

City of Maple Ridge

COMMITTEE OF THE WHOLE AGENDA

July 20, 2021

1:30 p.m.

Virtual Online Meeting including Council Chambers

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

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

1. CALL TO ORDER
2. ADOPTION OF MINUTES
 - 2.1 Minutes of the Committee of the Whole Meeting of July 6, 2021
3. DELEGATIONS / STAFF PRESENTATIONS (10 minutes each)
4. PLANNING AND DEVELOPMENT SERVICES

Note:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1109 2017-140-DVP, 23953 Fern Crescent

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

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

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

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

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

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

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

5. ENGINEERING SERVICES

6. CORPORATE SERVICES

7. PARKS, RECREATION & CULTURE

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

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

8. ADMINISTRATION

1191 Downtown Maple Ridge Business Improvement Area

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

9. COMMUNITY FORUM

10. NOTICE OF CLOSED COUNCIL MEETING

11. ADJOURNMENT

COMMUNITY FORUM

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

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

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

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

For detailed information on how to register for the meeting of interest, please refer to <https://www.mapleridge.ca/DocumentCenter/View/24663/Launch-Virtual-Meeting>

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

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

For more information contact:

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

APPROVED BY:

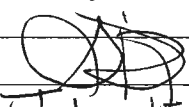
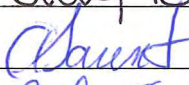
DATE:


PREPARED BY:

DATE:

CHECKED BY:

DATE:


July 15, 2021

July 15, 2021


July 15/21

COMMITTEE OF THE WHOLE MEETING MINUTES

July 6, 2021

The Minutes of the Committee of the Whole Meeting held on July 6, 2021 at 1:30 p.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

Appointed Staff

C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
S. Hartman, General Manager Parks, Recreation & Culture
D. Pollock, General Manager Engineering Services
P. Hlavac-Winsor, General Council
S. Nichols, Corporate Officer
T. Thompson, Director of Finance
A. Gaunt, Legislative Coordinator/Recording Secretary

Other Staff as Required

M. Baski, Planner 2
Y. Chui, Recreation Manager - Arts & Community Connections
C. Goddard, Director of Planning
j. Kim, Computer Specialist
A. Kopystynski, Planner 2
M. McMullen, Manager of Community Planning and Environmental Services
C. Neufeld, Manager of Parks Planning & Development
A. Rieu, Planner 1
R. Tardiff, Planner 1

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

Note: Due to the COVID-19 pandemic, Councillor Yousef chose to participate virtually.
Acting Mayor Svendsen chaired the meeting from Council Chambers.

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

1. CALL TO ORDER

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

2.1 Minutes of the Committee of the Whole Meeting of June 15, 2021

It was moved and seconded

That the minutes of the June 15, 2021 Committee of the Whole Meeting be adopted.

CARRIED

3. ***DELEGATIONS/STAFF PRESENTATIONS***

3.1 Public Art Steering Committee Annual Update

- Susan Hayes, Public Art Steering Committee Co-Chair

Y. Chui, Recreation Manager - Arts & Community Connections, introduced Susan Hayes and highlighted Ms. Hayes background and experience.

Ms. Hayes gave a presentation providing the annual update and a year in review for the Public Art Steering Committee. She provided an overview of the committee's duties and purpose and its history and highlighted future projects, those as works in progress and those completed.

Note: Councillor Duncan joined the meeting at 1:45 p.m. She participated virtually.

4. ***PLANNING AND DEVELOPMENT SERVICES***

1101 2021-195-AL, 12705 248 Street, Non-Adhering Residential Use in the Agricultural Land Reserve

Staff report dated July 6, 2021 recommending that Application 2021-195-AL to construct a new house on the property while living in an existing house on the same property be forwarded to the Agricultural Land Commission.

A. Rieu, Planner, provided a summary presentation.

It was moved and seconded

That the staff report dated July 6, 2021 titled "Non-Adhering Residential Use in the Agricultural Land Reserve, 12705 248 Street" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1102 2021-023-RZ, 12080 228 Street, RS-1 to R-3

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7762-2021 to rezone from RS-1 (Single Detached Residential) to R-3 (Single Detached [Intensive] Urban Residential) to permit a future subdivision of approximately three lots and a rear access lane be given first reading and that the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

M. McMullen, Manager of Community Planning and Environmental Services provided a summary presentation and answered Council questions.

It was moved and seconded

That the staff report dated July 6, 2021 titled "First Reading, Zone Amending Bylaw No. 7762-2021, 12080 228 Street" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1103 2021-280-RZ, 22306 122 Avenue, RS-1 to RT-2

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7773-2021 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the future construction of a fourplex be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

M. McMullen, Manager of Community Planning and Environmental Services provided a summary presentation and answered Council questions.

It was moved and seconded

That the staff report dated July 6, 2021 titled "First Reading, Zone Amending Bylaw No. 7773-2021, 22306 122 Avenue" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1104 2021-320-RZ, 12209, 12219, 12231, 12241 and 12251 222 Street and 22190 123 Avenue, RS-1 to RM-2

Staff report dated July 6, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7771-2021 to redesignate from Single-Family Residential to Low-Rise Apartment Residential within the Town Centre and that Maple Ridge Zone Amending Bylaw No. 7772-2021 to rezone from RS-1 (Single-Family Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of two 4-storey buildings containing approximately 117 residential units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

R. Tardiff, Planner, provided a summary presentation and staff answered Council questions.

Steven Jedreicich, Applicant Representative – Ledingham McAllister

Mr. Jedreicich provided further information and clarification on the request for a variance to allow a lower parking requirement. He addressed questions from Council.

It was moved and seconded

That the staff report dated July 6, 2021 titled "First Reading, Official Community Plan Amending Bylaw No. 7771-2021; First Reading, Zone Amending Bylaw No. 7772-2021, 12209, 12219, 12231, 12241 and 12251 222 Street, and 22190 123 Avenue" be referred back to staff.

CARRIED

Councillor Duncan - Opposed

1105 2021-244-RZ, 13917 and 13992 Silver Valley Road, RS-3 to R-1 and R-2

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7768-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached [Low Density] Urban Residential) and R-2 (Single Detached [Medium Density] Urban Residential) to permit a future subdivision of approximately 17 residential lots be given first reading and that the applicant provide further information as described on Schedules A, B, D, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application

M. McMullen, Manager of Community Planning and Environmental Services provided a summary presentation and staff answered Council questions.

Addie Anderson – Applicant Representative

Ms. Anderson addressed questions on a water feature as shown on the Neighbourhood Context Plan.

It was moved and seconded

That the staff report dated July 6, 2021 titled "First Reading, Zone Amending Bylaw No. 7768-2021, 13917 and 13992 Silver Valley Road" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1106 2019-341-RZ, 12162, 12170 and 12178 Fletcher Street, RS-1 to RM-1

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7587-2019 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit the future construction of 15 dwelling units be given second reading and be forwarded to Public Hearing.

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

It was moved and seconded

That the staff report dated July 6, 2021 titled "Second Reading, Zone Amending Bylaw No. 7587-2019, 12162, 12170 and 12178 Fletcher Street" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1107 2017-319-DVP, 13589 232 Street

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-319-DVP to reduce front and rear yard setbacks and lot depth for Lots 4 and 5 and to reduce the road Right-Of-Way width for proposed 231A Street.

M. Baski, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated July 6, 2021 titled "Development Variance Permit, 13589 232 Street" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1108 2019-310-DVP, 11232 Dartford Street

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-310-DVP to reduce the rear lot line setback to permit the building as built under the H-1 (Heritage Commercial) zone.

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

Note: Councillor Robson left the meeting at 3:02 p.m. during the staff presentation. He did not return to the meeting.

It was moved and seconded

That the staff report dated July 6, 2021 titled "Development Variance Permit, 11232 Dartford Street" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1109 2021-248-DVP, 26475 108 Avenue

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2021-248-DVP to vary the maximum area of the farm home plate, the maximum depth of the farm home plate from the front lot line and the maximum distance from the front lot line to any portion of the single detached residential building.

R. Tardiff, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated July 6, 2021 titled "Development Variance Permit, 26485 108 Avenue" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

Councillor Duncan – OPPOSED

1110 2020-414-DVP, 2020-414-DP, 22311 North Avenue

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-414-DVP to reduce required parking spaces, to vary rear yard setbacks and to waive the requirements for concealed parking for the apartment uses and private outdoor areas for each dwelling unit and that the Corporate Officer be authorized to sign and seal 2020-414-DP to permit construction of a six (6) storey mixed use Commercial/Residential building with 34 apartment units for supportive rental housing and approximately 24 m² of office space on the ground floor.

R. Tardiff, Planner, provided a summary presentation and staff answered Council questions.

Sheila McLaughlin, Anthony Boni & Teresa Green – Applicant Representatives

Ms. McLaughlin addressed questions from Council and provided clarification on services to be provided.

Mr. Boni provided clarification on questions related to parking.

Ms. Green provided further detail and background on services which will be provided at the proposed development.

It was moved and seconded

That the staff report dated July 6, 2021 titled "Development Variance Permit and Development Permit, 22311 North Avenue" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1111 2020-362-DVP, 2020-362-DP, 11300 Pazarena Place

Staff report dated recommending that the Corporate Officer be authorized to sign and seal 2020-362-DVP for a reduction to the exterior side line and the front lot line and that the Corporate Officer be authorized to sign and seal 2020-362-DP to permit a three storey mixed-used commercial rental housing project.

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

Moved and seconded

It was moved and seconded

That the staff report dated July 6, 2021 titled "Development Variance Permit and Development Permit, 11300 Pazarena Place" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

5. ENGINEERING SERVICES

1131 Latecomer Agreement LC 176/21

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 176/21.

It was moved and seconded

That the staff report dated July 6, 2021 titled "Latecomer Agreement LC 176/21" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

6. CORPORATE SERVICES – Nil

7. PARKS, RECREATION & CULTURE

1171 Award of Contract ITT-PL21-19: New Park Construction: Silver Valley Gathering Place

Staff report dated July 6, 2021 recommending that Contract ITT-PL21-19; New Park Construction: Silver Valley Gathering Place be awarded to GPM Civil Contracting Inc., that a contingency be authorized, that the project budget be increased with funding from the Park Development Cost Charge Fund, that the next Financial Plan Bylaw be amended to include the budget increase, and that the Corporate Officer be authorized to execute the contract.

C. Neufeld, Manager of Parks Planning & Development, provided a summary presentation and answered Council questions.

It was moved and seconded

That the staff report dated July 6, 2021 titled "ITT-PL21-19: New Park Construction: Silver Valley Gathering Place - Award of Contract" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

8. ADMINISTRATION – Nil

9. COMMUNITY FORUM – Nil

10. NOTICE OF CLOSED COUNCIL MEETING – Nil

11. ADJOURNMENT – 3:49 p.m.

R. Svendsen, Chair
Presiding Member of the Committee

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Non-Farm Use Application
12377 248 Street

MEETING DATE: July 20, 2021
FILE NO: 2021-194-AL
MEETING: C o W

EXECUTIVE SUMMARY:

A Non-Farm Use Application (ALC Application 62642) has been received to permit several Agri-Tourism uses in the form of a petting zoo, a children's play area, a tractor train ride and a pumpkin harvest festival, for the property located at 12377 248 Street. The Non-Farm Use Application also includes the use of shipping containers as an accessory agricultural use. The subject property does not currently have Farm Status; however, the applicants are actively farming fruits, vegetables, livestock, poultry and Christmas tree's as part of their farm operation, which is permitted under the current Official Community Plan (OCP) designation, zoning and location within the Agricultural Land Reserve (ALR). The Non-Farm Use application is required as the Agricultural Land Commission's (ALC) Policy L-04 on 'Agri-Tourism Activities in the Agricultural Land Reserve' only permits Agri-Tourism uses if the property has Farm Status through BC Assessment Authority. The proposed Agri-Tourism uses are intended to be accessory to the above-mentioned agricultural production activities currently permitted and occurring on the subject property.

The subject property is zoned RS-3 (Single Detached Rural Residential) and is designated *Agricultural* in the OCP, reflecting its inclusion within the Agricultural Land Reserve (ALR).

Please note that the City cannot authorize the proposed use until the ALC approval is received.

RECOMMENDATION:

That the Non-Farm Use Application 2021-194-AL, respecting the property located at 12377 248 Street, be authorized to proceed to the Agricultural Land Commission.

DISCUSSION:

a) Background Context:

Applicant:	M. Lefebvre
Legal Description:	Lot 7, Section 22, Township 12, New Westminster District Plan 3151
OCP:	
Existing:	Agricultural
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)

Surrounding Uses

North:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Agricultural
South:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential); and RS-1 (Single Detached Residential)
	Designation:	Agricultural
East:	Use:	Single Family Residential and Vacant
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Agricultural
West:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Agricultural
Existing Use of Property:		Single Family Residential and Agricultural
Proposed Use of Property:		Single Family Residential, Agricultural, Agri-Tourism
Site Area:		4.0 ha (10.0 acres)
Access:		248 Street

b) Background Information:

The subject property is located on the south side of 124 Avenue and on the west side of 248 Street. The subject property is relatively flat and drops in elevation slightly from east to west. The applicants are currently leasing the land, and have put extensive work into cleaning and clearing the property to ensure its viability for agricultural purposes. Currently the farm is raising hens for egg production as well as a diverse amount of field vegetable crops through a two (2) acre (0.8 ha) market garden and six greenhouses. The applicants are also growing Christmas trees, lavender, sunflowers and have recently cleared a five (5) acre (2.0 ha) plot to the rear of the property to be used for the growing of pumpkins and gourds.

c) Project Description:

The application is proposing to operate several Agri-Tourism uses on the subject property, including a petting zoo, tractor train ride, a fall pumpkin harvest and a children's play area. As well, a shipping container use is proposed as part of the Non-Farm Use Application as an accessory agricultural use. These proposed uses are similar in nature to the applicant's previous farm operation (Meadows Family Farm) located at 24331 Dewdney Trunk Road. The applicants were required to relocate their farm operation to the subject property on 248 Street, as their previous leased-location on Dewdney Trunk Road was recently sold by the property owner. It is noted that the Bylaws Department had dealt with compliance issues as part of the business at the previous location on Dewdney Trunk Road; however, those were eventually satisfied and a Business Licence was issued for the previous location.

The subject property is located within the ALR. Agri-Tourism uses are permitted as an accessory use, as per the Agricultural Land Commission's Policy L-04 on *Agri-Tourism Activities in the Agricultural Land Reserve* providing the land is assessed as "Farm" under the Assessment Act (Farm Status). The subject property does not currently have Farm Status due to the application timing with BC Assessment, and as such, are not currently permitted the proposed Agri-Tourism uses. In order to permit these uses, prior to achieving Farm Status, the applicants must apply for

a Non-Farm Use Application which must first receive approval from Council in order to be forwarded to the ALC for their approval. It should be noted that the applicants do intend to apply for Farm Status with the BC Assessment Authority (applications for the following year close on October 31, 2021).

The applicants state that the proposed Agri-Tourism uses are an important part of the farm, particularly during the start-up phase, to help out financially while they build up the farm's capacity. The applicants also suggest that the proposed Agri-Tourism activities will help draw visitors to the property as a marketing tool, while at the same time, will educate the public on the various aspects of farm operations. Different user groups ranging from the general public to local school groups to Scouts and Girl Guides are anticipated to visit the farm, which is similar to the previously located farm operation on Dewdney Trunk Road.

d) Planning Analysis:

Official Community Plan:

The subject property is located within the ALR and is designated *Agricultural* in the OCP. The City of Maple Ridge recognizes that agriculture is a vital component of the community's rural character and of the local economy. There is an acknowledgement that agriculture can occur in different forms throughout the community, and as such, Agri-Tourism is recognized as one such use. As stated in the OCP, *Agri-Tourism is a form of tourism that attracts visitors who are interested in experiencing forms of agriculture and agriculturally related aspects of an area.* The subject application is proposing various Agri-Tourism uses, which are supported under the following policies in the OCP, and whereby the property is able to achieve Farm Status with the BC Assessment Authority, or is granted approval of the Non-Farm Use Application:

Under Sustainable Agriculture, OCP Policy 6-12 of the OCP states the following:

Maple Ridge will protect the productivity of its agricultural land by:

- a) Adopting a guiding principle of "positive benefit to agriculture" when making land use decisions that could affect the agricultural land base, with favourable recognition of initiatives including but not limited to supportive non-farm uses,...*

Under Additional Employment Generating Opportunities, Policy 6-68 states the following:

Maple Ridge will promote agricultural tourism opportunities by:

- a) Aligning land use bylaws to permit supportive non-farm uses such as agri-tourism, bed and breakfasts, and on-farm sales;*
- b) Assisting agricultural landowners to identify and develop agricultural opportunities (e.g. value added, agri-tourism, bed and breakfast, recreation).*

The applicant's state that the petting zoo specifically, is extremely important to the farm operation, as this is an opportunity for families to interact, to learn about agriculture and to make the connection about where food comes from. It is further noted that future visitors will have the opportunity to tour the farm and learn about sustainable agriculture, to participate in the planting and harvesting of various crops, and to engage with the different animals on the farm.

Zoning Bylaw:

The subject property is zoned RS-3 (Single Detached Rural Residential) and is designated *Agricultural* in the Official Community Plan (OCP). The RS-3 zone and *Agricultural* designation support the current farming taking place on the subject property; however, the Agri-Tourism use is not permitted until Farm Status is achieved or the Non-Farm Use Application is approved.

e) Interdepartmental Implications:

The applicant will be required to work with the various departments and compliance will be generated through the Business Licence application process related to permitting and appropriate plan review.

Engineering Department:

Only one access is permitted for single family zoned lots and is being provided under the existing driveway from 248 Street. The property is serviced by municipal water. It should be noted that 124 Avenue is a potential route for the Abernathy extension.

Bylaws and Business Licensing:

- Petting Zoo
Fraser Health would need to inspect the facility and provide approval of sanitation protocols. (Food service & petting zoo). It is suggested that the SPCA provide wellness checks on animal well-being.
- Playground Area / Tractor Train Rides
Liability insurance for the playground and tractor rides is a consideration for the business owners, however, this not a requirement of Business Licensing.
- Shipping Containers
Shipping containers are considered structures and require permits with Building & Fire Department approval, as well as complying with the Zoning Bylaw.

Maple Ridge Sign Bylaw No. 7630-2020 regulations will apply should the applicant require any sign for advertising purposes, directional signage, or any other sign required for the business operation. Washroom facilities are proposed in the form of portable washrooms. Should any proposal be made to include permanent washroom facilities, Fraser Health would need to be consulted regarding septic system changes or approvals.

It is noted that one complaint has been received regarding animal noise. The complaint has been referred to the Farm Industry Review Board and will be assessed to determine if it falls under the 'normal farm practices' as outlined by the Ministry of Agriculture. The intent of this legislation is to protect farmers conducting normal farm practices as it relates to odour, noise or dust.

Building Department:

Should any use be planned that allows the general public access, washroom facilities will be required. Any new buildings or structures will require a Building Permit along with the associated trade's permits where applicable.

Fire Department:

The Fire Department has reviewed the subject application and makes the following comments as a condition of approval. Further, should the application be approved, the Fire Department will work with the applicant through the Business Licence application process to ensure compliance is being met.

- Any use of intermodal containers (shipping containers) for storage will require a building permit and must conform to the '*Fire Prevention Bulletin – Intermodal Storage Container*';
- A Fire Safety Plan for the site conforming to requirements of BC Fire Code 2.8.2.1; and
- Site plan identifying access routes on the site suitable for fire truck access.

f) Alternatives:

The recommendation is to forward the application to the Agricultural Land Commission for consideration. Should Council not support the petting zoo, tractor train ride, children's play area, pumpkin festival and shipping container uses, Council may elect to deny forwarding this application to the Agricultural Land Commission, in which case it will be considered closed and the application will not proceed further.

CONCLUSION:

The recommendation is to forward the application to the ALC for consideration. Should Council not support the proposed Agri-Tourism uses, including the shipping container use, Council may elect not to forward this application to the ALC.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
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"

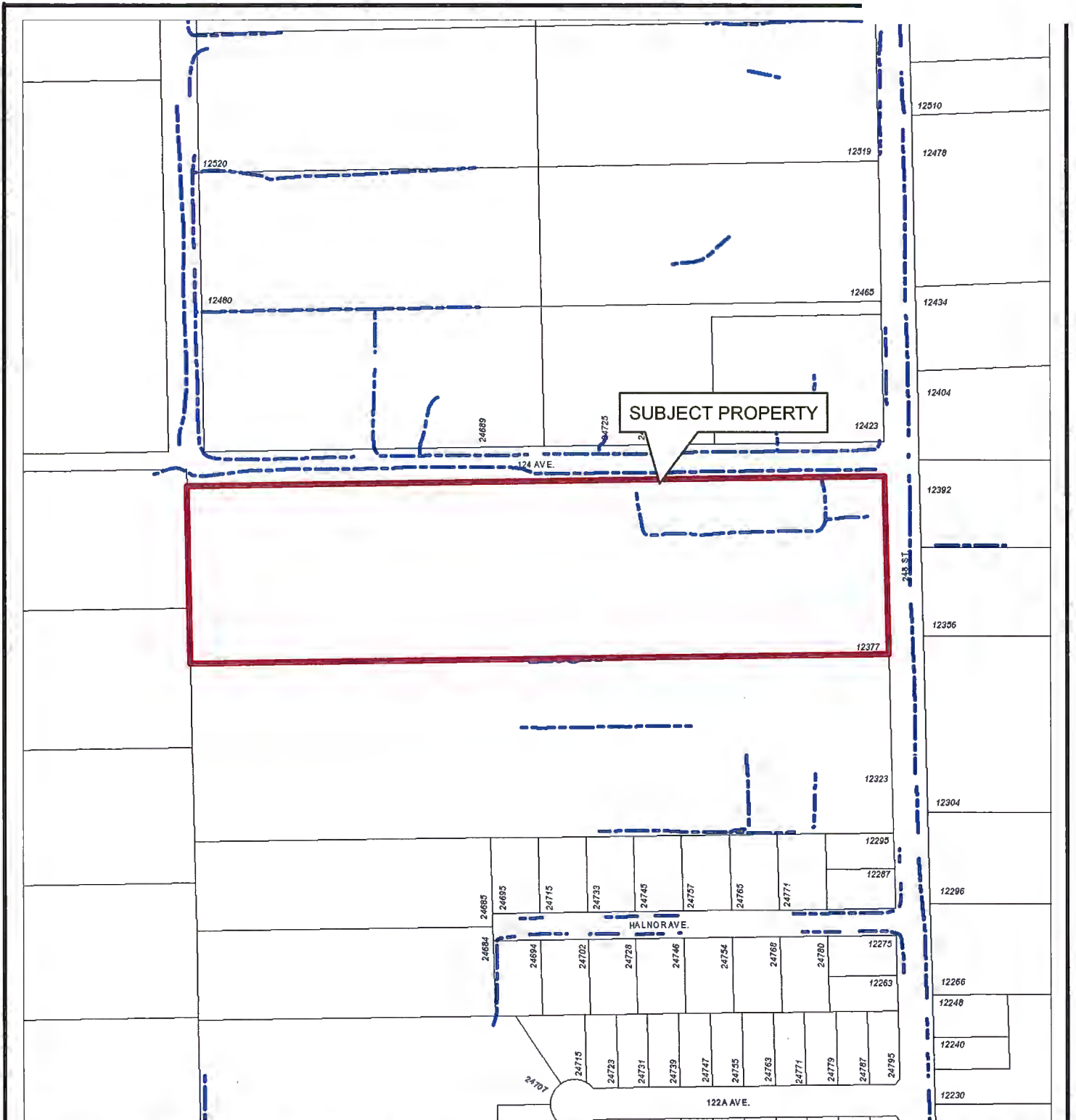
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan



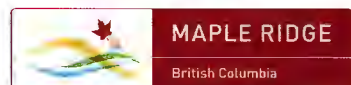
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Legend

--- Ditch Centreline

12377 248 STREET
PID: 000-767-093

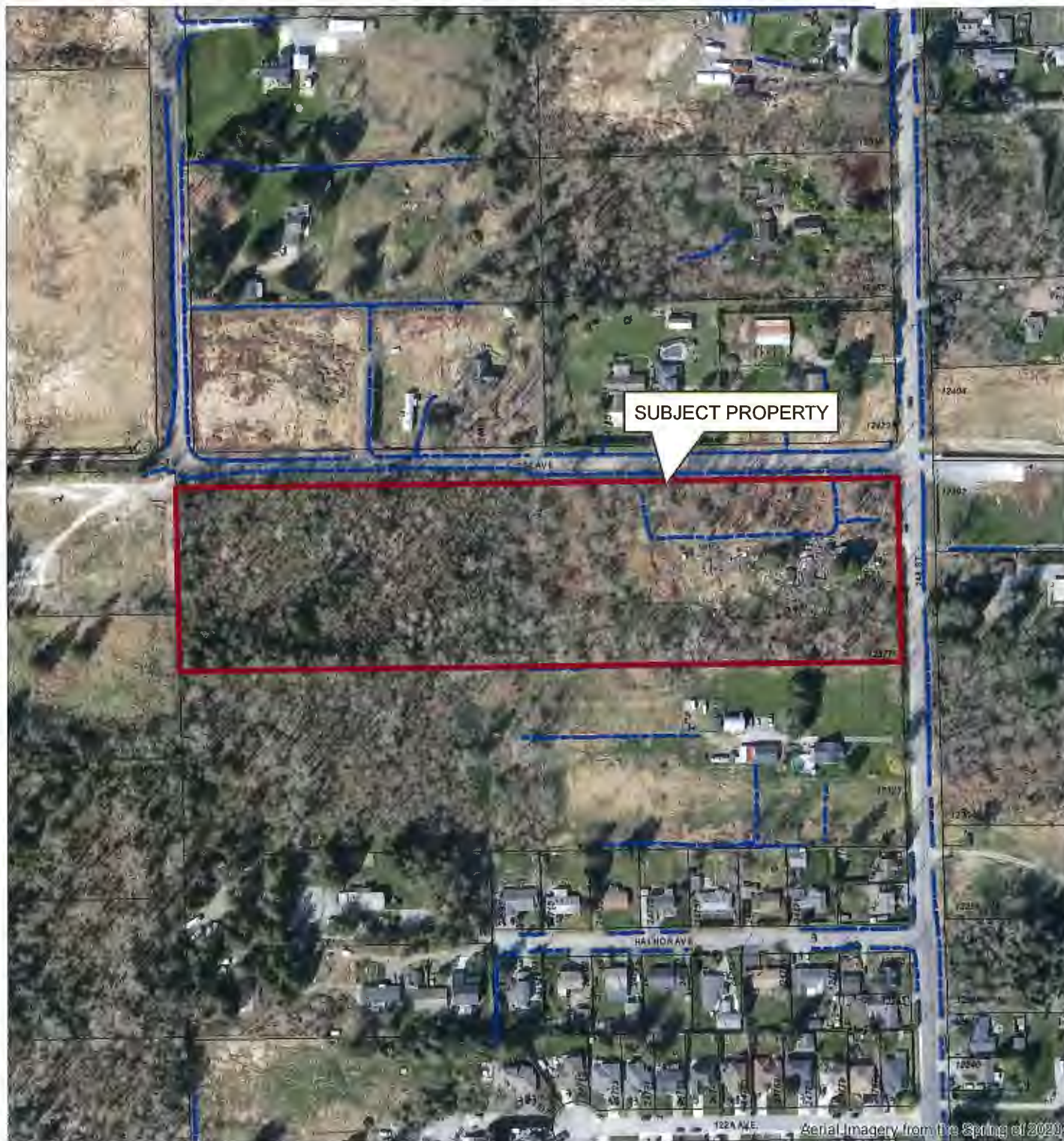
PLANNING DEPARTMENT



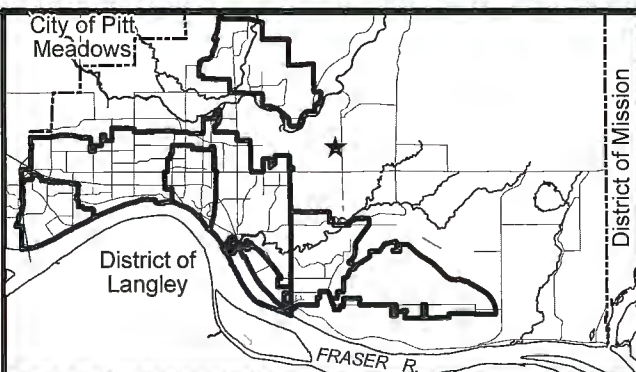
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FILE: 2021-194-AL
DATE: Apr 14, 2021

BY: PC



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12377 248 STREET
PID: 000-767-093

PLANNING DEPARTMENT



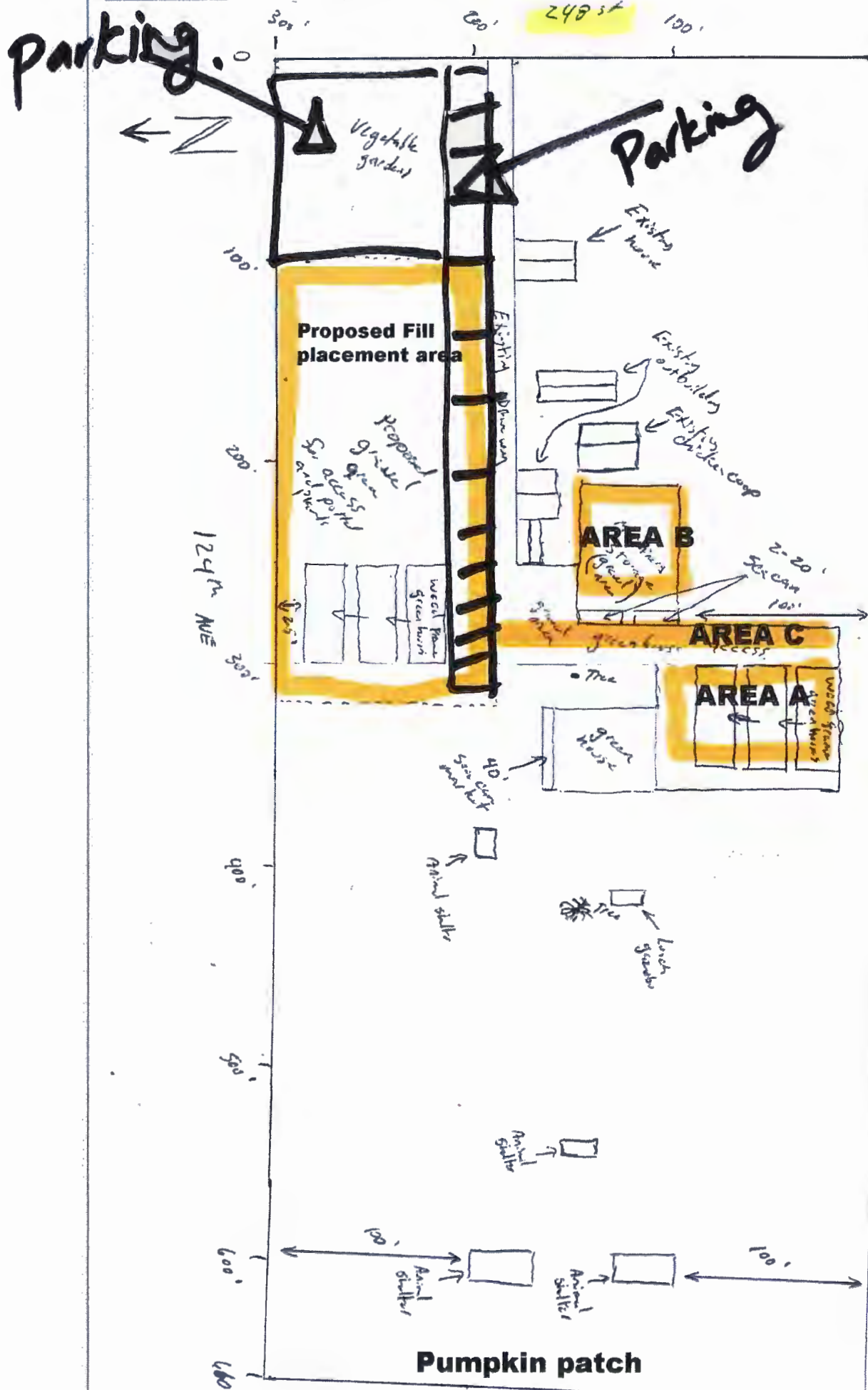
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-194-AL
DATE: Apr 14, 2021

BY: PC



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Temporary Use Permit
10225 272 Street

MEETING DATE: July 20, 2021
FILE NO: 2021-230-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received for a Temporary Use Permit (TUP) to temporarily allow an outdoor café use only at the subject property located at 10225 272 Street. The café will permit seating of up to 56 people in an outdoor setting consisting of picnic tables and gazebos. Parking is to be provided off the existing driveway, with an option for on-site overflow parking, should it be required.

A Temporary Use Permit authorizes a temporary use that is not otherwise permitted in the Zoning Bylaw without the need for a rezoning. TUPs may only be issued if provision is made for them in the Official Community Plan Bylaw (OCP). The TUP process has recently been revised to remove the need for the OCP Amending Bylaw, and has instead permitted TUPs to be considered at one Committee of the Whole (COW) meeting and one Council meeting with public notification provided in a similar manner to a Public Hearing. TUPs can be issued for a maximum of three (3) years and can be renewed only once for an additional three (3) years by a subsequent Council resolution. However, based on neighbourhood concerns the City has recently received, Council has the option of reducing the typical three (3) year period to a lesser amount if desired (i.e. one (1) or two (2) years).

The applicant has been in contact with the various departments regarding the necessary approvals. It should be noted the Business has moved ahead and opened to the public without municipal approvals or benefit of a Business Licence.

This type of application is not subject to the Community Amenity Contribution (CAC).

RECOMMENDATIONS:

That the Corporate Officer be authorized to sign and seal a Temporary Use Permit for property located at 10225 272 Street once the following terms and conditions are met:

- i. Fraser Health approvals must be obtained for all on-site services (well, septic and drainage).
- ii. Washroom facilities required for use of customers and the general public.
- iii. Any new buildings or structures require a Building Permit along with the associated trades permits, where applicable.
- iv. All electrical work for a kitchen must be permitted and certified.
- v. Any permanent kitchen facility will need an approved Building Permit and the Fire Department would be involved through that process.
- vi. A conditional Business License must be obtained contingent on the business operation complying with the following:
 - a) All structures meeting the current BC Building Code;
 - b) Approved Fire Department Inspection;

- c) All external agency requirements being met – (i.e. Fraser Health and Provincial water license if required).
- vii. The TUP Application is recognized for the outdoor café use only. Additional Agri-tourism or commercial ventures are not being considered under this application.

DISCUSSION:

1) Background Context:

Applicant: Yellow House Farms Inc. (Rayne Beverage)
 Owner: Stanley Siscoe

Legal Description: Lot 1 Except: Parcel "A" (Explanatory Plan 10866); Section 6 Township 15
 New Westminster District Plan 5265

OCP:
 Existing: Rural Residential
 Proposed: Rural Residential

Within Urban Area Boundary: No
 OCP Major Corridor: Yes

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

Surrounding Uses:

North:	Use:	Single Family Residential and Agricultural
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Rural Residential
South:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Rural Residential
East:	Use:	Single Family Residential and Agricultural
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Rural Residential
West:	Use:	Single Family Residential and Agricultural
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Rural Residential

Existing Use of Property: Single Family Residential and Agricultural
 Proposed Use of Property: Single Family Residential, Agricultural and Outdoor Cafe
 Site Area: 6.9 Ha (17 acres)
 Access: 272 Street
 Servicing: Urban or Rural Standard Rural Standard
 Previous OR Companion Applications: 2021-036-LI

2) Background:

The applicant had previously been in contact with the City, prior to making the TUP application, on how to implement the outdoor café use. In that time several departments were consulted regarding the necessary approvals for such items related to Zoning Bylaw Regulations, OCP Policy, Building Code, Business Licensing, Engineering Servicing, Fire Regulations, as well as external agencies including Fraser Health, the Ministry of Agriculture and the Agricultural Land Commission. A previous application, 2021-036-LI (Land Use Inquiry), was made on behalf of the same applicant and a report was provided with input from internal departments and external agencies on what types of uses would be permitted on the subject property. From that work, it was determined that a Temporary Use Permit would be the most effective and efficient process to permit the outdoor café use, should it be approved by Council.

Chronology of Events:

December 2020:

- Applicant contacted the City re: abattoir and restaurant use and was advised these uses were not permitted in the RS-3 zone and *Rural Residential* designation.
- Applicant was asked to apply for a Land Use Inquiry

March 2021

- Land Use Inquiry response report outlining permitted and non-permitted uses and reaffirmed the outdoor kitchen, café and abattoir uses are not permitted and indicated that rezoning and necessary permits would be required.
- Applicant was offered a Business Licence for a Farm Stand use to facilitate the sale of produce on the site.

April 2021

- Applicant was provided with invoices (dated March 30, 2021) for the Farm Stand use. It is noted that the invoice remains unpaid as of July 15, 2021, and once paid an inspection would be performed and the Farm Stand Business Licence would be issued.
- Applicant was advised they could apply for TUP as an alternate solution to permit the outdoor café use.
- TUP application was applied for April 29, 2021 and was assigned to a file manager May 11, 2021 when application information was complete.
- As a gesture of good faith, the City advised that as long as all permits (internal departments and external agencies) for the outdoor café were finalized, the City would allow the café to proceed with a conditional Business Licence in conjunction with the TUP process.
- External City Solicitor provided a letter to applicant reaffirming previous discussions on permitted and non-permitted uses.

June 2021

- Applicant was advised that information was still outstanding for building permits and inspections on gazebos before issuance of conditional Business Licence for outdoor café use.

June 25, 2021

- Grand opening of café without all necessary approvals in place.

July 2021

- Cease and Desist letter sent. (Staff can confirm the business continues to operate).
- Building Permit issued for gazebos.

Farm Practices Protection Act:

There has been much discussion regarding the Farm Practices Protection Act. The external Solicitor has advised that the Province protects land in the Agricultural Land Reserve (subject property not

within ALR), areas where land is zoned by local governments for farming and where farming is a priority and specifically permitted. The 'Farm Practices Protection Act protects a farmer's rights to farm within these areas of British Columbia. The Ministry of Agriculture refers to 'normal farm practices', under the Right to Farm Act, which does not include restaurants, parking and other non-farm uses. The protection held by farmers, under the legislation, relates to complaints from odour, noise and dust arising from normal farm practices. It is noted that the farming operation is not at issue, however, the café is not an agricultural use under normal farm practices.

3) Project Description:

The subject property is located on the west side of 272 Street and south of 104 Avenue (See Appendices A and B). The subject property is relatively flat along the eastern portion of the site and gradually increases in grade from east to west. The subject property is a working farm consisting of orchard trees, 25 different herbs, hundreds of types of leafy vegetables as well as the raising animals and bees for honey, eggs and beef.

The proposed temporary use is for an outdoor café use only, which will permit seating for up to 56 people in an outdoor setting. The intention of the outdoor café is to provide a farm-to-plate dining experience using ingredients grown and produced on the farm. The subject property currently has Farm Status from the BC Assessment Authority and employs 15 full-time, seasonal staff and four year-round staff. The dining area is located in the south-eastern corner of the subject property, south of the driveway and adjacent to 272 Street (see Appendix C).

The details of the café include a cooking area located in a cargo trailer outfitted with a commercial kitchen. Two permanent washroom facilities will be provided should this application be supported; however, portable washrooms are being provided in the interim. The proposed café has a dedicated well and septic system. The seating area will include nine tables on a concrete slab and covered by a tent, five gazebos and two picnic tables, with a maximum capacity of 56 people. Parking is located off the driveway and exceeds the required number of parking stalls of eight (8), as identified in the Off-Street Parking and Loading Bylaw. There is also additional overflow parking available onsite, if necessary.

It is also noted that the subject property is on the 'Heritage Inventory' and is known as the Lee Residence from 1914.

4) Planning Analysis:

i) Official Community Plan:

The subject property is designated *Rural Residential* in the OCP, which according to Policy 3-7, supports '*agricultural uses and low density, single detached and duplex dwellings*'. The *Rural Residential* designation does not allow a café use on the subject property; therefore, the use is not compliant. The commercial policies in the OCP support *Rural Commercial* uses, with the intent to cater to the daily convenience shopping and service needs of a rural population and provide a limited range of services.

Under the *Rural Commercial* category, OCP Policies 6-38 and 6-39 state the following:

Maple Ridge will encourage the development of small Rural Commercial centres outside the Urban Area Boundary to serve the rural population.

Rural Commercial Centres and outdoor commercial recreation facilities will be considered subject to satisfying Parking Bylaw and Zoning Bylaw requirements, traffic, access, site design, and compatibility with adjacent land uses.

Based on Policies 6-38 and 6-39 there is policy support for a commercial use on the subject property, providing that traffic, access, site design and compatibility with adjacent land uses can be demonstrated.

Agricultural Plan

The Maple Ridge Agricultural Plan identifies long-term visions for Agriculture in Maple Ridge. Visioning language within the Agricultural Plan includes reference to sustainable farming, whereby:

the creation of a resilient food production system in the community, providing food security and beneficial agricultural land use in a variety of ways ranging from backyard gardening to community supported agriculture to commercial ventures. In particular, agriculture will attract and support new and young entrepreneurs.

And further:

all scales of farming activity in Maple Ridge producing a diversity of products and services using a range of business models from conventional full-time farming to part-time, smaller scale and community-based farming. It also recognizes that it is not a choice of one type of farming over another. It is very possible that more than one business model will occur on a property.

From the policy references listed above, the City of Maple Ridge recognizes that agriculture is a vital component of the community's rural character and of the local economy; however, policies must match up with the municipal regulations in order to be permitted on the subject property. Should this use be made permanent in the future, an OCP amendment will be required to designate the property as *Rural Commercial*.

Temporary Use Permit

In order to allow the use a Temporary Use Permit (TUP) was recommended. The TUP would allow Council to consider the application and allow the use on a temporary basis. The following TUP policies in the OCP are in place to allow the City to require conditions and guidelines for the use, as well as removal and restoration requirements once the TUP terminates.

1. *Lands in the City may be designated to permit temporary uses if a condition or circumstance exists that warrants the use for a short period of time but does not warrant a change of land use designation or zoning of the property.*
2. *Council has the authority by resolution to issue Temporary Use Permits to allow temporary uses on specific properties. Council may specify conditions for the temporary use.*
3. *Designated Temporary Use Permit areas will require guidelines that specify the general conditions regarding the issuance of permits, the use of the land, and the date the use is to terminate.*

4. *As a condition of issuing the permit, Council may require applicants or owners to remove buildings, to restore the property to a specific condition when the use ends, and to post a security bond. A permit may be issued for a period of up to three years, and may be renewed only once.*
5. *Council may issue Temporary Use Permits to allow:*
 - a) *temporary commercial uses, i.e., temporary parking areas;*
 - b) *temporary industrial uses, i.e. soil screening; and*
 - c) *other temporary uses.*
6. *A Temporary Use Permit is issued in accordance with the provisions of Section 492 of the Local Government Act.*
7. *The entire City of Maple Ridge is designated as a Temporary Use Permit Area which may allow Council to issue a Temporary Use Permit. The described purpose of the use and the specified general conditions for issuing a permit are to be described as part of the Temporary Use Permit.*

ii) Zoning Bylaw:

Agriculture is typically a permitted use in the RS-3 (Single Detached Rural Residential) zone and it permits a range of agriculture-related uses. However, the proposed outdoor café is not a permitted use under the current zone, therefore, the TUP approval is required to permit the use.

The TUP application does not propose to amend the subject property's current RS-3 (Single Detached Rural Residential) zoning. Instead, the Temporary Use Permit allows the proposed outdoor café use for up to three (3) years, and may only be extended once for another three (3) years subject to a further Council resolution. In this case, staff are recommending that the initial permit be for a period of one (1) year to ensure that neighbourhood compatibility can be satisfied, and that Council will be able to reassess prior to granting the possibility of an additional extension of between 1,2 or 3 years. At which time no further extensions are possible and the applicant would be required to rezone or cease operation of the business.

All lands within the City are zoned and must conform to the provisions of the Zoning Bylaw. This applies to lands both within and outside the Agricultural Land Reserve (ALR). Regarding agricultural activity on a non-ALR parcel, the local government has authority to apply its own bylaws and regulate uses as they choose.

It is noted that the applicant has disputed the authority of the Zoning Bylaw, and further, that the City has sought legal confirmation regarding its authority to regulate uses within the document. This information was conveyed to the applicant by way of Staff and the City's Solicitor.

iii) Development Permits:

A Development Permit is not required for this type of application.

iv) Development Information Meeting:

A Development Information Meeting is not required for this TUP application; however, should the subject property rezone in the future, a DIM will be required.

5) Interdepartmental Implications:

i) Engineering Department:

Only one access to the property is permitted and is being provided under the existing driveway. Street parking will not be permitted. Any proposed farm stand activity needs to occur on private property as no parking or stopping on the road or boulevard would be permitted.

ii) Building Department:

Should any use be planned that allows the general public access, washroom facilities are required. Any new buildings or structures will require a Building Permit along with the associated trades permits where applicable.

iii) Fire Department:

All electrical work for a kitchen must be permitted and certified. Any structures used to house cooking equipment must be reviewed and approved by the Fire and Building Departments; Fraser Health must also inspect and approve the facility.

Any proposed mobile food vending or kitchen would need to have the facility inspected under the regional mobile food vendor program. The Fire Department can conduct this inspection for the applicant. Any permanent kitchen facility will need an approved Building Permit and the Fire Department would be involved through that process.

iv) Bylaws, Licencing and Permits:

In regards to Business Licencing, any approval is contingent on the property & business operation meeting compliance. The general overview being:

- Permitted land use;
- Structures meeting the current BC Building code;
- Approved Fire Department inspection;
- All external agency requirements being met – i.e. Fraser Health; and
- Fulfilling all Business License & Regulation Bylaw requirements.

The TUP Application is recognized for the outdoor café use only. Additional Agri-tourism or commercial ventures are not being considered under this application.

The Approval of the TUP does not grant approval for liquor sales or service. These would need to be addressed separately in conjunction with the Liquor and Cannabis Regulation Branch.

Recent complaints have been received with concerns about unpermitted commercial uses and noise stemming from the café use creating a disturbance to the neighbourhood. Complaints have suggested noise in the area until after midnight. It is suggested that the TUP limit the hours of operation to 9 PM to mitigate noise impacts.

The Bylaws Department issued a letter to the applicant, dated July 3, 2021 (File No. 21-111475), confirming the 'Sunflower Café' at the subject property was deemed to be operating without an approved City of Maple Ridge Business Licence. As such, the applicant is required to 'Cease and Desist' all business activity related to the outdoor café until outstanding permits are obtained and then a conditional Business Licence will be issued. Staff have confirmed that the business continues to operate in contravention of the Cease and Desist Letter.

v) Environment Section

The subject application was reviewed by the Environment Section with the following comments:

- Any proposed use within 50 m (164 ft.) of a watercourse may require a Watercourse Protection Development Permit;
- Any proposed deposit of soil or other material will require a Soil Deposit Permit, whether for parking or roads or other uses. The hog fuel currently used for the parking area was implemented without permit. The applicant is required to apply, retroactively, for a Soil Deposit Permit for this use as a condition of the TUP.
- Where the property is fully farmed out and there is a request to farm crops within the setback, there is the potential to reduce the 30 m (98 ft.) setback to 15 m (49 ft.) as long as there are no structures (roads, buildings, greenhouse frames, riding rings, etc.); however, farming elsewhere on the property would need to be maximized first.
- A provincial Water License may be required from the Provinces Water Management Branch for a commercial use at this location and should be investigated by the applicant.
- Non-farm development requires an Agricultural Impact Assessment (AIA). Should permanent zoning be sought, an AIA will be required.

6) Citizen/Customer Implications:

The Council consideration process includes four (4) steps:

1. Application received and reviewed by City staff.
2. Public notification undertaken by the City with mailout to the properties within 50 m of the site (mailout sent July 7, 2021) and one (1) newspaper ad (placed on July 16, 2021).
3. Council at the Committee of the Whole reviews the TUP application.
4. Council considers issuance of the TUP after receiving any correspondence and hearing from any residents/owners.

Following the issuance of the permit, the café can operate for a period defined by Council and can then apply for an extension. At the end of the extension, the use will cease or an OCP and rezoning amendment will be required.

If Council is supportive of the use, Staff recommend that the TUP be issued for a period of 1 year. The applicant has 30 days after the Council resolution to fulfill the conditions of the conditional Business Licence, after which municipal ticketing may commence.

7) Alternative:

TUPs can be issued for a maximum of three (3) years and renewed only once for an additional three (3) years by a subsequent Council resolution. However, based on neighbourhood concerns the City has recently received, it is recommended that the TUP be for a period of one (1) year to assess impacts to the neighbourhood.

Alternatively, Council can choose:

- That the TUP be issued for two (2) or three (3) years, or
- That the TUP be denied.

CONCLUSION:

It is recommended that application 2021-230-RZ be granted by way of Council resolution and the applicant be required to complete all compliance requirements to achieve a Business Licence for the outdoor café.

"Original signed by Chuck Goddard" for

Prepared by: **Adam Rieu**
Planner 1

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

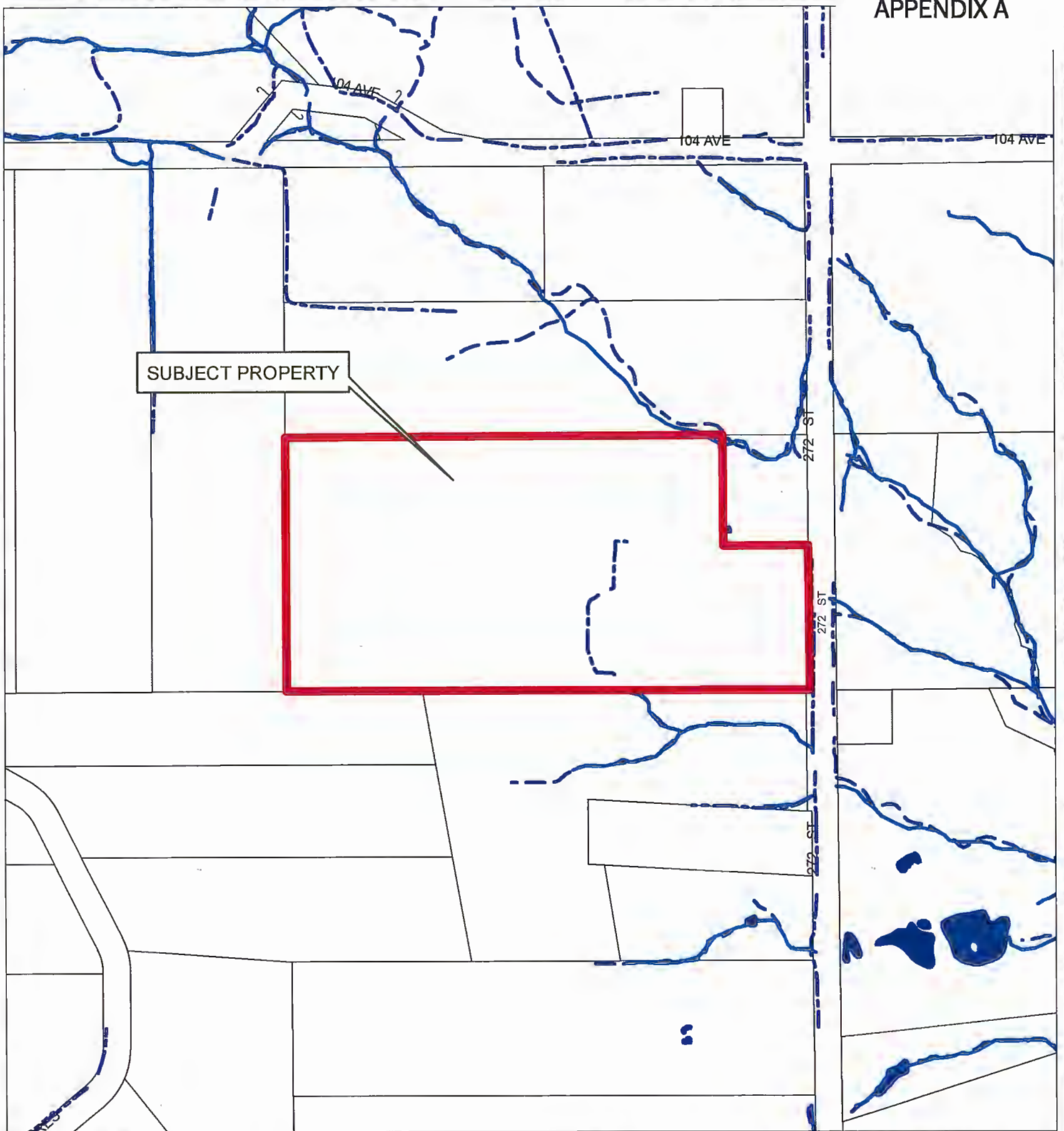
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"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 – Site Plan
Appendix D – Key Plan
Appendix E – Draft Temporary Use Permit



Scale: 1:4,000

Legend

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

10225 272 STREET
PID: 011-136-341

CLERKS DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-230-RZ
DATE: Jul 5, 2021

BY: DT



Aerial Imagery from the Spring of 2020



Scale: 1:4,000

Legend

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

10225 272 STREET
PID: 011-136-341

CLERKS DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-230-RZ
DATE: Jul 5, 2021

BY: DT

1. THE FABRICATION STRUCTURES AS DESCRIBED IN THESE DRAWINGS HAVE BEEN DESIGNED IN SUBSTANTIAL COMPLIANCE WITH THE 65 BUILDING CODE 2018.
2. PERFORM ALL WORK IN ACCORDANCE WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
3. DESIGN CHECKS CRITERIA TO BE BUILDING CODE AS FOLLOWS:
a. WIND SPEED: 150 MPH
b. WIND PRESSURE: 15.0 PSF
c. SEISMIC SAFETY: 3.72, SAFETY = 0.97, SAFETY = 0.97, SAFETY = 0.97
4. IF ANY HIDDEN DAMAGE IS UNCOVERED DURING THE COURSE OF CONSTRUCTION WORK, REPORT IT PROMPTLY TO THE ENGINEER.
5. ALL DIMENSIONS TO BE FIELD VERIFIED BY CONSTRUCTION PRIOR TO ORDERING MATERIALS.
6. NOTIFY THE ENGINEER 48 HOURS IN ADVANCE FOR SITE REVIEW OF COMPLETED STRUCTURAL WORK PRIOR TO COVERING UP.

LOCATION	MIN. DRY CLAMP, DAYS	SLIP 30 min	MAX. ASK 30 min	CLASP 1 h-4 h	AIR 1 h-4 h	W/C 1 h-4 h
TOOTHING	20 min	30 min	30 min	1 h-4 h	1 h-4 h	1 h-4 h
FLAT SLAB GRADE	20 min	30 min	30 min	1 h-4 h	1 h-4 h	1 h-4 h

1. TO REINFORCING WORK IN ACCORDANCE WITH CANADA STANDARD 1.
2. MATERIALS SPECIFIED MUST BE TO CANADA'S GRADE 40N.
CLEAR COVER TO PRINCIPAL REINFORCEMENT UNLESS NOTED OTHERWISE.
3. ALL REINFORCEMENT SHALL BE PLACED, SUPPORTED & FULLY
WET DOWLING IS NOT PERMITTED.
4. MINIMUM LENGTHS: LAP
1500 mm 600 mm
1500 mm 600 mm
5. ALL REINFORCEMENT SHALL BE PLACED, SUPPORTED & FULLY
WET DOWLING IS NOT PERMITTED.

1.	FRAMING AND PARTITIONS SHALL BE PERMIT THE BUILDING CODE 210 PART 1 AND CANAL CODE.	
2.	FRAMING SHALL BE CONFORM TO CANAL SHIP BUILDING CANAL RULES FOR CANAL LUMBER AND SHALL HAVE A MAXIMUM 12% MOISTURE CONTENT THROUGHOUT CONSTRUCTION.	
3.	FRAMING SHALL BE CONFORM TO CANAL SHIP BUILDING CANAL RULES FOR CANAL LUMBER.	
4.	FRAMING SHALL BE CONFORM TO CANAL SHIP BUILDING CANAL RULES FOR CANAL LUMBER.	
5.	FRAMING SHALL BE CONFORM TO CANAL SHIP BUILDING CANAL RULES FOR CANAL LUMBER.	
6.	FRAMING SHALL BE CONFORM TO CANAL SHIP BUILDING CANAL RULES FOR CANAL LUMBER.	
7.	FRAMING SHALL BE CONFORM TO CANAL SHIP BUILDING CANAL RULES FOR CANAL LUMBER.	

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1. THE DESIGNER SHALL PROVIDE THE ENGINEER AND REVIEWER REVIEWED SUGGESTIONS PRIOR TO ANY REVISION.
2. THE DESIGNER SHALL SUBMIT ALL LOADS INCLUDING UNIT, TRUCKS, RAMPING, DETAIL AND INCLUDING FASTENERS AND CONNECTIONS REQUIRED TO PLATE ORIENTED, ETC.
3. A PROFESSIONAL ENGINEER REGISTERED IN I.C. SHALL SEAL AND SIGN THE SUGGESTIONS AFTER INITIAL REVIEW.
4. $f_m = 2.2 \text{ ksi}$, $f_c = 8.3 \text{ ksi}$
5. BOTTOM CHORD DEAD LOAD = 0.6 k/ft (100 PSF)
6. ROOF DEAD LOAD = 0.8 k/ft (100 PSF)
7. DESIGN TRUSSES AND PROVIDE INCREASING FOR MINIMUM NET UNIT.

PROPERTY INFO:
CIVIC ADDRESS: 13229 272 STREET MAPLE RIDGE, AC
LEGAL ADDRESS: LT 1, SEC 6, TWP 15, RWD, PM, NWP5280
PID: 011-15-041
ZONING: RM-3
APPROX. CITY AREA: 6,527 sq.

51.0 STRUCTURAL NOTES & SITE PLAN
52.0 KEY PLAN
53.0 GAZEBO, TENT AND SIGNAGE DETAILS
54.0 WASHROOM PLANS, SECTION AND DETAILS

UNIT 1 LAB 101		NOTES & SITE PLAN	
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ROAD / DRIVEWAY

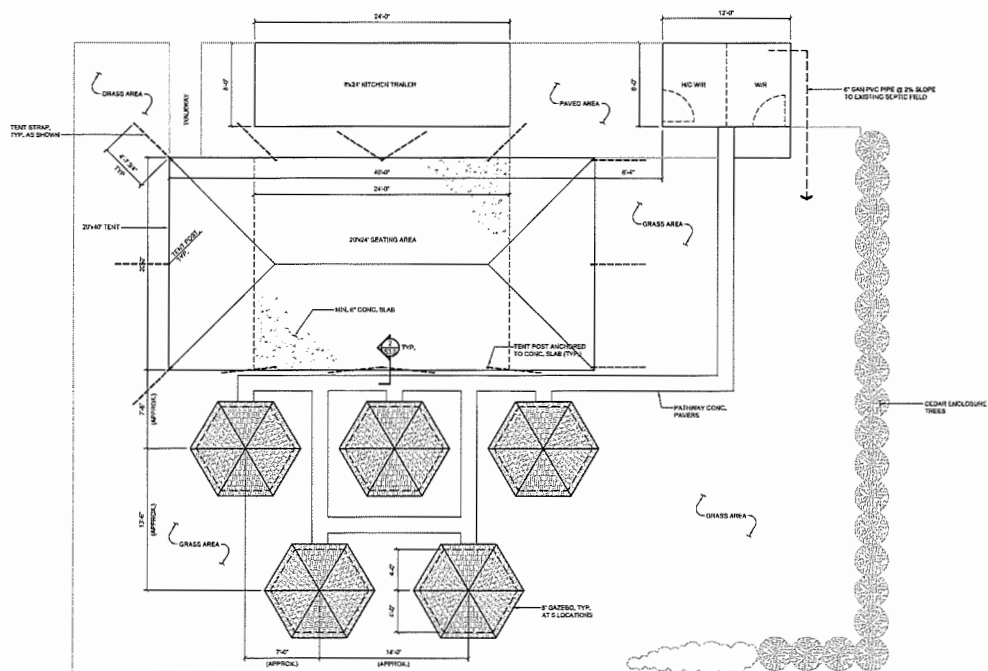
COMPACTED 8" THK.
GRAVEL ROAD

PARKING AREA

COMPACTED 8" THK.
GRAVEL PARKING AREA

SEWAGE SEE
DETAILS ON SHEET
A-2

272 STREET



KEY PLAN
3/16" = 1'-0"

No.	DESCRIPTION	DATE	BY	CHK
1	PRELIMINARY	JUN. 1, 2021	HY	CFR

THIS DRAWING IS FOR INFO ONLY PURPOSES.
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KIND IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF J.D. DESIGN ENGINEERING LTD.

 DESIGN ENGINEERING LTD. UNIT 209 • 20641 LOGAN AVENUE LANGLEY BC CANADA V3A 4G9 TEL: 604-273-4444 FAX: 604-273-4445 WWW.JDENGINEERING.COM			
PROJECT:		FARM STRUCTURES 10091-272 STREET, MAPLE RIDGE, BC	
CLIENT:		YELLOW HOUSE FARM	
SHEET CONTENT: KEY PLAN			
DATE:	SCALE:	PROJECT NO.:	SHEET NO.:
05/27/2021	AS SHOWN	Y2-1	S2



City of Maple Ridge

TEMPORARY USE PERMIT NO. 2021-230-RZ

TO: Yellow House Farms Inc.
10225 272 Street
Maple Ridge BC V2W 1R1
 (the "Permittee")

1. This Development Permit (the "Permit") is issued subject to compliance with all the Bylaws of the City of Maple Ridge (the "Municipality") applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to, and only to, those lands within the Municipality described below and any and all buildings, structures, and other development thereon:

Lot 1 Except: Parcel "A" (Explanatory Plan 10866); Section 6 Township 15 New Westminster District Plan 5265
 (the "Lands")

3. The Lands described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof, including:
 - The TUP use must comply with all Municipal Bylaws and Provincial Regulations;
 - Hours of operation shall permit the café use to operate daily from 10am to 9:00pm.
 - All parking for the proposed use must be located on the subject property and meet the Off-Street Parking and Loading Bylaw requirement of eight (8) stalls.
 - Fraser Health approvals must be obtained for all on-site services (well, septic and drainage).
 - Washroom facilities are required for use of customers and the general public.
 - Any new buildings or structures require a Building Permit along with the associated trades permits, where applicable.
 - All electrical work for a kitchen must be permitted and certified.
 - All electrical work must be approved by the City.
 - Any proposed mobile food vending or kitchen would need to have the facility inspected under the regional mobile food vendor program. The Fire Department can conduct this inspection for the applicant.
 - Any permanent kitchen facility will need an approved Building Permit and the Fire Department would be involved through that process.
 - A permanent Business License must be obtained and kept in good standing contingent on the business operation complying with the following:
 - a. All structures meeting the current BC Building Code;
 - b. Approved Fire Department Inspection;
 - c. All external agency requirements being met – (i.e. Fraser Health and Provincial Water Management Branch, if required).

- The TUP Application is recognized for the outdoor café use only. Additional Agri-tourism or commercial ventures are not being considered under this application.
 - The Approval of the TUP does not grant approval for liquor sales or service. These items would need to be addressed under separate consideration in conjunction with the Liquor and Cannabis Regulation Branch.
 - Any proposed use within 50m of a watercourse may require a Watercourse Protection Development Permit.
 - Any proposed deposit of soil or other material will require a Soil Deposit Permit, whether for parking or roads or other uses. The hog fuel currently used for the parking area was implemented without permit. The applicant is required to apply, retroactively, for a Soil Deposit Permit for this use.
 - An Agricultural use is permitted, as per 'Agricultural' definition as defined in Zoning Bylaw No. 7600-2019.
4. If the Permittee does not substantially commence the development permitted by this Permit within 24 months of the date of Council Authorization of this Permit, this Permit shall lapse.
 5. This Permit is not a Building Permit.
 6. An Agricultural Impact Assessment (AIA) will be required as a condition of a rezoning application.
 7. This Permit is for a maximum of 1 year from the date of Council's authorizing resolution.
 8. Failure to comply with the terms and conditions of this permit may result in the revocation of the permit by Council.

AUTHORIZING RESOLUTION passed by the Council the day of 2021.

ISSUED on the day of , 2021 .

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7777-2021;
24366 and 24388 River Road and 24548 Lougheed Highway and PID No. 012-847-046, 012-846-970, 012-846-902 and 012-847-119

MEETING DATE: July 20, 2021
FILE NO: 2021-074-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 24366 and 24388 River Road, 24548 Lougheed Highway and unaddressed lots identified by PID No. 012-847-046, 012-846-970, 012-846-902 and 012-847-119 from RS-3 (Single Detached Rural Residential) to M-2 (General Industrial), to permit the future construction of a trucking and storage facility, spanning several buildings.

The subject properties are designated as Industrial in the Official Community Plan and are located outside of the Urban Area Boundary. To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

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

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

2. That Zone Amending Bylaw No. 7777-2021 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C, F and G of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant: Seven Horses Transportation Ltd.

Legal Description: Parcel "B" (Reference Plan 2624) District Lot 409 Group 1 New Westminster District; and
Parcel "D" (reference Plan 6401) District Lot 409 Group 1 New Westminster District
Except: Firstly; Part on Statutory Right of Way Plan 4697
Secondly; Part Dedicated Road on Plan LMP39099; and
Parcel "B" (Reference Plan 8151) District Lot 409 Group 1 New Westminster District
Except: Part Dedicated Road on Plan LMP39099; and
Parcel "C" (Reference Plan 3150) District Lot 409 Group 1 New Westminster District; and
Parcel 1 District Lot 409 Group 1 New Westminster District Plan LMP39102; and
Lot 3 Except: Part Road on Plan LMP4241, District Lot 409 Group 1 New Westminster District Plan 12820; and
Parcel "A" (Explanatory Plan 12245) Lot 3 Except: Part Road on Plan LMP4241, District Lot 409 Group 1 New Westminster District Plan 11584.

OCP:

Existing: Industrial
Proposed: Industrial

Within Urban Area Boundary: No
Area Plan: No, OCP General Land Use Map
OCP Major Corridor: Yes

Zoning:

Existing: RS-3 (Single Detached Rural Residential)
Proposed: M-2 (General Industrial)

Surrounding Uses:

North:	Use:	Single Family Residential and Vacant
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Industrial
South:	Use:	Canadian Pacific Railway and Fraser River
	Zone:	N/A
	Designation:	N/A
East:	Use:	Campground and Single Family Residential
	Zone:	CS-3 (Recreation Commercial) and RS-3 (Single Detached Rural Residential)
	Designation:	Industrial

West:	Use:	Vacant and Single Family Housing
	Zone:	RS-3 (Single Detached Rural Residential) and RS-2 (Single Detached Suburban Residential)
	Designation:	Industrial and Rural Residential
Existing Use of Property:		Vacant
Proposed Use of Property:		Industrial
Site Area:		1.577 HA. (3.9 acres)
Access:		Lougheed Highway/River Road
Servicing requirement:		Urban Standard

b) Background

One of the outcomes of the 2014 *Commercial & Industrial Strategy* was that the City will need upwards of 69-93 hectares (170-230 acres) of additional industrial lands by 2040. The Strategy examined lands within the City and identified a number of areas that could potentially accommodate employment-based land uses.

On March 18, 2016 Council directed staff to review the lands in the vicinity of the subject site, to determine if the lands could support employment-generating land uses. Council also pursued further dialogue with Kwantlen First Nations.

As part of the ongoing updates to the City's Employment Land Re-designation process, OCP Amending Bylaw (Bylaw No. 7335-2017 Area 2: Lougheed Lands) was considered for final reading and adopted at the September 12, 2017, Council Meeting. Under Bylaw No. 7335-2017, the subject properties were redesignated from Suburban Residential to Industrial, in order to facilitate future employment uses on the site.

The site was the subject of a previous Soil Deposit Permit under application no. 2019-062-SP (see Appendix E), to permit the deposit of 638,000 cubic metres on the properties at 24548 Lougheed Highway, 24366 and 24388 River Road and adjacent lot to 24548 Lougheed Highway. At the Council meeting on October 1, 2019, Council approved the Soil Deposit Permit. The process was estimated to take approximately seven (7) years to complete. Subsequently, the applicant decided not to proceed with the Soil Deposit Permit and the permit lapsed.

c) Site Characteristics

The subject site is located on the south side of Lougheed Highway and the irregular shaped site (Appendix A) is strategically located for industrial development. The site consists of seven (7) lots, five (5) of which are located between the two ends of River Road on the north side of the Canadian Pacific Railway tracks. In addition, there are two (2) separate parcels that are located on the south side of the Canadian Pacific Railway, therefore, isolated from the other parcels to the north. The subject site is located outside of the Urban Area Boundary and is outside of the Metro Vancouver Urban Containment Boundary.

The site is characterized by steep slopes in excess of 25% and several watercourses that will impact the location of development will necessitate the placement of substantial fill on the properties, as noted above in the report. The subject site also is well vegetated with trees and other shrubs. To the west and north of the proposed development site are some vacant lots, sparsely vegetated, as well

as some single family dwellings. To the east of the development is a campground and a single family dwelling. To the immediate south of the site is the Fraser River and CPR Railway.

d) Project Description:

The applicant is proposing to rezone the subjected properties located at 24366 and 24388 River Road, 24548 Loughheed Highway and unaddressed lots identified by PID No. 012-847-046, 012-846-970, 012-846-902 and 012-847-119 from RS-3 (Single Detached Rural Residential) to M-2 (General Industrial), to permit the future construction of a trucking and storage facility, spanning several buildings. The site will host several warehouse and storage buildings and associated office space, to act as the headquarters for Seven Horses trucking company. Seven Horses Transportation Ltd is a transport company that specializes in transportation, logistics and storage of unusual or oversized loads. The business is family-owned and has been operating in the Lower Mainland since the 1990s. Apart from the aforementioned buildings, the remaining portion of the site will support outdoor storage and some surface parking.

The applicant is proposing a reduced volume of fill on the subject site, as compared with the previous 2019 Soil Permit, therefore, reducing the total length of time to fill the site from the previous fill application. The new application seeks to combine some fill with onsite regrading to allow the site to be used after a shorter fill time (i.e. less than the previous estimate of seven (7) years). The applicant is proposing to extend the existing frontage road from the west to east across the site and construct a new signalized intersection to the east of the site at Loughheed Highway. This new intersection will be subject of a future referral to the Ministry of Transportation and Infrastructure and require their approval. The site currently lacks municipal water, storm and sewer. As part of the current application, a proposal to connect to the City's municipal water system has been provided, along with on-site septic and stormwater management systems.

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

e) Planning Analysis:

Official Community Plan:

The development site is designated Industrial in the Maple Ridge OCP. The proposed rezoning and land use aligns well with this designation. There are environmentally sensitive areas within the proposed site that the applicant is proposing to preserve, therefore, an Official Community Plan amendment will be required to redesignate these portions of the site to conservation.

Zoning Bylaw:

The current application proposes to rezone the site from RS-3 (Single Detached Rural Residential) to M-2 (General Industrial), (see Appendix C) to permit the future construction of a trucking and storage facility (see Appendix D). The minimum lot size for the current M-2 (General Industrial) zone where a Community Water System exists, but no Community Sanitary Sewer System is available, is 4000 m², the proposed development will meet this minimum area. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

As the properties are outside of the Urban Area Boundary, the application is exempt from a Section 8.6 Industrial Development Permit for form and character of the buildings.

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

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

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

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

Development Information Meeting:

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

f) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) Ministry of Transportation and Infrastructure;
- g) Fisheries & Oceans Canada;
- h) Metro Vancouver Regional District; and
- i) Ministry of Environment

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

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

g) Early and Ongoing Consultation:

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

h) Development Applications:

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

1. A complete Official Community Plan Amendment Application (Schedule A);
2. A complete Rezoning Application (Schedule B or Schedule C);
3. A Watercourse Protection Development Permit Application (Schedule F);
4. A Natural Features Development Permit Application (Schedule G);

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

CONCLUSION:

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

"Original signed by René Tardif"

**Prepared by: René 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 – Zone Amending Bylaw No. 7777-2021

Appendix D – Proposed Site Plan

Appendix E – Previous Soil Deposit Permit Report to Council Dated September 17, 2019



Scale: 1:4,500

Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River Centreline (Topographic)
- Lake or Reservoir
- River

24366 & 24388 RIVER RD, 24548 LOUGHEED HWY,
PID'S: 007-118-309, 007-118-431, 024-277-657,
012-847-046, 012-846-970, 012-846-902, & 012-847-119

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-074-RZ
DATE: Jul 7, 2021

BY: DT



Scale: 1:4,500

Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River Centreline (Topographic)
- Lake or Reservoir
- River

24366 & 24388 RIVER RD, 24548 LOUGHEED HWY,
 PID'S: 007-118-309, 007-118-431, 024-277-657,
 012-847-046, 012-846-970, 012-846-902, & 012-847-119

PLANNING DEPARTMENT

**MAPLE RIDGE**

British Columbia

mapleridge.ca

FILE: 2021-074-RZ
 DATE: Jul 7, 2021

BY: DT

CORPORATE OFFICER

Seven Horses
Storage Facility
24366-24388 River Rd & 24548 Lougheed Hwy
Maple Ridge, BC

SITE PLAN CONCEPT



- Site Boundary
- Building Setback
- Conservation Area (33,890 m²)
- Developable Area (6.0 ha / 14.8 ac)
- Retained Watercourse
- Infilled Watercourse
- Remnant Lot
- Preliminary Stormwater Management Area
- Slope Fill Area
- 30m Setback

LEGAL DESCRIPTION
PID 007-118-309
PID 007-118-431
PID 012-847-046
PID 024-277-657
PID 012-846-970

GROSS SITE AREA
9.8 hectares / 24.3 acres

NET SITE AREA
xx hectares / xx acres

EXISTING DESIGNATIONS
OCP: INDUSTRIAL
NCP: xxx
Zoning: RS-2

PROPOSED DESIGNATIONS
OCP: INDUSTRIAL
NCP: xxx
Zoning: M-2

LOT YIELD
Existing: 5 lots
Proposed: 1 lots

DENSITY
Gross: xx uph / xx upa
Net: xx uph / xx upa

TOTAL FLOOR AREA
172,000 sqft
Proposed: 1 lots

PARKING
Number of Parking Stalls: 88
1 per 186 m² gross floor area

Scale: 1:2500

Project 21-041
06 / 14 / 2021

APPENDIX D

Drawing
1

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.
M:\CAD\2021\21-041\ENR\GP\AppendixD\21-041 - Site Concept Plan 2021-06-14.dwg


mapleridge.ca
City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	September 17, 2019
FROM:	Chief Administrative Officer	FILE NO:	2019-062-SP
		ATTN:	C o W
SUBJECT:	Additional Information: Soil Deposit Permit application for 24548 Lougheed Highway, 24388 and 24366 River Rd, and the adjacent lot along Lougheed Highway		

EXECUTIVE SUMMARY:

At the July 23, 2019 Council Meeting, Council requested more information and deferred a decision on file 2019-062-SP until Council has received additional information in September. The Soil Deposit Permit application (2019-062-SP) is for the deposit of 638,000 cubic meters (m³) of soil (approximately 95,000 trucks) on the properties at 24548 Lougheed Highway, 24366 and 24388 River Road and the adjacent lot (no civic address) situated north of 24548 Lougheed Highway (Appendix A). These properties are located within the employment lands as identified in the City's Commercial and Industrial Strategy. The Applicant intends to rezone the property for industrial following completion of the soil deposit project. The Applicant anticipates the soil deposit work will take approximately seven years to complete.

This application is being processed under the requirements of the City of Maple Ridge Soil Deposit Bylaw (7412-2017) which requires Council's review and approval on applications that propose the deposit of more than 20,000 m³ (approximately 3,000 loads) of material.

During the Council Meeting Council identified concerns related to truck traffic, potential for contamination, and monitoring of the project.

This report amendment provides Council with a brief summary of the improvements related to the City's new Soil Deposit Bylaw (7412-2017) and how it helps to address the concerns raised by Council. This report also includes a summary of the applicant's response that speaks to Council's concerns.

RECOMMENDATION:

That the application for a Soil Deposit Permit submitted for the deposit of 638,000 cubic meters on the properties at 24548 Lougheed Highway, 24366 and 24388 River Road and adjacent lot to 24548 Lougheed Highway be approved.

DISCUSSION:
City of Maple Ridge Soil Deposit Bylaw (7412-2017) - Improved Bylaw requirements

The Soil Deposit Permit application 2019-062-SP is the first non-ALR property that has been required to work through the City's new Soil Deposit Bylaw and that has required review and approval by City Council.

The new Soil Deposit Bylaw requires the following for applications proposing to deposit more than 20,000m³ (approximately 3,000 trucks):

- Review and approval by Council prior to permit issuance;
- Public notification (development sign, letters to property owners within 500m of project site, development information meeting);
- Refundable Security Deposit of \$2 per m³ up to 20,000m³ plus \$1 per m³ for all volumes above 20,000m³. This project is required to submit a total of \$650,000 over the proposed seven year period;
- Non-refundable volume fee in the amount of \$0.50 per m³. The applicant will be required to pay \$315,000 that will go toward general road improvements in Maple Ridge;
- Regular reporting of deposited soil. Log books will be required to be prepared by the applicant's professional consultants and submitted to the City on a regular schedule; and,
- Enforcement opportunities that can be implemented include:
 - Fines (\$1,000) for unpermitted fill and for failure to remove fill,
 - Stop Work Orders that prevent ongoing deposit of soil until any identified or suspected concerns are addressed. Can be applied where concerns on site are identified or where permit conditions, such as: log books, traffic management, soil management, noise complaints, dust complaints, water quality, etc. are not being met,
 - Substantial security deposit that can be used to remediate concerns where a site is not addressing concerns,
 - Increase monitoring/log book requirements where non-compliance has occurred,
 - Suspension of permit.

Response to Council Concerns

The Applicant's professional consultant, Envision Environmental, has prepared a response to address Council's concerns. The detailed response is provided as Appendix B. A summary of the response is provided below.

Soil Quality Monitoring:

1. The site will be secured with safety features and will be regularly staffed to control access.
2. All soils will be logged daily (truck information, dates, times, source, volumes) and this information will be presented to the City monthly and as requested.
3. All soils will be assessed by the applicant's qualified professional before the soil is transported to the site as per the Contaminated Sites Regulation Standards.
4. Soil data and reporting will be reviewed independently by a third party Qualified Professional that is required to act under their association's code of ethics who are subject to disciplinary action by that professional association.
5. If soils are suspected to be contaminated, the soils will be tested as per Ministry requirements.
6. All suspect soils will be tested prior to transport to the site and the soil samples will be analyzed by a third party accredited laboratory.
7. Soil samples will be scrutinized against provincial standards prior to transport to the site. Non-compliant soils will not be transported to the site.
8. Professional Geotechnical Engineer will ensure that soil suitability and compaction requirements are met. Importation of "other materials" (construction debris) or wood waste or other unsuitable material is prohibited.

Truck Traffic Management:

1. A traffic management plan has been submitted to the City and the Ministry of Transportation and Infrastructure (MOTI) for review and approval. The management plan includes details on

site access. The plan is currently under review by the Ministry. The approval of the Soil Deposit Permit application is contingent on Ministry approval of the traffic management plan.

2. The traffic management plan includes a detailed sketch proposing to access and exiting the site in the eastbound direction only.
3. The traffic management plan also proposes a 160m deceleration and acceleration lane along the eastbound lane of Loughheed Highway. This proposed lane has been approved by a Professional Engineer and is compliant with Transport Canada requirements.
4. Plan is to access gravel sources north of Mission and this removes concern for using local roads such as Spilsbury St. for turnaround purposes.

The City's Engineering Department has confirmed that the City has secured approval from the Ministry for a temporary turnaround on River Road around the 26300 Block of Loughheed Highway.

On review of the application Staff are confident that the Soil Deposit Permit application meets the requirements of the City of Maple Ridge Soil Deposit Bylaw as well as the development requirements for watercourse and steep slope protection. The Application is for a seven year-long soil deposit project that will require ongoing monitoring and review by the City and communication with the applicant and their consultants. Although the intent is to permit the project to proceed through all phases of the proposed project, Staff will have the opportunity at any time to suspend the project where concerns arise. If the City determines that concerns on site are not being addressed, refundable securities can be used to address the concerns and the permit can be cancelled following remediation of the issue/s.

CONCLUSION:

Based on the information provided by the Applicant, the Soil Deposit Permit application 2019-062-SP meets the requirements of the City's Soil Deposit Bylaw and is supported by Staff. It is recommended that this proposal be approved through resolution by Council.

"Original signed by Mike Pym"

Prepared by: **Mike Pym, MRM, MCIP, RPP**
Environmental Planner

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" for

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

"Original signed by David Boag" for

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

The following appendices are attached hereto:

Appendix A – Report to Council (dated July 16, 2019)

Appendix B – Council Motion Response letter (dated September 9, 2019)



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
 and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Soil Deposit Permit application for
 24366, 24388 River Road, 24548 Lougheed Highway, and PID 012-847-046

MEETING DATE: July 16, 2019
FILE NO: 2019-062-SP
ATTN: CoW

EXECUTIVE SUMMARY:

A Soil Deposit Permit application has been made to the City for the deposit of 638,000 cubic meters (m³) of soil (approximately 95,000 trucks) on the properties at, 24366 and 24388 River Road, 24548 Lougheed Highway and the adjacent lot (PID 012-847-046) situated north of 24548 Lougheed Highway. These properties are designated Industrial in the Official Community Plan. The applicant intends to rezone the property to Industrial following completion of the soil deposit project. The Applicant anticipates the soil deposit work will take approximately seven years to complete.

This application is being processed under the requirements of the City of Maple Ridge Soil Deposit Bylaw (7412-2017) which requires Council's review and approval on applications that propose the deposit of more than 20,000 cubic meters (approximately 3,000 loads) of material.

RECOMMENDATION:

That the application for a Soil Deposit Permit submitted for the deposit of 638,000 cubic meters on the properties at 24366, 24388 River Road, 24548 Lougheed Highway, and adjacent lot to 24548 Lougheed Highway (PID 012-847-046) be approved by Council.

DISCUSSION:**1) Background Context:**

Applicant: Sumas Soil Recycling
Owner: Lougheed Highway Holdings Inc.

Legal Descriptions (4):

1. DL 409; NWL; Plan: LMP P39102 (24548 Lougheed Highway)
 OCP: Existing: Industrial
 Zoning: Existing: RS-3 (One Family Rural Residential)
2. DL 409; NWD; Plan: NWP8151 (no civic address, lot adjacent to and immediately north of 24548 Lougheed Highway)
 OCP: Existing: Industrial
 Zoning: Existing: RS-3 (One Family Rural Residential)

3. DL 409; NWD; Plan: NWP11584 (24388 River Rd.)
 OCP : Existing: Industrial
 Zoning: Existing: RS-3 (One Family Rural Residential)
4. Lot 3; DL 409; NWD; Plan: NWP12820 (24366 River Rd.)
 OCP : Existing: Industrial
 Zoning: Existing: RS-3 (One Family Rural Residential)

Surrounding Uses:

North:	Use:	5 properties, Agricultural and Rural Residential
	Zone:	(5) 100% RS-3 (One Family Rural Residential)
	OCP:	(3) 100% IND (Industrial) (1) 68% IND (Industrial); 32% AGR (Agricultural) (2) 100% SUBRES (Suburban Residential)
South	Use:	Canadian Pacific Railway corridor and Fraser River foreshore
	Zone:	(2) 100% RS-3 (One Family Rural Residential)
	OCP:	(2) 100% IND (Industrial)
East	Use:	Recreation Commercial and Rural Residential
	Zone:	(3) 100% RS-3 (One Family Rural Residential) (2) 100% CS-3 (Recreation Commercial)
	OCP:	(5) 100% IND (Industrial)
West	Use:	10 properties, Rural Residential
	Zone:	(5) 100% RS-3 (One Family Rural Residential) (5) 100% RS-2 (One Family Suburban Residential)
	OCP:	(8) 100% RURES (Rural Residential)
		(2) 100% IND (Industrial)

Existing Use of Property: Suburban Residential, not currently in use
 Proposed Use of Property: Industrial following completion of Soil Deposit Permit and Rezoning
 Access: Lougheed Highway

2) Project Description:

The subject properties are approximately 9.79 hectares in total area and are located between Lougheed Highway to the north and the Canadian Pacific Railway to the south. This application arises from an interest to prepare this group of properties for future industrial use. The Applicant has proposed to deposit soil onto the properties in order to provide a buildable surface while also improving environmental conditions associated with the watercourse on the property and the steep slope habitat. The Applicant is proposing to place 638,000 m³ of soil (approximately 95,000 truck loads) over approximately 5.5 hectares (56%) of the properties. This project will result in approximately 13 acres (5.3 hectares) of land that can be used for the City's Industrial land base.

The soil is to be deposited in two adjoining ravines on the property (Appendix C). The proposal requires the infill of a watercourse at the base of the ravines with the creation of six new watercourse channels on the project site as compensation (Appendix D). To compensate for the alteration of steep slopes within the ravine the Applicant will also rehabilitate the southern steep slope with the removal of invasive species and the planting of native trees (Appendix E).

The City does not generally permit the infilling of watercourses or the alteration of steep slopes, however, this project will result in significant improvement to the watercourse and steep slope habitats. The improvement includes the creation of watercourses and drainage channels and adjacent riparian habitat, restoration planting of trees along the steep south facing slope, as well as the remediation of unpermitted materials that have been deposited on site in the past.

The project work plan identifies a seven year timeframe for project completion. The Applicant has confirmed that they intend to apply for rezoning during the project's sixth year. The properties under this application are designated Industrial in the Official Community Plan and are intended for employment use.

3) Environmental Implications:

I) Soil Stability and Monitoring:

The Applicant has retained GeoPacific Engineering Ltd. as their Qualified Professional Engineer to provide geotechnical planning and monitoring services for the project. GeoPacific Engineering Ltd has recommended a soil deposit plan that consists of eight separate lifts for soil placement. The Professional Engineer has recommended a weekly monitoring program for this project. The Professional Engineer will work in cooperation with the Canadian Pacific Railway to monitor the railway infrastructure for potential settlement.

II) Soil Quality and Monitoring:

If a Soil Deposit Permit is issued, the Applicant will follow a soil acceptance and management protocol that includes: pre-acceptance screening, soil testing, removal of contaminated soil (if/when confirmed) and quarterly reporting to the City. A qualified professional will be required to oversee the testing and reporting of the soil quality.

The soil quality will be required to meet the standards as set out in the Contaminated Sites Regulation for Residential use. The work plan provided by the Applicant identifies they do not intend on initiating a rezoning process until the soil deposit project is nearing completion (sixth year of operation).

Past use of the property included unpermitted dumping of materials in and around the ravines and watercourse. A fire was previously reported on the property which occurred in the location of the unpermitted material. The Applicant will be remediating this material as part of their soil management program and geotechnical review of the project site.

III) Tree Management:

Trees within the proposed soil deposit and regrading area are expected to be removed from the property. Trees and shrubs will be planted along the proposed watercourse compensation channels, the proposed stormwater management channels and along the steep slopes on the property. Refundable securities and timelines have been approved for the completion of the habitat enhancement and compensation planting required for this project.

Under the City's Tree Management Bylaw the developable portion of the site following completion of the Soil Deposit Permit will require planting of 40 trees per hectare within the developable area. The planting and planning for these trees will occur when the property is rezoned and developed.

iv) Stormwater Management and Water Quality:

Should Council support the proposed soil deposit project the Permit Holder will be required (in compliance with the City's Watercourse Protection Bylaw) to manage stormwater and to protect water quality in accordance with the approved plans. A refundable security will be held by the City and may be used in the event stormwater management and/or water quality concerns arise.

v) Watercourse Compensation and Habitat Rehabilitation:

The proposed soil deposit project includes the infill of two adjoining ravines and a watercourse. As compensation for the proposed project, the Applicant will establish six new watercourse channels within the project site. The overall project will result in net habitat gains from a quantitative and qualitative perspective.

The compensation will include establishing riparian habitat along the watercourses and enhancement planting along a seventh watercourse. In addition to the watercourse compensation, the applicant will also remove invasive species from the steep southern slope and replant the steep slope area with native trees (Appendix E). The proposed watercourse compensation and steep slope improvements along with the remediation of past site impacts (including the deposit of unpermitted materials) within the watercourse area of the site provides substantial habitat improvements and justification for the infill and relocation of the watercourse and alteration to the steep slopes on site.

vi) Refundable Securities:

The City will require refundable securities for the watercourse and steep slope impacts as well as for the proposed Soil Deposit Permit works. The securities for the watercourse and habitat enhancement work will be held until a minimum of 5 years has passed following completion of the proposed watercourse relocation and habitat enhancement work. The security for the soil deposit permit will be held until one year following successful completion of all permit related work.

4) Intergovernmental Considerations:

i) Department of Fisheries and Oceans:

The project has been approved by the Department of Fisheries and Oceans Canada.

ii) Ministry of Forest Lands and Natural Resource Operations and Rural Development:

The project was approved by the Ministry of Forest Lands and Natural Resource Operations and Rural Development in February of 2015 under the initial application. City Staff directed the Applicant to resubmit the application to the Ministry for an amendment to the approved timelines as outlined in the provincial approval from 2014.

In addition to the watercourse relocation and compensation work required and approved by the Ministry, the Applicant is also required to complete a Species at Risk assessment for Oregon Forestsnail and provide a management plan for the relocation of the species from the work area. Work on the project site will not be permitted until the management plan and relocation are completed.

III) Ministry of Transportation and Infrastructure:

The access for the project site is proposed to occur from Lougheed Highway on the east side of the project site. A Traffic Management Plan has been submitted to the Ministry of Transportation and Infrastructure for review and approval. The Applicant will be required to work with the Ministry for access requirements. Work on the project site will not be permitted until the Ministry provides approval of the Transportation Management Plan.

5) Interdepartmental Implications:

Filling, land grading, traffic, road conditions, and water quality will require the involvement of Planning, Engineering, and Bylaws departments. The permit (if approved) will include a detailed list of requirements that will assist in ensuring that the site works are compliant with municipal regulations and best management practices.

6) Citizen/Customer Implications:

1) Residents:

The Applicant has completed the public notice requirements as identified in the City's Soil Deposit Bylaw through:

1. a mail out to property owners within 500m of the project site,
2. the installation of a development information sign for the soil deposit project at the access point to the project site (east side) adjacent to Lougheed Highway,
3. two consecutive public notices in the local newspaper, and
4. an Information Meeting held on April 16th, 2019.

A total of 82 letters were mailed out to property owners and the Information meeting was attended by eight people. Through the Applicant's public communication process comments were received by the applicant through their Information Meeting as well as from email correspondence from three individuals. The following five concerns were raised.

1. The Applicant will deposit contaminated/hazardous material on the property.
2. The proposed soil deposit work will impact the watercourse and wildlife on the project site.
3. The soils on site are of poor quality and not stable and the potential impact to the adjacent railway infrastructure.
4. The soil deposit operation will generate noise that may impact neighbouring properties.
5. The soil deposit operation impact local water quality

The concerns raised have been addressed through the Soil Deposit Permit application process.

Soil Quality

The Applicant has proposed, and will be required to follow, a soil acceptance and management protocol. The soil will be screened prior to deposit, stockpiled on site, and lab tested prior to final placement. Soil material that is not of acceptable quality under the Contaminated Sites Regulation will be isolated and removed from the site. The Applicant intends on rezoning the property to Industrial use for when the Soil Permit project is completed. The Applicant has confirmed (verbal and submitted work plan) that they intend on initiating the rezoning application during the sixth year of the soil deposit project.

It is normal for most applicants of developments to submit their rezoning application a year before they expect to actually develop given approval process timelines. To meet Council's employment objectives for the City, industrial development of this site cannot be achieved without the filling of this site. This work will result in approximately 13 acres (5.3 hectares) of land that can be added to the City's Industrial Land base.

Watercourse and Wildlife

The Applicant's Environmental Professionals have worked with City Staff to prepare compensation and habitat enhancement plans that will improve the overall habitat across the project site associated with both the watercourses as well as the steep slopes. The project will result in an overall net habitat gain from both a qualitative and quantitative perspective. Approximately 11 acres (4.5 hectares) of land including watercourses, riparian habitat and steep slope habitat will be protected through conservation covenant.

A habitat assessment for Oregon Forestsnail and management plan for that species has been identified as a requirement by the provincial government as a condition of approval.

Soil stability

The Applicant has been working with a Professional Geotechnical Engineer who has identified a seven year long phased soil deposit process. The Geotechnical Engineer will be required to undertake ongoing monitoring and reporting to the City. The Applicant, working with Canadian Pacific Railway, will also install and monitor settling gauges along the adjacent railway infrastructure for any settling impacts from the soil deposit project. The proposed project will also address the past materials that were deposited on site without permits which will improve the soils on site from both a quality and a structural perspective.

Noise

Local residents may experience an increase in noise associated with the operation of construction machinery on site. The site has natural buffers (that will remain undisturbed) to the neighbouring properties through a vegetated watercourse and ravine along the east of the project site and a vegetated hillside to the west. In addition to the buffers on the east and west side of the site, the initial three years (approximately) of the project will be focused within the lower portions of the ravine feature onsite and the topography on the project site would limit the noise impact on neighbouring properties. The City Noise Bylaw limits machine operation to 7am to 9pm Monday through Saturday, while machine operation is not permitted on Sundays or holidays. The Applicant's consultants have stated that average truck traffic to the site will be in the range of 18-20 trucks a day and therefore the overall noise from truck traffic and movement of material on site would be limited.

If noise concerns are raised during the operation of the project City Staff will have the ability to work with the Permit Holder on mitigating the noise concerns through changes in operational scheduling, changes to site conditions, and changes to site management practices.

Water Quality

Water quality will be managed by the Applicant and contractor through the installation and maintenance of Erosion and Sediment Control measures. A Groundwater Impact Assessment has been completed for this site and the proposed project and the assessment has concluded that the proposed work will not impact the underlying aquifer. The water quality on site and Erosion and Sediment Control measures will be monitored by a Qualified Professional.

ii) Canadian Pacific Railway:

The Applicant has communicated with the Canadian Pacific Railway. The impact to the rail is expected to be minimal to none. The Canadian Pacific Railway has identified conditions for monitoring the site for stormwater management as well as for slope stability and ground settlement. A settlement monitoring plan for the railway infrastructure will be required and approved by Canadian Pacific Railway prior to fill placement.

ALTERNATIVES:


The alternative would be to not fill this site and keep the lands zoned for residential use. Without the proposed environmental compensation and rehabilitation, the development options for industrial uses are very limited due to the watercourse on site and the steep slopes.

CONCLUSION:

Based on the information provided by the Applicant, the Soil Deposit Permit application 2019-062-SP is supported by Staff. It is recommended that this proposal be approved through resolution by Council.



Prepared by: Mike Pym, MRM, MCIP, RPP
Environmental Planner



Approved by: Chuck Goddard, BA, MA
Director of Planning



Approved by: Christine Carter, M.P.L, MCIP, RPP
GM Planning and Development



Concurrence: Kelly Swift
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Fill Plans:

GSP1.9 revised June 12, 2013; and,

GSP 2.2 dated May 14, 2013

Appendix D –Watercourse Compensation Plans:

1668-01-27;

1668-01-28;

1668-01-29

1668-01-12; and,

1668-01-13;

Appendix E –Steep Slope Habitat Enhancement Plans

1668-01-14

CITY OF MAPLE RIDGE
11995 Haney Place
Maple Ridge, BC
V2X 6A9

September 9, 2019

Attn: Michael Pym, Environmental Manager

**Re: Council Motion Response Letter - Sumas Soil Recycling Inc.'s Soil Deposit Permit
Application - 24548 Lougheed Highway, Maple Ridge BC**

On behalf of Sumas Soil Recycling Inc. (Sumas), Envision Environmental Consulting Ltd. (Envision) is submitting this letter to City of Maple Ridge in response to the Council Motion regarding Sumas' soil deposit permit application for 24548 Lougheed Highway, Maple Ridge (the "Site").

At the July 23rd Council Meeting, Council requested clarification regarding two issues related to the subject permit application, namely:

- 1) soil quality monitoring; and,
- 2) truck-traffic routing.

The following summarizes information requested to address Council's Motion concerns.

Soil Quality Monitoring

With respect to soil quality, the Applicant has indicated they will implement stringent soil screening and sampling protocols to confirm soil quality is suitable for Site use. This includes rigorous protocols and review for both environmental and geotechnical soil quality suitability by qualified professionals. Proposed practices to monitor regulatory compliance and safeguard against unsuitable deposits include:

- The Site will be secured with safety features and regularly staffed to control Site access;
- In accordance with the Bylaw, all soils received will be logged daily in a logbook tracking and documenting:
 - dates, times, origin, and quantities of soils;
 - project site contact information; and
 - weigh bills including trucking firms, driver, and license plate numbers;

The logbook will be submitted for Municipal review at any time if requested and/or on a monthly basis.

- The Provincial Contaminated Sites Regulation (CSR) requires that suspect contaminated soil quality be confirmed before it is transported to the Site. All soils will be classified and confirmed to meet Site use CSR Standards and Protocols prior to being transferred to the Site;

- Environmental soil data/reporting will be independently reviewed by a third party Qualified Professional (e.g., P.Geo, RPBio, P.Eng., P.Ag) acting under their association's code of ethics who are subject to disciplinary action by that professional association;
- If the soil is suspected to be contaminated, testing of the soils will be conducted. Soil sampling will be conducted in accordance with the BC Ministry of Environment & Climate Change (ENV) guidelines (e.g., CSR Technical Guidance Document 1), ENV's BC Field Sampling Manual, and the Applicant's internal standard operating procedures (attached);
- All suspect soil samples will be analyzed by a third party Canadian Association for Laboratory Accreditation (CALA) approved laboratory (e.g., AGAT Laboratories) in Burnaby to confirm environmental suitability prior to transportation to the Site. The number of samples submitted for environmental analysis to confirm environmental quality compliance throughout the program is estimated to be more than 10,000 (roughly > \$1,000,000 in lab fees) or approximately one per 50m³ for suspect soils;
- All soil sample analytical results will be compared against stringent (e.g., protective of drinking water, aquatic water, etc.) ENV standards prior to transportation to the Site.
- Non-compliant soils will not be approved for transport to the Site. Importation of contaminated soil is a violation of Provincial and Municipal Laws and the Applicant is well versed in compliance requirements. Any violation could significantly hinder future Site development which would not be beneficial for the Applicant;
- If required under the CSR, the Applicant is planning to obtain an ENV legal Instrument (e.g., Determination, Certificate of Compliance) confirming the Site meets applicable site use standards with no impact to human health and the environment upon cessation of site filling program; and
- Soil backfilling and compaction will be monitored by a third party geotechnical engineer (P.Eng.) throughout the program to ensure soil suitability (e.g., mineral fill) and compaction requirements are met. Importation of soils with "other materials" (e.g., construction, building, or demolition wastes such as concrete, masonry rubble, concrete rubble, asphalt, metal, shingles, class, gyproc) or wood-waste (e.g., hog-fuel, sawdust, shavings, trees, stumps, brush), invasive species, and contaminated soils will be strictly prohibited. Recycled and grinded concrete or asphalt may be used for road use on the site.

Truck Traffic

An application has been submitted to the BC Ministry of Transportation and Infrastructure (MoTI) in support of a traffic management plan that includes details about site access. The plan is under review by MoTI staff and includes the following pertinent details regarding traffic emanating from the proposed Site operations:

- A detailed sketch detailing the Applicant proposal to access and exit the Site heading Eastbound (see attachment) only;
- A 160m deceleration/acceleration lane along the eastbound lane of Lougheed Highway will be constructed to improve safety and remove slow moving trucks from the general flow of traffic

along the Highway. The proposed lane has been approved by a third party Professional Engineer and is compliant with Transport Canada requirements;

- The Applicant's business model includes a back-haul of gravel to make the highest-and-best use of Site trucks and minimize overall soil transportation costs; and
- The Applicant proposes obtaining granular material from gravel pits north of Mission mitigating the risk of truck turnaround on local (e.g., Spilsbury Street) roads (see attached gravel source locations map).

Thank-you for accepting this letter and please let us know if there is any other additional information that would help address Council's concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Smith', with a stylized flourish at the end.

James Smith, RPBio, CSAP

cc: Saeed Javadi, Sumas Soil Recycling

Attachments:

Sumas Soil Recycling Inc.'s Soil Sampling Standard Operating Procedures

Traffic Management Figure Depicting Site Ingress/Egress as Submitted for MoTI Review and Approval

Map Identifying Proposed Truck Destinations For Gravel Pickup North of Mission, BC

PROCEDURE FOR SOIL SAMPLING

Soil Sample Collection Chronology:

Soil samples analyzed for parameters that are most sensitive to handling are collected first. The sampling order by parameter group is:

- Volatile Organics;
- Semi-Volatile Organics;
- Non-Volatile Organics;
- Total Metals;
- Nutrients;
- Other General Chemistry Parameters, and,
- Particle size.

Volatile Organic Compounds:

VOCs include low molecular weight aromatics, light aromatic hydrocarbons such as benzene, toluene, ethylbenzene, and xylenes (BTEX), volatile petroleum hydrocarbons (VPH), trihalomethanes, ketones, acetates, nitriles, acrylates, ethers (.e.g., 1,4-dioxane), and halogenated hydrocarbons (.e.g., chlorinated solvents).

For soil collection from stockpiles, several centimetres of soil surface should be scraped clear to expose fresh soil prior to collecting the soil subsample for analysis. In all cases, the VOC samples should be collected as fast as possible, and exposure to air should be minimized. Soil samples collected for VOC analysis must be field preserved with methanol or collected using hermetically sealed sampling devices to minimize losses. In addition to a sample collected for VOC analysis, an additional jarred sample is required to determine the moisture content. Volatile organics should be collected and placed in coolers as soon as the sample is collected. Samples are always handled with decontaminated tools while wearing disposable nitrile (or equivalent) gloves.

Other Organics and Inorganics:

Samples collected for semi-volatile or non-volatile organic and inorganic parameters are more stable than VOCs and as such can be placed directly into clean, laboratory-supplied soil jars. The soil should be placed directly by pushing the open jar (aliquot) directly into the soil. If the soil is too hard to sample in this manner, then a trowel may be used.

Each aliquot should be placed in a pre-washed and rinsed stainless steel bowl and homogenized. One (cell) sample jar should be filled as completely as possible and gravel-size soil particulates should be avoided if possible/practical with zero head space.

After soil is placed in the jar, clean off excess soil with a clean paper towel. Clean the threads of the jar using gloved fingertips, and then close the jar securely.

DECONTAMINATION PROCEDURES

Field Equipment Decontamination

Field sampling equipment that may come into contact with soil samples must be decontaminated prior to sample collection and after each sample is collected. In addition, any ancillary equipment that may come into contact with a portion of the sample material to be analyzed must also be decontaminated to avoid cross contamination. The minimum recommended procedure for cleaning field equipment for soil sampling is as follows:

- Initial wash with potable water and laboratory-grade detergent (Alconox) using a brush made of inert material to remove particles or surface film; and,
- Secondary rise with potable water.

A final rinse with deionized water can also be completed if practical. All decontamination water must be placed in a drum or other storage container for later disposal.

Decontamination procedures may be adapted to specific sampling requirements. Hexane, acetone or methanol may be used if necessary and appropriate if extensive contamination (i.e. free product) or extra clean conditions are to be achieved (i.e. for low method detection limits such as Dioxin/Furan and PCB analysis).

PROCEDURES FOR HANDLING SAMPLES

Potential errors in analytical results can be introduced during a number of sample control and handling activities. Sumas completes the following best practices and general procedures to help prevent field errors from affecting the quality of the analytical data produced.

Preventing Sample Contamination

To minimize the risk of cross-contamination, Sumas conducts the following procedures:

- Only use laboratory-supplied sampling containers;
- Keep caps/lids of each container firmly sealed when sampling containers are received from the laboratory;
- Keep the caps/lids of the sample containers on until ready to transfer soil into them;
- Replace the caps/lids as soon as the sample has been collected and processed;
- Use dedicated sampling equipment;
- Decontaminate all field equipment between sample collections and sampling locations;
- Sample the least contaminated areas first and then progress to more heavily contaminated areas;
- Collect appropriate quality assurance/quality control samples;
- Avoid using markers or pens which contain contaminants of concern (.e.g., many felt tip markers contain toluene and/or xylenes);
- Avoid fuelling equipment immediately before or during sampling;
- Avoid contacting the sample material with potentially contaminated surfaces including skin (insect repellent, sunscreen), ground surface, instrumentation, etc.;
- Keep heavily contaminated samples separate from low to non-contaminated samples (.e.g., store and ship in separate coolers);
- Wear clean PPE (.e.g., new sampling gloves before collection of each sample); and
- Disposable equipment (e.g. nitrile gloves) is changed between samples;

Sample Preservation

Specific preservation requirements are determined on a parameter specific basis and should be confirmed with the laboratory prior to ordering bottles and collecting samples. Only use laboratory supplied clean certified sample containers along with caps and liners that are chosen for the particular analytical parameter to be tested. When filling containers, exposure to the atmosphere should be kept to a minimum; samples should be filled to minimize headspace and kept full until analysis.

Sumas adheres to ENV's table of required sample containers, storage temperatures, preservation requirements and holding times:

<https://www2.gov.bc.ca/assets/gov/environment/researchmonitoring-and-reporting/monitoring/emre/summary-of-sample-preservation-and-hold-time-requirements.pdf>.

All samples are packed with ice or cold packs to maintain a temperature of $\leq 10^{\circ}\text{C}$ during transport to the laboratory.

PROCEDURES FOR DOCUMENTING/TRANSPORTING SAMPLES

Sample Labelling

Sample containers must be clearly and legibly labelled. Where practical, sample containers are labeled during field preparations in a controlled setting such as an office space, before the samples are collected. All container caps/lids are inspected to confirm they are closed tightly prior to labelling.

Information should be recorded on the sample container label with a permanent waterproof marker. Only markers which are free of toluene (.e.g., Staedtler® Lumocolor permanent marker), should be used for samples being analyzed for benzene, toluene, ethylbenzene, xylenes (BTEX), volatile organic compounds (VOC) or purgeable hydrocarbons. Sample labels should include the following information: Sample ID, date and time, preservative added, the sampler's initials, and location.

Replicate samples are collected and identified with a name that does not distinguish it from regular samples. Replicate sample ID's and associated information is recorded in field notes for subsequent identification once the analytical results are received.

Laboratory Chain-of-Custody

Soil samples submitted for laboratory analysis are recorded on a laboratory provided Chain-of-Custody form using the following procedures when preparing and shipping soil samples:

- All samples including laboratory prepared QA/QC samples must be included on the Chain-of-Custody;
- Ensure that each field on the Chain-of-Custody has been completed as required and is correct (.e.g., project and client specific information, as well as the sampler's name, sample IDs, sample dates and times, the sample matrix, the number of containers used for each sample, a list of analyses to be conducted, preservatives used, requested turn-around times, requested regulatory criteria, and hold requests);
- Ensure that each sample bottle is labelled correctly and that each label matches it's entry on the Chain-of-Custody;
- Sign and date each Chain-of-Custody upon release of the samples (coolers) to the shipping company or the laboratory if the samples are delivered directly to a laboratory; and
- At least one copy of the Chain-of-Custody must accompany the samples at all times; one is retained for Sumas' records.

Sample Packing and Delivery/Shipment Care

Samples are packed in a cooler to ensure they are received by the laboratory intact and at the appropriate temperature. Foam packing material, bubble wrap or other inert materials should be placed between sample containers and voids to fill out any remaining space within the cooler.

After the samples have been securely packaged, they must either be hand delivered or shipped to a laboratory for analysis within the required hold time. Coolers that are hand delivered directly to a laboratory is the preferred method. If a third party courier is used to ship samples, apply custody seals on the shipping container or cooler.

QUALITY ASSURANCE/CONTROL PROCEDURES

Sumas implements a quality assurance (QA) and quality control (QC) for all sampling projects. The Field Quality Assurance program involves a series of steps, procedures and practices specific to the program. The field QA program generally includes as a minimum:

- Use of trained and experienced personnel;
- Controls that ensure that sampling equipment is free of contaminants;
- Maintenance, calibration, and cleaning of field equipment as required. A log should be kept for each item of equipment to document calibration, exposure, maintenance, and service;
- Sampling begins in locations that are hypothetically less contaminated and progress to locations with higher anticipated levels of contamination;
- Use only the recommended type of sample bottle for each analysis. Sample bottles, including bottle caps, are obtained from the laboratory;
- Sample preservatives are supplied by the analytical lab in ampoules. If possible, the lab should prepare the sample bottles with the required preservative;
- The inner portion of sample (and preservative) bottles and caps must not be touched with anything (i.e.g., bare hands, gloved hands, thermometers, probes, preservative dispensers, etc.). Remove caps just before sampling and re-cap as soon as sampling is complete;
- Keep sample bottles in a clean environment, away from dust, dirt, fumes and grime. Bottles must be capped at all times and stored in clean shipping containers (coolers) both before and after the collection of the sample. Vehicle cleanliness is an important factor in eliminating contamination problems;
- Place samples in a chilled cooler and keep the cooler chilled throughout the sampling event;
- Do not allow samples to freeze unless freezing is part of a specific preservation protocol;
- Samples must be shipped to the laboratory without delay to arrive within 24 hours of sampling. and,
- Sampler should keep their hands clean and refrain from eating or smoking while working with samples.

To assess the repeatability and accuracy of laboratory analyses and reporting, the following measures are typically undertaken:

- Collection of blind replicate samples at a target frequency of approximately 10% for all analytes. Duplicates are independently labeled and analyzed to eliminate possible laboratory bias;
- Laboratory Quality Control analyses which include with every batch of samples, as appropriate, Method Blanks, Duplicates, Certified Reference Materials and Spikes at a frequency of between 10% to 30%; and,
- It is preferred that electronic copies of the analytical results are downloaded directly into a database to avoid transcription errors.

QA/QC field procedures include the preparation and analysis of the following samples:

Blind Replicate Samples:

Blind replicate samples are submitted to the laboratory to assess the precision of laboratory analyses as well as the quality (i.e., representativeness) of the samples collected. The select sample should be split into two and placed into two sample jars. The blind duplicate sample label should not indicate that it is a replicate. Sample replicity can be identified in field notes.

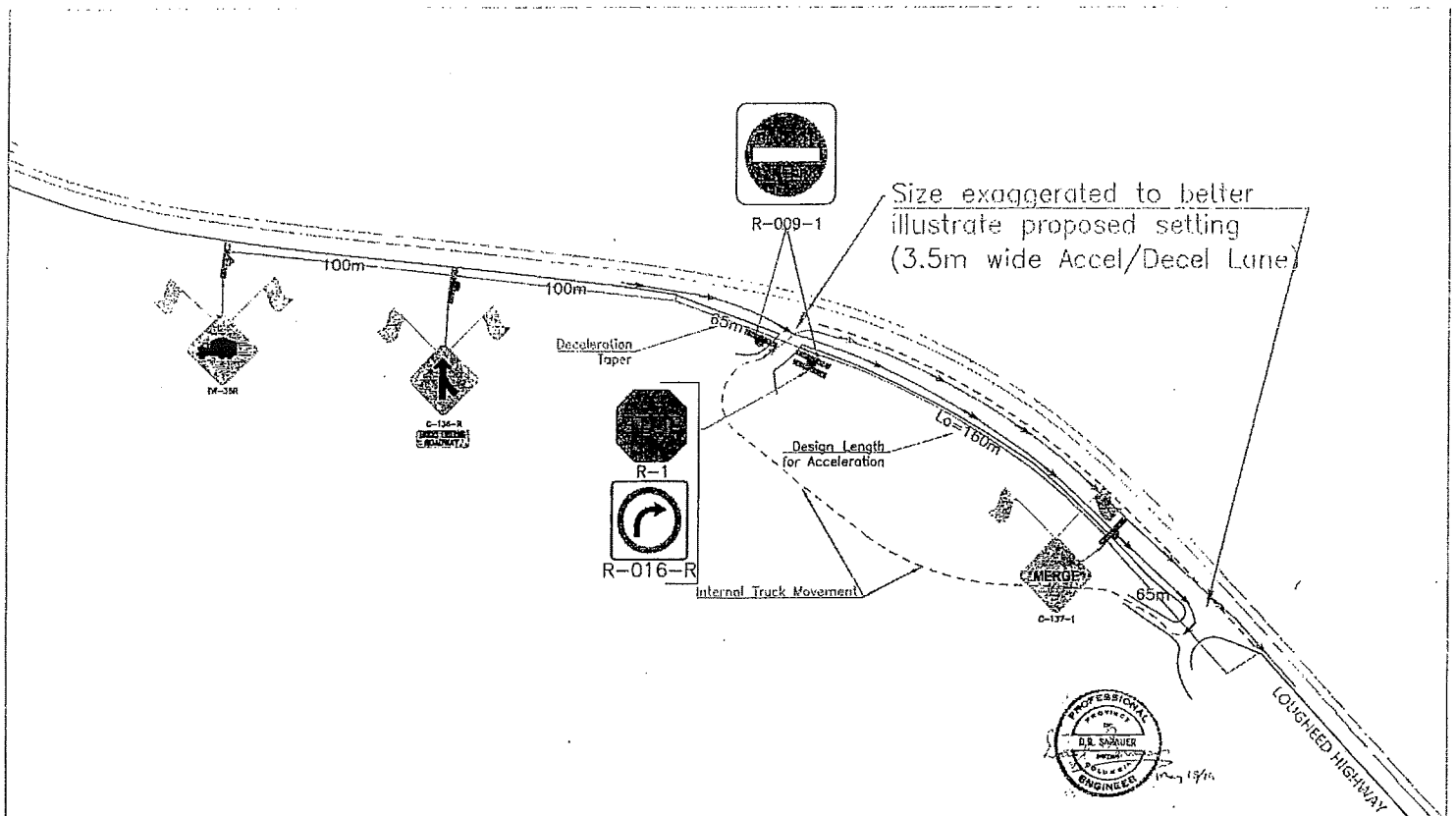
Analytical results for the original samples and corresponding blind replicate samples are compared using the calculated variability of the results, as expressed by the Relative Percent Difference (RPDDUP). The RPD value is defined as the absolute value of the difference between the results for the original and duplicate samples, divided by the average of the results. Because of the poor precision near the laboratory detection limit, RPDDUP values are only calculated where the analytical results of the original or the duplicate sample is greater than five times the laboratory method detection limit.



The RPDDUP should be reviewed to indicate if there is a problem with precision. The RPD between duplicate samples is compared against the expected analytical variance (30% to 50%) plus estimates of environmental and sampling variance (about ½ analytical variance). Accounting for environmental and field variance, the acceptable RPDs for duplicate soil samples are noted in the table below:

Parameters in Soil	ENV Recommended Lab Duplicate RPD	Target Field RPD
PAH	50%	75%
VOC (including BTEX, VH)	40%	60%
EPH	40%	60%
Other VOCs	40%	60%
Highly Variable Metals (Ag, Al, Ba, Hg, K, Mo, Na, Pb, Sn, Sr, Ti)	40%	60%
Other Metals	30%	45%

The frequency of QA samples to be submitted to the lab, along with the recommended analyses for each type of sample is indicated in Table 4, below.

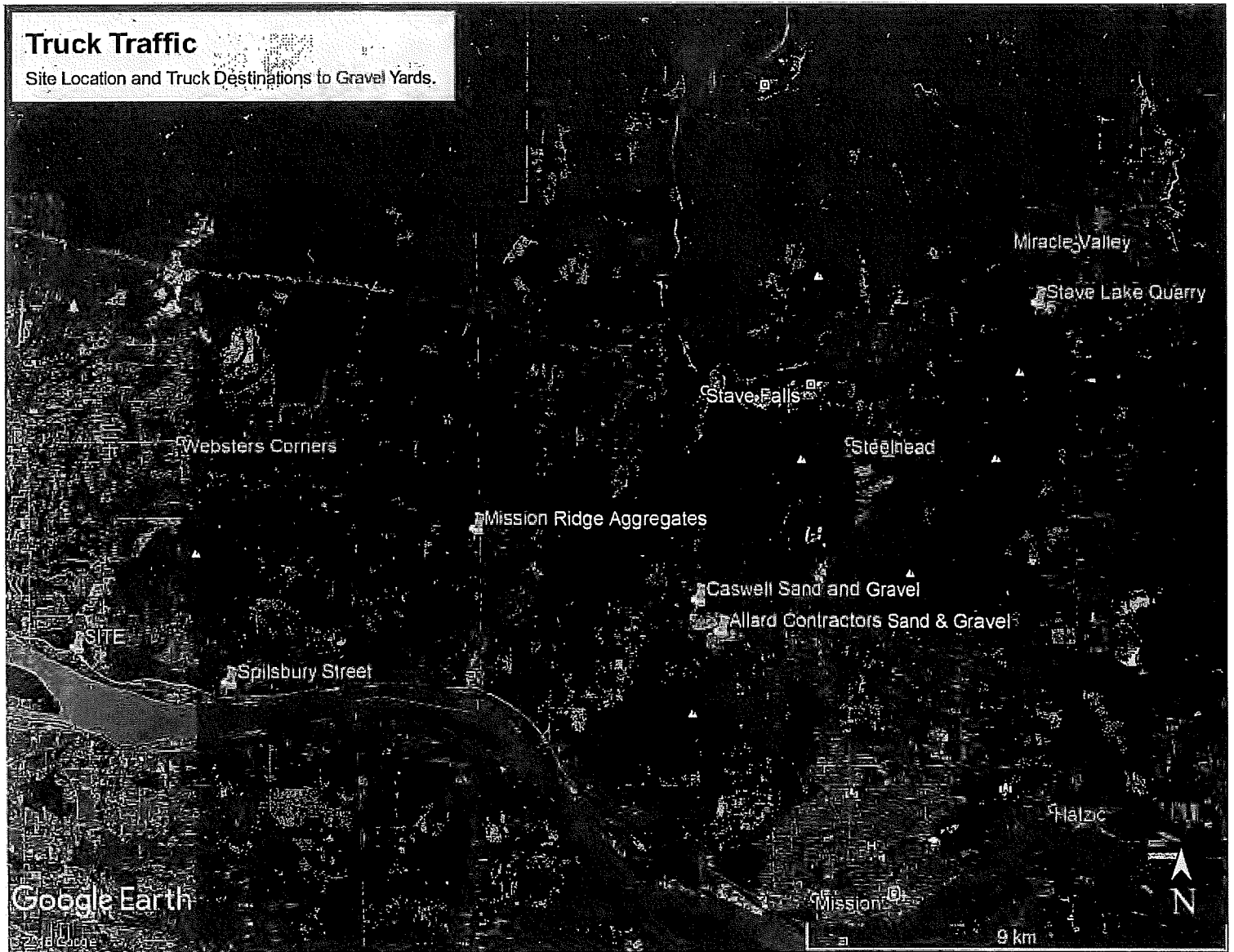
QA Sample Type	Frequency	Applicable Parameters
Blind Duplicates	every 10 samples	all parameters



LEGEND:		 VALLEY TRAFFIC SYSTEMS, INC. TRAFFIC MANAGEMENT DIVISION 1000 10th Street Suite 100 Northridge, CA 91324 Tel: 818-713-3441 Fax: 818-713-3442	REVISIONS:	NOTES:	MAPLE RIDGE PROJECT NO.	Envision Environmental						
RT Turn	Right Turn Lane		DATE	REVISION	1. Dates: TBD 2. Hours of Operation: TBD 3. Duration: TBD 4. Traffic Plan based on a 80 km/h construction speed zone 5. Trucks to use extreme caution when exiting / entering Loughheed Highway 6. Drainage to be maintained & accommodated in its present location (i.e. Culvert)	TRAFFIC CONTROL PLAN NO.	MAPLE RIDGE: LOUGHEED HIGHWAY AND RIVER ROAD					
---	Suggested Truck Access/ Egress Route				DATE PREPARED TO BE PROVIDED NITS 19.05.2016		Traffic Control Plan: Truck Access and Egress Plan					
---	Suggested Truck Access/ Egress Route				DATE REVIEWED TO BE REVISION NITS 19.05.2016							
							SCALE	DATE	CHK FROM NITS	CHK BY	DATE	CHK BY
								13476	19.05.2016	DSG	19.05.2016	DSG

Truck Traffic

Site Location and Truck Destinations to Gravel Yards.



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

MEETING DATE: July 20, 2021
FILE NO: 2021-281-RZ
MEETING: C o W

SUBJECT: First Reading
Zone Amending Bylaw No. 7766-2021;
22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road

EXECUTIVE SUMMARY:

An application has been received to rezone the five subject properties, located at 22936 to 22974 Dewdney Trunk Road, from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit a future construction of a six storey apartment building with 178 units. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$3,100.00 per apartment dwelling unit, for an estimated amount of \$551,800.00. The applicant is also proposing to apply the Density Bonus provision to increase the proposed density from 1.8 Floor Space Ratio (FSR) to 2.5 FSR. The additional density will result in a density bonus fee of approximately \$520,514.00 if the application is granted final reading.

RECOMMENDATIONS:

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

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

2. That Zone Amending Bylaw No. 7766-2021 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant: KC (MR DEWDNEY) LIMITED PARTNERSHIP
Legal Description: Lot 230, Section 17, Township 12, New Westminster District Plan 58011
Lot 231, Section 17, Township 12, New Westminster District Plan 58011
Lot 223, Section 17, Township 12, New Westminster District Plan 57491
Lot 224, Section 17, Township 12, New Westminster District Plan 57491
Lot 218, Section 17, Township 12, New Westminster District Plan 56868

OCP:

Existing: Urban Residential
Proposed: Urban Residential

Within Urban Area Boundary: Yes
Area Plan: No (near the boundary to the Town Centre Area)
OCP Major Corridor: Yes

Zoning:

Existing: RS-1 (Single Detached Residential)
Proposed: RM-2 (Medium Density Apartment Residential)

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:	Single Family Residential, under application to rezone to RM-2
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential

Existing Use of Property: Single Family Residential
Proposed Use of Property: Multi Family Residential
Site Area: 4,988.6 m² (1.23 acres)
Access: from rear lane
Servicing requirement: Urban Standard

b) Site Characteristics:

The subject properties, located at 22936 to 22974 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. The proposal, however, conforms to the Official Community Plan's *Major Corridor Residential* densification policies, which encourage more density along major arterial road networks. Adjacent properties to the west are currently under rezoning application 2019-392-RZ to rezone to the same RM-2 Medium Density

Apartment Residential zone. All five lots are currently single family residential lots, with a combined area of approximately 0.49 ha (1.23 acres). The subject properties are relatively flat, and have a combination of grasses, shrubs and trees located throughout each property. Consolidation of the subject properties and demolition of existing structures will be a condition of final reading,

c) Project Description:

This application is for an approximately 178 unit, six-storey apartment building with a proposed floor area of 11,501 m² (123,795.74 ft²) and a floor space ratio (FSR) of 2.5. The allowable base FSR in the RM-2 (Medium Density Apartment Residential) zone is 1.8. The applicant will exceed the maximum permitted density of 1.8 FSR; therefore, the density bonus provisions to allow 2.5 FSR for the zone will apply. More details of density bonusing for the subject application will be outlined in a future report to Council once the project details are confirmed.

The project mediates between the taller and more commercial scale of the downtown centre and Dewdney Trunk Road with Single Family Residential to the south. Apartment buildings along Dewdney Trunk Road are consistent with the Major Corridor Infill policies of the Official Community Plan and the six storey project is similar to the proposed six storey building on the neighbouring site to the west, under application 2019-392-RZ/DP.

The building is proposed to mass around a courtyard, with six storeys facing Dewdney Trunk Road, stepped down to four storeys along the dedicated lane to the south, facing the single family residential uses. The proposed building is designed for families with almost three quarters of the 178 units being two or more bedrooms, for purpose-built rental apartment that is centrally managed. Residential parking will be located in two underground parking levels and accessed via a rear lane from Burnett Street. While the proposal is dedicating a lane to the south, there will also be an interim lane access from Dewdney Trunk Road.

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

d) Planning Analysis:

Official Community Plan:

The 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 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.

Policy 3-20 of the OCP requires a maximum height of four storeys for apartments, thus warranting an OCP site specific text amendment in conjunction with the variance application to allow six storeys.

Zoning Bylaw:

The current application proposes to rezone the properties located at 22936 to 22974 Dewdney Trunk Road from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) (see Appendix C) to permit construction of a purpose build rental apartment building (see Appendix D). The minimum lot size for the proposed zone is 1,300m², and consolidation of the subject properties will create a project site of approximately 4,988m².

The proposed will require a Development Variance Permit application. The proposed plan shows variations from the requirements of the proposed RM-2 zone; for building setbacks to all property lines, for setbacks to underground parking to the front and rear, for increasing the maximum building height from four to six storeys, and for reduced parking requirements from 303 stalls to 271 stalls. The project proposal requires a parking variance of approximately 32 stalls. The rental nature of the proposed building is used as justification for less parking.

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.

Advisory Design Panel:

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

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) School District;
- f) Utility companies;
- g) Ministry of Transportation and Infrastructure; and
- h) Canada Post.

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. An OCP Application for site specific text amendment (Schedule A)
2. A complete Rezoning Application (Schedule C);
3. A Multi-Family Residential Development Permit Application (Schedule D); and
4. A Development Variance Permit (Schedule E);

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

CONCLUSION:

The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment for site specific text amendment in conjunction with a variance application for the height of six storeys. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading. The development proposal is in compliance with the OCP, and similar to the proposed project to the West, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

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

"Original signed by Chuck Goddard" for

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

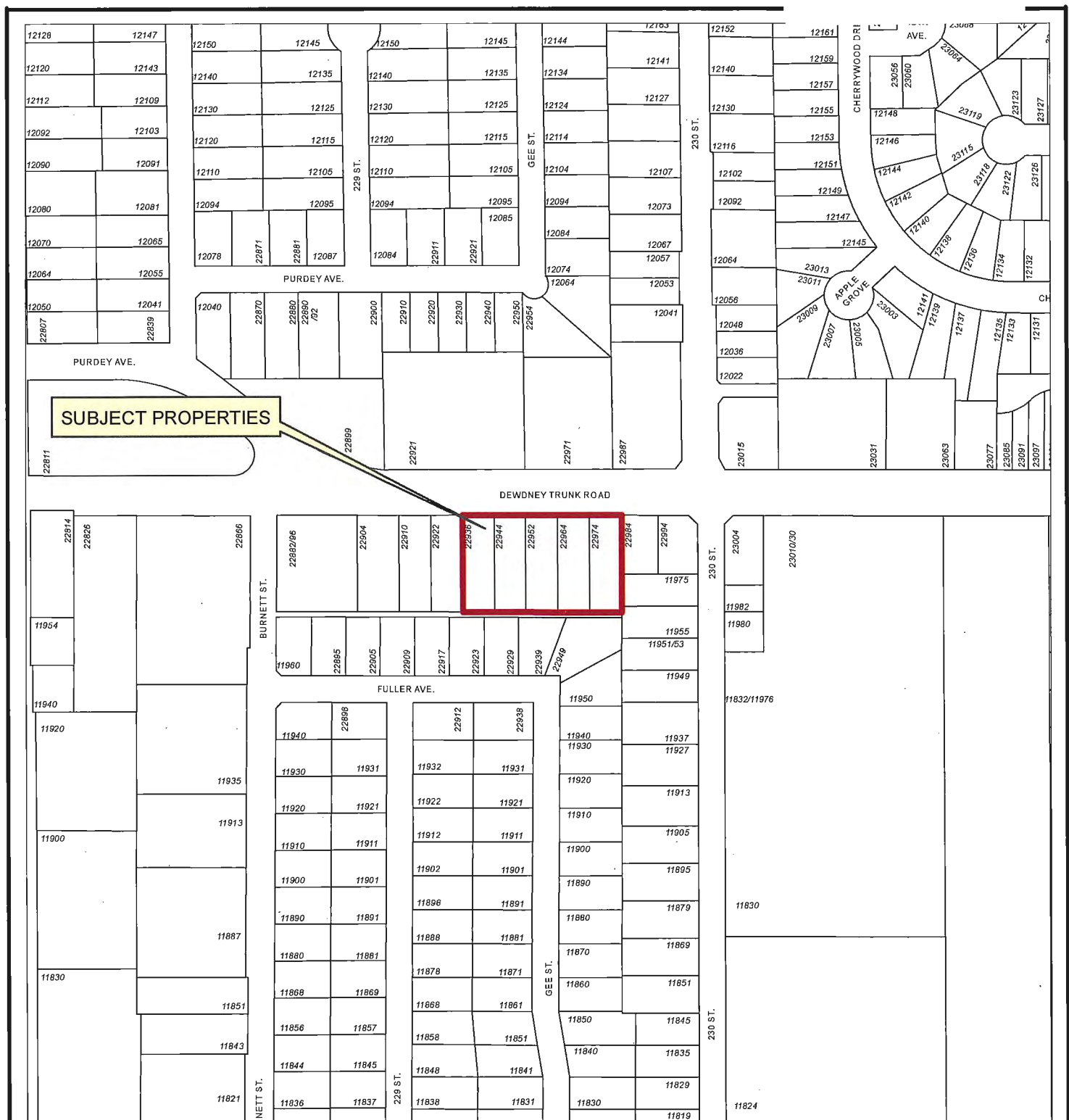
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

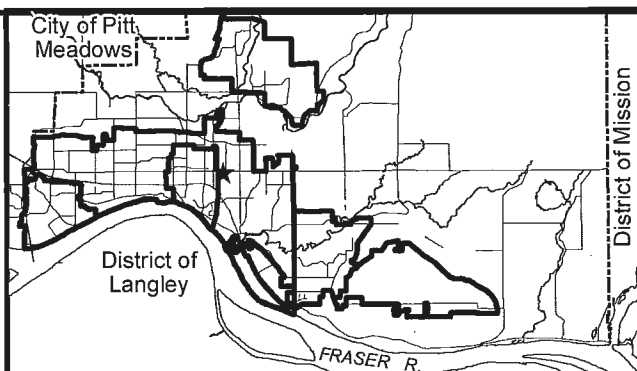
The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7766-2021
- Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:3,000



22936/ 44/ 52/ 64/ 74 DEWDNEY TRUNK ROAD
 PIDs: 005-649-633/ 005-649-641
 002-589-257/ 005-603-773/ 001-775-111

PLANNING DEPARTMENT



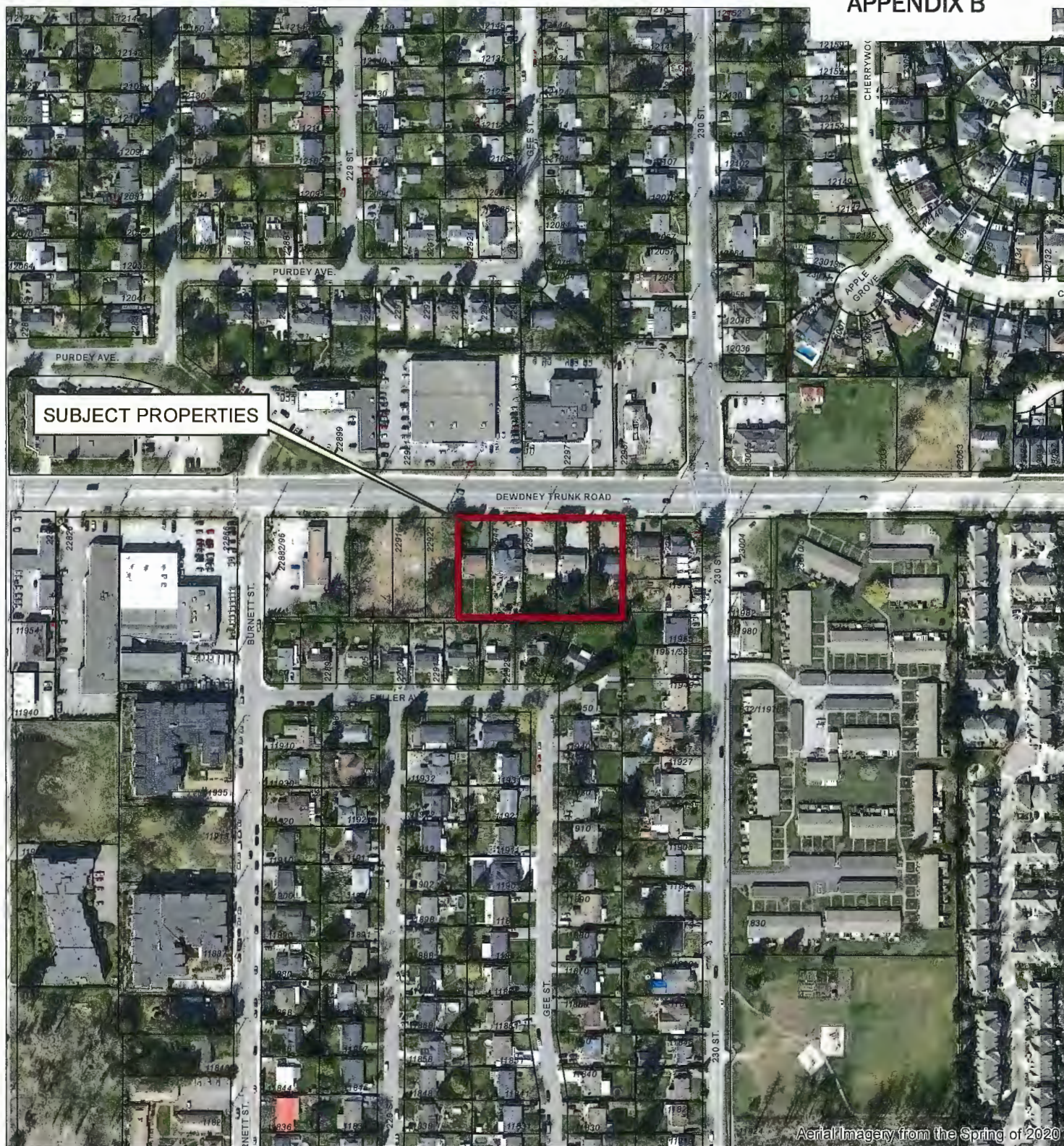
MAPLE RIDGE

British Columbia

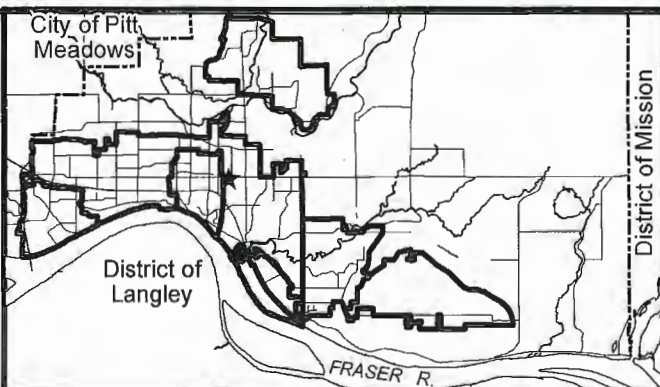
mapleridge.ca

FILE: 2021-281-RZ
DATE: May 26, 2021

BY: BD



Scale: 1:3,000



22936/ 44/ 52/ 64/ 74 DEWDNEY TRUNK ROAD
 PID: 005-649-633/ 005-649-641
 002-589-257/ 005-603-773/ 001-775-111

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-281-RZ

DATE: May 26, 2021

BY: BD

**CITY OF MAPLE RIDGE
BYLAW NO. 7766-2021**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7766-2021."
2. Those parcel (s) or tract (s) of land and premises known and described as:

Lot 230, Section 17, Township 12, New Westminster District Plan 58011
 Lot 231, Section 17, Township 12, New Westminster District Plan 58011
 Lot 223, Section 17, Township 12, New Westminster District Plan 57491
 Lot 224, Section 17, Township 12, New Westminster District Plan 57491
 Lot 218, Section 17, Township 12, New Westminster District Plan 56868

and outlined in heavy black line on Map No. 1892 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

22936-22974 DEWDNEY TRUNK ROAD

MAY 19TH, 2021 - ISSUED FOR RZ DP

PROJECT RENDERING



CONTEXT PLAN



DRAWING INDEX

ARCHITECTURAL DRAWINGS		
SHEET #	DRAWING DESCRIPTION	SCALE
A000	COVER PAGE	NTS
A001	PROJECT STATISTICS	NTS
A002	REZONING RATIONALE	NTS
A004	DESIGN RATIONALE	NTS
A006	CCP RESPONSE	NTS
A102	SITE PLAN	1:200
A201	P2 PARKING PLAN	1:100
A202	P1 PARKING PLAN	1:100
A211	GROUND FLOOR PLAN	1:100
A212	SECOND - FOURTH FLOOR PLAN	1:100
A213	FIFTH FLOOR PLAN	1:100
A214	SIXTH FLOOR PLAN	1:100
A251	ROOF PLAN	1:100
A401	NORTH - SOUTH ELEVATIONS	1:100
A402	EAST - WEST ELEVATIONS	1:100
A403	NORTH - SOUTH COURTYARD ELEVATION	1:100
A404	EAST - WEST COURTYARD ELEVATIONS	1:100
A405	MATERIAL SAMPLE BOARD	NTS
A481	BUILDING SECTION A	1:100
A482	BUILDING SECTION B	1:100

PROJECT CONTACTS

PROPERTY OWNER

KC (MR DEWDNEY) LIMITED PARTNERSHIP
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FORMOSIS ARCHITECTURE
c/o TOM BUNTING
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TEL: 778-834-8595

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GREENWAY LANDSCAPE ARCHITECTURE
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TEL: 604-294-3753

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DELTA, BC
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TEL: 778-851-1281

CIVIL

MCELHANNY LTD.
c/o MIKE CANNING
100 8637 201 STREET
LANGLEY, BC. V2Y 0C8
EMAIL: mcanning@mcelhanny.com
TEL: 604-424-4867

PROJECT INFORMATION

LEGAL ADDRESS

LOT 231 PLAN 58011;
LOT 223 & 224 PLAN 57491;
LOT 218 PLAN 56588;
ALL OF SECTION 17 TP 12 NMD

CIVIC ADDRESS

22936, 22944, 22952, 22964, 22974 DEWDNEY TRUNK ROAD
MAPLE RIDGE, B.C. V2X 3K7

ZONING

EXISTING: RS-1 SINGLE DETACHED RESIDENTIAL
PROPOSED: CD-1 (COMPREHENSIVE DEVELOPMENT)

OCCUPANCY

EXISTING: C RESIDENTIAL
PROPOSED: C RESIDENTIAL

ALL RIGHTS RESERVED. NO PART OF THE PROJECT OR THE CONTENTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM FORMOSIS ARCHITECTURE.

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PRIME CONSULTANT

CONSULTANT
SEAL
2021-05-19

2 2021-05-19 ISSUED FOR RZ DP
1 2021-05-07 ISSUED FOR PROGRESS

NO DATE REMARKS

Maple Ridge
Purpose Built Rental Apartments
22936-22974
Dewdney Trunk Road
Maple Ridge, British Columbia

COVER PP

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SCALE
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APPENDIX D

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Home Occupation: Commercial Vehicle Amendment
First and Second Reading
Zone Amending Bylaw No. 7769-2021

MEETING DATE: July 20, 2021
FILE NO: 2017-242-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

In February 2018, Council adopted Zone Amending Bylaw No. 7394-2017 to expand the City's home based business regulations. The intent of that bylaw was to update, modernize and improve regulations to better support home based businesses throughout the City. With the adoption of Zone Amending Bylaw No. 7394-2017, the home based business regulations provided residents adaptable employment opportunities that could be reflective of changing market trends and COVID-19.

With the adoption of the City of Maple Ridge's Zoning Bylaw No. 7600-2019 in December 2020, the expanded home based business regulations carried forward. One minor amendment is now proposed to the City's home based business regulations regarding the accommodation of commercial vehicles on larger residential properties in Maple Ridge.

Zone Amending Bylaw No. 7769-2021 (included as Appendix A) proposes to align the total number and weight of commercial vehicles permitted for a home based business with the number of commercial vehicles permitted for an employee of an off-site business or non-business owner on larger residential properties in Maple Ridge. This report outlines the necessary bylaw amendments to support the regulatory alignment.

RECOMMENDATION:

That Zone Amending Bylaw No. 7769-2021 be given first and second reading and forwarded to Public Hearing.

1.0 BACKGROUND:**1.1) Context**

The Commercial and Industrial Strategy, endorsed in 2014, recommended expanding the permitted uses for home based businesses in order to allow for changes and evolution of working and business styles. Recognizing the changing nature of business and household needs, Council directed that the City's Home Occupation regulations be reviewed. By updating and modernizing the Home Occupation regulations, it better supports home based businesses throughout the City and therefore, better support Maple Ridge residents and entrepreneurs. The permitted uses, number of daily visits and non-resident employees were expanded, while also balancing the needs of the neighbourhood, recognizing that these home based businesses are taking place in largely residential areas.

i) **Zone Amending Bylaw No. 7394-2017**

Research, review and public consultation regarding the expansion of the home occupation regulations occurred between 2016 and 2017, with the introduction of Zone Amending Bylaw No. 7394-2017 for Council consideration in October 2017. On February 27, 2018, Zone Amending Bylaw No. 7394-2017 to expand the Home Occupation regulations was adopted, which implemented the four pronged approach:

- **Type 1 Home Occupations**, for home occupations occurring in multi-unit dwellings;
- **Type 2 Home Occupations**, for residential zoned lots less than 1,200m² (0.3 ac);
- **Type 3 Home Occupations**, for residential zoned lots greater than 1,200m² (0.3 ac); and
- **Type 4 Home Occupations**, for larger properties (1+ acres).

At the July 20, 2020, Council Workshop, staff provided a one year review of the expanded home occupation regulations, including an overview of the regulatory successes as well as next steps to maintain flexible approaches that enable the continuation of safe and adaptable employment opportunities in Maple Ridge.

Details regarding the timeline and process, including staff reports, may be found at:
<https://mapleridge.ca/1137/Home-Based-Businesses>.

ii) **City of Maple Ridge Zoning Bylaw No. 7600-2019**

The new Zoning Bylaw No. 7600-2019 has been prepared to better align with the City's current policies and regulations, to meet current Provincial legislative requirements, to respond to emerging market trends and address the City's sustainability goals and vision. Zoning Bylaw No. 7600-2019 was adopted on December 8, 2020.

Zoning Bylaw No. 7600-2019 currently defines a Commercial Vehicle as:

a motor Vehicle, used in the course of business for the transportation of Persons or freight, including without limitation: a limousine, taxi, livery car, or shuttle van; a truck or truck tractor with a licensed gross Vehicle weight greater than 5,500.0 kilograms; an attached Trailer, bus, motor Vehicle whose operator is required to hold a license under the British Columbia Passenger Transportation Act [SBC 2004] Chapter 39; a business Vehicle, as defined in Section 237 of the British Columbia Motor Vehicle Act [RSBC 1996] Chapter 318; or a Vehicle that transports Contractor's Equipment. Said differently, it is any motor vehicle used for business purposes.

Section 402.14 Home Occupation, identifies that a home based business is permitted to park or store a maximum of one (1) vehicle on the lot that is used for the home occupation. The vehicle cannot exceed a licensed gross vehicle weight of 3,630 kg and must comply with other sections of bylaw that regulate the parking and storing of commercial vehicles (i.e. Section 402.19 of the City's Zoning Bylaw).

Section 402.19 Parking and Storing of Commercial Vehicles identifies the conditions that would permit the parking or storing of a commercial vehicle on a residential lot. Lots that are smaller than 0.8 hectares (2 acres) are permitted to park and store a maximum of one (1) commercial vehicle. The vehicle is not to exceed 5,500 kg unless the vehicle is able to be concealed. For lots larger than 0.8 hectares (2 acres), not more than two (2) commercial vehicles are permitted. Section 402.19 also includes additional provisions regarding vehicle registration, licensing, siting and landscaping requirements as well as business license requirements.

2.0 DISCUSSION:

Home-based employment is expected to increase as more people rely on technology for work and the way people work is expected to change. While the long-term impact of the Novel Coronavirus (COVID-19) on Maple Ridge residents is too early to predict, the expansion of Home Occupation regulations in 2018 encourages a more resilient local economy by allowing residents more options for the types of business they are able to start at home. As such, staff prepared Zone Amending Bylaw No. 7769-2021 to align the number of commercial vehicles permitted for a home based business with the number of commercial vehicles permitted for an employee of an off-site business or non-business owner on larger residential properties in Maple Ridge.

2.1 Proposed Zoning Bylaw Amendments

As highlighted above, in Section 1.0, the City's Zoning Bylaw is not-aligned in the parking and storing of commercial vehicles opportunities available for employees / non-business owners and those for home based businesses. Recognizing the City's intent and interest in supporting employment opportunities for residents, this lack of alignment has been noted and is proposed to be addressed.

In order to align the regulations regarding the parking and storing of commercial vehicles, the following changes are proposed to both Section 402.14 and Section 402.19 of the City's Zoning Bylaw. The changes are summarized below, but are available in full in Zone Amending Bylaw No. 7769-2021 (Appendix A):

- That Section 402.14 Home Occupation be amended to permit not more than two (2) commercial vehicles on residential lots larger than 0.8 hectares (2 acres). For lots under 0.8 hectares (2 acres) the one (1) commercial vehicle limit would remain. This would align with the opportunities available to employees / non-business owners.
- That the commercial vehicle weight limit identified in Section 402.14 be increased to 5,500kg. This would align the home based businesses with the opportunities available to employees / non-business owners.

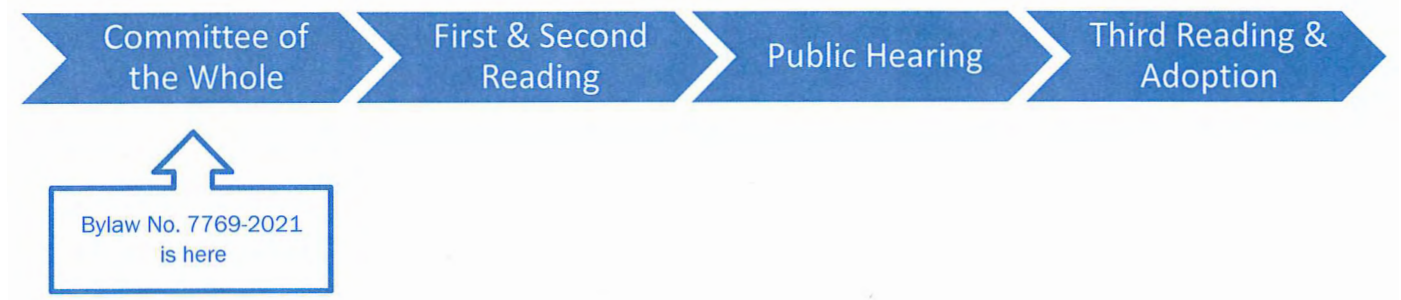
	Number of Commercial Vehicles on lots under 0.8 hectares (2 acres)	Number of Commercial Vehicles on lots over 0.8 hectares (2 acres)	Commercial Vehicle Weight Limit for Home Occupations
Existing Home Occupation Regulations	1	1	3,630.0 kg
Proposed Home Occupation Regulations	1	2	5,500.0 kg

2.2 Next Steps

Staff are taking steps to maintain flexible approaches that enable the continuation of safe and adaptable employment opportunities in Maple Ridge. As such, staff prepared Zone Amending Bylaw No. 7769-2021 to align the number of commercial vehicles permitted for a home occupation with the number and weight of commercial vehicles permitted for an employee of an off-site business or non-business owner on larger residential properties in Maple Ridge.

Should Council direct for Zone Amending Bylaw No. 7769-2021 to be brought forward for consideration of first and second reading at an upcoming Council Meeting, Figure 1 illustrates the bylaw amendment process.

Figure 1 – Proposed Bylaw Amendment Process



3.0 POLICY IMPLICATIONS:

The City of Maple Ridge Official Community Plan's policies supports the development of home based business and recognizes home based business as an important contributor to the local economy. The Commercial and Industrial Strategy, endorsed in 2014, recommended home based business regulations be relaxed and flexible to allow for changes in working and business styles.

4.0 INTERDEPARTMENTAL IMPLICATIONS:

The expansion of the Home Occupation regulation has, and continues to be a multi-department undertaking between the Planning, Bylaw & Licensing Services, Building, and Economic Development Departments. All departments continue to envision a continued collaborative working relationship to ensure the successful implementation of the home occupation regulatory changes.

CONCLUSION:

With the adoption of the City of Maple Ridge's Zoning Bylaw No. 7600-2019 in December 2020, the expanded home based business regulations carried forward. One minor amendment is now proposed to the City's home occupation regulations regarding the accommodation of two (2) commercial vehicles on larger residential properties in Maple Ridge. Zone Amending Bylaw No. 7769-2021 (Appendix A) proposes to align the number and weight of commercial vehicles permitted for a home based business with the number of commercial vehicles permitted for an employee or contractor on larger residential properties in Maple Ridge. This report outlines the necessary bylaw amendments to support the regulatory alignment. Staff are seeking direction to bring Zone Amending Bylaw No. 7769-2021 to an upcoming Council Meeting for consideration of first and second reading.

"Original signed by Amanda Grochowich"

Prepared by: **Amanda Grochowich, MCIP, RPP
Planner 2**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A: Zone Amending Bylaw No. 7769-2021

**CITY OF MAPLE RIDGE
BYLAW NO. 7769-2021**

A Bylaw to amend 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. 7769-2021."
2. That in PART 4 – GENERAL REGULATIONS, Section 402.14 Home Occupation be amended by deleting provision 8. and replacing with the following:

8. A Home Occupation shall be permitted the parking or storage of a Vehicle provided that it is used in connection with the Home Occupation and in accordance with the provisions outlined in Section 402.19 Parking and Storage of Commercial Vehicles of this Bylaw.
3. Maple Ridge Zoning Bylaw No. 7600 – 2019 is amended accordingly.

READ a first time the day of 20 .

READ a second time the day of 20 .

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Zone Amending Bylaw No. 7776-2021; and
Second Reading
Zone Amending Bylaw No. 7609-2020
20690 Lougheed Highway

MEETING DATE: July 20, 2021
FILE NO: 2019-427-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the western portion of the subject property, located at 20690 Lougheed Highway, from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit the future construction of a two-storey commercial building with retail on the ground floor and an office use above (see Appendices A and B). Until recently, the subject property was comprised of two parcels owned by one company, one with a multi-unit commercial building to the east and a second, vacant parcel to the west, used for overflow parking; however, the properties have now been consolidated. Council granted first reading to Zone Amending Bylaw No. 7609-2020 on February 25, 2020.

The subject property is located in the Lougheed Transit Corridor Concept Plan, endorsed by Council in November 2020. As this rezoning application was received prior to endorsement of the Concept Plan, the development proposal reflects the current *General Commercial* land use designation and supported C-2 (Community Commercial) zone.

The property owner's intention is to relocate the existing liquor store to the proposed new building on the western portion of the site. Once moved, the existing liquor store space is anticipated to be the location of the Government cannabis retail location. The distances between the anticipated Government Cannabis Retail Use and two (2) in progress private Cannabis Retail Use locations is less than the minimum siting distance prescribed in the Zoning Bylaw, therefore, they require a site specific text amendment to operate.

This application is not subject to the Community Amenity Contribution (CAC) Program, Policy 6.31, as no residential dwelling units are proposed.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7776-2021 be given first and second reading, and be forwarded to Public Hearing;
- 2) That Zone Amending Bylaw No. 7609-2020 be given second reading, and be forwarded to Public Hearing;
- 3) That the following terms and conditions be met prior to final reading:

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

DISCUSSION:

1) Background Context:

Applicant:	Site Lines Architecture
Legal Description:	Lot 1 District Lot 278 Group 1 New Westminster District Plan EPP104217
OCP:	
Existing:	Commercial
Proposed:	Commercial
Within Urban Area Boundary:	Yes
Area Plan:	Lougheed Transit Corridor Concept Plan (Endorsed by Council)
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	C-2 (Community Commercial)
Surrounding Uses:	
North:	Use: Retail
	Zone: C-2 (Community Commercial) and CS-1 (Service Commercial)
	Designation: Commercial
South:	Use: Multi-Family (Townhouse)
	Zone: RM-4 (Multiple Family Residential District)
	Designation: Medium Density Multi-Family and Low Density Multi-Family
East:	Use: Retail
	Zone: C-2 (Community Commercial)
	Designation: Commercial
West:	Use: Retail (Tire Shop)
	Zone: CS-1 (Service Commercial)
	Designation: Commercial

Existing Use of Property:	Vacant (Gravel Parking Lot)
Proposed Use of Property:	Commercial and Office
Site Area:	0.70 ha (1.7 acres)
Access:	Lougheed Highway
Servicing requirement:	Urban Standard

2) Project Description:

The subject property is located on the south-west corner of Lougheed Highway and 207 Street. The proposed development is to be located on the western portion of the site and currently consists of a gravel parking lot. The application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) (see Appendix C) to permit the construction of a two-storey commercial building, with retail ground floor and office use above. The subject property was recently consolidated with the adjacent property to the east, as both properties are under the same ownership.

The proposed building will consist of approximately 654 m² (7,040 ft²) of ground floor commercial space, to be used as the new liquor store location, and approximately 299 m² (3,218 ft²) of office space above on the second floor. The design of the new building will match the design of the existing building on the site to the east, in terms of roof shape and finishes, in order to strengthen the cohesion of both buildings to one another (see Appendices F and G).

The subject property will utilize the existing accesses currently provided from Lougheed Highway and 207 Street. Loading for the proposed building will occur along the southern elevation, with some measures already in place to mitigate sound from the neighbouring residential use, including a 2.4 m (8 ft.) wooden fence and hedging on the adjacent strata side of the property. Vegetation for the subject property, along the southern property line and adjacent to the residential use, is limited as there is a Statutory Right-of-Way (SROW) located across the length of the proposed rezoning development site (see Appendix G). The SROW limits the ability to locate anything within its boundaries, therefore, vegetation along the SROW is kept to a minimum.

It should also be noted that the Ministry of Transportation and Infrastructure (MOTI) was not supportive of the original site plan that proposed an additional access onto Lougheed Highway, which had also proposed the new building at the front of the property along the Lougheed Highway, north elevation (aligned with the existing building to the east). Therefore, an alternative site plan was prepared which received preliminary approval from MOTI. The revised site plan removed the additional access to Lougheed Highway. As a consequence of this change and limited internal site circulation, the proposed building has been moved to the rear of the property. As a result, parking is proposed in front of the building along Lougheed Highway, as a stipulation of development approval from MOTI, which will require a development variance permit for the C-2 (Community Commercial) zone.

Site Specific Text Amendment

The property owner's intention is to relocate the existing liquor store to the proposed new building located on the western portion of the site. The existing liquor store space is anticipated to be the location of the Government Cannabis Retail store. The distances between the anticipated Government Cannabis Retail store and two private cannabis retail stores (20395 Lougheed Highway, under rezoning application 2021-257-RZ, and 20110 Lougheed Highway, respectively) is less than the minimum siting distance prescribed in the Zoning Bylaw, therefore, each location requires a site specific text amendment to operate (see Appendix J).

3) Planning Analysis:

i) Official Community Plan:

The subject property is located in the Lougheed Transit Corridor Concept Plan, endorsed by Council in November 2020. As this rezoning application was received prior to endorsement of the Concept Plan, the development proposal reflects the current *General Commercial* land use designation and supported C-2 (Community Commercial) zone.

The proposed two-storey commercial building, with ground floor retail units and a second half storey of office floor, aligns with the future uses anticipated in the Lougheed Transit Corridor, albeit in a lower density form. This proposal is consistent with the *General Commercial* designation of the OCP which allows for a range of commercial activities in the Town Centre and Lougheed Highway.

The Lougheed Transit Corridor Concept Plan identifies a proposed *Commercial Mixed-Use* land use designation that aligns with a new, higher density C-7 (Lougheed Corridor High Density Mixed-Use) zone.

While no development applications are on hold in the Lougheed Transit Corridor as area plan work is underway, in-stream applicants have been made aware of the increased development potential, and are able to utilize the greater density opportunities in advance of area plan adoption.

In the case of the subject application, the applicant has indicated they do not wish to pursue additional building height, as the additional floor space would trigger the requirement for underground parking, which is not financially feasible for the project to move forward. As the Lougheed Transit Corridor is not in bylaw form so existing OCP policies apply. This is consistent with how in-stream applications are handled.

First reading for the Lougheed Transit Corridor Area Plan is scheduled for Committee of the Whole in October 2021. Considering that the subject proposal has been under application since 2019, staff support the subject application moving forward under the existing designation of *General Commercial* and proposed C-2 (Community Commercial) zone.

ii) Zoning Bylaw:

The applicant is proposing to rezone the western portion of the subject property from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit future construction of a two-storey commercial building with approximately 654 m² (7,040 ft²) of ground floor commercial space and 299 m² (3,218 ft²) of office space above.

The owner of the subject property is currently working with the Provincial Government on a Cannabis Retail Use to be located within the existing liquor store location on the subject property once it is relocated to the new building. *Zoning Bylaw No. 7600-2019, Section 401.3, Prohibited Uses of Land, Buildings and Structures, (g) (ii)*, outlines the retail sales of cannabis must be located 1,000 metres (1.0 km) from any other Cannabis Retail Use. Currently, there are two proposed Cannabis Retail Uses located within the 1,000 m radius of the subject application, located at 20395 Lougheed Highway and 20110 Lougheed Highway, respectively (See Appendix J).

To permit the Cannabis Retail Use to be established on the subject property, a site specific text amendment is required to Zoning Bylaw General Regulation Section 401.3 (g)(ii). The amendment is to reduce the current separation distance from 1,000 metres to 333.5 m (1,099 ft.) for the property located at 20395 Lougheed Highway (Muse Cannabis). This amendment would also allow

for the proposed Retail Cannabis Use which is 954.2 m (3,131 ft.) from the property located at 20110 Lougheed Highway (Blurb Cannabis).

iii) Off-Street Parking and Loading Bylaw:

The subject application is proposing 114 parking spaces for the combined site, of which 89 spaces are currently provided for the existing commercial development and a further 25 spaces are proposed for the new building. The required number of parking spaces for the combined site is 116, therefore, a parking variance for two (2) spaces is required as part of the subject application, and will be the subject of a future Council report.

Short term bicycle parking is provided in the form of a bicycle rack outside the front entrance of the proposed building and two long-term bicycle spaces are provided within the proposed building.

iv) Proposed Variances:

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

- *Maple Ridge Zoning Bylaw No. 7600-2019:*
Reduce the required rear lot line setback from 6.0m (20 ft.) to 2.69m (8.8 ft.) (west elevation); and
Permit on-site parking to be located to the front of the proposed building (north elevation).
- *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990:*
Reduce the number of required parking stalls from 116 stalls to 114 stalls.
- *Maple Ridge Sign Bylaw No. 7630-2020:*
Reduce the required setback from 1.5m (5 ft.) to 0.46 m (1.5 ft.) for the existing sign located on Lougheed Highway

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

v) 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 for the proposed new building, and to enhance the unique character of the community in accordance with the following key development permit guidelines:

1. *Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.*
2. *Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.*
3. *Promote sustainable development with multimodal transportation circulation, and low impact building design.*
4. *Respect the need for private areas in mixed use development and adjacent residential areas.*
5. *The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.*

A separate Development Permit Application report with more details will be forwarded to Council at a later date. It is noted that the above Development Permit information pertains to the proposed development (new building and landscaping) and not to the site specific text amendment for the cannabis retail use distance requirement.

vi) Advisory Design Panel:

The application was reviewed by the Advisory Design Panel at a meeting held on October 21, 2020 and their comments and the applicant's responses can be seen in Appendix H. A detailed description of the projects form and character will be included in a future development permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting (DIM) was held virtually via phone or email comment submission from June 16 to June 25, 2021. One set of comments were received and a response was provided by the applicant. Both comments and responses can be seen in Appendix I to this report.

4) Traffic Impact:

As the subject property is located on a provincial highway, a referral to the Ministry of Transportation and Infrastructure is necessary to review access, traffic circulation and the parking areas. Final 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 as discussed above in this report.

5) Interdepartmental Implications:

i) Engineering Department:

To fulfill requirements with the Subdivision and Development Servicing Bylaw, the Engineering Department has requested the following:

- New concrete curb, gutter and sidewalk required across property frontage; however, Loughheed Highway is under the jurisdiction of Ministry of Transportation and Infrastructure (MOTI) and as such, improvements must also comply with MOTI.

ii) License, Permits and Bylaws Department:

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

iii) Fire Department:

An additional fire hydrant is to be included as part of development to be located along the Loughheed Highway frontage.

iv) Information Technology Department:

The inclusion of a 1-100 mm communications duct to be located along the Loughheed Highway frontage.

v) Environment Section:

This subject property drains to McKenney Creek which is subject to urban stormwater concerns. Stormwater management will need to ensure that water quality draining to McKenney Creek, a fish bearing system, is not detrimental to fish habitat. In addition, the proposed project should consider the downstream habitat and the sensitive nature of the flows in this area and the impacts on adjacent properties to McKenny Creek.

The addition of green space along the southern property boundary, including trees, can provide shading that is both beneficial to reduce local heat island effects and can act as a visual and sound barrier between the commercial and residential uses.

6) Citizen/Customer Implications:

A Development Information Meeting for the proposed development was held between the dates of June 16 and June 25, 2021 with options to phone or email in comments or concerns. The results of the concerns expressed at that meeting are attached as Appendix I. The Public Hearing will provide an additional opportunity for citizens to express their concern or support of the development.

CONCLUSION:

It is recommended that first and second reading be given to Zone Amending Bylaw No. 7776-2021 for the site specific text amendment and that second reading be given to Zone Amending Bylaw No. 7609-2020, and that application 2019-427-RZ be forwarded to Public Hearing.

"Original signed by Chuck Goddard" for

Prepared by: **Adam Rieu**
Planner 1

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

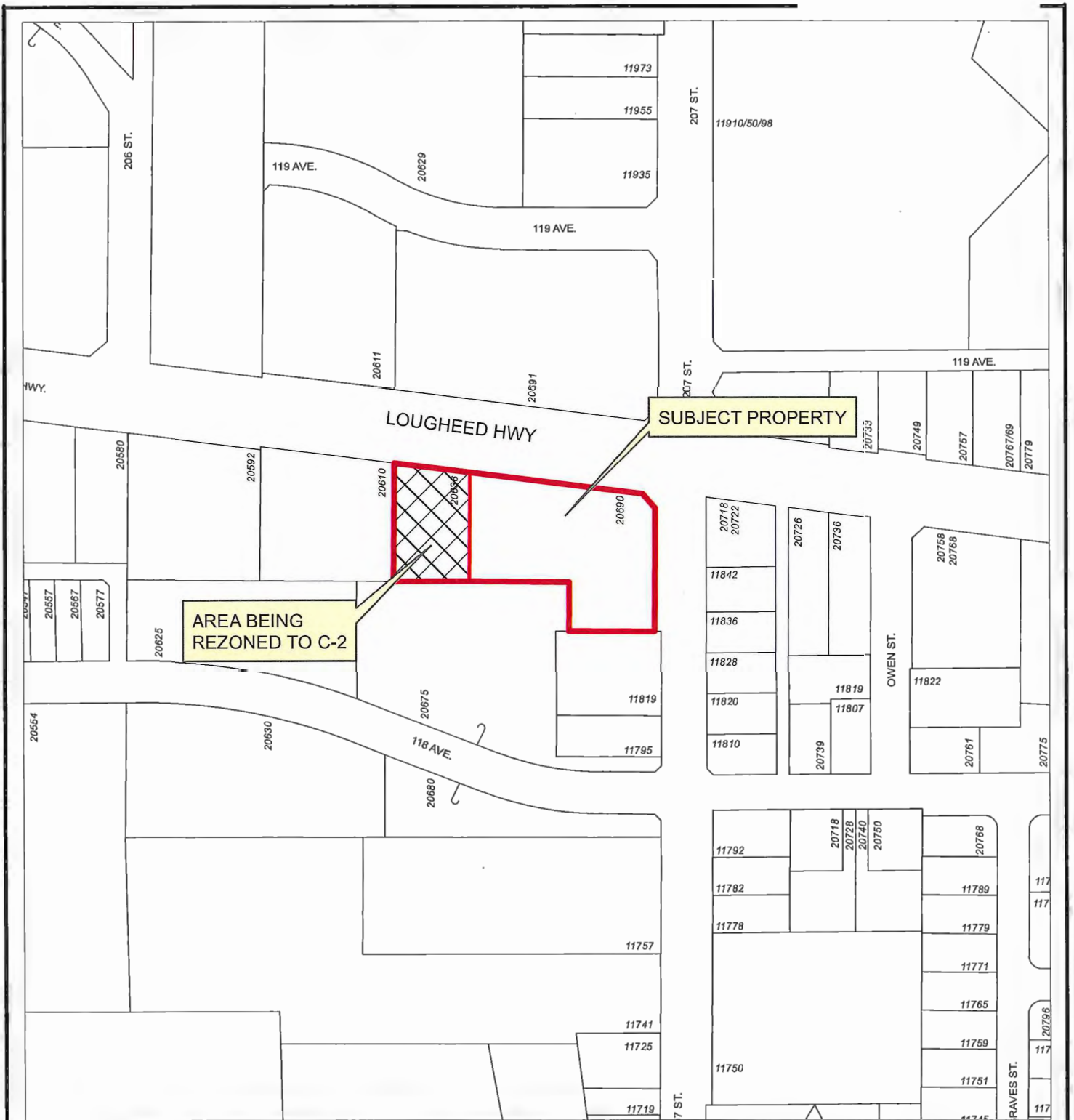
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

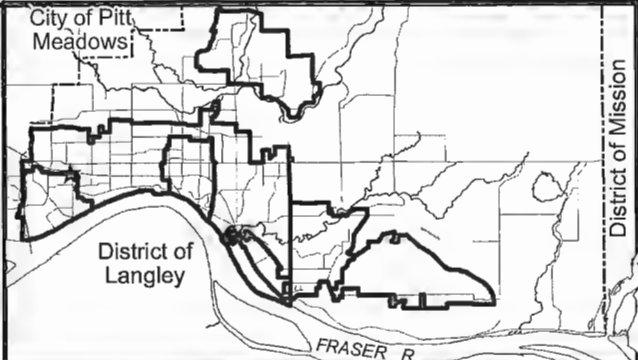
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7609-2020
Appendix D – Zone Amending Bylaw No. 7776-2021
Appendix E – Site Plan
Appendix F – Architectural Plans
Appendix G – Landscape Plans
Appendix H – ADP Comments
Appendix I – Development Information Meeting (DIM) Comments
Appendix J – Cannabis Retail Use Proposed Location Map

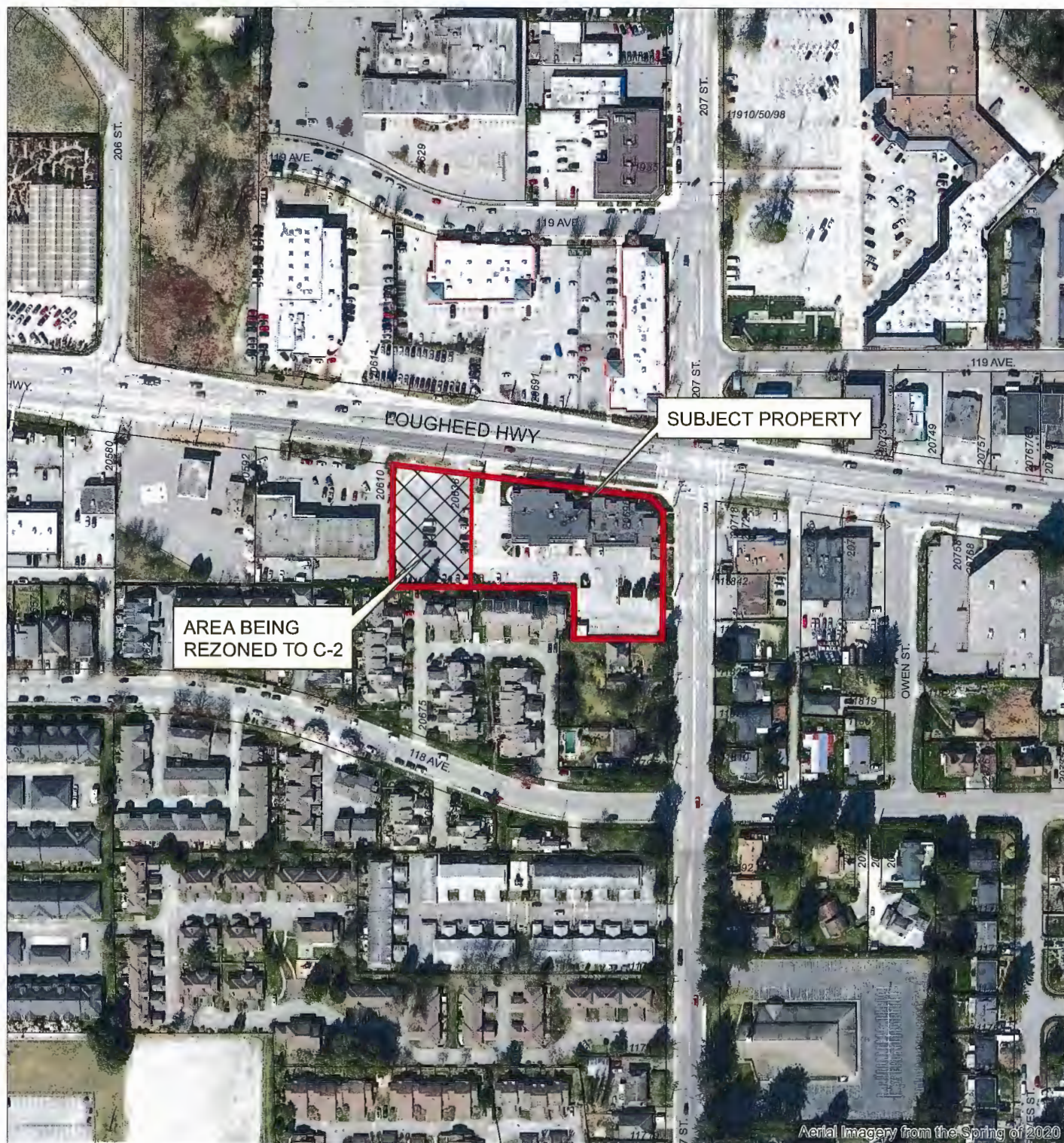


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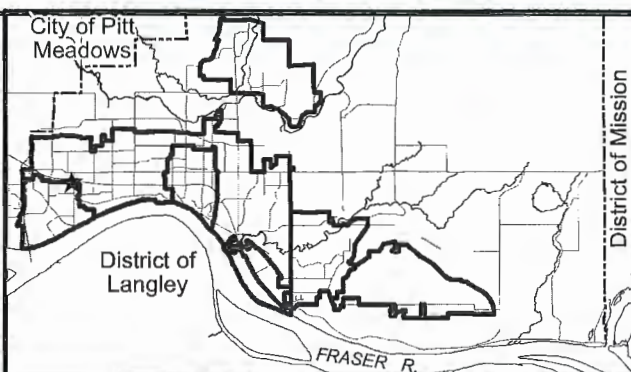


20690 LOUGHEED HWY
PID: 031-186-254





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20690 LOUGHEED HWY
PID: 031-186-254

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-427-RZ
DATE: Jul 7, 2021

BY: DT

CORPORATE OFFICER

CORPORATE OFFICER

REVISIONS	
DATE	DESCRIPTION
1 2020.06.29	For Client Review
2 2020.07.02	For Client Review
3 2020.07.29	For Client Review
4 2020.08.05	For Client Review
5 2020.08.16	ISSUE FOR CP
6 2020.08.30	Issue for Committee Meeting
7 2020.11.03	Revises for ACP Comments
8 2020.12.01	Revises for AGP[07]
9 2021.01.25	For Client Review
10 2021.02.21	Issue for Coordination
11 2021.05.10	Issue in response to WCI's comments

MANDALAY
MAPLE RIDGE
COMMERCIAL
DEVELOPMENT

20690 LOUGHEED HWY.
MAPLE RIDGE, BC

title
SITE PLAN

scale 1/16" = 1'-0"
date MAY 2021
drawn EB checked GK

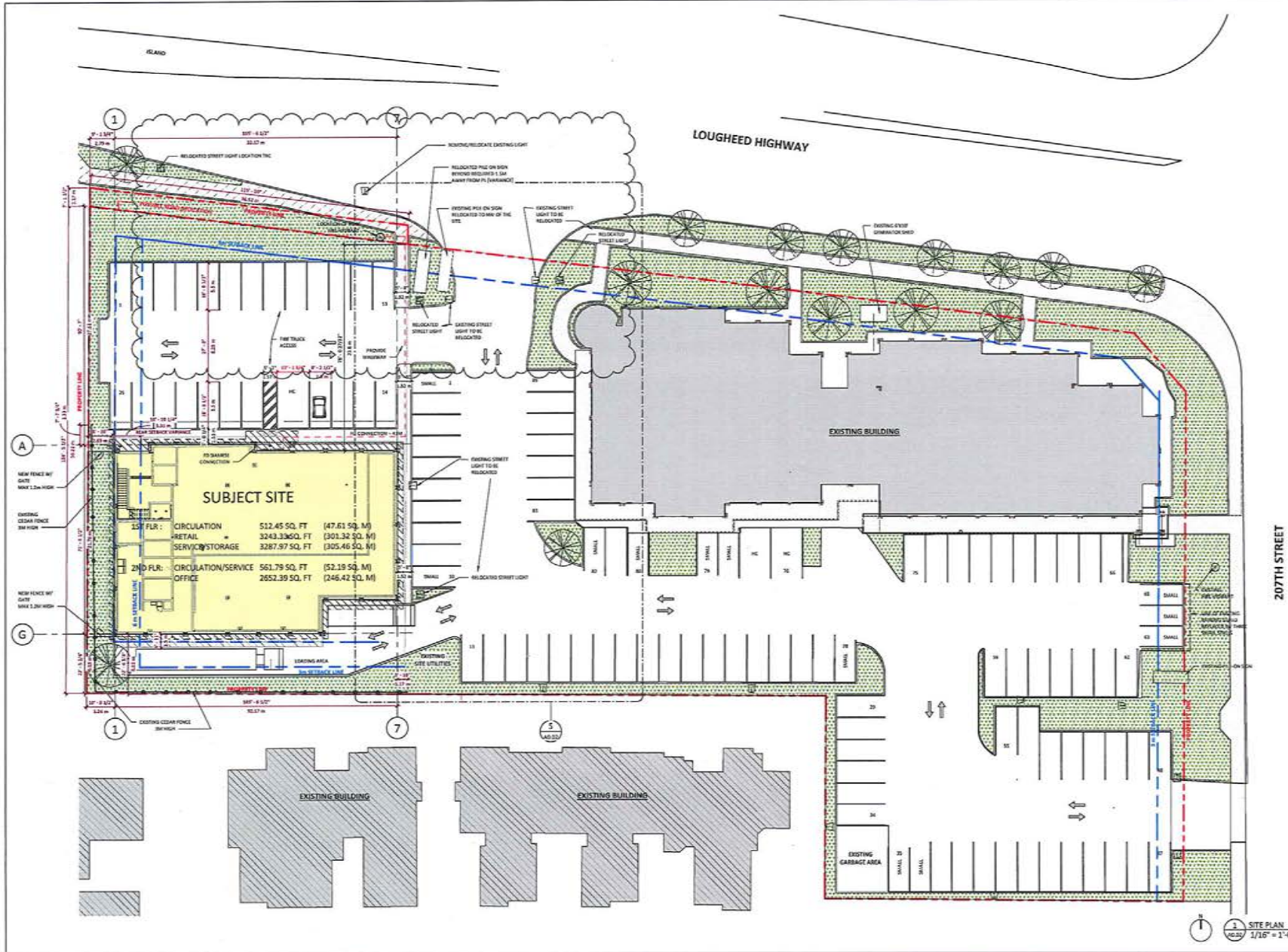
job no. 1905
sheet no. A1.00

seal

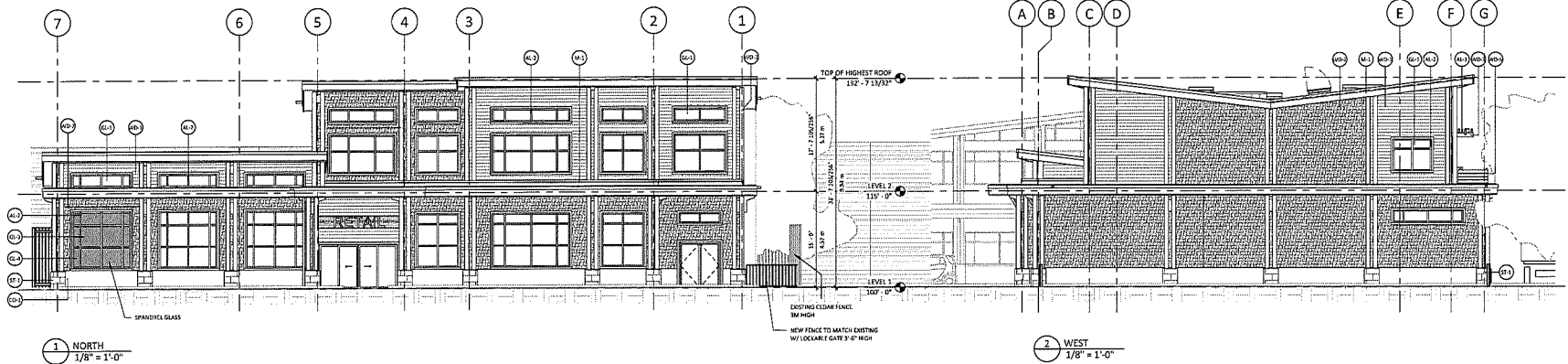
Drawings are to be read in conjunction with each other; any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is specified to the requirements of the latest edition of the B.C. Building Code.

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sfr. inc. architecture inc.



DATE	DESCRIPTION
1 2020.06.29	For Client Review
2 2020.07.02	For Client Review
3 2020.07.29	For Client Review
4 2020.08.05	For Client Review
5 2020.08.16	Issue for Committee Meeting
6 2020.08.20	Issue for Committee Meeting
7 2020.08.20	Issue for Committee Meeting
8 2020.11.03	Re-issue for ADP Comments
9 2020.12.01	Re-issue for ADP Comments
10 2021.01.25	For Client Review
11 2021.02.01	Issue for Coordination
12 2021.02.01	Issue in response to MCTI comments
13 2021.05.10	



**MANDALAY
MAPLE RIDGE
COMMERCIAL
DEVELOPMENT**

20690 LOUGHEED HWY.
MAPLE RIDGE, BC

title
BUILDING ELEVATIONS

scale 1/8" = 1'-0"

date MAY 2021

drawn EB checked GK

job no. 1905

sheet no. **A3.00**

seal

EXTERIOR MATERIALS SCHEDULE		
MAT'L	DESCRIPTION	Material Comments
AL-1	ALUMINUM SUN SHADE	EXTERIOR, BLACK FINISH
CD-1	CONCRETE	3" HIGH WALL AT LEVEL 1 TO MATCH EXISTING
GL-1	GLASS - CLEAR	EXTERIOR
GL-2	GLASS - CLEAR, TEMPERED	EXTERIOR
GL-3	SPANDELS	EXTERIOR
GL-4	SPANDELS - TEMPERED	EXTERIOR
ML-1	TYPICAL FLASHING & WINDOW TRIM	EXTERIOR, PREFINISHED COLOUR: DARK BROWN MATTE
ST-1	STONE	COLUMN POST TO MATCH EXISTING
WD-1	WOOD SIDING	HARDBOARD SIDING TO MATCH EXISTING
WD-2	WOOD SHAKES	HARDBOARD SIDING TO MATCH EXISTING
WD-3	WOOD POSTS	TO MATCH EXISTING
WD-4	WOOD SIGN	EXTERIOR
WD-5	WOOD ROOFTOP SCREEN	EXTERIOR

Drawings are to be read in conjunction with each other. any discrepancies found on any drawings are to be reported to the architect before construction work.
Contractors are responsible to ensure that all work is provided to the requirements of the latest edition of the B.C. Building Code.
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REVISIONS	
DATE	DESCRIPTION
8 2020.09.30	Issue for Committee Meeting
9 2020.11.20	Re-issue for ADP Comments
10 2020.12.01	Re-issue for ADP/ADIT
14 2021.05.10	Issue in response to WOTI comments



1 SOUTH URBAN ELEVATION
1/16" = 1'-0"



2 NORTH URBAN ELEVATION
1/16" = 1'-0"

MANDALAY MAPLE RIDGE COMMERCIAL DEVELOPMENT

20690 LOUGHEED HWY.
MAPLE RIDGE, BC

title
URBAN ELEVATIONS

scale 1/16" = 1'-0"
date MAY 2021
drawn EB checked GK
job no. 1905
sheet no. A3.01
seal

Drawings are to be read in
conjunction with each other, any
discrepancies found on any drawings
are to be reported to the architect
before construction is initiated.
Contractors are responsible to
ensure that all work is executed to
the requirements of the latest
edition of the B.C. Building Code.
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2021-05-10 10:51:57 AM

DATE	DESCRIPTION
1 2020.06.29	For Client Review
2 2020.07.02	For Client Review
3 2020.08.26	For Client Review
4 2020.08.18	ISSUE FOR DP
5 2020.09.30	Issue for Commission Meeting
6 2020.11.23	Re-issue for ACP Comments
7 2020.12.24	Re-issue for ACP/ACTS
8 2021.01.25	For Client Review
9 2021.05.10	Issue in response to MCTI comments



1 NE VIEW



2 SW VIEW



3 SE VIEW



4 N VIEW

MANDALAY MAPLE RIDGE COMMERCIAL DEVELOPMENT

20690 LOUGHEED HWY.
MAPLE RIDGE, BC

















title
PERSPECTIVES

scale
1:200
date MAY 2021
drawn EB checked GK
job no. 1905
sheet no. A8.00
seal

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Drawings are to be read in
conjunction with each other, any
discrepancies being in any drawings
are to be resolved to the architect
before commencing work.
Constructors are responsible to
ensure that all work is executed to
the requirements of the local
edition of the B.C. Building Code.
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KEY	REF.	DESCRIPTION
		CONCRETE PAVING
		COLORURED CONCRETE PAVING
		CONCRETE UNIT PAVING
		DRIP STRIP
		GRASS See landscape notes for specifications
		SHRUB PLANTING
		CHAIN
		WASTE RECEPTACLE
		BIKE RACK

VDZ+A
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • GRADE POVERTY

FORT LANGLEY STUDIO
300-9181 Church St.
Fort Langley, BC
V1M 2R8

MOUNT PLEASANT STUDIO
101-355 Kingsway
Vancouver, BC
V5T 3J7

www.vdz.ca 604-882-0024

7	AD	Issued for Development Permit	May 20, 2021
6	AD	Issued for Development Permit	Nov 5, 2020
5	AD	Issued for Development Permit	Oct 2, 2020
4	AD	Issued for Development Permit	Aug 17, 2020
3	AD	Issued for Development Permit	July 10, 2020
2	AD	Issued for Development Permit	March 13, 2020
1	AD	Issued for Development Permit	Dec 19, 2019




[illegible]

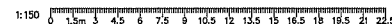
Project:
MANDALAY MAPLE RIDGE
COMMERCIAL DEVELOPMENT

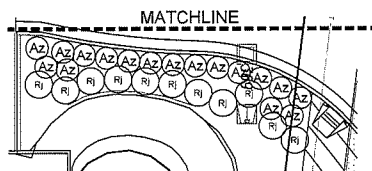
Location:
20638 Lougheed Highway,
Maple Ridge, BC

Drawn: AD	Stamp
Checked: SH	
Approved: MVZD	Original Sheet Size: 24"x36"
Scale: 1:150	CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND REPORT ANTHROPOMETRY TO THE LOCAL SANITARY ENGINEER AND RECORD. ALL DRAINAGE AND SANITARY SYSTEMS ARE THE SOLE PROPERTY OF THE OWNER AND WILL BE RETURNED TO THE OWNER UPON THE COMPLETION OF THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REPORTS TO THE LOCAL SANITARY ENGINEER AND RECORD.

TREE SCHEDULE


TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	2	<i>Gleditsia inaequalis</i> 'Inermis' Street Keeper / Street Keeper Honey Locust	66B	6cm	
	2	<i>Picea pungens</i> 'Fat Albert' / Colorado Spruce	B&B		2.5m ht
	5	<i>Sloanea pseudocornellii</i> / Japanese Sloanea	B&B	6cm	





KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Az	69	<i>Azalea japonica</i> 'Amoena'	Amoena Azalea	#2 Pot	1000mm O.C.
Ca	56	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Pot	700mm O.C.
E	115	<i>Eunomys fortunei</i> 'Roemerio'	Gold Spish Wintercreeper	#2 Pot	700mm O.C.
Gs	125	<i>Galearia salica</i>	Salal	#2 Pot	800mm O.C.
Ma	33	<i>Maltonia acutiflora</i>	Grape Grape	#3 Pot	1200mm O.C.
Pl	23	<i>Prunus lauralina</i>	Portuguese Laurel	#2 Pot	1000mm O.C.
Rb	68	<i>Rhododendron</i> 'Edith Bosley'	Edith Bosley Rhododendron	#1 Pot	700mm O.C.
Rj	16	<i>Rosa</i> 'Jens Munk'	Jens Munk Rose	#3 Pot	1200mm O.C.
To	35	<i>Tilia occidentalis</i> 'Smarragd'	Emerald Green Cedar	#2 Pot	750mm O.C.
Vc	4	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#2 Pot	1000mm O.C.
PERENNIALS, GEOPHITES AND CROCS					
Ht	8	<i>Hebe x exoniensis</i> 'Sempervirens'	Blue Out Crocus	#1 Pot	800mm O.C.

1. All plant material shall meet or exceed standards required by Canadian Landscape Standards guidelines.
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
3. Amending growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
4. Growing medium depths for planting as follows:
 - a. Shrub: 450mm
 - b. Sod: 150mm
 - c. Tree pits: 1000mm with 300mm (below root ball)
5. 25mm minus compost must be installed in all shrub planting areas.
6. All landscaped areas to be irrigated.

Drawn: AD	Stamp: 
Checked: SH	
Approved: MYDZ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE NORTH AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE THE GOVERNING DIMENSIONS OF THE OTHER DIMENSIONS ARE FOR INFORMATION ONLY. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS DRAWING.

Drawing #: L-03

Appendix H, Advisory Design Panel

R/2020-027

It was moved and seconded

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

Architectural Comments from ADP and Architect Response (in italics):

- Consider celebrating the entry way;
 - *We extended the roof further out at the door.*
- Consider similar patterns for all windows on level 2;
 - *This has been revised.*
- Consider introducing an interstitial member to define area between windows on the second floor, similar to treatment on level 1;
 - *We introduced this on the rear as a sun shade.*
- Consider switching colours to dark on the bottom and light on top to better balance the building and to tie into the existing building;
 - *We did the switch.*
- Please resolve the minor conflict between proposed window and door on level 1 between gridlines 1 and 2 in the exit stair area.
 - *Corrected.*

Landscape Comments from ADP and Landscape Architects Response (in italics):

- Consider adding parking islands with large canopy trees for shade and storm water management mitigation;
 - *Required parking stall count does not allow for any reduction in the number of parking stalls shown so parking islands are not able to be added.*
- Consider reviewing plant material for appropriate water requirements now that bioswale has been deleted;
 - *Plant material in the deleted bioswale area has been updated to reflect its deletion.*
- Review storm water management plan for current layout;
 - *Stormwater plan is per civil and landscape drawings have updated to reflect.*
- Consider including arborist report/information on landscape plan and architecture site plan to ensure mitigation of conflict with critical root zone area;
 - *No arborist report is available. There is 1 tree near the site on the property to the south. Tree is approximately 3m from the property line and the drip line doesn't appear to encroach into the property. The south edge has a 1m planting strip before the curb and the current condition is a compacted granular parking lot which will be removed so impact on any existing tree roots should be minimal.*
- Ensure numbers reflect city requirements for bike racks.
 - *2 bike parking spaces have been provided along the north front of the building.*

NW 2745 ARBORWYNDE STRATA COUNCIL
Public Comment Opportunity for Proposed Development
for 20690 Lougheed Hwy, Maple Ridge
Friday, June 18th, 2021

Email: arborwyndemail@gmail.com

Re: Residential Reply for Public Comment Opportunity Letter, dated 28May2021

To: Site Lines Architecture Inc.
 200 – 23160 96th Ave
 PO Box 249
 Fort Langley, BC V1M 2R6
info@sitelines.ca

We are the Ownership located on the South fence line along this proposed new development, located at 20690 Lougheed Hwy in Maple Ridge.

We would like it noted that when the previous development occurred along our property line, there was an agreement in place that there would be an 8 foot fence that would be regularly maintained, and we would allow cedars along this fence as long as they were also regularly maintained, and not be allowed to grow above the fence line.

This agreement has not been honoured. The fence hasn't been maintained in approximately 1-2 years, and is now rotting and falling apart in some places. The cedars are also now *well above* the agreed-to height.

There has also been a number of issues with staff and customers from the current site, taking up much needed parking space along 118th Avenue, between 207th and 203rd.

We would like a guarantee that adequate parking will be provided to your customer base, and designated parking for staff within this development site. We also ask that the current rotten fence be replaced by an 8 foot concrete one, which should help reduce the noise and will require less maintenance.

Lastly, in the past we have requested the posting of "good neighbor" signs around the buildings and parking perimeters (like the below examples used at similar developments), which is a request we are renewing here once again.



It is important to note that our residences are very much affected by the activities in this development area, particularly on nights and weekends due to noise from the existing tenant (Town Hall Pub/Night Club) and their intoxicated patrons in the parking area. Please refer to documentation registered at the Maple Ridge By-Law Enforcement Department, which goes back several years.

With respect, these are **our homes** and we strongly believe these requests are the very least we deserve as consideration from our business and commercial neighbours. We sincerely welcome the opportunity to develop a new and trusting relationship with Mandalay Properties, and feel the above requests are fair and reasonable.

Your attention to this matter is greatly appreciated, and we ask that your office please provide a reply to the council via arborwyndemail@gmail.com.

With respect,
Arborwynde Strata Corporation NW2745

cc: District of Maple Ridge – Planning Department
cc: Mandalay Maple Ridge Commercial Development



MANDALAY PROPERTY CORP.
102 - 20690 Lougheed Hwy. Maple Ridge B.C. V2X 2P8
T: 604.465.3755 F: 604.460.0269
E:jtarnowski@mandalayproperty.ca

June 28, 2021

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

Attention: Adam Rieu

Dear Sirs:

Re: Reozoning 20690 Lougheed Hwy Maple Ridge, B.C.

We are writing in regard to the letter dated May 28th, 2021 from NW 2745 Arborwynde Strata Council to Site Lines Architecture Inc.

We wish to advise that we vehemently dispute the allegations of the Strata Council contained in the above noted letter.

As regards to the allegation relating to the maintenance of the fence, we wish to advise that at any time there was an issue with the fence, any repairs were attended to immediately and the fence is regularly stained. If the Strata Council would like to review our records relating to the repairs which are constantly done to maintain the fence we would gladly be prepared to provide them to the Strata Council. If the City of Maple Ridge wishes to attend at the subject site, they would see that the fence is well maintained. The lack of maintenance of the fence, if there is any, resides with the Strata Council as they do nothing to maintain their side of the fence.

In reply to the allegation relating to the cedar trees, we wish to advise that we retain a landscape company who attends the site seven (7) days per week to look after the landscaping and parking lot. The cedar trees just like the other trees and shrubs on the property are regularly pruned. I would suggest to the Strata Council that they look at the cedars on their side of the fence which are taller than our fence.

In respect of the matter of people parking along 118th Avenue, we have no control over where people park their vehicles. If parking is an issue along 118th Avenue, perhaps the Strata Council can take the matter up with the City. As regards to parking, the subject development is compliant with the City of Maple Ridge's by-laws and neither we, nor our tenants can mandate where our customer park off site.



MANDALAY PROPERTY CORP.

102 - 20690 Lougheed Hwy. Maple Ridge B.C. V2X 2P8

T: 604.465.3755 F: 604.460.0269

E:jtarnowski@mandalayproperty.ca

In reply to the activities of the patrons of the Townhall, we find it offensive that the Strata Council refer to these individuals as "intoxicated patrons." The Townhall has addressed all noise complaints when they arose, and they employ security personnel to control activities of their patrons during their evening hours of operation. The Townhall also posts "Good Neighbour" signs in their premises and actively encourages their patrons to be cognizant of the residential properties adjacent to this development.

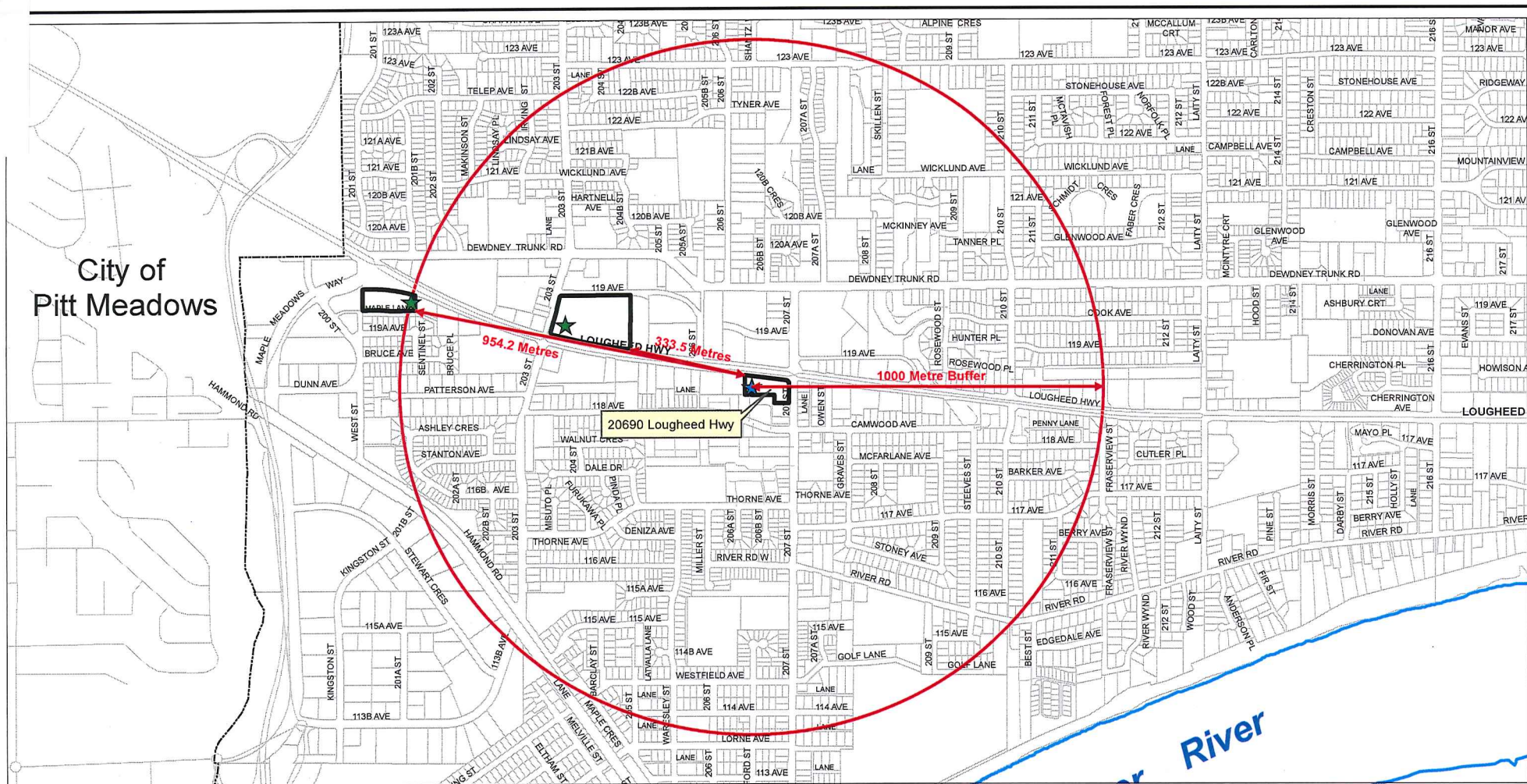
This particular Strata Council has done nothing but complain about things from the date we started construction of this development. In the past numerous complaints were filed with the Maple Ridge RCMP regarding residents of this Strata complex verbally assaulting and uttering threats to the employees of the property landscaping company contracted to maintain the subject property. Furthermore, there are RCMP reports to collaborate reports of residents of the Strata throwing full cans of beer at the landscapers while working. Additionally, customers of the complex were shot at with pellet guns from a second floor balcony of the Strata complex – RCMP also attended this incident. Perhaps this Strata Council needs to be reminded of the situation prior to us redeveloping this site – there was a rundown hotel which housed drug addicts – the site was a known location for transacting drug deals – prostitutes plied their trade from this site – the adjacent property to the west contained a drug house which we tore down. The Strata Council should be happy that we developed the site and rid the site of the real problems. We maintain this property in a first class basis, employing security everyday during the night and daily maintain the landscaping and parking lot. Notwithstanding the measures we have implemented, the Strata Council seems to find fault with everything. This Strata Council also needs to be reminded that their development borders a commercial development and that their expectations cannot be the same as a development in a totally residential area.

As regards to the mater of the concrete fence, we would gladly pay for the cost of removing the wooden fence if the Strata Council wants to install and pay for the cost of the concrete fence. If not, then we intend to keep the wood fence that we installed and continue to maintain.

If there are any other matters you wish to address please advise.

Yours truly,
Mandalay Property Corp.

Per: J Tarnowski



Scale: 1:10,500

Legend

- ★ Private Retail
- ★ Government Retail

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

1000m Buffer of
20690 Lougheed Hwy

LICENCES, PERMITS & BYLAWS DEPT.



mapleridge.ca

FILE: CannabisLocations10.mxd

DATE: Jul 5, 2021

BY: DT

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Zone Amending Bylaw No. 7775-2021
110 - 20110 Lougheed Highway

MEETING DATE: July 20, 2021
FILE NO: 2021-257-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

On March 30, 2021, Council deferred a report from Bylaw & Licensing Services about a proposed non-medical cannabis retail store to be known as Burb Cannabis Corp. at 110 - 20110 Lougheed Highway and directed the applicant to apply for a zoning bylaw text amendment. It was acknowledged that the proposed store was within 1,000 metres of two other proposed cannabis stores.

An application has been received for a site specific text amendment to Zoning Bylaw No. 7600-2019 to reduce the 1,000 metre separation distance between Cannabis Retail Uses, to allow such a use to be located in unit 110 on the subject property at 20110 Lougheed Highway. The reduction is from 1,000 metres to 394.5 metres. This is the distance from the property at 510 - 20395 Lougheed Highway which is for another cannabis retail store under rezoning application 2020-240-RZ, which received final adoption on November 10, 2020.

Being a text amending application, there are no terms and conditions and the Community Amenity Contribution policy does not apply. Therefore, this application may be considered for first and second reading and proceed to Public Hearing.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7775-2021 be given first and second reading; and forwarded to Public Hearing.

DISCUSSION:

a) Background Context:

Applicant: Burb Cannabis Corp.

Legal Description: Parcel 100 District Lot 222 Group 1 New Westminster District
Explanatory Plan 84469

OCP:

Existing:	Commercial
Proposed:	Commercial

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

Zoning:

Existing:	C-2 (Community Commercial)
Proposed:	C-2 (Community Commercial)

Surrounding Uses:

North:	Use:	Service Commercial
	Zone:	RS-3 (Single Detached Rural Residential) and CD-2-98 (Service Commercial, Grocery Store, Financial Inst.)
South:	Designation:	Commercial
	Use:	Single Family Residential
	Zone:	RS-1b (Single Detached (Medium Density) Residential)
East:	Designation:	Low Density Multi-Family
	Use:	Commercial
	Zone:	C-2 (Community Commercial)
West:	Designation:	Commercial
	Use:	Vacant
	Zone:	CS-1 (Service Commercial) and RS-3 (Single Detached Rural Residential)
	Designation:	Commercial

Existing Use of Property:	Commercial
Proposed Use of Property:	Commercial
Site Area:	0.984 HA. (2.43 acres)
Access:	Lougheed Highway
Servicing requirement:	Urban Standard

b) Project Description:

On July 14, 2020, Council received a report from the Planning Department recommending the removal of the general 1,000 metre minimum distance separation from the Zoning Bylaw (Bylaw No. 7650-2020). Council defeated the motion to move forward this amendment to the Zoning Bylaw.

Following this, at the meeting on March 30, 2021, Council received a report from Bylaw & Licensing Services about a proposed non-medical cannabis retail store to be known as Burb Cannabis Corp. at 110 - 20110 Lougheed Highway as shown in Appendices A and B and passed the following resolution:

1. *That the non medical cannabis retail application for 110 -20110 Lougheed Highway be deferred and;*
2. *That the applicant be directed to apply for a zoning bylaw text amendment*

Given the above, information on the proposed business operations for Burb Cannabis Corp. has been received in support of a site-specific amendment to reduce the 1,000 metre separation for this cannabis store (Appendix C).

c) Planning Analysis:

To allow this business to be established on the subject site, a site specific text amendment is required to Zoning Bylaw General Regulation Section 402.6 (1) (c). The amendment requested by the applicant is to reduce the current separation distance from 1,000 metres to 394.5 metres, which is the distance to the property at 510 – 20395 Lougheed Highway under rezoning 2020-240-RZ, for another cannabis retail store (Appendix E).

The proposed store is located within Maple Ridge Plaza on the south side of Lougheed Highway and is surrounded by other commercial uses, along with a lane and some single family dwellings to the south. The proposed cannabis store is located 394.5 metres to the west of an approved cannabis retail store, known as Muse Cannabis at 510 – 20395 Lougheed Highway. The proposed store is also 954.2 metres to the west of a proposed government retail cannabis store located at 20690 Lougheed Highway, proceeding under rezoning 2019-427-RZ. Given the surrounding commercial uses and physical barrier of Lougheed Highway, the proposed distance reduction is not a concern from a land use planning perspective.

Given that there are no terms and conditions to be fulfilled, third reading and final adoption of this bylaw may follow the Public Hearing. Following possible adoption of this text amending bylaw, the Bylaw & Licensing Services Department will bring forward the previously deferred report regarding the referral from the Liquor and Cannabis Regulation Branch, to Council for consideration.

CONCLUSION:

This Zoning Bylaw text amending application will allow a for a Cannabis Retail Store to be known as Burb Cannabis to locate at 110 – 20110 Lougheed Highway (Maple Ridge Plaza), which would be 394.5 metres in distance from another Cannabis Retail Store to be located at 510 – 20395 Lougheed Highway.

It is recommended that Council grant first and second readings and advance this Zoning Bylaw Text Amending Bylaw 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

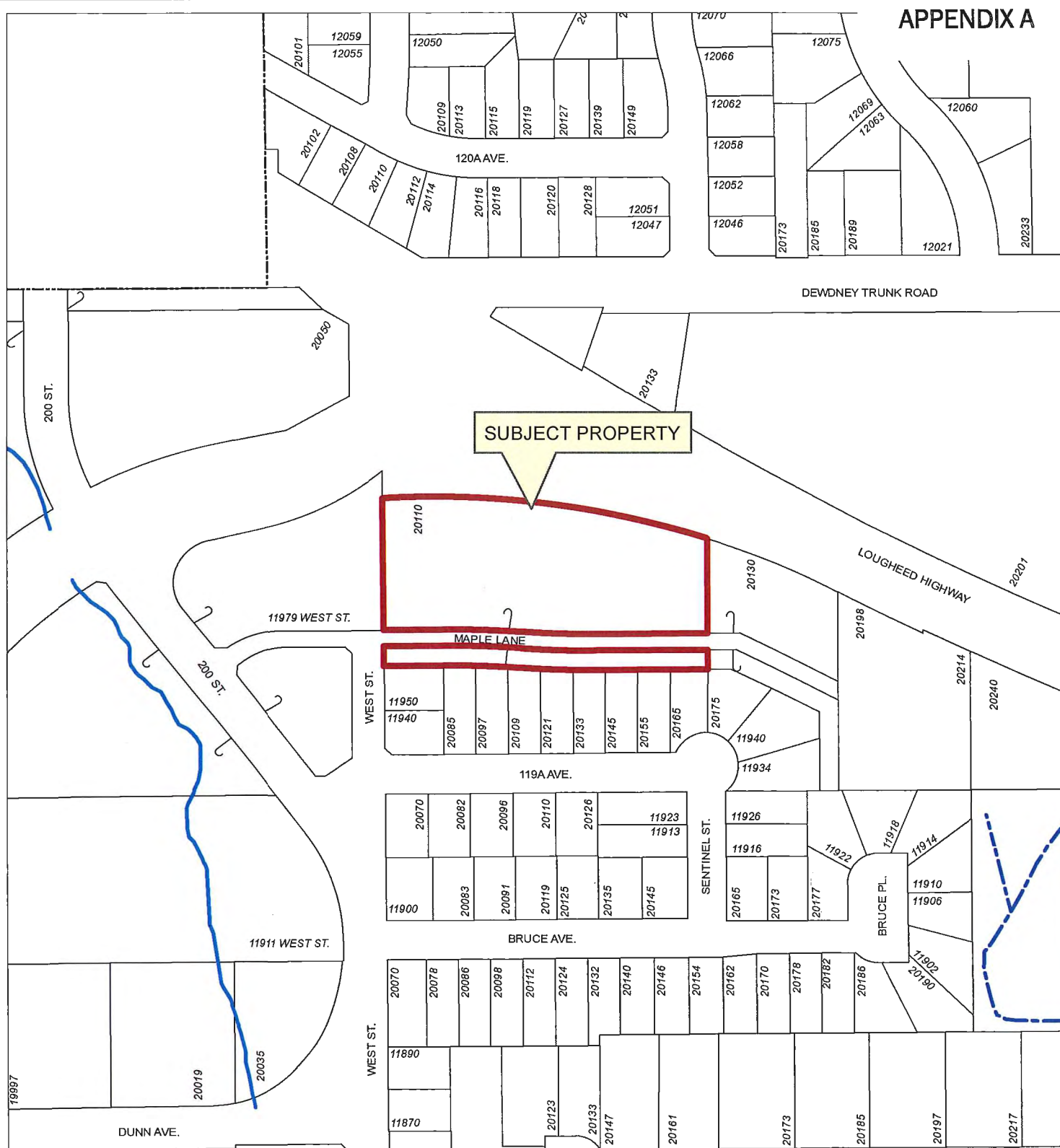
“Original signed by Al Horsman”

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. 7775-2021
- Appendix D – Information and Site Plan from Applicant
- Appendix E – Separation Distance Map

APPENDIX A



Scale: 1:2,500

Legend

- Stream
- - - Ditch Centreline

20110 LOUGHEED HWY
PID: 015-796-914

PLANNING DEPARTMENT



MAPLE RIDGE

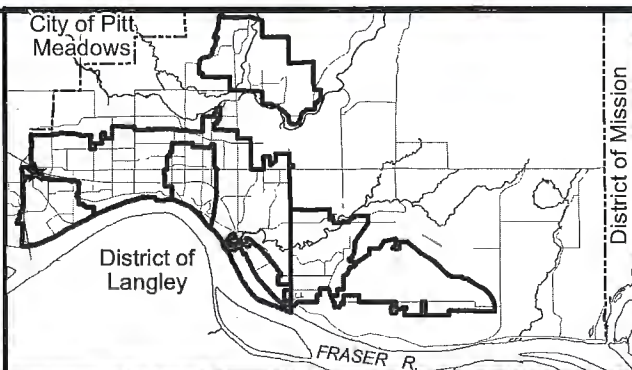
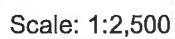
British Columbia

mapleridge.ca

FILE: 2021-257-RZ

DATE: May 12, 2021

BY: PC



20110 LOUGHEED HWY
PID: 015-796-914

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-257-RZ

DATE: May 12, 2021

BY: PC

CORPORATE OFFICER



January 25, 2021

City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9

Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Name of operator:

- Burb Cannabis Corp. DBA: burb

Hours of operation: 9:00am to 11:00 pm Monday – Saturday; 10:00am to 8:00 pm Sunday

Description of Operation:

burb is a multi-licensed cannabis retailer with three operational stores in Port Coquitlam and Port Moody which proves our ability to operate successfully in the regulated environment. Our founding team has successfully founded, operated and exited businesses and is supported by world class advisors including the previous EVP of US Retail for Starbucks. Strict inventory management controls are in place to ensure our cannabis products, exclusively supplied by the Provincial wholesaler, are correctly accounted for at all stages (purchasing, receiving, storage, sale, and destruction where applicable).

All employees go through our internal training program which includes following the *"Selling it Right"* manual to ensure customers are checked for ID, ensuring they are over 19, and are served with care and due attention. We are leaders in environmental sustainability through our recycling partnership with Terracycle; use of post consumer waste paper products; use of LED lighting and smart controls; encouraging consumers to walk and bike; and our ethical made-in-Canada apparel line and our efforts to be carbon neutral.

Connection to Maple Ridge:

Co-founder, Steve Dowsley, has lived in Maple Ridge since 2009 and previously operated a 35+ person steel fabrication shop in the Maple Meadows business park from 2007-2017.

Store Design: Completed by the award winning Jennifer Dunn Design who has previously completed tens of stores for both Aritzia and Saje Natural Wellness. Intent of the design is to provide a welcoming, upscale environment for all consumers.

Number of staff: 13

- 1 – Store Manager
- 4 – Team Leads
- 8 – Burbtenders

Products offered:

- Cannabis: full assortment of cannabis products as provided exclusively by the provincial wholesaler
- Accessories: vaporizers, pipes, grinders, ashtrays, and more
- Apparel: made-in-Canada line of streetwear (t-shirts, crewnecks, hats, hoodies)

storefront signage - burb, 110-20110 Lougheed Hwy, Maple Ridge, BC

NORTH SIDE OF BUILDING



pin-mounted channel letter illuminated storefront sign
material: powder coated metal
(image to show design intent)



ombre effect opaque window film on storefront glazing
(transparent section at top of window only, no sightlines into store)

Artemide LED wall sconce
white down flood light



rustic white oak door pull
with laser etched logo



OMBRE WINDOW FILM

LED DOWNLIGHT
WALL SCONCES

PIN-MOUNTED CHANNEL LETTER ILLUMINATED
STOREFRONT SIGN, WHITE POWDER COATED
METAL ON POWDER COATED METAL BACKING

CUSTOM VINYL WINDOW DECAL
LETTERS & STORE HOURS

storefront signage - burb, 110-20110 Lougheed Hwy, Maple Ridge, BC



WEST SIDE OF BUILDING

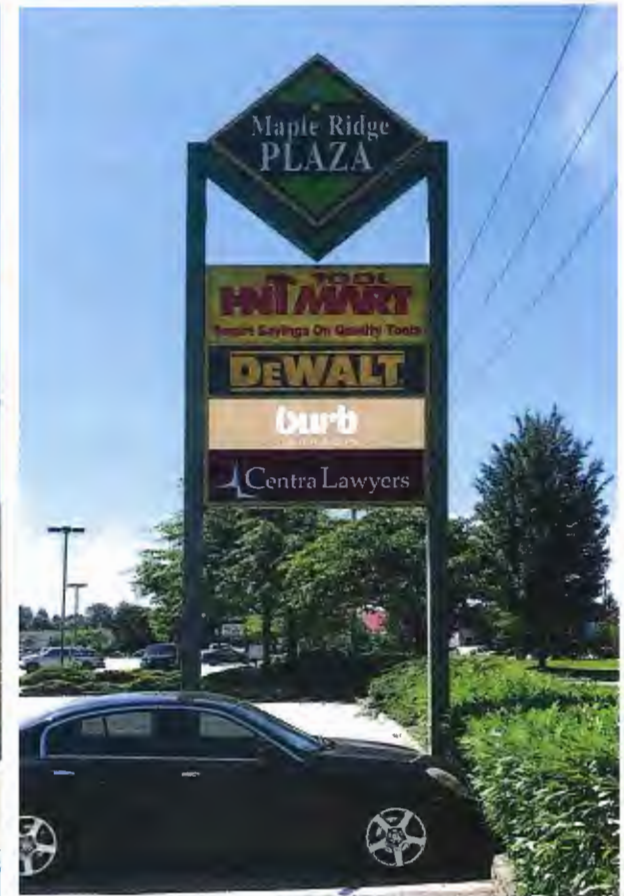


STAFF/DELIVERY ENTRY

OMBRE WINDOW FILM

CUSTOM VINYL WINDOW
DECAL LETTERS

PLAZA SIGNAGE





January 25, 2021

**City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9**

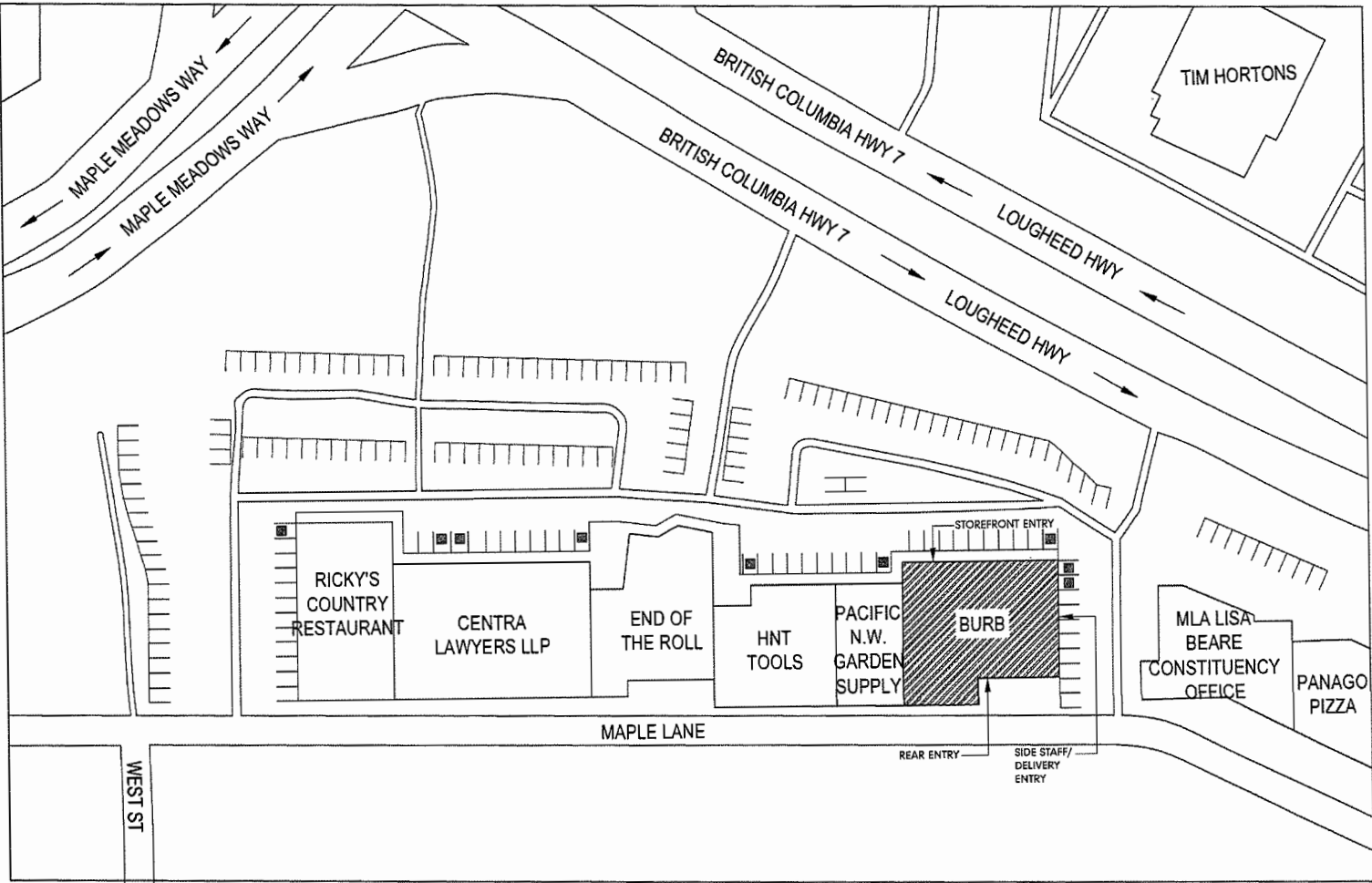
Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Information regarding availability of parking on the site and adjacent to the store:

We will utilize the parking on site. Per the attached site plan provided, there is an abundance of parking available which is a key attribute of our site.

Peak hours of the operation are after 3pm which is in line with traffic patterns running East on Lougheed Hwy. We provide an extremely convenient entrance and exit for the peak traffic as they head home from work East on Lougheed.

site plan - burb, 110-20110 Lougheed Hwy, Maple Ridge, BC





January 25, 2021

City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9

Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Community Benefit:

We'll be supporting the following community organizations with an annual contribution of \$1000 for each.



Senior Community Network (<https://www.seniors-network.ca/>)



Kid Sport (<https://kidsportcanada.ca/british-columbia/maple-ridge-pitt-meadows/>)



Maple Ridge Community Foundation (<http://mrcf.ca/>)



Friends in Need Foodbank (<http://www.friendsneedfood.com/>)

Beyond the above community support, we organize clean-up initiatives, donate annually to SHARE, donate to organizations who support major crisis initiatives across the globe and have built a reputation as a solid corporate citizens as proven by letters of reference from the Mayors in both Port Coquitlam and Port Moody (attached).



November 4, 2019

To Whom It May Concern:

I'm pleased to provide this letter of reference for Burb.

After extensive public consultation, the City of Port Coquitlam adopted a policy and amended bylaws to regulate cannabis sales in the city. This Cannabis Establishment Policy required prospective cannabis retail outlets to meet criteria that reflected the concerns and priorities of the city.

In April of 2019, Committee of Council considered an initial assessment of 18 cannabis retail outlet applications and selected 4 applications to proceed to rezoning consideration. Of those 4 applications, 2 were government stores and 2 were private retail outlets operated by Burb.

Burb now has 2 stores operating in the City of Port Coquitlam at 2755 Lougheed Hwy and 1502 Broadway St.

Burb is already contributing significantly to our community and is setting an example of business leadership, citizenship and responsibility that is very much appreciated. It is very encouraging to see their team commit significant energy, volunteer hours and resources to the betterment of the city.

Burb committed to operating the most responsible, community-supportive and environmentally-sustainable cannabis retail outlet in Canada, and they have lived up this commitment and then some. As a business in a new and changing field this is a particularly important aspect of building and maintaining community and public support.

Far from having any public concerns about Burb, since their opening the city has received positive comments about the attractiveness of Burb's stores, the professionalism of their team and the efforts they're making to give back to the community.

I congratulate Burb on their outstanding leadership and success.

Sincerely,

Mayor Brad West,
City of Port Coquitlam

2580 Shaughnessy Street, Port Coquitlam, BC, Canada, V3C 2A8

Tel: 604-927-5410 Fax: 604-927-5331

www.portcoquitlam.ca



CITY OF PORT MOODY

OFFICE OF THE MAYOR

September 18, 2020

To whom it may concern,

As Mayor for the City of Port Moody, I am writing with regards to Burb and their operations to date in the City of Port Moody.

The City of Port Moody started the consultation process for cannabis retail sales with our residents in 2018. In 2019, the City of Port Moody considered the feedback that was received from the 2018 consultation, and developed a policy to allow up to five cannabis retail use locations, with stipulations on location, and a list of procedures that the applicant must adhere to. In December 2019, with the new Cannabis Retail Sales Policy, Council considered for the first time, four cannabis applications. City Council carefully reviewed the applications and from the four applications, two were approved, one being Burb.

Burb came to Council with an extensive package and overview of their business. Their professionalism made it apparent that this company was a well-established, reputable company. They heard the concerns of the community and addressed each one of them to the best of their abilities. Burb provided extensive public consultation so that people could better understand their business and also see firsthand what it would look like in their neighbourhood. They had a detailed design of what the store would like, and also had the knowledge of the cannabis industry. They were eager to talk to members of the public and share their knowledge to answer any questions and provide information on Cannabis to not only our residents, but to City Council as well.

Burb opened in Port Moody on July 3, 2020 and I am very pleased, and relieved, to say that neither the Mayor's Office, nor City Council via Public Input, have heard any negative comments or impact to the neighbourhood since its retail operation started.

I hope future rollouts of any new industries will happen as smoothly, and as professional in manner, as Burb's.

Thank you for your time.

A handwritten signature in black ink, appearing to read 'Rob Vagramov', written in a cursive style.

Mayor Rob Vagramov
City of Port Moody



January 25, 2021

**City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9**

Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Details of how to mitigate community impact:

Burb does not anticipate any negative impact to the community. We operate stores in Port Coquitlam and Port Moody and have proven to be a valued member of the community--demonstrated by letters of reference from the Mayors in both Port Coquitlam and Port Moody (attached).

We have engaged nearby residents and businesses to ensure we are able to answer any questions or concerns they may have.

Concerns we have addressed:

- Smell – all our product comes in sealed packaging which results in no smell. Further, we install a charcoal filtration system into each store which ensures no smell escapes.
- Loitering & Smoking – we install signage on the exterior and interior of our building to ensure customers are aware that they must follow the no smoking bylaw. Employees are also educated to kindly remind any customers of these bylaws. We have had no issues at our stores.
- Minors purchasing – We have strict ID policies to ensure all customers are over 19 years of age
- Increased crime – there is no data that shows an increased in crime due to licensed cannabis retail. In fact, the presence of licensed cannabis retail reduces the revenues to the illicit market.

We have discovered that the community and our nearby residents and businesses are very much supportive of having safe, tested product.

We look forward to proving our reputation of being a contributing member of the community—here in Maple Ridge.



January 25, 2021

**City of Maple Ridge
Bylaw and Licensing Services
11995 Haney Pl
Maple Ridge, BC V2X 6A9**

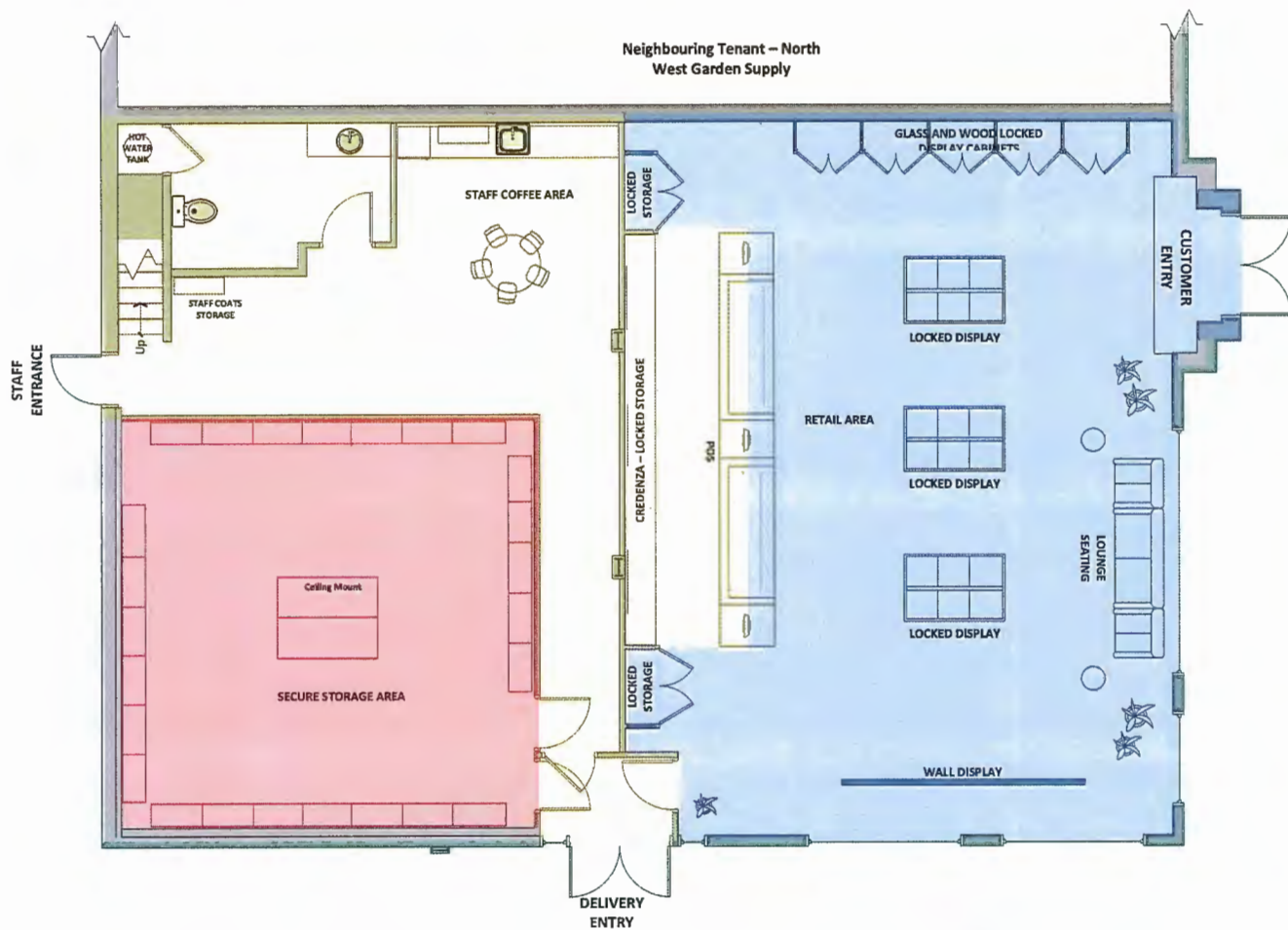
Re: 110 – 20110 Lougheed Hwy – Change of Use to Cannabis Retail Rezoning Application

Information regarding staff training:

All retail staff go through a series of comprehensive training programs during their tenure at Burb. These range from role specific multi day curriculums that cover store operations , finance, HR, Community and cannabis regulations to modules focusing on topics ranging from financial literacy to cannabis and product knowledge programs.

Along with our own Burb programs, all retail employees complete the “selling it right” and “worker qualification” certifications. Additionally, we are also piloting a program to provide cannabis knowledge training via the canna reps cannabis sommelier course. This is a 20 hour cannabis knowledge course.

*Further detail on the specific training programs are available upon request



UPPER MEZZANINE

LEGEND

	Public Access
	Staff only
	Clients Under Supervision
	Secured Storage Room
	Neighboring Tenants

Drawings prepared by :Randy Lines, BSc. EE, Dipl.T Civil, CPP
ASIS CPP certification # 17053

July 16, 2020 rbl ver. 1.0

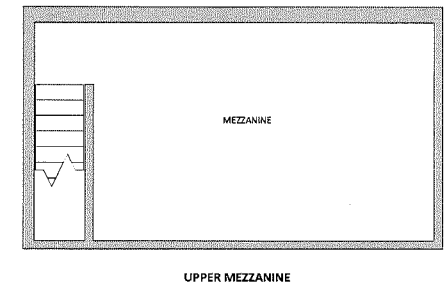
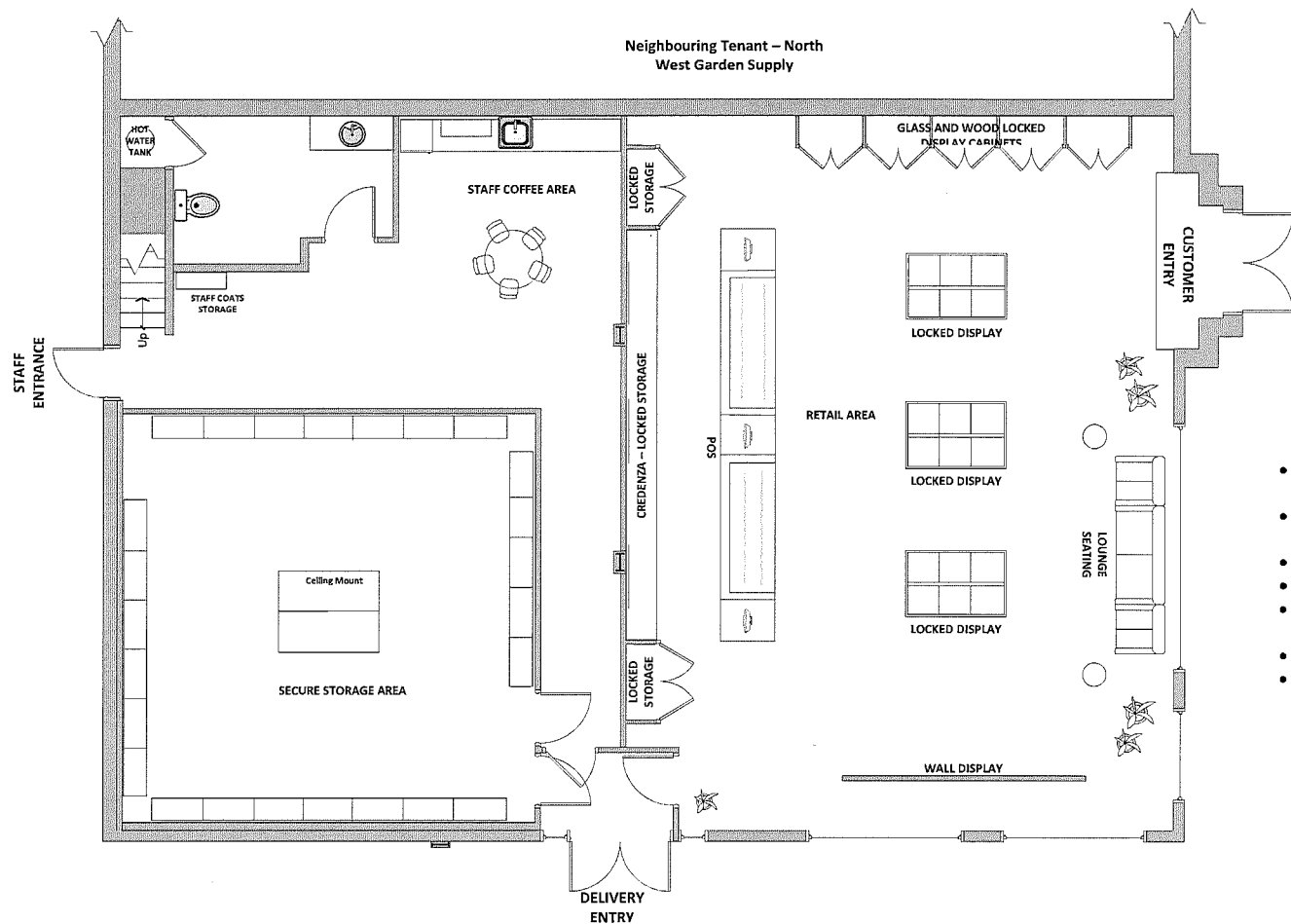
burb Cannabis

110-20110 Lougheed Hwy Maple Ridge, BC

Security Layers

rbl.

rbl innovations



Mechanical Notes:

- Front and Side windows and door glazing treated to Provincial Specifications.
- Front and Side windows and door to have 3M Security Film and caulking.
- Smell Jars all tethered to cases.
- Display cases locked unless opened temporarily by staff.
- Front, staff, side door, and secure storage room doors are fitted with high security keyways and separate bittings.
- Door closing hinge on doors to restricted spaces.
- Non removable pins and full length astragal on front and back doors.

CPTED Notes Interior

- Excellent natural surveillance clients will be in full view of staff.
- CCVE to support natural surveillance. Full retail area in camera field of view.
- View monitor to support safe staff egress after closing and safe deliveries.
- Territoriality is clearly established with interior design features areas and the storage area is in a locked room with restricted access.
- Public entrance signage to support territoriality and to comply with Provincial regulations.
- There are no opportunities for criminal refuge or criminal prospect in the store.
- Persons not allowed in the business will look out of place and feel out of place.

Drawings prepared by :Randy Lines, BSc. EE, Dipl.T Civil, CPP
ASIS CPP certification # 17053

July 16, 2020 rbl ver. 1.0

burb Cannabis

110-20110 Lougheed Hwy Maple Ridge, BC

Mechanical Security and Interior

CPTED Notes

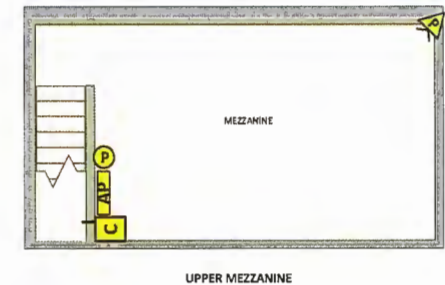
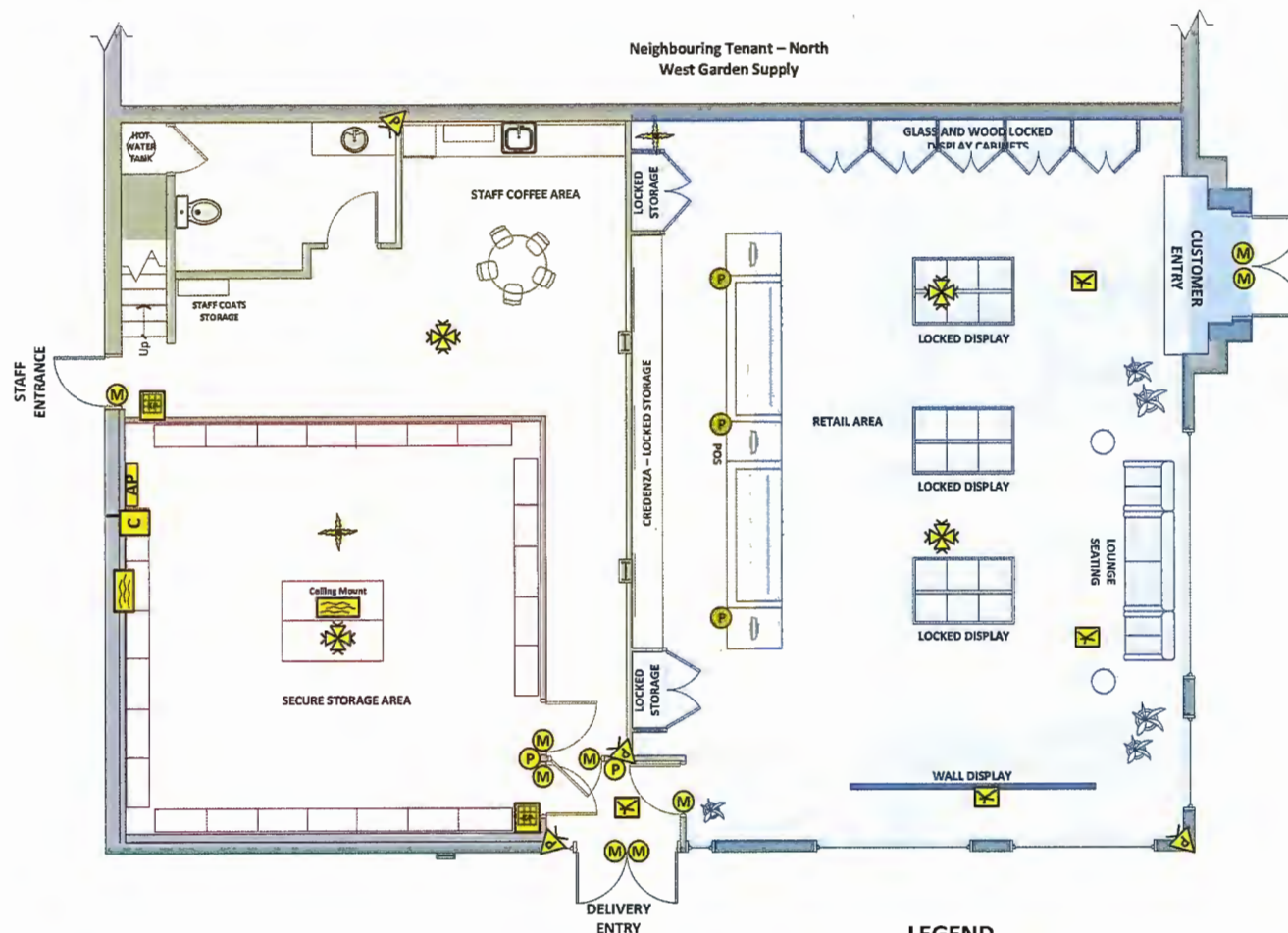
rbl.

rbl innovations



CPTED Notes Exterior

- Abundance of natural surveillance for public, delivery and staff entrances. Non-obstructed sightlines. Clear views from Lougheed Highway and neighboring businesses.
- There are minimal areas for criminal refuge. Staff entrance has a minimum of 13 metres of stand-off.
- Lighting from parking lot, street lighting and building sconce and motion detector lighting.
- Territoriality established by store perimeter and signage.
- Access control established. Delivery and Staff door locked at all times to public access.
- Access Control to front door established through signage and store SOP's



IDS Notes

- Monitoring by ULC monitoring station. Certificate to be displayed in Storage room
- All alarms to be immediately dispatched to licenced security guards. Property reference call list to follow.
- All security equipment UL approved.
- All security devices installed per manufactures recommendations and operated within specifications.
- Independent partitions for Retail and Secure Storage.
- Arm on inactivity programmed for Secure Storage partitions.
- Fail to open and Fail to close alarms programmed.
- Full volumetric PIR coverage
- Alarm control panel tamper on 24 hr zones.
- Cell Communi
- Glass Break detectors on 24 hr zones.
- 2 alarm communication paths (Cellular and IP/Land Line).
- All alarm points on individual home run zones.
- All alarm troubles reported to the central station.
- 4 hours Back-up power for IDS
- Chime active for all doors Door.

LEGEND

	Public Access
	Staff only
	Clients Under Supervision
	Secured Storage Room
	Neighboring Tenants

LEGEND

	Magnetic Contact
	PIR Motion Detector
	Glass Break
	Vibration Sensor
	LCD Keypad with Tamper
	Panic/Duress Switch
	Alarm Control Panel with Tamper
	Cellular Communicator
	360 PIR Motion Detector
	Siren

Drawings prepared by :Randy Lines, BSc. EE, Dipl.T Civil, CPP
ASIS CPP certification # 17053

July 16, 2020

rbl

ver. 1.0

burb Cannabis

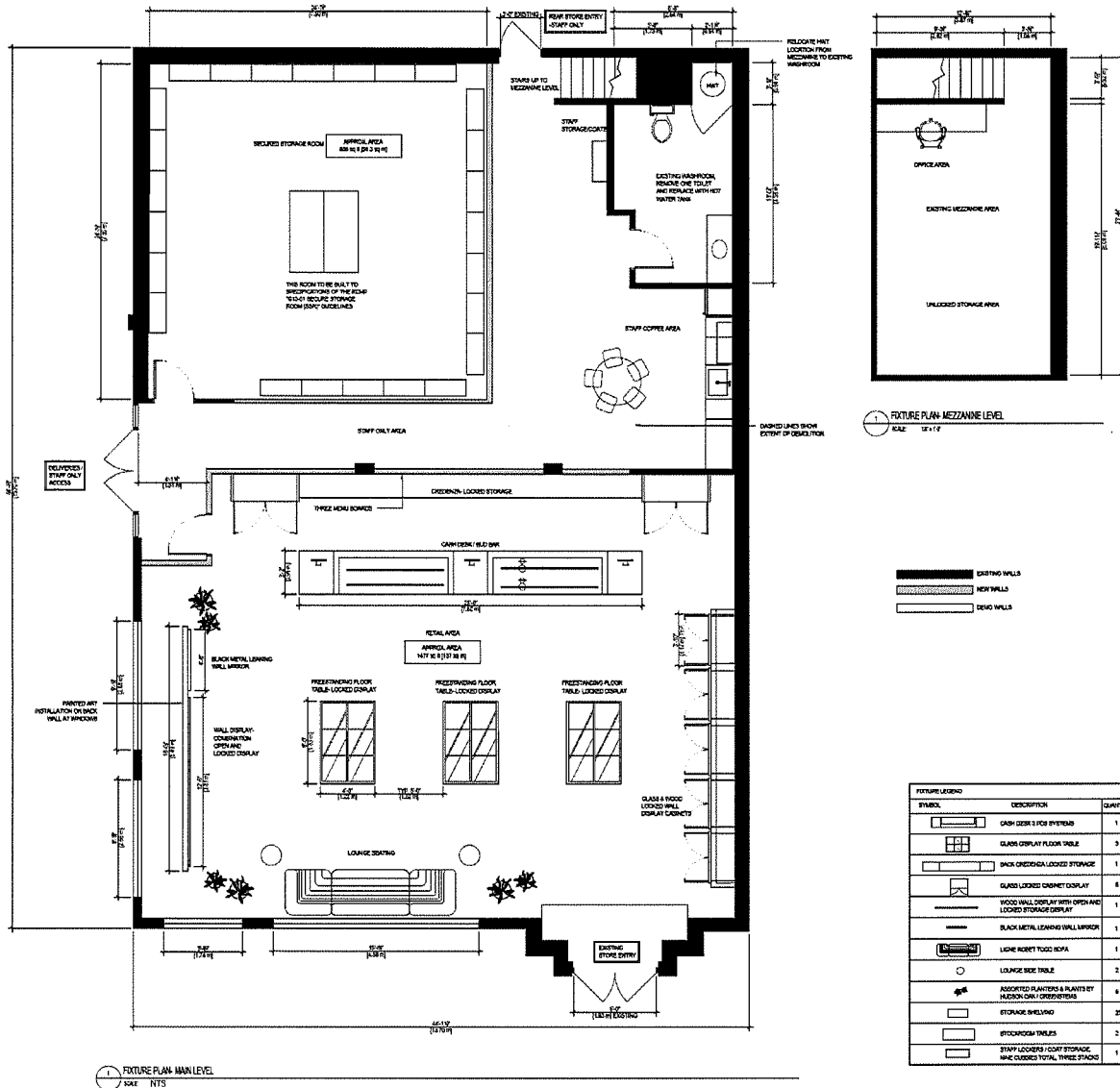
110-20110 Lougheed Hwy Maple Ridge, BC

Intrusion Detection System

rbl.

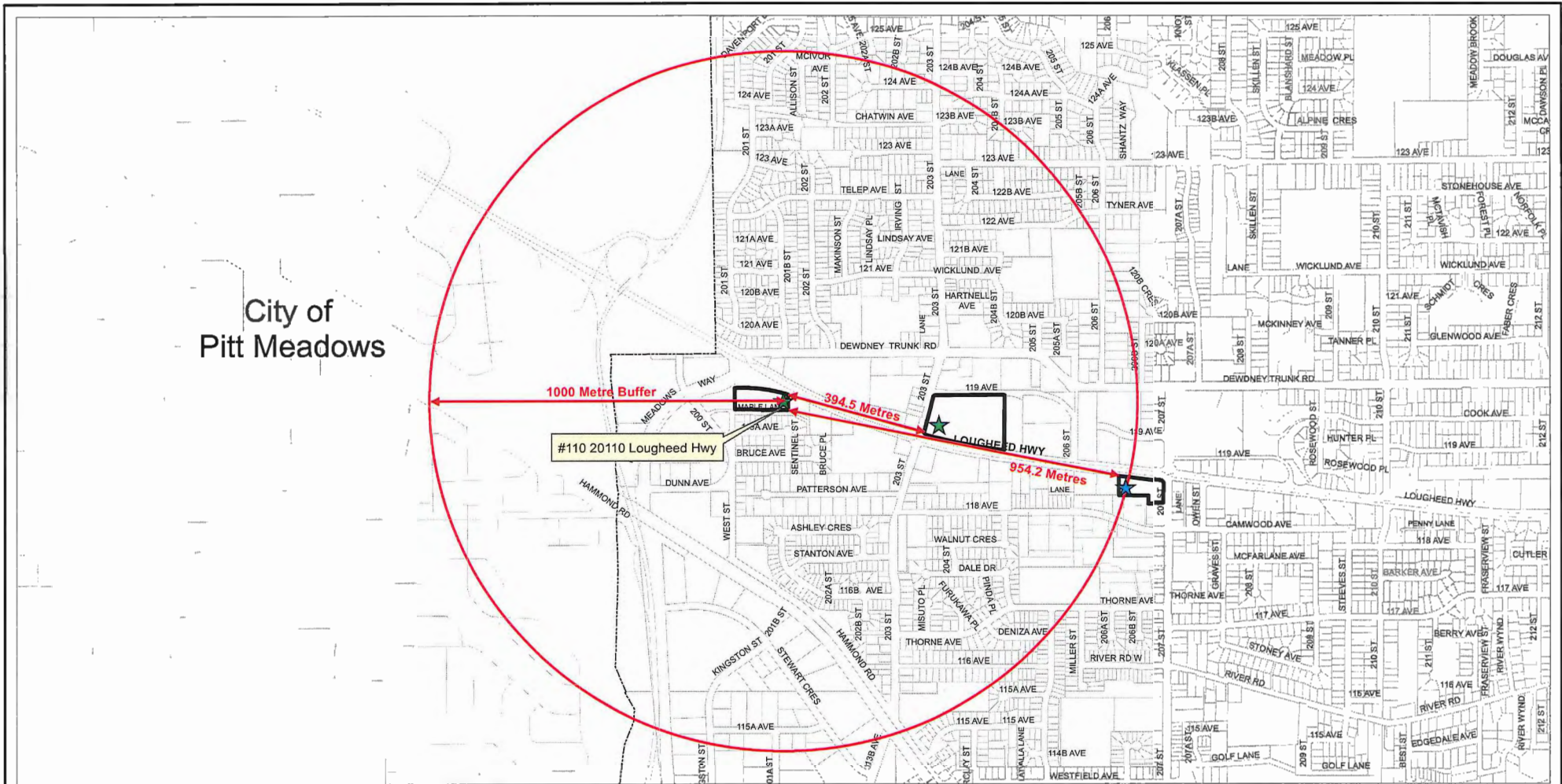
rbl innovations

floor plan - burb, 110-20110 Lougheed Hwy, Maple Ridge, BC



NOTES

- No cannabis or cannabis accessories will be accessible to patrons
- There are no sales display cabinets at the sales counter
- refer to complete drawing package for scale drawings



City of
Pitt Meadows

1000 Metre Buffer

#110 20110 Lougheed Hwy

394.5 Metres

954.2 Metres



Scale: 1:10,508

Legend

- ★ Private Retail
- ★ Government Retail

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

1000m Buffer of
#110 - 20110 Lougheed Hwy



FILE: CannabisLocations9.mxd
DATE: Jul 5, 2021

BY

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

MEETING DATE: July 20, 2021
FILE NO: 2020-403-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 12077 240 Street and 12079 240 Street from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision to create four (4) lots for the future construction of single-family residential dwellings. The proposed R-1 zoning complies with the policies of the *Official Community Plan* (OCP). Council granted first reading to Zone Amending Bylaw No. 7695-2020 on January 12, 2021.

There is not sufficient suitable land for park dedication on the subject site and it is recommended that Council require the developer to pay to the City an amount that equals 5% of the market value of the land required for parkland purposes, as determined by an independent appraisal.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$20,400.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7695-2020 be given second reading, and be forwarded to Public Hearing;
- 2) That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the *Local Government Act*; and,
- 3) That the following terms and conditions be met prior to final reading:
 - i) Road dedication on 240 Street as required;
 - ii) Road dedication on 120B Avenue as required;
 - iii) That the applicant address any comments and concerns put forth by the Building Department as part of the rezoning process for the proposed development;
 - iv) Registration of a Restrictive Covenant for Stormwater Management;
 - v) Removal of existing buildings;

- vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- vii) That a contribution, in the amount of \$20,400.00 (\$5,100.00 x 4 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: DON BOWINS

Legal Description: Lot 2, Section 21, Township 12, Plan NWP18013
Lot 3, Section 21, Township 12, Plan NWP18013

OCP:

Existing: RES (Urban Residential)
Proposed: RES (Urban Residential)

Within Urban Area Boundary: Yes
Area Plan: General Land Use Plan
OCP Major Corridor: Yes

Zoning:

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

Surrounding Uses:

North: Use: Residential Single Family
Zone: R-2 (Single Detached (Medium Density) Urban Residential)
Designation: Urban Residential

South: Use: Residential Single Family
Zone: RS-3 (Single Detached Rural Residential)
Designation: Urban Residential

East: Use: Residential Single Family
Zone: RS-3 (Single Detached Rural Residential)
Designation: Estate Suburban Residential

West: Use: Civic (City of Maple Ridge Operations Centre)
Zone: P-6 (Civic)
Designation: Institutional

Existing Use of Property: Residential Single Family
Proposed Use of Property: Residential Single-Family
Site Area: 0.246 HA (0.607 acres)
Access: 120B Avenue

Servicing: Urban or Rural Standard: Urban
Companion Applications: 2020-403-SD

2) Project Description:

The subject properties are 0.246 ha (0.607 acres) in total area and are bounded by residential single family lots on the north and south sides and 240 Street on the east (See Appendices A or B). The City of Maple Ridge Operations Centre is located directly west of the subject site. The subject properties each consist of a residential single family dwelling which will be demolished as a condition of rezoning. Furthermore, vegetation is located throughout the two properties and the lot grades are relatively flat.

The current application is proposing to rezone the subject properties from RS-3 to R-1 to permit future subdivision into four (4) lots (Appendix D). Due to access needing to be from 120B Street and existing lot dimensions, the proposed lots will range from 378m² to 796m² in size which exceeds the minimum lot requirements of 371m² in the R-1 zone.

3) Planning Analysis:

i) Official Community Plan:

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

ii) Zoning Bylaw:

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

iii) Off-Street Parking And Loading Bylaw:

Two off-street parking spaces per lot can be accommodated inside the garage of each house or on their driveways. This conforms to the requirements of the City's Off Street Parking and Loading Bylaw 4350-1990.

iv) Proposed Variances:

No variances are being requested at this time.

v) **Development Permits:**

Not Required.

vi) **Advisory Design Panel:**

Not Required.

vii) **Development Information Meeting:**

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

viii) **Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval. For this project, there is no suitable land for park dedication on the subject properties and it is therefore recommended that Council require the developer to pay to the City an amount that equals the market value of 5% of the land required for parkland purposes. The amount payable to the City in lieu of park dedication must be derived by an independent appraisal at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

4) **Interdepartmental Implications:**

i) **Engineering Department:**

The proposed development must meet urban standard engineering requirements for collector street lighting, plantings, roadway materials, servicing infrastructure, roadway widths, etc. All works to comply with the Watercourse Protection Bylaw and other applicable engineering requirements. Servicing requirements will be assessed and fulfilled at the subdivision stage.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7695-2020 and that application 2020-403-RZ be forwarded to Public Hearing.

It is further recommended that Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication.

"Original signed by Tyson Baker"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

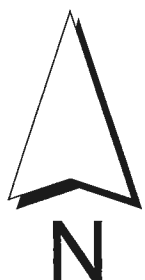
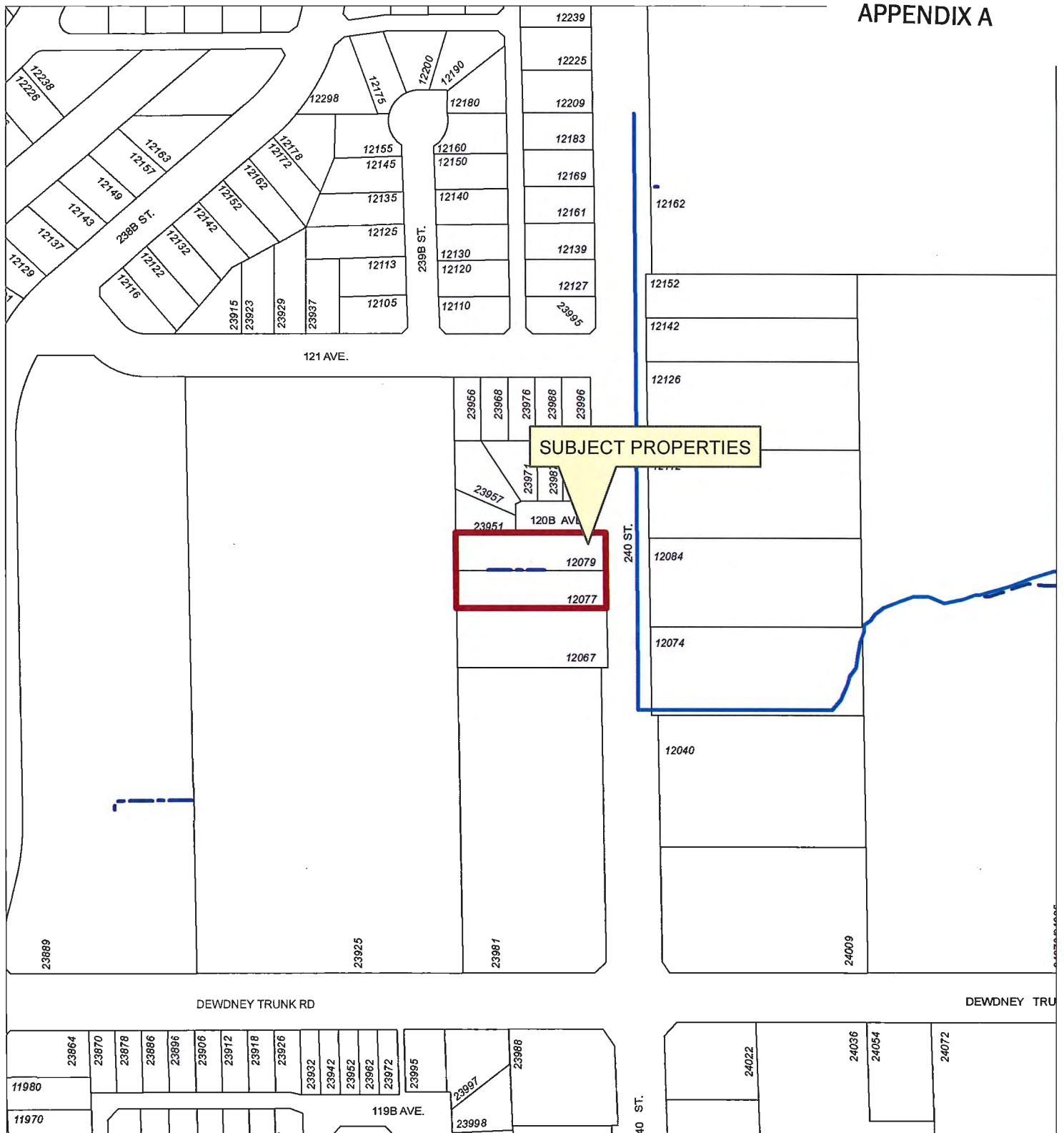
"Original signed by Al Horsman"

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. 7695-2020
Appendix D – Subdivision Plan

APPENDIX A



Scale: 1:2,500

Legend

- Stream
- - - Ditch Centreline
- - - Indefinite Creek

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

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-403-RZ

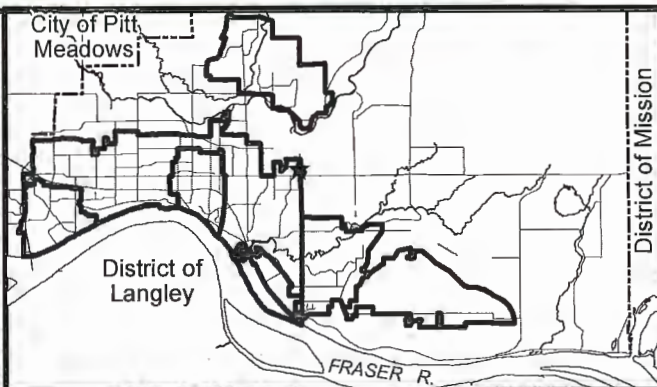
DATE: Nov 13, 2020

BY: PC

APPENDIX B



Scale: 1:2,500



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

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

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

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7695-2020**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7695-2020."

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

Lot 2 Section 21 Township 12 New Westminster District Plan 18013

Lot 3 Section 21 Township 12 New Westminster District Plan 18013

and outlined in heavy black line on Map No. 1860 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential).

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

READ a first time the 12th day of January, 2021.

READ a second time the day of , 2021

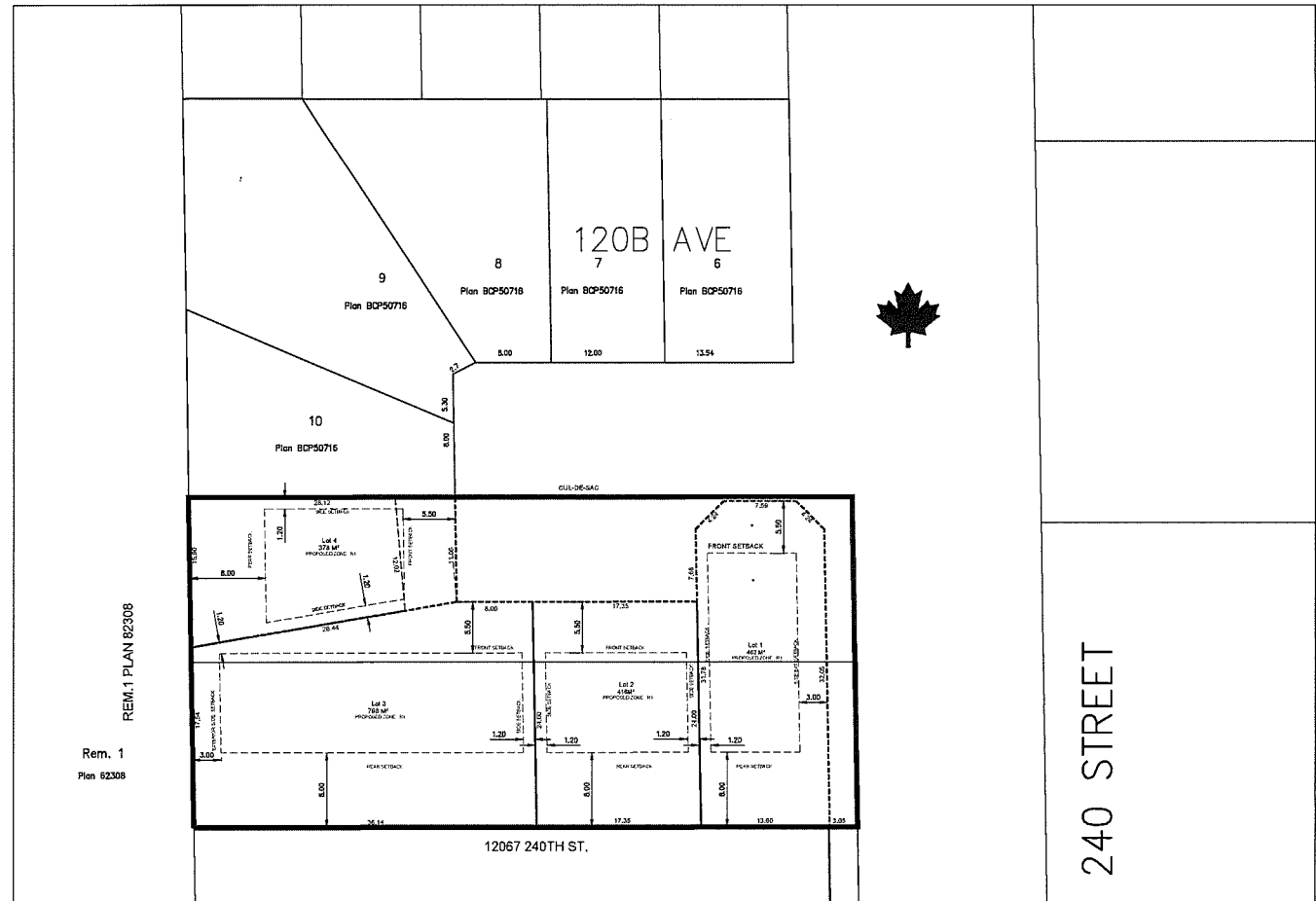
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



4 R-1 SINGLE FAMILY LOTS

ZONING	
MIN LOT SIZE	371m ²
MIN LOT DEPTH	24.00m
MIN LOT WIDTH	12.00m

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

<p>No Date Revision BY</p>				<p>D.K. BOWINS & ASSOCIATES INC. 8955 EMERY STREET, MISSION, B.C. V4S 1A8 FAX: 604-826-4399, EMAIL: dbowins@shaw.ca</p>				<p>EXISTING PROPOSED STORM SEWER SANITARY SEWER GAS WATER ELECTRICITY TELEPHONE CATCH BASIN WATER OR GAS VALVE</p>				<p>DITCH UTILITY POLE /ANCHOR FIRE HYDRANT BROW POLE BASEMENT ELEV. EDGE OF PAVEMENT FENCE SEWER SURVEY MONUMENT SMN INSPECTION CHAMBER STREET LIGHT</p>				<p>EDGE OF DRIVE SLOPE SHRUB HERB TREE BUILDING</p>				<p>DRAWN A.J.D. DESIGNED D.K.B. CHECKED APPROVED FIELD BOOK SCALES HORZ. 1:250 VERT. --</p>				<p>SEAL</p>				<p>CITY OF MAPLE RIDGE ENGINEERING DEPARTMENT</p>				<p>Subdivision Plan R-1 Lots</p>				<p>Date NOV 2020 SHEET 1 OF 1 Dwg. No. 0</p>			
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This drawing and design is the property of D.K. BOWINS & ASSOCIATES Inc. and cannot be used, reused or reprinted without the written consent of said company.



mapleridge.ca

City of Maple Ridge

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

MEETING DATE: July 20, 2021
FILE NO: 2017-140-DVP
MEETING: C o W

SUBJECT: Development Variance Permit
23953 Fern Crescent

EXECUTIVE SUMMARY:

Development Variance Permit application (2017-140-VP) has been received in conjunction with a Zoning Bylaw Amendment, Subdivision, Watercourse Protection Development Permit and the Wildfire Development Permit applications to vary the lot widths, building envelopes and setbacks. The requested variance(s) are to:

1. Reduce the minimum lot width from 15.0m to 14.0m for Lots 1, 2, and 3;
2. Reduce the minimum building envelope from 12.0m x 12.0m to 9.5m x 12.0m for Lot 1;
3. Reduce the minimum building envelope from 12.0m x 12.0m to 11.0m x 12.0m for Lots 2 & 3;
4. Reduce the minimum rear lot line setback from 6.0m to 4.0m on Lot 4;
5. Increase the maximum building height from 11.0m to 11.5m for Lots 1, 2, 3, & 4

Council will be considering final reading for rezoning application 2019-140-RZ on July 27, 2021.

It is recommended that Development Variance Permit 2017-140-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-140-DVP respecting property located at 23953 Fern Crescent.

DISCUSSION:

a) Background Context

Applicant:	D.K. BOWINS & ASSOCIATES INC
Legal Description:	Lot: 47, Section 28, Township 12, Plan NWP63118
OCP:	
Existing:	Low Density Urban, Conservation
Proposed:	Conservation boundary adjustment only
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential)

1109

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Low Density Urban, Medium Density Residential and Conservation
South:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential, Low Density Urban, and Conservation
East:	Use:	Single Family Residential and 240 Street road right of way
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Low Density Urban and Conservation
West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential, Low Density Urban and Conservation
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		0.513 ha (1.27 acres)
Access:		Sheldrake Court
Servicing requirement:		Urban Standard
Concurrent Applications:		2017-140-RZ
		2017-140-DP
		2017-140-SD (Expired)
		2018-165-DP
		2020-084-SD

b) Project Description:

The subject property, located at 23953 Fern Crescent, is a rectangular shaped lot of 5,130.0m² (1.27 acres) in size in the Horse Hamlet of the Silver Valley Area Plan (see Appendix A). It is located at the corner of Fern Crescent, an arterial road and principal access for Golden Ears Provincial Park, and Sheldrake Court, a short cul-de-sac. The subject property contains a single family dwelling, and is surrounded by single family dwellings on similarly large sized lots (see Appendix B). The topography of the site is flat, and is covered by some trees and grass. Hennipen Creek, a fish bearing stream, crosses the northeast portion of the subject property while a stormwater conveyance channel runs along its northwestern edge along Sheldrake Court.

The current applicant proposes to rezone the subject property from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to accommodate the subdivision and construction of four (4) single-family dwellings. The proposed subdivision sketch (see Appendix C) shows that the lots front onto Sheldrake Court.

As part of this rezoning application, road dedication of 6.9 m and corner truncation is required from the subject property's Fern Crescent frontage, and 1.0 m is required from the Sheldrake Court frontage and 6.0m for a new lane. Parkland dedication on the northeast portion of the lot to protect

Hennipen Creek is also required (see Appendix C). The suitability of the proposed lot layout has been assessed as adequate.

c) Variance Analysis:

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

The requested variances and rationale for support are described below (see Appendices B and C):

1. *Maple Ridge Zoning Bylaw No 3510-1985, Part 4, Section 406, 1(a)(ii)* to vary the building envelope from 12.0m x 12.0m to 9.5m x 12.0m on Lot 1
2. *Maple Ridge Zoning Bylaw No 3510-1985, Part 4, Section 406, 1(a)(ii)* to vary the building envelope from 12.0m x 12.0m to 11.0m x 12.0m on Lots 2 & 3
3. *Maple Ridge Zoning Bylaw No 3510-1985, Part 6, Section C, 9(b)* to vary the maximum building height from 11.0m to 11.5m on Lots 1, 2, 3, & 4
4. *Maple Ridge Zoning Bylaw No 3510-1985, Part 6, Section C, 9(c)(i)* to vary the rear yard setback from 6.0m to 4.0m
5. *Maple Ridge Zoning Bylaw No 3510-1985, Part 4, Section 406, 6(Schedule D)(RS-1b)* to vary the minimum lot width from 15.0m to 14.0m on Lots 1, 2, & 3

Lots 1, 2, and 3 are 14.0m in width instead of 15.0m. This lot width reduction arises from the significant amount of land dedication being proposed (i.e. Hennipen Creek park dedication, 6.9 m road dedication from Fern Crescent, 1.0m road dedication from Sheldrake Court and a 6.0m wide lane being constructed from Sheldrake Court (Appendix C)). These reductions are supportable, as the narrower width of the lot will not affect the constructability or livability of future houses on the lots. Lot 1 will have a minimum building envelope of 9.5m x 12.0m, while lots 2 and 3 will have a minimum building envelope of 11.0m x 12.0m. These reductions arise from the reduction in minimum lot width, as described above in addition to the space required for on-site stormwater detention. However, they are supportable as they will not affect the constructability or livability of future houses on the lots and have minimal impact on adjacent properties.

The height variance of 11.5m is being requested due to the high water table in the area and the placement of underground servicing as well as the reduced building envelopes. These factors prevent a basement being constructed which requires the house being constructed at grade with three (3) storeys above as opposed to a basement and two (2) storeys above. Additionally, the reduced building envelope reduces the livable space available which is another consideration for the height variance being requested. Lot 4 requires a rear yard setback variance to achieve a greater livable building envelope as Lot 4 is affected by a required 6.0m lane dedication to the east and southeast of the property, road dedication of 1.0m from Sheldrake Court and parkland dedication requirements west and southwest of the property. The rear yard setback abuts parkland and does not affect adjacent properties. Therefore, the variance being requested for the rear yard setback from 6.0m to 4.0m is supportable.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variances are supported because of aforementioned on-site environmental constraints and development requirements.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-140-DVP.

"Original signed by Tyson Baker"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

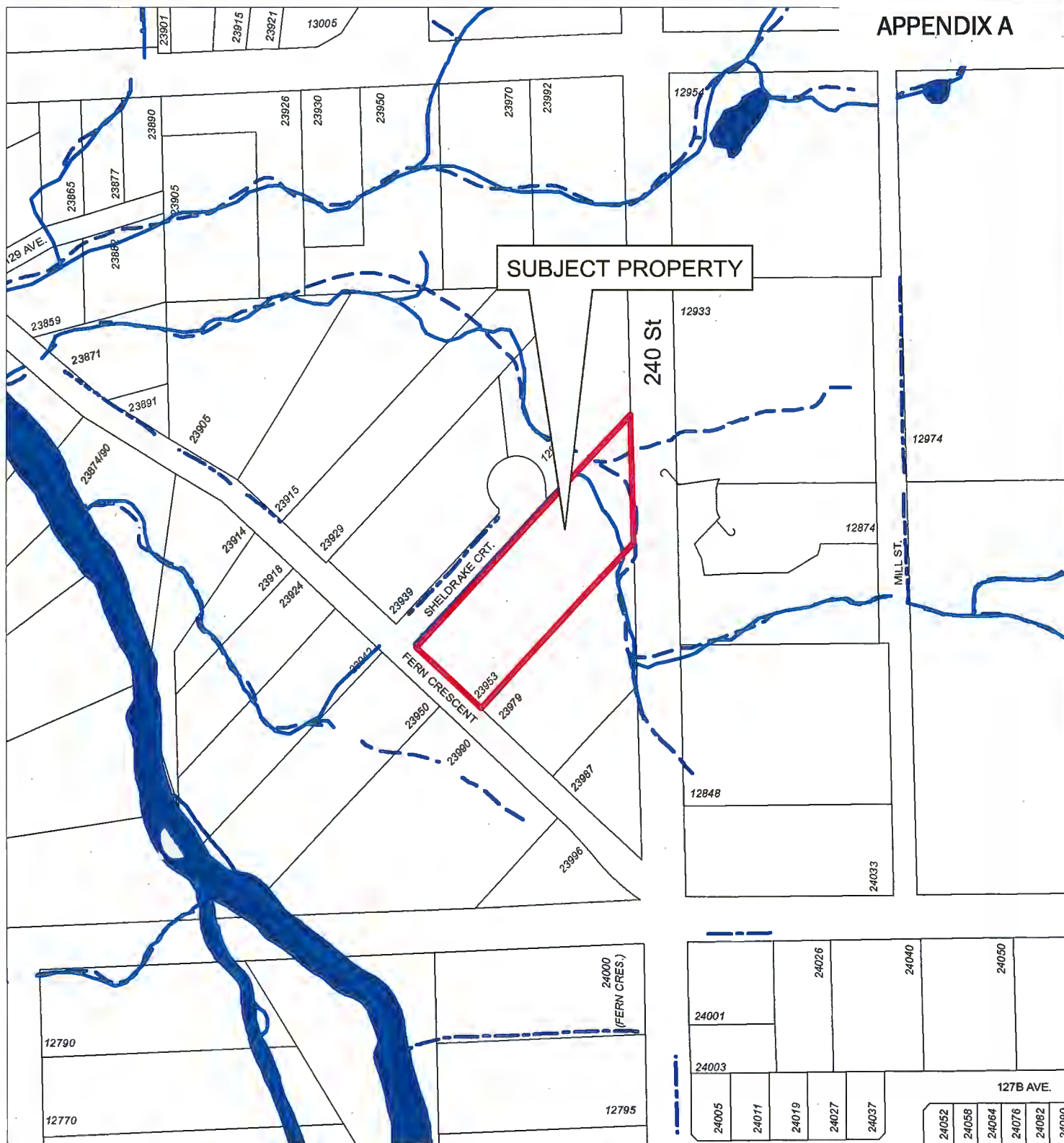
**Approved by: Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

**Concurrence: Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

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



Scale: 1:2,500

Legend

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

23953 FERN CRESCENT

PLANNING DEPARTMENT



MAPLE RIDGE

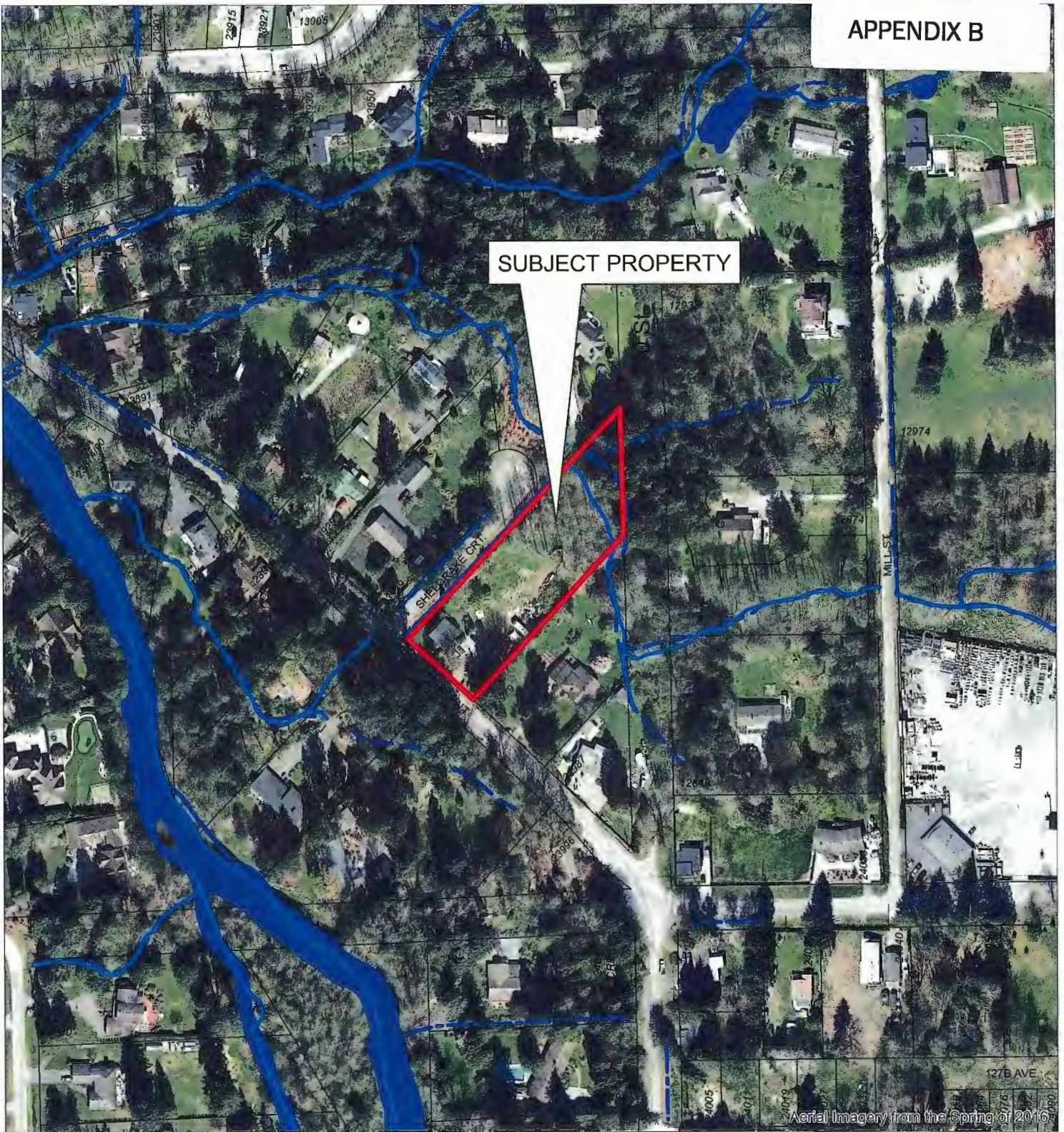
British Columbia

mapleridge.ca

2017-140-VP
DATE: Apr 25, 2018

BY: JV

SUBJECT PROPERTY



Aerial Imagery from the Spring of 2016



Scale: 1:2,500

Legend

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

23953 FERN CRESCENT

PLANNING DEPARTMENT



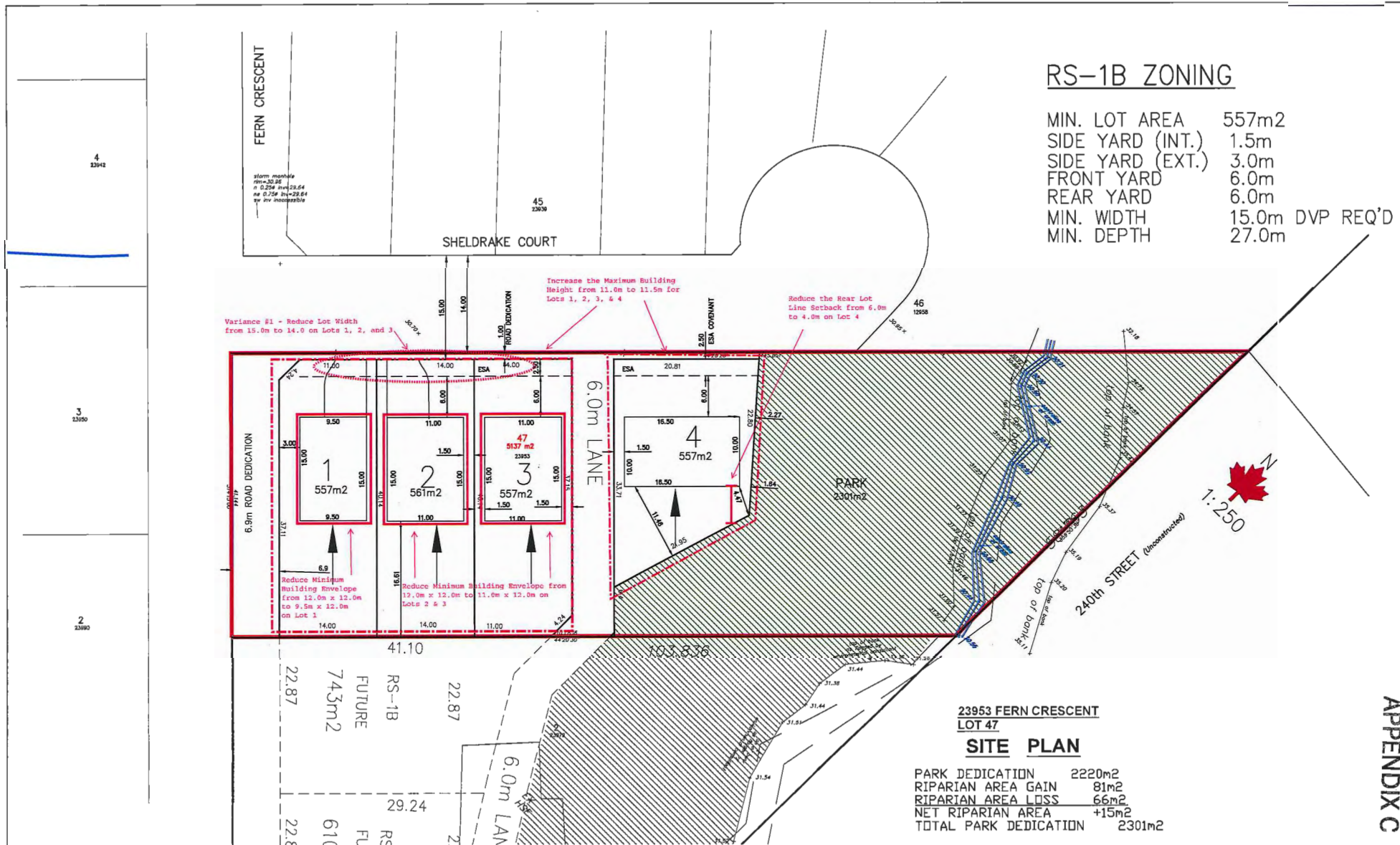
MAPLE RIDGE

British Columbia

mapleridge.ca

2017-140-VP
DATE: Apr 25, 2018

BY: JV



APPENDIX C

<p>23953 Fern Crescent Maple Ridge, B.C. LOT 47, SECTION 28, TOWNSHIP 12, NEW WESTMINSTER DISTRICT, PLAN 63118</p> <p>D.K. BOWINS & ASSOCIATES INC. 8965 EMERY STREET, MISSISSAUGA, B.C. V4S 1A6 FAX: 905-883-3395, FAX: 604-462-3316 EMAIL: dkbowins@dkbowins.com</p>				<p>EXISTING PROPOSED STORM SEWER SANITARY SEWER GAS WATER U.G. LIGHTING U.G. HYDRO WARRANTY CATCH BASIN WATER OR GAS VALVE</p> <p>DITCH UTILITY POLE /ANCHOR PIPE /HYDRANT IRON PIN BASEMENT ELEV. EDGE OF PAVEMENT EDGE SIDEWALK SURVEY MONUMENT SAN. INSPECTION CHAMBER STREET LIGHT</p> <p>EDGE OF GRAVEL SLOPE SWATH HEDGE TREE BUILDING</p>				<p>DRAWN A.J.D. DESIGNED D.K.B. CHECKED APPROVED FIELD BOOK SCALES HORIZ. 1:250 VERT. -</p>				<p>CITY OF MAPLE RIDGE ENGINEERING DEPARTMENT</p> <p>SUBDIVISION PLAN 23953 Fern Crescent Maple Ridge, B.C.</p>				<p>Date JAN 20 2017 SHEET OF Dwg. No.</p>	
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This drawing and design is the property of D.K. BOWINS & ASSOCIATES INC. and cannot be used, reused or reprinted without the written consent of said company.

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: July 20, 2021
FILE NO: 2017-035-DVP
2017-035-DP

FROM: Chief Administrative Officer

MEETING: C o W

SUBJECT: Development Variance Permit
Development Permit
11775 and 11781 Burnett Street

EXECUTIVE SUMMARY:

Development Variance Permit application 2017-035-DVP and Development Permit application 2017-035-DP, has been received to permit the construction of a 64 rental unit apartment building to be located at 11775 and 11781 Burnett Street (see Appendix A).

Council granted first reading for Zone Amending Bylaw No. 7325-2017 on May 23, 2017. Council granted first and second reading for 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7332-2017 on July 23, 2019. Second reading was granted for Zone Amending Bylaw No. 7325-2017 on July 23, 2019, the application was presented at Public Hearing on September 17, 2019 and Council granted third reading on October 1, 2019 for the above noted 64 rental unit apartment building (see Appendix C).

Development Variance Permit application (2017-035-VP) requests a variance to allow the underground parking building to be setback 0.47 metres rather than 1.5 metres from the front lot line.

Council will be considering final reading for rezoning application 2017-035-RZ on July 27, 2021.

RECOMMENDATION:

1. That the Corporate Officer be authorized to sign and seal 2017-035-DVP respecting property located at 11775 and 11781 Burnett Street; and
2. That the Corporate Officer be authorized to sign and seal 2017-035-DP respecting property located at 11775 and 11781 Burnett Street.

DISCUSSION:

a) Background Context:

Applicant: Kevin Bennett, Krahn Engineering Ltd.

Legal Description: Lot A, Section 17, Township 12, New Westminster District Plan 22876, and Lot B, Section 17, Township 12, New Westminster District Plan 22876

OCP:
 Existing: Low-Rise Apartment
 Proposed: No Change

Zoning:
 Existing: RS-1 (One Family Urban Residential)
 Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use:	Seniors' Apartments
	Zone:	CD-5-00 (Senior Apartments)
	Designation:	Low-Rise Apartment
South:	Use:	Vacant, BC Housing site
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low-Rise Apartment
East:	Use:	Single Family Houses
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Restaurants and services
	Zone:	CS-1 (Service Commercial)
	Designation:	Town Centre Commercial

Existing Use of Property: Vacant
 Proposed Use of Property: Rental Apartments
 Site Area: 2620 m² (0.65 acres), both lots combined
 Access: Pedestrian and vehicle access from Burnett Street
 Servicing requirement: Urban Standard

b) Project Description:

The development proposal is for a five (5) storey, 64 rental unit apartment building (41 one-bedroom and 23 two-bedroom units) with approximately 4,562 m² (49,100 ft²) of floor area. One underground parking garage provides 74 car parking spaces, seven of which are intended for visitors and one of which is for disabled parking. A long term bicycle parking room is also proposed in the underground garage, while at least 20 short term bicycle parking spaces will be provided on the site.

c) Planning Analysis:

The subject site is located in the Downtown East Precinct and is subject to the following Key Guidelines Concepts with respect to form and character and compliance as described by the project Architect:

Key Guidelines Concepts	Project Architect's Comment
1. Provide gateway to Town Centre	Development proposes quality materials. Architectural quality and a building orientation encourages public open space
2. Create a pedestrian-oriented, mixed-use commercial area	Not applicable
3. Enhance the quality, character and vibrancy of the Town Centre.	Exterior public space design promotes pedestrian interaction and outdoor public use
4. Capitalize on important views.	Located building as far north on site to try and maximize capturing pocket view of mountains
5. Provide public outdoor space.	Patios, sidewalks, benches, grass are promote various activities, all areas are fully accessible
6. Provide climate appropriate landscaping and green features.	Trees selected to reduce solar gain by providing shared arbors designed to enhance and promote distinction between public and private use areas
7. Maintain street interconnectivity.	Not applicable

d) Variance Analysis:

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

The requested variances and rationale for support are described below:

- *Maple Ridge Zoning Bylaw No. 7600 – 2019*: The requested variances are to Part 618 RM-2 Medium Density Apartment Residential to the sections that follow:
 - a) Section 618.7 Sitting b) – to vary the setbacks for portions of the underground parking structure, to decrease the front setback to 0.47 metres from 1.5 metres.

This variance is supported because of the enhanced landscaping being proposed by the developer along the front lot line and the landscaping being integrated with an existing pedestrian walkway along the north lot line.

e) Advisory Design Panel:

This project was presented to the Advisory Design Panel (ADP) on January 16, 2019. The comments and suggestion made by the ADP were addressed as explained in the letters by from project Architect and Landscape Architect (Appendix D).

f) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, the security will be \$77,555.00.

CONCLUSION:

It is recommended that this application be favorably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-035-DVP and Development Permit 2017-035-DP.

"Original signed by Adrian Kopystynski"

Prepared by: **A. Kopystynski MSc, MCIP, RPP, MCAHP
Planner**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

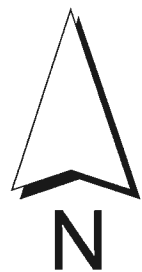
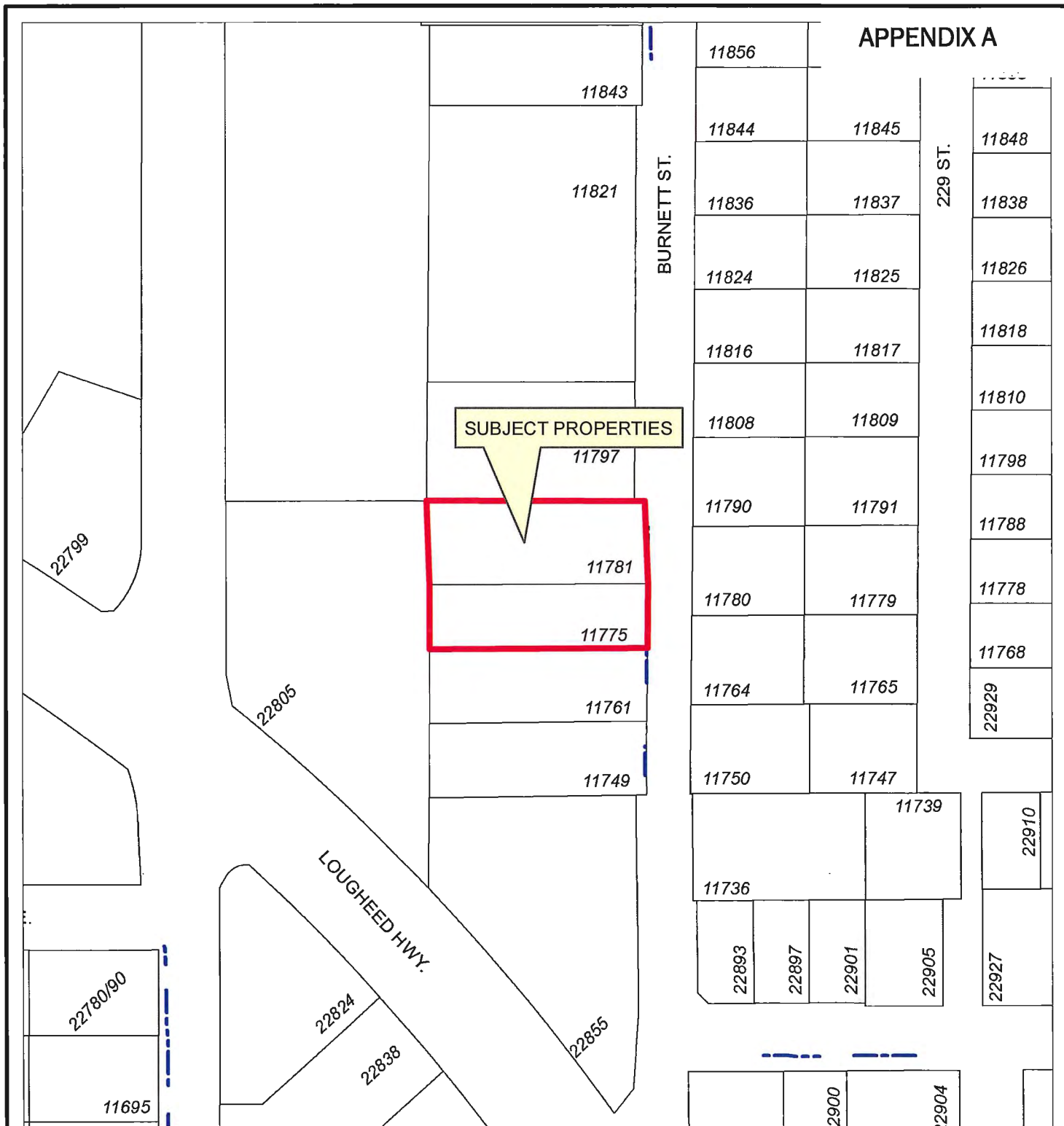
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Architectural and Landscaping Plans
- Appendix C – Response to ADP comments



Scale: 1:1,500

Legend

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

11775/11781 Burnett St

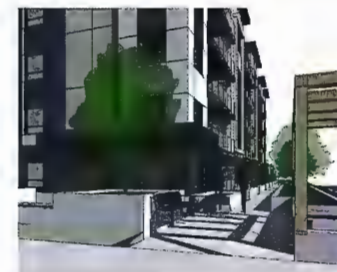
PLANNING DEPARTMENT



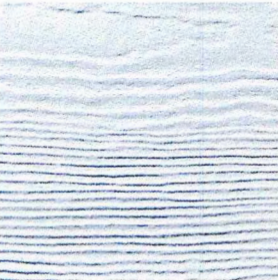
mapleridge.ca

2017-035-RZ
DATE: Feb 14, 2017

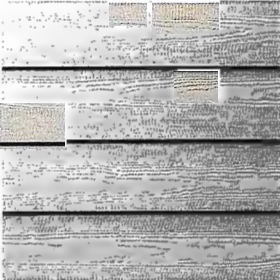
BY: JV



PROJECT MATERIALS:



EXTERIOR CLADDING:
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HARDIE PANEL - ARCTIC WHITE



EXTERIOR CLADDING:
FIBRE CEMENT LAP SIDING
HARDIE - COBBLESTONE



WINDOWS:
PRE-FINISHED BLACK VINYL WINDOWS



EXTERIOR CLADDING:
FIBRE CEMENT WALL PANEL PAINTED
BENJAMIN MOORE - 2126-20 RACCOON FLUR



STONE VENEER:
CULTURED STONE
SOUTHERN LEDGESTONE 'GRAY'
DRY STACK



DECK GUARDRAILS:
ALUMINUM FRAME - BLACK
PANELS - CLEAR GLASS



SITE WALLS:
CAST IN PLACE CONCRETE



SITE TRELLIS:
DOUGLAS FIR ROUGH TIMBER
STAINED - NATURAL

Krahn
GROUP OF COMPANIES

INTERIOR DESIGN
11775 + 11781 BURNETT STREET, MAPLE RIDGE, BC V2X 3H1
TEL: 604.271.1111 FAX: 604.271.1112
WWW.KRAHN.CO

EXTERIOR DESIGN
11775 + 11781 BURNETT STREET, MAPLE RIDGE, BC V2X 3H1
TEL: 604.271.1111 FAX: 604.271.1112
WWW.KRAHN.CO

LANDSCAPE DESIGN
11775 + 11781 BURNETT STREET, MAPLE RIDGE, BC V2X 3H1
TEL: 604.271.1111 FAX: 604.271.1112
WWW.KRAHN.CO

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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larry podhora|architect inc.
11775 + 11781 BURNETT STREET, MAPLE RIDGE, BC V2X 3H1

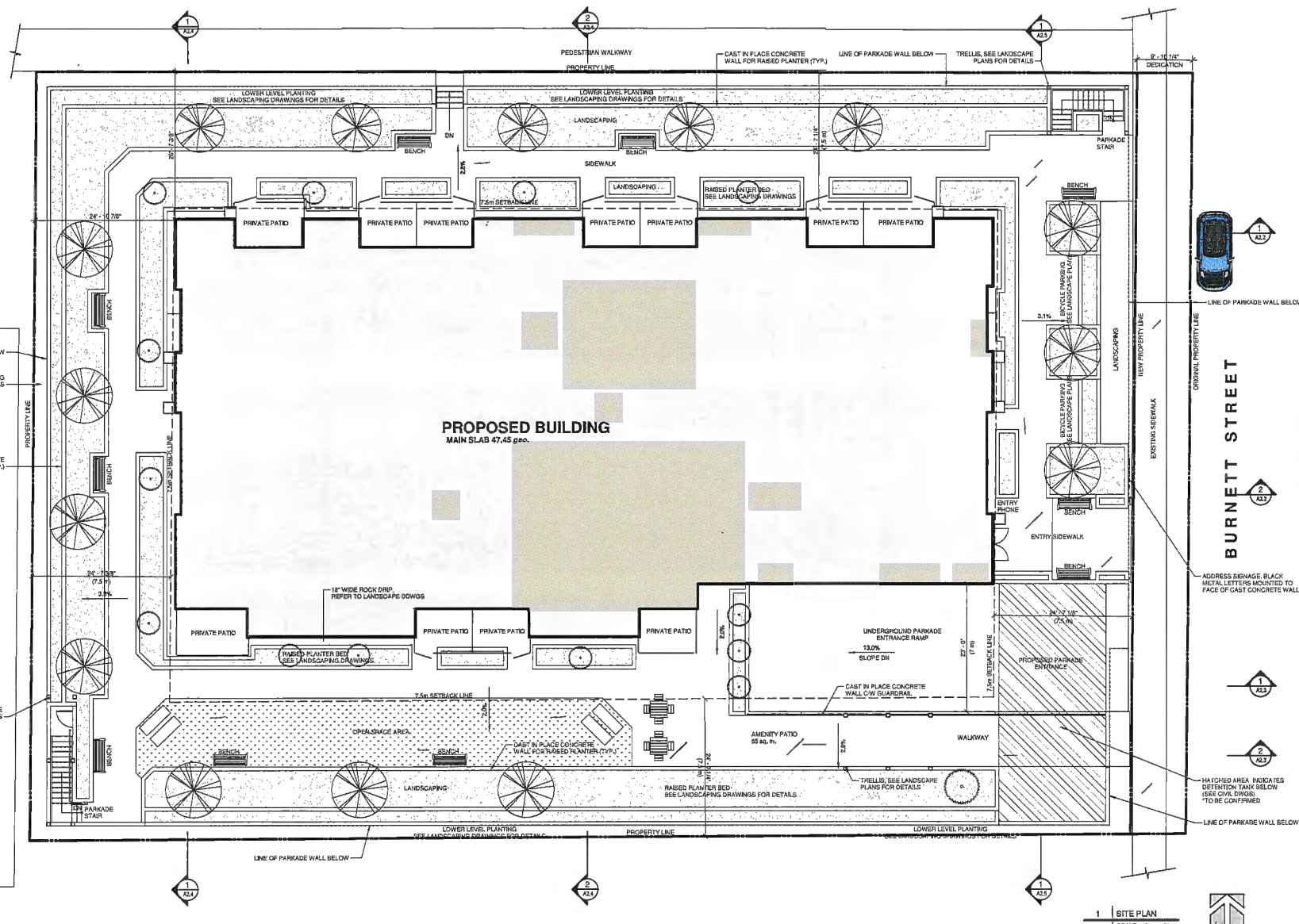
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PROJECT ADDRESS
11775 + 11781 Burnett Street, Maple Ridge, BC

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PROJECT MATERIALS

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DRAWING NO.: A0.5

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



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98	11/11/11	REVISION FOR 99D
99	11/11/11	REVISION FOR 100D

larry podhoraj architect inc.
11775 + 11781 Burnett Street, Maple Ridge, BC

PROJECT NAME
11775 + 11781 Burnett Street, Maple Ridge, BC

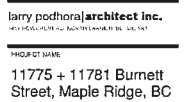
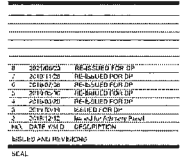
PROJECT ADDRESS
11775 + 11781 Burnett Street, Maple Ridge, BC

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SITE PLAN

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CHECKED: W.V.
PROJECT NO: 110047
DRAWING NO:

A2.1

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SITE SECTIONS

SCALE	1/8" = 1'-0"
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CHECKED	Checker
PROJECT NO.	1603-7
DRAWING NO.	

A2.2

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NO.	DESCRIPTION
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SCALE

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11775 + 11781 Burnet Street, Maple Ridge, BC

PROJECT NAME
11775 + 11781 Burnet Street, Maple Ridge, BC

PROJECT ADDRESS
11775 + 11781 Burnet Street, Maple Ridge, BC

DRAWING TITLE

SITE SECTIONS

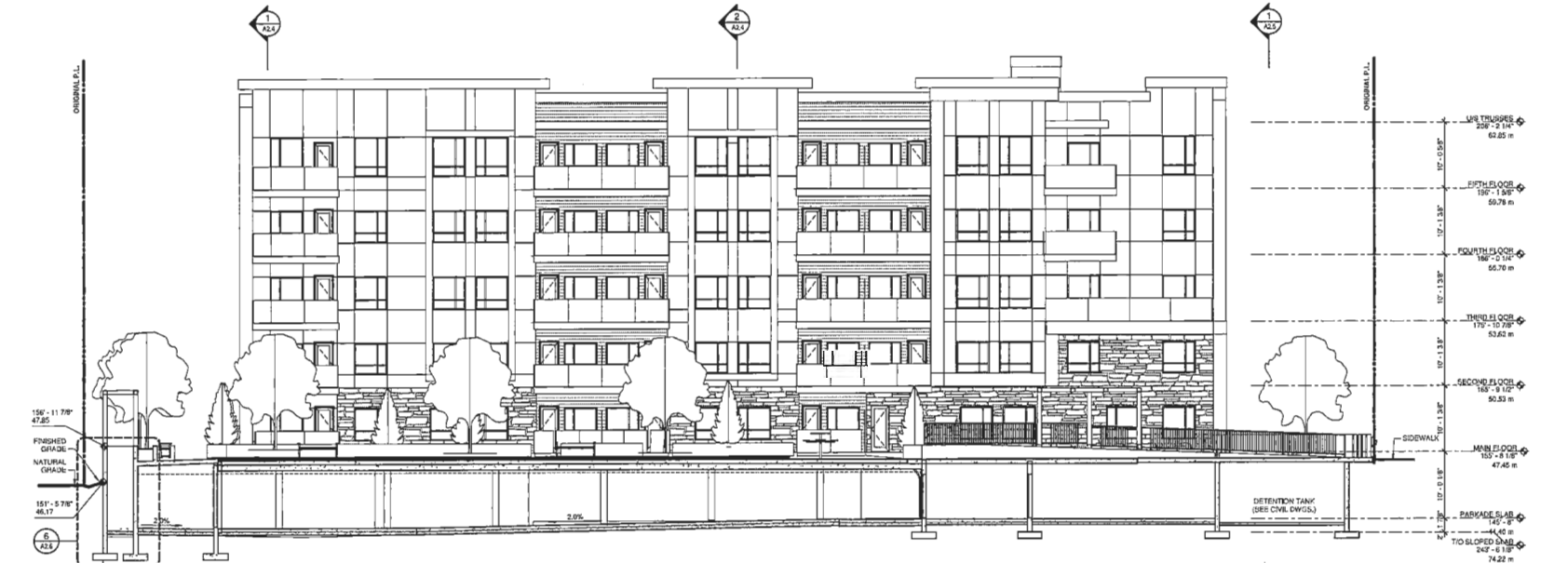
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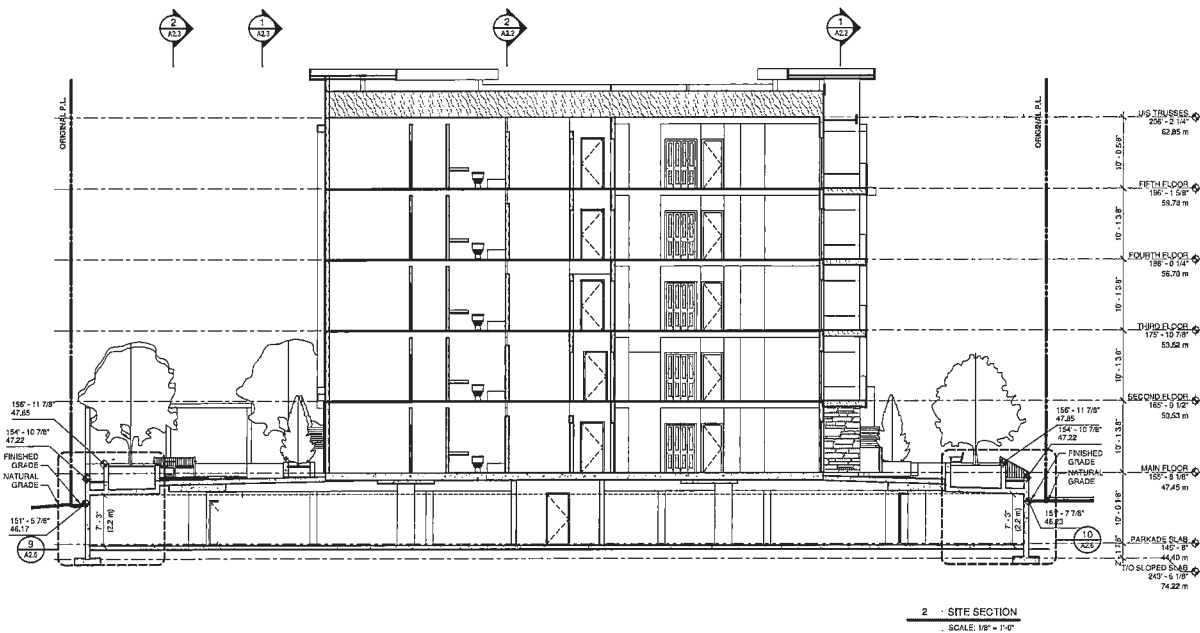
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DRAWING NO.

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A2.3





#	DATE YMD	DESCRIPTION
1	2016-06-03	RE-ASSIGNED FOR DP
2	2016-11-23	RE-ASSIGNED FROM DP
3	2016-07-06	RE-ASSIGNED FROM DP
3	2016-02-15	RE-ASSIGNED FOR DP
4	2016-03-20	RE-ASSIGNED FROM DP
5	2016-06-14	RE-ASSIGNED FOR DP
5	2016-12-12	Issued for Accessibility Panel
#	DATE YMD	DESCRIPTION

ISSUES AND REVISIONS

FINAL

SEAL

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[illegible]

PROJECT NAME:

11775 - 11781 Burnett

11775 + 11781 Burnett
 21 + 1 M. L. B. L. B. C.

Street, Maple Ridge, BC

PROJECT ADDRESS

11775 + 11781 Burnett Street, Maple

Ridge, BC

DRAWING FILE

SITE SECTIONS

Figure 1

SCALE _____ $M^2 \times 1\text{K}$

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CHECKED	WV
PROJECT NO.	16017

BRANCHES

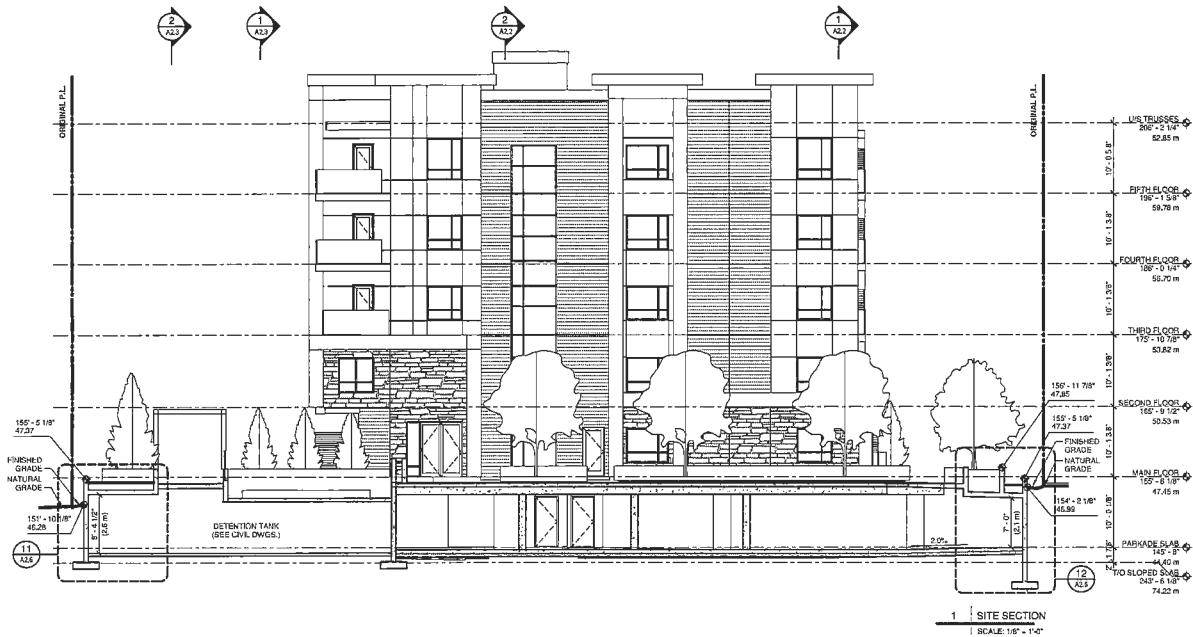
A24

A2.4

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PROJECT NAME

11775 + 11781 Burnet Street, Maple Ridge, BC

PROJECT ADDRESS

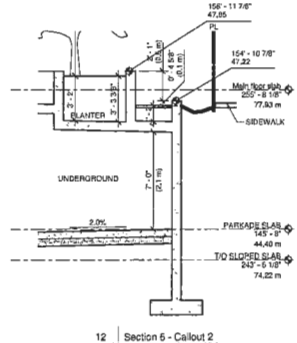
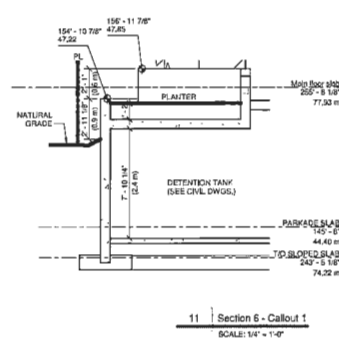
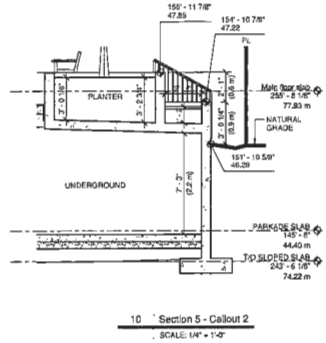
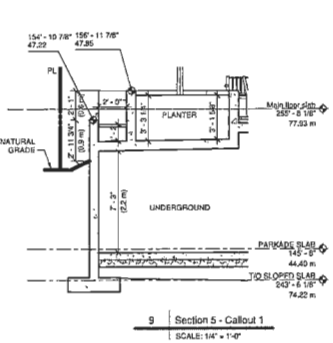
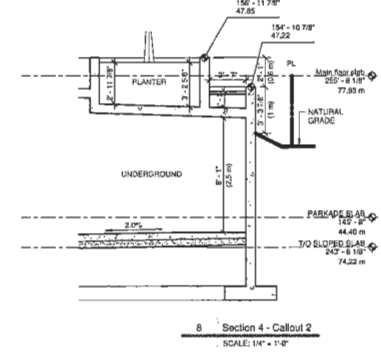
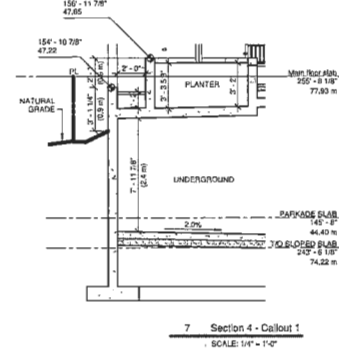
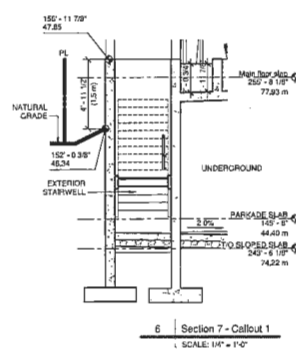
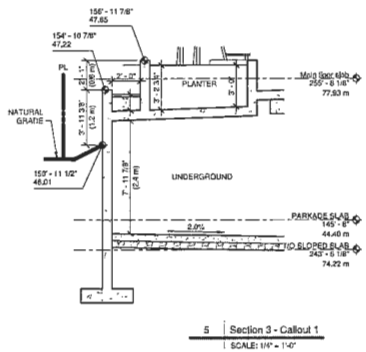
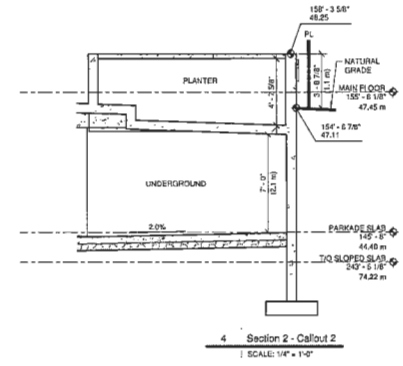
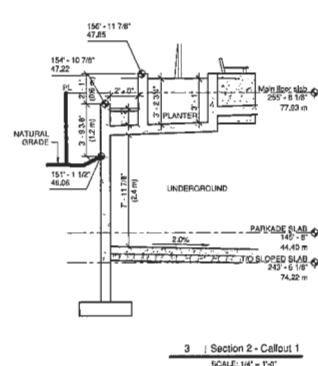
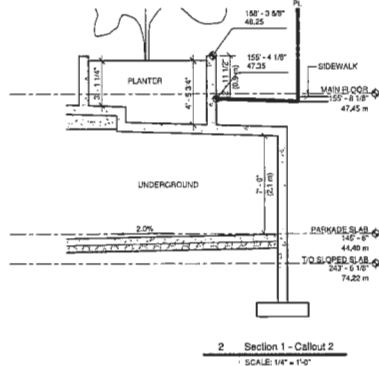
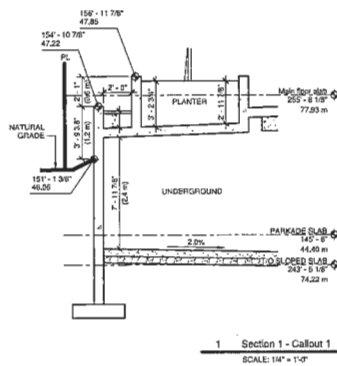
11775 + 11781 Burnet Street, Maple Ridge, BC

GRANTED SITE

SITE SECTIONS

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CHECKED	WV
PROJECT MD	MD
DRAWING NO.	A2.5

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11775 + 11781 BURNETT STREET, MAPLE RIDGE, FL 33411

PROJECT NAME:
11775 + 11781 BURNETT STREET, MAPLE RIDGE, FL 33411

PROJECT ADDRESS:
11775 + 11781 BURNETT STREET, MAPLE RIDGE, FL 33411

DATE:
11/11/2011

SCALE:
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DESIGNED BY:
11/11/2011

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San Francisco • 415.643.4603 • 1001 Mission St. • 4th fl. • San Francisco, CA 94103 • www.lpodhora.com

PROJECT NAME:
11775 + 11781 Burnett
Street, Maple Ridge, BC

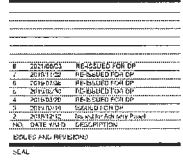
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11775 + 11781 Burnett Street, Maple
Ridge, BC

PROPERTY LINE ELEVATIONS

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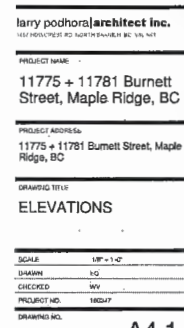
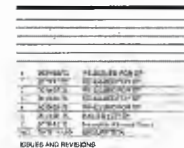
PARKADE PLAN

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NO.	REVISION	DATE
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9	REVISION FOR 2D	01/11/17
10	REVISION FOR 2D	01/11/17

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PROJECT NAME:
11775 + 11781 Burnet Street, Maple Ridge, BC

PROJECT ADDRESS:
11775 + 11781 Burnet Street, Maple Ridge, BC

DRAWING TITLE:
ELEVATIONS

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CHECKED:	W.V.
PROJECT NO:	110017
DRAWING NO:	

A4.2

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- LEGEND**
- TURF GRASS
 - UNIT PAVERS
 - HYDRAPRESSED SLAB PAVERS
 - TABLE AND CHAIRS
 - METAL PICKET FENCE
 - METAL GUARD RAIL
 - BENCH
 - EXISTING TREE TO BE REMOVED
 - PLANTER

4	2014/10/18	ISSUED FOR ASP
5	2014/10/18	ISSUED FOR DP
6	2014/10/18	ISSUED FOR DP
7	2014/10/18	ISSUED FOR DP
8	2014/10/18	ISSUED FOR DP
9	2014/10/18	ISSUED FOR REVIEW
10	2014/10/18	ISSUED FOR REVIEW

DATE: 2014/10/18
PROJECT: 11775-11781 BURNETT ST.
SHEET: 1 OF 1

B.C.S.L.A. #565



65 UNIT RESIDENTIAL BUILDING

11775-11781 BURNETT ST.
MAPLE RIDGE, B.C.

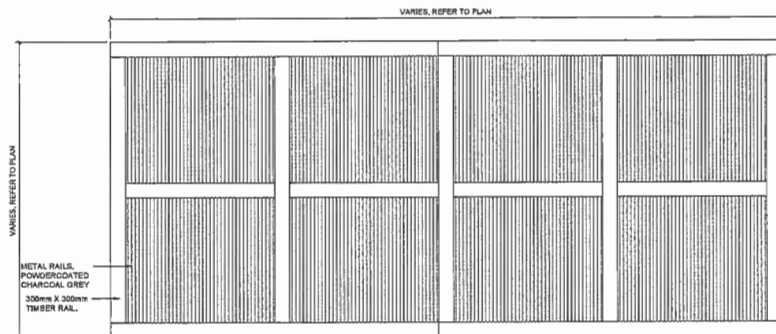
LANDSCAPE PLAN

SCALE:	1:100
DATE:	10/18/14
PROJECT:	11775-11781
PROJECT:	11775-11781

L1

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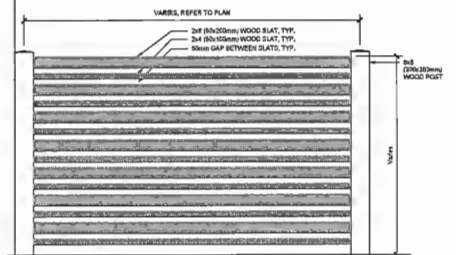




- IRRIGATION NOTES:**
1. BRACKETS TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
 2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILT IRRIGATION SYSTEM FOR THE STUS CLIPS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBMITTAL PERFORMANCE.
 3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
 4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
 5. USE POPUP SPRINKLER HEADS.
 6. DO NOT SPRAY WATER ONTO TREE TRUNKS.

REFER TO D11 SHEET
REBAR/NOTES FOR
FATNESS AND WOOD TROUGH

BUILDING TYP.

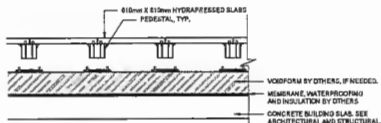


N.T.S.

D2 DECORATIVE WOOD SCREEN

N.T.S.

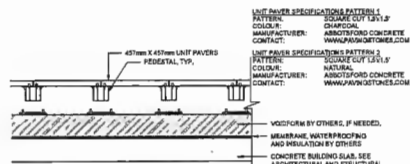
HYDRAPRESSED SLAB SPECIFICATIONS
WOOD
MANUFACTURER:
CONTACT: ARSOTOPOR CONCRETE
WWW.ARSOTOPOR.COM



N.T.S.

D4 HYDRAPRESSED CONCRETE SLABS ON PEDESTALS AND SLAB

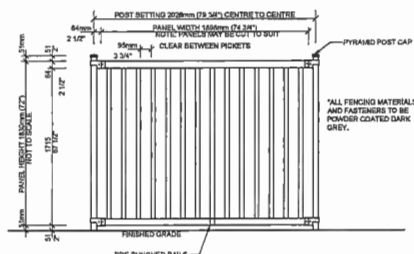
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N.T.S.

D3 UNIT PAVERS ON PEDESTAL AND SLAB

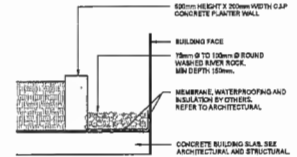
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D5 METAL PICKET FENCE

N.T.S.



NOTES:
1. INVERT ROCK SHALL BE FREE FROM CRACKS AND FISSURES AND SHALL BE FREE FROM SAND, CLAY AND OTHER DELETERIOUS MATERIAL.
2. INVERT ROCK SHALL BE PLACED SUCH THAT AN OVERALL LEVEL APPEARANCE IS ACHIEVED WITHOUT VOIDS.
3. INVERT ROCK TO BE LIGHTLY COMPACTED.

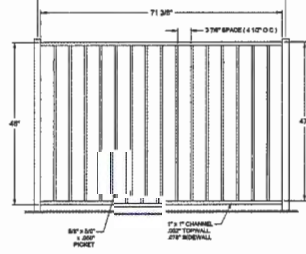
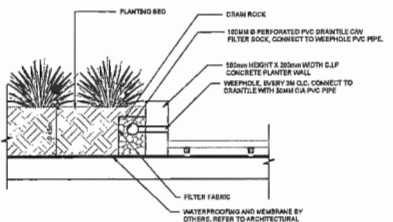
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D6 DRIP STRIP

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D7 CONCRETE INTERNAL PLANTING WALL

N.T.S.



N.T.S.

D8 GUARDRAIL

N.T.S.

- SCISSOR NOTES:**
1. SCISSOR AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CUTMATED TURP SOIL, WITH STRONG FINEST ROOT SYSTEM, THICK AND HEAVY GROWTH, CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARDS, AND OF THE HOLDING AND APPROVED SOIL.
 2. SOIL TO BE QUANTITIES OF KENTUCKY BLUEGRASS.
 3. PERMANENT FERTILIZER.
 4. ONE CEST APPROXIMATELY OF GRADES TO PROVIDE.
- AREAS TO BE SCISSOR SHALL HAVE A MINIMUM 150MM TOPSOIL RATE.**
2. LOOSELY NON-SURFACE PRIOR TO SCISSOR. SLIGHTLY BUMP AND HOLLOW. ROLL LIGHTLY WHEREVER TOPSOIL IS EXPOSED LOOSE.
 3. PRIOR TO SCISSOR, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 4. DELAY SO TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 24 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOIL FROM DRYING, AND WATER SOIL AS NECESSARY TO BUILD ITS UTILITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOIL WILL BE REJECTED.
 5. LAY AND FIRM DURING DRYING. LAY IN 2 INCHES, PERPENDICULAR TO SOIL, AND WITH JOINTS STAGGERED. BUTT JOINTS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OFF IRREGULAR OR THIS SECTION WITH SHARP SPATULA.
 6. WATER SOIL IMMEDIATELY AFTER LAYING TO OBTAIN MINIMUM PENETRATION TO TOP 150MM OF TOPSOIL. MAINTAIN SCISSOR AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

- PLANTING NOTES:**
1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING NOTES AND DETAILS.
 2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
 5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARDS.
 6. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUM IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 7. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND LANDSCAPE STANDARDS FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT EQUIVALENT FOR GROWTH MATERIAL, PLANT OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 8. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (ISA) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
 9. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD. UNLESS OTHERWISE ADVISED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PLANT MATERIAL THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
a. Regular schedule of watering of the plants as required and as directed by the Project Manager during the warranty period.
b. Pruning, public relations, and other work as required by the Owner or Owner's representative. Failure to do so after the project is complete is the work and responsibility of the contractor. The cost of this work shall be included in the bid. Contract Price of the bid and otherwise incurred from the Contractor.
 10. Maintenance and maintenance of the site.
 11. Water removal.
 12. Disease control.

- GENERAL NOTES:**
1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BEGINNING.
 2. CONFIRM ALL MEASUREMENTS ON SITE, DO NOT SCALE DRAWINGS.
 3. CONFIRM EXISTING AND PROPOSED ORDERS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODES, WORKS, AND OTHER BYLAWS. REQUIREMENTS OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT REMAIN ON SITE, AND PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. REPAIR AND REPLACE ALL DAMAGE TO EXISTING WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE, DURING THE PERIOD OF WORK. PEDESTAL, PUBLIC AND ROAD AREAS ARE TO BE SHEET AT THE END OF EACH DAY AND LEFT FREE OF DEBRIS. LANDSCAPE CLOSING IS TO BE DEFERRED OFF-SITE AT LOCAL AND APPROVED LOCATIONS.

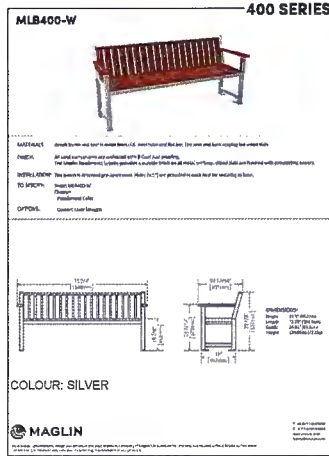


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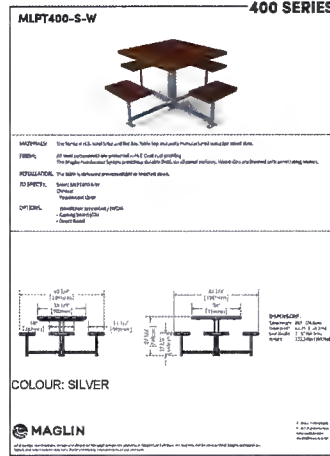
65 UNIT RESIDENTIAL BUILDING
11775-11781 BURNETT ST.
MAPLE RIDGE, B.C.
11775-11781 BURNETT ST.
MAPLE RIDGE, B.C.

NO.	DATE	DESCRIPTION
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4	11/11/2024	ISSUED FOR ADP
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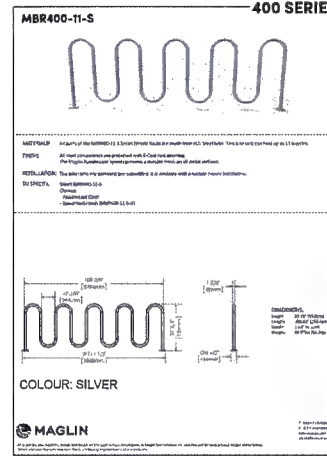
L3



D1 BENCH **N.T.S.**



D2 CLUSTER SEATING **N.T.S.**



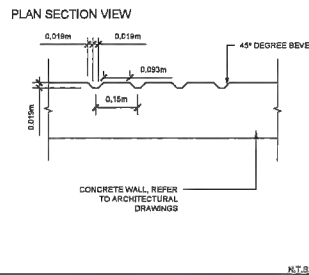
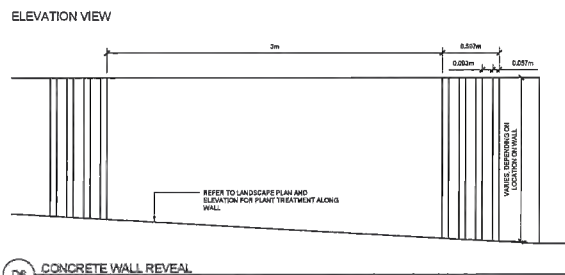
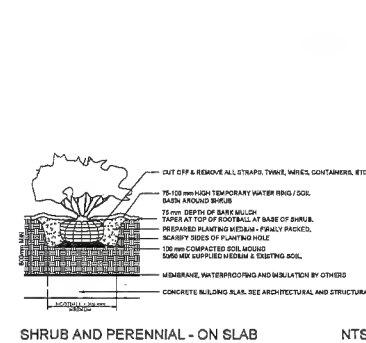
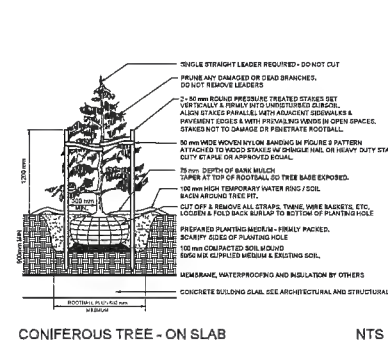
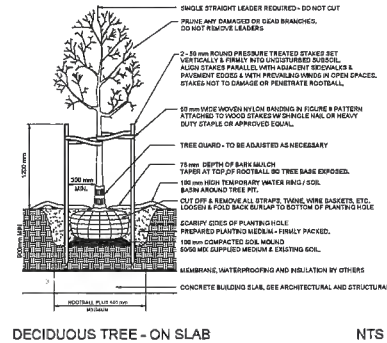
D3 BIKE RACK **N.T.S.**

PLANTER TO BE:
MODEL: CUBO 34"
COMPANY: POTING.
COLOUR: SLATE
SIZE: 34" SQUARE

QUANTITY: 3
OR APPROVED EQUAL



D4 PLANTER **N.T.S.**

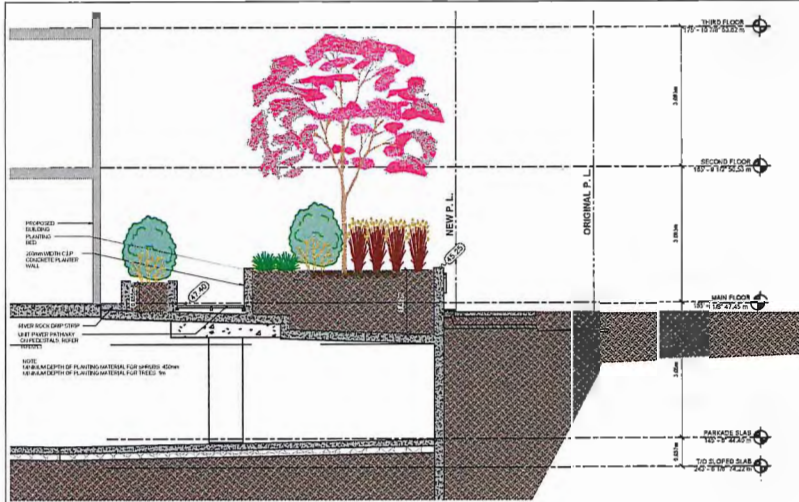


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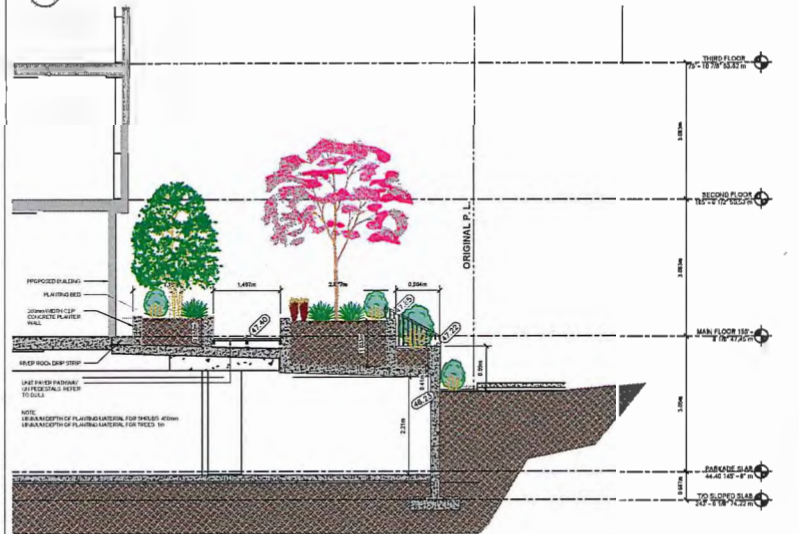
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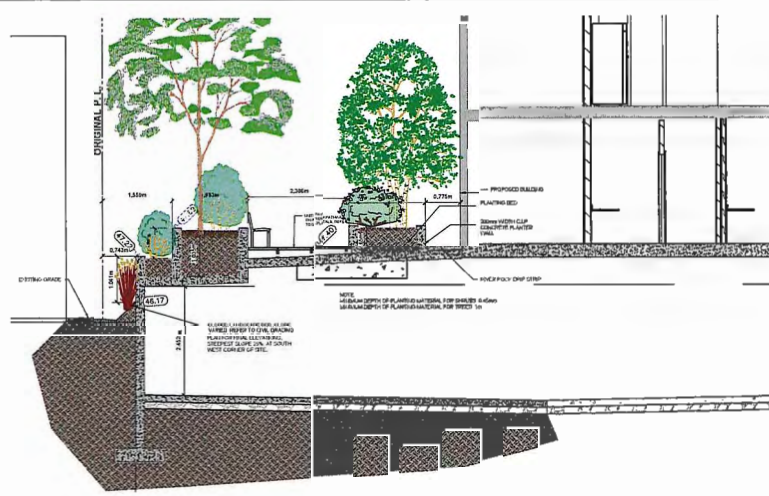
L4



S1 SECTION 1 1/8"



S2 SECTION 2 1/8"



S3 SECTION 3 1/8"



S4 SECTION 4 1/8"

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17	2011/11	ISSUED FOR AIP
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19	2011/11	ISSUED FOR AIP
20	2011/11	ISSUED FOR AIP

85 UNIT RESIDENTIAL BUILDING

11775-11781 BURNETT ST. MAPLE RIDGE, B.C.

SECTIONS

SCALE:	AS SHOWN
DATE:	2011
PROJECT NO.:	11775-11781
PROJECT NAME:	85 UNIT RESIDENTIAL BUILDING

L5

THIS DRAWING IS THE PROPERTY OF KRAHN GROUP OF COMPANIES AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION.

APPENDIX C

January 31, 2019

KD Planning File: 160347-L

City of Maple Ridge Planning Department
c/o Krahn Engineering Ltd.
11995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: Adrian Kopystynski

Re: 2017-035-DP ADP Resolution 11775 - 11781 Burnette St.

Please find in this letter a response to the ADP review comments of the Landscape Plan.

1. Ground-level safely, security and privacy improvements:

Along Burnett Street:

- a) Consider reviewing the landscape and privacy conflict at ground floor units.

We believe with the planting specified opposite of the benches along the path, that there will be no privacy conflicts at the ground floor. We are specifying 1.2m height evergreen shrubs to be installed in front of patios which will be more than enough to eliminate any privacy concerns.

- b) Consider relocating bike racks to alternative location to reduce privacy conflict and, improve pedestrian circulation and safety.

Bike racks have been relocated to improve pedestrian circulation. We believe there will be no privacy conflicts with the bike rack locations.

- c) Consider paving patterns to highlight and make the main entrance more identifiable for pedestrians.

Paving highlights have been included with the use of two different colours of pavers. This will make the main entrance areas more identifiable for pedestrians.

Other areas of site:

- d) Consider providing additional programming and multi-use seating for multi-age groups in the outdoor amenity space.

Cluster seating and benches have been specified within the amenity space. We feel the inclusion of multi use seating will drastically limit the amount of space for circulation within the amenity space. Additional programming has not been provided at this point due to space restrictions.

- e) Review the privacy for the unit next to the indoor amenity room.

Privacy screen has been added to the patio for the unit located next to the outdoor/indoor amenity area. Planting in front of patios has been adjusted to be a taller species, and specified at a taller size at time of planting.

- 2. Landscaping enhancements at property lines:

- a) Enhance landscape on the North property line against the walkway and clarify the slope and grading against the proposed wall to insure drainage is retained within property.

Plant species have been added along north property line to increase the appeal from the streetscape.

- b) Consider enhancing or increasing the landscape on the South property line, including potentially replacing the sod lawn against the underground parking lot with a planting bed.

There is no sod specified along the south property line. We have specified river rock to enhance the landscape as we cannot attain adequate depth to extend the planting bed to the property line.

- 3. Pedestrian considerations and improved safety of private and public walkways

- a) Review the placement of site furnishings to ensure there is adequate circulation and weather protection provided.

We believe the site furnishings as they are located now do not impede circulation. We don't believe weather protection is needed for site furnishings, as in the case of inadequate weather, they will see little to no use.

- b) Coordinate the patio screens and site furnishings between disciplines

Patio screens and site furnishings have been coordinated between disciplines.

- c) Provide a midblock connection to the public walkway from podium level on North side.

Midblock connection to the public walkway from the podium has been provided.

- d) Provide patio access to the podium level walkway to enhance circulation.

Patio access to the podium level walkway has been provided to enhance circulation.

4. Coordination.

- a) Consider reviewing the landscape walls on the podium to ensure they allow for adequate soil depth (minimum of 1 metre) for trees on slab.

Planter heights have been adjusted to have adequate soil depth. Tree species specified in planters are of a smaller size and will not be inhibited by soil depth.

- b) Consider an alternative material for the trellis rather than the painted rebars.

Painted rebar has been replaced with powder coated metal rails.

- c) Integrate accent colours between the architectural and landscaping features.

Planter heights have been adjusted to have adequate soil depth. Tree species specified in planters are of a smaller size and will not be inhibited by soil depth.

Please contact the undersigned should you have any questions or concerns.

Sincerely,

KD Planning and Design Ltd.



Shan Tennyson, BSCLA, AALA, OALA, ISA
Landscape Architect, Arborist # ON-0969A

larry podhora / architecture inc

160347-A
April 16, 2019

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

Attention: Adrian Kopystynski

Re: ADP Architectural response (2017-035-DP) 11785 & 11781 Burnett Street.

Below are the Architectural responses to the Advisory Design Panel comments dated January 22, 2019.

ADP Architectural Comments:

1. Pedestrian environment and safety.

- **Redesign the entry to incorporate CPTED, bike parking, appropriate access, lighting, and prominence of lobby**

The pedestrian interface on the east side of the building was redesigned to better incorporate CPTED, bike parking, appropriate access, lighting and prominence of the lobby main entrance.

- **Improve weather protection on upper level patios**

Roof projections were added above the upper level patios, offering improved weather protection.

2. Form and character enhancement

- **Provide additional accent colours to brighten the palette.**
Accent colours were added to the exterior elevations.
- **Show consistency in representation of all window framing through colour and position.**

The window frame colours and positions were adjusted to provide consistency.

larry podhora / architecture inc

- **Review and ensure all material returns on all elevations are consistent.**

Material returns are now consistent.

- **Indicate projection of the elevator shaft in elevations.**

The elevator is now visible on the elevations.

3. Layout and overlook considerations

- **Confirm usability of the south east corner units respecting the balcony entrance door and dimension of the space.**

The balconies were revised to make them more useable.

- **Relocate the garbage and recycling room to a more central and convenient location.**

The garbage and recycling room were relocated to a more central location adjacent to the overhead underground entrance door.

- **Consider improvement to the concrete finish of the ramp as it is highly exposed (overlook).**

The underground ramp surface will have a herringbone grooved pattern. Planters were added to the pedestrian sides of the underground ramp walls, to remove/minimize a direct, overlooking view of the ramp.

Should you require further information, please do not hesitate to contact the undersigned.

Yours truly,



Larry Podhora, Architect AIBC, MRAIC

1952 brackman way, north saanich, b.c., v9l 0c2

TO: His Worship Mayor Michael Morden
and Members of Council

FROM: Chief Administrative Officer

SUBJECT: Multi Family Development Permit
Development Variance Permit
10640 248 Street

MEETING DATE: July 20, 2021
FILE NO: 2017-486-DVP
2017-485-DP
MEETING: C o W

EXECUTIVE SUMMARY:

Multi Family Development Permit and Development Variance Permit applications have been received to develop the subject property, located at 10640 248 Street within the Albion Area Plan, into a townhouse project with 61 units. The subject property was pre-zoned to RM-1 (Low Density Townhouse Residential) under application 2011-134-RZ as part of a larger development for the area. At that time, the environmental Development Permits were reviewed and approved. The subject property is within the Wild Fire Development Permit Area. The Fire Department has reviewed the assessment report and determined the Building Department will ensure compliance with construction materials at the Building Permit stage.

The subject applications propose several variances due to the steepness of the subject property which include:

- To reduce the front setback to 106 Ave. (South) from 7.5m to 4.5m to the buildings, and for deck roof projections to 2.77m for Block 8 and 2.29m for Block 9.
- To reduce the rear setback to a lane (North) from 7.5m to 6.0m.
- To reduce the exterior side setback to 248 St. (West) from 7.5m to 6.0m, and for deck roof projections to 4.43m for Block 1 and 4.22m for Block 2.
- To reduce the interior side setback (East) from 7.5m to 5.0m to part of Block 8 and to 6.0m for the other buildings, and for deck roof projections to 3.93m for Block 5, 4.69m for Block 6 and 4.58m for Block 7.
- To increase the maximum building height (to mid-point of roof) from 9.5m to 10.7m for each building (Blocks 1 to 13).
- To increase the maximum height of the retaining wall between Blocks 7 and 8 at the southeast corner of the site from 1.2m to 3.2m.
- To reduce the required Common Open Area from 2,745.0m² (45m²/unit) to 2,590.6m² (42.45m²/unit).
- To reduce the required Indoor Amenity requirement from 183m² (3.0m²/unit) to 0.0m² (0.0m²/unit).

RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2017-486-DVP respecting property located at 10640 248 Street; and
2. That the Corporate Officer be authorized to sign and seal 2017-485-DP respecting property located at 10640 248 Street.

1111

DISCUSSION:

a) Background Context:

Applicant:	Atelier Pacific Architecture Inc. Brian Shigetomi
Legal Description:	Lot 2, Section 11, Township 12, New Westminster District Plan EPP40314
OCP :	
Existing:	Medium Density Residential
Proposed:	Medium Density Residential
Zoning:	
Existing:	RM-1 (Townhouse Residential)
Proposed:	RM-1 (Townhouse Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: R-1 (Single Detached (Low Density) Urban Residential)
South:	Designation: Medium Density Residential Use: Multi Family Residential Zone: RM-1 (Low Density Townhouse Residential)
East:	Designation: Medium Density Residential Use: Single Family Residential Zone: R-1 (Single Detached (Low Density) Urban Residential)
West:	Designation: Medium Density Residential Use: Single Family Residential Zone: RS-3 (Single Detached Rural Residential) Designation: Medium Density Residential
Existing Use of Property:	Vacant
Proposed Use of Property:	Multi Family Residential
Site Area:	1.25 hectare (3 acres)
Access:	106 Avenue
Servicing:	Urban Service
Previous Applications:	2011-134-RZ/SD/DP/VP

b) Project Description:

The subject property is approximately 1.25 hectares (3 acres) located within the Albion Area Plan. The original application proposed a townhouse development with 44 units in 22 duplex buildings. Due to the sloping site, retaining walls along the eastern property line were required to be able to meet the maximum permitted grade for the internal strata road. The team of consultants have worked with City staff to ensure the retaining walls were limited as much as possible given these constraints.

In 2020, the property changed owners, and revised plans proposing 61 townhouse units were received, while making use of the Albion Area Density Bonus structure within the Zoning Bylaw. The revised proposal includes 13 buildings with three (3) to six (6) units in each building.

Design and siting of buildings and landscape provides for views, enhances privacy and livability. The development generally follows the topography of the site as much as possible. To provide for the necessary internal road grades, there will be two to four tiers of 1.2m (4.0 ft.) tall retaining walls as permitted under the Zoning Bylaw along the northern side of the site.

Due to the grading conditions on site, all buildings are stepped along with the grade. Buildings are designed to front or have the appearance of fronting onto a public road through direct pedestrian paths to the outside and through appropriate treatment of exteriors. Each unit will with a direct pedestrian access to grade at the front and the rear of the unit.

The buildings are accessed by a concentric internal road, which would allow for vehicle entry via the garage alongside a pedestrian unit entry door. A secondary unit entry door would be provided on the opposite side backing into fully fenced, private rear yards. The units along 106th Avenue and 248th Street would have doors with direct pedestrian access to the municipal sidewalks, complete with front yard, fence and individual gate. There are nine types of units with approximately 1,750 ft² to 2,237 ft² in area, all with three bedrooms, an open concept living room/kitchen combination. All units have access to private outdoor space including a covered deck/patio as well as a fenced and landscaped rear yard.

In addition, the proposed program for the site includes two accessible common outdoor amenity areas. The large amenity area at the northwest corner of the site includes play equipment, garden plots, grass area and an outdoor seating patio area. There is also a smaller outdoor amenity area located at the centre of the site which includes an outdoor seating area.

c) Planning Analysis:

i) Official Community Plan

The Development Permit is applicable subject to Section 8.7 Multi-Family Development Permit guidelines as outlined below.

As the subject proposal is located within the Albion Area Plan, staff also reviewed the proposal against the following policies from the Official Community Plan:

- The *Medium Density Residential* designation supports RM-1 (Townhouse Residential) zone.
- The proposed development will be using the Density Bonus provision, which allows the floor space ratio (FSR) to increase from 0.60 to 0.75 in accordance with the following Albion Area Plan Policies:

Policy 10-6 Where a Density Bonus option is utilized in a multi-family development and the base density is exceeded, an Amenity Contribution is to be applied to all the dwelling units on the site.

Policy 10-7 Maple Ridge Council may consider Density Bonuses as part of the development review process for Albion Area Plan amendment applications seeking a land use designation change that would permit a higher density than currently permitted.

Multi-Family Housing

10 -12 The siting, form, character and massing of multi-family residential development and their areas for parking, storage and landscaping should be designed to facilitate orderly development of the area and to be compatible with single family residential developments.

10 - 13 Multi-family housing should be provided with appropriate amenities to enhance the character of development.

10 - 14 The siting of development and construction techniques employed should avoid impacts to watercourses, reduce the risk of erosion in the area, minimize visual disruption to the neighbourhood and protect the visual character of the landscape.

10 - 15 Natural vegetation should be retained where possible to enhance the character of the area. Significant treed slopes or natural vegetation will need to be retained in order to minimize disruption to watercourses and to minimize erosion. Geotechnical assessments may be required.

10 - 16 Development in the Albion Area is subject to the Natural Features policies of the Official Community Plan. Multi-Family and Intensive Residential Development must also adhere to the Design Guidelines detailed in Section 8 Development Permit Guidelines.

The project addresses the OCP Section 8 Development Permit Area as outlined below.

Key Guideline Concepts	Applicant's Response on Achieving Guideline Concept
New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.	This proposed project is similar to the new townhouse buildings in the area.
Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of a higher density developments	This project is low-rise ground-oriented housing with no high density development in the area.
Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.	The development is designed with a unified form and character with a variety of building types. A small common outdoor amenity space is provided in the center of the site with a larger outdoor amenity space the northwest corner providing various programs.
Pedestrian circulation should be encouraged with attractive streetscapes and be attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.	Landscape planting is provided along the entry of the project. Building elevations facing the municipal streets or at the project entrance are enhanced with additional articulation and details.

ii) Zoning Bylaw and Parking & Loading Bylaw

The revised plans propose 61 townhouse units, while making use of the Albion Area Density Bonus structure by contributing a cash contribution at a rate of \$3,100.00 for each unit where the FSR in a development is more than 0.60 but not more than 0.75 times the lot area as per the RM-1 (Low Density Townhouse Residential) zone. As provided within the RM-1 zone, this project with a density of 0.65 FSR is subject to the setback, height and other provisions of the RM-4 zone.

The parking meets the Parking and Loading Bylaw requirements of 2.0 spaces/unit with 122 resident parking spaces for the 61 units and exceeds the requirement for visitor parking with 14 spaces provided instead of the required 13 spaces. For the resident parking, 44 units (72%) have side-by-side garages and 17 units (28%) have tandem garages. While application for this project pre-dates the Council's Tandem Parking Policy and associated amendment to the Zoning Bylaw in June, 2021, the project conforms to these documents with the regards to the number of side-by-side parking spaces.

d) Variance Request:

While the application for this project was received in 2017, the design was changed in December 2020, and this the project is being reviewed and variances considered under the new Zoning Bylaw No. 7600-2019 adopted on December 8, 2020.

Zoning Bylaw No. 7600-2019, Part 6, Section 617.11 (5) pertaining to the RM-1 (Low Density Townhouse Residential) zone states that the RM-4 (Medium Density Townhouse) zone applies and supersedes the zone requirements of the RM-1 zone when the density exceeds 0.6 FSR as is the case for proposed project. Given this, the variances being requested to the RM-4 zone include:

1. *Maple Ridge Zoning Bylaw No 7600-2019, Part 6, Section 620.7 (1)* is varied by reducing the setbacks and allowing projections as follows:

- To reduce the front setback to 106 Ave. (South) from 7.5m to 4.5m to the buildings, and for deck roof projections to 2.77m for Block 8 and 2.29m for Block 9.
- To reduce the rear setback to a lane (North) from 7.5m to 6.0m.
- To reduce the exterior side setback to 248 St. (West) from 7.5m to 6.0m, and for deck roof projections to 4.43m for Block 1 and 4.22m for Block 2.
- To reduce the interior side setback (East) from 7.5m to 5.0m to part of Block 8 and to 6.0m for the other buildings, and for deck roof projections to 3.93m for Block 5, 4.69m for Block 6 and 4.58m for Block 7.

These variances are supportable due to the grade changes on the site, the variance being moderate in scope and being similar to setbacks to the townhouse development to the south side.

2. *Maple Ridge Zoning Bylaw No 7600-2019, Part 6, Section 620.8 (2)* is varied by increasing the maximum building height (to mid-point of roof) from 9.5m to 10.7m for each building (Blocks 1 to 13).

This 1.2m (4.0 ft.) increase is justified due to the sloping nature of the site and the change in measuring height from the former Zoning Bylaw to new Zoning Bylaw that occurred since the application was originally submitted in 2017.

2. Maple Ridge Zoning Bylaw No 7600-2019, Part 4, Section 403.9 (4) is varied by increasing the maximum height of the retaining wall between Blocks 7 and 8 at the southeast corner of the site from 1.2m to 3.2m.

Due to the steep grade on the site and limited site area, this relatively short section of wall of 3.2m (10.5 ft.) in height can be supported as it allows for several trees to be retained at the southeast corner of the site and is not in close proximity to existing dwellings on the adjacent lot.

3. Maple Ridge Zoning Bylaw No 7600-2019, Part 6, Section 620.11 (1) is varied by reducing the required Common Open Area from 2,745.0m² (45m²/unit) to 2,590.6m² (42.45m²/unit).

The small reduction of 154.4m² (1,661.9 ft²) in Common Outdoor Area is supported as the shortfall is more than made up for by the additional 173m² (1,862.2 ft²) of active Outdoor Amenity Area beyond that required under the Zoning Bylaw.

4. Maple Ridge Zoning Bylaw No 7600-2019, Part 6, Section 620.11 (5) is varied by reducing the required Indoor Amenity requirement from 183m² (3.0m²/unit) to 0.0m² (0.0m²/unit).

The indoor amenity requirement of 3.0m²/unit (32.3 ft²/unit) was included in the new Zoning Bylaw adopted in December, 2020. This reduction can be supported as Indoor Amenity Area was not required under the former Zoning Bylaw when the application was originally submitted in 2017.

e) Advisory Design Panel:

The following resolution was passed at the May 19, 2021 meeting of the Advisory Design Panel.

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2017-485-DP and recommends the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Comments from the Panel included:

Architectural Comments:

- *Provide alternative colours/materials schemes with lighter pallet and additional variety. Consider differentiate each row;*
- *Provide community identity feature;*
- *Remove visitor parking space at front entrance beside block nine (9);*
- *Provide additional articulation on the west side of units facing 106th Avenue (Block 1).*

Landscape Comments:

- *If possible, provide trees along interior roads.*

The proposal was updated accordingly, as outlined in the Architect's response letter in Appendix E.

f) Environmental Implications:

The subject property was originally part of a larger project and pre-zoned under application 2011-134-RZ. Grading and sloped areas on the subject property are largely the result of using the site for fill from the adjacent developments and regrading. The adjacent single family residential neighbours to the north and east have existing retaining walls, and as a result, the subject proposal also contains retaining walls. Environmental Development Permits were previously issued with the rezoning application for the larger overall development area.

g) Financial Implications:

In accordance with section 402.8 of the Zoning Bylaw No. 7600-2019, a Density Bonus for Albion Area is permitted when an amenity contribution of \$3,100.00 is received for each unit where the floor space ratio (FSR) in a development is more than 0.60 but not more than 0.75 times the lot area. The Amenity Contribution of approximately \$189,100.00 (61 units) shall be payable upon issuance of the Building Permit.

In accordance with Council's Landscape Security Policy, a refundable security of \$359,146.75 equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit.

CONCLUSION:

That the Corporate Officer be authorized to sign and seal 2017-486-DVP and 2017-485-DP respecting property located at 10640 248 Street.

"Original signed by Mark McMullen" for

Prepared by: Therese Melser
Planning Technician

"Original signed by Chuck Goddard"

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

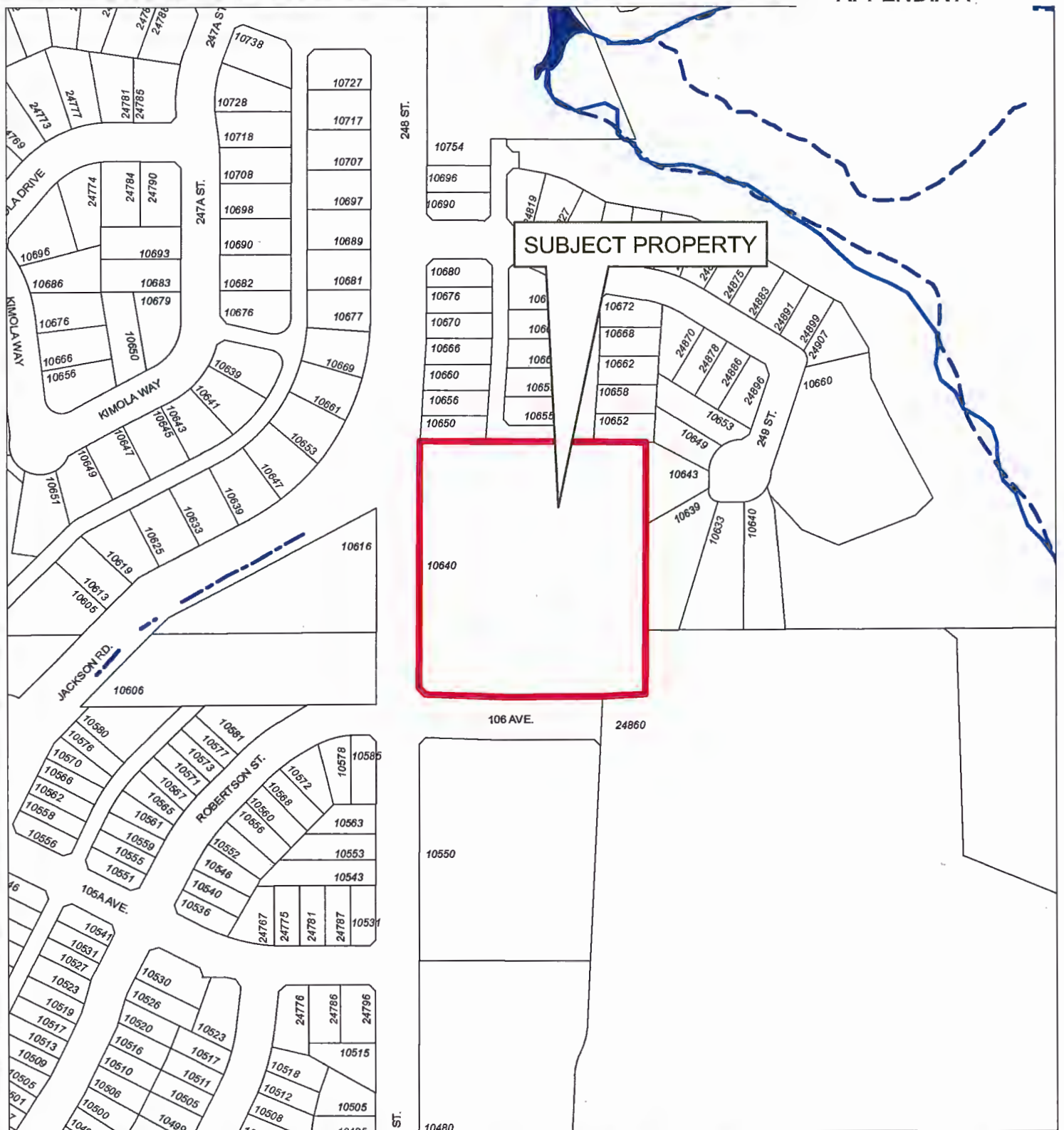
"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: Al Horsman
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C - Variance Site Plan & Data Sheet
Appendix D - Architectural Plan Set
Appendix E – Architectural Response to ADP



Scale: 1:2,500

Legend

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

10640 248 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-485-DP
DATE: Oct 24, 2017

BY: JV



Scale: 1:2,500

Legend

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

10640 248 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-485-DP
DATE: Oct 24, 2017

BY: JV

Project Variances

LIST OF VARIANCE REQUIRED:

1. FRONT SETBACK (SOUTH):

REQUIRED: 7.5 m (24.6 ft.)
PROPOSED: 4.5 m (14.8 ft.)

The front setback variance is requested due to the steepness of the site, which requires a longer driveway to maintain maximum of 10% slope.

2. REAR SETBACK (NORTH):

REQUIRED: 7.5 m (24.6 ft.)
PROPOSED: 6 m (19.69 ft.)

The rear setback variance is requested due to the steepness of the site, which requires a longer driveway to maintain maximum of 10% slope.

3. EXTERIOR SIDE SETBACK (WEST):

REQUIRED: 7.5 m (24.6 ft.)
PROPOSED: 6 m (19.69 ft.)

The exterior side setback variance is requested due to the steepness of the site, which requires a longer driveway to maintain maximum of 10% slope.

4. INTERIOR SIDE SETBACK (EAST):

REQUIRED: 7.5M
PROPOSED: 5.0M/6.0M

A 5.0m interior side setback variance is requested at the end unit (east) of Block 8 to accommodate more side by side garage units over tandem garage units. A 6.0m setback variance is requested for all other blocks along the interior (East) property line due to the steepness of the site, which requires a longer driveway to maintain maximum of 10% slope.

5. PROJECTION INTO SETBACKS:

MAXIMUM ALLOWABLE: 1.25 m (ROOF, UN-CLOSED BALCONIES)
REQUESTED DECK ROOF PROJECTION:

SOUTH PROPERTY LINE (FRONT):

2.77m @ BLOCK 8 FROM SOUTH PROPERTY LINE (1.71m INTO BUILDING SETBACK)
2.29m @ BLOCK 9 FROM SOUTH PROPERTY LINE (2.21m INTO BUILDING SETBACK)

WEST PROPERTY LINE (EXTERIOR SIDE):

4.43m @ BLOCK 1 FROM WEST PROPERTY LINE (1.57m INTO BUILDING SETBACK)
4.22m @ BLOCK 2 FROM WEST PROPERTY LINE (1.78m INTO BUILDING SETBACK)

MAXIMUM ALLOWABLE: 0.61m (ROOF, UN-ENCLOSED BALCONIES)
REQUESTED DECK ROOF PROJECTION:

EAST PROPERTY LINE (INTERIOR SIDE):

3.93m @ BLOCK 5 FROM EAST PROPERTY LINE (2.07m INTO BUILDING SETBACK)
4.69m @ BLOCK 6 FROM EAST PROPERTY LINE (1.31m INTO BUILDING SETBACK)
4.58m @ BLOCK 7 FROM EAST PROPERTY LINE (1.41m INTO BUILDING SETBACK)

The variance of projection into setbacks is requested for the covered deck to provide a functional, protected balcony from the rainy west coast weather.

6. COMMON OPEN AREAS:

MINIMUM REQUIRED: 45 m² FOR EACH THREE-BEDROOM UNIT
PROPOSED: 2,590.61 m²
REQUIRED: 2,745 m²
SHORTFALL: 154.39 m²

The variance of common open area is requested due to the fact that building blocks require a long driveway, and thus space for backyard is reduced. However, the shortfall of common open area will be compensated by a surplus of outdoor amenity area.

Required outdoor amenity area: 61 units x 5 m² = 305 m²

Proposed outdoor amenity area: 478.00 m²

Outdoor amenity area overage: 173.00 m²

7. BUILDING HEIGHT:

MAXIMUM ALLOWABLE: 9.5m
(Building Height is calculated from average finish or natural grade to midpoint of main roof)

A variance for building height of 10.7m (1.2m above the allowable) is requested for all blocks (Blocks 1-13).

The variance of building height is requested:

- To accommodate the natural site slope and reduce the amount of retaining walls (especially facing municipal roads and adjacent properties) while also accommodating fire truck and vehicular access to internal road and driveways.
- To keep the upper floors of the interlocking tandem units at the same level while the basement levels vary to accommodate the steep slope.
- To provide sufficient pitch to roofs for adequate drainage and the steep pitch for the gabled dormers.

8. RETAINING WALL HEIGHT:

The variance of retaining wall height is requested for the 3.2m high retaining wall at the southeast corner of the property, between Blocks 7 & 8. This retaining wall is required to negotiate the change of grade between the adjacent property (to the east) and the proposed buildings. All other walls will be as provided in Section 403.9 in the City of Maple Ridge Zoning Bylaw with a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All other walls are to have decorative facing.

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 28, 2021

REVISED JANUARY 19, 2021

REVISED JULY 8, 2021

REVISED JULY 1, 2021

SUBMITTED FOR ADP MAY 9, 2021

DP 0.8
PROJECT VARI

APPENDIX C

PROJECT TEAM DIRECTORY

OWNER: WOODLOCK DEVELOPMENTS LTD.

ARCHITECT: ATELIER PACIFIC ARCHITECTURE INC.

LANDSCAPE CONSULTANT: M2 LANDSCAPE ARCHITECTURE

ARBORIST: VAN DER ZALM + ASSOCIATES INC.
DIAMOND HEAD CONSULTING LTD.

CIVIL CONSULTANT: D.K. BOWINS & ASSOCIATES INC.

GEOTECHNICAL CONSULTANT: VALLEY GEOTECHNICAL

SURVEYOR: TERRA PACIFIC LAND SURVEYING LTD.

WILDFIRE CONSULTANT: DIAMOND HEAD CONSULTING LTD.

ARCHITECTURAL DRAWING LIST

DP 0.1 CONTEXT/AERIAL PLAN
DP 0.2 CONTEXT PHOTO
DP 0.3 CONTEXT PHOTO
DP 0.4 DESIGN RATIONALE
DP 0.5 DESIGN RATIONALE/ ARCHITECTURAL ASTHETICS
DP 0.6 PROJECT DATA
DP 0.7 PROJECT DATA - AREA DISTRIBUTION
DP 0.8 PROJECT DATA - VARIANCES
DP 0.9a COLOUR ELEVATIONS - BLOCK 1
DP 0.9b COLOUR ELEVATIONS - BLOCK 8

DP 1.0 SITE PLAN OVERALL
DP 1.0a ENLARGED SITE PLAN
DP 1.0b ENLARGED SITE PLAN
DP 1.0c ENLARGED SITE PLAN
DP 1.0d ENLARGED SITE PLAN
DP 1.1 SITE PLAN - ESA/ USABLE OPEN SPACE
DP 1.2 SITE PLAN - FIRE ACCESS
DP 1.3 SITE PLAN - VARIANCES
DP 1.4 SITE PLAN - LIGHTING
DP 1.5 STREETScape
DP 1.6 STREETScape

DP 2.0a FLOOR PLANS - BLOCK 1
DP 2.0b FLOOR PLANS - BLOCK 1
DP 2.1a FLOOR PLANS - BLOCK 2
DP 2.1b FLOOR PLANS - BLOCK 2
DP 2.2a FLOOR PLANS - BLOCK 3
DP 2.2b FLOOR PLANS - BLOCK 3
DP 2.3a FLOOR PLANS - BLOCK 4
DP 2.3b FLOOR PLANS - BLOCK 4
DP 2.4a FLOOR PLANS - BLOCK 5
DP 2.4b FLOOR PLANS - BLOCK 5
DP 2.5a FLOOR PLANS - BLOCK 6
DP 2.5b FLOOR PLANS - BLOCK 6
DP 2.6a FLOOR PLANS - BLOCK 7
DP 2.6b FLOOR PLANS - BLOCK 7
DP 2.7a FLOOR PLANS - BLOCK 8
DP 2.7b FLOOR PLANS - BLOCK 8
DP 2.8a FLOOR PLANS - BLOCK 9
DP 2.8b FLOOR PLANS - BLOCK 9
DP 2.9a FLOOR PLANS - BLOCK 10
DP 2.9b FLOOR PLANS - BLOCK 10
DP 2.10a FLOOR PLANS - BLOCK 11
DP 2.10b FLOOR PLANS - BLOCK 11
DP 2.11a FLOOR PLANS - BLOCK 12
DP 2.11b FLOOR PLANS - BLOCK 12
DP 2.12a FLOOR PLANS - BLOCK 13
DP 2.12b FLOOR PLANS - BLOCK 13

DP 3.0a ELEVATIONS - BLOCK 1
DP 3.0b ELEVATIONS - BLOCK 1
DP 3.1a ELEVATIONS - BLOCK 2
DP 3.1b ELEVATIONS - BLOCK 2
DP 3.2 ELEVATIONS - BLOCK 3
DP 3.3 ELEVATIONS - BLOCK 4
DP 3.4 ELEVATIONS - BLOCK 5
DP 3.5 ELEVATIONS - BLOCK 6
DP 3.6 ELEVATIONS - BLOCK 7
DP 3.7 ELEVATIONS - BLOCK 8
DP 3.8 ELEVATIONS - BLOCK 9
DP 3.9 ELEVATIONS - BLOCK 10
DP 3.10 ELEVATIONS - BLOCK 11
DP 3.11 ELEVATIONS - BLOCK 12
DP 3.12 ELEVATIONS - BLOCK 13

DP 4.0 SECTIONS - BLOCK 1
DP 4.1 SECTIONS - BLOCK 2
DP 4.2 SECTIONS - BLOCK 3
DP 4.3 SECTIONS - BLOCK 4
DP 4.4 SECTIONS - BLOCK 5
DP 4.5 SECTIONS - BLOCK 6
DP 4.6 SECTIONS - BLOCK 7
DP 4.7 SECTIONS - BLOCK 8
DP 4.8 SECTIONS - BLOCK 9
DP 4.9 SECTIONS - BLOCK 10
DP 4.10 SECTIONS - BLOCK 11
DP 4.11 SECTIONS - BLOCK 12
DP 4.12 SECTIONS - BLOCK 13



DEVELOPMENT PERMIT RESUBMISSION - DP 2017-485-MFDP

-Resubmitted DECEMBER 22, 2020

-Revised JANUARY 19, 2021

-Resubmitted for ADP MAY 3, 2021

-Revised per ADP Comments June 06, 2021

-Revised JUNE 28, 2021

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JUNE 3, 2021
REVISED JUNE 28, 2021

DECEMBER 22, 2020
REVISED JANUARY 19, 2021
SUBMITTED FOR ADP MAY 3, 2021

DP C
COVER SH

APPENDIX D

PREPARED BY:  atelier pacific architecture inc.

Project Data Sheet

CIVIC ADDRESS

10640 248 STREET, MAPLE RIDGE, B.C.

LEGAL DESCRIPTION

SUBDIVISION PLAN OF LOT 42, 44, AND 45, PLAN BCP36341 AND LOT 1 PLAN BCP35626 EXCEPT: PART SUBDIVIDED BY PLAN BCP36341, ALL SECTION 11, TOWNSHIP 12, NEW WESTMINSTER DISTRICT

SITE LOCATION

LOT 2 ON 248 STREET & 106 AVE, MAPLE RIDGE, BC

EXISTING ZONING

RM-1

PROPOSED ZONING

RM-1

OCP LAND USE

MEDIUM /HIGH DENSITY RESIDENTIAL

PROPOSED BUILDING TYPE

TWO & THREE-STORY WOOD FRAME TOWNHOUSE

GROSS SITE AREA

135,142 ft² / 12,555 m² / 1.256 HA

UNIT YIELD

61 TOWNHOUSE UNITS

44 (72.1%) TOWNHOUSE SIDE X SIDE UNITS

17 (27.9%) TOWNHOUSE TANDEM UNITS

GROSS FLOOR AREA

135,859.17 ft² (12,621.72 m²)

RESIDENTIAL AREA NET (FSR)

(EXCLUDING GARAGE AND BASEMENT)
87,909.34 ft² (8,167.04 m²)

LOT COVERAGE

51,890.32 ft² (4,820.77 m²) [38%]

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT (SOUTH) 106 AVE	7.5 m	*4.5 m
REAR (NORTH)	7.5 m	*6.0 m
EXTERIOR (WEST) 248 ST	7.5 m	*6.0 m
INTERIOR (EAST)	7.5 m	**5.0 m/6.0 m

*VARIANCE REQUESTED

**A 5.0m SETBACK VARIANCE FOR THE END UNIT OF BLOCK 8 IS REQUESTED. A 6.0m SETBACK VARIANCE IS REQUESTED FOR ALL OTHER BLOCKS ALONG THE INTERIOR (EAST).

RETAINING WALLS

As provided in Section 403.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.

ROOF PROJECTION INTO SETBACKS

	ALLOWED	PROPOSED
FRONT (SOUTH) 106 AVE	1.25 m from setback	1.71m & 2.21m from building setback
REAR (NORTH)	1.25 m from setback	n/a
EXTERIOR (WEST) 248 ST	1.25 m from setback	1.57m & 1.78m from building setback
INTERIOR (EAST)	0.61 m from setback	2.07m, 1.31m, & 1.41m from building setback

*VARIANCE REQUESTED

AREA & HEIGHT REQUIREMENT

	REQUIRED/ ALLOWED	PROPOSED
DENSITY (FSR)	0.6	0.6 + 0.05 (Density Bonus) = 0.65
OUTDOOR AMENITY AREA	61 units x 5m² = 305 m²/3,283 ft²	478 m²/5,145.15 ft²
COMMON OPEN AREA*	See DP0.8	See DP0.8; DP1.1
PRIVATE OUTDOOR AREAS	Greater of 5% Dwelling Unit Area or 4.6SM	Min. 5% of Dwelling Unit Area per Unit See DP1.1
BUILDING HEIGHT**	9.5m (31.2 ft)	Refer to Variance Page DP0.8
BUILDING & STRUCTURE COVERAGE	N/A	38.0%
PAVED & HARDSCAPE COVERAGE	N/A	63.63%

*COMMON OPEN AREA VARIANCE REQUESTED

**BUILDING HEIGHT VARIANCE REQUESTED

PARKING REQUIREMENT

	REQUIRED	PROPOSED
RESIDENTIAL (2 SPACE PER EACH UNIT)	61 units x 2 = 122	122
VISITOR (0.2 PER UNIT)	61 x 0.2 = 13 (12.2)	14
TOTAL:	135	137
DISABLE PARKING STALL	3	3

UNIT DISTRIBUTION

UNIT TYPE	UNIT AREA (FSR)	# OF UNITS	TOTAL AREA (FSR)
A (SIDE X SIDE)	1,825.44 ft² or 151.00 m²	6	9,752.62 ft² or 906.05 m²
A1/A2 (SIDE X SIDE)	1,290.96 ft² or 119.93 m²	5	6,454.80 ft² or 599.67 m²
B (SIDE X SIDE)	1,300.37 ft² or 120.81 m²	10	13,003.73 ft² or 1208.09 m²
B1 (SIDE X SIDE)	1,395.01 ft² or 129.80 m²	3	4,185.03 ft² or 388.80 m²
C (SIDE X SIDE)	1,689.64 ft² or 156.97 m²	18	32,103.18 ft² or 2,982.48 m²
C1 (SIDE X SIDE)	1,667.76 ft² or 154.93 m²	1	1,667.76 ft² or 154.93 m²
D (TANDEM)	1,505.81 ft² or 139.89 m²	1	1,505.81 ft² or 139.89 m²
D1/D2 (TANDEM)	1,208.68 ft² or 112.29 m²	16	19,338.80 ft² or 1,796.63 m²
TOTAL:		61	88,077.71 ft² or 8,182.69 m²

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 28, 2021

REVISED JANUARY 19, 2021

REVISED JULY 8, 2021

REVISED JULY 1, 2021

SUBMITTED FOR ADP MAY 3, 2021

DP 0.6

PROJECT DATA

Project Data Sheet

UNIT DISTRIBUTION

TOWNHOUSE TYPE	TYPE A	TYPE A1/A2	TYPE B	TYPE B1	TYPE C	TYPE C1	TYPE D	TYPE D1/D2	
GARAGE AREA (EXCLUDED FROM FSR)	339.73 SF	399.94 SF	382.42 SF	402.00 SF	414.73 SF	409.59 SF	588.84 SF	510.94 SF	
LOWER FLOOR AREA (INCLUDED IN FSR)	70.26 SF	-	-	-	69.64 SF	69.62 SF SF	143.15 SF SF	44.10 SF SF	
MAIN FLOOR AREA	635.03 SF	490.98 SF	625.81 SF	697.51	647.12	625.26 SF	681.33 SF	582.29 SF	
UPPER FLOOR AREA	920.15 SF	799.98 SF	674.56 SF	697.50	972.89	972.89 SF	681.33 SF	582.29 SF	
DWELLING UNIT AREA (EXCL. GARAGE)	2,163.63 SF	1,794.48 SF	1,601.89 SF	1,764.88 SF	2,227.84 SF	2,205.96 SF	2,044.00 SF	1,746.87 SF	
GROSS UNIT AREA (INCL. GARAGE)	2,503.36 SF	2,194.42 SF	1,984.31 SF	2,166.88	2,642.56	2,615.54 SF	2,632.84 SF	2,257.81 SF	
NET UNIT AREA (FSR)	1,625.44 SF	1,290.96 SF	1,300.37 SF	1,395.01 SF	1,689.64 SF	1,667.76 SF	1,505.81 SF	1,208.68 SF	
NUMBER OF UNITS	6	5	10	3	19	1	1	16	61
GROSS FLOOR AREA (INCL. GARAGE)	15,020.17 SF	10,972.10 SF	19,843.10 SF	6,500.65 SF	50,208.75 SF	2,615.54 SF	2,632.84 SF	36,124.96 SF	TOTAL: 143,918.08 SF
NET FLOOR AREA (FSR)	9,752.62 SF	6,454.80 SF	13,003.73 SF	4,185.03 SF	32,103.18 SF	1,667.76 SF	1,505.81 SF	19,338.80 SF	TOTAL: 88,011.71

COMMON OPEN AREA DISTRIBUTION

BLOCK	1						2						3			4				5			
UNIT & TYPE	C-01	C-02	C-03	C-04	C-05	C-06	C-07	C-08	C-09	C-10	C-11	C-12	A1-13	A-14	A2-15	A1-16	A-17	A-18	A2-19	A-20	A-21	A-22	A2-23
YARD AREA (m²)	55.02	54.36	47.29	47.07	46.84	52.45	57.84	46.01	45.51	44.71	44.20	48.29	43.47	46.14	46.17	47.35	44.70	43.05	35.97	69.83	42.05	35.38	46.67
SHORTFALL (m²)	-	-	-	-	-	-	-	-	-	0.29	0.80	-	1.53	-	-	-	0.30	1.95	9.03	-	2.95	9.62	-

BLOCK	6				7				8						9				10				
UNIT & TYPE	D2-24	D1-25	D1-26	D2-27	D2-28	D1-29	D1-30	D2-31	B-32	B-33	B-34	B-35	B-36	B-37	D-38	B-39	B-40	B-41	B-42	C1-43	C-44	C-45	C-46
YARD AREA (m²)	29.60	30.59	30.37	41.88	42.22	31.62	19.90	89.37	43.12	45.74	47.87	47.61	47.81	48.25	40.56	45.13	45.10	44.56	42.02	40.34	57.36	57.05	59.13
SHORTFALL (m²)	15.40	14.41	14.63	3.12	2.78	13.38	25.10	-	1.88	-	-	-	-	-	4.44	-	-	0.44	2.98	4.66	-	-	-

BLOCK	11				12				13				TOTAL PROVIDED		REQUIRED	
UNIT & TYPE	C-47	C-48	C-49	C-50	B1-51	D1-52	D1-53	D1-54	D2-55	B1-56	D1-57	D1-58	D1-59	D1-60	B1-61	
YARD AREA (m²)	53.66	57.48	58.72	36.40	35.98	47.88	46.98	46.04	47.37	44.84	45.11	46.98	46.98	46.98	38.09	2,590.61 m²
SHORTFALL (m²)	-	-	-	8.60	9.02	-	-	-	-	0.16	-	-	-	-	6.91	154.39 m² TOTAL SHORTFALL

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JUNE 3, 2021 DECEMBER 22, 2020

REVISED JUNE 28, 2021 REVISED JANUARY 19, 2021

SUBMITTED FOR ADP MAY 3, 2021

DP 0.7

PROJECT DATA

COLOUR & MATERIALS



BLOCK 1 (SCHEME 1) - FRONT ELEVATION (INTERNAL ROAD)



BLOCK 1 (SCHEME 1) - REAR ELEVATION (248th STREET)

- 1 PAINTED WOOD FASCIA BOARD
- (WHITE)
- 2 FIBER CEMENT BOARD AND BATTEN
- (WHITE)
- 3 STONE VENEER
- CASA BLANCA ROUGH CUT
- 4 HORIZONTAL SIDING- WOODTONE
- (COASTAL GREY)
- 5 PAINTED WOOD COLUMN/ DECK
- (WOOD)
- 6 ASPHALT SHINGLES ROOF
- (DARK GREY)
- 7 GARAGE DOOR
- (DARK GREY)
- 8 METAL GUARD RAIL/ METAL FLASHING/
VINYL WINDOW EXTERIOR FRAME/
ROOF TRIM
- (BLACK)

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
ATELIER PACIFIC ARCHITECTURE INC.
REVISED JUNE 3, 2021 DECEMBER 22, 2020
REVISED JUNE 28, 2021 REVISED JANUARY 19, 2021
SUBMITTED FOR ADP MAY 3, 2021

DP 0.9a

ELEVATIONS-
COLOUR/ MATERIALS
BLOCK 1
(SCHEME 1)

COLOUR & MATERIALS



BLOCK 1 (SCHEME 2) - FRONT ELEVATION (INTERNAL ROAD)

- 1 PAINTED WOOD FASCIA BOARD - (WHITE)
- 2 FIBER CEMENT BOARD AND BATTEN - (WHITE)
- 3 STONE VENEER - IXL - (BRADSTONE MOSA WALLING LIGHT GREY)
- 4 HORIZONTAL SIDING- WOODTONE - (WHITE GRANITE)
- 5 PAINTED WOOD COLUMN/ DECK - (WOOD)
- 6 ASPHALT SHINGLES ROOF - (DARK GREY)
- 7 GARAGE DOOR - (WHITE)
- 8 METAL GUARD RAIL/ METAL FLASHING/ VINYL WINDOW EXTERIOR FRAME/ ROOF TRIM - (BLACK)



BLOCK 1 (SCHEME 2) - REAR ELEVATION (248th STREET)

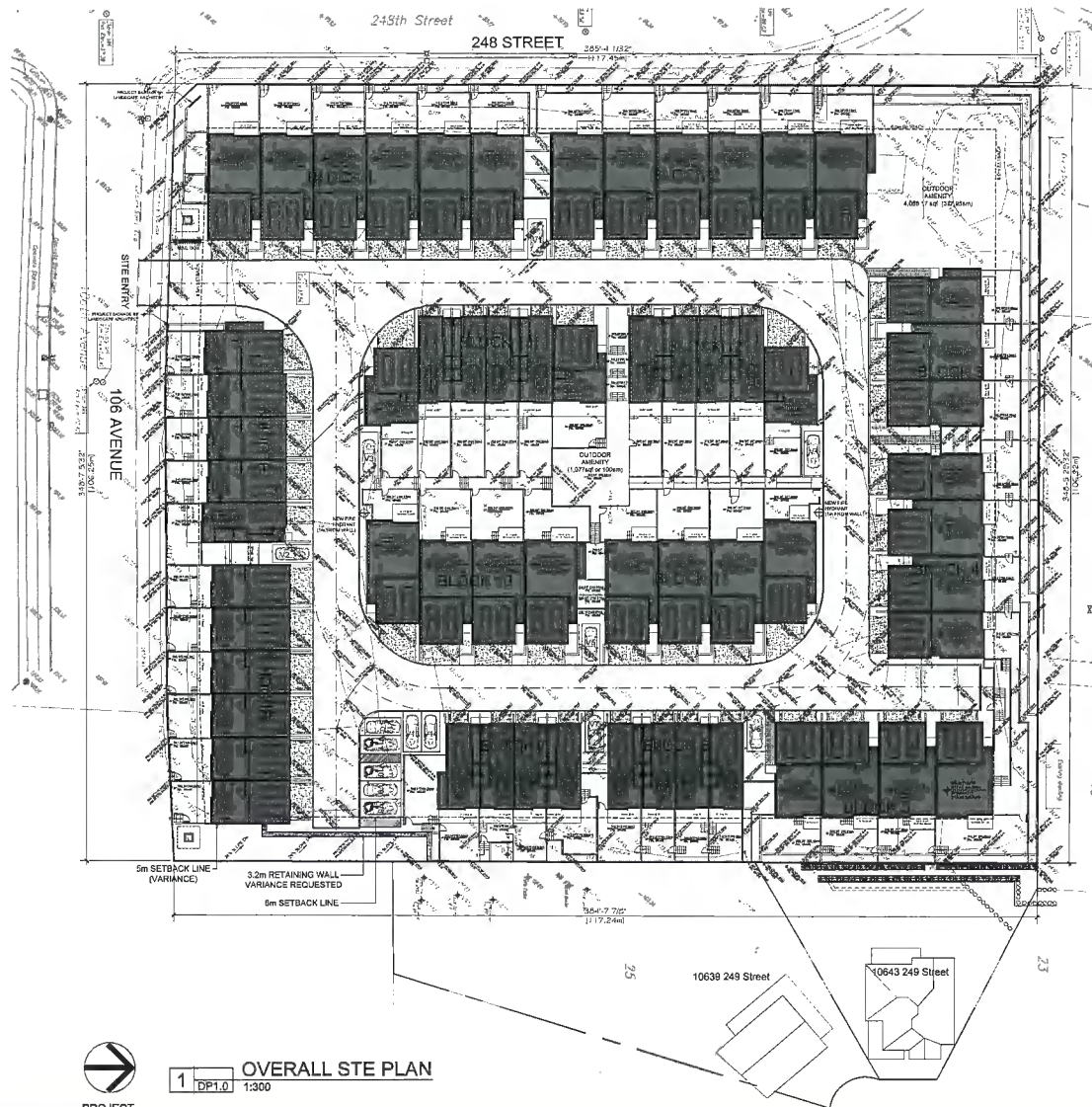
Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
ATELIER PACIFIC ARCHITECTURE INC.
REVISED JUNE 3, 2021 DECEMBER 22, 2020
REVISED JUNE 28, 2021 REVISED JANUARY 19, 2021
SUBMITTED FOR ADP MAY 9, 2021

DP 0.9b

ELEVATIONS-
COLOUR/ MATERIALS
BLOCK 1
(SCHEME 2)



PROJECT
NORTH

1 OVERALL SITE PLAN
DP1.0 1:300

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

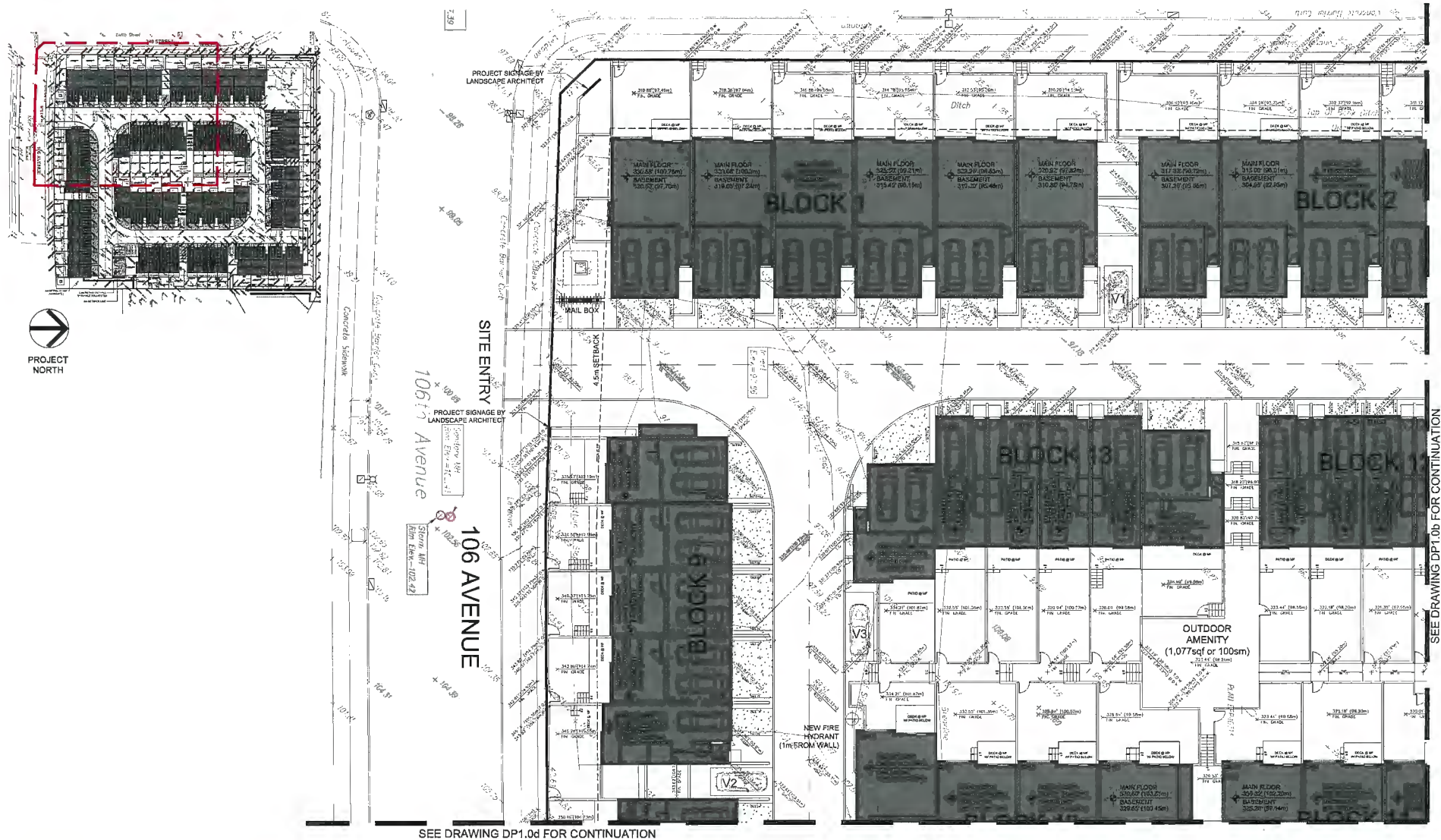
WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JUNE 3, 2021 DECEMBER 22, 2020
REVISED JUNE 28, 2021 REVISED JANUARY 19, 2021
SUBMITTED FOR ADP MAY 3, 2021

DP 1.0

OVERALL SITE PLAN



1 DP1.0a 1:150
ENLARGED SITE PLAN - SOUTH WEST CORNER

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JUNE 3, 2021
REVISED JUNE 28, 2021

DECEMBER 22, 2020
REVISED JANUARY 19, 2021
SUBMITTED FOR ADP MAY 3, 2021

DP 1.0a

ENLARGED
SITE PLAN



1 ENLARGED SITE PLAN - NORTH EAST CORNER
DP1.1a 1:150

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

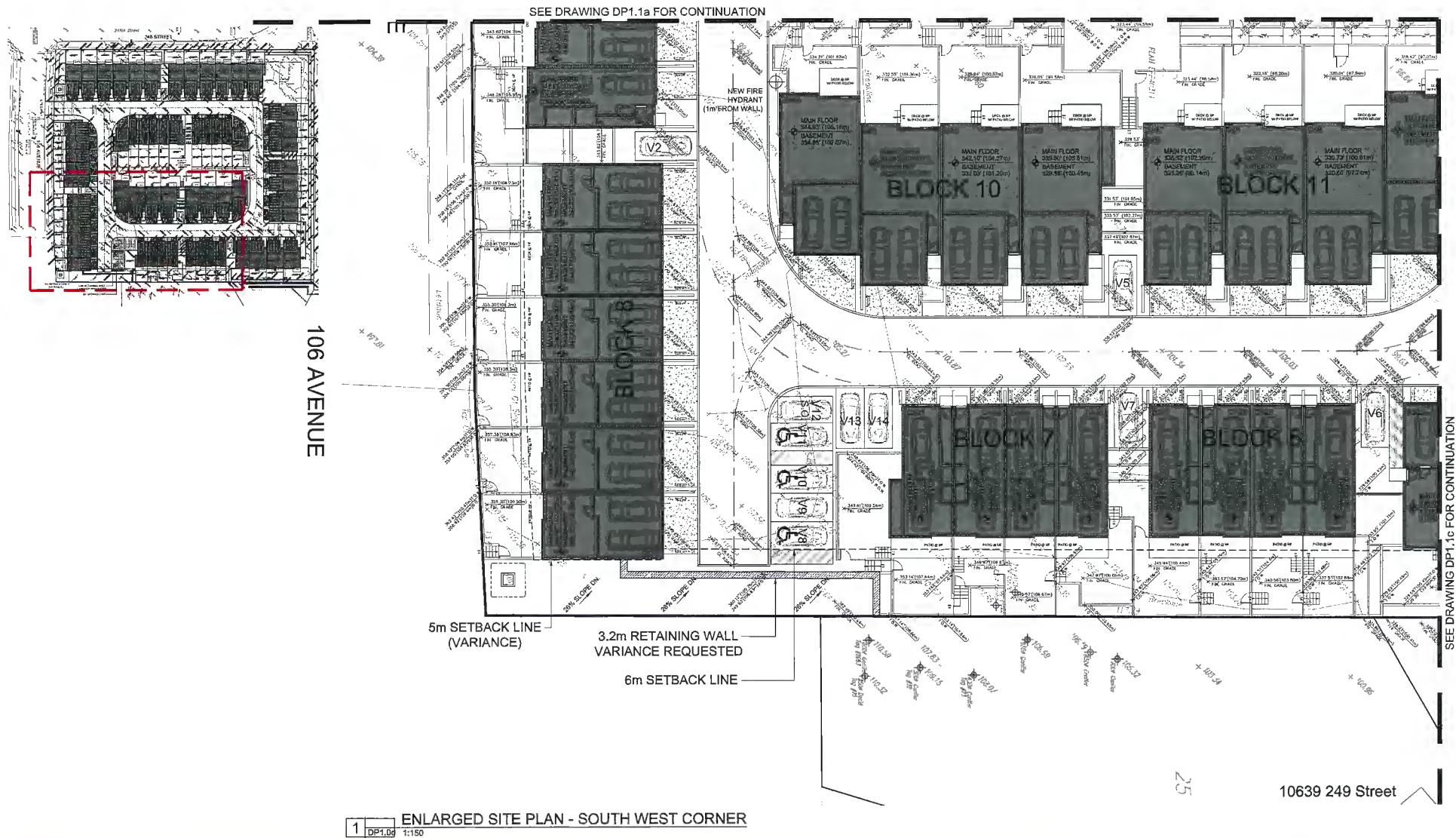
ATELIER PACIFIC ARCHITECTURE INC.

REVISED JUNE 3, 2021
REVISED JUNE 28, 2021

DECEMBER 22, 2020
REVISED JANUARY 19, 2021
SUBMITTED FOR ADP MAY 3, 2021

DP 1.0c

ENLARGED
SITE PLAN



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

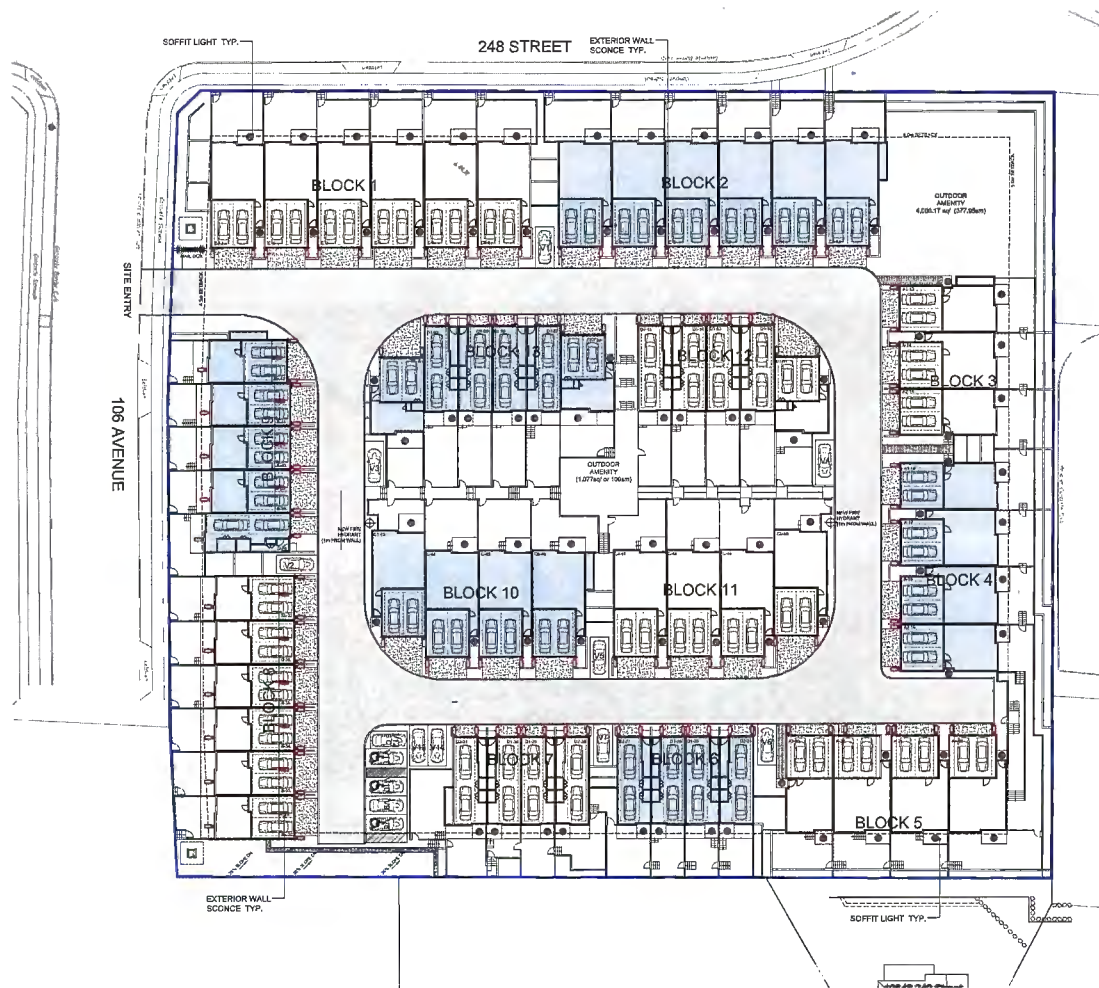
REVISED JUNE 3, 2021
REVISED JUNE 23, 2021
DECEMBER 22, 2020
REVISED JANUARY 19, 2021
SUBMITTED FOR ADP MAY 3, 2021

DP 1.0d

ENLARGED
SITE PLAN



FIRE ACCESS PLAN



LIGHTING SCHEME LEGEND:

- SOFFIT LIGHT
- ◻ COVERED PATIO/ DECK/ BALCONY
- ◻ EXTERIOR WALL SCONCE

NOTE: PLEASE REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR AREAS AND OUTDOOR AMENITY LIGHTING

COLOUR SCHEME LEGEND:

- COLOUR SCHEME 1
- COLOUR SCHEME 2



1 SITE PLAN - LIGHTING AND COLOUR SCHEME
AT.4 1:300

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
ATELIER PACIFIC ARCHITECTURE INC.
REVISED JUNE 3, 2021 DECEMBER 22, 2020
REVISED JUNE 28, 2021 REVISED JANUARY 18, 2021
SUBMITTED FOR ADP MAY 3, 2021

DP 1.4

SITE LIGHTING/
COLOUR SCHEME
LAYOUT SITE PLAN



1 STREETScape - BLOCKS 1 & 2 REAR (248TH STREET)

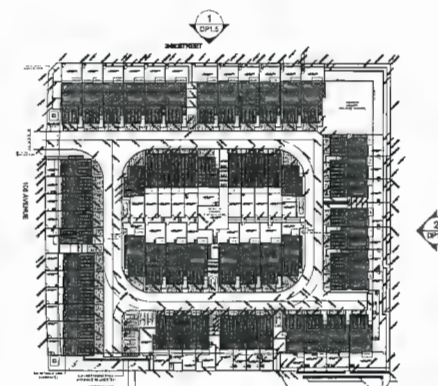
LEGEND:

- EXISTING GRADE
- INTERNAL ROAD GRADING

10643
249 Street



2 STREETScape - BLOCKS 2, 3, 4 & 5 FRONT (249 STREET)



KEY PLAN - CURRENT PROPOSAL
NST

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JUNE 3, 2021
REVISED JUNE 28, 2021

DECEMBER 22, 2020
REVISED JANUARY 19, 2021
SUBMITTED FOR ADP MAY 3, 2021

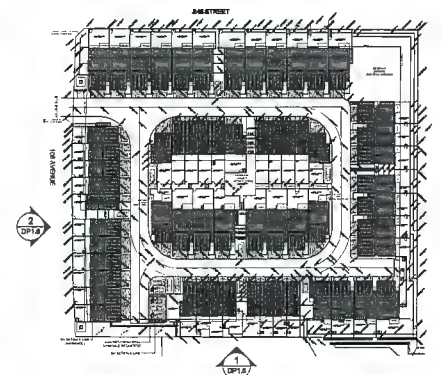
DP 1.5

STREETSCAPE



LEGEND:

- EXISTING GRADE
- INTERNAL ROAD GRADING



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

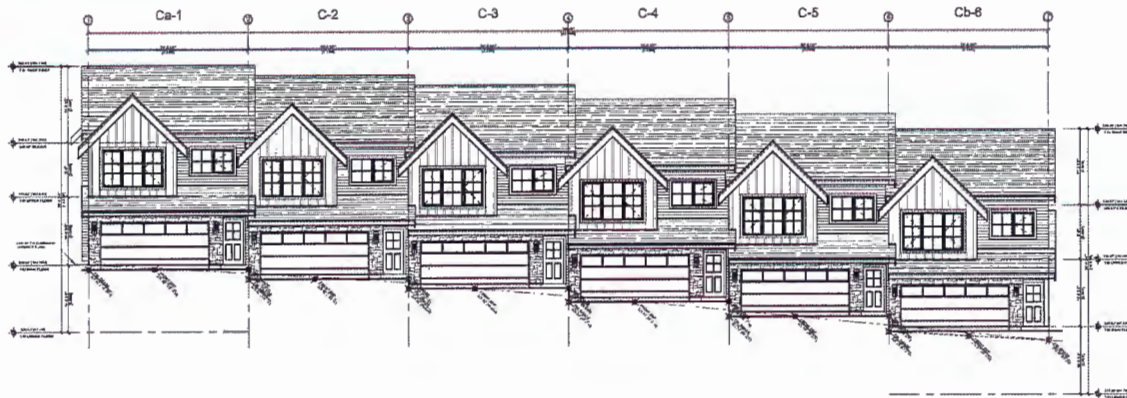
WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

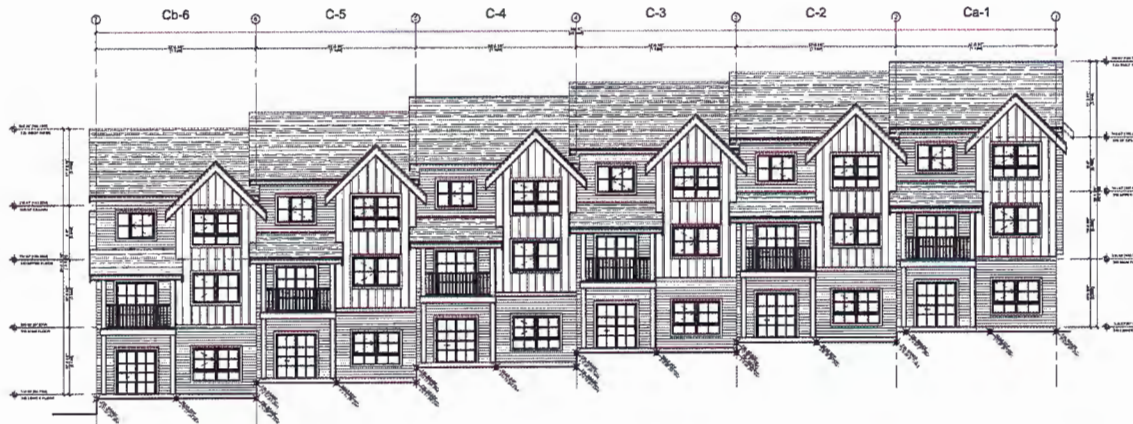
REVISED JUNE 3, 2021
REVISED JUNE 28, 2021
DECEMBER 22, 2020
REVISED JANUARY 19, 2021
SUBMITTED FOR ADP MAY 3, 2021

DP 1.6

STREETSCAPE

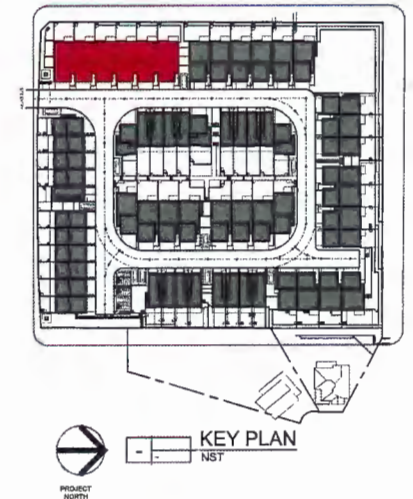


1 BLOCK 1 - FRONT ELEVATION
DP3.0a 1:100



3 BLOCK 1 - REAR ELEVATION
DP3.0a 1:100

Note: As provided in Section 420.8 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 26, 2021

REVISED JANUARY 19, 2021

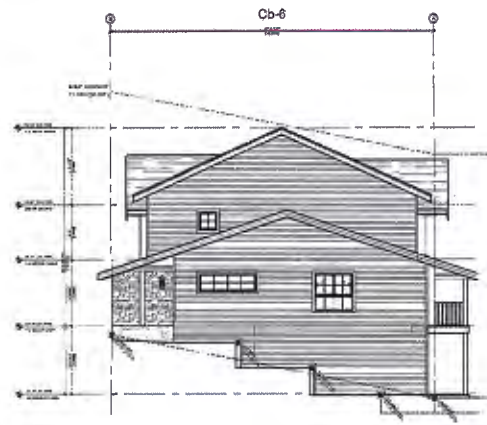
REVISED JULY 8, 2021

REVISED JULY 1, 2021

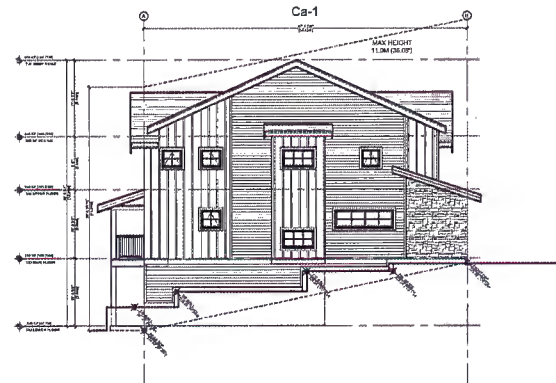
SUBMITTED FOR ADP MAY 3, 2021

DP 3.0a

ELEVATIONS -
BLOCK 1

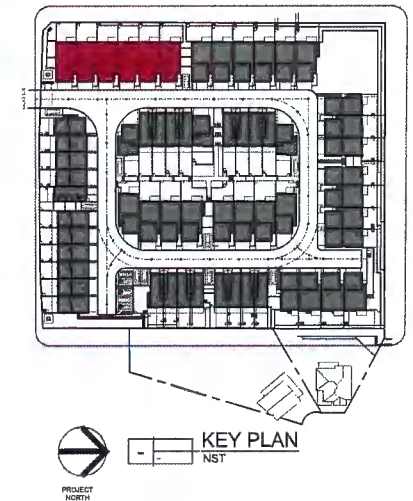


2 BLOCK 1 - SIDE ELEVATION
DP3.0b 1:100



4 BLOCK 1 - SIDE ELEVATION
DP3.0b 1:100

Note: As provided in Section 403.8 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variations.



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS
ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 9, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 28, 2021

REVISED JANUARY 19, 2021

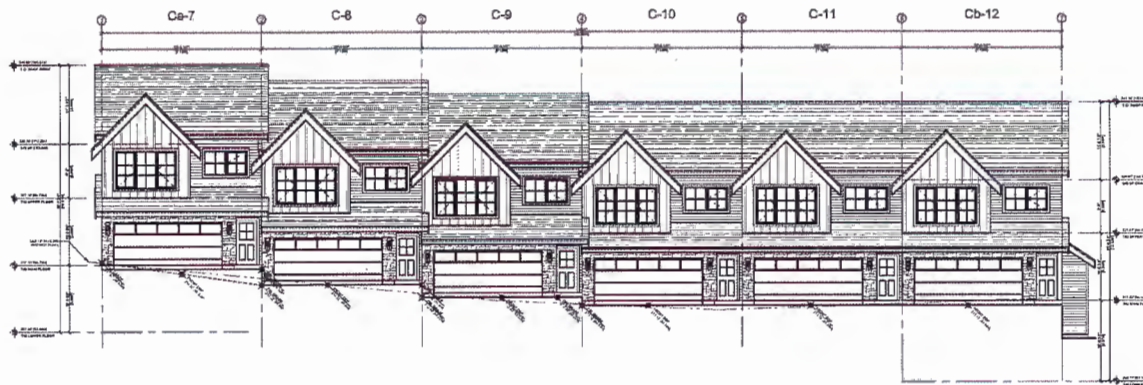
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REVISED JULY 1, 2021

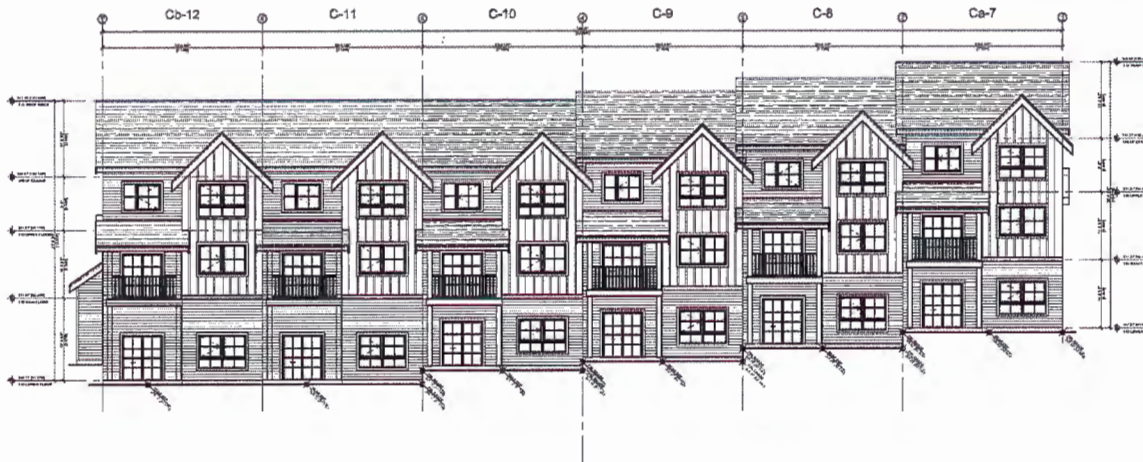
SUBMITTED FOR ADP MAY 9, 2021

DP 3.0b

ELEVATIONS -
BLOCK 1

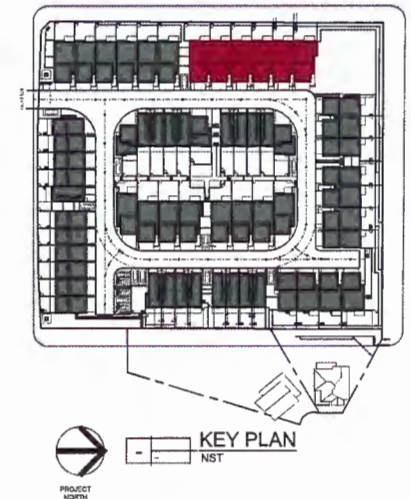


1 BLOCK 2 - FRONT ELEVATION
DP3.1a 1:100



3 BLOCK 2 - REAR ELEVATION
DP3.1a 1:100

Note: As provided in Section 400.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are at below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 25, 2021

REVISED JANUARY 19, 2021

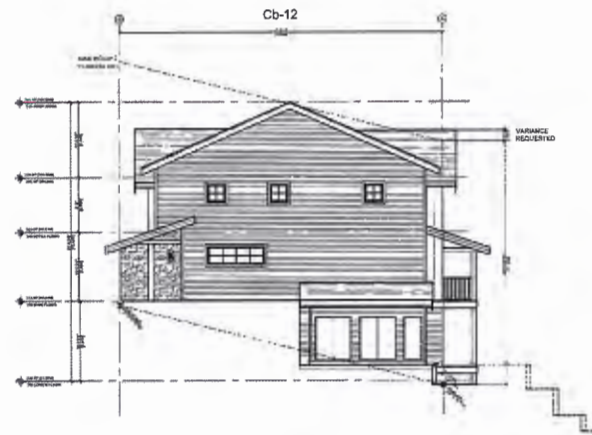
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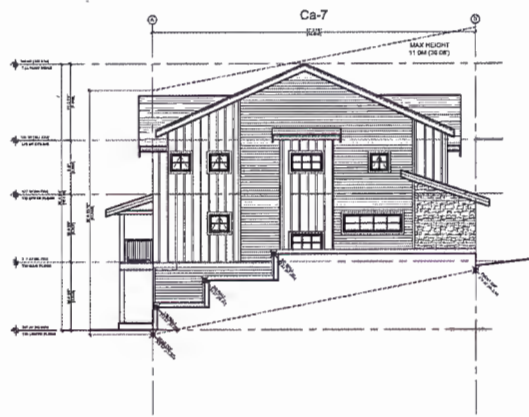
SUBMITTED FOR ADP MAY 3, 2021

DP 3.1a

ELEVATIONS -
BLOCK 2

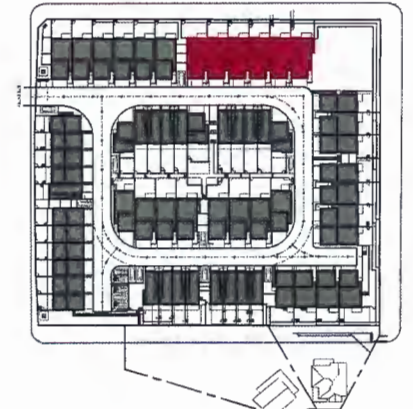


2 BLOCK 2 - SIDE ELEVATION
DP3.1b 1:100



4 BLOCK 2 - SIDE ELEVATION
DP3.1b 1:100

Note: As provided in Section 400.0 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the existing wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DPO.8 for variances.



KEY PLAN
NST

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

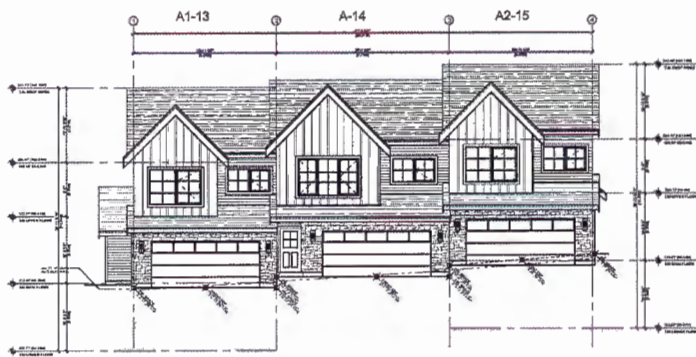
WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

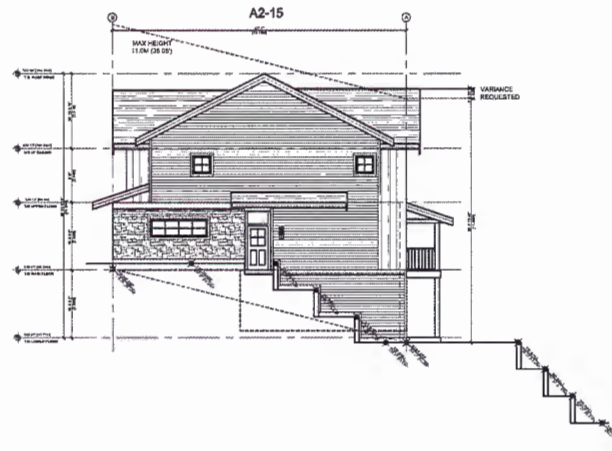
REVISED JULY 09, 2021	REVISED JULY 2, 2021	REVISED JUNE 3, 2021	DECEMBER 22, 2020
	REVISED JULY 7, 2021	REVISED JUNE 28, 2021	REVISED JANUARY 19, 2021
	REVISED JULY 8, 2021	REVISED JULY 1, 2021	SUBMITTED FOR ADP MAY 3, 2021

DP 3.1b

ELEVATIONS -
BLOCK 2



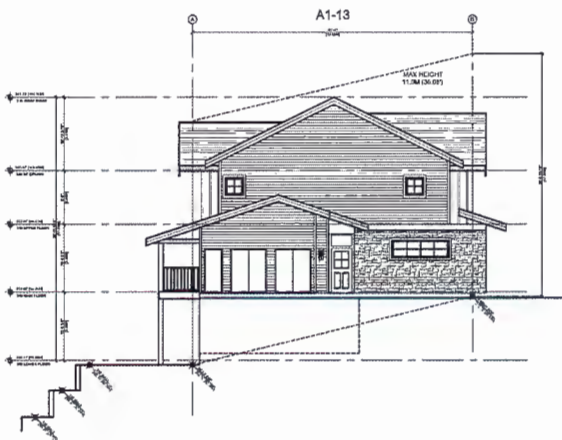
1 BLOCK 3 - FRONT ELEVATION
DP3.2 1:100



2 BLOCK 3 - SIDE ELEVATION
DP3.2 1:100

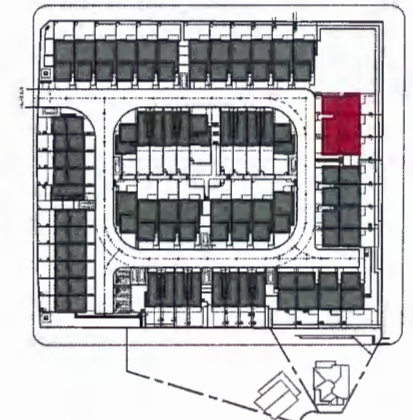


3 BLOCK 3 - REAR ELEVATION
DP3.2 1:100



4 BLOCK 3 - SIDE ELEVATION
DP3.2 1:100

Note: As provided in Section 403.8 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



KEY PLAN
NST

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

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REVISED JANUARY 18, 2021

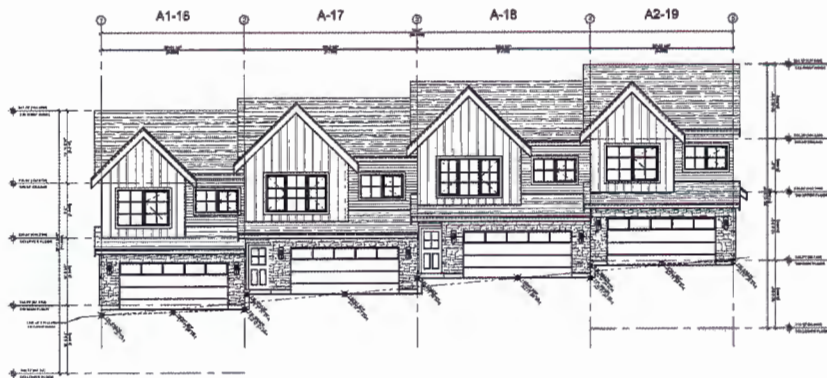
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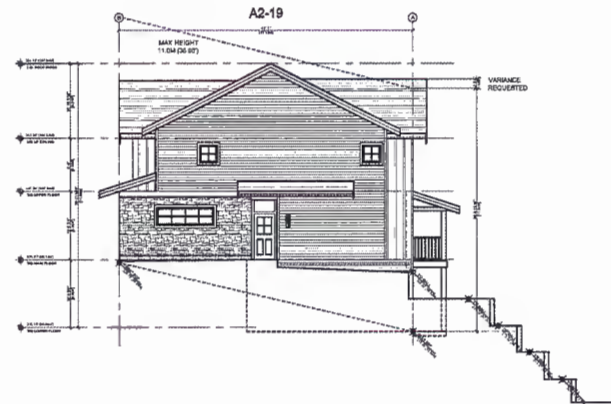
SUBMITTED FOR ADP MAY 3, 2021

DP 3.2

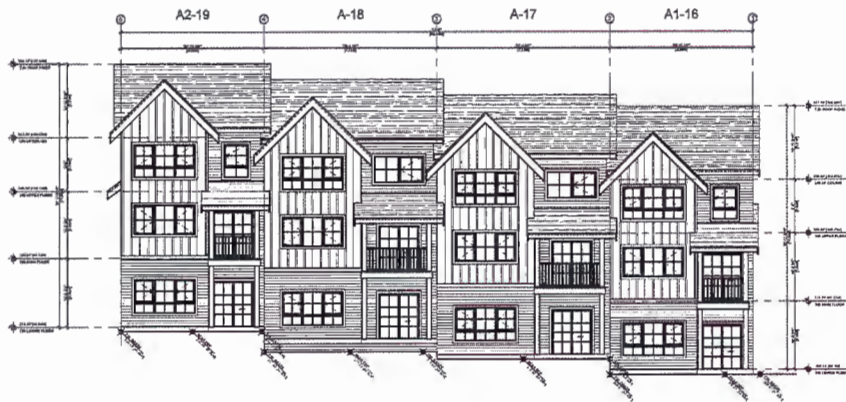
ELEVATIONS -
BLOCK 3



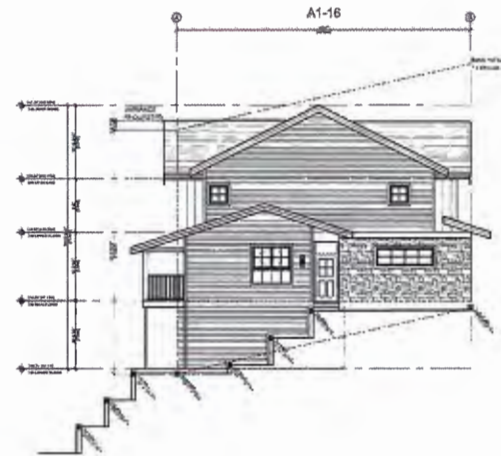
1 BLOCK 4 - FRONT ELEVATION
DP3.3 1:100



2 BLOCK 4 - SIDE ELEVATION
DP3.3 1:100

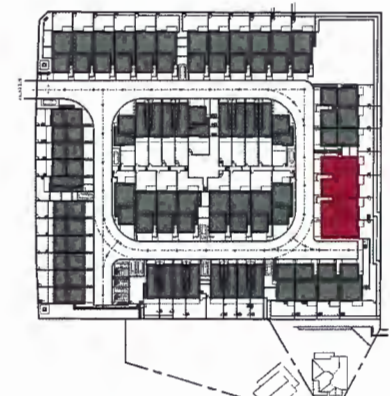


3 BLOCK 4 - REAR ELEVATION
DP3.3 1:100



4 BLOCK 4 - SIDE ELEVATION
DP3.3 1:100

Note: As provided in Section 403.8 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



KEY PLAN
NTS

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 28, 2021

REVISED JANUARY 19, 2021

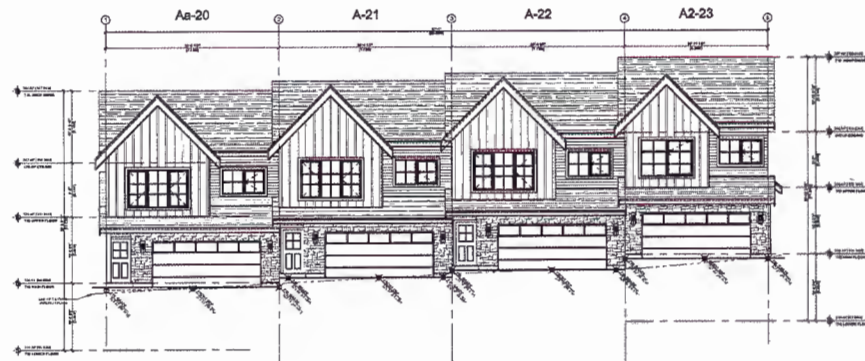
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REVISED JULY 1, 2021

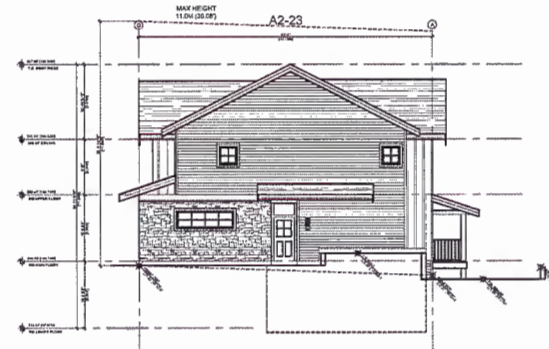
SUBMITTED FOR ADP MAY 3, 2021

DP 3.3

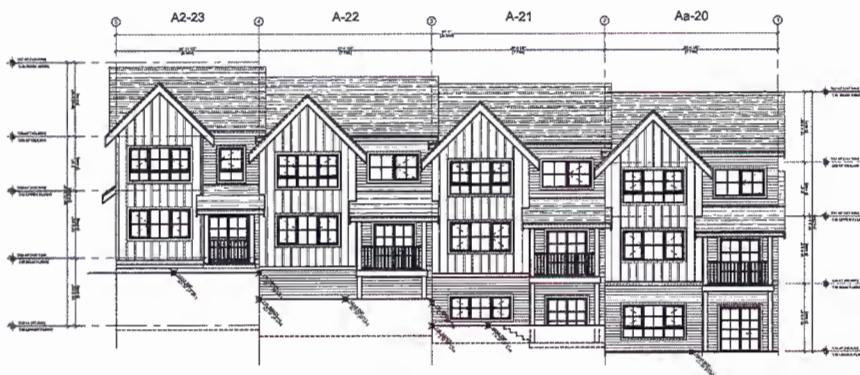
ELEVATIONS -
BLOCK 4



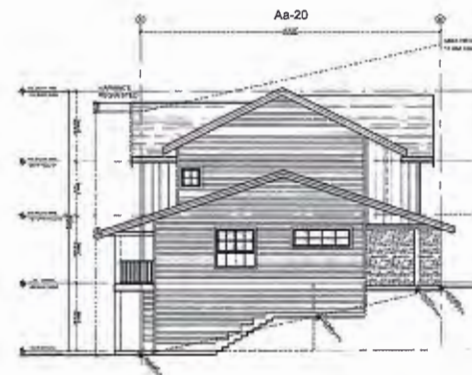
1 BLOCK 5 - FRONT ELEVATION
DP3.4 1:100



2 BLOCK 5 - SIDE ELEVATION
DP3.4 1:100

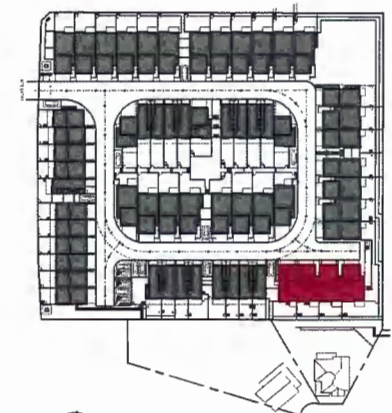


3 BLOCK 5 - REAR ELEVATION
DP3.4 1:100



4 BLOCK 5 - SIDE ELEVATION
DP3.4 1:100

Note: As provided in Section 403.8 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DPO.8 for variances.



KEY PLAN
NTS

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 28, 2021

REVISED JANUARY 15, 2021

REVISED JULY 8, 2021

REVISED JULY 1, 2021

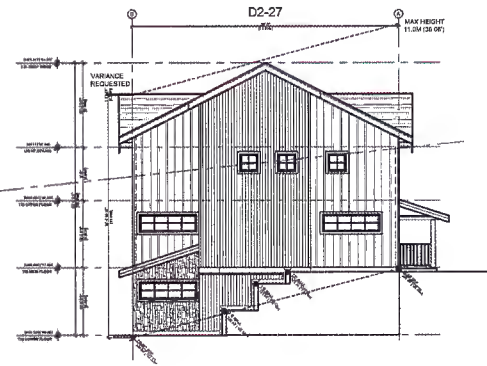
SUBMITTED FOR ADP MAY 3, 2021

DP 3.4

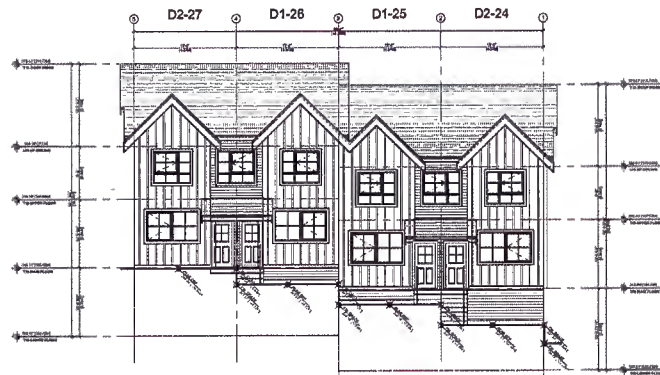
ELEVATIONS -
BLOCK 5



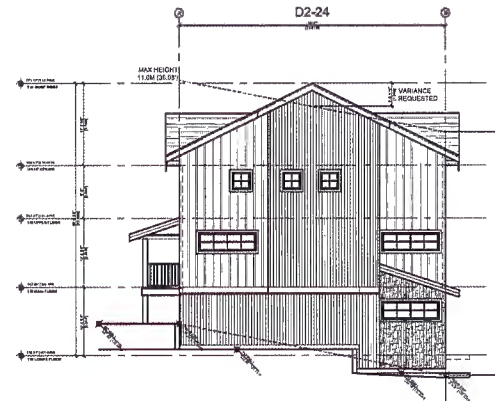
1 BLOCK 6 - FRONT ELEVATION
DP3.5 1:100



2 BLOCK 6 - SIDE ELEVATION
DP3.5 1:100

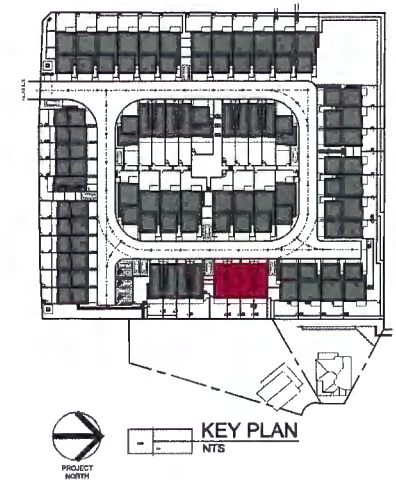


3 BLOCK 6 - REAR ELEVATION
DP3.5 1:100



4 BLOCK 6 - SIDE ELEVATION
DP3.5 1:100

Note: As provided in Section 400.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.6 for variances.



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JULY 7, 2021

REVISED JULY 6, 2021

REVISED JUNE 3, 2021

REVISED JUNE 26, 2021

REVISED JULY 1, 2021

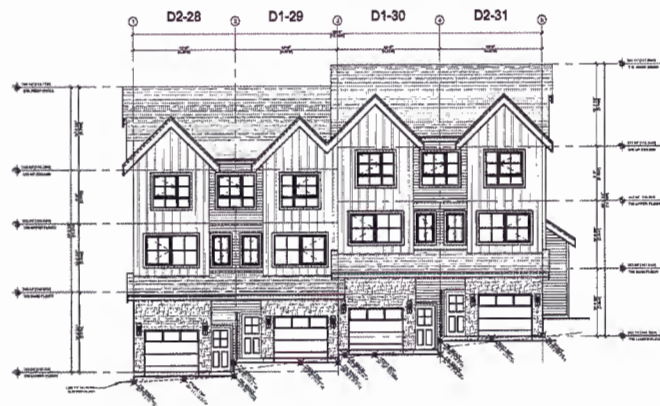
DECEMBER 23, 2020

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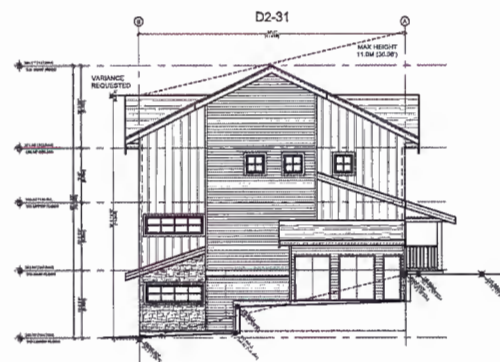
SUBMITTED FOR ADP MAY 3, 2021

DP 3.5

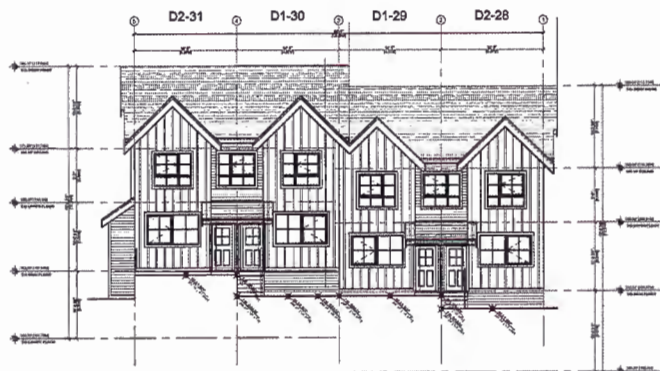
ELEVATIONS -
BLOCK 6



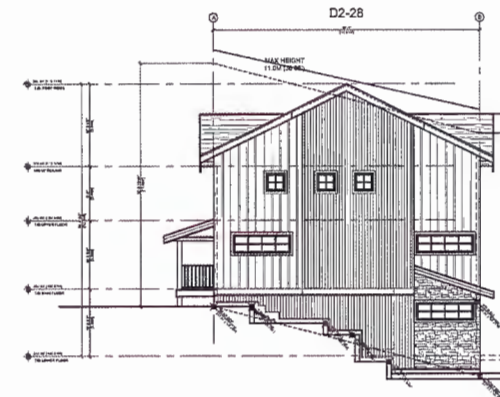
1 BLOCK 7 - FRONT ELEVATION
DP3.6 1:100



2 BLOCK 7 - SIDE ELEVATION
DP3.6 1:100

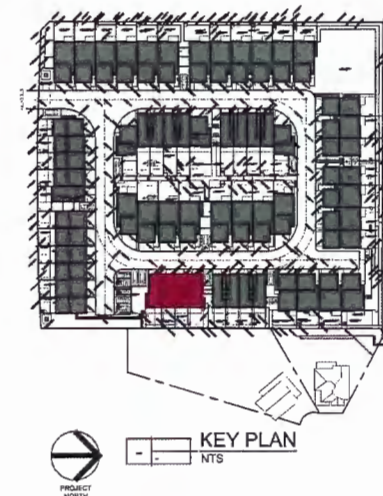


3 BLOCK 7 - REAR ELEVATION
DP3.6 1:100



4 BLOCK 7 - SIDE ELEVATION
DP3.6 1:100

Note: As provided in Section 400.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.6 for variances.



KEY PLAN
NTS

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JULY 7, 2021

REVISED JULY 8, 2021

REVISED JUNE 3, 2021

REVISED JUNE 20, 2021

REVISED JULY 1, 2021

DECEMBER 22, 2020

REVISED JANUARY 19, 2021

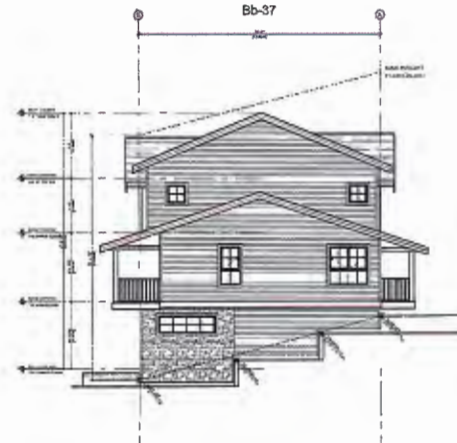
SUBMITTED FOR ADP MAY 3, 2021

DP 3.6

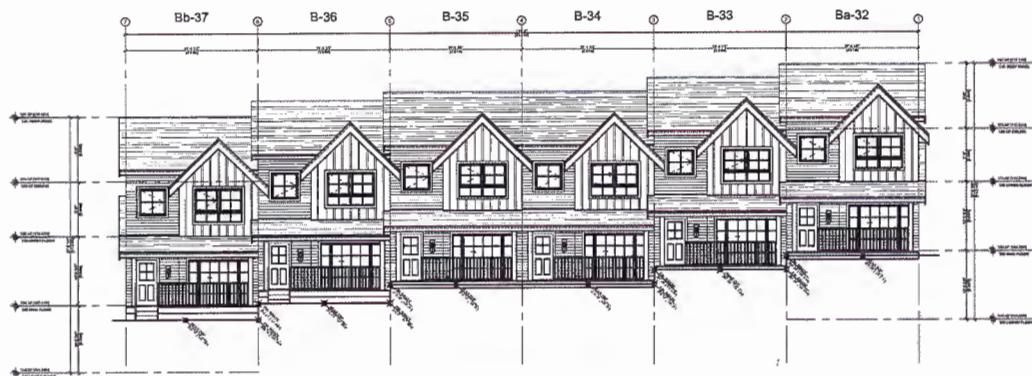
ELEVATIONS -
BLOCK 7



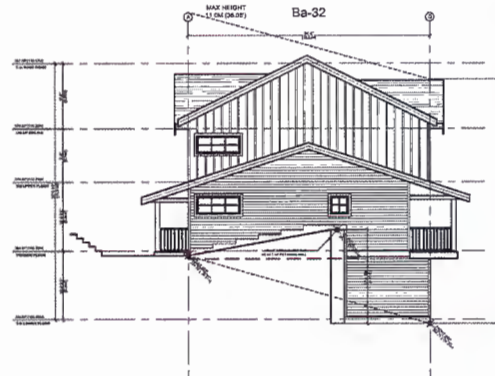
1 **BLOCK 8 - FRONT ELEVATION**
DP3.7 1:100



2 **BLOCK 8 - SIDE ELEVATION**
DP3.7 1:100

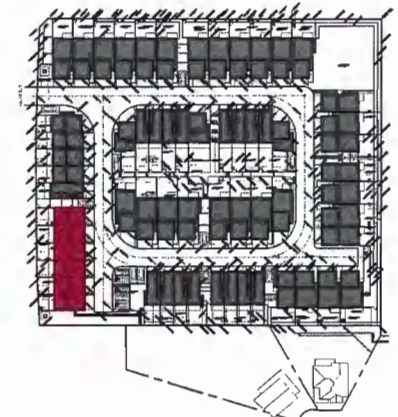


3 **BLOCK 8 - REAR ELEVATION**
DP3.7 1:100



4 **BLOCK 8 - SIDE ELEVATION**
DP3.7 1:100

Note: As provided in Section 400.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



KEY PLAN
NTS

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JULY 7, 2021

REVISED JULY 8, 2021

REVISED JUNE 3, 2021

REVISED JUNE 28, 2021

REVISED JULY 1, 2021

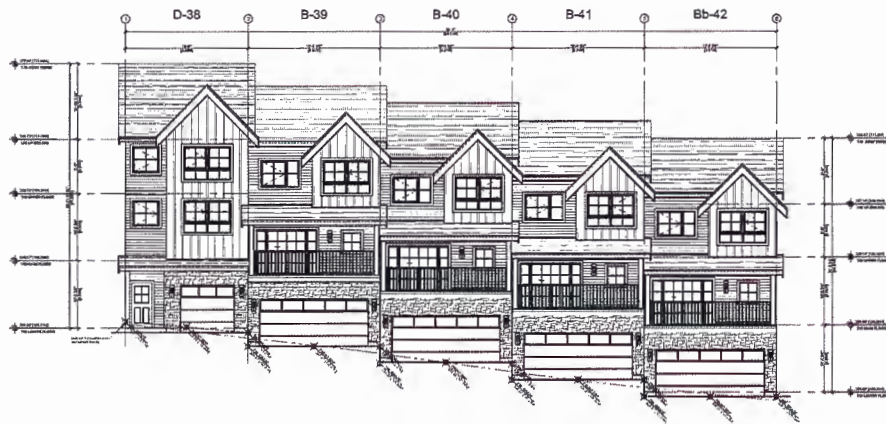
DECEMBER 22, 2020

REVISED JANUARY 10, 2021

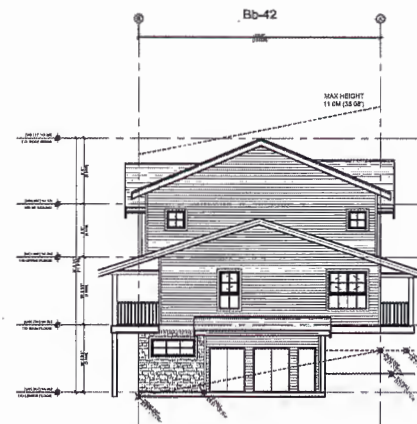
SUBMITTED FOR ADP MAY 3, 2021

DP 3.7

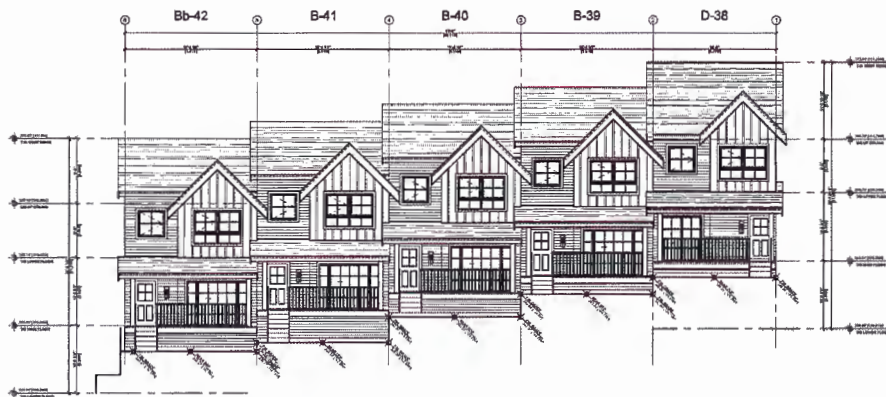
ELEVATIONS -
BLOCK 8



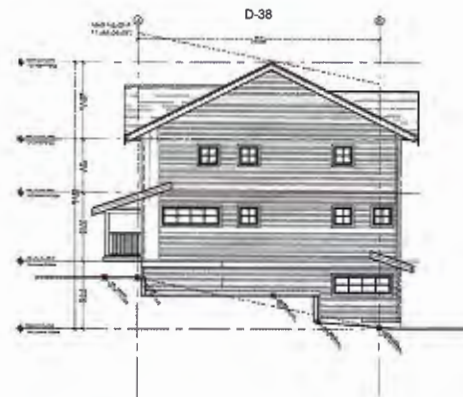
1 DP3.8 1:100
BLOCK 9 - FRONT ELEVATION



2 DP3.8 1:100
BLOCK 9 - SIDE ELEVATION

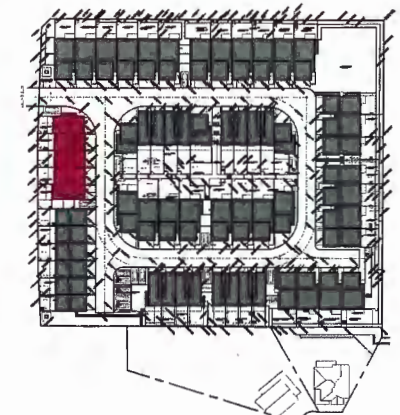


3 DP3.8 1:100
BLOCK 9 - REAR ELEVATION



4 DP3.8 1:100
BLOCK 9 - SIDE ELEVATION

Note: As provided in Section 403.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



KEY PLAN
NTS

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 08, 2021

REVISED JULY 2, 2021

REVISED JULY 7, 2021
REVISED JULY 8, 2021

REVISED JUNE 3, 2021

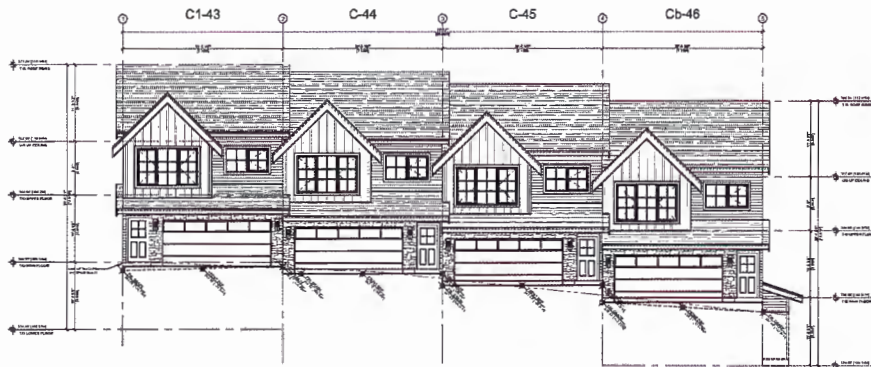
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DECEMBER 22, 2020

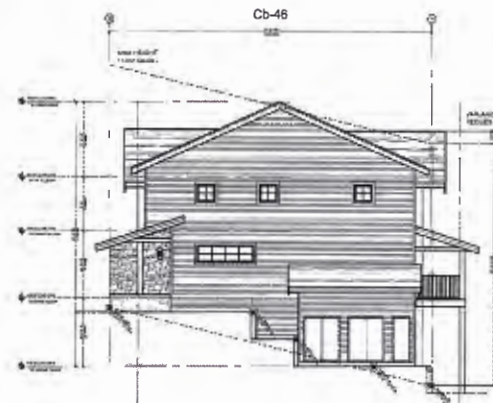
REVISED JANUARY 19, 2021
SUBMITTED FOR ADP MAY 5, 2021

DP 3.8

ELEVATIONS -
BLOCK 9



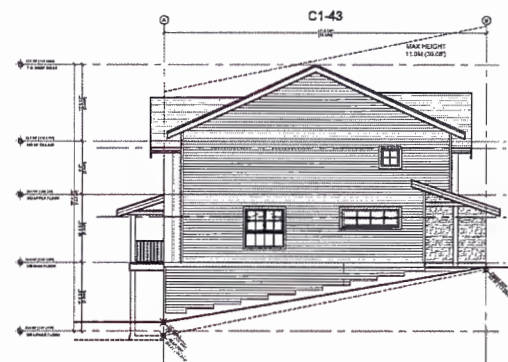
1 BLOCK 10 - FRONT ELEVATION
DP3.9 1:100



2 BLOCK 10 - SIDE ELEVATION
DP3.9 1:100

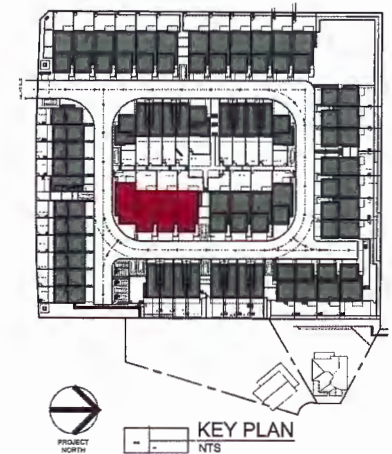


3 BLOCK 10 - REAR ELEVATION
DP3.9 1:100



4 BLOCK 10 - SIDE ELEVATION
DP3.9 1:100

Note: As provided in Section 400.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.9 for variances.



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 29, 2021

REVISED JANUARY 19, 2021

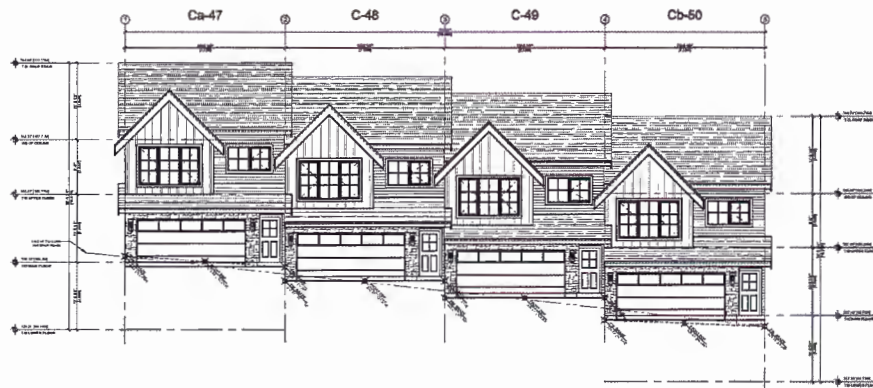
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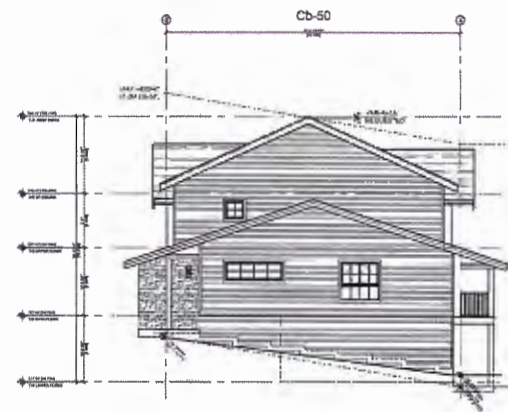
SUBMITTED FOR ADP MAY 3, 2021

DP 3.9

ELEVATIONS -
BLOCK 10



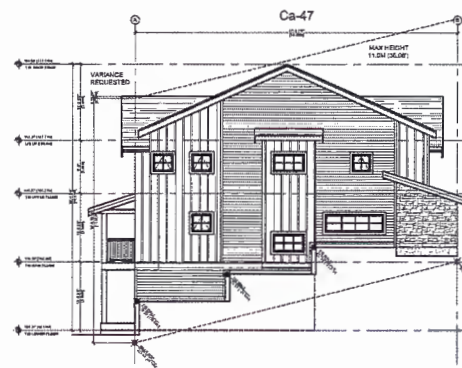
1 BLOCK 11 - FRONT ELEVATION
DP3.10 1:100



2 BLOCK 11 - SIDE ELEVATION
DP3.10 1:100

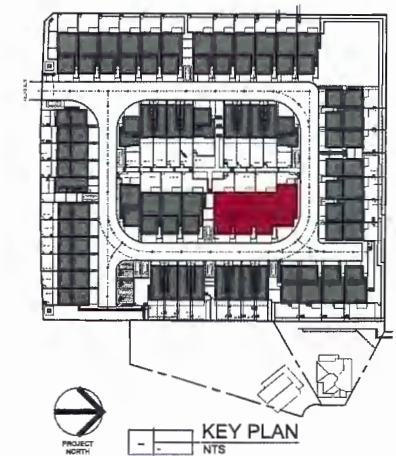


3 BLOCK 11 - REAR ELEVATION
DP3.10 1:100



4 BLOCK 11 - SIDE ELEVATION
DP3.10 1:100

Note: As provided in Section 403.6 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JULY 7, 2021
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REVISED JUNE 3, 2021

REVISED JUNE 28, 2021
REVISED JULY 1, 2021

DECEMBER 22, 2020

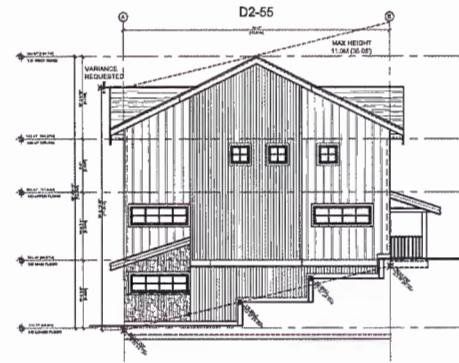
REVISED JANUARY 19, 2021
SUBMITTED FOR ADP MAY 3, 2021

DP 3.10

ELEVATIONS -
BLOCK 11



1 BLOCK 12 - FRONT ELEVATION
DP3.11 1:100

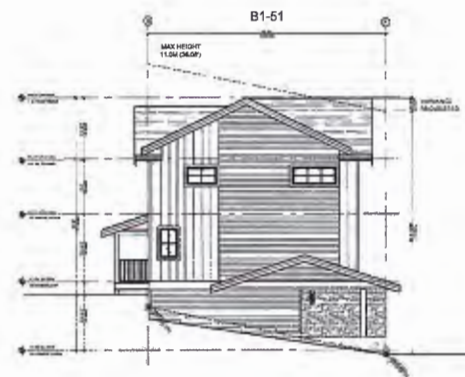


2 BLOCK 12 - SIDE ELEVATION
DP3.11 1:100

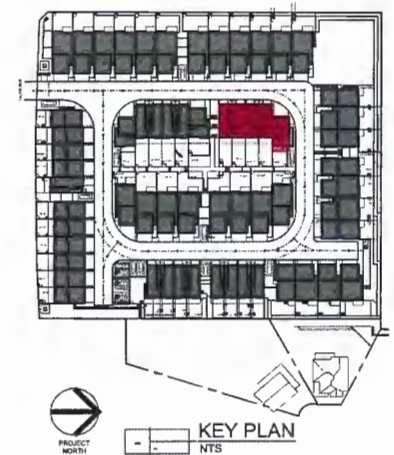
Note: As provided in Section 400.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the retaining wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



3 BLOCK 12 - REAR ELEVATION
DP3.11 1:100



4 BLOCK 12 - SIDE ELEVATION
DP3.11 1:100



KEY PLAN
NTS

Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

DECEMBER 22, 2020

REVISED JULY 7, 2021

REVISED JUNE 28, 2021

REVISED JANUARY 19, 2021

REVISED JULY 8, 2021

REVISED JULY 1, 2021

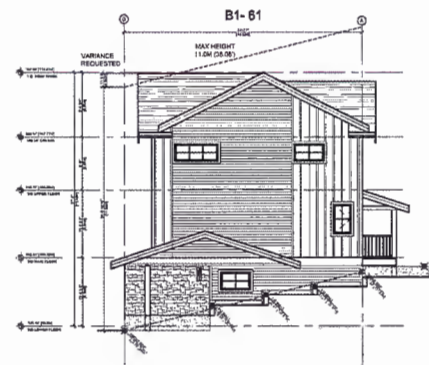
SUBMITTED FOR ADP MAY 3, 2021

DP 3.11

ELEVATIONS -
BLOCK 12



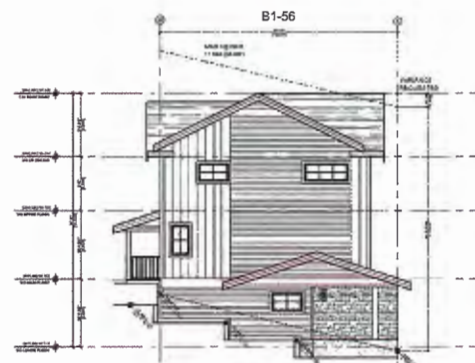
1 BLOCK 13 - FRONT ELEVATION
DP3.11 1:100



2 BLOCK 13 - SIDE ELEVATION
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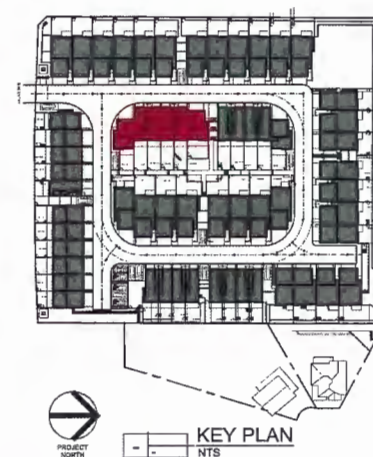


3 BLOCK 13 - REAR ELEVATION
DP3.11 1:100



4 BLOCK 13 - SIDE ELEVATION
DP3.11 1:100

Note: As provided in Section 403.9 in the City of Maple Ridge Zoning Bylaw, all proposed retaining walls are a maximum 4'-0" (1.2m) in height. The height of all adjacent retaining walls do not exceed the existing wall grade line and are all below a 1:1 slope. The distance between the face of adjacent retaining walls are equal to or exceeding 4'-0" (1.2m). All walls are to have decorative facing. See DP0.8 for variances.



Albion Panorama

Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.

WOOD LOCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

REVISED JULY 09, 2021

REVISED JULY 2, 2021

REVISED JUNE 3, 2021

REVISED JULY 7, 2021

REVISED JULY 8, 2021

REVISED JUNE 28, 2021

REVISED JULY 1, 2021

DECEMBER 22, 2020

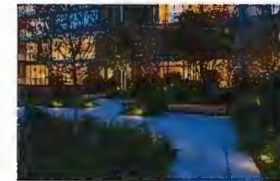
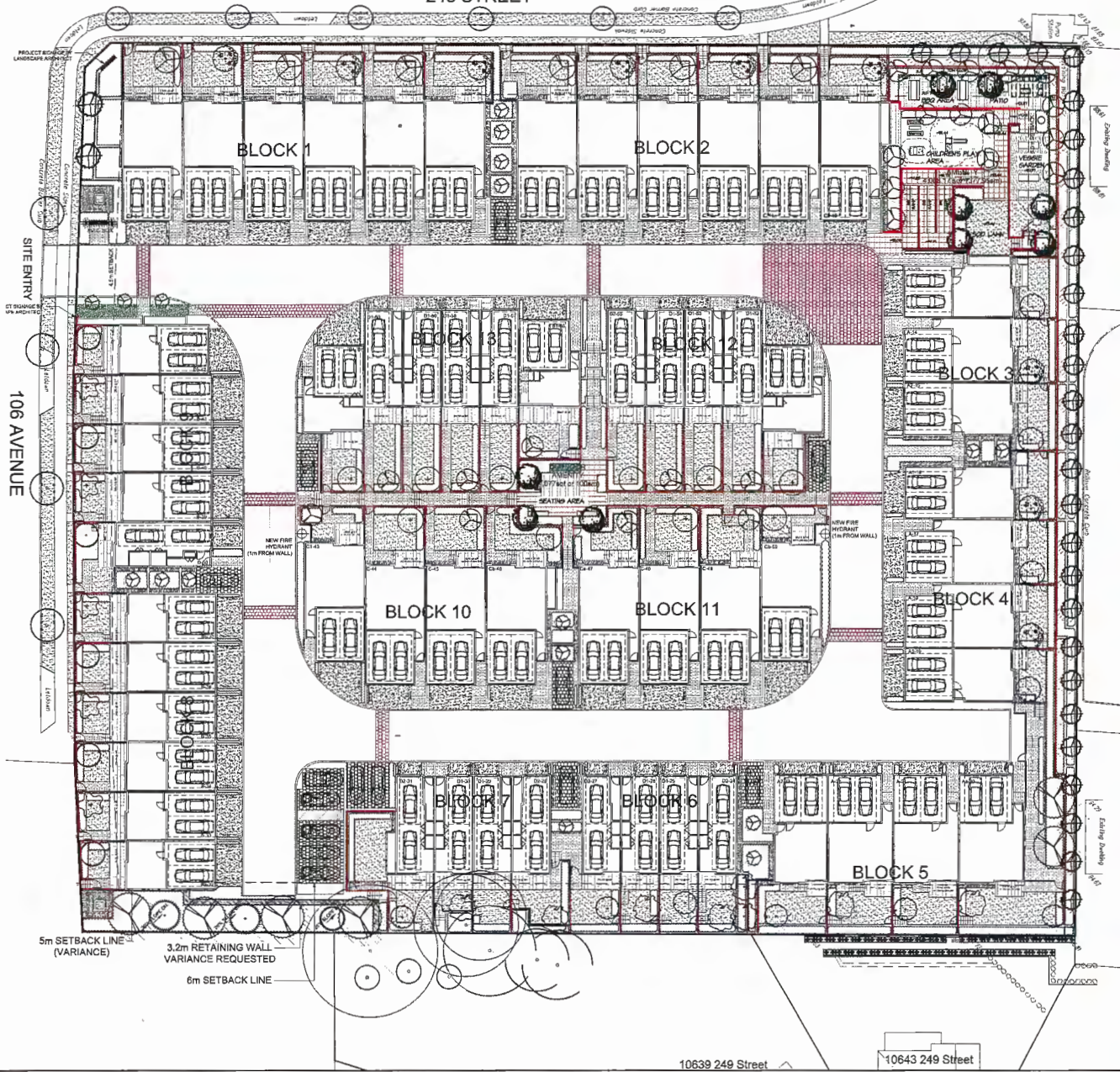
REVISED JANUARY 19, 2021

SUBMITTED FOR ADP MAY 3, 2021

DP 3.12

ELEVATIONS -
BLOCK 13

248 STREET



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NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:
60 UNIT RESIDENTIAL
DEVELOPMENT
LOT 2 ON 248TH STREET &
106 AVENUE,
MAPLE RIDGE BC

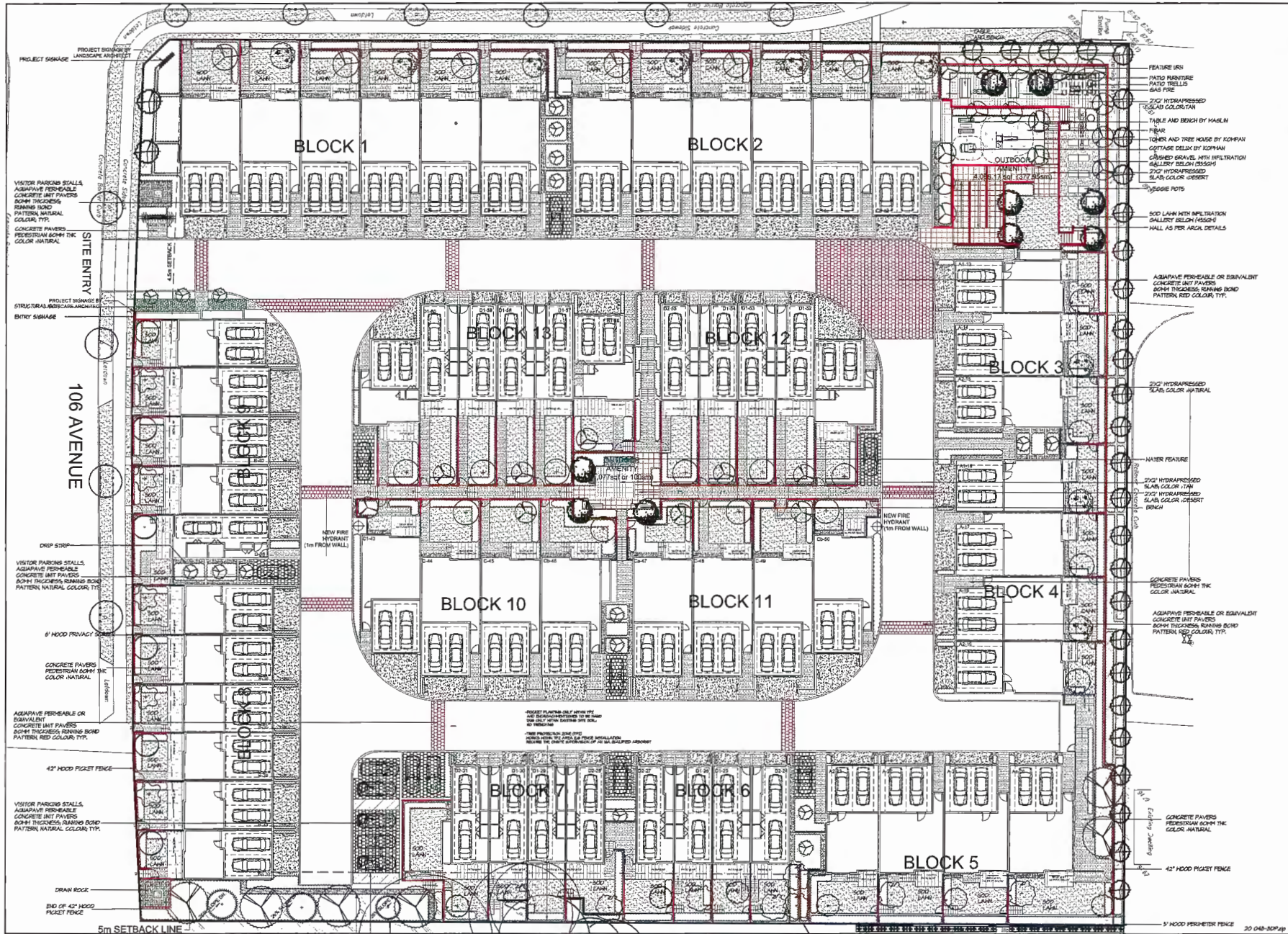
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DRAWN: GB
DESIGN: GB
CHECK: HM
MOLA PROJECT NUMBER: JOB NO. 20 048

L1

OF 10

20 048-ADP-19



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NO.	DATE	REVISION DESCRIPTION	DR.
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3	2020/07/21	REVISED FOR DP	000
4	2020/07/21	REVISED FOR DP	000
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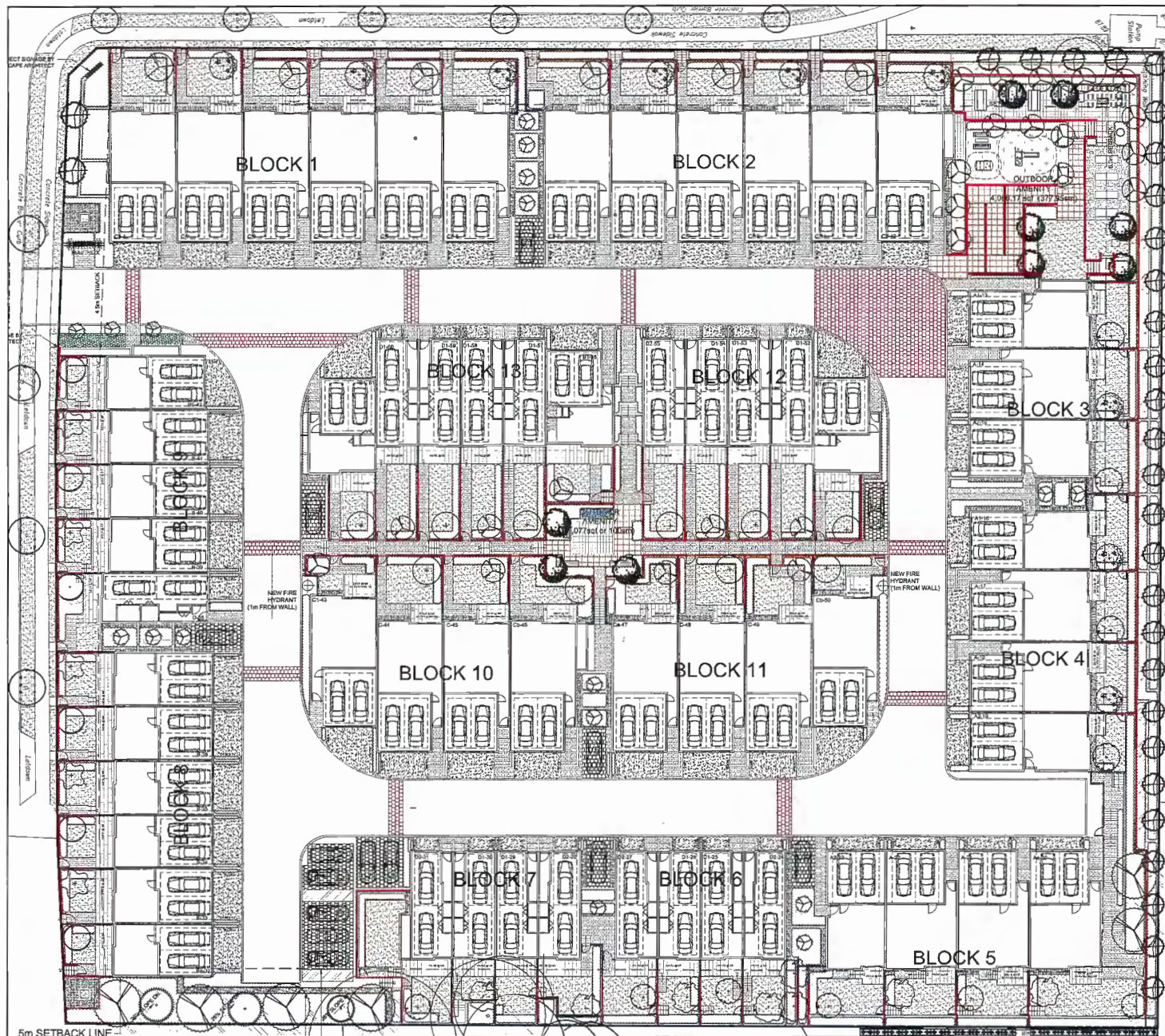
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PROJECT:
60 UNIT RESIDENTIAL
DEVELOPMENT
LOT 2 ON 248TH STREET &
06 AVENUE,
MAPLE RIDGE BC

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**LAYOUT
PLAN**

DATE: 2020/07/21 **DRAWING NUMBER:**
SCALE: 1/8"=1'-0" **L2**
DRAWN: 60
DESIGN: 60
CHECK: 60
MALA PROJECT NUMBER: JOB NO. 20 048

OF 10



PLANT SCHEDULE

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NO.	DATE	REVISION DESCRIPTION	DR.
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SEAL:

PROJECT:
60 UNIT RESIDENTIAL
DEVELOPMENT
LOT 2 ON 248TH STREET &
06 AVENUE,
MAPLE RIDGE BC

DRAWING TITLE:
**TREE
PLAN**

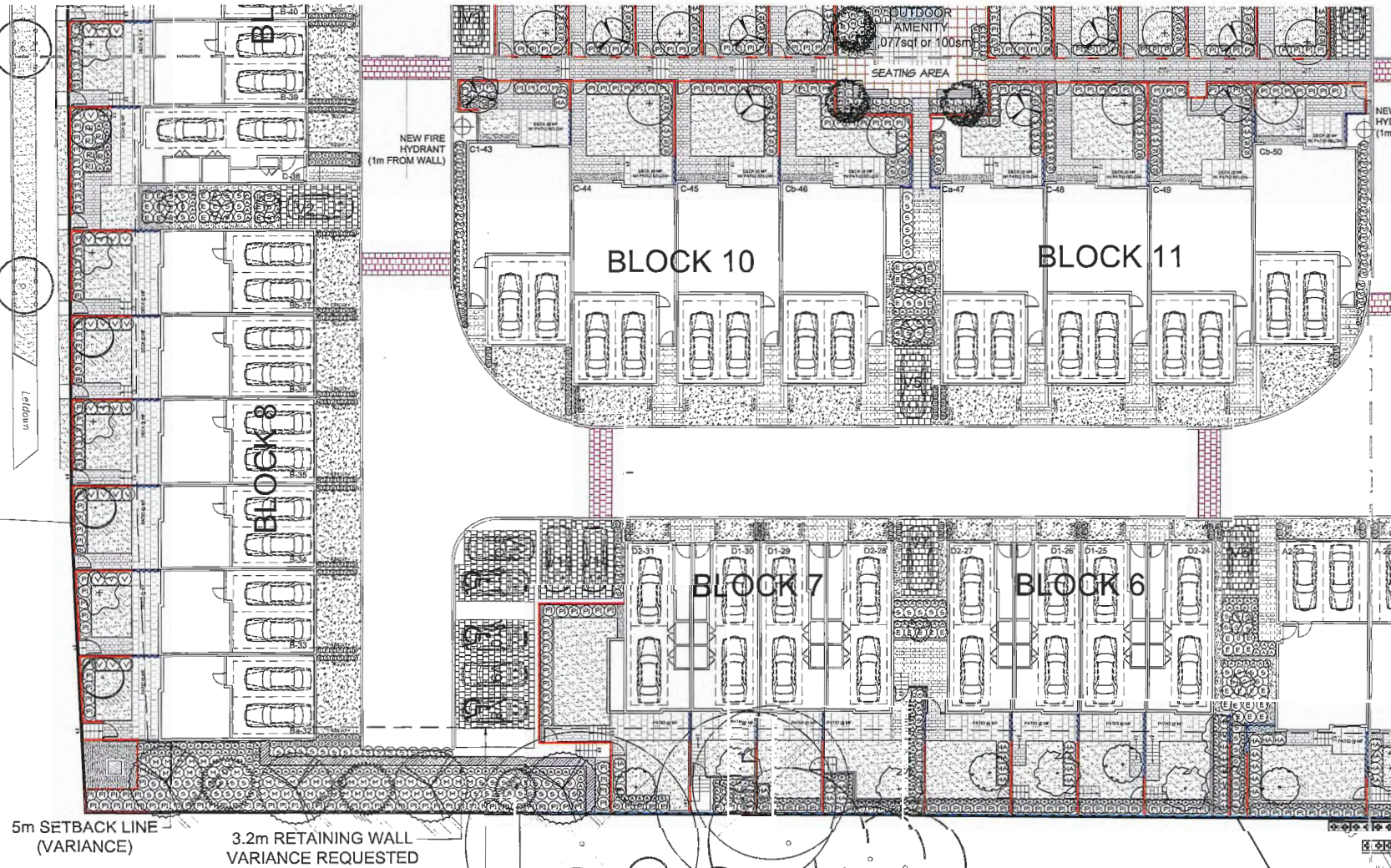
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DRAWN: 601
DESIGN: 601
CHECKED: 601
PROJECT NUMBER: 2020-05-20

L3

OF 10

30-048-001-001

NUE



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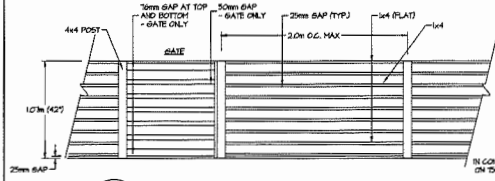
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PROJECT:
60 UNIT RESIDENTIAL
DEVELOPMENT
LOT 2 ON 248TH STREET &
06 AVENUE,
MAPLE RIDGE BC

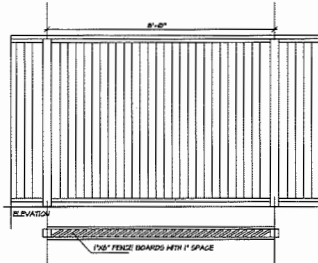
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DATE: 2020/07/21	DRAWING NUMBER: L5
SCALE: 3/32"=1'-0"	OF 10
DRAWN: GB	
DESIGN: GB	
CHECKED: MB	
M2LA PROJECT NUMBER: JOB NO. 20 048	

20 048-SOP-20

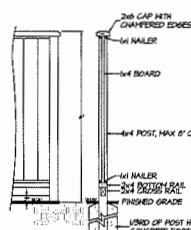
- NOTES:**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END JOINTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, TO CONSTRUCTION GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 6"-8" STEPS (MAX) GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 15-30mm.



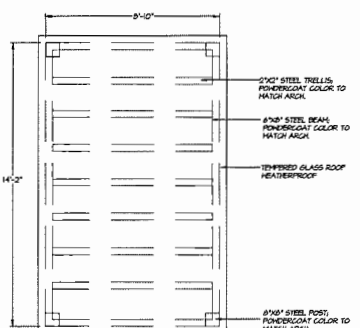
1 36" HT PICKET FENCE & GATE
SCALE: 1/2" = 1'-0"



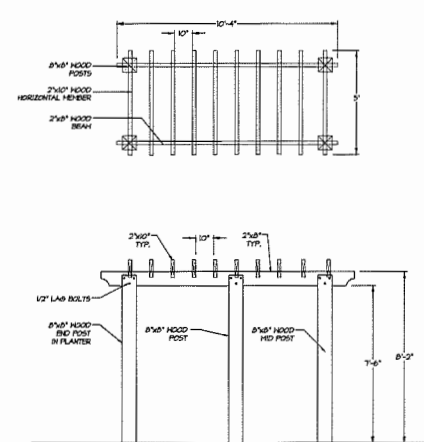
2 6' WOOD PRIVACY FENCE
SCALE: 1/2" = 1'-0"



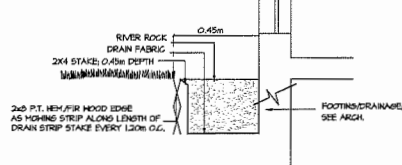
3 5' WOOD PERIMETER FENCE
SCALE: 1/2" = 1'-0"



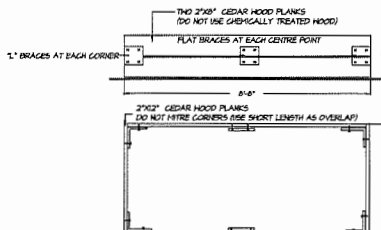
4 TRELLIS
SCALE: 1/2" = 1'-0"



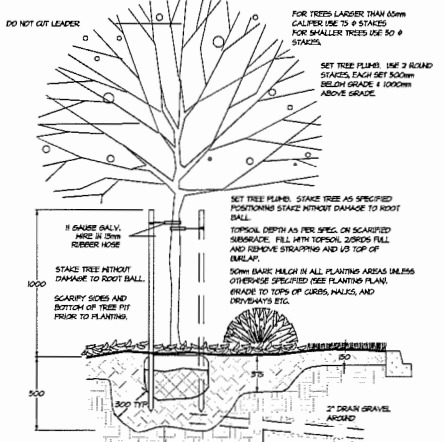
5 TRELLIS
SCALE: 1/2" = 1'-0"



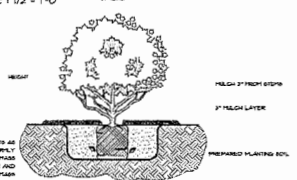
6 DRIPSTRIP
SCALE: 3/4" = 1'-0"



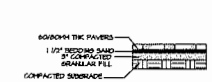
7 VEGGIE GARDEN
SCALE: 3/4" = 1'-0"



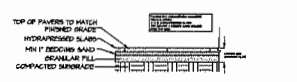
11 TREE PLANTING ON GROUND
SCALE: 1/2" = 1'-0"



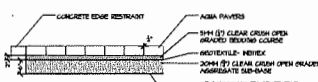
12 SHRUB & GROUND COVER PLANTING ON GROUND
SCALE: 1/2" = 1'-0"



8 CONCRETE UNIT PAVERS
SCALE: 1/2" = 1'-0"



9 HYDRAPRESSED SLAB
SCALE: 1/2" = 1'-0"



10 PERMEABLE PAVERS
SCALE: 1/2" = 1'-0"

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LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3U7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	2020/07/21	REV. AS PER ACP COMMENTS	000
2	2020/07/21	REV. AS PER ACP COMMENTS	000
3	2020/07/21	REV. AS PER ACP COMMENTS	000
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11	2020/07/21	REV. AS PER ACP COMMENTS	000
12	2020/07/21	REV. AS PER ACP COMMENTS	000

PROJECT:
60 UNIT RESIDENTIAL DEVELOPMENT
LOT 2 ON 248TH STREET &
06 AVENUE,
MAPLE RIDGE BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 2020/07/21	DRAWING NUMBER:
SCALE: AS SHOWN	
DRAWN: 000	
DESIGN: 000	
CHECK: 000	
M2LA PROJECT NUMBER:	JOB NO. 20 048

L8

OF 10

20 048-001P

MLB720-W

BENCH

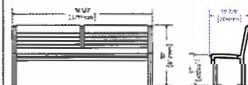


WARNING: When used as a playground structure, this bench must be installed on a soft surface (e.g., rubber matting) to prevent injury.

MAINTENANCE: The bench is made of wood and must be maintained according to the manufacturer's instructions.

SAFETY: The bench is not intended for use as a playground structure. It is not to be used for climbing or as a support for other equipment.

OTHER: See details.



MAGLIN

1 BENCH BY MAGLIN

SCALE: N.T.S.



SOFA & CLUB CHAIR SET
(2 CLUB CHAIRS, SOFA, COFFEE TABLE)
- A13014 BLACK
BY VANCOUVER SOFA COMPANY

2 PATIO FURNITURE

SCALE: N.T.S.

MSC425
Tower and Tree HouseKOPMAN!
Let's play

Estimated Assembly Time	Available Storage Activities	Available Storage Level Activities	Available Storage Level Play Time
Present	0	0	0
Required	2	3	1

The Tower and Tree House offers a fun play area for children. It is made of wood and is designed to be used as a play area for children. It is not to be used for climbing or as a support for other equipment.

Product Line: Tower and Tree House

Category: The Tower and Tree House

Age Range: 2-5

Max. Full Height (ft): 10

Initial Height (ft): 10

Assembly Time: 11.2 hrs



M2

MSC415
Cottage Deluxe Under 2KOPMAN!
Let's play

Estimated Assembly Time	Available Storage Activities	Available Storage Level Activities	Available Storage Level Play Time
Present	0	0	0
Required	2	3	1

The Cottage Deluxe Under 2 offers a fun play area for children. It is made of wood and is designed to be used as a play area for children. It is not to be used for climbing or as a support for other equipment.

Product Line: Cottage Deluxe Under 2

Category: The Cottage Deluxe Under 2

Age Range: 2-5

Max. Full Height (ft): 10

Initial Height (ft): 10

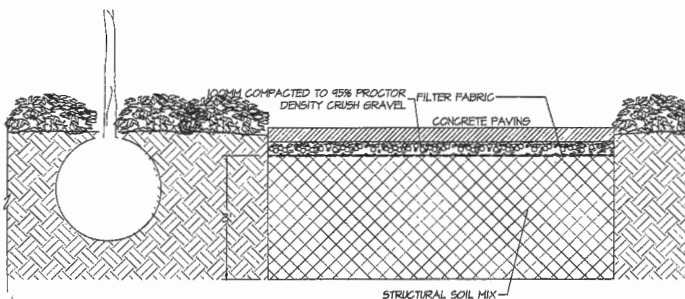
Assembly Time: 11.2 hrs



M2

4 COTTAGE DELUX BY KOPMAN

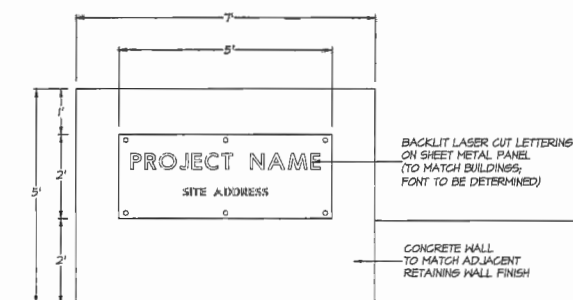
SCALE: N.T.S.



NOTES:
FOR STRUCTURAL SOIL LOCATIONS, REFER LANDSCAPE PLAN
VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS
PRIOR TO CONSTRUCTION.
DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN

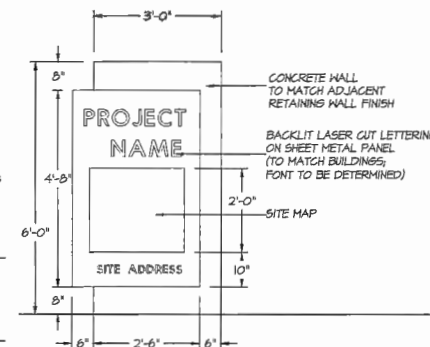
5 STRUCTURAL SOIL

SCALE: 3/4"=1'-0"



6 PROJECT SIGNAGE

SCALE: 3/4"=1'-0"



7 ENTRY SIGNAGE

SCALE: 3/4"=1'-0"

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LANDSCAPE ARCHITECTURE

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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUED FOR DP	00
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3		ISSUED FOR ADP	00
4		REV. AS PER ADP COMMENTS	00
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20		REV. AS PER ADP COMMENTS	00

SEAL:

PROJECT:
60 UNIT RESIDENTIAL
DEVELOPMENT
LOT 2 ON 248TH STREET &
06 AVENUE,
MAPLE RIDGE BC

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 2020.02.21
SCALE: AS SHOWN
DRAWN: 00
DESIGN: 00
CHECK: 00
PROJECT NUMBER: 20-048-SDP-03

DRAWING NUMBER:

L9

OF 10

20-048-SDP-03



atelier **pacific** architecture inc.

June 03, 2021

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

Attn: Therese Melser, Planning Technician

Re: **File No:2017-485-DP - Lot 2 on 248th Street & 106th Avenue, Maple Ridge, B.C.**
15121A – Albion Panorama - Response to ADP Comments

Dear Therese,

Please see our responses to the ADP comments. We have included the items in your correspondence (Dated June 1, 2021), complete with our response in *italics*.

The following resolution was passed in regards to File No: 2017-485-DP at the May 19, 2021 meeting of the Advisory Design Panel.

Please forward this information on to the applicant:
R/2021-028

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2017-485-DP and recommends the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Comments from the Panel included:

Architectural Comments:

- Provide alternative colours/materials schemes with lighter pallet and additional variety.
Consider differentiate each row;
APA Response: APA has provided an additional colour scheme (total: 2 colour schemes). We have also revised our lighting plan to show the colour scheme site plan showing the distribution of the two schemes. Please see DP09a, DP0.9b, and DP1.4.
- Provide community identity feature;
APA/M2 Response: We have revised the entrance to accommodate a walking path an additional trees and site signage. Please see DP1.0 and Sheet L2.
- Remove visitor parking space at front entrance beside block nine (9);
APA Response: APA has removed the Visitor Parking Space at the site entrance in between Blocks 1&2. Please see DP1.0.
- Provide additional articulation on the west side of units facing 106th Avenue (Block 1).
APA Response: APA has revised the side elevation of the southern most unit of Block 1 facing 106th Avenue. Please see DP3.0b.



atelier **pacific** architecture inc.

Landscape Comments:

- If possible provide trees along interior roads.
M2 Response: Trees on site have been provided where possible. Because of the high density and space constraints, there isn't sufficient soil volume to incorporate trees along interior roads.

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.

Yours Sincerely,

Atelier Pacific Architecture Inc.

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

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	July 20, 2021
		FILE NO:	2018-004-DVP 2018-004-DP
FROM:	Chief Administrative Officer	MEETING:	C o W
SUBJECT:	Development Variance Permit Development Permit 22575 Brown Avenue		

EXECUTIVE SUMMARY:

Council considered rezoning application 2018-004-RZ and granted first reading for Zone Amending Bylaw No. 7445-2018 on March 27, 2018 and second reading on April 14, 2020. This application was presented at Public Hearing on May 19, 2020 and Council granted third reading on May 26, 2020. Council will be considering final reading for rezoning application 2018-004-RZ on July 27, 2021.

Development Variance Permit application (2018-004-VP) has been received for a site located at 22575 Brown Avenue, which consolidated 22567, 22583 and 22577 Brown Avenue into one lot (See Appendix A). This accompanies a development permit application to construct a 48 unit apartment building. The requested variances are to:

1. reduce the front lot line from 7.5 metres (24.6 ft.) to about 5.4 metres (17.7 ft.) to portions of the front façade, to 3.9 metres (12.8 ft.) for the roof overhang and to the balconies columns, to 3.0 metres (9.8 ft.) for the front balconies and to 1.6 metres (5.2 ft.) for the front entrance canopy;
2. reduce the rear (lane) lot line from 7.5 metres (24.6 ft.) to 7.3 metres (23.9 ft.) to portions of the rear façade, to 4.9 metres (16 ft.) to 5.7 metres (18.7 ft.) for the roof overhang and to the balconies columns and to 4.9 metres (16 ft.) for the balconies; and
3. reduce the (east) side lot line from 7.5 metres (24.6 ft.) down to 5.5 metres (18 ft.) for portions of the façade, to 3.9 metres (12.8 ft.) for the roof overhang, to 4.9 metres (16 ft.) from the posts to the balconies and to 4.8 metres (15.7 ft.) for the balconies; and
4. increase the maximum number of small car parking spaces from 10% (5 parking spaces) to 20% (10 parking spaces).

The developer intends to apply the in lieu payment provisions in the Off Street Parking and Loading Bylaw for five (5) parking spaces at \$8,000 per parking space. This would be a payment of \$40,000 prior to final reading to allow the number of residential parking spaces to be reduced by three (3) spaces (from 51 to 48 spaces) and the number of visitor parking spaces by two (2) from five (5) to three (3) parking spaces.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2018-004-DVP respecting property located at 22575 Brown Avenue.

That the Corporate Officer be authorized to sign and seal 2018-004-DP respecting property located at 22575 Brown Avenue.

DISCUSSION:

a) Background Context:

Applicant:	Maclean Homes (Golden Ears Ltd.)
Legal Descriptions:	Lot A Section 20 Township 12 New Westminster District Plan EPP108731
OCP:	
Existing:	Medium and High-Rise Apartment
Zoning:	
Existing:	RS-1 (One Detached Urban Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses:	
North:	Use: Multi-Family Residential and Single Family Residential Zone: RM-3 (High Density Apartment Residential) and RS-1 (Single Family Urban Residential)
South:	Designation: Medium and High-Rise Apartment Use: Vacant and a Parking Lot Zone: RS-1 (Single Detached Urban Residential) and C-3 (Town Centre Commercial) (Proposed Comprehensive Development Zone for tower proposal, under application 2017-462-RZ) Designation: Low-Rise Apartment and Medium and High-Rise Apartment (Proposed Medium and High-Rise Apartment, under application 2017-462-RZ)
East:	Use: Single Family Residential Zone: RS-1 (Single Detached Urban Residential) Designation: Medium and High-Rise Apartment
West:	Use: Single Family Residential Zone: RS-1 (Single Detached Urban Residential) Designation: Medium and High-Rise Apartment
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.22 hectares (0.54 acres)
Access:	Lane north of Brown Street
Servicing requirement:	Urban Standard

b) Project Description:

The proposal is for a five (5) storey apartment building containing a total of 48 dwelling units (see Appendices B and C). These will consist of: five (5) 3-bedroom units, five (5) 2-bedroom units convertible to 3-bedroom units, ten (10) 2-bedroom units, fifteen (15) 1-bedroom units with dens, eight (8) 1-bedroom units, and five (5) studio units. All parking would be underground, with vehicle access from the lane north of the site and parallel to Brown Avenue.

The applicant proposes to provide:

- 10% of the units partially designed in accordance with BC Building Code Section 3.8.5 Adaptive Dwelling Units to accommodate aging in place;
- All underground parking spaces will be wired for future installation of Level 2 charging stations for electric vehicles; and
- The applicant elected to provide on-site public art, at a value of \$50,000.00. There are two public art element options advanced by the developer. This will be before the Public Art Committee shortly to be finalized (Appendix D).

The project is designed and is landscaped to allow for:

- Ground level units along Brown Avenue to have individual front yards and pedestrian gates to the street;
- A main entrance that is coordinated with architectural features including a weather protection canopy toward the sidewalk; and
- A common area accessible from the indoor common facility that is proposed to have a barbeque area (with direct natural gas connection) and garden plots for residents.

The landscaping plan also incorporates public art-inspired seating walls and light fixtures in the entry area, the common outdoor space and elsewhere on the site.

c) Planning Analysis:

Pursuant to section 8.11 of the Official Community Plan, this proposal (within Attachment C) is subject to the Town Centre Development Permit Area (DPA) Guidelines.

The Key North View DPA guideline concepts and the Architect's and the Landscape Architect's design compliance analysis is as follows:

1. *Promote North and South View as distinctive, highly liveable multifamily neighbourhoods.*
Architect's Analysis: This apartment building fits into an area that already includes a housing type mix of single family dwellings, townhouses and other apartment buildings.
2. *Create a pedestrian-friendly, ground-oriented, multi-family community.*
Architect's Analysis: Yes, the apartment building helps define the street and sidewalk and is located at walking distance from retail, services, transit and schools.
3. *Maintain cohesive building styles.*
Architect's Analysis: This project is the third project of its type in the same block. It does provide consistency in the architectural expression, mass and setbacks.
4. *Capitalize on important views.*
Architect's Analysis: The suites facing North in the upper levels will have good mountain views from this location. This building does not significantly affect the views from the existing neighboring buildings.
5. *Provide private and semi-private green space.*
Architect's Analysis: Entry court is proposed, with universal access. The courtyard is open to street with low screening of mixed planting allowing views into the street for safety, and to deter vandalism. Amenity areas are provided at the north and west side.

6. *Provide climate appropriate landscaping and green features.*

Landscape Architect's Analysis: The streetscape is designed to enhance public realm, with low open fence and mixed layered planting. Type and layout of planting is designed to filter the sun for lower floors in the summer.

7. *Maintain street interconnectivity*

Architect's Analysis: The lane is used to access the parking areas, as well as providing entry from the lane into the rear of the building. The resident's parking is located underground, the visitor's parking is located on grade at the lane.

The project also adheres to the Town Centre Area Green Building Techniques, among them including the following:

- Most of the living room areas and bedrooms have direct sun exposure and daylighting;
- The building facade articulation provides shading, as well as the roof overhangs and deep balconies;
- Low voltage and solar light fixtures will be used wherever possible;
- Small rain-collecting barrels will be provided where possible; and
- Several proposed plants and their layout provide habitat and food for birds and for beneficial insects.

d) **Variance Analysis:**

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

1. *Maple Ridge Zoning Bylaw No 7600-2019, Part 618 RM-2 Medium Density Apartment Residential Zone 618.7 Setbacks* is to be varied as follows:

- Subsection 1. a. The front lot line is reduced from 7.5 metres (24.6 ft.) to about 5.4 metres (17.7 ft.) to portions of the front façade, to 3.9 metres (12.8 ft.) for the roof overhang and to the balconies columns, to 3.0 metres (9.8 ft.) for the front balconies and to 1.6 metres (5.2 ft.) for the front entrance canopy;
- Subsection 1. b.: The rear (lane) lot line is reduced from 7.5 metres (24.6 ft.) to 7.3 metres (23.9 ft.) to portions of the rear façade, to 5.7 metres (18.7 ft.) for the roof overhang and to the balconies columns and to 4.9 metres (16 ft.) for the balconies; and
- Subsection 2. c.: The (east) side lot line is reduced from 7.5 metres (24.6 ft.) down to 5.5 metres (18 ft.) for portions of the façade, to 3.9 metres (12.8 ft.) for the roof overhang, to 4.9 metres (16 ft.) from the posts to the balconies and to 4.8 metres (15.7 ft.) for the balconies.

These proposed building setback variances are shown in Appendix E. These variances are supported to achieve the intended form and character involving for the projecting architectural elements in accordance with the Key North View DPA guideline concepts and the Town Centre Area Green Building Techniques Guidelines.

2. *Maple Ridge Off Street Parking and Loading Bylaw No 4350 - 1990, is to be varied as follows:*

- Section 4.1: The maximum number of small car parking spaces is increased from 10% (5 parking spaces) to 20% (10 parking spaces).

e) Parking Analysis:

The developer intends to apply the in lieu payment provisions in the Off Street Parking and Loading Bylaw for five (5) parking spaces at \$8,000 per parking space. This would be a payment of \$50,000 prior to final reading to allow the number of residential parking spaces to be reduced by three (3) spaces (from 51 to 48 spaces) and the number of visitor parking spaces by two (2) from five (5) to three (3) parking spaces.

This is supportable for three reasons. Firstly, the lower parking demand expected to be associated with the one bedroom and studio dwelling units; secondly, in recognition of the units incorporating aging in place; and lastly the integration of public art into the landscaping and façade elements of the project.

f) Advisory Design Panel:

The application was submitted for review by the Advisory Design Panel (ADP) on January 22, 2020. The motion passed by the ADP and a description of how the Architect and Landscape Architect addressed these concerns is attached as Appendix F.

Staff is satisfied that the design concerns have been addressed.

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, the security will be \$68,957.00.

CONCLUSION:

When developed, this apartment building will continue to build up the density and expand housing opportunities in the Town Centre Area. The attractive form and character of the project, together with the incorporation of public art-inspired element. Will enhance the urban character of the area.

It is recommended that these applications be favourably be considered and the Corporate Officer be authorized to sign and seal Development Permits 2018-004-DP and 2018-004-DVP.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

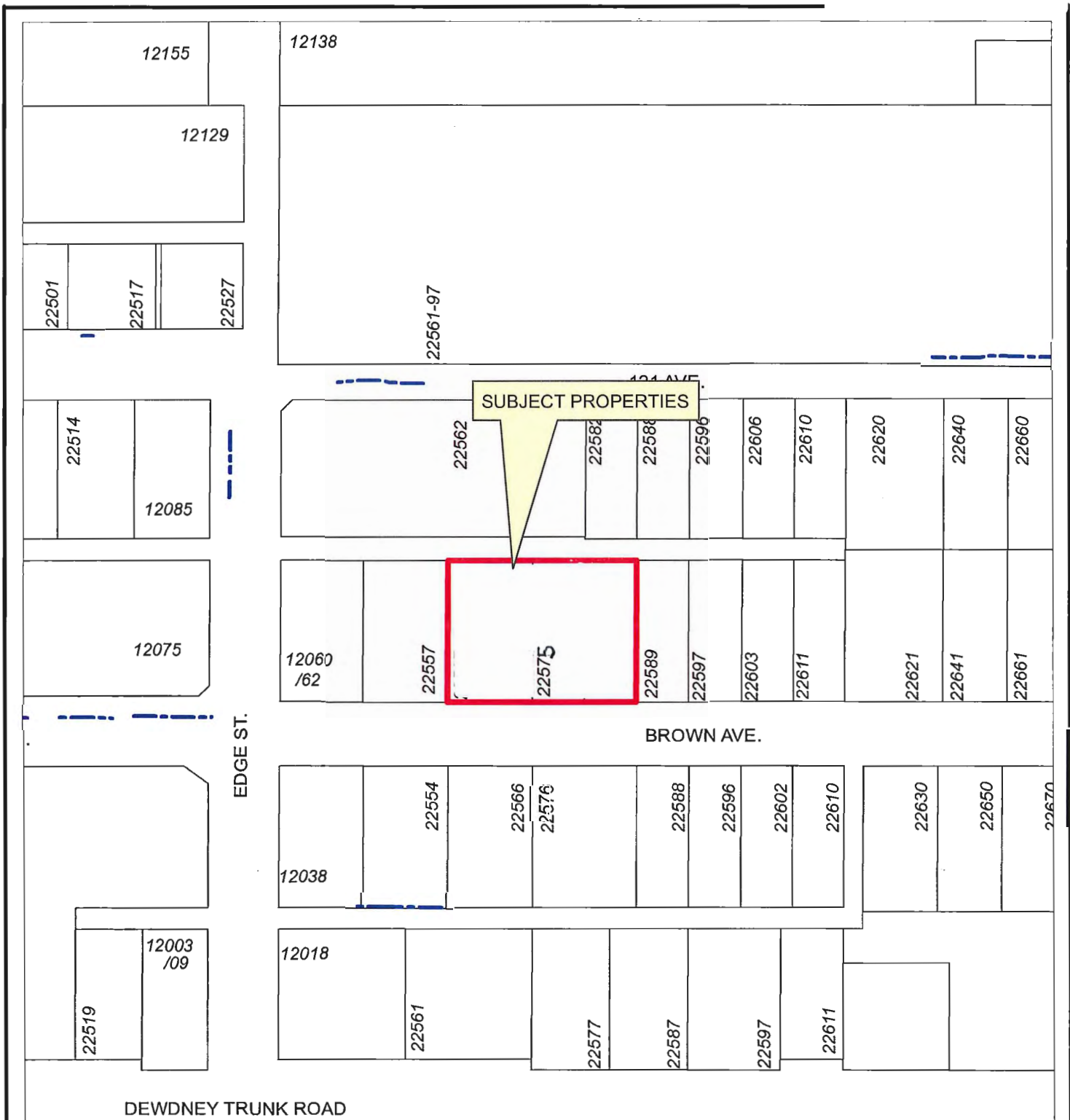
**Approved by: Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

**Concurrence: Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject map
Appendix B – Site Plan
Appendix C – Architectural and Landscaping Plans
Appendix D – Public Art Options
Appendix E – Variances
Appendix F – ADP Summary



Scale: 1:1,500

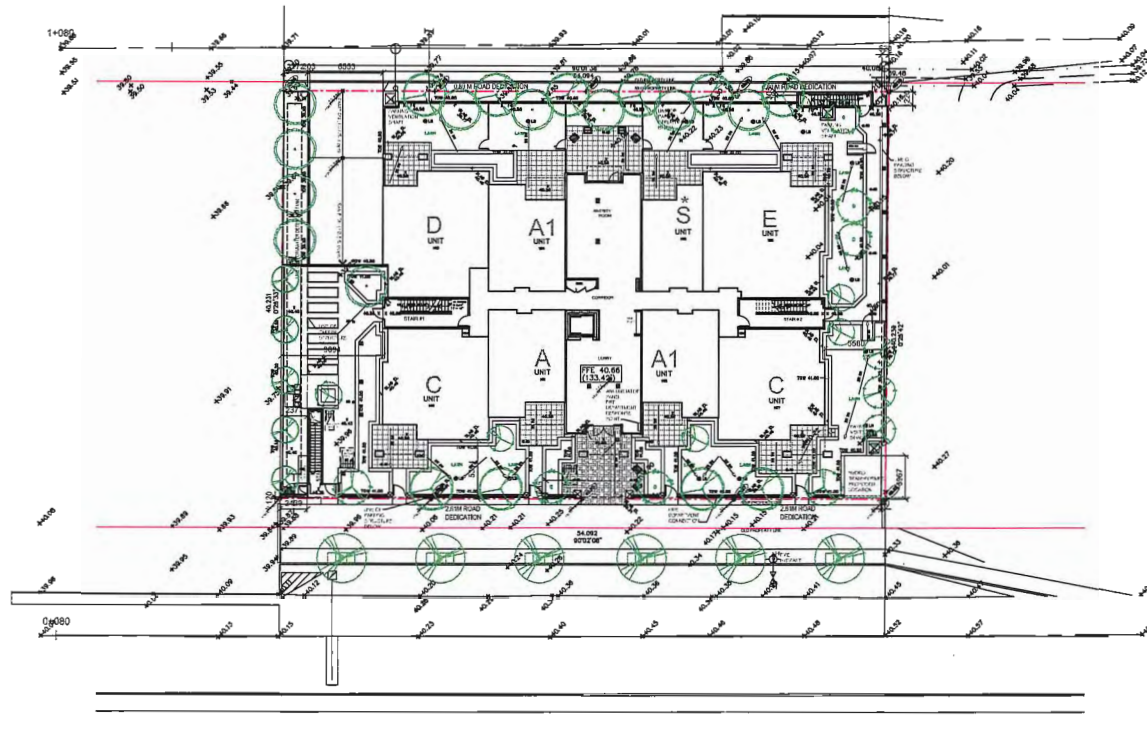
Legend

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

22575 Brown Avenue

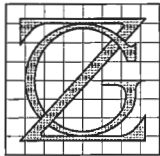


2018-004-RZ
DATE: Jul 2, 2021



SITE PLAN
SCALE 1:200

NOTES	
1. PREPARE QUOTE INFORMATION: PROPERTY LINES AND SITE BOUNDARIES SHOWN ON THE SITE PLAN, PREPARED BY CHAMBERLAIN AND SURVEYING LTD. DATED DECEMBER 1ST, 2017.	
2. DRAINAGE AND EROSION CONTROL: SEE THE CIVIL ENGINEERING DRAWING FOR EROSION CONTROL MEASURES.	
3. THE APPLICABLE CODE FOR THIS PROJECT IS THE 2016 BC BUILDING CODE.	
REVISIONS	
1. THE DESIGN OF THE PARKING STRUCTURE AND SITE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE BYLAW 16, 2016, AND AMENDMENT BYLAW 174, 2018.	
2. UNITS SHOWN ARE TO BE ACCORDING TO THE PLAN.	
3. PROVIDE FIRE PROTECTION FOR ALL MECHANICAL ROOMS AND ALL OTHER AREAS WHERE FUEL IS STORED OR USED.	
4. UNITS SHOWN ARE TO BE ACCORDING TO THE PLAN.	
5. CRACK CONTROL JOINTS MUST BE PROVIDED IN ALL THE CONCRETE WALLS AT 10' MAXIMUM SPACING.	
6. A WATERPROOF MEMBRANE MUST BE INSTALLED BETWEEN THE SLAB AND THE FOUNDATION WALL ON THE EXTERIOR FINISHED GRADE.	
7. ALL UNITS MUST BE PROVIDED WITH SINKS FOR SINKS, SINKS AND SINKS IN ONLY CHANGING STATIONS FOR ELASTIC SINKS.	
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5. CRACK CONTROL JOINTS MUST BE PROVIDED IN ALL THE CONCRETE WALLS AT 10' MAXIMUM SPACING.	
6. A WATERPROOF MEMBRANE MUST BE INSTALLED BETWEEN THE SLAB AND THE FOUNDATION WALL ON THE EXTERIOR FINISHED GRADE.	
7. ALL UNITS MUST BE PROVIDED WITH SINKS FOR SINKS, SINKS AND SINKS IN ONLY CHANGING STATIONS FOR ELASTIC SINKS.	



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SEAL:

CLIENT:
MacLEAN HOMES

PROJECT:
EDGE 3
CONDOMINIUMS

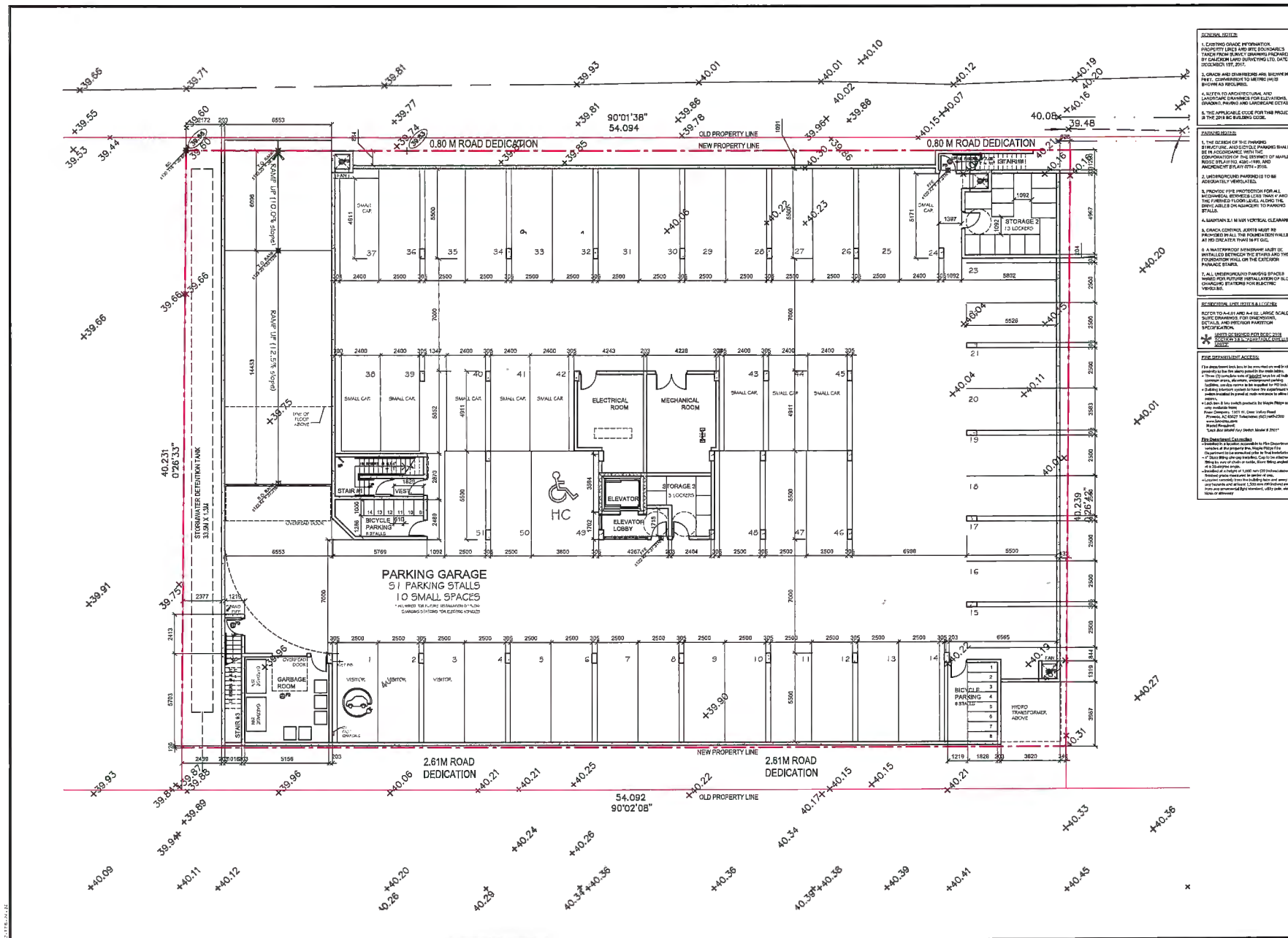
22557, 22577 & 22583 BROWN AVE.
MAPLE RIDGE, B.C.

SHEET TITLE:
SITE PLAN

DRAWING NO.:
A-0.01
PROJECT NO.: 1710.00
DRAWN: DATE: NOV
CHECKED: L2/MG-2

ISSUED FOR DP RESUBMISSION - FEB 25th, 2020

APPENDIX B



NOTES:

1. EXISTING GRADE INFORMATION, PROPERTY LINES AND ERECTION LINES, SHOWN ON THE DRAWING, ARE THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
2. GRADES AND DIMENSIONS ARE SHOWN ON THE DRAWING TO BE USED FOR CONSTRUCTION PURPOSES ONLY. THE APPLICABLE CODE FOR THIS PROJECT IS THE 2018 BC BUILDING CODE.
3. A 60% TO 80% SLOPE IS REQUIRED FOR LANDSCAPING PURPOSES FOR EXISTING, EXCAVATED, FILLING AND LANDSCAPING ETC.
4. THE APPLICABLE CODE FOR THIS PROJECT IS THE 2018 BC BUILDING CODE.

REVISIONS:

NO.	DESCRIPTION	DATE
1	DPA SUBMISSION	FEB 25, 2020
2	DPA SUBMISSION	DEC 13, 2019
3	DPA SUBMISSION	AUG 01, 2019
4	DPA SUBMISSION	DEC 18, 2018

REVISIONS:

1. THE DESIGN OF THE PARKING STRUCTURE AND ITS FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2018 BC BUILDING CODE.
2. THE DESIGN OF THE PARKING STRUCTURE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2018 BC BUILDING CODE.
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REVISIONS:

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CLIENT:
MacLEAN HOMES

PROJECT:
EDGE 3 CONDOMINIUMS

**22567, 22577 & 22583 BROWN AVE.
MAPLE RIDGE, B.C.**

SHEET TITLE:
PARKING LEVEL PLAN

DRAWING NO:
A-1.01

PROJECT NO: 1710.00

DATE: NOV 01, 2018

PROPERTY LINE



SOUTH ELEVATION

PROPERTY LINE

CEILING (top plate)	178.42' (54.30M)
FIFTH FLOOR	170.42' (51.94M)
FOURTH FLOOR	161.42' (49.20M)
THIRD FLOOR	152.42' (46.46M)
SECOND FLOOR	143.42' (43.71M)
FIRST FLOOR	133.42' (40.66M)
PARKING GARAGE	122.42' (37.31M)

- FINISH SCHEDULE:**
- ① COLUMNS AND STONE BASE: CULTURED STONE "TALLUS HEVEN STONE"
 - ② HORIZONTAL SIDING: ALLURA LAP SIDING 1" EXPOSURE TEXTURE: WOOD GRAIN COLOR: FTD BRN 189 KENDALL CHAMCOAL
 - ③ HORIZONTAL SIDING: ALLURA LAP SIDING 1" EXPOSURE TEXTURE: WOOD GRAIN COLOR: GRANITE GRAY
 - ④ HORIZONTAL SIDING: ALLURA LAP SIDING 1" EXPOSURE TEXTURE: WOOD GRAIN COLOR: STERLING GRAY
 - ⑤ HORIZONTAL SIDING: ALLURA LAP SIDING PLASTIC SERIES 7 EXPOSURE TEXTURE: WOOD GRAIN COLOR: ROSEWOOD
 - ⑥ BOARD & BATTEN CLADDING: ALLURA VERTICAL SIDING PANEL TEXTURE: SMOOTH COLOR: SNOW
 - ⑦ FASCIA AND TRIM BOARDS: PAINT: BU 2125-10 GRAY
 - ⑧ COLUMNS AT ENTRY AND BALCONY: HARDIE BOARD TEXTURE: SMOOTH ON METAL TRIM LANTERN ON TUBULAR COLOR: COUNTRYLAND RED
 - ⑨ SQUARE / HORIZONTAL: BLACK POWDER COATED ALUMINUM PICKETS
 - ⑩ VINYL FRAMES: WINDOW: COLOR: WHITE
 - ⑪ BUILDING LOBBY WINDOW FRAMES: ALUMINUM STONEFRONT COLOR: ANODIZED ALUMINUM

HEIGHT BASE LINE CALCULATION

FRONT	ODP ELEV = 45.32 M ODP FINISH = 45.00 M (1) = 40.11 m (131.59')
REAR	ODP ELEV = 45.10 M ODP FINISH = 38.75 M (1) = 39.91 m (131.93')



ISSUE	DESCRIPTION	DATE
4	DPA RESUBMISSION	FEB 23, 2020
3	ADP SUBMISSION	DEC 13, 2019
2	DPA RESUBMISSION	AUG 01, 2019
1	DPA	DEC 18, 2018



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SEAL:

CLIENT:
MacLEAN HOMES

PROJECT:
EDGE 3 CONDOMINIUMS

22567, 22577 & 22583 BROWN AVE.
 MAPLE RIDGE, B.C.

SHEET TITLE:
ELEVATIONS

DRAWING NO.:
A-2.01

PROJECT NO.: **1710.00**

DRAWN: _____ SCALE: 1:100

CHECKED: LZ / MGZ DATE: NOV 27, 2018

ISSUED FOR DP RESUBMISSION - FEB 25th, 2020

BROWN AVE.



EAST ELEVATION

NEW PROPERTY LINE
 OLD PROPERTY LINE

CEILING (top plate)	178.42' (54.38M)
FIFTH FLOOR	170.42' (51.94M)
FOURTH FLOOR	161.42' (49.20M)
THIRD FLOOR	152.42' (46.46M)
SECOND FLOOR	143.42' (43.71M)
FIRST FLOOR	133.42' (40.66M)
PARKING GARAGE	122.42' (37.31M)

LANE

NEW PROPERTY LINE
 OLD PROPERTY LINE

ROAD DEDICATION = 2.61M



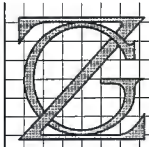
- FINISH SCHEDULE:**
- 1 COLUMNS AND STONE BARS:
CULTURED STONE "ALUS HEVIN STONE"
 - 2 HORIZONTAL SIDING:
ALLURA LBP SIDING 1P EXPOSURE
TEXTURE: WOOD GRAIN
COLOR: PTD BHW 186 KENDALL CHARCOAL
 - 3 HORIZONTAL SIDING:
ALLURA LBP SIDING 7P EXPOSURE
TEXTURE: WOOD GRAIN
COLOR: GRAYT 67
 - 4 HORIZONTAL SIDING:
ALLURA LBP SIDING 7P EXPOSURE
TEXTURE: WOOD GRAIN
COLOR: STERLING GRAY
 - 5 HORIZONTAL SIDING:
ALLURA LBP SIDING RUSTIC SIDING 7P EXPOSURE
TEXTURE: WOOD GRAIN
COLOR: ROYALWOOD
 - 6 BOARDS & BATTEN CLADDING:
ALLURA VERTICAL SIDING PANEL
TEXTURE: SMOOTH
COLOR: SHERO
 - 7 FASCIA AND TRIM BOARDS:
PAINT, IN 223-01 GRAY
 - 8 GABLETS (AT ENTRY AND BALCONY):
HARDIE BOARD TEXTURE: SMOOTH
COLOR: 186 KENDALL CHARCOAL
COLOR: COUNTRY LARKS ON ISLAND
 - 9 GUAGES & HORIZONTAL:
BLACK POWDER COATED
ALUMINUM PICKETS
 - 10 VINYL FRAME WINDOWS:
WHITE
 - 11 BUILT INFRONT WINDOW FRAME:
ALUMINUM STAINLESS STEEL COLOR ANCZEDAL
ALUMINUM

HEIGHT BASE LINE CALCULATION

FRONT	DOP East = 40.32 M DOP West = 40.00 M (i) = 40.11 m (131.59')
REAR	DOP East = 40.10 M DOP West = 39.73 M (ii) = 39.91 m (130.93')



4	DPA RESUBMISSION	FEB 25, 2018
3	ADP SUBMISSION	DEC 13, 2017
2	DPA RESUBMISSION	AUG 01, 2017
1	DPA	DEC 18, 2016
ISSUE	DESCRIPTION	DATE



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SEAL:

CLIENT: **MacLEAN HOMES**

PROJECT:
**EDGE 3
CONDOMINIUMS**

22567, 22577 & 22583 BROWN AVE.
MAPLE RIDGE, B.C.

SHEET TITLE:

ELEVATIONS

DRAWING NO.:
A-2.02

PROJECT NO.:	1710.00
DRAWING	SCALE: 1:100
DRAWN BY: LZ/MG-Z	DATE: NOV 27, 2018

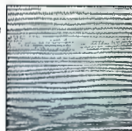
ISSUED FOR DP RESUBMISSION - FEB 25th, 2020

- FINISH SCHEDULE:**
- ① COLUMNS AND STONE BASE:
CULTURED STONE "TALUS HEWN STONE"
 - ② HORIZONTAL SIDING:
ALLURA LAP SIDING 1" EXPOSURE
TEXTURE: WOOD GRAIN
COLOR: PTD BMHG 199 KENDALL CHARCOAL
 - ③ HORIZONTAL SIDING:
ALLURA LAP SIDING 7" EXPOSURE
TEXTURE: WOOD GRAIN
COLOR: GRANITE GRAY
 - ④ HORIZONTAL SIDING:
ALLURA LAP SIDING 7" EXPOSURE
TEXTURE: WOOD GRAIN
COLOR: STERLING GRAY
 - ⑤ HORIZONTAL SIDING:
ALLURA LAP SIDING RUSTIC SERIES
7" EXPOSURE
TEXTURE: WOOD GRAIN
COLOR: ROSEWOOD
 - ⑥ BOARD & BATTEN CLADDING:
ALLURA VERTICAL SIDING PANEL
TEXTURE: SMOOTH
COLOR: SNOW
 - ⑦ FASCIA AND TRIM BOARDS
PAINT: BM 2121-10 GRAY
 - ⑧ COLUMNS AT ENTRY AND BALCONY:
HARDIE BOARD TEXTURE: SMOOTH
ON METAL TRIM BAYVIEW OR SIMILAR
COLOR: COUNTRYLANE RED
 - ⑨ GUARDS / HANDRAILS:
BLACK POWDER COATED
ALUMINUM PICKETS
 - ⑩ VINYL FRAME WINDOWS:
COLOR: WHITE
 - ⑪ BUILDING LOBBY WINDOW FRAMES:
ALUMINUM STONEFRONT COLOR ANOURED
ALUMINUM

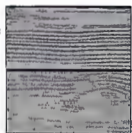


PARTIAL ELEVATION (BROWN AVE)

② HORIZONTAL SIDING:
ALLURA LAP SIDING
1" EXPOSURE
TEXTURE:
WOOD GRAIN
COLOR:
STERLING GRAY



③ HORIZONTAL SIDING:
ALLURA LAP SIDING
7" EXPOSURE
TEXTURE:
WOOD GRAIN
COLOR:
GRANITE GRAY



⑥ BOARD & BATTEN
CLADDING:
ALLURA VERTICAL
SIDING PANEL
TEXTURE:
SMOOTH
COLOR:
SNOW



⑦ FASCIA AND
TRIM BOARDS
PAINT:
BM 2121-10 GRAY



⑧ COLUMNS AT ENTRY
AND BALCONY:
HARDIE BOARD ON
METAL TRIMS
TEXTURE: SMOOTH
COLOR:
COUNTRYLANE RED



⑤ HORIZONTAL SIDING:
ALLURA LAP SIDING
7" EXPOSURE
TEXTURE:
WOOD GRAIN
COLOR:
ROSEWOOD



⑥ BOARD & BATTEN
CLADDING:
ALLURA VERTICAL
SIDING PANEL
TEXTURE:
SMOOTH
PAINTED COLOR:
BMHG 199 KENDALL
CHARCOAL
ALTERNATE:
HARDIE PANEL
TEXT. SMOOTH
COLOR: IRON GRAY



⑨ GUARDS /
HANDRAILS:
BLACK POWDER
COATED ALUMINUM
PICKETS



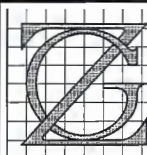
⑩ WINDOW FRAMES:
VINYL FRAME
COLOR WHITE



① COLUMNS AND STONE BASE:
CULTURED STONE
TALUS HEWN STONE



ISSUE	DESCRIPTION	DATE
4	DPA RESUBMISSION	FEB 25, 2020
3	ADP SUBMISSION	DEC 13, 2019
2	DPA RESUBMISSION	AUG 01, 2019
1	DPA	DEC 18, 2018



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SEAL

CLIENT:

MacLEAN HOMES

PROJECT:

EDGE 3
CONDOMINIUMS

22567, 22577 & 22583 BROWN AVE.
MAPLE RIDGE, B.C.

SHEET TITLE:

EXTERIOR COLORS
AND
MATERIALS

DRAWING NO.:

A-2.03

PROJECT NO.:

1710.00

DRAWING:

SCALE: 1:100

CHECKED: LZ / MG-Z

DATE: NOV 27, 2018

ISSUED FOR DP RESUBMISSION - FEB 25th, 2020



- [illegible]

1 TREE PLANTING & STAKING DETAIL



VIEWPOINT
LANDSCAPE ARCHITECTS

5244 Prince Edward St. ut 604-669-3201

for:
MACLEAN HOMES

PLANTING PLAN	
project no.:	drawn by:

2018-29	LCh
date: NOV. 2010	scale: 1:100
date revised: 25 FEB 2020	sheet no: L1 of 5

None of the authors own(s) any of the companies or its products or has financial interest in the same or represented without Nephron's written consent.

Yorke and Karen Graham
www.YorkeGraham.com k: 604.290.2430 y: 604.290.4775

June 2021

Design Concepts for MacLEAN HOMES/BROWN ROAD public art

Design Concepts for MacLEAN HOMES/BROWN ROAD public art

Concept 1:

Often the images of maple trees and eagles emerge when thinking of Maple Ridge, however, we wanted to explore other symbols that could also reflect the city's heritage and land. While looking on the city's website, we discovered the interesting fact that in addition to the First Nations people, some of the early settlers came from Hawaii and Scotland, and flowers sprung to mind.

From www.mapleridge.ca -

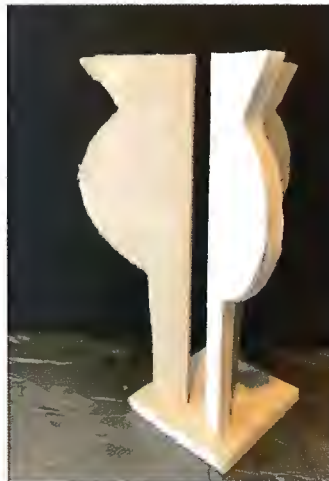
It was in the 1850's when colonial settlers arrived in Maple Ridge. Early colonial records show that a family of Hawaiians, the Kanaka family, who were employees of the Hudson's Bay Company (HBC) were among the first outside settlers on the north side of the Fraser River. The Kanaka River bears their family name. In addition to the Kanaka family, Samuel Robertson, an employee of the HBC emigrated from Scotland to make this area his home.



Stylized Thistle:

Our first concept explores the idea of a simplified thistle. In addition to the profile resembling a number 3, giving nod to MacLean Homes' 3rd Edge building, the sculpture includes three parts to make the whole - representing the past, present and future community members.

Below please see our sketch, foam core model, and a scale model built from vintage typewriter parts. We are proposing that each finished piece stand 84" tall, 26" wide and be 7" thick, but the height could be increased if desired. In addition to using recycled farming equipment, it is our intention to include some artifacts that would encourage viewers to seek, find and relate to.

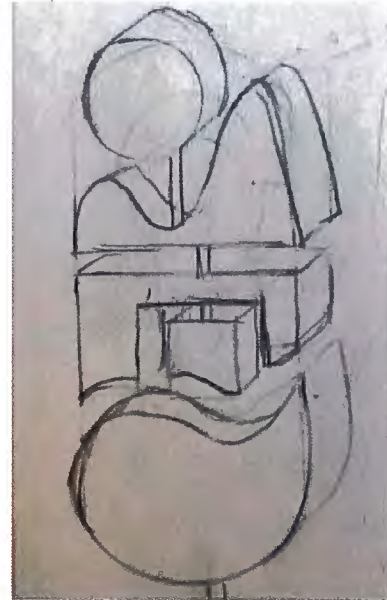


Concept 2:

One of our other ideas was to create stylized shapes, to represent elements of Maple Ridge's beautiful landscape.

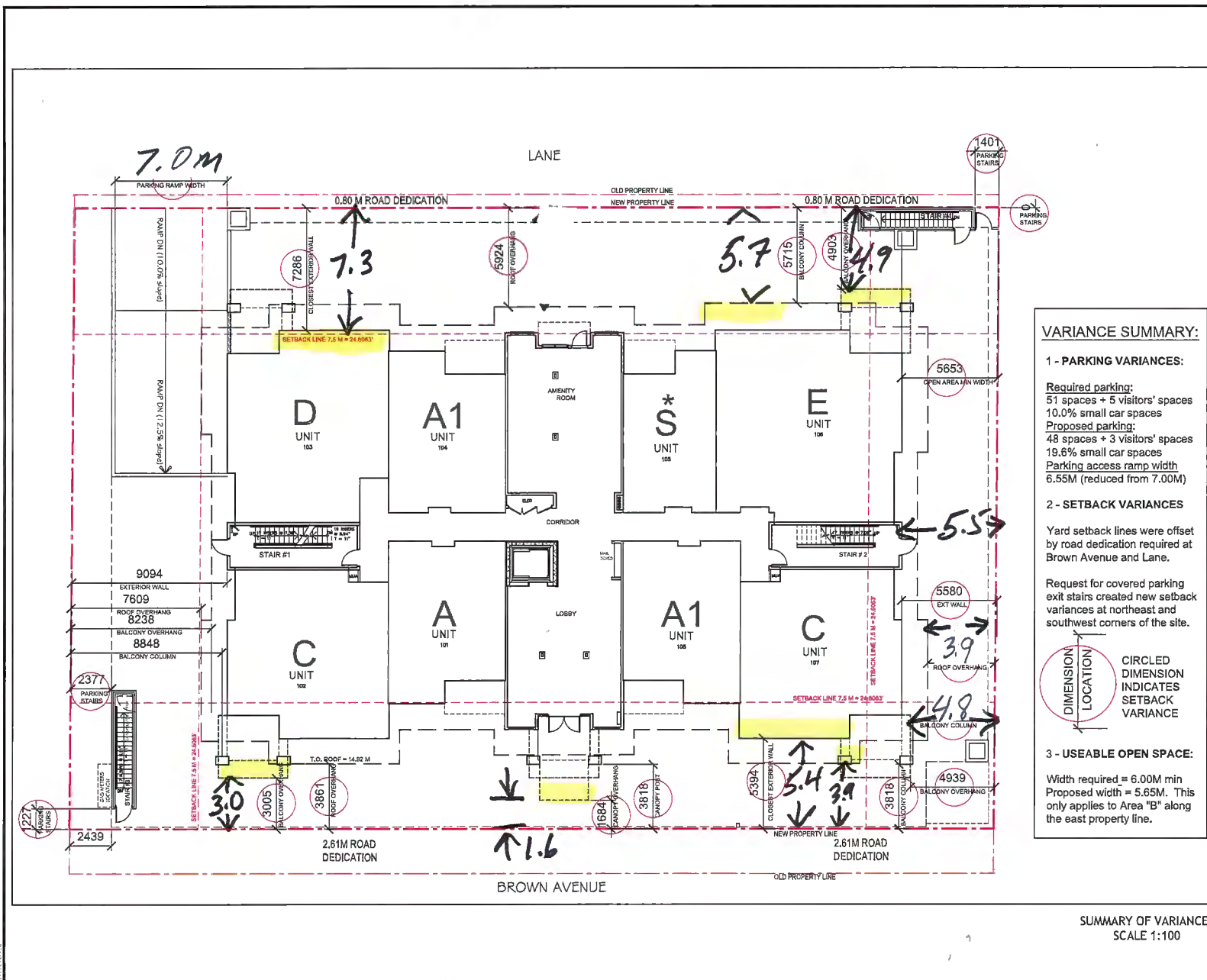
Referencing our sketch on the right, these shapes, from the bottom up are; water, buildings/people, fields, mountains, and sun.

This piece would also be constructed with vintage metals and could be anywhere from 7 feet to 9 feet high.

**Conclusion:**

As both of these sculpture concepts are constructed using welded, unpainted solid steel, their life expectancy should be at least 50 years. If not rusted already, the metals will self oxidize, leaving a natural rusted patina, which will not compromise the integrity of the art piece.

We do not foresee any future maintenance required besides periodic visual checks to ensure all is intact.



VARIANCE SUMMARY:

1 - PARKING VARIANCES:

Required parking:
51 spaces + 5 visitors' spaces
10.0% small car spaces
Proposed parking:
48 spaces + 3 visitors' spaces
19.6% small car spaces
Parking access ramp width
6.55M (reduced from 7.00M)

2 - SETBACK VARIANCES

Yard setback lines were offset by road dedication required at Brown Avenue and Lane.

Request for covered parking exit stairs created new setback variances at northeast and southwest corners of the site.

CIRCLED DIMENSION INDICATES SETBACK VARIANCE

3 - USEABLE OPEN SPACE:

Width required = 6.00M min
Proposed width = 5.65M. This only applies to Area "B" along the east property line.

SUMMARY OF VARIANCES
SCALE 1:100

GENERAL NOTES:

1. EXISTING GRADE INFORMATION, PROPERTY LINES AND SITE INFORMATION ARE BASED ON THE 2015 SURVEY PROVIDED BY CADASTRAL LAND SURVEYORS LTD. DATED NOVEMBER 1ST, 2015.
2. GRADE AND DIMENSIONS ARE SHOWN IN FEET. CONVERSION TO METRIC IS THE RESPONSIBILITY OF THE USER.
3. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR DETAILS, FINISHES, MATERIALS, PAINTS, LANDSCAPE OR FURNITURE.
4. THE APPLICABLE CODE FOR THIS PROJECT IS THE 2015 BC BUILDING CODE.

BARBERS NOTES:

1. THE DESIGN OF THE PARKING STRUCTURE AND MOBILE PARKING SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION OF THE DESIGN OF MOBILE PARKING AND MOBILE PARKING SHALL BE IN ACCORDANCE WITH THE DESIGN OF MOBILE PARKING.
2. UNDERGROUND PARKING IS TO BE ACCURATELY VENTILATED.
3. PROVIDE FIRE PROTECTION FOR ALL MECHANICAL SERVICES LESS THAN 4 ABOVE THE FINISHED FLOOR LEVEL, ALONG THE WALLS OF THE BUILDING.
4. MINIMUM 2.1 M MIN VERTICAL CLEARANCE.
5. CHALK CONTROL POINTS MUST BE PROVIDED IN ALL THE FIVE CANTONMENTS AT NO GREATER THAN 15' TYP.
6. A WATERPROOF MEMBRANE SHALL BE PROVIDED BETWEEN THE STAIRS AND THE FLOORING MATERIAL, OR THE STAIRS SHALL BE FLOORING MATERIAL.
7. ALL UNDERGROUND PARKING SPACES SHALL BE FOR FUTURE INSTALLATION OF BICYCLE CHANGING STATIONS FOR ELECTRIC VEHICLES.

SECTIONS, DETAILS & LEGEND:

REFER TO A-0.1 AND A-0.2 LARGE SCALE DRAWINGS FOR DIMENSIONS, FINISHES, MATERIALS, AND INTERIOR FINISHES.

★ SEE SECTIONS A-0.3 AND A-0.4 FOR DETAILS.

FOR INFORMATION ONLY:

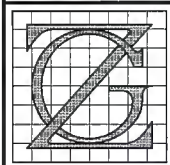
The proposed building is to be constructed in accordance with the 2015 BC Building Code. The building is to be constructed in accordance with the 2015 BC Building Code. The building is to be constructed in accordance with the 2015 BC Building Code.

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ISSUE	DESCRIPTION	DATE
4	DPA RESUBMISSION	FEB 26, 2019
3	AOP SUBMISSION	DEC 13, 2018
2	DPA RESUBMISSION	AUG 01, 2018
1	DPA	DEC 18, 2015



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SEAL:

CUSTOMER:
MacLEAN HOMES

PROJECT:
EDGE 3 CONDOMINIUMS

22507, 22577 & 22583 I
MAPLE RIDGE

SHEET TITLE:

SETBACK VARI

DRAWING NO:
A-0.0

PROJECT NO: 17

DRAWN: L2 / MGZ
CHECKED: L2 / MGZ
DATE:

APPENDIX E

Appendix E ADP Summary

The following are the responses by the Architect and the Landscape Architect concerning the comments made by the Advisory Design Panel meeting on January 22, 2020 Advisory Design Panel respecting this project:

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

Landscape Comments:

1. Consider placing the northside fence on the edge of the slab and reducing the height or eliminating the wall adjacent to the lane. Landscape Architect's comment: the planter wall with the fence is moved to the edge of the parking slab (approximately 3 feet from the property line), and the height of the wall is reduced.
2. Review grading and lane interface in coordination with landscape and civil. Landscape Architect's comment: the grading along the lane is coordinated with the civil grades.
3. Provide plantings on the base of the wall adjacent to the lane. Landscape Architect's comment: tree and shrub planting is proposed along the base of the wall to screen and soften the wall.
4. Strongly encourage the use of an alternate material to wood for the planters at the units. Architect's comment: the planter walls are changed from wood to pisa lite masonry blocks.
5. Provide adequate soil volume for proposed trees. Landscape Architect's comment: adequate soil volume is provided (exceeding BC Landscape Standard Minimum Requirements), and will be specified in the project specification.
6. Consider adding an element to the street frontage to create a more prominent entry at lobby. Landscape Architect's comment: the entry court is revised to create a more prominent entry to the lobby, and is coordinated with the architectural drawings.
7. Confirm requirements for bike racks. Landscape Architect's comment: 16 exterior bike stalls are provided at the project entry and at the west side in a secured space.
8. Consider moving light bollards to the planters or providing step lights in the walls along the walkway to amenity. Landscape Architect's comment: the light bollards are moved into the planters.
9. Consider including passive seating in the amenity area – veggie garden vs. Passive seating/bbq area. Landscape Architect's comment: the amenity area is revised and a passive seating is provided. Community / veggie garden is redesigned. A small planter is proposed to define the community garden and to provide an informal seating edge. The patio is deleted but a small open area is proposed as "work area" close to the garden shed. Gas connection is proposed for barbeque at the north amenity area.

Architectural Comments:

1. Provide more emphasis on the entry to the building.
Architect's comment: The entry to the building was highlighted by adding a new balcony portico supporting a cantilevered canopy to provide additional covered space sheltering the entrance to the building. The new canopy sits higher and reaches closer to the property line. The subtraction of the canopy front columns widens the space at the entrance. Additional emphasis to this area was created with the revised landscape plan.
2. Provide additional detailing around window trims; consider using a pre-cast trim.

Architect's comment: The window trims will be detailed similar to the two previous sister projects, including wood trims inset in the stone cladding. We believe this approach not only gives coherence to the entire building appearance, but also consistency with the two previous Edge projects in the immediate neighborhood.

3. Provide unique character to the building to distinguish from Edge 2 building including the entry, proportions and roof line.

Architect's comment: The building is unique and different from the previous Edge projects with a more contemporary exterior design:

- The Edge 3 building has very different proportion as the lot is less wide, and the building is also taller - five storeys instead of four. It is not a corner project, facing two streets as the two previous buildings.
- The roof line is simpler and streamlined. The roof at the two previous projects had a rhythm of pop-up higher roofs resulting in very different roof shape and articulation.
- The balcony portico with wide columns is a feature in all three projects, but for the Edge 3 the portico was made more contemporary with simpler forms and a brighter color compared to the previous porticos built at the other two projects.

4. The 3 bedroom unit plan has one bedroom that doesn't have an exterior window, is there a way to add a window?

Architect's comment: It is the intent of MacLean Homes to maintain the units E (and E-bw) plan layout with the internal bedroom. The building code allows the internal bedroom for this particular suite size and configuration.

Note that there is another 2-bedroom unit (Type D) which the drawings show as "convertible to three bedrooms". This unit could be an option for a prospective buyer willing to have a three bedroom suite with exterior windows in all three bedrooms.

5. Currently only the studios are adaptable, consider adding additional types of adaptable units.

Architect's comment: The Units E and E-BW, mentioned in item 4, were redesigned to allow partial accessibility. The revisions described below affect a total of five suites including the E and E-BW types in all five floor levels, and include:

- One bathroom made larger so it can be converted into wheelchair-accessible,
- The entry corridor made wider allowing wheelchair turning radius,
- The third bedroom made accessible with a larger door,
- The balcony door made wider to enable access to the balcony or patio by installing a small ramp, if required.

Note that the revised plans as described are not intended as adaptable to SAFERhome Standard or BCBC 3.8.5. Adaptive Dwelling Units in their entirety, but were redesigned to be partially adaptable to enable care of a family member requiring additional accessibility.

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: July 20, 2021
FILE NO: 01-0640-30-2021
FROM: Chief Administrative Officer
MEETING: CoW
SUBJECT: Municipal Advisory Committee on Accessibility and Inclusiveness - Age-friendly Initiative Sub-committee

EXECUTIVE SUMMARY:

In 2017, Council endorsed the Age-Friendly Initiative Sub-committee (AFI) to support the implementation of the Age-friendly Action Plan. Since its inception, the AFI has achieved a number of milestones including the City's designation by the World Health Order as an Age-Friendly City.

The initial three-year term of the AFI has expired and staff are seeking Council's approval to renew the updated AFI Terms of Reference to allow the Committee to continue supporting the implementation of the Action Plan. The MACAI Committee reviewed and updated the AFI Terms of Reference (ToR) and unanimously passed a motion at the April 15, 2021 Committee meeting to move it to Council for consideration (Attachment A).

RECOMMENDATION:

That the term of the Age-friendly Initiative Sub-committee be extended for an additional three-year period expiring on January 30, 2024; and further

That the Age-friendly Initiative Sub-committee revised Terms of Reference be endorsed.

DISCUSSION:

a) Background Context:

Age-friendly planning has been ongoing in Maple Ridge (and Pitt Meadows) since 2008 through the work of MACAI, the Maple Ridge Pitt Meadows Katzie Senior Network (SN), and a variety of like-minded community agencies and partners. The AFI specifically advocates for senior populations to be supported within all aspects of community living and aligns with MACAI's mandate to advise and/or inform the Councils of Maple Ridge and Pitt Meadows, municipal departments, community agencies and the general public on accessibility and inclusiveness.

1171

Over the years, a number of milestones have been achieved, including:

- Completion of the Age-friendly Action Plan (December 2015);
- Endorsement of the Age-friendly Action Plan by Council (March 2016);
- Designation by the UBCM as an Age-friendly Community (June 2016);
- Creation of the Age-friendly Subcommittee under MACAI (January 2018);
- Endorsement of the Age-friendly Implementation Plan (June 2018); and
- Designation by the World Health Organization as a member of the Global Network for Age-friendly Cities and Communities (June 2019).

With nearly a third of the recommendations complete or underway, there is still plenty of work to be done to make Maple Ridge age-friendly.

To be consistent with the current Policy No. 3.11 Committees of Council, the following point was added to the AFI Terms of Reference under Membership:

4.3 Chair/Convener - The chair of the Age-friendly sub-committee of MACAI will be a member of the MACAI committee.

b) Desired Outcome:

To continue to engage a broad range of community members, agencies, organizations and City officials in the ongoing evaluation and implementation of the Age-friendly Implementation Strategy that will give residents the best opportunity to age in place.

c) Strategic Alignment:

The Terms of Reference has been updated to align with the Policy No. 3.11 Committees of Council (updated in 2019) and in conjunction with the regular Committees of Council review process. The Sub-committee's work supports Council's strategic priorities, specifically Community Pride & Spirit, Community Safety, and Inter-government Relations.

d) Citizen/Customer Implications:

The entire community benefits in an age-friendly community when seniors are supported to age actively, enjoy good health, remain independent in a barrier free and inclusive environment, and are involved in community participation. .

e) Interdepartmental Implications:

A number of departments have been key stakeholders in the creation and delivery of the Age-friendly Strategy including Engineering, Parks, Recreation & Culture, Operations, Bylaws, Communications, Planning and Building.

f) Business Plan/Financial Implications:

While some of the actions and goals of the Age-friendly Implementation Strategy are easily achievable, others do require further resources. To date, the AFI Sub-committee has successfully applied for three UBCM Age-friendly Initiative grants, totaling \$45,000, to help

offset the costs of implementation. Any further financial implications related to the implementation strategy will be identified as the Committee sets its work plan for the following year and may be brought forward to Council for consideration as part of the 2022-2027 Business Plan process.

CONCLUSION:

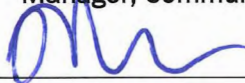
The Municipal Advisory Committee on Accessibility and Inclusiveness Committee recommends that the Age-friendly Initiative Sub-committee be extended for a further three-year period to continue with its work on implementing the Age-friendly Action Plan. The attached updated Age-friendly Initiative Sub-committee Terms of Reference outlines the mandate, membership, structure, and resources required to further the implementation of the Age-friendly Implementation Strategy, and to ensure that Maple Ridge residents can age in place.



Prepared by: **Petra Frederick,**
Community Engagement Coordinator/ Staff Liaison MACAI



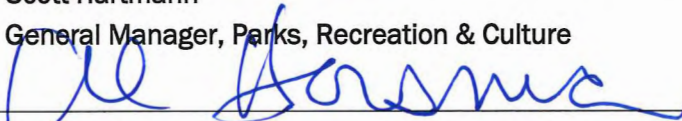
Reviewed by: **Tony Cotroneo,**
Manager, Community Engagement



Approved by: **Danielle Pope**
Director, Recreation & Community Engagement



Approved by: **Scott Hartmann**
General Manager, Parks, Recreation & Culture



Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:

- (A) Draft – Terms of Reference for Municipal Advisory Committee on Accessibility and Inclusiveness, Age Friendly Initiative Sub-committee

TERMS OF REFERENCE
FOR
MUNICIPAL ADVISORY COMMITTEE ON ACCESSIBILITY AND INCLUSIVNESS, SUB COMMITTEE
- AGE FRIENDLY INITIATIVE
2021-2023

HISTORY

Age-friendly planning has been ongoing in Maple Ridge (and Pitt Meadows) since 2008 through the work of the MACAI, the Maple Ridge, Pitt Meadows, Katzie Senior Network (SN) and a variety of like-minded community agencies and partners.

In December of 2015, the Age-friendly Community Action Plan was completed and on March 14th, 2016, Council approved the AFI plan. Furthermore in May of 2016, Maple Ridge applied for and successfully received the UBCM Age-friendly Community Designation and is listed on the Age-friendly BC Government website as an age-friendly city.

In June of 2018, Council approved the AFI implementation strategy and in June of 2019, Maple Ridge applied for and successfully received the World Health Organization's Global Network for Age-friendly Cities and Communities.

1. MANDATE

To provide stewardship for the implementation of the Age-friendly Initiative (AFI) Action Plan endorsed by Council in 2016.

2. FUNCTIONS

- Develop a coordinated approach between local government, citizens, service providers and community organizations to create an Age-friendly community;
- Encourage the community to view policies, projects and programs with an Age-friendly lens;
- Obtain formal local government commitment and public support for Age-friendly initiatives;
- Monitor and apply for funding available for Age-friendly initiatives, encourage local government or other eligible agencies to apply for this funding, and to provide input on funding applications;
- Monitor Age-friendly Implementation Strategy and completed tasks;
- To identify and implement one to three tasks per year as outlined in the current Council endorsed AFI action plan;
- Annually report to local government on accomplishments and to identify next steps (actions).

3. ROLE OF INDIVIDUAL GROUP MEMBERS

The role of the individual members of the Age-friendly Initiative Sub-Committee:

- Attending regular monthly meetings as required and actively participating in the work.
- Provide ongoing support, input and expertise within the subject area (action).
- Make presentations to local government, community organizations and to the public regarding the Age-friendly Initiative.

4. GENERAL

4.1 Membership

All members of the sub-committee will be recommended by the Sub-Committee Chair and Staff Liaison(s) and appointed by the Council Liaison(s). The Chair, Staff Liaison(s) and Council Liaison(s) will ensure that the committee is inclusive and responsive to the needs of the Age-friendly project, communities and Councils. The membership can consult with external resources for the purpose of meeting evaluation objectives.

- City of Maple Ridge Council Liaison
- City of Pitt Meadows Council Liaison
- Representative from the Municipal Advisory Committee on Accessibility and Inclusiveness (minimum of one member) - Chair
- Maple Ridge, Pitt Meadows and Katzie Senior Network Coordinator
- Representative from Ridge Meadows Senior Society
- Representative from Fraser Health
- Representative from Maple Ridge/ Pitt Meadows Community Services
- Maximum of four Community at Large Members with a minimum of one individual from each community representing the 55+ demographics
- City of Maple Ridge Staff Liaison
- City of Pitt Meadows Staff Liaison

4.2 Terms of Appointment

Members of the sub-committee shall be appointed for one term with opportunity for re-appointment.

4.3 Chair/Convenor

The chair of the Age-friendly sub-committee of MACAI will be a member of the MACAI committee and will be supported by the Maple Ridge, Pitt Meadows, and Katzie Senior Network and the Staff Liaison(s).

4.4 Meetings

- The sub-committee will meet a minimum of one time per month with additional meetings as needed.
- Minutes of the meetings will be recorded and made available to the public on the City of Maple Ridge's Website.

4.5 Quorum

- The presence of a majority of voting members shall constitute a quorum.

4.6 Review

- AFI Sub-Committee/MACAI representative will report bi-monthly to MACAI.
- AFI Sub-Committee will report to Maple Ridge and Pitt Meadows Councils as required and at minimum, annually.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Downtown Maple Ridge Business Improvement Area

MEETING DATE: July 20, 2021
FILE NO: 11-5320-20
MEETING: Committee of the Whole

EXECUTIVE SUMMARY:

At its June 22, 2021 Council Workshop, Council authorized the continuation of the Downtown Maple Ridge Business Improvement Area ("the DMRBIA"). Council is required under the *Community Charter* to receive the formal approval of the owners of property in the defined area before adopting the bylaw that will re-establish the DMRBIA. This report outlines the process for adoption of the required bylaw.

RECOMMENDATION:

That Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021 be given first, second and third reading.

DISCUSSION:

Council is proposing to undertake a local area service on its own initiative to grant money to the Downtown Maple Ridge Business Improvement Association (DMRBIA). The DMRBIA includes all lands shown as shaded and within the boundary shown on Schedule A attached to Bylaw No. 7767-2021. The money granted will be expended on the planning and implementation of a business promotion scheme that includes the following activities:

- Marketing and promotions
- Safety and security improvements
- Beautification, including general clean up, graffiti removal, banners
- Festivals and other related promotional events

All of the grant paid will be recovered by means of a local service tax against all commercial properties (BCAA Class Code 6). In 2021, the last year of the current DMRBIA, the levy collected was \$291,795.

The DMRBIA is requesting a first-year increase of \$50,000 for increased security and staff resources starting in 2022, and a 2.5% budget increase to cover inflationary increases in the four subsequent years (2023-2026.) The annual levy against all commercial properties within the DMRBIA is proposed to be as follows:

- 2022: \$341,795
- 2023: \$350,340
- 2024: \$359,098
- 2025: \$368,076
- 2026: \$377,278

The proposed program will end on December 31, 2026. Should Council wish to continue this business improvement area after that date, this process must be repeated and a new bylaw adopted. The levy for each commercial parcel will be determined by the assessed value of land and improvements.

Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021 is attached and it is recommended that it be given three readings. Prior to final reading, a notice will be published and mailed to all affected property owners (see attached Schedule B). Final reading will be considered if no valid petition against the improvement area is received within 30 days of the second publication of the required notification in the newspaper. In addition to the legislated requirement to publish notice in a newspaper once a week for two consecutive weeks and to post notice in City Hall, the website and social media will be used to further publicize Council's intention.

In order for a petition against a local area service to be certified as sufficient and valid it must be:

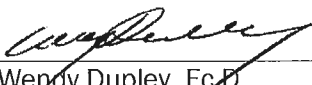
- a) signed by the owners of at least 50% of the parcels that would be subject to the local service tax, and
- b) signed by the owners of parcels that in total represent at least 50% of the assessed value of land and improvements that would be subject to the local service tax.

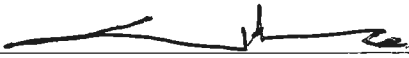
The Downtown Maple Ridge Business Improvement Association will be asking their membership if they would be interested in participating in a meeting where the Five Year Business Plan would be presented. Should there be interest, then this meeting would occur during the thirty day notification period. The Economic Development Office will support this meeting if it occurs.


The Economic Development Office will also work to ensure greater alignment between the DMRBIA the goals of Council relating to downtown security, the façade improvement and other elements of the Town Centre Animation Plan.

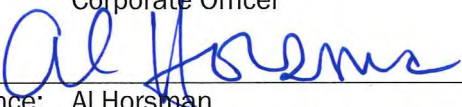
CONCLUSIONS:

The goals of the Downtown Maple Ridge Business Improvement Association align with those of Council in relation to creating a vibrant economy in the Town Centre supporting employment growth. It is therefore recommended that Council grant first, second and third readings to the bylaw that will re-establish the DMRBIA.


Prepared by: Wendy Duplex, Esq.
Director, Economic Development


Concurrence: CK Lee
Manager, Revenue & Collections


Concurrence: Stephanie Nichols
Corporate Officer


Concurrence: Al Horsman
Chief Administrative Officer

Attachments
Schedule A – Bylaw No. 7767-2021
Schedule B – Notice of Intent to Establish a Local Area Service

CITY OF MAPLE RIDGE

BYLAW NO. 7767-2021

A bylaw to establish a business improvement area service to provide a grant to the Downtown Maple Ridge Business Improvement Association for the planning and implementation of a business promotion scheme for the Maple Ridge Downtown Business Improvement Area.

WHEREAS the Council of the City of Maple Ridge may grant money to an organization that has, as one of its aims, functions, or purposes, the planning and implementation of a business promotion scheme;

AND WHEREAS all of the grant paid must be recovered by means of a local service tax;

AND WHEREAS a notice of the intention of the Council of the City of Maple Ridge to establish a Business Improvement Area Service for the purpose of funding a Business Promotion Scheme to carry out certain works and services and to market and promote business within the Business Improvement Area, has been duly given by publication of notice and service of it upon the owners of the parcels liable to be specially charged and no petition against the works proposed on Council's initiative, signed by the owners of at least 50% of the parcels that would be subject to the Business Improvement Area Service tax, that in total represent at least 50% of the assessed value of land and improvements that would be subject to the Business Improvement Area Service Tax, has been presented within 30 days after the second publication of the notice;

AND WHEREAS it is deemed expedient to proceed with the grant;

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

1. TITLE

This Bylaw shall be cited for all purposes as "Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021".

2. DEFINITIONS

In this Bylaw:

"**Act**" means the *Community Charter*, Chapter 26 [SBC 2003];

"**Business Improvement Area**" means the area of the City of Maple Ridge designated by Schedule "A" of this Bylaw;

"**Business Promotion Scheme**" means those specific activities and expenditures set out in Section 5 of this Bylaw;

"**Council**" means the Council of the City of Maple Ridge; and

"**City**" means the City of Maple Ridge.

"**DMRBIA**" means the Downtown Maple Ridge Business Improvement Association.

3. DESIGNATION OF AREA

Those lands within the area shown shaded on the map attached to and forming part of this Bylaw as Schedule "A", are designated as a Business Improvement Area within the meaning of Section 215 of the Act and shall be known as the Downtown Business Improvement Area.

4. GRANT

- a) Council is hereby empowered to grant to the DMRBIA money not exceeding the following amounts:

2022 - \$341,795
2023 - \$350,340
2024 - \$359,098
2025 - \$368,076
2026 - \$377,278

- b) These monies shall be paid to the DMRBIA as follows:

January 1, 2022 - \$170,898	July 1, 2022 - \$170,898
January 1, 2023 - \$175,170	July 1, 2023 - \$175,170
January 1, 2023 - \$179,549	July 1, 2024 - \$179,549
January 1, 2025 - \$184,038	July 1, 2025 - \$184,038
January 1, 2026 - \$188,639	July 1, 2026 - \$188,639

5. EXPENDITURE

The DMRBIA will work with the City to ensure alignment with the priorities of the City relating to security, façade improvements and other elements related to the Town Centre Animation Plan and any other such plans that may be developed during the term of this bylaw. The money granted under Section 4 of this Bylaw shall be expended only by the DMRBIA, in accordance with the conditions and limitations set out in this Bylaw, and only for a Business Promotion Scheme consisting of the following activities and expenditures:

- a) marketing and promotions
- b) safety and security improvements
- c) beautification, including general clean up, graffiti removal, banners
- e) festivals and other related promotional events.

6. RECOVERY OF FUNDS

- (a) All of the money granted to the DMRBIA pursuant to this Bylaw shall be recovered within the Business Improvement Area in the manner set out in this Section.
- (b) For the purpose of recovering the monies granted to the DMRBIA under this Bylaw in any year in which a grant is made to the DMRBIA, there shall be levied and imposed in each year on all land and improvements within the Business Improvement Area that fall within Class 6 of the Assessments - Classes and Percentage Levels Regulations, B.C. Reg. 438/81, as that regulation stood on January 8, 1988, a rate sufficient to raise the sums

set out in Section 4 herein for that year. The levy shall be based on the assessed value of land and improvements for general municipal purposes.

7. CONDITIONS AND LIMITATIONS

Notwithstanding any other provision of this Bylaw, no grant shall be made and no grant funds shall be used or spent by the DMRBIA, in any year unless the DMRBIA:

- a) submits an annual budget and work plan for approval by the City on or before January 1st in each year beginning January 1st, 2023;
- b) submits to the City a review engagement on a fiscal year basis, and such auditor shall be a member, or a partnership whose partners are members, in good standing of the Canadian Institute of Chartered Accounts, or the Certified General Accountants Association of British Columbia, or a person certified by the board established under Section 205 of the Business Corporations Act, Chapter 57 [SBC 2002]. Such review engagement shall be prepared in accordance with generally accepted accounting principles and shall include a Balance Sheet and a Statement of Revenue and Expenditure. A review engagement for the immediately preceding fiscal year, shall be submitted to the City on or before April 1st of each year beginning April 1st, 2023; and
- c) is a Society incorporated and in good standing under the provisions of the Societies Act, Chapter 18 [SBC 2015].

8. INSURANCE

- (a) The DMRBIA shall provide and maintain Commercial General Liability Insurance acceptable to the City and subject to limits of not less than five million dollars (\$5,000,000) inclusive per occurrence for bodily injury, death and damage to property including loss of use thereof. The insurance shall cover any person employed directly or indirectly by the DMRBIA as well as any contractor or subcontractor hired by the DMRBIA.
- (b) The City shall be added as an additional insured under the Comprehensive General Liability Insurance policy, and the DMRBIA shall provide the City with a copy of the policy prior to the City providing funding under Section 4 of this bylaw.
- (c) The DMRBIA's Comprehensive General Liability Insurance policy shall contain a cross liability clause and an endorsement requiring that the City be provided with 30 days prior written notice of any change in the policy or its cancellation.

9. EXPIRATION DATE

This bylaw shall cease to have effect on the 31st day of December, 2026.

READ a first time the day of , 2021.

READ a second time day of , 2021.

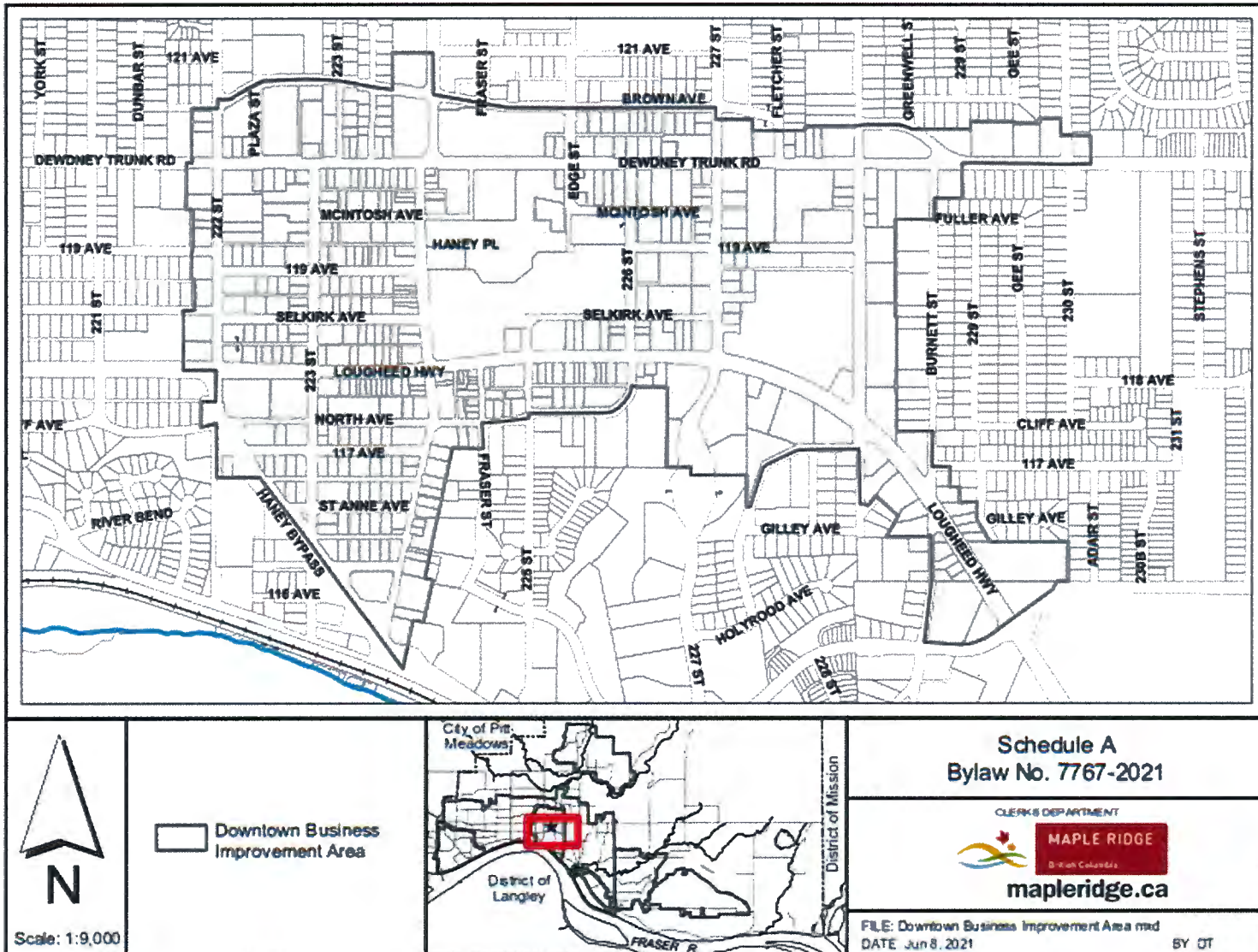
READ a third time the day of , 2021.

NOTICE OF INTENTION ADVERTISED on the day and day of , 2021.

ADOPTED the day of , 2021.

PRESIDING MEMBER

CORPORATE OFFICER



SCHEDULE "A"

SCHEDULE B

City of Maple Ridge Notice of a Council Initiated Local Areas Services for the Downtown Maple Ridge Business Improvement Association

The Council of the City of Maple Ridge gives notice that it is proposing to undertake a local area service on its own initiative to grant money to the Downtown Maple Ridge Business Improvement Association that has, as one of its aims, the planning and implementation of a business promotion scheme for the Downtown Maple Ridge Business Improvement Area. The business promotion scheme includes:

- Marketing and promotions
- Safety and security improvements
- Beautification, including general clean up, graffiti removal, banners
- Festivals and other related promotional events

The Downtown Maple Ridge Business Improvement Area includes all the lands shown as shaded and within the boundary as shown on the map.

All of the grant paid to the Downtown Maple Ridge Business Improvement Association will be recovered by means of a local service tax.

The annual levy against all commercial properties within the Downtown Business Improvement Area will be as follows:

2022: \$341,795
2023: \$350,340
2024: \$359,098
2025: \$368,076
2026: \$377,278

Based on the 2021 assessments, the annual cost to be charged to benefiting property owners in 2021 is estimated to be \$0.44790 per \$1,000 of assessed value on both land and improvements in assessment class 6 (business). In 2021 and thereafter, this rate may be adjusted either up or down to raise the annual levy noted above. The program ends on December 31, 2026.

100% of the cost of the business improvement area service paid by the City of Maple Ridge to the Downtown Maple Ridge Business Improvement Association, will be borne by the benefiting property owners located within the Downtown Business Improvement Area shown on the map.

Council may proceed with establishing the local area service unless a sufficient and valid petition not to proceed with the program is received **by 4:00 p.m. Monday, September 20, 2021** (30 days after the second date of publication of this notice in The News).

In order for a petition against a local area service to be certified as sufficient and valid it must be:

- a) signed by the owners of at least 175 parcels (50% of the parcels that would be subject to the local service tax), and
- b) signed by the owners of parcels that in total represent at least \$325,735,950 (50% of the assessed value of land and improvements that would be subject to the local service tax).

If two or more persons are owners of a parcel,

- a) they must be considered as one owner only,
- b) they are not entitled to petition unless a majority of them concur, and
- c) unless a petition is signed by a majority of them, their signatures must be disregarded in determining whether the petition is sufficient.

Petitions against the local area service must be presented to the Corporate Officer at the Municipal Hall, 11995 Haney Place, Maple Ridge, B.C. V2X 6A9 on or before **4:00 p.m. Monday, September 20, 2021.**

Copies of Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021 are available for public inspection at the Reception Desk at Municipal Hall during regular business hours. This notice and the bylaw are also available for viewing at www.mapleridge.ca

Inquiries regarding the business promotion scheme contemplated by Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021 may be made to:

Wendy Dupley
Director, Economic Development
City of Maple Ridge
604-467-7319, or

Ineke Boekhorst
Executive Director
Downtown maple Ridge Business Improvement Association
604-467-2420

Stephanie Nichols
Corporate Officer