

City of Maple Ridge

PUBLIC HEARING

July 20, 2021

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA

July 20, 2021

7:00 pm

Virtual Online Meeting including Council Chambers

The purpose of the Public Hearing is to allow all persons who deem themselves affected by any of these bylaws a reasonable opportunity to be heard before Council on the matters contained in the bylaws. Persons wishing to speak for or against a bylaw will be given opportunities. You will be asked to give your name and address. Please note that all written submissions provided in response to this consultation including names and addresses will become part of the public record which includes the submissions being made available for public inspection. Further consideration of bylaws on this agenda will be at the next regular Council meeting. The meeting is recorded by the City of Maple Ridge.

For virtual public participation register by going to <https://www.mapleridge.ca/640/Council-Meetings> and clicking on the meeting date.

Note: This Agenda is also posted on the City's Website at: www.mapleridge.ca/AgendaCenter (see: Public Hearing)

1a) 2019-392-RZ

22904, 22910 and 22922 Dewdney Trunk Road

Parcel "One" (Explanatory Plan 13671) Except: Part Road on Plan 80199 of Parcel "A" (Reference Plan 13362) Lot 3 Section 17 Township 12 New Westminster District Plan 13178;

Lot 220 Section 17 Township 12 New Westminster District Plan 57165;

Lot 229 Section 17 Township 12 New Westminster District Plan 58011

Maple Ridge Official Community Plan Amending Bylaw No. 7759-2021

To amend Schedule B to re-designate the land use from Urban Residential to Commercial.

1b) 2019-392-RZ

22904, 22910 and 22922 Dewdney Trunk Road

Maple Ridge Zone Amending Bylaw No. 7760-2021

To amend the zoning bylaw text to create a CD (Comprehensive Development) zone.

Maple Ridge Zone Amending Bylaw No. 7627-2020

To rezone from RS-1 (Single Detached Residential) to CD-2-20 (Comprehensive Development) zone.

The current application is to permit the construction of a six-storey, mixed-use building with 127 units of apartment housing and approximately 180m² of commercial space in two units on the ground floor.

- 2) **2019-393-RZ**
20786 River Road
Lot 37 District Lot 277 Group 1 New Westminster District Plan 31152
- Maple Ridge Zone Amending Bylaw No. 7614-2020**
To rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill).
- The current application is to permit a future construction of eight (8) dwelling units in the form of Courtyard Housing.
- 3a) **2018-180-RZ**
22083 and 22057 Lougheed Highway
Lot 3 District Lot 397 Group 1 New Westminster District Plan 11251
Lot 4 District Lot 397 Group 1 New Westminster District Plan 11251
Parcel B (Y89442) District Lot 397 Group 1 New Westminster District Plan 11251
- Maple Ridge Official Community Plan Amending Bylaw No. 7758-2021**
A site specific text amendment to Section 3-20(c) of the Official Community Plan is proposed to increase the maximum height for apartments to six (6) storeys for Major Corridor Residential development at this location.
- 3b) **2018-180-RZ**
22083 and 22057 Lougheed Highway
- Maple Ridge Zone Amending Bylaw No. 7481-2018**
To rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential).
- The current application is to permit a future development of a six (6) storey apartment building with approximately 106 units and underground parking.
- 4) **2021-198-RZ**
The current application is to rezone the following properties regulated by a Land Use Contract in order to meet Provincial deadlines and be in compliance with the *Local Government Act*.
- 4a) **2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7708-2021
11670/11690 243 Street
Lot 17 Section 15 Township 12 New Westminster District Plan 1973
To rezone from Land Use Contract to A-1 (Small Holding Agricultural).
- 4b) **2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7741-2021
12170 222 Street
District Lot 399 Group 1 New Westminster District Strata Plan NWS612
To rezone from Land Use Contract to RM-2 (Medium Density Apartment Residential).

- 4c) 2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7742-2021
22509 Royal Crescent and 11760 225 Street
Lot 14 District Lot 401 Group 1 New Westminster District Plan 4769
Lot 15 District Lot 401 Group 1 New Westminster District Plan 4769
To rezone from Land Use Contract to RM-2 (Medium Density Apartment Residential).
- 4d) 2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7743-2021
11742 225 Street
Lot 58 Except: Part Shown on Plan 63699; District Lot 401 Group Lot 1 New Westminster
District Plan 48518
To rezone from Land Use Contract to CD-1-00 (Comprehensive District).
- 4e) 2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7744-2021
To create the Comprehensive Development zone of CD-1-21 (Medium Density Rental Apartment Residential).
- 4f) 2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7745-2021
12128 222 Street
Lot "B" (N51402) District Lot 399 Group 1 New Westminster District Plan 9669
To rezone from Land Use Contract to CD-1-21 (Comprehensive Development).
- 4g) 2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7746-2021
12184 - 12190 224 Street
Lot 326 Section 20 Township 12 New Westminster District Plan 52376 Except Part
Dedicated Park on Plan LMP21095
To rezone from Land Use Contract to CD-1-21 (Comprehensive Development).
- 4h) 2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7751-2021
North/East of 12184-12190 224 Street
Section 20 Township 12 New Westminster District Plan LMP21095
To rezone from Land Use Contract to P-1 (Park and School).

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT A PUBLIC HEARING is scheduled for Tuesday, July 20, 2021 at 7:00 p.m.

This meeting is an online virtual meeting to be hosted in Council Chambers at City Hall, 11995 Haney Place, Maple Ridge. Limited in person attendance is permitted.

For virtual online participation, access the link at: www.mapleridge.ca/640/Council-Meetings and click on the meeting date to register.

For viewing only, access the link at <http://media.mapleridge.ca/Mediasite/Showcase> and click on the July 20, 2021 Public Hearing presentation video;

The Public Hearing Agenda and full reports are posted on the City's Website at www.mapleridge.ca/AgendaCenter (see: Public Hearing).

This Public Hearing is held in order to consider the following bylaws:

1a) 2019-392-RZ

22904, 22910 and 22922 Dewdney Trunk Road

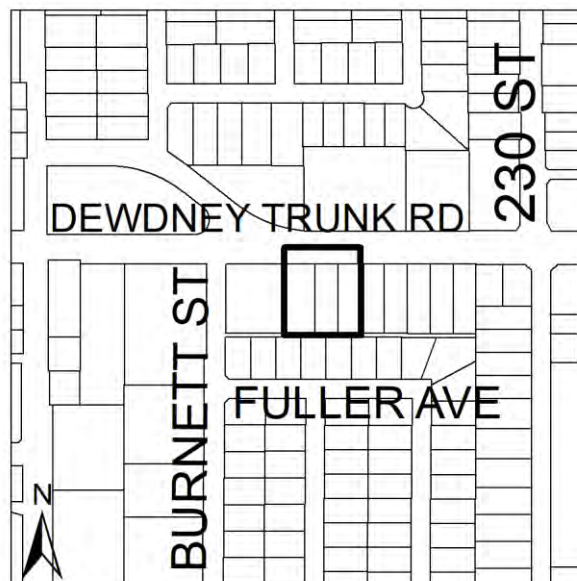
Parcel "One" (Explanatory Plan 13671) Except: Part Road on Plan 80199 of Parcel "A" (Reference Plan 13362) Lot 3 Section 17 Township 12 New Westminster District Plan 13178;

Lot 220 Section 17 Township 12 New Westminster District Plan 57165;

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Maple Ridge Official Community Plan Amending Bylaw No. 7759-2021

To amend Schedule B to re-designate the land use from Urban Residential to Commercial.



- 1b) **2019-392-RZ**
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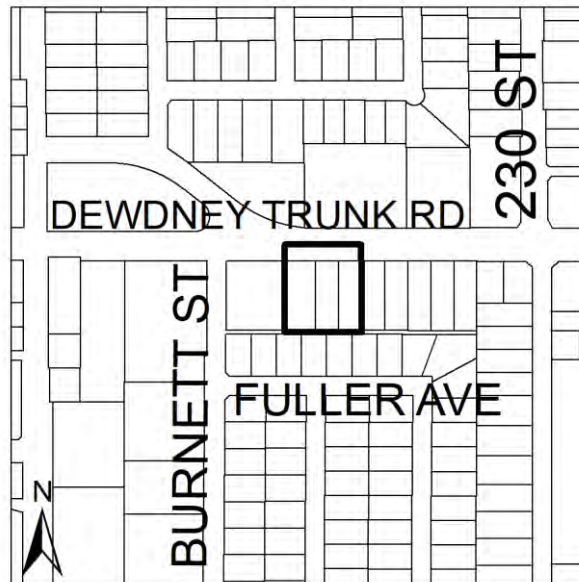
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Maple Ridge Zone Amending Bylaw No. 7627-2020

To rezone from RS-1 (Single Detached Residential) to CD-2-20 (Comprehensive Development) zone.

The current application is to permit the construction of a six-storey, mixed-use building with 127 units of apartment housing and approximately 180m² of commercial space in two units on the ground floor.



2)

2019-393-RZ

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Maple Ridge Official Community Plan Amending Bylaw No. 7758-2021

A site specific text amendment to Section 3-20(c) of the Official Community Plan is proposed to increase the maximum height for apartments to six (6) storeys for Major Corridor Residential development at this location.

3b)

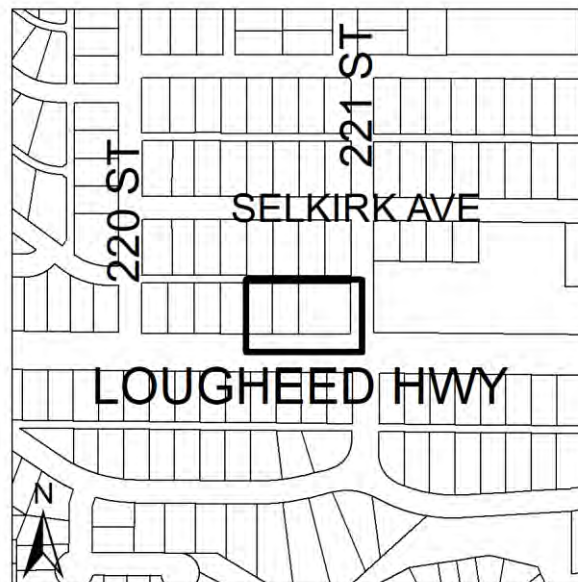
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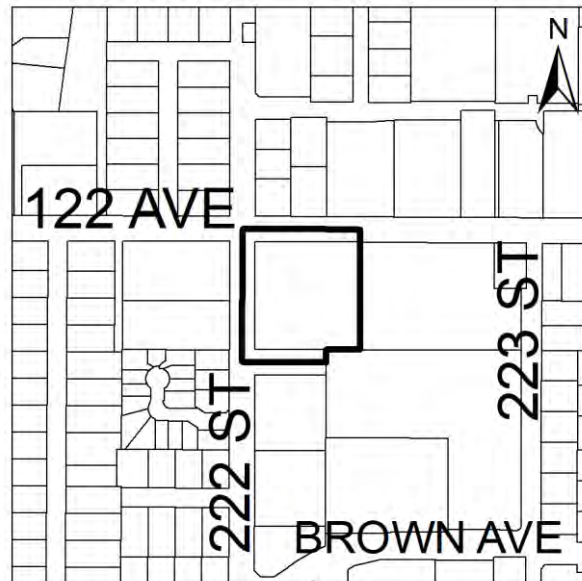
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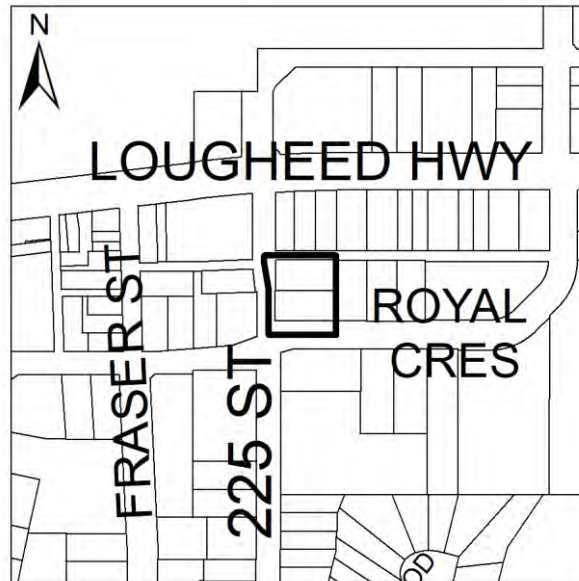
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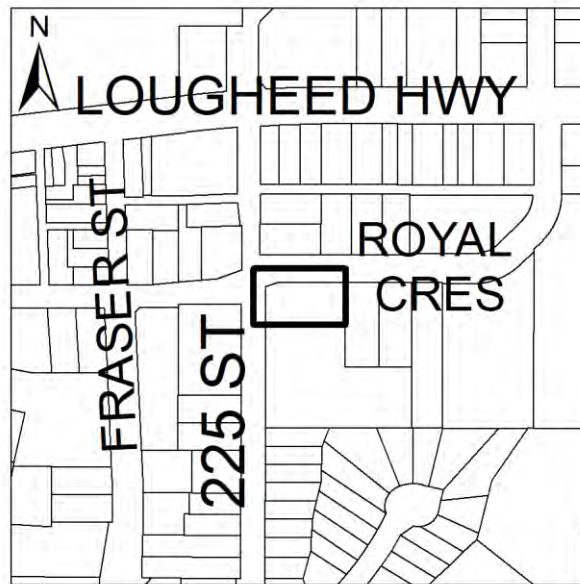
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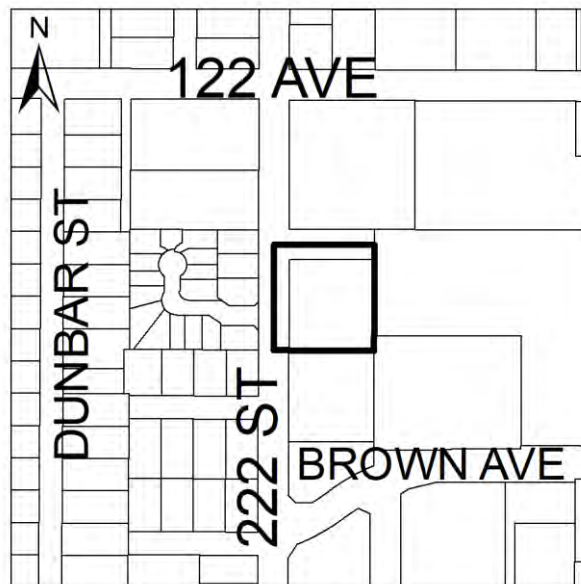
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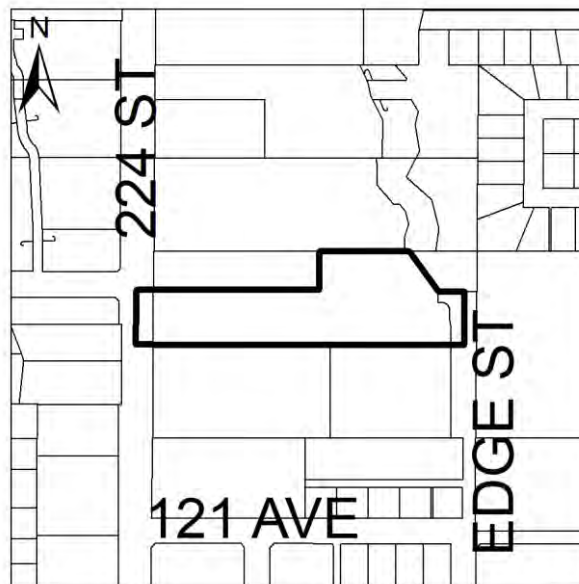
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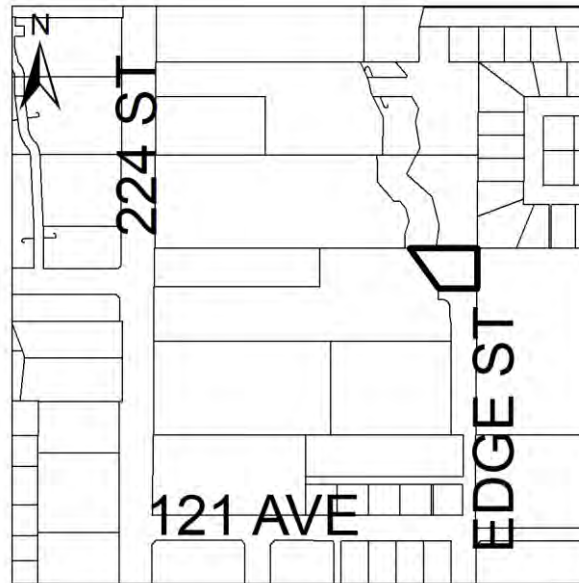
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Maple Ridge Zone Amending Bylaw No. 7751-2021
North/East of 12184-12190 224 Street
Section 20 Township 12 New Westminster District Plan LMP21095
To rezone from Land Use Contract to P-1 (Park and School).



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council to be relevant to the matters contained in the bylaws are available for viewing on the City's Land Development Viewer site at:
<https://gis.mapleridge.ca/LandDevelopmentViewer/LandDevelopmentViewer.html>

The City of Maple Ridge will gradually increase interactions at City Hall consistent with the BC Public Health recommendations. The City of Maple Ridge will continue to use virtual tools to host the meetings and public access will continue electronically, and there is currently limited public seating available on a first come, first served basis. Members of the public can sign up in advance to reserve those seats by calling 604-463-5221. We will be doing health screening for people attending in person and we are asking that people wear a mask consistent with the recommendations in Step 3 of the BC Restart Plan.

ALL PERSONS who believe themselves affected by the above-mentioned bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws. Please note that all written submissions provided in response to this notice will become part of the public record which includes the submissions being made available for public inspection.

- For virtual online participation, access the link at: www.mapleridge.ca/640/Council-Meetings and click on the meeting date to register. When registering you will be asked to give your name and address, to give Council your proximity to the land that is the subject of the application. We ask that you have your camera on during the Public Hearing;

- **For viewing only**, access the link at <http://media.mapleridge.ca/Mediasite/Showcase> and click on the July 20, 2021 Public Hearing presentation video;
- **To submit correspondence** prior to the Public Hearing, provide written submissions to the Corporate Officer **by 12:00 Noon, Tuesday, July 20, 2021 (quoting file number)** via drop-box at City Hall or by mail to 11995 Haney Place, Maple Ridge, V2X 6A9; or,
- **To email correspondence**, forward written submissions to clerks@mapleridge.ca to the attention of the Corporate Officer, **by 12:00 Noon, Tuesday, July 20, 2021 (quoting file number)**.

Dated this 7th day of July, 2021.

Stephanie Nichols
Corporate Officer

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7759-2021;
First and Second Reading
Zone Amending Bylaw No. 7760-2021;
First and Second Reading
Off-Street Parking and Loading Bylaw Amending Bylaw No. 7763-2021;
Second Reading
Zone Amending Bylaw No. 7627-2020;
22904, 22910 and 22922 Dewdney Trunk Road

MEETING DATE: June 15, 2021
FILE NO: 2019-392-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 22904, 22910 and 22922 Dewdney Trunk Road from RS-1 (Single Detached Residential) to CD-2-20 (Comprehensive Development), to permit the construction of a six-storey, mixed-use building with 127 units of apartment housing and approximately 180 m² of commercial space in two units on the ground floor. Council granted first reading to Zone Amending Bylaw No. 7627-2020 on March 31, 2020. This is being accompanied by Zone Amending Bylaw No. 7760-2021 to amend the Zoning Bylaw text to create the CD-2-20 Zone. Off-Street Parking and Loading Bylaw Amending Bylaw No. 7763-2021 is also being brought forward in order to establish a parking requirement for the new CD-2-20 Zone.

This application requires an amendment to the Official Community Plan (OCP) to re-designate the land use from Urban Residential to Commercial, and is being accompanied by Official Community Plan Amending Bylaw No. 7759-2021.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of (\$3,100.00 per apartment dwelling unit), for an estimated amount of \$393,700.00.

The applicant is proposing an increase in base density from 1.8 floor space ratio (FSR) to 2.6 FSR, which can be achieved through a cash contribution, typically applied in existing zones and contained in the proposed CD-2-20 Zone at \$161.46 per m² (\$15.00 per ft²). The cash contribution, which equates to 2,447.0 m² (26,339.0 ft²) of added floor area, would be approximately \$395,093.00. This proposed Amenity Contribution also aligns with Official Community Plan Policy 2-9, enabling Council the discretion to consider such an amenity contribution.

RECOMMENDATIONS:

- 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. 7759-2021 on the municipal website and requiring that the applicant host a Virtual

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. 7759-2021 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. 7759-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7759-2021 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7760-2021 be given first and second reading, and be forwarded to Public Hearing;
- 6) That Off-Street Parking and Loading Amending Bylaw No. 7763-2021 be given first and second reading;
- 7) That Zone Amending Bylaw No. 7627-2020 be given second reading as amended, and be forwarded to Public Hearing; and
- 8) 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 "B";
 - iii) Road dedication for the lane as required;
 - iv) Consolidation of the subject properties;
 - v) Removal of the existing buildings;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property(ies) for the proposed development;
 - vii) Registration of a Statutory Right-of-Way plan and agreement for lane access over 22882 Dewdney Trunk Road;
 - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - ix) Registration of a Restrictive Covenant for Stormwater Management including maintenance requirements;
 - 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 voluntary contribution, in the amount of \$ 393,700.00 (\$3,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions;

- xii) That a voluntary contribution, in the amount of \$395,093.00.00 based on rate of \$161.46 per square metre (\$15.00 per square foot) for the additional density being sought in accordance with the proposed CD-2-20 zone in Zoning Bylaw No. 7600-2019; and
- xiii) That voluntary payment of \$16,000 be received in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990 as cash-in-lieu for two (2) off street parking spaces provided for residential use respecting the properties located at 22904, 22910 and 22922 Dewdney Trunk Road.

DISCUSSION:

1) Background Context:

Applicant:	Billard Architecture Inc.
Legal Descriptions:	Lot 220 Section 17 Township 12 New Westminster District Plan 57165; Lot 229 Section 17 Township 12 New Westminster District Plan 58011; and Parcel "One" (Explanatory Plan 13671) Except: Part Road on Plan 80199; of Parcel "A" (Reference Plan 13362) Lot 3 Section 17 Township 12 New Westminster District Plan 13178
OCP:	
Existing:	Urban Residential
Proposed:	Commercial
Within Urban Area Boundary:	Yes
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	CD-2-00 (Comprehensive Development)
Surrounding Uses:	
North:	Use: Commercial Zone: C-2 (Community Commercial) and CS-1 (Service Commercial) Designation: Commercial
South:	Use: Single Family Residential Zone: RS-1 (Single Detached Residential) Designation: Urban Residential
East:	Use: Single Family Residential Zone: RS-1 (Single Detached Residential) Designation: Urban Residential
West:	Use: Commercial, Service Station Zone: CS-1 (Service Commercial) Designation: Commercial
Existing Use of Property:	Vacant
Proposed Use of Property:	Commercial and Apartment
Site Area:	0.33 ha (0.8 acres)
Access:	Rear Lane
Servicing requirement:	Urban Standard
Companion Applications:	2019-392-DP/DVP

2) Background:

The subject properties, located at 22904, 22910 and 22922 Dewdney Trunk Road (see Appendices A and B), are located south of Dewdney Trunk Road, east of Burnett Street and west of 230 Street. The subject properties are located outside of the Town Centre Area Plan. Consolidation of the subject properties will be a condition of final reading, which will have a combined area of approximately 0.33 ha (0.8 acres). All three lots are currently vacant, relatively flat, and have a combination of grasses, shrubs and trees located throughout each property.

This application was deferred at the February 11, 2020 Council meeting. The deferred application was proposing a 119 unit, five-storey apartment building with a proposed floor area of 7,246m² (78,002 ft²) and a floor space ratio (FSR) of 2.37. Council had suggested the applicant consider the addition of commercial at this location, as part of the subject development. Council had also suggested an increase in height to six storeys, which the applicant was willing to explore. Discussions with the applicant has resulted in two commercial units being included on the ground floor of this development, as well as a sixth floor with residential dwelling units being added to the building.

3) Project Description:

This application is for a 127 unit, six-storey apartment building with a proposed floor area of 7,986m² (78,002 ft²) and a floor space ratio (FSR) of 2.6. The allowable base FSR in the proposed CD-2-20 (Comprehensive Development) zone is 1.8, which is based on the RM-2 (Medium Density Apartment Residential) zone, on which the application was made. The applicant will exceed the allowable base FSR; therefore, the density bonus provisions will apply.

The applicant intends to bridge the current mid-century style of the adjacent single family homes with an apartment building design that will use modern materials and other forms inspired by new residential development within the community. The building is proposed to be stepped back at the third storey, along the southern elevation, providing both natural light for the outdoor courtyard space and to limit the impact on those adjacent single family lots to the south. The proposed building will contain a mix of studio, one, two and three bedroom units. Residential parking will be located in two underground parking levels and accessed via a rear lane loading from Burnett Street.

The proposed building will feature two (2) indoor amenity areas on the southern portion of the ground floor of the building. A prominent ground floor courtyard space will provide for an outdoor amenity area that is planned to be programmed as a children's play area and will feature natural surveillance from the interior units that face the courtyard space.

The landscape plan provides for a variety of trees, including Japanese maples, Serbian spruce, robin hill serviceberry and purple spire crabapple. These trees are accompanied by a large variety of shrubs that are generously spread throughout the ground floor of the development, providing for ample amounts of privacy for ground floor units. The rooftop amenity area is well programmed with a variety of seating areas, including a social seating area for larger gatherings of residents and backless benches that can accommodate smaller groups of residents.

4) Planning Analysis:

i) Official Community Plan:

The subject properties are located along Dewdney Trunk Road, where the OCP currently designates the subject properties *Urban Residential*, and development of the properties are subject to the *Major Corridor* infill policies of the OCP. The *Major Corridor* policies identify the various types of housing forms which are encouraged along major road corridors including apartments such as those being proposed. These policies also 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.

An OCP amendment is required to re-designate the subject properties from *Urban Residential* to *Commercial* based on the addition of commercial units to the proposed building. This brings the commercially designated land east from the existing Husky Gas Station, located on the corner of Burnett Street and Dewdney Trunk Road, to include the subject properties (see Appendix B).

The redesignation of the subject land would reflect the existing General Commercial area identified in OCP Policy 6-23 on the north side of Dewdney Trunk Road to the subject site directly on the south side of Dewdney Trunk Road. This proposed development helps to support OCP Policy 6-25 by providing centres that accommodate the automobile, pedestrian and transit services and will integrate into the emerging character of the area.

ii) Zoning Bylaw:

The applicant had initially proposed to rezone the three subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow for a five-storey building with approximately 119 units. This proposal included a mix of studio, one, two and three bedroom units. Council initially deferred the application and subsequently suggested, at the time of first reading, that the applicant consider the addition of commercial at this location, as well as the additional of a sixth floor to the building. As a result of these suggestions the applicant has updated their plan to include a six (6) storey building with two (2) commercial units on the ground floor.

The addition of commercial at this location, outside of the Town Centre, has necessitated a rezoning to a CD (Comprehensive Development) zone. The applicant is proposing to rezone the subject properties to a CD-2-20, which is being based on the RM-2 (Medium Density Apartment Residential) Zone, allowing a number of comparable commercial uses from the C-3 (Town Centre Commercial) zone. A comparison of the density, lot coverage, setbacks, building height, parking and permitted uses in the proposed CD-2-20 zone are provided in the following table:

Zone	RM-2 Zone	Proposed CD Zone
FSR	1.8 up to 2.5 with density bonus	1.8 up to 2.6 with density bonus
Lot Coverage	N/A	N/A
Setbacks	7.5 metres from all lot lines	Front – 4.5 metres Side – 6.1 metres Rear – 3.0 metres
Height	11 metres or 4 storeys outside of the Town Centre	22 metres or 6 storeys
Principal Permitted Uses	Apartment Residential	Apartment Residential, Assembly, Business Services, Cannabis Retail, Civic, Convenience Store, Financial Services, Indoor Commercial Recreation, Licensed Retail Store, Light Industrial (limited to Microbrewery), Liquor Primary Establishment, Media Production Studio, Personal Repair Services, Personal Services, Place of Worship, Private Hospital, Professional Services, Public Market, Restaurant, Retail (excluding Highway Retail) and Tourist Accommodation.
Parking	1.7 spaces per unit (including visitor)	1.2 spaces per unit (including visitor) *** This is the same rate as the C-3 and other mixed-use zones

The applicant is proposing an increase in base density from 1.8 floor space ratio (FSR) to 2.6 FSR, which can be achieved through cash contribution, at \$161.46 per m² (\$15.00 per ft²). The cash contribution, which equates to 2447.0 m² (26,339.0 ft²) of added floor area, would be approximately \$395,093.00. This proposed Amenity Contribution aligns with Official Community Plan 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.*

iii) **Housing Action Plan:**

City's Housing Action Plan (HAP) was endorsed by Council in 2014. It seeks to increase access to "safe, affordable, and appropriate housing that meets the diverse and changing needs of the community". The HAP also speaks of the need to provide a range of non-market, affordable and special needs housing. This was reaffirmed with the endorsement of the Housing Action Plan Implementation Framework in September, 2015.

The subject application does provide a mix of unit sizes to help in achieving housing diversity. This includes the following breakdown:

- 31 studio suites (24.41%)
- 51 one bedroom suites (40.16%);
- 26 two bedroom suites (20.47%); and
- 19 three bedroom suites (14.96%).

iv) Off-Street Parking And Loading Bylaw:

The proposed CD-2-20 Zone will have a similar parking requirement as other mixed-use zones, such as the C-3 (Town Centre Commercial) and C-2 (Community Commercial) Zones. The CD-2-20 Zone will require 1.0 concealed space per dwelling unit, plus 0.2 concealed spaces per dwelling unit designated for visitors. Commercial uses, such as retail or personal service uses, will need to provide 1 space per 30 m² gross floor area, the same as in the C-3 and C-2 Zones.

The following parking is being provided:

- The Off-Street Parking and Loading Bylaw requires 159 spaces; however, 157 parking spaces are being provided, seeking a reduction of two (2) parking spaces;
- 11 of the parking spaces are at grade, while 146 are located in two levels of underground parking;
- Four (4) of the spaces underground are in a tandem configuration;
- Three (3) of the above spaces are to be designed as accessible parking spaces. This has been provided in accordance with the bylaw;
- A total of twenty-nine (29) of the required parking spaces are designed to be small car spaces, which exceeds the 10% restriction in the Bylaw and will require a variance; and
- Thirty-one (31) long-term bicycle spaces and three (3) short term spaces.

With respect to the reduction of two (2) parking spaces, a variance is not required. Instead the applicant has elected to make a \$8,000.00 per space payment-in-lieu in accordance with the Off-Street Parking and Loading Bylaw. On this basis, the total payment for two (2) spaces totals \$16,000.00. The applicant is also proposing twenty-nine (29) small car spaces, which amounts to 18.5% of all spaces which will require a variance. The reduction of two (2) parking spaces is permitted by the Bylaw because:

- The cash-in lieu payment will contribute to a future municipal parking facility; and
- The site is located adjacent to the Town Centre Area, where residents can walk or cycle to stores, offices and recreation, and transit services already exist along the Dewdney Trunk Road within convenient walking distance.

The project will also comply with the electric vehicle charging requirements by having roughed-in infrastructure capable of providing Level 2 charging outlets for each residential parking space, and one Level 2 outlet each for every two (2) of the visitor parking spaces (i.e. at least 50%).

v) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations:

- *To permit up to 20% of all parking spaces to be small car or compact spaces.*

The requested relatively small variance will be the subject of a future Council report and represents an increase in thirteen (13) small car spaces from the 10% permitted in the Bylaw.

vi) Development Permits:

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community. Accordingly, prior to final zoning approval, the Development Permit must be reviewed and approved. An application for the Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to Council and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

vii) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on May 12, 2021 (see Appendices G, H and I).

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

viii) Development Information Meeting:

Due to the COVID-19 pandemic, it was not possible for the developer to host an in-person Development Information Meeting. In lieu of Development Information Meetings, an interim process has been established to allow for a ten day Public Comment Opportunity. The notification requirements are the same as for the Development Information Meeting and include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and the Public Comment period.

The Public Comment Opportunity was held between May 18 and May 28 2021. The developer received correspondence from one resident. A summary of the Public Comment Opportunity is attached to this report as Appendix K.

5) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has identified the following improvements for this development to proceed:

- The rear lane will need to be constructed, complete with road drainage, to meet lane standard.
- Street trees are required along Dewdney Trunk Road.
- A Statutory Right-of-Way will be required with the site to the west (Husky Site) to facilitate access to the rear lane.

ii) Building Department

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

6) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 and the following comments were received:

"The proposed application would affect the student population for the catchment areas currently served by Golden Ears Elementary and Thomas Haney Secondary School.

Golden Ears Elementary has an operating capacity of 517 students. For the 2019-20 school year the student enrolment at Golden Ears Elementary is 529 students (102% utilization) including 161 students from out of catchment.

Thomas Haney Secondary school has an operating capacity of 1200 students. For the 2019-20 school year the student enrollment at Thomas Haney Secondary School is 1156 students (96% utilization) including 650 students from out of catchment."

7) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, OCP Amending Bylaw No. 7759-2021, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No 7759-2021, Zoning Text Amendment Bylaw No. 7760-2021, Off-Street Parking and Loading Amending Bylaw No. 7763-2021 and that second reading be given to Zone Amending Bylaw No. 7627-2020, and that application 2019-392-RZ be forwarded to Public Hearing.

“Original signed by René Tardif”

Prepared by: **Rene Tardif, BA, M.PL
Planner 1**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

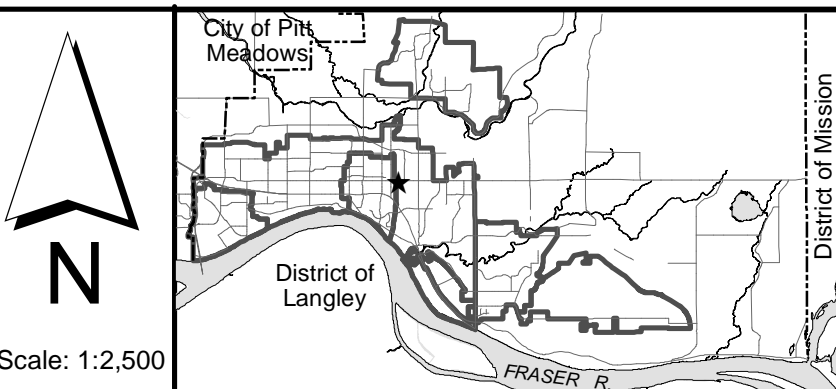
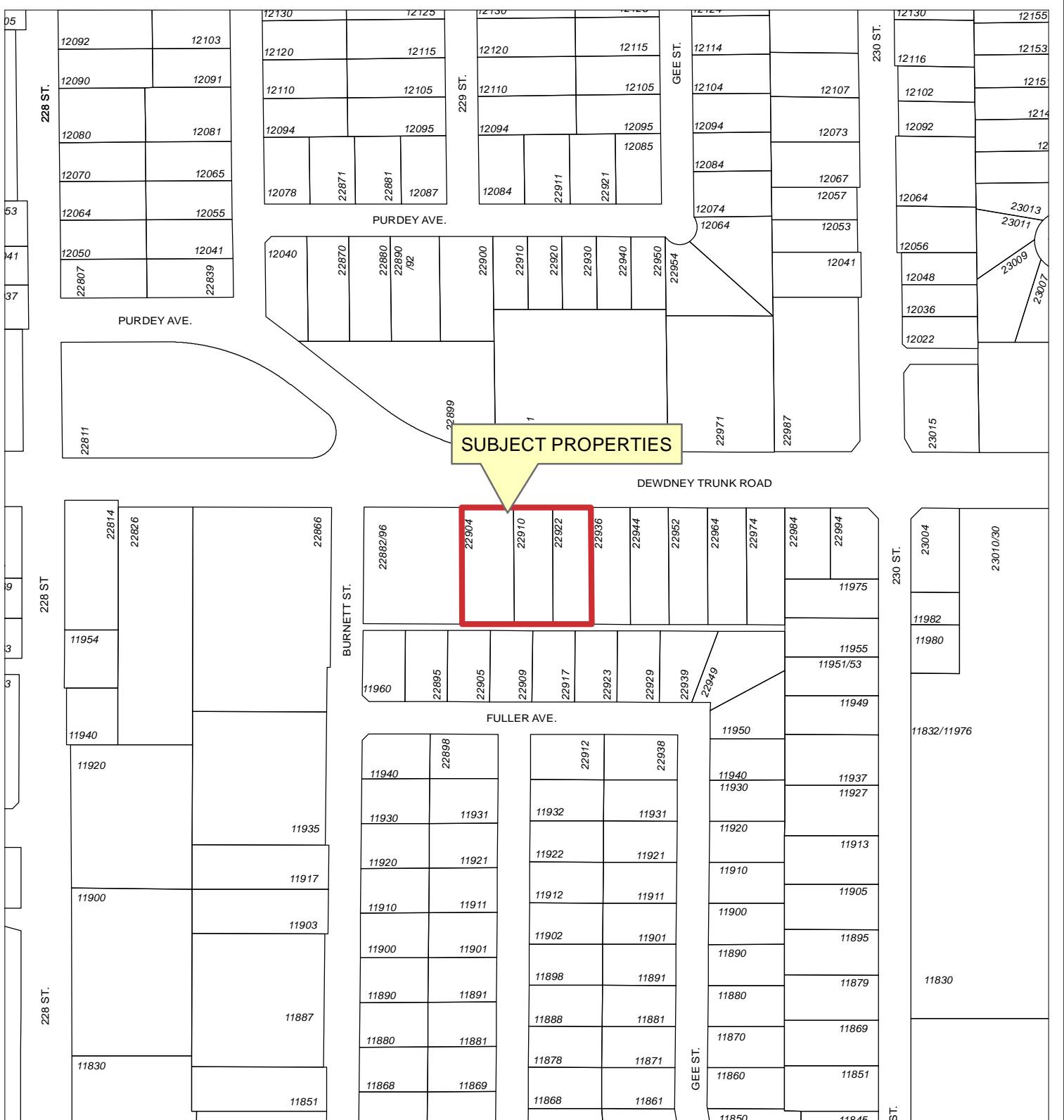
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Al Horsman”

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7759-2021
Appendix D – Zone Text Amendment Bylaw No. 7760-2021
Appendix E – Off-Street Parking and Loading Amending Bylaw No. 7763-2021 (not included in Public Hearing pkg)
Appendix F – Zone Amending Bylaw No. 7627-2020
Appendix G – Site Plan
Appendix H – Building Elevation Plans
Appendix I – Landscape Plan
Appendix J – ADP design comments
Appendix K – Public Comment Opportunity Comment



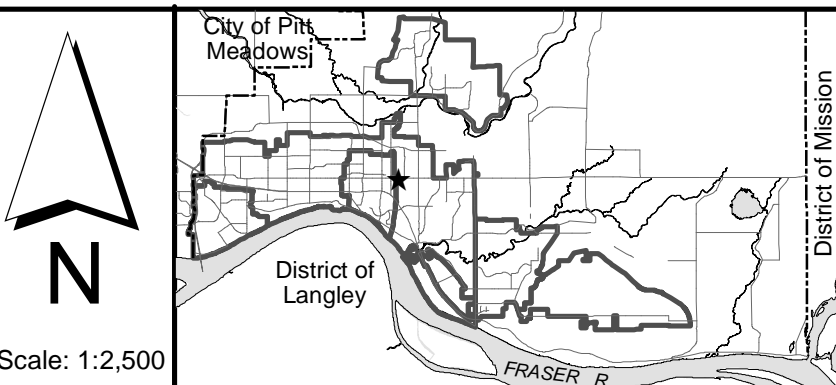
22904/10/22 DEWDNEY TRUNK ROAD
PID'S: 005-703-018, 005-562-171 &
005-649-617

PLANNING DEPARTMENT



FILE: 2019-392-RZ
DATE: Nov 15, 2019

BY: PC



22904/10/22 DEWDNEY TRUNK ROAD
PID'S: 005-703-018, 005-562-171 &
005-649-617

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-392-RZ
DATE: Nov 15, 2019

BY: PC

CORPORATE OFFICER

CITY OF MAPLE RIDGE
BYLAW NO. 7760-2021

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 7600-2019 as amended

WHEREAS, it is deemed expedient to amend the 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. 7760-2021”.
2. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended as follows:
3. PART 10, COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct sequential order:

SECTION 10 CD-2-20

PURPOSE

1. This Zone provides for a range of Commercial, service and Residential Uses with a maximum Building Height of four (4) to six (6) Storeys.

PRINCIPAL USES

1. The following Principal Uses shall be permitted in this Zone:
 - a. Apartment Residential;
 - b. Assembly;
 - c. Business Services;
 - d. Cannabis Retail;
 - e. Civic;
 - f. Convenience Store;
 - g. Financial Services;
 - h. Indoor Commercial Recreation;
 - i. Licensee Retail Store;
 - j. Light Industrial, limited to Microbrewery, Microwinery and Microdistillery;
 - k. Liquor Primary Establishment;
 - l. Media Production Studio;
 - m. Personal Repair Services;
 - n. Personal Services;
 - o. Place of Worship;
 - p. Private Hospital;

- q. Professional Services;
- r. Public Market;
- s. Restaurant;
- t. Retail, excluding Highway Commercial; and
- u. Tourist Accommodation.

ACCESSORY USES

1. The following shall be permitted as Accessory Uses to one of the permitted Principal Uses in this Zone:
 - a. Boarding; and
 - b. Home Occupation.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

LOT AREA and DIMENSIONS

1. Minimum Lot Area and dimensions shall be not less than:
 - a. in Lot Area 1,300.0 square metres
 - b. in Lot Width 30.0 metres
 - c. in Lot Depth not applicable
2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum Building Envelope dimensions.

DENSITY

1. Floor Space Ratio shall not exceed a base Density of 1.8 times the Lot Area.
2. Additional Density, up to a maximum of 2.6 times the Lot Area, may be obtained with the following provisions:
 - a. an amount equal to 0.1 times the Lot Area may be added to the Floor Space Ratio for providing all parking spaces in an Underground Structure for parking; and
 - b. for Lots located within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw or located adjacent to a "Major Corridor" as identified in Chapter 3 and Figure 4 in Schedule "A" of the Maple Ridge Official Community Plan Bylaw No. 7060-2014, an amount not to exceed 0.8 times the Lot Area may be added to the Floor Space Ratio for providing a cash contribution at a rate of \$161.46 per square metres (\$15.00 per square foot) as a Density Bonus. Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

LOT COVERAGE

1. Not applicable.

SETBACKS

1. Minimum Setbacks for all Principal Buildings and Principal Structures shall be not less than:
 - a. from a Front Lot Line 4.5 metres
 - b. from a Rear Lot Line 3.0 metres
 - c. from an Interior Side Lot Line 6.1 metres
 - d. from an Exterior Side Lot Line 7.5 metres
2. Minimum Setbacks for an Off-Street Parking provided in an Underground Structure for parking that extends not more than 0.8 metres above Average Finished Grade and which is Landscaped and integrated to become a useable part of the yard area shall be not less than:
 - a. from a Front Lot Line 1.5 metres
 - b. from a Rear Lot Line 0.0 metres
 - c. from an Interior Side Lot Line 0.0 metres
 - d. from an Exterior Side Lot Line 1.5 metres
3. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

HEIGHT

1. Building Height for Principal Buildings and Principal Structures shall not exceed 22.0 metres nor 6 Storeys, and shall be not less than 11.0 metres.
2. Building Height for Accessory Buildings and Accessory Structures shall not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Accessory Off-Street Parking, except for that provided as visitor parking space, shall be Concealed Parking that extends no more than 0.8 metres above Average Finished Grade and which is Landscaped and integrated to become a useable part of the yard area.
3. Refer to Section 402 of this Bylaw.

OTHER REQUIREMENTS

1. Common Open Area(s) shall be provided on the Lot for Apartment Residential Use as a minimum of 30% of the Lot Area.
2. Outdoor Amenity Area(s) shall be provided on the Lot based on the following ratio, and this area may form part of the Common Open Area requirement:
 - a. 1.0 square metres per apartment Dwelling Unit.
3. Private Outdoor Area(s) shall be provided for each Dwelling Unit at a minimum of 5.0% of the Dwelling Unit area or 4.6 square metres, whichever is greater. This area may form part of the Common Open Area requirement.
4. Indoor Amenity Area(s) shall be provided on the Lot based on the following ratio:
 - a. 1.0 square metres per apartment Dwelling Unit.

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

READ a first time the 22nd day of June, 2021.

READ a second time the 22nd day of June, 2021.

READ a third time the day of , 20

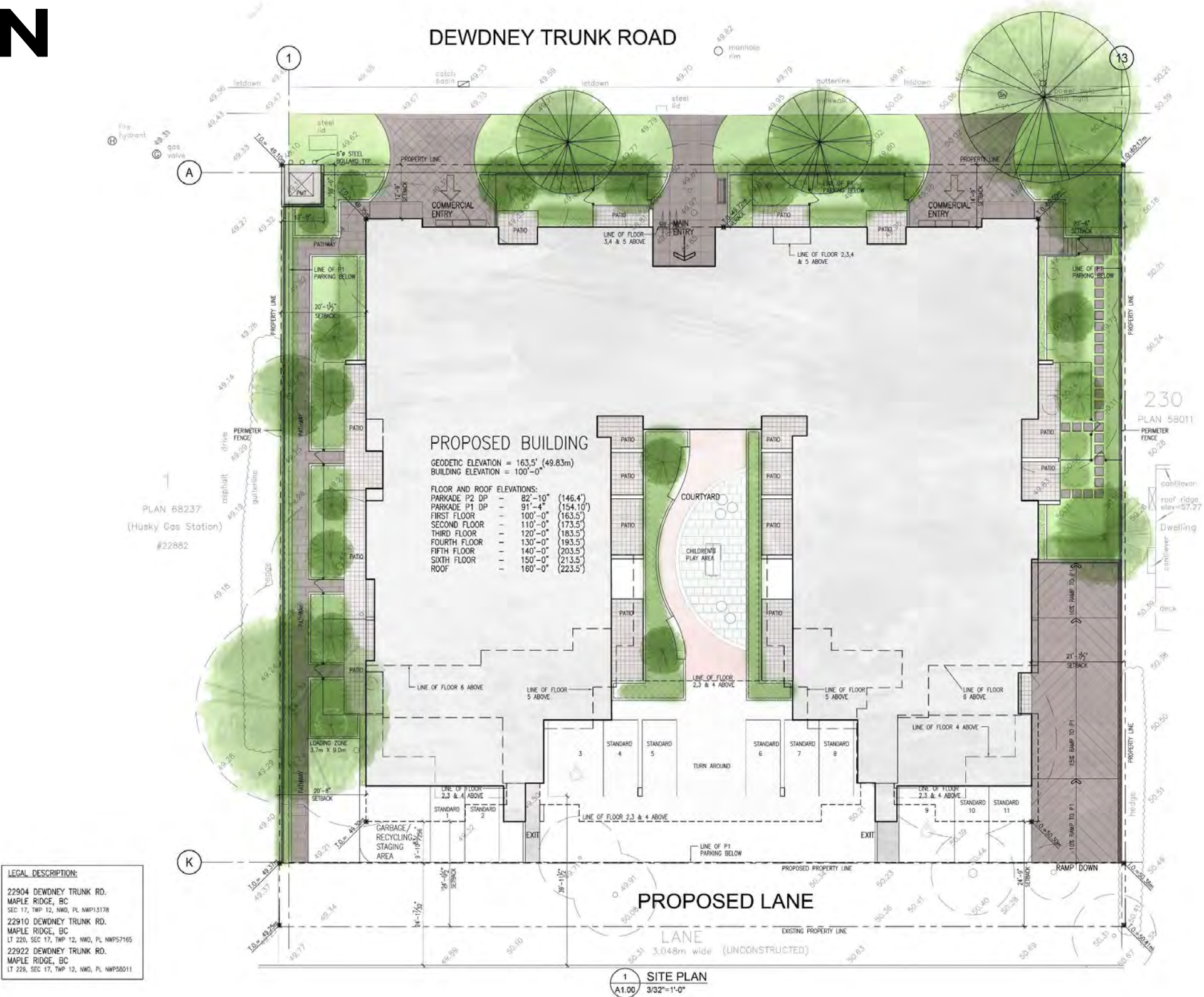
ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

CORPORATE OFFICER

SITE PLAN



APPENDIX H



DEWDNEY TRUNK ROAD

22904-22922 DEWDNEY TRUNK ROAD

MAPLE RIDGE, BRITISH COLUMBIA

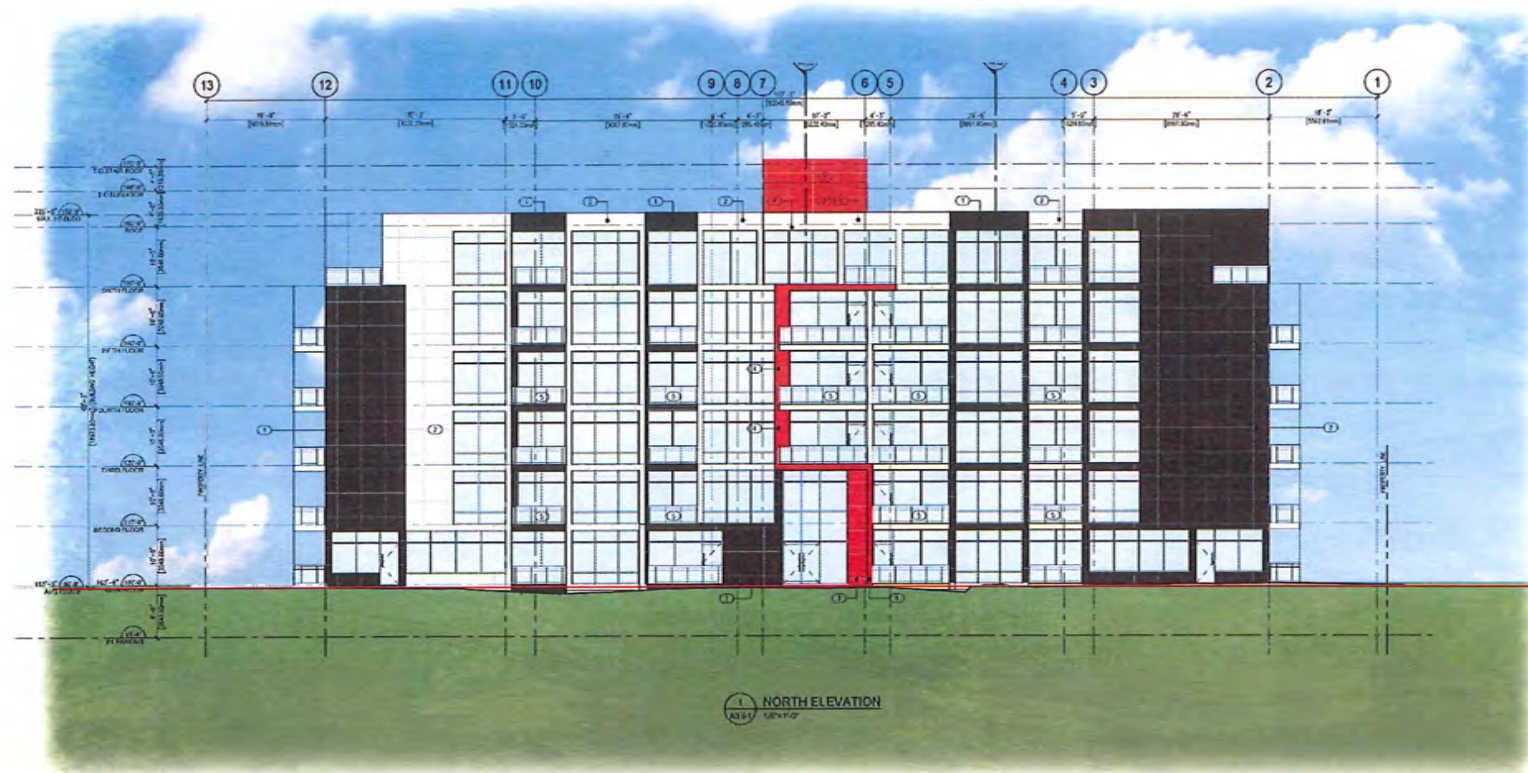
Prepared by

Billard Architecture Inc.

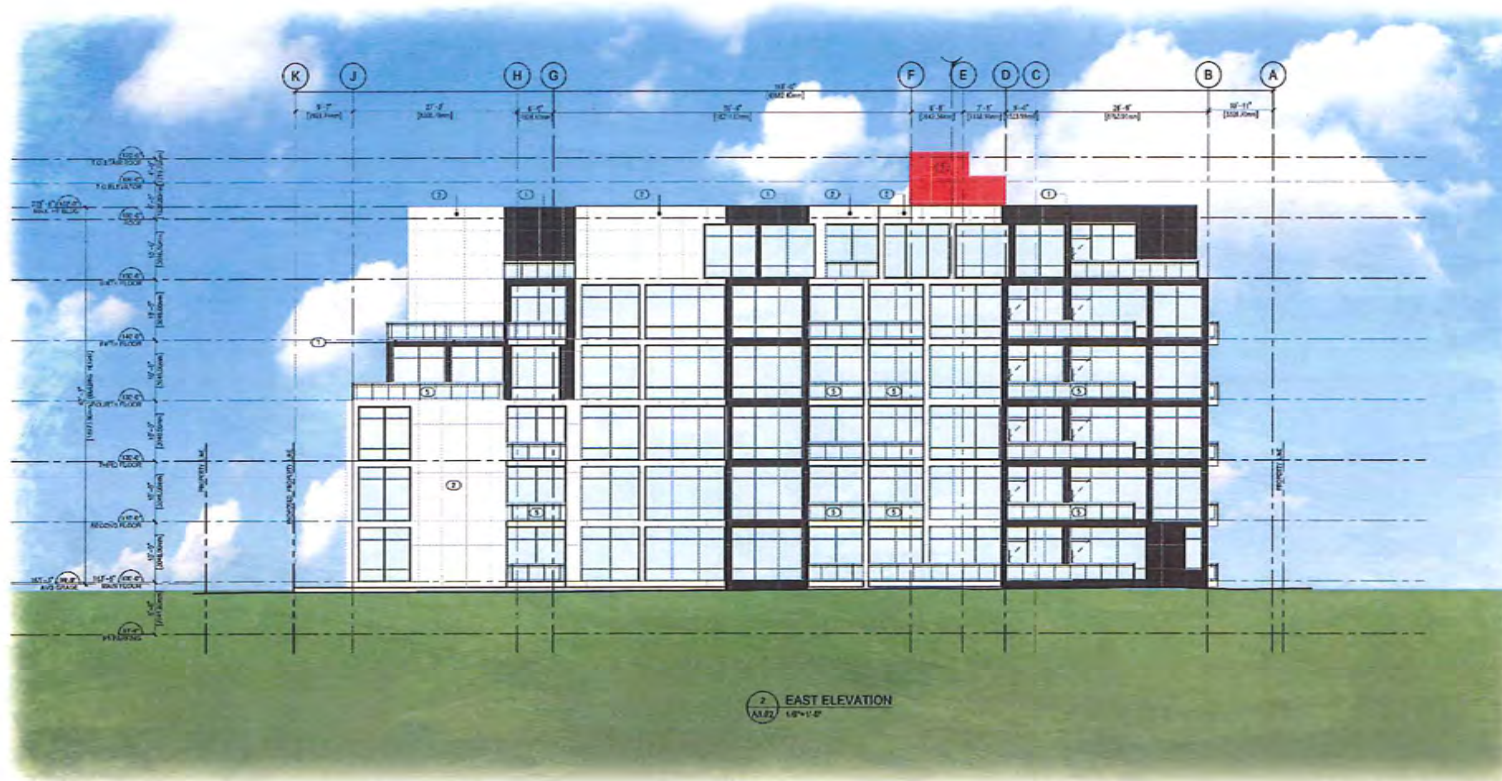
Billardarchitecture.ca



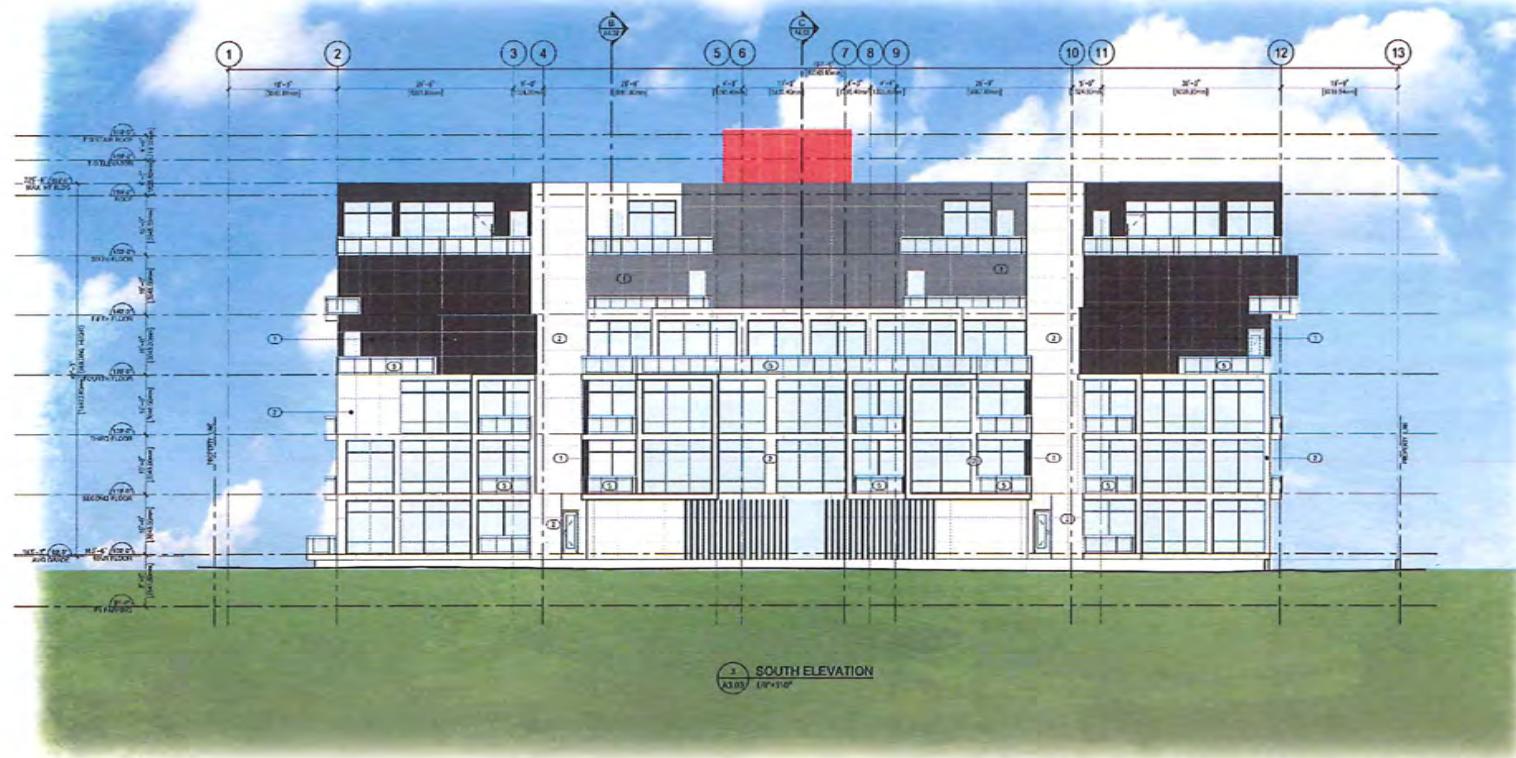
ELEVATIONS - NORTH



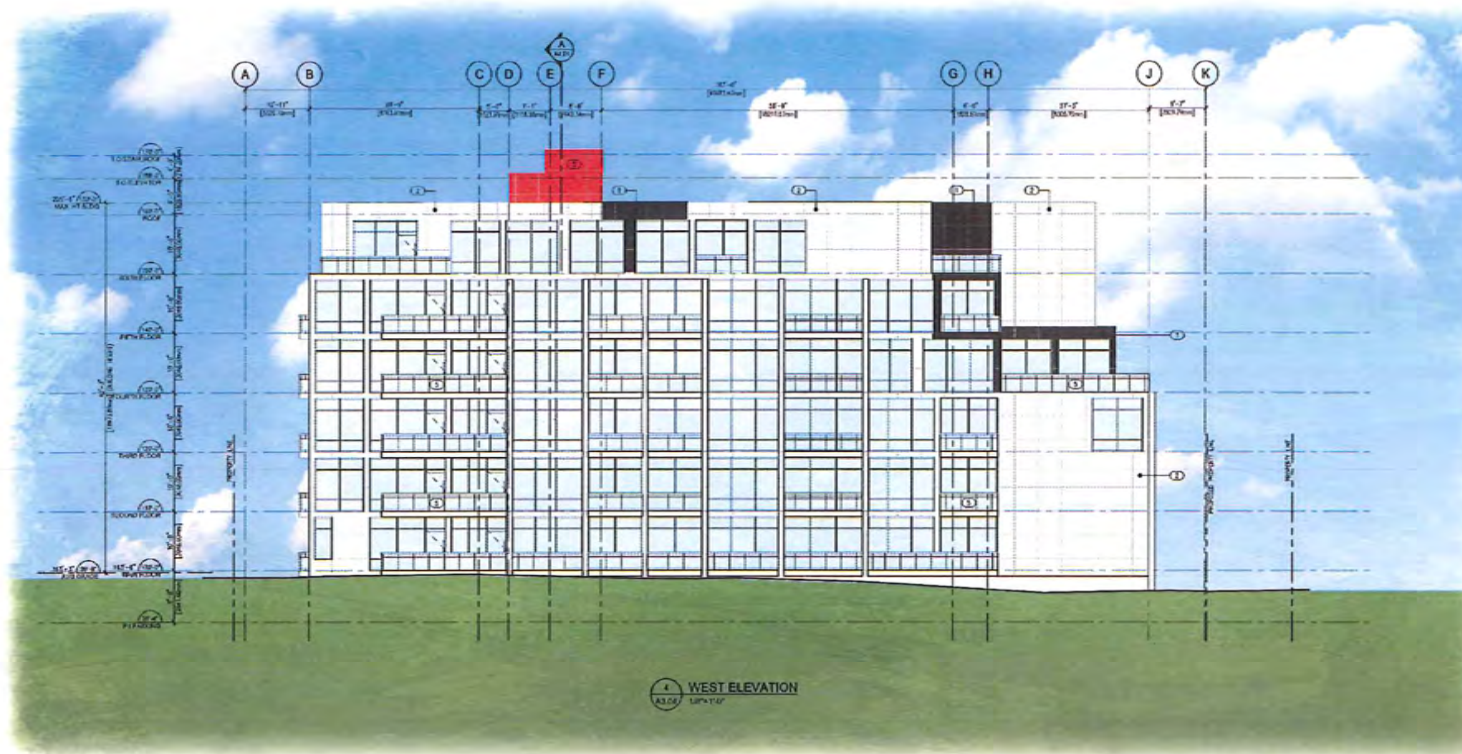
ELEVATIONS – EAST



ELEVATIONS - SOUTH

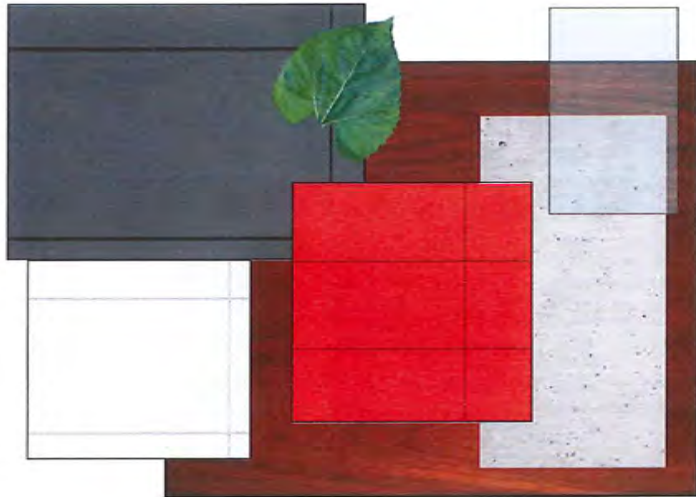


ELEVATIONS – WEST





MATERIAL BOARD



METAL COMPOSITE PANEL - BLACK w/ REVEAL



METAL COMPOSITE PANEL - WHITE w/ REVEAL



CONCRETE PLANTERS



GLASS AND ALUMINUM GUARDS

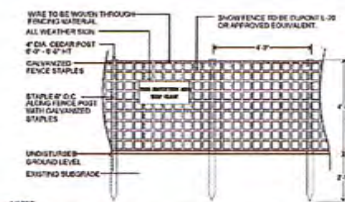


METAL COMPOSITE PANEL- RED w/ REVEAL



ALUMINUM PLANK – WOODGRAIN

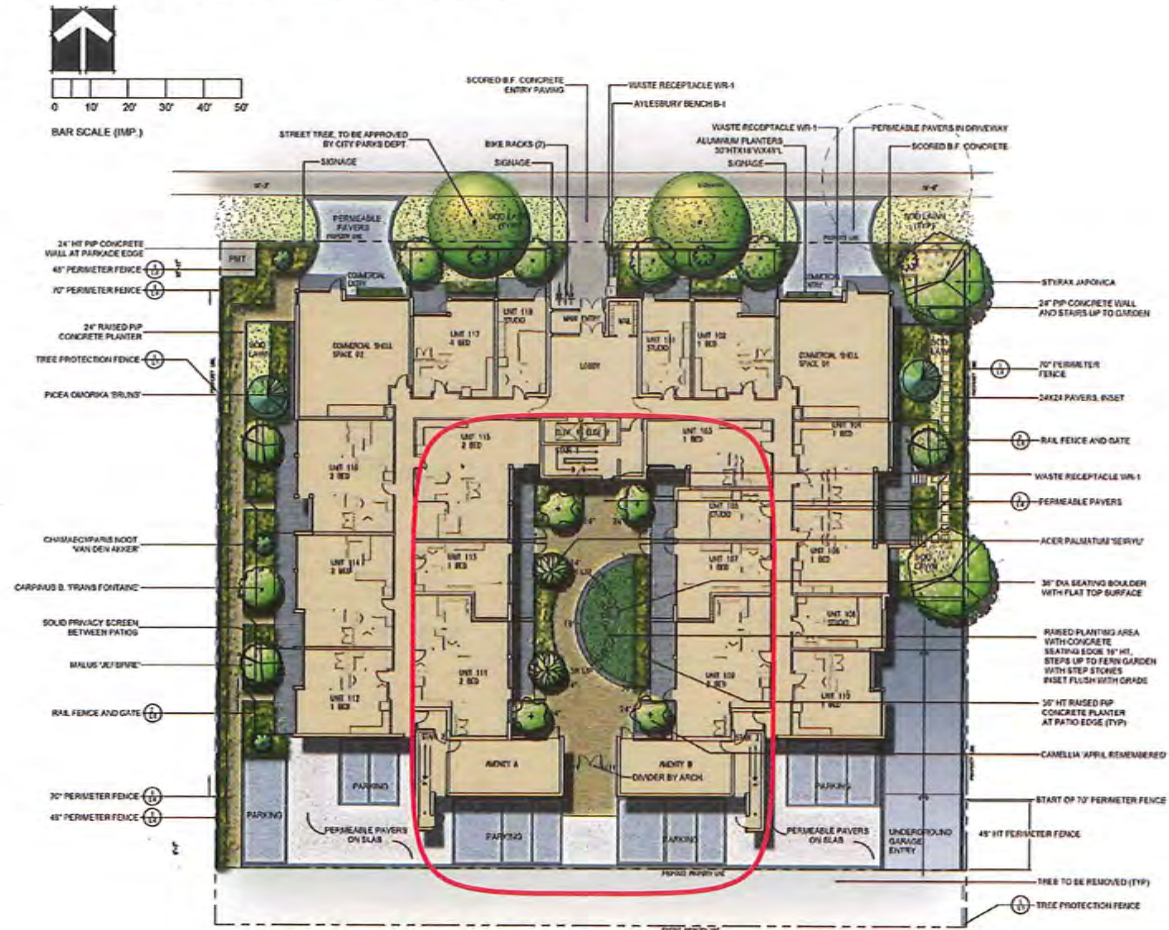
PROPOSED PLANTING - MAIN
Details provided by PMG Landscape Architects.

[illegible]

NOTES:

1. TREE RETENTION FENCES TO BE IN PLACE PRIOR TO ANY WORK ON SITE
2. LANDSCAPE ARCHITECT TO VERIFY PLACEMENT
3. FENCE TO ENCLOSE ALL TREE RETENTION ZONES

① TREE PROTECTION FENCE
RANGE 100' UP



PROPOSED PLANTING - ROOF
Details provided by PMG Landscape Architects.

LANDSCAPE ROOF DECK

The roof deck will provide space for residents to have private social gatherings, a children's play area, and personal gardens.

Utilizing sustainable methods for shade and cooling, the roof will support the heating/cooling of the building naturally.

Final plans will be made in consultation with **PMG Landscape Architects**.



Project: 2019-393-F Z 22904-22922 Dewdney Trunk Road

Date: May 21, 2021

To: City of Maple Ridge, Advisory Design Panel Review Response

Dear Panel,

Following the second Design Review on May 12th, 2021, please see our responses to the comments provided. These responses should be reviewed in conjunction with our revised drawings submitted On May 20, 2021

2019-392-R Z 22904 - 22922 Dewdney Trunk Road		
Item	Architectural Comments	Response
1	Reconsider commercial component; OCP suggest multi-family residential. Proposed parking at rear is awkward and compromises potential for green space;	Presently, the commercial components are provided at the request of Council. In terms of moving the together adjacent the gas station, we feel that their present location provides better symmetry for the building and, given the development of the adjacent site, having commercial closer to that larger residential building will be more appropriate.
2	Renderings are not consistent with coloured elevations. Please coordinate all plans;	Completed
3	Generally the site is over built. Livability is compromised. Consider a larger courtyard and or removing units at the south to create a U-shaped building. Over shadowing will be a concern;	We have been able to widen the courtyard and have redesigned access to it from adjacent residents. We have also stepped back the fifth floor more from the courtyard in order to allow more light. Care has been taken to provide ample outdoor space for all residents in either the courtyard, the ample patios and the very large roof top amenity. This project has, by far, more outdoor space provided than many other similar projects on just 3 lots.
4	Over heating will be of a concern on the south and west elevations. Consider greater overhangs and or solar shading device;	Greater overhangs and sun shading will be provided. Vertical shading elements will be considered for areas of the West facade.
5	Consider locating the indoor amenity room with direct access to the outdoor amenity.	Completed. This has further benefited the functionality of the courtyard.
Item	Landscape Comments	Response
1	Provide a coordinated Landscape submission. Submission needs to be consistent with the Architect Plan;	Completed
2	Provide more pedestrian circulation and access to the courtyard. Strongly suggest to include gates from adjacent residential units;	Completed

3	In conjunction with the reconsideration of the commercial space consider where additional green space could be added to enhance livability and complement the courtyard;	The courtyard has been redesigned to make it more inviting. It also, now, has direct access to both amenity rooms while keeping the gate through to the parking. With Engineering's request to remove additional pathways to the sidewalk, this has again provided more area for planting.
Item	Engineering Comments	Response
1	It is doubtful that you can retain the trees along the west and east p/l as proposed as they are taking their parkade to p/l. Ownership should be established and permission granted to remove if needed prior to going to final adoption.	Agreed. Agreement will be sought. as the properties to the west are presently in the design phase for a larger development, this can easily be achieved.
2	The 2 extra sidewalk connections on the east and west should be removed. These are proposed inside the City's ROW and Engineering would like only 1 sidewalk connection to the building.	Agreed. To be Completed through further discussion with Engineering.
3	Please show Hydro transmission lines on their renderings and highlight to their architect to consider them.	These will be added to the rendering.
4	You excavation plan cannot anticipate encroaching into the City's ROW and impacting the sidewalk.	Agreed

If you have any questions please contact Robert Billard at 604-619-0529, extension #1003.

Regards,



 Robert G. Billard, Architect AIBC, MRAIC, LEED AP

 Principle/Chief Architect

 Billard Architecture Inc.



DEWDNEY TRUNK ROAD

22904-22922 DEWDNEY TRUNK ROAD

MAPLE RIDGE, BRITISH COLUMBIA

Public Comment Opportunity Report

FILE NO: 2019-392-RZ

LOCATION: 22904 - 22922 Dewdney Trunk Road, Maple Ridge

PUBLIC COMMENT OPPORTUNITY: May 18 – 27, 2021

Prepared by

Billard Architecture Inc.

Billardarchitecture.ca



NOTIFICATION TO THE PUBLIC – NEWSPAPER ADVERTISEMENTS

The Public Comment Opportunity for 2019-392-RZ, 22904 - 22922 Dewdney Trunk Road, Maple Ridge was advertised in the Maple Ridge-Pitt Meadows News in the May 7, 2021 edition both in print and online
<https://issuu.com/blackpress/docs/i20210507020307455/26>

A26 Friday, May 7, 2021

The Maple Ridge Pitt Meadows News

Public Comment Opportunity for Proposed Development

You are invited to participate in a Public Comment Opportunity where representatives of Ballard Architecture are available by email or phone to provide details on Rezoning Application 2019-392-RZ.

Development Application No. 2019-392-RZ

Development Site Address: 22904-22922 Dewdney Trunk Rd., Maple Ridge

Public Comment Opportunity Period: May 19 to May 27, 2021

Email or call for info and to provide comments:

info@ballardarchitecture.ca & 604-619-0729

Purpose of the Application: To develop 22904-22922 Dewdney Trunk Road into a 6-storey mixed-use multi-family property with 127 units and 2 commercial spaces. The intent of the Public Comment Opportunity is to seek input from the area residents on the proposed application and address any questions which may arise.

Your thoughts are important to us. If you would like information regarding this proposal, please contact Ballard Architecture at 604-619-0729, info@ballardarchitecture.com, or the City of Maple Ridge Planning Department, at 604-467-7341.



Arts&life

Studio hol

Artist interviews, demonst

Colleen Flanagan
 oflanagan@mapleridgepittmeadows.ca

Vicuña Art Studio is holding a Virtual Spring Art Show with artist interviews, demonstrations, door prizes, and the recently completed work of its creative talents.

"The spring art show will showcase our artists' latest and best works. Through art-making, our artists can stay grounded and optimistic," said studio director Dhanha Lee.

Vicuña Art Studio is owned and operated by the Ridge Meadows Association for Community Living, and is supported by funding from the provincial



Michelle Gellera is an artist.

And Perry, May 14, 2021

GOLD RUSH JEWELLERY
 WE BUY GOLD & DIAMONDS
 Buy your gold and diamonds here. We'll give you the best price and we'll take care of you. We'll buy your gold and diamonds here. We'll give you the best price and we'll take care of you.

FOOT CARE
 Your feet are important to you. By appointment only. Dr. David Dixon, Podiatrist. 105-21514 Dewdney Trunk Rd., Maple Ridge. 604-477-5599

Public Comment Opportunity for Proposed Development
 The intent of this Public Comment Opportunity is to seek input from the area residents on the proposed application and address any questions which may arise.

Development Application No. 2019-392-RZ
 Development Site Address: 22904-22922 Dewdney Trunk Rd., Maple Ridge
 Public Comment Opportunity Period: May 19 to May 27, 2021
 Email or call for info and to provide comments:
 info@ballardarchitecture.ca & 604-619-0729

Purpose of the Application: To develop 22904-22922 Dewdney Trunk Road into a 6-storey mixed-use multi-family property with 127 units and 2 commercial spaces. The intent of the Public Comment Opportunity is to seek input from the area residents on the proposed application and address any questions which may arise.

Maple Ridge-Pitt Meadows News
 The Maple Ridge-Pitt Meadows News is a weekly newspaper published by the Ridge Meadows Association for Community Living. It is a non-profit organization and is supported by funding from the provincial government.

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The Public Comment Opportunity was advertised in the Maple Ridge-Pitt Meadows News again on May 14, 2021 edition in print and online
<https://issuu.com/blackpress/docs/i20210514020006154/10>

NOTIFICATION TO THE PUBLIC – SITE SIGN & MAILOUT

A sticker was placed on the site sign informing the public of the Public Comment Opportunity on May 7, 2021



Public Comment Opportunity for Proposed Development

May 7, 2021

2019-392-RZ

Public Comment Opportunity for Proposed Development at 22904 - 22922 Dewdney Trunk Road

Dear Neighbour,

You are invited to participate in Public Comment Opportunity to review and provide comments on the proposed development at 22904 - 22922 Dewdney Trunk Road, Maple Ridge. The intent of this opportunity is to seek input from the area residents on the proposed amendments and address any questions which may arise.

The proposal includes the following components as attached to this letter:

- Official Community Plan - Urban Residential, no change
- Rezoning from RS-1 to CD
- 6-storey mixed-use building with 127 strata units, and two commercial units to replace 3 single-family dwellings
- Lot size 3330.0sm



PUBLIC COMMENT OPPORTUNITY
DATE: May 18 - 27, 2021

EMAIL FOR INFO & TO PROVIDE COMMENTS:
info@billardarchitecture.ca
604-619-0529 ext 1001

To view the presentation and provide comments online, type the following link into an internet browser:
<https://forms.gle/QuvFb9XQ79A4V7R4A>

Your thoughts are important to us. If you require additional information or and/or would like to provide your comments, please do not hesitate to contact the undersigned at info@billardarchitecture.ca 604-619-0529 ext 1001 or the City of Maple Ridge Planning Department 604-667-7341.

Sincerely,

Billard Architecture

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

On May 7, 2021 notices were mailed to 191 neighbours within 100 metres of the development site, inviting the public to provide feedback by email, phone, and a Google webform.

PRESENTATION MATERIALS

- The web address in the mailout provided a link to a Google webform which displayed information about the Public Comment Opportunity, project details, the City's mandatory disclaimer, as well as a link to view and download the presentation and a form to provide feedback



Public Comment Opportunity for Proposed Development at 22904 - 22922 Dewdney Trunk Road

2019-392-RZ

*Required

PUBLIC COMMENT OPPORTUNITY: MAY 18 - 27, 2021

You are invited to participate in Public Comment Opportunity to review and provide comments on the proposed development at 22904 - 22922 Dewdney Trunk Road, Maple Ridge. The intent of this opportunity is to seek input from the area residents on the proposed amendments and address any questions which may arise.

The proposal includes the following components:

- Official Community Plan - Urban Residential, no change
- Rezoning from RS-1 to CD
- 6-storey mixed-use building with 127 strata units, and two commercial units to replace 3 single-family dwellings
- Lot size 3330.0sm

The presentation is available to view here

<https://www.dropbox.com/s/gsp8udya606hb9v/Public%20Comment%20Opportunity%20-%202019-392-RZ%2022904-22922%20Dewdney%20Trunk%20RD.pdf?dl=0>

Your thoughts are important to us. If you require information in addition to the following presentation or and/or would like to provide your comments, please do not hesitate to contact the undersigned at info@billardarchitecture.ca and/or 604-619-0529 ext 1001, or the City of Maple Ridge Planning Department 604-467-7341.

Sincerely,

Billard Architecture

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

PRESENTATION MATERIALS

- Neighbours were encouraged to view the following presentation before providing comments



NEIGHBOURHOOD CONTEXT



PROPOSAL SITE



TRAFFIC FLOW



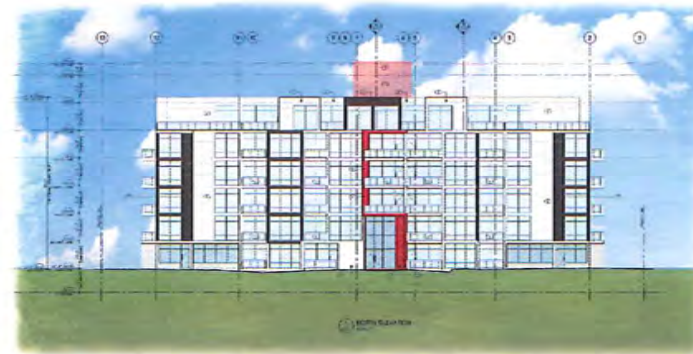
MASSING

- 5.1.27 Vertical elements should be included to break down the horizontal scale of the building
- 8.7.1 (2) Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights
- 8.7.2 (A) 2 Residential buildings should front or appear to front onto public roads through the use of appropriate treatment of exteriors
- 8.7.2 (A) 4 Be designed to maximize privacy and minimize views onto adjoining site
- 8.7.2 (A) 4 Create a transition in building mass and form towards the setbacks of the adjacent neighbourhood
- 8.7.2 (A) 5 Incorporate components that express strong unit identity and incorporate direct access to grade for ground-floor units
- 8.7.2 (A) 5 Provide variation in the façades to help reduce the visual length of individual buildings
- 8.7.2 (A) 10 Garage doors should not face public streets



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ELEVATIONS - NORTH



BA
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ELEVATIONS - SOUTH



Note: Sunshades to be installed above windows on this elevation to reduce solar heat gain.

BA
Billard Architecture Inc.

ELEVATIONS - EAST



BA
Billard Architecture Inc.

LANDSCAPE PRINCIPALS

Minimal maintenance, native plants will be chosen with the guidance of a landscape architect to ensure the landscaping requires minimal watering and care and provides a vibrant ecological addition to the neighbourhood.

The landscaping will support CPTED policies and improve the public realm.

The interior courtyard, rooftop amenity, and children's playground will be designed with safety and beauty in mind.

Final plans will be made in consultation with the landscape architect (to be named).

Street, Main Floor, & Outdoor amenity
Japanese Maple (*Acer Palmatum*)



Entrances & Surrounding
Spiraea Bumalda (darker red)
Rhododendron hachmanni Fantastica
Erysimum Linifolium Bowles Mauve
Miscanthus Sinensis Gracillimus
Pennisetum Alopecuroides (Hamelin)

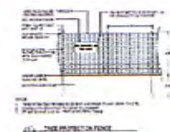


33 **BA**

LANDSCAPE TREE MANAGEMENT

PROPOSED PLANTING - MAIN Details provided by PMG Landscape Architects.

PLANTING	QUANTITY	REMARKS
Japanese Maple	10	For main floor and outdoor amenity
Spiraea Bumalda	20	For entrances and surrounding areas
Rhododendron hachmanni	15	For entrances and surrounding areas
Erysimum Linifolium	10	For entrances and surrounding areas
Miscanthus Sinensis	10	For entrances and surrounding areas
Pennisetum Alopecuroides	10	For entrances and surrounding areas



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LANDSCAPE TREE MANAGEMENT

EXISTING TREE REMOVAL

The proposed project consists of two levels of underground parking. The excavation for these two levels will require the existing twenty-seven trees on site to be removed.

The two trees growing in the proposed lane will also need to be removed due to excavation requirements.

The hedges located in the East and West private properties are to be protected. Excavation near these hedges will need to be carried out carefully to protect the roots and surrounding soil.

Replacement trees of appropriate species and size will be provided.

More information can be found in the Arborist Report and Landscape Plans.



34 **BA**

LANDSCAPE TREE MANAGEMENT

PROPOSED PLANTING - ROOF Details provided by PMG Landscape Architects.

PLANTING	QUANTITY	REMARKS
Japanese Maple	10	For rooftop amenity
Spiraea Bumalda	20	For entrances and surrounding areas
Rhododendron hachmanni	15	For entrances and surrounding areas
Erysimum Linifolium	10	For entrances and surrounding areas
Miscanthus Sinensis	10	For entrances and surrounding areas
Pennisetum Alopecuroides	10	For entrances and surrounding areas



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BA
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LANDSCAPE PLANS - MAIN

PMG LANDSCAPE ARCHITECTS



41 **BA**

LANDSCAPE ROOF DECK

The roof deck will provide space for residents to have private social gatherings, a children's play area, and personal gardens.

Utilizing sustainable methods for shade and cooling, the roof will support the heating/cooling of the building naturally.

Final plans will be made in consultation with PMG Landscape Architects.



37 **BA**

LANDSCAPE PLANS - ROOF

PMG LANDSCAPE ARCHITECTS



42 **BA**

SHADOW STUDY

DECEMBER 21

10:00 AM
12:00 PM
4:00 PM



JUNE 21

10:00 AM
12:00 PM
4:00 PM



MARCH 21

10:00 AM
12:00 PM
4:00 PM



39 **B**

Billard Architecture

BA

Billard Architecture Inc.

ANALYSIS AND RESPONSE TO COMMENTS

There was one neighbour that provided comments by phone, webform, and email.

Question/Concern	Response
The neighbour has concerns regarding privacy and visibility into their yard.	The design of the project has taken great care to step back away from the neighbouring properties to the south. It steps back significantly at each floor above the third storey. In addition, the design has oriented most of its windows to the east and west to avoid overlook. Finally, with the addition of the lane, the building has been moved as far away from the neighbouring properties as possible.
The neighbour has concerns that the height will completely diminish the sunlight.	The building is located to the north of the neighbouring properties .Therefore no sunlight falling on the neighbouring properties will be impacted.
The neighbour has concerns that the development will devalue their property.	This project fits the Official Community Plan and as such the community as a whole has determined that this form of project is beneficial to the neighbourhood. Additionally, studies have shown that adding quality multifamily homes to an area increases neighbourhood amenities and other advantages. There has been no indication that providing such housing decreases property values.
The neighbour has concerns about how waste management will be handled and is concerned about an increase in rodents and dumpster diving.	The project has located its garbage staging area against the eastern edge of the property adjacent the Husky Gas Station. This area is just used on the day of garbage and recycling pick-up. The private hauler collects the bins from the underground garbage and recycling room, brings them to the staging area outside on the day of collection. The bins are then returned to the underground garbage/recycling room after collection. As such there is very little chance of interference with the bins.
The neighbour has concerns about the noise from waste management service vehicles.	As the garbage and recycling schedule would fall on the same day as for the existing properties, there would be no increase in disruption.

RESPONSE TO COMMENTS

Question/Concern	Response
The neighbour is concerned about the availability of street parking with increased density.	The projects meets the city's off street parking bylaws in terms of the number of stall required.
The neighbour claims that the Husky Gas station owners are concerned about additional with traffic from this laneway interfering with RV and trailer line-ups at the dumping station.	The creation of the laneway is mandated by the City of Maple Ridge. Its creation and use is independent of this project. The Husky Station has already entered into a Memorandum of Understanding with the developer.
The neighbour has concerns about increased traffic and safety and noted that there are no traffic lights at nearby intersection.	A comprehensive traffic study has been completed by professional traffic engineers and has been reviewed by the City of Maple Ridge Engineering Department.
The neighbour is concerned that current infrastructure of the neighbourhood is inadequate to support the size of the development.	The City of Maple Ridge Engineering Department has reviewed the project's Civil Engineering reports and designs as they pertain to loads on the existing infrastructure and have determined that the project will comply.
The neighbour is concerned about the number of deliveries that the commercial units will be requiring for operation and that the noise from the delivery and commercial trucks will be intrusive.	The two commercial units are very small and are intended to be neighbourhood cafés or of similar use. As such, the requirement for significant deliveries is very small. In addition, given the deliveries and servicing to the existing Husky Gas Station, any additional deliveries will not equate to any significant or noticeable increase.
The neighbour is concerned about noise and exhaust pollution from the laneway traffic.	The creation of the laneway is mandated by the City of Maple Ridge. Its creation and use is independent of this project. It is not anticipated that there would be a significant amount of disruption from the lane. Certainly, any amount of exhaust pollution would be very small by comparison to the existing Husky Gas Station.

RESPONSE TO COMMENTS

Question/Concern	Response
The neighbour is concerned about light pollution from the exterior lighting.	As mentioned, the project dramatically steps back away from the neighbouring properties. In addition, care will be taken to specify lighting that not only protects residents in the lane, deters loitering and does not shed light onto the neighbouring properties. This is a standard process in today's lighting design.
The neighbour is concerned about potential criminal activity in the lane.	As noted, the design of the lighting and access to the building will be designed in such a way as to deter any unwanted activity in and around the lane.
The neighbour is concerned about potential loitering and homeless individuals using building overhangs for shelter.	As noted, the design of the lighting and access to the building will be designed in such a way as to deter any unwanted activity in and around the lane.
The neighbour is concerned the design does not fit into the neighbourhood.	This project fits the Official Community Plan and as such the community as a whole has determined that this form of project is beneficial to the neighbourhood.
The neighbour would like to know if it is possible to use the lane to provide access to a future coach house.	The City of Maple Ridge would need to be consulted on this. However, it is generally accepted that laneways provide the opportunity for the neighbours to create laneway homes.
The neighbour is concerned about the noise from construction and the duration of construction.	The project will be subject to the noise bylaws of the City of Maple Ridge and care will be taken to build a positive relationship with the neighbours and to minimize impact during construction.

CONCLUSION

- The Public Comment Opportunity has concluded, and we have received comments by phone, email, and webform from one neighbour. We have adequately addressed their concerns and we will continue to work with the community to ensure the success of the neighbourhood.



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7614-2020;
20786 River Road

MEETING DATE: June 15, 2021
FILE NO: 2019-393-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 20786 River Road from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit a future construction of eight (8) dwelling units in the form of Courtyard Housing. Council granted first reading to Zone Amending Bylaw No. 7614-2020 on March 10, 2020.

This application is in compliance with the OCP.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per ground-oriented dwelling unit, for an estimated amount of \$32,800.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7614-2020 be given second reading as amended, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication on River Road as required;
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - v) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - vi) Registration of a Restrictive Covenant for Tree Protection;
 - vii) Registration of a Restrictive Covenant for Stormwater Management, including maintenance requirements;

- viii) Removal of existing building;
- ix) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- x) That a voluntary contribution, in the amount of \$32,800.00 (\$4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Zeyuan Zhou

Legal Description: Lot 37 District Lot 277 Group 1 NWD Plan 31152

OCP:

Existing: Urban Residential
Proposed: Urban Residential

Within Urban Area Boundary: Yes
OCP Major Corridor: Yes

Zoning:

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

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
South:	Use:	Maple Ridge Elementary School
	Zone:	P-1 (Park and School)
	Designation:	Institutional
East:	Use:	Maple Ridge Elementary School
	Zone:	P-1 (Park and School)
	Designation:	Institutional
West:	Use:	Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Single-Family & Compact Residential (Hammond Area Plan)

Existing Use of Property: Residential
Proposed Use of Property: Residential
Site Area: 0.20 HA (0.5 acres)
Access: River Road
Servicing requirement: Urban Standard
Companion Applications: 2019-393-DP/DVP

2) Background:

The subject site located at 20786 River Road is relatively flat and vacant, with some trees and shrubs along the front as well as along the side and rear common to the adjacent Maple Ridge Elementary School. The subject property is 0.20 HA (0.5 acres) in size and is located in the general urban area, on the eastern border of the Hammond area. Council granted first reading to Zone Amending Bylaw No. 7614-2020 on March 10, 2020.

The application was submitted under former *Zoning Bylaw No. 3510-1985* to allow the subject property to be rezoned from RS-1 to RT-2. It should be noted that the RT-2 zone under the former Zoning Bylaw allowed a maximum height for principal structures to be not more than 9.5m. However, when Council adopted *Zoning Bylaw No. 7600-2019*, the RT-2 zone height regulations changed in the way height is measured for principal structure from 9.5m to top of roof to 8.0m to mid-point of roof. As a result of these changes, the applicant is now seeking a variance to the allowable height of the proposed buildings. The Zone Amending Bylaw No. 7614-2020 will be adopted under the new *Zoning Bylaw No. 7600-2019*.

3) Project Description:

An application has been received for the property located at 20786 River Road for a courtyard housing development consisting of eight (8) dwelling units in the built form of four (4) duplexes. There will be two courtyard open spaces traversing the site; one in the south west corner and the other on the eastern portion of the site mid-way. An internal drive aisle will provide access to the garage of each unit. All eight (8) units will feature side by side parking garages, as well as one visitor space will be provided. Special surface treatment will be applied over the portion of the drive aisle connecting the courtyard area.

The proposed eight (8) unit courtyard housing development is designed to be of a similar scale to the adjacent single family houses, and is meant to interface with the surrounding neighbourhood. The development proposes four buildings containing two (2) units each, with each unit featuring a separate ground floor entrance, which gives it the appearance of single family housing. The developments form and character are similar in scale to the overall neighbourhood and respects the height of the existing homes in the area.

The River Road elevation of the development reads as two single residential units, while the bulk of the massing of both units is contained primarily on the first and second floors. This elevation integrates well overall with the single family streetscape along this portion of River Road. The courtyard is the project core and it emphasizes this importance by incorporating corner glazing facing common amenity spaces and the driveway. All of the units have fenced rear yards and landscape areas along the property line. The outdoor amenity areas have also received a generous landscaped treatment, which is meant to maximize the privacy from adjacent properties. The courtyard space has been broken up, in order to retain a significant offsite cedar tree labelled as OS-1 in the landscaping plans, located in the south west corner of the site.

4) Planning Analysis:

i) Official Community Plan:

The OCP designates the subject properties *Urban Residential – Major Corridor*, and development of the properties are subject to the *Major Corridor Residential* policies of the OCP. The *Major Corridor Residential* category identifies the various types of housing forms which are encouraged along major

road corridors to include ground oriented housing forms such as: single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential. 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.

It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1).

The proposed RT-2 (Ground-Oriented Residential Infill) Zone to support the development of a courtyard aligns with the intent of these OCP and neighborhood residential infill policies.

A number of OCP Infill Policies apply to this site and are evaluated with respect to the proposal's design as follows:

- The overall OCP objective is to encourage growth within the Urban Area Boundary (UAB), including growth through infill by a mix of housing types and tenures (Policy 3-1).

This is achieved by the increased density being proposed through this project. The proposed courtyard housing form also represents a new type of housing in the City of Maple Ridge, which will help by introducing an intermediate form of housing.

- In changing the single family residential to a Courtyard Housing form, Policy 3-19-b sets the criteria with respect to achieving street-oriented buildings, including developing a design "that resemble a single detached dwelling, with an emphasis on orientation to the street."

The two units immediately on River Road are front facing and will achieve this requirement. The detailed design will be refined through the Development Permit process.

- Policy 3-21 requires attention be paid to having site plans, setbacks and building massing that respects existing development patterns and are sensitive to the surrounding neighbourhood.

The massing is sensitive to the surrounding neighbourhood. With Maple Ridge Elementary School parking lot on the two other sides, the setback and height variances can be justified.

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject property from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of a courtyard residential building with eight (8) units (see Appendix C). The subject property is 2020m², which is larger than the 950m² minimum lot size required for a courtyard development.

The courtyard residential development is supported on this property because it will be similar in scale with the surrounding established single family neighbourhood. The RT-2 zone (triplex, fourplex and courtyard) is intended to resemble a single family home and integrate with the existing

neighbourhood. Each dwelling unit is provided with greenspace, while access to off-street parking areas can be accessed from the lane behind the subject property (see Appendices D and F).

The proposal has a density (Floor Space Ratio) of 0.75 which complies with the maximum density of 0.75 FSR in the proposed RT-2 Zone.

Housing Action Plan:

The City's Housing Action Plan (HAP) was endorsed by Council in 2014. It seeks to increase access to "safe, affordable, and appropriate housing that meets the diverse and changing needs of the community". Strategy #1 of the Housing Action Plan articulates the importance of a diverse housing mix, the importance of housing innovation and encourages the City to "support the development of a mix of housing forms".

iii) Off-Street Parking And Loading Bylaw:

The Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990 requires that triplexes, fourplexes and courtyard residential developments are to provide two off-street parking spaces per dwelling unit. Both spaces for each unit are side by side and there is also an opportunity to park one additional vehicle on the apron in front of each garage. The proposed courtyard meets these requirements by providing a total of seventeen parking spaces, two spaces per unit and one visitor parking. Bicycle parking can be accommodated in the accessory detached garage for each unit.

iv) Proposed Variances:

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

- Reduction in the Front Lot Line setback from 6.0 metres to 4.5 metres;
- Reduction in the Rear Lot Line setback from 7.5 metres to 1.5 metres;
- Increase in the allowable Building Height from 8.0 metres to 9.41 metres; and
- To relax the road standard on River Road from 20.0 metres to 18.0 metres.

The requested variances to the RT-2 zone will be the subject of a future Council report.

As stated previously in this report, the application was made under the former *Zoning Bylaw No. 3510-1985*, which permitted a maximum building height of 9.5 metres in the RT-2 Zone. The request for a height variance is therefore supportable based on the timing of this application and the changes in the new *Maple Ridge Zoning Bylaw No. 7600-2019*. The proposed Front Yard setback is supportable because it enhances the pedestrian environment and as the development is dedicating approximately 5 metres along River Road. The Rear Yard setback variance brings one of the proposed units closer to the Maple Ridge Elementary School site; however, this portion of the site includes the parking lot and will be buffered by ample landscaping.

v) Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family: Ground Orientated Residential Infill 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 application is subject to the Ground-Oriented Residential Infill Development Permit Area Guidelines which were adopted into the OCP on November 24, 2020. These guidelines provide applicants with information and examples of design principles for triplex, fourplex, and courtyard housing that align with vision of the *Official Community Plan*.

Accordingly, prior to final zoning approval, the Development Permit must be reviewed and approved. An application for the Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to Council and a security for the landscaping will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

vi) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on March 17, 2021 (see Appendices F and G).

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

vii) Development Information Meeting:

Due to the COVID-19 pandemic, it was not possible for the developer to host an in-person Development Information Meeting. In lieu of Development Information Meetings, an interim process has been established to allow for a ten day Public Comment Opportunity. The notification requirements are the same as for the Development Information Meeting and include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and the Public Comment period.

The Public Comment Opportunity was held between April 27 and May 6, 2021. The developer received correspondence from four (4) people. A summary of the Public Comment Opportunity is attached to this report as Appendix I.

5) Environmental Implications:

This project's site proposal will have to conform to the City's three tier stormwater management requirements. Because the subject property is within the Fraser River Escarpment, no infiltration is permitted.

6) Traffic Impact:

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure.

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

7) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has identified the following improvements required for this development to proceed:

- River Road will require 5 metres of dedication and widening across the frontage to reflect the width that is established across the frontage of Maple Ridge Elementary School.
- Street trees and installation of LED street lights required along River Road.

ii) Building Department:

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

8) School District No. 42 Comments:

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

“The proposed application would affect the student population for the catchment areas currently served by Maple Ridge Elementary and Westview Secondary School.

Maple Ridge Elementary has an operating capacity of 471 students. For the 2020-21 school year the student enrolment at Maple Ridge Elementary is 426 students (90.5% utilization) including 164 French Immersion students and 122 students from out of catchment.

Westview Secondary school has an operating capacity of 1200 students. For the 2020-21 school year the student enrollment at Westview Secondary School is 651 students (54.2% utilization) including 270 French Immersion students and 724 students from out of catchment.”

Please note that the out of catchment numbers are from the 2019-20 school year.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7614-2020, and that application 2019-393-RZ be forwarded to Public Hearing.

“Original signed by René Tardif”

Prepared by: **Rene Tardif, BA, M.PL**
Planner 1

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

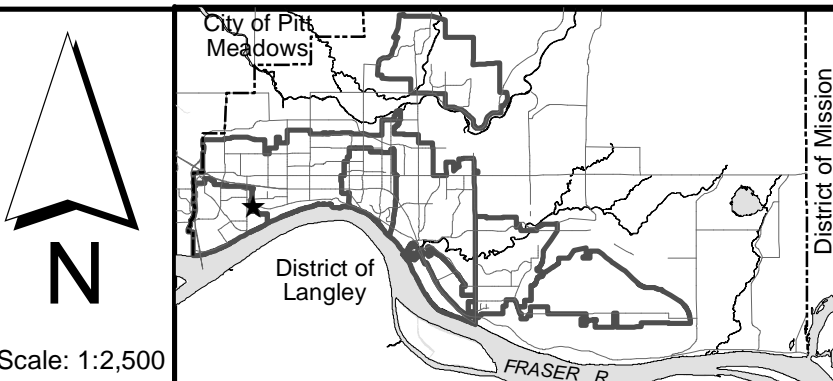
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“Original signed by Al Horsman”

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7614-2020
Appendix D – Site Plan
Appendix E – Building Elevation Plans
Appendix F – Landscape Plan
Appendix G – ADP design comments
Appendix H – Public Comment Opportunity Report



20786 RIVER ROAD
PID: 006-579-868

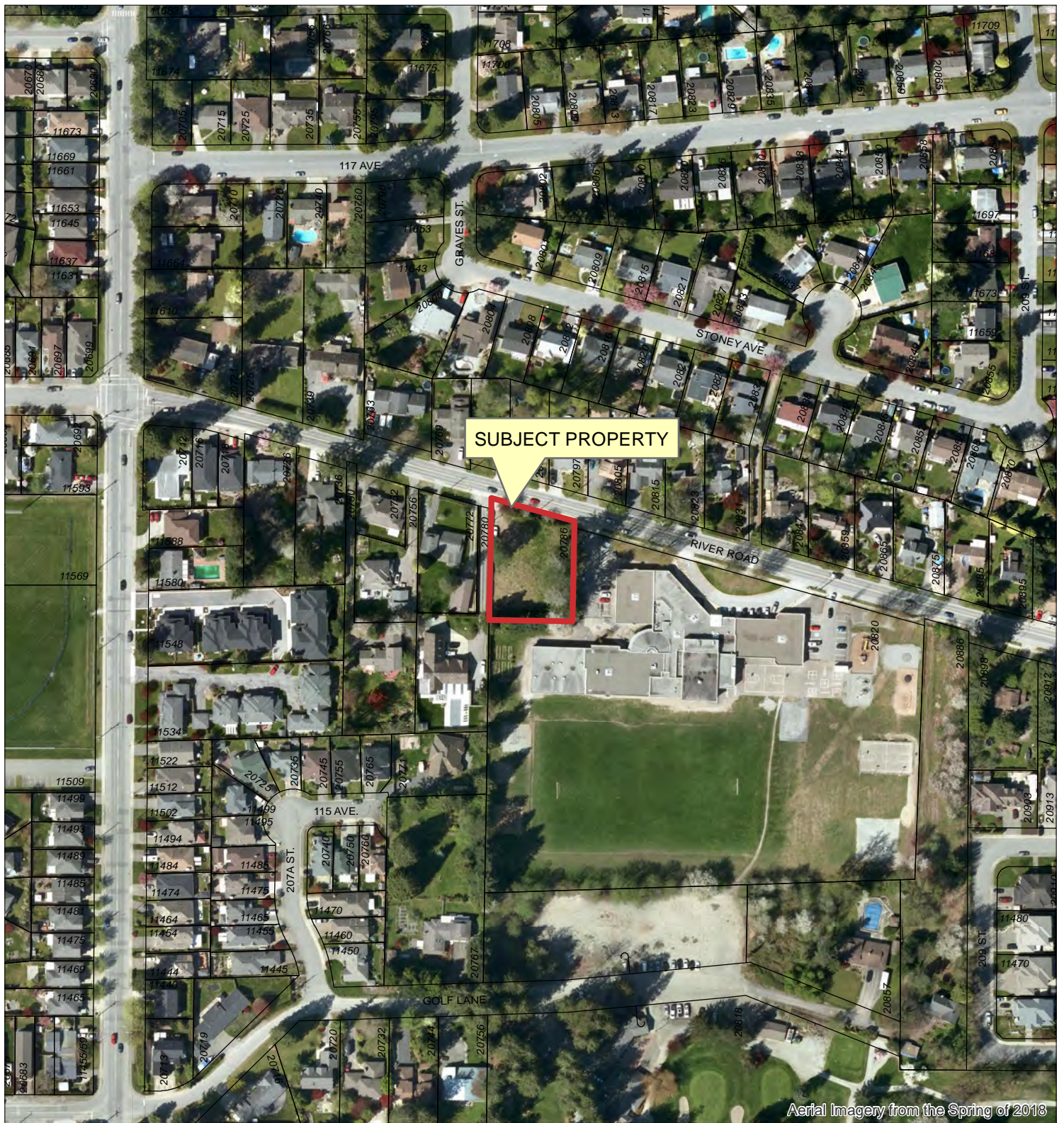
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

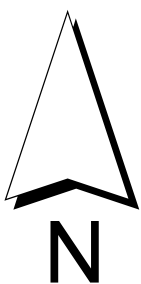
mapleridge.ca

FILE: 2019-393-RZ
DATE: Nov 15, 2019

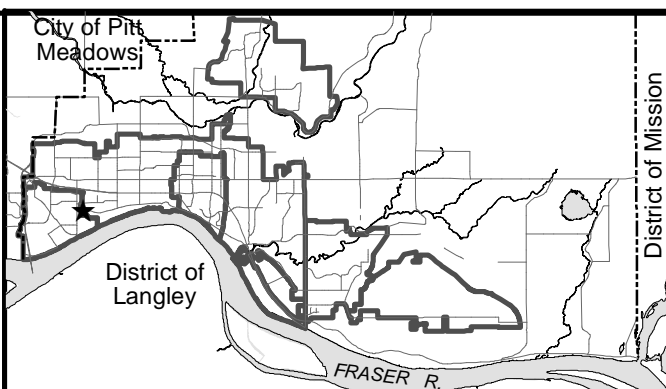
BY: PC



Aerial Imagery from the Spring of 2018



Scale: 1:2,500



20786 RIVER ROAD
PID: 006-579-868

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-393-RZ
DATE: Nov 15, 2019

BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7614-2020

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7614-2020"
2. That parcel or tract of land and premises known and described as:

Lot 37 District Lot 277 Group 1 New Westminster District Plan 31152

and outlined in heavy black line on Map No. 1828 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-2 (Ground-Oriented Residential Infill).

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

READ a first time the 10th day of March, 2020.

READ a second time, as amended, the 22nd day of June, 2021.

PUBLIC HEARING held the day of , 20

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

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



BRIMMING CAPITAL INC.
ATELIER PACIFIC ARCHITECTURE INC.
APRIL 1, 2021

SCALE: 1:150




EAST ELEVATION - BLOCK 2 (COURTYARD/ DRIVEWAY)




NORTH ELEVATION - BLOCK 4 (RIVER ROAD)


- 1




WOODTONE FIBER CEMENT SIDING
COASTAL GRAY
- 2




TRIMS DARK GRAY
- 3




FIBER CEMENT
PANEL WHITE
- 4




FIBER CEMENT
PANEL LIGHT GRAY
- 5




FASCIA/ COLUMNS PAINT-
ED BENJAMIN MOORE
COLOR AUTUMN LEAF
- 6



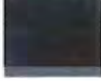
PERFORATED
METAL SOFFIT
- 7



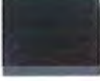
CULTURED STONE
PLATINUM PRO-FIT
LEDGESTONE
- 8




CULTURED STONE
WINTERHAVEN
PRO-FIT ALPINE
LEDGESTONE
- 9




VINYL WINDOW
(BLACK)
- 10



ALUMINUM GUARD
RAILS WITH GLASS
- 11



FIBERGLASS
GARAGE DOOR
COLOUR CEDAR
- 12



FIBERGLASS
GARAGE DOOR
COLOUR TO MATCH
WALL FINISH

PROPOSED RT-2 COURTYARD RESIDENTIAL DEVELOPMENT

20786 RIVER ROAD, MAPLE RIDGE, B.C.

BRIMMING CAPITAL INC.
ATELIER PACIFIC ARCHITECTURE INC.
APRIL 1, 2021



DP 0.8

COLOUR/
MATERIAL SCHEDULE

SCALE: 1:75



PROPOSED RT-2 COURTYARD RESIDENTIAL DEVELOPMENT

20786 RIVER ROAD, MAPLE RIDGE, B.C.

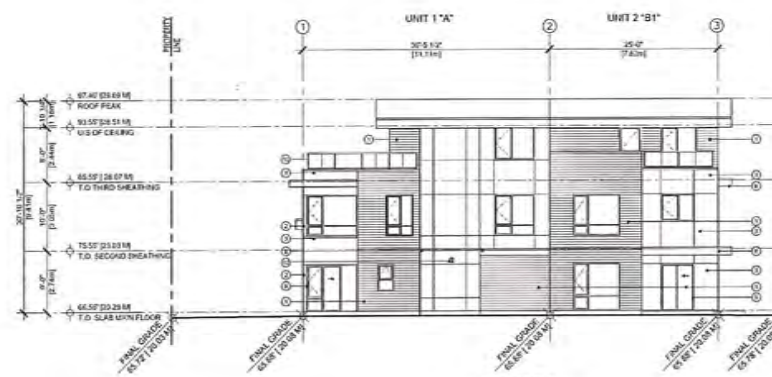
BRIMMING CAPITAL INC.
ATELIER PACIFIC ARCHITECTURE INC.
APRIL 1, 2021



DP 0.9

STREETSCAPE

SCALE: NTS



- MATERIALS LEGEND**
- CEMENT SIDING COASTAL GRAY
 - TRIMS PAINTED BLACK (MATCHING WINDOW HARDWARE)
 - FIBER CEMENT PANEL WHITE
 - FIBER CEMENT PANEL GRAY
 - FASCIA/ COLUMNS PAINTED BENJAMIN MOORE COLORS AUTUMN LEAF
 - PERFORATED METAL SOFFIT
 - CULTURED STONE WINTERHAVEN PRO-FIT ALPINE LEDGESTONE
 - TRIMS DARK GRAY
 - VINYL WINDOW (BLACK)
 - ALUMINUM GUARD RAILS WITH GLASS
 - FIBERGLASS GARAGE DOOR COLOUR CEDAR
 - DECORATIVE LIGHT FIXTURE
 - CULTURED STONE PLATINUM PRO-FIT LEDGESTONE
 - FIBERGLASS GARAGE DOOR COLOUR TO MATCH WALL FINISH

PROPOSED RT-2 COURTYARD RESIDENTIAL DEVELOPMENT

20786 RIVER ROAD, MAPLE RIDGE, B.C.

BRIMMING CAPITAL INC.
ATELIER PACIFIC ARCHITECTURE INC.
APRIL 1, 2021



DP 3.1

BLOCK 1
CONCEPT ELEVATIONS

SCALE: 1:100



**BLOCK 2
EAST ELEVATION (DRIVEWAY)
SCALE: 1:100**

**BLOCK 2
NORTH ELEVATION (AMENITY)
SCALE: 1:100**



**BLOCK 2
WEST ELEVATION (YARD)
SCALE: 1:100**

**BLOCK 2
SOUTH ELEVATION (YARD)
SCALE: 1:100**

MATERIALS LEGEND

- CEMENT SIDING COASTAL GRAY
- TRIMS PAINTED BLACK (MATCHING WINDOW HARDWARE)
- FIBER CEMENT PANEL WHITE
- FIBER CEMENT PANEL GRAY
- FASCIA COLUMNS PAINTED BENJAMIN MOORE COLORS AUTUMN LEAF
- PERFORATED METAL SOFFIT
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PROPOSED RT-2 COURTYARD RESIDENTIAL DEVELOPMENT

20786 RIVER ROAD, MAPLE RIDGE, B.C.

BRIMMING CAPITAL INC.
ATELIER PACIFIC ARCHITECTURE INC.
APRIL 1, 2021



DP 3.2

BLOCKS 2
CONCEPT ELEVATIONS

SCALE: 1:100



PROPOSED RT-2 COURTYARD RESIDENTIAL DEVELOPMENT

20786 RIVER ROAD, MAPLE RIDGE, B.C.

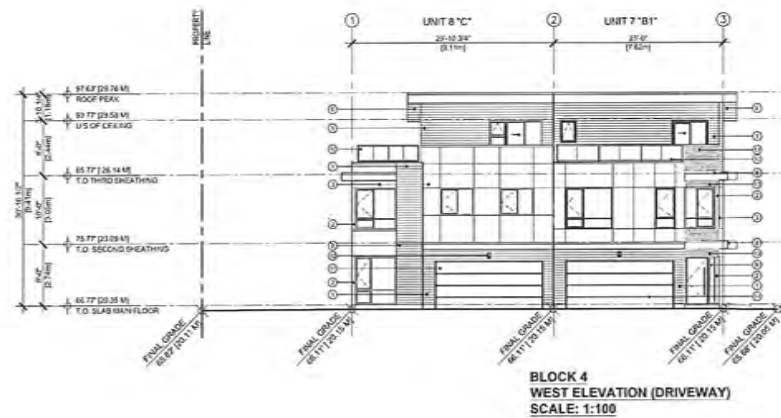
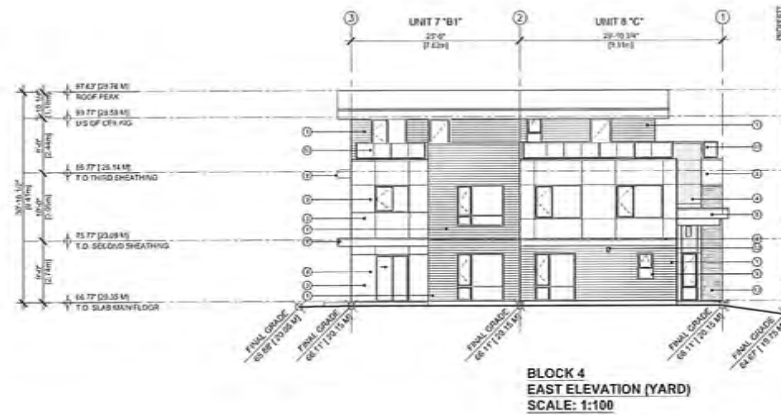
BRIMMING CAPITAL INC.
ATELIER PACIFIC ARCHITECTURE INC.
APRIL 1, 2021



DP 3.3

BLOCK 3
CONCEPT ELEVATIONS

SCALE: 1:100



MATERIALS LEGEND	
①	CEMENT SIDING COASTAL GRAY
②	TRIMS PAINTED BLACK (MATCHING WINDOW HARDWARE)
③	FIBER CEMENT PANEL WHITE
④	FIBER CEMENT PANEL GRAY
⑤	FASCIA/ COLUMNS PAINTED BENJAMIN MOORE COLORS AUTUMN LEAF
⑥	PERFORATED METAL SOFFIT
⑦	CULTURED STONE WINTERHAVEN PRO-FIT ALPINE LEDGESTONE
⑧	TRIMS DARK GRAY
⑨	VINYL WINDOW (BLACK)
⑩	ALUMINUM GUARD RAILS WITH GLASS
⑪	FIBERGLASS GARAGE DOOR COLOUR CEDAR
⑫	DECORATIVE LIGHT FIXTURE
⑬	CULTURED STONE PLATINUM PRO-FIT LEDGESTONE
⑭	FIBERGLASS GARAGE DOOR COLOUR TO MATCH WALL FINISH

PROPOSED RT-2 COURTYARD RESIDENTIAL DEVELOPMENT

20786 RIVER ROAD, MAPLE RIDGE, B.C.

BIRMINGHAM CAPITAL INC.
ATELIER PACIFIC ARCHITECTURE INC.
APRIL 1, 2021



DP 3.4

BLOCK 4
CONCEPT ELEVATIONS

SCALE: 1:100

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CLIENT:

PROJECT:

8 UNIT TOWNHOUSE
DEVELOPMENT
20786 RIVER ROAD
MAPLE RIDGE

DRAWING TITLE:
LANDSCAPE
PLAN

DATE: 13 JUL 11
SCALE: 1/32"=1'-0"
DRAWN: JR
DESIGN: JR
CHKD: BCK
PROJECT NUMBER: 19-072

L1
OF 4

PLANT SCHEDULE				PMG PROJECT NUMBER: 19-072	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
1	5	ACER RUSTRUM 'KARPOK'	KARPOK RED MAPLE	10M CAL, 1.2M STD, B&B	
2	10	CARPINUS BETULUS 'PRINUS FONTANE'	PRINUS FONTANE HORNBEAM	10M CAL, 1.2M STD, B&B	
3	2	CERCOPHYLLUM JAPONICUM	KATSURA TREE	10M CAL, 1.2M STD, B&B	
4	5	FRAXINUS GRUNUS	FLORIDIAN ASH	10M CAL, 1.2M 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 CALA 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 PLANT MATERIAL AVAILABLE FOR OPTIONAL. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO USING ANY PLANT MATERIAL. * SUBSTITUTIONS ARE SUBJECT TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. * ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. * 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. * NO SOLIDS NOT PERMITTED IN GROWING MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



ACER RUSTRUM 'KARPOK' CARPINUS BETULUS 'PRINUS FONTANE' CERCOPHYLLUM JAPONICUM FRAXINUS GRUNUS



10072-4-2P

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SCALE

NO.	DATE	REVISION DESCRIPTION	BY
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NO. DATE REVISION DESCRIPTION BY

CLIENT:

PROJECT

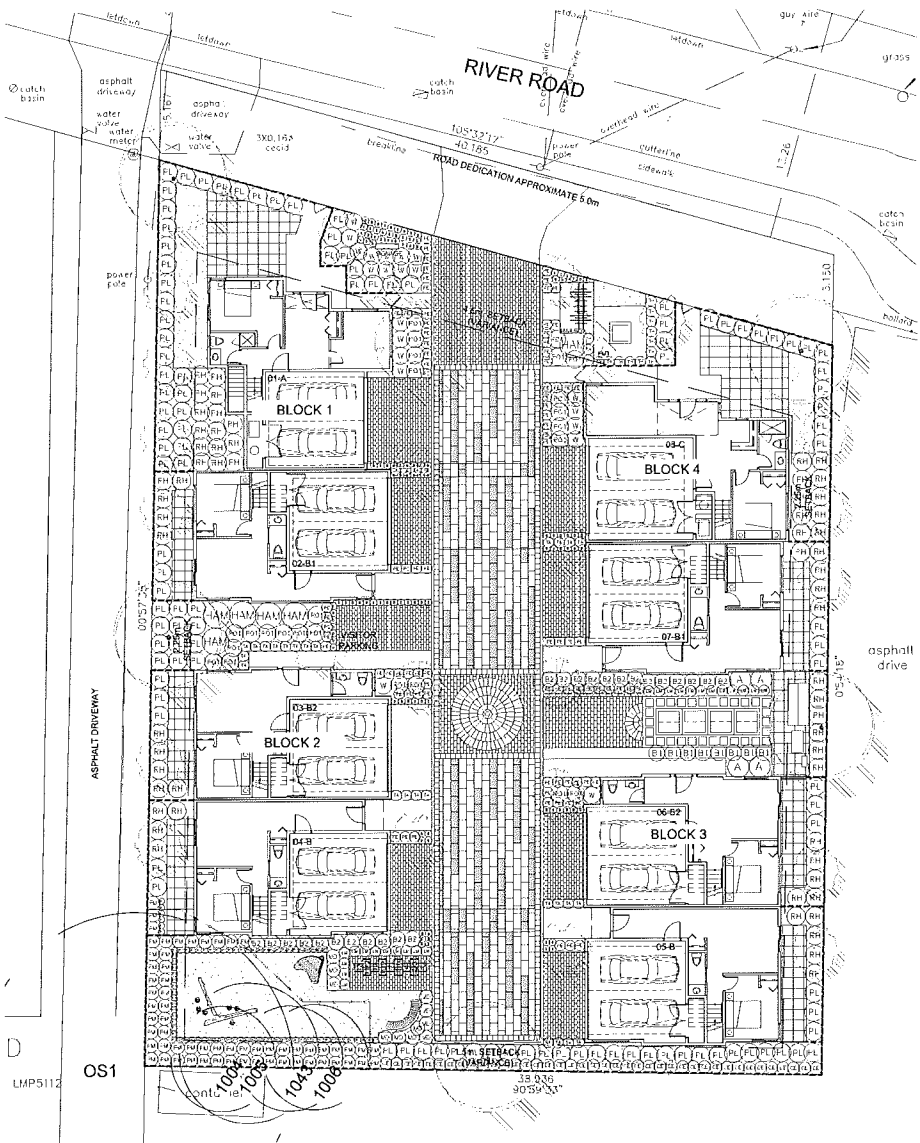
**8 UNIT TOWNHOUSE
DEVELOPMENT**

**20786 RIVER ROAD
MAPLE RIDGE**

DRAWING TITLE:
**SHRUB
PLAN**

DATE: 19 JUL 21 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN BY: JR
DESIGNED BY: JR
CHECKED BY: JCY
OF 4

PMG PROJECT NUMBER: 19-072

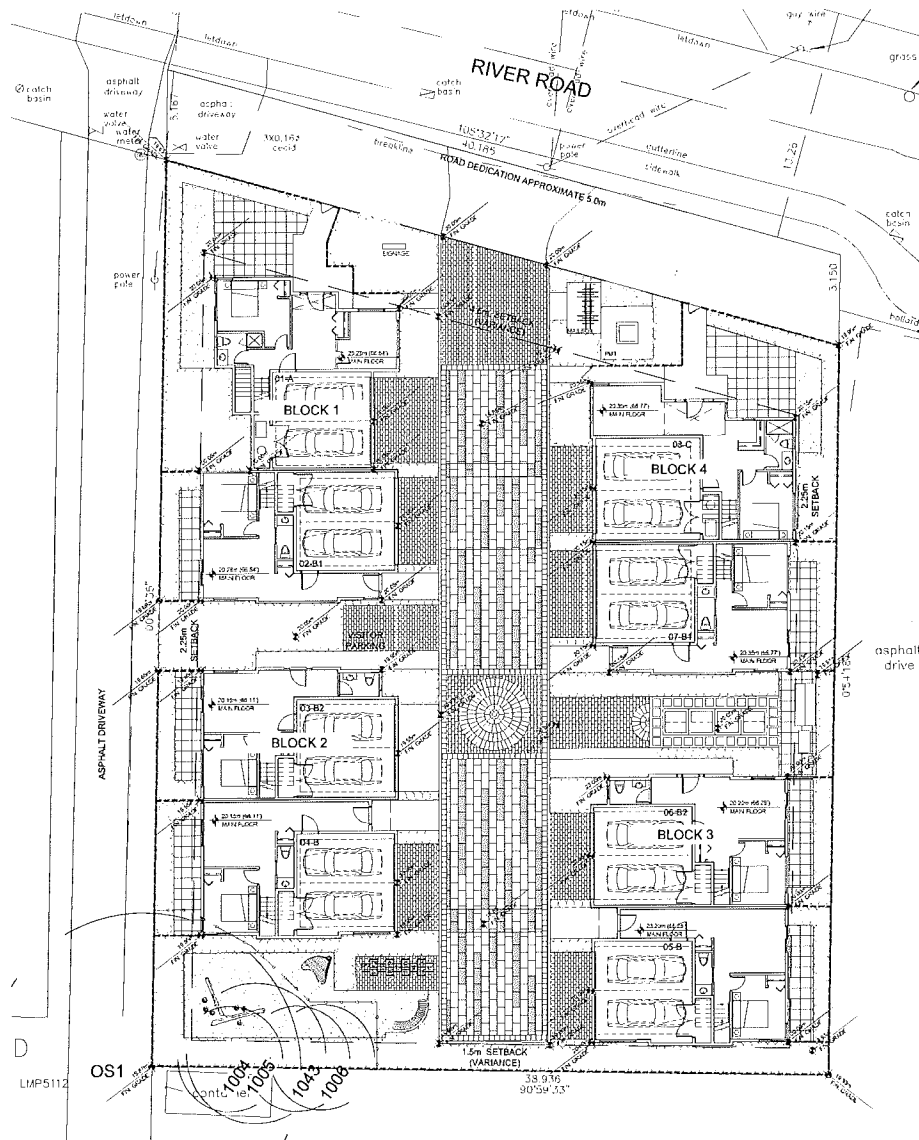


PLANT SCHEDULE				PMG PROJECT NUMBER: 19-072	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
SHRUB	4	ARBITUS INEBO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT, 60CM	
	6	HANAUERUS VOLLIS	CHERRY WITCH HAZEL	#3 POT, 60CM	
	111	PRUNUS LAUROCERASUS OTTO LUYKEN	OTTO LUYKEN LAUREL	#2 POT, 30CM	
	10	PHODODENDRON VIB. FURZUELI	PHODODENDRON, ROSE PINK LILY	#3 POT, 30CM	
	25	ROSA MOGLAND BONICA	ROSE AND ROSE, PINK	#2 POT, 40CM	
	30	TAUS X MEDIA HILL	HILL'S YEW	100 B&B	
	15	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN CEDAR	100 B&B	
	24	VACCINIUM POLARIS	POLARIS BLUEBERRY	#3 POT, 60CM	
	21	WEIGELA FLORIDA 'PURPUREA'	PURPLE WEIGELA	#3 POT, 60CM	
	113	CAREX CAR. 'THE BEATLES'	THE BEATLES SEDGE	#1 POT	
GRASS	11	MISCANTHUS SINENSIS 'ZENAGI'	MADON GRASS	#1 POT	
	67	PENSETUM ALOPECUROIDES 'HAZELH'	DIARY FOUNTAIN GRASS	#1 POT	
	24	LAVENDULA ANGSTIFOLIA 'TANSTEDT'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT	
PERENNIAL	16	FRAXINUS AMARSA	GARDEN STRAWBERRY	SCU POT	
	80	PACHYSANDRA TERMINALIS 'GREEN SHEEN'	JAPANESE SPURGE	SCU POT	
	61	POLYSTICHUM MANDULAI	WESTERN SWORD FERN	#1 POT, 20CM	
	8	VICINIA SUNSHINE BLUE	BLUEBERRY	#2 POT, 30CM	

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 CANA 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 ON-SITE REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND HASTIN 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 SUBSTITUTES. SUBSTITUTIONS ARE SUBJECT TO LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFLECTION OF SUBSTITUTIONS OF AVAILABLE. * 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. * NO SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



19072 6.22



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SEAL

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162	21 MAR 09	ISSUE MAP 1166	JR
163	21 MAR 09	ISSUE MAP 1167	JR
164	21 MAR 09	ISSUE MAP 1168	JR
165	21 MAR 09	ISSUE MAP 1169	JR
166	21 MAR 09	ISSUE MAP 1170	JR
167	21 MAR 09	ISSUE MAP 1171	JR
168	21 MAR 09	ISSUE MAP 1172	JR
169	21 MAR 09	ISSUE MAP 1173	JR
170	21 MAR 09	ISSUE MAP 1174	JR
171	21 MAR 09	ISSUE MAP 1175	JR
172	21 MAR 09	ISSUE MAP 1176	JR
173	21 MAR 09	ISSUE MAP 1177	JR
174	21 MAR 09	ISSUE MAP 1178	JR
175	21 MAR 09	ISSUE MAP 1179	JR
176	21 MAR 09	ISSUE MAP 1180	JR
177	21 MAR 09	ISSUE MAP 1181	JR
178	21 MAR 09	ISSUE MAP 1182	JR
179	21 MAR 09	ISSUE MAP 1183	JR
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183	21 MAR 09	ISSUE MAP 1187	JR
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185	21 MAR 09	ISSUE MAP 1189	JR
186	21 MAR 09	ISSUE MAP 1190	JR
187	21 MAR 09	ISSUE MAP 1191	JR
188	21 MAR 09	ISSUE MAP 1192	JR
189	21 MAR 09	ISSUE MAP 1193	JR
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192	21 MAR 09	ISSUE MAP 1196	JR
193	21 MAR 09	ISSUE MAP 1197	JR
194	21 MAR 09	ISSUE MAP 1198	JR
195	21 MAR 09	ISSUE MAP 1199	JR
196	21 MAR 09	ISSUE MAP 1200	JR
197	21 MAR 09	ISSUE MAP 1201	JR
198	21 MAR 09	ISSUE MAP 1202	JR
199	21 MAR 09	ISSUE MAP 1203	JR
200	21 MAR 09	ISSUE MAP 1204	JR
201	21 MAR 09	ISSUE MAP 1205	JR
202	21 MAR 09	ISSUE MAP 1206	JR
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205	21 MAR 09	ISSUE MAP 1209	JR
206	21 MAR 09	ISSUE MAP 1210	JR
207	21 MAR 09	ISSUE MAP 1211	JR
208	21 MAR 09	ISSUE MAP 1212	JR
209	21 MAR 09	ISSUE MAP 1213	JR
210	21 MAR 09	ISSUE MAP 1214	JR
211	21 MAR 09	ISSUE MAP 1215	JR
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215	21 MAR 09	ISSUE MAP 1219	JR
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217	21 MAR 09	ISSUE MAP 1221	JR
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222	21 MAR 09	ISSUE MAP 1226	JR
223	21 MAR 09	ISSUE MAP 1227	JR
224	21 MAR 09	ISSUE MAP 1228	JR
225	21 MAR 09	ISSUE MAP 1229	JR
226	21 MAR 09	ISSUE MAP 1230	JR
227	21 MAR 09	ISSUE MAP 1231	JR
228	21 MAR 09	ISSUE MAP 1232	JR
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230	21 MAR 09	ISSUE MAP 1234	JR
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233	21 MAR 09	ISSUE MAP 1237	JR
234	21 MAR 09	ISSUE MAP 1238	JR
235	21 MAR 09	ISSUE MAP 1239	JR
236	21 MAR 09	ISSUE MAP 1240	JR
237	21 MAR 09	ISSUE MAP 1241	JR
238	21 MAR 09	ISSUE MAP 1242	JR
239	21 MAR 09	ISSUE MAP 1243	JR
240	21 MAR 09	ISSUE MAP 1244	JR
241	21 MAR 09	ISSUE MAP 1245	JR
242	21 MAR 09	ISSUE MAP 1246	JR
243	21 MAR 09	ISSUE MAP 1247	JR
244	21 MAR 09	ISSUE MAP 1248	JR

AMENITY



BALANCE / STEPPING LOGS



HORNBURNE PLAYHOUSE, TOWNHILL



BALANCE / STEPPING LOGS

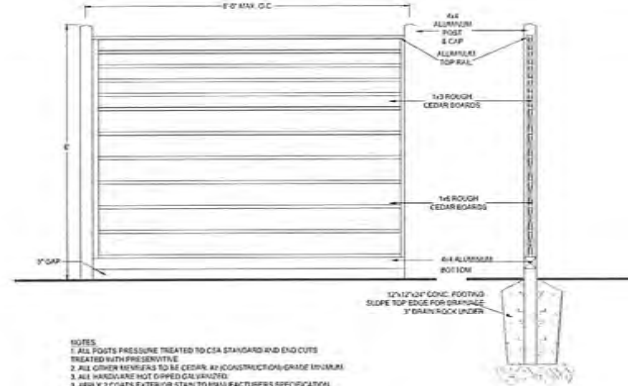


BALANCE / STEPPING LOGS



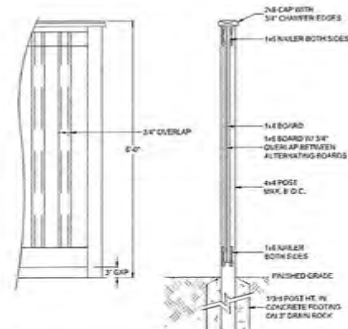
WIDENESS INDUSTRIES OUTLINE CURVED PARK BENCH SLAT

PAVERS COLOUR



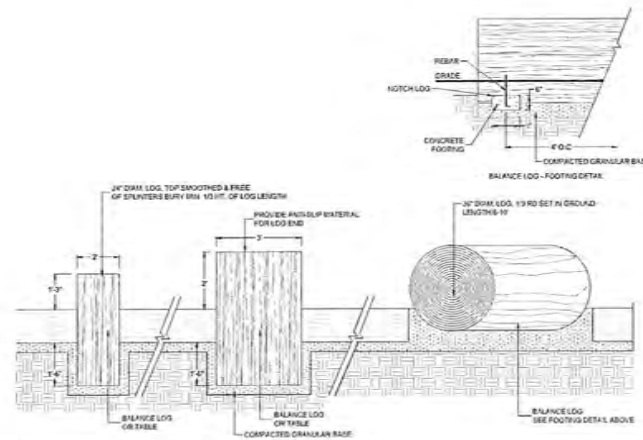
- NOTES
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEMEX #2 CONSTRUCTION-GRADE MINIMUM.
 3. ALL HARDWARE NOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS MAX. GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".
 6. COLOUR TO MATCH BUILDING TRIM.

2 6'-0" PATIO SCREEN



- NOTES
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEMEX #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE NOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS MAX. GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

1 6'-0" HEIGHT SOLID WOOD FENCE



3 BALANCE / STEPPING LOGS

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P: 604 294-0311 F: 604 294-0322

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	15.06.11	ISSUE FOR PERMITS	JP
2	20.06.11	ISSUE FOR PERMITS	JP
3	20.06.11	ISSUE FOR PERMITS	JP
4	20.06.11	ISSUE FOR PERMITS	JP
5	20.06.11	ISSUE FOR PERMITS	JP
6	20.06.11	ISSUE FOR PERMITS	JP
7	20.06.11	ISSUE FOR PERMITS	JP
8	20.06.11	ISSUE FOR PERMITS	JP
9	20.06.11	ISSUE FOR PERMITS	JP
10	20.06.11	ISSUE FOR PERMITS	JP

CLIENT:

PROJECT:

8 UNIT TOWNHOUSE DEVELOPMENT
20786 RIVER ROAD
MAPLE RIDGE

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 15 JUN 11 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: JR
DESIGN: JR
CHECK: LUCY
L4
OF 4

15072 & 2P PMG PROJECT NUMBER: 15-072



Planning Department
City of Maple Ridge
11995 Haney Place
Maple Ridge, B.C.
V2X 6A9

April 1, 2021

Re: Courtyard Development at 20786 River Road, Maple Ridge, B.C.

Application # 2019-393-RZ – Responses to the Advisory Design Panel comments/requests

Dear Mr. Rene Tardif,

Please find below our responses for the Advisory Design Panel (March 17, 2021) comments.

- **Consider deleting sod lawn in small backyards and replacing with large patios.**
 - *The backyards were revised by deleting the sod lawn and enlarging the patios. Please refer to pages DP1.0 and DP1.2.*
 - *For additional details, please refer to landscape drawings.*
- **Consider privacy of neighbouring residential with rooftop patios.**
 - *The intent of the rooftop decks were to reduce the building's massing from all sides.*
 - *It was also intended to allow a secured and private roofdeck areas for each unit. The activities on Blocks 1 & 2 would have quieter activities facing the residential neighbours to the west, and noisier activities facing the internal road. For Blocks 3 & 4, quieter activities could face the internal road, while noisier activities could face the school to the east. E.g.: Barbecue unit would be located on the 'noisy' side of the roofdeck, where gatherings would occur.*
- **Consider removing parking stall in front of the community garden space and expanding space to be visible from internal road.**
 - *The greenspace at the west between blocks 1 and 2 was not intended to be an outdoor amenity space. This space is a landscaped buffer between the two buildings and provides access to the unit with a side entry (block 2).*
- *In addition, we reviewed the exterior elevations of blocks 1 and 4, facing River Road. Members of the ADP noted that massing seemed large and out of scale to the adjacent single family neighborhood.*
 - *We have proposed reducing the height of the entry porches and the height of the 'stone' walls. Although we prefer the originally presented design, we are amenable to making this change. The proposed revisions are included in the resubmission package.*

We hope that you find everything in order. If you have any questions, please do not hesitate to contact our office by 604-662-8689.

Best regards,

Jessie Arora Architect AIBC, SAA, AAA, MRAIC, RA, OAA, MAA
Principal

Atelier Pacific Architecture Inc.

E-mail: accounts@atelierpacific.com

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[jessie arora](#) | architect aibc saa aaa mraic ra oaa maa



May 14, 2021

Maple Ridge File No.: 2019-393 RZ
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC, V2X 6A9

Attention: Rene Tardif

Dear Sir,

Re: Summary of Public Comment Opportunity (PCO) - File No. 2019-393 RZ

Atelier Pacific Architecture as the agent on file for 2019-393 RZ held a Public Comment Opportunity regarding subdivision application 2019-393 RZ for the property located at 20786 River Road Maple Ridge, BC.

The following is a summary of the conversations and comments received during the comment period, and afterward up to the date of this letter.

Date Range: May 4th – May 13th, 2021

Consultant: Brian Shigetomi, Atelier Pacific Architecture

NOTIFICATION

Notification Decal

A Development Information Meeting notification decal was posted on the development site's development sign on April 23th, 2021, over ten days prior to the meeting date to accommodate the holiday season schedule. The decal included the contact email and date range to submit comments.

Newspaper advertisement

A Public Comment Opportunity advertisement was published in two consecutive issues of the local newspaper, The Maple Ridge Pitt Meadows News, as per Maple Ridge Council Policy No. 6.20. The first advertisement was located on Page A13 of the April 23th, 2021 issue and the second advertisement was located on page A18 of the April 30th, 2021 issue.

PCO Notification Letter

A list of 40 mailing labels was prepared for all property owners and residents within 100 meters of the development site by the City of Maple Ridge. Brimming Development Management mailed all 82 notification letters on April 27th, 2020, over ten days in advance of the PCO date range, as per Maple Ridge Council Policy No. 6.20.

A copy of the decal and newspaper issues have been attached to this summary.



atelier **pacific** architecture inc.

As of May 13, 2021, none of the letters have been returned to Brimming Development Management as "No such address (NSA)".

PCO RESULTS & ANALYSIS

During the comment date range, Atelier Pacific Architecture received comments from 5 people from the surrounding area.

- 4 people do not support the development as it is proposed: and,
- 1 requested more information but did not provide an opinion either way.

The common concerns were:

- Parking
- Building height
- Increased density; and,
- Traffic increase

A copy of all correspondence sent in during the Public Comment Opportunity date range is attached.

Should you have any further questions, please contact the undersigned at 604-662-8689.

Yours Sincerely,

Atelier Pacific Architecture Inc.

Brian Shigetomi, Senior Associate

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7758-2021;
Second Reading
Zone Amending Bylaw No. 7481-2018;
22083 and 22057 Lougheed Highway and PID 005-293-910

MEETING DATE: June 1, 2021
FILE NO: 2018-180-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 22083 and 22057 Lougheed Highway and unaddressed lot identified by PID 005-293-910 from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit a future development of a six (6) storey apartment building with approximately 106 units and underground parking. Council granted first reading to Zone Amending Bylaw No. 7481-2018 on May 28, 2019.

A site specific text amendment to Section 3-20(c) of the Official Community Plan is proposed to - increase the maximum height for apartments to six (6) storeys for Major Corridor Residential development at this location.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of (\$3,100.00 per apartment dwelling unit for an estimated amount of \$328,600.00.

The applicant is proposing an increase in base density from 1.8 floor space ratio (FSR) to 2.36 FSR, which can be achieved by providing all parking underground and through a cash contribution, currently determined at \$161.46 per m² (\$15.00 per ft²), as permitted by the RM-2 zone. The cash contribution, which equates to 1,366 m² (17,702.0 ft²) of added floor area, would be approximately \$220,555.00. This proposed Amenity Contribution also aligns with Official Community Plan Policy 2-9, enabling Council the discretion to consider such an amenity contribution.

RECOMMENDATIONS:

- 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. 7758-2021 on the municipal website and requiring that the applicant host a Virtual 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. 7758-2021 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. 7758-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7758-2021 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7481-2018 be given second reading as amended, and be forwarded to Public Hearing;
- 6) That voluntary payment of \$152,000 be received in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990 as cash-in-lieu for the nineteen (19) off street parking spaces provided for residential use respecting the properties located at 22083 and 22057 Lougheed Highway and unaddressed lot identified by PID 005-293-910; and
- 7) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Amendment to Official Community Plan Section 3-20(c), Schedule "A";
 - iv) Road dedication on Lougheed Highway and the lane as required;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii) Registration of a Statutory Right-of-Way plan and agreement for planting trees onsite along Lougheed Highway;
 - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - ix) Registration of a Restrictive Covenant for Stormwater Management;
 - x) Removal of existing buildings;
 - xi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
 - xii) That a voluntary contribution, in the amount of \$328,600.00 (\$3,100.00 x/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
 - xiii) That a voluntary contribution, in the amount of \$220,555.00 based on rate of \$161.46 per square metre (\$15.00 per square foot) for the additional FSR being sought in accordance with RM-2 zone in with Zoning Bylaw No. 7600-2019.

DISCUSSION:

1) Background Context:

Applicant:	Bissky Architecture and Urban Design Inc.
Legal Description:	Lot 3 District Lot 397 Group 1 New Westminster District Plan 11251; Lot 4 District Lot 397 Group 1 New Westminster District Plan 11251 Parcel B (Y89442) District Lot 397 Group 1 New Westminster District Plan 11251
OCP:	
Existing:	Urban Residential
Proposed:	Medium Density Multi-Family
Within Urban Area Boundary:	Yes
Area Plan:	Lougheed Corridor Transit Study Area
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	RM-2 (Medium Density Apartment 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: Maple Ridge Baptist Church Zone: P-4 (Place of Worship) Designation: Institutional
West:	Use: Single Family Residential Zone: RS-1 (Single Detached Residential) Designation: Urban Residential
Existing Use of Property:	Vacant
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.33 ha (0.82 acres)
Access:	221 Street; New Lane
Servicing requirement:	Urban Standard
Companion Applications:	2018-180-DP & 2018-180-VP

2) Background:

The subject properties are located on the north west corner of 221 Street at Lougheed Highway. The properties are relatively flat and have been cleared of the single family houses that previously occupied the site.

3) Project Description:

The applicant is proposing to rezone the three subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to allow for a six storey apartment building with approximately 106 units and two levels of underground parking. The applicant is proposing five storeys at the rear, adjacent to the lane, and six storeys along Lougheed Highway. The five storey form is proposed as a transition to the surrounding single family residential properties to the north. The application proposes a mix of studio, one, two and three bedroom units. A variance is required to allow for a six storey apartment building, as well as a variances to setbacks along the south (Lougheed Highway), east (221 Street) and west property boundaries.

4) Planning Analysis:

i) Official Community Plan:

The subject properties are located to the west, just outside of the Town Centre Area Plan. The OCP designates the subject properties *Urban Residential – Major Corridor*, and development of the properties are subject to the *Major Corridor Residential* policies of the OCP. The *Major Corridor Residential* category identifies the various types of housing forms which are encouraged along major road corridors to include: single detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments, and small lot intensive residential developments. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks, and lot configuration with the existing pattern of development in the area. It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1).

The proposed rezoning of the subject property to RM-2 (Medium Density Apartment Residential) aligns with many of the *Major Corridor Residential* policies. OCP Policy 3-20(c), however, limits apartments along major corridors to four storeys. Because the current proposal is for a six storey apartment building, a site specific text amendment to the Official Community Plan is required to allow for the increased height at this location until such time as the Lougheed Transit Corridor Concept Plan is adopted by Council.

Lougheed Transit Corridor Study

The subject properties are located within the Lougheed Transit Corridor study area. The study area encompasses the B-Line rapid bus route, which runs between Haney Transit Exchange and Coquitlam Central Station along the Lougheed Highway. Bus stops are located at Laity Street and 203 Street, with the opportunity to add an additional stop in the future at 222 Street in proximity to the subject properties. Council endorsed a process and engagement strategy and study area boundaries for the Lougheed Transit Corridor Study on September 4, 2018. At Council Workshop on November 10, 2020, Council endorsed the Lougheed Transit Corridor Concept Plan.

The subject properties are designated as *Transit Corridor Multi-Family* in the Concept Plan. This designation supports densification through lot consolidation along key arterials such as Lougheed Highway. Supported multi-family forms of development include townhouses and apartments. The maximum height for an apartment use in the Concept Plan is six storeys. The Plan calls for proposed development adjacent to existing single detached dwellings and for these developments to ensure buildings are designed in a sensitive manner by stepping down building faces at interface points with adjacent existing buildings. The proposal is consistent with the designation in Concept Plan.

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit a future development of a six (6) storey apartment building with approximately 106 units and underground parking (see Appendix D). The applicant is proposing front and side yard variances as outlined in the following section. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

The applicant is proposing an increase in base density from 1.8 floor space ratio (FSR) to 2.36 FSR, which can be achieved by providing all parking underground and through a cash contribution, currently determined at \$161.46 per m² (\$15.00 per ft²). The cash contribution, which equates to 1,366 m² (17,702.0 ft²) of added floor area, would be approximately \$220,555.00. This proposed Amenity Contribution aligns with Official Community Plan 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.*

iii) **Housing Action Plan:**

The City's Housing Action Plan (HAP) was endorsed by Council in 2014. It seeks to increase access to "safe, affordable, and appropriate housing that meets the diverse and changing needs of the community". The HAP also speaks of the need to provide a range of non-market, affordable and special needs housing. This was reaffirmed with the endorsement of the Housing Action Plan Implementation Framework in September, 2015.

The subject application does provide a mix of unit sizes to help in achieving housing diversity. This includes the following breakdown:

- 5 studio suites (5%)
- 39 one bedroom suites (37%);
- 52 two bedroom suites (49%); and
- 10 three bedroom suites (9%).

iv) Off-Street Parking And Loading Bylaw:

The following is observed about the parking being provided:

- The Off-Street Parking and Loading Bylaw requires 181 spaces; however, 162 parking spaces are being provided;
- The proposed building is seeking a reduction of nineteen (19) parking spaces;
- Four (4) of the above spaces are to be designed as accessible parking spaces. This has been provided in accordance with the bylaw; and
- A total of sixteen (16) of the required parking spaces are designed to be small car spaces, which is in compliance with the 10% restriction in the Bylaw.

With respect to parking, a variance is not required because the applicant has elected to make the prescribed \$8,000.00 per space payment-in-lieu of providing parking in accordance with the Off-Street Parking and Loading Bylaw. On this basis, the total payment for nineteen (19) spaces totals \$152,000.00. The reduction of nineteen (19) parking spaces on the property can be justified because:

- The cash-in lieu payment will contribute to a future municipal parking facility; and
- The effect of this reduction is minimal because the site is located adjacent to the Town Centre Area, where residents can walk or cycle to stores, offices and recreation, and transit services already exist along the Lougheed Corridor within convenient walking distance.

The project will also comply with the electric vehicle charging requirements by having roughed-in infrastructure capable of providing Level 2 charging outlets for each residential parking space, and one Level 2 outlet each for every two (2) of the visitor parking spaces (i.e. at least 50%).

v) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations:

- Exterior side (south) setback reduction from 7.5 metres to 4.5 metres;
- Front yard (east) setback reduction from 7.5 metres to 3.66 metres;
- Rear yard (west) setback reductions from 7.5 metres to 5.9 metres;
- To waive the requirement for street trees along Lougheed highway; and
- To increase the building height in the RM-2 Zone for a building outside of the Town Centre from 15 metres and 4 storeys to 20.3 metres and 6 storeys.

The variances to the side yard setbacks are supportable as the site is constrained by significant road dedication along Lougheed Highway at 3.5 metres and with dedication required along the rear lane to the north at 0.75 metres.

The requested variances to the RM-2 (Medium Density Apartment Residential), zone will be the subject of a future Council report.

vi) Development Permits:

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

vii) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on March 17, 2021 (see Appendices F and G).

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

viii) Development Information Meeting:

Due to the COVID-19 pandemic, it was not possible for the developer to host an in-person Development Information Meeting. In lieu of Development Information Meetings, an interim process has been established to allow for a ten day Public Comment Opportunity. The notification requirements are the same as for the Development Information Meeting and include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and the Public Comment period.

The Public Comment Opportunity was held between April 27 and May 6, 2021. The developer received correspondence from two people. A summary of the Public Comment Opportunity is attached to this report as Appendix I.

5) Traffic Impact:

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

6) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has identified the following improvements required for this development to proceed:

- The rear lane will require a rollover curb and 221 Street will require a new barrier curb.
- Lougheed Highway will require a new curb and gutter to Ministry of Transportation standards.
- A new sanitary service connection is required, size to be determined by Developers engineer.
- A 3.0 metre wide multi-use path (MUP) will be required along Lougheed Highway.

- Onsite source control facility is required on site to address the 3 tier storm water management criteria.
- A stormwater catchment analysis is required downstream of the proposed development and any required storm sewer upgrades will need to be installed by the developer.
- Street lighting is required along Lougheed Highway and 221 Street.
- Pedestrian level lighting is required along the MUP.
- Street trees will need to go within a 3.0 metre ROW onsite adjacent to Lougheed Highway.
- A new water connection is required, size to be determined by the developer.

ii) **Fire Department:**

The Fire Department has identified that the rear lane must be a minimum carriage way of 6 metres (19.6 feet) in width. Signage indicating that the lane is a fire lane and that no parking is permitted within the lane is required. The building address must be visible from the street and visible at all times and in all weather conditions.

iii) **Building Department:**

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

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

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

"The proposed application would affect the student population for the catchment areas currently served by Glenwood Elementary and Maple Ridge Secondary School.

Glenwood Elementary has an operating capacity of 360 students. For the 2019-20 school year the student enrolment at Glenwood Elementary is 362 students (101% utilization) including 85 students from out of catchment.

Maple Ridge Secondary school has an operating capacity of 1300 students. For the 2019-20 school year the student enrollment at Maple Ridge Secondary School is 1216 students (93.5% utilization) including 724 students from out of catchment."

8) **Intergovernmental Issues:**

i) **Local Government Act:**

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, Official Community Plan Amending Bylaw No. 7758-2021, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7758-2021, that second reading be given to Zone Amending Bylaw No. 7481-2018, and that application 2018-180-RZ be forwarded to Public Hearing.

“Original signed by René Tardif”

Prepared by: **Rene Tardif, BA, M.PL
Planner**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

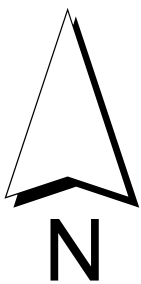
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Al Horsman”

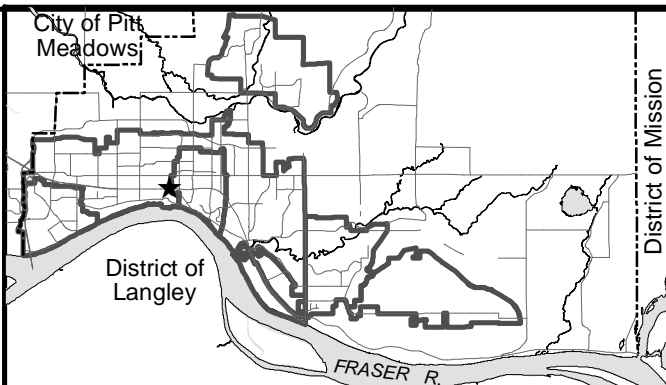
Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7758-2021
Appendix D – Zone Amending Bylaw No. 7481-2018
Appendix E – Site Plan
Appendix F – Building Elevation Plans
Appendix G – Landscape Plan
Appendix H – ADP design comments
Appendix I – Public Comment Opportunity Summary Report



Scale: 1:2,500

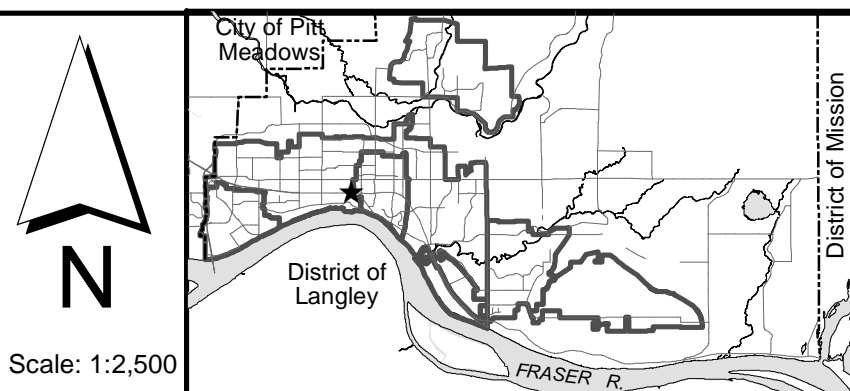
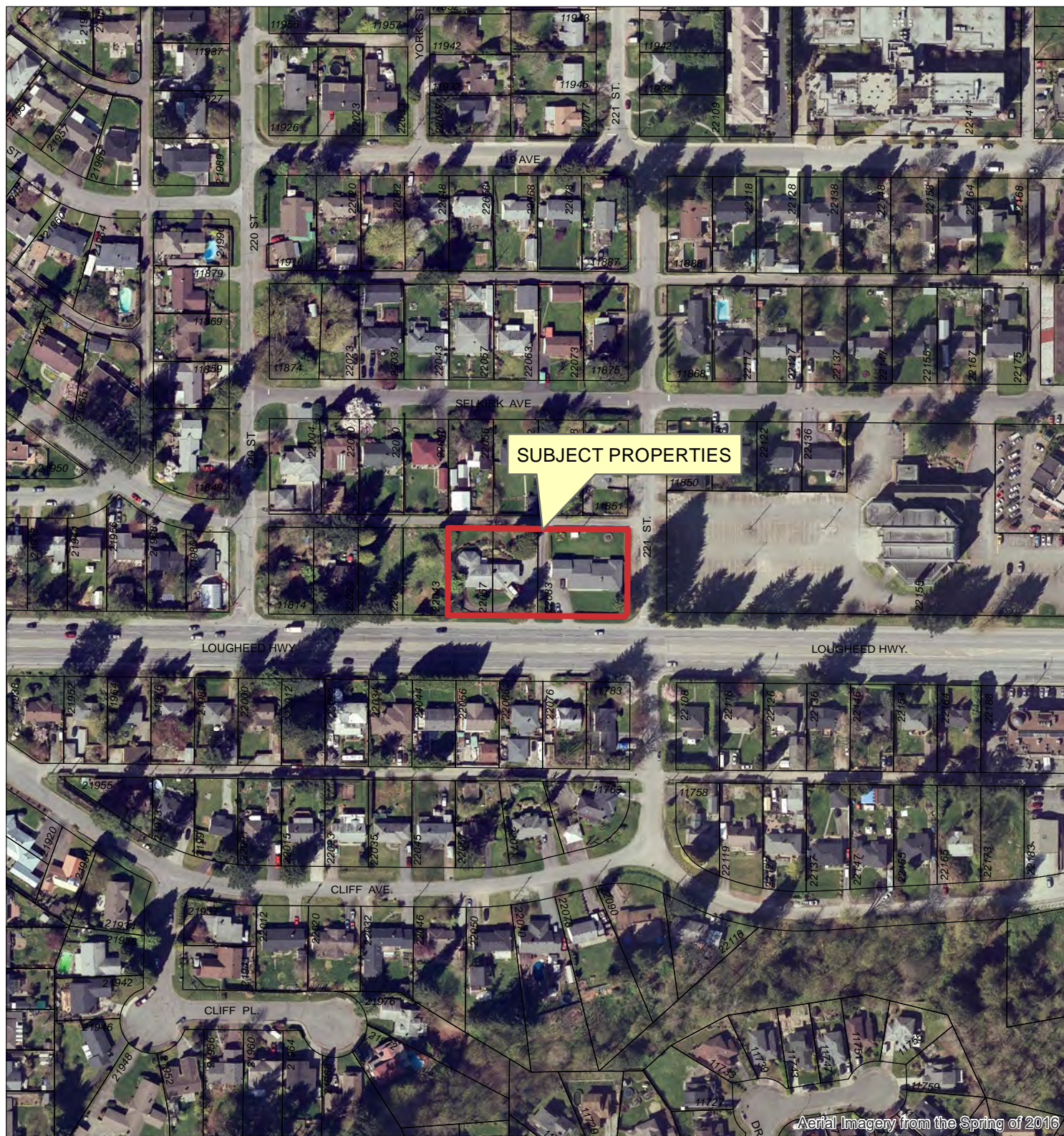


22057 & 22083 Lougheed Hwy



2018-180-RZ
DATE: May 2, 2018

BY: JV



Scale: 1:2,500

22057/83 LOUGHEED HWY



FILE: 2018-180-RZ
DATE: Jul 20, 2018

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO.7758-2021**

A Bylaw to amend the Official Community Plan

WHEREAS the Local Government Act empowers a local government to adopt or amend an Official Community Plan;

AND WHEREAS it is deemed desirable 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.7758-2021."
2. That Section 3.1 Neighbourhoods & Housing, 3.1.4 Residential Infill and Compatibility Criteria, Apartment policies be amended by adding to the existing policy 3-20(c) the following sentence:

The height max be increased to six (6) storeys specific to the following Lots:

- (i) Lot 3 District Lot 397 Group 1 New Westminster District Plan 11251. PID 005-293-910.
 - (ii) Lot 4 District Lot 397 Group 1 New Westminster District Plan 11251. PID 005-293-944. 22057 Lougheed Highway.
 - (iii) Parcel B (Y89442) District Lot 397 Group 1 New Westminster District Plan 11251. PID 001-844-652. 22083 Lougheed Highway.
3. Maple Ridge Official Community Plan Bylaw No. 7060-2014 as amended is hereby amended accordingly.

READ a first time the 8th day of June, 2021.

READ a second time the 8th day of June, 2021.

PUBLIC HEARING HELD the day of , 200 .

READ a third time the day of , 200 .

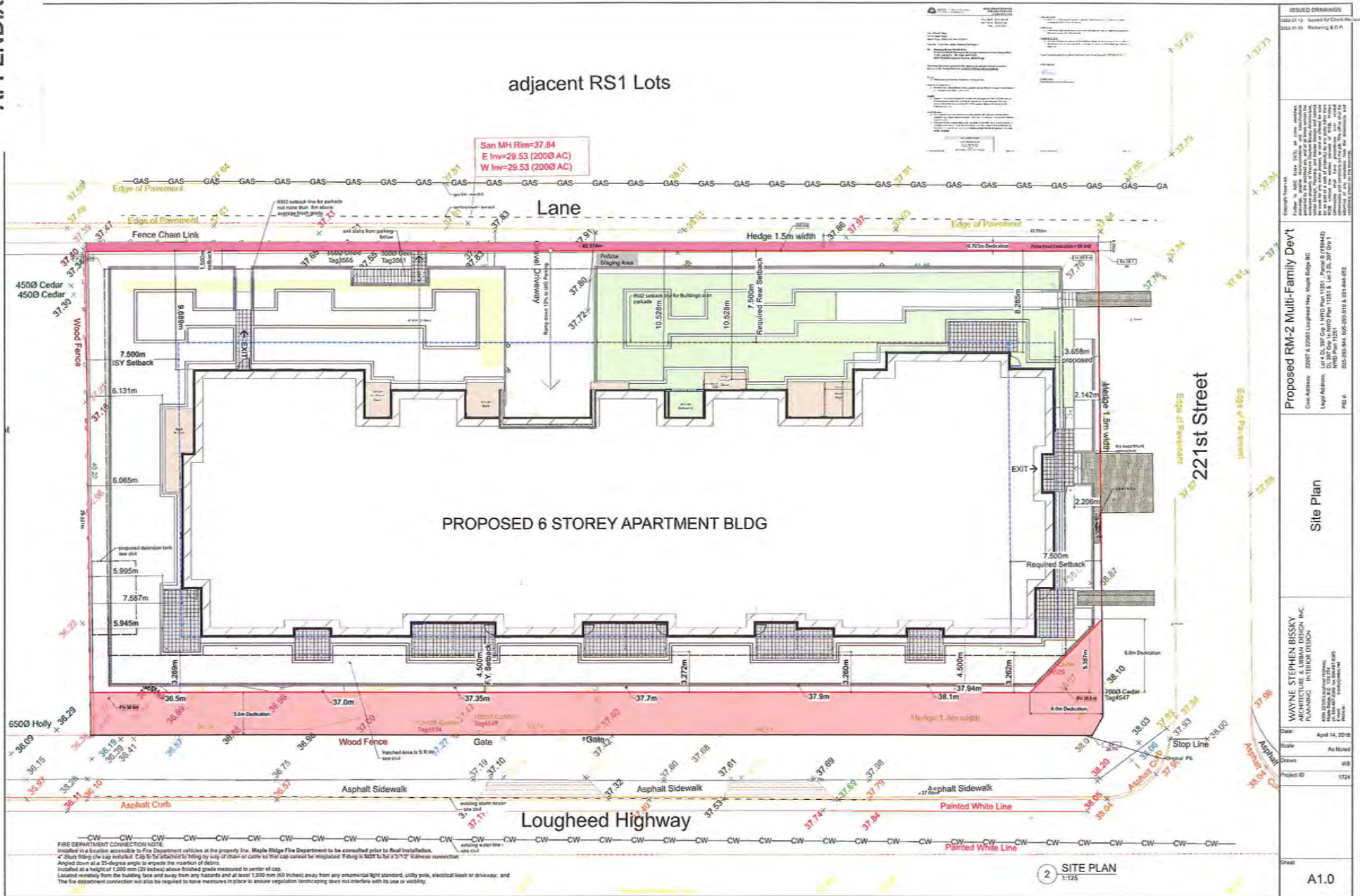
ADOPTED, the day of , 200 .

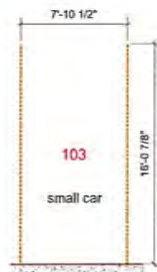
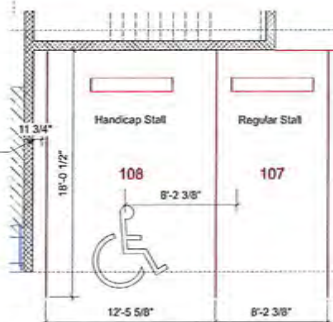
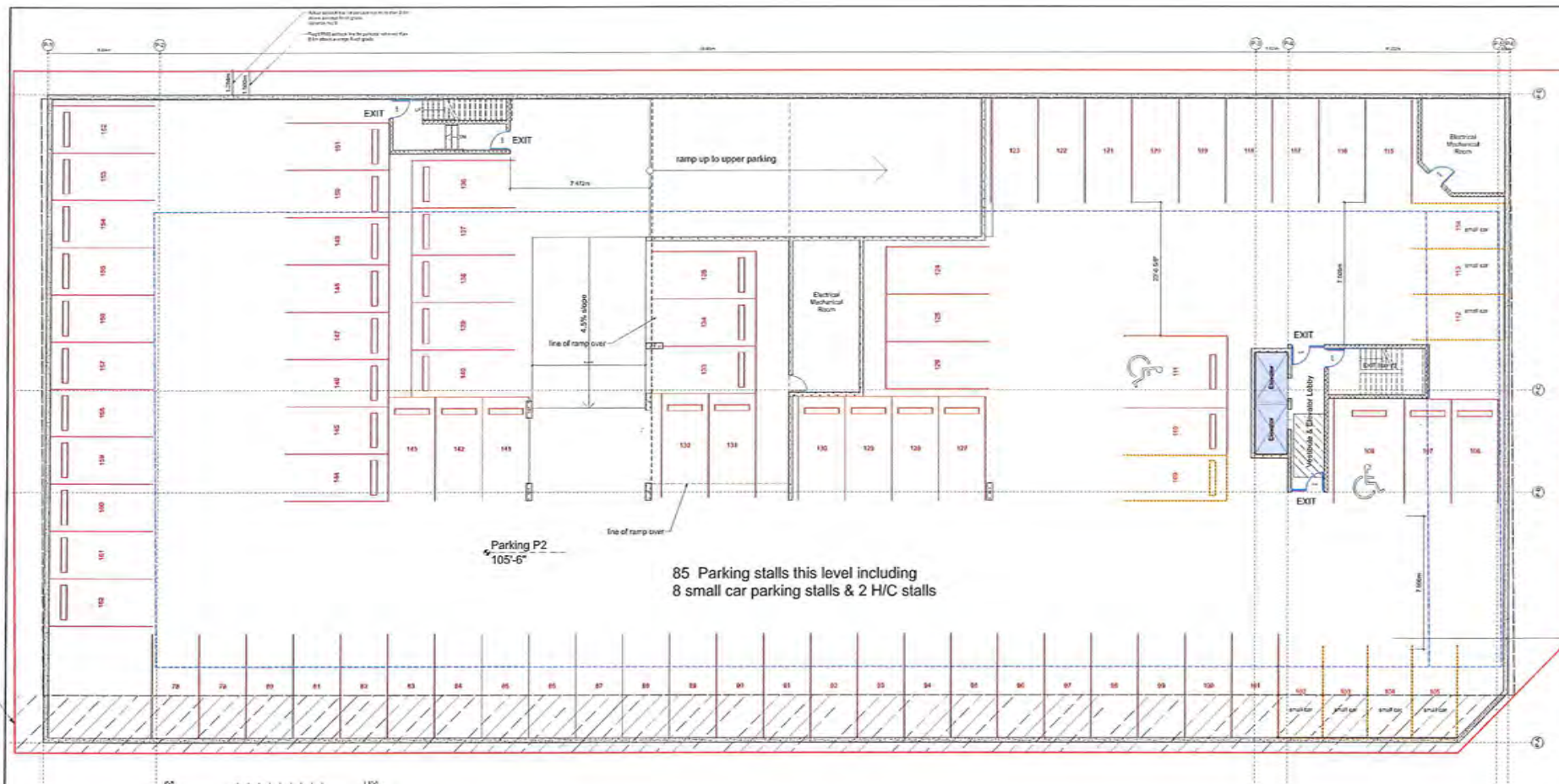
PRESIDING MEMBER

CORPORATE OFFICER

CORPORATE OFFICER

adjacent RS1 Lots





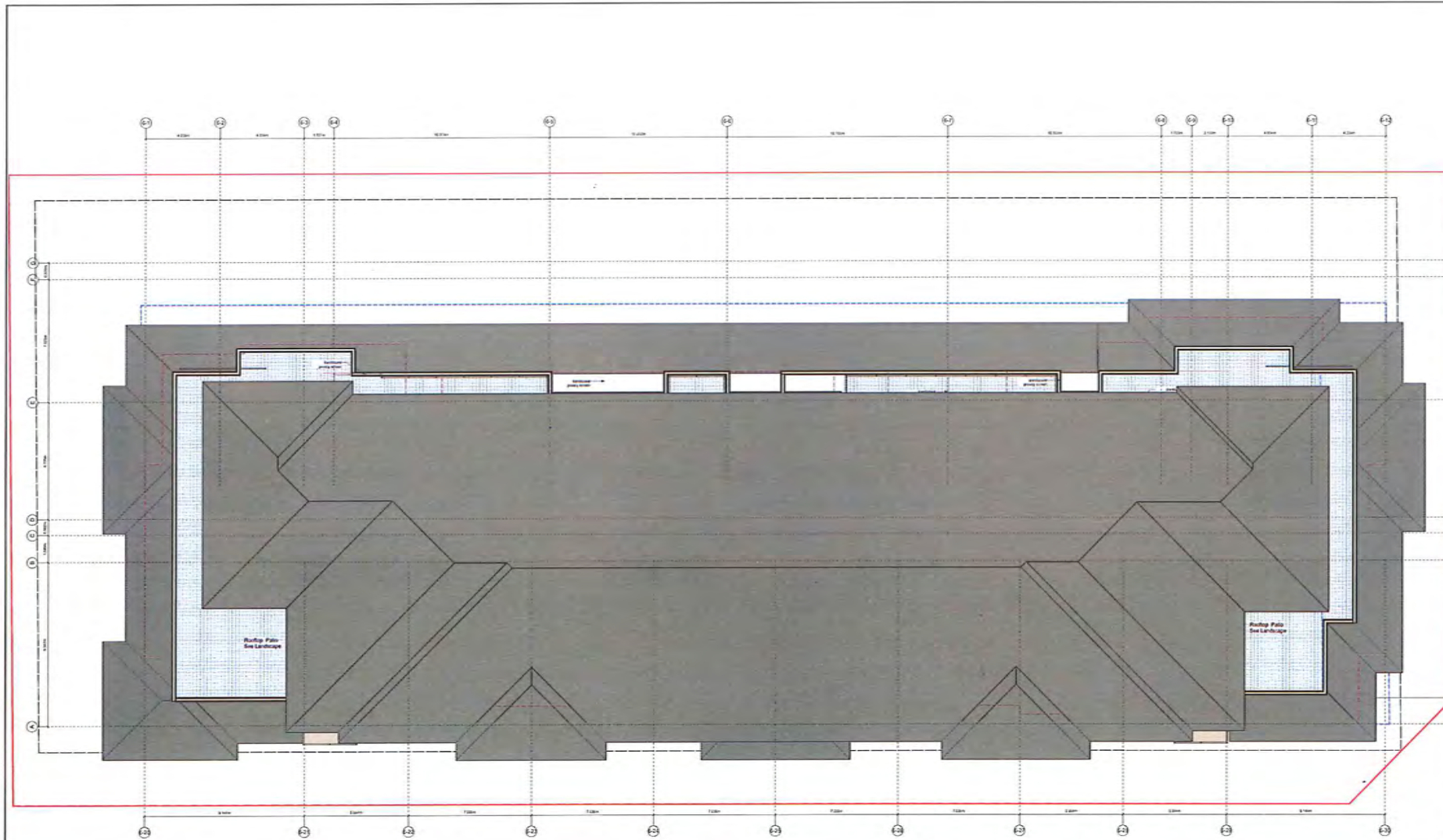
3 TYPICAL PARKING STALL SIZES
Scale: 1/50

1 Parking Level P2
Scale: 1/100

ISSUED DRAWINGS
2023.07.12 Issued for Client Review
2023.07.12 Revising & D.P.

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Proposed RM-2 Multi-Family Dev't
Site Address: 2207 E. 22nd Street, Minneapolis, MN 55405
Legal Address: Lot 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 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1 Roof Plan
Scale: 1:100

ISSUED DRAWINGS
2020-08-26 Issued for review
2020-01-15 Raising & GP

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consent of the architect.

Proposed RM-2 Multi-Family Dev't
Circ Address: 2307 & 2303 Langford Hwy, Maple Ridge BC
Legal Address: Lot 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 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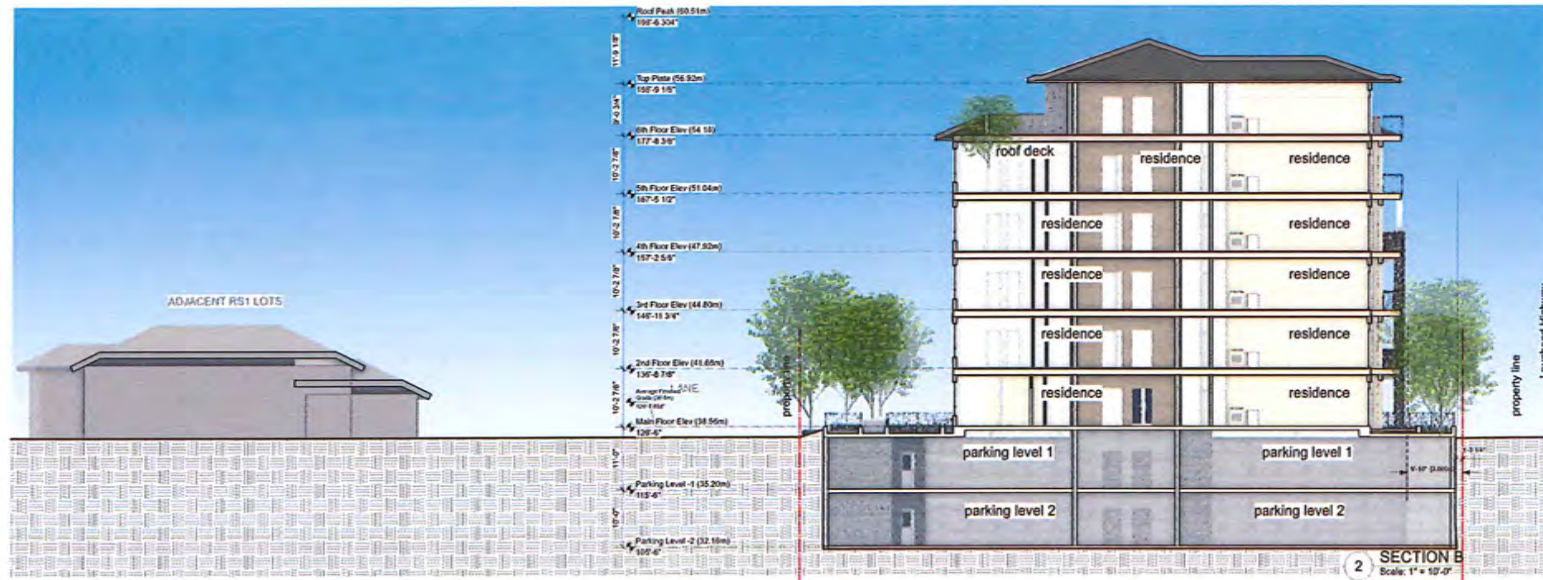
2 EAST ELEVATION
Scale: 1:125

adjacent RS1 zone single family residences

Elevations

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN

Date:	April 14, 2018
Scale	As Noted
Drawn	W.B.
Project ID	1724



ISSUED DRAWINGS
2023-08-28 Issued for Review
2023-09-13 Rezoning & D.P.

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Proposed RM-2 Multi-Family Dev't
Civil Address: 23057 S. 200th Loughheed Hwy. Maple Ridge BC
Legal Address: Lot 6, 300 Gln. 1040 Hwy 1021, 1, Parcel B (P09442)
NWD Plan 1207, 1040 Hwy 1021, 1, Parcel B (P09442)
PID # 000-250-944, 000-250-910 & 001-444-402

Site Sections

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN
1040 Hwy 1021, 1, Parcel B (P09442)
Maple Ridge BC V2X 6Y1
Phone: 604-250-9444
Fax: 604-250-9445
Email: wsb@wbssky.com

Date: April 14, 2018
Scale: As Noted
Drawn: WSB
Project ID: 13724

Sheet
A4.0

#	Description	Material	Manufacture	Colour
1	Brick Cladding	Brick	IRL	RAL 9005 Bay Brick
2	Stair and Balcon Cladding	Fire-Consent		RAL 9016 Red Platinum Grey
3	Roof Siding	Fire-Consent		RAL 9010 Red Platinum Grey
4	Facade Board	Perforated Metal		RAL 7021 Black Grey
5	Roofs & Downpipes	Aluminum		RAL 7021 Black Grey
6	Windows	Vinyl Frame & Glass		DE30 Bone White
7	Doors	Wood		CK Black
8	Interior Doors	Wood / Metal & Glass		CK Black
9	Landscaping Railing	Perforated Metal		RAL 7021 Black Grey
10	Elevatory Railing	Perforated Metal		RAL 7021 Black Grey
11	Stairs	Aluminum		RAL 7021 Red Platinum Grey
12	Concrete Cap	Concrete		
13	Glazed Entrance Screen	Tempered Glass		Clear
14	Glazed Privacy Screen	Tempered Glass		
15	Window & Door Tins	2x6 Painted Wood		RAL 9003
16	Visual Columns	Painted Steel		RAL 9003
17	Exterior Lights	Painted Wood		

1724 Proposed Multi-Family Development for 22057 & 22083 Lougheed, Maple Ridge
MATERIALS (Or approved equls)

ISSUED DRAWINGS	
2020-08-26	Issued for review
2022-01-10	Revising & D.P.

Further to AISC (June 1987), all joint standards, drawings, graphic representations and specifications prepared by the architect and all all issues remain the exclusive property of Vinyon Stephen Davis Architects. Urban Design, Planning, and Internal Design and cannot be used for any other project, be used or shared for any other part of a same of property for any other other than WEB without the written consent of WEB. Written consents may have precedents and stated circumstances and conditions for the job. This office shall be informed of any variations from the drawings and materials exist on the drawings.

Proposed RM-2 Multi-Family Dev't

Civic Address: 22027 & 22083 Leighton Hwy, Maple Ridge BC
Legal Address: Lot 4 DL 397 Grp 1 NWD Plan 11251 - Parcel B (V69442)
DL 397 Grp 1a NWD Plan 11251 & Lot 5 DL 397 Grp 1
NWD Plan 11251
PID #: 005-293-944, 005-203-010 & 001-644-692

Exterior Material Board

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.

#104 22320 Longwood Highway,
 Maple Ridge, B.C. V2X 2T8
 PH: 604.467-0200 Fax: 604.467-0605
 E-mail: frank@ccj.ca
 Website: www.ccj.ca

Date:	April 14, 2018
Scale:	As Noted
Drawn:	WB
Project ID:	1724

A5.0



VIEW TO South WEST

ISSUED DRAWINGS
2020-07-13 Submit for Client Review
2020-07-13 Planning & D.P.

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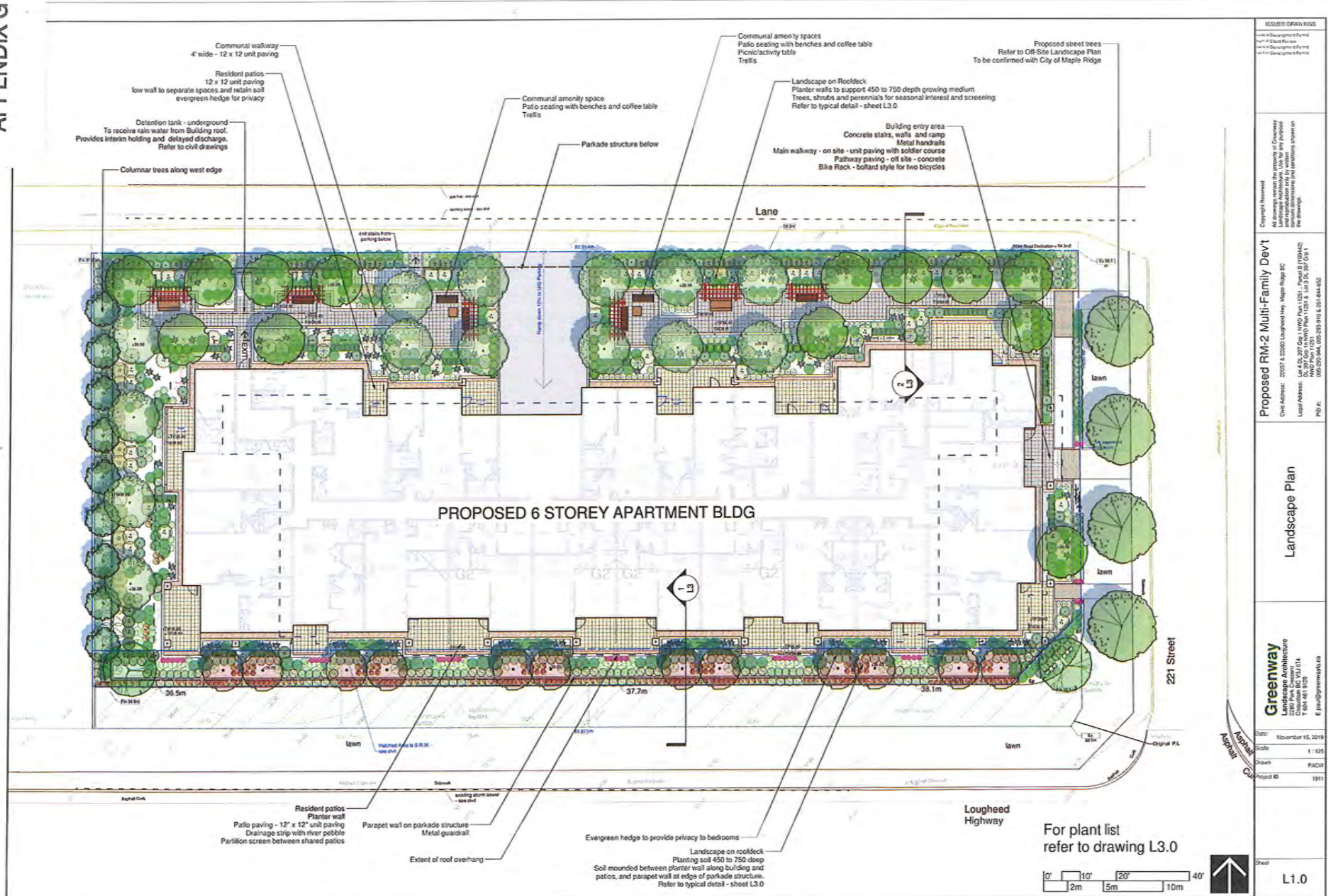
Proposed RM-2 Multi-Family Dev't
City Address: 22097 S. 220th, Issaquah, WA 98027
Legal Address: 22097 S. 220th, Issaquah, WA 98027
NWD Plan 11251
PG # 1

Perspective View to S-W

WAYNE STEPHEN BISSKY INC.
ARCHITECTURAL
PLANNING & DESIGN
10000 1st Avenue, Suite 100
Issaquah, WA 98027
Phone: 206.881.1111
Fax: 206.881.1112

Date: April 14, 2018
Scale: As Noted
Drawn: WB
Project ID: 1724

Sheet
B0.2



ISSUED DRAWINGS

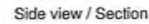
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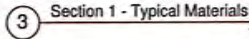
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Proposed RM-2 Multi-Family Dev't

Client Address: 2007 & 2200 Lougheed Hwy, Maple Ridge BC
 Legal Address: Lot 4, 50, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 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1 Plaza Trellis 1" = 2'-0"



Synthetic wooden slats and grey metal frame
As manufactured by Wishbone Industries or alternate

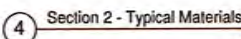
② Furnishings

updated November 10, 2020

SYMBOL	QTY.	BO
	5	Ad
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	3	Ca
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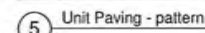
- 1) In case of discrepancy between plant numbers on this list and on the plan, the plan shall prevail.
- 2) All planting shall be in accordance with BCSLA/SCUJA Landscape Standard, latest edition.
- 3) All maintenance shall be in accordance with BCSLA/SCUJA Landscape Standard, latest edition.
- 4) All planter boxes: Fill with soil and 50mm of decomposed organic mulch or approved equal.



10

PERSONALS AND GRASSES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the plan shall prevail.
- 2) All planting shall be in accordance with DCSLA DCLRA Landscape Standard, latest edition.
- 3) All planting shall be 450 growing medium with 75mm of mulch (decomposed henir bark).
- 4) All off site work and plant material to satisfaction of the City of Maple Ridge.



not to scale

L3.0

Summary of Advisory Design Panel Resolutions

Following presentation by the project Architect and Landscape Architect, the Advisory Design Panel made the following resolutions that:

That the Advisory Design Panel has reviewed application No. 2018-180-DP and supports the project and recommends the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Comments from the Panel included:

Architectural Comments:

1. Explore acoustic solutions for noise in exterior patios on Loughheed façade;

Done. We are committed to engaging an acoustic consultant to provide advise on attenuation of sound from the Loughheed Highway after 3rd Reading as we prepare the working drawings should council approve this application.

2. Confirm/review definition of interior locked bedrooms;

The bedrooms that are interior to some of the units are indeed referenced correctly. The building code does permit bedrooms in large sprinklered multi-family developments to be located on the interior of a building subject to mechanical ventilation being provided as will be done at the working drawings stage and installed during construction.

3. Confirm/review definition of vestibule of front entry;

A vestibule has been designed as required in conformance with ASHRAE. See lobby of the main floor plan.

4. Provide a hierarchal architectural element at front entry for way finding purposes and celebrate the entry;

I would still like to keep the entry somewhat more subdued out of respect for the existing single family homes. I do not want it to be too garish. But I have added a light brick over the entry and a subdued canopy with some accents lights. Nothing too showy yet clearly speaks to the main entry. As well, its location along a short side of the building fronting 121st and its proximity to the street all provide clear direction and waymaking as the building's main entry point. This is my option.

5. Add additional accent, colours or materials to give prominence to architectural elements to reduce the scale of the building;

We have added more accents to the building in particular at the 2nd and 4th level where we already had an accent band in various locations along the facade. I have also added a band board at the 2nd floor level to provide an additional slight horizontal element to the design to draw the eye down and vastly reduce the scale.

6. Consider Celebrating corner window details through the use of an additional material.

We have added more (subtle) accents to the building in particular at the 2nd and 4th level where we already had an accent band in various locations along the facade. The 4 corners are already quite pronounced and I am concerns about overdoing it. I was trained in the "less is more" school. I think what we have here is a classic building of understated, organized expression; suitable to the neighbourhood.

Landscape Comments:

1. Provide the addition of children's play in one of the amenity areas.

Done. See landscape drawings.

WAYNE
STEPHEN
BISSKY

Public Comments Opportunity Sum

ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN

HEAD OFFICE: 106 - 11968 227th STREET, MAPLE RIDGE BC PH 604-467-8300 FAX 604-467-8305

May 7, 2021

Rene Tardif
Maple Ridge Planning Department
11995 Haney Place
Maple Ridge, BC V2X 6A9
Ph: 604-463-5221

Civic Address: 22057 and 22083 Lougheed Highway, Maple Ridge

File No.: 2018-180-RZ

Public Comments Opportunity Period: April 27th to May 6th, 2021

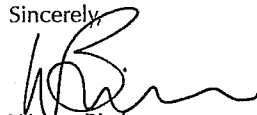
Number of Respondents: 2

Comments Sheets and Correspondence: No respondents submitted comments sheets, however two sent in comments via email. The emails and our responses are summarized below and attached to this Report.

Summary of how issues and concerns identified will be addressed: The primary concerns identified by the first respondent were related to bicycle parking, vehicle parking, and how sales prices might be related to parking stalls. Regarding bicycling, the proposal already meets municipal requirements but if Council directs the applicant to add short or long term bike stalls we can look for opportunities on the site in and the building. Regarding parking, we are requesting a variance, but feel it is justified as this site is immediately adjacent the Town Centre and all of its various walking and transit options. Finally, regarding the costs of parking stalls, the applicant will be studying the asking prices for the parking stalls and whether to offer some apart from the units with their marketing team as the project develops. Our complete response to this respondent is below.

The second respondent spoke favourably about the application and suggested that the building should instead be eight or ten storeys. While we certainly appreciate support from the neighbourhood, we feel the current height is appropriate for the location.

Sincerely,



Wayne Bissky
Wayne Stephen Bissky Architecture Urban Design Inc
106 - 11893 227th Street
Maple Ridge, BC V2X 6H9
Ph: 604-467-8300
Email: wayne@bisskyarchitecture.ca

Summary and Alaysis of Public Comments Opportunity Comments

No.	Respondent	Question	Analysis and Response
1.1	Respondent #1	What is a "bollard style" bike rack?	A bollard style bike rack is a short vertical post that typically has one or two arms or a circle on top to which bikes can be secured.
1.2	Respondent #1	How many short-term bike parking spots are you planning on providing? What about long-term bike parking and where are they located (are they conveniently located and what is going to be done to ensure safety of users, e.g. outdoor and indoor lighting, visibility of entrance etc.)? It makes a lot of sense to provide bike parking, considering the location of this development. I encourage you to add both long-term and short-term bike parking, comparable to the minimum requirements for the Town Centre.	The landscape design includes a short term bollard style bicycle rack that can accommodate two bicycles. In accordance with the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, this site is not required to provide short or long term bicycle spaces although some long term bicycle storage could be provided if Council requests.

WAYNE
STEPHEN
BISSKY

Public Comments Opportunity Summary Report

ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN

HEAD OFFICE: 106 - 11968 227th STREET, MAPLE RIDGE BC PH 604-467-8300 FAX 604-467-8305

No.	Respondent	Question	Analysis and Response
1.3	Respondent #1	Are you providing a bike repair station? Please consult HUB Cycling's <u>Not Just Bike Racks</u> for best practices.	The Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 does not require that this site provide bicycle repair stations.
1.4	Respondent #1	What's marked as a sidewalk along Lougheed Hwy on the architectural drawings is actually a bi-directional multi-use path, which has been constructed as part of the Haney Bypass Intersection Improvement project. The drawings show two driveways crossing the multi-use path. The newly constructed path does not have any let-downs along Lougheed at that location. I understand that vehicular access to the building is from the back lane, not from Lougheed Hwy. Can you confirm that those driveways are not going to be constructed?	The two existing driveway letdowns are being removed and replaced with sidewalk. The only vehicular access to the site will be via the lane on the north side of the site. Offsite requirements are established by the Engineering Department.
1.5	Respondent #1	I understand you are asking for a parking variance (from 181 to 162). Has a parking study been done that supports this variance? This development is immediately adjacent to the town centre boundary, so I expect that a reduction of the parking requirement would be feasible. My comment about the feasibility of the variance with regard to the parking is not only due to transit being relatively close by, but also due to the fact that, as part of the Lougheed Transit Corridor Plan, a Greenway has been proposed between Lougheed and Dewdney all the way from the Town Centre to 203rd Street, which would make cycling a more attractive and convenient option for residents.	A parking study has not been completed for the site. The proximity of the site to various transit services warrants consideration for the reduction in parking.
1.6	Respondent #1	Is it possible to unbundle parking, so that residents who don't need parking are not paying for it?	That's an interesting suggestion. The assignment of the parking stalls will be worked out with Owner and marketing team. The Owner is willing to look into this suggestion, but we need to make sure we follow any related municipal requirements.
1.7	Respondent #1	Are these units considered affordable?	These will be sold or rented at market rates. Generally, multi-family developments in Maple Ridge fall within the definition of affordable relative to many other areas in the lower mainland.
1.8	Respondent #1	Can you give me an idea how much the inclusion of one parking space adds to the rental rates? (or, how much less would tenants pay if parking was not included?)	As with our response to the bundling question above, the Owner is willing to consider this but is currently planning to sell all of the units rather than rent them.
1.9	Respondent #1	On behalf of future residents of this building, I would like to stress the importance of traffic noise attenuation. What is being done to ensure a peaceful and reasonably quiet living experience?	An acoustic engineer will be engaged to provide recommendations on sound attenuation at the working drawings stage.
1.10	Respondent #1	how much will the inclusion of one parking space add to the purchase price of an apartment? (or, how much less would a buyer pay if parking was not included?)	The Owners have not yet worked out asking prices or decided if/how many stalls will be included with each unit. This will likely be determined when the sales and marketing ramps up.
2.1	Respondent #2	This is Harbir Bhatti, the owner of lot address 22033 Lougheed Highway, Maple Ridge. My lot is beside the proposed development site on the west side. I fully support all the components of your proposal for the Proposed Development at 22057 and 22083 Lougheed Highway, Maple Ridge. The other neighbours, the owners of 22023 and 22043 Lougheed Highway, Maple Ridge would also support your proposal. I will call them to make sure they show their support for your project. If you need, we can also attend the public hearing of the City Council to support your project. In the near future, skytrain would be extended from Coquitlam to Maple Ridge downtown. The skytrain would run along Lougheed Highway. So we would even support 8 or 10 storey apartment buildings in the area along Lougheed Highway. We would also support you if you want to go for an 8 or 10 storey apartment building at the Proposed Decellpmnent site. I wish you success for your project.	Thank you, we appreciate your support.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: June 15, 2021
FILE NO: 2021-198-RZ
MEETING: C o W

SUBJECT: First and Second Reading
Termination and Replacement of Land Use Contracts;
Zone Amending Bylaw No. 7708-2021 – 11670/90 243 Street;
Zone Amending Bylaw No. 7741-2021, 12170 222 Street;
Zone Amending Bylaw No. 7742-2021, 22509 Royal Crescent and 11760 225 Street;
Zone Amending Bylaw No. 7743-2021, 11742 225 Street;
Zone Amending Bylaw No. 7744-2021, Creation of Zone CD-1-21;
Zone Amending Bylaw No. 7745-2021, 12128 222 Street;
Zone Amending Bylaw No. 7746-2021, 12184-12190 224 Street; and
Zone Amending Bylaw No. 7751-2021, North/East of 12184-12190 224 Street.

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 the strategy to meet provincial deadlines was presented. On April 27, 2021, the first bundle of seven rezoning bylaws for properties that were associated with six Land Use Contracts was adopted. The purpose of this report is to start the early termination process for six (6) Land Use Contracts (bundle #2), and rezone eighty-five properties, of which 8 are regular fee simple lots and 77 are strata.

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 meetings over the course of 2021 (three separate bundles are anticipated in total). The applicable bylaws to rezone the property are presented in Appendices B to I. A Land Use Contract termination bylaw will be presented once the rezoning bylaws have been adopted.

RECOMMENDATION:

11670/90 243 Street

1. That Zone Amending Bylaw No. 7708-2021 be given first and second reading and forwarded to Public Hearing;

12170 222 Street

2. That Zone Amending Bylaw No. 7741-2021 be given first and second reading and forwarded to Public Hearing;

22509 Royal Crescent and 11760 225 Street

3. That Zone Amending Bylaw No. 7742-2021 be given first and second reading and forwarded to Public Hearing;

11742 225 Street

4. That Zone Amending Bylaw No. 7743-2021 be given first and second reading and forwarded to Public Hearing;

Creation of Zone CD-1-21

5. That Zone Amending Bylaw No. 7744-2021 be given first and second reading and forwarded to Public Hearing;

12128 222 Street

6. That Zone Amending Bylaw No. 7745-2021 be given first and second reading and forwarded to Public Hearing;

12184-12190 224 Street

7. That Zone Amending Bylaw No. 7746-2021 be given first and second reading and forwarded to Public Hearing; and

North/East of 12184-12190 224 Street

8. That Zone Amending Bylaw No. 7751-2021 be given first and second reading and forwarded to Public Hearing.

1.0 BACKGROUND:

Between 1971 and 1978, the *Municipal Act* (now called the *Local Government Act*) allowed local governments to enter into Land Use Contracts with property owners. 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 and that all Land Use Contracts will automatically be terminated after June 30, 2024.

On October 13, 2020, at a Council Workshop meeting, the process for early termination of Land Use Contracts and the strategy to meet provincial deadlines was presented. The strategy is to bring bundles of rezoning bylaws to Council meetings over the course of 2021. A Land Use Contract termination bylaw will be presented once the rezoning bylaws have been adopted.

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 of property owners for the information session, 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.

On April 27, 2021, the first bundle of seven rezoning bylaws for properties with a Land Use Contract was adopted.

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 1 year has passed. Essentially, this report is to propose underlying zoning for each property.

2.0 DISCUSSION:

The purpose of this report is to start the early termination process for six (6) Land Use Contracts (bundle #2), and rezone eighty-five properties, of which 8 are regular fee simple lots and 77 are strata. Sections 2.1 to 2.6 provide the background information on the existing development, the proposed zone, and the planning analysis. For a summary of the addresses, proposed zoning, and surrounding area context, see Appendix A.

2.1 Zone Amending Bylaw No. 7708-2021, 11670/90 243 Street

The property located at 11670 243 Street is currently regulated by a Land Use Contract established in 1975 to permit the use of:

- 1 single family dwelling
- 10 turkey barns
- 9 bulk storage feed bins
- 1 processing shed (New York Dressing Facilities Evisceration for Door Sales)
- Storage facility
- Incinerator
- Door Sales of Turkeys, maximum period of fifteen (15) days per year

The property is 2.097ha (5.18 acres) in area and is bounded by single detached rural residential properties. The property located at 11670/90 243 Street is proposed to be rezoned from the Land Use Contract to A-1 Small Holding Agricultural (see Appendix B). At the time of writing the report, the property owner had not contacted staff about the rezoning of the property.

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, support 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 policies and is thus supportable.

The existing development does not meet the front or rear lot line setbacks regulations for the A-1 Zone, which means that the property will become non-conforming with the Zoning Bylaw under this zone. However, even though the property does not meet some of the setback regulations, it may continue with current uses and any redevelopment inquiries received can still be submitted and reviewed by staff.

2.2 Zone Amending Bylaw No. 7741-2021, 12170 222 Street

The property located at 12170 222 Street is currently regulated by a Land Use Contract established in 1975 to permit the use of:

- One 77 dwelling unit condominium project

- Accessory Off Street parking
- One Swimming Pool
- Accessory Residential Uses

The property is 0.707ha (1.747 acres) in area and is bounded by single detached residential, townhouse residential, and apartment residential properties. The property located at 12170 222 Street is proposed to be rezoned from the Land Use Contract to RM-2 Medium Density Apartment Residential (see Appendix C). At the time of writing the report, staff have been in contact with the president of the strata council and no concerns were raised. The Public Hearing will provide further opportunity for the property owners and the strata to raise any concerns.

The property is currently designated Low-Rise Apartment in the Town Centre Area Plan. The OCP policies, as per the Zoning Matrix, supports the proposed RM-2 zone on lots exceeding 1,300 m² (0.32 acres). As the lot size for the property exceeds the minimum lot size requirement, the proposed RM-2 Medium Density Apartment Residential zone is consistent with the OCP policies and is thus supportable.

The existing development does not meet the front, interior, or exterior lot line setback regulations for the RM-2 zone, which means that the property will become non-conforming with the Zoning Bylaw under this zone. However, even though the property does not meet some of the setback regulations, it may continue with current uses and redevelopment inquiries can still be submitted and reviewed by staff.

2.3 Zone Amending Bylaw No. 7742-2021, 22509 Royal Crescent / 11760 225 Street

The property located at 22509 Royal Crescent/11760 225 Street is currently regulated by a Land Use Contract established in 1971 to permit the use of “Nine units for living accommodations”.

The property is 0.162ha (0.400 acres) in area and is bounded by single detached residential use and properties with a commercial use. The property located at 22509 Royal Crescent/ 11760 225 Street is proposed to be rezoned from the Land Use Contract to RM-2 Medium Density Apartment Residential (see Appendix D). At the time of writing the report, the property owner had been notified of the land use contract termination and rezoning process, and the property owner had not contacted staff with any questions or concerns.

The property is currently designated Low-Rise Apartment in the Town Centre Area Plan. The OCP policies, as per the Zoning Matrix, supports the proposed RM-2 zone on lots exceeding 1,300 m² (0.32 acres). As the lot size for the property exceeds the minimum lot size requirement, the proposed RM-2 Medium Density Apartment Residential zone is consistent with the OCP policies and is thus supportable.

The existing development does not meet the front, interior, or exterior lot line setbacks regulations for the RM-2 zone, which means that the property will become non-conforming with the Zoning Bylaw if under this zone. However, even though the property does not meet some of the setback regulations, it may continue with current uses and redevelopment inquiries can still be submitted and reviewed by staff.

2.4 Zone Amending Bylaw No. 7743-2021, 11742 225 Street

The property located at 11742 225 Street is currently regulated by a Land Use Contract established in 1975 and amended in 1982 to permit the use of “A Boarding House to accommodate 38 Boarders; and Accessory Off Street Parking”. The property is currently registered as an “Assisted Living Residence” with the Province.

The property is 0.146ha (0.360 acres) in area and is bounded by a single detached residential use and properties with a commercial use. The property located at 11742 225 Street is proposed to be rezoned from the Land Use Contract to CD-1-00 (see Appendix E). At the time of writing the report, the property owner had been notified of the land use contract termination and rezoning process, and the property owner had not contacted staff with any questions or concerns.

The proposed zone, CD-1-00, permits the principal uses of “Apartment Residential for Seniors” and a “Congregate Care/Assisted Living” as an accessory use. The property is currently designated Low-Rise Apartment in the Town Centre Area Plan. The OCP policies, as per the Zoning Matrix, supports the proposed CD-1-00 zone.

The existing development does not meet the front, interior, or exterior lot line setbacks regulations for the CD-1-00 zone, which means that the property will become non-conforming with the Zoning Bylaw under this zone. However, even though the property does not meet some of the setback regulations, it may continue with current uses and redevelopment inquiries can still be submitted and reviewed by staff.

2.5 Zone Amending Bylaw No. 7744-2021; Creation of CD-1-21 Zone for Rental Apartment Use

The proposed new comprehensive development zone, CD-1-21, is tailored to allow for two apartment rental properties regulated by a Land Use Contract (see Sections 2.5.1 and 2.5.2 below). The proposed CD-1-21 zone is similar to the RM-2 zoning regulations, but specifies the existing rental use and reduces the setbacks by 1.5m to eliminate most of the non-conformities that would have occurred for these properties under the RM-2 zone (see Appendix F).

The strategy in selecting a zone for properties regulated by a Land Use Contract is to review the use and regulations permitted in the Land Use Contract and attempt to align these with a current zone. Currently, the City of Maple Ridge does not have a rental-only zone. The proposed new CD-1-21 aligns with the uses permitted in the Land Use Contract and protects long-term rental housing in the City.

2.5.1 Zone Amending Bylaw No. 7745-2021, 12128 222 Street

The property located at 12128 222 Street is currently regulated by a Land Use Contract established in 1977 to permit the use of:

- 45 residential rental units
- Accessory off-street parking

The property is 0.338ha (0.835 acres) in area and is bounded by apartment residential use and single detached residential use. The property located at 12128 222 Street is proposed to be rezoned from the Land Use Contract to CD-1-21 as noted above in section 2.5 (see Appendix G). At the time of writing the report, the property owner had not contacted staff about the rezoning of the property.

The property is currently designated Low-Rise Apartment in the Town Centre Area Plan. The OCP policies, as per the Zoning Matrix, supports the RM-2 zone on lots exceeding 1,300 m² (0.32 acres). However, while the proposed CD-1-21 is similar to the RM-2 zone, it better aligns with the uses permitted in the existing Land Use Contract as it specifies the existing rental use.

The existing development does not meet one of interior lot line setbacks regulations in the CD-1-21 zone, which means that the property will become non-conforming with the Zoning Bylaw under this zone. The interior lot line setback that would become non-conforming is approximately 2.5 metres from the lot line. Although, the proposed CD-1-21 zone reduces all four of the RM-2 lot line setbacks by 1.5 metres (making the regulation 6.0 metres), reducing the interior lot line setback to 2.5 metres is a reduction that is not needed for both interior lot line setbacks. Nonetheless, the property's use and the majority of the lot line setbacks would conform under the proposed new CD-1-21 zone.

2.5.2 Zone Amending Bylaw No. 7746-2021, 12184 - 12190 224 Street

The property located at 12184 - 12190 224 Street is currently regulated by a Land Use Contract established in 1977 to permit the use of:

- 147 residential rental units
- Accessory off-street parking

The property is 1.261ha (3.11 acres) in area and is bounded by apartment residential use and park. The property located at 12184 - 12190 224 Street is proposed to be rezoned from the Land Use Contract to CD-1-21 as noted above in section 2.5 (see Appendix H). At the time of writing the report, the property owner had not contacted staff about the rezoning of the property.

The property is currently designated Low-Rise Apartment in the Town Centre Area Plan. The OCP policies, as per the Zoning Matrix, supports the RM-2 zone on lots exceeding 1,300 m² (0.32 acres). The proposed CD-1-21 is similar to the RM-2 zone and better aligns to the uses permitted in the existing Land Use Contract. At the time of writing the report, staff have been in contact with the property owner's agent and no concerns were raised.

2.6 Zone Amending Bylaw No. 7751-2021, North East of 12184-12190 224 Street.

The property located just north/east of 12184-12190 224 Street was sold to the City in 1994 as part of the Land Use Contract that regulates the property to the south/west (see section 2.5.2 12184-12190 224 Street). The Land Use Contract stipulates that 0.32 acres of land be sold to the municipality for park, which was completed in 1994.

The property is bounded by parkland on the north and east and is proposed to be rezoned from the Land Use Contract to P-1 (Park and School) (see Appendix I). 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.

3.0 CONCLUSION:

In May 2014, the province made changes to the *Local Government Act* that requires municipalities to enact zoning regulations, prior to June 30, 2022, for all properties affected by Land Use Contracts. The purpose of this report is to start the early termination process for six (6) Land Use Contracts

(bundle #2), and rezone eighty-five properties, of which 8 are regular fee simple lots and 77 are strata, in order to meet provincial legislated deadlines.

This report contains bundle two out of a total of three rezoning bundles being brought before Council. The properties contained within the first bundle of Land Use Contracts received final reading for rezoning on April 27, 2021. Once all the properties regulated by Land Use Contracts have underlying zoning in place, a Land Use Contract early termination bylaw will be brought forward.

“Original signed by Krista Gowan”

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

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Al Horsman”

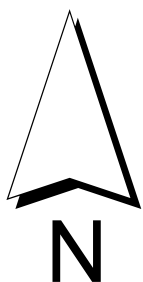
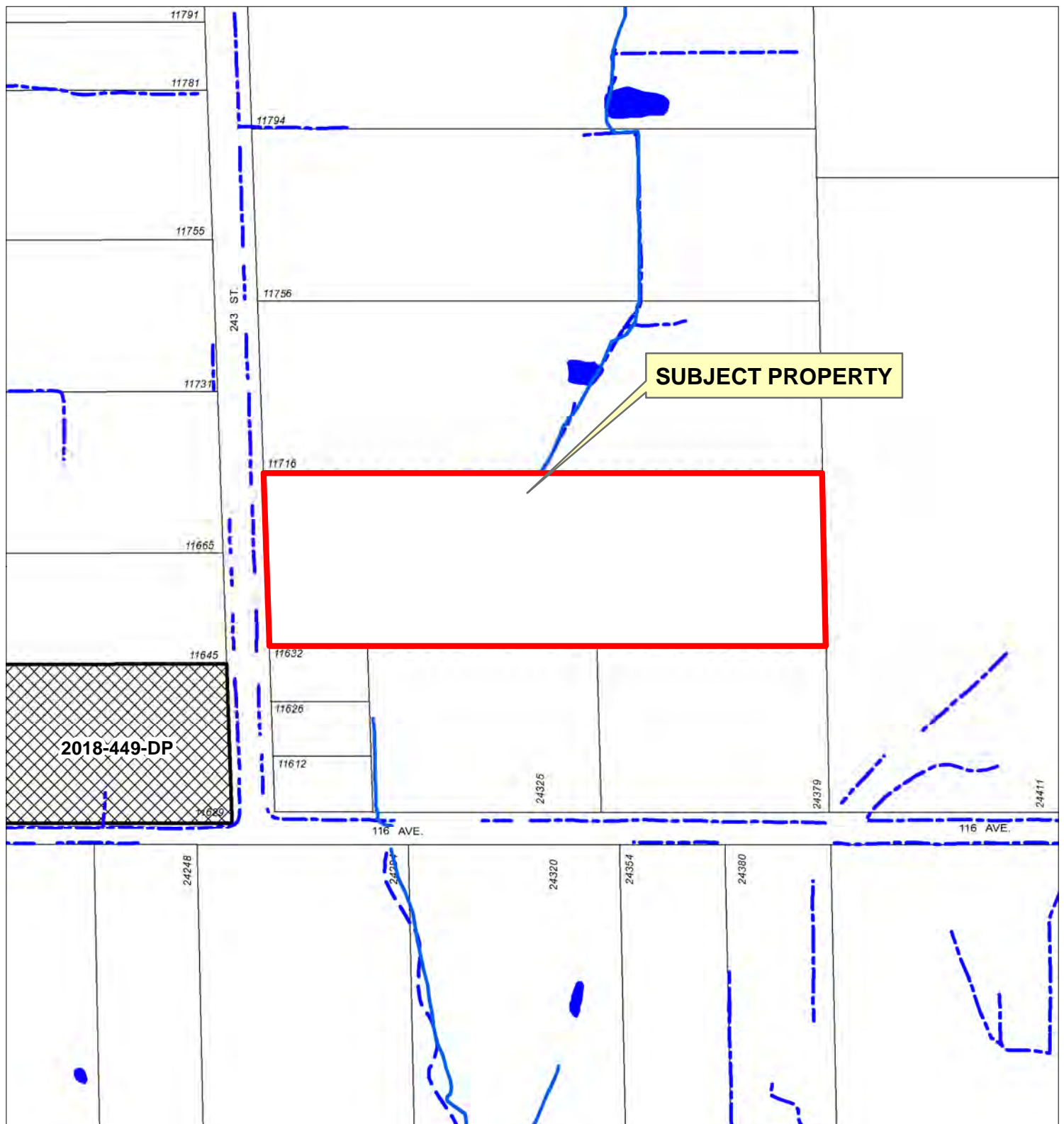
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendix is attached hereto:

- Appendix A – Context and Background
- Appendix B – 11670/90 243 Street Subject Map and Ortho Map
 - Zone Amending Bylaw No. 7708-2021
- Appendix C – 12170 222 Street Subject Map and Ortho Map
 - Zone Amending Bylaw No. 7741 -2021
- Appendix D – 22509 Royal Crescent/ 11760 225 Street Subject Map and Ortho Map
 - Zone Amending Bylaw No. 7742 -2021
- Appendix E – 11742 225 Street Subject Map and Ortho Map
 - Zone Amending Bylaw No. 7743 -2021
- Appendix F – Zone Amending Bylaw No. 7744-2021 Creation of Zone CD-1-21
- Appendix G – 12128 222 Street Subject Map and Ortho Map
 - Zone Amending Bylaw No. 7745 -2021
- Appendix H – 12184, 12186, 12188, and 12190 224 Street Subject Map and Ortho Map
 - Zone Amending Bylaw No. 7746 -2021
- Appendix I – North East of 12184-12190 224 Street Subject Map and Ortho Map
 - Zone Amending Bylaw No. 7751 -2021

APPENDIX A

Associated Bylaws	Address	Existing Zone	Proposed Zone	OCP Designation	Surrounding Uses			
					North	South	East	West
Zone Amending Bylaw No. 7708-2021	11670/90 243 Street	LUC	A-1 Small Holding Agricultural	Agricultural	Single Detached Rural Residential	Single Detached Rural Residential	Single Detached Rural Residential	Single Detached Rural Residential
Zone Amending Bylaw No. 7741-2021	12170 222 Street	LUC	RM-2 Medium Density Apartment Residential	Low Rise Apartment	Single Detached Residential	LUC	Townhouse Residential	Apartment Residential
Zone Amending Bylaw No. 7742-2021	22509 Royal Crescent/ 11760 225 Street	LUC	RM-2 Medium Density Apartment Residential	Low Rise Apartment	Commercial	LUC	Single Detached Residential	Commercial
Zone Amending Bylaw No. 7743-2021	11742 225 Street	LUC	CD-1-00	Low Rise Apartment	LUC	Apartment Residential	Single Detached Residential	Apartment Residential
Zone Amending Bylaw No. 7745-2021	12128 222 Street	LUC	CD-1-21	Low Rise Apartment	LUC	Apartment Residential	Apartment Residential	Single Detached Residential
Zone Amending Bylaw No. 7746-2021	12184 - 12190 224 Street	LUC	CD-1-21	Low Rise Apartment	Apartment Residential	Apartment Use & Elderly Citizens Rec Centre	Park and School	Apartment Residential
Zone Amending Bylaw No. 7751-2021	North/East of 12184-12190 224 Street	LUC	P-1 Park and School	Conservation	Park	LUC	Park	LUC



Scale: 1:2,500

Legend

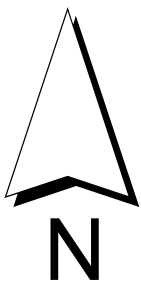
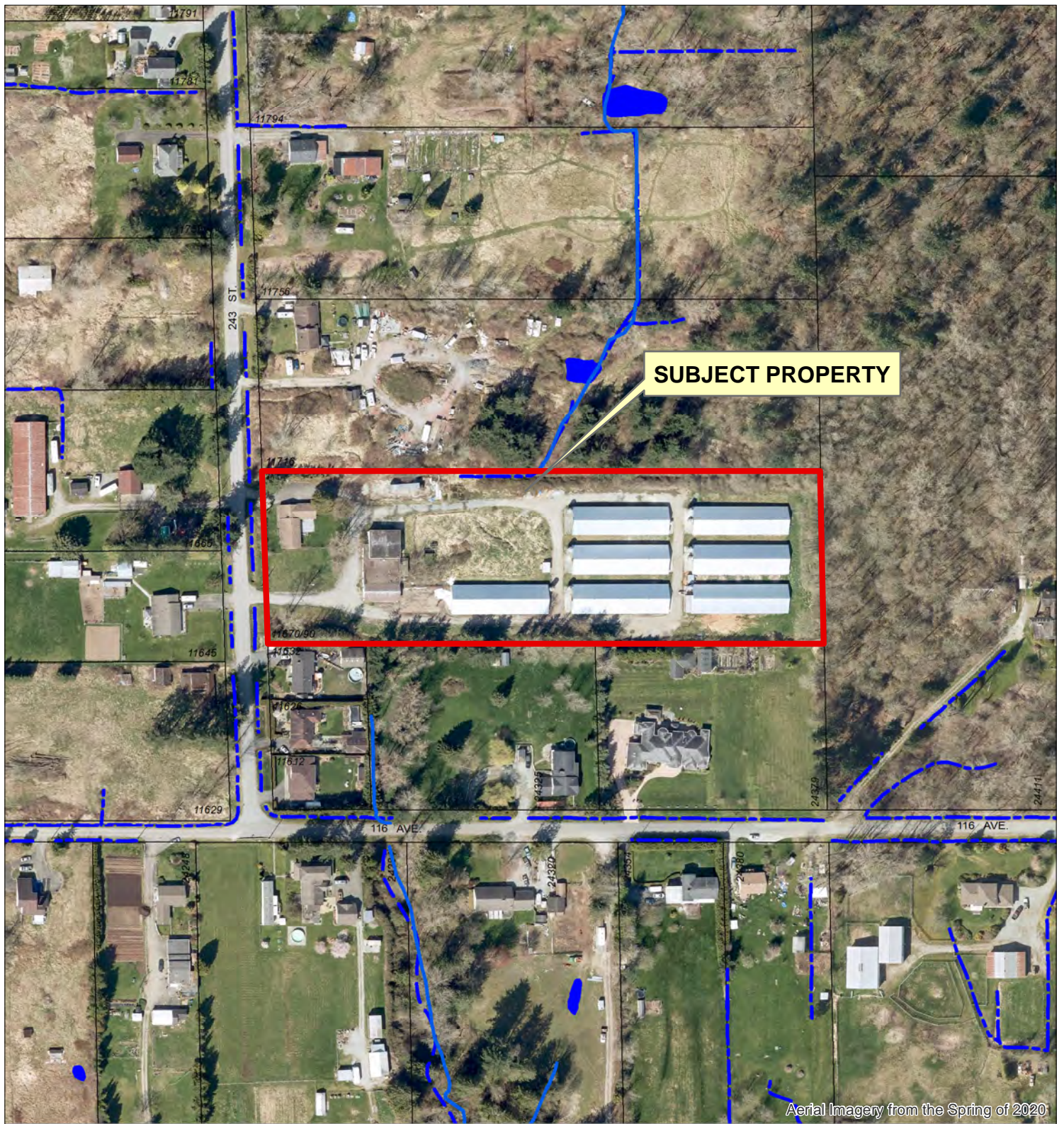
- Stream
- Ditch Centreline
- Indefinite Creek
- Lake or Reservoir
- Active Applications (RZ/SD/DP/VP)

11670/90 243 ST



FILE: 2021-198-RZ
 DATE: May 28, 2021

BY: AY



Scale: 1:2,500

Legend

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

11670/90 243 ST

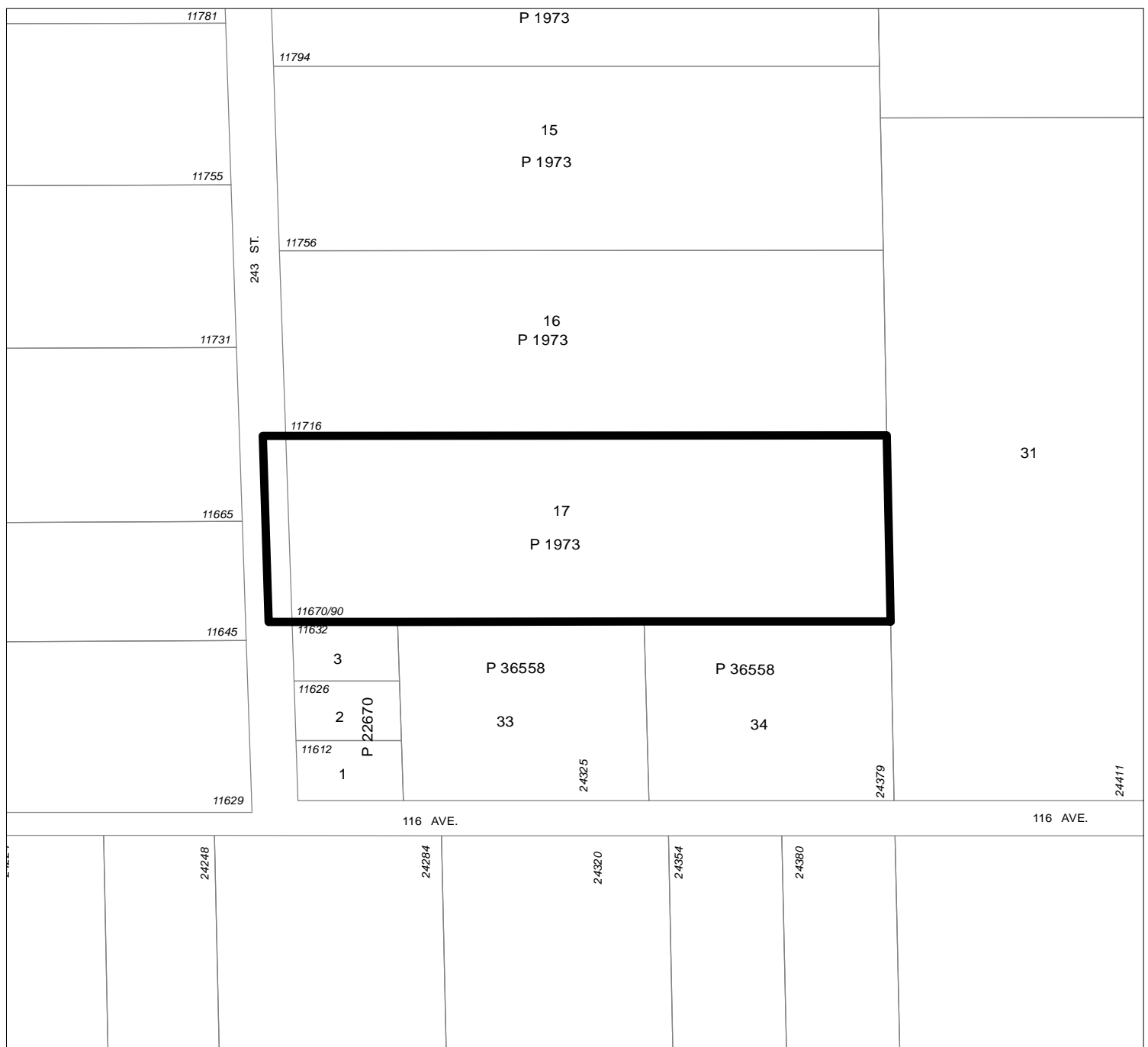


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DATE: May 28, 2021

BY: AY

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

CORPORATE OFFICER

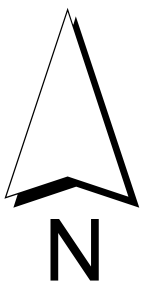
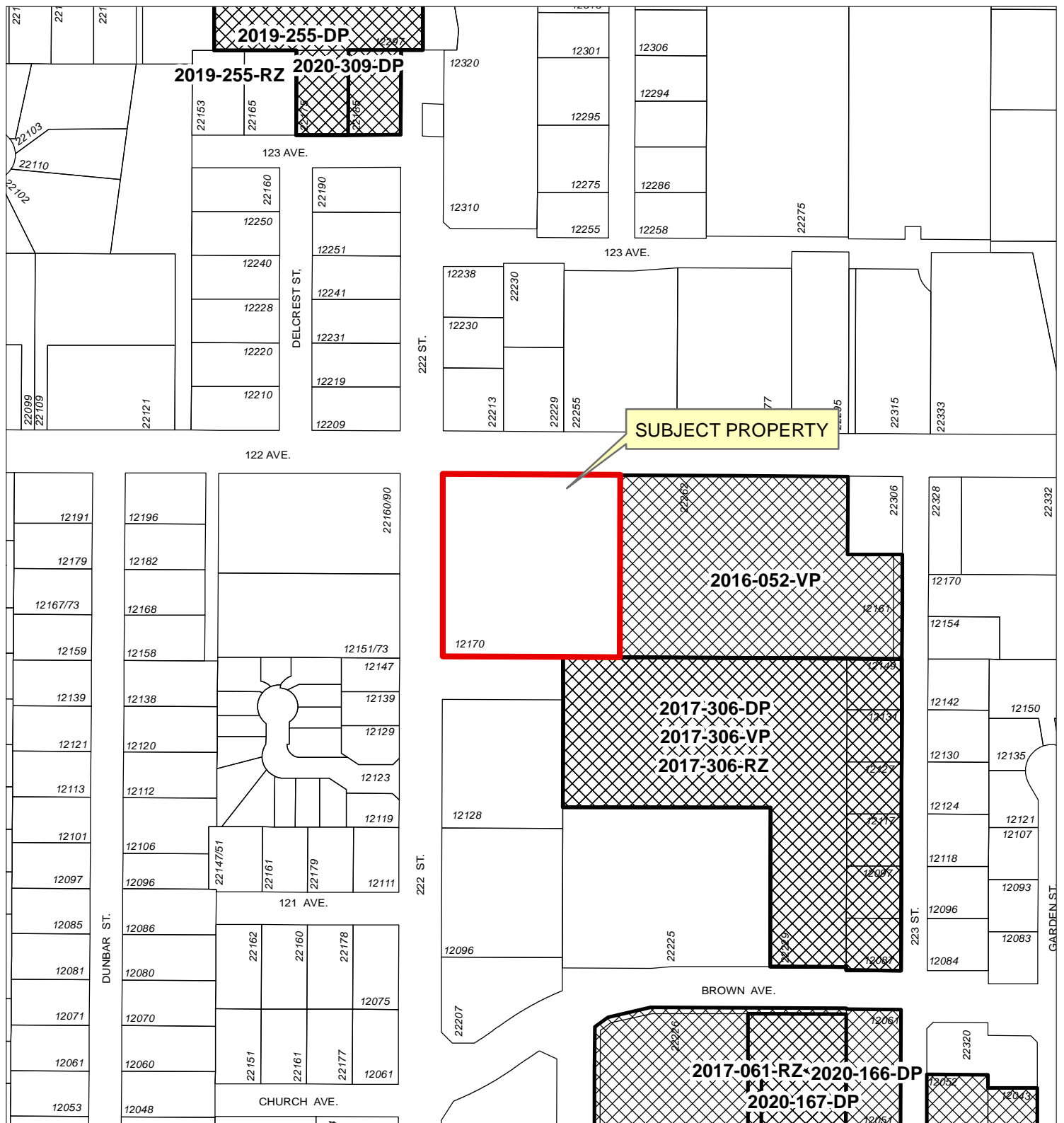


MAPLE RIDGE ZONE AMENDING

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



SCALE 1:2,500



Scale: 1:2,500

Legend

 Active Applications (RZ/SD/DP/VP)

12170 222 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-198-RZ.mxd

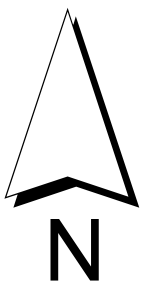
DATE: Apr 16, 2021

BY: DT



SUBJECT PROPERTY

Aerial Imagery from the Spring of 2020



Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River Centreline (Topographic)

Scale: 1:2,500

12170 222 St

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

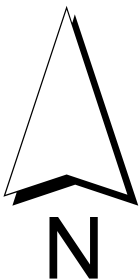
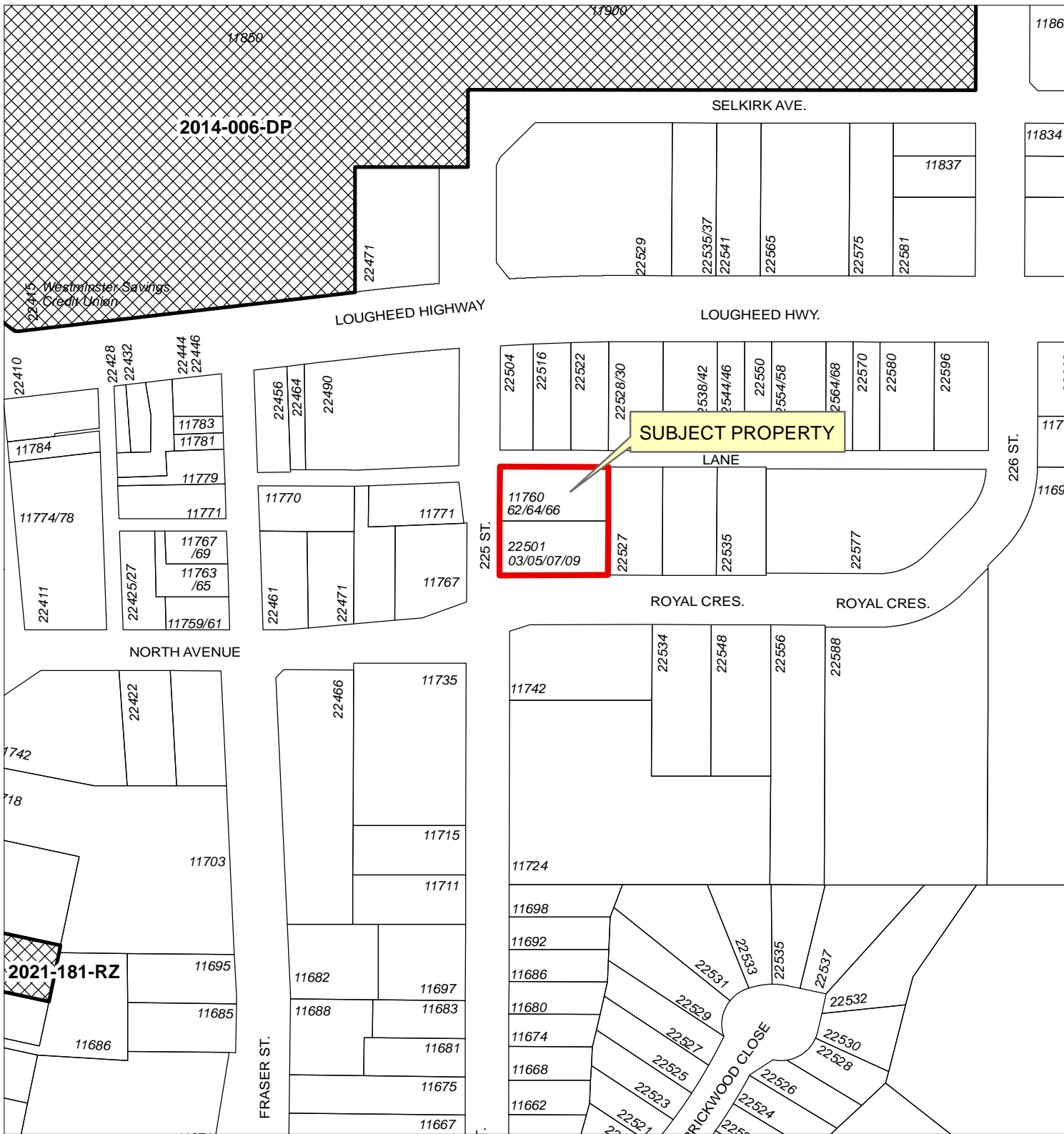
mapleridge.ca

FILE: 2021-198-RZ.mxd
DATE: Apr 16, 2021

BY: DT

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

CORPORATE OFFICER



Scale: 1:2,000

Legend



 Active Applications (RZ/SD/DP/VP)

22509 Royal Cr
11760 225 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

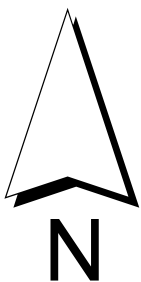
FILE: 2021-198-RZ.mxd

DATE: Apr 16, 2021

BY: DT



Aerial Imagery from the Spring of 2020



Legend

- Stream
- Ditch Centreline
- Indefinite Creek

Scale: 1:2,000

22509 Royal Cr
11760 225 St

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

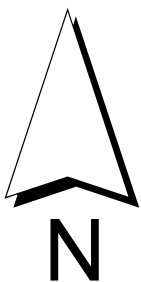
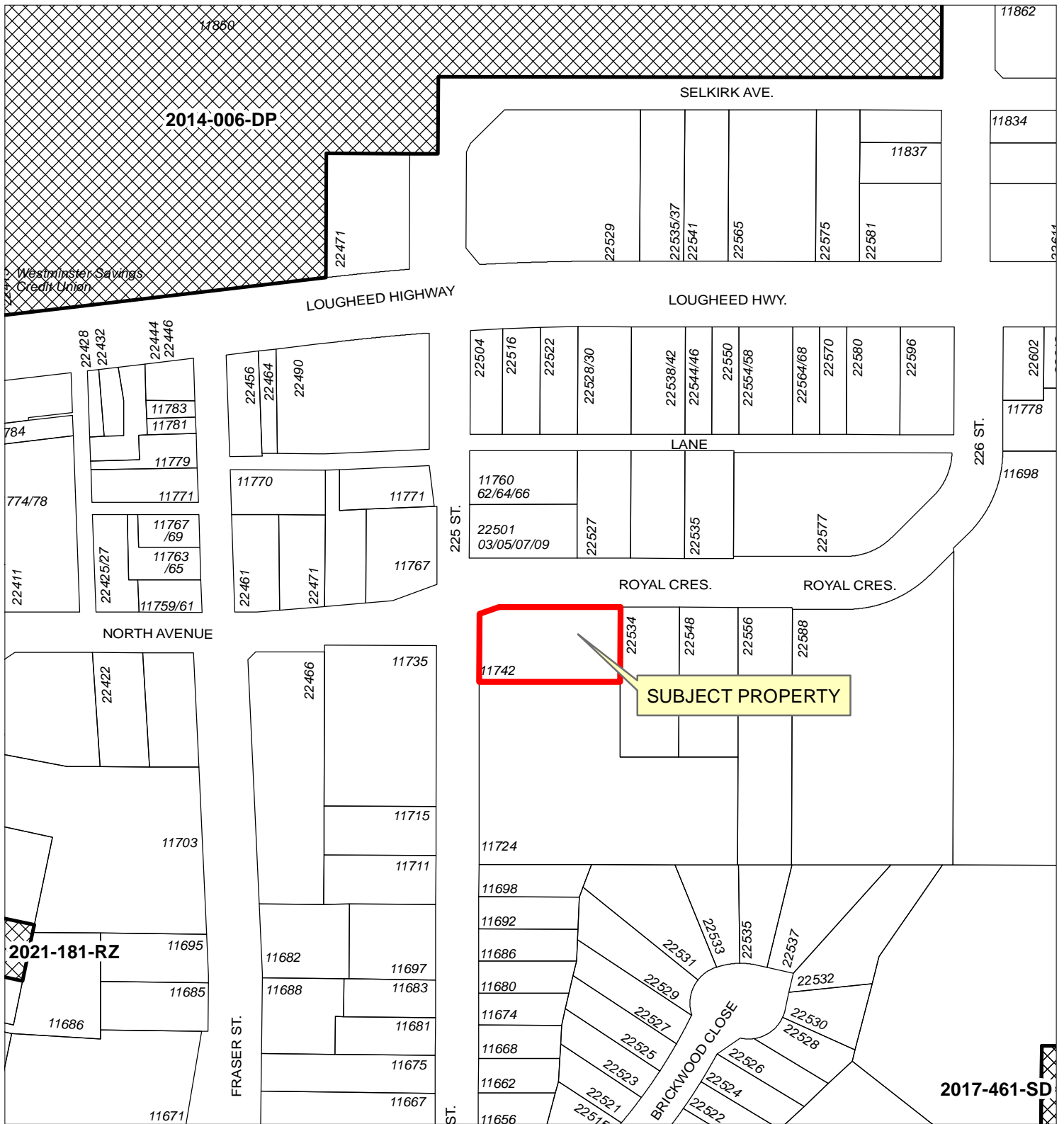
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FILE: 2021-198-RZ.mxd
DATE: Apr 16, 2021

BY: DT

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

CORPORATE OFFICER



Scale: 1:2,000

Legend

 Active Applications (RZ/SD/DP/VP)

11742 225 St

PLANNING DEPARTMENT



MAPLE RIDGE

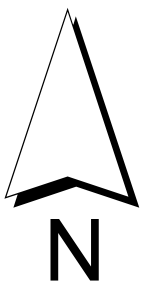
British Columbia

mapleridge.ca

FILE: 2021-198-RZ.mxd

DATE: Apr 16, 2021

BY: DT



Legend

- Stream
- Ditch Centreline
- Indefinite Creek

Scale: 1:2,000

11742 225 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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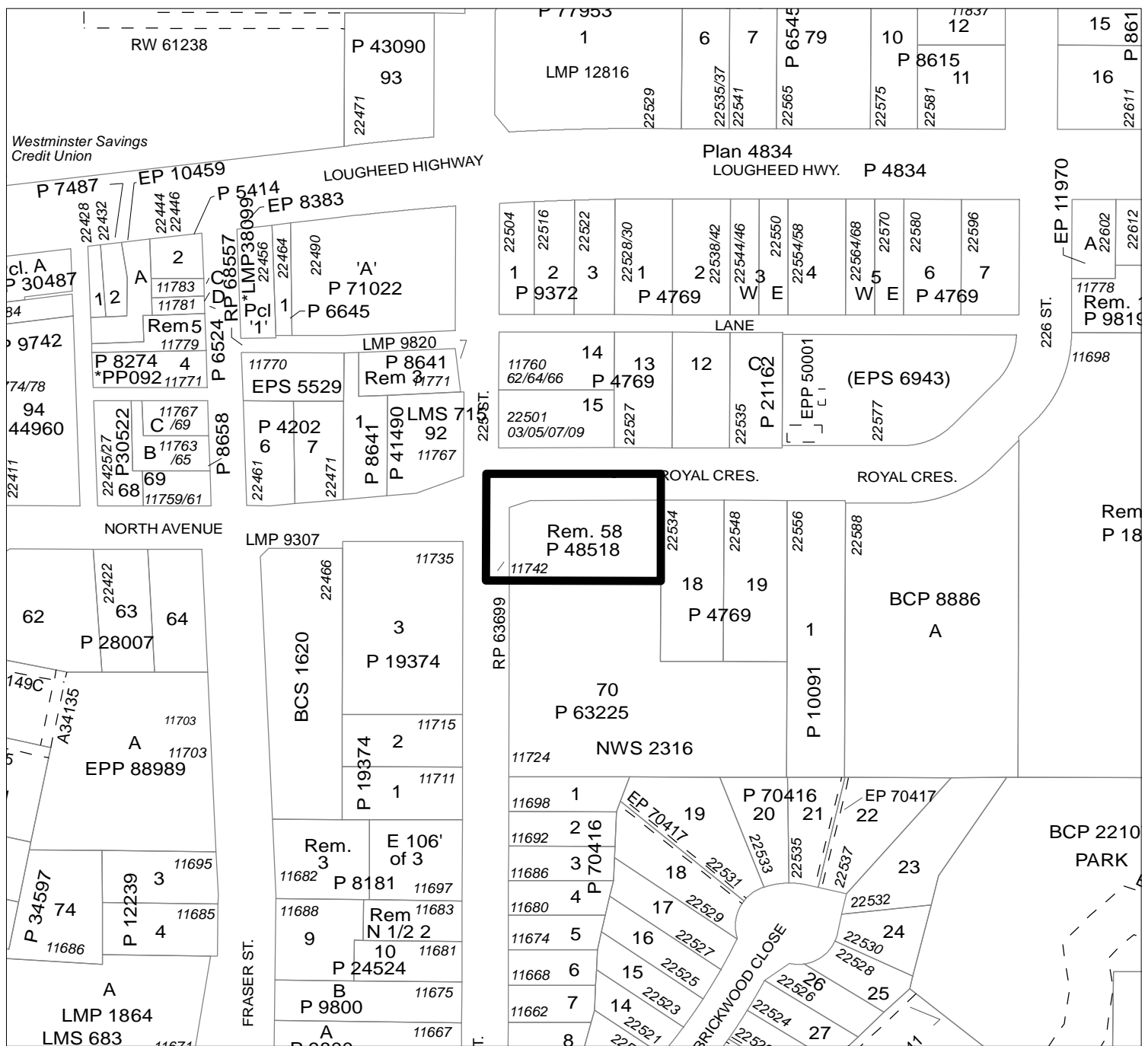
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DATE: Apr 16, 2021

BY: DT

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

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7743-2021

Map No. 1882

From: LUC (Land Use Contract)

To: CD-1-00 (Comprehensive District)



SCALE 1:2,000

**CITY OF MAPLE RIDGE
BYLAW NO. 7744-2021**

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

WHEREAS, it is deemed desirable to create a new comprehensive development zone called “**CD-1-21 Medium Density Rental Apartment Residential**”;

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7744-2021."
2. Maple Ridge Zoning Bylaw No. 7600-2019 is amended as follows:
 1. THAT PART 10 COMPREHENSIVE DEVELOPMENT ZONES is amended by inserting the following after Section “1034 CD-1-05”:

1035	CD-1-21 Medium Density Rental Apartment Residential						
1035.1	PURPOSE <ol style="list-style-type: none">1. This zone provides for a medium Density Rental Apartment Residential use with a maximum Building Height of six (6) Storeys.						
1035.2	PRINCIPAL USES <ol style="list-style-type: none">1. The following Principal Uses Shall be permitted in this Zone;<ol style="list-style-type: none">a. Rental Apartment Residential						
1035.3	ACCESSORY USES <ol style="list-style-type: none">1. The following shall be permitted as Accessory Uses to one of the permitted Principal Uses in this Zone;<ol style="list-style-type: none">a. Boarding; andb. Home Occupation2. Refer to Sections 401 and 402 of this Bylaw for additional information						
1035.4	LOT AREA AND DIMENSIONS <ol style="list-style-type: none">1. Minimum Lot Area and dimensions shall be not less than;<table border="0" style="margin-left: 40px;"><tr><td style="padding-right: 20px;">a. in Lot Area</td><td>1,300.0 square metres</td></tr><tr><td>b. in Lot Width</td><td>30.0 metres</td></tr><tr><td>c. in Lot Depth</td><td>not applicable</td></tr></table>2. Refer to Section 407 Building Envelope of the Bylaw for required minimum Building Envelope dimensions	a. in Lot Area	1,300.0 square metres	b. in Lot Width	30.0 metres	c. in Lot Depth	not applicable
a. in Lot Area	1,300.0 square metres						
b. in Lot Width	30.0 metres						
c. in Lot Depth	not applicable						
1035.5	DENSITY <ol style="list-style-type: none">1. Floor Space Ratio shall not exceed a base Density of 1.8 times the Lot Area.						

1035.6**LOT COVERAGE**

1. Not applicable

1035.7**SETBACKS**

1. Minimum Setbacks for all Principal Building and Principal Structures shall be not less than:
 - a. from a Front Lot Line 6.0 metres
 - b. from a Rear Lot Line 6.0 metres
 - c. from an Interior Side Lot Line 6.0 metres
 - d. from an Exterior Side Lot Line 6.0 metres
2. An Underground Structure, for Off-Street Parking, will not extend more than 0.8 metres above the Average Finished Grade and the above grade area is to be landscaped to become a useable part of the yard area. Minimum setbacks for the Underground Structure shall be not less than:
 - a. from a Front Lot Line 1.5 metres
 - b. from a Rear Lot Line 0.0 metres
 - c. from an Interior Side Lot Line 0.0 metres
 - d. from an Exterior Side Lot Line 1.5 metres
3. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

1035.8**HEIGHT**

1. Building Height for Principal Buildings and Principal Structures shall not exceed 22.0 metres nor 6 Storeys, and shall be not less than 10.0 metres.
2. Building Height for Accessory Buildings and Accessory Structures shall not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

1035.9**LANDSCAPING**

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

1035.10**PARKING AND LOADING**

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Multi-family residential RM-2 regulations in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Accessory Off-Street Parking, except for that provided as visitor parking space, shall be Concealed Parking that extends no more than 0.8 metres above Average Finished Grade and which is Landscaped and integrated to become a useable part of the yard area.
3. Refer to Section 402 of this Bylaw.

1035.11 OTHER REQUIREMENTS

1035.11 OTHER REQUIREMENTS

1. Common Open Area(s) shall be provided on the Lot for Apartment Residential Use as a minimum of 30% of the Lot Area.
 2. Outdoor Amenity Area(s) shall be provided on the Lot based on the following ratio, and this area may form part of the Common Open Area requirement:
 - a. 1.0 square metre per apartment Dwelling Unit.
 3. Private Outdoor Area(s) shall be provided for each Dwelling Unit at a minimum of 5.0% of the Dwelling Unit area or 4.6 square metres, whichever is greater. This area may form part of the Common Open Area requirement.
 4. Indoor Amenity Area(s) shall be provided on the Lot based on the following ratio:
 - a. 1.0 square metre per apartment Dwelling Unit.
3. Maple Ridge Zone Amending Bylaw No. 7600-2019 as amended is hereby amended accordingly.

READ a first time the 22nd day of June, 2021.

READ a second time the 22nd day of June, 2021.

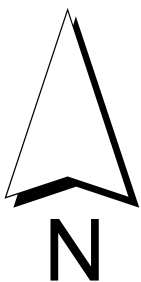
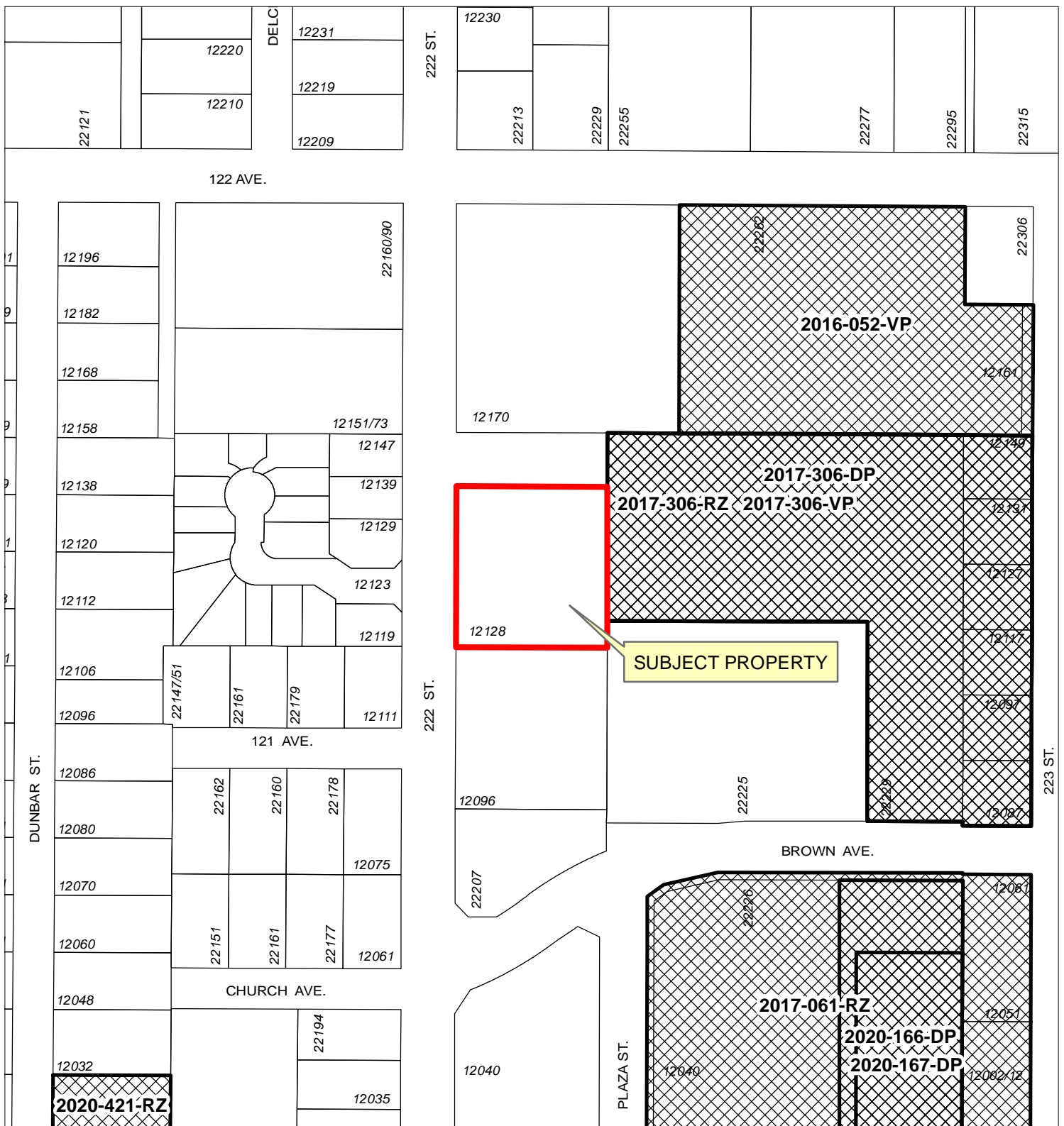
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



Scale: 1:2,000

Legend

 Active Applications (RZ/SD/DP/VP)

12128 222 St

PLANNING DEPARTMENT



MAPLE RIDGE

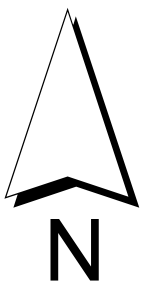
British Columbia

mapleridge.ca

FILE: 2021-198-RZ.mxd

DATE: Apr 16, 2021

BY: DT



Scale: 1:2,000

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River Centreline (Topographic)

12128 222 St

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

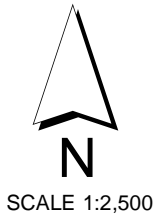
mapleridge.ca

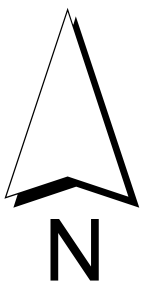
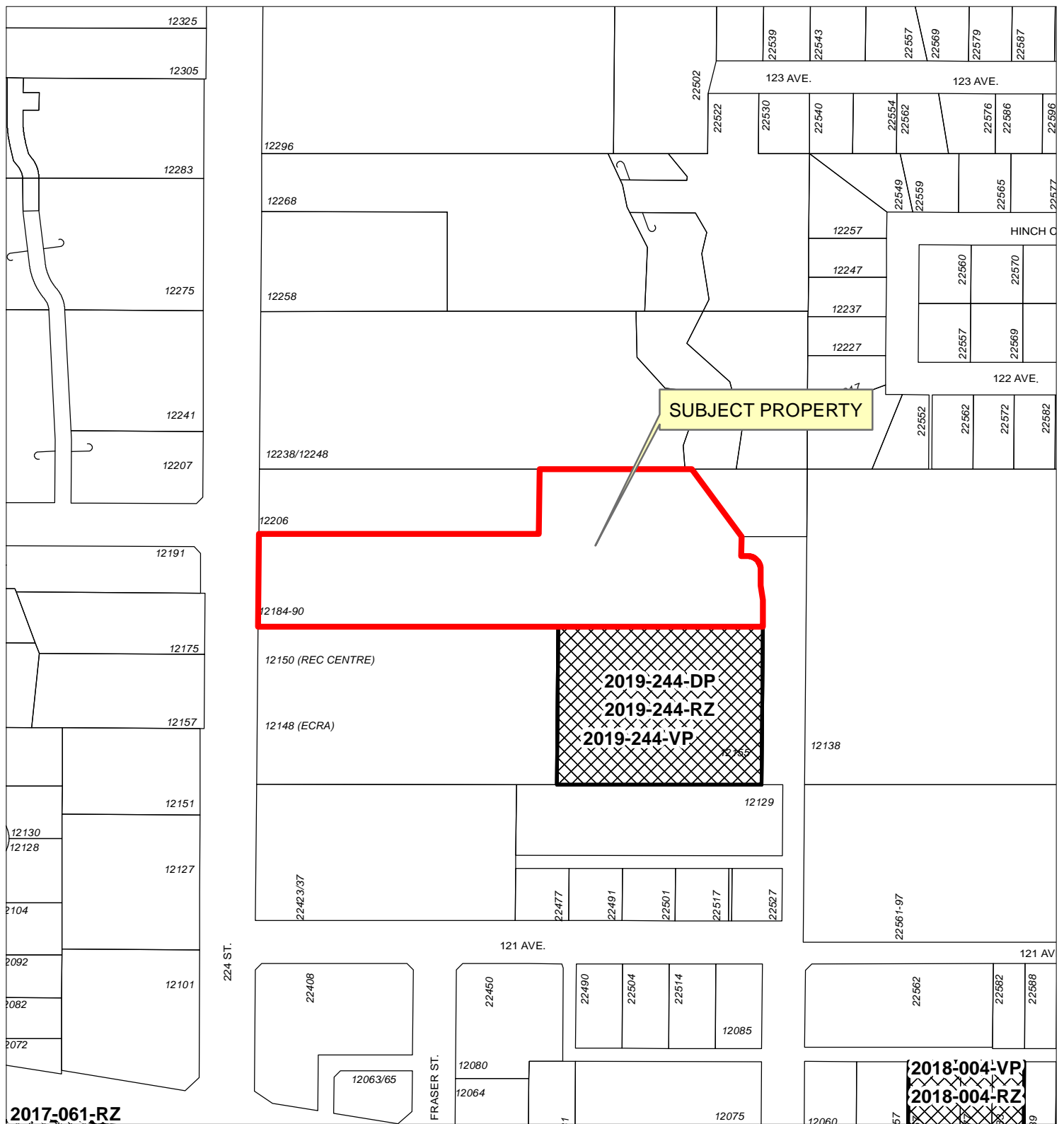
FILE: 2021-198-RZ.mxd
DATE: Apr 16, 2021

BY: DT

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

CORPORATE OFFICER





Scale: 1:2,500

Legend

 Active Applications (RZ/SD/DP/VP)

12184-12190 224 St

PLANNING DEPARTMENT



MAPLE RIDGE

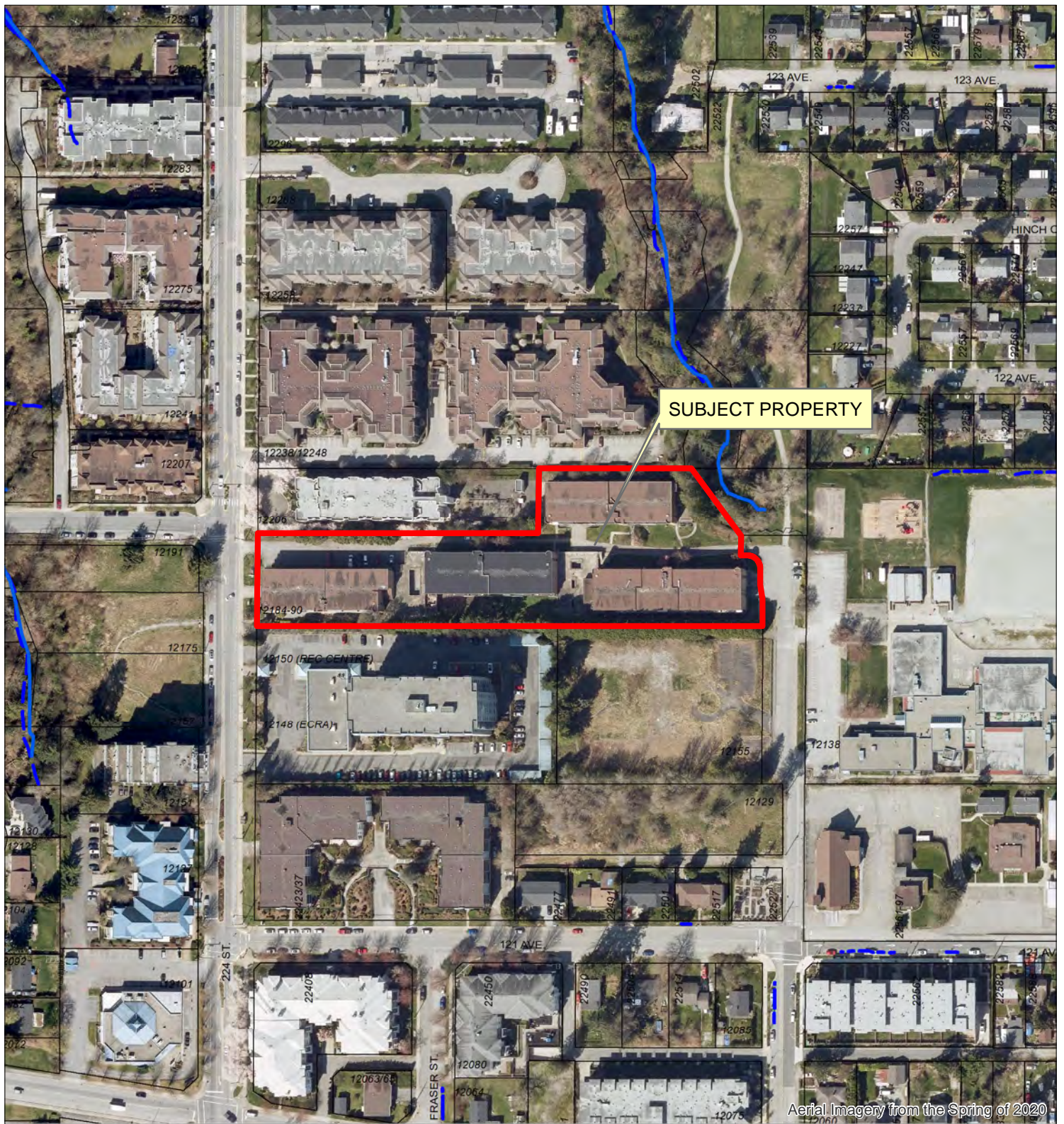
British Columbia

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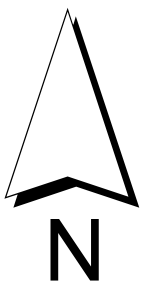
DATE: Apr 16, 2021

BY: DT



SUBJECT PROPERTY

Aerial Imagery from the Spring of 2020



Legend

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

Scale: 1:2,500

12184-12190 224 St

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

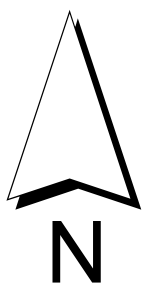
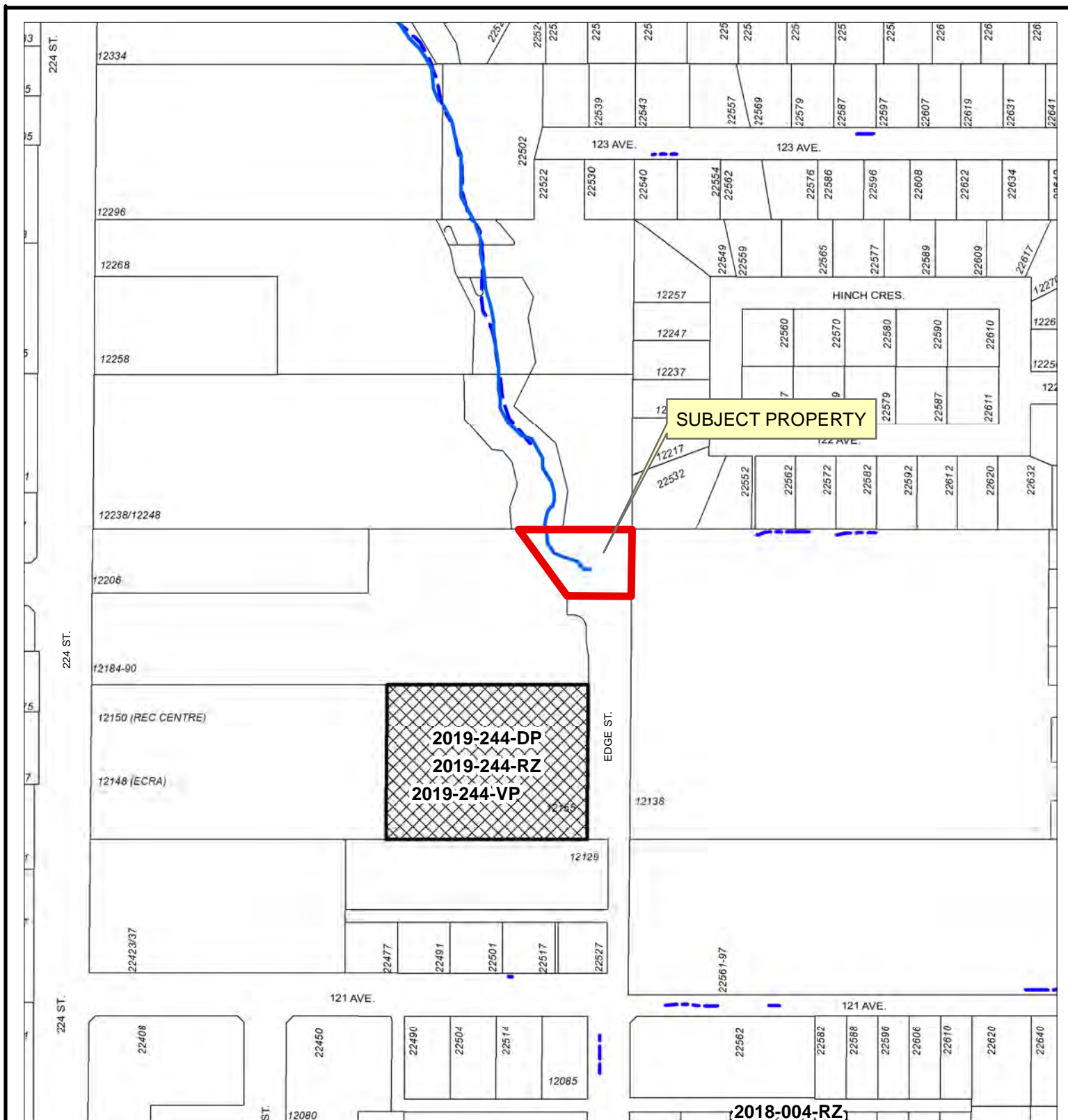
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FILE: 2021-198-RZ.mxd
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A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 7600 - 2019 as amended

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Scale: 1:2,500

Legend

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

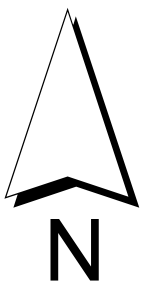
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LEGAL: SEC 20; TWP 12; NWD;
PL LMP21095

PLANNING DEPARTMENT



FILE: 2021-198-RZ.mxd
DATE: Apr 22, 2021

BY: DT



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

FOLIO: 52697-0101-0
LEGAL: SEC 20; TWP 12; NWD;
PL LMP21095

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

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FILE: 2021-198-RZ.mxd
DATE: Apr 22, 2021

BY: DT

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

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