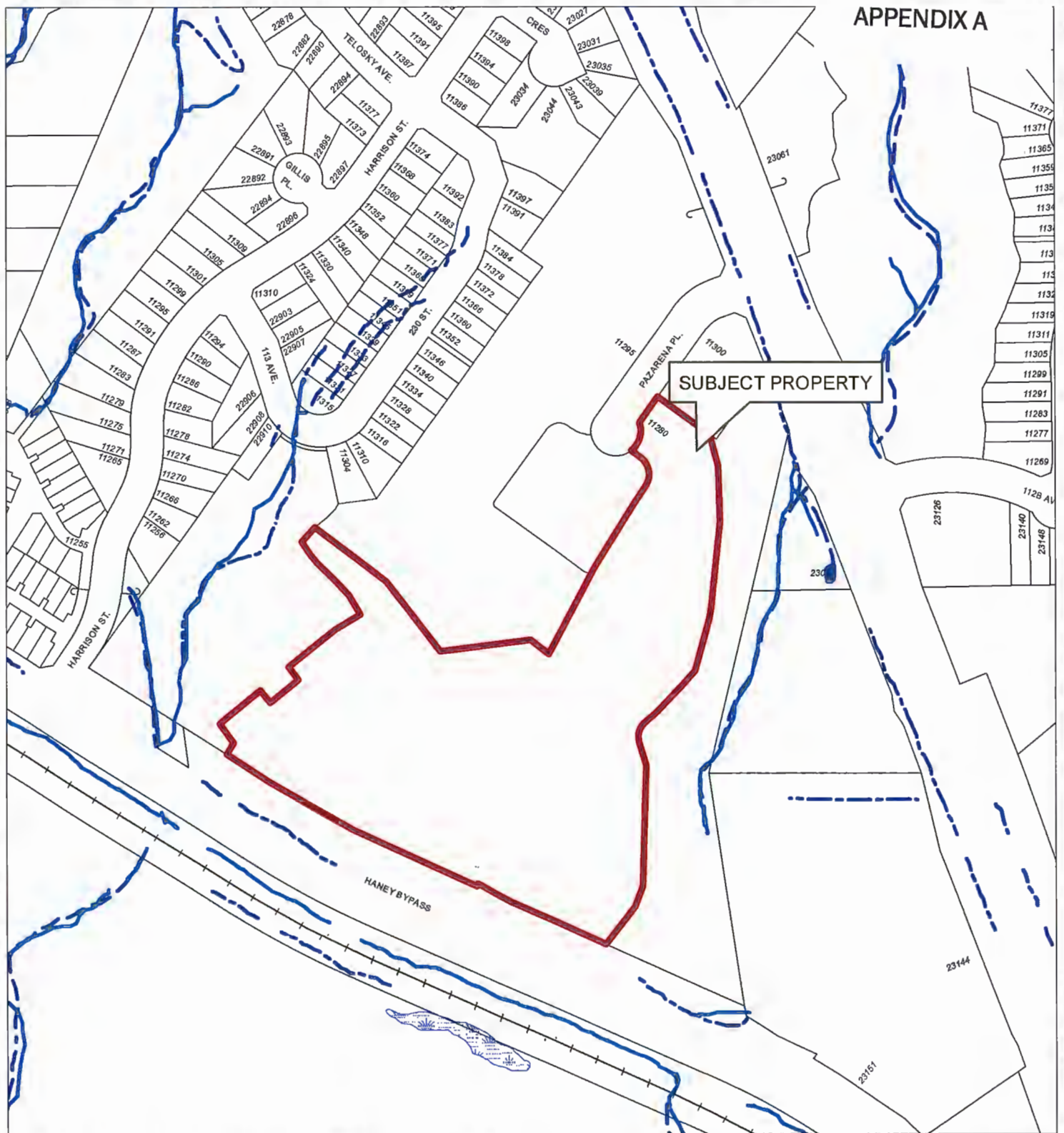
"Original signed by Christine Carter"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Architectural and Landscaping Plans
Appendix D – Variances
Appendix E – ADP Comments

APPENDIX A



Scale: 1:3,000

Legend

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

11280 PAZARENA PLACE
PID: 030-627-800

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-211-DP
DATE: Jul 15, 2020

BY: PC

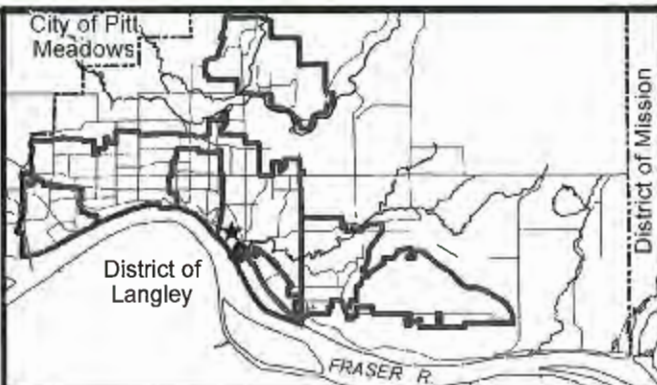
APPENDIX B



Aerial imagery from the Spring of 2018



Scale: 1:3,000



11280 PAZARENA PLACE
PID: 030-627-800

PLANNING DEPARTMENT

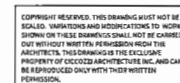


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-211-DP
DATE: Jul 15, 2020

BY: PC

[illegible]

ISSUE:	
DATE	DESCRIPTION
24 08 20	ISSUE FOR DP SUBMISSION
09 12 20	ISSUE FOR DP RE-Submission



CICCOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741



POLYGON

PROJECT

**PROVENANCE
AMENITY**

11280 PAZARENA
MAPLE RIDGE, BC

DATE	AL	CHECKED BY	RC
SCALE	1/500	PROJECT NO.	CA 01
SHEET TITLE			
SITE PLAN			
DRAWING NO.		SHEET NO.	
-		A1.	

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REVISION		
NO.	DATE	DESCRIPTION

ISSUE:

DATE	REVISED
24-10-2020	SCALE FOR D1 DIMENSION
09-11-2020	SCALE FOR D1 DIMENSION



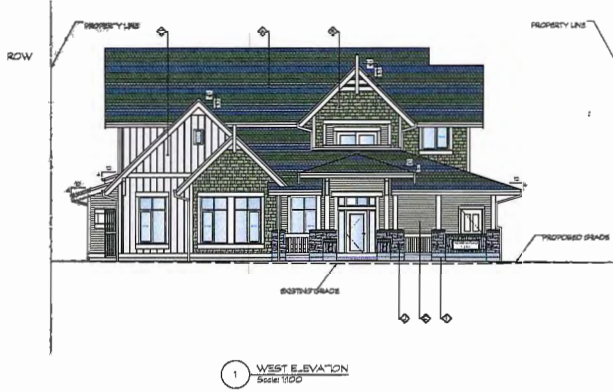
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 ARCHITECTURE

15TH FLOOR
 1095 WEST PENDER STREET
 VANCOUVER, B.C.
 CANADA V6E 2M6
 TEL: (604) 687-4741

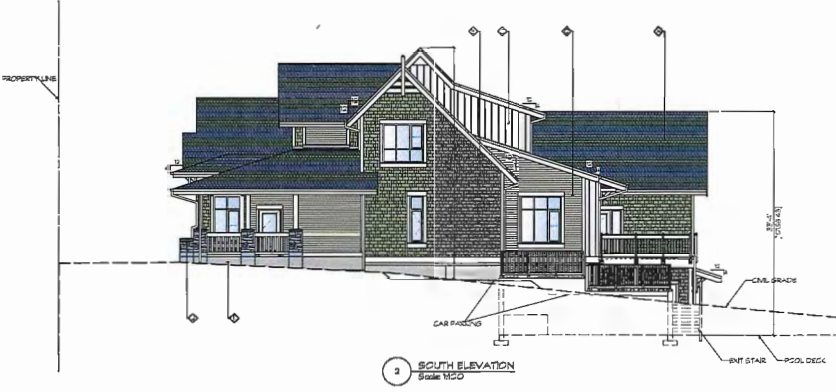


PROJECT	
PROVENANCE AMENITY	
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MAPLE RIDGE, BC	

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SHEET TITLE			
ELEVATIONS			
REVISION		DATE	
-		A 3.0	



1 WEST ELEVATION
 Scale 1/100








2 SOUTH ELEVATION
 Scale 1/100

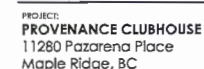


3 EAST ELEVATION
 Scale 1/100



4 NORTH ELEVATION
 Scale 1/100

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<div>B</div>	<div></div>	<div>PAINTED HARDIE SHINGLE SIDING</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> <div>SHINGLES: 1/2" x 12" x 12" x 12"</div> 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L1.1



Analysis of Key Guideline Concepts

<p>1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.</p>	<p>The proposed clubhouse building is designed to integrate with the new townhouses at Provenance... The clubhouse design shares similar character elements, materials and colours with the townhouses and introduces some new character elements and materials to provide more articulation to the design to distinguish the building as the community clubhouse.</p>
<p>2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of a higher density developments.</p>	<p>The new clubhouse massing is 2 stories at the front and 3 stories at the rear... Similar to some of the townhouse buildings in Provenance.</p>
<p>3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.</p>	<p>The new clubhouse is located at a high point of the Provenance community making it visually distinguished as the community center for Provenance.</p>
<p>4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.</p>	<p>The new clubhouse connects to the sidewalk at the front and to public trails to the North and South.</p>

Appendix E: ADP Comments and Suggestions

Architectural Comments: Nil

There were no comments.

Landscape Comments:

- Consider reviewing up light at trellis in pool area for dark skies compliance;
Response from Landscape Architect: Note added to trellis lighting to indicate downward lighting direction, and not added to material key that landscape lighting to be dark sky compliant.
 - Consider reducing the front walk way slope;
Response from Landscape Architect: No change at the direction of Polygon.
 - Consider privacy conditions for pool enclosure area on all sides; additional tree planting may be beneficial;
Response from Landscape Architect: The pool deck currently sits above the adjacent trail landscape (0.5m at the north corner and 1.2m at the south) and additional trees have been added and respaced along the lower elevation to further screen views of the pool deck from the trail.
 - Consider reviewing edge conditions between the north side path and future parkade ramp to ensure safety and provide landscape buffer;
Response from Landscape Architect: Discussed and reviewed with the City. Trail to slope between buildings with stepped planters on either side. A planter on Lot C separates the trail from the adjacent driveway.
 - Consider alternate location for dog wash;
Response from Landscape Architect: Revised/Reconfigured exiting strategy along north face of the building ensures no circulation conflict with the dog wash.
 - Consider gates and decorative paving for the guest suite and caretaker patios;
Response from Landscape Architect: Revised exiting strategy to accommodate grading concern and code compliance requires the removal patio/porch. Paving to be CIP Concrete for durability and maintenance.
 - Consider placing visitor parking closer to the guest suite;
Response from Landscape Architect: The architect has reviewed and concluded moving the onsite parking stalls here is not feasible.
Staff Comment: There will be on-street parking along Pazerena Place that is closer and can be used.
 - Consider extending fence materials such as boulders and stone columns around all sides of the pool deck
Response from Landscape Architect: Design of the corner trellis has been altered to allow for a code compliant building exit strategy. As such, the pool deck planting with boulders has been deleted. Columns are only proposed at the highly visible south side of the pool given the other sides are now screened from visibility with trees and planting per earlier comments.
-

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

MEETING DATE: January 5, 2021
FILE NO: 2019-370-DVP
MEETING: C o W

SUBJECT: Development Variance Permit
14155 Marc Road

EXECUTIVE SUMMARY:

A Development Variance Permit application (2019-370-DVP) has been received in support of continuation of a development plan and rezoning that was given final reading in 2019. This development plan is for a 109 lot residential subdivision of R-1 Single Detached (Low Density) Urban Residential and R-2 Single Detached (Medium Density) Urban Residential lots. The requested variances to Zoning Bylaw No. 7600-2019 are to:

1. Reduce the rear yard setback in the R-2 Single Detached (Medium Density) Urban Residential Zones from 6.0 metres to 5.5 metres for Lot 102;
2. Blanket increase of the height restriction from 9.5 metres to 10.0 metres in the R-1 Single Detached (Low Density) Urban Residential Zones and R-2 Single Detached (Medium Density) Urban Residential Zones for the lots that will be subject to the 2019 Zoning Bylaw for development;
3. Waive the requirement for the 0.6 meter recess between the attached garage face and the principal building face in the R-2 Single Detached (Medium Density) Urban Residential Zone for Lots 34 and 83.

Final reading for the rezoning application was granted by Council on July 25, 2019 (2016-091-RZ) for the subject development.

With the exception of the variance request for the rear yard setback, these variance requests are made for the transition to the new Zoning Bylaw No. 7600-2019. This development application dates to 2016, and the development style, house models, show homes, and corporate marketing strategy were developed in accordance with the old Zoning Bylaw No. 3410-1985. Certain differences between the bylaws have made this variance request necessary for the applicant to continue with their existing development plan.

In almost all circumstances, there will be compliance between the building plans and the new Zoning Bylaw. However, there are a few exceptions, and specific circumstances where some of the house models may not comply with the new Zoning Bylaw on some of the lots, due to complex site topography. The proposed redress for this potential conflict is to grant a blanket variance for the lots that have not yet had building permits, with the understanding that this variance will allow the development to proceed in accordance with the construction of the earlier phase.

It is recommended that Development Variance Permit 2019-370-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-370-DVP respecting property located at 14155 Marc Road.

1108

DISCUSSION:

a) Background Context

Applicant:	Morning Homes Ltd.
Legal Description:	Lot 3, Section 32, Township 12, Plan LMP14126
OCP:	
Existing:	Eco Clusters, Conservation, Rural Residential
Proposed:	Eco Clusters, Conservation
Zoning:	
Existing:	A-2 (Upland Agricultural)
Proposed:	R-1 (Residential District), R-2 (Urban Residential District)
Surrounding Uses:	
North: Use:	Vacant
Zone:	A-2 (Upland Agricultural)
Designation:	Rural Residential & Agricultural
South: Use:	Single Family Residential
Zone:	R-1 (Residential District)
Designation:	Eco Clusters
East: Use:	Single Family Residential
Zone:	RS-3 (One Family Rural Residential)
Designation:	Eco Clusters and Conservation
West: Use:	Blaney Bog
Zone:	A-5 (Agriculture Only)
Designation:	Park within the ALR and Rural Residential
Existing Use of Property:	Vacant
Proposed Use of Property:	Urban Residential
Site Area:	30.079 Ha. (74.32 acres)
Access:	Marc Road
Servicing requirement:	Urban Standard

b) Project Description:

This Development Variance Permit application is to support an approved rezoning and subdivision applications for 109 single family houses in the Silver Valley Area. The site is characterized by complex topography, with steep slopes and watercourses.

This rezoning and subdivision applications for this development date to 2016, the development style, house models, show homes, and corporate marketing strategy were developed in accordance with the Zoning Bylaw No. 3510-1985, which was rendered obsolete on December 8, 2020 with the adoption of the new Zoning Bylaw No. 7600-2019. Phase One of this development is now under construction and not all building permit applications have been submitted.

All building permit applications made after December 8, 2020 are subject to the new Zoning Bylaw No. 7600-2019. Certain differences between the bylaws have made this variance request necessary for the applicant to continue with their existing development plan. Further details of the variance request are discussed below.

c) Variance Analysis:

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

1. Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 602.7, 2b:

In the R-2 Zone on Lot 102, to reduce the minimum setback from the Principal Building to the Rear lot line from 6.0 metres to 5.5 metres where there is no lane.

A site plan for the subject property (lot 102) is attached as Appendix C. The site plan shows the irregular shaped lot is over 20 metres wide at the rear lot line, providing a significant amount of usable outdoor space despite the intrusion into the setback area. On this basis, this variance request is found to be supportable.

2. Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 601.8, 1:

In the R-1 Zone on Lots 31, 32, 36, 37, 42, 53-57, 58, 68, 80-83, 95-97, and Lot 101 to increase maximum building height of the principal structure from 9.5 metres to 10.0 metres.

3. Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 602.8, 1:

In the R-2 Zone on Lots 18-30, 33-35, 38, 39, 52, 59-67, 69-79, 83-94, 98-100, and Lots 102-109 to increase maximum building height of the principal structure from 9.5 metres to 10.0 metres.

The above variances have emerged out of differences between the new Zoning Bylaw and the older 1985 Zoning Bylaw, which was used to guide the development plan now under construction. Generally, there will not be conflicts between the two sets of regulations. The few exceptions relate to the site's complex topography, and the range of housing models that could be chosen by prospective purchasers. As there is some variation with the siting of different housing models, specific variance requirements cannot be outlined at this time. The proposed redress of these potential conflicts is to grant a blanket minor height variance for the lots that have not yet received building permits, with the understanding that this variance will allow the development to proceed in accordance with the development pattern that has been established for the site.

The development plan showing the applicable properties is attached as Appendix D.

4. Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 602.7, 2a:

To waive the requirement in the R-2 Zone for a 0.6 metre recess from the attached garage front and the principal building face for lots 34 and 83.

This variance request is a reflection of the challenges faced by the applicant in the transition between the Zoning Bylaw No. 3510-1985 and the new Zoning Bylaw No. 7600-2019 in regards to a regulation concerning the front building face. The overall requirement for a 5.5 metre front yard setback will be met.

d) Citizen/Customer Implications:

This site is developing, and is relatively isolated, surrounded by significant greenspace. In addition, the proposed variances are consistent with the development plan that was presented at the Public Hearing for the approved Rezoning Application 2016-091-RZ.

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

e) Interdepartmental Considerations:

These variance requests will resolve anticipated conflicts between the approved development and subdivision plans and Zoning Bylaw No. 7600-2019. Any building permit applications that are received will be referred to the Engineering Department and reviewed in the context of servicing and infrastructure implications. Should conflicts arise as a result of this review, another DVP application may be required.

CONCLUSION:

The proposed variances are supported because they are minimal in terms of impact and in support of a development plan that has been before Council previously.

Therefore it is recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2019-370-DVP.

"Original signed by Chuck Goddard" for

Prepared by: **Diana Hall, MA, MCIP, RPP**
Planner 2

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Christine Carter" for

Concurrence: **Al Horsman**
Chief Administrative Officer

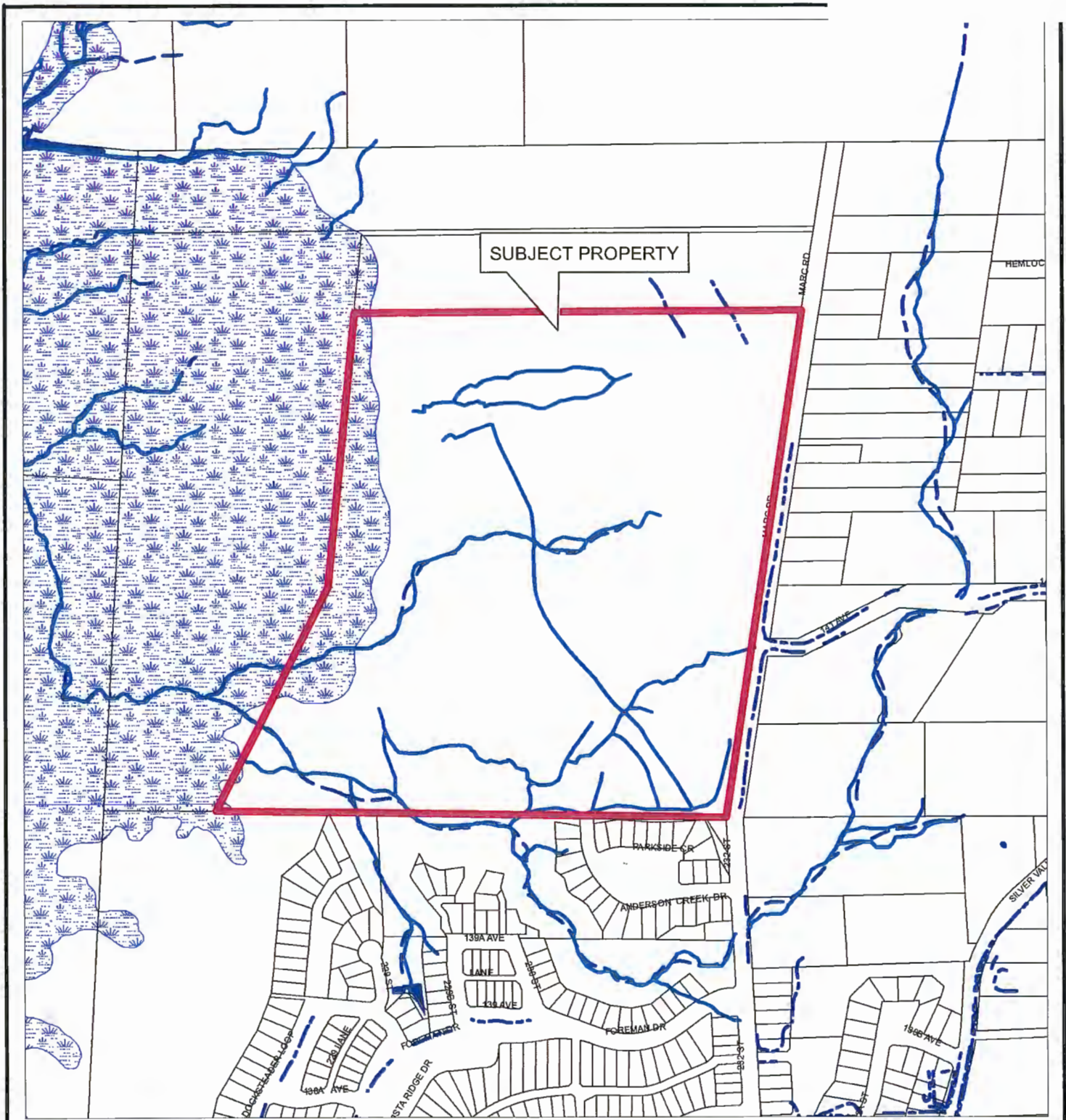
The following appendices are attached hereto:

Appendix A - Subject Map

Appendix B - Ortho Map

Appendix C - Site plan for Lot 102, requesting a variance for rear yard setbacks

Appendix D - Development plan showing properties requesting blanket height variance



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

14155 Marc Rd
PID 018-620-850

PLANNING DEPARTMENT

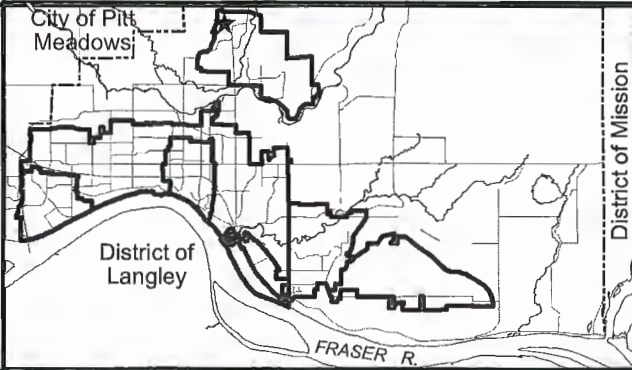


2019-370-VP
DATE: Oct 18, 2019

BY: MC



Scale: 1:6,000



14155 Marc Rd
PID 018-620-850

PLANNING DEPARTMENT

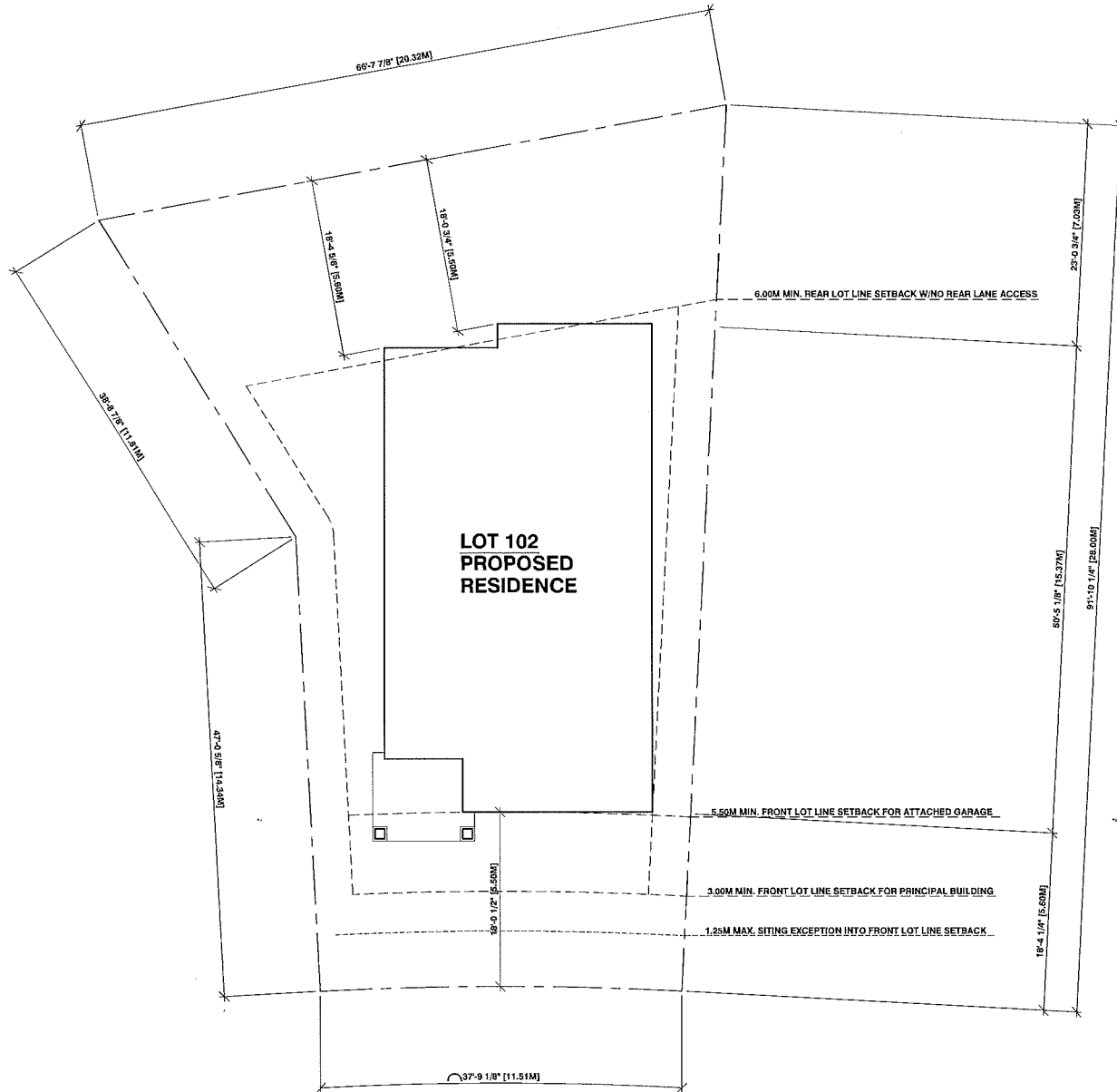


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2019-370-VP
DATE: Oct 17, 2019

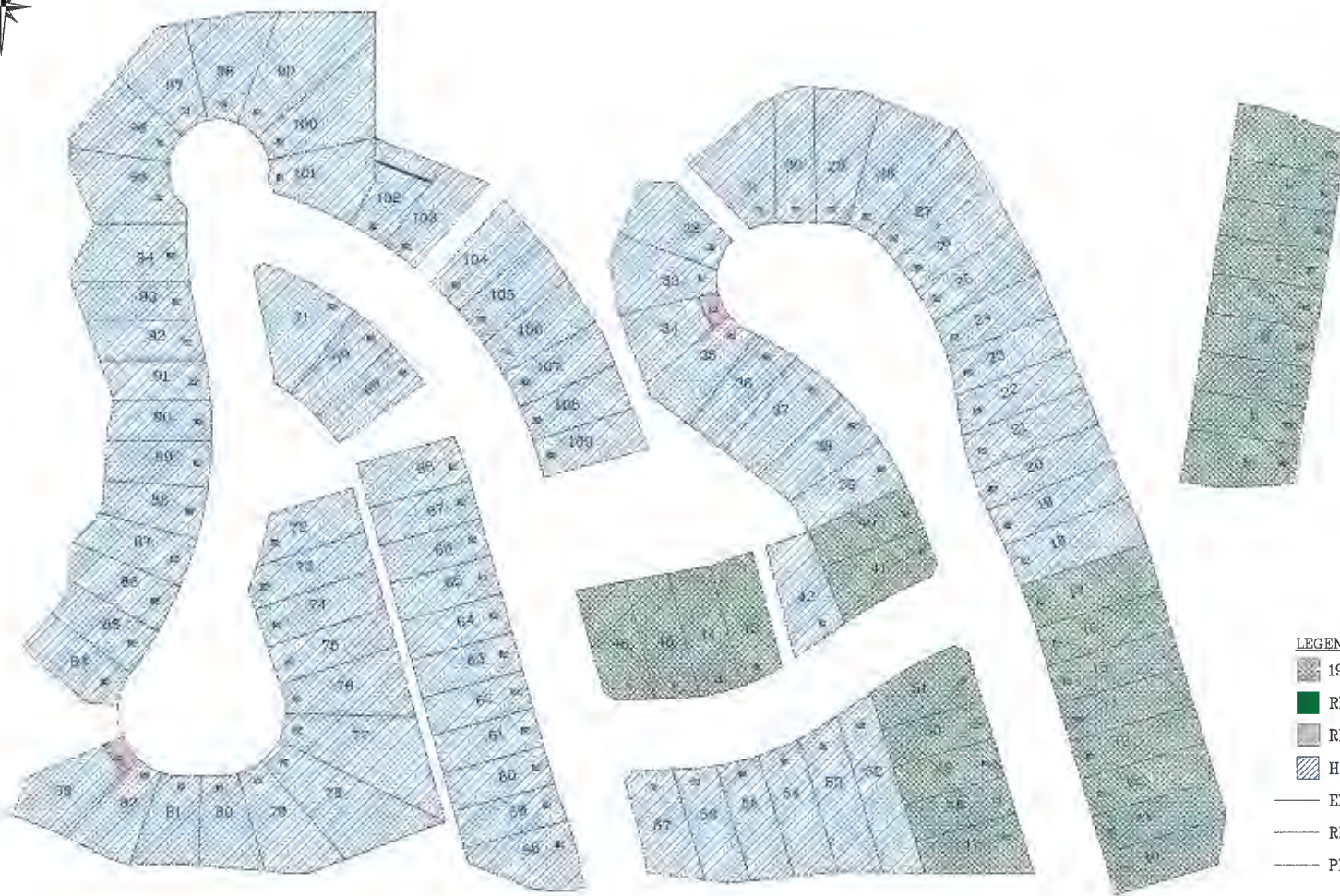
BY: MC



SITE PLAN - REAR YARD SETBACK VARIANCE

LOT:	SHEET:	PROJECT:	DESIGNED BY:	REVISIONS:	ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR BEFORE START OF CONSTRUCTION & ANY DISCREPANCIES REPORTED.	MORNINGSTAR DEFINING SINGLE FAMILY HOMES 946 BRUNETTE AVENUE COQUITLAM, B.C. V3K 1C9 HEAD OFFICE: (604) 521-0038 FAX: (604) 521-0078 WWW.MSTARHOMES.COM
102	1 OF 1	BRIDLE RIDGE ADDRESS: MODEL:	DATE: DEC. 11, 2020 DRAWN BY: B.C.	SCALE: 1/8" = 1'-0" CHECKED BY:		

THESE DRAWINGS CONFORM TO THE LATEST EDITION OF THE 2012 BRITISH COLUMBIA BUILDING CODE



- LEGEND**
- 1985 BYLAW REQUIREMENTS - NO VARIANCES REQUESTED
 - REAR YARD SETBACK VARIANCE REQUIRED TO 2019 ZONING BYLAW
 - RECESSED GARAGE REQUIREMENT TO BE WAIVED (LOT GEOMETRY)
 - HEIGHT VARIANCE REQUESTED - 2019 BYLAW REQUIREMENTS
 - EXISTING SETBACK REQUIREMENT (2019)
 - REQUESTED SETBACK VARIANCE
 - PROPERTY LINE

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
25241 Dewdney Trunk Road

MEETING DATE: January 5, 2021
FILE NO: 2020-400-DVP
MEETING: C o W

EXECUTIVE SUMMARY:

A Development Variance Permit application has been received in conjunction with a building permit application for an Accessory Building in the Agricultural Land Reserve. The property is zoned RS-1 (One Family Urban Residential) and is subject to the Farm Home Plate regulations in the Zoning Bylaw, which restricts the area and setbacks on a property that can be developed for residential and accessory residential uses.

The requested variances to the Zoning Bylaw No. 7600-2019 are to:

1. Vary the maximum area of the farm home plate from 0.2 hectares (0.5 acres) to 0.75 hectares (1.86 acres).
2. Vary the maximum depth of the farm home plate from the front lot line from 60 meters (197 feet) to 149.35 metres (490.0 feet).
3. Vary the maximum height for an Accessory Building in the RS-1 Zone from 4.5 metres (14 feet 9 inches) to 5.31 metres (17 feet 5 inches).

A review of this application is provided further in this report, including an assessment of the factors that could support or not support this application. These factors are based on the objectives of the farm home plate regulations, the site context, and on correspondence with the applicant.

It is recommended that Development Variance Permit 2020-400-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2020-400-DVP respecting property located at 25241 Dewdney Trunk Road.

DISCUSSION:

a) Background Context

Applicant:	John Veenstra
Legal Description:	Traditions West Designs Lot B, Section 23, Township 12, Plan NWP4505
OCP :	
Existing:	Agricultural
Proposed:	Agricultural

1109

Zoning:		
	Existing:	RS-1 (One Family Urban Residential)
	Proposed:	RS-1 (One Family Urban Residential)
Surrounding Uses:		
North:	Use:	One Family Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
		RS-1 (One Family Urban Residential)
	Designation:	Agricultural
South:	Use:	One Family Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
		RS-1 (One Family Urban Residential)
	Designation:	Agricultural
East:	Use:	One Family Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
		RS-1 (One Family Urban Residential)
	Designation:	Agricultural
West:	Use:	One Family Urban Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Agricultural
Existing Use of Property:		Rural Residential
Proposed Use of Property:		Rural Residential
Access:		Dewdney Trunk Road
Servicing:		Community water, septic.
Lot Size:		2.525 ha (6.24 acres)

b) Project Description:

The applicant is seeking to develop an accessory building on a property that is located in the Agricultural Land Reserve. The subject site currently has a dwelling and accessory buildings and is classified as "Residential" under the Assessment Act, however, the new owner intends to return the property to "Farm Status". The property owner is planning on planting vegetables and fruit trees in the coming spring. The proposed building is intended to be used for the storage of farm equipment, growing containers and fertilizers and is consistent with the development of future farm use on the property. The size of the proposed accessory building will require an engineered designed rock pit for drainage purposes.

The placement of the proposed accessory building is constrained by the location of the existing septic field, the requirement for the future rock pit and the required setbacks between accessory buildings as stated in the Zoning Bylaw. The applicant is therefore requesting several variances to the Zoning Bylaw, in order to accommodate the placement of the proposed structures. By clustering the proposed storage building and rock pit adjacent to the existing shed and barn on site, the applicant is seeking to limit the disturbance to the farmable area on the subject property.

Appendix C provides a diagram of measurements that are relevant to this application. The proposed farm home plate, at 0.75 hectares (1.86 acres), is compared with the permitted farm home plate of 0.2 hectares (0.5 acres) under the Zoning Bylaw. The proposed accessory building height is also shown.

Analysis

On December 6, 2016, Council adopted a bylaw amendment for farm home plate regulations on properties within the Agricultural Land Reserve. This initiative came out of the work of the Ministry of Agriculture. The Ministry's purpose and goals were to establish criteria:

...to minimize the impact of residential uses on the current and future farming capability of land in the ALR while not unduly limiting the residential needs of farmers.

These criteria:

1. *do not restrict agricultural activities;*
2. *direct the largest residential uses in a community to non-farming areas;*
3. *minimize the impact of residential uses on farm practices and farming potential in farming areas;*
4. *minimize loss and/or fragmentation of farmland due to residential uses; and*
5. *minimize the impact of residential uses on increasing costs of farmland.*

The impacts due to residential development on farmland can be numerous. Other Metro Vancouver municipalities are contending with large estate development on farmland, which can increase competition to purchase agricultural properties, making it difficult for legitimate farming interests to acquire land for this purpose. The presence of high residential improvement values on farmland can increase the costs of purchasing agricultural land.

There can be impacts to neighbouring properties as well. Large residential estates and front yard setbacks can impact adjacent agricultural properties by siting residential development deeper into agricultural properties and closer to agricultural activities, increasing the potential for conflicts between these different uses.

The implications of the proposed variance requests are reviewed in light of the following considerations:

- **Site / application background.** *When was the property purchased, and what were the site development objectives?*
- **Extent of variance requests.**
- **Adjacent impacts.** *Does the larger setback increase the potential for conflicts between neighbouring farm operations and residential users?*
- **Will the property be farmed?**
- **Does proposed siting interfere or assist with the agricultural potential of the property?**

c) Variance Analysis:

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

The requested variances and rationale for support are described below. As noted, Appendix C shows the proposed site plan with the proposed and permitted home farm plate outlined.

1. *Maple Ridge Zoning Bylaw No 7600-2019, Part 4, Section 402.11, 1. a):* To vary the area of the farm home plate from a maximum of 0.2 hectares (0.5 acres) to 0.75 hectares (1.86 acres).
2. *Maple Ridge Zoning Bylaw No 7600-2019, Part 4, Section 402.11, 1. b):* To vary the maximum depth of a farm home plate from 60 meters (197 feet) to 149.35 metres (490.0 feet) from the lot line that abuts the fronting road to the rear of the farm home plate.
4. *Maple Ridge Zoning Bylaw No 7600-2019, Part 6, Section 605.8, 2:* To vary the maximum Building Height for an Accessory Building from 4.5 metres (14 feet 9 inches) to 5.31 metres (17 feet 5 inches).

The proposed variance requests will be reviewed in light of the following considerations:

- **Site / application background.** As noted, the property is currently classified as “Residential” under the Assessment Act and is not currently being farmed. The site is constrained by several pre-existing outbuildings and a septic field that limits the ability to locate the proposed structure closer to the principal dwelling and within the allowable farm home plate area. The property owner has recently purchased the property and intends to return the property to “Farm Status” under the Assessment Act, by planting a fruit orchard and constructing some greenhouses for vegetables. The new building would support future farm operations.
- **Extent of variance requests.** The main reason for requiring a compact farm home plate is to discourage the use of agricultural land for estate residential purposes. Generally, large front yard setbacks are associated with landscaping for residential uses, often with vast expanses of lawn. Agricultural uses typically are sited further to the rear of the property. The proposed increase to the farm home plate area and setback are significant, however, they should be viewed in the context of the future plans for the site. If the property was currently classified as “Farm Status”, the proposed structures would not require any variances to the Zoning Bylaw.
- **Adjacent impacts.** The siting of the proposed building and rock pit is consistent with the existing shed and garage to the south. By siting both the building and rock pit at 7.62 metres (25 feet) from the Interior Side Lot Line to the east, the proposal ensures that the impacts on the adjacent property will be minimal. The larger setback will ensure that any potential conflicts between neighboring farm operations and residential uses are minimized.
- **Will the property be farmed?** As noted, the property owner is planning to farm the property in the future by planting a fruit orchard and constructing greenhouses for organic vegetables. The proposed building will be used for farm purposes and would have been exempt from the farm home plate provisions of the Zoning Bylaw, if the property was currently classified as “Farm Status” under the Assessment Act.
- **Does proposed siting interfere or assist with the agricultural potential of the property?**
The proposed building and rock pit are clustered amongst several existing buildings on site; this includes an existing shed and barn. By locating the proposed building and rock pit close to other existing structures, the impact on the farmable area of the subject property is minimized. The proposed building will not impact the area required for the future fruit orchard or area for future greenhouses.

d) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

The proposed variances are supported because they are conducive to an agricultural future for the subject property, and are unlikely to present intrusive effects on neighbouring agricultural properties.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2020-400-DVP.

"Original signed by René Tardif"

Prepared by: **Rene Tardif**
Planner

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Christine Carter" for

Concurrence: **Al Horsman**
Chief Administrative Officer

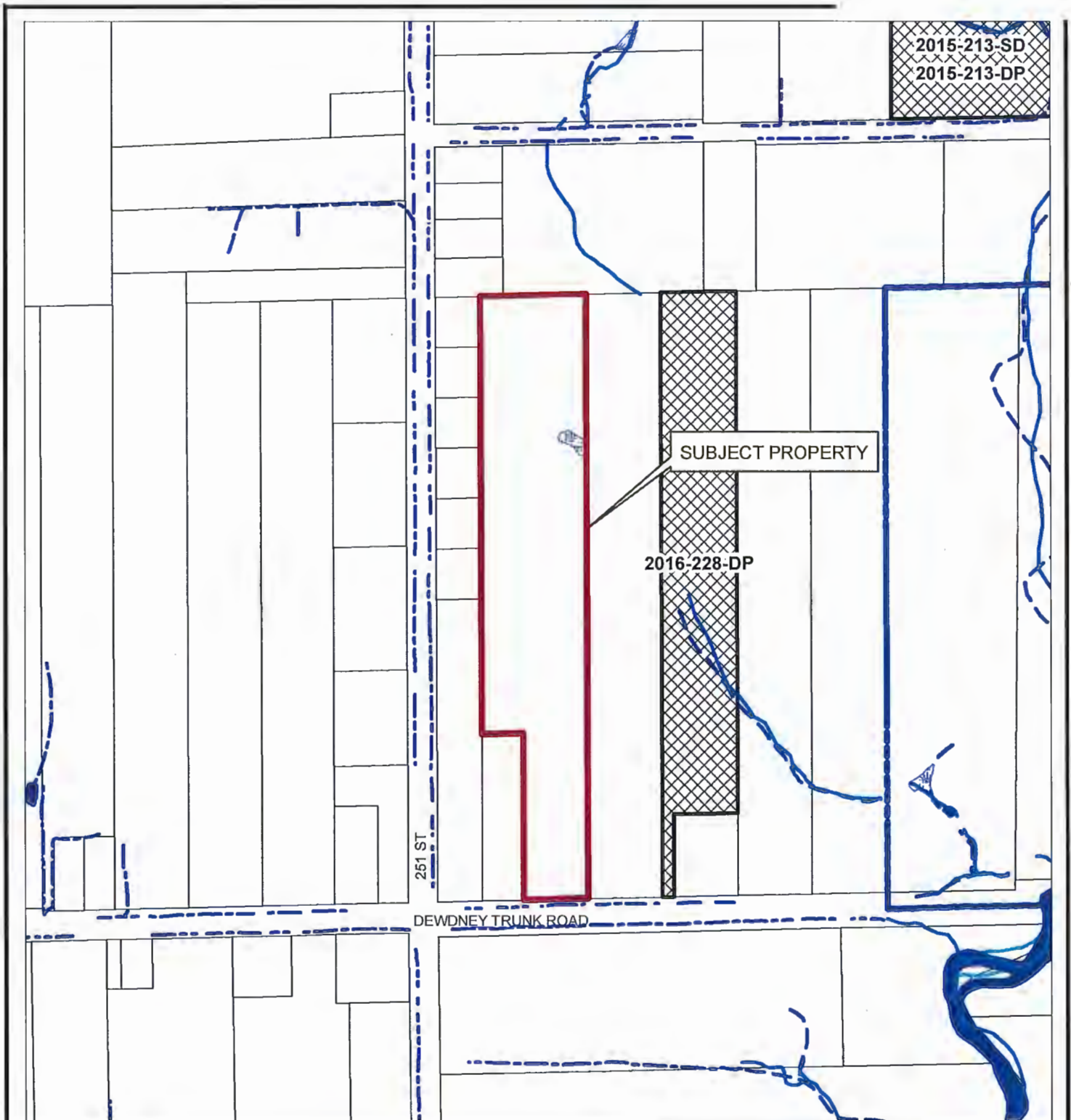
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Overlay of permitted farm home plate with development footprint

Appendix D – Proposed Variances



Scale: 1:3,500

Legend

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

25241 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-400-VP

DATE: Nov 10, 2020

BY: BD



Scale: 1:3,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- █ River

25241 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT

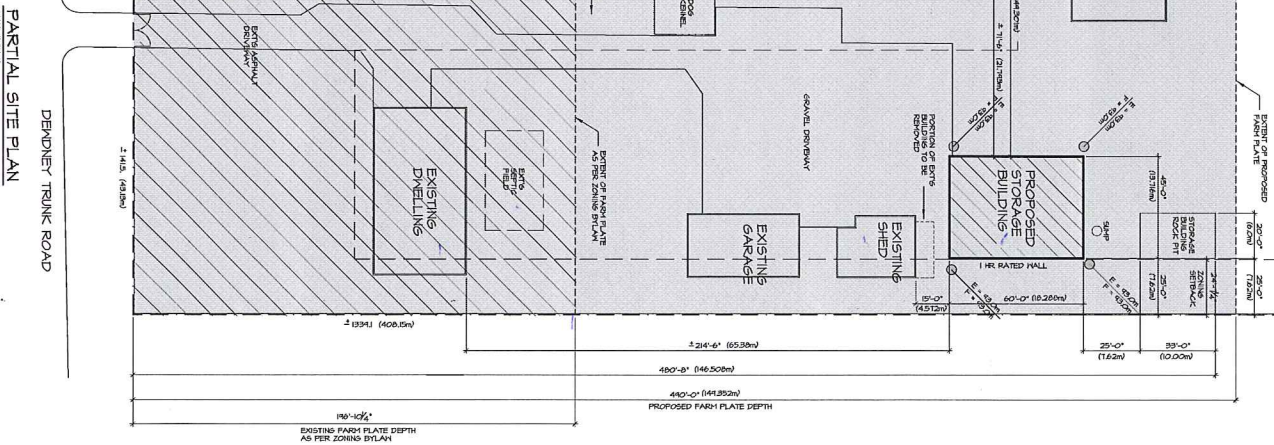


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-400-VP
DATE: Nov 10, 2020

BY: BD



LEGAL
LOT B, SECTION 23,
TOWNSHIP 12, N4D,
PLAN NWP4505



DEWDNEY TRUNK ROAD

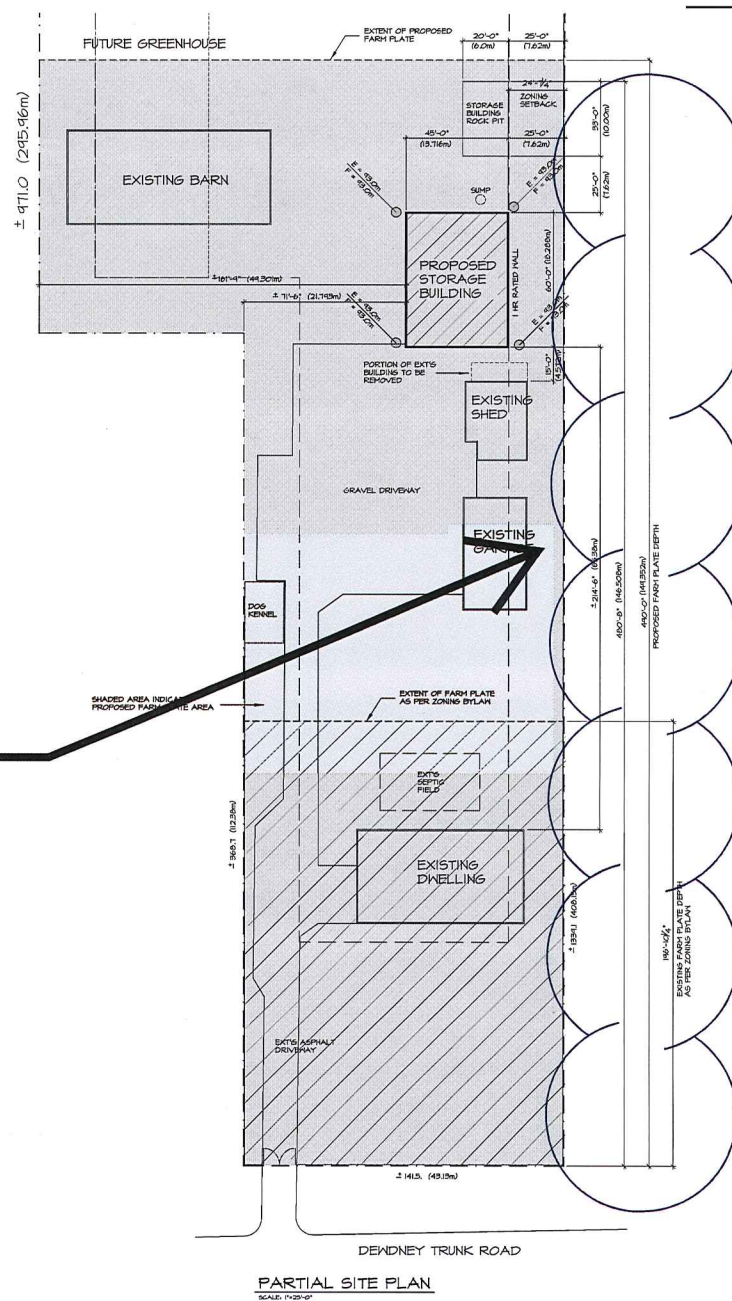
CONSULTANT :	DRAWING TITLE :	PROJECT :	DATE		ISSUED	 TRADITIONS WEST DESIGNS custom home and renovation design
			DATE	REVISIONS	NOV. 04/20 DY PERMIT	
DATE : JUNE 2020	SITE PLAN	PROPOSED STORAGE BUILDING	1	DEC. 04/20	RE-ISSUED FOR DVP	137 - 23751 7th Ave Mission BC V2V 7C3 604-616-9746 traditionswestdesign@gmail.com
SCALE : AS NOTED			2	JUNE 04/20		
JOB NO. : 2020-02H						
DR. JOHN CH.						
SHEET						

To increase the maximum depth of the farm home plate from the front lot line from 60 metres to 149.352 metres.

ZONING	# R5-1
SITE AREA	21,717.01 S.F. (252,415.02 sq. ft.)
MAXIMUM LOT COVERAGE (40%)	106,708.4 S.F. (1,096,046.02 sq. ft.)
PROPOSED LOT COVERAGE	
EXISTING HOUSE	1,240 S.F.
EXISTING SHED	280 S.F.
EXISTING GARAGE	1,924 S.F.
EXISTING BARN	3,160 S.F.
PROPOSED BUILDING	2,300 S.F.
TOTAL LOT COVERAGE	4,375 S.F. (66,144 sq. ft.)
MAXIMUM LOT COVERAGE AGRICULTURAL USE (40%)	21,717.01 S.F. (252,415.02 sq. ft.)
PROPOSED LOT COVERAGE AGRICULTURAL USE	4,660 S.F. (60,240 sq. ft.)
PROPOSED FARM PLATE AREA	40,277.51 S.F. (1,457,170.02 sq. ft.)
MAXIMUM BUILDING HEIGHT ALLOWED	5/17' (15.00')
PROPOSED BUILDING HEIGHT	21'46" (25.46')
MINIMUM BUILDING SETBACKS	
REAR	5' (5.00')
INTERIOR SIDE	4' (4.00')

LOT B, SECTION 23,
TOWNSHIP 12, N.W.D.,
PLAN NWP4505

PID: 011-104-8301

[illegible]

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Intensive Residential Development Permit
24305 and 24303 101A Avenue

MEETING DATE: January 5, 2021
FILE NO: 2020-083-DP
MEETING: C o W

EXECUTIVE SUMMARY:

An application was received to subdivide the properties located at 24305 and 24303 101A Avenue into five single family residential lots under the existing R-3 (Single Detached (Intensive) Urban Residential) zone. The subdivision application is near completion, and will be finalized shortly after approval of the subject application. The applicant is seeking approval for the form & character of the proposed design, as required for this zone.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2020-083-DP respecting property located at 24305 and 24303 101A Avenue.

DISCUSSION:

a) Background Context:

Applicant:	0986783 BC Ltd
Owner:	0986783 BC Ltd
Legal Description:	Lot 1, Section 3, Township 12, New Westminster District Plan BCP17490; Lot 12, Section 3, Township 12, New Westminster District Plan EPP44961
OCP :	
Existing:	Medium Density Residential
Proposed:	Medium Density Residential
Zoning:	
Existing:	R-3 (Single Detached (Intensive) Urban Residential)
Proposed:	R-3 (Single Detached (Intensive) Urban Residential)
Surrounding Uses	
North:	Use: Single Family Residential
	Zone: R-3 (Single Detached (Intensive) Urban Residential)
	Designation: Medium Density Residential

South:	Use:	Single Family Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential)
East:	Designation:	Medium Density Residential
	Use:	Single Family Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential)
West:	Designation:	Medium Density Residential
	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:		Single Family Residential
Site Area:		777m ² + 326m ² , totaling 1,103m ² (0.25 acre)
Access:		101A Street
Servicing:		Urban Residential
Previous Applications:		RZ/037/03 and 2013-013-RZ

b) Project Description:

The subject properties, located at 24303 and 24305 101A Street, were previously rezoned and subdivided in 2005. These two (2) subject properties each have single-family homes on them and are included within a subdivision of five (5) lots under the existing R-3 (Single Detached (Intensive) Urban Residential) zone (2018-128-SD). Approval of the subject Intensive Residential Development Permit for the three (3) new lots is a requirement for subdivision approval.

c) Planning Analysis:

The subject properties are zoned R-3 (Single Detached (Intensive) Urban Residential). An Intensive Residential Development Permit is required for the subject zone. Such Development Permit will be assessed against the following key guideline concepts as follows:

1. Neighbourhood cohesiveness and connectivity should be maintained through the design of varied yet compatible buildings, in materials used and in architectural styles, in landscapes and in recreational areas, and by facilitating a range of transportation choices.
2. A vibrant street presence is to be maintained through a variety of housing styles, by maintaining street parking and by directing garage structures and off-street parking to the rear of a property accessible by a lane.

The existing subject properties are 777m² and 326m² in area, a total area of 1103m². The subject R-3 zone requires a minimum area of 213m². The proposed five (5) lots to be subdivided from the original two (2) lots, all meet the lot area requirement of 213m² each with the R-3 zone. The lot layout and design of the houses are very similar to the two (2) homes on the existing subject properties and neighbourhood, to guarantee cohesiveness (Attachment C).

The existing subject property at 24305 101A Street is a hooked parcel, originally containing a detention pond. This pond is decommissioned and as a condition of subdivision the applicant took care of releasing the respecting registered covenants for protection and no-build on Title, and is being subdivided.

d) Intergovernmental Issues:

The initial plans include detached garages on Lots B, C & E. The BC Building Code prohibits the construction of projecting roof soffits above the exposing building face on the 0.45m side, and thus the roof soffits may not project closer than 0.45m from the property line.

The applicant is to ensure visual clearance at intersections is maintained as per the Zoning Bylaw, where no fence, wall, structure, or landscaping greater than 1.0m is permitted near the intersection.

CONCLUSION:

The proposed development is meeting the form & character guidelines for Intensive Residential development, and it is therefore recommended that the Corporate Officer be authorized to sign and seal 2020-083-DP respecting property located at 24305 and 24303 101A Avenue.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Christine Carter" for

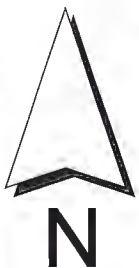
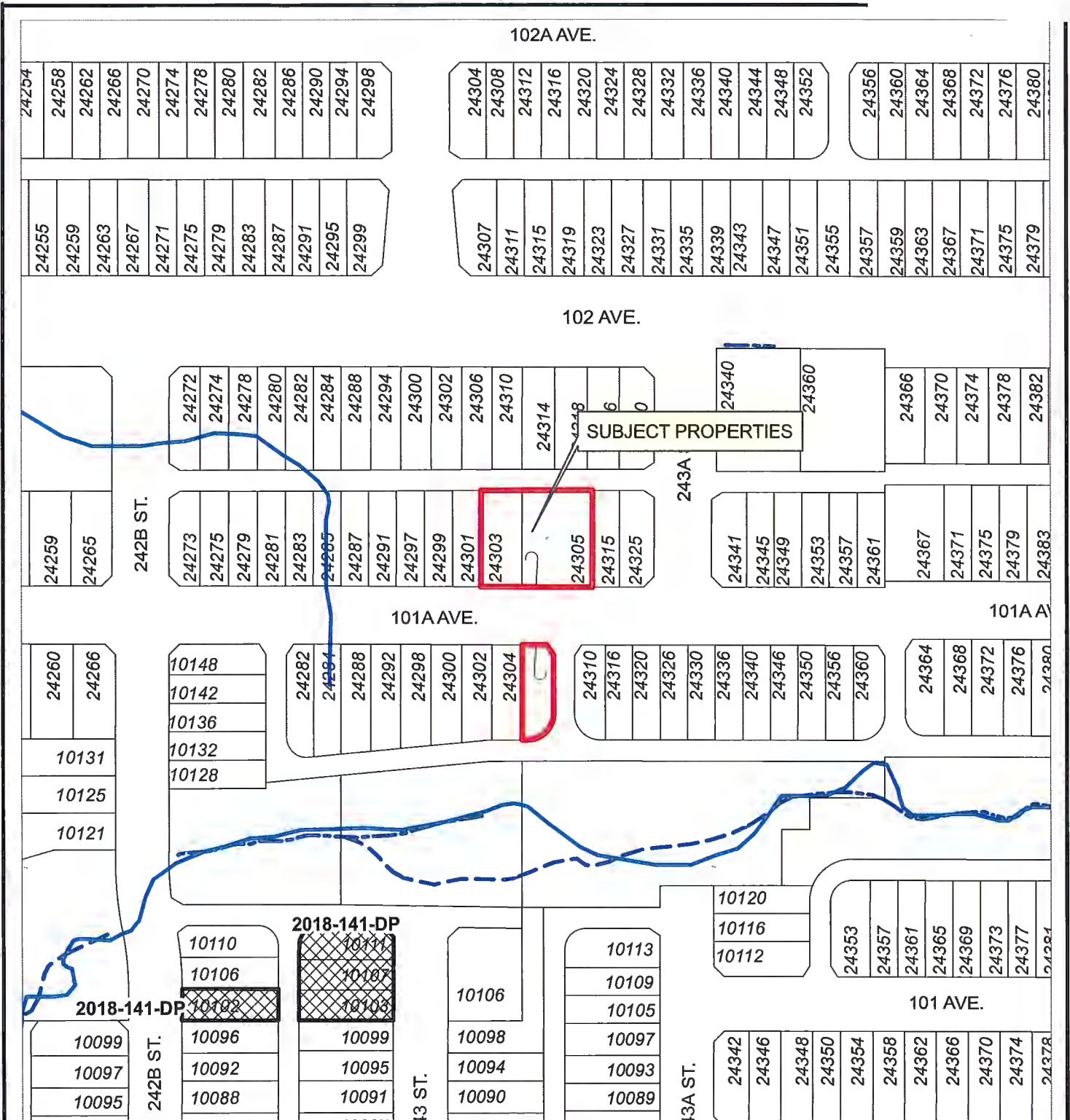
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map





Appendix B – Ortho Map

Appendix C – Design Plans and Draft Subdivision Plan



Scale: 1:1,500

Legend

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

24303 & 24305 101A AVENUE

PID: 029-634-652

026-283-182

PLANNING DEPARTMENT



MAPLE RIDGE

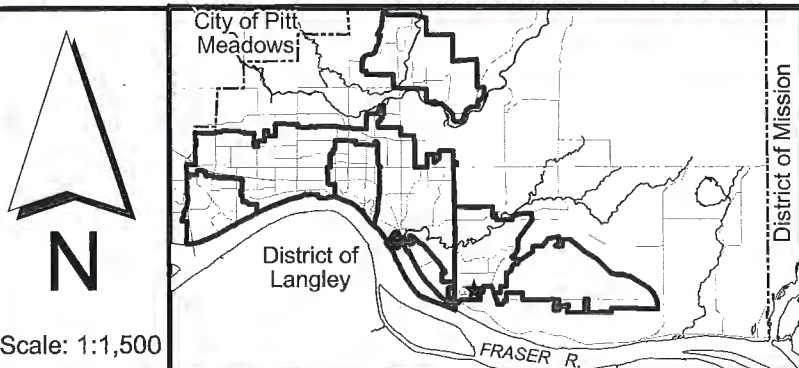
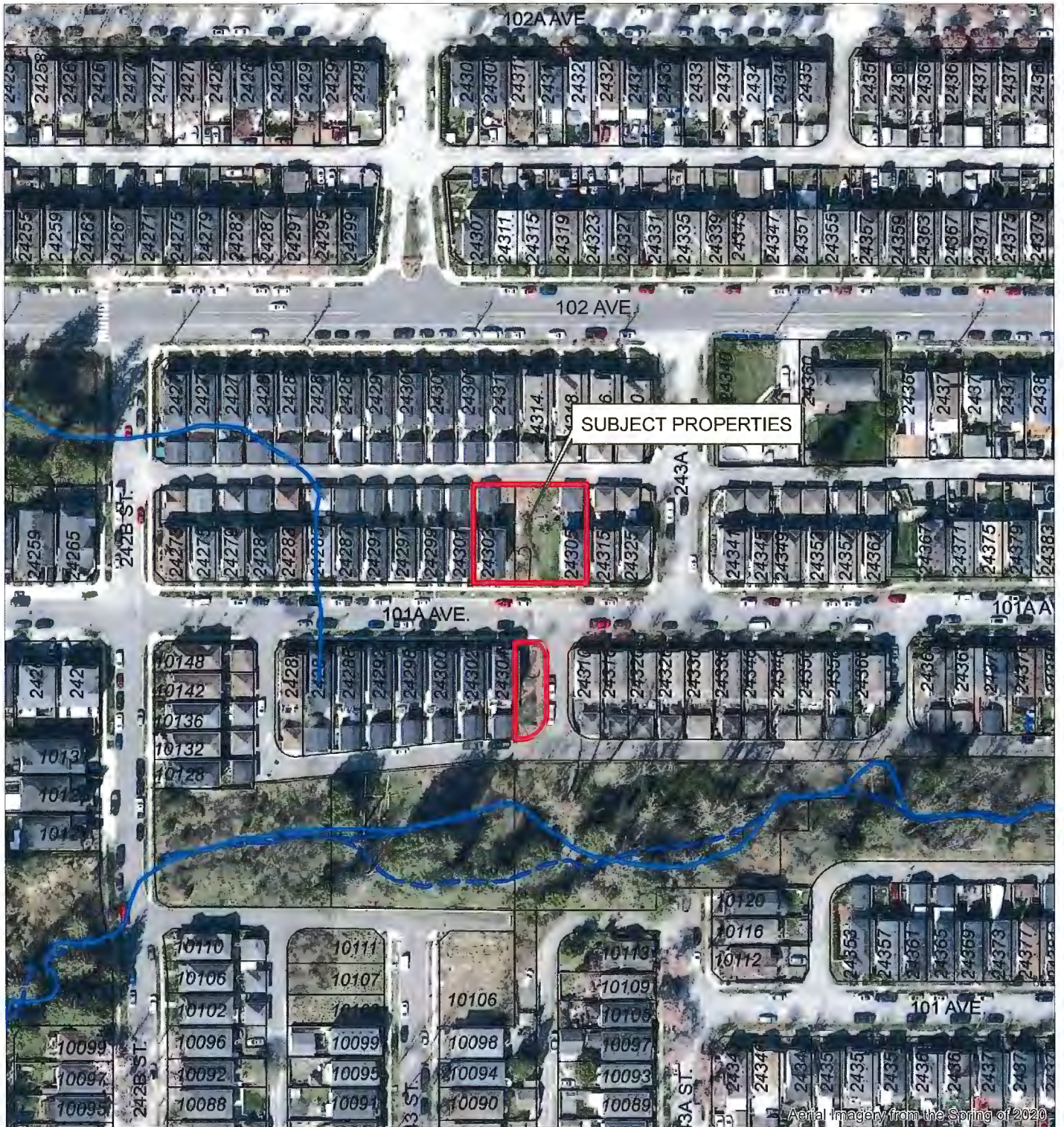
British Columbia

mapleridge.ca

FILE: 2020-083-DP

DATE: Dec 14, 2020

BY: DT



24303 & 24305 101A AVENUE

PID: 029-634-652

026-283-182

PLANNING DEPARTMENT



MAPLE RIDGE

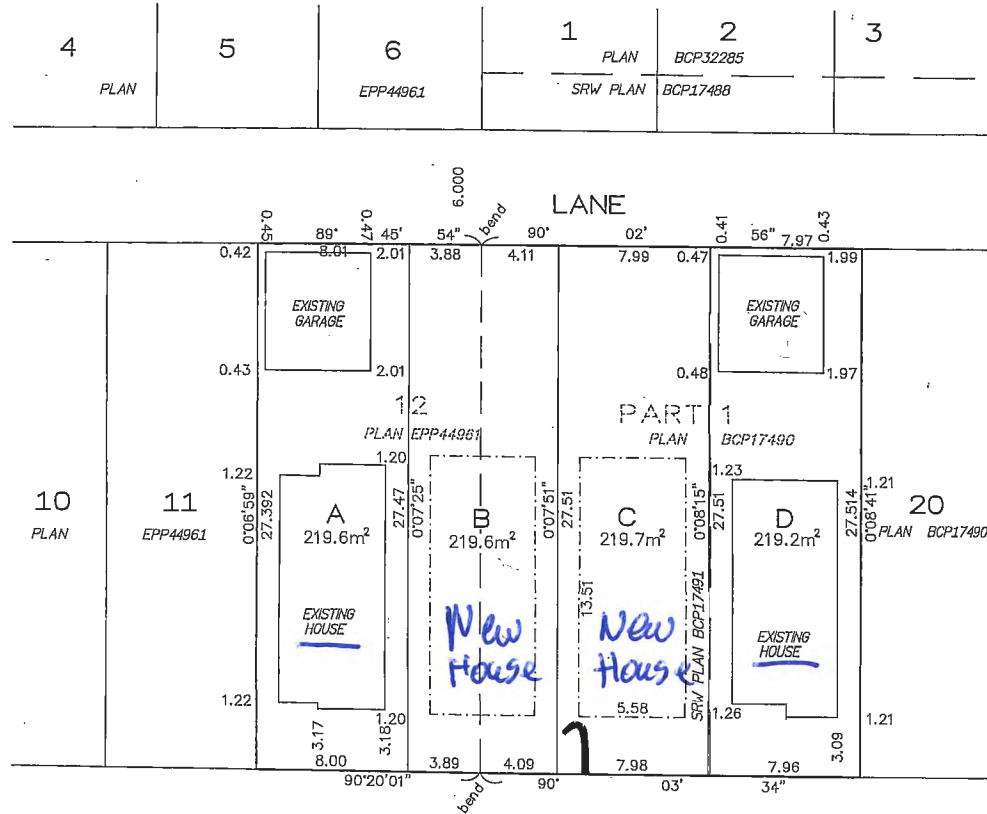
British Columbia

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FILE: 2020-083-DP

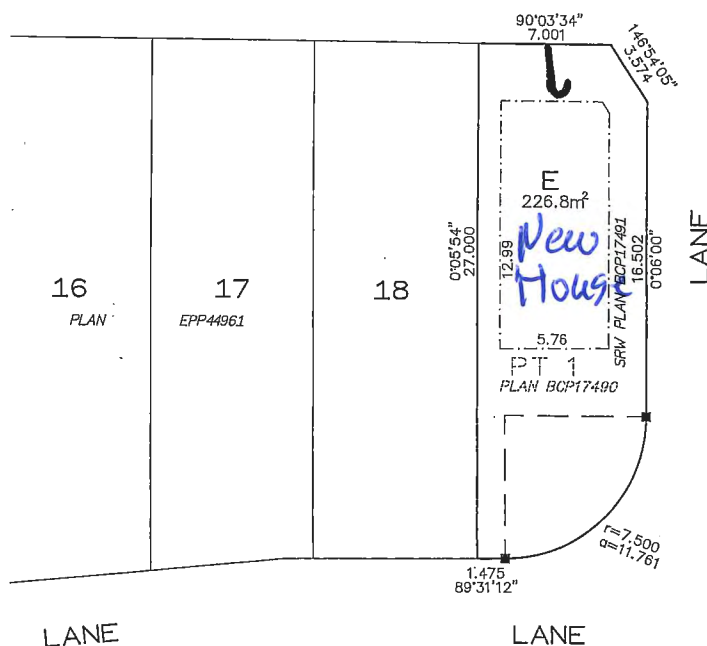
DATE: Dec 14, 2020

BY: DT



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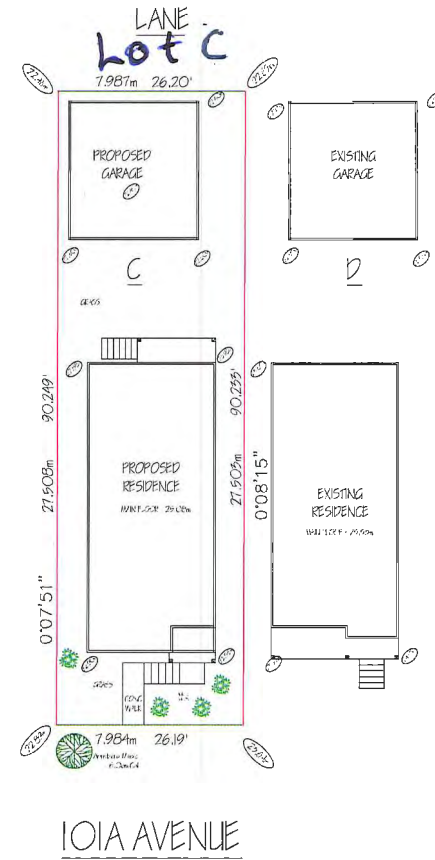
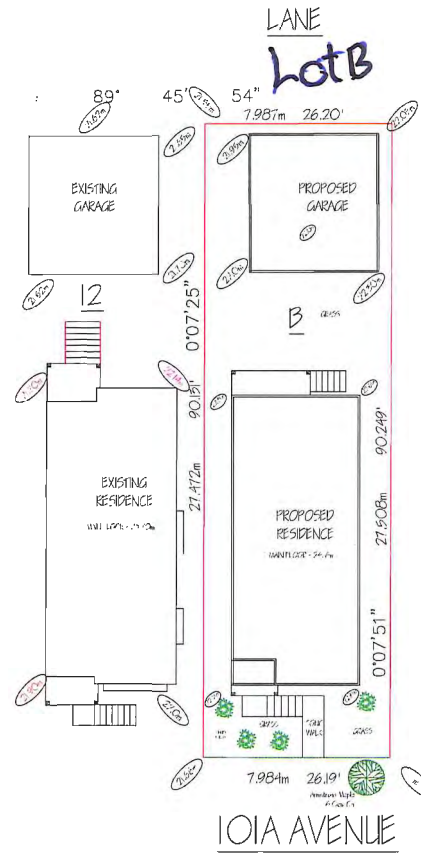
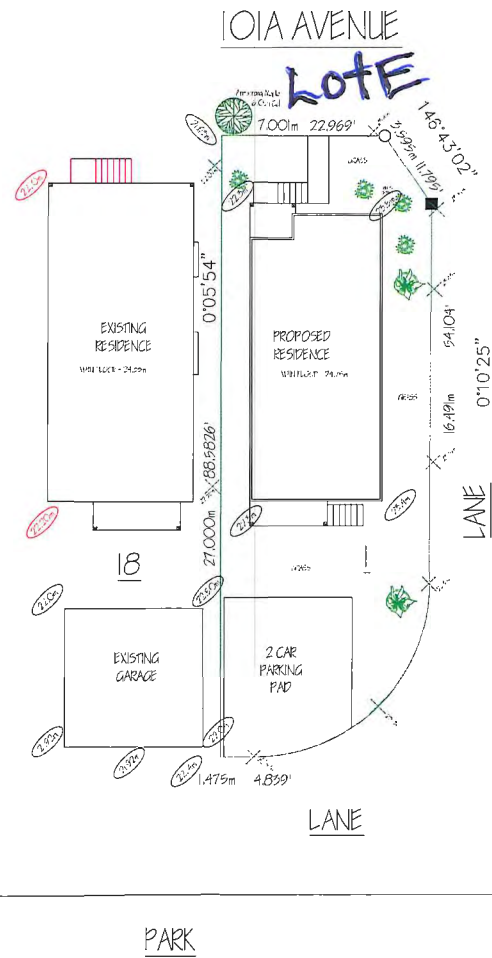
<p>EXISTING R-3 ZONING AREA</p> <p>Minimum Lot Area - 213m² Minimum Lot Width - 7.9m Minimum Lot Depth - 27m</p> <p>Building Envelope Front Setback: 3.0m Rear Setback: 11.0m Sideyard Setback: 1.2m Exterior Sideyard Setback: 2.0m</p>
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ALL DISTANCES ARE IN METRES

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LAND SURVEYING
SURREY B.C.
604-583-6161



200 - 22716 DEWDNEY TRUNK ROAD
MAPLE RIDGE, BC, CANADA V2X 3K2
PHONE: 604 - 380 - 1256
www.columbusprojects.com
info@columbusprojects.com



THE DRAWINGS COMPLY TO THE 2018 BCBC

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS
0986783 BC LTD
3 LOTS
101 A AVENUE

DRAWING TITLE
PROPOSED SUBDIVISION

DESIGN	G.M.J.	DATE
DRAWN	G.M.J.	
DATE	MAR. 9, 2020	8 OF 9
SCALE	AS NOTED	



EXISTING LOT 12
SCALE = 1/4" = 1'-0"

FRONT ELEVATION LOT B
SCALE = 1/4" = 1'-0"

FRONT ELEVATION LOT C
SCALE = 1/4" = 1'-0"

EXISTING LOT D
SCALE = 1/4" = 1'-0"

STREETSCAPE - NORTH SIDE 101A AVENUE



FRONT ELEVATION LOT 1
SCALE = 1/4" = 1'-0"

EXISTING LOT 1B
SCALE = 1/4" = 1'-0"

STREETSCAPE - SOUTH SIDE 101A AVENUE

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**COLUMBUS
PROJECTS INC**

THE DRAWINGS COMPLY TO THE
2018 BCBC

NO	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS

0986783 BC LTD
3 LOTS
101 A AVENUE

GRANDSTAIR
**PROPOSED
SUBDIVISION**

DESIGN	DATE	SCALE
CLM/J		
CLM/J		
CLM/J		
CLM/J		

9 OF 9

TO: His Worship Mayor Mike Morden
and Members of Council
MEETING DATE: January 5, 2021
FILE NO: 05-1855-20

FROM: Chief Administrative Officer
MEETING: COW

SUBJECT: Community Emergency Preparedness Fund -
Evacuation Route Planning Grant Application

EXECUTIVE SUMMARY:

This report describes a current evacuation route planning grant opportunity that will support our Emergency Preparedness Program. Council is being asked to support the application.

RECOMMENDATION:

That the Evacuation Route Planning Grant application be supported.

DISCUSSION:

a) Background Context:

The Community Emergency Preparedness Fund (CEPF) is a suite of funding programs intended to enhance the resiliency of local governments and their residents in responding to emergencies. Funding is provided by the Province of BC and is administered by UBCM.

The intent of this funding stream is to support the development of an Evacuation Route Plan that the City of Maple Ridge's Emergency Operations Centre (EOC) would utilize in the event an evacuation operation was needed during an emergency.

This is a regional application submitted in conjunction with the District of Mission and the City of Pitt Meadows. Only one applicant is required to submit a funding proposal on behalf of those participating in the region. The application deadline was November 6, 2020 and Pitt Meadows submitted the application on behalf of Mission and Maple Ridge. Pitt Meadows and Mission are seeking a resolution in support of the application from their respective Councils in January and have requested that Maple Ridge do the same. This joint approach to Evacuation Route Planning will ensure an effective, coordinated and efficient movement of evacuees along predetermined routes in the event of evacuation orders being issued.

The grant funding will cover all the costs of developing an Evacuation Plan. The project must be completed within one year of the grant approval date. Estimated time of grant approval is March 2021, therefore completion is expected to be March 2022.

The requested grant funding for the City of Maple Ridge is \$25,000, with a combined request of \$75,000.

b) Desired Outcome:

That Council support the grant application mentioned herein and that the City is successful in attracting this funding.

c) Strategic Alignment:

The project aligns with Council's Strategic Plan around Community Safety and Inter-Governmental Relations.

d) Interdepartmental Implications:

The Evacuation Plan will be a tool utilised by the Emergency Operations Centre, Maple Ridge Fire Rescue, Maple Ridge Engineering Operations and the Ridge-Meadows RCMP. Planning and Information Technology will also be involved in the development and maintenance of the completed plan.

e) Business Plan/Financial Implications:

Any additional grant funding allows the municipality to achieve more than could be achieved within current budgets. The grant will cover the full cost of the plan, replacing the 10-year old evacuation plan.

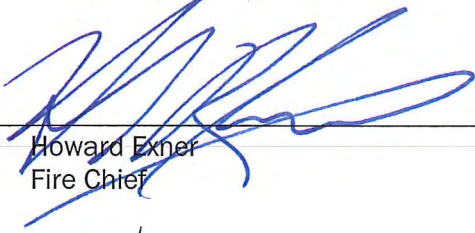
f) Alternatives:

If the grant application is not supported, revision of the Evacuation Plan would not take place until a later date when funding allows.

CONCLUSIONS:

Whenever possible it is a benefit to apply for grants that will provide value to the City.


Prepared by: James Clelland
Assistant Chief – Fire Prevention & Emergency Planning


Approved by: Howard Exner
Fire Chief


Concurrence: Al Horsman,
Chief Administrative Officer