

City of Maple Ridge

**COUNCIL MEETING AGENDA**

**February 23, 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](http://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.

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

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**100 CALL TO ORDER**

**200 AMENDMENTS TO THE AGENDA**

**300 APPROVAL OF THE AGENDA**

**400 ADOPTION OF MINUTES**

**401 Minutes of the Special Council Meeting of February 2, 2021 and the Regular Council Meeting of February 9, 2021**

**402 Report of the Public Hearing of February 16, 2021**

**500 PRESENTATIONS AT THE REQUEST OF COUNCIL**

**600 DELEGATIONS**

**700 ITEMS ON CONSENT**

**701 Minutes**

- 701.1 Development Agreements Committee Meeting
- February 10, 2021

**702 Reports**

**703 Correspondence**

**704 Release of Items from Closed Council Status**

*From the May 26, 2020 Closed Council Meeting*

Item 4.1 Community Land Trust – 12032 Fletcher Street and 228 Street –  
Proposed Co-op Development

That the Mayor write a letter to the Community Land Trust expressing appreciation for the information provided yet declining the proposal for a co-op development on property located at 12032 Fletcher Street and 228 Street based on discussion and feedback received during the May 26, 2020 Closed Council Meeting.

**705 Recommendation to Receive Items on Consent**

**800 UNFINISHED BUSINESS**

**900 CORRESPONDENCE**

**1000 BYLAWS**

**Note:** *Item 1001 is from the February 16, 2021 Public Hearing*

**Bylaws for Third Reading**

- 1001 2018-448-RZ, 12061 Laity Street**  
**Maple Ridge Heritage Designation and Revitalization and Tax Exemption Bylaw No. 7532-2019**

The current application is to provide heritage protection for the historic Gillespie Residence and the construction of three courtyard housing units on the lot as permitted under the RT-2 (Ground-Oriented Residential Infill) zone.

**Bylaws for Adoption**

- 1002 2020-402-RZ, 20619 119 Avenue**  
**Maple Ridge Zone Amending Bylaw No. 7697-2021**  
Site specific text amendment to the CS-1 (Service Commercial) zone to allow services limited to licensed health service providers to include on site chiropractic services

- 1003 2018-012-RZ, 23795 and 23831 Dewdney Trunk Road**  
Staff report dated February 23, 2021 recommending adoption

**Maple Ridge Zone Amending Bylaw No. 7432-2018**  
To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential District) to permit construction of 29 townhouse units.

**Note:** Item 1004 was deferred at the February 9, 2021 Council Meeting

- 1004 2015-318-RZ, 11650 224 Street**  
**Maple Ridge Zone Amending Bylaw No. 7198-2015**  
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the construction of a 130 unit Multi-Family building.

## **1100 COMMITTEE REPORTS AND RECOMMENDATIONS**

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

### **Planning & Development Services**

#### **1101 2021-032-AL, (Golden Ears Way) Plan NWP63218, District Lot 280, Group 1, New Westminster Land District, Dedicated Park & 63221, Application for Exclusion from the Agricultural Land Reserve**

Staff report dated February 16, 2021 recommending that Application 2021-032-AL to exclude an 8.5 hectare (21 acre) parcel from the Agricultural Land Reserve to allow for a Metro Vancouver long term servicing plan for regional growth management be forwarded to Public Hearing.

#### **1102 2019-354-RZ, 25236 112 Avenue, RS-3 to RS-2**

Staff report dated February 16, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7682-2020 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future two lot subdivision be given first reading and that the applicant provide further information as described on Schedules A, B and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

#### **1103 2020-052-RZ, 11970 220 Street, RS-1 to RT-2**

Staff report dated February 16, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7634-2020 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the future construction of a triplex development be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

#### **1104 2019-409-RZ, 12471 223 Street, RS-1 to R-4**

Staff report dated February 16, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7493-2018 to add an R-4 zone (Single Detached [Infill] Urban Residential) be adopted and that Maple Ridge Zone Amending Bylaw No. 7613-2020 to rezone from RS-1 (Single Detached Residential) to R-4 (Single Detached [Infill] Urban Residential) to permit a future subdivision of approximately two lots be given second reading and be forwarded to Public Hearing.



**1105 2021-029-RZ, Termination and Replacement of Land Use Contracts, Various Bylaws**

Staff report dated February 16, 2021 recommending that Maple Ridge Zone Amending Bylaw No.'s 7702-2021, 7703-2021, 7704-2021, 7705-2021, 7706-2021, 7707-2021 and 7709-2021 to terminate Land Use Contracts and rezone properties be given first and second reading and be forwarded to Public Hearing.

**1106 2018-012-DVP, 2018-012-DP, 23795 and 23831 Dewdney Trunk Road**

Staff report dated February 16, 2021 recommending the Corporate Officer be authorized to sign and seal 2018-012-DVP to reduce minimum front, rear and interior yard setbacks and to reduce the minimum required view arc from the centre of all living room windows and that the Corporate Officer be authorized to sign and seal 2018-012-DP to permit construction of a 29 unit townhouse development.

**1107 Advisory Design Panel Review: Advisory Design Panel Amending Bylaw**

Staff report dated February 16, 2021 recommending that Advisory Design Panel Amending Bylaw No. 7696-2020 to include gender neutral language and permit the option of Advisory Design Panel meetings being held virtually be given first, second and third readings.

**Engineering Services**

**Corporate Services**

**Parks, Recreation and Culture**

**1171 Thornhill Trails Study**

Staff report dated February 16, 2021 recommending that medium-term improvements recommended by Thornhill Trail Study respondents be explored, that a Thornhill Trail Maintenance Agreement with the Fraser Valley Mountain Bike Association be considered in 2021 and that development of a Thornhill grind trail be included in the next Parks, Recreation & Culture Master Plan.

**1172 2021 UBCM Poverty Reduction Planning & Action Grant Stream 2**

Staff report dated February 16, 2021 recommending that an application for a grant towards the 'Neighbourhood Mobile Recreation' pilot program be submitted to the Union of British Columbia Municipalities 2021 Poverty Reduction Planning & Action Program, Stream 2.

**Administration (including Fire and Police)**

**1191 Community Development & Enterprise Services Committee Resolution**

Resolution passed at the January 25, 2021 meeting of the Community Development & Enterprise Services Committee ("CDES") pertaining to a feasibility review of revitalizing waterfront development.

**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**

### 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](mailto: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](mailto:clerks@mapleridge.ca)

Mayor and Council at [mayorcouncilandcaol@mapleridge.ca](mailto:mayorcouncilandcaol@mapleridge.ca)


APPROVED BY:



DATE:

Feb. 18/21

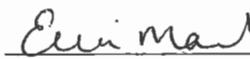
PREPARED BY:



DATE:

Feb. 18, 2021

CHECKED BY:



DATE:

Feb 18/21

## 400 Adoption of Minutes

**401 Minutes of Regular and Special Council Meetings**

City of Maple Ridge

**SPECIAL COUNCIL MEETING MINUTES**

February 2, 2021

The Minutes of the Special City Council Meeting held virtually and hosted in Council Chambers on February 2, 2021 at 2:38 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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<b>PRESENT</b>	<b>Appointed Staff</b>
<b>Elected Officials</b>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	S. Nichols, Corporate Officer
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	T. Thompson, Director of Finance
Councillor A. Yousef	<b>Guests</b>
	Ridge Meadows Recycling Society Representatives:
	K. Day, Executive Director
	S. Sigmund, President, Board of Directors
	G. Shipp, Board Member

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

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

**1.0 CALL TO ORDER**

**2.0 APPROVAL OF THE AGENDA**

R/2021-S-005

It was moved and seconded

That the agenda for the February 2, 2021 Special Council Meeting be approved as circulated.

CARRIED

**3.0 NOTICE OF CLOSED COUNCIL MEETING**

R/2021-S-006

It was moved and seconded

That the meeting be closed to the public pursuant to Section 90(1) and 90(2) of the *Community Charter* as the subject matter being considered relates to the following:

- Section 90(1)(e) The acquisition or disposition of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality.
- Section 90(1)(k) Negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Any other matter may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Section 90(1) and 90(2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

CARRIED

4.0 *ADJOURNMENT* – 2:40 p.m.

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M. Morden, Mayor

Certified Correct

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S. Nichols, Corporate Officer

City of Maple Ridge

**COUNCIL MEETING MINUTES**

February 9, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on February 9, 2021 at 7:03 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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**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, General Manager Corporate Services  
D. Pollock, General Manager Engineering Services  
S. Nichols, Corporate Officer  
T. Thompson, Director of Finance

***Other Staff as Required***

C. Goddard, Director of Planning

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

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

100     **CALL TO ORDER**

200     **AMENDMENTS TO THE AGENDA**

300     **APPROVAL OF THE AGENDA**

R/2021-CM-043

It was moved and seconded

That the agenda of the Regular Council Meeting of February 9, 2021 be adopted as circulated.

CARRIED



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

- 401     Minutes of the Regular Council Meeting of January 26, 2021, the Special Council Meeting of January 5, 2021 and the Special Council Meeting of January 19, 2021

R/2021-CM-044

It was moved and seconded

That the Minutes of the Regular Council Meeting of January 26, 2021, the Special Council Meeting of January 5, 2021 and the Special Council Meeting of January 19, 2021 be adopted as circulated.

CARRIED

- 402     Report of the Public Hearing of January 19, 2021

R/2021-CM-045

It was moved and seconded

That the report of the Public Hearing of January 19, 2021 be adopted as circulated.

CARRIED

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

600     ***DELEGATIONS***

- 601     Natali Leduc and Wan-Yi Lin

- Arts Council Operating Agreement

Ms. Leduc and Ms. Lin gave a PowerPoint presentation outlining concerns pertaining to the lack of a curator and assistant position's at the ACT. The delegation requested that there be a provision in the new operating agreement for two full-time curatorial staff.

700     ***ITEMS ON CONSENT***

701     Minutes

701.1   Development Agreements Committee Meetings

- January 27, 2021
- February 3, 2021

701.2 Committees and Commissions of Council Meetings

- Community Development & Enterprise Services Committee
  - November 30, 2020
  - January 11, 2021

702 Reports – Nil

703 Correspondence - Nil

704 Release of Items from Closed Council Status

*From the January 26, 2021 Closed Council Meeting*

Item 04.01 Appointments to the Environmental Advisory Committee Green Infrastructure Management Strategy Sub-Committee and approval of the Terms of Reference for the sub-committee

705 Recommendation to Receive Items on Consent

R/2021-CM-046

It was moved and seconded

That items on the Consent Agenda of the February 9, 2021 Council Meeting be received into the record.

CARRIED

800 *UNFINISHED BUSINESS* – Nil

900 *CORRESPONDENCE* – Nil

1000 *BYLAWS*

Bylaws for Third Reading and Adoption

1001 2020-402-RZ, 20629 119 Avenue, Site Specific Text Amendment  
Maple Ridge Zone Amending Bylaw No. 7697-2021

Site-specific text amendment to the CS-1 (Service Commercial) zone to allow services limited to licensed health service providers to include on site chiropractic services.

R/2021-CM-047

Moved and seconded

That Zone Amending Bylaw No. 7697-2021 be given third reading.

CARRIED

Bylaws for Adoption

- 1002    2015-318-RZ, 11650 224 Street  
Staff report dated February 9, 2021 recommending adoption

- 1002.1    Maple Ridge Official Community Plan Amending Bylaw No. 7329-2017  
To amend the Town Centre Area Land-Use Designation Map from Ground  
Oriented Multi-Family to Low Rise Apartment

R/2021-CM-048

Moved and seconded

That Official Community Plan Amending Bylaw No. 7329-2017 be adopted.

CARRIED

- 1002.2    Maple Ridge Zone Amending Bylaw No. 7198-2015  
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density  
Apartment Residential) to permit the construction of a 130 unit Multi-Family  
building

R/2021-CM-049

Moved and seconded

That Item 1002.2 Zone Amending Bylaw No. 7198-2015 be deferred to the  
February 23, 2021 Regular Council meeting.

CARRIED

Councillor Duncan, Councillor Yousef – OPPOSED

1100    *REPORTS AND RECOMMENDATIONS*

Planning and Development Services

- 1101    2020-409-RZ, 11089 240 Street, 11101 239 Street and 11094 Buckerfield  
Drive, RS-3, R-1 and R-2 to R-1 and R-2

Staff report dated February 2, 2021 recommending that Maple Ridge Zone  
Amending Bylaw No. 7701-2021 to rezone from RS-3 (Single Detached Rural  
Residential) to R-1 (Single Detached [Low Density] Urban Residential) and R-2  
(Single Detached [Medium Density] Urban Residential) to permit a future  
subdivision of approximately 19 single family lots.

R/2021-CM-050

Moved and seconded

1. That Zone Amending Bylaw No. 7701-2021 be given first reading; and

2. That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with a Subdivision application.

CARRIED

1102 2014-070-RZ, 10470 245B Street and 24589 104 Avenue, RS-2 to RS-1b

Staff report dated February 2, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7156-2015 to adjust the area designated Conservation around the watercourse be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7157-2015 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of 11 lots and 0.277 ha (0.68 acres) of dedicated parkland.

R/2021-CM-051

Moved and seconded

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7156-2015 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7156-2015 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. 7156-2015 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7156-2015 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7157-2015 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C";
  - iii) Road dedication at the intersection of 104 Avenue and 2458 Street as required;
  - iv) Park dedication as required and removal of all debris and garbage from park land;
  - v) Consolidation of the subject properties;
  - vi) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive Areas (wetlands) on the subject properties;

- vii) Registration of a Restrictive Covenant for 'No-Build' controlling the future subdivision layout and restricting the building areas on lots to facilitate the optimum subdivision design incorporating the lands to the north addressed as 104 70 2458 Street;
- viii) Registration of a Restrictive Covenant for Stormwater Management;
- ix) Removal of existing buildings;
- x) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- xi) That a contribution, in the amount of \$51,000.00 (\$5,100.00 x 10 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- xii) That a contribution, in the amount of \$31,000.00 (\$3,100.00 x 10 lots) be provided in keeping with Density Bonus Amenity Contribution Fee.

CARRIED

1103 2018-182-RZ, 11040 Cameron Court, RS-2 to RS-1d

Staff report dated February 2, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7562-2019 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1d (Single Detached (Half Acre) Residential), with a density bonus, to permit a future subdivision of approximately 6 lots be given second reading as amended and be forwarded to Public Hearing.

R/2021-CM-052

Moved and seconded

- 1) That Zone Amending Bylaw No. 7562-2019 be given second reading as amended and be forwarded to Public Hearing;
- 2) That, as a condition of subdivision approval, the developer pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the Local Government Act; and
- 3) That the following terms and conditions be met prior to final reading:
  - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii. Road dedication on Cameron Court as required;
  - iii. Submission of a site grading and storm water management plan to the City's satisfaction;
  - iv. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;

- v. Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive Areas (wetlands) on the subject property;
- vi. Registration of a Restrictive Covenant for Tree Protection and Stormwater Management;
- vii. Removal of existing buildings;
- viii. In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property; and if so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- ix. That a voluntary contribution, in the amount of \$30,600.00 (\$5,100.00 per lot X 6 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- x. Payment of the Density Bonus provision of the RS-1d (Single Detached (Half Acre) Residential) zone, in the amount \$18,600.00 (\$3,100.00 per lot X 6 lots).

CARRIED

1104 2018-190-RZ, 23627 132 Avenue, RS-2 to RM-1

Staff report dated February 2, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7470-2018 to rezone RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of a 23-unit residential townhouse development be given second reading as amended and be forwarded to Public Hearing.

R/2021-CM-053

Moved and seconded

- 1) That Zone Amending Bylaw No. 7470-2018 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) Road upgrades and sidewalk along 132 Avenue as required;
  - iii) Road dedication as required;
  - iv) Registration of a Restrictive Covenant for the Geotechnical, which addresses the suitability of the subject property for the proposed development;
  - v) Registration of a Restrictive Covenant for protecting the Visitor Parking and Stormwater Management;
  - vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property.

If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;

- vii) That a voluntary contribution, in the amount of \$94,300.00 (\$4,100.00 X 23 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions;
- viii) Cash Contribution for additional Density at a rate of \$344.46 per square metre (\$32.00 per square foot) of density over 0.60 FSR in the amount of approximately \$89,346.00.

CARRIED

1105 2020-031-RZ, Vape Retail Prohibition

Staff report dated February 2, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7629-2020 to define and prohibit vape retail be given second reading as amended and be forwarded to Public Hearing.

R/2021-CM-054

Moved and seconded

That Zone Amending Bylaw No. 7629-2020 be given second reading as amended and be forwarded to Public Hearing.

CARRIED

Councillor Duncan – OPPOSED

1106 Proposed New Cannabis Retail Store at 22362 Dewdney Trunk Road

Staff report dated February 2, 2021 recommending that the application for a non medical cannabis retail store by NDR Retail Holdings Ltd. located at 22362 Dewdney Trunk Road, Maple Ridge be denied and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

R/2021-CM-055

Moved and seconded

1. That the application for a non medical cannabis retail store by NDR Retail Holdings Ltd. located at 22362 Dewdney Trunk Road, Maple Ridge be denied based on the information contained in the staff report dated February 2, 2021; 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

Engineering Services – Nil

Corporate Services – Nil

Parks, Recreation & Culture

1171 Revision of Award of Contract RFP-PL18-67 for Janitorial Services

Staff report dated February 2, 2021 recommending that Contract RFP-PL18-67 for janitorial services be renewed with Hallmark Facility Services Inc., that a contingency to address 'as needed' additional cleaning and COVID-19 supplemental cleaning be approved and that the Corporate Officer be authorized to execute the contract.

R/2021-CM-056

Moved and seconded

That contract RFP-PL18-67 for janitorial services be renewed with Hallmark Facility Services Inc. up to the amount of \$562,176 (excluding taxes), with options to renew for two additional one year terms which are subject to maximum increases of 2.5% for each term renewed; and

That a contingency to address 'as needed' additional cleaning and COVID-19 supplemental cleaning be approved up to the amount of \$20,000; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Administration – Nil

1200 STAFF REPORTS – Nil

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 – Nil



1700 *ADJOURNMENT* – 7:56 p.m.

Certified Correct

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M. Morden, Mayor

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S. Nichols, Corporate Officer

402 Report of Public Hearing

City of Maple Ridge

**REPORT OF PUBLIC HEARING**

February 16, 2021

The report of the Public Hearing held as a virtual meeting hosted in the Council Chambers of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on February 16, 2021 at 7:00 p.m.

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**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*

C. Carter, General Manager Planning & Development Services

D. Pollock, General Manager Engineering Services

S. Nichols, Corporate Officer

*Other Staff as Required*

C. Goddard, Director of Planning

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Note: Due to the COVID-19 pandemic, all members of Council, with the exception of the Mayor, participated electronically. The Mayor chaired the meeting from Council Chambers.

Mayor Morden called the meeting to order. The Corporate Officer explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on February 23, 2021.

The Mayor then called upon Planning Department staff to present the following items on the agenda:

- 1) 2018-448-RZ, 12061 Laity Street  
Lot 130 District Lot 242 Group 1 New Westminster District Plan 47517  
Maple Ridge Heritage Designation and Revitalization and Tax Exemption Bylaw No. 7532-2019  
To provide heritage protection for the historic Gillespie Residence and allow for the construction of three courtyard housing units.

The current application is to provide heritage protection for the historic Gillespie Residence and the construction of three courtyard housing units on the lot as permitted under the RT-2 (Ground-Oriented Residential Infill) zone.

The Director of Planning gave a detailed description providing information on the application.

The Corporate Officer advised that 97 notices were mailed out in relation to this application and that no correspondence was received on this item.

The Mayor called for speakers three times. There being no comment, the Mayor declared this item dealt with.

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor adjourned the Public Hearing at 7:06 p.m.

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M. Morden, Mayor

Certified Correct

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S. Nichols, Corporate Officer

700 *ITEMS ON CONSENT*

701 **Minutes**

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

February 10, 2021  
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor  
Chair

Al Horsman, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

---

**1. 2016-246-RZ**

LEGAL: Lot "G" and Lot "H" both of: District Lot 263 Group 1 New  
Westminster District Plan 18612  
PID: 001-281-089/010-426-001  
LOCATION: 12111 and 12119 203 Street  
OWNER: Feng Quan  
REQUIRED AGREEMENTS: Rezoning Servicing Agreement  
Visitor Parking Covenant  
Stormwater Management Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-246-RZ.

**CARRIED**

**2. 5245-20-B536**

LEGAL: Lot 22 District Lot 262 New Westminster District Plan NWP17921  
PID: 007-428-723  
LOCATION: 12465 208 Street  
OWNER: Lance and Heather Andre  
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-B536.

**CARRIED**



**3. 20-124959 BG**

LEGAL: Lot 5 Section 28 Township 12 New Westminster District Plan  
PID: 028-872-266  
  
LOCATION: 13305 235A Street  
  
OWNER: Stephanie and Richard Nightingale  
  
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-124959 BG.**

**CARRIED**

**4. 16-8660-01 - ENG**

LEGAL: Lot 378 Except Part Subdivided by Plan BCP18456 District Lot 248  
Group 1 New Westminster District Plan 66125  
PID: 003-744-281  
  
LOCATION: 11666 Laity Street  
  
OWNER: Fraser Health Authority (Brent Kruschel and Brenda Ligget)  
  
REQUIRED AGREEMENTS: Stat Right of Way (Public Amenities to permit construction  
of bus shelter)  
Stat Right of Way (Public Access to/from bus shelter)

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-8660-01 - ENG.**

**CARRIED**

**5. 2017-306-RZ**

LEGAL: Lot "G" Except Portions in Plans 19681, 59663, 6331 and  
LMP27701 District Lot 399 Group 1 New Westminster District Plan  
10689  
PID: 009-387-170  
  
LOCATION: 22229 Brown Avenue, 12087/97 223 Street; and  
12117, 12127, 12131, and 12149 223 Street  
  
OWNER: 1127042 B.C. Ltd.  
  
REQUIRED AGREEMENTS: Release of Covenant (BB389148 and BB389149)

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2017-306-RZ.**

**CARRIED**

6. 2017-473-SD

LEGAL: Lot 1 Section 33 Township 12 Except Part Dedicated Road and Park on Plan EPP104550 New Westminster District Plan EPP104549; and Lots 1 to 23 all of: Section 33 Township 12 New Westminster District Plan EPP104551

PID: n/a


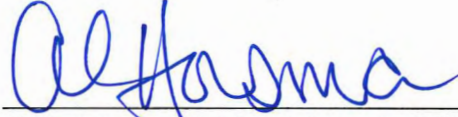
LOCATION: 13616, 13660 232 Street

OWNER: 1118706 B.C. Ltd. (Manjit Mattu and Kevin Johal)

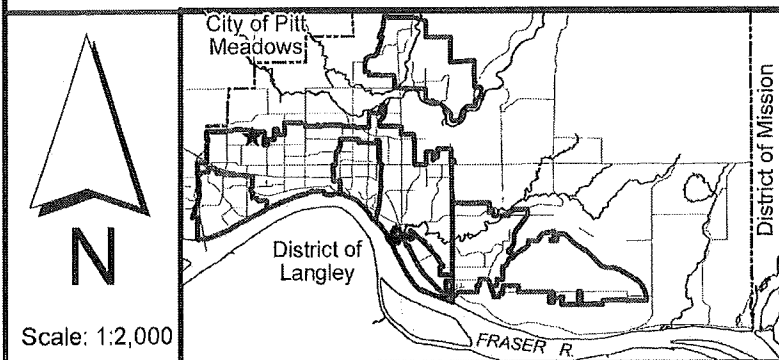
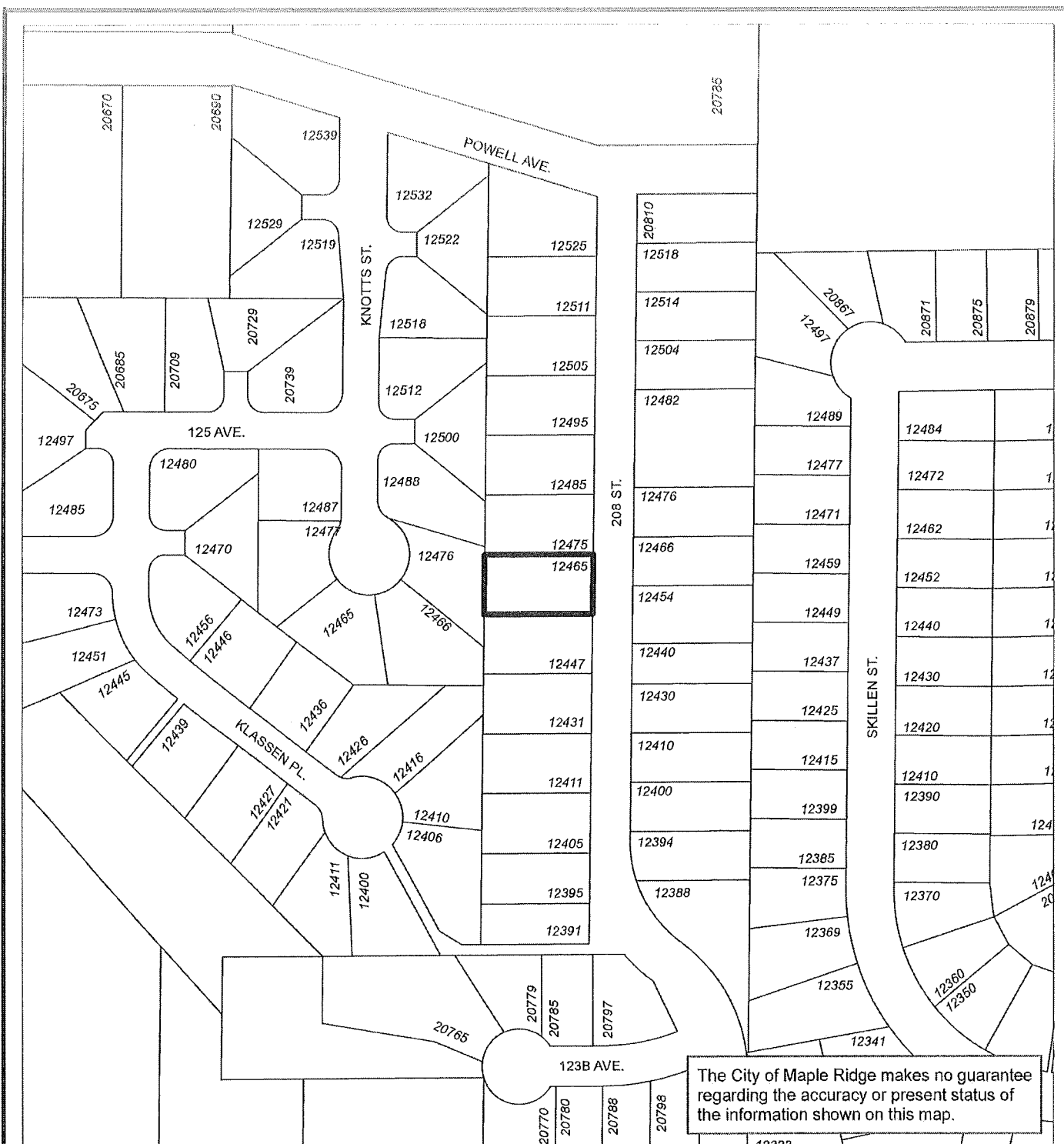
REQUIRED AGREEMENTS: Subdivision Servicing Agreement  
Stormwater Management Covenant  
Stat Right of Way (Sewer) – Lot 11  
Stat Right of Way (Temp. Turnaround) – Lot 14  
Restrictive Covenant (Driveway Width) – Lot 17 and 23  
Easement Multi-Purpose Path (Lots 1 to 10)  
Restrictive Covenant (Wastewater Sewage Pump) Lot 16

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

CARRIED


  
\_\_\_\_\_  
Michael Worden, Mayor  
Chair  
\_\_\_\_\_  
Al Horsman, Chief Administrative Officer  
Member





## 12465 208 Street

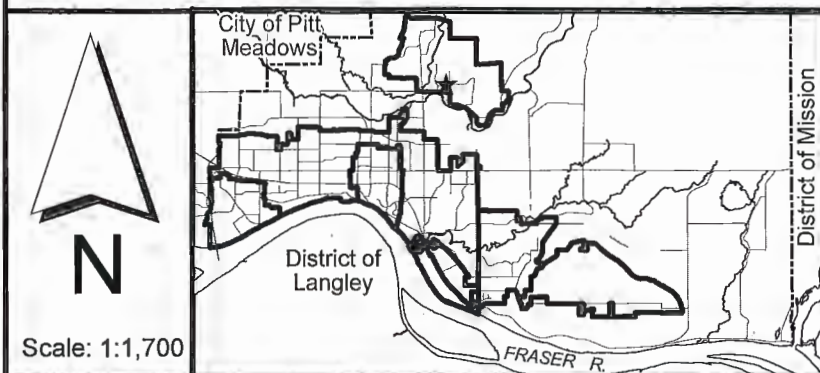
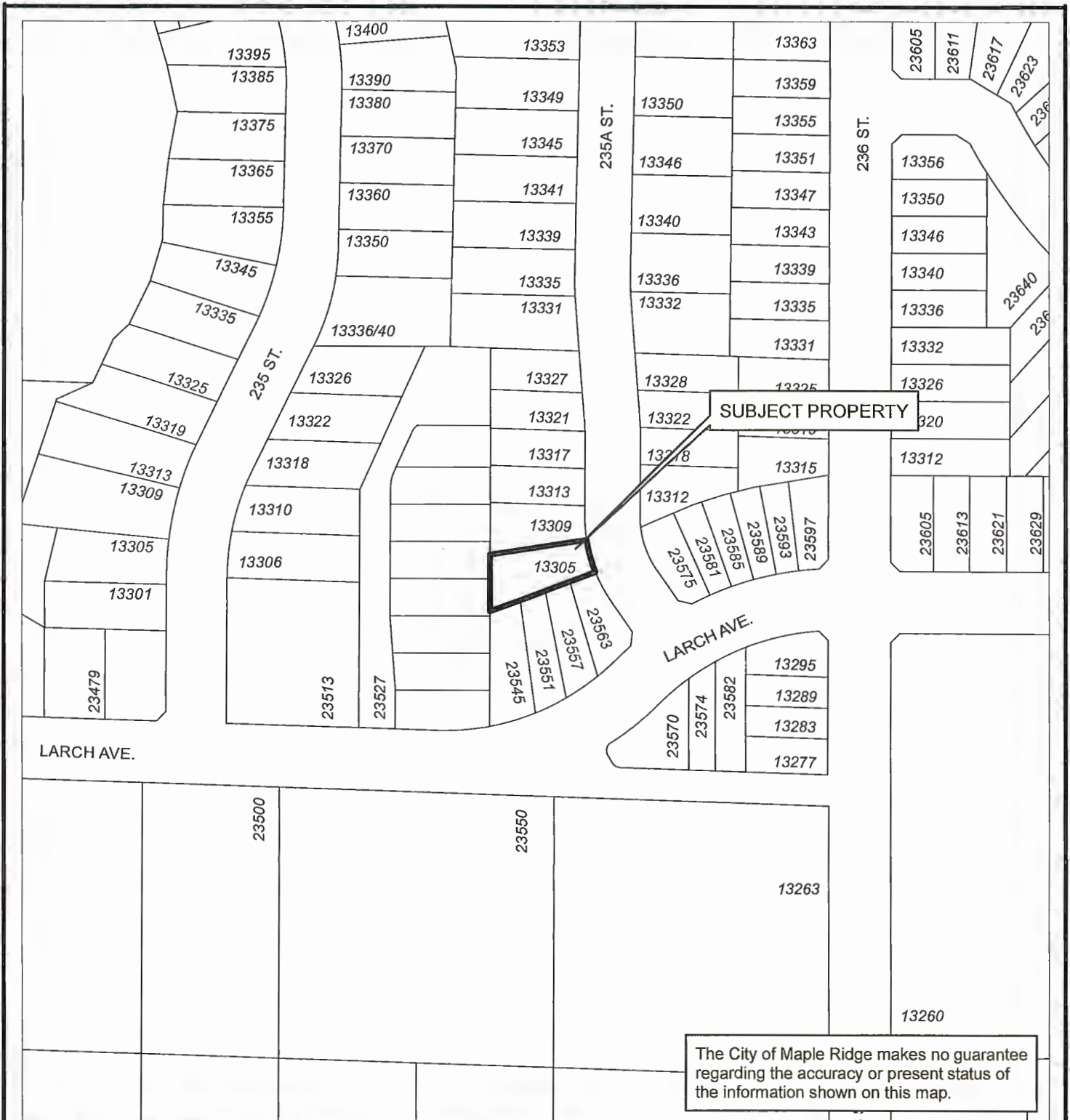
ENGINEERING DEPARTMENT



**mapleridge.ca**

FILE: Untitled  
DATE: Feb 8, 2021

BY: NV



## 13305 235A Street

ENGINEERING DEPARTMENT

**mapleridge.ca**

FILE: Untitled

DATE: Jan 29, 2021

BY: NV





Scale: 1:2,500

## Legend

-  Stream
-  Ditch Centreline
-  Indefinite Creek

22229 BROWN AVENUE  
12087/97, 12117/27/31/49 223 STREET

PLANNING DEPARTMENT



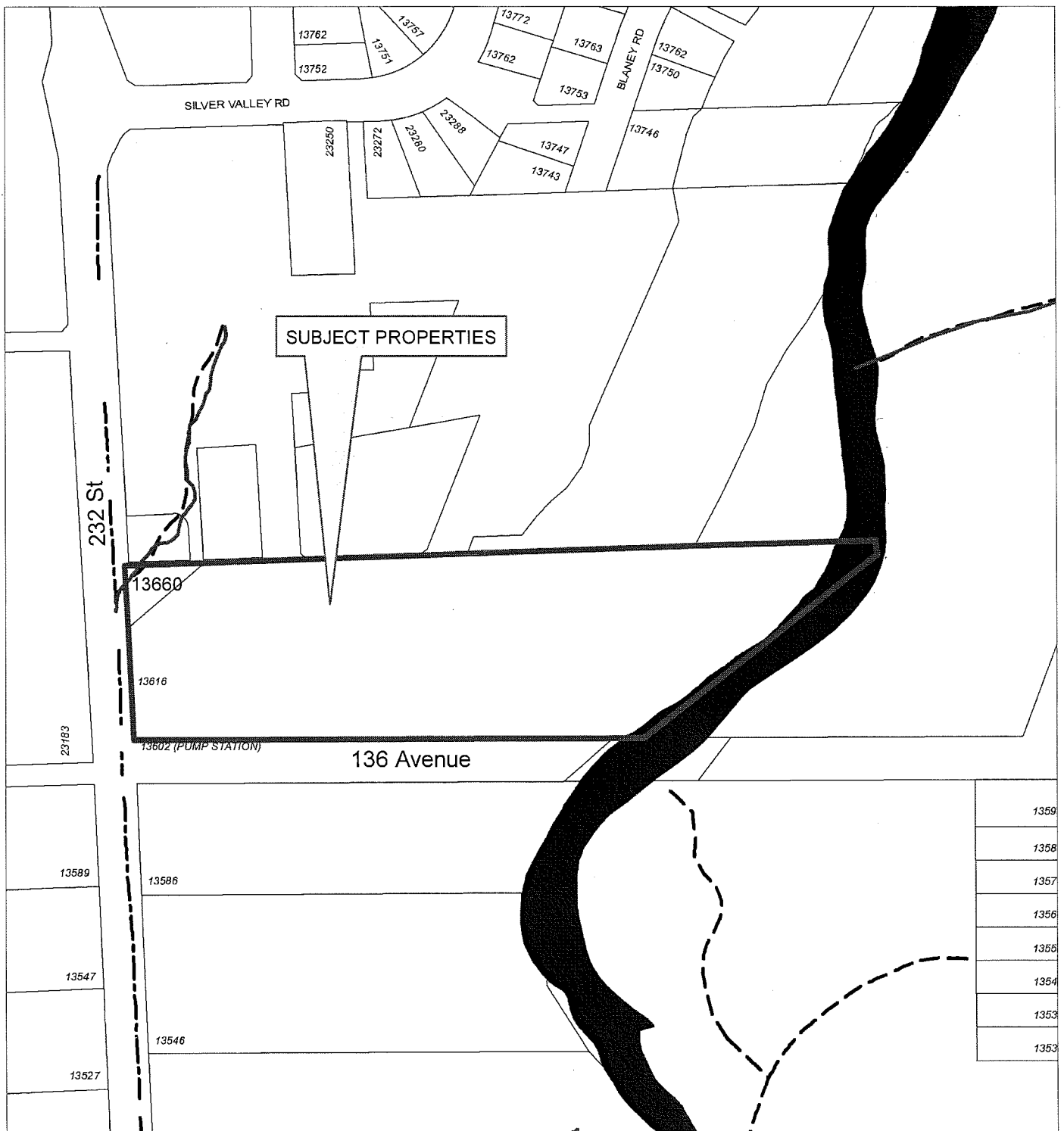
MAPLE RIDGE

British Columbia




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

FILE: 2017-306-RZ  
DATE: Jun 28, 2019

BY: PC



## Legend

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

13616 & 13660 232 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

2017-473-RZ

DATE: Feb 14, 2018

BY: JV



1000 Bylaws

**CITY OF MAPLE RIDGE  
BYLAW NO. 7532-2019**

A Bylaw to designate a property as a heritage property under Section 967 of the *Local Government Act* and to enter into a Heritage Revitalization Agreement under Section 966 of the *Local Government Act* and to grant a Tax Exemption under Section 225 of the *Community Charter*

---

**WHEREAS** the Municipal Council of the City of Maple Ridge considers that the property located at 12061 Laity Street, Maple Ridge, B.C. has heritage value and heritage character and that certain portions of the land and the building on the Property known as "the Gillespie House" should be designated as protected under section 967 of the *Local Government Act*;

**AND WHEREAS** the City of Maple Ridge and 1103625 BC Ltd. Inc. No. BC 1103625 ("the Owners") wish to enter into a Heritage Revitalization Agreement for the property;

**AND WHEREAS** the Municipal Council of the City of Maple Ridge wishes to exercise its discretion under section 225 of the *Community Charter* to exempt the designated portion of the property from municipal property taxation subject to the terms of an exemption agreement;

**AND WHEREAS** the City of Maple Ridge has provided notice of a proposed tax exemption bylaw in accordance with section 227 of the *Community Charter*;

**AND WHEREAS** the Owners of the Property intend to have a strata titled development of the Property and has agreed that in order to ensure the protection of the heritage value and heritage character of the of the Property, certain provisions must be in place, including the requirement for notice to be placed on title to any strata lots created by the filing of a strata plan in respect of all or part of the Property;

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

**Citation**

- 1.1 This Bylaw may be cited as "Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 7532-2019".

**Interpretation**

- 2.1 In this Bylaw, the terms "heritage value", "heritage character" and "alter" have the corresponding meanings given to them in the *Local Government Act*.

**Heritage Revitalization and Tax Exemption Agreement**

- 3.1 The City of Maple Ridge enters into a Heritage Revitalization and a Tax Exemption Agreement (the "Agreement") with the registered owners of the properties located at 12061 Laity Street, Maple Ridge and legally described as:

PID: 006-199-704

Lot 130 District Lot 242 Group 1 New Westminster District Plan 47517

(the "Property").

- 3.2 The Mayor and Corporate Officer are authorized on behalf of the City of Maple Ridge Council to sign and seal the Agreement in the form attached as Appendix "1" to this Bylaw.
- 3.3 Subject to all of the terms and conditions set out in the Agreement, the Designated portion of the Property on which is located the "Existing Heritage Building", as described in the Agreement, shall be exempt from City property taxation for a term of five (5) years effective from the date on which the Agreement comes into force.

#### **Heritage Designation**

- 4.1 Council hereby designates the "Existing Heritage Building", as described in the Agreement and that portion of the Property containing the "Existing Heritage Building", as protected heritage property for the purposes of section 967 of the *Local Government Act* of British Columbia.

#### **Exemptions**

- 5.1 The following actions may be undertaken in relation to the Existing Heritage Building without first obtaining a heritage alteration permit from the City:
- (a) non-structural renovations or alterations to the interior of the building or structure that do not affect any protected interior feature or fixture and do not alter the exterior appearance of the building or structure; and
  - (b) non-structural normal repairs and maintenance that do not alter the exterior appearance of a building or structure.
- 5.2 For the purpose of section 5.1, "normal repairs" means the repair or replacement of elements, components or finishing materials of a building, structure or protected feature or fixture, with elements, components or finishing materials that are equivalent to those being replaced in terms of heritage character, material composition, colour, dimensions and quality.

**READ** a first time the 26<sup>th</sup> day of February, 2019.

**READ** a second time, as amended, the 26<sup>th</sup> day of January, 2021

**PUBLIC HEARING** held the 16<sup>th</sup> day of February, 2021.

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

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

**ADOPTED**, the                      day of                      , 20

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**

THIS AGREEMENT dated for reference the            day of            ,..... is

**1103635 BC Ltd. Inc. No. 1103635**  
15582 80 Avenue  
Surrey, B.C. V3S 2J3

**THE CITY OF MAPLE RIDGE**  
11995 Haney Place  
Maple Ridge, British Columbia  
V2X 6A9

E. Section 966 of the *Local Government Act* authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of heritage property, and to allow variations of, and supplements to, the provisions of a bylaw or a permit issued under Part 26 or Part 27 of the *Local Government Act*;

- F. Section 225 of the *Community Charter* authorizes a local government to enter into an agreement with the owner of eligible heritage property that is to be exempt from municipal taxation, respecting the extent of the exemption and the conditions on which it is made;
- G. The Owners and the City have agreed to enter into this Heritage Revitalization and Tax Exemption Agreement setting out the terms and conditions by which the heritage value of the Existing Heritage Building is to be preserved and protected, in return for specified supplements and variances to City bylaws and the exemption of the Existing Heritage Building from City property taxation for a specified term;

THIS AGREEMENT is evidence that in consideration of the sum of ten dollars (\$10.00) now paid by each party to the other and for other good and valuable consideration (the receipt of which each party hereby acknowledges) the Owners and the City each covenant with the other as follows:

#### **Effective Date**

- 1. The date of final adoption of the bylaw to which this Agreement is attached is the "Effective Date".

#### **Conservation of the Existing Heritage Buildings**

- 2. The Owners shall, promptly following the Effective Date, commence and complete the restoration, renovation and conservation of the Existing Heritage Building (the "Work") in accordance with recommendations set out in the Conservation Plan attached as Schedule "C" to this Agreement (the "Conservation Plan").
- 3. Prior to commencement of the Work, the Owners shall obtain from the City all necessary permits and licences, including a heritage alteration permit.
- 4. The Work shall be done at the Owners' sole expense in accordance with generally accepted engineering, architectural and heritage conservation practices. If any conflict or ambiguity arises in the interpretation of the Conservation Plan, the parties agree that the conflict or ambiguity shall be resolved in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, Second Edition, published by Parks Canada in 2010, or any future update to this edition.
- 5. The Owners shall, at their sole expense, engage a member of the British Columbia Association of Heritage Professionals (the "Registered Professional") to oversee the Work and to perform the duties set out in section 7 of this Agreement.
- 6. If the intent is to have a strata titled development, the Owner as the owner developer will insure that the maintenance requirements discussed in this Agreement will be set out within the by-laws governing the strata titled development before the first meeting of the owners of the strata development. The by-laws that reflect these maintenance requirements, and the maintenance requirements themselves, shall not be changed without the prior written consent of the City.

7. The Owners shall cause the Registered Professional to:
- (a) prior to commencement of the Work, provide to the City an executed and sealed Confirmation of Commitment in the form attached as Schedule "D" to this Agreement;
  - (b) while the Existing Heritage Building is being stored on the Lands, insure it is secured at all times and suitable measures are in place to protect it from any damage during excavation activities and construction on the Property. All contractors and tradespersons shall be made aware that the Existing Heritage Building is a protected heritage building;
  - (c) throughout the course of the Work, effectively oversee the work of all contractors and tradespersons and inspect all materials leaving and arriving at the site to ensure that the Work is carried out in accordance with the Conservation Plans;
  - (d) obtain the City's approval for any changes to the Work, including any amended permits that may be required;
  - (e) upon substantial completion of the Work, provide to the City an executed and sealed Certification of Compliance in the form attached as Schedule "E" to this Agreement; and
  - (f) notify the City within one (1) business day if the Registered Professional's engagement by the Owners is terminated for any reason.

#### **Heritage Revitalization Information Sign**

8. The Owners shall erect on the Lands and keep erected throughout the course of the Work, a sign of sufficient size and visibility to effectively notify contractors and tradespersons entering onto the Lands as well as the general public that the Work involves protected heritage property and is being carried out for heritage conservation purposes stating as follows:

#### **PROTECTED HERITAGE SITE**

Gillespie Residence

No Vandalism or Removal of Materials

Maximum Individual Penalty: \$50,000 and 2 years imprisonment:

#### **Future Development**

9. The Owners agrees to relocate the Existing Heritage Building onto a new foundation and complete the Works prior to any further development of the Lands.

#### **Timing of Restoration**

10. The Owners shall commence and complete all actions required for the completion of the Work in accordance with this Agreement within 18 months following the Effective Date.

### **Ongoing Maintenance**

11. Following completion of the Work, the Owners shall, in perpetuity, maintain the Existing Heritage Building and the Lands in good repair in accordance with the provisions and the checklist in Section 6.0 Maintenance Plan contain in the Conservation Plan and the maintenance standards set out in Maple Ridge Heritage Site Maintenance Standards Bylaw No. 6710-2009.

### **Security:**

12. As security for the due and proper storage on the Lands, relocation onto a permanent foundation on the Lands and the completion of all Works for the Existing Heritage Building on the Lands, the Owners shall deposit a security with the City in the amount of \$25,000.00 in the form of a letter of credit (the "Security"). The Owners will, without notice from the City, renew the Security prior to the expiration of its term. If the Owners fail or neglect to renew the Security not less than one month prior to the expiration of its term, the City may make demand upon such Security and hold the proceeds so obtained in place of the Security. In the event that the Existing Heritage Building is completely destroyed prior to the Works being completed and final occupancy granted by the City, then, without limiting the City's other rights and remedies under this Agreement and the relevant statutory provisions, the Security with any interest thereon shall be forfeited to the City as liquidated damages, the parties agreeing that the Security shall constitute a genuine pre-estimate of damages arising from the loss of the Existing Heritage Building in its original state.

### **Damage to or Destruction of Existing Heritage Building**

13. If the Existing Heritage Building is damaged, the Owners shall obtain a heritage alteration permit and any other necessary permits and licences and, in a timely manner, shall restore and repair the Existing Heritage Building to the same condition and appearance that existed before the damage occurred.
14. If, in the opinion of the City, the Existing Heritage Building is completely destroyed, the Owners shall construct a replica, using contemporary materials if necessary, of the Existing Heritage Building that complies in all respects with the Conservation Plan and with the City's Zoning Bylaw as varied by this Agreement, after having obtained a heritage alteration permit and all other necessary permits and licences.
15. The Owners shall use their best efforts to commence and complete any repairs to the Existing Heritage Building, or the construction of any replica or replacement building, with reasonable dispatch.

### **Variations to City's Zoning and Parking Bylaws**

16. Maple Ridge Zoning By-law No. 7600-2019 (the "Zoning Bylaw") is varied and supplemented in its application to the Lands and the Existing Heritage Building in the manner and to the extent provided in the table attached as Schedule "F" to this Agreement.

### **Heritage Designation**

17. The Owners hereby irrevocably agree to the designation of the Existing Heritage Building and that portion of the Lands containing the Existing Heritage Building as identified on the plan attached herein as Schedule "G", as a municipal heritage site in accordance with section 967 of the Local Government Act, and release the City from any obligation to compensate the Owners in any form for any reduction in the market value of the Lands or that portion of the Lands that may result from the designation.

### **Tax Exemption Conditions**

18. The City hereby exempts from City property taxation, for five (5) years following the Effective Date, that portion of the Lands on which the Existing Heritage Building is located, as shown on the sketch map attached as Schedule "A", on the following conditions:
  - (a) all items agreed to within this Agreement must be met;
  - (b) any other fees and charges related to the Lands and the Existing Heritage Building due to the City of Maple Ridge are paid in full;
  - (c) the Owners are not in contravention of any other City of Maple Ridge bylaw.
19. If any condition set out in section 18 above is not met to the satisfaction of the City, acting reasonably, then the Owners must pay to the City the full amount of tax exemptions received, plus interest, immediately upon written demand.
20. Without limiting the foregoing, if the Existing Heritage Building is completely destroyed and the Owners are required to construct a replica building in accordance with section 13, the tax exemption granted by section 18 shall be at an end and the Owners shall pay to the City the full amount of tax exemptions received, plus interest, immediately upon written demand.

### **Interpretation**

21. In this Agreement, "Owners" shall mean the registered owners of the Lands or a subsequent registered owner of the Lands, as the context requires or permits.

### **Conformity with City Bylaws**

22. The Owners acknowledge and agree that, except as expressly varied by this Agreement, any development or use of the Lands, including any construction, restoration and repair of the Existing Heritage Building, must comply with all applicable bylaws of the City.

### **Heritage Alteration Permits**

23. Following completion of the Work in accordance with this Agreement, the Owners shall not alter the heritage character or the exterior appearance of the Existing Heritage Building, except as permitted by a heritage alteration permit issued by the City.



### **Statutory Authority Retained**

24. Nothing in this Agreement shall limit, impair, fetter or derogate from the statutory powers of the City, all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled.

### **Indemnity**

25. The Owners hereby release, indemnify and save the City, its officers, employees, elected officials, agents and assigns harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts and demands whatsoever by any person, arising out of or in any way due to the existence or effect of any of the restrictions or requirements in this Agreement, or the breach or non-performance by the Owners of any term or provision of this Agreement, or by reason of any work or action of the Owners in performance of their obligations under this Agreement or by reason of any wrongful act or omission, default, or negligence of the Owners.
26. In no case shall the City be liable or responsible in any way for:
- (a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owners or by any other person who may be on the Lands; or
  - (b) any loss or damage of any nature whatsoever, howsoever caused to the Lands, or any improvements or personal property thereon belonging to the Owners or to any other person,

arising directly or indirectly from compliance with the restrictions and requirements in this Agreement, wrongful or negligent failure or omission to comply with the restrictions and requirements in this Agreement or refusal, omission or failure of the City to enforce or require compliance by the Owners with the restrictions or requirements in this Agreement or with any other term, condition or provision of this Agreement.

### **No Waiver**

27. No restrictions, requirements or other provisions of this Agreement shall be deemed to have been waived by the City unless a written waiver signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default, nor any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way defeat or affect the rights and remedies of the City.

### **Inspection**

28. Upon request, the Owners shall advise or cause the Registered Professional to advise the City's Planning Department of the status of the Work, and, without limiting the City's power of inspection conferred by statute and in addition to such powers, the City shall be entitled at all reasonable times and from time to time to enter onto the Lands for the purpose of ensuring that the Owners are fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owners.

## Enforcement of Agreement

29. The Owners acknowledge that it is an offence under section 981(1)(c) of the *Local Government Act* to alter the Lands or the Existing Heritage Building in contravention of this Agreement, punishable by a fine of up to \$50,000.00 or imprisonment for a term of up to 2 years, or both.
30. The Owners acknowledge that it is an offence under section 981(1)(b) of the *Local Government Act* to fail to comply with the requirements and conditions of any heritage alteration permit issued to the Owners pursuant to this Agreement and section 972 of the *Local Government Act*, punishable in the manner prescribed in the preceding section.
31. The Owners acknowledge that, if the Owners alter the Lands or the Existing Heritage Building in contravention of this Agreement, the City may apply to the B.C. Supreme Court for:
  - (a) an order that the Owners restore the Lands or the Existing Heritage Building to its condition before the contravention;
  - (b) an order that the Owners undertake compensatory conservation work on the Lands or the Existing Heritage Building;
  - (c) an order requiring the Owners to take other measures specified by the Court to ameliorate the effects of the contravention; and
  - (d) an order authorizing the City to perform any and all such work at the expense of the Owners.
32. The Owners acknowledge that, if the City undertakes work to satisfy the terms, requirements or conditions of any heritage alteration permit issued to the Owners pursuant to this Agreement upon the Owners' failure to do so, the City may add the cost of the work and any incidental expenses to the taxes payable with respect to the Lands, or may recover the cost from any security that the Owners have provided to the City to guarantee the performance of the terms, requirements or conditions of the permit, or both.
33. The Owners acknowledge that the City may file a notice on title to the Lands in the land title office if the terms and conditions of the Agreement have been contravened.
34. The City may notify the Owners in writing of any alleged breach of this Agreement to the Owners shall have the time specified in the notice to remedy the breach. In the event that the Owners fail to remedy the breach within the time specified, the City may enforce this Agreement by:
  - (a) seeking an order for specific performance of this Agreement;
  - (b) any other means specified in this Agreement; or
  - (c) any means specified in the *Community Charter* or the *Local Government Act*,and the City's resort to any remedy for a breach of this Agreement does not limit its right to resort to any other remedy available at law or in equity.

**Headings**

35. The headings in this Agreement are inserted for convenience only and shall not affect the interpretation of this Agreement or any of its provisions.

**Appendices**

36. All schedules to this Agreement are incorporated into and form part of this Agreement.

**Number and Gender**

37. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

**Successors Bound**

38. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns.

**Severability**

39. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.

Signed, Sealed and Delivered by **INSERT** in  
the presence of:

INSERT

Occupation

The Corporate Seal of **CITY OF MAPLE RIDGE**  
was hereunto affixed in the presence of:

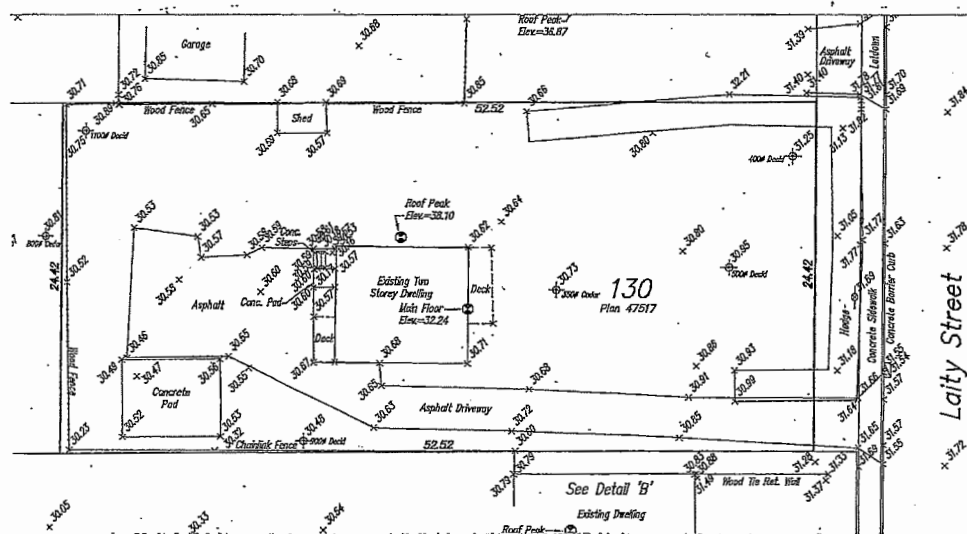
C/S

Date \_\_\_\_\_

**SCHEDULE "A"**

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**EXISTING HERITAGE BUILDING**





No.	Date	Revision
1	10/16/18	ISSUED FOR PERMITS
2	10/16/18	ISSUED FOR PERMITS

IF ANY PART OF THIS DRAWING IS TO BE USED IN CONNECTION WITH ANY OTHER PROJECT, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM ARCHITYPE DESIGN.

UNIT-A  
EXISTING HOUSE  
THE  
BASEMENT AND MAIN  
FLOOR PLAN

Date

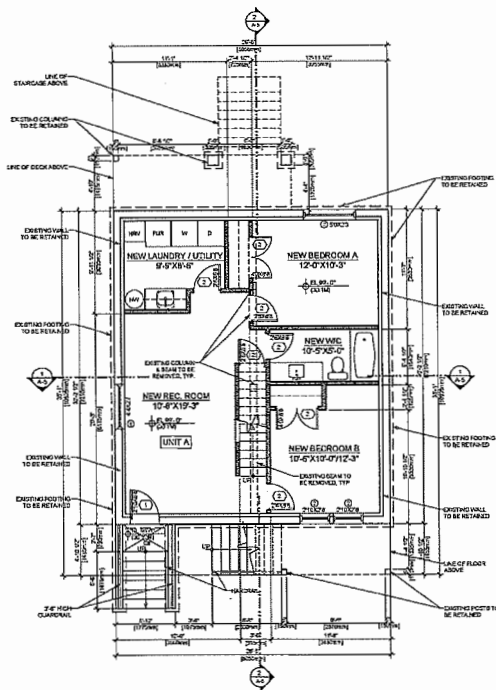
OCTOBER 16, 2018

Scale

AS SHOWN

Drawing No.

A-A2



1 BASEMENT FLOOR PLAN  
Scale 1/4" = 1'-0"  
BASEMENT FL. SF: 799 SF

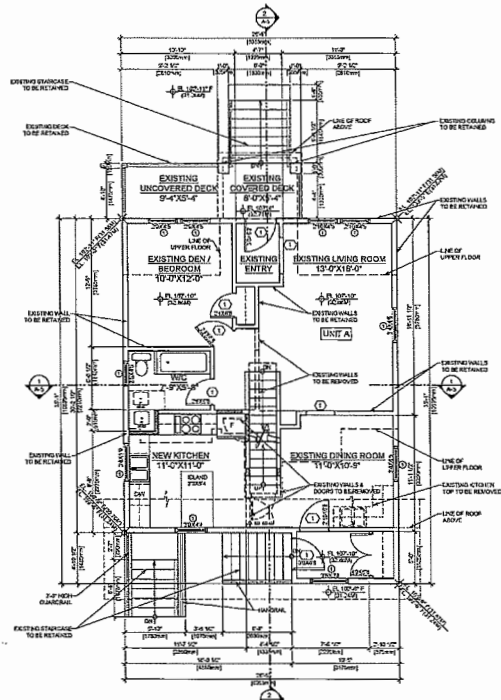
- PLANNING NOTES
1. INTERIOR DIMENSIONS TO FACE OF CURTAIN WALL OR CONCRETE WALL.
  2. EXTERIOR DIMENSIONS TO FACE OF BRICK OR CONCRETE WALL.
  3. GROUND TO FINISH FLOOR OF BASEMENT.
  4. DOORS AND WINDOWS TO BE CENTERED BETWEEN WALLS OR PILLS.
  5. VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION DESIGN.

PLAN LEGEND  
HATCH FOR CONCRETE WALL TYPE

- DOOR SCHEDULE
1. EXISTING WINDOW
  2. NEW WINDOW
  3. EXISTING WINDOW TO BE FILLED IN
  4. NEW WINDOW
  5. NEW WINDOW TO BE FILLED IN
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  100. NEW WINDOW TO BE FILLED IN

NOTE: EXISTING WINDOWS ARE REMOVED, FULL PATCH & REPAIR BEFORE FINISHING & NEW GLASS TO BE INSTALLED.



2 MAIN FLOOR PLAN  
Scale 1/4" = 1'-0"  
MAIN FL. SF: 1,940 SF

- WALL LEGEND
- EXISTING WALL
  - NEW WALL
  - REMOVED WALL
  - EXISTING WALL TO BE REPLACED WITH NEW WALL
- NOTE: CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.



ArchType  
design

SPRINGER MANN  
904.966.0003

**GILLESPE HOUSE  
FOUR UNITS  
INFILL PROJECT**

ADDRESS:

12061 LAITY ST.,  
MAPLE RIDGE

LEGAL DESCRIPTION:

LOT 130  
DL 242  
GROUP 1 TOWN  
PLAN 47617

PID: 908-199-784

No.	Date	Revised
1	10/16/18	UPPER FLOOR PLAN
2	10/16/18	ROOF PLAN

**UNIT-A  
EXISTING HOUSE**

Title  
UPPER FLOOR AND  
ROOF PLAN

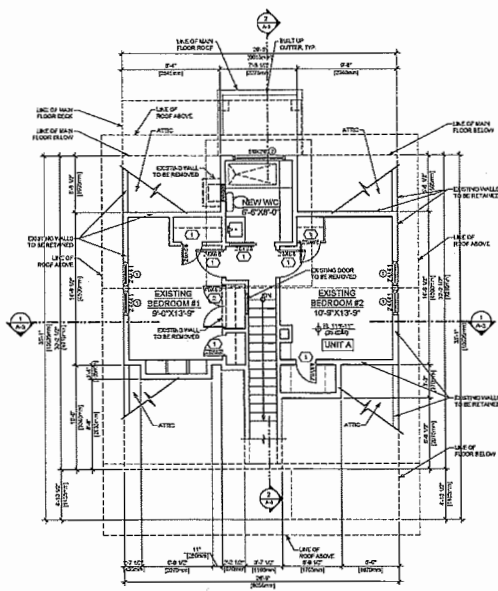
Date  
OCTOBER 16, 2018

Scale

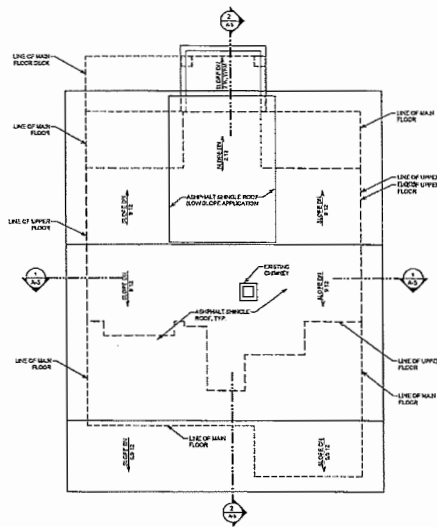
AS SHOWN

Drawing No.

**A-A3**



**1 UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
UPPER FLOOR PLAN



**2 ROOF PLAN**  
SCALE: 1/8" = 1'-0"  
ROOF PLAN

- PLAN NOTES**
1. INTERIOR DIMENSIONS TO FACE OF GRS M.W.D.
  2. EXISTING SURFACING TO FACE OF EXISTING OR CONCRETE IF B.D.
  3. GROUND TO BE REMOVED FROM HOUSE BY A MIN. 2'-0".
  4. EXISTING WINDOWS TO BE CENTERED BETWEEN EXISTING WALLS IF B.D.
  5. VERIFY EXISTING DIMS ON SITE PRIOR TO CONSTRUCTION.

REFER TO STRUCTURAL DRAWINGS FOR  
STRUCTURAL SECTION

PLAN LEGEND:  
+ ADDITION (DASH) TO PLAN, TYPE

- WALL & WINDOW LEGEND**
- EXISTING WINDOW
  - NEW WINDOW
  - EXISTING WINDOW TO BE TAKEN IN
  - IF NEW WINDOW SEAT  
AT EDGE OF EXIST. WALL
  - NEW DOOR TO REPLACE EXISTING
  - NEW DOOR
  - NEW 48 LVL. BUILT-UP DOOR
  - EXISTING DOOR TO BE RETAINED

NOTE:  
REMOVE EXISTING WINDOWS AND REMOVED, FILL PATCH &  
REPAIR EXISTING & ADDITION TO BE TAKEN IN

- WALL LEGEND**
- EXISTING WALL
  - NEW WALL
  - REMOVED WALL
  - EXISTING WALL REPLACED  
WITH NEW WALL

NOTE: CONTRACTOR TO VERIFY EXISTING CONDITIONS  
AND DIMENSIONS PRIOR TO CONSTRUCTION

**SCHEDULE "B"**

---

**PROPOSED SITE PLAN**



**SCHEDULE "C"**

---

**CONSERVATION PLAN**



# GILLESPIE HOUSE

12061 LAITY STREET, MAPLE RIDGE, BC

## CONSERVATION PLAN

AUGUST 2017

**DONALD LUXTON**  
AND ASSOCIATES INC



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**GILLESPIE RESIDENCE: 12061 LAITY STREET, MAPLE RIDGE, BC**  
CONSERVATION PLAN | AUG 2017

# 1.0 INTRODUCTION



**HISTORIC NAME:** Gillespie Residence  
**CIVIC ADDRESS:** 12061 Laity Street, Maple Ridge, BC  
**ORIGINAL OWNERS:** William Francis Gillespie  
**DATE OF CONSTRUCTION:** 1929

The one and one-half storey Craftsman-style house is typical of the simple bungalows built in the late 1920s and 1930s, which demonstrate the austerity of the local economy at the time. The house features a side-gabled roofline with a flat-roofed porch with square columns, double-hung windows and glazed front entry door. It was built for the Gillespie family in 1929, at the time that William Gillespie was hired as the local agent for the B.C. Electric Railway Company. It is typical of the growth seen to the west of the Haney area due to the expansion of the local road network. An overall rehabilitation scheme has

been prepared as part of a larger infill development scheme on the site.

This Conservation Plan is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed development.



## 2.0 HISTORIC CONTEXT



*Downtown Haney, looking west during the flood of 1948. [Maple Ridge Museum & Archives P07068]*



By 1874, several small communities had sprung up, consisting of a few families each, on the north side of the Fraser River in the areas that would become The Ridge, Port Haney, Port Hammond, Pitt Meadows, Whonnock, Ruskin and Albion. One of the problems of smaller communities is that they remain isolated unless some means is found to connect them. These early settlements, sometimes less than a handful of homes, were at the river's shore, when water was the only practical method of transportation. The arrival of the Canadian Pacific Railway, with stations at Port Hammond and Port Haney, provided much more convenient access between Port Hammond and Port Haney. In 1930, after the completion of the Lougheed Highway, 'Haney' became the dominant name for the residential and business area along the new highway between Pitt Meadows and Kanaka Creek. The area between the two communities was known as The Ridge.

This modest residence was built for Mrs. and Mrs. William F. Gillespie, after William Gillespie was hired as the local agent and representative for the B.C. Electric Railway. The Gillespies acquired the lot from Eliza Moore Burnett, a local school teacher. Burnett was known to have contracted other houses in the area; it is unknown if the listed contractor "Mr. Burnett" was related to Eliza Burnett. The Gillespie family owned the house until 1940, when it was purchased by the Orro family who owned it for four decades.

## 3.0 STATEMENT OF SIGNIFICANCE

### **GILLESPIE HOUSE 12061 LAITY STREET, MAPLE RIDGE, BC**

#### **Description of the Historic Place**

The Gillespie Residence is a one and one-half storey, wood-frame house with full basement located at 12061 Laity Street in The Ridge neighbourhood of Maple Ridge. This Late Craftsman-style house was constructed during the interwar period, and features a side-gabled roof, a flat-roofed porch with square columns, double-hung windows and a glazed front entry door.

#### **Heritage Value of the Historic Place**

Constructed in 1929, the Gillespie Residence is significant for its association with the interwar development of the greater Haney neighbourhood. It is typical of the modest family houses constructed west of Haney to support the growing population that was facilitated by the expansion of the local road network.

The Gillespie Residence is a small bungalow that displays vernacular Late Craftsman style detailing, popular during the 1920s but typically more restrained than pre-war examples, reflecting the economic austerity of the times.

#### **Character-Defining Elements**

The elements that define the heritage character of the Gillespie Residence include its:

- location on Laity Street in The Ridge neighbourhood;
- continuous residential use;
- residential form, scale and massing as expressed by its one and one-half storey height, side-gabled roof, front shed dormer, flat-roofed entry porch with square columns, and full basement;
- wood-frame construction including: lapped wooden siding with cornerboards; intermediate fascia between main floor and gable cladding; and dimensional wood window and door trim;
- Late Craftsman influenced design including

side-gabled roof with open soffits and exposed purlins, and symmetrical design;

- variety of original wooden sash windows, including double-hung windows in single and double assembly;
- glazed front entry door; and
- one internal red brick chimney.



## 4.0 CONSERVATION GUIDELINES

### 4.1 STANDARDS AND GUIDELINES

The Gillespie Residence is a significant historical resource in the City of Maple Ridge. The Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the Gillespie Residence includes aspects of preservation, restoration, and rehabilitation.

**Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

**Restoration:** the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

**Rehabilitation:** the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions to the Gillespie Residence should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

### STANDARDS

#### Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.



9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

#### **Additional Standards relating to Rehabilitation**

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

#### **Additional Standards relating to Restoration**

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

## **4.2 CONSERVATION REFERENCES**

The proposed work entails the Preservation, Restoration, and Rehabilitation of the exterior of the Gillespie Residence. The following conservation resources should be referred to:

*Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada, 2010.  
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

#### **National Park Service, Technical Preservation Services. Preservation Briefs:**

*Preservation Brief 9: The Repair of Historic Wooden Windows.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

*Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

*Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

*Preservation Brief 19: The Repair and Replacement of Historic Wood Shingle Roofs.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>

*Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>

*Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>



## CONSERVATION GUIDELINES

*Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.*

<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

*Preservation Brief 45: Preserving Historic Wooden Porches.*

<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

*Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm>

### 4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for residential uses. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

#### Proposed Redevelopment Scheme

A redevelopment scheme for this property is currently being prepared, which includes the relocation of the Gillespie Residence within the property site, and the construction of ####, infill dwellings with a garden suite below. All new visible construction and proposed addition to the historic asset should be considered a modern addition to the historic structure. The *Standards & Guidelines* list recommendations for new additions to historic places.

The proposed design scheme should follow these principles:

- Designing a new addition in a manner that

draws a clear distinction between what is historic and what is new.

- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façade.

An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.

Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

#### Relocation of Historic Building

The relocation of an historic building on an existing lot is the least intrusive relocation approach with regards to loss of historic context and invasive work to the structure.

The following *Relocation Guidelines* should be implemented for the relocation of the Gillespie Residence:

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure proposed to further the relocation process should be



evaluated in accordance with the Conservation Plan and reviewed by the Heritage Consultant. This can involve removal of later additions that are not enhancing the heritage value and historic appearance of the heritage house; for example, the concrete corner addition.

- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Preserve historic fabric of the exterior elevations including the wood-frame structure with stucco siding, wood sash windows and roof structure as much as possible. Preserve brick chimney in situ, and relocate with the main structure if possible. Alternatively reconstruct chimney with salvaged bricks to match historic appearance, if unable to relocate with the historic building due to structural reasons.
- Appropriate foundation materials shall be used at the new site, which can include reinforced concrete foundations and floor slab. The final relative location to grade should match the original as closely as possible, taking into account applicable codes.
- Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.

#### 4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is “intended to establish a common pan-Canadian ‘how-to’ approach for practitioners, professionals, building owners, and operators alike.”

The following is an excerpt from the introduction of the document:

*[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*

*These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.*



***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*

***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

## 4.5 ALTERNATE COMPLIANCE

As a listed heritage building, the Gillespie Residence may eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

### 4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building

upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

### 4.5.2 HOMEOWNER PROTECTION ACT

The Homeowner Protection Act was implemented in 1998 as a means to strengthen consumer protection for the purchase of new homes. The act was passed following a commission of enquiry into the leaky condo crisis, and was intended on protecting homeowners by ensuring home warranty insurance was provided on new construction, covering two years on labour and materials, five years on the building envelope and 10 years on the structure of the home. As the Act was intended to regulate new construction, considerations were not taken of buildings that have remained in sound condition for a many number of years that already far exceeded what the HPA requires for a warranty on a new home. The act did not take into consideration the protection of heritage projects, and consequently resulted in the loss of significant heritage fabric through the requirement of new windows and rainscreen wall assemblies on residential heritage rehabilitation projects.

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised:



1. an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and
2. clarification of the definition of 'substantial reconstruction.' The latter clarification explains that 75% of a home must be reconstructed for it to be considered a 'new home' under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions with a maximum of 75% reconstruction to be exempt from home warranty insurance. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

The Gillespie Residence falls into the second category, as the proposed project involves retaining a high degree of the original structure and less than 75% of the house will be reconstructed. Consequently, this project is not considered a substantial reconstruction as per the amended definition in the Homeowners Protection Act, and will be exempt from the requirement of a warranty. This amendment will enable a higher degree of retention and preservation of original fenestration, siding and woodwork.

#### 4.5.3 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

#### 4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

The historic house should be protected from movement and other damage at all times during demolition, excavation and construction work.



## 5.0 CONSERVATION RECOMMENDATIONS

A condition review of the Gillespie Residence was carried out during site visits in May and June 2017. In addition to the visual review of the exterior of the building, samples were taken from exterior building materials and examined. The recommendations for the preservation and rehabilitation of the historic façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

The following chapter describes the materials, physical condition and recommended conservation strategy for the Rush House based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

### 5.1 SITE

The Gillespie Residence is located at 12061 Laity Street, in the Dewdney Trunk neighborhood of Maple Ridge. The property is in a mid-block location, with the house set back from the main frontage along Laity Street. The site is characterized by a large open lawn area, with limited mature landscaping composed of several fruit trees, and a small collection of shrubs at the front entrance. The un-crowded relationship of the house of a spacious lot was typical of the post war and early settlement period. This provided allowances for gardens and self sustaining activities that were still needed in a semi rural setting.

As part of the rehabilitation scheme the house will be moved towards a front corner of the lot to accommodate the construction of detached infill dwellings at the side and rear of the house. The site should be protected from damage or destruction



Aerial view showing location of Rural House at 12061 Laity Street.

at all times. Please reference **Section 4.6: Site Protection** for further information.

**Conservation Strategy: Rehabilitation**

- Relocate the historic house within the property lines.
- Retain the main frontage relationship of the front of the house to Laity Street.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- Design new infill structures that are “physically and visually compatible with, subordinate to, and distinguishable from the historic place” as recommended in **Standard 11**.

## 5.2 OVERALL FORM, SCALE & MASSING

The Gillespie Residence demonstrates a typical Craftman style, form, scale and massing of the late 1920s and early 1930s characterized by its one and half story height, and front dormer. The overall detailing and proportions of finishes are typical of buildings where the majority of materials were found and locally milled or produced.

As part of the rehabilitation scheme, the overall form, scale massing and inherent relationships to the exterior spaces of the historic house will be preserved.

**Conservation Strategy: Preservation**

- Preserve the overall form, scale and massing of the building.
- The historic street façade along Laity Street should be retained. If the building is moved on the lot the orientation should remain the same.

## 5.3 FOUNDATIONS

The existing foundations of Gillespie Residence are typical of the period in which it was built and are an eight-inch cast in place concrete with some small areas of rubble infill; however, the stability and construction methods are unknown. As part of the proposed rehabilitation scheme, Gillespie Residence will include new foundation walls and an upgraded basement area upon its relocation. This will occur within the current property lines. Careful attention should be given to insure that the wood-frame walls above are not stressed or damaged during the move, or while the rehabilitation work is being completed. In its final appearance the house should maintain its same relationship to the grade.

**Conservation Strategy: Rehabilitation**

- As new foundations are proposed, concrete is a suitable material. New materials, such as cladding, should match original in appearance, and height, as viewed from the exterior.
- Foundations should be reviewed by a Structural Engineer. Once the condition is assessed, conservation recommendations can be finalized. All requirements for code compliance will be reviewed and comply with the current BCBC.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.



## 5.4 EXTERIOR WOOD-FRAME WALLS

The Gillespie Residence features wood frame construction typical of the Craftsman style of the late 1920s and early 1930s. This includes painted cedar siding on all elevations that extends past the full height concrete footing complete with a watertable and trim board at the base as well as surviving original wood features such as wood framed windows, and full trims and sills.

Overall the condition of the exterior walls is good, demonstrating signs of minor age deterioration such as discoloration, paint peeling, and small holes from redundant fasteners. The exception is the front entrance, which is significantly damaged due to long term water ingress from the interface between the roof and the stoop. Although the front door is intact, separated and repairable, the surrounding framing, sheathing and cladding has been significantly damaged by rot and carpenter ant activity. This will require further investigation to clarify the integrity of the assembly, and what level of restoration and repair is required prior to the door

being resealed in the original location.

### Conservation Strategy: Preservation

- Due to the integrity of wood frame structure, the exterior walls should be preserved through retention and in-situ repair work.
- Preserve the original wood-frame structure of the historic building.
- Preserve original siding on all elevations, if possible, and clean surface for repainting.
- Replace damaged siding to match existing in material, size, profile and thickness.
- Any existing trim should be preserved, and new material that is visually physically compatible with the original should be reinstated when original fabric is missing. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.
- Design structural or seismic upgrades so as to minimize the impact to the character-defining elements.
- Utilize Alternate Compliance Methods outlined in the BCBC for fire and spatial



*Gillespie Residence Front Entrance Rot Condition*



*Gillespie Residence North Elevation Cladding*



separations including installation of sprinklers where possible.

- Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.

## 5.5 ROOF

Gillespie Residence features an original simple gable roof structure with a front dormer, and one interior brick chimney which projects through the roof near the roof ridge at the rear of the building. The roof structure features exposed framing and

trims at the soffit edges. The roof was re-shingled at a later date with interlock asphalt shingles that do not contribute to the historic character of the house.

The roof was not directly accessed during the review, however, from grade appears to be in very poor condition. The roof is demonstrating significant biological growth at the leading edge of the shingles, exposed scrim, degranulation, and deterioration in localized areas. In addition several interior leakage locations were noted upon the initial site visit, and the failure has significantly contributed to the rot conditions found adjacent to the front door.

The roof should be replaced as soon as possible to protect against any further damage to other exterior cladding and interior structure. The new roofing should match the original appearance of when the house was constructed. Cedar shingles would be the best choice, alternately a three tab asphalt shingle could be used. Roofing materials should be reviewed by the Heritage consultant prior to installation.



*Gillespie Residence Rear Elevation Cladding*

## CONSERVATION RECOMMENDATIONS

### Conservation Recommendation: Rehabilitation

- Preserve the roof structure in its current configuration.
- If required, roofing membrane and cladding system may be rehabilitated. Cedar shingles are the preferred material, but asphalt shingles or Aged Cedar Enviroshingles™ are also acceptable.
- Retain the original bargeboards and fascia boards, as well as the soffit any exposed roof elements.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained. Wood gutters with galvanized steel downspouts are recommended. Aluminum in appropriate colours is also acceptable. Paint or provide specification of drainage system elements according to colour schedule devised by Heritage Consultant.

### 5.5.1 CHIMNEY

Gillespie Residence features one original, interior brick chimney that appears to be in fair condition based on visual review from grade. The bricks of the chimney above the roofline demonstrate some deterioration such as discolouration, bird deposit staining, biological growth, and deteriorated or missing mortar joints. The surviving, original brick masonry chimney is a character-defining element of the heritage asset, and should be preserved, and repaired.

### Conservation Recommendation: Preservation

- Preserve the chimney in its original configuration, if possible.
- Chimneys may require structural stabilization.
- Investigate condition of brickwork. If required, brickwork may be repointed and cleaned using a natural bristle brush and mild rinse detergent.
- If the house is relocated, the chimney should



*Gillespie Residence Front Entrance Rot Condition At Soffit and Trim Board Interface.*



*Gillespie Residence Front Building Elevation*

be moved with the house, or dismantled and rebuilt as required.

## 5.6 FRONT PORCH

Gillespie Residence has a covered porch that extends out directly in front of the front entry, and terminates before it intersects with the windows surrounds on either side of the front façade. The porch was characterized by: flat deck roof, open wood balustrades, tongue and groove and exposed

rafter framing, and a wood plank decking that was removed and replaced with a later unsympathetic and incomplete assembly. The connection of the porch and stairs is tenuous at both the roof and decking levels

Heritage homes were typified by a low balustrade of approximately 24" in height. To ensure the heritage character of the house is preserved, the restored balustrade design should reflect the original configuration. In order to restore the original balustrade height, alternate compliance measures





*Gillespie Residence Front Entrance Rot Condition At North Side of Front Door*

should be explored, such as the use of metal pipe rail and glass panels to make up the remaining height to meet code requirements.

**Conservation Strategy: Rehabilitation**

- Original lower height of the balustrade should be restored, with alternate compliance methods utilized to achieve the required 42" height.
- Top of restored wood balustrade should be 24".
- New possible alternative materials may be glass panels, metal pipe rails or a combination of both.

## 5.7 FENESTRATION

*Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada.*

### 5.7.1 WINDOWS & TRIMS

Gillespie Residence features surviving, original wood windows, including a number of multi-pane casement and multi-pane double-hung assemblies with true-divided lites. Based on initial visual review of the original wood window assemblies, the window sashes appear to be operable and in good, repairable condition.

The glazing in several windows unfortunately was recently broken, and will need replacement. In cases where the glazing is still intact measures should be applied to protect the assemblies as much as possible via removing and storing, or sending out the sashes for refurbishment until the building is resituated may be the best practice to avoid further damage.

All surviving original wood window assemblies should be preserved, and repaired as possible.

**Conservation Strategy: Preservation**

- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Retain existing window sashes; repair as required; install replacement matching sashes where missing or beyond repair.



- Preserve and repair as required, using in kind repair techniques where feasible.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage restoration.
- Replacement glass to be single glazing, and

visually and physically compatible with existing.

- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

#### 5.7.2 DOORS & TRIMS

Gillespie Residence features original door openings, and one surviving, original wood front door assembly. It has been removed, to secure the building with plywood due to the rot on the surrounding framing. The original doors and trims are important character-defining elements of the heritage asset.

All surviving original doors should be preserved and repaired, as required, while unsympathetic replacement doors should be removed and restored with historically accurate wood doors.



*Gillespie Residence Side Elevation Windows Partially Intact. Overall Sashes and Jambs.*

## CONSERVATION RECOMMENDATIONS



*Gillespie Residence South Elevation Windows*



*Gillespie Residence - Front Door Lites and Frame Intact*



*Gillespie Residence - Typical Sill Condition*

### **Conservation Strategy: Preservation or Rehabilitation**

- Retain the door openings in their original locations, and preserve and repair original doors.
- The front door assembly should be rehabilitated and restored.

- New doors should be visually compatible with the historic character of the building.
- The Heritage Consultant will review shop drawings for new door assemblies prior to manufacture and installation.

## 5.8 EXTERIOR COLOUR SCHEDULE

Part of the Restoration process is to finish the building in historically appropriate paint colours. A final restoration colour scheme will be developed in conjunction with the project architect.

The final colour scheme will be based on a colour palette that will be determined by sampling. Onsite testing will be carried out once access is available, and paint samples assessed by microscopic analysis in order to reveal the original colour scheme of the structure.

### **Conservation Strategy: Restoration**

- Determine an appropriate historic colour scheme for exterior painted finishes.



## 6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the Gillespie Residence. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of the Gillespie Residence is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

### 6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & Guidelines*, maintenance is defined as:

*Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.*

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

### 6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

### 6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive



cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

#### 6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. – must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted – where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

#### 6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

#### 6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.





## MAINTENANCE PLAN

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

### 6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section **6.6 Information File**.

## 6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

### 6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the Rush House, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

## EXTERIOR INSPECTION

### Site Inspection:

- ☐ Is the lot well drained? Is there pooling of water?
- ☐ Does water drain away from foundation?

### Foundation

- ☐ Paint peeling? Cracking?
- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is damp proof course present?
- ☐ Are there shrinkage or movement cracks in the foundation?
- ☐ Are there settlement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?
- ☐ Are foundation vents clear and working?



- ☐ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- ☐ Deflection of lintels?

#### Wood Elements

- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ☐ Is wood in direct contact with the ground?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?
- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ☐ Is any wood warped, cupped or twisted?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

#### Condition of Exterior Painted Materials

- ☐ Paint shows: blistering, sagging or wrinkling, alligating, peeling. Cause?
- ☐ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ☐ Paint cleanliness, especially at air vents?

#### Verandahs/Porches:

- ☐ Are steps safe? Handrails secure?
- ☐ Do any support columns show rot at their bases?
- ☐ Attachment – are porches, steps, etc. securely connected to the building?

#### Windows

- ☐ Is there glass cracked or missing?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flashing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

#### Doors

- ☐ Do the doors create a good seal when closed?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

#### Gutters and Downspouts

- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the downspouts by a drainage system?
- ☐ Do downspouts drain completely away?

#### Roof

- ☐ Are there water blockage points?
- ☐ Is the leading edge of the roof wet?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- ☐ Are the nails sound? Are there loose or missing



## MAINTENANCE PLAN

shingles?

- ☐ Are flashings well seated?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Does the soffit show any signs of water damage? Insect or bird infestation?
- ☐ Is there rubbish buildup on the roof?

### INTERIOR INSPECTION

#### Basement

- ☐ Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
- ☐ Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- ☐ Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- ☐ Are walls even or buckling or cracked? Is the floor cracked or heaved?
- ☐ Are there signs of insect or rodent infestation?

#### Concealed spaces

- ☐ Is light visible through walls, to the outsider or to another space?
- ☐ Are the ventilators for windowless spaces clear and functional?
- ☐ Do pipes or exhausts that pass through concealed spaces leak?
- ☐ Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- ☐ Infestations - are there signs of birds, bats, insects, rodents, past or present?

## 6.7.2 MAINTENANCE PROGRAMME

### INSPECTION CYCLE:

#### Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or

building file.

#### Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

#### Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

#### Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

#### Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

#### Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

#### Major Maintenance Work (as required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.





# APPENDIX A: RESEARCH SUMMARY

HISTORIC NAME: GILLESPIE RESIDENCE

ORIGINAL OWNERS: Mr. & Mrs. William Francis Gillespie

ADDRESS: 12061 Laity Street

DATE OF CONSTRUCTION: 1929

ORIGINAL CONTRACTOR: Mr. Burnett

## LAND TITLE SEARCH

- September 18, 1923 – January 7, 1920: Andrew Phillips.
- January 7, 1920 – March 23, 1923: Claire Annie Phillips (Widow) Trustees, Executors and Agency Limited and Frank Hardy Phillips (In Trust).
- March 23, 1923 – October 23, 1930: Eliza Moore Burnett.
- October 23, 1930 – February 7, 1940: William Francis Gillespie.
- February 7, 1940 – October 24, 1980: Oscar Orro and Laura Noel Orro.
- October 24, 1980 – February 8, 2017: Patrick Waddell and Susan Crape.

## DIRECTORIES

- 1929 [Wrigley's BC Directory,] page 922:  
*Gillespie W F electn h 10, 1305 W 15*  
*No listing for Gillespie in Port Hammond or Port Haney*
- 1929 [Wrigley's BC Directory,] page 515:  
*BCER W G McKay agt*  
*BC Rapid Transit Co (Freight Line) E B Carr agt*
- 1930 [Wrigley's British Columbia Directory,] page 505:  
*Port Haney – Gillespie Wm F agt BCER*  
*Port Haney – BCER W F Gillespie agt*
- 1935 [BC & Yukon Directory,] page 472:  
*Port Hammond – Gillespie W F dist rep BCER*
- 1936 [BC & Yukon Directory,] page 185:  
*Haney – Gillespie W F dist rep BCER*
- 1937 [BC & Yukon Directory:]  
*Haney/Port Hammond – BCER and Gillespie not listed*
- 1938 [BC & Yukon Directory:]  
*Haney/Port Hammond – BCER and Gillespie not listed*
- 1939 [BC & Yukon Directory,] page 107:  
*Haney/Port Hammond – Gillespie not listed*  
*Haney – BC Electric Co F W Jones agt*

## GAZETTE REFERENCES

- Gazette, April 11, 1929, page 1: "Mr. and Mrs. Gillespie, of Vancouver, have taken up residence on the Laity Road in a house recently built by Mr. Burnett. Mr. Gillespie has been appointed by the B.C. Electric Railway to fill the vacancy caused by Mr. McIsaac's transfer to Chilliwack."
- Gazette, December 24, 1931, page 1: "Local – Personal: Mr. Gillespie, the B.C. Electric Railway Co.'s representative resides on the Laity road near the Dewdney Trunk."



## RESEARCH SUMMARY

### **B.C. VITAL EVENTS**

- Person: Eliza Moore Burnett; Event Type: Death; Registration Number: 1967-09-008391; Event Date: 1967-06-15; Event Place: Delta; Age at Death: 97.



## SCHEDULE "D"

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### CONFIRMATION OF COMMITMENT BY REGISTERED PROFESSIONAL

This letter must be submitted before issuance of a Heritage Alteration Permit or a building permit.

To: THE CITY OF MAPLE RIDGE  
(the authority having jurisdiction)

Re: THE GILLESPIE RESIDENCE

\_\_\_\_\_  
Address

\_\_\_\_\_  
Legal Description

The undersigned has retained \_\_\_\_\_ as a coordinating registered professional and member of good standing with the BC Association of Heritage Professionals with experience in heritage conservation to coordinate the design work and field reviews of the registered professional required<sup>1</sup> for this heritage project. The coordinating registered professional shall coordinate the design work and field reviews of the registered professional required for the project in order to ascertain that the design will substantially comply with the Gillespie Residence Conservation Plan and Preservation Plan and the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the B.C. Building Code, and other applicable enactments respecting safety, not including the construction safety aspects.

For this project, field reviews are defined as those reviews of the work:

- a) at a project site of a development to which a Heritage Alteration Permit relates, and
- b) at fabrication location where building components are made that will replace deteriorated materials identified as character-defining elements for this project.

That a registered professional in his or her professional discretion considers necessary to ascertain whether the work substantially complies in all material respects with the plans and supporting documents prepared by the registered professional and with the Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-2012, for which the Heritage Alteration Permit is issued.

The owners and the coordinating registered professional have read the Gillespie Residence Conservation Plan and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The owners and the coordinating registered professional each acknowledge their responsibility to notify the addressee of this letter of the date the coordinating registered professional ceases to be retained by the owners before the date that the coordinating registered professional ceases to be retained or, if that is not possible, then as soon as possible. The coordinating registered professional acknowledges the responsibility to notify the addressee of this letter of the date a registered professional ceases to be retained before the date the registered professional ceases to be retained or, if that is not possible, then as soon as possible.

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<sup>1</sup> It is the responsibility of the coordinating registered professional to ascertain which registered professionals are required.

The owners and the coordinating registered professional understand that where the coordinating registered professional or a registered professional ceases to be retained at any time during construction, work on the above project will cease until such time as:

- a) a new coordinating registered professional or registered professional, as the case may be, is retained, and
- b) a new letter in the form set out in Schedule C in the Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. \_\_\_\_\_, is completed by the authority having jurisdiction.

The undersigned coordinating registered professional certifies that he or she is a registered professional of the BC Association of Heritage Professionals as well as being or working with another registered professional as defined in the British Columbia Building Code, who also has experience with heritage conservation projects and agrees to coordinate the design work and field reviews of the registered professionals required for the project as outlined in the attached plans and specifications.

**Coordinating Registered Professional**

**Owner**

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Name of Agent or Signing Office (if applicable)

(Professional's Seal and Signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's or Owners appointed agent's signature (if owner is a corporation the signature of a signing officer must be given here. If the signature is that of the agent, a copy of the document that appoints the agent must be attached.)

\_\_\_\_\_  
Date

(if the coordinating registered professional is a member of a firm, please complete the following)

I am a member of the firm \_\_\_\_\_ and I sign this letter on behalf of the firm.

**SCHEDULE "E"**

**CERTIFICATION OF COMPLIANCE**

This letter must be submitted after substantial completion of the project but prior to  
final inspection by the authority having jurisdiction.

**TO: THE CITY OF MAPLE RIDGE**  
(the authority having jurisdiction)

**RE:** \_\_\_\_\_  
Discipline (e.g. Architectural, Engineering etc.) (Print)

\_\_\_\_\_  
Name of Project (Print)

\_\_\_\_\_  
Address of Project (Print)

\_\_\_\_\_  
Legal Description of Project (Print)

(Each registered professional shall complete the following:

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Address (Print)

\_\_\_\_\_  
City Prov Postal Code

\_\_\_\_\_  
Phone

Professional's Seal and Signature

Date \_\_\_\_\_

I hereby give assurance that:

- a) I have fulfilled my obligations for field review as outlined in Section 6 of the Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-2012 and the attached Schedule D, Confirmation of Commitment by Owners.
- b) I am a registered professional of the BC Association of Heritage Professionals as well as being or working with another registered professional as defined in the British Columbia Building Code.

(if the registered professional is a member of a firm, complete the following:)

I am a member of the firm \_\_\_\_\_ and I sign this letter on  
behalf of the firm.

\_\_\_\_\_  
Signature

## SCHEDULE "F"

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### ZONING BYLAW NO. 7600-2019 VARIANCES AND SUPPLEMENTS

PERMITTED THROUGH  
MAPLE RIDGE HERITAGE DESIGNATION AND REVITALIZATION AND TAX EXEMPTION AGREEMENT  
BYLAW NO. 7532-2019

The variances identified in this Schedule "F" to the Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 7532-2019 apply to an only to those Lands within the City of Maple Ridge described below and any and all buildings, structure, and other development thereon:

For Maple Ridge Zoning By-law No. 7600-2019:

The General Regulations for Permitted Uses of Land, Buildings and Structures are varied as follows:

- Section 402.1 1. a. is varied to allow unconcealed accessory off-street parking, provided such spaces are integrated into the landscaping, design and surface treatment of the courtyard area.

The RT-2 (Ground –Oriented Residential Infill) zone regulations shall apply to the Lands identified in the Agreement to which this Schedule is attached, with the following permitted exceptions:

- Section 616.4 LOT AREA and DIMENSIONS 5. b. is varied to reduce the lot width dimension from 25.0 metres to 24.42 metres;
- Section 616.5 DENSITY is varied to allow excluding a maximum of 50 sq. m. of habitable basement area;
- Section 616.7 SETBACK 1 (d) is varied to reduce the interior side setback from 2.25 metres to 1.82 metres and further reduced to 1.22 metres from the south interior side lot line for the Gillespie Residence and deleting the exception; and
- Section 616.8 HEIGHT 1. is varied to increase the permitted height from 8.0 metres to 8.8 metres.

For Maple Ridge Subdivision and Development Servicing By-law No. 4800 - 1993:

The standards for Collector Roads contained in this Bylaw are varied along Laity Street as follows:

- the minimum road right-of-way width for a Collector Road standard with bike lanes is reduced from the required 24 metres to 18 metres.

Applicant initials below confirming the variance(s) requested is (are) accurate:

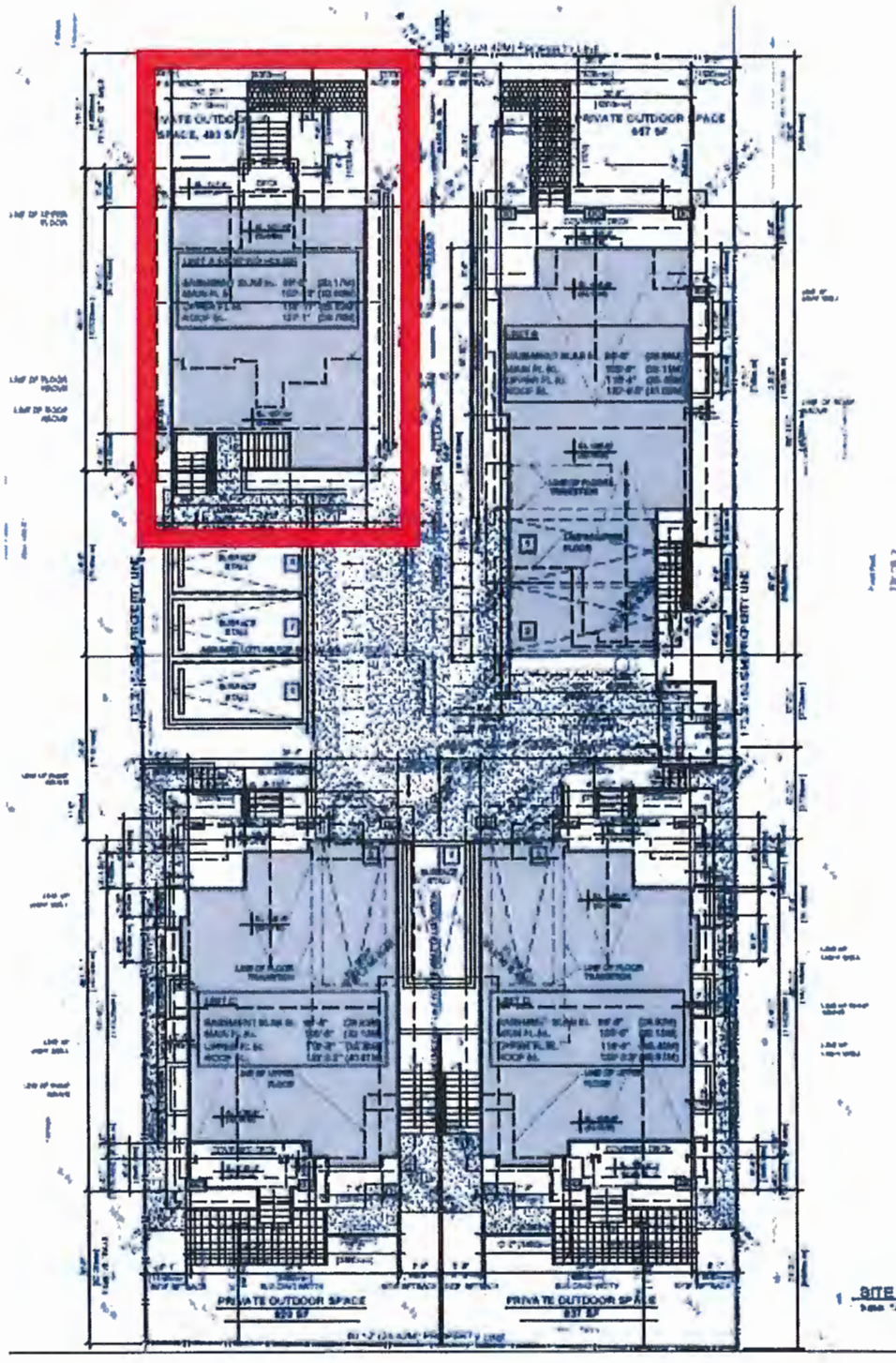
## **SCHEDULE "G"**

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**Portion of Site being Designated**

# Portion of Property Being Designated

Laity Street





**CITY OF MAPLE RIDGE  
BYLAW NO. 7697-2021**

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7697-2021."
2. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended as follows:

Section 708.2 Service Commercial CS-1, 1) Principal Uses is amended by removing the following in sub-section r) clause (iii):

(iii) professional services limited to a physiotherapy and registered massage therapy clinic on the parcel and tract of land and premises known and described as:

20629 119 Avenue – Lot "A" District Lot 278 Group 1 New Westminster District  
Plan 76445

**and replacing it with:**

(iii) professional services limited to licensed health service providers on the parcel and tract of land and premises known and described as:

20629 119 Avenue – Lot "A" District Lot 278 Group 1 New Westminster District  
Plan 76445

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

**READ** a first time the 26<sup>th</sup> day of January, 2021

**READ** a second time the 26<sup>th</sup> day of January, 2021

**READ** a third time the 9<sup>th</sup> day of February, 2021.

**ADOPTED**, the       day of       , 20

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PRESIDING MEMBER

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CORPORATE OFFICER

**1002**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Final Reading  
Zone Amending Bylaw No. 7432-2018  
23795 and 23831 Dewdney Trunk Road

**MEETING DATE:** February 23, 2021  
**FILE NO:** 2018-012-RZ  
**MEETING:** COUNCIL

---

**EXECUTIVE SUMMARY:**

Zone Amending Bylaw No. 7432-2018 for the subject properties, located at 23795 and 23831 Dewdney Trunk Road (see Appendix A) has been considered by Council and at Public Hearing and subsequently was granted Third Reading. The applicant has requested that Final Reading be granted.

Zone Amending Bylaw No. 7432-2018 is to rezone from the RS-3 (One Family Rural Residential) zone to the RM-1 (Townhouse Residential District) zone for a townhouse development.

Council granted First Reading for Zone Amending Bylaw No. 7432-2018 on April 10, 2018, and Second Reading on September 10, 2019 (see Appendix B). This application was presented at Public Hearing on October 22, 2019, and Council granted Third Reading on October 29, 2019. The purpose of the rezoning is to permit the construction of 29 townhouse units (see Appendix C).

**RECOMMENDATION:**

**That Zone Amending Bylaw No. 7432-2018 be adopted.**

**DISCUSSION:**

**a) Background Context:**

Council considered this rezoning application at a Public Hearing held on October 22, 2019. On October 29, 2019, Council granted Third Reading to Zone Amending Bylaw No. 7432-2018 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 Rezoning Servicing Agreement has been registered as a Restrictive Covenant with the Land Titles Office and the security deposit has been received.*

- ii) Road dedication on Dewdney Trunk Road and the new lane, as required;

*Road dedication on Dewdney Trunk Road and the new lane has been provided.*

- iii) Consolidation of the subject properties;

*The subject properties have been consolidated.*

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

*A Restrictive Covenant for protecting the Visitor Parking has been registered with the Land Titles Office.*

- v) Registration of a Restrictive Covenant for Stormwater Management;

*A Restrictive Covenant for the Stormwater Management Plan has been registered with the Land Titles Office.*

- vi) Removal of existing buildings;

*The existing buildings have been removed.*

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

*A letter submitted by a Professional Engineer has been provided, advising that there is no evidence of underground fuel storage tanks on the subject properties.*

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

*A voluntary contribution, in the amount of \$60,900.00 (\$2,100/unit) has been provided in exchange for the additional density for this proposal (note that this application was in progress prior to the density bonus provisions coming into effect in the RM-1 (Townhouse Residential) zone).*

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

*A voluntary contribution, in the amount of \$118,900.00 (\$4,100/unit) has been provided in keeping with the Council Policy with regard to Community Amenity Contributions.*

## CONCLUSION:

As the applicant has met Council's conditions, it is recommended that Final Reading be given to Zone Amending Bylaw No. 7432-2018.

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

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

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Zone Amending Bylaw No. 7432-2018

Appendix C – Proposed Site Plan



Scale: 1:2,000

### Legend

- Stream
- Ditch Centreline
- Indefinite Creek

23795 Dewdney Trunk

PLANNING DEPARTMENT



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

2018-012-RZ

DATE: Oct 22, 2019

BY: MC

**CITY OF MAPLE RIDGE  
BYLAW NO. 7432-2018**

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7432-2018."
2. That PART 6 - RESIDENTIAL ZONES, Section 602, RM-1 (Townhouse Residential District) Subsection 5, DENSITY, is amended by replacing b) with the following:
  - b) Notwithstanding the above:
    - i. All buildings and structures shall not exceed a floor space ratio of 0.64 times the net lot area, excluding a maximum of 50m<sup>2</sup> of habitable basement area, for the parcel or tract of land described as 13260 236 Street (Lot 21 Section 28 Township 12 New Westminster District Plan 47603)
    - ii. All buildings and structures shall not exceed a floor space ratio of 0.63 times the net lot area, for the parcels or tracts of land described as 23795 and 23831 Dewdney Trunk Road (Lot 27 Section 21 Township 12 New Westminster District Plan LMP30403; and Parcel "One" (Explanatory Plan 17000) Of Parcel "A" (Reference Plan 1734) of the South East Quarter Section 21 Township 12 New Westminster District)
3. That parcels or tracts of land and premises known and described as:
 

Lot 27 Section 21 Township 12 New Westminster District Plan LMP30403

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

and outlined in heavy black line on Map No. 1750 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential).
4. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 10<sup>th</sup> day of April, 2018

READ a second time the 10<sup>th</sup> day of September, 2019.

**PUBLIC HEARING** held the 22<sup>nd</sup> day of October, 2019.

READ a third time the 29<sup>th</sup> day of October, 2019.

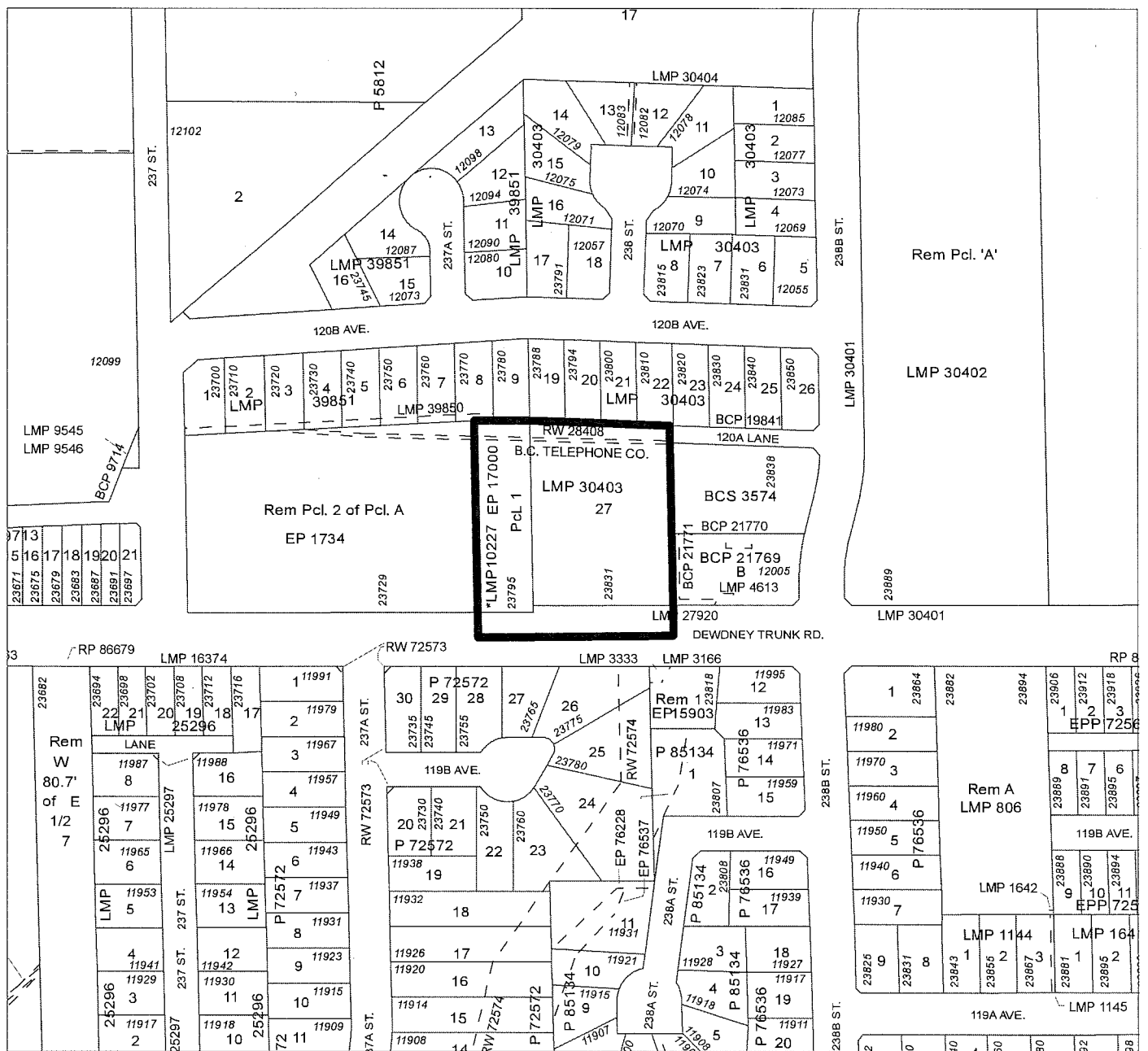
ADOPTED, the        day of        , 20

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PRESIDING MEMBER

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CORPORATE OFFICER



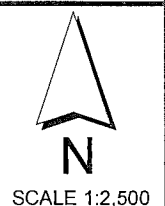
# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7432-2018

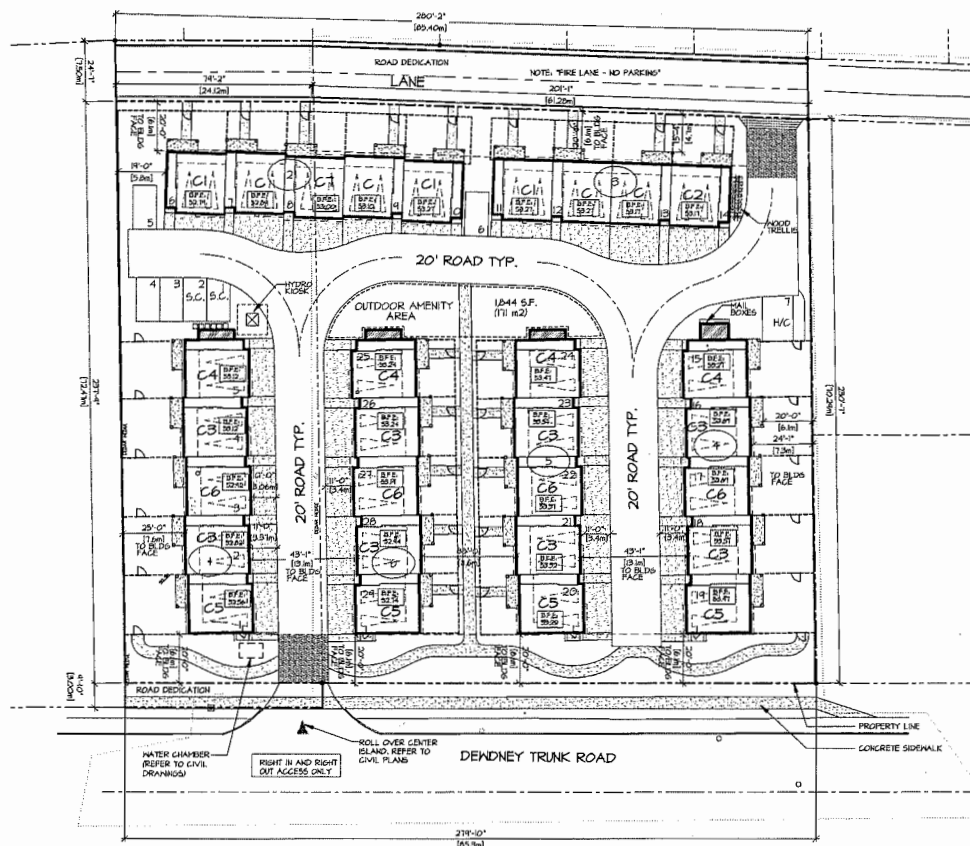
Map No. 1750

From: RS-3 (One Family Rural Residential)

To: RM-1 (Townhouse Residential)



UNIT BREAKDOWN														
UNIT TYPE	# OF BEDROOMS	# OF UNITS	BSMT S.F.	BSMT S.F.	MAIN S F	MAIN S F	UPPER S F	UPPER S.M.	GARAGE S.F.	GARAGE S.F.	TOTAL S.F. PER UNIT EXCLUDING GARAGE	TOTAL S.M. PER UNIT EXCLUDING GARAGE	TOTAL S.F. EXCLUDING GARAGE	TOTAL S.M. EXCLUDING GARAGE
UNIT C	3 Bedrooms	4	96.17	8.93	\$20.30	\$7.91	\$20.30	\$7.91	495.83	48.08	1,343	124.75	5,371	499
UNIT C1	3 Bedrooms	3	100.00	9.3	\$28.00	\$8.34	\$36.00	\$9.09	495.83	48.06	1,364	126.72	4,092	380
UNIT C2	3 Bedrooms	1	100.00	9.3	\$28.00	\$8.34	\$36.00	\$9.09	496.00	48.08	1,364	126.72	1,364	127
UNIT C3	3 Bedrooms	8	101.85	9.46	\$87.33	\$1.07	\$87.33	\$1.07	\$24.17	48.70	1,418	131.60	11,332	1053
UNIT C4	3 Bedrooms	4	106.90	9.84	\$62.00	\$1.50	\$70.00	\$2.25	\$24.17	48.70	1,438	133.59	5,782	534
UNIT G5	3 Bedrooms	4	105.90	9.84	\$70.00	\$2.25	\$70.00	\$2.25	\$24.17	48.70	1,446	134.33	5,784	537
UNIT C6	3 Bedrooms	4	101.83	9.46	\$70.00	\$2.25	\$70.00	\$2.25	\$24.17	48.70	1,442	133.95	5,767	536
UNIT C7	3 Bedrooms	1	96.17	8.93	\$36.00	\$9.09	\$36.00	\$9.09	48.00	45.08	1,388	127.11	1,388	127
ELECTRICAL CLOSETS											60.00	5.87		
ELECTRICAL ROOM											78.00	7.25		



 **CONCEPTUAL SITE PLAN**  
SCALE: 1/300

DESIGN :	YOUNG EARTH DEVELOPMENTS
L.P.D.	
DATE :	23/11/15
Page 11 of 11	
DRAWN :	
CHECKED :	
SCALE :	AS SHOWN
PROJECT :	23/11/15 DENNEY TRUNK RD. SEBAC.
SITE PLAN	

barnett d  
ARGUMENT

UNIT 135,  
7536 130 STR  
SURREY, B.C.  
V3W 1H8

PHONE: (504)  
FAX: (504)  
EMAIL: mail@b

CLIENT NO.
PROJECT NO. 17049



## INTEROFFICE MEMORANDUM

**TO:** MAYOR AND COUNCIL  
**FROM:** PLANNING DEPARTMENT  
**SUBJECT:** ITEM 1002.2 ON THE FEBRUARY 9, 2021 COUNCIL MEETING AGENDA  
**DATE:** FEBRUARY 23, 2021  
**FILE NO:** 2015-318-RZ, ZONE AMENDING BYLAW NO. 7198-2015

Dear Mayor and Council:

During the Council meeting of February 9, 2021 Council considered final reading for Zoning Amendment Bylaw 7198-2015 to rezone the site at 11650-224<sup>th</sup> Street to RM-2 to permit a new rental apartment building of 130 units. Concerns were raised by some on Council that the projects ownership pattern is proposed to be changed by the new owner, from one of a market strata development to that of rental apartments. The number of units and the building appearance would remain largely as shown earlier in the approval process. With this in mind, Council decided to defer final reading until details were provided by the new owner of their intentions. Staff have had discussions with the applicant (current owner) and the buyer and can report the following:

1. The development of the site remains as previously determined in relationship to the form and character of the building. The building will continue to contain 130 units with parking as planned. The siting remains the same and some limited external changes of the building will occur. Therefore, a new Development Permit application will be required and give Council, staff and ADP a future opportunity to review and comment on the design.
2. The new owner intends to develop a rental building as a business income stream, as opposed to a strata market building. All new rental buildings in the City are required to enter into a Rental Housing Agreement to ensure they remain rental in perpetuity. This is in recognition of Council's desire to secure new rental housing stock and often reflects the fact that rental buildings need special relaxations not typically sought by market buildings. Typically this Rental Housing Agreement is made an early rezoning condition for a project, However, since this ownership change has been proposed after third reading, naturally the approval conditions did not reference this condition. The current land owner is, of course, reluctant to encumber the land with this condition until the land sale is complete. Therefore, staff have devised the following compromise that satisfies both parties and protects City interests. A no-

build covenant will be registered immediately after final reading is granted by Council on the land specifying: no Building or Development Permit will be issued by the City for the land until a Rental Housing Agreement is registered for a rental building (OR), the required CAC's are paid to the City for a market strata building. Only after one of the two conditions are met will the City discharge the no-build restrictive covenant.

This project offers the City a number of noteworthy benefits. Additional market rental units is a goal of Council's Housing Action Plan and part of one of Council's strategic goals. The development of Fraser Street will open up the road system in Port Haney that has been problematic for many years and will foster future development in this area. The additional of 130 new market or rental units will help animate this area of the City in a positive way and provide new life to an area in transition. A significant amount of development interest is appearing in this area and every new building provides additional impetus to other developers.

Therefore, staff recommend that Council re-consider final reading for Bylaw No. 7198-2015 at the upcoming Council meeting of February 23, 2021.

Sincerely;

A handwritten signature in black ink, appearing to read "Charles R. Goddard".

Charles R. Goddard, BA, MA  
Director of Planning

CITY OF MAPLE RIDGE

BYLAW NO. 7198-2015

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. 7198-2015."

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

Parcel "One" (L60023E) of Parcel "T" (Plan with Fee Deposited 52214F), Lot 4 Block 2 District Lot 398 Group 1 New Westminster District Plan 155

and outlined in heavy black line on Map No. 1655 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

**READ** a first time the 12<sup>th</sup> day of January, 2016.

**READ** a second time the 8<sup>th</sup> day of May, 2018.

**PUBLIC HEARING** held the 19<sup>th</sup> day of June, 2018.

**READ** a third time the 26<sup>th</sup> day of June, 2018.

**APPROVED** by the Ministry of Transportation and Infrastructure this 13<sup>th</sup> day of December, 2019.

**ADOPTED** the       day of       , 20

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PRESIDING MEMBER

---

CORPORATE OFFICER



1100 *Reports and Recommendations*

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Application for Exclusion from the Agricultural Land Reserve;  
(Golden Ears Way) Plan NWP63218, District Lot 280, Group 1, New Westminster  
Land District, DEDICATED PARK & 63221

**MEETING DATE:** February 16, 2021  
**FILE NO:** 2021-032-AL  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

This application is to exclude an 8.5 hectare (21 acres) parcel from the Agricultural Land Reserve (ALR). The property has been previously recommended for exclusion by the Agricultural Land Commission (ALC) under ALC resolution 2635/2011, along with several other properties. These properties, identified as "remnant parcels" are considered unsuitable for agriculture for a number of reasons. In this case, the subject property is within the Urban Area Boundary and is designated Floodplain in the Hammond Area Plan and Conservation in the Official Community Plan.

The parcel will provide a temporary use to support Metro Vancouver in the assembly of twin sanitary forcemains (Golden Ears Forcemain and River Crossing project) that will be pulled under the Fraser River and will convey wastewater from Maple Ridge and Pitt Meadows to the upgraded Northwest Langley Wastewater Treatment Plant. Metro Vancouver will perform a tie-in to existing infrastructure just north of 113B Avenue, and will require a permanent right-of-way for this area. This is part of a long term servicing plan for regional growth management.

Council has been advised of project details as this servicing plan has developed. Metro Vancouver gave an overview presentation at the April 9, 2019 Council Workshop. Council was further updated at the October 6, 2020 Committee of the Whole Meeting. At the subsequent October 13, 2020 Council Meeting, in support of the project, Council passed the following resolution:

*That a Licence Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow an emergency generator to be constructed on City property be authorized; and further*

*That the Corporate Officer be authorized to execute the agreement.*

Upon completion of this project, up to four hectares of the site will be restored with native vegetation to enhance ecological values. Restoration of the disturbed areas will include:

1. Reconstruction of disturbed slough habitat and marsh wetland.
2. Improvement to instream habitat.
3. Replacement of lost riparian and upland vegetation and improvement of riparian and upland habitat.
4. Removal of invasive species in impacted areas and replacement with additional native species.
5. Monitoring and maintenance of replaced vegetation.

The subject property, due to its size, geometry, and location, is essential for the installation of this critical piece of infrastructure. The alignment was selected with careful consideration of environmental impacts, constructability, proximity to adjacent infrastructure, property requirements, as well as the need to tie-into existing Metro Vancouver infrastructure near 113B Avenue. The construction methodology requires the pre-assembly of the full length of the river crossing, and the identified corridor and temporary working space north of 113B Avenue is the only option to accomplish this.

Although this site is necessary for the reasons discussed above, other options exist to facilitate this proposal on the site that would not require exclusion from the ALR. These options are discussed further in the Alternatives section of this report. The rationale for proceeding with the exclusion is due to the consistency with the direction of ALC to remove this property from the ALR.

The ALC has outlined a new process for processing exclusion applications, which became effective September 29, 2020. This process includes the requirement of first hosting a Public Hearing prior to passing a Council resolution of concurrence for forwarding the application to the ALC. To comply with this new process, the staff recommendation is to forward this application to Public Hearing. The next steps will be to forward to the Commission, upon receipt of input from the Public Hearing.

#### **RECOMMENDATION:**

**That application 2021-032-AL be forwarded to Public Hearing.**

#### **DISCUSSION:**

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

Applicant:	City of Maple Ridge
Legal Description:	D.L. 280, Plan NWP63218
OCP :	
Existing:	Conservation
Proposed:	No Change
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	No Change
Surrounding Uses	
North:	Use: Vacant (owned by Translink)
	Zone: CS-1 (Service Commercial)
	Designation: Commercial
South:	Use: Vacant (owned by Transportation Authority)
	Zone: RS-3 (Single Detached Rural Residential)
	Designation: Maple Meadows Business Park
East:	Use: Business Park
	Zone: M-3 (Business Park Industrial)
	Designation: Maple Meadows Business Park
West:	Use: Pitt Meadows

Existing Use of Property:	Vacant
Proposed Use of Property:	Temporary Infrastructure construction followed by ecological restoration.
Site Area:	8.5 hectares

#### **b) Project Description:**

The Northwest Langley Wastewater Treatment Plant in the Township of Langley, which currently serves 30,000 people in Langley, will be expanded on the same site to serve 230,000 people, including residents and businesses in Maple Ridge and Pitt Meadows across the Fraser River. Untreated wastewater from Maple Ridge and Pitt Meadows currently flows to the Annacis Island Wastewater Treatment Plant in the City of Delta. To divert flows to Northwest Langley Wastewater Treatment Plant, a new pump station is required north of the Fraser River, along with two pipes under the river connecting the pump station in Maple Ridge to the treatment plant. This upgrade has been phased over several years and will be constructed through four projects:

- Pump Station and Storage Tank: a new pump station and storage tank in Maple Ridge near Golden Ears Way and 113B Avenue. Construction is currently underway on the north side of the Fraser River.
- Golden Ears Forcemain and River Crossing: two new pipes tunneled under the Fraser River to carry wastewater from the new pump station in Maple Ridge to the treatment plant in the Township of Langley.
- Northwest Langley Wastewater Treatment Plant Expansion: expansion of the existing wastewater treatment plant in the Township of Langley.
- Outfall Pipe: a new outfall pipe to carry treated wastewater from the plant to the Fraser River.

The Golden Ears Forcemain and River Crossing is the second of four Northwest Langley Wastewater Treatment Projects. Construction will take place from summer 2021 to late 2022.

Two new pipes will be constructed under the Fraser River and will carry wastewater from the new pump station in the City of Maple Ridge to the treatment plant in the Township of Langley. The pipes will be installed beneath the riverbed by trenchless methods to avoid impacts to the river. On-land construction will include sections of open-cut work, as well as trenchless construction methods to go underneath roadways.

The new pipes will increase the capacity of this existing system to help ensure the continued, reliable, and safe management of liquid waste in our growing region, and will be designed to meet current seismic standards.

#### **c) Planning Analysis:**

The subject property is identified as floodplain in the Hammond Area Plan, and is recognized for its role in managing rainwater runoff and mitigating flood hazards. Appendix B shows the site as an environmentally sensitive wetland area that is also traversed by multiple watercourses.

As an enhanced natural area, the site can help to slow and infiltrate rainwater to improve water quality, slow volume during peak events, and reduce pressure on nearby floodplain pump stations. The Hammond Area Plan notes that future considerations for these floodplain areas will be to combine this integral function of flood event mitigation with improved greenspace and ecological diversity.



The exclusion of this property could assist in the future planning of the site, as it will give the City of Maple Ridge greater jurisdiction over its development.

**d) Intergovernmental Issues:**

In 2011, the ALC identified the subject property as one of several parcels as appropriate for exclusion under ALC Resolution 2635/2011, made on October 27, 2011. This resolution invited the City to submit a local government application for exclusion for these remnant areas "identified by the Commission as being unsuitable for agriculture". This direction from the Commission stems from their interest in maintaining an ALR that accurately reflects agricultural capability and suitability of properties contained within it. The expectation of the ALC was that these parcels would be excluded as a group application along with the exclusion of the Albion Flats, but the ALC also supported individual applications.

The previous use of the subject property as passively maintained floodplain provided little incentive to exclude it from the ALR. This recent interest in the property is due to this collaboration between Metro Vancouver and the City of Maple Ridge in support of the long term servicing plan. The steps taken in advancing this application have been directed by the ALC. Under the Commission's new process, landowner applications for exclusion have been eliminated. All applications for exclusion from the ALR must now be initiated by a local government. As part of this process, local governments are required to hold a public hearing prior to forwarding the application to the Commission.

This is the first exclusion application within the City of Maple Ridge under the Commission's new process.

**e) Environmental Implications:**

The use of this land proposed by Metro Vancouver will be temporary in nature, with the exception of the short segment which will tie into existing Metro Vancouver infrastructure (See attachment C) The land allocated for temporary working space will be returned to its existing condition with the added benefit of additional riparian planting and associated reduction of invasive plant species, specifically reed canary grass. The restored areas will be monitored and maintained for a five-year period post-construction to ensure high survival and full restoration of all affected areas. The location of the permanent right-of-way, will be restored with gravel to provide access to the sewer for preventative maintenance.

The Golden Ears Force Main and River Crossing project has developed a comprehensive restoration plan for the project. The restoration plan includes a planting prescription of native riparian shrubs and trees specific to the environmental characteristics of this area. All areas disturbed by this temporary use will be planted to the densities specified in the restoration plan. To offset the temporary disturbance, an additional area equal to 20 percent of the total disturbance will also be planted. Additional offset areas for disturbances required south of 113B Avenue will also be completed on the parcel in question for ALR exclusion, and all planting will be in-line with the restoration objectives of the City of Maple Ridge.

**f) Citizen/Customer Implications:**

Metro Vancouver has engaged City of Maple Ridge elected officials, staff, residents, and businesses on the Northwest Langley Wastewater Treatment Projects since 2017. Available information on the Golden Ears Force Main and River Crossing Project was provided when the projects were first

introduced and at all subsequent meetings and public events. On September 27, 2017, a public open house was held at Hammond Elementary School to introduce the projects and identify interests. Participants supported horizontal directional drilling for the river crossing and had no comments regarding the on-land alignment.

Metro Vancouver commenced a virtual open house on January 27, 2021 detailing the Golden Ears Force Main and River Crossing Project. This virtual open house will be followed with opportunities for public feedback in a two week comment period. Metro Vancouver would be pleased to share that feedback at the public hearing, as appropriate. Metro Vancouver has worked closely with Katzie First Nation, the City of Pitt Meadows, and the Township of Langley on project definition and design.

Notification requirements for the exclusion application will be met jointly by Metro Vancouver and the City of Maple Ridge. Metro Vancouver will install the sign and provide information to those seeking information about the project. If directed by Council, the City of Maple Ridge will be hosting the Public Hearing and the newspaper advertisements.

**g) Next Steps:**

The ALC exclusion process is outlined in the Exclusion Application Guide published August 6, 2020. The process involves Metro Vancouver as the authorized agent applying as the local government by filling out details of the project via the ALC application portal. The application process requires details on the location, legal address, area, current use, and purpose of exclusion of the parcel, along with supporting documentations. It also requires evidence of public notice of application, a public hearing, and to provide a local government resolution. ALC has provided clarification that while Metro Vancouver can apply as authorized agent, the City of Maple is responsible to hold the public hearing and pass the Council Resolution.

Upon review of the information received at public hearing, at their subsequent Council meeting, Council will consider the feedback before passing the resolution. Upon receipt of a favorable recommendation, Metro Vancouver will forward the exclusion application to the ALC for approval. As this site has been previously identified by the Commission as suitable for exclusion, an expedited response to this application is anticipated

**h) Alternatives:**

As noted earlier in this report, the use of this site is critical to the successful completion of this project. Metro Vancouver has issued an RFP for construction and is expected to begin work in July 2021. The project is on a critical path, for all of the Northwest Langley Treatment Projects, valued at \$1.3B. Delays to the Golden Ears Forcemain Project will result in additional costs to Metro Vancouver.

The alignment within the ALR was selected with careful consideration of environmental impacts, constructability, proximity to adjacent infrastructure, property requirements and the requirement to connect to existing infrastructure. The construction methodology requires the pre-assembly of the full length of the river crossing, and the identified corridor and temporary working space north of 113B Avenue is the only option to accomplish this.

The exclusion of this site from the ALR is not the only option for this purpose. Alternatives exist, such as a Non-Farm Use application, or a possible exemption due to the temporary use of the site. Given the circumstances however, exclusion is the best option, as the ALC does not consider an agricultural future for the site, and sees little benefit for retaining it within the ALR.

## CONCLUSION:

This application for exclusion from the ALR is a collaboration between the City of Maple Ridge and Metro Vancouver to advance an infrastructure development project. The site has been identified by the ALC for exclusion, and for this reason, the exclusion of the site is the most expedient approach to being able to use the site for this purpose.

This application will be the first exclusion application within the City of Maple Ridge under the local government initiated application process as introduced by the Commission in August 2020. Prior to being forwarded to the Commission, the local government is required to host a public hearing. For this reason, the recommendation of this report is to forward the application to public hearing.

Following public hearing, the report will be returned to Council with a request to consider forwarding the request to the ALC.

"Original signed by Diana Hall"

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*Prepared by:* **Diane Hall, BA, MA**  
**Planner 2**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

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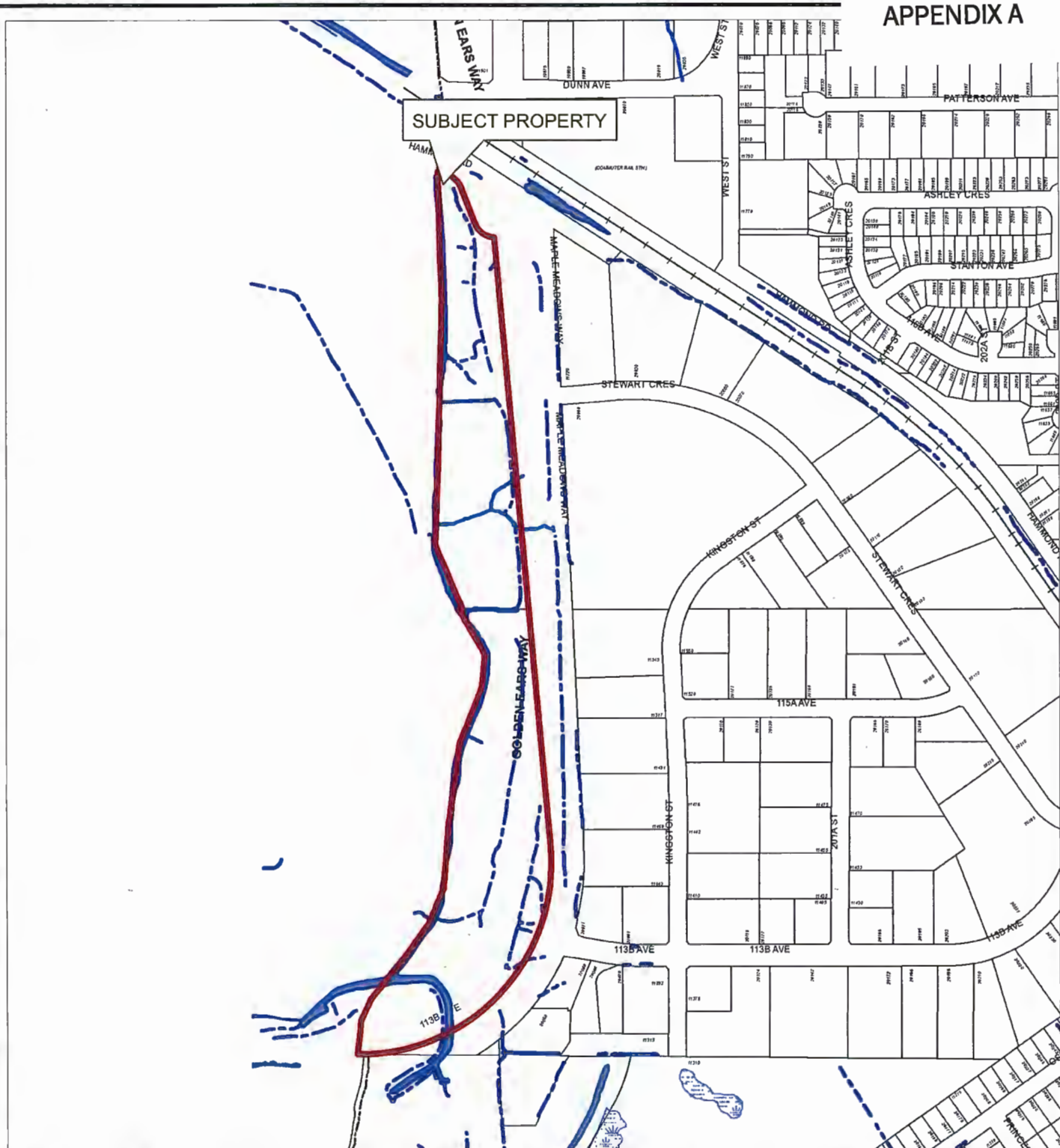
*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho photo

Appendix C – Construction Details prepared by Applicant



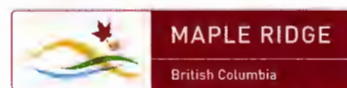
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**Legend**

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

FOLIO: 21342-0400-4

PLANNING DEPARTMENT

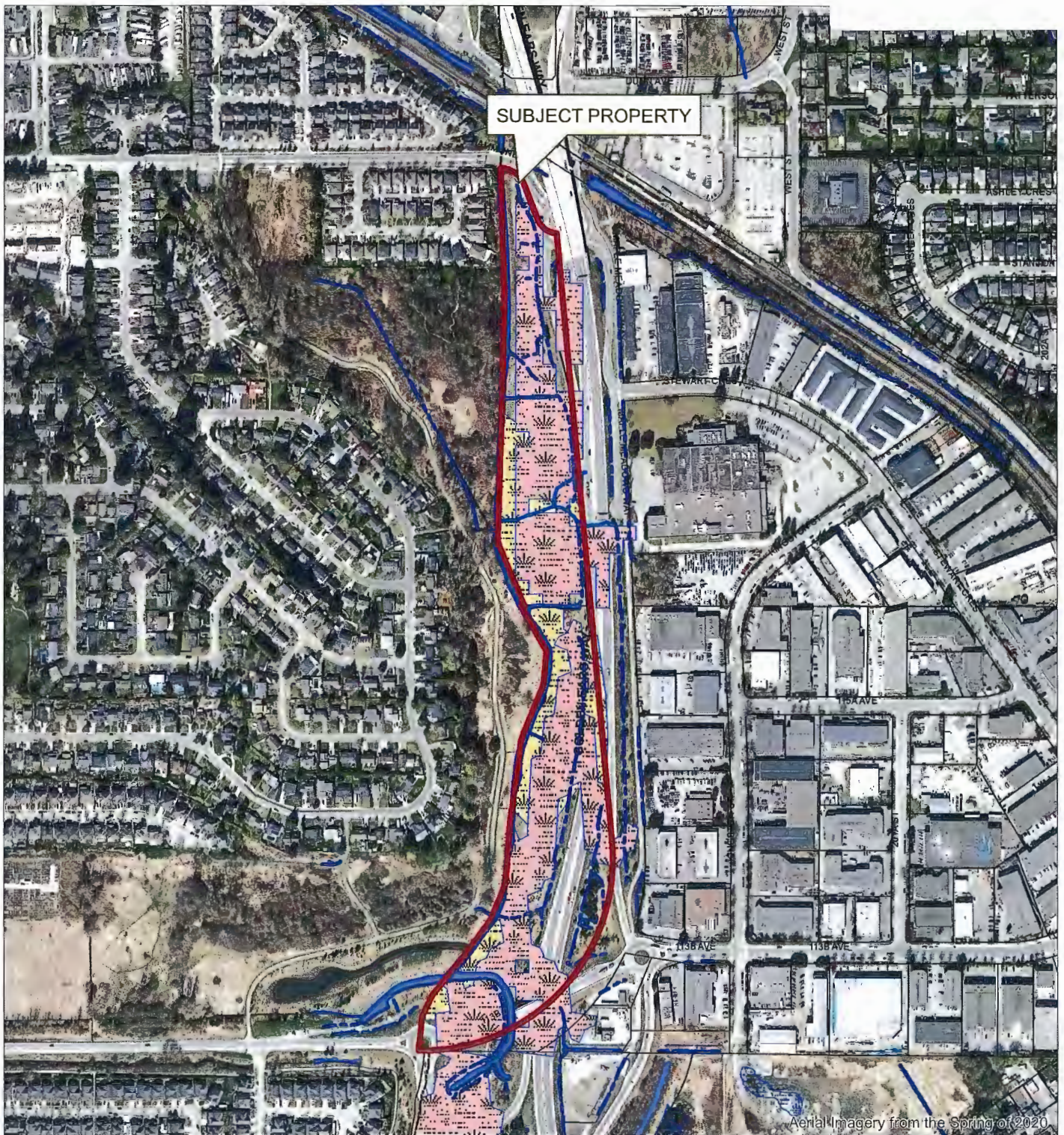


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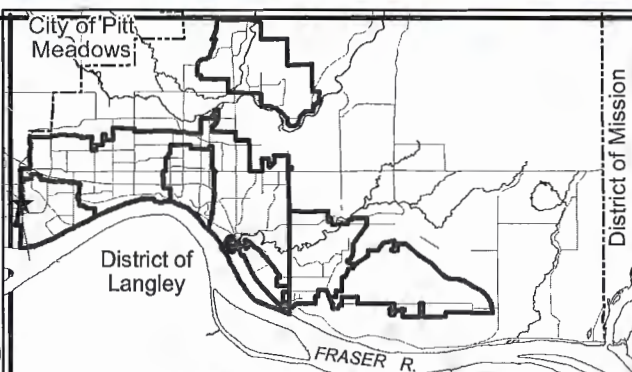
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DATE: Jan 20, 2021

BY: PC





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FOLIO 21342-0400-4

PLANNING DEPARTMENT



MAPLE RIDGE

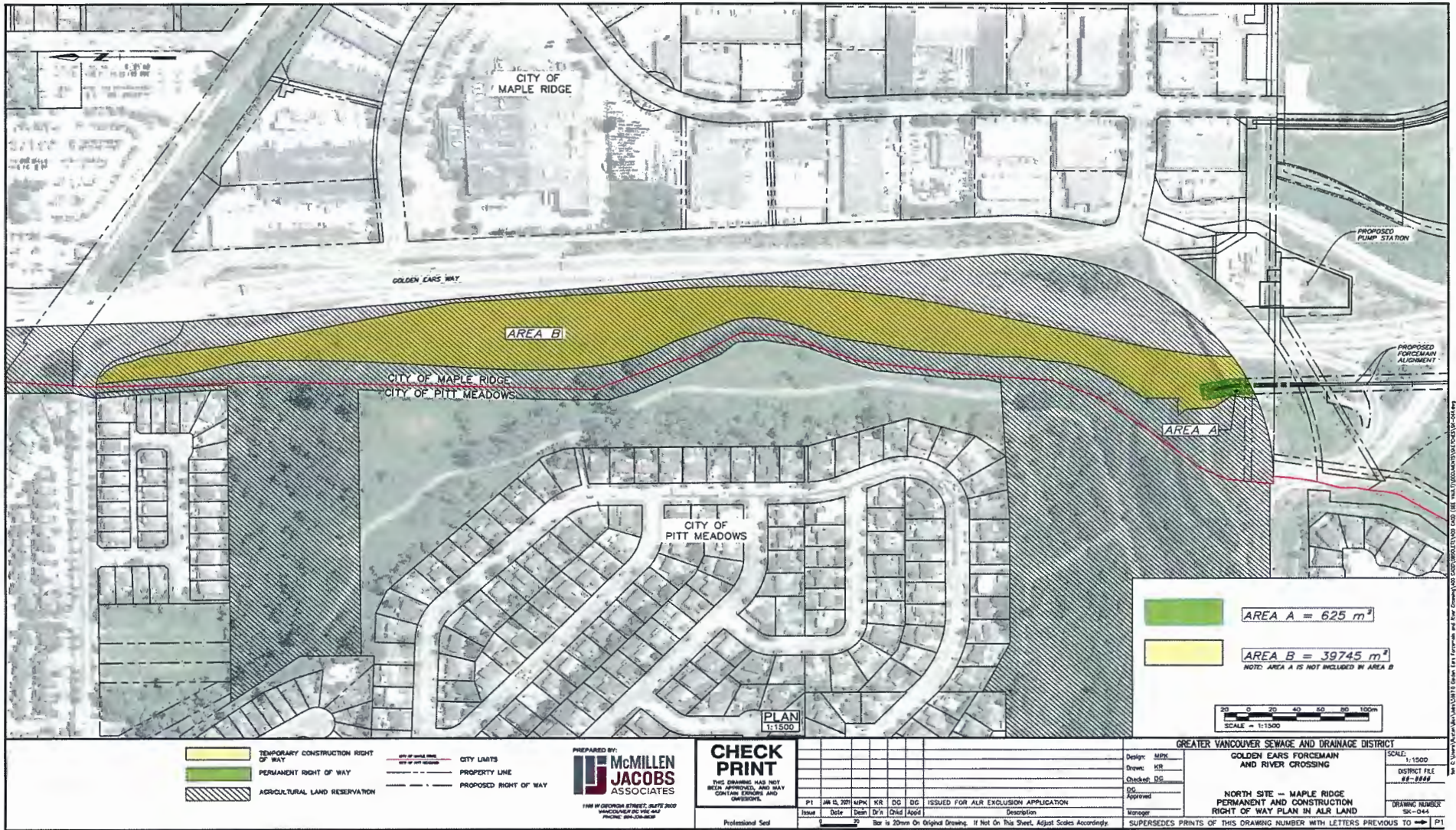
British Columbia

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

FILE: 2021-032-AL  
DATE: Feb 9, 2021

BY: PC





**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7682-2020  
25236 112 Avenue

**MEETING DATE:** February 16, 2021  
**FILE NO:** 2019-354-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 25236 112 Avenue, from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future two lot subdivision (see Appendix A). Through an earlier subdivision application, 2016-394-SD, the subject property was subdivided from the original larger lot, of which a portion is now located to the south at 11208 252 Street. As part of the 2016-394-SD subdivision, several covenants were registered on the subject lot. On September 20, 2018, the subject property was removed from the Agricultural Land Reserve (ALR). To proceed further with the current application additional information is required as outlined below.

The OCP designation for this property is 51% *Agricultural* (the north portion) and 49% *Suburban Residential* (the south portion), as shown in Appendix C. An OCP Amending Bylaw will be brought forward at second reading proposing to re-designate the Agricultural portion of the property to Suburban Residential.

The property is outside of the Metro Vancouver Urban Containment Boundary and just outside of the North East Albion Area. The regional designation for this site, as shown in Appendix D, is *Agriculture* (the north portion) and *Rural* (the south portion). An amendment to the Metro Vancouver Regional Growth Strategy (RGS) is required to change the *Agriculture* portion of the site to *Rural*.

Pursuant to the Community Amenity Contribution (CAC) Program policy, this application is subject to contributing to the program in the amount of \$5,100.00 for the additional lot, as the original lot is exempt when a subdivision is proposing fewer than three lots.

**RECOMMENDATIONS:**

1. 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 additional consultation be required and that proposed amendment to the Regional Growth Strategy be referred to Metro Vancouver for comment.

2. That an amendment to the Metro Vancouver Regional Growth Strategy be approved by the Metro Vancouver Board prior to final reading of the subject application;
3. That Zone Amending Bylaw No. 7682-2020 be given first reading; and
4. That the applicant provide further information as described on Schedules A, B, J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

#### DISCUSSION:

##### a) Background Context:

Applicant: D.K. Bowins & Associates Inc., Don Bowins  
Owner: Jomon and Meena Meleppuram

Legal Description: Lot 2, Section 14, Township 12, New Westminster District Plan EPP75602

OCP:  
Existing: Agricultural, Suburban Residential  
Proposed: Suburban Residential

Zoning:  
Existing: RS-3 (Single Detached Rural Residential)  
Proposed: RS-2 (Single Detached Suburban Residential)

Surrounding Uses:

North:	Use:	Kanaka Creek Park
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Park In The ALR (85%), Park (15%)
South:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Suburban Residential
East:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Agricultural (63%), Suburban Residential (37%)
West:	Use:	Vacant; under application 2019-425-RZ
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Low/Medium Density Residential

Existing Use of Property: Vacant, as recently subdivided off of 11208 252 Street  
Proposed Use of Property: Single Family Residential  
Site Area: 1.11 HA (2.75 acres)  
Access: 112 Avenue  
Servicing requirement: Rural Standard



**b) Site Characteristics:**

The property located at 25236 112 Avenue is approximately 1.11 hectares (2.75 acres) in area, and is fairly flat with two watercourses on its south and east property lines, identified as KA-7 and KA-8. The property was originally treed, and a tree cutting permit was issued to clear the site to prepare for required works to be done under the previous subdivision application 2016-394-SD. Tree cutting took place, and a soil permit was issued. Covenants are registered on the subject lot's Title to protect sewage disposal (septic system), stormwater management, and a No Build No Disturb area. The subject property was removed from ALR in September 2018.

**c) Project Description:**

The proposal is to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), which would allow to further subdivide the subject property into two properties of 1 acre minimum. The original property was intended to be developed in two phases, from one to three lots, where the subject proposal is the second and final phase (see Appendices A and B).

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 *Agricultural* (51%) and *Suburban Residential* (49%) in the Official Community Plan (OCP), as shown in Appendix C. For the proposed development, an OCP amendment will be required to re-designate all of the site to *Suburban Residential*, to allow the proposed RS-2 (Single Detached Suburban Residential) zoning.

The property was formerly designated ALR and was granted an exclusion in 2018.

The property is located outside of the Metro Vancouver Urban Containment Boundary, and just outside of the North East Albion Area. The regional designation for this site, as shown in Appendix D, is *Agriculture* (the north portion) and *Rural* (the south portion). An amendment to the Metro Vancouver Regional Growth Strategy (RGS) will be required to change the *Agriculture* portion of the site to *Rural*. A Council Resolution will be forwarded to Metro Vancouver after third reading of the OCP amendment bylaw requesting a regional land use designation change for the site.

**Zoning Bylaw:**

The current application proposes to rezone the property located at 25236 112 Avenue from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) (see Appendix E) to permit future subdivision into two new lots (see Appendix F). The minimum lot size for the proposed RS-2 zone is 1.0 acre (0.4 ha). Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

### **Development Permits:**

Under the first phase subdivision, a Watercourse Protection and Natural Features Development Permit application, file number 2016-394-DP, was approved. This permit will be reviewed as part of the subject rezoning to define if any further protection measures may be required. Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

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

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

Furthermore, a Wildfire Development Permit Application 2017-087-DP was started for review under the original subdivision application, and will be subject to approval as a condition of this rezoning application. 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:**

The subject application is proposing to subdivide the property into two lots and as such, will not be reviewed by the Advisory Design Panel prior to Second Reading.

### **Development Information Meeting:**

A Development Information Meeting is not required for this 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;
- 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 updated 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:**

The subject property is located outside of the Metro Vancouver Urban Containment Boundary, and is designated partially *Agricultural* and *Rural* in the Regional Growth Strategy (RGS). Municipalities can request amendments to the RGS through a Council resolution. The Metro Vancouver Regional Board initiates amendments by resolution. However, Metro Vancouver is working on a broader update to the RGS which may affect the proposed minor RGS amendment for the subject site.

It should be noted that Metro Vancouver staff have confirmed that the proposed change will involve a Type 2 RGS amendment, which is triggered when a change to a regional Agriculture land use designation is proposed. Approval for this change will require 2/3 weighted vote of the Metro Vancouver Board and a regional public hearing.

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that additional consultation is required, respecting the required amendment to the Regional Growth Strategy, to the Metro Vancouver staff, and the current revision to the Strategy.

**g) Development Applications:**

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

1. An OCP Amendment Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Wildfire Development Permit Application (Schedule J); and
4. 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 intent of the OCP. As the subject property has been removed from ALR, policy supports an OCP amendment to delete the partial Agricultural designation that used to be designated ALR, and 100% designate the subject property as *Suburban Residential*, to allow for the next phase of development into two 1.0 acre lots. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

After third reading, Council will need to request Metro Vancouver designate the northern portion of the site from "Agricultural" to "Rural" in the Regional Growth Strategy Plan.

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"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

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

The following appendices are attached hereto:

Appendix A – Subject Map

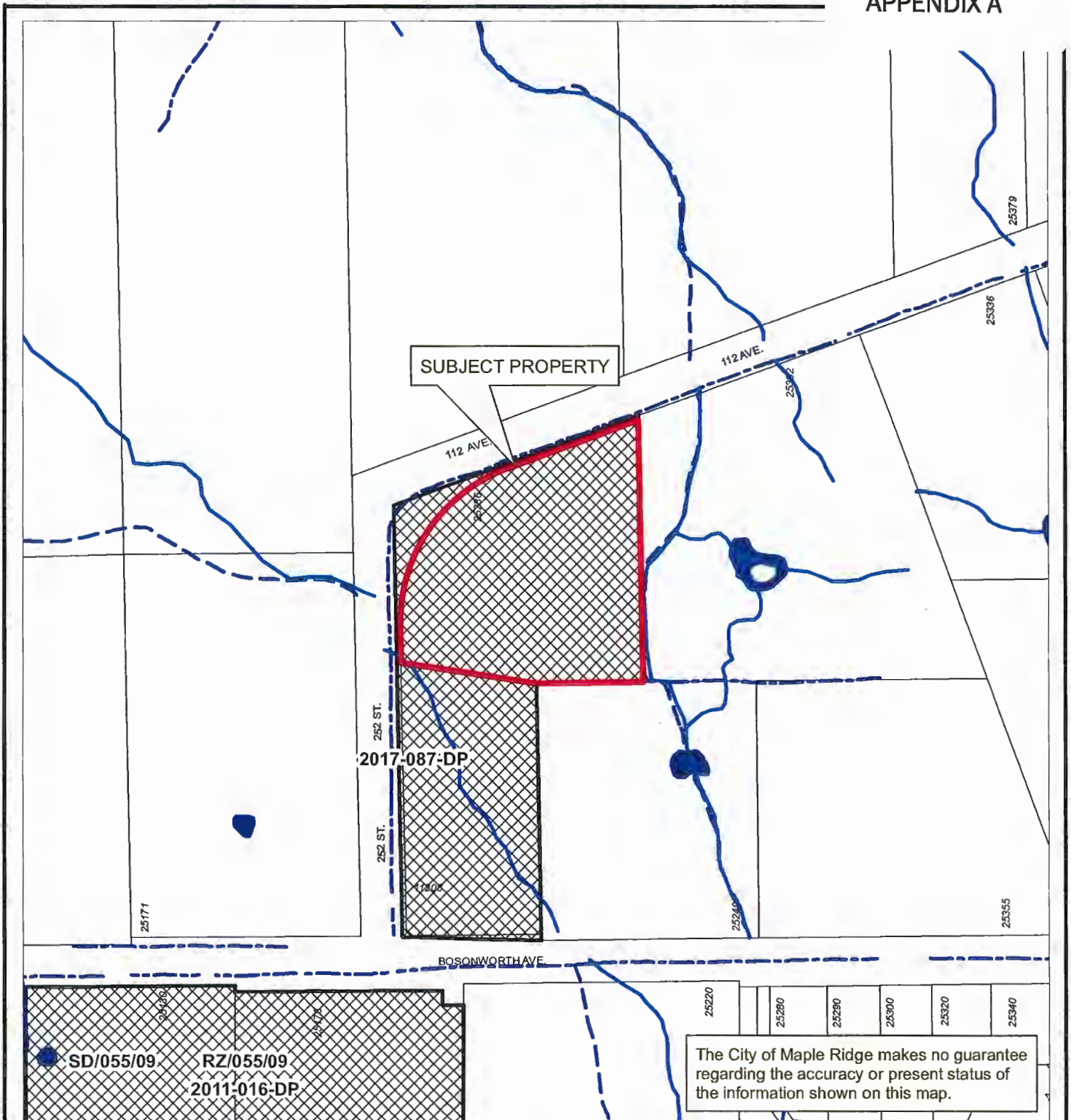
Appendix B – Ortho Map

Appendix C – OCP Designation Map



Appendix D – Metro Vancouver RGS Land Use Designation Map

Appendix E – Zone Amending Bylaw No. 7682-2020

Appendix F – Proposed Site Plan



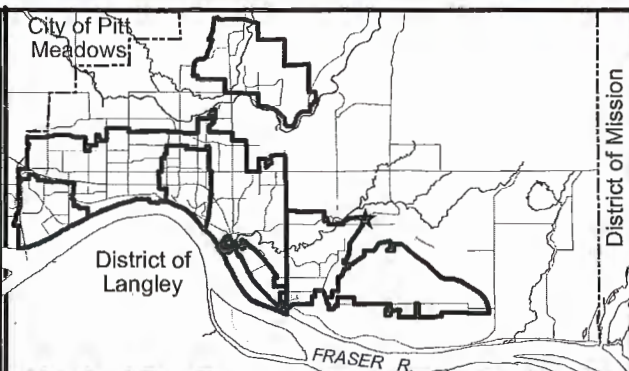
The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.

 <p>Scale: 1:2,500</p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Stream</li> <li>Ditch Centreline</li> <li>Indefinite Creek</li> <li>Lake or Reservoir</li> </ul>	<p><b>25236 112 AVENUE</b> PID: 030-567-114</p> <p>PLANNING DEPARTMENT</p>  <p><b>mapleridge.ca</b></p> <p>FILE: 2019-354-RZ DATE: Oct 3, 2019</p> <p>BY: PC</p>
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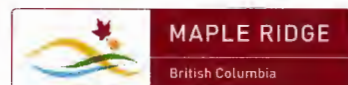


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25236 112 AVENUE  
PID: 030-567-114

PLANNING DEPARTMENT

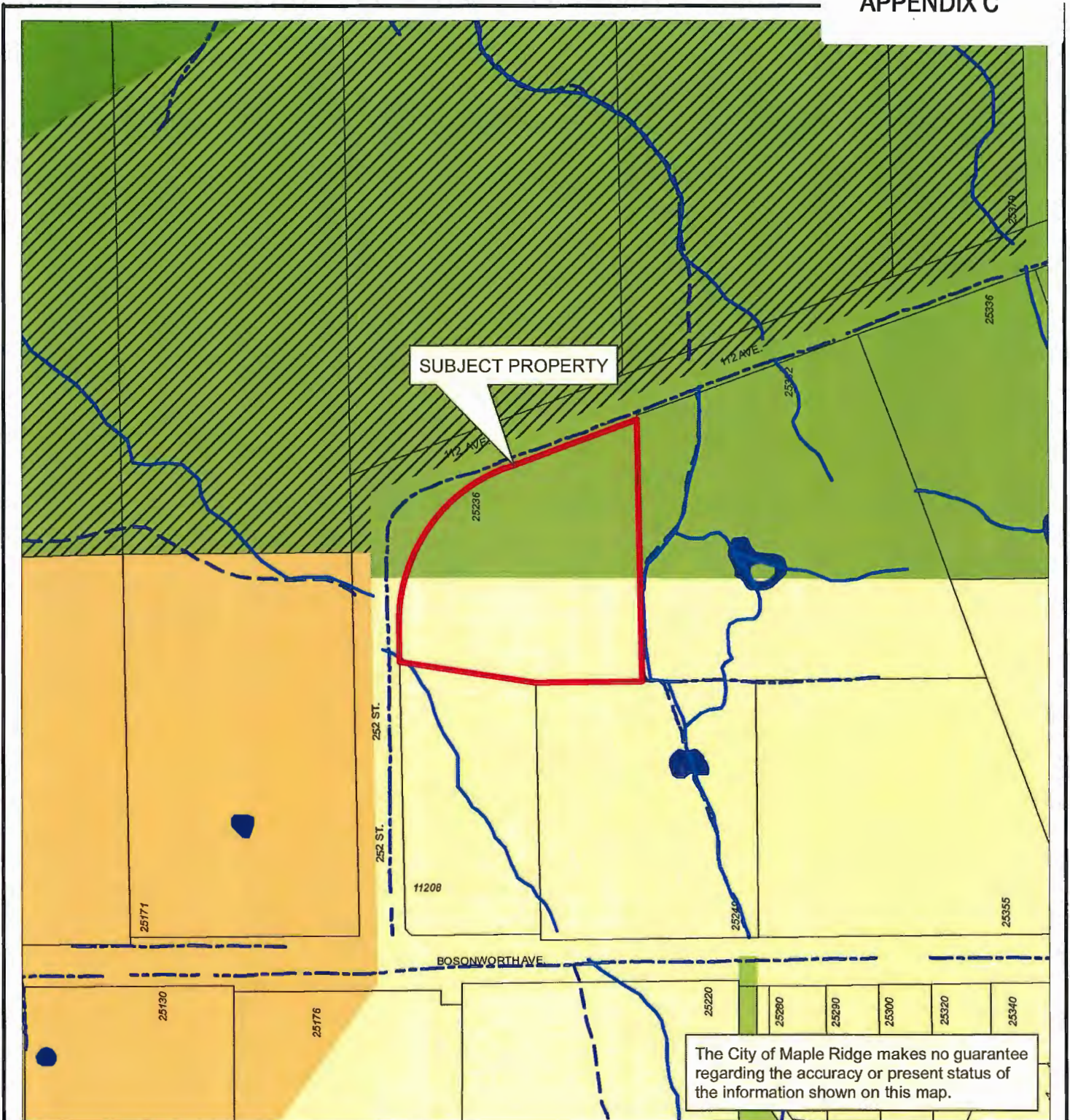



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FILE: 2019-354-RZ  
DATE: Oct 3, 2019

BY: PC







Scale: 1:2,500

**Legend**

- LOW/MEDIUM DENSITY RESIDENTIAL
- Agricultural
- Park in the ALR
- Park
- Suburban Residential
- Conservation

**25236 112 AVENUE**  
PID: 030-567-114

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PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

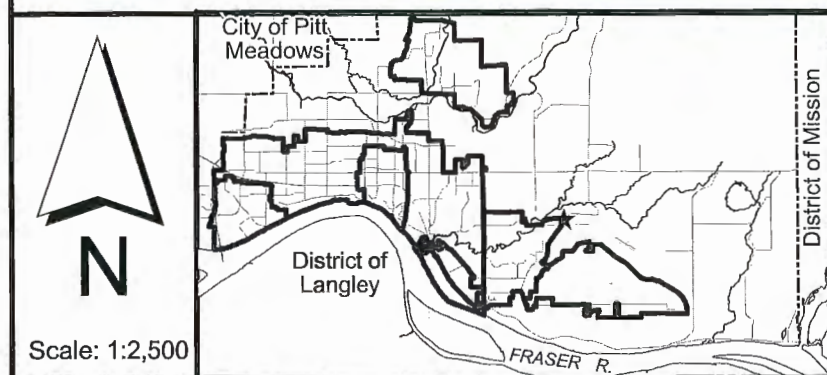
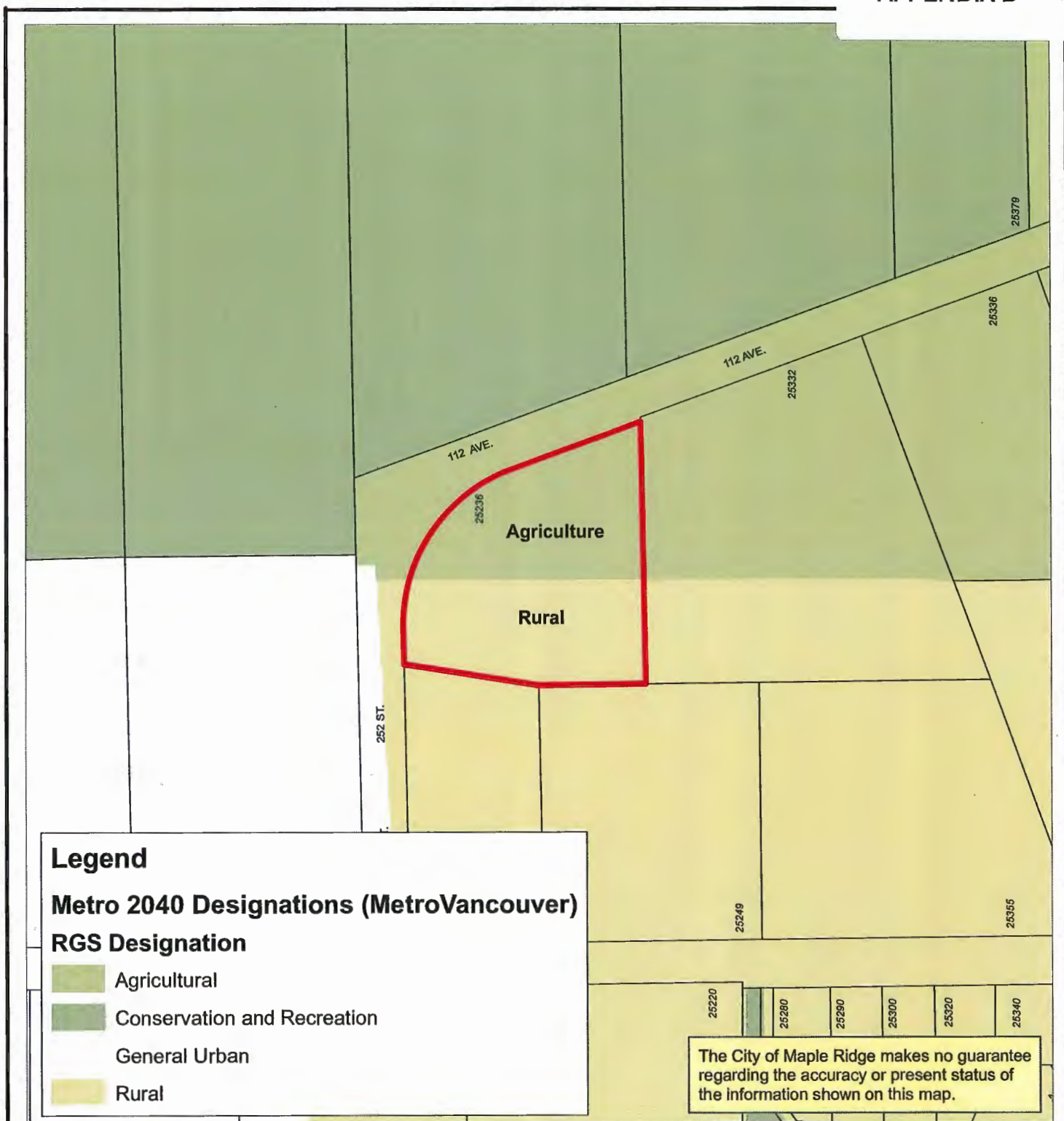
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BY: PC





25236 112 AVENUE

PLANNING DEPARTMENT

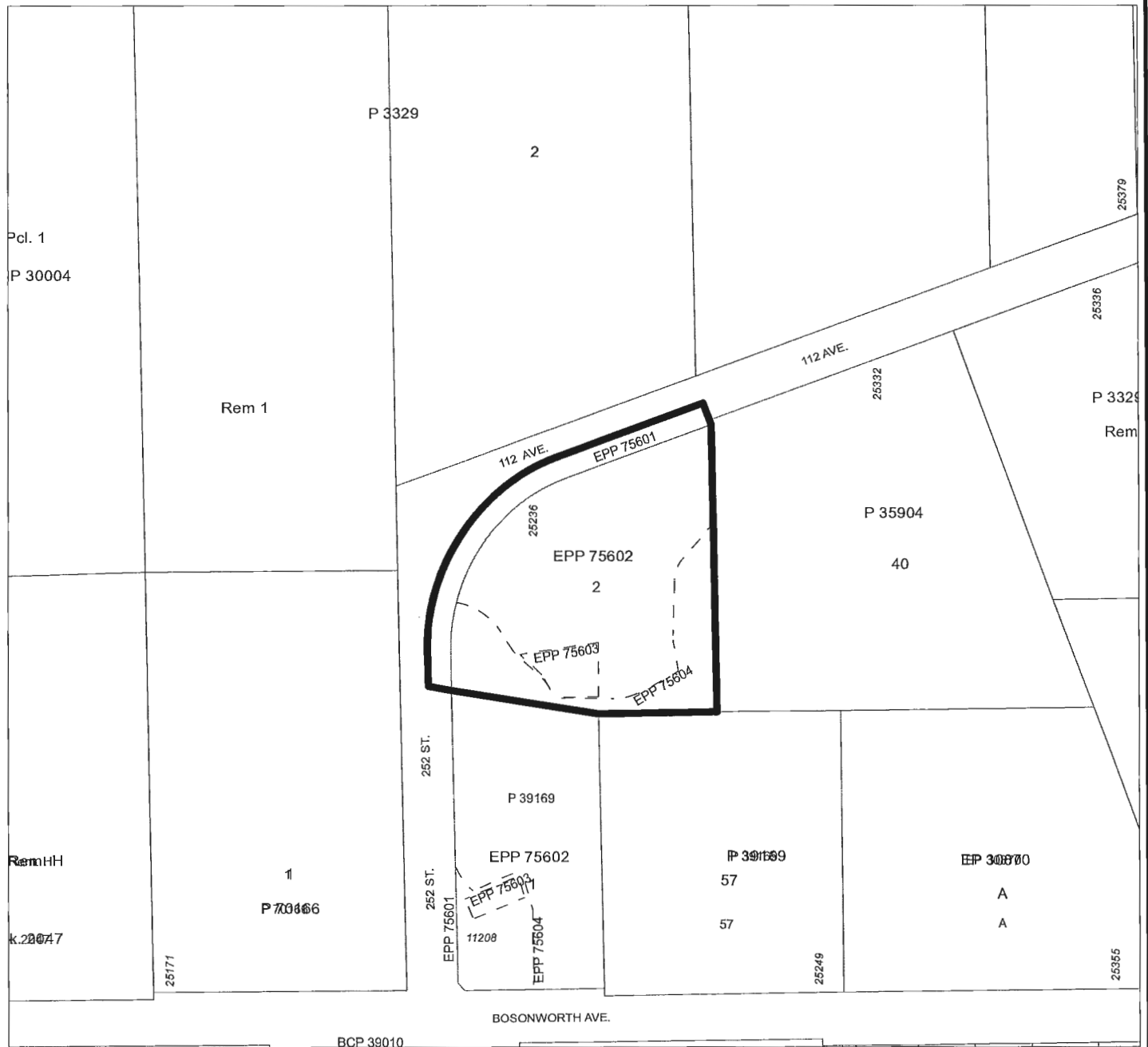
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British Columbia

**mapleridge.ca**

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DATE: Dec 16, 2020  
BY: DT



CORPORATE OFFICER



## MAPLE RIDGE ZONE AMENDING

Bylaw No. 7682-2020

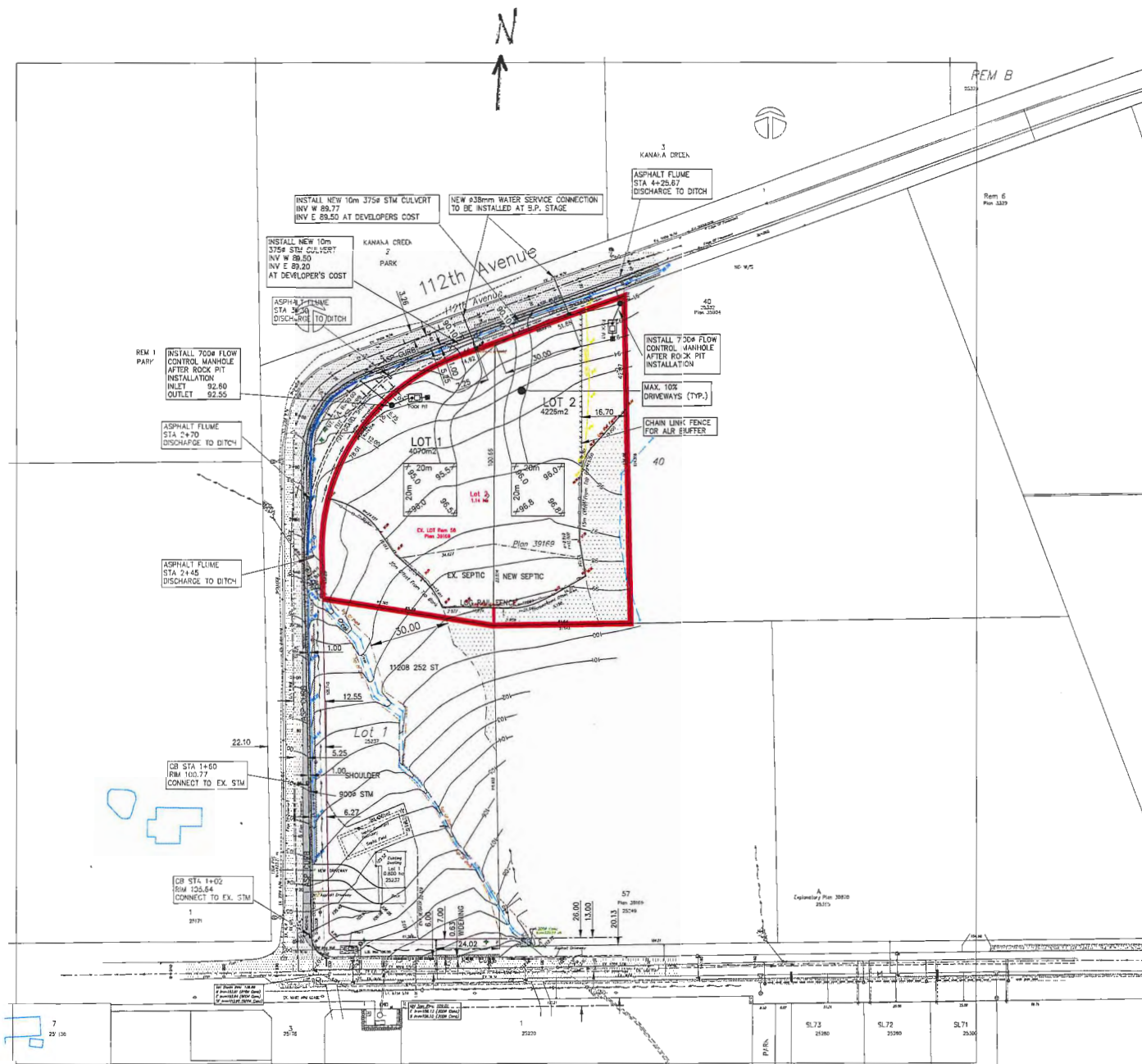
Map No. 1850

From: RS-3 (Single Detached Rural Residential)

To: RS-2 (Single Detached Suburban Residential)



SCALE 1:2,500



# APPENDIX F

REZONE & SUBDIVIDE FROM RS  
RS2 0.40Ha. AS PER ALC APPR

Elevations Are Geodetic  
Referenced to Integrated Monument 38+1386  
Monument Elevation: 106.208 m

LOT 56 SECTION 14, TP 24  
PLAN NWP 39169

DRAWN BY: AJO  
DESIGNED BY: DKB  
CHECKED BY: DKB  
APPROVED BY: DKB  
SCALE: 1:750

SEAL:

CITY OF MAPLE RIDGE  
ENGINEERING DEPARTMENT

SERVICING SCHEMATIC  
25236 112 AVENUE  
LOT 2 SECTION 14, TP 24

DATE: SEPT 2019  
SHEET: OF  
DWG. NO:

No.	DATE	REVISION	BY



mapleridge.ca

City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7634-2020  
11970 220 Street

**MEETING DATE:** February 16, 2021  
**FILE NO:** 2020-052-RZ  
**MEETING:** C o W

---

#### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11970 220 Street, from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future construction of a Triplex development. To proceed further with this application additional information is required as outlined below.

The draft *Lougheed Transit Corridor Concept Plan* designates the subject property *Transit Corridor Multi-Family* which could allow additional density in the form of townhomes or apartments with a maximum height of six storeys. These higher density housing forms would require consolidation of adjacent lots. Under the *Lougheed Transit Corridor Concept Plan* a triplex would not be permitted on lands designated "Transit Corridor Multi-Family" but this use can proceed under the current OCP designation of "Urban Residential".

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$4,100.00 per dwelling unit. Section 3(e) of Council Policy 6.31 stipulates that only the first dwelling unit is exempt. Therefore, an estimated CAC amount of \$8,200.00 would be required.

#### RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7634-2020 be given First Reading; and
2. That the applicant provide further information as described on Schedule C and D of the Development Procedures Bylaw No. 5879-1999.

#### DISCUSSION:

##### a) Background Context:

Applicant:	GLENN ROGERS
Legal Description:	Lot: 64, District Lot: 397, New Westminster District Plan 14685
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential

**1103**

**Zoning:**

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

**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:	Urban Residential

East:	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential

West:	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential

Existing Use of Property:	Residential Single-Family
Proposed Use of Property:	Residential Multi-Family
Site Area:	959m <sup>2</sup> (0.236 acres)
Access:	220 Street (via Laneway)
Servicing requirement:	Urban Standard

**b) Site Characteristics:**

The subject property and adjacent properties are flat. There is an existing single-family dwelling and an accessory building on the site. Existing vegetation includes adolescent and mature trees that are located on the periphery of the site.

**c) Project Description:**

The applicant proposes to rezone the subject property from RS-1 to RT-2 to permit the construction of a Triplex development (See Appendices A and B) as discussed above.

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 OCP designates the subject property as *Urban Residential*, and development of the property is subject to the *Neighbourhood Residential Infill* Policies 3.19 and 3.21 of the OCP. These policies

require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks and lot configuration with the existing pattern of development in the area. Specifically, Policy 3.19(b) emphasizes that different unit types such as duplexes and triplexes, are scaled and designed to integrate characteristics that resemble a single-family dwelling with an emphasis on street-oriented buildings.

The proposed rezoning of the subject property to RT-2 (Ground-Oriented Residential Infill) to support the development of a triplex aligns with the intent of these OCP and neighbourhood residential infill policies and is therefore supportable.

#### **Zoning Bylaw:**

The current application proposes to rezone the property located at 11970 220 Street from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) (see Appendix C) to permit the construction of a Triplex development (see Appendix D). The minimum lot size for the current RS-1 zone is 668m<sup>2</sup>, and the minimum lot size for the proposed RT-2 zone is 800m<sup>2</sup>. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

The *Lougheed Transit Corridor Concept Plan*, which was endorsed by Council, could accommodate higher density housing forms, such as apartments, if adjacent lots were to be consolidated.

#### **Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. The recently adopted Ground Oriented Residential Infill Guidelines will be used to evaluate the design and neighbourhood fit of the proposed triplex. Parking will be provided 2 per unit via driveways to each unit facing the street.

#### **Advisory Design Panel:**

A Multi-Family Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

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

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

#### **e) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District;

- g) Utility companies;
- h) Ministry of Transportation and Infrastructure; and
- i) 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 C);
2. A Multi-Family Residential Development Permit Application (Schedule D);

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

**CONCLUSION:**

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

"Original signed by Tyson Baker"

---

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

"Original signed by Chuck Goddard"

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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**

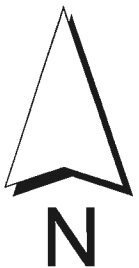
"Original signed by Al Horsman"

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




The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7634-2020
- Appendix D – Proposed Site Plan & Rendering



Scale: 1:1,500

### Legend

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

11970 220 STREET  
PID: 009-291-482

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

mapleridge.ca

FILE: 2020-052-RZ  
DATE: Feb 25, 2020

BY: AC



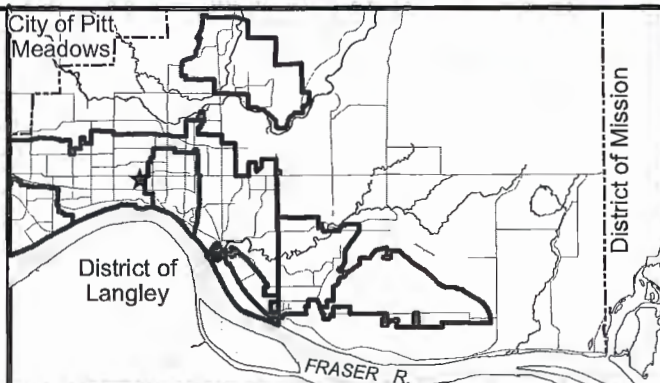
# APPENDIX B



Aerial Imagery from the Spring of 2019



Scale: 1:1,500



11970 220 STREET  
PID: 009-291-482

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

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

FILE: 2020-052-RZ  
DATE: Feb 25, 2020

BY: AC

CORPORATE OFFICER





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7634-2020

Map No. 1835

From: RS-1 (Single Detached Residential)

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

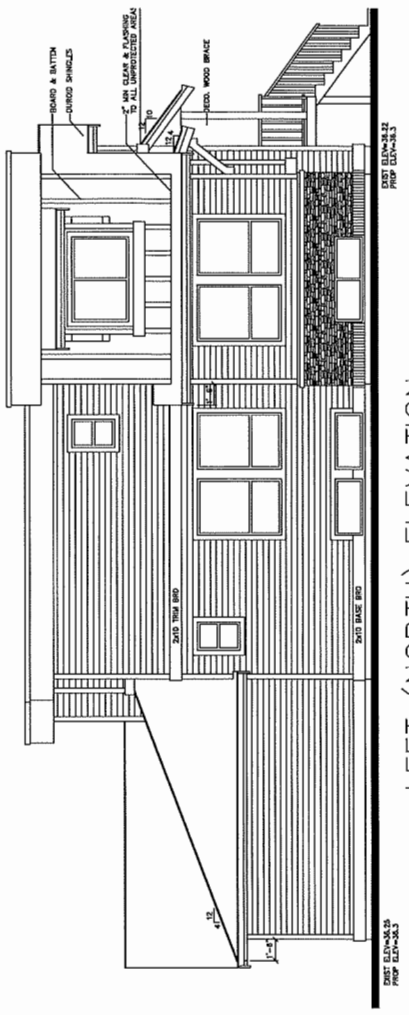
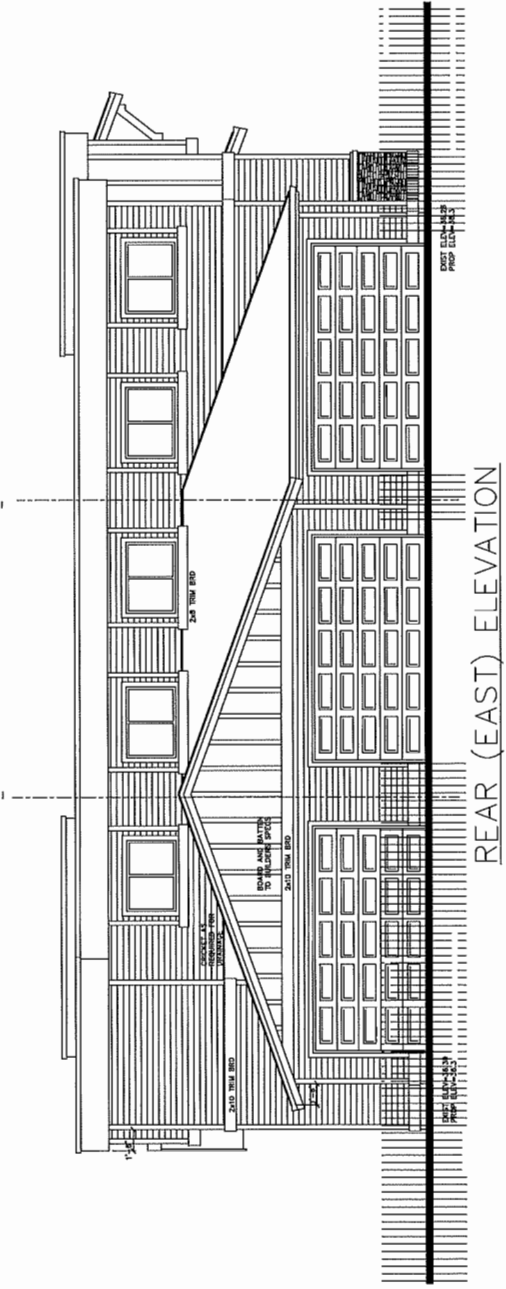


SCALE 1:2,000



DRAWING NO:	REVISIONS	DATE	NO.	DESIGNED BY: KEN HOLLAND	CLIENT:	PROJECT TITLE: 11970 220TH	MAPLE RIDGE	REAR AND LEFT ELEVATIONS
PRELIMINARY	NOV27/2020	NOV27/2020	NOV27/2020	NOV27/2020	NOV27/2020	NOV27/2020	NOV27/2020	NOV27/2020
SCALE: 1/4"=1'-0" W.K.O.	DRAWN BY: KEN HOLLAND	DATE: NOV27/2020	DATE: NOV27/2020	DATE: NOV27/2020	DATE: NOV27/2020	DATE: NOV27/2020	DATE: NOV27/2020	DATE: NOV27/2020

KEN HOLLAND DESIGNS  
CUSTOM HOUSE DESIGNING - DRAFTING - CONSULTATIONS - RENOVATIONS  
C: 604.817.6656  
KINDLY REMEMBER: NO ARCHITECTURAL OR ENGINEERING WORK SHALL BE PERFORMED OR CONTRACTED UNLESS THE ARCHITECT OR ENGINEER IS A MEMBER OF THE PROFESSIONAL SOCIETY OF ARCHITECTS OR ENGINEERS IN THE PROVINCE OF BRITISH COLUMBIA.





**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Final Reading  
OCP Amending Bylaw No. 7493-2018;  
Second Reading  
Zone Amending Bylaw No. 7613-2020;  
12471 223 Street

**MEETING DATE:** February 16, 2021  
**FILE NO:** 2019-409-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property located at 12471 223 Street from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential), to permit a future subdivision of approximately two lots. Council granted first reading to Zone Amending Bylaw No. 7613-2020 on February 25, 2020. The minimum lot size for the proposed zone is 450m<sup>2</sup> and the proposed lots are 530m<sup>2</sup> in area. The R-4 (Single Detached (Infill) Urban Residential) zone is a newly created zone through the adoption of Maple Ridge Zoning Bylaw 7600 -2019.

The subject property is located along 223 Street, which is classified to be a local road. The application is therefore subject to the Residential Infill policies of the Official Community Plan. Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot. As fewer than three lots are proposed, the original lot is exempt, and the program contribution is estimated to be \$5,100.00.

**RECOMMENDATIONS:**

- 1) That Official Community Plan Amending Bylaw No. 7493-2018 be given final reading;
- 2) That Zone Amending Bylaw No. 7613-2020 be given second reading, and be forwarded to Public Hearing;
- 3) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Restrictive Covenant for Stormwater Management;
  - ii) Removal of existing buildings;
  - iii) Approval of a Development Variance Permit application 2019-409-DVP;
  - iv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

- v) That a voluntary contribution, in the amount of \$ 5,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

## DISCUSSION:

### 1) Background Context:

Applicant: Pav Rakhra  
Owner: MP Pacific Developments Ltd

Legal Description: Lot 39, District Lot 400, Group 1, New Westminster District Plan 30974

OCP:  
Existing: Urban Residential  
Proposed: Urban Residential

Zoning:  
Existing: RS-1 (Single Detached Residential)  
Proposed: R-4 (Single Detached (Infill) Urban Residential)

#### Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1b (Single Detached (Medium Density) Residential)
	Designation:	Urban Residential

Existing Use of Property: Single Family Residential  
Proposed Use of Property: Single Family Residential  
Site Area: 0.113 ha. (0.28 acres)  
Access: 223 Street  
Servicing requirement: Urban Standard

### 2) Project Description:

The subject property, located at 12471 223 Street, is approximately 1130m<sup>2</sup> in area, and is generally flat, with some shrubs and hedges located along the perimeter. The subject property is situated just north of the Town Centre Area, and is bounded by single family residential properties on all sides, with 223 Street fronting the east property line. There is an active application in process to rezone the property located directly across the street, 12478 223 Street, to allow future subdivision into two RS-1b zoned lots, which application 2020-369-RZ received first reading on January 13, 2021 (see Appendix A).



### 3) Planning Analysis:

#### i) Official Community Plan:

The development site is currently designated *Urban Residential*. The Zoning Matrix identifies both a neighbourhood residential infill category, and a major corridor residential category. The subject property is considered *Neighbourhood Residential Infill*, which designation allows for single detached dwellings and other housing forms, subject to the *Neighbourhood Residential Infill Policies*.

Specifically, Policy 3-19 provides for subdivision in established neighbourhoods providing that the lot area and width is not less than 80% of the lot area and width prescribed under the predominate zone in the neighbourhood. On January 29, 2019, Council granted OCP Amending Bylaw 7493-2019 third reading to amend Policy 3-19 with the addition of the following language:

*RS-1 (One Family Urban Residential) zoned parent parcels that are unable to satisfy the 80% requirement may be eligible for R-4 (Single Detached (Infill) Urban Residential) zoning subject to satisfying Policy 3-21.*

For reference, Policy 3-21 states:

*All Neighbourhood and Major Corridor Residential infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to:*

- a) *the ability of the existing infrastructure to support the new development;*
- b) *the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area;*
- c) *the compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties;*
- d) *the location, orientation, and visual impact of vehicle access/egress in relation to:*
  - i. *adjacent developments*
  - ii. *the street*
  - iii. *the pedestrian environment*
- e) *minimizing adverse parking and traffic impacts on the existing neighbourhood;*
- f) *a gradual transition of scale and density through the design of building mass and form, such as:*
  - i. *reduction in building heights at the edges of a development;*
  - ii. *location of lower density components towards the perimeters of a site; and*
  - iii. *concentration of density to the centre of a development or towards a non-residential boundary;*
- g) *retention and preservation of significant trees, other natural vegetation, and environmental features;*
- h) *maintaining adequate light, view and privacy for residents on adjacent properties or in adjacent neighbourhoods;*
- i) *conservation of special landscapes such as gardens, or built-form features, including heritage buildings, that contribute to the unique character of a neighbourhood.*

As the subject application is moving to second reading, it is now an appropriate time for Council to consider final reading of OCP Amending Bylaw 7493-2018. Adoption of the additional Policy 3-19 text will align the OCP with the newly created R-4 (Single Detached (Infill) Urban Residential) zone. Staff continue to explore new tools to support the creation of sensitive infill development identified as the 'missing middle'.

## **ii) Zoning Bylaw:**

The current application proposes to rezone the property located at 12471 223 Street from RS-1 (Single Detached Residential) to the R-4 (Single Detached (Infill) Urban Residential) zone, to permit future subdivision into two residential lots of approximately 530 m<sup>2</sup>.

The new R-4 (Single Detached (Infill) Urban Residential) zone is the equivalent to 80% of the RS-1b (Single Detached (Medium Density) Residential) zone, with a minimum lot area of 450m<sup>2</sup> and a minimum lot width of 12m, consistent with the existing transition between the RS-1 (Single Detached Residential) and RS-1b (Single Detached (Medium Density) Residential) zones. The new infill zone allows a lower height maximum of 9.5m compared to the typical 11m to ensure better compatibility with existing (and often smaller) developments. A maximum height of 9.5m would still permit a two storey home to be constructed. Additionally, front yard and side yard setbacks are enlarged to reflect RS-1 (Single Detached Residential) zone requirements, so that the siting of the homes is more consistent with existing homes.

The minimum lot size for the current RS-1 (Single Detached Residential) zone is 668m<sup>2</sup>, and the minimum lot size for the proposed R-4 (Single Detached (Infill) Urban Residential) zone is 450m<sup>2</sup>. The subject application is proposing two residential lots, of each 530m<sup>2</sup> in area.

## **iii) Proposed Variances:**

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

- *Maple Ridge Zoning Bylaw No. 7600-2019, Section 604.4.1.6:* to reduce the required minimum lot width from 12.0 metres, to 11.5 metres;

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

## **4) Interdepartmental Implications:**

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

Storm sewer analysis will become a condition under the future subdivision comments, and full requirement items will be addressed at the appropriate time in the referral of the subdivision application.

## **5) Citizen/Customer Implications:**

Planning Staff received an email from neighbouring property owners on December 21, 2019, speaking against the subdivision plans, due to a private dispute. There will be an opportunity for them to speak at the Public Hearing, as per procedural practice.

## CONCLUSION:

It is recommended that final reading be given to OCP Amending Bylaw 7493-2018, that second reading be given to Zone Amending Bylaw No.7613-2020, and that application 2019-408-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen" for

---

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

"Original signed by Chuck Goddard"

---

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

"Original signed by Christine Carter"

---

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

"Original signed by Al Horsman"

---

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

The following appendices are attached hereto:

Appendix A – Subject Map

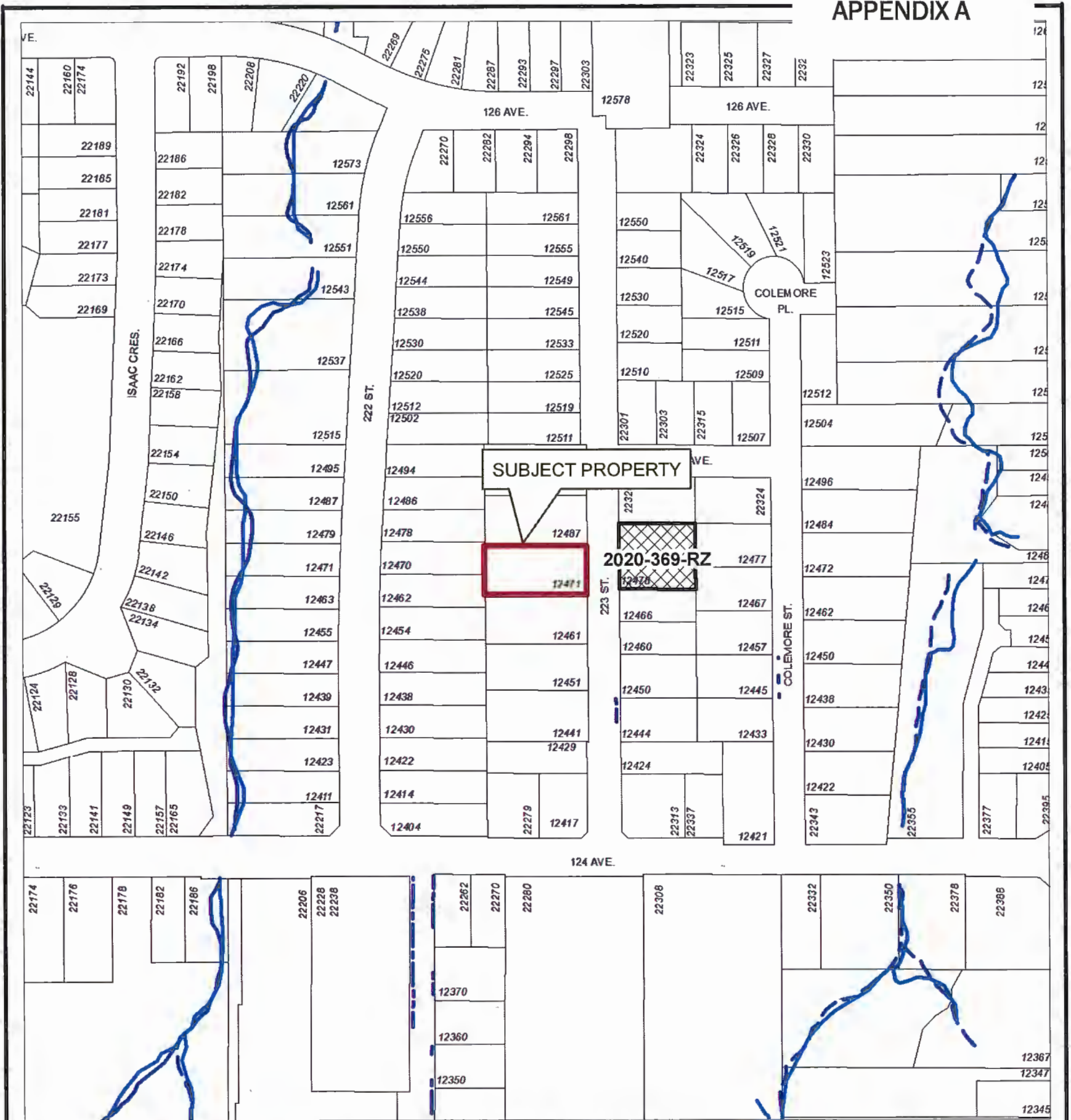
Appendix B – Ortho Map

Appendix C – OCP Amending Bylaw 7493-2018

Appendix D – Zone Amending Bylaw No. 7613-2020

Appendix E – Subdivision Plan

# APPENDIX A



Scale: 1:2,500

## Legend

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

12471 223 STREET  
PID: 000-440-906

PLANNING DEPARTMENT



MAPLE RIDGE

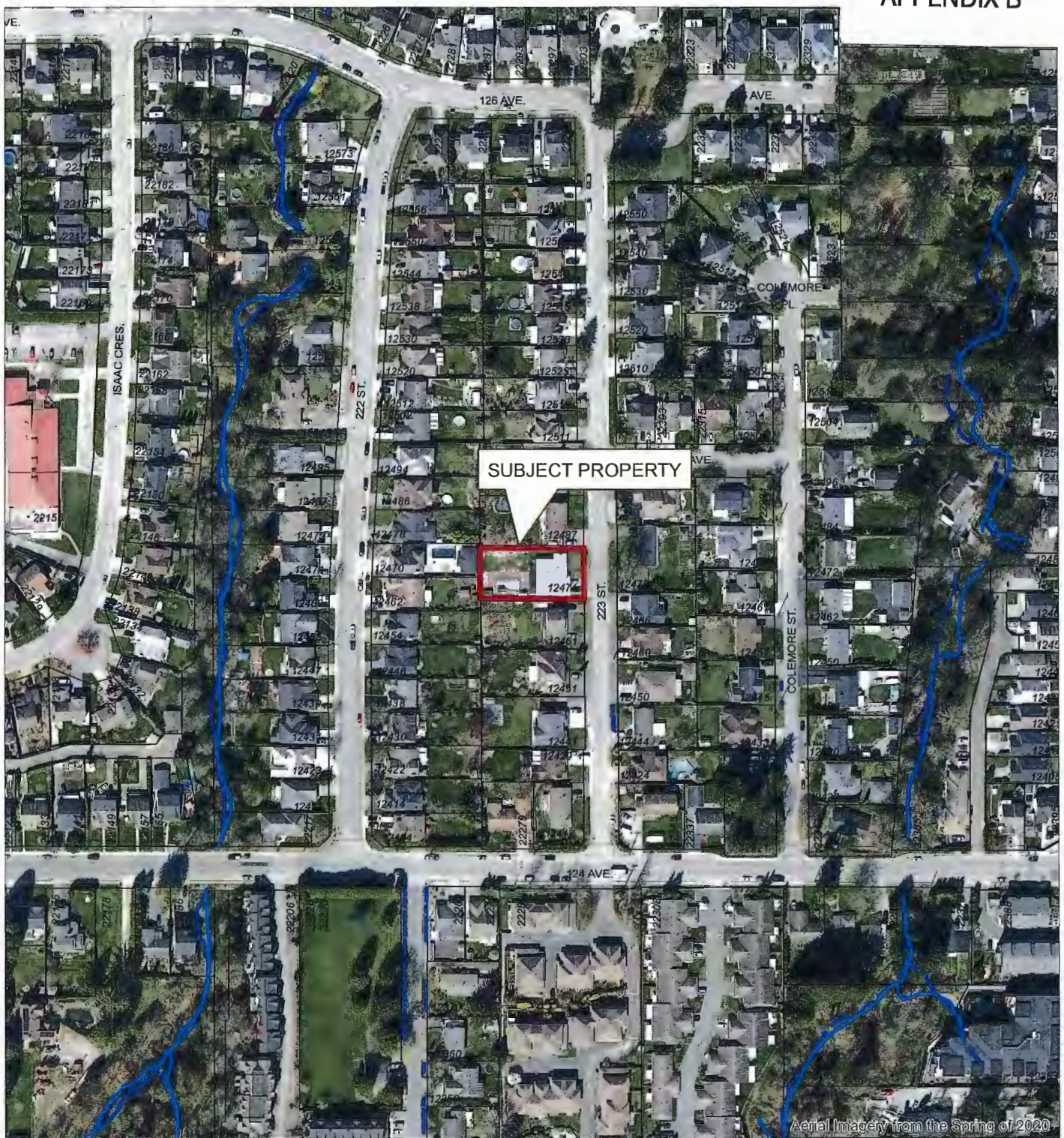
British Columbia

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

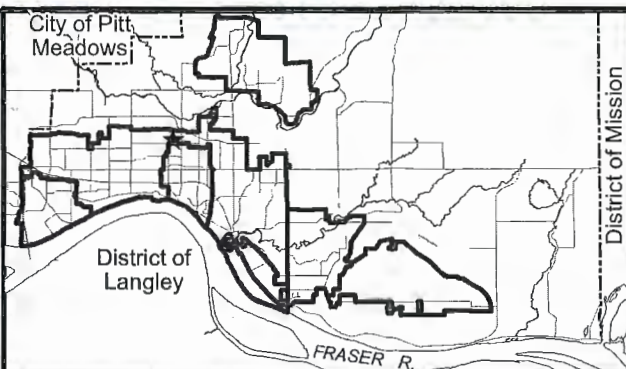
FILE: 2019-409-RZ  
DATE: Feb 1, 2021

BY: PC





Scale: 1:2,500



12471 223 STREET  
PID: 000-440-906

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2019-409-RZ  
DATE: Feb 1, 2021

BY: PC



**CITY OF MAPLE RIDGE  
BYLAW NO. 7493-2018**

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. 7493-2018"
2. Schedule "A" is hereby amended by inserting the following clause into Policy 3-19 after item 1) a) i., and renumbering subsequent clauses accordingly:
  - ii. notwithstanding item i above, RS-1 (One Family Urban Residential) zoned parent parcels that are unable to satisfy the 80% requirement may be eligible for R-4 (Single Detached (Infill) Urban Residential) zoning subject to satisfying Policy 3-21
3. Appendix C – Zoning is hereby amended by adding the following zone in the Urban Residential Designation: Neighbourhood Residential – Infill category following CD-1-93 Amenity Residential:

R-4 (Single Detached (Infill) Urban Residential)
4. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

**READ** a first time the 27<sup>th</sup> day of November, 2018.

**READ** a second time the 27<sup>th</sup> day of November, 2018.

**PUBLIC HEARING** held the 22<sup>nd</sup> day of January, 2019.

**READ** a third time the 29<sup>th</sup> day of January, 2019.

**ADOPTED**, the       day of       , 20   .

---

**PRESIDING MEMBER**

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**CORPORATE OFFICER**

CORPORATE OFFICER





# SUBDIVISION PLAN OF LOT 39 DISTRICT LOT 400 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 30974

Plan EPP\_\_\_\_\_

BCGS 926.027

0 25 50 m

The intended plot size of this plan is 432 mm in width by 560 mm in height (C SIZE) when plotted at a scale of 1:500.

This Plan Lies Within Integrated Survey Area No.36, Maple Ridge, NAD83 (CSRS), 4.0.0.BC.1.MVRD

Grid bearings are derived from observations between geodetic control monuments 84H9970 and 84H9971 and are referred to the central meridian of UTM Zone 10N.

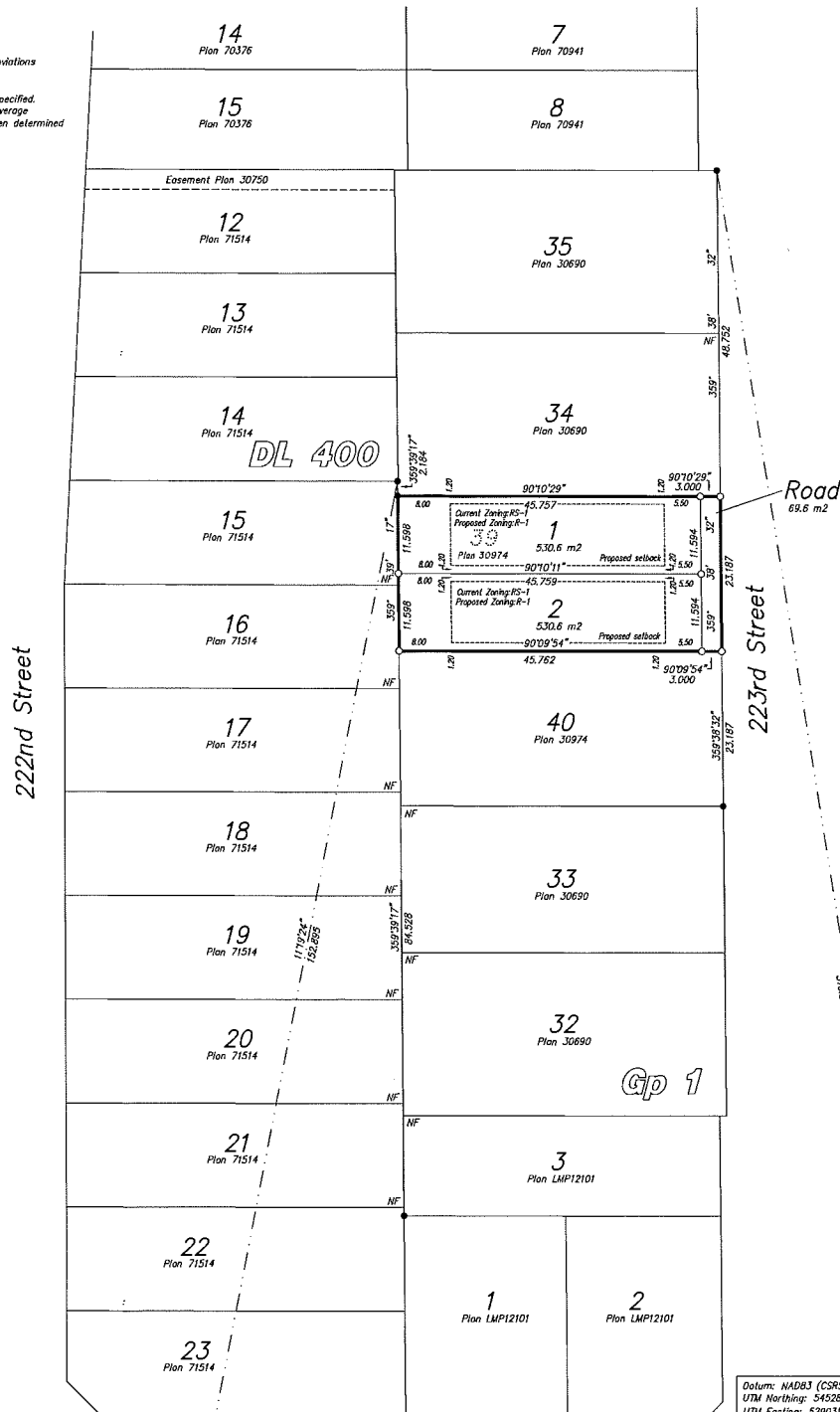
The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCO published coordinates and standard deviations for geodetic control monuments 84H9970 and 84H9971.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996100. The average combined factor has been determined based on geodetic control monument 84H9970.

**LEGEND:**

All Distances Are In Metres And Decimals Thereof

- Control Monument Found
- Standard Iron Post Found
- Standard Iron Post Set

**PRELIMINARY**

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

This plan lies within the Metro Vancouver Regional District.

The field survey represented by this plan was completed on the 5th day of March, 2020.  
Mike Beremunn, BCLS 793

Datum: NAD83 (CSRS) 4.0.0.BC.1.MVRD UTM Zone 10  
UTM Northing: 5452848.648  
UTM Easting: 528713.883  
Point combined factor: 0.9996100  
Estimated absolute accuracy: +/-0.013 m

Datum: NAD83 (CSRS) 4.0.0.BC.1.MVRD UTM Zone 10  
UTM Northing: 5452848.182  
UTM Easting: 529031.262  
Point combined factor: 0.9996102  
Estimated absolute accuracy: +/-0.013 m



**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** February 16, 2021  
**FILE NO:** 2021-029-RZ  
**MEETING:** C o W

**SUBJECT:** Termination and Replacement of Land Use Contracts: First and Second Reading  
Zone Amending Bylaw No. 7702-2021 – 20834 Dewdney Trunk Road;  
Zone Amending Bylaw No. 7703-2021 – PID 005-255-911;  
Zone Amending Bylaw No. 7704-2021 – 20931-20945 Camwood Avenue;  
Zone Amending Bylaw No. 7705-2021 – 11927/35 203 Street;  
Zone Amending Bylaw No. 7706-2021 – 12038 224 Street;  
Zone Amending Bylaw No. 7707-2021 – 23443 Lougheed Highway;  
Zone Amending Bylaw No. 7709-2021 – 12229, 12218, 12212, 12208 and  
12204 McTavish Place; and 21092 and 21070 Stonehouse Avenue

---

#### **EXECUTIVE SUMMARY:**

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

At the October 13, 2020 Council Workshop meeting, the process for early termination of Land Use Contracts and strategy to meet provincial deadlines was presented. The purpose of this report is to start the early termination process for seven Land Use Contracts and rezone twenty-one properties.

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

#### **RECOMMENDATION:**

1. That Zone Amending Bylaw No. 7702-2021 be given first and second reading, and forwarded to Public Hearing;
2. That Zone Amending Bylaw No. 7703-2021 be given first and second reading, and forwarded to Public Hearing;
3. That Zone Amending Bylaw No. 7704-2021 be given first and second reading, and forwarded to Public Hearing;
4. That Zone Amending Bylaw No. 7705-2021 be given first and second reading, and forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7706-2021 be given first and second reading, and forwarded to Public Hearing;

**1105**

6. That Zone Amending Bylaw No. 7707-2021 be given first and second reading, and forwarded to Public Hearing;
7. That Zone Amending Bylaw No. 7709-2021 be given first and second reading, and forwarded to Public Hearing.

## 1.0 BACKGROUND:

### a) History

Between 1971 and 1978, the *Municipal Act* (now called the *Local Government Act*) allowed local governments to enter into Land Use Contracts with landowners and/or developers. Although Land Use Contracts are an agreement between the City and landowners/ developers, all Land Use Contracts were adopted by bylaw and registered on title. The legislation authorizing Land Use Contracts was repealed in 1978; however, Land Use Contracts approved prior to this date remain in force.

In May 2014, the Province made changes to the *Local Government Act* requiring municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022. The City of Maple Ridge has 29 Land Use Contracts still in effect.

### b) Strategy for Termination Land Use Contracts

On October 13, 2020, at a Council Workshop meeting, the process for early termination of Land Use Contracts and a strategy to meet provincial deadlines was presented. The strategy is to bring bundles of rezoning bylaws to Council meetings over the course of 2021 (three separate bundles are anticipated over the course of the year). A Land Use Contract termination bylaw will be presented once the rezoning bylaws have been adopted. As a result, this report contains the first bundle being brought forward to Council at this time. The intent of phasing the LUC's in three separate bundles over the course of 2021, is to help reduce any potential confusion and to not overwhelm the Public Hearing process.

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

When considering possible underlying zoning, staff have been reviewing the uses permitted in the Land Use Contract and are aligning the uses with a current zone. The proposed zone must be consistent with the Official Community Plan and City of Maple Zoning Bylaw. In cases where the property aligns with a zoning designation and the Official Community Plan, but does not meet the zoning setbacks or building height, these properties will become non-conforming with the Zoning Bylaw. It should also be noted that if the use and density of an existing building conforms to a new land use regulation bylaw, but the building's siting, size or dimensions do not, the building may be maintained, extended or altered as long as it does not result in further contravention of the bylaw.

If a property could become non-conforming, through the zoning process, it has been noted in this report (where necessary). Because the subject properties were developed several decades ago, allowing a non-conformity with some lot areas, building setbacks, or building heights has been determined to be the most straightforward approach that will ensure the least confusion within the existing neighbourhoods. Other than the non-conformity issue, the process for terminating Land Use Contracts and rezoning affected properties closely follows the City's usual rezoning process.

### **c) Communication with Property Owners**

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

## **2.0 DISCUSSION:**

The purpose of this report is to start the early termination process for seven Land Use Contracts and to propose zoning for twenty-one properties. Sections 2.1 to 2.8 provides the background information on the existing development, the proposed zone, and the planning analysis.

### **2.1 Zone Amending Bylaw No. 7702-2021, 20834 Dewdney Trunk Road**

The property located at 20834 Dewdney Trunk Road is currently regulated by a Land Use Contract, adopted in 1978, to permit:

- 44 strata titled residential units;
- Accessory residential uses; and
- Accessory off street parking use.

The property is 1.58 ha (3.92 acres) in area and is bounded by parkland on the southwest and south central portion of the property, with single detached residential lots on the northern portion of the property (see Appendix A). The property located at 20834 Dewdney Trunk Road is proposed to be rezoned from the Land Use Contract that permits 44 residential units to RM-1 Low Density Townhouse Residential (see Appendices B, C, and D). Prior to writing this report, the property owner had contacted staff to clarify the process and had no concerns about rezoning to the RM-1 zone.

The property is currently designated Urban Residential in the OCP. The OCP policies, as per the Zoning Matrix, supports the proposed RM-1 zone on lots exceeding 1,000m<sup>2</sup>. As the lot size of the property exceeds the minimum lot size requirement for the proposed zone and is consistent with the OCP land use designation, the proposed zone of RM-1 is supportable. Additionally, the proposed zone is in alignment with the Lougheed Transit Corridor Concept Plan, which proposes to designate the property as "Transit Corridor Multi-Family".

However, the property does not meet the front lot line setback regulation in the Zoning Bylaw for the RM-1 zone by approximately 1.5 metres. The setback minimum for the RM-1 zone is 7.5 metres and development is approximately 6.0 metres from the property line. As the property does not meet one of the setback regulations, the property will become non-conforming with the Zoning Bylaw as it does not meet all the RM-1 zones setback regulations. A non-conforming property may continue with its current uses and redevelopment inquiries can still be submitted and reviewed by staff.

#### **2.1.1 Zone Amending Bylaw No. 7703-2021, PID 005-255-911- Dewdney Trunk Road**

The property located just south/west of 20834 Dewdney Trunk Road, with the Parcel Identifier, 005-255-911, was sold to the City in 1978 as part of the Land Use Contract that regulates the property to the north (see above 20834 Dewdney Trunk Road). The Land Use Contract stipulates that 2.910 acres of land be sold to the municipality for park and public highway use. The property, which is 1.062 ha

(2.62 acres) in area, was part of that sale to the municipality and was dedicated for park use as it includes creek setbacks for McKenney Creek.

The property is bounded by parkland on the east and west (see Appendix A) and is proposed to be rezoned from the Land Use Contract to P-1 (Park and School) (see Appendices E, F, and G). It is currently designated Conservation in the OCP. The OCP policies, as per the Zoning Matrix, supports the proposed P-1 zone, as there is no minimum lot size for park area. Therefore, rezoning the property from a Land Use Contract to P-1 (Park and School) zone is consistent with the OCP land use designation and is thus supportable. Additionally, the proposed zone is in alignment with the Loughheed Transit Corridor Concept Plan, which proposes to designate the property as "Conservation" and proposes that the West Ridge Greenway to run east-west through the property.

## **2.2 Zone Amending Bylaw No. 7704-2021, 20931 -20945 Camwood Avenue**

The properties located at 20931-20945 Camwood Avenue are currently regulated by a Land Use Contract, adopted in 1975, to permit the use of:

- Eight dwelling units in the form of a condominium development; and
- Accessory off-street parking.

The property is 0.51 ha (1.28 acres) in area and is bounded by single detached residential lots to the west and low density townhouse residential to the east (see Appendix A). The properties located at 20931-20945 Camwood Avenue are proposed to be rezoned from the Land Use Contract to RM-1 (Low Density Townhouse Residential) (see Appendices H, I, and J). Prior to writing this report, one of the property owners had contacted staff to clarify the process and had no concerns about rezoning to the RM-1 zone.

The property is currently designated Urban Residential in the OCP. The OCP policies, as per the Zoning Matrix, supports the proposed RM-1 zone on lots exceeding 1,000m<sup>2</sup>. The existing development meets the Zoning Bylaw's height, setback and density regulations for the RM-1 zone. As the lot size of the property exceeds the minimum lot size requirement for the proposed zone and is consistent with the OCP land use designation, the proposed zone of RM-1 is supportable.

Additionally, the proposed zone is in alignment with the Loughheed Transit Corridor Concept Plan, which proposes to designate the property as "Transit Corridor Multi-Family".

## **2.3 Zone Amending Bylaw No. 7705-2021, 11927/35 203 Street**

The property located at 11927/35 203 Street is currently regulated by a Land Use Contract, adopted in 1975, to permit the use of "One Collision Repair Shop". The property is 0.16 ha (0.39 acres) in area and is bounded by commercial designated properties (see Appendix A). The property is proposed to be rezoned from the Land Use Contract to CS-1 Service Commercial (see Appendices K, L, and M). At the time of writing this report, the property owner had not contacted staff about the rezoning of the property.

The current OCP designation for the property is Commercial. The OCP policies, as per the Zoning Matrix, supports the proposed CS-1 zone on lots exceeding 929m<sup>2</sup>. As the lot size of the property exceeds the minimum lot size requirement, the proposed zone is consistent with the OCP land use designation, the proposed zone of CS-1 is supportable.

However, the existing development does not meet the front, rear, internal, or external lot line setbacks regulations for the CS-1 Zone, which means that the property will become non-conforming with the

Zoning Bylaw should the property is rezoned. A non-conforming property may continue with its current uses and redevelopment inquiries can still be submitted and reviewed by staff.

It should be noted that the property is also within the West Side Transit Node at 203 Street of the Loughheed Transit Corridor Concept Plan, which was endorsed by Council on November 10, 2020. The Loughheed Transit Corridor Concept Plan shows "Commercial Mixed-Use" for this property to allow a mixed-use form of development, with ground floor commercial and residential or office above at transit nodes and along 'high streets'. However, the strategy in selecting a zone for properties regulated by a Land Use Contract is to review the use and regulations (such as building setbacks, height, and lot coverage) permitted in the Land Use Contract and attempt to align these with a current zone. Additionally, until the Loughheed Transit Corridor Concept Plan becomes an Area Plan and the OCP is amended, the proposed rezoning of the property from a Land Use Contract to CS-1 (Service Commercial) zone is consistent with the existing OCP land use designation and is thus supportable.

#### **2.4 Zone Amending Bylaw No. 7706-2021, 12038 224 Street**

The property located at 12038 224 Street is currently regulated by a Land Use Contract, adopted in 1973, and was amended in 1988 to remove the Land Use Contract from the southern property at 22441 Dewdney Trunk Road. A portion of the property located at 12038 224 Street is zoned RS-1 (Single Detached Residential), but a portion still remains regulated by the Land Use Contract. The entire property is an urban pocket park, known as Brown Avenue Park. The property is 629 m<sup>2</sup> in area and is bounded by commercial use and apartment residential (see Appendix A). The property is proposed to be rezoned from the Land Use Contract to P-1 (Park and School) (see Appendices N, O, and P).

The property is currently designated Park in the OCP. The OCP policies, as per the Zoning Matrix, supports the proposed P-1 zone. There is no minimum lot size for parkland, therefore, rezoning the property from a Land Use Contract to P-1 (Park and School) zone is consistent with the OCP policies and is thus supportable. Although the P-1 Zone supports park and recreation uses, as well as school uses, the lot size of the property would be too small to support school uses.

#### **2.5 Zone Amending Bylaw No. 7707-2021, 23443 Loughheed Highway**

The property located at 23443 Loughheed Highway is currently regulated by a Land Use Contract, adopted in 1974, to permit the use of "Construction of a Greenhouse and a Packing Shed". The property is 2.42ha (5.97 acres) in area and is bounded by single detached residential properties, the Albion Fairground and industrial uses (see Appendix A). The property located at 23443 Loughheed Highway is proposed to be rezoned from the Land Use Contract to A-1 (Small Holding Agricultural) (see Appendices Q, R, and S). Prior to writing this report, the property owner had contacted staff to clarify the process and had no concerns about rezoning to the A-1 zone.

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

Additionally, the Zoning Bylaw's height, setback and density regulations for the A-1 zone are met as the property is currently vacant.

It should also be noted that this property is within the Albion Flats Concept Plan Area, which was endorsed by Council On November 12, 2019. The Albion Flats Concept Plan identifies the property for light industrial uses. However, the strategy in selecting a zone for properties regulated by a Land Use Contract is to review the use and regulations (such as building setbacks, height, and lot coverage) permitted in the Land Use Contract and attempt to align these with a current zone. Additionally, until the Albion Flats Concept Plan becomes an Area Plan and the OCP is amended, the proposed rezoning of the property from a Land Use Contract to A-1 (Small Holding Agricultural) zone is consistent with the existing OCP land use designation and is thus supportable.

## **2.6 Zone Amending Bylaw No. 7709-2021- 12229, 12218, 12212, 12208, 12204, McTavish Place and 21092 and 21070 Stonehouse Avenue**

The properties located at 12229, 12218, 12212, 12208, 12204, McTavish Place and 21092 and 21070 Stonehouse Avenue are currently regulated by a Land Use Contract established in 1979 to permit the use of:

- One family urban residential on each lot;
- Accessory off street parking use;
- Accessory home occupation use; and
- Boarding use.

The properties range between approximately 556m<sup>2</sup> and 828.8m<sup>2</sup> in area and are bounded by single detached residential properties (see Appendix A). The zone RS-1b Single Detached (Medium Density) Residential is the proposed zoning for these seven properties (see Appendices T, U and V). At the time of writing the report, none of the property owners have contacted staff about the rezoning of the properties.

The properties are currently OCP designated Urban Residential. The OCP policies, as per the Zoning Matrix, supports the proposed RS-1b zone. The existing development compliments adjacent land uses and lot sizes in the surrounding area. Therefore, rezoning the property from a Land Use Contract to the RS-1b Single Detached (Medium Density) Residential zone is consistent with the OCP land use designation and is thus supportable.

Properties 12229 McTavish Place and 21070 Stonehouse Avenue are noted as being approximately 556m<sup>2</sup>, which is 1m<sup>2</sup> less than the RS-1b zones lot size regulation. However, without conducting a property survey to confirm that these two properties do meet the lot size regulation of a minimum lot size of 557m<sup>2</sup>, these two properties will become non-conforming with the Zoning Bylaw should they be rezoned to RS-1b. Although these properties will be non-conforming, under the RS-1b zone, the current single detached residential uses may continue.

Properties 12212, 12208, and 12204, McTavish Place will also be non-confirming with the Zoning Bylaw because these properties do not meet the interior lot line setback of 1.5 metres. However, as the properties do not meet one of the setback regulations, the property will become non-conforming as it does not meet all the RS-1b zones setback regulations. Any non-conforming properties may continue with current uses and redevelopment inquiries can still be submitted and reviewed by staff.



### 3.0 CONCLUSION:

In May 2014, the province made changes to the *Local Government Act* that requires municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022. The purpose of this report is to start the early termination process for seven Land Use Contracts and rezone twenty-one properties in order to meet provincial legislated deadlines. This report is one of three rezoning bundles being brought before Council. Once the properties regulated by Land Use Contracts have underlying zoning, a Land Use Contract early termination bylaw will be brought forward.

"Original signed by Krista Gowan"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

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

The following appendices are attached hereto:

- Appendix A – Context and Background
- Appendix B – 20834 Dewdney Trunk Road Subject Map
- Appendix C – 20834 Dewdney Trunk Road Ortho Map
- Appendix D – Zone Amending Bylaw No. 7702-2021
- Appendix E – Dewdney Trunk; PID 005-255-911 Subject Map
- Appendix F – Dewdney Trunk; PID 005-255-911 Ortho Map
- Appendix G – Zone Amending Bylaw No. 7703-2021
- Appendix H – 20931 -20945 Camwood Avenue Subject Map
- Appendix I – 20931 -20945 Camwood Avenue Ortho Map
- Appendix J – Zone Amending Bylaw No. 7704-2021
- Appendix K – 11927/35 203 Street Subject Map
- Appendix L – 11927/35 203 Street Ortho Map
- Appendix M – Zone Amending Bylaw No. 7705-2021
- Appendix N – 12038 224 Street Subject Map
- Appendix O – 12038 224 Street Ortho Map
- Appendix P – Zone Amending Bylaw No. 7706-2021
- Appendix Q – 23443 Lougheed Highway Subject Map
- Appendix R – 23443 Lougheed Highway Ortho Map
- Appendix S – Zone Amending Bylaw No. 7707-2021
- Appendix T – 12229, 12218, 12212, 12208, 12204, McTavish Place, and 21092 and 21070 Stonehouse Avenue Subject Map
- Appendix U – 12229, 12218, 12212, 12208, 12204, McTavish Place, and 21092 and 21070 Stonehouse Avenue Ortho Map
- Appendix V – Zone Amending Bylaw No. 7709-2021

## Background and Context for Rezoning of LUC Bundle #1

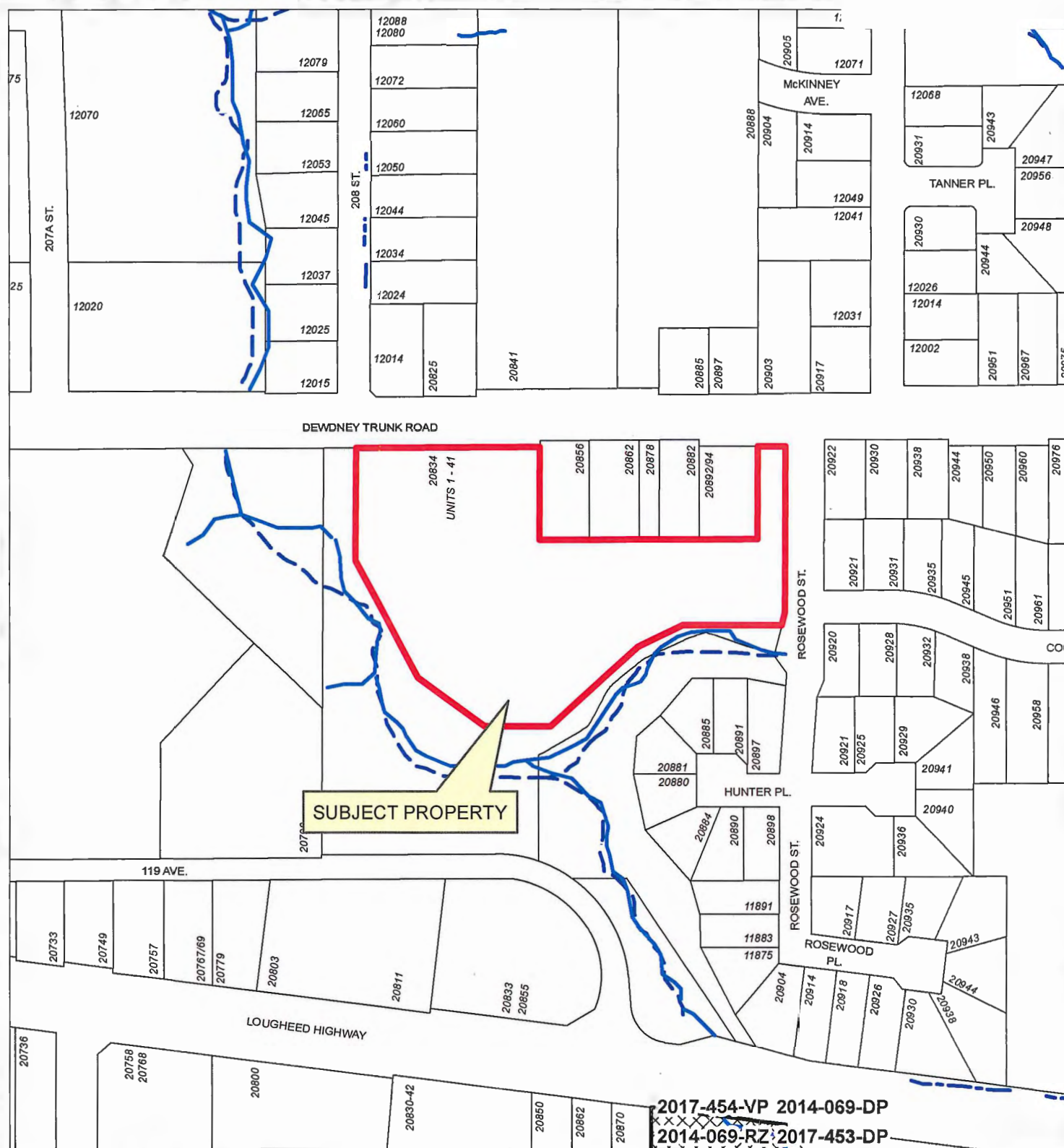
Zone Amending Bylaw No.	Address	Legal Description	Existing Zone	Proposed Zone	OCP Designation	Surrounding Uses			
						North	South	East	West
<b>Bylaw No. 7702-2021</b>	20834 Dewdney Trunk Road	LOT 43 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 54703	LUC	RM-1 Low Density Townhouse Residential	Urban Residential	RS-1B Single Detached Medium Density Residential	RS-1 Single Detached Residential	RM-1 Low Density Townhouse Residential	RS-1 Single Detached Residential
<b>Bylaw No. 7703-2021</b>	Dewdney Trunk Road (PID 005-255-911)	LOT 44 EXCEPT: PART DEDICATED ROAD ON PLAN 66330, DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 54703	LUC	P-1 Park and School	Conservation	Land Use Contract	CS-1 Service Commercial	P-1 Park and School	P-1 Park and School
<b>Bylaw No. 7704-2021</b>	1 - 20931 Camwood Ave	STRATA LOT 1 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	LUC	RM-1 Low Density Townhouse Residential	Urban Residential 68 % Conservation 32 %	RS-1B Single Detached Medium Density Residential	RS-1 Single Detached Residential	RM-1 Low Density Townhouse Residential	RS-1 Single Detached Residential
	2 - 20933 Camwood Ave	STRATA LOT 2 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	LUC	RM-1 Low Density Townhouse Residential	Urban Residential 68 % Conservation 32 %	RS-1B Single Detached Medium Density Residential	RS-1 Single Detached Residential	RM-1 Low Density Townhouse Residential	RS-1 Single Detached Residential

	3 - 20935 Camwood Ave	STRATA LOT 3 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	LUC	RM-1 Low Density Townhouse Residential	Urban Residential 68 % Conservation 32 %	RS-1B Single Detached Medium Density Residential	RS-1 Single Detached Residential	RM-1 Low Density Townhouse Residential	RS-1 Single Detached Residential
	4 - 20937 Camwood Ave	STRATA LOT 4 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	LUC	RM-1 Low Density Townhouse Residential	Urban Residential 68 % Conservation 32 %	RS-1B Single Detached Medium Density Residential	RS-1 Single Detached Residential	RM-1 Low Density Townhouse Residential	RS-1 Single Detached Residential
	5 - 20939 Camwood Ave	STRATA LOT 5 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	LUC	RM-1 Low Density Townhouse Residential	Urban Residential 68 % Conservation 32 %	RS-1B Single Detached Medium Density Residential	RS-1 Single Detached Residential	RM-1 Low Density Townhouse Residential	RS-1 Single Detached Residential
	6 - 20941 Camwood Ave	STRATA LOT 6 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	LUC	RM-1 Low Density Townhouse Residential	Urban Residential 68 % Conservation 32 %	RS-1B Single Detached Medium Density Residential	RS-1 Single Detached Residential	RM-1 Low Density Townhouse Residential	RS-1 Single Detached Residential

	7 - 20943 Camwood Ave	STRATA LOT 7 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	LUC	RM-1 Low Density Townhouse Residential	Urban Residential 68 % Conservation 32 %	RS-1B Single Detached Medium Density Residential	RS-1 Single Detached Residential	RM-1 Low Density Townhouse Residential	RS-1 Single Detached Residential
	8 - 20945 Camwood Ave	STRATA LOT 8 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	LUC	RM-1 Low Density Townhouse Residential	Urban Residential 68 % Conservation 32 %	RS-1B Single Detached Medium Density Residential	RS-1 Single Detached Residential	RM-1 Low Density Townhouse Residential	RS-1 Single Detached Residential
<b>Bylaw No. 7705-2021</b>	11927/35 203 Street	LOT 68 DISTRICT LOT 222 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 48586	LUC	CS-1 Service Commercial	Commercial	RS-1 Single Detached Residential	CS-1 Service Commercial	C-2 Community Commercial I	CS-1 Service Commercial I
<b>Bylaw No. 7706-2021</b>	12038 224 Street	LOT 1 SECTION 20 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN LMP2358	LUC	P-1 Park and School	Park	RM-3 (Medium/Hig h Density Apartment Residential)	C-3 (Town Centre Commercial)	C-3 (Town Centre Commercial I)	C-3 (Town Centre Commercial I)
<b>Bylaw No. 7707-2021</b>	23443 Lougheed Highway	PARCEL "K" (EXPLANATORY PLAN 47330) OF LOT 8 PLAN 7900 AND OF LOT 6 PLAN 8827 EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 71204; DISTRICT LOT 275 GROUP 1 NEW WESTMINSTER DISTRICT	LUC	A-1 Small Holding Agricultural	Agricultural	CD-4-88 (Albion Fairgrounds)	RS-3 (Single Detached Rural Residential)	CD-4-88 (Albion Fairground s)	M-2 (General Industrial)





<b>Bylaw No. 7709-2021</b>	21070 Stonehouse Avenue	LOT 207 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071	LUC	RS-1b Single Detached (Medium Density) Residential	Urban Residential	RS-1b (Single Detached (Medium Density) Residential)	Land Use Contract	Land Use Contract	RS-1 (Single Detached Residential)
	12229 McTavish Place	LOT 208 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071	LUC	RS-1b Single Detached (Medium Density) Residential	Urban Residential	Land Use Contract	RS-1b (Single Detached (Medium Density) Residential)	RS-1b (Single Detached (Medium Density) Residential)	RS-1 (Single Detached Residential)
	21092 Stonehouse Avenue	LOT 216 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071	LUC	RS-1b Single Detached (Medium Density) Residential	Urban Residential	RS-1 Single Detached Residential	RS-1b (Single Detached (Medium Density) Residential)	RS-1b (Single Detached (Medium Density) Residential)	Land Use Contract
	12204 McTavish Place	LOT 211 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071	LUC	RS-1b Single Detached (Medium Density) Residential	Urban Residential	RS-1b (Single Detached (Medium Density) Residential)	RS-1 Single Detached Residential	Land Use Contract	RS-1 Single Detached Residential
	12208 McTavish Place	LOT 212 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071	LUC	RS-1b Single Detached (Medium Density) Residential	Urban Residential	RS-1 Single Detached Residential	RS-1 Single Detached Residential	Land Use Contract	Land Use Contract
	12212 McTavish Place	LOT 213 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071	LUC	RS-1b Single Detached (Medium Density) Residential	Urban Residential	Land Use Contract	RS-1 Single Detached Residential	RS-1 Single Detached Residential	Land Use Contract
	12218 McTavish Place	LOT 214 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071	LUC	RS-1b Single Detached (Medium Density) Residential	Urban Residential	RS-1b (Single Detached (Medium Density) Residential)	Land Use Contract	RS-1 Single Detached Residential	RS-1b (Single Detached (Medium Density) Residential)





Scale: 1:2,500

### Legend

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

20834 DEWDNEY TRUNK RD



FILE: 2021-029-RZ

DATE: Jan 18, 2021

BY: DT





Aerial Imagery from the Spring of 2020



Scale: 1:2,500

### Legend

- Stream
- Ditch Centreline
- Indefinite Creek

20834 DEWDNEY TRUNK RD

Planning Department



MAPLE RIDGE

British Columbia

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

FILE: 2021-029-RZ

DATE: Jan 18, 2021

BY: DT



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

**AND WHEREAS**, a land use contract may, under s. 548 of the *Local Government Act*, has the power to terminate a land use contract that applies to land within the jurisdiction of the local government;

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No.7702-2021."

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

and outlined in heavy black line on Map No.1861 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 LOW DENSITY TOWNHOUSE RESIDENTIAL.

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

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

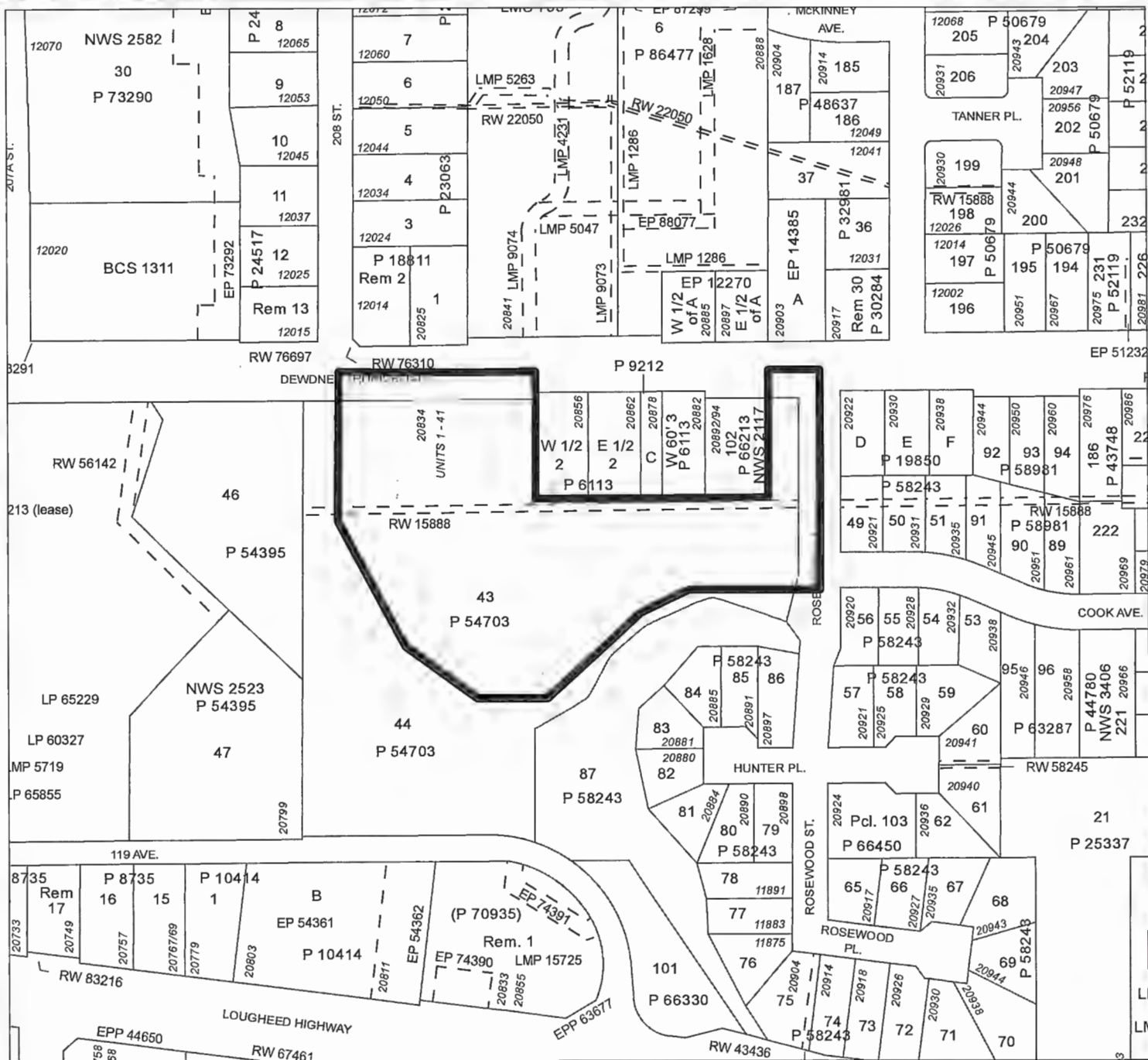
**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

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

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

**ADOPTED,** the            day of            , 20

CORPORATE OFFICER



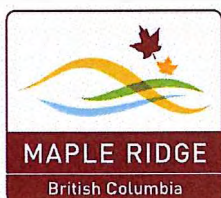
# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7702-2021

Map No. 1861

From: LUC (Land Use Contract)

To: RM-1 (Low Density Townhouse Residential)



SCALE 1:2,500

0/50/98

20799

20834  
UNITS 1 - 41

20850  
20862  
20878  
20882  
20892/94

20881  
20880  
20884  
20890  
20898  
HUNTER PL.  
20885  
20891  
20897

ST.  
ROSEWOOD ST.

20924  
20921  
20925  
20929  
20941  
20940  
20936  
20920  
20928  
20932  
20938

20921  
20931  
20935  
20945  
20922  
20930  
20938  
20944

20719

20733

20749

20757

20767/69

20779

20803

20811

20833

20855

20726

20736

11819

OWEN ST.

20758

20768

20800

20830-42

20850

20862

20870

2014-063-DP

2017-154-VP

2014-069-RZ

2017-153-DP

2019-337-RZ

119 AVE.

SUBJECT PROPERTY

LOUGHEED HIGHWAY

20904

20914

20918

20926

20930

20936

20944

20942

20935

20927

20917

11891

11883

11875

ROSEWOOD PL

ROSEWOOD



— Stream

### — Ditch Centreline

— Indefinite Creek



## Active Applications (RZ/SD/DP/VP)

Planning Department



**MAPLE RIDGE**  
British Columbia

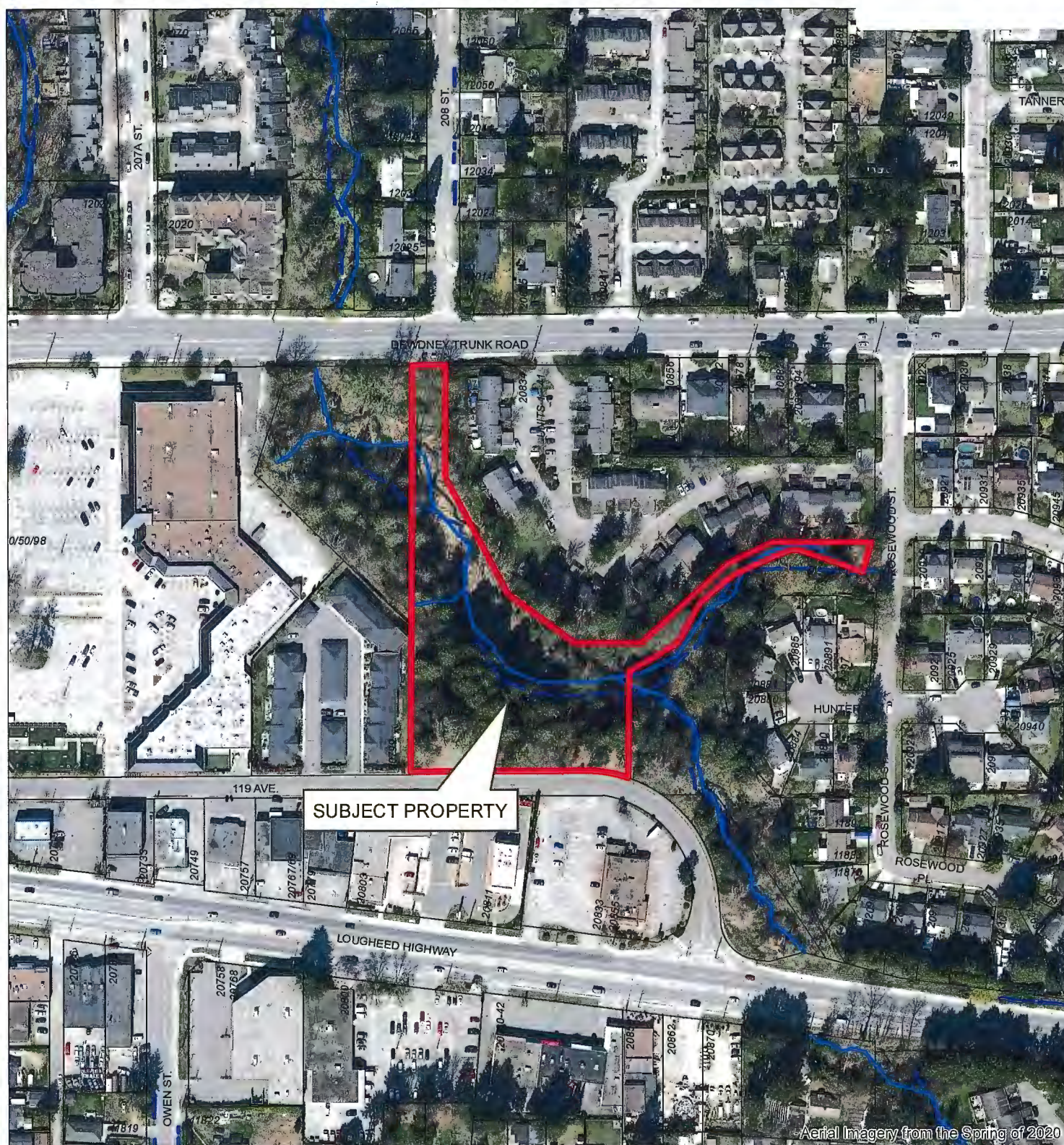
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Scale: 1:2,500

FILE: 2021-029-RZ  
DATE: Jan 18, 2021



BY: DT





Scale: 1:2,500

### Legend

-  Stream  
 Ditch Centreline  
 Indefinite Creek

PID 005-255-911



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FILE: 2021-029-RZ

DATE: Jan 18, 2021

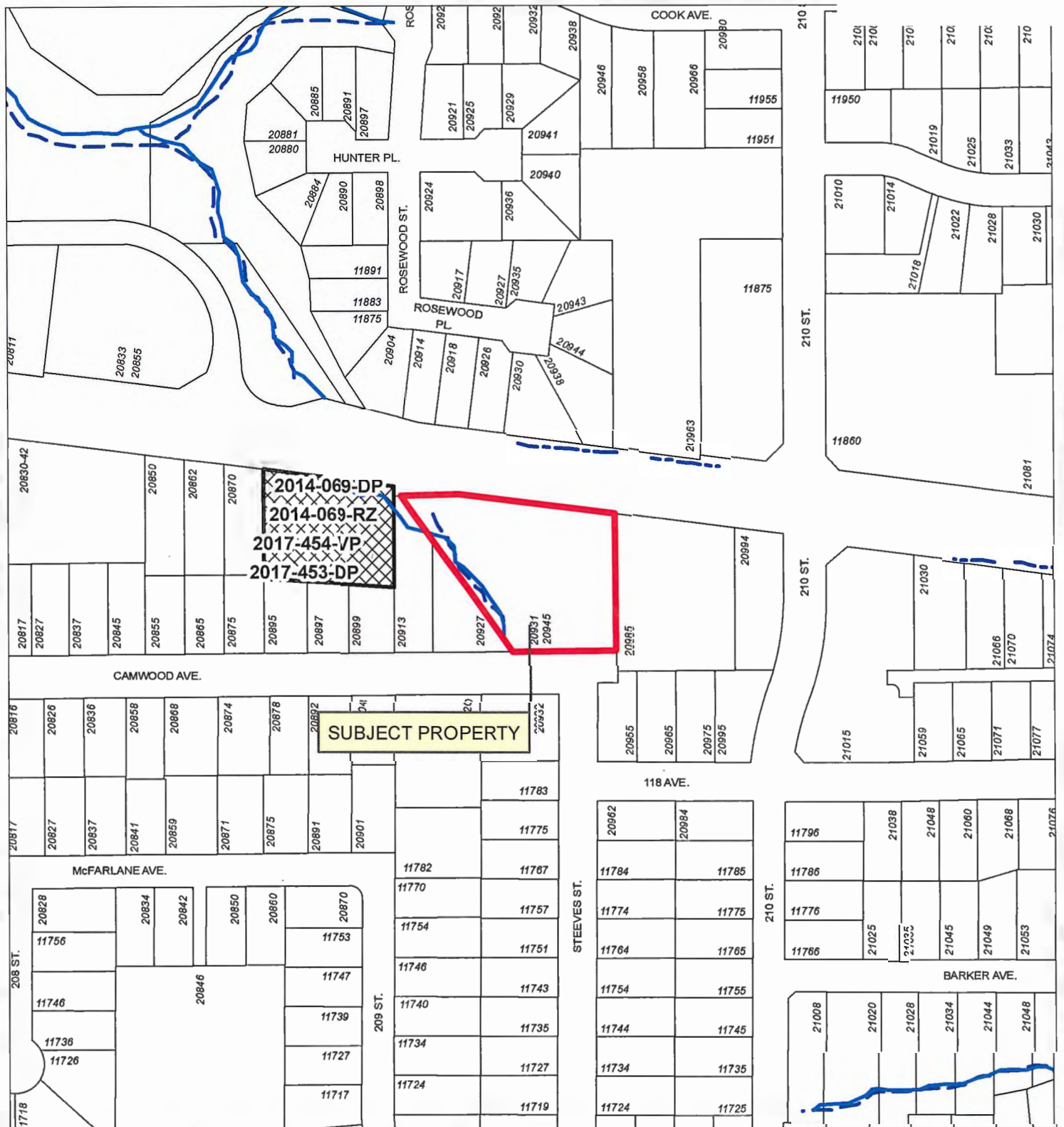
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CORPORATE OFFICER







### Legend

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

Scale: 1:2,500

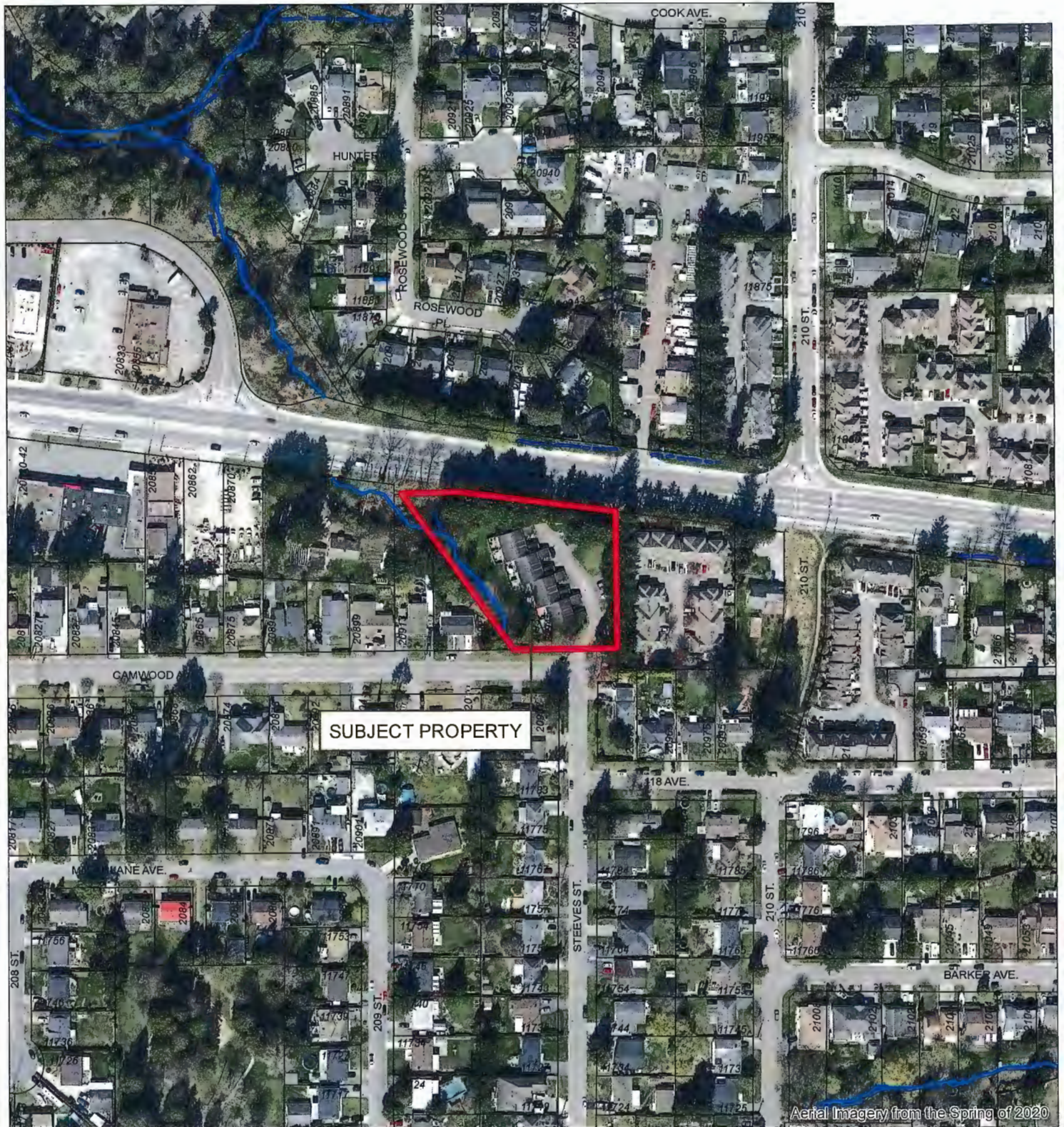
20931-29045 CAMWOOD AVE



FILE: 2021-029-RZ.mxd  
DATE: Jan 18, 2021

BY: DT





Scale: 1:2,500

### Legend

- Stream
- Ditch Centreline
- Indefinite Creek

20931-29045 CAMWOOD AVE

Planning Department



MAPLE RIDGE

British Columbia

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

FILE: 2021-029-RZ.mxd

DATE: Jan 18, 2021

BY: DT



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

**AND WHEREAS**, a land use contract may, under s. 548 of the *Local Government Act*, has the power to terminate a land use contract that applies to land within the jurisdiction of the local government;

**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. 7704-2021."
2. That parcel or tract of land and premises known and described in Schedule A and outlined in heavy black line on Map No. 1863 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 Low Density Townhouse Residential.
3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the \_\_\_\_\_ 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

**SCHEDULE A**

<b>Address</b>	<b>PID</b>	<b>Legal Description</b>
1 - 20931 CAMWOOD AVE	001-300-636	STRATA LOT 1 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
2 - 20933 CAMWOOD AVE	001-300-644	STRATA LOT 2 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
3 - 20935 CAMWOOD AVE	001-300-652	STRATA LOT 3 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
4 - 20937 CAMWOOD AVE	001-300-679	STRATA LOT 4 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
5 - 20939 CAMWOOD AVE	001-300-695	STRATA LOT 5 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
6 - 20941 CAMWOOD AVE	001-300-717	STRATA LOT 6 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
7 - 20943 CAMWOOD AVE	001-300-733	STRATA LOT 7 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
8 - 20945 CAMWOOD AVE	001-300-741	STRATA LOT 8 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7704-2021  
 Map No. 1863  
 From: LUC (Land Use Contract)  
 To: RM-1 (Low Density Townhouse Residential)

DEWDNEY TRUNK ROAD



SUBJECT PROPERTY

11927/35

11871

11834



Scale: 1:2,000

### Legend

- Stream
- - - Ditch Centreline

11297/35 203 ST



FILE: 2021-029-RZ.mxd  
DATE: Jan 18, 2021

BY: DT





Scale: 1:2,000

### Legend

- Stream
- Ditch Centreline

11297/35 203 ST

Planning Department



MAPLE RIDGE

British Columbia

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FILE: 2021-029-RZ.mxd

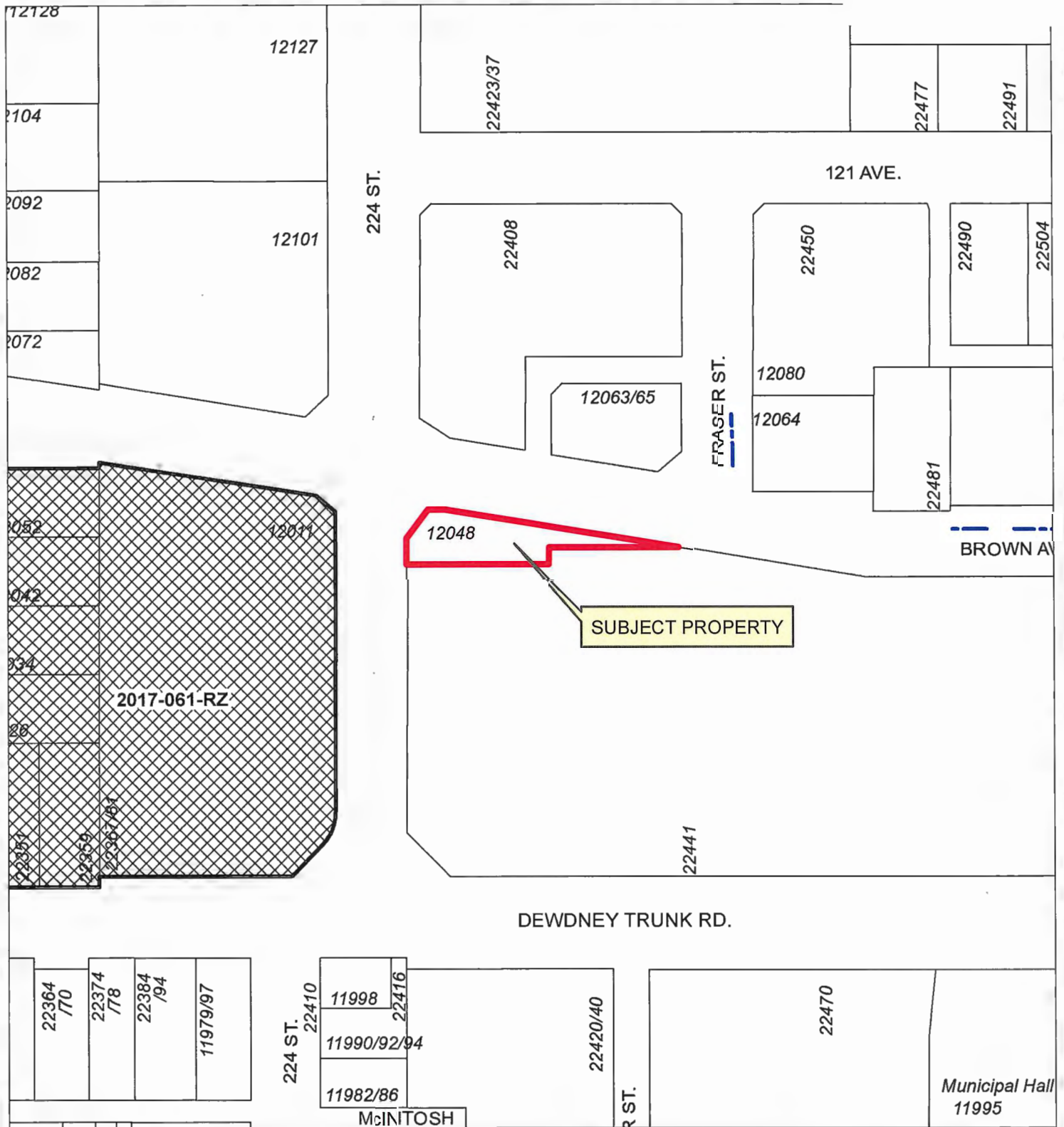
DATE: Jan 18, 2021

BY: DT



CORPORATE OFFICER





Scale: 1:1,500

## Legend

--- Ditch Centreline

Active Applications (RZ/SD/DP/VP)

12038 224 ST

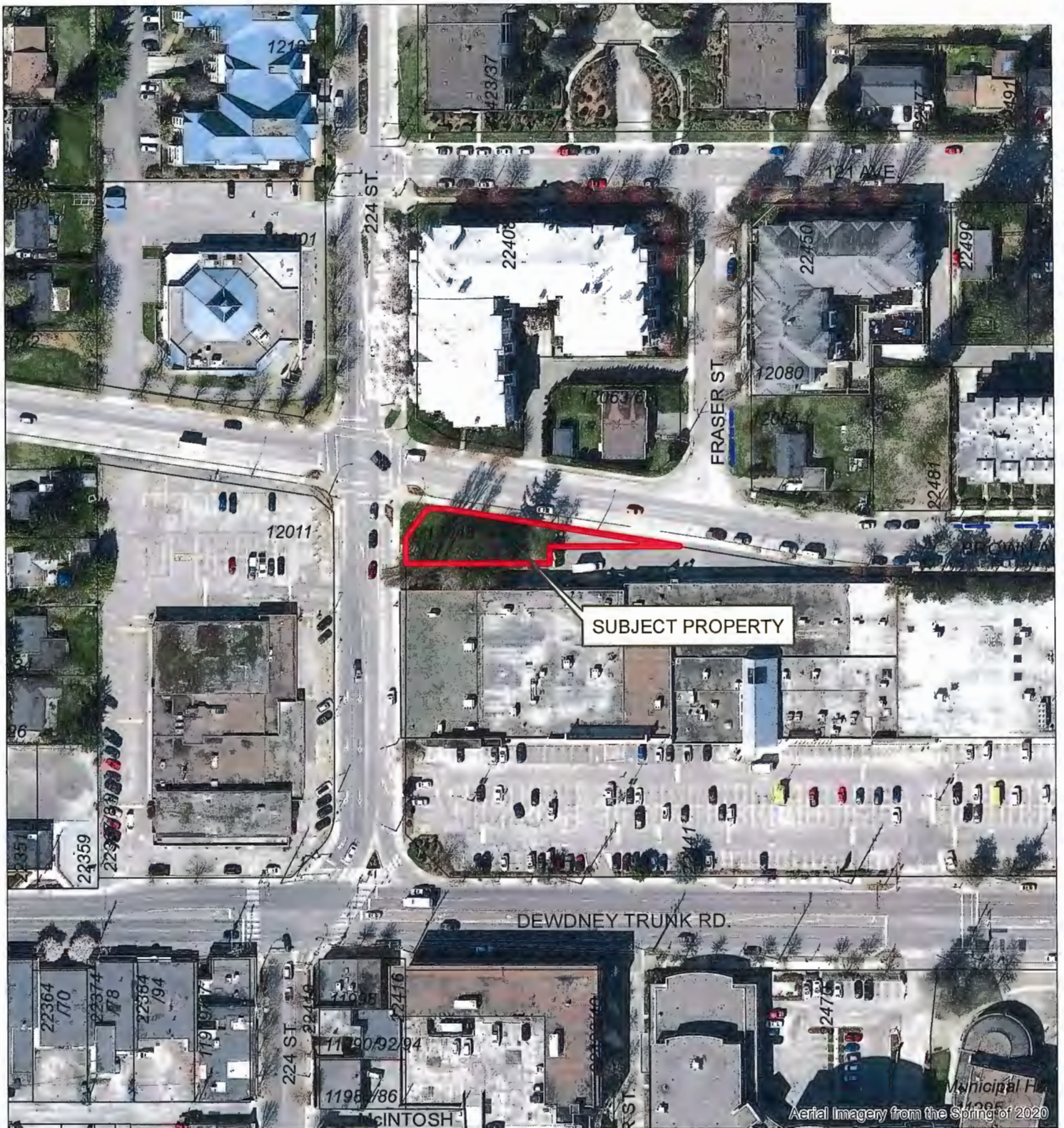


FILE: 2021-029-RZ.mxd

DATE: Jan 18, 2021

BY: DT





Scale: 1:1,500

### Legend

— Ditch Centreline

12038 224 ST



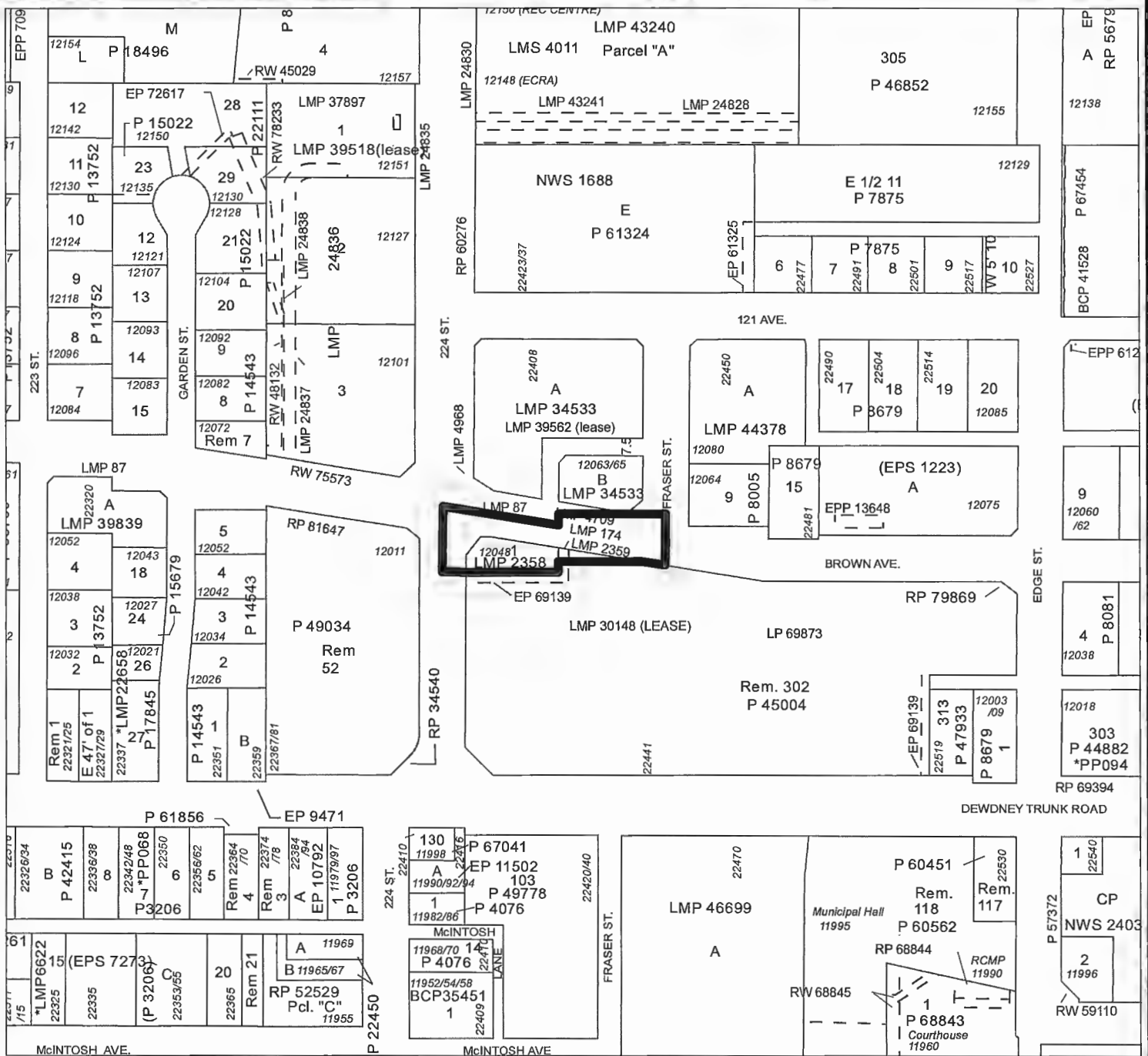
FILE: 2021-029-RZ.mxd  
DATE: Jan 18, 2021

BY: DT



CORPORATE OFFICER





# MAPLE RIDGE ZONE AMENDING

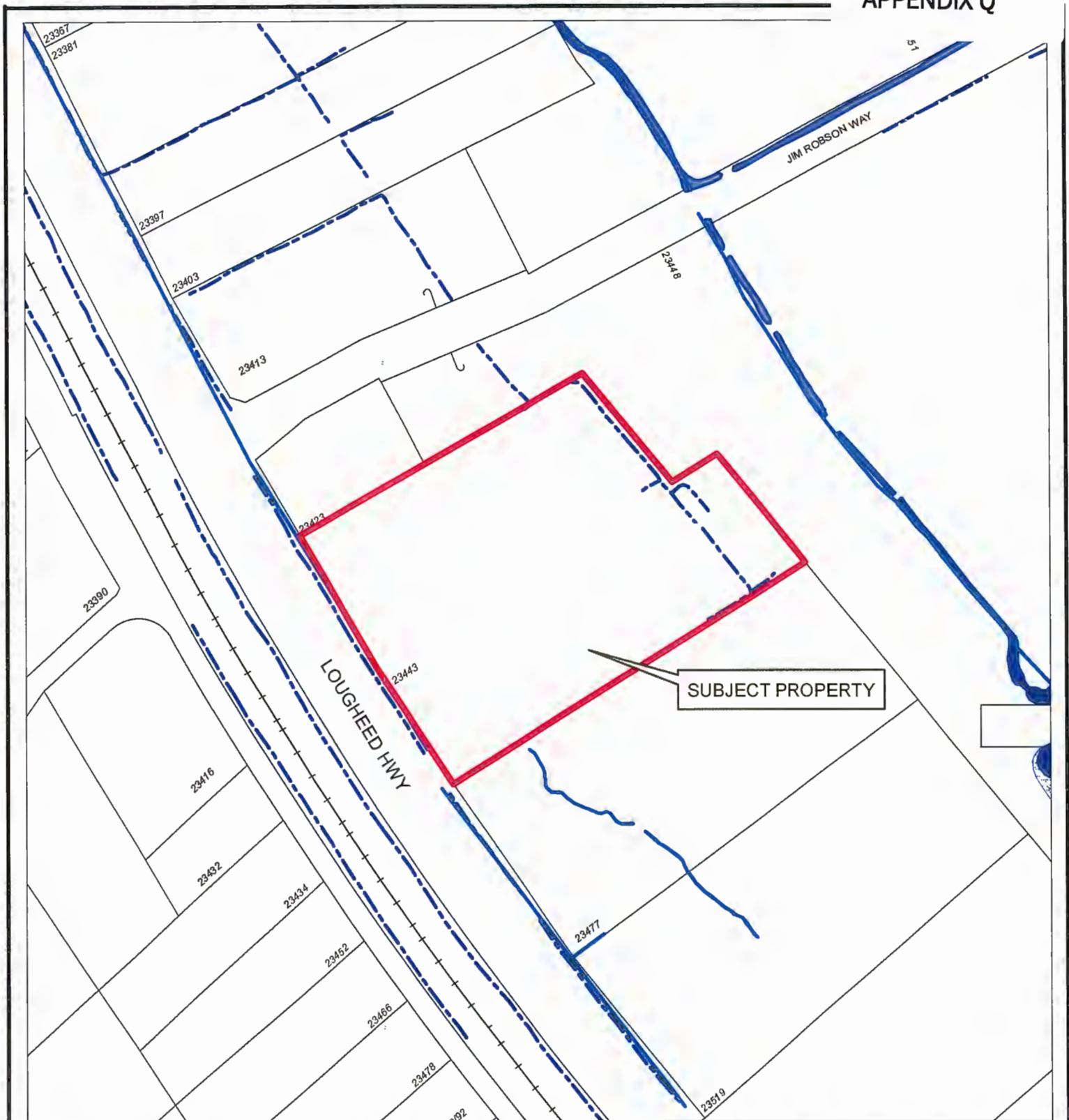
Bylaw No. 7706-2021

Map No. 1865

From: LUC (Land Use Contract) and RS-1 (Single Detached Residential)

To: P-1 (Park and School)





Scale: 1:2,500

**Legend**

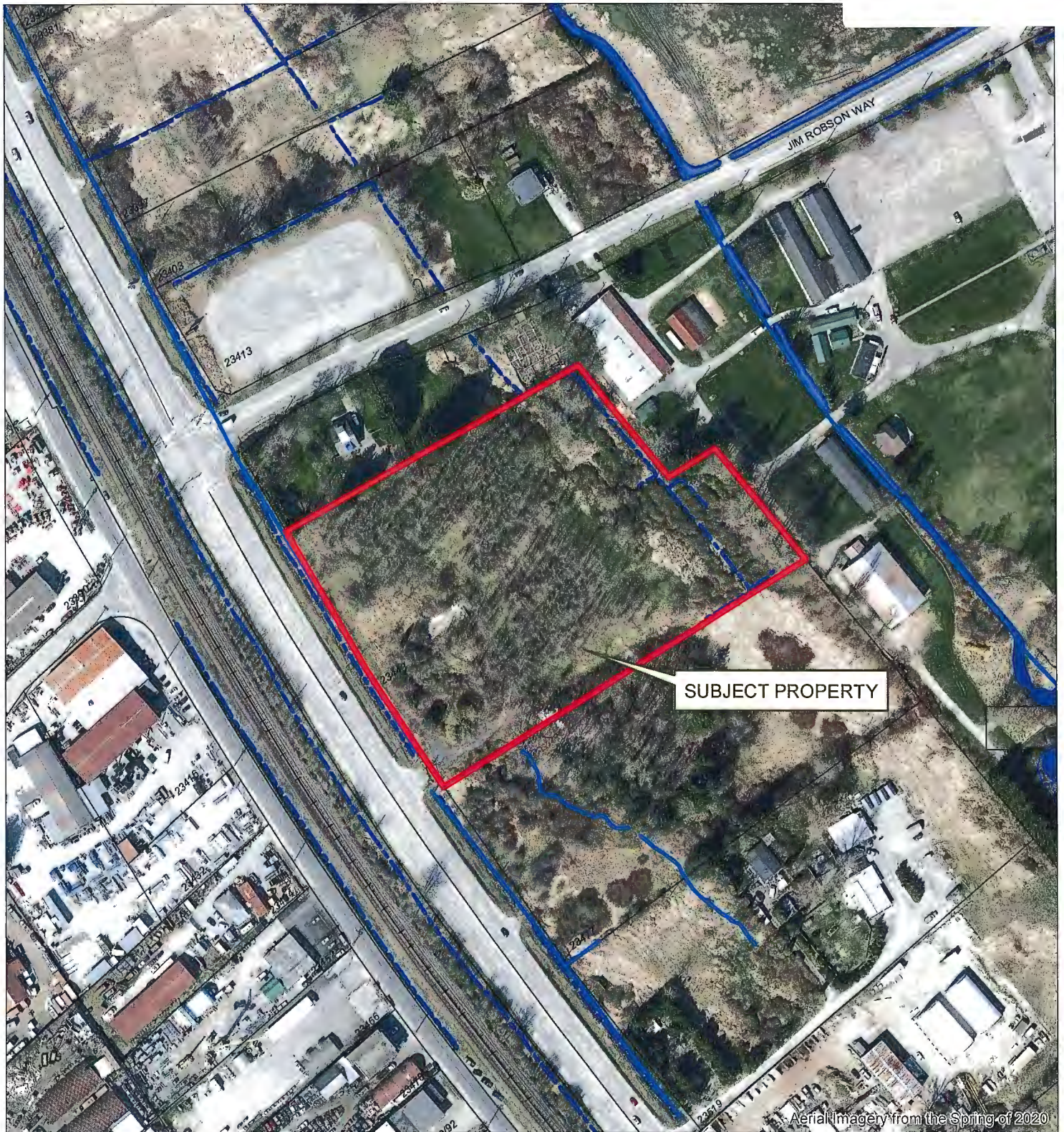
- |                  |                   |
|------------------|-------------------|
| Stream           | Canal             |
| Canal Edge       | Lake or Reservoir |
| Ditch Centreline | Marsh             |
| Edge of River    | River             |
| Edge of Marsh    |                   |
| Indefinite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

**23443 LOUGHEED HWY**

FILE: 2021-029-RZ.mxd  
 DATE: Jan 18, 2021

BY: DT





Aerial Imagery from the Spring of 2020



Scale: 1:2,500

### Legend

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

23443 LOUGHEED HWY



FILE: 2021-029-RZ.mxd

DATE: Jan 18, 2021

BY: DT



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

**AND WHEREAS**, a land use contract may, under s. 548 of the *Local Government Act*, has the power to terminate a land use contract that applies to land within the jurisdiction of the local government;

**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. 7707-2021."
2. That parcel or tract of land and premises known and described as:

PARCEL "K" (EXPLANATORY PLAN 47330) OF LOT 8 PLAN 7900 AND OF LOT 6 PLAN 8827 EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 71204; DISTRICT LOT 275 GROUP 1 NEW WESTMINSTER DISTRICT

and outlined in heavy black line on Map No. 1866 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to A-1 Small Holding Agricultural.

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







21070/90 STONEHOUSE AVE  
12204/08/12/18/29 MCTAVISH PL



mapleridge.ca

**Legend**  
Active Applications (RZ/SD/DPVP)

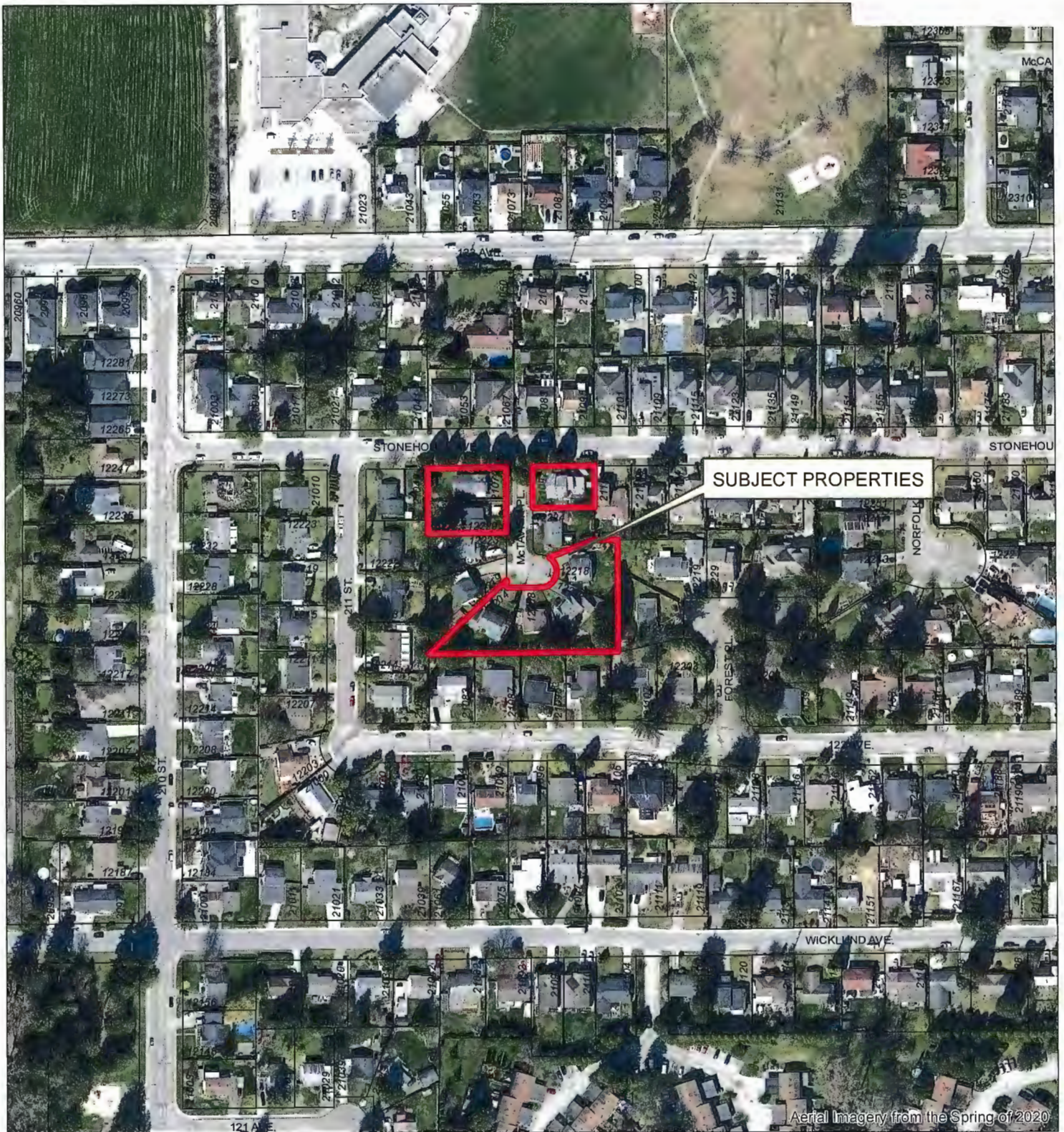


Scale: 1:2,500

FILE: 2021-029-RZ.mxd  
DATE: Jan 19, 2021

BY: DT





Scale: 1:2,500

21070/90 STONEHOUSE AVE  
12204/08/12/18/29 MCTAVISH PL

Planning Department



MAPLE RIDGE

British Columbia

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

FILE: 2021-029-RZ.mxd

DATE: Jan 19, 2021

BY: DT



CORPORATE OFFICER

**SCHEDULE A**

<b>Address</b>	<b>PID</b>	<b>Legal Description</b>
21070 STONEHOUSE AVE	004-291-484	LOT 207 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071
12229 MCTAVISH PL	004-291-506	LOT 208 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071
21092 STONEHOUSE AVE	001-987-399	LOT 216 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071
12204 MCTAVISH PL	004-291-557	LOT 211 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071
12208 MCTAVISH PL	000-952-834	LOT 212 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071
12212 MCTAVISH PL	000-770-051	LOT 213 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071
12218 MCTAVISH PL	004-291-565	LOT 214 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071





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

**MEETING DATE:** February 16, 2021  
**FILE NO:** 2018-012-DVP  
2018-012-DP

**FROM:** Chief Administrative Officer

**MEETING:** C o W

**SUBJECT:** Development Variance Permit and Development Permit  
23795 and 23831 Dewdney Trunk Road

---

**EXECUTIVE SUMMARY:**

A Development Permit application has been submitted for the subject properties, located at 23795 and 23831 Dewdney Trunk Road. The development proposal is for the construction of a 29 unit townhouse development. This application is subject to the Multi-Family Development Permit Area Guidelines, 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.

In addition to the Multi-Family Development Permit, the applicant has requested several variances to accommodate the proposed development, as follows:

1. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 6. a):* To reduce the minimum front yard setback from 7.5m (24.6 ft.) to 6.1m (20.0 ft.) to the building face for Blocks 1, 4, 5, and 6;
2. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 6. a):* To reduce the minimum rear yard setback from 7.5m (24.6 ft.) to 4.6m (15.1 ft.) to the deck and 6.1m (20.0 ft.) to the building face for Blocks 2 and 3;
3. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 6. b):* To reduce the minimum interior yard setback from 6.0m (19.7 ft.) to 5.8m (19.0 ft.) to the building face for Building 2; and
4. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 8. c):* To reduce the minimum required view arc from the centre of all living room windows from 15m (49.2 ft.) down to 10.9m (35.8 ft.) from Building 6 to Building 5.

Council considered rezoning application 2018-012-RZ and granted first reading for Zone Amending Bylaw No. 7432-2018 on April 10, 2018, and second reading on September 10, 2019. This application was presented at Public Hearing on October 22, 2019, and Council granted third reading on October 29, 2019. Council will be considering final reading for rezoning application 2018-012-RZ on February 23, 2021.

**RECOMMENDATIONS:**

1. That the Corporate Officer be authorized to sign and seal 2018-012-DVP respecting properties located at 23795 and 23831 Dewdney Trunk Road; and
2. That the Corporate Officer be authorized to sign and seal 2018-012-DP respecting properties located at 23795 and 23831 Dewdney Trunk Road.

## DISCUSSION:

### 1) Background Context:

Applicant:	S. Garcha
Legal Descriptions:	Parcel "One" (Explanatory Plan 17000) of Parcel "A" (Reference Plan 1734) of the South East Quarter Section 21, Township 12, New Westminster District; and Lot 27, Section 21, Township 12, New Westminster District Plan LMP30403
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RM-1 (Townhouse Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1b (One Family Urban (Medium Density) Residential) Designation: Urban Residential
South:	Use: Single Family Residential Zone: RS-1b (One Family Urban (Medium Density) Residential) Designation: Urban Residential and Conservation
East:	Use: Commercial and Multi-Family Residential Zone: C-2 (Community Commercial) and RM-1 (Townhouse Residential) Designation: Commercial and Urban Residential
West:	Use: Vacant (Townhouse Development under construction) Zone: RM-1 (Townhouse Residential) Designation: Urban Residential
Existing Use of Properties:	Vacant
Proposed Use of Properties:	Multi-Family Residential
Site Area:	0.68 ha (1.7 acres)
Access:	Lane and Dewdney Trunk Road (for Emergency Access only)
Servicing requirement:	Urban Standard

### 2) Project Description:

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

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

### 3) Planning Analysis:

#### i) Official Community Plan:

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

A Multi-Family Development Permit is required for all new multi-family development on land designated *Urban Residential* on Schedule B of the OCP. Section 8.7, Multi-Family Development Permit Area Guidelines of the OCP aims to regulate the form and character of development located within this area.

This development respects the key guideline concepts, as outlined in this section by the project architect:

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

*"The development is located near multiple surrounding townhouse developments, this proposed site contains similar massing, material finishes and density. In addition, the architectural features are similar in height while this proposed townhouse development appears to have its own unique features and identity."*

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.

*"All buildings surrounding the site are residential with similar massing and density."*

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

*"All side elevations of the buildings that can be seen from the main street have been enhanced by creating a variety of visually appealing elements. These elements include the addition of gable roof lines and wood knee braces to create interest at the roof lines. The upper portion of these side elevations protrude outward, creating a difference in elevation/plane which provides a variety and contrast of material and textures. All buildings have incorporated similar design features and roof elements creating a sense of unity."*

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.

*"Pedestrian circulation is strongly encouraged through the community garden along the south end of the site. This community garden has been placed at the main street entrance, creating a strong visual interest along the street. The winding pathway from the community garden leads to a central pathway through the centre of the site to the outdoor amenity area. This outdoor amenity area is centrally located and therefore easily accessible for all units. It also contains many hard and soft landscaping features as well as play equipment for all families to enjoy. The landscaping features (trees and shrubbery) are carried out throughout the site by flanking all walkways, acting as a buffer and softening the edges of the paved surfaces. Ample lighting has also been provided at all main areas. Parking for the complex has been designed at the rear of the site, away from the main street and contain landscaping screens where possible."*

Based on the above information, the proposed development complies with the Key Guideline Concepts of the Multi-Family Development Permit Area Guidelines and can be supported.

**ii) Zoning Bylaw:**

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

The applicant is proposing a Floor Space Ratio (FSR) of 0.63, which is above the 0.6 FSR that the RM-1 (Townhouse Residential) zone permits. In seeking additional density, the applicant must pay a Community Amenity Contribution at final reading. This proposed Community Amenity Contribution aligns with Policy 2-9 in the OCP, as follows:

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

This FSR is reflected in Zone Amending Bylaw No. 7432-2018, as the Local Government Act does not include a provision that enables density to be varied. Note that the additional density proposed for this development was negotiated prior to the current Density Bonus provisions that have been incorporated into the RM-1 (Townhouse Residential) zone, which would now require a cash contribution at a rate of \$344.46/m<sup>2</sup> (\$32.00/ft<sup>2</sup>).

**iii) 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 (see Appendix D):

1. Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 6. a): To reduce the minimum front yard setback from 7.5m (24.6 ft.) to 6.1m (20.0 ft.) to the building face for Blocks 1, 4, 5, and 6;

2. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 6. a):* To reduce the minimum rear yard setback from 7.5m (24.6 ft.) to 4.6m (15.1 ft.) to the deck and 6.1m (20.0 ft.) to the building face for Blocks 2 and 3;
3. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 6. b):* To reduce the minimum interior yard setback from 6.0m (19.7 ft.) to 5.8m (19 ft.) to the building face for Building 2; and
4. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 8. c):* To reduce the minimum required view arc from the centre of all living room windows from 15m (49.2 ft.) down to 10.9m (35.8 ft.) from Building 6 to Building 5.

These setback reductions are supported as they are consistent with the setbacks for the adjacent development to the west. A lane is also provided at the north end of the development, so the reduced rear yard setbacks will not have a negative impact on the existing single family neighbourhood to the north.

#### **iv) Off-Street Parking and Loading Bylaw:**

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

#### **4) Advisory Design Panel:**

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

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolutions, and the applicant has responded, as noted below:

##### **Landscape Comments:**

1. Consider improving the entrance experience to the site;

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



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

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

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

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

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

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

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

*"Bollards coordinated with City to requested location."*

Note: The design has since been updated to allow right-in/right-out access for residents, therefore the bollards have been removed.

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

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

#### Architectural Comments:

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

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

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

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

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

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

The ADP's resolutions have been addressed appropriately and are reflected in the current plans (see Appendices E and F).

#### **5) Citizen Implications:**

A Development Information Meeting was held at Fraserview Village Community Hall on July 30, 2019. Approximately 11 people attended the meeting. A summary of the main comments and discussions with the attendees was provided in the rezoning second reading report dated September 3, 2019.

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

#### **6) 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 \$278,786.43, the security will be \$278,786.43.

#### **CONCLUSION:**

The proposed variances are supported because they are minor in nature and will have a minimal impact on the surrounding neighbours. The variances are consistent with variances approved for the adjacent townhouse development to the west. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2018-012-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 2018-012-DP be given favourable consideration.

"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**

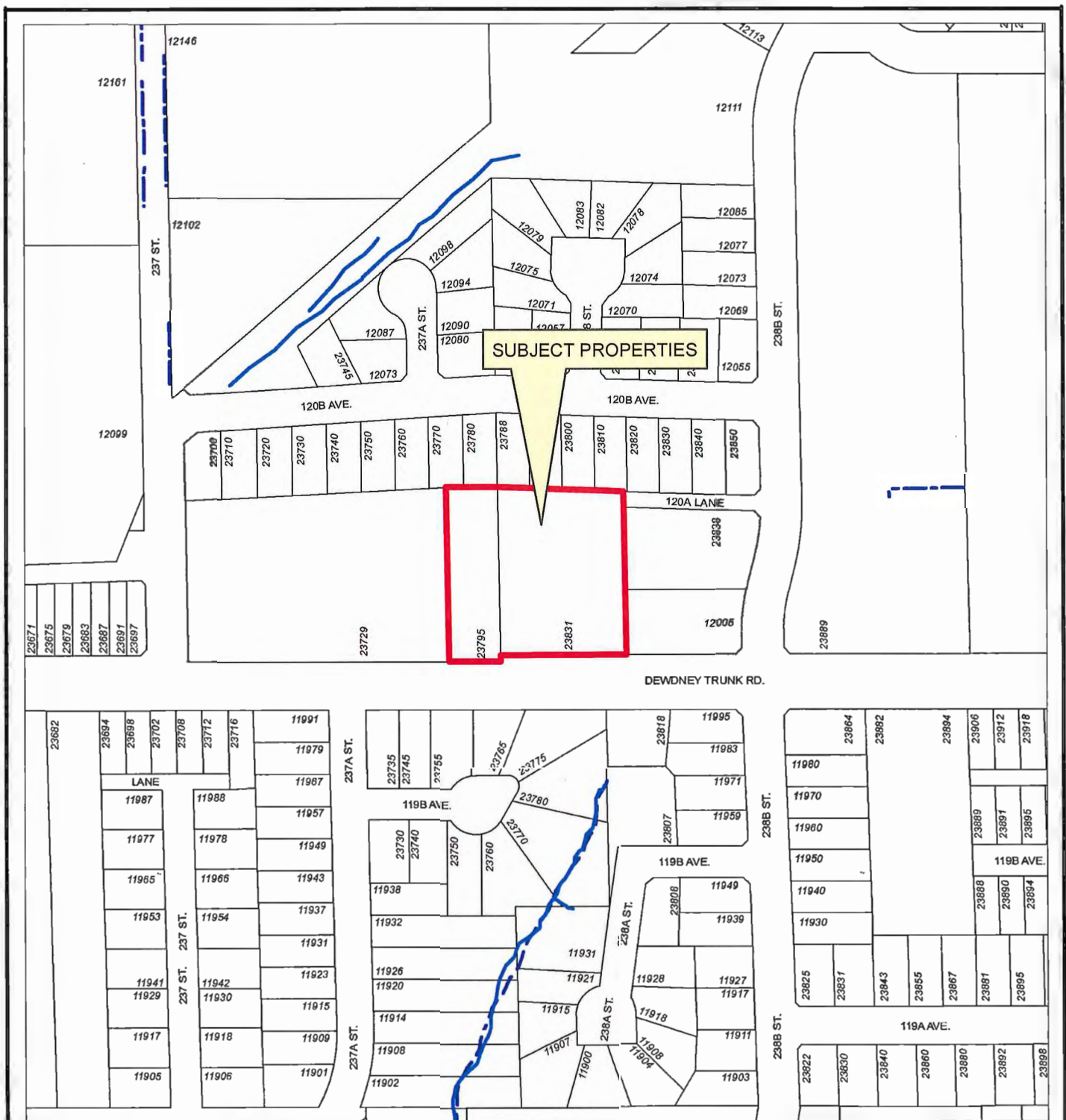
"Original signed by Al Horsman"

---

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

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Site Plan  
Appendix D - Proposed Variances  
Appendix E – Architectural Plans  
Appendix F – Landscape Plans



Scale: 1:2,500

## Legend

-  Stream  
 Indefinite Creek  
 River  
 Major Rivers & Lakes

23795 & 23831 Dewdney Trunk Road



2018-012-RZ  
DATE: Jan 16, 2018

BY: PC





## Legend

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

23795 & 23831 Dewdney Trunk Rd

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

Scale: 1:2,500

2018-012-DP  
DATE: Jul 10, 2018

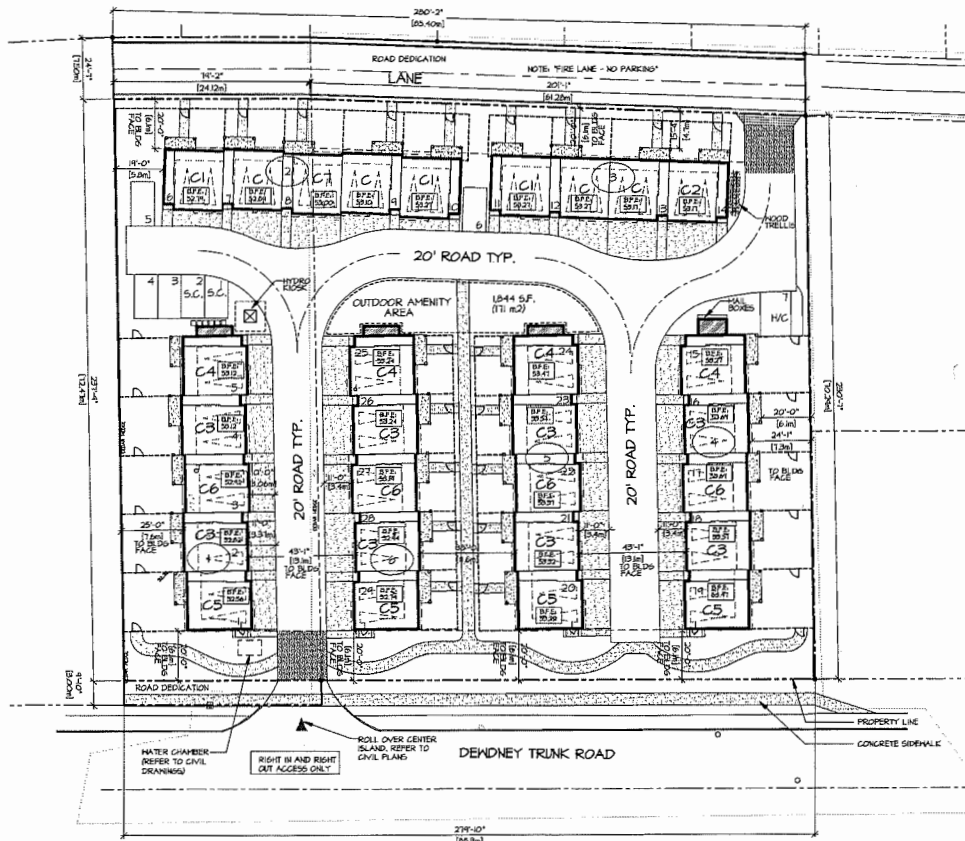
BY: JV



Project Address:	23795 & 23831 Dewdney Trunk Road Maple Ridge, B.C.			
Zoning Information:	Existing: RS-1 Proposed: RM-1			
GROSS SITE AREA:	73,506 S.F.	5,829 M²	1.687 AC	0.583 HA
ROAD DEDICATION 1:	7,794 S.F.	724 M²	0.179 AC	0.072 HA
NET SITE AREA:	65,712 S.F.	6,105 M²	1.509 AC	0.510 HA
DENSITY:	19.22 UPA	47.50 UPH	29 UNITS	
F.A.R.	0.825 FAR	41,061 S.F.	3,815 M²	
SITE COVERAGE:	32.99%	21,579 S.F.	2,014 M²	
COMMON OUTDOOR SPACE:	REQUIRED:	5 M²/UNIT	=	145 M²
	PROVIDED:	INDOOR AMENITY:	N/A	
		OUTDOOR COMMON AMENITY:	1,844 S.F.	171 M²
USEABLE OPEN SPACE:	REQUIRED:	45 M²/UNIT	=	1,305 M²
	PROVIDED:	1,588 M²		
TOTAL COMMON & USEABLE OUTDOOR AREA PROVIDED: 1757.18 M²				
PARKING REQUIRED:	29 UNITS	X	2.0	= 58 SPACES
	29 VISITOR	X	0.2	= 6 SPACES
	TOTAL:			64 SPACES
PARKING PROVIDED:	DOUBLE GARAGES		58	SPACES
	VISITOR SPACES		7	SPACES
	TOTAL:		65	SPACES

BUILDING NO.	TOTAL BLDG AREA EXCLUDING GARAGE S.F.	TOTAL BLDG AREA EXCLUDING GARAGE S.M.
BUILDING 1	7,212.0	670.0
BUILDING 2	6,782.0	630.1
BUILDING 3	5,413.0	502.9
BUILDING 4	7,230.0	671.7
BUILDING 5	7,212.0	670.9
BUILDING 6	7,212.0	670.9
TOTAL BLDG AREA:	41,861	3815

UNIT TYPE	# OF BEDROOMS	# OF UNITS	BSMT S.F.	BSMT S.M.	MAIN S.F.	MAIN S.M.	UPPER S.F.	UPPER S.M.	GARAGE S.F.	GARAGE S.M.	TOTAL S.F. PER UNIT EXCLUDING GARAGE	TOTAL S.M. PER UNIT EXCLUDING GARAGE	TOTAL S.F. EXCLUDING GARAGE	TOTAL S.M. EXCLUDING GARAGE
UNIT C	3 Bedrooms	4	96.17	8.93	623.30	57.81	623.30	57.81	465.83	46.08	1,342	124.78	5,371	499
UNIT C1	3 Bedrooms	3	100.00	9.3	628.00	58.34	628.00	59.09	465.83	46.06	1,364	126.72	4,092	389
UNIT C2	3 Bedrooms	1	100.00	9.3	628.00	58.34	630.00	59.09	466.00	46.08	1,364	126.72	1,364	127
UNIT C3	3 Bedrooms	8	101.83	9.46	587.33	51.07	587.33	51.07	524.17	48.70	1,418	131.80	11,352	1053
UNIT C4	3 Bedrooms	4	105.90	9.84	682.00	61.50	670.00	62.25	524.17	48.70	1,438	133.99	5,752	534
UNIT C5	3 Bedrooms	4	105.90	9.84	670.00	62.25	670.00	62.25	524.17	48.70	1,448	134.33	5,784	537
UNIT C6	3 Bedrooms	4	101.83	9.46	670.00	62.25	670.00	62.25	524.17	48.70	1,442	133.95	5,767	536
UNIT C7	3 Bedrooms	1	96.17	8.93	636.00	59.09	636.00	59.09	466.00	46.08	1,368	127.11	1,368	127
ELECTRICAL CLOSETS		3									80.00	5.97	160	17
ELECTRICAL ROOM		1									78.00	7.25	78	7



CONCEPTUAL SITE PLAN  
SCALE: 1:1000  
NORTH

REVISION	DATE	BY	REASON
1	10/10/2020	J.P.	INITIAL DESIGN
2	10/10/2020	J.P.	REVISED BASED ON COMMENTS

DESIGN 1	DATE 1	SCALE 1
DESIGN 2	DATE 2	SCALE 2
DESIGN 3	DATE 3	SCALE 3

CLIENT: YOUNG & ASSOCIATES

UNIT 135, 7536 130 STRI SURVEY, B.C. V3W 1H8

PHONE: (604) 273-1350 FAX: (604) 273-1350 EMAIL: m@yda.com

PROJECT NO. 17049

APPENDIX C

# Proposed Variances

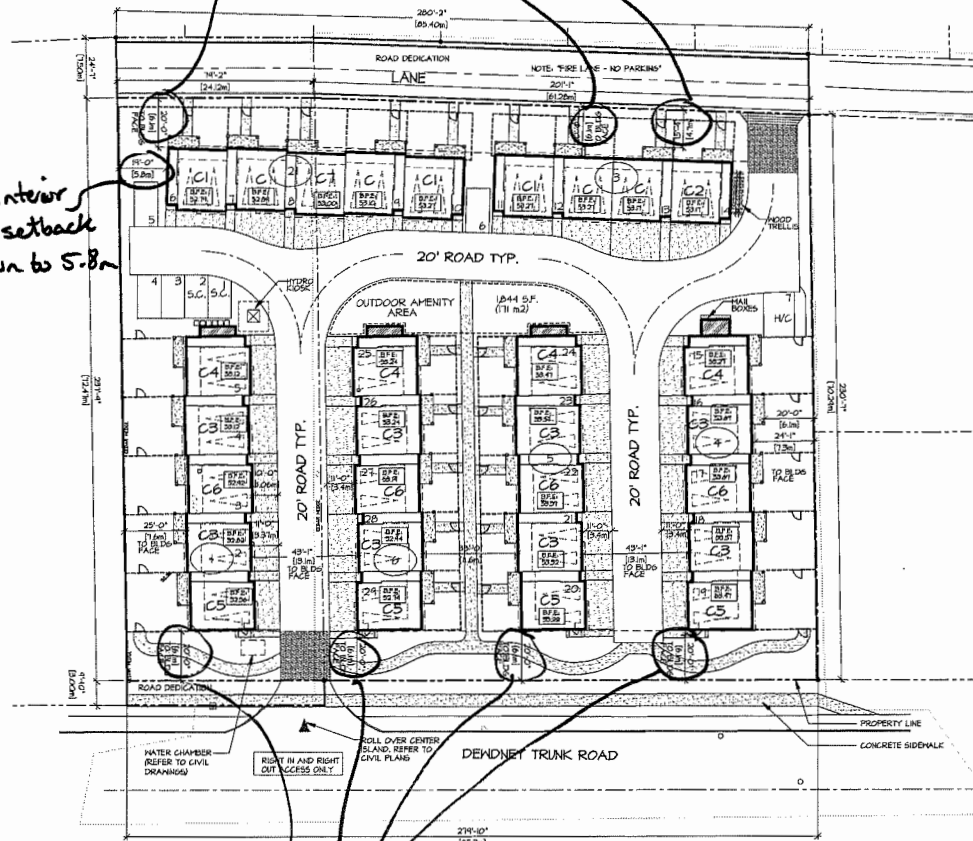
Project Address:	23795 & 23831 Dewdney Trunk Road Maple Ridge, B.C.			
Zoning Information:	Existing: RS-1 Proposed: RM-1			
GROSS SITE AREA:	73,506 S.F.	6,829 M <sup>2</sup>	1.687 AC	0.683 HA
ROAD DEDICATION 1:	7,784 S.F.	724 M <sup>2</sup>	0.178 AC	0.072 HA
NET SITE AREA:	65,722 S.F.	6,105 M <sup>2</sup>	1.509 AC	0.610 HA
DENSITY:	19.22 UPA	47.52 UPH	29 UNITS	
F.A.R.	0.825 FAR	41,091 S.F.	3,816 M <sup>2</sup>	
SITE COVERAGE:	32.99%	21,579 S.F.	2,014 M <sup>2</sup>	
COMMON OUTDOOR SPACE:	REQUIRED: 5 M <sup>2</sup> /UNIT	=	145 M <sup>2</sup>	
	PROVIDED: INDOOR AMENITY:	N/A		
	OUTDOOR COMMON AMENITY:		1,844 S.F.	171 M <sup>2</sup>
USEABLE OPEN SPACE:	REQUIRED: 45 M <sup>2</sup> /UNIT	=	1,305 M <sup>2</sup>	
	PROVIDED: 1,588 M <sup>2</sup>			
	TOTAL COMMON & USEABLE OUTDOOR AREA PROVIDED: 1757.18 M <sup>2</sup>			
PARKING REQUIRED:	29 UNITS X 2.0	=	58 SPACES	
	29 VISITOR X 0.2	=	6 SPACES	
	TOTAL:		64 SPACES	
PARKING PROVIDED:	DOUBLE GARAGES		58 SPACES	
	VISITOR SPACES		7 SPACES	
	TOTAL:		65 SPACES	

BUILDING NO.	TOTAL BLDG AREA EXCLUDING GARAGE S.F.	TOTAL BLDG AREA EXCLUDING GARAGE S.M.
BUILDING 1	7,212.0	670.0
BUILDING 2	5,782.0	530.1
BUILDING 3	5,413.0	502.9
BUILDING 4	7,230.0	671.7
BUILDING 5	7,212.0	670.0
BUILDING 6	7,212.0	670.0
TOTAL BLDG AREA:	41,861	3815

UNIT TYPE	# OF BEDROOMS	# OF UNITS	BSMT S.F.	BSMT S.M.	MAIN S.F.	MAIN S.M.	UPPER S.F.	UPPER S.M.	GARAGE S.F.	GARAGE S.M.	TOTAL S.F. PER UNIT EXCLUDING GARAGE	TOTAL S.M. PER UNIT EXCLUDING GARAGE	TOTAL S.F. EXCLUDING GARAGE	TOTAL S.M. EXCLUDING GARAGE
UNIT C	3 Bedrooms	4	98.17	9.93	523.30	57.91	523.30	57.91	495.93	46.08	1,345	124.75	5,371	489
UNIT C1	3 Bedrooms	3	100.00	9.3	628.00	58.34	628.00	58.34	495.93	46.08	1,364	126.72	4,092	380
UNIT C2	3 Bedrooms	1	100.00	9.3	628.00	58.34	628.00	58.34	495.93	46.08	1,364	126.72	1,364	127
UNIT C3	3 Bedrooms	8	101.83	9.48	557.33	51.67	557.33	51.67	524.17	48.70	1,418	131.80	11,332	1053
UNIT C4	3 Bedrooms	4	105.60	9.84	682.00	61.50	670.00	62.25	524.17	48.70	1,436	133.59	5,752	534
UNIT C5	3 Bedrooms	4	105.90	9.84	670.00	62.25	670.00	62.25	524.17	48.70	1,446	134.33	5,764	537
UNIT C6	3 Bedrooms	4	101.83	9.48	570.00	52.25	570.00	52.25	524.17	48.70	1,442	133.95	5,767	538
UNIT C7	3 Bedrooms	1	98.17	9.93	636.00	59.09	636.00	59.09	496.00	46.08	1,368	127.11	1,368	127
ELECTRICAL CLOSETS		3									80.00	5.97	180	17
ELECTRICAL ROOM		1									78.00	7.25	78	7

reduced interior  
side yard setback  
down to 5.8m

reduced rear yard setback  
down to 4.6m to the deck,  
6.1m to the building face



reduced front yard  
setback down to 6.1m

CONCEPTUAL SITE PLAN  
NORTH  
SCALE: 1:300

REVISION	DATE	BY	APP. BY	DESCRIPTION
1	1/11/2024	J.F.S.		INITIAL CONCEPT
2	1/11/2024	J.F.S.		REVISED CONCEPT

DESIGN:	YOUNG EARTH DEVELOPMENTS
DATE:	1/11/2024
PROJECT:	23795 & 23831 DEWDNEY TRUNK RD. MAPLE RIDGE, B.C.
SCALE:	1:300

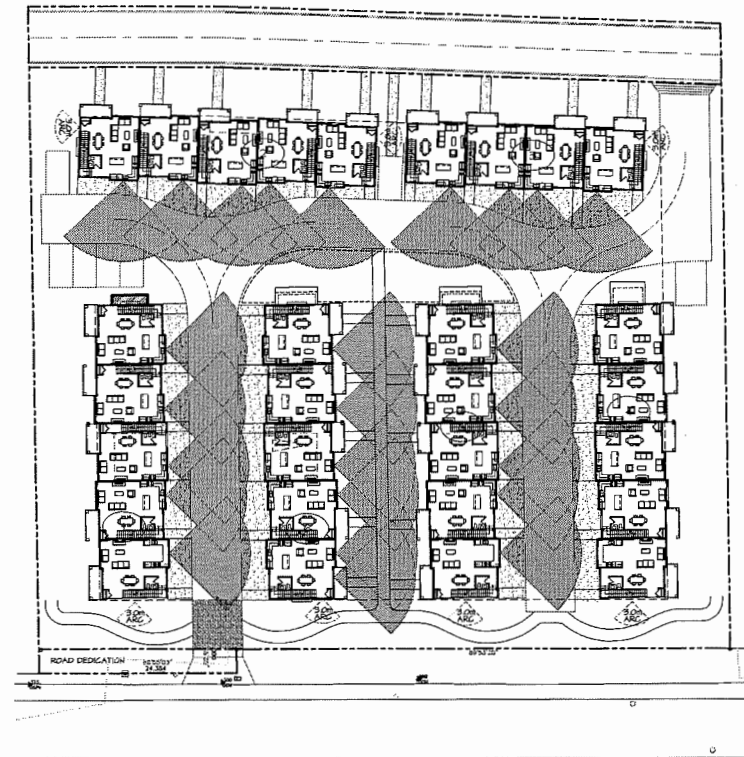
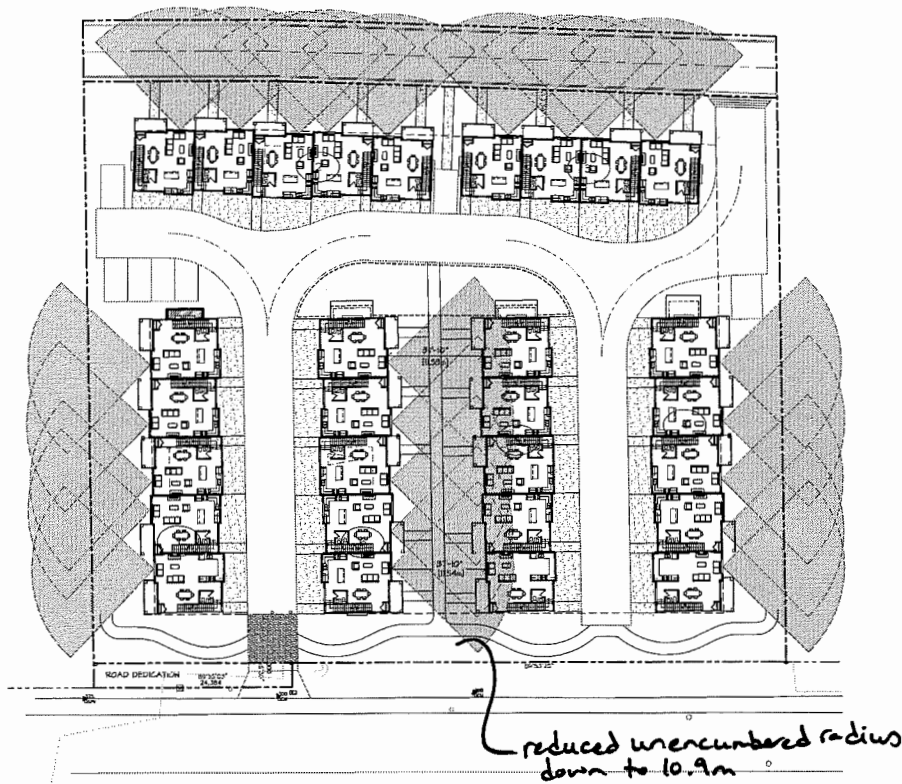
barnett & archibald

UNIT 135,  
7538 130 STR  
SURREY, B.C.  
V3W 1B8

PHONE: (604)  
FAX: (604)  
EMAIL: mo@b

CLIENT NO.  
PROJECT NO.  
17049

### Proposed Variances cont.



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REF ID	DATE	DN	QTY	ISSUE	DATE	LT	ISSUE
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2	10/10/2010				10/10/2010		
3	10/10/2010				10/10/2010		
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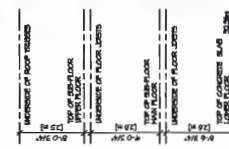
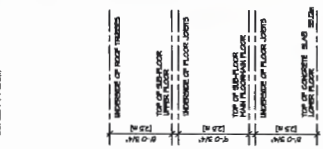
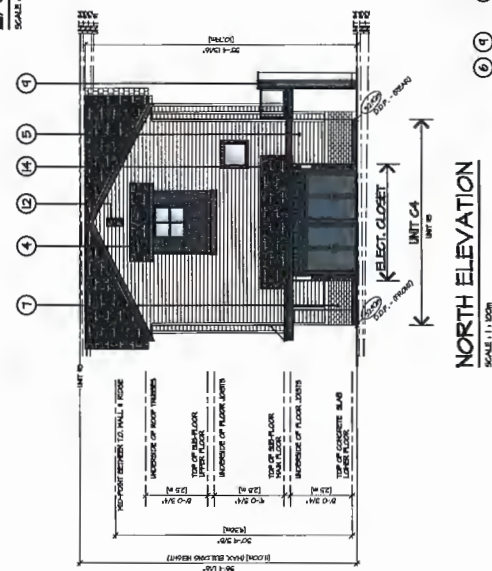
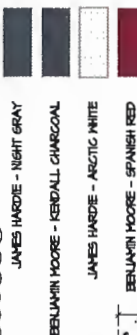
DESIGN :	PROJECT :
DATE :	237195 & 238314 DENNEY TRUNK RD.
SCALE :	MAPLE RIDGE B.C.
NAME :	SHEET CONTENTS :
DATE :	CONCEPTUAL SITE PLAN - SHOWING VARIANCES

barnett dembek

UNIT 135,  
7538 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO. AC-1.01a
PROJECT NO. 17049	REV. NO.



SCHEDULE OF FINISHES	
1	ASPHALT SHINGLE ROOFING
2	PREFINISHED ALUMINUM GUTTER ON 2" MOOD FASCIA
3	1/4" MOOD TRIM ON 2x10 MOOD FASCIA
4	HARDIE-SHINGLE SIDING
5	HARDIE HORIZONTAL SIDING
6	VINYL FRAMED WINDOWS WITH 2x4 TRIM
7	BRICK VENEER
8	VINYL FRAMED WINDOWS WITH 2x6 TRIM
9	12x12 BUILT-UP COLUMN
10	2x10 MOOD TRIM
11	42 1/8" HIGH POWDER COATED ALUMINUM
12	CAN THERMATED GLASS PANELS
13	DECORATIVE LOUVER
14	STEEL ROD SUPPORT
15	MOOD KNEE BRACE

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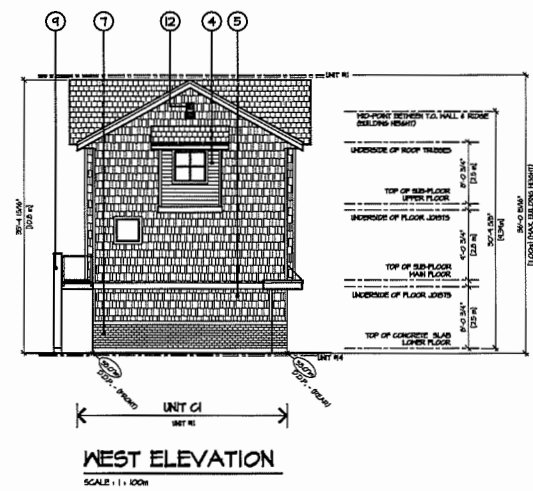




SCALE = 1 : 100m



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



SCALE : 1 : 100m

[illegible]

CLIENT :	YOUNGEARTH DEVELOPMENTS
DESIGN :	L.P.A.
DATE :	June 10, 1978
SCALE :	1" = 1'-0"
PROJECT :	25145 & 25631 DEMONEY TRUNK RD. MAPLE RIDGE, B.C.
SHEET CONTENTS :	BUILDING ELEVATIONS

barnett dembek

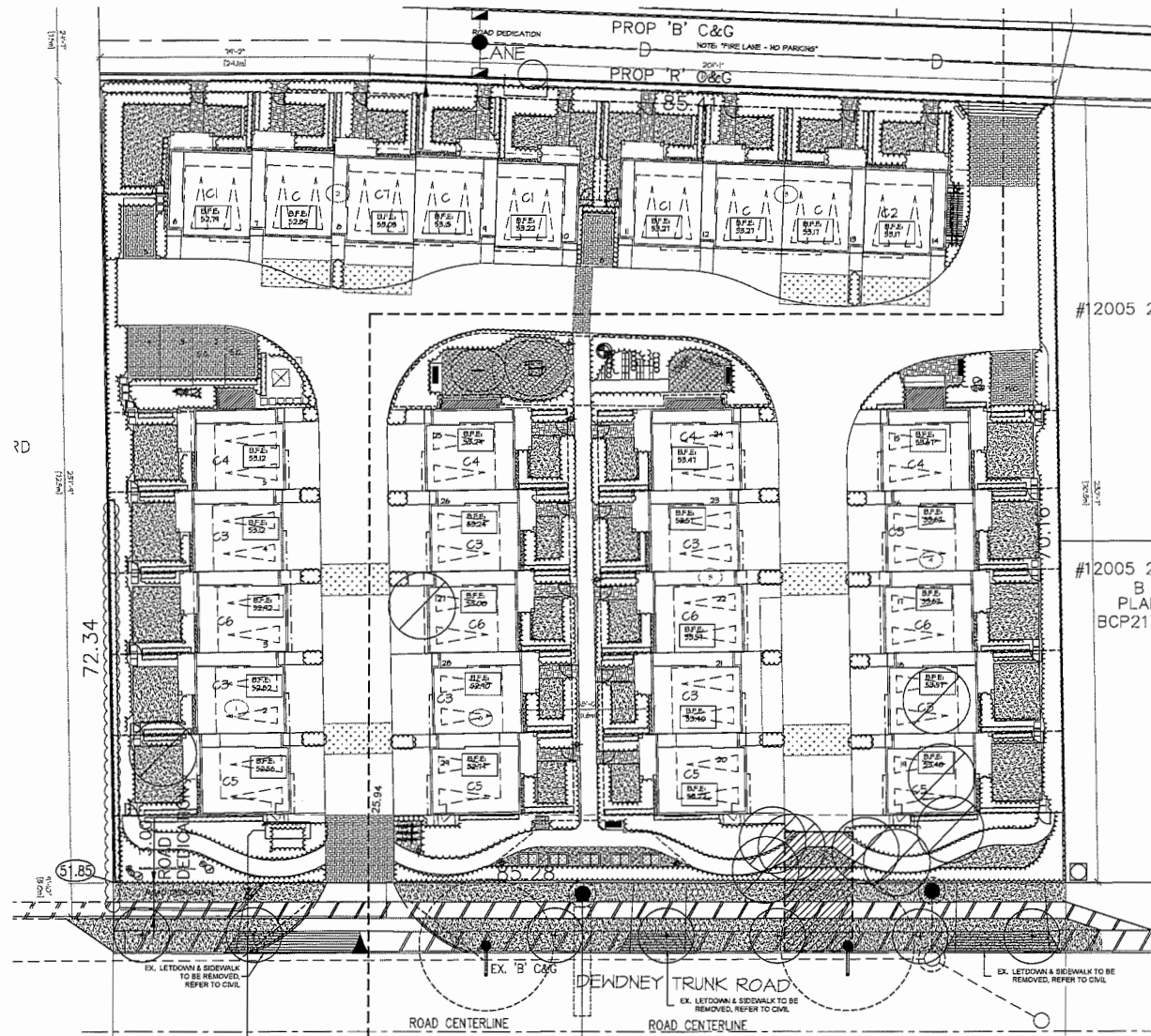
UNIT 135,  
7538 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (804) 597-7100  
FAX: (804) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO. AC-43
PROJECT NO. 17044	REV. NO.

BUILDING #3





Tree Symbol Legend

Symbol	Meaning
	EXISTING TREE
	RETAINED TREE TO ARBORIST
	EXISTING TREE TO BE REMOVED, REFER TO ARBORIST REPORT

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**pmg**  
LANDSCAPE  
ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 | f: 604 294-0022

SEAL:



17	21.JAN.22	UPDATE CIVIL INFO / REVISION	CIG
18	21.JAN.22	UPDATE PER NEW SITE PLAN	CIG
19	20 DEC 24	COORDINATE PROJECT PHASING / CONE OUT	CIG
20	20 NOV 18	COORDINATE PROJECT PHASING	CIG
21	25.AUG.20	ISSUE DRAFT DRAWING	CIG
22	19.AUG.20	UPDATE AND RELEASE	CIG
23	19.AUG.20	UPDATE BUILDING 2 PRELIMINARY	CIG
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100	19.AUG.20	UPDATE BUILDING 2 PRELIMINARY	CIG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**29 UNIT TOWNHOUSE**

23795-23831 DEWDNEY TRUNK RD  
MAPLE RIDGE

DRAWING TITLE:

**TREE MAN  
PLAN**

DATE: 18.JUN.

SCALE: 1:200

DRAWN: CIG

DESIGN: CIG

CHKD: PCM

PMG PROJECT NUMBER

18097-11.23P

PMG PROJECT NUMBER

**APPENDIX F**

BER:

1P 5

097





# Site Furnishing Legend

Symbol	Model
	WINDSOR INDUSTRIAL 2x4x8 BENCH
	WINDSOR INDUSTRIAL 2x4x8 BENCH
	WINDSOR INDUSTRIAL 2x4x8 BENCH
	WINDSOR INDUSTRIAL 2x4x8 BENCH

## Hardscape Legend

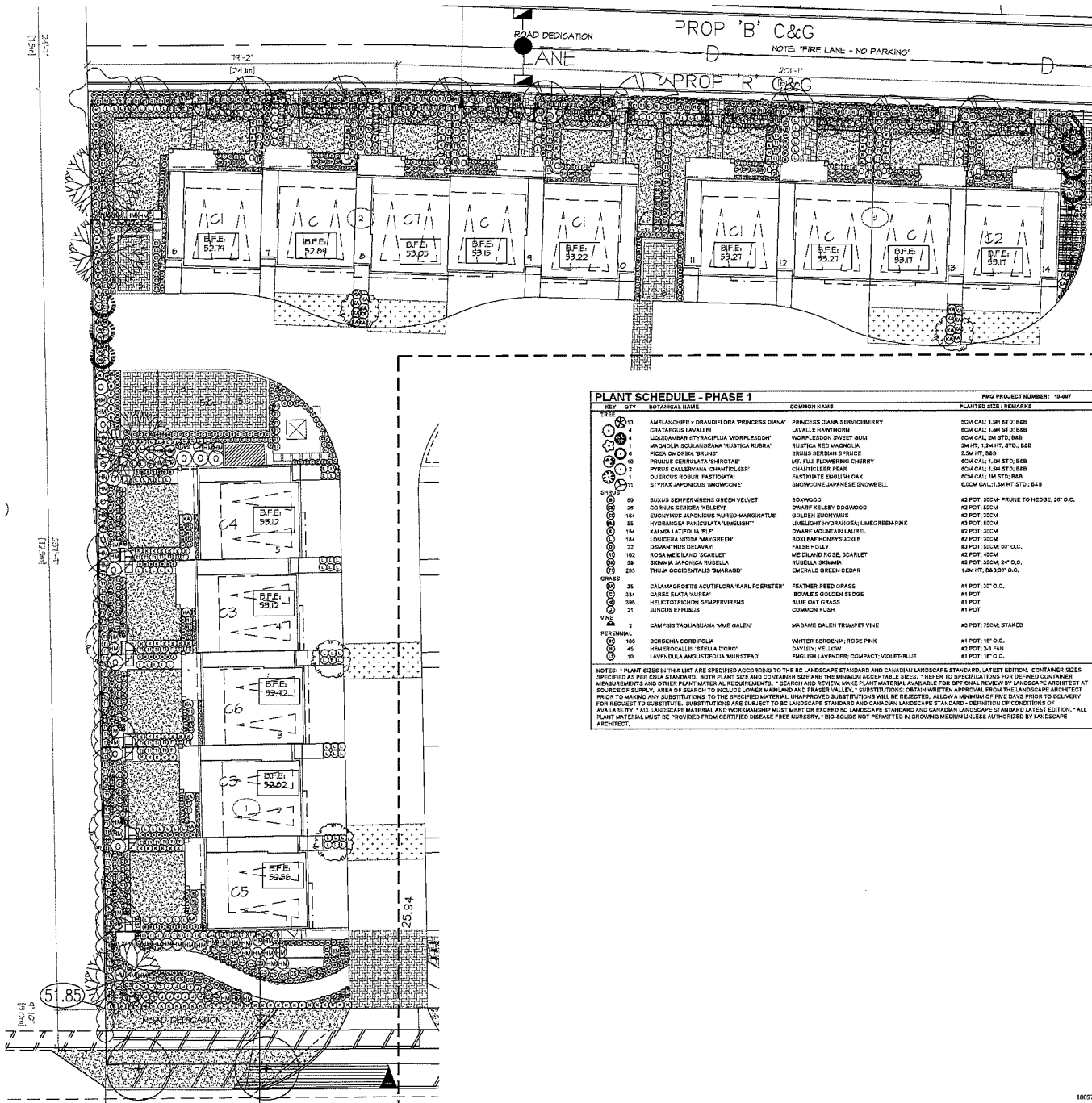
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	ABBOTSFORD CONCRETE AQUAPAVE
	ABBOTSFORD CONCRETE AQUAPAVE
	ABBOTSFORD CONCRETE AQUAPAVE
	ABBOTSFORD CONCRETE AQUAPAVE

# Outdoor Amenity Requirements

Required	Model
	WINDSOR INDUSTRIAL 2x4x8 BENCH
	WINDSOR INDUSTRIAL 2x4x8 BENCH
	WINDSOR INDUSTRIAL 2x4x8 BENCH
	WINDSOR INDUSTRIAL 2x4x8 BENCH

## Lighting Legend

Symbol	Model
	LIGHTING POLE
	LIGHTING POLE
	LIGHTING POLE
	LIGHTING POLE



PLANT SCHEDULE - PHASE 1					PMG PROJECT NUMBER: 10-007
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
1	1	AMELANCHIER V. GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	50M CAL, 1.5M STD, B&B	
2	1	CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	50M CAL, 1.5M STD, B&B	
3	1	LOQUETARIA HYDROPHILA 'VORLESSE'	WORMY EDOH SWIFT GUM	50M CAL, 1.5M STD, B&B	
4	1	MAGNOLIA SOULANDIANA 'RUSTICA RUBRA'	RUSTICA RED MAGNOLIA	50M CAL, 1.5M STD, B&B	
5	1	PRUNUS SERRULATA 'SHIROTAKE'	MT. FUJI FLOWERING CHERRY	50M CAL, 1.5M STD, B&B	
6	1	PRUNUS SERRULATA 'SHIROTAKE'	CHANTRELIER PEAR	50M CAL, 1.5M STD, B&B	
7	1	QUERCUS ROBUR 'TARTAGLIA'	PARTICULATE ENGLISH OAK	50M CAL, 1.5M STD, B&B	
8	1	STYRAX JAPONICA 'SNOWWELL'	SNOWWELL JAPANESE SNOWWELL	50M CAL, 1.5M STD, B&B	
9	1	BUXUS SEMPERVIRENS 'GREN VELVET'	BOWWOOD	#2 POT, 50CM PRUNE TO HEDGE, 20" O.C.	
10	1	CORNUS SERICEA 'VELVET'	SHAWNY VELVET CORNWOOD	#2 POT, 50CM	
11	1	EUONYMUS JAPONICA 'VIREO-MACROCARPUS'	GLAZED EUONYMUS	#2 POT, 50CM	
12	1	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA, LIMELIGHT-PINK	#2 POT, 50CM	
13	1	KALMIA LATIFOLIA 'LIP'	SHAWNY MOUNTAIN LAUREL	#2 POT, 50CM	
14	1	LONGICORNIS 'MAYGRIFFIN'	BOWLEAF HONEY SUCCLE	#2 POT, 50CM	
15	1	OSOMANDRA DELAVAYI	FALSE HOLLY	#2 POT, 50CM, 8" O.C.	
16	1	ROSA MEHLANDI 'SCARLET'	MEHLANDI ROSE, SCARLET	#2 POT, 50CM	
17	1	SKIMMIA JAPONICA 'RUBELLA'	RUBELLA SKIMMIA	#2 POT, 50CM, 24" O.C.	
18	1	TRILIX OCCIDENTALIS 'SHARADY'	EMERALD GREEN CEDAR	1.5M HT, 8.5M STD, O.C.	
19	1	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT, 30" O.C.	
20	1	CAREX ELATIS 'NIGRA'	BOWLEAF GOLDEN SEDGE	#1 POT	
21	1	HELIOTROPIS SEMPERVIRENS	BLUE CAT GRASS	#1 POT	
22	1	JUNCUS EFFUSUS	COMMON RUSH	#1 POT	
23	1	CAMPIDIS TAQUILABANA 'MAY GALEN'	MADAME GALEN TRUMPET VINE	#2 POT, 75CM, STAKED	
24	1	BERGEMIA CORDEPOLA	WINTER BERGEMIA, ROSE PINK	#1 POT, 15" O.C.	
25	1	HYMENOCALLIS 'STELLA DEUX'	DAILY YELLOW	#2 POT, 3.0 PAN	
26	1	LAVENDULA ANGUSTIFOLIA 'MUNSTAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT, 18" O.C.	

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BSAL



NO.	DATE	REVISION DESCRIPTION	DR.
1	10-JUN-22	UPDATE CIVIL INFO / REVISION	CSG
2	10-JUN-22	UPDATE CIVIL INFO / REVISION	CSG
3	10-JUN-22	UPDATE CIVIL INFO / REVISION	CSG
4	10-JUN-22	UPDATE CIVIL INFO / REVISION	CSG
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27	10-JUN-22	UPDATE CIVIL INFO / REVISION	CSG
28	10-JUN-22	UPDATE CIVIL INFO / REVISION	CSG
29	10-JUN-22	UPDATE CIVIL INFO / REVISION	CSG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

29 UNIT TOWNHOUSE

23795-23831 DEWDNEY TRUNK RD  
MAPLE RIDGE

DRAWING TITLE:

PHASE 1  
SHRUB PLAN

DATE: 18-JUN-25 DRAWING NUMBER:

SCALE: 1:200

DRAWN: CLG

DESIGN: CLG

CHECK: PCM

**L3**

OF 5

18097-11.29

PMG PROJECT NUMBER:

18-097

[illegible]

Test

PROJECT

29 UNIT TOWNHOUSE  
23795-23831 DEWDNEY TRUNK RD  
MAPLE RIDGE

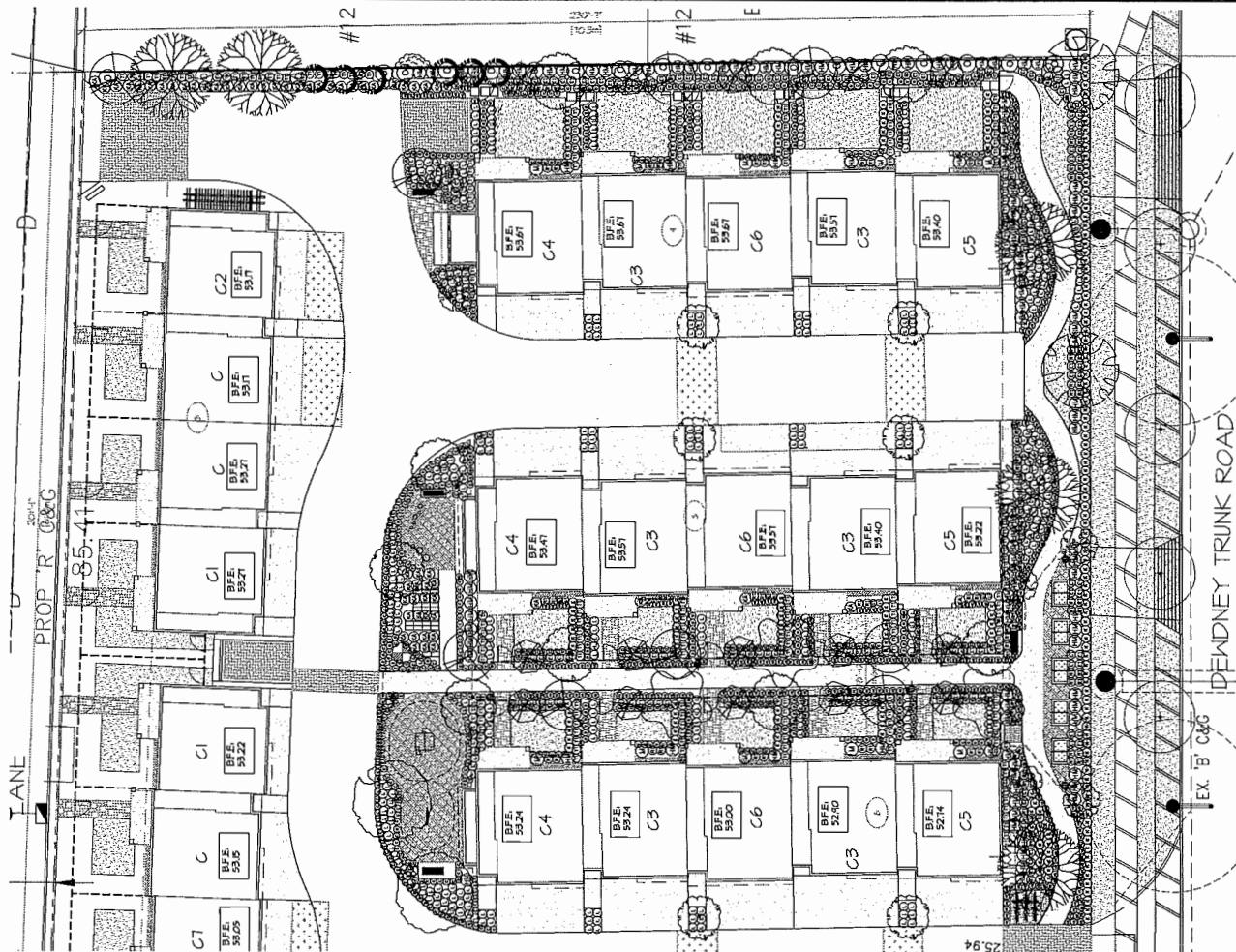
## DRAWING TITLE

PHASE 2  
SHRUB PLAN

DATE	18 JUN 05	POWERS MURDER
------	-----------	---------------



SCALE: 1:150

912 2007536




18-097  
 PROJECT NUMBER

14397-11.ZP

## Stormwater Management

Enlight	Worldwide	WISCONSIN INDUSTRIES A MODERN BOOTH IN FORDS CHICAGO AND DART MOTOR SHOWS
		WISCONSIN INDUSTRIES A MODERN BOOTH IN FORDS CHICAGO AND DART MOTOR SHOWS
Enlight	Worldwide	WISCONSIN INDUSTRIES A MODERN BOOTH IN FORDS CHICAGO AND DART MOTOR SHOWS

### Outdoor Amenity Requirements

Symbol	Model	Material	Finish	Model
	WASHBURN INDUSTRIES 2" MODULAR BENCH W/SPRINGS, LATCH & SAND BLAST	154-2	154-2	
	WASHBURN INDUSTRIES 2" SPACER, JUMP-1, HORIZ. LATCH, COLORED	251-2	251-2	
	2" FIT FURNISHES ON 3" CONCRETE SLAB, 3/8" BUSH EQUIPPED WITH TAMPER RESISTANT HARDWARE			

### Site Furnishing Legend

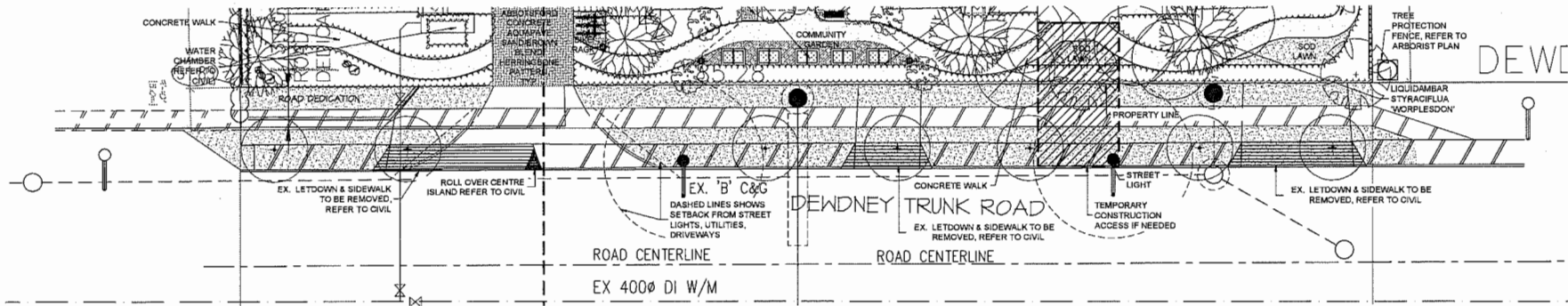
Symbol	Model
	WASHBONE INDUSTRIES 5' M 7/8\"
	WASHBONE INDUSTRIES 3\"

## PLANT SCHEDULE - PHASE 2

[illegible]







### STREET TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	7	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE 'ADIRONDACK'	5CM CAL; 1.5M STD; B&B

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

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REAL:



17	21.09.17	UPDATE CIVIL INFO / REVISE	CLG
18	21.09.17	UPDATE PER NEW SITE PLAN	CLG
19	20.02.18	COORDINATE PROJECT FINISHES / FIRST SET	CLG
20	20.02.18	COORDINATE PROJECT FINISHES	CLG
21	20.02.18	UPDATE ANNOTATIONS	CLG
22	20.02.18	UPDATE ANNOTATIONS	CLG
23	20.02.18	UPDATE BUILDINGS / TREE LOCATIONS	CLG
24	20.02.18	UPDATE BUILDINGS / TREE LOCATIONS	CLG
25	20.02.18	UPDATE PER NEW SITE PLAN	CLG
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40	20.02.18	UPDATE PER NEW SITE PLAN	CLG

NO. DATE REVISION DESCRIPTION DR

CLIENT:

PROJECT:

29 UNIT TOWNHOUSE

23795-23831 DEWDNEY TRUNK RD  
MAPLE RIDGE

DRAWING TITLE:

OFFSITE LANDSCAPE  
PLAN

DATE: 18.AUG.05 DRAWING NUMBER:

SCALE: 1:150

DRAWN: CLG

DESIGN: CLG

CHECK: PCM

**L10S**

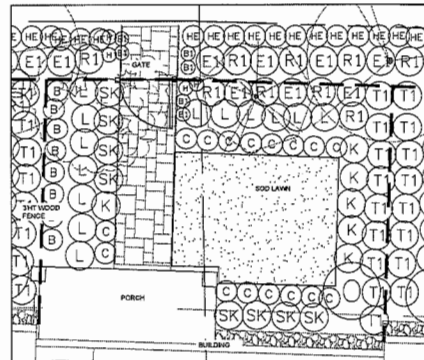
OF 5

14097-11.2/P

PMG PROJECT NUMBER:

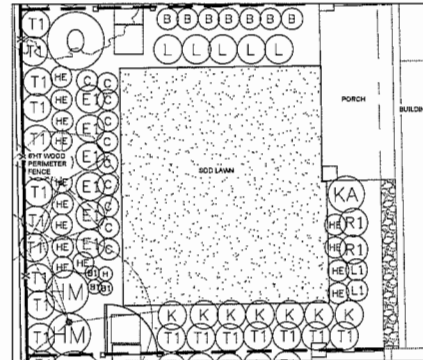
18-097

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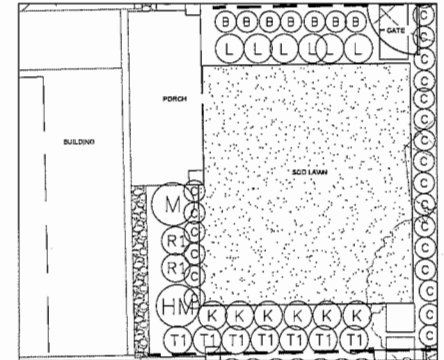
**PLANT SCHEDULE - NORTH ASPECT**

KEY	BOTANICAL NAME	COMMON NAME
SHRUB		
○	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD
○	EUCONYMUS JAPONICUS 'AURO-MARGINATUS'	GOLDEN EUCONYMUS
○	KALAMIA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL
○	LOSCERA NITIDA 'MAYGREEN'	ROSELEAF HONEYSUCKLE
○	OSMASTREUS DELAWAREI	FALSE HOLLY
○	ROSA MIDLAND 'SCARLET'	MIDLAND ROSE, SCARLET
○	SHIMADA JAPONICA 'RUBELLA'	RUBELLA SHIMADA
○	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
GRASS		
○	CAREX ELATA 'AUREA'	BOULE'S GOLDEN SEDGE
PERENNIAL		
○	HELIOTRICHON SEMPERVIRENS	BLUE CAT GRASS
○	BERGENIA CORDIFOLIA	WINTER BERGENIA, ROSE PINK
○	HEMEROCALLIS 'STELLA D'OR'	GAYLIT, YELLOW



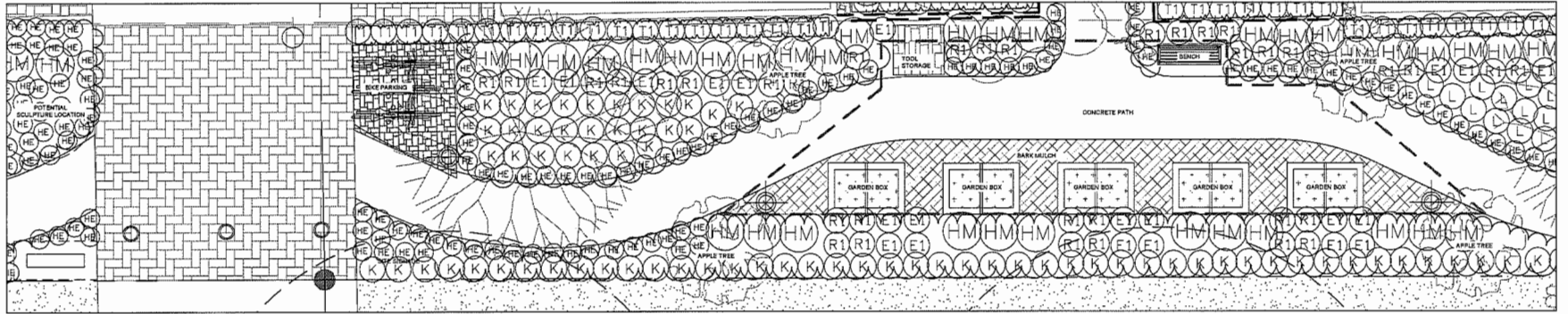
**PLANT SCHEDULE - WEST ASPECT**

KEY	BOTANICAL NAME	COMMON NAME
SHRUB		
○	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD
○	EUCONYMUS JAPONICUS 'AURO-MARGINATUS'	GOLDEN EUCONYMUS
○	KALAMIA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL
○	LOSCERA NITIDA 'MAYGREEN'	ROSELEAF HONEYSUCKLE
○	ROSA MIDLAND 'SCARLET'	MIDLAND ROSE, SCARLET
○	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
GRASS		
○	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
○	CAREX ELATA 'AUREA'	BOULE'S GOLDEN SEDGE
○	HELIOTRICHON SEMPERVIRENS	BLUE CAT GRASS
PERENNIAL		
○	BERGENIA CORDIFOLIA	WINTER BERGENIA, ROSE PINK
○	HEMEROCALLIS 'STELLA D'OR'	DAYLILY, YELLOW
○	LAVENDULA ANGUSTIFOLIA 'MUNSTAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE



**PLANT SCHEDULE - EAST ASPECT**

KEY	BOTANICAL NAME	COMMON NAME
SHRUB		
○	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD
○	EUCONYMUS JAPONICUS 'AURO-MARGINATUS'	GOLDEN EUCONYMUS
○	KALAMIA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL
○	LOSCERA NITIDA 'MAYGREEN'	ROSELEAF HONEYSUCKLE
○	ROSA MIDLAND 'SCARLET'	MIDLAND ROSE, SCARLET
○	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
GRASS		
○	CAREX ELATA 'AUREA'	BOULE'S GOLDEN SEDGE
○	HELIOTRICHON SEMPERVIRENS	BLUE CAT GRASS
○	MISCANTHUS SINENSIS 'GRACILIMUS'	MIDLAND GRASS
PERENNIAL		
○	BERGENIA CORDIFOLIA	WINTER BERGENIA, ROSE PINK
○	HEMEROCALLIS 'STELLA D'OR'	DAYLILY, YELLOW



NO.	DATE	REVISION DESCRIPTION	DR.
1	2018.03.23	ADD REVISIONS FOR COMMENTS	LD
2	2018.03.23	UPDATE FOR COMMENTS	LD
3	2018.03.23	UPDATE FOR COMMENTS	LD
4	2018.03.23	UPDATE FOR COMMENTS	LD
5	2018.03.23	UPDATE FOR COMMENTS	LD
6	2018.03.23	UPDATE FOR COMMENTS	LD
7	2018.03.23	UPDATE FOR COMMENTS	LD
8	2018.03.23	UPDATE FOR COMMENTS	LD
9	2018.03.23	UPDATE FOR COMMENTS	LD
10	2018.03.23	UPDATE FOR COMMENTS	LD

PROJECT:

**29 UNIT TOWNHOUSE**  
23795-23831 DEWDNEY TRUNK RD  
MAPLE RIDGE

DRAWING TITLE:  
**AMENITY  
AREA DETAILS**

DATE: 18.JUN.2018 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PCM

**L3**

PMG PROJECT NUMBER: 18-091

18091-7.2P

OF 1

SEAL:

11	11/10/2014	UPDATE BILLING & TIME SHEET	CLG
12	12/10/2014	ADD PHOTOGRAPHS FOR UPDATES	CLG
13	13/10/2014	UPDATE FOR NEW TREE PLAN	CLG
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CLIENT:

PROJECT:

**29 UNIT TOWNHOUSE**

23795-23831 DEWDNEY TRUNK RD  
MAPLE RIDGE

DRAWING TITLE:

**LANDSCAPE  
DETAILS**

DATE: 18/JUN/05 DRAWING NUMBER:

SCALE: 1:200

DRAWN: CLG

DESIGN: CLG

CHECK: PCM

PMG PROJECT NUMBER:

**L4**

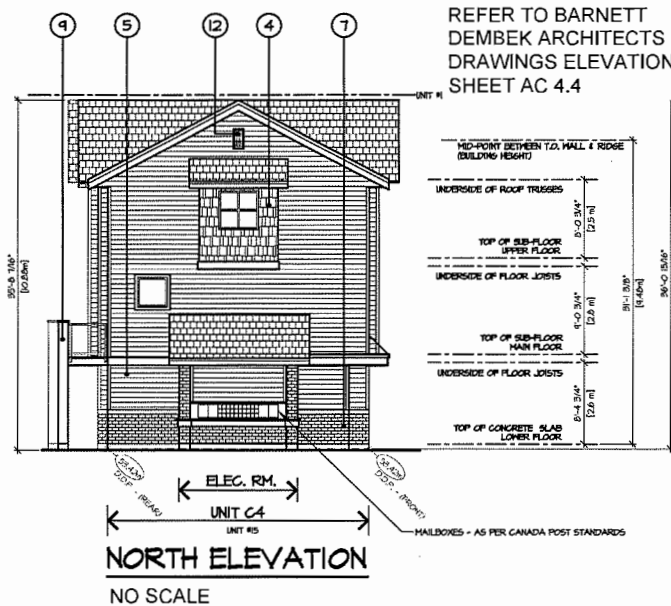
OF 5

18093-7-20

PMG PROJECT NUMBER:

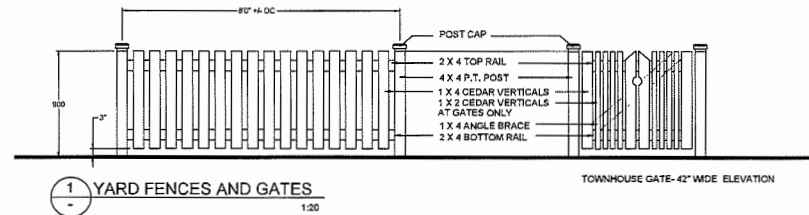
18-097

REFER TO BARNETT  
DEMBEK ARCHITECTS  
DRAWINGS ELEVATION #4  
SHEET AC 4.4

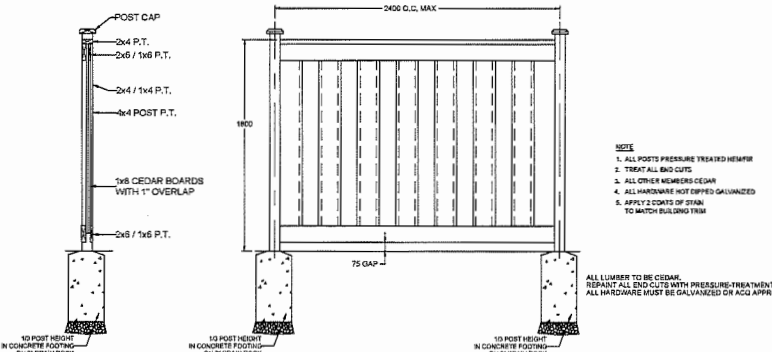


**NOTES FOR ALL WOODWORK:**

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

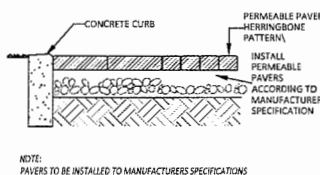
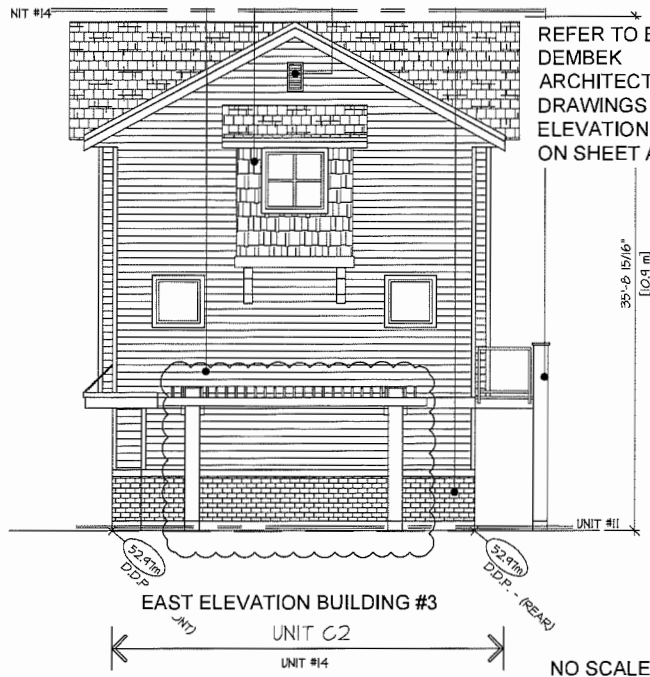


**1 YARD FENCES AND GATES**

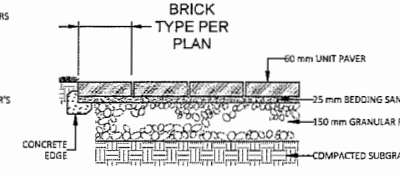


**2 6' [1.8M HT.] PERIMETER FENCE**

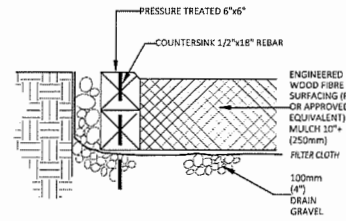
REFER TO BARNETT  
DEMBEK ARCHITECTS  
DRAWINGS EAST  
ELEVATION BLDG 3  
ON SHEET AC 4.3



**5 PERMEABLE PAVERS**



**4 PEDESTRIAN AREA PAVERS EDGE**



**3 PLAY EDGE**



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## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** February 16, 2021  
**MEETING:** C o W  
**SUBJECT:** Advisory Design Panel Review;  
Advisory Design Panel Amending Bylaw No. 7696-2020

---

### EXECUTIVE SUMMARY:

The Maple Ridge Advisory Design Panel (ADP) is an independent advisory body of registered professionals that provides independent recommendations and advice to City staff and Council on the form and character of buildings and landscaping within developments, and other urban design matters. The ADP is established under the Maple Ridge Advisory Design Panel Bylaw No. 6326-2005 (Appendix A).

As the ADP and applicants find virtual meetings generally more convenient and save time, it was recommended that Bylaw No. 6326-2005 be amended to permit the option of ADP meetings being held virtually as included in ADP Amending Bylaw No. 7696-2020.

A staff report was taken to Council Workshop on January 12, 2021 where the following resolution was passed:

*That Advisory Design Panel Amending Bylaw No. 7696-2020 be forwarded to a meeting of Council for consideration of first, second and third readings.*

At Council Workshop, there was a request to also revise Maple Ridge Advisory Design Panel Bylaw No. 6326-2005 to include gender neutral language. The existing ADP Amending Bylaw No. 7696-2020 is included with the staff report in Appendix A and revised ADP Amending Bylaw No. 7696-2020 to include gender neutral language is in Appendix B.

### RECOMMENDATION:

**That Advisory Design Panel Amending Bylaw No. 7696-2020 be given first, second and third readings.**

## **CONCLUSION:**

It is recommended that the ADP continue to function under Bylaw No. 6326-2005 with consideration being given to allow virtual meetings and gender neutral language included minor amendments to the bylaw.

"Original signed by Mark McMullen"

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*Prepared by:* **Mark McMullen, MA, MCIP, RPP**  
**Manager of Development & Environmental Services**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

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

Appendix A – Report to January 12, 2021 Council Workshop with Amending Bylaw No. 7696-2020  
Appendix B - Revised ADP Amending Bylaw No. 7696-2020




**mapleridge.ca**
**City of Maple Ridge**

<b>TO:</b>	His Worship Mayor Michael Morden and Members of Council	<b>MEETING DATE:</b>	January 12, 2021
<b>FROM:</b>	Chief Administrative Officer	<b>MEETING:</b>	Council Workshop
<b>SUBJECT:</b>	Advisory Design Panel Review; Advisory Design Panel Amending Bylaw No. 7696-2020		

**EXECUTIVE SUMMARY:**

The Maple Ridge Advisory Design Panel (ADP) is an independent advisory body of registered professionals that provides independent recommendations and advice to City staff and Council on the form and character of buildings and landscaping within developments, and other urban design matters. This specialized and professional advice provides a skill set currently unavailable in the Planning Department and improves the quality of the architectural and landscape design of developments built in the City.

The ADP meets to review projects that require Development Permit applications for building form and character that require approval by Council. Submissions to the ADP are made by the project architects and designers through the staff in the Planning Department.

The ADP is established under the Maple Ridge Advisory Design Panel Bylaw No. 6326-2005 (Appendix A). The ADP is comprised of five members appointed to two-year terms. The ADP meetings are held monthly and they require Planning and Legislative Services staff support. The ADP minutes are kept as public records and posted on the City's website. ADP members serve as volunteers and receive no remuneration.

As the ADP is an advisory body, its recommendations are received and acted upon to the extent deemed appropriate by the applicant and City staff. Council ultimately will receive City staff reports on the proposed developments that include ADP comments and recommendations, and responses as to how the applicant has addressed the ADP comments. Ultimately, Council can determine to approve Development Permit and Rezoning applications, whether an applicant has addressed or not addressed all of the comments from the ADP.

**RECOMMENDATION:**

**That Advisory Design Panel Amending Bylaw No. 7696-2020 be forwarded to a meeting of Council for consideration of first, second and third readings.**

## **DISCUSSION:**

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

#### ***ADPs in British Columbia***

Many communities in British Columbia have created ADPs to advise on building and urban design matters. Within Metro Vancouver, 14 local governments have created ADPs, with the City of Vancouver having four (4) ADPs, and the City of North Vancouver and University of BC both having two (2) ADPs for different areas or purposes. There are also several ADPs in other municipalities on Vancouver Island and in the Fraser Valley. Such ADP bodies use local Development Permit guidelines developed by each community contained within the OCP, and their own professional judgement and experience to provide advice to applicants and City staff to improve the quality of development. Development guidelines are a critical component of improving the public realm and sense of place of a community. They are also a reflection of the Council's desires and objectives for the future look and feel of the community.

The Architectural Institute of B.C. (AIBC) has an ADP Committee that provides guidance on ADPs and recommendations on nominations of its members to ADPs in the province.

### **b) Maple Ridge Advisory Design Panel (ADP):**

#### ***ADP Background History***

An Advisory Design Panel has existed in the City of Maple Ridge for at least 25 years but its nature and composition has changed over time. It was originally a body composed of a diverse group: staff, citizens, councillors, professionals and the RCMP. It proved to be an unwieldy and far ranging advisory body. To resolve some of these issues in 2005 a new Advisory Design Panel Bylaw was created with the purpose of making ADP a profession-oriented, peer review process for applicants. Council, of course, does review applications at the Development Permit approval stage.

The ADP's primary aim is to be an independent design review body aimed at improving the look and feel of development in the City. This level of design review and comment is not currently available from staff due to the required level of diverse education, expertise and professional qualifications required for architects and landscape architects. Adding these skills to the Planning Department would be a considerable expense and not advisable at this time.

It should be noted that in 2009, the City received a provincial wide award from the Architectural Institute of British Columbia (AIBC) noting the exceptional nature of the Maple Ridge ADP for its efficient process and organization as a model for others in the region to follow. This award was presented to Council by a prominent local architect. The current ADP continues to function in this manner.

#### ***ADP Membership***

The Maple Ridge ADP is comprised of five (5) members appointed by City Council as follows:

- Three (3) architects registered with, and as recommended by, the AIBC.
- Two (2) landscape architects registered with the B.C. Society of Landscape Architects (BCLSA) and recommended by the BCLSA.

The Director of Planning or staff designate assists in preparing the monthly agenda and acts as a non-voting member to provide professional advice on local planning matters and bylaws.

The ADP Chairperson and the Vice-chairperson of the ADP are elected for one (1) year terms by a majority vote of the voting members of the ADP in January of each year.

As an open meeting, the public and interested parties are allowed to observe proceedings and ask questions.

#### **ADP Role**

The ADP makes recommendations to Council on:

- All new developments and significant additions to multi-family, commercial, industrial or institutional projects prior to consideration of a Development Permit by Council;
- Actions to improve the appearance of Maple Ridge;
- Advise Council on any matter referred to it by Council; and
- On the formulation of design policy and criteria.

The ADP can also encourage quality design in the community through education, award programs for design and landscaping, and the review of projects.

#### **ADP Recommendations**

The ADP meeting minutes must be recorded by the attending clerk and kept as a permanent record of the proceedings. The minutes are posted on the City website and excerpts of the minutes are included in staff reports to Council on Development Permits, Rezoning applications and other planning issues as needed.

Resources required for the ADP include Legislative Services and Planning staff support for preparation of agendas, conducting meetings and preparation of minutes of the monthly meetings.

#### **c) Advisory Design Panel Statistics:**

There is a maximum total of 10 meetings possible per year due to the August and December breaks. The actual number of meetings is based on applications needing to be considered. Meetings occur only when there is at least one application ready to be considered by the ADP.

The ADP has held a total of 38 meetings over the past four years from 2017-2020, inclusive. The overall number of meetings and applications has been steady during this period with an average of approximately three (3) developments being considered at each meeting. In some instances where staff are aware of a critical application that needs to be considered at a particular ADP date and the agenda is full, a fourth item has been added after discussion with ADP members. This is in recognition of the voluntary nature of the ADP's work and the significant amount of review and thought that is required by each member to review each agenda item.

#### **d) Proposed Minor Revision to the Advisory Design Panel Meetings.**

With the COVID-19 pandemic, the ADP has changed to holding virtual meetings with ADP members and applicant delegations attending and making presentations remotely. The ADP has noted that this approach saves on travel time and the need to bring physical presentation materials to meetings.

The ADP and applicants find virtual meetings generally more convenient and save time, and thus the ADP would like to continue such virtual meetings into the future.

Given this, it is recommended that Bylaw No. 6326-2005 be amended to permit the option of ADP meetings being held virtually (Appendix B).

#### **CONCLUSION:**

The Advisory Design Panel is an integral component of City's development review process that provides advice that assists City staff and applicants before applications are considered by City Council. The advice provided helps build a more attractive, livable City in an efficient manner. Thus, it is recommended that the ADP continue to function under Bylaw No. 6326-2005 with consideration being given to allow virtual meetings as a minor amendment to the bylaw.

"Original signed by Mark McMullen"

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*Prepared by:* **Mark McMullen, MA, MCIP, RPP**  
**Manager of Development & Environmental Services**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

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

Appendix A – Advisory Design Panel Bylaw No. 6326-2005

Appendix B - Advisory Design Panel Amending Bylaw No. 7696-2020

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE**

**BYLAW NO. 6326 - 2005**

**A by-law to establish an Advisory Design Panel**

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**WHEREAS** Council may establish by by-law an Advisory Design Panel

**NOW THEREFORE**, the Municipal Council of the Corporation of the District of Maple Ridge, in open meeting assembled, ENACTS AS FOLLOWS:

1. This By-law shall be known as "Maple Ridge Advisory Design Panel By-law No. 6326 – 2005".

**Definitions**

2. For the purposes of this by-law, unless the context otherwise requires:

"Council" means the Council of the District of Maple Ridge;

"District" means the Corporation of the District of Maple Ridge;

"Maple Ridge" means the geographical area known as the Corporation of the District of Maple Ridge;

"Panel" means the Advisory Design Panel established by this by-law.

**Composition and Appointment**

- 3.1 The Panel is comprised of six (6) members as follows:

- (a) 3 architects registered with the Architectural Institute of B.C. and recommended by the Institute;
- (b) 2 landscape architects registered with the B.C. Society of Landscape Architects and recommended by the Society;
- (c) the Director of Planning or her/his designate as a non-voting member to provide liaison and professional advice.

- 3.2 The Panel members described in subsections 3.1(a) through (b) above, are voting members while the Panel member described in subsections 3.1 (c) is a non-voting member.

- 3.3 The Chairperson and the Vice-chairperson of the Panel shall be elected for a one year term by a majority vote of the voting members of the Panel at the January meeting each year.

**Qualifications for Appointment**

4. A Person may be a member of the Panel if he/she
  - (a) is qualified in one of the fields set out in section 3 above; and



- (b) excluding the Director of Planning and her/his designate, is not a member of the Council, a District employee, a District officer, or the Approving Officer.

#### Term of Appointment

- 5.1 Appointments to the Panel are for two-year terms commencing January 1 in the year they are appointed and terminating two years later on December 31st.
- 5.2 The maximum number of terms an individual may be a member of the Panel is two (2) terms, except in circumstances where it is not possible to obtain a member in a specific profession, and where leaving this post unfilled would cause a lack of specialized knowledge in that area.
- 5.3 Transition Clause  
Notwithstanding Section 5.1 above, in order to stagger the terms to ensure change as well as continuity on the Panel, the terms for the members described in subsection 3.1(a) and (b) will be staggered so that there will be continuity in terms of architects and landscape architects on the Panel.

#### Community Heritage Commission

- 6. From time to time a member of the Community Heritage Commission may be requested by the Chairperson of the Panel to attend a meeting of the Panel to provide input on a particular development project which is in an area with heritage implications.

#### Vacancy

- 7. A vacancy created by death or resignation shall be reported as soon as possible by the Chairperson of the Panel to the Council, who shall immediately appoint a replacement for the unexpired term of the former member, using the same criteria that was used with the appointment of the former member.

#### Absenteeism

- 8. A member who is absent, except for reasons of illness or with the leave of the Chairperson of the Panel or his/her designate, from 3 consecutive, or 5 in any 12 consecutive, regular meetings of the Panel is deemed to have resigned effective at the end of the third or fifth such meeting, as the case may be.

#### Quorum

- 9. Quorum is 3 members, including the Chairperson.

#### Meeting Schedule

- 10. A meeting schedule shall be prepared by January 1st each year, setting out meeting dates on a monthly or bi-weekly basis, as the Panel shall deem necessary.

### **Mandate**

11. The Panel shall
  - (a) review and make recommendations to Council on all new developments and significant additions to multi-family, commercial, industrial or institutional projects prior to consideration of a development permit by Council.
  - (b) encourage quality design in the community through education, award programs for design and landscaping, and the review of projects;
  - (c) recommend to Council actions to improve the appearance of Maple Ridge;
  - (d) advise Council on any matter referred to it by Council; and
  - (e) make recommendations to Council on the formulation of design policy and criteria.
12. When determining applications, the Panel shall consider the issues set out in the checklist prepared by the Architectural Institute of British Columbia (March 2001), and included in this by-law as Schedule "A" and forming a part thereof.
13. The Panel's recommendations shall be given to Council prior to a determination of a development permit.

### **Conduct of Meetings**

14. The Chairperson or in his/her absence, the Vice-chairperson, shall preside at all meetings and shall be guided by the following:
  - (a) The order of business shall ordinarily be as set out in the agenda, except that items may be taken out of order or added to the agenda at the discretion of the Chairperson;
  - (b) The project will be introduced by a member of the Planning Department. This will be done in the presence of any delegation;
  - (c) The Project Architect and Landscape Architect will then be invited to make a presentation;
  - (d) The members of the Panel in turn, may then ask questions for clarity;
  - (e) The delegation may remain in the room while the Panel deliberates on the project;
  - (f) The Panel will formulate a Motion or Resolution that will be put in writing during the deliberation and adopted by the Panel as the recommendation that will go forward to Council;
  - (g) The applicant will be given an opportunity to comment on the Resolution if he or she so chooses;

- (h) The resolution will be typed as soon as possible and a copy will be forwarded to the applicant;
- (i) Minutes of the Panel deliberations will be full and complete and will identify issues discussed including objections to the Resolution, if any.

#### **Delegations**

- 15 A delegation to the Panel may consist of the following:
- (a) the Project Architect, in accordance with the Architects' Act;
  - (b) the Landscape Architect or other specialist consultants, at the discretion of the Project Architect; and
  - (c) the applicant and the owner or his/her designate, to a maximum of four people with exceptions for additional consultants at the discretion of the Chairperson.

#### **Conflict of Interest**

16. If a Panel member attending a meeting of the Advisory Design Panel considers that he or she is not entitled to participate in the discussion of a matter or to vote on a question in respect of a matter because the member has a direct or indirect pecuniary interest in the matter or for any other reason, the member must declare this and state the general nature of why the member considers this to be the case.
17. After making the declaration, the Panel member:
- a) Must not take part in the discussion of the matter and is not entitled to vote on any question in respect of the matter;
  - b) Must immediately leave the meeting or that part of the meeting during which the matter is under consideration; and
  - c) Must not attempt in any way, whether before, during or after the meeting, to influence the voting on any question in respect of the matter.
18. When the member's declaration is made:
- a) The person recording the minutes of the meeting must record the member's declaration, the reasons given for it, and times of the member's departure from the meeting room, and if applicable, the member's return; and
  - b) The person presiding at the meeting must ensure that the member is not present at the meeting at the time of any vote on the matter.

#### **Budget**

19. The Council may include in its annual budget such sums as are necessary to defray the expenses of the Panel. The Panel shall provide a detailed budget proposal to Council on or before August 1st of the year preceding the budget year.

**Remuneration**

20. Members shall serve without remuneration, but they may be paid reasonable and necessary expenses that arise directly out of the performance of their duties, and the reasonableness and necessity of such expenses shall be to the satisfaction of the Chairperson..

**Transition**

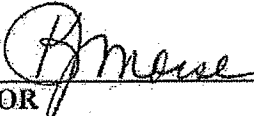
21. Bylaw No. 5207-1994, A Bylaw to Establish An Advisory Design Panel, and amendments thereto, are hereby repealed in their entirety.

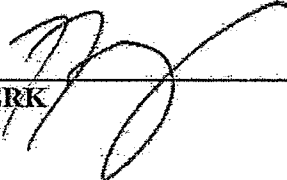
READ a FIRST TIME on the 14<sup>th</sup> day of June, 2005.

READ a SECOND TIME on the 14<sup>th</sup> day of June, 2005.

READ a THIRD TIME on the 14<sup>th</sup> day of June, 2005.

RECONSIDERED, and finally adopted this 28<sup>th</sup> day of June, 2005.

  
MAYOR

  
CLERK

**C. DESIGN CRITERIA FOR CONSIDERATION BY ADPs**

The following design criteria are examples of what would reasonably be considered for review by the applicant and members of the ADP, for a medium-sized project. The scope and nature of the criteria used may vary with the size or special circumstances of a project. The intent is not to judge the design but rather to articulate the issues. This is facilitated by the existence of an Official Community Plan (OCP) and/or endorsed design guidelines.

**1. Project Analysis:**

- (a) Objectives
- (b) Programme
- (c) Design philosophy

**2. City Context:**

- (a) Effect on view
- (b) Contribution(s) to the public realm

**3. Neighbourhood Context:**

- (a) Effect on adjacent buildings and streets
- (b) Effect on land use
- (c) Effect on quality of life issues, such as privacy and safety
- (d) Traffic patterns and parking

**4. Site Context:**

- (a) Environmental issues
- (b) Topography
- (c) Daylight and shadows
- (d) Rain and wind protection

**5. Building Design:**

The following building aspects are examples of what may be considered *only when the community has specific regulatory policies in place* for neighbourhood character or specific building types.

- (a) Materials
- (b) Building mass
- (c) Roof forms
- (d) Facade articulation and fenestration
- (e) Building character



**CITY OF MAPLE RIDGE  
BYLAW NO. 7696-2020**

A Bylaw to amend the text of Maple Ridge Advisory Design Panel Bylaw No. 6326-2005.

---

**WHEREAS**, it is deemed expedient to amend the Maple Ridge Advisory Design Panel Bylaw No. 6326-2005:

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

1. This bylaw may be cited as "Maple Ridge Advisory Design Panel Amending Bylaw No. 7696-2020.
2. That a new Section 11 be added as follows:

Location of Meetings

A meeting may be held physically with members attending in-person or virtually by way of means of electronic communications as the Panel shall deem expedient.

---

3. The existing Sections 11 to 21 be re-numbered as Sections 12 to 22.
4. That all references to the "District of Maple Ridge" be replaced with the "City of Maple Ridge".
5. Maple Ridge Advisory Design Panel Bylaw No. 6326-2005 as amended is hereby amended accordingly.

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

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

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

**ADOPTED** the                      day of                      , 20

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

**CITY OF MAPLE RIDGE  
BYLAW NO. 7696-2020**

A Bylaw to amend the text of Maple Ridge Advisory Design Panel Bylaw No. 6326-2005.

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2. That a new Section 11 be added as follows:

Location of Meetings

A meeting may be held physically with members attending in-person or virtually by way of means of electronic communications as the Panel shall deem expedient.

3. The existing Sections 11 to 21 be re-numbered as Sections 12 to 22.
4. That all references to the "District of Maple Ridge" be replaced with the "City of Maple Ridge".
5. That all references to "his/her" be replaced with "their".
6. Maple Ridge Advisory Design Panel Bylaw No. 6326-2005 as amended is hereby amended accordingly.

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

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

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

**ADOPTED** the                      day of                      , 20

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Thornhill Trails Study

**MEETING DATE:** February 16, 2021  
**FILE NO:** 01-0640-30-2021  
**MEETING:** CoW

---

**EXECUTIVE SUMMARY:**

Thornhill has become a popular trail destination for recreational hikers, equestrian and mountain biking enthusiasts. As a result of the increased popularity of the trails on Thornhill, a number of informal trails have been constructed. Safety concerns have been increasing on the informal trails and a disregard for trail etiquette has been raised by the local trail groups which prompted the City to take action as well as undertake a trails study process for Thornhill. In the summer of 2020, staff initiated a Thornhill Trails Study to gather public feedback on the formal trails and informal trails on municipal land. Through this trails study, nearly 800 comment forms were received from trail users and local residents.

The trails study respondents provided feedback on trail user type, where they access the trails, how often and which trails they use, and the reasons for using these trails, as well as improvements that would support them as a trail user. A summary of staff's trails study process, survey findings, respondents' desired trail improvements and analysis is included within this report along with recommendations for improvements to support trail users in this area.

**RECOMMENDATIONS:**

That staff explore the medium-term improvements recommended by Thornhill Trail Study respondents including additional signage, wayfinding, and 256 Street staging area improvements and that this be included in the next Business Plan;

That staff negotiate a Thornhill Trail Maintenance Agreement with the Fraser Valley Mountain Bike Association as a pilot project to be brought back to Council for consideration in 2021; and,

That the next Parks, Recreation & Culture Master Plan include the development of a Thornhill grind trail, additional staging areas, and serviced washrooms.

**DISCUSSION:**

**a) Background Context:**

The south facing slopes of Grant Hill are often referred to as Thornhill, reflecting the name of the surrounding community, derived from early farmer and area settler James Thorne. The hill is largely forested with second growth mature forest, and encompasses watercourses and steep slopes. The Provincial Government and the City own the majority of the land on Thornhill although there is also a small amount of land held by private land owners.

### Thornhill Land Tenure & Official Community Plan

The City of Maple Ridge owns approximately 200 ha (494 acres) of land on Thornhill. The Official Community Plan (OCP) designates approximately 80 ha (197 acres) as Park Land, approximately 60 ha (148 acres) as Urban Reserve, with the remainder designated as Forest and Suburban Residential. The City's trails, Bear Ridge Trail and George's Way Trail, are mostly located on land designated as Urban Reserve. Future area planning for Thornhill should take into consideration these existing trails and seek to embed or reroute these as part of the land use planning work. A context map of Thornhill ownership and trail alignments is attached (Attachment A).

### Thornhill Trail Background

The Haney Horsemen Association (HHA), a long established local equestrian group, constructed and maintained several trails for the City through a previous maintenance agreement, which ended in 2010. Two of the trails the HHA previously constructed and maintained have helped form the network of City maintained trails on Thornhill. There is also a network of informal trails built by various trail users which are used by trail runners, hikers, equestrian users and mountain bikers. Approximately half of these trails are located on city owned lands designated as Urban Reserve with the other half being on land designated as Park Land.

Recently, this area has attracted increased mountain biking interest, providing an experience that many area residents are able to easily access, close to where they live. Both the local equestrian and mountain bike groups have requested safety improvements along with a desire to recognize the informal trails to support their chosen recreational activity.

Staff has worked with both the HHA and the Fraser Valley Mountain Bike Association (FVMBA) to address safety, have implemented trail etiquette signage and made minor modifications to improve the trails.

### Thornhill Trails Study

The Parks, Recreation & Culture Department invited feedback on the Thornhill trails through a public consultation process. Trail users were encouraged to engage with this study online, to review the information panels, and complete the comment form. The City held two open house workshops in September 2020 after mailing out letters to area residents and distributing emailed invitations to trail groups. Attendees pre-registered for 15 minute appointments to limit gatherings and maintain physical distancing measures. Over the two open house dates, approximately 30 people attended to ask questions and fill in comment forms. The City received 796 comment form responses and of the total respondents, 72% identified as being residents of Maple Ridge, while 28% lived elsewhere, mostly within the lower mainland.

The table below provides a summary of the Maple Ridge resident's primary trail user type.

Trail User Type	% of total
Hiking User	43%
Mountain Bike User	41%
Equestrian User	10%
Other - dog walkers, trail runners, photographers and bird watchers	6%

Just over half of the Maple Ridge resident trail users visited the Thornhill trails several times a week, with most trail users from outside of Maple Ridge visiting a few times a month. The

primary trail access point for trail users is from the south at 256 Street, with secondary access points from the west at 248 Street and east at 264 Street. As anticipated, Bear Ridge and George's Way, the City's primary trails, were the most often traveled. These trails run in an east/west direction and connect to a number of informal trails that run in a north/south direction.

When respondents were asked about the importance of the trails on Thornhill, most mentioned reasons including to meet other people, recreate outdoors and for health and fitness reasons; as well, the close proximity of these trails to the urban area. Hiking trail users also mentioned that the informal trails are good for dog walking and are not overcrowded. Equestrian trail users mentioned that the trails are a fun and challenging for horse and rider and that the informal trails are away from vehicles. Mountain bike users said that the informal trails are fun to ride, are well built, and catered to all skill levels while still being close to home.

Trail users on Thornhill also told us what would support them as a trail users in this area. The most requested support for trail users is for additional signage, maps, and wayfinding. An improved parking and staging area at the north end of 256 Street is the second most requested improvement, followed by increased trail maintenance of the informal trails that have been built by others. Other requests included providing additional garbage receptacles, a washroom and designating certain trails for primary trail user types.

Trail users also said that a formal agreement for trail maintenance of several unsanctioned trails with the FVMBA would support their use of the area. Prior to the public process the FVMBA expressed a desire to obtain permission to maintain some of these trails that fit with their unique recreational use. It is anticipated that an agreement would enable trail maintenance and inspections to be conducted by the FVMBA as well as implementation of safety improvements regarding priority trail user type and direction of travel.

Some respondents also expressed that they wish to see additional trails built including a "Thornhill Grind" hiking trail, which could potentially follow an existing informal trail alignment on the north east slopes of Thornhill. Grind type trails are typically short length, steep grade hiking trails that have proved popular as fitness activities in other municipalities including the Coquitlam Crunch, Grouse Grind and Abby Grind. A small staging area for vehicles would be required at a trailhead location on the north east side of Thornhill to support this use.

A number of survey participants also noted that the Grant Hill Aquifer underlies a large area of Thornhill and expressed concerns regarding the future development of the area.

**b) Desired Outcome:**

The desired outcome is to better support Thornhill trail users that currently enjoy the Thornhill area trails with safety, maintenance and trail etiquette improvements, and to provide Council with information on the Thornhill Trails Study findings and seek direction on Council's trail priorities.

**c) Strategic Alignment:**

The 2010 Parks, Recreation & Culture Master Plan (PRC MP) provides a vision to support a safe, healthy and sustainable community and contains the strategic objective to continue to provide a variety of recreational opportunities including trails to support multiple uses, consistent with current and emerging trends. The PRC MP notes the future planned municipal park on Thornhill may be smaller than what is currently set out in the OCP, but that a large portion of the park area would remain as a natural area.



**d) Citizen/Customer Implications:**

Trail users and community residents benefit from a variety of trail opportunities to support recreational activities, healthy living and opportunities to enjoy nature. Negotiating an agreement with the FVMBA would provide maintained and inspected trails for recreational mountain bike users, a recreational activity that is not currently served in a formal way by the City of Maple Ridge.

**e) Interdepartmental Implications:**

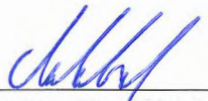
In 2020, Council directed the Planning Department to prepare a report on future development in Thornhill that would include an estimation of when the criteria in the Urban Reserve development policies would trigger planning work to begin for the area. The Planning Department has included a Thornhill background study in their 2021 business plan. The Parks, Recreation and Culture Department will work closely with the Planning Department on incorporating a trail network into any future plans created for development in the Thornhill area.

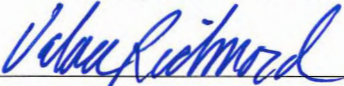
**f) Business Plan/Financial Implications:**

In addition to the trail etiquette signs and trail modifications put in place, the short term minor improvements including a portable washroom and refuse bins can be addressed through current operational funding. Financial implications for the medium-term improvements requested by the trail users could be considered during business planning.


**CONCLUSION:**

This report provides an overview of the Thornhill Trails Study process and findings. Staff have reviewed the results of the trails study and recommend that medium term improvements be brought forward during business planning, while longer term aspirations be explored through the Parks, Recreation and Culture Master Plan process. Staff recommend negotiations be undertaken with the Fraser Valley Mountain Bike Association to bring back a trail maintenance agreement for Council's consideration.

  
Prepared by: **Chad Neufeld, MBCSLA**  
Manager of Parks Planning & Development

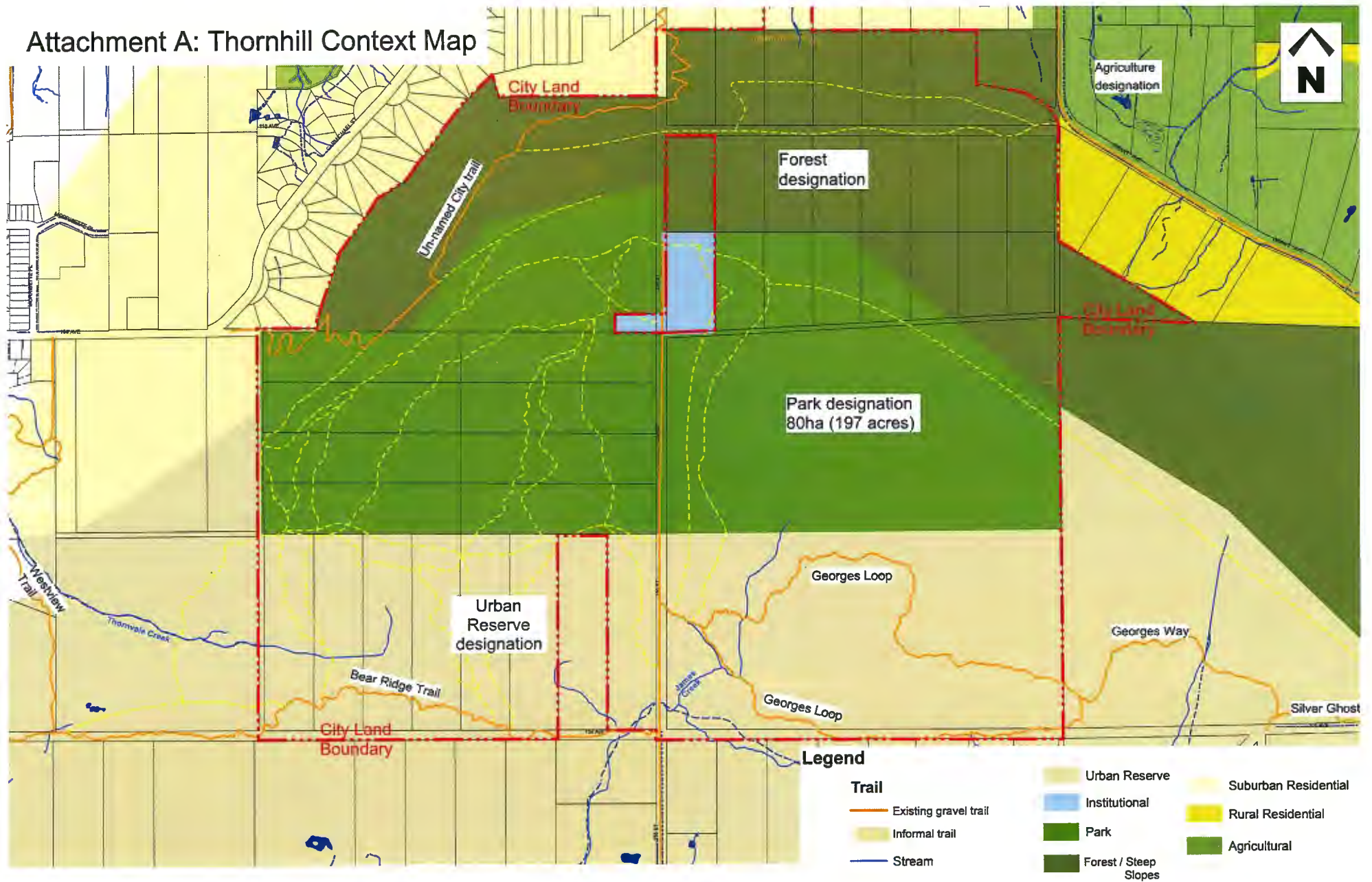
  
Reviewed by: **Valoree Richmond, MBCSLA**  
Director of Parks & Facilities

  
Approved by: **David Boag**  
General Manager, Parks, Recreation & Culture

  
Concurrence: **Al Horsman**  
Chief Administrative Officer

Attachments:  
(A) Thornhill Context Map

# Attachment A: Thornhill Context Map



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**MEETING DATE:** February 16, 2021  
**FILE NO:** 01-0640-30-2021  
**FROM:** Chief Administrative Officer  
**MEETING:** CoW  
**SUBJECT:** 2021 UBCM Poverty Reduction Planning & Action Grant Stream 2

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**EXECUTIVE SUMMARY:**

At the January 2021 Parks, Recreation & Culture Advisory Committee (PRCC) meeting, staff presented a grant proposal opportunity with the Union of British Columbia Municipalities (UBCM), for a Poverty Reduction Planning & Action Program, Stream 2, with a focus on providing recreation to hard to reach or underserved neighbourhoods. The purpose of the pilot program is to re-engage all ages in community recreation and activities at no or low cost to the user. The Committee supports this initiative and seeks Council's endorsement to submit the application to the UBCM (attached).

**RECOMMENDATION:**

That staff submit an application to the Union of British Columbia Municipalities, 2021 Poverty Reduction Planning & Action Program, Stream 2, for a grant up to \$50,000 towards the 'Neighbourhood Mobile Recreation' pilot program.

**DISCUSSION:**

a) **Background Context:**

At the inaugural PRCC meeting on January 27, 2021, the Committee discussed a potential grant proposal for the 2021 Poverty Reduction Planning & Action Program, under Stream 2, to the Union of British Columbia Municipalities (UBCM). The "Neighbourhood Mobile Recreation" pilot program (detailed in this report) would fund recreation programs directly in neighbourhoods where participation is particularly low due to financial constraints and other barriers.

COVID-19 has adversely affected the lives of community members, causing many to change the way they participate in daily living, including how they engage in recreation and in connecting to the community and neighbourhood. Social distancing, and public health order restrictions for many community based activities, including facilities, community sports & performing art groups, has meant that some residents have lost access to recreation and connection to their supports, family, friends and neighbours.



According to the BC Community Health profile for the City of Maple Ridge published in 2019, income greatly impacts many social determinants of health; including living conditions (access to housing and transportation), healthy choices (healthy food option and recreational activities), and stress levels. It also references that individuals with the lowest income, experience the poorest health, and with each increase in income, health improves. Specifically, within the City of Maple Ridge, only 49% of residents with low income, reported having very good or excellent health; compared to 67.7% of residents with high income having very good to excellent health (2019 BC Community Health Profile).

If successful in obtaining the grant, staff will undertake research to identify hard to reach neighbourhoods/community hubs, and consult with people living in poverty or struggling with isolation due to the COVID-19 pandemic. Engagement will consist of providing neighbourhood recreation programming, education/training on accessing municipal services and resources for accessible, affordable activities.

The grant will also allow for a community based recreation assessment to be completed by participants to identify unmet gaps and needs within Parks, Recreation & Culture (PRC) services and inform future programming.

**b) Desired Outcome:**

The desired outcome is to provide neighbourhood recreation programming to support affordable activities for priority areas in Maple Ridge.

**c) Strategic Alignment:**

The proposed pilot program aligns with PRCC's mandate, the Age Friendly Action Plan, the Youth Strategy, the Sport & Fitness Strategy, and Council's strategic priority of Community Pride & Spirit.

**d) Citizen/Customer Implications:**

The 'Mobile Neighbourhood Recreation' pilot program will increase access to recreational opportunities, reduce or eliminate barriers, such as cost and transportation, and will positively increase the health and well-being of residents.

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

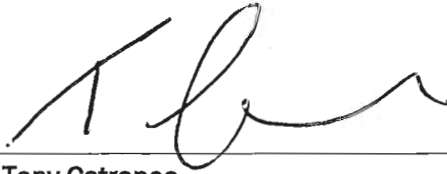
With Council's endorsement, the attached application will be submitted to the UBCM for the Poverty Reduction Planning & Action Program, Stream 2, which offers a maximum grant of \$50,000. If the application is successful, the City will contribute an in-kind contribution of an additional \$17,000 for meeting spaces, marketing, equipment and overall project support.

**f) Policy Implications:**

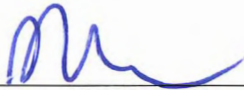
The grant funding will be used toward the development and implementation of a neighbourhood recreation pilot program that supports affordable activities in priority neighbourhoods in Maple Ridge. Recommendations regarding unmet needs and gaps in services may inform future policies.

## CONCLUSION:

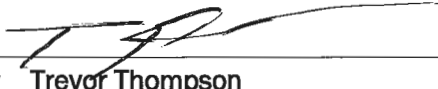
The 'Neighbourhood Mobile Recreation' pilot program will support citizens' access to affordable recreation, connect neighbours and re-engage them in community participation, which in turn leads to a positive impact on physical and mental health, and a decrease in healthcare costs.



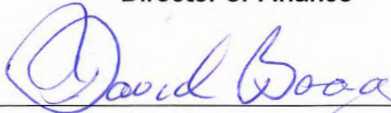
Prepared by: **Tony Cotroneo**  
Recreation Manager, Community Engagement



Reviewed by: **Danelle Pope**  
Director, Recreation & Community Engagement



Reviewed by: **Trevor Thompson**  
Director of Finance



Approved by: **David Boag**  
General Manager, Parks, Recreation & Culture



Concurrence: **Al Horsman**  
Chief Administrative Officer

## Attachments:

- (A) 2021 UBCM Poverty Reduction Planning & Action Grant Stream 2 Application
- (B) 2021 UBCM Poverty Reduction Planning & Action Grant Stream 2 Budget



# Poverty Reduction Planning & Action

## 2021 Application Form for Stream 2 - Action

Please complete and return the application form and all required attachments by March 5, 2021. All questions are required to be answered by typing directly in this form.

If you have any questions, contact [lgps@ubcm.ca](mailto:lgps@ubcm.ca) or (250) 952-9177.

SECTION 1: Applicant Information	AP- (for administrative use only)
Name of Local Government: City of Maple Ridge	Complete Mailing Address: 11995 Haney Place Maple Ridge, V2X 6A9
Contact Person: Tony Cotroneo	Position: Manager, Community Engagement
Phone: 604-467-7392	E-mail: <a href="mailto:tcotroneo@mapleridge.ca">tcotroneo@mapleridge.ca</a>

\*Contact person must be an authorized representative of the applicant

SECTION 2: <u>For Regional Projects Only</u>
<p><b>1. Identification of Partnering Applicants.</b> For all regional projects, please list all of the partnering eligible applicants included in this application. Refer to Section 3 in the <i>Program &amp; Application Guide</i> for eligibility.</p> <p>Not Applicable</p>
<p><b>2. Rationale for Regional Projects.</b> Please provide a rationale for submitting a regional application and describe how this approach will support cost-efficiencies in the total grant request.</p> <p>Not Applicable</p>

SECTION 3: Project Information
<p><b>3. Project Information</b></p> <p>A. Project Title: Mobile Recreation Project</p> <p>B. Proposed start and end dates. Start: June 2021    End: May 2022</p> <p>C. Total proposed project budget:</p> <p>D. Total grant request:</p>
<p><b>4. A. Proposed Focus Areas.</b> Please indicate which of the six priority action areas (as identified in <i>TogetherBC</i>) will be the primary focus of the proposed project:</p>

- |  |   |
|--|---|
| <input type="checkbox"/> Housing                                 | <input checked="" type="checkbox"/> Employment      |
| <input checked="" type="checkbox"/> Families, children and youth | <input checked="" type="checkbox"/> Income supports |
| <input type="checkbox"/> Education and training                  | <input checked="" type="checkbox"/> Social support  |

B. Please identify any other key priorities (as identified in *TogetherBC*) that your proposed activities will address:

Supports for Children and Families (Children, Youth, families, including single parents and senior services); Access to Services (specifically through leisure, recreation, subsidized programming, including afterschool care, home alone & babysitter training programs and access to community initiatives); Discrimination and Stigma (offering a welcoming and inclusive environment for all individuals to participate)

**5. Confirmation of Poverty Reduction Plan or Assessment.** As outlined in the *Program & Application Guide*, in order to be eligible for Stream 2, applicants must have a completed Poverty Reduction plan or assessment, or demonstrate that their Official Community Plan, or an equivalent plan, is inclusive of poverty reduction principles.

Please outline how your local government meets this requirement and attach completed plans, and/or assessments, or excerpts from higher-level plans, with the application form.

Stream 1 Poverty Reduction Plan is in progress, however delayed due to COVID-19 Public Health Order restrictions on public gathering.

The City of Maple Ridge has an Official Community Plan, aligns with the philosophy of the Poverty Reduction plan and includes principles pertaining to Parks, Recreation & Culture (Principle 13, 25) and recognizes that a healthy community depends on social services that meet the needs of a diverse population ( principle 39).

Furthermore, the City of Maple Ridge, Parks, Recreation & Culture, completed a master plan in 2010, which includes 2.0 Parks and Open Spaces (pg 32) and 5.0 Target Populations, including seniors, children, youth and young adults, hard to reach and first nations, (pg 97).

In addition to the OCP and PRC Master Plan, the City of Maple Ridge has completed several community strategies, with a focus on community inclusion and poverty reduction. The completed strategies include:

- \* Maple Ridge Youth Strategy (June 2019)
- \* Sport & Physical Activity Strategy (2016-2021)
- \* Maple Ridge Housing Action Plan (2014 and updated in 2021)
- \* Age Friendly Initiative and Action Plan (2015)
- \* Dementia Friendly Community (2018)

**6. Proposed Activities.** Please describe the specific activities you plan to undertake. Refer to Section 4 of the *Program & Application Guide* for eligible activities under Stream 2.

In order to facilitate a return to community recreation during and post COVID and identify the ongoing needs of our community members, the City of Maple Ridge proposes to undertake the following activities in the Neighbourhood Mobile Recreation Project:

1. Recruitment of Staff to research and identify through our network tables; hard to reach neighbourhoods/ community hubs and engage and consult people living in poverty or isolation through neighbourhood play, engagement and reconnection to community leisure and recreation;
2. Collaborate with our network tables for the recruitment, training and employment opportunity (honorariums) for people living in poverty or isolation.
3. Develop a community based survey, to be delivered to priority neighbourhoods, to assist in identifying unmet recreation and other municipal service needs;
4. Design, implement, deliver and evaluate neighbourhood based recreation, programming, for all ages and abilities by creating a Neighbourhood Mobile Recreation unit.
5. Provide activities that adhere to current Public Health Orders.

**7. Intended Outcomes & Impacts.** What are the specific intended outcomes and impacts of the proposed project? How will this help to reduce poverty at the local level?

- \* Supporting poverty reduction at the local level by decreasing and/or eliminating transportation and recreation costs and by providing information on other low cost/no cost opportunities throughout the city.
- \* Actively engaging families, seniors, children and youth
- \* Provide information and registration application support for appropriate resources
- \* Social Connectedness
- \* Involve Key Sectors of the community including community organizations when appropriate
- \* Provide training and income opportunities via honorariums for priority populations.

**8. Proposed Deliverables.** What will be the specific deliverables of the proposed project? List any policies, practices, plans, or documents that will be developed or amended as a result of your project.

The following deliverables will be achieved through the project:

- direct delivery of community recreation to priority neighbourhoods (taking the program/activity to the neighbourhood);
- resource and referral to community resources (Mental Health supports, financial supports, community based supports) to priority neighbourhoods;
- building strength and resilience among individuals with living experiences (Neighbourhood connection);
- building relationships among neighbourhoods (neighbours helping/supporting neighbours);
- Community engagement and identifying gaps and unmet needs within municipal recreation services

**9. Community Partners & Participation by People with Lived Experience.** To be eligible for funding, all projects must involve key sectors of the community including community-based poverty reduction organizations, people with lived experience of poverty, businesses, local First Nations and/or Indigenous organizations.

- A. List all confirmed partners that will directly participate in the proposed project and the specific role they will play. *Please note: up to three letters of support from partnering organizations may be submitted with the application*

Project Team:

- City of Maple Ridge Parks, Recreation & Culture Department: Project Management, Children Services, Youth Services, Sport and Fitness, Senior Services staff;

- Fraser Health, Healthy Communities Initiative: Research and knowledge brokering;
- Maple Ridge, Pitt Meadows, Katzie Community Network: Support work to connect with programs and resources for local Service Providers and their clients;
- Maple Ridge, Pitt Meadows, Katzie Seniors Network: Support work to connect with programs and resources for local Service Providers and their clients.

Stakeholders that will be consulted and engaged in project:

- FoundryBC
- Maple Ridge Youth Planning Table
- Community Services
- Family Education and Support Centre
- School District 42
- Ridge Meadows Seniors Society
- Fraser River Indigenous Society
- Katzie First Nations

B. Describe how people living in poverty or with a lived experience of poverty will participate in the proposed project.

Neighbourhoods will be identified and promotional material will be created highlighting opportunities for neighbourhood play programming.

People living in poverty, or with living experience will be included in all stages of the project. Programming will take into consideration the evaluation from participants and evolve as the 'In Neighbourhood Mobile Recreation project continues to grow and meet the needs of participants.

**10. Sustainability.** How will the proposed project be sustained after grant funding?

As we build neighbourhood programming and residents become familiar with community resources (facility programming, financial assistance, support services, transportation options, etc.), the hope is that residents will return to play at their local community recreation centre and/or school hub.

**11. Evaluation.** Describe how will the project be evaluated and the specific performance measures and/or benchmarks that will be used to measure outcomes. How will this information be used?

Staff will conduct ongoing evaluations throughout the consultation process to ensure that the voices of people living in poverty or with a living experience are heard. Participants will be asked to complete evaluation surveys after each session to allow staff to build on the needs of our citizens. Increased participation in community programs and an increase in subsidy applications will also be measured.

**12. Additional Information.** Please share any other information you think may help support your submission.

COVID-19 has adversely affected many of our community members causing many of us to change the way we participate in daily living, including our recreation, and connection to community and neighbourhood. The social distancing, and public health order restrictions for many community based activities, including facilities, community sports & performing art groups has meant that residents have lost the connection to their supports, family, friends and neighbours.

City of Maple Ridge residents reported through the My Health My Community survey conducted between June 2013 and July 2014 that only 47% of residents are meeting the recommended 150+ minutes of weekly physical activity. Low income and poverty are two predictors that are strongly linked to physical activity, community recreation and community sport participation.

According to the BC Community Health profile for the City of Maple Ridge, published in 2019, income greatly impacts many social determinants of health; including living conditions (access to housing and transportation), healthy choices (healthy food option and recreational activities), and stress levels. It also references that individuals with the lowest income, experience the poorest health, and with each increase in income, health improves. Therefore, it is important to consider all ranges of income when designing community programs and services to ensure access for all. Specifically, within the City of Maple Ridge, only 49% of residents with low income, reported having very good or excellent health; compared to 67.7% of residents with high income having very good to excellent health (2019 BC Community Health Profile).

Community recreation and grass roots services at the local level generally meet the primary needs of hard to reach neighbourhoods and the efforts of the community and its services support important goals such as community and social connectedness. However, research shows that access to community recreation can positively increase the health and wellbeing of residents. By Initiating a Neighbourhood Mobile Recreation program, we can increase resident participation in community living and improve overall health.

If successful in obtaining this grant, staff will be recruited to research and identify hard to reach neighbourhoods/ community hubs and engage and consult people living in poverty and/or isolation through neighbourhood play, engagement and re-connection to community recreation. Engagement will consist of program delivery, evaluation, education/training on how to access municipal services and affordable activities and community resources and referral information when appropriate.

The grant will also allow a community based recreation needs assessment to be completed by engaging participants in community surveys that will identify unmet gaps and needs within parks & recreational services.

#### SECTION 4: Required Attachments

Please submit the following with the application form:

- ☐ Council/Board Resolution – Indicating local government support for the proposed project and a willingness to provide overall grant management;
- ☐ Detailed budget, including itemized costs/activities that will be funded by the grant and separating out any in-kind and/or cash contributions from the applicant(s) or other grant funding;
- ☐ **For regional projects only:** Each partnering local government must submit a Council or Board resolution indicating support for the primary applicant to *apply for, receive, and manage the grant funding on their behalf.*

Submit the completed Application Form and all required attachments as an e-mail attachment to [lgps@ubcm.ca](mailto:lgps@ubcm.ca) and note "2021 Poverty Reduction" in the subject line. Submit your application as either a Word or PDF file(s). If you submit by e-mail, hardcopies and/or additional copies of the application are not required.



**SECTION 5: Signature**

Applications are required to be signed by an authorized representative of the applicant. Please note all application materials will be shared with the Province of BC.

Name:

Title:

Signature:

Date:

**Poverty Reduction Planning & Action Stream 2, 2021 Application**  
**Project Title: Neighbourhood Mobile Recreation Project**

Budget Items	Funding Requested from UBCM	Additional Information
<b>Personnel Expenses</b> <ul style="list-style-type: none"> <li>Project Coordinator / Management</li> <li>Frontline staff (2)</li> <li>Honorariums</li> </ul>	\$23,600  \$6,500  \$6,000	<p><u>In-kind contributions:</u>            City of Maple Ridge Recreation Coordinator will support the project lead in managing the project - Approximately 8 hours per month or \$7,500</p> <p>\$15 per hour honorariums (400 hours available for appropriate candidates)</p> <p><u>In-kind contributions:</u>            Community Network will support Administration of honorarium candidates or \$2,500</p>
<b>Meeting/Communication Expenses</b>	\$1,400	Food and beverages for group activity sessions and community consultation event;  <p><u>In-kind contributions:</u>            City of Maple Ridge (\$1,000) and Fraser Health (\$1,000) will donate venue space, meeting administration and Marketing Coordinator time.</p>
<b>Sport &amp; Recreation Equipment</b>	\$8,500	
<b>Travel/Transportation Expenses</b>	\$2,500	<p><u>In-kind:</u>            Vehicle and expenses will be shared by CMR or \$2,500</p>
<b>Research, Training and Evaluation</b>	\$500	One time group training for Honorarium candidates  <p><u>In-kind:</u>            Fraser Health- Healthy Community Partnership, Foundry BC and CMR will support research, on-going training and evaluation of the project Approximately 3-4 hours per month or \$2000</p>
<b>Administrative Expenses</b>		<p><u>In-kind:</u>            10% or \$5,000 of Grant Dollars for Grant Administration to CMR</p>
Printing/Publicity	\$1,000	Promotional and outcome materials
<b>Total</b>	<b>Funds requested from UBCM: \$50,000</b>	<b>In-kind contributions: \$21,500</b>

## Community Development & Enterprise Services Committee Resolution

*From the January 25, 2021 Meeting*

### 5.5.1 Review of Waterfront Development

Councillor Yousef requested consideration of a Committee recommendation to Council to explore the possibility of revitalizing and developing waterfront property. The Chief Administrative Officer clarified that this item is not currently in the work plan for 2021 and would require the endorsement of Council to prioritize this work over other projects.

R/2021-006

It was moved and seconded

That the possibility of a feasibility review of revitalizing waterfront development be referred to Council by the Community Development & Enterprise Services Committee.

CARRIED