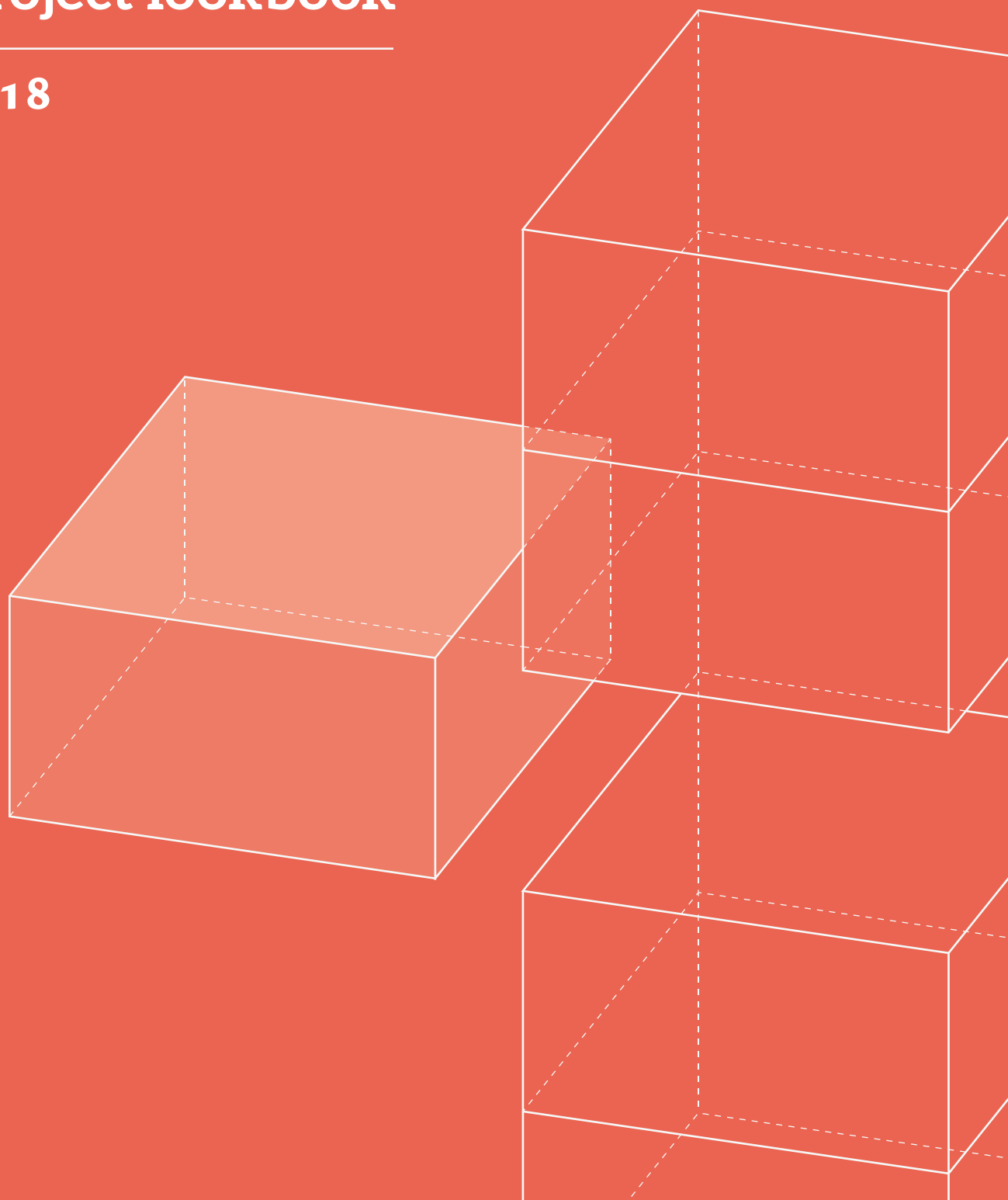
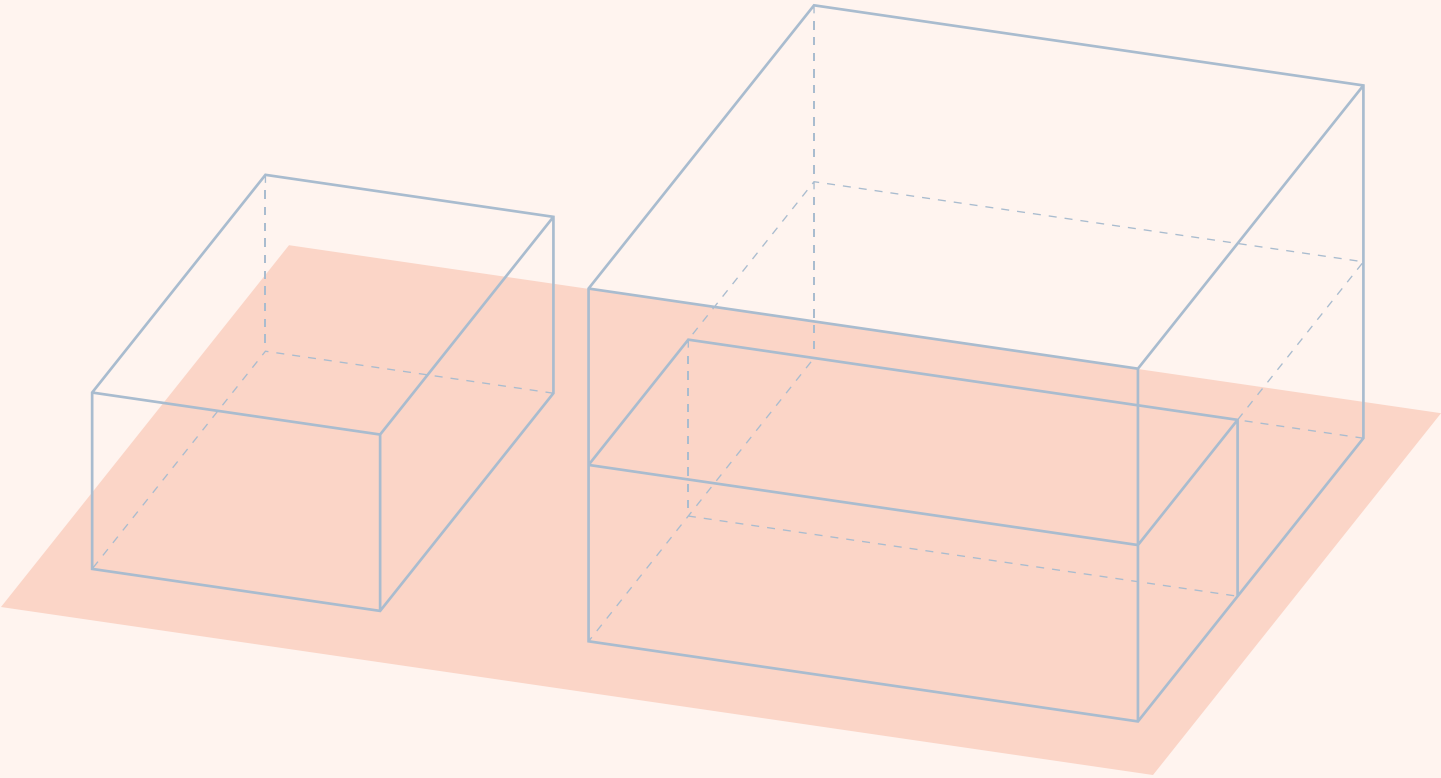


The detached garden suite pilot project lookbook

JUNE 2018





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Background

What is a detached garden suite?

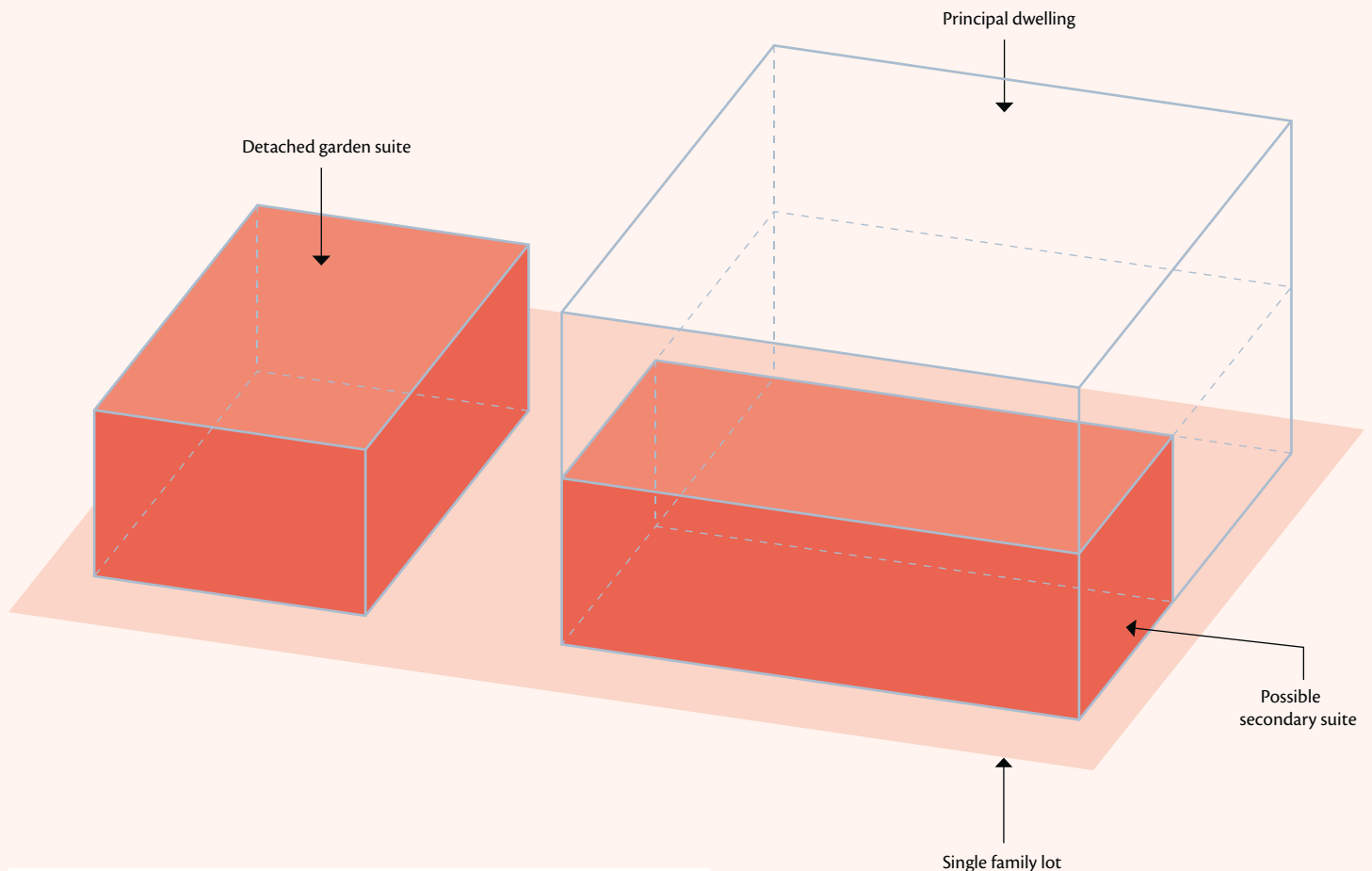
According to the [City of Maple Ridge Zoning Bylaw](#), a detached garden suite (DGS) is a:

self-contained dwelling unit, accessory to, subordinate and detached from a one family residential use, limited to one dwelling unit on the same lot, located within the rear yard.

In short, a DGS is a fully detached small dwelling placed behind the principal or main home on a single-family lot. Also known as an accessory dwelling unit (ADU) or laneway house.

In 2008, the City adopted its DGS program. To date, approximately 40 DGS units have been built. [Current ADU regulations](#) allow for units to be no smaller than 37m² (398ft²) or larger than 90m² (968ft²) or 10% of the lot area. Additionally, a DGS is not currently permitted on a lot with a secondary suite (SS).*

ILLUSTRATED EXAMPLE OF A DETACHED GARDEN SUITE



* A **SECONDARY SUITE (SS)** is a separate unit within the principal dwelling or home. For instance, a basement or attic suite. To date, over 600 secondary suites have been built in Maple Ridge.

Detached garden suite program expansion

Council directed staff to review existing DGS and secondary suite regulations at the August 29, 2017 Council workshop, and look into expanding both programs.¹

The review is intended to encourage a greater diversity of housing forms to help improve housing choice within the community. Through this process, the City hopes to create more affordable homeownership and rental choices in residential zones where DGS and SS are already permitted.

On November 16, 2017, City staff brought key stakeholders together—DGS property owners/developers and industry professionals—to discuss opportunities around design and policy innovations. This event was followed by a public open house on November 25, 2017. The City wanted to gauge the community's appetite for accessory dwelling units and get feedback on its [proposed ideas to increase DGS and SS uptake in Maple Ridge](#). Attendees and the general public were also invited to share their thoughts and concerns through a questionnaire (which was available in paper format and online) up until December 16, 2017. The outreach outcomes were then presented to Council through the [February 6, 2018 workshop report](#). At that meeting, Council directed staff to explore pathways to allow:

- » Detached garden suites and secondary suites on the same lot,
- » A minimum DGS size of 20.3m² (219ft²), and
- » A maximum DGS size of 140m² (1500ft²) or 15% of the lot area (whichever is less).

On May 1, 2018, [City staff presented a pilot project process in a workshop report to Council](#) that would use real lots and DGS test cases to explore all three situations; Council endorsed it. This lookbook is step one of this DGS pilot project.

Small Housing BC partnership

In September 2017, the City of Maple Ridge partnered with [Small Housing BC](#) (SHBC)² to explore an expansion of its DGS program as part of SHBC's multi-year project *Small Housing: Bringing Little Homes to the City*. SHBC is contributing research and writing skills, as well as leveraging its expert network, towards this collaboration up until December 2018. The *Small Housing* project is developed and managed by SHBC and funded by Vancity, the Real Estate Foundation of BC and BC Housing's Licensing & Consumer Services (formerly the Homeowner Protection Office).

² Small Housing BC is a Vancouver-based non-profit in support of the promotion and development of smaller housing forms (200 to 1500ft²) across British Columbia. It conducts research, convenes leading thinkers and engages cities and other key stakeholders to accelerate the uptake of small forms in our single-family neighbourhoods. For more on this project and SBHC, see smallhousingbc.org.

A new direction: The DGS lookbook

A lookbook is a conceptual design document. It helps readers better visualize a project's development and outcomes by using images and text to illustrate and describe proposed scenarios.

This lookbook features four real properties in Maple Ridge. While each site is unique, all homeowners want to build a DGS on his/her lot with features not currently permitted in existing regulations; this includes the number of dwelling units per site, and various configurations, forms and sizes. Through this lookbook, the City is investigating the following test cases:

- » Sites with a DGS and SS on the same lot,
- » Detached garden suites placed in the exterior side and front yard rather than the rear yard,
- » Units above garages,
- » Detached garden suites with a crawl space, and
- » Units from 47.6m² (512ft²) to 140m² (1500ft²), or up to 7.5m (24.61ft) high.

To achieve this, the booklet includes contextual and visual information for each lot, and features: homeowner profiles, site plans and information, site constraints or issues, servicing requirements, projected costs, and conceptual designs/elevations to showcase placement and views adjacent to existing buildings.

¹ Scoping reports for the secondary suite and detached garden suite review were presented to council on September 19, 2017 and October 3, 2017 respectively. Each report outlined a public consultation process and were endorsed by Council.

Lookbook assumptions and exclusions

Assumptions

- » There is community-wide support for an expanded DGS program ([based on findings from the City's December 2017 questionnaire results](#))
- » A revised DGS and SS program—with DGS/SS units on the same lot and smaller minimums and units up to 140m² (1500ft²)—will encourage the development of more affordable diverse housing options in the City, and therefore, greater uptake of the DGS/SS program
- » The featured lots demonstrate a cross-section of sites, their constraints and requirements. This lookbook is intended to help inform future homeowner-developers on the DGS development process should they wish to build one on their property and should the pilot project be expanded city-wide

Exclusions

- » Fully designed DGS units; the units included in this lookbook are concepts only based on initial conversations with the property owners. One property owner provided preliminary design plans and these plans were used to inform the concept plan for that site. Furthermore, it is important to note that the conceptual designs shown in the lookbook do not depict the style or materials that will be used for DGS construction, as those details will be determined by each property owner
- » Fully defined costs, for servicing be they selected to servicing, permitting or construction. The costs presented for each property test case are order of magnitude in nature at this stage

The goals of this lookbook are:

- » To provide council and the community a visual roadmap through the DGS pilot project
- » To help inform Council on required zoning bylaw text amendments (a prerequisite to the pilot project)
- » To identify site challenges and possible solutions (based on form and lot) that will inform pilot project DGS designs
- » To outline site requirements and implications for future DGS builders/homeowner-developers
- » To increase program awareness and DGS/SS uptake overall
- » To explore affordable housing options

Property owners and sites selection process

General

The City of Maple Ridge reached out to single-family property owners who wanted to build a DGS on their owner-occupied lots to collaborate in this exploratory pilot program expansion.

For participating in this lookbook and pilot, homeowners will have their zoning bylaw amendment (\$1,913) and public hearing (\$882) fees waived in order to develop their DGS; in exchange, the city will explore possible new DGS arrangements and be gifted access to approved building permit plans for potential future use as pre-approved plans (subject to copyright). Note: Eligible property owners are responsible for the work and cost associated with future building permit plans, obtaining building permit approvals and the overall construction of their unit. See Appendix C for the letter of agreement between property owners and the City of Maple Ridge. [For more on the pilot project process, please see the May 1, 2018 Council workshop report.](#)

Outreach

Outreach to potential homeowners for this pilot began after Council endorsed the DGS pilot project on May 1, 2018. An online banner was posted on the City's website, FaceBook and Twitter accounts, and an ad was put in the May 4th edition of the *Maple Ridge-Pitt Meadows News* (see Appendix B). Attendees from the November 26, 2017 public open house, who showed interest and signed up for DGS program updates, were also emailed about the opportunity. The deadline to respond was May 13, 2018; City staff received over 50 telephone and email inquiries.

Eligibility and requirements

The following variables were considered in selecting property owners and sites for this lookbook:

- » First come, first serve,
- » Suitability of site,³
- » Showcase a wide range of examples, both urban and rural, that depict a variety of sizes, DGS forms and designs,
- » Willingness by property owners to meet project objectives, timelines and commitments, including the signing of a letter of agreement and providing the City a refundable payment of \$1000 to cover pilot project related costs,
- » Commitment to commence construction of the DGS immediately upon adoption of the text amendment to the zoning bylaw and building permit issuance, and
- » Commitment to showcase their property and share their DGS story once their units are complete.

³ Sites with Agricultural Land Reserve (ALR) designation were excluded from this project.

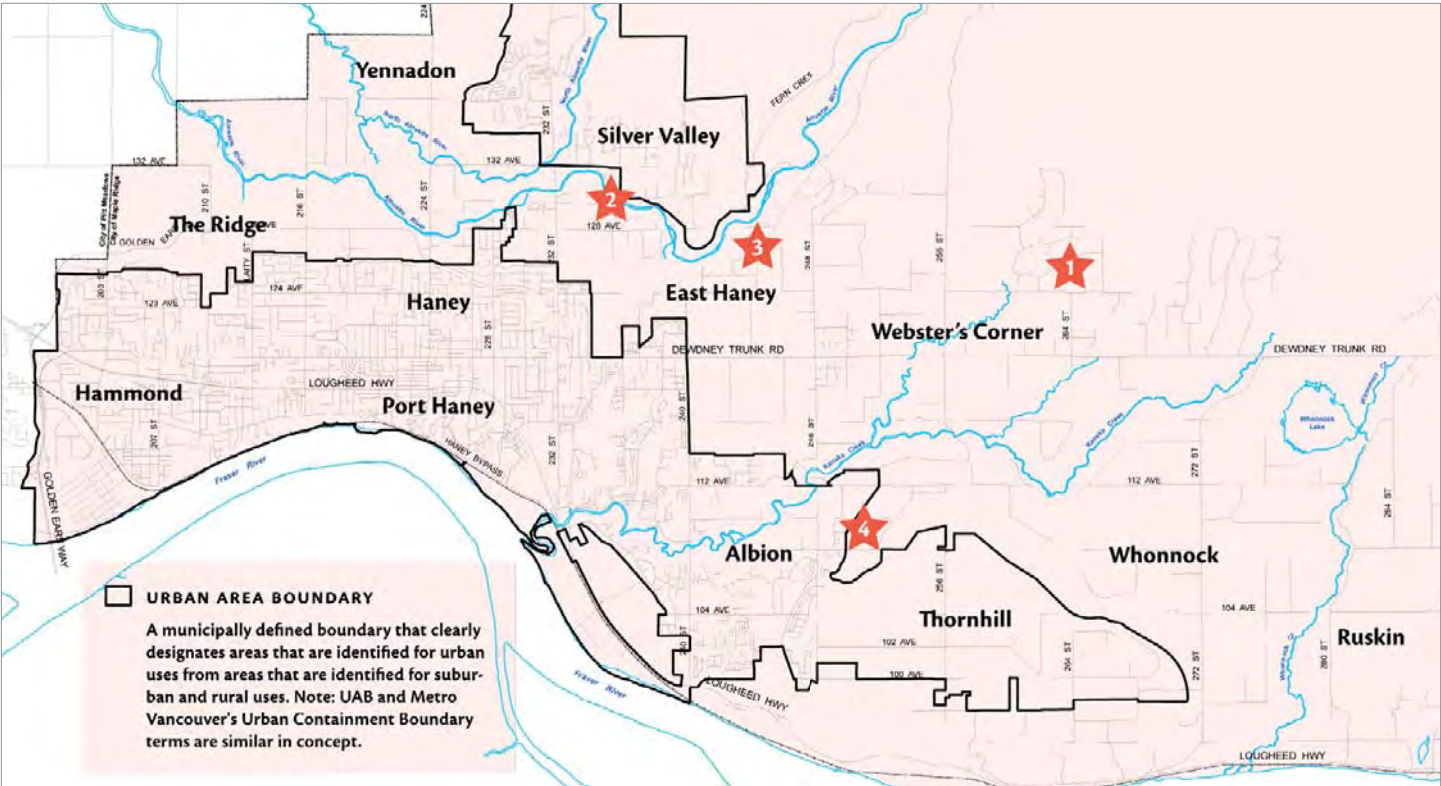
Internal review process

City staff formed an internal working committee with members from the Planning, Engineering, Fire and Building Departments. The group reviewed shortlisted property owners, who later met with planning staff to discuss project requirements and site details. Selected participants also conducted a 30-minute questionnaire over the phone to learn more about their property and reasons for building a DGS.

Referrals were drafted and reviewed by a working committee, who then provided input on site-specific constraints, opportunities and recommendations.



Final sites



TEST CASE	ADDRESS	NEIGHBOURHOOD	DGS SCENARIO	DGS SIZE
1	26378 126 th Avenue	Whispering Falls	DGS over a garage on acreage	140m ² (1500ft ²)
2	23525 Dogwood Avenue	Yennadon	One-storey DGS located in front yard on acreage	140m ² (1500ft ²)
3	12621 Ansell Avenue	Academy Park	Above garage DGS on front yard of an acreage corner lot with height at 7.5m and potential crawl space	140m ² (1500ft ²)
4	10861 Morrisette Place	Albion Area	DGS and secondary suite on a single-family lot in a new subdivision	48m ² (512ft ²)

Disclaimer

This document was prepared in compliance with municipal bylaws in effect at the time of the DGS Pilot Project property inquiries. It is also noted that the information contained in this document is preliminary and specific to each of the DGS Pilot Project test cases and that the City's position may change if new information arises, or if a test case proposal changes. Proceeding to DGS construction on the Pilot Project properties is dependent upon Council approval of zoning bylaw text amendments for each test case. Prior to proceeding with a building permit application, all applicants are encouraged to discuss their proposals with City staff to ensure that the position noted within this correspondence remains valid, and that the proposal is in compliance with all relevant and current city bylaws, policies and objectives.

Next steps

Text amendments

Should the test cases included in this lookbook be endorsed by Council, text amendments⁴ to the zoning bylaw will be made. These will be brought to Council for first and second readings, with a recommendation that the amending bylaws go to public hearing and a final reading in fall 2018.

Pilot project and tours

This lookbook is a visual representation of the greater pilot project. If Council approves a final reading, the homeowners will start construction on their DGS units. We anticipate this could happen as early as the fall, with the pilot ending in spring 2019 (see Appendix D for timeline).

In addition to building their new homes, participating property owners will offer tours of their finished DGS to Council and the public for up to two months prior to receiving final occupancy. They will also let the City document their DGS journey by sharing images and their stories online and through print media in order to showcase the outcomes of this pilot project and increase awareness of the expanded DGS program. Once the tours are complete, a final report to Council will be prepared and include:

- » An update on lookbook designs and costing information,
- » Feedback from property owners on their experience and project outcomes,
- » Feedback received from surrounding neighbours on the completed units,
- » Lessons learned through the pilot project process, and
- » Recommendations on proceeding with an expansion of the DGS regulations to fully incorporate the pilot project options into the zoning bylaw.

Contact

For more information on this lookbook, the proposed pilot project and/or the detached garden suite program, please contact the City of Maple Ridge's Planning Department at 604-467-7341 or planning@mapleridge.ca.

⁴ The text amendment bylaws are necessary to take these test cases from proposed to actual DGS developments as part of this pilot project.

“It’s a family plan at this point.”

Keeps our family in Maple Ridge, allows our children the opportunity to own a home and the potential for us to move into the DGS as we get older. Keeps family close, especially, if we need a helping hand.

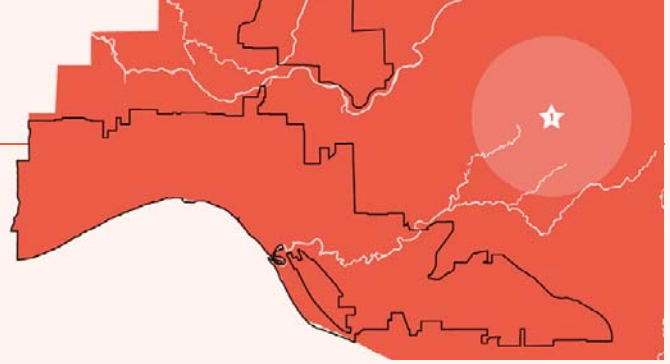
—Brenda Richardson, participating homeowner in DGS pilot

Test cases

12	Test case #1: 126 th Avenue
16	Test case #2: Dogwood Avenue
20	Test case #3: Ansell Avenue
24	Test case #4: Morrisette Place

Test case #1

A 140m² (1500ft²) DGS over a garage (with a building height variance to 7.5m, 24.61ft), located in rear yard, on acreage with an on-site sewage system.



Homeowner profile: Garry and Lesli Altenried



NO. PERSONS IN HOME: 2

- » WITH THE DGS: 4
(parents, daughter and husband)
- » AGES: 58, 57, 27, 26

WHAT WE ENJOY MOST ABOUT

OUR HOME/NEIGHBOURHOOD:
Safe for kids, neighbours are respectful and tend to their yards, it's quiet

YEARS LIVED AT PROPERTY:

22 years

OUR DETACHED GARDEN SUITE (DGS) STORY:

We're building a DGS for our daughter and her husband. They both have good jobs but this allows them a foot in the door and to build some equity. They will make the mortgage payments on the DGS (estimate \$1500 per month). We wouldn't stay here if the family weren't part of the housing equation; we would look at downsizing. We're good for another 10 years or longer.

Site details

ADDRESS	26378 126 th Avenue
NEIGHBOURHOOD	Whispering Falls
ZONE	RS-2 (one-family suburban residential)
LOT SIZE	1.05 acres (4260m², 45,854ft²)
LOT DIMENSIONS	FRONT: 51.77m (169.85ft) SIDE EAST: 62.75m (205.87ft) SIDE WEST: 80.15m (262.96ft) REAR: 37.96m (124.54ft)
BUILDINGS ON-SITE	Principal and accessory dwellings*
PARKING	Three-car garage below DGS
SERVICING	Municipal water and on septic
LOT FEATURES/ CHALLENGES	Slight slope upward from west to east of site; on septic and municipal water, the DGS may require a separate septic field

Financials

PROPERTY VALUE (2018)	\$826,000
IMPROVEMENTS, IF ANY	\$417,000

*PRINCIPAL AND ACCESSORY DWELLINGS. [City of Maple Ridge Bylaw no. 3510-1985](#): accessory use means customarily incidental, subordinate and exclusively devoted to the principal permitted use or uses of land, buildings or structure.

Our DGS

UNIT SIZE	140m² (1500ft²)
NO. OF STOREYS	Two
DESIGN DETAILS	» DGS constructed over three-car garage » 2 bedroom and 1 bathroom » Open concept and contemporary with an upscale Whistler feel » Want to keep the same colour scheme and stonework as the main house
FEATURES	» On-demand water and efficient heating system » Solar panels are a possibility but depends on cost
DESIGNER	Hiring a professional but researching concepts
BUILDER	Will do the general contracting but have friends and family to help with framing, plumbing and electrical hookups; we built our house 22 years ago
PLACEMENT ON LOT	Behind on-site sewage system encumbrance area in centre rear yard; driveway will extend to DGS garage
TYPE OF FOUNDATION	Concrete slab
LANDSCAPING	DGS will remain surrounded by existing trees and cedar hedge
SERVICING DETAILS	Municipal water, on septic system
COSTS (ESTIMATED)	» CONSTRUCTION WITH FOUNDATION: \$250,000–\$300,000 » SERVICING (INCL. WATER, SEWAGE) ¹ : \$7000 » ELECTRICAL (BC HYDRO): Unknown » OTHER: Electrician could be \$3000-\$10,000

¹ See Appendix E for a blank engineering servicing estimate form.

City of Maple Ridge departmental requirements and/or comments²

Engineering

POLICY:

- » Only one access per lot is permitted, pursuant to Schedule D of the Subdivision and Development Servicing Bylaw; proposed DGS to utilize the existing driveway access off of 126th Avenue (see Appendix F for Driveway policy)
- » This property is located outside the Metro Vancouver Urban Containment Boundary*
- » There is a “no-build” Statutory Right of Way** on file for the subject site, LMP19851, to maintain area for existing and future septic system

FRONTAGE UPGRADES:

None

UNDERGROUND SERVICING:³

- » The existing 20mm water service connection will need to be disconnected and a new 38mm service installed by City crews at the applicant's cost
- » Sanitary disposal to be handled on-site via septic field. System may need expansion with DGS construction. Approvals required through Fraser Health
- » There is no existing storm sewer fronting this property. Storm drainage to be directed to the ditch fronting the lot. An on-site source control facility will need to be constructed to effectively deal with the three-tier stormwater management criteria

UTILITY WORKS:

- » Underground BC Hydro, TELUS services to the property line are not required
- » Coordinate all gas works

Planning

- » Property is located in Wildfire Development Permit (DP) Area and may be required to use fire retardant construction materials, as per the document guidelines (see Appendix G)
- » The Planning Department will bring the following to Council for consideration and approval:
 - › Proposed Zoning Bylaw text amendment to allow a 140m² (1500ft²) DGS with a building height up to 7.5m (24.61ft)
 - › Proposed Housing Agreement Bylaw to include:
 - Ongoing owner occupancy on the subject property,
 - Providing and maintaining one parking stall for DGS,
 - Allowing tours of the constructed DGS, and
 - Permitting use of personal profile information

Building

See [DGS Guide](#) for building permit requirements. Specific comments are anticipated once complete building permit drawings received and reviewed

Sustainability

Additional density on existing lot

Other

- » If servicing upgrades or frontage improvements are required, the applicant will be responsible to provide:
 - › Engineering construction drawings, and
 - › Assessment of the condition and capacity of any existing service connections to the property or municipal system including water distribution or storm sewer
- » The applicant will have the option to have City crews complete the servicing works or choose a contractor
- » Legal/Property Title Documentation:
 - › Upon Council adoption of the Housing Agreement Bylaw (see Appendix C, within letter of agreement), the fully executed document must be registered on the property title through a Restrictive Covenant***

Recommendations and/or next steps, if any:

- » At the time of the building permit application, a detailed review of the property will be provided by the City
- » Prior to proceeding with a building permit application, it is recommended to contact:
 - › The Engineering Department regarding site servicing requirements; and the Planning and Building Departments regarding any development permits or restrictions that may apply to the property in question. The applicant will also be responsible to coordinate all third party utility work including BC Hydro, Telecommunications and Fortis

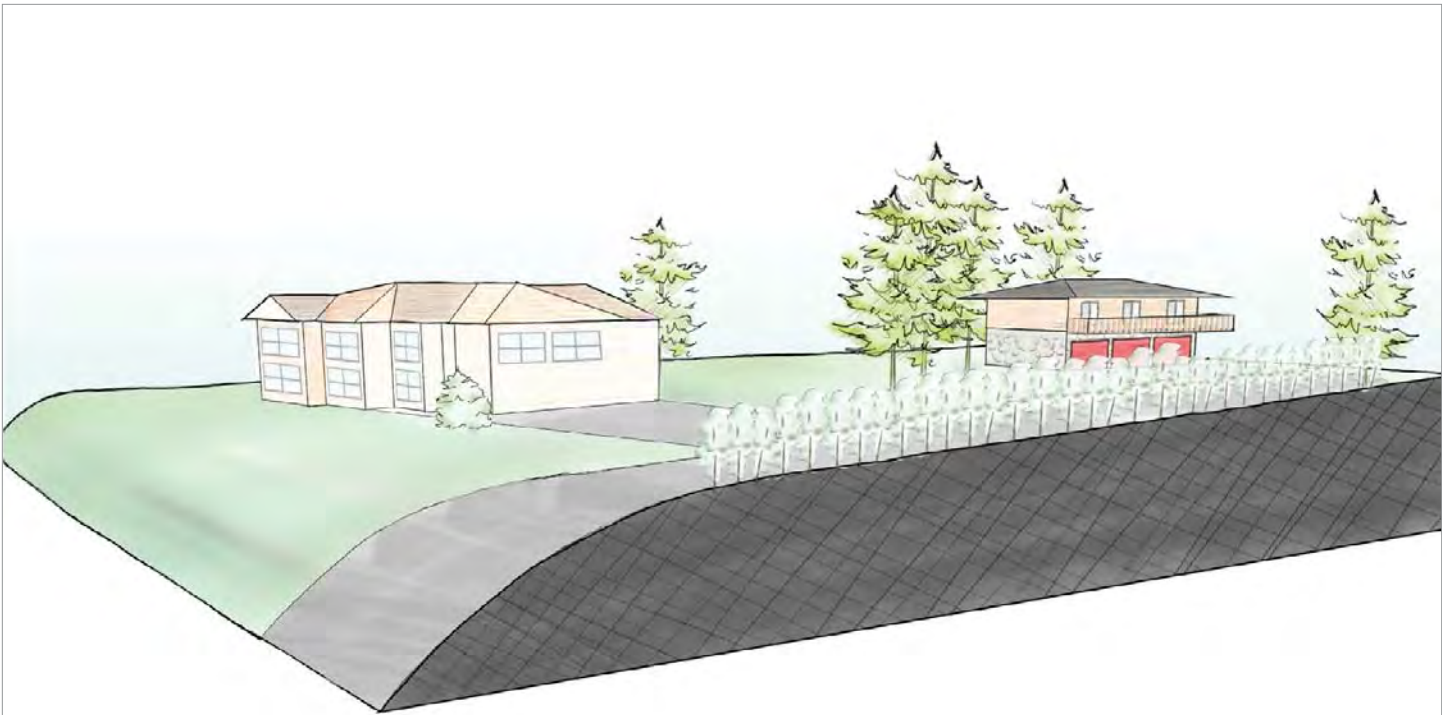
* THE URBAN CONTAINMENT BOUNDARY (UCB) is a regionally defined area that establishes a stable, longterm footprint for urban development identified in [Metro Vancouver's Regional Growth Strategy](#). It can accommodate all growth projected for 2040.

** STATUTORY RIGHT OF WAY is a legal term under the BC Land Title Act: an easement without a designated dominant tenement registrable under section 218.

*** A RESTRICTIVE COVENANT is a [signed agreement between a property owner and, in this case, the City of Maple Ridge](#). The agreement specifies some restriction of activities or land use applied to a portion of the property.

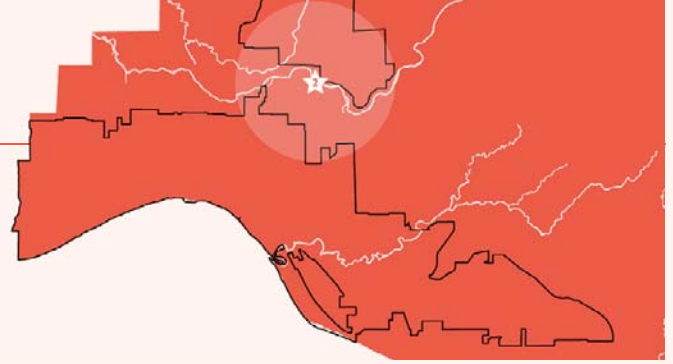
² The servicing standards identified below are only approximations and may change through field verification or bylaw amendments at the time of application.

³ Each property is permitted one water connection, one sanitary connection and one storm connection. Each connection provided is to be shared by both the existing house and the proposed DGS.



Test case #2

A one-storey 140m² (1500ft²) DGS, located in the front yard on acreage with municipal water and sewer service.



Homeowner profile: Brenda and Jim Richardson



NO. PERSONS IN HOME: 2

- » WITH THE DGS: 5
(parents, son and his wife and child)
- » AGES: 60, 62

WHAT WE ENJOY MOST ABOUT

OUR HOME/NEIGHBOURHOOD:
It's quiet and private, and the property is big enough that you don't see your neighbours as much

YEARS LIVED AT PROPERTY:

19 years

OUR DETACHED GARDEN SUITE (DGS) STORY:

Our property is on a large acreage with the main house (which is a cottage converted into a rancher from 1956) by the river. Our DGS would be closer to the road at the front of the property. Our son, his wife and grandson would live in the DGS.

Site details

ADDRESS	23525 Dogwood Avenue
NEIGHBOURHOOD	Yennadon
ZONE	RS-2 (one-family suburban residential)
LOT SIZE	1 acre (4047m², 43,561ft²)
LOT DIMENSIONS	FRONT: 48.22m (158.20ft) SIDE EAST: 70.47m (231.20ft) SIDE WEST: 108.17m (354.89ft) REAR: 50.70m (166.34ft)
BUILDINGS ON-SITE	Principal dwelling
PARKING	Building a detached two-car garage
SERVICING	Municipal water and on septic
LOT FEATURES/ CHALLENGES	Forested, on floodplain,* Alouette River at rear of property

Financials

PROPERTY VALUE (2018)	\$990,000
IMPROVEMENTS, IF ANY	\$135,000

Our DGS

UNIT SIZE	140m² (1500ft²)
NO. OF STOREYS	One (at grade)
DESIGN DETAILS	» Country rancher with a double garage off to the side but connected to the DGS » 3 bedrooms, 2 bathrooms » Want it to blend in nicely with nature and to complement the main house (although the DGS may be a bit more modern)
FEATURES	Will require fire retardant materials as we're in the Wildfire Development Permit (DP) area
DESIGNER	Will hire an architect
BUILDER	Currently interviewing builders
PLACEMENT ON LOT	Front yard on east side
TYPE OF FOUNDATION	Perhaps concrete slab; also interested to do a crawl space for storage
LANDSCAPING	Remaining forest will provide landscaping
SERVICING DETAILS	Municipal water, installing sewer
COSTS (ESTIMATED)	» CONSTRUCTION WITH FOUNDATION: \$300,000 » SERVICING (INCL. WATER, SEWAGE) ⁴ : \$9000 » ELECTRICAL (BC HYDRO): Unknown » OTHER: None

* SITE CONSTRAINTS: Areas prone to flooding are designated as floodplains by the federal and provincial government. [Several municipal policies and regulations reflect this information.](#)

⁴ See Appendix E for a blank engineering servicing estimate form.

City of Maple Ridge departmental requirements and/or comments⁵

Engineering

POLICY:

Only one access per lot is permitted pursuant to Schedule D of the Subdivision and Development Servicing Bylaw; the DGS will utilize the existing access off of Dogwood Avenue (see Appendix F for Driveway policy)

FRONTAGE UPGRADES:

Road widening is required under the Schedule D of the Subdivision and Development Servicing Bylaw (see Appendix F); however, the existing asphalt width of 6m (19.69ft) provides an adequate level of service for the road, and as such, the Engineering Department will support a Development Variance Permit application for Council approval to waive this requirement

UNDERGROUND SERVICING:⁶

- » The existing 25mm water service connection will need to be disconnected and a new 38mm service installed by City crews at the applicant's cost
- » There appears to be an existing service connection that seems to be adequate for the intended use
- » There is no existing storm sewer fronting this property; storm drainage to be contained on-site, and an on-site source control facility will need to be constructed to effectively deal with the three-tier stormwater management criteria

UTILITY WORKS:

- » Underground BC Hydro, TELUS services to the property line are not required
- » Coordinate all gas works

Planning

- » Property is located in Wildfire Development Permit Area and may be required to use fire retardant construction materials, as per the DP Guidelines (see Appendix G)
- » Proposed removal of trees for DGS construction to comply with requirements in the [Tree Protection and Management Bylaw No. 7133-2015](#)
- » The Planning Department will bring the following to Council for consideration and approval:
 - › Proposed Zoning Bylaw text amendment to allow a 140m² (1500ft²) DGS that will be located in front yard
 - › Proposed Housing Agreement Bylaw that includes:
 - Ongoing owner occupancy on the subject property,
 - Providing and maintaining one parking stall for DGS,
 - Allowing tours of the constructed DGS, and
 - Permitting use of personal profile information
 - › A proposed variance to the Subdivision and Development Services Bylaw to waive road widening requirements

Building

- » This property is located in the floodplain and will require a report from a professional engineer with experience in geotechnical engineering certifying that the land may be used safely for the purpose intended, pursuant to Section 8.3.1 of the [Building Bylaw No. 6925-2012](#)
- » See [DGS Guide](#) for building permit requirements. Specific comments are anticipated once complete building permit drawings received and reviewed

Sustainability

Additional density on property

Other

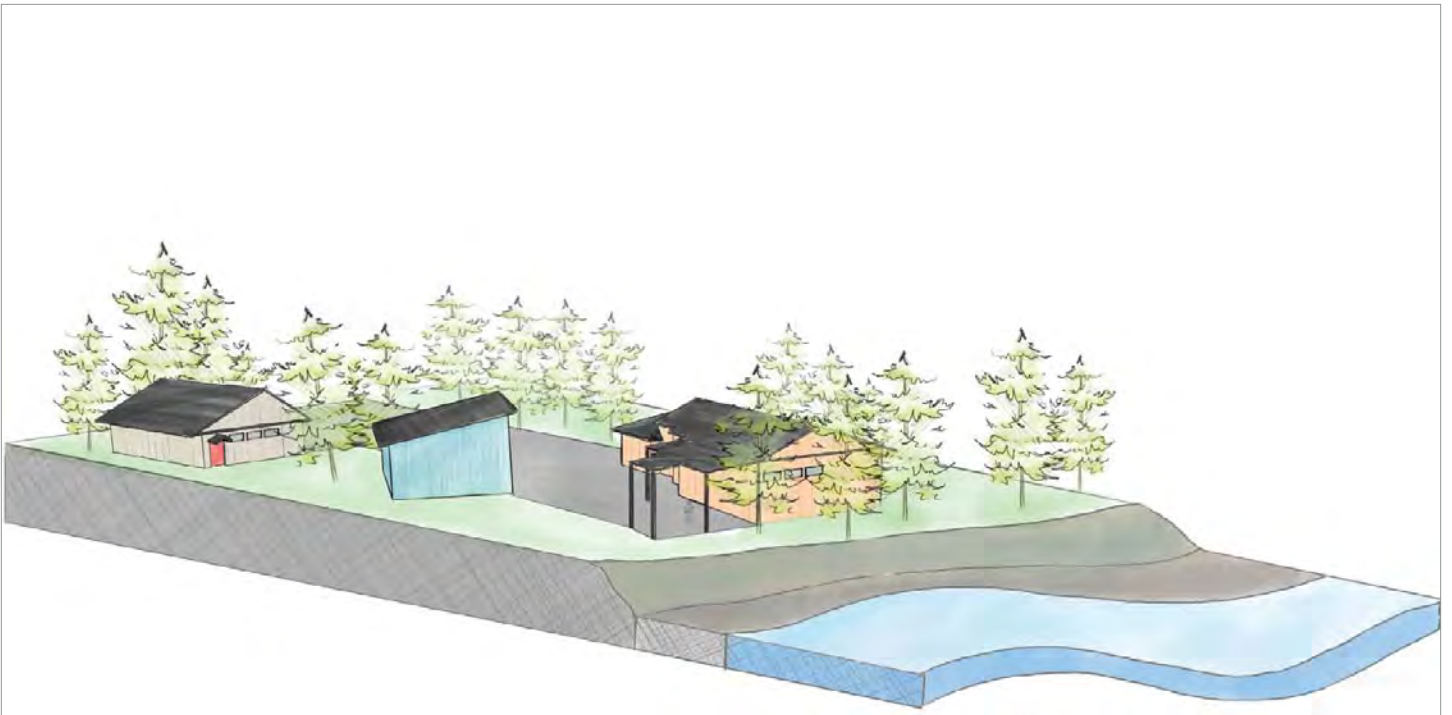
- » If servicing upgrades or frontage improvements are required, the applicant will be responsible to provide:
 - › Engineering construction drawings, and
 - › Assessment of the condition and capacity of any existing service connections to the property or municipal system including water distribution, storm sewer or sanitary sewer
- » The applicant will have the option to have City crews complete the servicing works or choose a contractor
- » Legal/Property Title Documentation:
 - › Upon Council adoption of the Housing Agreement Bylaw, the fully executed document must be registered on the property title through a Restrictive Covenant,
 - › Upon Council approval of a development variance permit to waive road widening, as required in Section D of the Subdivision and Development Services Bylaw (see Appendix F), a notification must be placed on the property title, and
 - › The floodplain geotechnical report must be registered on the property title through a Restrictive Covenant, pursuant to Section 8.3.1 of the [Building Bylaw](#)

Recommendations and/or next steps, if any:

- » At the time of the building permit application, a detailed review of the property will be provided by the City
- » Prior to proceeding with a building permit application, it is recommended to contact:
 - › The Engineering Department regarding site servicing requirements; and the Planning and Building Departments regarding any development permits or restrictions that may apply to the property in question. The applicant will also be responsible to coordinate all third party utility work including BC Hydro, Telecommunications and Fortis

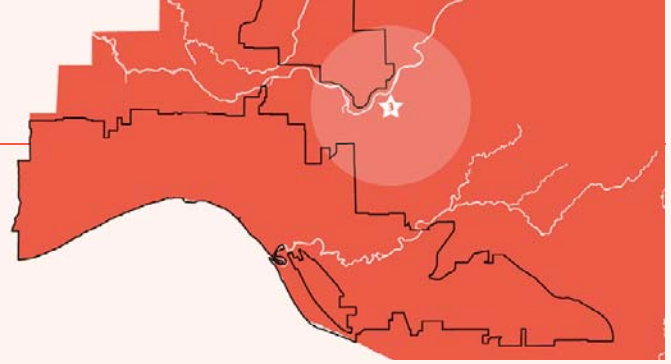
⁵ The servicing standards identified below are only approximations and may change through field verification or bylaw amendments at the time of application.

⁶ Each property is permitted one water connection, one sanitary connection and one storm connection. Each connection provided is to be shared by both the existing house and the proposed DGS.



Test case #3

An above-garage DGS unit with a potential crawl space (and a building height up to 7.5m, 24.61ft) located in exterior side yard of an acreage corner lot with municipal water and sewer service.



Homeowner profile: Margaret and Jay Crandell



NO. PERSONS IN HOME: –

- » WITH THE DGS: 7
(3 parents, 2 daughters, son-in-law, grandchild)
- » AGES: 82, 51, 51, 27, 26, 25, 2

YEARS LIVED AT PROPERTY:

0, moving from Maple Ridge into new home in July 2018

WHAT WE ENJOY MOST ABOUT OUR NEW HOME/

NEIGHBOURHOOD: The view, size of the property, quiet neighbourhood and mature landscaping

OUR DETACHED GARDEN SUITE (DGS) STORY:

We purchased this property because of its suitability for a detached garage with a garden suite. Our daughter and her family will be moving from their townhouse into the DGS. We may use the DGS later on to age in place.

Site details

ADDRESS	12621 Ansell Street
NEIGHBOURHOOD	Academy Park
ZONE	RS-2 (one-family suburban residential)
LOT SIZE	1 acre (4047m ² , 43,561.50ft ²)
LOT DIMENSIONS	FRONT: 32.79m (107.58ft) EXTERIOR SIDE: 74m (242.78ft) INTERIOR SIDE: 86.45m (283.63ft) REAR: 76.98m (252.56ft)
BUILDINGS ON-SITE	Principal dwelling
PARKING	Two to three-bay garage
SERVICING	Municipal water and sewer
LOT FEATURES/ CHALLENGES	» Corner lot, circular driveway provided access to Ansell and 126 th » In Fraser Sewer Area, but not within regional Urban Containment Boundary; connecting to existing sewer will require Metro Vancouver approval (estimated at six months)

Financials

PROPERTY VALUE (2018)	\$1,155,000
IMPROVEMENTS, IF ANY	\$219,000

Our DGS

UNIT SIZE	140m ² (1500ft ²)
NO. OF STOREYS	Two
DESIGN DETAILS	» Two-storey DGS with the second floor above » 3 bedrooms, 3 bathrooms » Traditional or transitional style » Windows will face the north, to the view; we want DGS to be compatible, although not a perfect match, with the main house, as we may want to upgrade it down the road
FEATURES	On-demand hot water and possible hot water heating
DESIGNER	Will hire an architect
BUILDER	We will do the contracting (we built a house in Maple Ridge 17 years ago)
PLACEMENT ON LOT	Side yard, closer to 126 th ; DGS garage will access existing driveway
TYPE OF FOUNDATION	Slab on grade but considering a crawl space for storage
LANDSCAPING	DGS location will remain surrounded by existing trees
SERVICING DETAILS	Municipal water and septic (and possibly sewer; will need Metro Vancouver approval)
COSTS (ESTIMATED)	» CONSTRUCTION WITH FOUNDATION: \$250,000 » SERVICING (INCL. WATER, SEWAGE) ⁷ : \$8000 » ELECTRICAL (BC HYDRO): Unknown » OTHER: None

“It's a way to help our daughter and family get into an affordable detached home.”

—Margaret Crandell

⁷ See Appendix E for a blank engineering servicing estimate form.

City of Maple Ridge departmental requirements and/or comments⁸

Engineering

POLICY:

- » Only one driveway access per lot is permitted pursuant to Schedule D of the Subdivision and Development Servicing Bylaw, the existing access must be used for the proposed detached garden suite (see Appendix F for Driveway policy)
- » This property is outside the Metro Vancouver Urban Containment Boundary

FRONTAGE UPGRADES:

Road widening is required to achieve a rural local road standard; however, the Engineering Department will support a Development Variance Permit application for Council approval to waive this requirement. The existing asphalt width for Ansell Street is adequate

UNDERGROUND SERVICING:⁹

- » The existing 20mm water service connection will need to be disconnected and a new 38mm service to be installed by City crews at the applicant's cost
- » The existing sanitary service connection which serves the existing house appears to be adequate for continued use. However, given the property is outside the regional Urban Containment Boundary, the new proposed dwelling will be required to dispose of sanitary sewage by septic field or if a connection to the sanitary sewer is desired for the proposed DGS. Metro Vancouver will consider a request for a sanitary sewer connection if it includes a resolution in support from Maple Ridge Council
- » There is no existing storm sewer fronting this property. Storm drainage to be handled on-site and overflow to the existing ditch, none to go to adjacent properties. In addition, an on-site source control facility will need to be constructed to effectively deal with the three-tier stormwater management criteria

UTILITY WORKS:

- » Underground BC Hydro, TELUS services to the property line are not required
- » Coordinate all gas works

Planning

The Planning Department will bring the following to Council for consideration and approval:

- » Proposed Zoning Bylaw text amendment to include a building height increase to 7.5m (24.61ft) and permit DGS location in exterior side yard
- » Proposed Housing Agreement Bylaw to include:
 - › Ongoing owner occupancy on the subject property.
 - › Providing and maintaining one parking stall for DGS.
 - › Allowing tours of the constructed DGS, and
 - › Permitting use of personal profile information

- » A proposed variance to the Subdivision and Development Services Bylaw to waive road widening requirements

Building

See [DGS Guide](#) for building permit requirements. Specific comments are anticipated once complete building permit drawings received and reviewed

Sustainability

None

Other

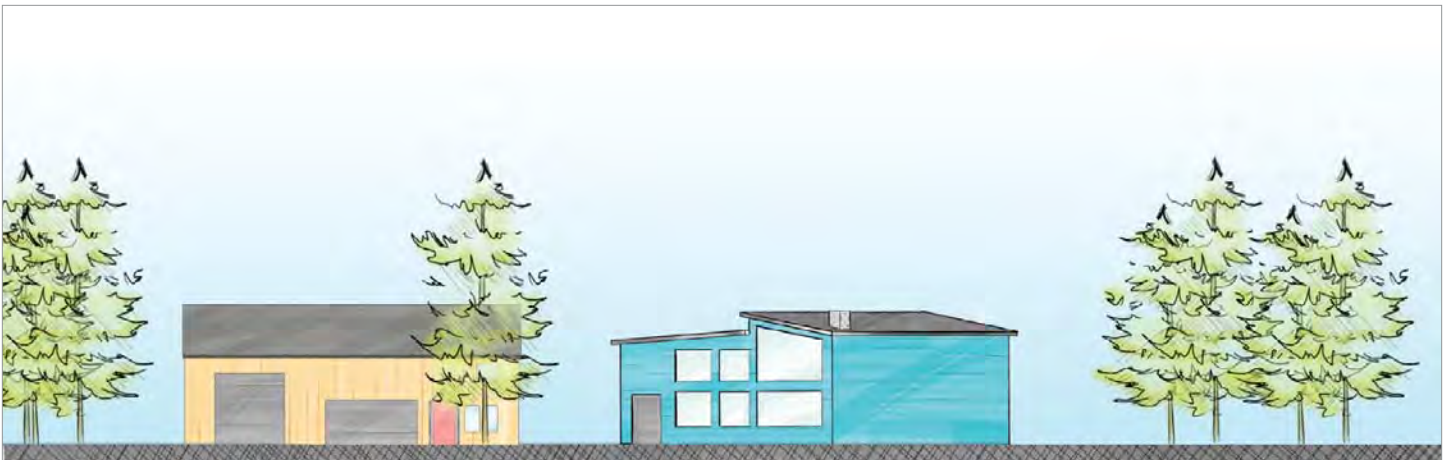
- » Engineering will support a variance required to waive road upgrade requirements in the [Subdivision and Development Servicing of Land Bylaw](#); Planning will send to Council at appropriate time
- » If servicing upgrades or frontage improvements are required, the applicant will be responsible to provide:
 - › Engineering construction drawings, and
 - › Assessment of the condition and capacity of any existing service connections to the property or municipal system including water distribution, storm sewer or sanitary sewer
- » The applicant will have the option to have City crews complete the servicing works or choose a contractor
- » Legal/Property Title Documentation:
 - › Upon Council adoption of the Housing Agreement Bylaw, the fully executed document must be registered on the property title through a Restrictive Covenant, and
 - › Upon Council approval of a development variance permit to waive road widening, as required in Section D of the Subdivision and Development Services Bylaw (see Appendix F), a notification must be placed on the property title

Recommendations and/or next steps, if any:

- » At the time of the building permit application, a detailed review of the property will be provided by the City
- » Prior to proceeding with a building permit application, it is recommended to contact:
 - › The Engineering Department regarding site servicing requirements; and the Planning and Building Departments regarding any development permits or restrictions that may apply to the property in question. The applicant will also be responsible to coordinate all third party utility work including BC Hydro, Telecommunications and Fortis

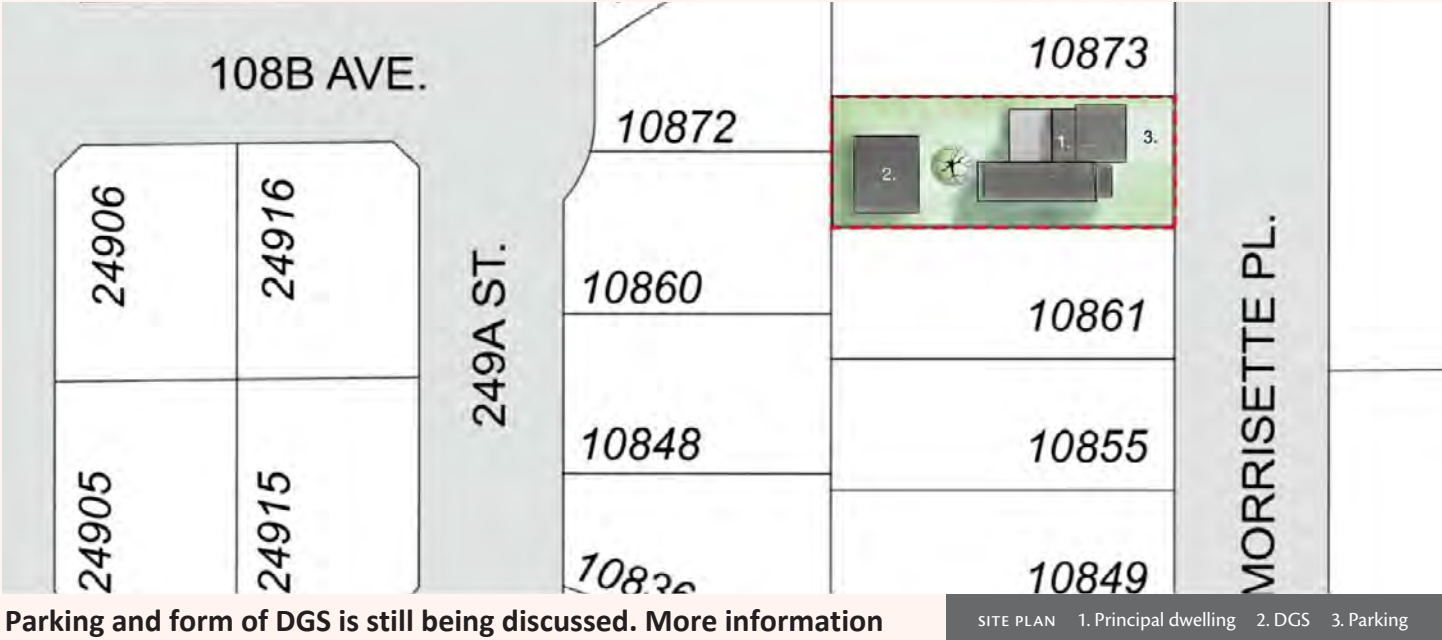
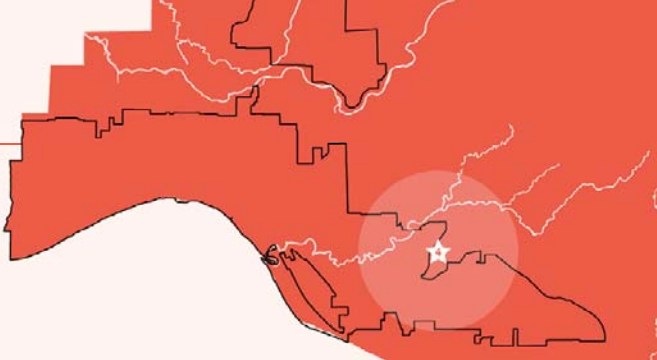
⁸ The servicing standards identified below are only approximations and may change through field verification or bylaw amendments at the time of application.

⁹ Each property is permitted one water connection, one sanitary connection and one storm connection. Each connection provided is to be shared by both the existing house and the proposed DGS.



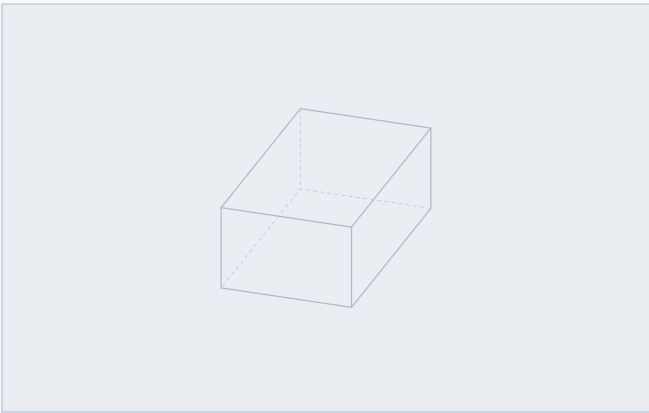
Test case #4

A 47.6m² (512ft²) DGS and a secondary suite on a new single-family residential lot within the Urban Area Boundary.¹⁰



Parking and form of DGS is still being discussed. More information will be available at First and Second Readings.

Homeowner profile: Ramandeep and Swarandit Dhaliwal



NO. PERSONS IN HOME: –
» WITH THE DGS: 2 families, each set of parents has 3 kids
» AGES: 1.5, 5, 5, 7, 9, 13, 35–40 (4)

YEARS LIVED AT PROPERTY:
0, moving from Abbotsford into brand new subdivision

WHAT WE ENJOY MOST ABOUT OUR NEW HOME/ NEIGHBOURHOOD: Closer to school and work, bigger lot

OUR DETACHED GARDEN SUITE (DGS) STORY: We’re bringing two families together to live under one roof and adding a secondary suite to the new main house (approximately 74m², or 800ft²); the DGS in the back will be rented out for about \$900 a month. Later on, we may move in our aging parents into the DGS.

Site details

ADDRESS	10861 Morrisette Place
NEIGHBOURHOOD	Albion Area Place
ZONE	RS-1b (one-family urban medium density residential)
LOT SIZE	588.30m ² (6332.40ft ²)
LOT DIMENSIONS	FRONT/REAR: 15m (49.21ft) SOUTH SIDE: 39.23m (128.71ft) NORTH SIDE: 39.22m (128.67ft)
BUILDINGS ON-SITE	None (part of a new subdivision and new lot construction)
PARKING	Concrete driveway to the rear of the house; one stall for DGS and one stall for secondary suite
SERVICING	Municipal water and sewer
LOT FEATURES/ CHALLENGES	Slope and right of way off the rear lot; requires a 3m (9.84ft) setback

Financials

PROPERTY VALUE (2018)	\$384,000
IMPROVEMENTS, IF ANY	Vacant, new subdivision

Our DGS

UNIT SIZE	47.60m ² (512ft ²)
NO. OF STOREYS	One
DESIGN DETAILS	» Single-storey with 1 bedroom and 1 bathroom » Contemporary style with a semi-flat roof » Design is already complete, with the DGS matching the exterior and colour of the main house
FEATURES	Separate meter for electrical
DESIGNER	Method Design
BUILDER	Ricky Flora of Swaraj Developments Ltd.
PLACEMENT ON LOT	Rear yard, closer to south side yard lot line
TYPE OF FOUNDATION	Concrete slab
LANDSCAPING	New build, will require landscaping
SERVICING DETAILS	Off-site servicing requirements currently under construction under 2012-109-SD; water, sewer and drainage at rear of property
COSTS (ESTIMATED)	» CONSTRUCTION WITH FOUNDATION AND SERVICING (INCL. WATER, SEWAGE) ¹¹ : \$60,000 » ELECTRICAL (BC HYDRO): Unknown » OTHER: None

¹⁰ URBAN AREA BOUNDARY is a municipally defined boundary that clearly designates areas that are identified for urban uses from areas that are identified for suburban and rural uses. Note: UAB and Metro Vancouver's Urban Containment Boundary terms are similar in concept.

¹¹ See Appendix E for a blank engineering servicing estimate form.

City of Maple Ridge departmental requirements and/or comments¹²

Engineering

POLICY:

- » Only one access per lot is permitted pursuant to Schedule D of the Subdivision and Development Servicing Bylaw; proposed DGS to share access with future principal dwelling (see Appendix F for Driveway policy)
- » There is a 3m-wide (9.84ft) Statutory Right of Way along the westside of the property for drainage purposes under Plan EPP70728
- » All subdivision works must be complete prior to Building Permit application

FRONTAGE UPGRADES:

All frontages works along Morrisette Place are currently being constructed under Subdivision Application File No. 2012-109-SD

UNDERGROUND SERVICING:¹³

All utility servicing works along Morrisette Place are currently being constructed under Subdivision Application File No. 2012-109-SD

UTILITY WORKS:

- » Underground BC Hydro, TELUS services to the property line are required; this may be accomplished from service dips from existing overhead wires
- » Coordinate all gas works

Planning

The Planning Department will bring the following to Council for consideration and approval:

- » Proposed Zoning Bylaw text amendment to permit a SS and DGS on the same lot
- » Proposed Housing Agreement Bylaw to include:
 - › Ongoing owner occupancy on the subject property,
 - › Providing and maintaining one parking stall for DGS,
 - › Allowing tours of the constructed DGS, and
 - › Permitting use of personal profile information

Building

See [DGS Guide](#) for building permit requirements. Specific comments are anticipated once complete building permit drawings received and reviewed

Sustainability

None

Other

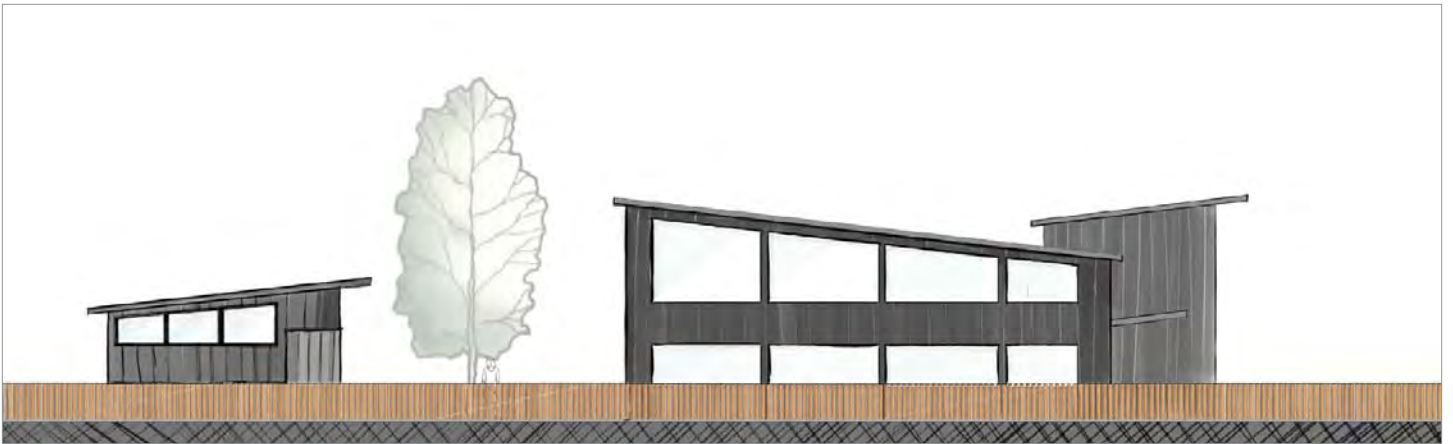
- » If servicing upgrades or frontage improvements are required, the applicant will be responsible to provide:
 - › Engineering construction drawings, and
 - › Assessment of the condition and capacity of any existing service connections to the property or municipal system including water distribution, storm sewer or sanitary sewer
- » The applicant will have the option to have City crews complete the servicing works or choose a contractor
- » Legal/Property Title Documentation:
 - › Upon Council adoption of the Housing Agreement Bylaw, the fully executed document must be registered on the property title through a Restrictive Covenant

Recommendations and/or next steps, if any:

- » At the time of the building permit application, a detailed review of the property will be provided by the City
- » Prior to proceeding with a building permit application, it is recommended to contact:
 - › The Engineering Department regarding site servicing requirements; and the Planning and Building Departments regarding any development permits or restrictions that may apply to the property in question. The applicant will also be responsible to coordinate all third party utility work including BC Hydro, Telecommunications and Fortis

¹² The servicing standards identified below are only approximations and may change through field verification or bylaw amendments at the time of application.

¹³ Each property is permitted one water connection, one sanitary connection and one storm connection. Each connection provided is to be shared by both the existing house and the proposed DGS.



Appendix

29	A. Acknowledgements
30	B. Recruitment ad for pilot project
31	C. Letter of agreement
36	D. DGS pilot project timeline
37	E. Engineering servicing estimate
38	F. Driveway policy
39	G. Wildfire construction requirements

A. Acknowledgements

City of Maple Ridge staff, including:

- Lisa Zosiak, planner
- Brent Elliott, manager of community planning
- Bill Ozeroff, manager of permit services
- David Pollock, municipal engineer
- Michael Van Dop, deputy fire chief
- Eric Morin, subdivision development tech

Participating property owners and collaborators:

- Garry and Lesli Altenried
- Brenda and Jim Richardson
- Margaret and Jay Crandell
- Ricky Flora
- Ramandeep and Swarandit Dhaliwal

Small Housing BC, contractors and design consultants including:

- Anastasia Koutalianos
- Callahan Tufts
- Tracy Ly

B. Recruitment ad for pilot project



DETACHED GARDEN SUITE PILOT PROJECT



Considering Construction of a Detached Garden Suite?

Detached Garden Suites (DGS) have been permitted in Maple Ridge since 2008. As part of a process to explore opportunities to expand our DGS program, the City of Maple Ridge is looking for property owners who are considering constructing a DGS. If you are interested in one of the following DGS options on your property, we want to hear from you:

- A Secondary Suite and DGS on the same lot;
- A DGS that is between 20.3m² (219 ft²) and 28m² (300 ft²) in size; or
- A DGS that is 140m² (1500 ft²) in size or 15% of the lot area, whichever is less.

The City is interested in working with property owners who would be willing to showcase their property and their DGS story once completed. A process to undertake Zoning Bylaw regulatory amendments will be required for all properties selected to participate. Property owners will be responsible for the work and cost involved in preparing building permit plans, obtaining building permit approvals, and undertaking construction*.


The primary benefit to participating in this pilot project is to help explore these new DGS forms while also enabling property owners to construct a DGS under special provisions that would not otherwise be permitted under existing Zoning Bylaw regulations.

Please visit www.mapleridge.ca for more information. If you want to confirm your interest in the DGS Pilot Project, or for more information please contact Lisa Zosiak at lzosiak@mapleridge.ca or 604-467-7383.

Deadline for your interest in participating is Sunday May 13, 2018. Please contact Lisa with your name, address, and information on DGS option of interest.

* Subject to Council adoption of a Zoning Bylaw amendment.

11995 Haney Place, Maple Ridge, BC V2X 6A9
Tel: 604-463-5221 • Fax: 604-467-7329

www.mapleridge.ca 

C. Letter of agreement

Page 1 of 5

DETACHED GARDEN SUITE PILOT PROJECT

LETTER OF AGREEMENT

The City of Maple Ridge has launched a pilot project as part of a review of its existing Detached Garden Suite (DGS) regulations. The DGS Pilot Project is scheduled to take place between May 2018 and May 2019. In February 2018 Council directed that the following three options for potential regulatory expansion be showcased through a DGS Pilot Project:

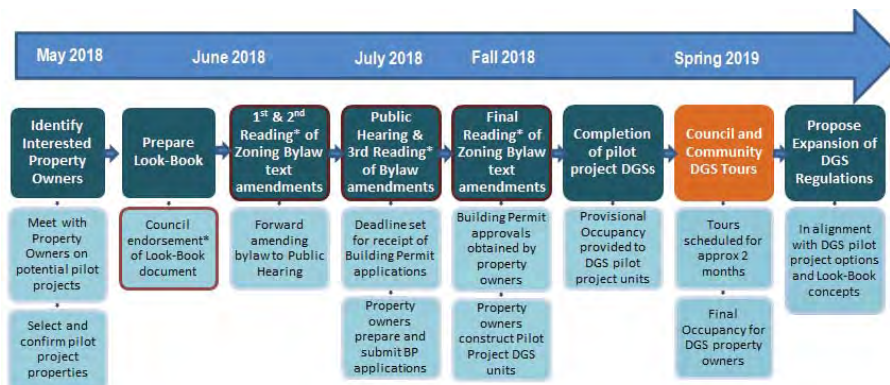
- Secondary Suite and DGS on the same lot;
- DGS minimum of 20.3m² (219 ft²) in size;
- DGS maximum of 140m² (1500 ft²) in size, or 15% of the lot area, whichever is less.

In May 2018, Council endorsed the DGS Pilot Project process (see Appendix A), which will involve creating tangible examples of the above options to be showcased to the community.

This Letter of Agreement outlines the timing and the required commitments of the City and all residents participating in the DGS Pilot Project.

1.0 DGS Pilot Project Timeline

The following timeline outlines the required steps involved in the DGS Pilot Project.



* Council consideration required

C. Letter of agreement

Page 2 of 5

2.0 DGS Pilot Project Commitments

2.1 City of Maple Ridge Commitments

As a participant in the DGS Pilot Project, the City of Maple Ridge commits to the following:

- The City of Maple Ridge will prepare a Look-Book document of background information and conceptual plans for each participating property.
- The City intends to produce a Look-book that will include production costs totaling \$5,000. The City expects that each participating owner will equally share the production cost of the Look-Book and the cost to each owner will depend on how many properties are participating in the Pilot Project. It is estimated that each property owner will be required to pay between \$500 and \$1,000 to participate and recoup the Look-Book production costs. The City will confirm the shared cost by **May 23, 2018**.
- Information to be included in the Look-Book is as follows:
 - a. Property Owner profiles and DGS story for each Pilot Project property;
 - b. Neighbourhood context;
 - c. Site conditions;
 - d. Site servicing requirements and estimated related costs;
 - e. Site Plan;
 - f. Conceptual elevations.
- Maple Ridge Planning Department will complete the Look-Book document and present to Council for consideration of endorsement in June 2018.
- Maple Ridge Planning Department will complete Zoning Bylaw text amendments and Housing Agreement bylaws for each participant property and bring to Council for four readings and a public hearing, as follows:
 - 1st and 2nd Readings – June 2018;
 - Public Hearing – July 2018;
 - 3rd Reading – July 2018;
 - Final Reading and Adoption will be brought to Council when building permits are ready to be issued for pilot project properties – October 2018.
- Arrange for public tours of completed DGS units that will be scheduled for specific days and hours over a period of two months.
- Upon completion of the public tours, final occupancy permits will be issued to units that are in full compliance with Building Department requirements.

C. Letter of agreement

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2.2 Property Owner Commitments

To participate in the DGS Pilot Project the property owners must agree to the commitments outlined below and confirm with signature(s) at the end of this document.

- Payment to the City of Maple Ridge to cover costs of Look-Book preparation in the estimated amount of \$500 to \$1,000 (amount to be confirmed by City) must be paid by **May 28, 2018**.
- The property owner must prepare and erect a sign on the subject property by **Friday, June 15, 2018**, in accordance with the City's Development Sign Policy 6.21, in preparation for the Zoning Bylaw text amendment process;
- The property owner will immediately commence preparation of building permit plans desired DGS Pilot Project option(s) immediately after the Zoning Bylaw text amendment(s) receive **Third (3rd) Reading**;
- The property owner will submit a complete building permit application, including application fees, to the Maple Ridge Building Department by **August 20, 2018** in order that building permits for DGS construction may be ready for issuance by September 17, 2018.
- The property owner must agree to fully execute a Housing Agreement Bylaw immediately upon adoption by Council and the City will register the executed Housing Agreement Bylaw on the property title, at the property owner's expense, which Housing Agreement will include commitments to:
 - a. Ongoing owner occupancy on the subject property;
 - b. Providing and maintaining one parking stall for the DGS (and one additional stall for a secondary suite if applicable);
 - c. Allowing tours of the constructed DGS unit for Council and the community for approximately two months after receiving preliminary occupancy, but prior to receiving Final Occupancy;
 - d. Permitting the use of personal profile information of property owners and DGS images in ongoing web and print media to further showcase the pilot project outcomes.
- The property owner must commence construction immediately upon adoption of the bylaws referred to in this document and ensure that construction of the DGS unit (and Secondary Suite unit where applicable) are complete and ready for receipt of a preliminary occupancy permit by **March 2, 2019**.
- Upon receiving a provisional occupancy permit for the DGS unit, the property owner must permit public tours of the unit for a two month period;
- The property owner and design representative must agree to transfer ownership and copyright of the approved Building Permit plans for the DGS unit to the City of Maple Ridge (in an electronic format), and the City may use such plans as pre-approved DGS building permit plans for the potential use of other Maple Ridge property owners who wish to construct a similar DGS in the future.
- Upon completion of the two month public tour period, final occupancy permits will be issued to units that are in full compliance with Building Department requirements.

DGS Pilot Project Letter of Agreement

Page 3



C. Letter of agreement

Page 4 of 5

2.3 Pilot Project Risks

- If Council does not endorse Look-Book properties or give appropriate reading to the bylaws referred to in this document, the City of Maple Ridge is under no obligation to permit construction of the options contemplated by the DGS Pilot Project.
- All property owners who agree to participate in the DGS Pilot Project do so at their own risk and will not be refunded in any way by the City of Maple Ridge if Council chooses to not proceed with this Pilot Project at any time or you are unable to meet the deadlines or proceed with the Pilot Project.

2.4 Indemnity

- The undersigned Property Owner hereby releases the City and indemnifies the City and saves the City harmless from and against all actions, cause of actions, suits, claims (including for injurious affection), costs, legal fees and expenditures, expenses, debts, demands, losses (including economic loss) and all liabilities of whatsoever kind howsoever arising out of or in any way due to or relating to the City's participation in this Agreement.
- Despite any provision in this Letter of Agreement or any subsequent agreement between the City and the Property Owner related to, arising from or pertaining to the development and use of the Property Owner's lands for a Detached Garden Suite, the City is and does not and will not be obliged to indemnify the Property Owner in respect of any expenses, debt, damages, claims or contracted liabilities of whatsoever nature including negligence acts of the Property Owner or those contracting with the Property Owner to participate in developing a Detached Garden Suite on the Owner's Property as contemplated in this Letter of Agreement.
- The Property Owner must prioritize receiving a building permit to construct a Detached Garden Suite as contemplated by this Letter of Agreement and the Property Owner must provide evidence of insurance (with a minimum value of \$1 million) indemnifying the Property Owner against all third party claims of negligence or damage arising/occurring out from the construction and development of the Detached Garden Suite and which insurance indemnifies both the City and the Property Owner for any damage or injury incurred by any member of the public during the tours of the Property Owner's lands and of the Detached Garden Suite.

C. Letter of agreement

Page 5 of 5

IN WITNESS WHEREOF the parties hereto have executed this Letter of Agreement this day of 2018.

DGS Pilot Project address: _____

Property Owner(s)

NAME (Please Print)

NAME (Please Print)

Signature

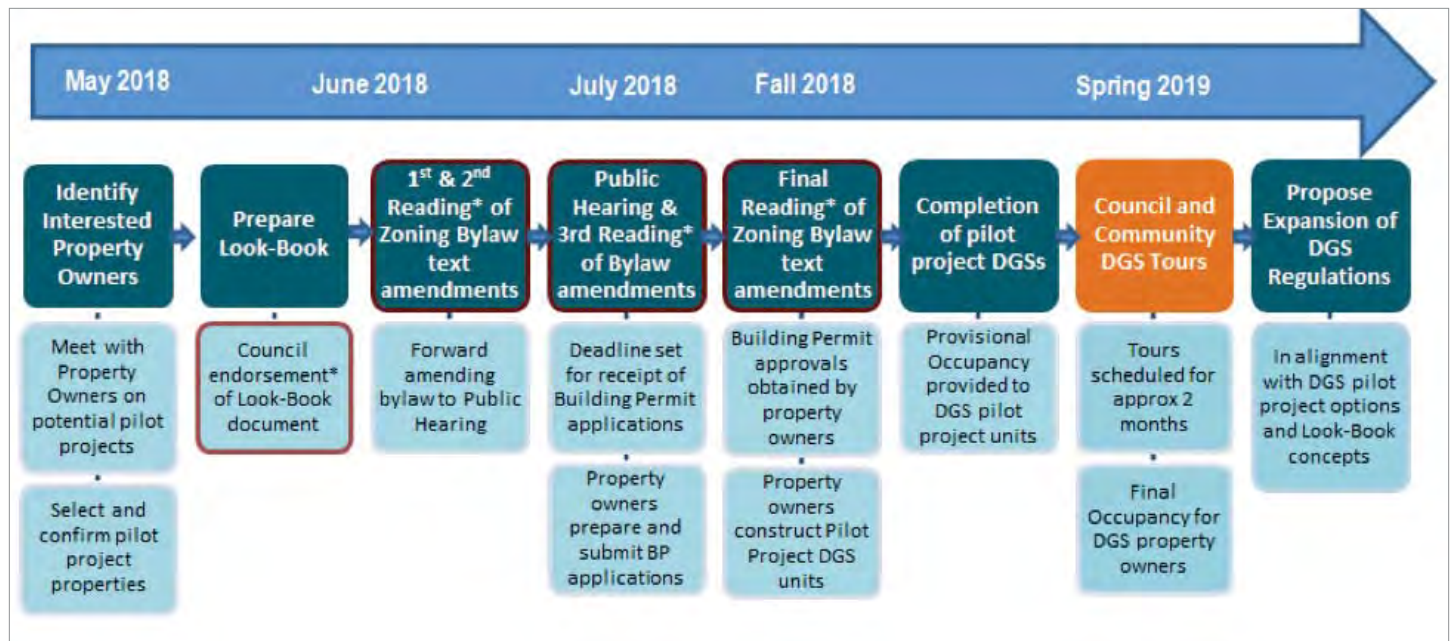
Signature

City of Maple Ridge

Authorized Signatory

Authorized Signatory

D. DGS pilot project timeline



E. Engineering servicing estimate form (blank)

Preliminary Engineering Servicing Review-Single Family Dwelling

Property Address _____

Engineering File No.: _____

Property Inquiry _____

CITY OF MAPLE RIDGE

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENTION
1.0 Water Distriution System (W)					
1.1	Watermain 300mm				
1.2	Water Service Connection				
2.0 Sanitary Sewer (SS)					
2.1	San. Sewer Main 250mm (2-2.5m)				
2.2	Sanitary Service Connection				
3.0 Storm Drainage System (SD)					
3.1	Storm Sewer 250mm (2-2.5m)				
3.2	Storm Service Connection				
4.0 Road Works (A, C, SW, BT, SL, ST)					
4.1	Urban Widening 2.5m				
4.3	Concrete Curb & Gutter				
4.4	Sidewalk 1.6m				
4.5	Boulevard Treatment				
4.6	Street Trees				
4.7	Streetlight c/w ducting				
5.0 Underground Wiring (UW)					
6.1	Hydro Service to Property				
6.2	Gas Service to Property				
6.3	Telecommunication Service to Property				
10.0 Transportation (TB)					
10.1	Transit Bay				
10.2	Bike Route				
11.0 Miscellaneous					
11.1	Latecomer Charges				
11.2	Fraser River Escarpment				
11.3	Floodplain				
				PAGE TOTAL	
				TOTAL	\$

DATE _____ BY _____ SHEET 1 OF 1

The level of servicing required is based upon the current zoning and site conditions identified through online mapping and available documentation, no field review or detailed assessment of the property has been completed at this time. The servicing standards identified below and in the attached cost estimate are only approximations and subject to change overtime through field verification or bylaw amendments.

F. Driveway policy

Schedule D of Subdivision and Development Servicing Bylaw: Design Criteria Manual (September 2015), pages 18–19;

<https://www.mapleridge.ca/DocumentCenter/View/6033/Part-1>.

To view Subdivision and Development Servicing Bylaw in full, see:

<https://www.mapleridge.ca/DocumentCenter/View/577/Subdivision-and-Development-Servicing>.

R13 Driveways

R13.1 RESIDENTIAL ACCESS TO ARTERIAL AND COLLECTOR ROADS

Residential driveway access to an arterial road is not permitted. Wherever physically possible, alternate access shall be dedicated to preclude residential driveways accessing directly onto arterial roads.

Residential driveway access to town center collector roads from properties with an area less than 370m² is not permitted, alternate access shall be dedicated to preclude residential driveways accessing directly onto collector roads.

R13.2 NUMBER OF DRIVEWAYS

One primary driveway is permitted per property.

A secondary driveway requires approval by the Municipal Engineer and may be permitted to access land with a physical barrier such as conservation area or steep slope, upon demonstrated need to support the intended land use, or for emergency response.

Where a lot abuts roads of different classifications, the primary driveway shall be located to access the road of the lower classification and secondary access from the same or higher classification.

Driveway crossings from the road pavement to the property line shall conform to the applicable standard drawing.

R13.3 DRIVEWAY LOCATION AND WIDTH

- a. Single family urban development's driveways shall have a minimum width of 4m and a maximum width of 6m and in no case exceed 50% of the frontage width. Driveways on corner lots shall be no closer than 7.5m from the lot corner nearest the intersection. All urban residential driveways with barrier curbs will require letdowns to City standards.
- b. Commercial, industrial, institutional, comprehensive and multifamily development driveways shall have a minimum width of 6m to a maximum of 9m. For access with center islands the access in shall have a minimum width of 6m and access out shall have a minimum of 4m. Driveways on corner lots shall be located no closer than 15m from the property line of the adjoining road. Where a corner lot adjoins a road of different classification, the principal driveway shall be constructed so as to access the road of the lower classification and emergency access to the higher classification, except for service stations where access may be provided from both adjoining roads.

R13.4 DRIVEWAY GRADES

Driveway access grades shall be designed to permit the appropriate vehicular access for the zone, without "bottoming-out" or "hanging-up". From edge of pavement to property line, the driveway shall follow proper boulevard slope to drain towards the road. For the first 10m on private property, the maximum grade shall be limited to 10% if accessing a collector, or if a commercial or industrial zone.

R13.5 DRIVEWAY LETDOWN AND CURB RETURN

At the discretion of the Municipal Engineer, access to large parking areas, commercial, industrial and multifamily developments may be by curb returns rather than a driveway letdown.

The Municipal Engineer may require deceleration and acceleration lanes for access off major roads for safety reasons and to minimize disruption to traffic flows. Design of such access shall follow the recommendations of the current Ministry of Transportation and Highways, Highway Engineering Branch "Design Manual" and TAC "Geometric Design Guide for Canadian Roads".

G. Wildfire construction requirements



Wildfire Construction Requirements

(Building upgrades to construction in Wildfire Areas with no DP)

Page 1 of 1

The following are requirements for Single Family Dwellings and accessory residential buildings being constructed within Wildfire Areas that do not have a Development Permit registered against title. Buildings constructed within designated Wildfire Areas are required to upgrade those building elevations that face the forest edge to provide a more fire resistant elevation to minimize the propagation of fire. The construction of these building elevations must comply with the following;

Roofing Materials

- Roof materials shall have a Class A or B fire resistance rating as defined in the current BC Building Code. Examples of typical Class A or B roofing products include (but are not limited to) Asphalt Shingles, Metal, Concrete Tile, Clay Tile, Synthetic, Slate, Hybrid Composite materials.

Note: Wood shakes & shingles are not acceptable unless certified to Class A or B.

Exterior Cladding

- Exterior cladding shall be constructed of ignition-resistant or noncombustible materials such as;
 - Stucco, metal siding, brick, cement shingles, cement board, concrete block, poured concrete, concrete composite, rock and logs or heavy timber.

Note: Wood & Vinyl sidings are not permitted.

- Decorative construction features such as fascia, trim board materials and trim accents are exempted from this requirement.

Overhanging Projections & Cantilevered Floors

- Overhanging projections attached to buildings and their support (ie. decks, balconies, porches, structural columns, beams) shall be constructed of heavy timber construction, ignition-resistant or noncombustible materials such as those allowed in the "Exterior Cladding".
- The underside of all exposed floors (i.e. underside of balconies, decks and porches) with clearance less than 3 feet from the ground, creating a confined space, shall be skirted with fire resistant materials such as allowed for "Exterior Cladding", **OR** noncombustible, corrosion-resistant metal screen with opening not more than ¼" (6.3mm) in size.
- The underside of all exposed floors with clearance more than 3 feet shall be protected with ignition-resistant or noncombustible materials such as those allowed under "Eaves, Soffits & Vents".
- The underside of all cantilevered floors (ie. Bay windows, hatches, window seats) shall be protected with fire resistant materials & have the floor system fire blocked at the exterior wall plane.
- Areas under all overhanging projections must be kept clear of debris.

Exterior Doors & Windows

- Exterior doors and garage doors shall be of noncombustible construction (i.e. metal clad, solid core wood or have a 20 minute fire protection rating), and must meet the requirements of NAFS.
- Exterior windows, glazed doors, windows within exterior doors and skylights shall be tempered glass, multi-layer glazing, or have a fire protection rating of not less than 20 minutes, and must meet the requirements of NAFS.
- Openable windows shall be covered with noncombustible corrosion-resistant screens.

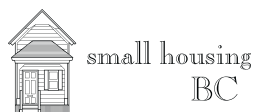
Eaves, Soffits & Vents

- All eaves, ventilation openings in exterior walls and vents through roofs including soffits shall be covered with noncombustible, corrosion-resistant wire mesh or be designed to prevent flame or ember penetration into the structure.
- Eaves and soffits shall be constructed of ignition-resistant or non-combustible materials.

Chimney

- Spark arrester screens are required on all wood burning appliances.

"This information is provided for convenience only and is not a substitution of applicable City Bylaws, Provincial or Federal Codes or Laws. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws."



For more information on this lookbook, the proposed pilot project and/or the detached garden suite program, please contact the City of Maple Ridge's Planning Department at 604-467-7341 or planning@mapleridge.ca.