

City of Maple Ridge

COMMITTEE OF THE WHOLE AGENDA

October 18, 2022

11:00 a.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 participation during Community Forum please go to
www.mapleridge.ca/640/Council-Meetings and select the meeting date.

1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes - October 4, 2022

3. DELEGATIONS/STAFF PRESENTATIONS

4. PLANNING & DEVELOPMENT SERVICES

Note: • *Owners and/or Agents of development applications on this agenda may be permitted to answer Council questions pertaining to their item at the conclusion of Staff presentations for that item.*

- *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 2022-170-AL, 23154 128 Avenue, Application to Exclude Land from the Agricultural Land Reserve

Staff report dated October 18, 2022, recommending that Exclusion Application 2022-170-AL, to remove approximately 1.6 hectares of land from Agricultural Land Reserve, be forward to the Agricultural Land Commission for their review and consideration.

1102 2022-165-RZ, 13872 and 13894 Silver Valley Road, RS-3 to R-2

Staff report dated October 18, 2022, recommending that Zone Amending Bylaw No. 7893-2022, to rezone from RS-3 (Single Detached Rural Residential) to R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately 14 single-family lots, be given first reading and that the applicant provide further information as described in the report.

1103 2014-040-RZ, 24138 Lougheed Highway, RS-3 to RS-2

Staff report dated October 18, 2022, recommending that Official Community Plan Amending Bylaw No. 7883-2022, be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7221-2016, to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future two lot subdivision, be given second reading, as amended, and forwarded to Public Hearing.

**1104 2019-426-DP/DVP, 24877, 24909, 24929, 24947, 24979, 24985, and 24989
112 Avenue, Development Permit/Development Variance Permit**

Staff report dated October 18, 2022, recommending that the Corporate Officer be authorized to sign and seal 2019-426-DP and 2019-426-DVP, to allow the construction of 165 townhouse units, with variances to the driveway apron width, internal finished garage dimensions, percentage of permeable area, front, rear and interior yard setbacks, and attached units in one block.

1105 2021-564-DP, 23004 Dewdney Trunk Road, Development Permit

Staff report dated October 18, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-564-DP, to allow a three-storey mixed-use commercial and residential building.

5. ENGINEERING SERVICES

**1131 11-5255-70-156 & 11-5255-70-160, Award of Contract ITT-EN22-32: 236
Street Watermain Replacement and New 132 Avenue and 237A Street
Watermain**

Staff report dated October 18, 2022, recommending that Contract ITT-EN22-32: 236 Watermain Replacement and New 132 Avenue & 237A Street Watermain be awarded to Cancon Construction Ltd., a contract contingency be approved, the Financial Plan be amended to increase project funding and that the Corporate Officer be authorized to execute the contract.

**1132 11-5255-50-118, Award of Contract: ITT-EN22-5: Jim Robson Way Sanitary
Sewer Forcemain (Fairgrounds to River Road)**

Staff report dated October 18, 2022, recommending that Contract ITT-EN22-5: Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road) be awarded to Clearway Construction, that a contract contingency be approved, that the existing WSP contract be increased, that the Financial Plan be amended to increase the project funding and that the Corporate Officer be authorized to execute the contract.

1133 11-5245-20-1185 & 06-2240-20, Latecomer Agreement LC 179/22

Staff report recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement 179/22 with the subdivider of the lands at 10455, 10469 and 10481 245B Street.

1134 11-5245-20-2015-087 & 06-2240-20, Latecomer Agreement LC 180/22

Staff report recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement 180/22 with the subdivider of the lands at 24683 and 24650 106 Avenue, and 10605 and 10501 Jackson Road.

- 6. CORPORATE SERVICES**
- 7. PARKS, RECREATION & CULTURE**
- 8. ADMINISTRATION**
- 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 two (2) minute time limit per speaker with a second opportunity provided if no one else is waiting to speak. Respectful statements and/or questions must be directed through the Chair and not individual members of Council. The total session is limited to 15 minutes.

Council meetings open to the public will continue to be hosted through electronic means, with up to 33 members of the public allowed physical access to Council Chambers through a first come, first served basis.

The wearing of masks will be encouraged but not required. Sanitizer stations will be available at entry points to Council Chambers.

Please check our website for the latest updates on how the City is facilitating public participation in response to evolving Public Health Orders: <https://www.mapleridge.ca/2408/COVID-19-Information>

We encourage the public to watch the video recording of the meeting via live streaming or any time after the meeting via: <https://media.mapleridge.ca/Mediasite/Showcase>

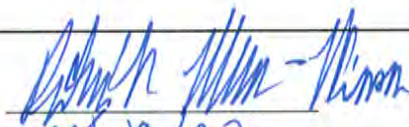
Using Zoom, input from the public during Community Forum is being facilitated via the raised hand function through the Zoom meeting. For virtual public participation during Community Forum please join the meeting by clicking on the date of the meeting at: <https://www.mapleridge.ca/640/Council-Meetings>.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

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

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

For more information on these opportunities contact:
Legal & Legislative Services Department at 604-463-5221 or clerks@mapleridge.ca
Mayor and Council at mayorcouncilandcaol@mapleridge.ca

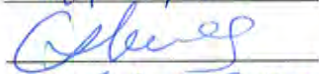
APPROVED BY:



DATE:

Oct 12/22

PREPARED BY:



CHECKED BY: _____

DATE:

October 12, 2022

DATE: _____

COMMITTEE OF THE WHOLE MEETING MINUTES

October 4, 2022

The Minutes of the Committee of the Whole Meeting held on October 4, 2022 at 11:04 a.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.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	S. Labonne, General Manager Parks, Recreation and Culture
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	P. Hlavac-Winsor, Acting Corporate Officer, General Counsel and Executive Director, Legislative Services
Councillor A. Yousef	A. Nurvo, Deputy Corporate Officer
<i>ABSENT</i>	
Councillor K. Duncan	
	<i>Other Staff as Required</i>
	F. Armstrong, Manager of Corporate Communications
	M. Baski, Planner
	C. Goddard, Director of Planning
	M. McMullen, Manager of Development & Environmental Services
	R. Ollenberger, Manager of Infrastructure Development
	D. Pope, Director of Recreation & Community Engagement
	F. Smith, Director of Engineering
	T. Thompson, Director of Finance
	H. Singh, Computer Support Specialist

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: Councillor Yousef chaired the meeting from the Council Chambers.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of September 20, 2022

It was moved and seconded

That the minutes of the September 20, 2022, Committee of the Whole Meeting be adopted.

CARRIED UNANIMOUSLY

3. DELEGATIONS/STAFF PRESENTATIONS

3.1 2022 Innovation Challenge Winners

Presentation by Karen Hansen, Administrative Assistant - Economic Development, and William Carne, Ridge Meadows College,

3.2 Public Arts Steering Committee – Annual Update

Presentation by Susan Hayes, Committee Chair, reviewing the projects completed and underway.

4. PLANNING AND DEVELOPMENT SERVICES

1101 2022-292-RZ, 12040 248 Street, CS-1 to C-2

Staff report dated October 4, 2022, recommending that Zone Amending Bylaw No. 7882-2022, to permit the future construction of a two-storey, mixed use, building, be given first reading and that the applicant provide further information as outlined in the report.

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

It was moved and seconded

That staff report dated October 4, 2022, titled “First reading, Zone Amending Bylaw No. 7882-2022, 12040 248 Street” be forward to the Council Meeting of October 11, 2022.

CARRIED UNANIMOUSLY

1102 2022-293-RZ, 21511 and 21521 Exeter Avenue, RS-1a to R-4

Staff report dated October 4, 2022, recommending that Zone Amending Bylaw No. 7881-2022, to permit a future subdivision of two lots into three, be given first reading and that the applicant provide further information as outlined in the report.

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

It was moved and seconded

That staff report dated October 4, 2022, titled “First Reading, Zone Amending Bylaw No. 7881-2022, 21511 and 21521 Exeter Avenue” be forward to the Council Meeting of October 11, 2022.

CARRIED UNANIMOUSLY

1103 2020-014-RZ, 12209 Laity Street, RS-1 to R-1

Staff report dated October 4, 2022, recommending that Zone Amending Bylaw No. 7648-2020 as amended, to permit a future two lot subdivision, 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 staff report dated October 4, 2022, titled “Second Reading, Zone Amending Bylaw No. 7648-2020, 12209 Laity Street, RS-1 to R-1” be forwarded to the Council Meeting of October 11, 2022.

CARRIED UNANIMOUSLY

1104 2021-564-DP, 23004 Dewdney Trunk Road, Housing Agreement Bylaw

Staff report dated October 4, 2022, recommending that Housing Agreement Discharge Bylaw No. 7876-2022 to discharge Housing Agreement Bylaw No. 7345-2017, and Housing Agreement Bylaw No. 7877-2022 be given first, second and third readings.

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

Note: Councillor Robson left the meeting at 12:03 p.m. and returned at 12:04 p.m.

It was moved and seconded

That staff report dated October 4, 2022, titled “First, Second and Third Reading, Housing Agreement Discharge Bylaw No. 7876-2022, Housing Agreement Bylaw No, 7877-2022, 23004 Dewdney Trunk Road” be forwarded to the Council Meeting of October 11, 2022.

CARRIED UNANIMOUSLY

5. ENGINEERING SERVICES

1131 Award of Contract ITT-EN22-25, Fern Crescent Multi-Use Path and Roundabout

Staff report dated October 4, 2022, recommending that Contact ITT-EN22-25, Fern Crescent Multi-Use Path and Roundabout, be awarded to Arsalan Construction Limited, a construction contingency be approved and that the

Financial Plan be amended to increase the project funding, and that the Corporate Officer be authorized to execute the contract.

F. Smith, Director of Engineering, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated October 4, 2022, titled “Award of Contract ITT-EN22-25, Fern Crescent Multi-Use Path and Roundabout” be forwarded to the Council Meeting of October 11, 2022.

CARRIED UNANIMOUSLY

6. CORPORATE SERVICES - Nil

7. PARKS, RECREATION & CULTURE - Nil

8. ADMINISTRATION - Nil

9. COMMUNITY FORUM

No members of the public provided any comments or questions to Council.

10. NOTICE OF CLOSED COUNCIL MEETING

It was moved and seconded

The meeting will be closed to the public pursuant to Sections 90(1) and 90(2) of the Community Charter as the subject matter being considered related to the following:

Section 90(1)(e) the acquisition, disposition or expropriation of land of improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

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

CARRIED UNANIMOUSLY

11. ADJOURNMENT – 12:16 p.m.

Councillor Yousef, Chair
Presiding Member of the Committee



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City of Maple Ridge

TO: His Worship Mayor Michael Morden and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: October 18, 2022
FILE NO: 2022-170-AL
MEETING: C o W
SUBJECT: Application to Exclude Land from the Agricultural Land Reserve
23154 128 Avenue

EXECUTIVE SUMMARY:

An Exclusion Application (ALC ID 66390) has been received, under Section 30 (1) of the Agricultural Land Commission Act, to remove approximately 1.6 hectares (4 acres) of land from the Agricultural Land Reserve (ALR), located at 23154 128 Avenue. The subject property forms part of the proposed Yennadon Area Plan properties and is the last remaining parcel to be removed from the ALR. The subject property is identified as a remnant parcel and has been previously identified by the ALC as appropriate for exclusion. The ALR Exclusion Application process has been recently revised, requiring the Local Government to assume the role of applicant.

RECOMMENDATION:

That Exclusion Application 2022-170-AL be forwarded to the Agricultural Land Commission for their review and consideration.

DISCUSSION:

1. Background Context:

Applicant: City of Maple Ridge
Owner: Albert Jasamanidse
Legal Description: Lot 43 Section 20 Township 12 New Westminster District Plan 30199
OCP: Existing: Agricultural (located in the ALR)
Zoning: Existing: RS-3 (Single Detached Rural Residential) and RS-2 (Single Detached Suburban Residential)
Surrounding Uses
North: Use: Single-Family Residential
Zone: RS-2 (Single Detached Suburban Residential)
Designation: Estate Suburban Residential
South: Use: Single-Family Residential
Zone: RS-3 (Single Detached Rural Residential) and RS-2 (Single Detached Suburban Residential)
Designation: Agricultural (not in ALR)

East:	Use:	Vacant
	Zone:	RS-2 (Single Detached Suburban Residential) and RS-3 (Single Detached Rural Residential)
	Designation:	<i>Agricultural</i> (not in the ALR)
West:	Use:	Single-Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	<i>Agricultural</i> (not in the ALR)
Existing Use of Property:		Single-Family Residential and Agricultural
Proposed Use of Property:		Single-Family Residential and Agricultural and future Industrial, pending the adoption of the Yennadon Area Plan
Site Area:		1.6 ha (4 acres)
Access:		128 Avenue

2. Project Description:

The subject application is proposing to remove the subject property, located at 23154 128 Avenue (see Appendices A and B), from the ALR. The subject property is located just west of the intersection of 232 Street and 128 Avenue and is identified as one of thirteen properties that make up the boundaries of the proposed Yennadon Area Plan, also known as the Yennadon Lands (see Appendix C). The subject property is the only remaining parcel of the Yennadon Lands still left within the ALR.

The subject property is outside the City's Urban Area Boundary and currently outside of the Regional Metro Vancouver Urban Containment Boundary. Should the subject Exclusion Application be approved through both Council and the Agricultural Land Commission (ALC), it could then align with the other twelve properties within the Yennadon Lands, in terms of the remaining City and Regional level processes and approvals still required as part of the larger Yennadon Area Plan process.

The subject property is currently being used for agricultural purposes, including the raising of chickens for egg production, as well as livestock. There is a residential use on the subject property, with the property owners residing at this location for over 45 years. It is noted that a combined Telus, Rogers and Freedom Mobile cellular tower is also located on the subject property.

3. Planning Analysis:

i. Remnant Parcels in the Agricultural Land Reserve

In 2011, the ALC recognized certain properties within the City as appropriate for exclusion, under ALC Resolution 2635/2011, which are identified as 'remnant parcels' (see Appendix D). The identification of these properties for exclusion stems from the Commission's interest in maintaining an ALR that accurately reflects agricultural capability and suitability of properties contained within it, as well as consideration for those properties that may be identified as unsuitable for agriculture. There were opportunities to exclude these remnant parcels as a larger group application, or on an individual exclusion application basis, with the latter applying to the subject property.

ii. **Processing Applications for Exclusion from the Agricultural Land Reserve**

On November 10, 2020, a report for processing exclusion applications, titled '*Bill 15 Changes to the Agricultural Land Commissions Act*', was received by Council outlining the Local Government's new role in processing applications for exclusion from the ALR (see Appendix E). This new process eliminates the option for landowner Exclusion Applications, and instead, requires the Local Government to assume the role as the applicant. The November 10, 2020 staff report outlined three recommendations for Council consideration that were subsequently moved and seconded, as outlined below:

R/2020-442 Moved and Seconded:

1. *That staff prepare an amendment to Fees & Charges Bylaw No. 7575- 2019 to establish a fee for exclusion applications; and*
2. *That staff prepare a Council Policy for the Processing of Applications for Exclusion from the Agricultural Land Reserve; and further*
3. *That as an interim measure until the above noted Council Policy is endorsed, applications for exclusion for remnant parcels, properties within a Council-endorsed area planning process, or other policy-based criteria, will be evaluated and based on merits may be forwarded to the Agricultural Land Commission.*

As this is the first exclusion application to be received since the recent process changes have been implemented, item 3 above (interim measure) is applicable and will be applied to the subject application, until such time that items 1 and 2 are addressed through a future Council-approved process. It is noted that these items, 1 and 2, are on the workplan, however, the focus to date has been on Council's Strategic Priority Areas.

As part of this new exclusion process, and should Council support the subject Exclusion Application at this Committee of the Whole meeting and subsequent Council meeting, the application would then proceed to Public Hearing, followed by consideration at the next available Council meeting.

iii. **Official Community Plan**

The concept for the Yennadon Area Plan is to permit future employment uses. The intent for the Yennadon Lands and the surrounding area, is to create a complete neighbourhood where residents and business owners can live, work and play within a short walk or bicycle ride of their residence. The employment area is intended to be smaller and scaled to fit with the surrounding neighbourhood, offering the potential for a variety of smaller-scaled buildings with limited heights and sizes. A copy of the Council report, titled: *Employment Lands: Re-designation of the Yennadon Lands to Industrial (Employment Park Category)*, which received second reading on April 12, 2022, is attached (see Appendix F).

4. Interdepartmental Implications:

i. **Environment:**

Records indicate the presence of some water features in the area, including headwater features such as ponds, wetlands, and channels that might contribute to the Coho Creek system (see Appendices G and H). Appendices G and H are high level preliminary site context maps that require further field verification from a Qualified Environmental

Professional with some experience around wetland assessments. A Watercourse Protection Development Permit application would be required for future development of the subject site.

It is also noted, from an environmental perspective, that a future Rezoning of this site may require potential dedication of *Conservation* areas to the City. This may reduce the potential parent parcel size, in terms of developable area. Furthermore, exclusion of the subject property from ALR also indicates future development should be required to coordinate and integrate water protection and management concerns with the larger Yennadon Area Plan, with ongoing discussions about integrated water protection and management concerns on site with the assistance of senior environmental agencies and the City of Maple Ridge.

ii. **Engineering:**

Comments on development would be provided at a future Rezoning stage, should the Yennadon Area Plan be adopted.

5. Intergovernmental Implications:

i. **Metro Vancouver:**

The subject property is outside of the Region's Urban Containment Boundary (UCB), and as such, will require a land use designation change at the Metro Vancouver level, as part of the larger Yennadon Area Plan process. It is noted that the surrounding properties, including those within the Yennadon lands to the west and south, are already included in the regional UCB. As Metro Vancouver is currently undertaking a review of the Regional Growth Strategy, Metro 2050, any minor amendments will be held until this regional planning process has been complete. Staff review of the Regional Growth Strategy suggest the UCB amendment is in alignment with regional goals.

An application is also required by the City to the Greater Vancouver Sewerage & Drainage District Board, as part of the Yennadon Area Plan process, to achieve regional approval to include the Yennadon Lands within the Fraser Sewerage Area.

Should the property be excluded from the ALR, the City can proceed with the applicable bylaws through the regional designation process required by Metro Vancouver, in order to facilitate servicing and future employment uses at the subject property.

ii. **Agricultural Land Commission:**

Since 2004, the ALC has permitted twelve of the thirteen Yennadon Land properties to be removed from the ALR. This was a voluntary process, so only those property owners that chose to participate went through the exclusion process. The subject property did not go through this exclusion process at that time, and as such, is the subject of the current exclusion application. The subject application must first receive Council approval, at which point the application would be forwarded to the ALC for their required approval process.

6. Alternatives:

The recommendation is to forward this application to the ALC for consideration. Should the proposed Exclusion Application not be supported, Council may elect to deny forwarding this application to the ALC, in which case it will be considered closed and the application will not proceed further.

CONCLUSION:

The subject property is one of thirteen parcels within the Yennadon Area Plan and is the last remaining property within the Yennadon Lands still left in the ALR. The subject property has been identified as appropriate for exclusion from the ALR, as per ALC Resolution 2635/2011. Approval of the subject Exclusion Application would allow staff to continue with the regional approvals required at the Metro Vancouver level, for the remaining Yennadon Area Planning process. It is therefore recommended that Council forward the subject application to the ALC for consideration.

“Original signed by Adam Rieu”

Prepared by: **Adam Rieu**
Planner 1

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

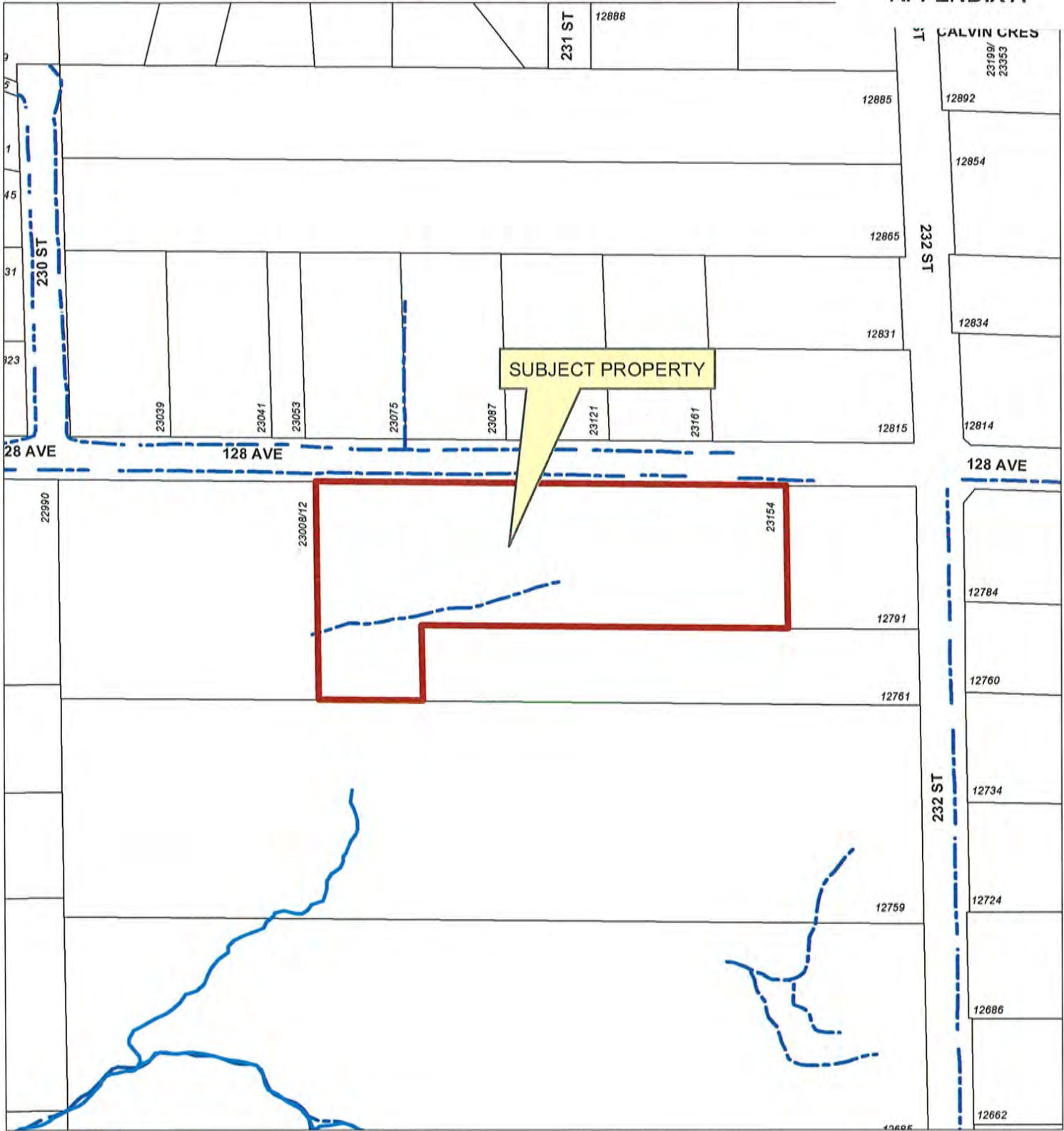
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“Original signed by Scott Hartman”





Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Yennadon Area Plan (Yennadon Lands) Properties
- Appendix D – Remnant Parcels in the ALR
- Appendix E – Bill 15 Changes to the Agricultural Land Commissions Act, Council Workshop Staff Report dated November 10, 2020
- Appendix F – Employment Lands: Re-designation of the Yennadon Lands to Industrial (Employment Park Category), Second Reading Report dated April 5, 2022*
*Link to full version of the report
- Appendix G – Yennadon Environment Preliminary Context Map
- Appendix H – Environmental Sensitive Areas Map



Legend

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

Scale: 1:2,500

23154 128 AVENUE
PID 006-474-853



FILE: 2022-170-AL
DATE: Oct 3, 2022

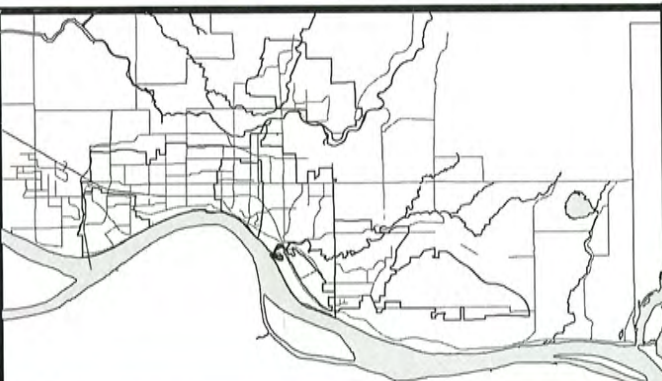
BY: AH



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



23154 128 AVENUE
 PID 006-474-853

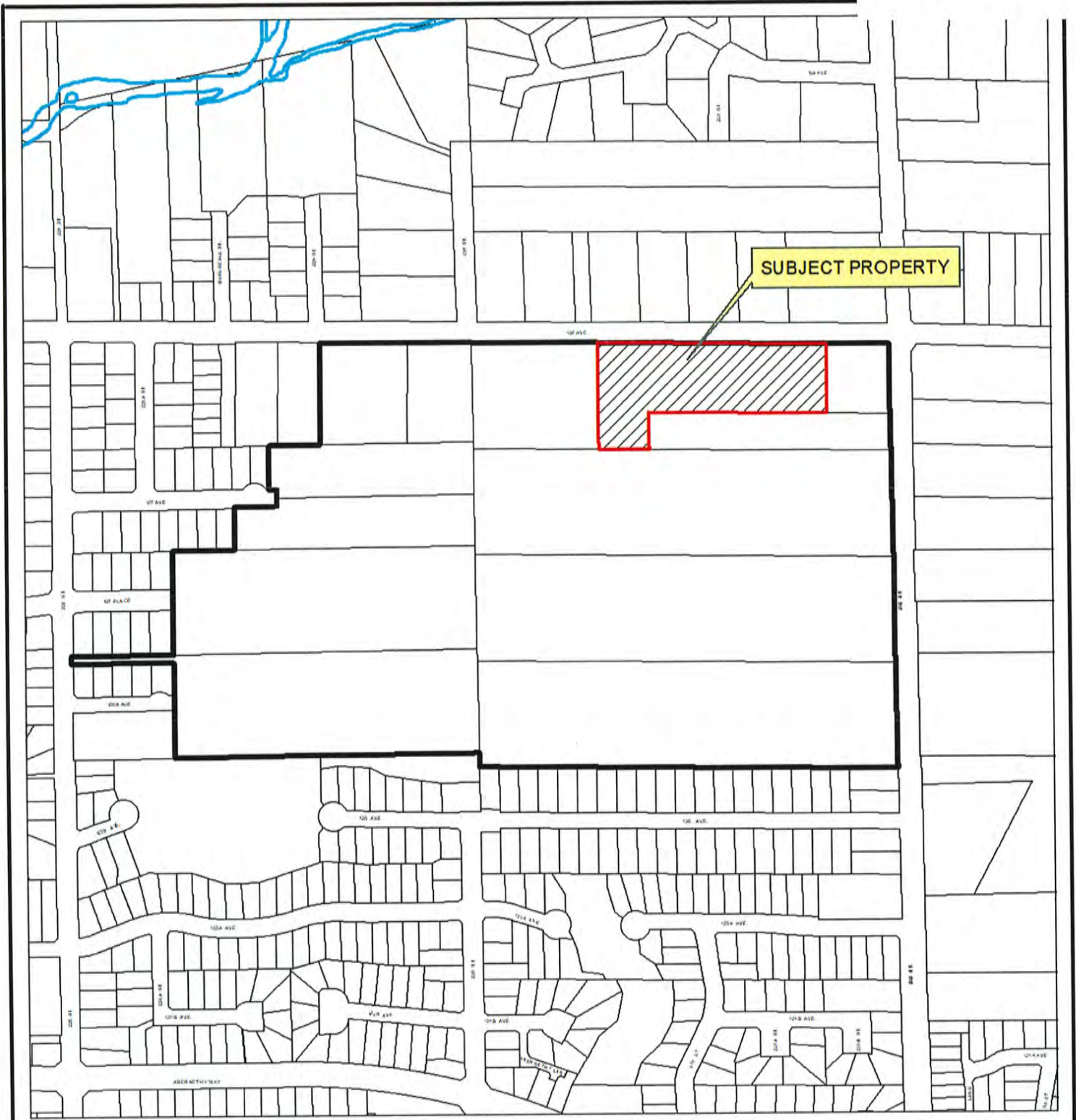
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2022-170-AL
 DATE: Oct 3, 2022

BY: AH



SUBJECT PROPERTY



Yennadon Lands

PLANNING DEPARTMENT



FILE: Subject Map
DATE: Sep 29, 2022

BY: DT



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

FROM: Chief Administrative Officer

MEETING DATE: November 10, 2020

MEETING: Workshop

SUBJECT: Bill 15 Changes to the Agricultural Land Commission Act

EXECUTIVE SUMMARY:

On June 26, 2020 the Ministry of Agriculture introduced changes to properties within the Agricultural Land Reserve (ALR). These legislative changes, known as Bill 15, came into effect on September 30, 2020 and will affect application fees, soil removal, fill placement, and application processes.

A number of benefits are proposed for farm operators and for local governments. Farm operators may benefit from reductions in application fees. Local governments may benefit from receiving a greater portion of the application fee as outlined by the Agricultural Land Commission (ALC) fee schedule.

Likely the most noteworthy of these changes is the elimination of the option for land owner exclusion applications. This change could involve policy, financial and legal implications for local governments as they consider how to address landowner requests to exclude their land from the ALR.

This report will discuss these ALC changes, and the impacts for local governments with land in the ALR. With a specific focus on the City of Maple Ridge context, including its exclusion application history, recommendations are provided for Council consideration.

RECOMMENDATION:

1. That staff prepare an amendment to Fees & Charges Bylaw No. 7575-2019 to establish a fee for exclusion applications; and,
2. That staff prepare a Council Policy for the Processing of Applications for Exclusion from the Agricultural Land Reserve; and further,
3. That as an interim measure until the above noted Council Policy is endorsed, applications for exclusion for remnant parcels, properties within a Council-endorsed area planning process or other policy based criteria will be evaluated and based on merits may be forwarded to the Agricultural Land Commission.

DISCUSSION:

a) Background Context:

The recent changes to ALC regulations will affect the following:

1. The placement of fill and the removal of soil.
2. The ability to place remediation orders on title.
3. Application fees and the portion received by local governments.
4. Landowner applications for exclusion from the ALR (eliminated).

These changes are discussed further below:

i. The placement of fill and the removal of soil:

These regulatory changes specifically pertain to the placement of fill or removal of soil for farm roads. The previous regulations had a threshold fill volume of 50 cubic metres or less, regardless of variables such as farm size or road length. The new regulations recognize these variables by establishing a 50 cubic metre threshold per 100 metres of road length. In addition, asphalt and recycled concrete were prohibited materials for road maintenance. The new regulations allow the use of recycled concrete aggregate and recycled asphalt pavement as fill for roads and parking areas in the ALR, provided that these materials are crushed or screened to be no larger than 1.9 centimeters (0.75 inches) in diameter.

ii. The ability to place remediation orders on title.

The CEO of the ALC has been given the authority to register a remediation notice on a property's certificate of title as an advisory to potential purchasers. This measure will help to inform prospective purchasers of ALC requirements on specific properties prior to the transfer of title.

iii. Application fees and the portion received by local government.

The changes in application fees in effect are outlined in Tables 1 and 2 below.

Table 1 Previous Fees			
Fees until September 29, 2020	Local Government Portion	ALC portion	Total
Non-Adhering Residential Use	\$300.00	\$1,200.00	\$1,500.00
Soil Removal or Fill Placement			
Non-Farm Use			
Subdivision			
Exclusion			

No fee will be assigned to Inclusion Applications. The costs for Non-Adhering Residential Use applications are significantly reduced, from \$1500.00 to \$900.00. In addition, the local government portion of the fee will increase, from 20% to 50%. Although the application fee is reduced, the local government will receive more money, from \$300.00 to \$450.00. This 50% cost sharing will also apply to Fill, Non-Farm Use, Subdivision, and specific (Prescribed Body) Exclusion applications. In these cases, the fee remains the same, but the local government portion will increase from \$300.00 to \$750.00.

Table 2 New Fees			
New Rates (in effect September 30, 2020)	Local Government Portion	ALC portion	Total
Non-Adhering Residential Use	\$450.00	\$450.00	\$900.00
Soil Removal or Fill Placement	\$750.00	\$750.00	\$1,500.00
Non-farm Use			
Subdivision			
Exclusion (Prescribed Body)			
Local Govt Initiated Exclusion		\$750.00	\$750.00

iv. Landowner applications for exclusion from the ALR (eliminated)

As demonstrated by the fee schedules above, these new regulations recognize two types of exclusion applications, including (1) Prescribed Body and (2) Local Government initiated Exclusion applications.

Prescribed Body applications are generated from government organizations. These include Regional Health Boards, Educational Bodies, Improvement Districts, BC Transit Corporation, BC Housing Management Commission, BC Hydro and Power Authority, South Coast BC Transportation Authority, BC Transportation Financing Authority, and the Columbia Power Corporation. All other exclusion applications are considered to be Local Government initiated exclusion applications, which, based on application history, would pertain to virtually all exclusion applications processed within the City of Maple Ridge.

Both types of applications require notification, a public hearing, and the posting of a sign on the property under application. The Local Government initiated application sends the application and public hearing details directly to the Agricultural Land Commission. The Prescribed Body application submits the application on the ALC portal, but the application is first reviewed by the affected local government, who then pass a resolution about whether or not to forward the application to the ALC.

The ALC online portal for submitting exclusion applications has been removed for private landowners as of September 30, 2020. The only option for private landowners to have their land excluded is through the Local Government initiated application process. Under this process, Local Governments (including Maple Ridge) must pay the \$750.00 exclusion application fee. No provision yet exists under the ALC Act for application costs (including notification, signage, and processing) to be recovered from the interested landowners.

Processing of Applications for Exclusion from the Agricultural Land Reserve

Regardless of how local governments review exclusion requests and submit exclusion applications, in the decision making process, the ALC will continue to uphold its mandate to preserve ALR land, and encourage farming of ALR lands.

Local Governments will continue to have the authority to determine how exclusion requests are dealt with from private landowners and to make decisions on whether or not to forward the prescribed body exclusion request application to the ALC. The ALC suggests that local governments develop a process for receiving exclusion requests from private landowners. Under the ALC Act, there is no blanket authority to charge fees for any service rendered. However, legal counsel for the City of Maple Ridge confirms that such a fee can be implemented.

The ALC identifies three potential options for local governments to consider for ALR exclusion applications:

1. Council could accept all private landowner requests.
2. Council could develop criteria for considering forwarding exclusion applications to the ALC.
3. Council could consider exclusion applications as part of an area planning or Bylaw Review Process, and prohibit exclusion applications that are outside of the planning area.

The ALC also suggested strategies such as grouping several properties into one exclusion application request, and to consider the attributes of each parcel under application (its percentage within the ALR, its location, and its agricultural capability)

Local Government Initiated Application – Responsibilities

The ALC has clarified the new process for exclusion applications.

Local Government initiated exclusion applications will proceed in a series of seven steps, outlined by the ALC as follows:

- STEP 1: Local Government fills out the application. This must be undertaken online through the ALC Application Portal.
- STEP 2: Local Government gives notice of the application. Giving notice includes posting a sign that meets ALC guidelines, scheduling a public hearing, advertising the public hearing in two issues of a local newspaper, and notifying affected local or first nations governments.
- STEP 3: Local Government holds the public hearing. The public hearing must give all attendees the opportunity to speak.
- STEP 4: Local Government passes a resolution on the application.
- STEP 5: Local Government submits the application to the ALC.
- STEP 6: Local Government pays the \$750.00 ALC application fee.
- STEP 7: ALC holds the exclusion meeting to consider the application.

Many of the steps outlined above are similar to the previous system of landowner applications. What has changed, however, is the responsibility given to local governments in processing these applications, through notification and advertising requirements, in hosting a public hearing, and the payment to the ALC.

There are costs associated with these responsibilities. As noted, legal counsel indicates that the City of Maple Ridge could establish an application fee for these services. What is needed is a reasonable estimation of these costs in order to establish a fee schedule.

RECOMMENDED ACTIONS:

Although many of the application fees described in this report will transfer more funds to local governments, exclusion applications are the exception. Based on changes to the ALC resulting from Bill 15, staff recommend the adoption of a fee schedule for the processing of landowner exclusion applications.

a) Exclusion Application Fees

The estimated costs of a Local Government initiated application are as follows:

Public notification (includes advertising, staff costs)	\$1200.00
Posting of sign	(landowner's responsibility)
Staff report (research and preparation)	\$3000.00
ALC fee	\$750.00
Total	\$4950.00

Based on the above calculations, the estimated municipal costs for each exclusion application would be in the range of \$4,950.00. Notification costs that were previously paid for by property owners will now be assumed by the Municipality for the public hearing. For practical considerations, the recommended process is that the landowner pays the cost of signage. It is difficult to assess a cost for posting signs as there is a range of possibilities that can affect signage requirements, such as

multiple properties under group applications. In addition, there are a few companies that already provide this service to applicants in other development process applications.

b) Alternative Action: Status Quo, no new fees:

As noted above, the revised process brought on by Bill 15 will result in additional costs to the local government for landowner exclusion applications. In order to recover these costs, it is recommended that staff be directed to prepare an amendment to Fees & Charges Bylaw No. 7575-2019 to establish a fee for exclusion applications.

In the absence of a revised fee schedule, these additional costs will be covered by general revenues. Without an application fee, there is no financial disincentive for property owners not to seek the exclusion of their properties. These applications would in effect be subsidized by Maple Ridge taxpayers.

c) Processing of Applications

Staff suggest that the proposed application process would proceed in two stages for the City of Maple Ridge. The first step would introduce the application to Council, through the staff report. The second step would be triggered by the Council decision of whether or not to forward the application to the ALC.

The expectation is that signs would be posted before the proposal is considered by Council, in order to provide an opportunity for public input. If Council concurs with the recommended process, the applicant will be responsible for the signage portion of the notification. Other notification costs will only be triggered if Council decides to forward the application to the ALC for their consideration. The ALC will require notification, newspaper advertisements, and a public hearing, but those steps in the ALC process need only occur after Council has made a decision to forward the application to the ALC. For this reason, some of these funds could be refunded to the applicant, should Council deny the application from proceeding.

Drafting the staff report will require background research and interdepartmental referrals. Maple Ridge policy documents, such as the Official Community Plan, and the Agricultural Plan will be used to establish a policy context for reviewing the application. The Engineering Department will need to assess the logistics of servicing a proposed development that exceeds the infrastructure requirements normally associated with agricultural land.

The questions that the staff report will address will include the following:

- What is the ALC process required in order to realize the development under application?
- What are the community benefits to be attained with the development proposal, and is the exclusion justified, based on community need?
- Is there an employment benefit?
- How does the proposal align with the strategic direction established for Maple Ridge?
- How likely is the application to succeed?

The mandates of the ALC and Metro Vancouver, to protect agricultural land, and to meet growth management objectives will also need to be considered in the staff report to Council.

Maple Ridge Application History

In order to more fully estimate what these changes will mean for individual property owners, it is useful to review the recent history of applications for exclusion in the ALR. It is important to recognize that with few exceptions, the current ALR boundaries are likely to remain. This point was made clear with

a number of policy documents commissioned by the City of Maple Ridge, including the Commercial and Industrial Strategy, which was endorsed by Council in 2014. The ALC confirmed to the project team that lands in the ALR should not be considered feasible for conversion to industrial uses.

However, the ALC has also identified some lands for exclusion. An important dynamic in recent exclusion history is the ALC identified “remnant parcels”. In 2011, the Agricultural Land Commission identified certain properties within the City as appropriate for exclusion under ALC Resolution 2635/2011, made on October 27, 2011 (Map is attached as Appendix B). This resolution invited the City to submit a local government application for exclusion for these remnant areas “Identified by the Commission as being unsuitable for agriculture”. The identification of these properties for exclusion stems from the Commission’s interest in maintaining an Agricultural Land Reserve that accurately reflects agricultural capability and suitability of properties contained within it. Some of the properties identified as remnant parcels are within the Urban Area Boundary and have been developed for urban uses. Other properties are outside of the urban area but are considered unsuitable for agriculture due to site conditions. The expectation of the ALC was that these parcels would be excluded as a group application along with the exclusion of the Albion Flats, but the ALC also supported individual applications.

In advance of this group exclusion, several of these properties have been advanced for exclusion as separate applications. Table 3 below summarizes the outcomes of the last five years of exclusion applications in Maple Ridge. Although Council denied some of these applications from being forwarded, the ALC has denied all exclusion applications for parcels that were not remnant parcels, as previously identified.

Ref #	Outcome	Application # and Address	Remnant Parcel
1.	Denied by ALC	2019-183-AL - 12176 237 St.	No
2.	Denied by ALC	2019-072-AL - 12225 250 St.	No
3.	File Closed	2018-502-AL - 11761 250 St.	No
4.	Deferred	2018-323-AL - 23623 Jim Robson Way	No
5.	Approved	2018-310-AL - 25336 112 Ave.	Yes
6.	Denied by ALC	2018-209-AL - 20370 132 Ave.	No
7.	Denied by Council	2018-156-AL - 22080/18 128 Ave./Lot 149 NWP65767	No
8.	Approved	2018-012-AL - 23795 Dewdney Trunk Rd	Yes
9.	Denied by Council	2018-071-AL - 12225 250 St.	No
10.	Approved	2017-574-AL - 12791 232 St.	Yes
11.	Approved	2017-568-AL - 25237 112 Ave.	Yes
12.	Denied by ALC	2017-198-AL - 21587 128 Ave.	No, but less than 2 acres
13.	Denied by Council	2017-046-AL - 12301 237 St.	No
14.	Denied by Council	2016-456-AL - 9881 280 St.	No
15.	Denied by Council	2016-299-AL - 12176 237 St.	No
16.	Approved by ALC	2016-298-AL - 12102 237 St.	Yes
17.	Denied by Council	2016-082-AL (no civic address)	No

The only successful applications in recent history have been for remnant properties that were previously indicated for exclusion by the ALC. In addition to the remnant properties, the ALC recognizes

that the Albion Flats Area Planning process will involve further exclusion applications. As these applications would likely succeed, there is a need for an interim policy to ensure that the processing of exclusion applications for these previously indicated properties would continue.

An alternative approach, to consider each application on its own merits is not recommended due to the limited prospect for success.

Summary of Recommendations

The above section suggests that exclusion applications are usually denied, unless the property has been previously identified as unsuitable for agriculture by the ALC. Previously, application costs provided a financial disincentive for property owners, as success was unlikely. These new regulations have eliminated these costs and disincentives. In light of these circumstances, the following three recommendations are provided for Council consideration:

1. **Develop application fees** for reviewing and forwarding exclusion applications, similar to other land development applications, such as rezoning. These fees should be a reasonable reflection of the staff hours and other related costs in application processing.
2. **Develop criteria for reviewing requests for exclusion** using available resources and expertise to advance this work. The Official Community Plan contains policies for agriculture, for employment generating lands, and for growth management which could be used to develop this criteria. The Agricultural Plan outlines supportive agricultural measures, and also refers to compensatory measures to benefit agriculture should conversion of agricultural lands be contemplated. As a knowledgeable citizen's advisory body, the Maple Ridge Agricultural Advisory Committee could assist in reviewing potential criteria for this purpose. In the interim, Council could consider the merits of each application separately.
3. **As an interim measure**, until the above noted Council Policy is endorsed, applications for exclusion will be evaluated and forwarded for "remnant parcels", for properties within a Council endorsed Area Planning process, or other policy based criteria. The remnant parcels are identified on Appendix B. Council may wish to consider advancing these applications as a group application, and not on a parcel by parcel basis. This approach is recommended as an interim measure in recognition of previous ALC decisions and to ensure that applications being forwarded are supportable and respectful of the Commission's time. As a Council endorsed Area Planning process, it is noted that Albion Flats discussions are ongoing and a Block Exclusion Application for this area could commence outside of the interim policy. Other pertinent Maple Ridge policy documents include the Official Community Plan, the Agricultural Plan, and the Commercial and Industrial Strategy. Subject to Council review, the policies of these documents may form the basis of support for specific development proposals that may justify the removal of lands from the Agricultural Land Reserve.

Desired Outcome

The goal of this report is to provide for Council consideration a response to ALC changes to the exclusion application process.

d) Citizen/Customer Implications

The changes to fill and soil removal for road construction within the ALR are directly related to the needs of farming operations. The ability to place notices on title will avoid situations where purchasers of land have unknowingly purchased land with ALC remediation orders. The changes in application fees will cost less for the applicant and/or increase the local government portion of fees.

The elimination of the ALR exclusion application by land owner option is contentious, and has been criticized by some property owners. However, property owners were previously required first to seek the approval of the local government, which has always had the authority to deny forwarding the application to the ALC. Nevertheless, because more of the exclusion application process is now assumed by local governments, landowners may benefit from a clearer process, with potential applicant cost savings, particularly if consultant services would otherwise have been used to advance the application with the ALC.

e) Interdepartmental Implications

The exclusion application process now in effect involves additional responsibilities for the local government, through notification requirements, the public hearing process, and the remittances of fees. The Legislative Services Department will likely be required to assume many of these responsibilities, in addition to the Planning Department.

f) Financial Implications

Some of the changes in application fees will increase the amount of money the City of Maple Ridge receives. The exception is the landowner application fees, which have been eliminated. For this reason, Council is advised to consider options for cost recovery by introducing a new application fee for this purpose, as outlined earlier in this report.

CONCLUSION:

This discussion of the changes to the ALC regulations and fee structure is presented for Council's information. Council's response to the changes in land owner exclusion applications will provide clarity for the community. For this purpose, a recommended process has been identified, and Council approval is requested.

"Original signed by Diana Hall"

Prepared by: Diana Hall,
Planner 2

"Original signed by Adam Rieu"

Co-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

Attachments:

- (A) Letter from ALC, dated July 30, 2020
- (B) Map of ALC identified remnant parcels



File: 0280-30
Ref: 192545

July 30, 2020

To: All local and treaty First Nation governments with land in the Agricultural Land Reserve

Re: Information update on Order in Council #353/2020 - Amendments to regulations under the *Agricultural Land Commission Act* regarding application fees, soil removal, and fill placement. Part of Bill 15 – *Agricultural Land Commission Amendment Act, 2019* also brought into force by the same Order in Council.

Greetings,

The purpose of this letter is to provide additional information about recent regulations that will bring into effect changes to the *Agricultural Land Commission Act* (ALCA) and its regulations. As part of recent public engagement undertaken by the B.C. Government, many local governments indicated that they would benefit from additional guidance and information from the Ministry of Agriculture on any significant legislative changes.

On June 26, 2020, Order in Council No. 353/2020 updated Agricultural Land Reserve (ALR) regulations (see news release at <https://news.gov.bc.ca/releases/2020AGRI0026-001178>). Effective September 30, 2020, the Order in Council:

- amends the Agricultural Land Reserve Use Regulation and the Agricultural Land Reserve General Regulation as they relate to soil removal, fill placement, and application fees; and,
- brings into force a part of the *Agricultural Land Commission Amendment Act, 2019* (Bill 15), which amends the ALCA to enable the Agricultural Land Commission (ALC) CEO to file remediation order notes on title.

The September 30, 2020 effective date provides time for local governments, the public, other stakeholders, and First Nation governments to become familiar with, prepare for, and adapt to those changes. These changes will impact both private and public landowners.

The appendix to this letter provides additional information about these changes.

If you have any questions regarding these amendments and the revitalization of the ALC and the ALR, please contact Arlene Anderson, Director of Legislation, B.C. Ministry of Agriculture, at Arlene.Anderson@gov.bc.ca.

.../2

Ministry of Agriculture
Agriculture, Science and Policy
Division

Office of the
Assistant Deputy Minister

Mailing Address:
PO Box 9120 Stn Prov Govt
Victoria BC V8W 9B4

Location:
5th Floor, 545 Superior Street
Victoria BC V8V 1T7

Telephone: 778 974-3844
Facsimile: 250 356-7279

Web Address: <http://www.gov.bc.ca/agril>

If you have questions about the administration of the ALR, please contact the ALC at ALCBurnaby@Victoria1.gov.bc.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer McGuire". The signature is written in a cursive style with a large initial "J" and "M".

Jennifer McGuire
Assistant Deputy Minister

Appendix (1)

cc: Gary MacIsaac, Executive Director
Union of BC Municipalities

Kim Grout, Chief Executive Officer
Agricultural Land Commission

Tara Faganello, Assistant Deputy Minister, Local Government Division
Ministry of Municipal Affairs and Housing

Appendix: Summary of Recent Changes

Please note: this information is for guidance purposes only. For more details please see the ALCA, the Agricultural Land Reserve Transitional Regulation, the Agricultural Land Reserve General Regulation, the Agricultural Land Reserve Use Regulation, and information provided by the ALC.

Application Fees

On March 12, 2020, Order in Council (OIC) No.131/2020 was approved by the B.C. Government. This OIC simplifies how application fees are collected by local governments, First Nation governments, and the ALC. Those changes will come into effect September 30, 2020. In response to feedback about application fee amounts, Order in Council No. 353/2020 makes further changes about application fees. It lowers the fee for “non-adhering residential use” applications and it increases the amount of application fees that go to a local or First Nation government when they are required to review an application. For more information about applications that require local or First Nation government review, please see section 34 of the ALCA and section 34.1 of the *Agricultural Land Commission Amendment Act, 2019* (Bill 15).

Until September 29, 2020			
Application fees when local or First Nation government review is required			
Application type	Fee to local or First Nation government	Fee to ALC	Total fee
Non-Adhering Residential Use	\$300	\$1200	\$1500
Soil or Fill Use			
Non-Farm Use			
Subdivision			
Exclusion			
Inclusion	\$0	\$0	\$0

As of September 30, 2020 and after			
Application fees when local or First Nation government review is required			
Application type	Fee to local or First Nation government	Fee to ALC	Total fee
Non-Adhering Residential Use	\$450	\$450	\$900
Soil or Fill Use	\$750	\$750	\$1500
Non-Farm Use			
Subdivision			
Exclusion			
Inclusion	\$0	\$0	\$0

On September 30, 2020 and after, fees for “non-adhering residential use” applications will be reduced from \$1,500 to \$900. Local and First Nation governments will also receive 50 percent of

the total application fee when their review is required, receiving \$450 for “non-adhering residential use” applications and \$750 for other types of application.

If a landowner applies to a local or First Nation government and the local or First Nation government does not forward the application to the ALC, the applicant only pays the local or First Nation government their portion of the application fee (\$450 or \$750). The applicant will not pay the ALC’s portion of the application fee because the ALC will not review the application.

OIC No. 353/2020 also changes the amount a local or First Nation government will pay when they initiate some types of application to the ALC. Instead of the current higher fee, local and First Nation governments will pay \$450 for a “non-adhering residential use” application or \$750 for most other types of application. The most common local or First Nation government-initiated applications with these lower fees will likely be exclusion applications for land within their jurisdiction and applications for non-farm uses or subdivisions of land the local government owns. Fees for applications that are set out in regulation as those that must be filed directly with the ALC (transportation and utility use applications) remain at \$1500; they are not changed by OIC No. 353/2020.

Soil Removal and Fill Placement

OIC No. 353/2020 will make it easier for farmers on the ALR to maintain and build roads.

Annual Farm Road Maintenance

For maintenance of existing farm roads, soil removal or fill placement is currently allowed up to a volume of 50m³ per year. If a farmer needs to use more than that amount, they must seek permission by submitting a Notice of Intent or an application to the ALC. Some people with larger parcels expressed that this 50m³ limit unintentionally impacts their farms, and so this OIC increases the amount of soil removal or fill placement for farm road maintenance to 50m³ per 100m of existing road length annually, effective September 30, 2020. To remove soil or place fill for the construction of a new farm road or for maintenance beyond 50m³ per 100m of farm road length, a person can consult the ALC website for more information about seeking permission by submitting a Notice of Intent or application to the ALC.

Recycled Concrete Aggregate and Recycled Asphalt Pavement

Construction and demolition waste are prohibited fill materials in the ALR. Prohibited fill materials are those:

- that a person cannot use for a fill use permitted by regulation (see Agricultural Land Reserve Use Regulation section 35), and,
- that the ALC may not approve to be used as fill if a person applies (see Agricultural Land Reserve Transitional Regulation section 30.1 and Agricultural Land Reserve General Regulation section 23).

OIC No. 353/2020 defines recycled concrete aggregate and recycled asphalt pavement and permits them to be used as fill for roads and parking areas in certain circumstances. Since some farm road maintenance is permitted under the regulations (see Agricultural Land Reserve Use Regulation section 35 [d]), a person will be able to use recycled concrete aggregate or recycled asphalt pavement as fill for farm road maintenance up to the annual permitted amount without submitting a Notice of Intent or an application to the ALC.

When a person applies to the ALC for permission to place fill for road construction, maintenance, or widening, the ALC will be able to approve the use of recycled concrete aggregate or recycled asphalt pavement as fill. Similarly, when a person applies to the ALC for permission to place fill for parking area construction or maintenance, the ALC will be able to approve the use of recycled concrete aggregate or recycled asphalt pavement as fill.

For the purposes of the ALCA, recycled concrete aggregate and recycled asphalt pavement will be concrete and asphalt from a demolition process that have had other construction debris, like metal rodding, glass, or wood removed from them. Recycled concrete aggregate and recycled asphalt pavement will have to be crushed or screened and not exceed specific dimensions. Recycled concrete aggregate will have to be able to pass through a 1.905 cm screen (the size of 3/4 inch crush) while recycled asphalt pavement particles will be 1.905 cm³ or smaller.

The ALC's compliance and enforcement team monitors how ALR land is used and responds to information or concerns they receive, including concerns about illegal fill dumping. People should contact the ALC if they suspect unauthorized land uses like fill dumping on the ALR. More information on the ALC's compliance and enforcement program can be found online here: <https://www.alc.gov.bc.ca/alc/content/alc-act-alr-regulation/compliance-and-enforcement/about-compliance-and-enforcement>.

Remediation Order Notes on Title

Currently, a person might purchase ALR land without being aware that there are outstanding remediation orders related to contraventions of the ALCA. OIC No. 353/2020 brings part of the *Agricultural Land Commission Amendment Act, 2019* (Bill 15) into force. That part gives the ALC's CEO the ability to file notices in the land title office about remediation orders that have been issued under the ALCA. The CEO may cancel the remediation order note when they are satisfied that the remediation order has been complied with, or that the remediation order cannot be substantially complied with. If the CEO registers a remediation order note on title, it will provide an avenue for prospective buyers to become aware of outstanding issues with the ALR land.

Recent legislative changes: Revitalization of the ALR and the ALC

The *Agricultural Land Commission Amendment Act, 2019* (Bill 15) continued the B.C. government's commitment to revitalize the ALR and the ALC. The part of Bill 15 that strengthens the independence and governance of the ALC was brought into force on March 12, 2020. Much of the remainder of Bill 15 will be brought into force on September 30, 2020.

The changes made by the *Agricultural Land Commission Amendment Act, 2018* (Bill 52) and the *Agricultural Land Commission Amendment Act, 2019* (Bill 15) build on recommendations of the Minister's Independent Advisory Committee (the Committee) to revitalize the ALR and the ALC, focusing on four targeted areas:

- protecting the ALR land base into the future;
- preserving the productive capacity of the ALR;
- improving governance of the ALR; and,
- supporting farmers and ranchers in the ALR.

From February 4 to April 30, 2018, the Committee held stakeholder consultation meetings in nine communities across B.C. with representatives from 29 local governments and over 110 individuals representing farming and ranching associations and other agricultural organizations and stakeholder groups. The Committee also hosted an online public survey, receiving over 2300 completed surveys during that period, as well as over 270 written submissions.

Feedback collected from this public engagement demonstrated that British Columbians believe the ALR is fundamental to the economic performance of the province's agriculture sector and to the province's food security. They value the ALR because it ensures viable agricultural land is available, affordable, and in production now and into the future. There is strong support from British Columbians for protecting the ALR.

The first stage of legislative changes to revitalize the ALR and the ALC were made by the *Agricultural Land Commission Amendment Act, 2018* (Bill 52). The amendments in Bill 52 were brought into force on February 22, 2019, and made changes in three key areas:

- Restricting the removal of soil and placement of fill; and, increasing penalties for the dumping of construction debris and other harmful fill in the ALR.
- Directly addressing mega-mansions and speculation in the ALR by limiting principal residence size on ALR land and empowering the ALC to approve additional residences if they are necessary for farm use.
- Reunifying the ALR as a single zone, ensuring consistent rules with strong protections for all ALR land across the province.

These critical amendments were needed immediately to preserve the viability and productive capacity of the ALR through addressing the detrimental nature of mega-mansion builds and the abuse of soil and fill on the ALR. Further, Bill 52 confirmed that all land in the ALR is valuable by removing the two-zone approach. It was vital that government eliminate the perception that there is higher and lower priority agricultural land in B.C.

Role of the Agricultural Land Commission

The ALC is the independent administrative tribunal dedicated to preserving agricultural land and encouraging farming in B.C. in collaboration with other communities of interest. The ALC administers the ALR in accordance with the ALCA and its regulations.

The appointed commissioners review land use plans, create operational policies, and decide land use applications. ALC staff support the commissioners through administration, planning, mapping, and compliance and enforcement of legislation and orders. The ALC and its staff anticipate working with stakeholders throughout implementation of the Bill 15 changes in order to provide operational and administrative guidance. ALC staff will provide local governments with information updates through the ALC update emails, information bulletins, process guidelines, updates to the ALC website and application Portal, and educational materials with respect to Bill 15.

Role of the Ministry of Agriculture

The Ministry of Agriculture establishes government's policy and legislative framework for the ALC and the ALR. To encourage farming and promote the development of the industry, the Ministry provides agricultural land use planning support and information material for local and TFN governments across the province through its Strengthening Farming Program and Regional Agrologist network.



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

FROM: Chief Administrative Officer

MEETING DATE: April 5, 2022
FILE NO: 2016-195-CP
MEETING: C o W

SUBJECT: Employment Lands: Re-designation of the Yennadon Lands to Industrial
(Employment Park Category)
Second Reading
Official Community Plan Amending Bylaw No. 7734-2021 (Policy); and
Official Community Plan Amending Bylaw No. 7735-2021 (Land Use Designation)
First and Second Reading
Official Community Plan Amending Bylaw No. 7838-2022 (Land Use Designation)

EXECUTIVE SUMMARY:

The Yennadon Lands were identified as a potential location for future employment uses in the City's Commercial & Industrial Strategy, with the Strategy recommending that planning for the additional supply of employment land should begin now in order to best satisfy future demand in an increasingly competitive region. The Yennadon Lands are comprised of 13 properties. They range in size from 0.5 ha (1.5 acres) to 4 ha (10 acres). The total land area is 25.4 hectares (63 acres), and are generally located at south-west of the intersection of 232 Street and 128 Avenue.

At the May 11, 2021 Regular Council Meeting, Council granted first reading to Official Community Plan Amending Bylaw No. 7734-2021 (Appendix A) and Bylaw No. 7735-2021 (Appendix B), to allow re-designation of the Yennadon Lands for an employment future.

Following first reading, internal and external referral processes took place. This report outlines the referral responses received and what changes are proposed to the draft plan, reflecting the referral responses received. The report also outlines the latest information as it relates to regional and provincial processes with Metro Vancouver and the Agricultural Land Commission, respectively.

With the information received through the referral process, it has been noted that the development and servicing of the Yennadon Land properties will require a collective approach in order to facilitate future uses that will offer a high employment density. As such, lot consolidation policies are proposed as an amendment to Official Community Plan Amending Bylaw No. 7734-2021. The intent of these policies is to ensure the development of a cohesive road network, servicing access and environmental compensation package, while being able to unlock the maximum employment potential of these lands as flexibly as possible.

Additionally, through the referral process, it has become necessary to re-draw the boundaries of the properties associated with Official Community Plan Amending Bylaw No. 7735-2021. Official Community Plan Amending Bylaw No. 7735-2021, as amended, has had two properties removed – the properties known as 12791 232 Street and 23154 128 Avenue.

- The property at 23154 128 Avenue has been removed due to the development application (2019-119-RZ) associated with the site moving towards a Commercial future, and its own associated Official Community Plan Amending Bylaw.
- The property 23154 128 Avenue will now be captured under Official Community Plan Amending Bylaw No. 7838-2022 (Appendix C) and it is anticipated that the Yennadon Land Employment Park policies and development permit guidelines will apply to the future development of this property.

As such, it is proposed that Council consider the amended Official Community Plan Amending Bylaw No. 7734-2021 and amended Official Community Plan Amending Bylaw No. 7735-2021 for second reading, and Official Community Plan Amending Bylaw No. 7838-2022 for first and second reading.

Should Council direct, Official Community Plan Amending Bylaw No. 7734-2021, as amended, and Bylaw No. 7735-2021, as amended, may be forwarded to an upcoming Council Meeting for consideration of second reading and Official Community Plan Amending Bylaw No. 7838-2022 may be forwarded to an upcoming Council Meeting for consideration of first and second reading, and then the three bylaws may be forwarded to Public Hearing.

RECOMMENDATIONS:

1. That in respect of Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7734-2021, Official Community Plan Amending Bylaw No. 7735-2021, and Official Community Plan Amending Bylaw No. 7838-2022 on the municipal website and the referral process together with an invitation to the public, Metro Vancouver and the Agricultural Land Commission to comment; and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaws;
2. That Official Community Plan Amending Bylaw No. 7734-2021, as amended, be given second reading and forwarded to Public Hearing;
3. That Official Community Plan Amending Bylaw No. 7735-2021, as amended, be given second reading and forwarded to Public Hearing;
4. That Official Community Plan Amending Bylaw No. 7838-2022 be given first and second reading and forwarded to Public Hearing;
5. Subject to third reading of Official Community Plan Amending Bylaw No. 7734-2021, Official Community Plan Amending Bylaw No. 7735-2021 and Official Community Plan Amending Bylaw No. 7838-2022, that staff be directed to include the Type 2 Minor Amendments related to the Yennadon Land Regional Growth Strategy amendment package, that will be forwarded to Metro Vancouver; and further
6. That the following terms and conditions be met prior to final reading of Official Community Plan Amending Bylaw No. 7838-2022:
 - i. That 23154 128 Avenue be removed from the Agriculture Land Reserve;
 - ii. That the Metro Vancouver Urban Containment Boundary be amended; and
 - iii. That the subject properties are included in the Fraser Sewerage Area and/or request, via Council resolution, for permission to connect to the City of Maple Ridge sewer mains.

1.0 CONTEXT:

1.1 The Yennadon Lands (128 Avenue and 232 Street)

The Yennadon Lands are comprised of 13 properties. They range in size from 0.5 ha (1.5 acres) to 4 ha (10 acres). The total land area is 25.4 hectares (63 acres). The subject properties are located outside of and adjacent to the City's Urban Area Boundary, but are largely within the Region's Urban Containment Boundary (see Appendix D for a map of the area).



Figure 1 - The Yennadon Lands

The existing uses on the lands range from single-family use to vacant underutilized lands, according to BC Assessment data. The properties abut urban single-family development on the west and south boundaries; Agricultural Land Reserve to the east and north, and suburban single family lots on the north side of 128 Avenue. A historic commercial node; as well as Yennadon Elementary School, are located within 200-400 m of the subject properties.

Currently, the subject properties are designated Agricultural in the OCP and are zoned RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential). All of the properties, except one property located near the northeast corner of the area, are located outside the Agricultural Land Reserve. The majority of these properties are designated General Urban in the Regional Growth Strategy.

The City has received an application for the north-east property (12791 232 Street / 2019-119-RZ) to rezone the subject property from RS-2 (Single Detached Suburban Residential) to CS-1 (Service Commercial) to permit the future construction of a two-storey commercial building. This application requires an amendment to the OCP to re-designate the land use from Agricultural to Commercial.



Figure 2- 12791 232 highlighted within the Yennadon Lands

Council granted first reading to Zone Amending Bylaw No. 7558-2019 and considered the early consultation requirements for the Official Community Plan (OCP) amendment No. 7557-2019 on July 9, 2019. The Zone Amending Bylaw and OCP Amendment received second reading on January 18, 2022, went through Public Hearing on February 15, 2022 and received third reading on February 22, 2022.

Going forward, the subject site 12791 232 Street will not form a part of the Official Community Plan Amending land use designation bylaws associated with this staff report.

1.2 Concept Plan Development and Overview

Council directed staff to undertake an employment land use re-designation process and consultation strategy for the Yennadon Lands at the June 18, 2019 Council Workshop Meeting. At the March 31, 2020 Council Workshop meeting, staff provided an update on the Yennadon Lands Re-designation process, including the proposed community engagement process that was postponed due to the pandemic. At that meeting, Council directed that the previously endorsed Yennadon Lands process be

revised and that staff work with the consultant to prepare some preliminary land use concepts for Council to review prior to proceeding with public consultation.

At the July 14, 2020 Council Workshop meeting, staff in collaboration with a consultant, presented three preliminary land use concepts for Council to review. At that meeting, Council directed staff to move forward with a public consultation process, taking into account the public health orders in effect at the time.

At the December 8, 2020 Council workshop meeting, Council endorsed "Concept #2 – Neighbourhood Innovations Village" and directed staff to move forward with an Official Community Plan Amending Bylaw.

The concept endorsed by Council at the end of 2020 provided for a 100% employment future for the developable areas of the Yennadon Lands. Based on Council comments, as well as what was heard from the community during the public consultation process, the following elements have been integrated into the policy work, design guidelines, or the land use schedule map associated with the re-designation of the Yennadon Lands towards an employment future:

- **Suitable Mix of Employment Uses:** The employment area will need to have an appropriate mix and size of employment uses to generate suitable levels of job creation, while still affording a sensitive transition to the surrounding residential uses.
- **Neighbourhood Business Scale and Character:** The design of the employment area will be limited to business activities primarily occurring inside a building to contain nuisance noise, odour, and other negative impacts. The building form will be more of a residential height and massing in the western area with generous landscape retention and reduced parking if possible. The eastern area may have larger and more conventional light industrial buildings.
- **Innovative Mixed Uses:** The development of this site may include a mix of employment uses.
- **Environmental Sensitivity:** Coho Creek will be protected and enhanced with the appropriate setbacks and a progressive stormwater management system on site.
- **Trail Network:** A comprehensive trail network will connect to the adjoining communities and provide a rich amenity for both the businesses and residents to enjoy, promoting a healthy walking/biking culture.
- **Resilience and Adaptability:** This employment neighbourhood will be designed and planned so that there is diversity and choice of business parcels and units that may adapt and consolidate or expand over time.
- **Climate-Change Responsive:** The infrastructure and servicing will be designed for increased storm flows and special events, so the neighbourhood has the ability to weather through extreme climatic conditions with additional precautionary measures, including floodways and dry pond areas for emergency stormwater storage.

The intent is to create a complete neighbourhood, within the existing residential area, where residents and business owners can live, work and play within a five to ten-minute walk or bicycle ride of their residence. This employment area should be uniquely smaller and scaled to fit with the surrounding neighbourhood, offering the potential for a variety of smaller scaled buildings with limited building heights and sizes.

The natural environmental area of the site will be conserved, as the Coho Creek Conservation Area, with the required 30 metre setback areas to buildings and trails along its edges. The employment area

will be linked by trails and natural open spaces, which in turn will be connected to the adjoining communities.

A natural interconnected pathway and trail system is recommended for the site that connects to the surrounding neighbourhoods. The trails should be slightly elevated to avoid flooding and may require elevated boardwalk sections in some of the riparian areas near the stream, or in particularly low wet areas.

A gravel horse trail runs along the south side of 128th Avenue adjoining the site. There are no formal trails through the site. There are plans for a comprehensive bike lane and walking path for both 128th Avenue and 232nd Street in the future, that will incorporate bike lanes and a sidewalk/trail network.

Official Community Plan Amending Bylaws No. 7734-2021 and No. 7735-2021 were drafted to integrate the Yennadon Lands Concept Plan into the Official Community Plan. The two bylaws were presented at the May 4, 2021 Committee of the Whole Council Meeting and were subsequently forwarded to the May 11, 2021 Regular Council Meeting for Council consideration of first reading.

Official Community Plan Amending Bylaws No. 7734-2021 and No. 7735-2021 were granted first reading at the May 11, 2021 Regular Council Meeting.

Following the consideration and granting of first reading to the two Official Community Plan Amending Bylaws, staff initiated the referral and consultation process, set out under Section 475 of the Local Government Act, which was endorsed at the time of first reading. This report highlights and responds to comments received through the referral and consultation process, noting that future site specific development applications will require additional studies, and referrals to outside agencies.

2.0 DISCUSSION:

This section will outline the agencies involved in the referral process and the response of each. In addition, modifications to the Official Community Plan Bylaws, including the proposed amendments to the Yennadon Lands policies and Development Permit, will be laid out.

2.1 Yennadon Lands Referral Process

As a part of the referral process, staff sent out referral requests to a number of external stakeholders and internal departments for their comments regarding the proposed redesignation of the Yennadon Lands towards an employment future. Returned comments are high-level, as site-specific details will come through the development application process. When development applications come before Council, additional studies typically found through the municipal rezoning process may be required. Such development related studies may include geotechnical assessments, ground-water impact assessments, servicing and infrastructure studies, agricultural impact assessments, environmental impact assessments (where development may encroach into some Environmentally Sensitive Areas), as well as significant tree and habitat balance assessments. Development applicants will be required to rezone (to the proposed new M-7 Employment Park Industrial zone discussed in Section 2.5 below) and obtain a development permit to regulate the form and character of new buildings.

2.1.1 External Stakeholders

As per typical municipal referral processes, the following external stakeholders received a referral / comment request regarding the re-designation of the Yennadon Lands towards an employment future:

- Agriculture Land Commission
- Metro Vancouver
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development
- School District No. 42
- TransLink

While the comments are summarized below, the complete responses are available in Appendix F. Comment requests were also sent to the Katzie and Kwantlen First Nations.

Agricultural Land Commission (ALC)

The ALC noted that one Yennadon Lands parcel is within the Agricultural Land Reserve (ALR). As such, this ALR parcel is still subject to the ALC Act and its regulations, and ALC staff, at this time, do not support the proposed redesignation of the property from Agricultural to Industrial. The ALC does acknowledge that the City is aware that the remaining ALR parcel will need to go through the ALC exclusion process in order to permit Industrial uses on that site and that should the City choose to forward an exclusion application to the ALC, the ALC will review the merits of the exclusion proposal at that time.

The ALC also noted that the Yennadon Lands abut ALR land on the eastern perimeter, across from 232 Street and suggested that City staff should consult the Ministry of Agriculture, Food and Fisheries' Guide to Edge Planning when considering the establishment of a vegetative buffer along the non-ALR /ALR boundary.

Following receipt of the ALC's comments, a staff-to-staff meeting was held to gain clarity on the recent changes to the ALR exclusion request process, given the exclusion history associated with the Yennadon Land properties. Specifics related to this process are outlined in Section 5.0, Intergovernmental Implications, below. As well, City staff reassured ALC Staff that the edge planning guidelines have been considered and integrated, as appropriate, within the Yennadon Lands Development Permit Guidelines.

Metro Vancouver

Metro Vancouver provided comments from staff in the Regional Planning and Housing Services, Water Services, and Parks and Environment Departments. The complete letter is available in Appendix F.

Regional Planning staff noted the potential need to redesignate the land regionally, given the proposed land uses under the Industrial designation, as well as the proposed process. Following receipt of Metro Vancouver's comments, a staff-to-staff meeting was held to gain clarity on the timelines associated with the adoption of *Metro 2050*. Specifics related to this process are outlined in Section 5.0, Intergovernmental Implications, below.

Regional Planning staff also noted the need for sensitive industrial development given the surrounding non-industrial land uses, as well as the impacts of urban edge development on agricultural land. Regional Planning staff have also requested that some additional guidelines be incorporated into the Yennadon Lands Development Permit Guidelines. Where feasible, staff have made these amendments (discussed in further detail below).

Water Services staff noted the importance of early engagement with Metro Vancouver's Water Services department noting the proximal impacts associated with the development of the Yennadon Lands to Metro Vancouver's mains. City staff will connect with Water Services staff, as appropriate, throughout the redesignation process of the Yennadon Lands and on a site-by-site basis through the future development application process.

Parks & Environment staff note that the Concept Plan identifies a trail or multi-use pathway along the 128 Avenue side of the Yennadon Lands that is consistent with the *Regional Greenways 2050* plan.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNROD)

Ministry staff note that the Yennadon Lands require regulation under the Provincial Water Sustainability Act (WSA) in collaboration with City staff, and offered the following guidance for future development within the area, as new development will likely change the water storage and attenuation capacity of the area. The Ministry encourages a holistic review of the site, including both environmental protection planning and integrated stormwater / drainage plans for the area with specific details noted in the latest provincial documents and resources. Ministry staff note the potential flexibility for FLNROD, the City of Maple Ridge and landowners to responsibly manage and integrate development within these areas. The full responses provided by FLNROD is available in Appendix F.

City staff note the recent work conducted by the City on the Alouette River Integrated Stormwater Management Plan and provided a reminder that the typical municipal development application process does require stormwater and drainage management plans. The proposed consolidation policy, discussed below, will also assist in strengthening the ability for a development application to flexibly accommodate the provincial regulations.

School District No. 42

School District No. 42 noted in their referral response that the proposed redesignation would affect the student population for the catchment areas currently served by Yennadon Elementary and Garibaldi Secondary School. The complete letter is available in Appendix F.

City Engineering staff confirm that Yennadon Elementary is located approximately 200m to the east and that traffic volumes at peak school times may be a challenge at the 128 Ave / 232 Street intersection. Currently, some of the vacant properties within the Yennadon Lands are unofficially used as overflow parking for parents taking their children to school due to the congestion at drop off and pick up times. The City is actively working with the School District to address the congestion issues.

TransLink

TransLink staff note that their comments are based on their legislated mandate to review OCP amendments, as well as policy direction outlined in the Regional Transportation Strategy (RTS) and the Transit-Oriented Communities Design Guidelines. As such, TransLink staff had the following comments:

- Noting the infrequency of the bus routes currently servicing the Yennadon Lands, that it would be important for the City to provide safe, accessible, and comfortable active transportation routes from the site to both the Haney Place Bus Exchange as well as the West Coast Express at Port Haney Station;
- That TransLink encourages the City to improve the safety of active transportation modes surrounding the site, such as adding signalized crosswalks at key pedestrian crossings, sidewalks on both sides of the roads along 232 Street and 128 Avenue, and improving the existing bus stops on these roads to increase the comfort and attractiveness for transit as a travel option in the area.
- Noting that 232 Street is a Major Road Network (MRN), the City would be required to obtain TransLink approval for any new accesses to/from the MRN.
- Encourage City staff to incorporate the TDM Guidelines for New Developments in Metro Vancouver and/or develop a TDM Plan for the site.

City staff have noted these comments and made the appropriate amendments to policy and development permit guidelines as appropriate. The complete letter is available in Appendix F.

2.1.2 Internal Stakeholders

In addition to the external organizations, referrals are sent to internal departments including Building, Economic Development, Engineering, Environment, Development, Fire, and Parks.

The Yennadon Lands were identified as a potential location for future employment uses in the City's Commercial & Industrial Strategy, with the Strategy recommending that planning for the additional supply of employment land should be a high priority in order to best satisfy future demand in an increasingly competitive region. This area aligns with the intent of the current Official Community Plan policies for inclusion as employment lands, as the lands are generally flat, have access to an arterial and collector roadway, and servicing runs adjacent to the properties, as well as the City's recent Economic Development Strategy.

It is noted in the Commercial & Industrial Strategy that a mixed employment campus-style business park could be a suitable form of development in this area. The Strategy recommends development with a key focus on restricting heights, while also encouraging building forms and uses that are in keeping with the surrounding residential context. It was originally noted that the Yennadon Lands could eventually serve the needs of the technology sector, light manufacturing companies, and professional offices, all of which offer a high employment density.

As many City Departments were involved throughout the creation and development of the Yennadon Lands Concept Plan, internal referral comments were few, with the proposed Concept Plan largely reflecting departmental aspirations. Where relevant, internal comments also spoke to relevant external comments, including where possible further regional alignment could take place, such as through economic development and active transportation opportunities. The comments received from the Engineering Department largely pertain to future development application processes, and will be of interest to potential applicants, the referral response is included in Appendix G.

2.2 Yennadon Lands Land Use Designation & OCP Policies

In order to implement the Yennadon Lands Concept Plan, Official Community Plan Amending Bylaw No. 7734-2021 (Appendix A, Schedule 1) introduces a new category to the existing Industrial land use designation. Some of the existing policies of Chapter 6 Employment have been updated, where appropriate, but the majority of Official Community Plan Policy Amending Bylaw No. 7734-2021 is proposed to integrate the Industrial Land Use Employment Park Category policies into OCP Chapter 6.

The Industrial (Employment Park Category) is intended to help create a more "complete community" by providing a range of employment opportunities where local residents and future business owners can live, work and play within a five to ten minute walk or bicycle ride of their residence.

In the past, industrial and commercial/residential areas have not always been good neighbours as industrial uses often bring noise, visual impacts, and large truck traffic to local areas. Therefore, the design of the employment area will be limited to business activities occurring primarily inside a building to contain nuisance noise, odour, and other negative impacts. Development will be directed in a sensitive and scaled manner so that the Employment Park is compatible with the adjoining residential neighbourhood.

Through the referral process, it has been noted that the development and servicing of these properties will require a collective approach in order to facilitate future uses that will offer a high employment density. As such, lot consolidation policies are proposed as an amendment to Official Community Plan Amending Bylaw No. 7734-2021. The intent of these policies is to ensure the development of a cohesive road network, servicing access and environmental compensation package, while being able to unlock the employment potential of these lands as flexibly as possible. The following consolidation policy amendments to the Employment Park policies are proposed:

- That Maple Ridge will require a minimum lot consolidation of 75,000 square meters for employment park development on the eastern portion of the Yennadon Lands (Policy 6-55 b)
- That Maple Ridge will require a minimum lot consolidation of 35,000 square meters for employment park development on the western portion of the Yennadon Lands (Policy 6-55 d)

The complete set of policies, including proposed amendments, is included in Official Community Plan Amending Bylaw No. 7734-2021, which is attached as Schedule 1 to Appendix A.

2.3 Yennadon Lands Employment Park Development Permit Guidelines

In conjunction with the Industrial Land Use (Employment Park Category) policies, specific Development Permit Guidelines (Appendix A, Schedule 2) have been developed for the Yennadon Lands Employment Park, which is proposed for integration into Chapter 8, Development Permit Areas, of the Official Community Plan. The intent of these guidelines is to shape the form of development to reflect Council and community comments, while remaining flexible and open to a range of uses.

The Development Permit Guidelines go through general design guidelines, such as site planning essentials, as well as specifics pertaining to site planning, landscaping, access and parking, and building design and massing.

Since first reading, a number of amendments have been made to the proposed Development Permit Guidelines:

- Update references to reflect the most recent guidelines, standards and bylaws.
- Update of some graphics for clarity.
- More specific wording relating to Access and Transportation, reflecting comments received through the external stakeholder review process.
- More specific wording relating to the opportunity for trails, open space, and active transportation opportunities, reflecting comments received through the internal and external stakeholder review process.
- Clarification on possible flexibility as it relates to the stormwater management and drainage strategies for the Yennadon Lands Employment Park.
- New guidelines that speak to wildlife and bird friendly designs, as requested by Metro Vancouver.
- Clarification regarding green roofs, and the maintenance of, as requested by Metro Vancouver.
- Removal of the Live/Work possibility, given the changing market demands, intent to align with future regional land use designations, and Council's desire for no residential use in the area.
- Update of the Design Checklist to reflect the proposed amendments.

The complete set of Development Permit Guidelines is included in Official Community Plan Amending Bylaw No. 7734-2021 (Policy), which is attached as Schedule 2 to Appendix A.

2.4 Yennadon Lands Employment Park Official Community Plan Land Use Map

It is intended, with the Official Community Plan Amending Bylaws that the 'Schedule B' Land Use Map and 'Schedule C' Natural Features Map will be amended to reflect the change in land use and designation. The Yennadon Lands Employment Park designation is proposed to change from 'Agricultural' to 'Industrial' and 'Conservation', as identified in the attached land use maps.

Since first reading of Official Community Plan Amending Bylaw No. 7735-2021, one of the Yennadon Lands properties have advanced through the development application process towards a Commercial future. As such, amendments to the boundaries of Official Community Plan Amending Bylaw No. 7735-

2021 (Appendix B) are now required as well as the introduction of Official Community Plan Amending Bylaw No. 7838-2022 (Appendix C).

Official Community Plan Amending Bylaw No. 7735-2021, as amended, has had two properties removed – the properties known as 12791 232 Street and 23154 128 Avenue. As mentioned above, 12791 232 Street is moving towards a Commercial future through the development application approval process and has recently received third reading. Therefore, it will not be subject to the Yennadon Land policies. The property 23154 128 Avenue will now be captured under Official Community Plan Amending Bylaw No. 7838-2022 and the Yennadon Land Employment Park policies and development permit guidelines will apply. The introduction of Official Community Plan Amending Bylaw No. 7838-2022 may assist with unlocking the potential of the Yennadon Lands in an expedited manner.

2.5 Yennadon Lands Employment Park and the City of Maple Ridge Zoning Bylaw

The implementation of the Yennadon Lands Concept Plan takes place in conjunction with a new zone in the City's Zoning Bylaw, proposed as the M-7 Employment Park Industrial zone. Official Community Plan Amending Bylaw No. 7734-2021 (Appendix A) includes amendments to the zoning matrix, which identifies zones that are permitted under each land use designation, in Appendix C of the Official Community Plan. This form of matrix has been updated to reflect the new land use category proposed for this area.

Given that the M-3 Business Park Industrial Zone will be used as the basis for the M-7 Employment Park Industrial Zone, it is anticipated that the minimum lot area and dimensions, density, and lot coverage will be nearly the same, or the same, as the M-3 Zone. Setbacks are proposed to somewhat differ from those in the M-3 zone, noting the close proximity of the existing residential developments abutting the Yennadon Lands. It is also anticipated that portions of the Yennadon Lands will have a lower building height in order to reflect the neighbourhood context. While originally envisioned to be part of the the Yennadon Lands Second Reading Report, the M-7 Employment Park Industrial Zone will come forward as a complementary report in the near future in order to accommodate any Council comment regarding the zone parameters, including proposed principal and accessory uses.

2.6 Next Steps

Staff prepared Official Community Plan Amending Bylaw No. 7734-2021 (Appendix A), Bylaw No. 7735-2021 and Bylaw No. 7838-2022 (Appendix B) to re-designate the Yennadon Lands for an employment future. These bylaws have been amended to reflect intergovernmental referral comments, as well as regional processes, and are proposed for second reading at an upcoming Council meeting.

Figure 2 - OCP Amending Bylaw Process



Development applications proposing employment land uses continue to be able to come before Council. Development applications are able to proceed through the development application process,

providing they align with the endorsed concept and Official Community Plan Amending Bylaw No. 7734-2021 (Policy), Bylaw No. 7735-2021 and Bylaw No. 7838-2022 (Land Use Designation). When that occurs, through these site-specific development applications, additional studies typically found through the municipal rezoning process may take place. Such studies may include geotechnical assessments, ground-water impact assessments, servicing and infrastructure studies (including drainage plans), agricultural impact assessments, environmental impact assessments (where development may encroach into some Environmentally Sensitive Areas), as well as significant tree and habitat balance assessments.

Development applicants will be required to rezone to the proposed new M-7 Employment Park Industrial zone discussed in Section 2.5 above and obtain a development permit to regulate the form and character of new buildings.

3.0 STRATEGIC ALIGNMENT

Implementing strategic plans related to local infrastructure and the economy, including the City's commercial and industrial land base, is a Council priority as established under its Growth pillar of the 2019-2022 City of Maple Ridge Strategic Plan.

4.0 POLICY IMPLICATIONS

The proposed land use re-designation of the Yennadon Lands to an employment future is supported through the recommendations of the Commercial & Industrial Strategy and the existing industrial policies in the OCP. OCP policies 6-41 and 6-42 speak to identifying additional employment lands within the City and set out compatibility criteria used to determine feasibility of new employment land. Specifically, the subject properties align with the intent of the current OCP policies for inclusion as employment lands, as the lands are generally flat, have access to arterial and collector roadways, and development servicing is located adjacent to the properties.

5.0 INTERGOVERNMENTAL IMPLICATIONS

5.1 Agricultural Land Commission

In 2004, the Agricultural Land Commission (ALC) permitted 12 of the 13 Yennadon Land properties to be removed from the Agricultural Land Reserve. This was a voluntary process, so only those property owners that chose to participate went through the exclusion process. As such, one property in the northeast corner (23154 128 Avenue) of the Yennadon Lands area will need to go through the ALC exclusion process to permit employment uses on that site. In accordance with the latest provincial changes in Bill 15, the current owner will have to request that the City make this exclusion application on their behalf.

Once the property owner requests an exclusion application be made, staff will bring a report before Council requesting permission to send the property to the Agricultural Land Commission to explore the possibility of exclusion.

Should the property be excluded from the Agricultural Land Reserve, the City will be able to move Official Community Plan Amending Bylaw No. 7838-2022 through the regional redesignation process required by Metro Vancouver in order to facilitate servicing and future employment uses at this site.

5.2 Metro Vancouver

The Regional Growth Strategy (RGS), titled "Metro Vancouver 2040: Shaping Our Future", manages growth by establishing growth boundaries throughout the region. The Yennadon Lands are largely

located within the Region's Urban Containment Boundary (see Appendix D) for the Region's Urban Containment Boundary).

Staff note that the potential for an adjustment to the City's Urban Area Boundary was contemplated during the previous Regional Growth Strategy review in 2006 and the lands were therefore, designated as General Urban by the Region (i.e. the majority of the Yennadon Lands are within the Region's Urban Containment Boundary). However, two properties in the northeast corner are outside of the Region's Urban Containment Boundary. These properties will require a land use designation change at the Metro Vancouver level, as well as an adjustment to the Urban Containment Boundary to permit employment uses.

As Metro Vancouver has been undertaking a review of the Regional Growth Strategy, Metro Vancouver staff have requested that minor amendments to the Regional Plan be held until the regional planning process has been complete. Third reading of the Yennadon Lands bylaws will be used as the spring-board for these future conversations, as Metro Vancouver has indicated support for the City's intent to provide additional employment lands in the region.

According to the latest information, Metro Vancouver has recently completed a draft of the updated Regional Growth Strategy, *Metro 2050*. At time of report writing, *Metro 2050* is intended to be presented to the regional board at the end of March, 2022 for consideration of first and second reading. If passed, letters for formal acceptance will be sent out to local governments in early May and Metro Vancouver will require local governments to pass resolutions for approval. These resolutions are due to Metro Vancouver by July, 2022.

Should Official Community Plan Amending Bylaws 7734-2021, 7735-2021 and 7838-2022 receive third reading, following a public hearing, staff will move forward with the regional land use redesignation requirements to the appropriate regional growth strategy.

An application by the City, to the Greater Vancouver Sewerage & Drainage District Board, is required to achieve regional approval to include the Yennadon Lands within the Fraser Sewerage Area for more intensive employment activities to take place at this site. The intent is to support urban level servicing and an application to the Board will be considered through this process.

6.0 INTERDEPARTMENTAL IMPLICATIONS

Community Planning staff have been working collaboratively with our Development & Environment colleagues, as well as with Engineering, Parks, Recreation & Culture, Building and Economic Development staff, on the pursuit of employment opportunities for the Yennadon Lands. It is anticipated that these departments will continue to be involved throughout the Yennadon Lands Employment Park Re-designation process. Additionally, staff from Legislative Services and Communications Departments will continue to provide support with community outreach and communication initiatives.

7.0 FINANCIAL IMPLICATIONS

The ongoing pursuit of employment lands, specifically with the Yennadon Lands Employment Park, is included in the Planning Department 2022 Work Program.

CONCLUSION:

The Yennadon Lands were identified as a potential location for future employment uses in the City's Commercial & Industrial Strategy. This area aligns with the intent of the current Official Community

Plan policies for inclusion as employment lands, as the lands are generally flat, have access to an arterial and collector roadway, and servicing runs adjacent to the properties.

Official Community Plan Amending Bylaw No. 7734-2021 and Bylaw No. 7735-2021 received first reading on May 11, 2021. Following the internal and external referral process, the amended bylaws are before Council for consideration of second reading. The introduction of Official Community Plan Amending Bylaw No. 7838-2022 is before Council for consideration of first and second reading.

These three bylaws propose to re-designate the Yennadon Lands for an Employment Park. Should Council direct, Official Community Plan Amending Bylaw No. 7734-2021, Bylaw No. 7735-2021 and Bylaw 7838-2022 would be forwarded to an upcoming Council Meeting for consideration of second reading and then forwarded to an upcoming public hearing.

"Original signed by Amanda Grochowich"

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

"Original signed by Charles 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 Scott Hartman"

Concurrence: **Scott Hartman
Chief Administrative Officer**

- Appendix A: Official Community Plan – Schedule A – Amending Bylaw No. 7734-2021 (as amended)
Schedule 1 – Chapter 6, 6.4.2 Employment Parks
Schedule 2 – Chapter 8, Yennadon Lands Employment Park Development Permit Area Guidelines
- Appendix B: Official Community Plan – Schedule B – Amending Bylaw No. 7735-2021 (as amended)
Schedule 1 & 2 – Urban Area Boundary and Land Use Maps
- Appendix C: Official Community Plan – Schedule B – Amending Bylaw No. 7838-2022
Schedule 1: Land Use Map
- Appendix D: Urban Area Boundary and Urban Containment Boundary Map
- Appendix E: City of Maple Ridge Work-to-Date
- Appendix F: External Referral Comments
- Appendix G: Internal Referral Comments

CITY OF MAPLE RIDGE

BYLAW NO. 7734-2021

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Policy Amending Bylaw No. 7734-2021."
2. That the Table of Contents is amended by inserting 6.4.2 Employment Park after 6.4.1 Industrial Lands and renumbering the following sections accordingly.
3. That Chapter 6 Employment, 6.4 Industrial Opportunities, 6.4.1 Industrial Lands, Policy 6-44 is amended by deleting the policy and replacing with the following:

"6 – 44 The Industrial land use designation is a key component of achieving a compact community. Within the Industrial designation, there are 3 industrial categories, the components of which are highlighted in this chapter:

 - a) Business Park Industrial – lands that are located in the Maple Meadows Industrial Park and Albion Industrial Area. The Business Parks provide for a range of industrial uses and services, with an emphasis on landscaping and design.
 - b) Employment Park Industrial – lands that are located in the Yennadon Lands Employment Park. Employment Park Industrial provides for a range of employment uses close to where people live while reducing possible negative impacts on existing surrounding neighbourhoods.
 - c) General Industrial – lands that are located throughout the community and provide for a range of services and general industrial uses."
4. That Chapter 6 Employment is amended by inserting 6.4.2 Employment Park, a copy of which is attached hereto and forms a part of this bylaw as Schedule 1, following 6.4.1 Industrial Lands and renumbering the remaining sections, policies, and associated policy references accordingly.
5. That Chapter 8 Development Permit Area Guidelines be amended by inserting the following after "Ground-Oriented Residential Infill" on the Title Page:

- ◆ Yennadon Lands Employment Park

6. That Chapter 8 Development Permit Area Guidelines, Section 8.2 Application and Intent be amended by inserting the following after 8.2 (9):

“10. Yennadon Lands Employment Park pursuant to Section 488 of the Local Government Act to establish guidelines for the form and character of intensive light industrial use and for the protection of natural features and ecologically significant land.”

7. That Chapter 8 Development Permit Area Guidelines is amended by inserting the Yennadon Lands Employment Park Development Permit Area Guidelines, a copy of which is attached hereto and forms a part of this bylaw as Schedule 2, following after Section 8.14 Ground Oriented Residential Infill Development Permit Guidelines.
8. That Appendix C Zoning Matrix, Industrial Designations* be amended by inserting the following between “General Industrial Category” and “Business Park Category”:

Employment Park Category * (Subject to policies in Section 6.4.2)	M-7 Employment Park Industrial
---	--------------------------------

9. That Appendix C Zoning Matrix, Industrial Designations*, Business Park Category be amended by removing the reference to ‘Section 6.4.2’ and replacing it with ‘Section 6.4.3’ and that “M-7 Employment Park Industrial” be added after “M-3 Business Park”.
10. Maple Ridge Official Community Plan Bylaw No. 7060-2014 as amended is hereby amended accordingly.

READ a first time the 11th day of May, 2021.

READ a second time as amended the day of 202X.

PUBLIC HEARING held the day of , 202X.

READ a third time the day of , 202X.

ADOPTED, the day of , 202X.

 PRESIDING MEMBER

 CORPORATE OFFICER

6.4.2 EMPLOYMENT PARK

ISSUES

- The City's Commercial & Industrial Strategy recommends planning for the additional supply of employment land in order to best satisfy future demand in an increasingly competitive region.
- The Yennadon Lands are identified as a potential location for future employment use in the City's Commercial & Industrial Strategy. The impetus in identifying the Yennadon Lands for employment use was largely due to the lands being generally flat and underutilized, with the potential for urban level servicing, and located on arterial and collector roadways.

OBJECTIVE

- The aim of an Employment Park is to create a more "complete community" by providing a range of employment opportunities where local residents and future business owners can live, work and play within a five to ten minute walk or bicycle ride of their residence.
- In the past, industrial and commercial areas have not always been good neighbours as they have brought consequences such as noise, visual impacts, and undesirable traffic to local areas. Therefore, the design of the employment area will be limited to business activities inside the building to eliminate nuisance noise, odour, and other negative impacts.
- The Yennadon Lands Employment Park is 25.4 hectares (63 acres) in the north central part of the City of Maple Ridge. It is located on the south edge of 128 Avenue and the west edge of 232 Avenue. As it is bordered by residential land uses on the south and west edges, the Commercial & Industrial Strategy recommends development with a key focus on restricting heights, while also encouraging building forms and uses that are in keeping with the surrounding residential context.

POLICIES

6 - 51 Maple Ridge will designate Employment Parks in areas where there is an opportunity to increase job densities. The intent for high density Employment Parks is to encourage the right type and size of employment facilities that will help increase job opportunities close to home, as new and mature local businesses to locate closer to where their employees live.

6 - 52 Maple Ridge will direct development in a sensitive and scaled manner so that the Employment Park is compatible with the adjoining residential neighbourhood.

6 - 53 An Employment Park will have an appropriate mix and size of employment uses to generate suitable levels of job creation, while still affording a sensitive transition to the surrounding uses.

6 – 54 Maple Ridge will designate the Yennadon Lands, generally located south of 128th Ave and west of 232nd Street, for an Employment Park use. The Yennadon Lands serve growing industries, that include the technology sector, light manufacturing companies, and professional offices, all of which offer a high employment density.

6 – 55 Maple Ridge will consider an Employment Park development for the Yennadon Lands noting that:

a) The eastern portion of the Yennadon Lands Employment Park may have larger and more conventional light industrial buildings;

b) Maple Ridge will require a minimum lot consolidation of 75,000 square meters for employment park development on the eastern portion of the Yennadon Lands;

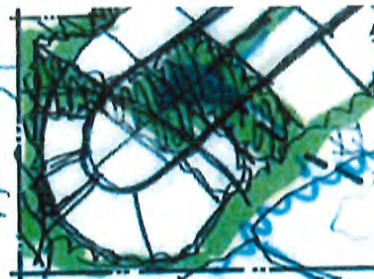
c) The western portion of the Yennadon Lands Employment Park will have a building form that is similar to that of a single-detached residential dwelling height and massing with generous landscape retention and reduced parking, where possible;

d) Maple Ridge will require a minimum lot consolidation of 35,000 square meters for employment park development on the western portion of the Yennadon Lands; and

d) Development must align with the Yennadon Lands Employment Park Development Permit Area Guidelines found in Chapter 8 of the City's Official Community Plan.

YENNADON LANDS EMPLOYMENT PARK

DESIGN GUIDELINES



ACKNOWLEDGEMENTS

The City of Maple Ridge would like to sincerely thank the following contributors who helped shape these design guidelines to help ensure that what is planned and developed for the Yennadon Lands Employment Park is sensitive to the adjoining residential neighbourhoods and the natural environment.

Mayor and Council

Mayor M. Morden and Councillors

*Judy Dueck, Kiersten Duncan, Chelsea Meadus, Gordy Robson, Ryan Svendsen, and Ahmed Yousef,
for their leadership*

Planning and Development Services staff

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Rachel Ollenberger, Manager of Infrastructure Development

Mark Halpin, Manager of Transportation

Parks and Recreation Services staff

Chad Neufeld, Manager of Parks Planning and Development

Economic Development staff

Wendy Dupley, Director of Economic Development

*The thirteen property owners of the Yennadon Lands Employment Park lands
and
and the residents of the Yennadon area, and other Maple Ridge community residents
who helped shape these design guidelines*

*These design guidelines were completed by the
City of Maple Ridge
in association with
Michael von Hausen, FCIP, CSLA, LEED AP
MVH Urban Planning & Design Inc.*

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Design Guidelines Guide

Overview

These guidelines are specific to the Yennadon Lands Employment Park. They are unique in that they direct development in a neighbourhood sensitive and scaled manner so that the Employment Park is compatible with the adjoining residential neighbourhood. In the past, industrial areas have not always been good neighbours as they have brought consequences such as noise, visual impacts, and undesirable traffic to local areas. The City of Maple Ridge wants to prevent those negative consequences as much as possible.

In the case of the Yennadon Lands Employment Park, the intention is to bring the right type and size of employment facilities into the neighbourhood, so it increases job opportunities close to home and provides opportunities for new and mature businesses to locate closer to where their employees live. This approach will help residents drive less, walk and bike more, and reduce the overall greenhouse gas footprint that longer commutes create.

At the same time, as reducing commuting and providing space for businesses to grow, the City wants to provide pathways and trails, as well as other natural areas and tree conservation with any contemplated development in this new Employment Park. The scale, character and size of the buildings will also be carefully reviewed to ensure they fit into the valued west coast character of the neighbourhood. Sensitive site planning, landscape buffers, and screening will help these businesses integrate better with the surrounding established residential communities. Finally, access and traffic will be limited to the arterial roads in the area so that local streets are not impacted by the development to the extent possible.

Purpose

Property owners, developers, and consultants including architects, landscape architects and engineers will use these guidelines and the associated design review checklist to shape their development permit applications. City of Maple Ridge staff will measure the development permit applications submissions against the guidelines and checklist to suggest potential improvements. In the end, the City of Maple Ridge wants to make the development review and approvals process as clear and self-evident as possible to help reduce unnecessary delays and assure quality design. Most importantly, the City wants to create an outstanding and sought-after Yennadon Lands Employment Park: a local neighbourhood-sensitive employment area that all residents and businesses can be proud of as a progressive alternative to longer commutes.

How to Use These Guidelines

1. A Development Permit Application will be completed that conforms to the City of Maple Ridge *Zoning Bylaw* requirements and other design standards, regulations, and bylaws including but not limited to the *Maple Ridge Subdivision and Development Servicing Bylaw*, the *Off-Street Parking and Loading Bylaw*, the *Strategic Transportation Plan*, *Tree Protection and Management Bylaw*, *Natural Features Development Permit Application*, and the *Watercourse Protection Development Permit Application*.
2. The four sections that follow include:
 - a. Section 1.0 Design Administration and Framework Policies
 - b. Section 2.0 Employment Park Design Concept and Principles describes the approved overall site development concept and the accompanying principles that guide development;
 - c. Section 3.0 contains the specific Design Guidelines that apply to individual development parcels; and
 - d. Section 4.0 is a summary Design Review Checklist to ensure that applicants have covered all the guidelines adequately.
3. Following staff review, amendments will be required to the Development Permit Application as conditions for approval with the intention of improving the quality of site planning and design.

1.0 Design Administration and Framework Policies

1.1 Intent and Use

- 1.1.1 These guidelines and associated design guideline checklist will be used to guide development of the Yennadon Lands Employment Park. They will be used by the City of Maple Ridge to review and evaluate Development Permit Applications.
- 1.1.2 Applicants will respond to each guideline and checklist item that applies to their specific site in the context of the entire development area (see Section 4: Design Review Checklist).

1.2 Administration and Interpretation

- 1.2.1 The use of the term "City" shall mean "The City of Maple Ridge."
- 1.2.2 Where there is conflict with other bylaws, policies, or Area Plans adopted by the City, those bylaws, policies, or Area Plans will have priority over these guidelines.
- 1.2.3 Where a descriptive section, illustration, or photograph accompanies a guideline, it is provided for information purposes only to enhance the understanding of the guideline.
- 1.2.4 Where "shall" is used in the guideline, the guideline is considered mandatory.
- 1.2.5 Where "should" is used in a guideline, the intent is that the guideline is strongly encouraged, but can be varied where unique or unforeseen circumstances provide for courses of action that would satisfy or generally be seen as equivalent to the intent of the guideline.
- 1.2.6 Where the guideline requires submission of studies, analysis, or other information, the City of Maple Ridge shall determine the exact requirements and timing of the studies, analysis, or information.
- 1.2.7 Bylaws, policies, and regulations will be cross-referenced where possible in these guidelines, but it is up to the applicant to ensure that they comply with all applicable bylaws, policies, and regulations in accordance with the City of Maple Ridge's requirements whether or not they are mentioned in these guidelines.

1.3 Development Permit Area Application

- 1.3.1 In accordance with Section 488 of the *Local Government Act*, the City of Maple Ridge is permitted to designate Development Permit Areas to create special requirements for certain forms of development, including the form and character of intensive residential, commercial, industrial or multi-family residential development, and for the protection of natural features and ecologically significant land.
- 1.3.2 A Development Permit Area is intended to address special development circumstances, and if a property is within a Development Permit Area, certain types of development activity cannot proceed without a Development Permit being issued by Council.
- 1.3.3 An Industrial Development Permit is required for all new development within the urban area on lands designated industrial on Schedule B of the Official Community Plan other than in those circumstances indicated in in Section 8.4 Development Permit Exemptions. The following form and

character guidelines apply to industrial development on this unique neighbourhood site but are not necessarily appropriate for general industrial uses.

1.4 Site Location, Size and Characteristics

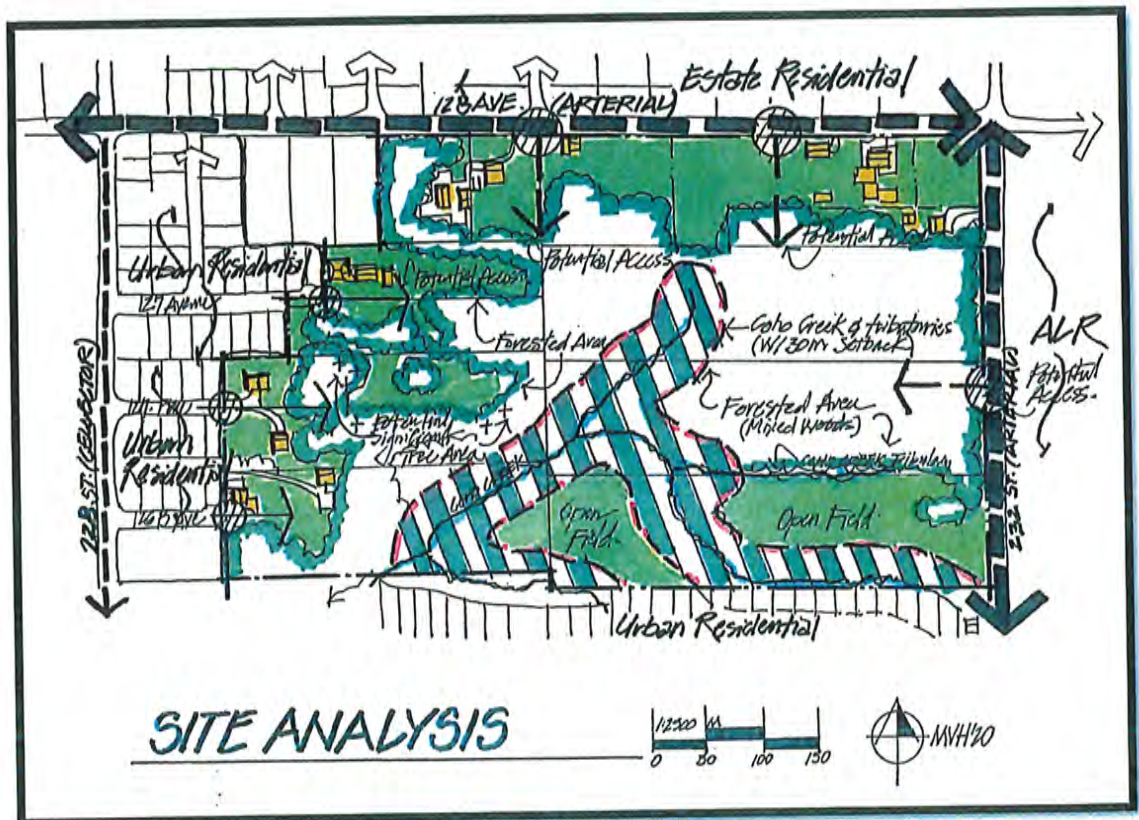
- 1.4.1 The Yennadon Lands Employment Park is 25.4 gross hectares (63 acres) in the north central part of the City of Maple Ridge. It is located on the south edge of 128 Avenue and the west edge of 232 Street. It is bordered by residential land uses on the south and west edges. Thirteen properties make up the Employment Area. The properties range in size from 0.5 hectares (1.50 acres) up to 4 hectares (10.0 acres).
- 1.4.2 The west side of the Yennadon Lands Employment Park has newer urban residential homes on standard single-detached lots. On the southwest edge of the Employment Park, set back from Coho Creek, are clusters of townhomes. Along the south Employment Park of the site are older urban residential lots adjoining the south edge of Coho Creek. East of the Employment Park along 232 Street are large lot homes built on the Agricultural Land Reserve. North of the Employment Park on 128 Avenue are older estate lot homes. On the northeast corner of 232 Street and 128 Avenue is a Petro Canada Service Station and associated commercial uses. The Yennadon Elementary School is also located in behind the Service Station northeast of 128 Avenue and 232 Street.
- 1.4.3 The northern and western edges of the Employment Park have current large lot residential uses. One small farm is located in the northeast corner of the Employment Park. The balance of the site is vacant, treed, or open fields with Coho Creek and its tributaries running through the south and central part of the site. The open parts of the site have views north to the Golden Ears mountain peaks but much of the potential views are obscured by the existing forested area. The site is relatively flat but is punctuated by mounds and lower wet areas.



Orthographic photo of site and adjoining uses

1.5 Watercourses and Natural Features

- 1.5.1 In accordance with Section 8.9 of the Official Community Plan, a Watercourse Protection Development Permit application is required for all development and building within 50 meters of top-of-bank of all water features such as creeks, wetlands, ponds, or ditches, for the preservation, protection, restoration and enhancement of watercourse and riparian areas. Coho Creek and its tributaries run east to west and northeast to southwest through the site in the south and central part of the site.
- 1.5.2 Pursuant to Section 8.10 of the Official Community Plan, a Natural Features Development Permit application shall be required for all development and subdivision to ensure the protection, restoration, and enhancement of the natural environment.
- 1.5.3 Outside of dedicated watercourse and natural feature protection areas, restrictive covenants shall be utilized to assist with protection of tree retention areas, and high risk natural hazard areas, where necessary.
- 1.5.4 Re-designation to a "Conservation" land use designation within the Official Community Plan shall be required through a future rezoning application.

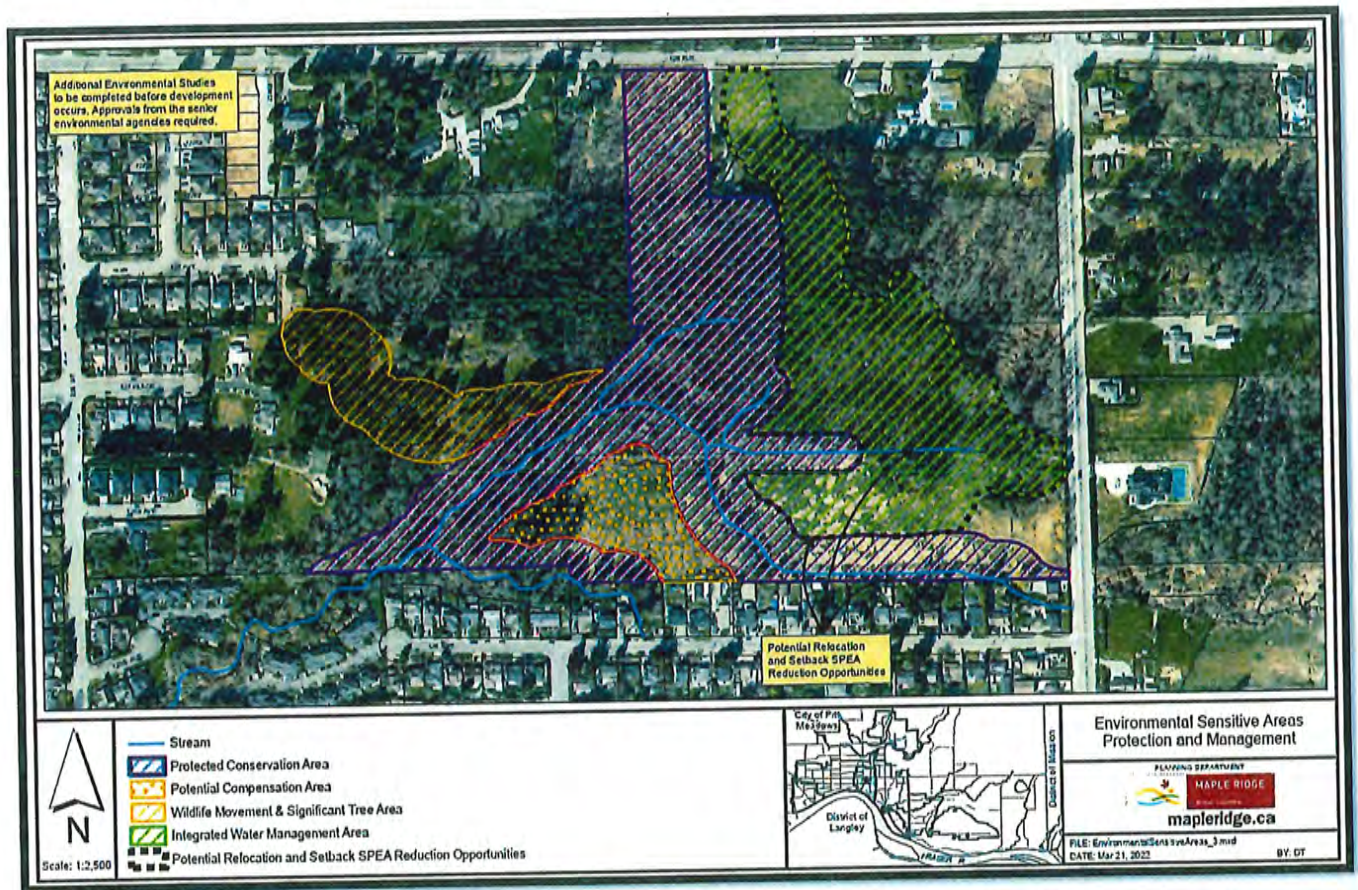


Summary site analysis and core Coho Creek Conservation Area

- 1.5.5 The City's Tree Protection and Management Bylaw will apply to the tree retention, removal, and replacement requirements for each development application as the majority of the site is covered with dense mixed forest of deciduous and coniferous trees. There are a few clusters of what appear to be significant Western Red Cedar and Hemlock tree stands near the west edge of the site. There

could also be further specimens, but a detailed tree inventory and management plan would be required to confirm their value and condition.

- 1.5.6 As per municipal requirements and legislative requirements of senior environmental agencies Coho Creek is fish-bearing and therefore requires a 30-meter setback with a 15-meter setback along the south side of the tributary where it abuts historical residential properties facing 126 Avenue on the east side of the site. The surrounding riparian corridor provides an important refuge to a variety of fish, wildlife and flora species and it provides an important wildlife movement corridor through the site. It helps provide greenway connections east and west and north to south as part of a larger watershed sub-catchment area. No buildings, impervious surfaces, infrastructure or site disturbance are permitted in this setback area.



Yennadon Lands Employment Park Environmental Sensitive Areas Protection and Management Concept

- 1.5.7 The Municipal Streamside Protection Regulation setbacks are determined with the assistance of a qualified environmental professional of record. Variances, relocations, or disturbance shall require input from senior environmental agencies. Wetlands and water management areas shall be evaluated by a qualified environmental professional along with the assistance of the Provincial WSA and the City.
- 1.5.8 Portions of these sensitive water management areas are potentially considered to be developable, but site designs must include consideration for integration of naturalized stormwater designs within these areas. Senior environmental agencies have noted a willingness to consider some development within the identified water management areas outside of protected headwater habitat

areas on condition there is a significant effort to retain contiguous headwater areas/wetland features and clusters of healthy trees around headwater areas.

- 1.5.9 There is a remnant central "island" of land in the south-central area of the site that may be considered for the east tributary stream compensation and a reduced setback to 22.5 meters for the balance of Coho Creek. A further environmental study shall be required to confirm the merit and feasibility of the various creek management and compensation options.

1.6 Access and Transportation

- 1.6.1 128 Avenue connects to the Golden Ears Bridge to the west and 232 Street connects south to Abernethy and Dewdney Trunk Road. Each of these roads will provide limited access to the site and no direct single-site access. Further road-widening dedication and improvements will be required as a condition of development and appropriate road standards for interior roads.
- 1.6.2 Transportation Impact Assessments are required through the development application process.
- 1.6.3 Where possible, innovative solutions to school related congestion issues will be considered.
- 1.6.4 Where feasible, developments are encouraged to align with the Transportation Demand Management Guidelines for Development in Metro Vancouver, as amended, in conjunction with the City's Off-Street Parking and Loading Bylaw and Zoning Bylaw, as amended.

1.7 Trails, Open space, Parks and Recreation

- 1.7.1 A gravel horse trail runs along the south side of 128 Avenue adjoining the site. There are some informal trails by residents on the western edge. There are regional and municipal plans for a comprehensive bike lane and walking path for both 128 Avenue and 232 Street in the future that will incorporate bike lanes and a sidewalk/trail network.



A gravel horse trail is located along the south side of 128 Avenue and informal trails exist on the west edge of the site adjoining the residential area

- 1.7.2 A natural interconnected pathway and trail system is shown on the concept plan (Section 2.1) for the site that connects to the surrounding neighbourhoods. The trails should be slightly elevated to avoid flooding and may require elevated boardwalk sections in some of the riparian areas near the stream or in particularly low wet areas. In addition, should pedestrian bridges be required, these

bridges should be designed and constructed so that they create minimum disturbance in the riparian areas.

- 1.7.3 Where possible, trail and greenway development considered for the plan area will align and support the objectives identified in *Regional Greenways 2050*.

1.8 Stormwater Management

- 1.8.1 Any development shall demonstrate compliance with the City's stormwater management requirements as outlined in the drainage section of the City's Design Criteria Manual and in accordance with Provincial and Metro Vancouver design standards.
- 1.8.2 Stormwater management strategies shall be coordinated with geotechnical recommendations, environmental protection areas, and tree retention plans as protected watercourses, surrounding wetland habitat, and water management areas will be the major recipient of seasonal groundwater and stormwater runoff.
- 1.8.3 Green infrastructure solutions must be incorporated into the stormwater management plan.
- 1.8.4 Water quality treatment for runoff from roads/parking areas is required before it enters into protected setback areas and into the more sensitive water management areas zones.
- 1.8.5 A bio-pond is required on at least each half of the Yennadon Lands (eastern portion and western portion) to provide for community detention and water quality treatment prior to discharge to the Coho Creek or existing municipal drainage system.
- 1.8.6 For fish-bearing water courses, any stormwater flow shall be filtered and scrubbed via biofiltration and exfiltration on developable portions of the site before it enters into protected sensitive areas.

2.0 Employment Area Development Concept and Principles

2.1 Employment Area Development Concept

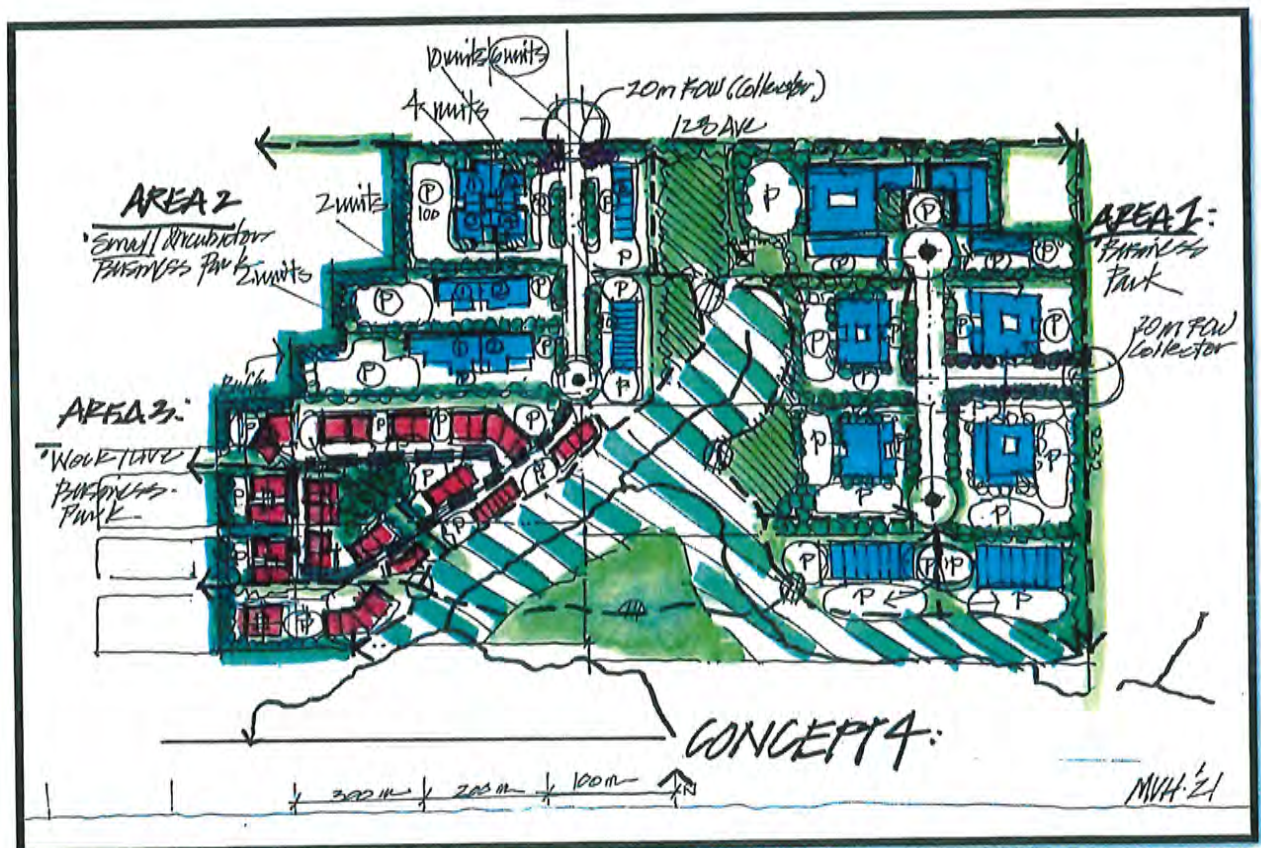
2.1.1 Complete Yennadon Lands Vision: Live, Work, and Play with Nature

The intent is to create a complete neighbourhood where residents and business owners can live, work and play within a five to ten-minute walk or bicycle ride of their residence. This employment area should be uniquely smaller scaled to fit with the surrounding neighbourhood, offering the potential for a variety of smaller scaled buildings with limited building heights and sizes. Residential uses will be limited to potential work/live units in the west sector (see Development Concept Plan below).

2.1.2 Nature and Eco-Industrial Network Potential: The natural environmental area of the site will be conserved as the Coho Creek Conservation Area with the required 30 metre setback areas to buildings and trails along its edges. The employment area will be linked by trails and natural open spaces, which in turn will be connected to the adjoining communities. Businesses are also encouraged to form an Eco-industrial Network to minimize waste and optimize the "circular economy" where waste becomes a potential raw material for another local business. (see Eco-Industrial Park Handbook:

<https://openknowledge.worldbank.org/handle/10986/31456>

and article; <https://link.springer.com/article/10.1007/s10098-016-1224-x>)



Yennadon Lands Employment Park Development Concept

2.2 Guiding Principles

- 2.2.1 **Suitable Mix of Employment Uses:** The employment area will need to have an appropriate mix and size of employment uses to generate suitable levels of job creation while still affording a sensitive transition to the surrounding residential uses.
- 2.2.2 **Neighbourhood Business Scale and Character:** The design of the employment area will be limited to business activities inside the building to eliminate nuisance noise, odour, and other negative impacts. The building form will be more of a residential height and massing in the western area with generous landscape retention and reduced parking if possible. The eastern area may have larger and more conventional light industrial buildings.
- 2.2.3 **Innovative Mixed Uses:** The development of this site may include a mix of employment uses.
- 2.2.4 **Environmental Sensitivity:** Coho Creek will be dedicated to the City and protected and enhanced with the appropriate setbacks and a progressive stormwater management system on site.
- 2.2.5 **Trail Network:** A comprehensive trail network will connect to the adjoining communities and provide a rich amenity for both the businesses and residents to enjoy, promoting a healthy and walking/biking culture.
- 2.2.6 **Resilience and Adaptability:** This employment neighbourhood will be designed and planned so that there is diversity and choice of business parcels and units so they can adopt and consolidate or expand over time.
- 2.2.7 **Climate-Change Responsive:** The infrastructure and servicing will be designed for increased storm flows and special events.

The intention is that each of the businesses will be part of a greater community that engenders environmental stewardship, economic prosperity, and social responsibility as core to their values.

3.0 Design Guidelines

3.1 General Guidelines: Site Planning Essentials

The following are requirements for each Development Permit Application:



3.1.1 Minimize site disturbance and enhance natural features

The site is sensitive to any alterations of the landscape, especially those areas adjoining Coho Creek. There shall be no disturbance within the stream setback area. Other areas with significant trees will be retained where possible and enhanced with native planting.

3.1.2 Locate building and parking to minimize impact on natural areas

Buildings and required parking shall be located outside the stream setback area. Additional parking or storage areas can be completed with pervious surfaces and surface storage to permit temporary retention, subsurface water recharge and reduce off-site erosion. Any trails or pathways should be located outside the stream setback area.

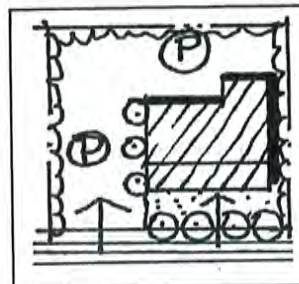


3.1.3 Locate buildings close to the streets with pedestrian access

Since this area is intended to be pedestrian friendly and residential scale on the west portion of the site, buildings will be required to meet the minimum setback requirements unless visitor parking is proposed in the front yard setback. Direct pedestrian pathway access from the street and parking to the building will be required.

3.1.4 Create adequate building weather protection and passive solar gain

Broad overhangs and other methods to protect the building and pedestrians shall be required as part of a genuine west coast approach to design of the buildings and landscape.



3.1.5 Locate main employee parking to the side and rear of the site

Only visitor parking will be permitted in the front yard area. Other parking is required to be located in side yards or rear yards.

3.1.6 Locate storage, service and loading to the side and rear of the site

Storage, service and loading are required to be located to the sides or rear of the property to minimize potential conflicts with visitors and pedestrians as well as reduce undesirable visual impacts.

Parking to the side and rear of the building; visitor parking may be in front.

3.1.7 Manage stormwater on site

Rainwater management will be important so that Coho Creek will receive unpolluted water and nurture the local fish population. No excess runoff will be permitted from any site and will be retained on site in the event of a storm or other rain event in accordance with City of Maple Ridge Design Criteria Manual and environmental standards. The use of Green Infrastructure must be incorporated in to the site designs.



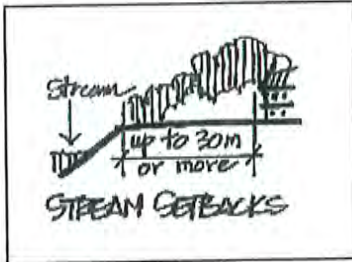
3.1.8 Create a landscaped strip at the front, rear and sides of site

To buffer the visual intrusion of larger buildings, storage, and parking, a landscape strip will be required along the front yard, side yards and rear yard. The specifications for planting, width, and fencing are included in the Specific Guidelines that follow. Landscape design plans should be coordinated with the stormwater management plan to utilize vegetation to address retention, detention and water quality.

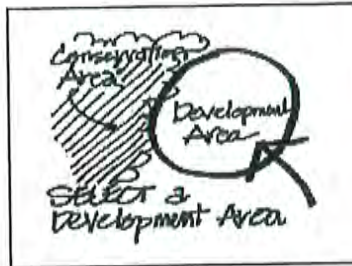
3.2 Specific Guidelines and Standards

These guidelines generally follow the *M7 Employment Park Industrial Zone* requirements within the City of Maple Ridge *Zoning Bylaw No. 7600-2019* and may be more specific in some cases to attain the Yennadon Lands Employment Park Development Concept and Guiding Principles (Sections 2.1 and 2.2 of this document).

3.2.1 Overall Site Planning



3.2.1.1 The minimum development setback from Coho Creek is 30 metres. No buildings, improvements, or site disturbance are permitted in this setback area. The development setback area will be defined by the measurement from the top of bank of Coho Creek and require *Natural Features and Watercourse Protection Development Permits*.

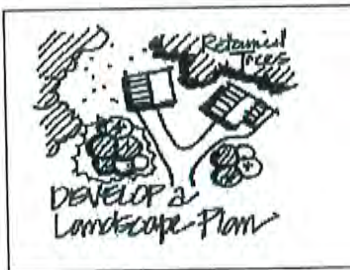


3.2.1.2 The undeveloped portion of the lot shall have all erosion and sediment control mitigation measures in place and be in compliance with the *Maple Ridge Watercourse Protection Bylaw No. 6410-2006*, or as amended.

3.2.1.3 Developments are encouraged to incorporate Low Impact Development (LID) techniques into site planning. Applicants should consider employing techniques such as rain gardens, vegetated swales, separation of impervious surfaces, installing below surface infiltration beds and tree box filters, and redirecting water from drainpipes into vegetated areas.

3.2.1.4 All landscaping areas shall meet or exceed the Metro Vancouver Regional District Stormwater Source Control Design Guidelines 2012, or as amended.

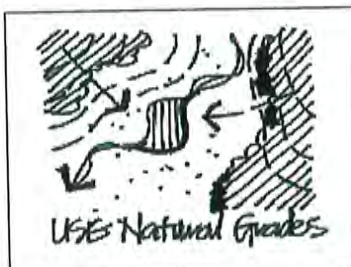
3.2.2 Overall Landscape Plan



3.2.2.1 A registered British Columbia Landscape Architect shall develop a Landscape Plan for each parcel.

3.2.2.2 The landscape plan is to retain and enhance the natural settings as much as possible with no disturbance to the natural areas to be conserved outside the building sites. Landscape elements should follow an informal design and be understated.

3.2.2.3 Landscaping on site shall provide definition to pedestrian corridors; adequate screening between sites; soften the transition between adjacent uses; and create interesting views and focal points in and to other parts of the overall employment area including the central natural area.



3.2.2.4 Landscape design shall extend and complement the central natural area of the site and complement the adjoining residential development with natural plantings, accent planting, and specimen planting, where appropriate.



Landscape for energy efficiency and conservation

- 3.2.2.5 The scale and location of plant material shall complement and be consistent with the scale and massing of the building(s) and the street trees.
- 3.2.2.6 The Landscape Plan shall include vegetation and trees to be retained and protected during construction by distinct fencing (Section 3.2.5).
- 3.2.2.7 Site grading and excavation should retain topsoil on site and create the least site disturbance where possible.
- 3.2.2.8 All final site grading must match adjoining, undisturbed natural grades and should be integrated with the stormwater master plan.
- 3.2.2.9 The Landscape Plan should consider energy efficiency and conservation in the selection and placement of plants including the following:
 - 3.2.2.9.1 Providing shade in the summer and light in the winter to the buildings through deciduous tree planting;
 - 3.2.2.9.2 Allowing daylight to active building frontages;
 - 3.2.2.9.3 Permitting natural drainage and ground-water recharge through the placement of planting and planting beds; and
 - 3.2.2.9.4 Redirecting rainwater from rooftop runoff into vegetated areas or rain barrels for later irrigation use.

3.2.3 Landscape Strips and Screens



3.0 metre landscape strip in the front yard and exterior side lot

- 3.2.3.1 A landscape strip is required at the property line along the street front and exterior side lot. Visitor parking is permitted in the front yard only in addition to pedestrian access to the building.
- 3.2.3.2 A recommended selection of native trees, shrubs and groundcovers are recommended to cover at least 75 percent of the ground in this landscape strip area. The balance is recommended to be natural grasses or no-pesticide lawn grasses. Low shrubs (planted at 1.0 metre minimum on centre and trees at a maximum 7 metres on centre) should be planted to screen parked cars but allow visual access to the building for safety purposes.



3.0 metre landscape screen in the side and rear yards

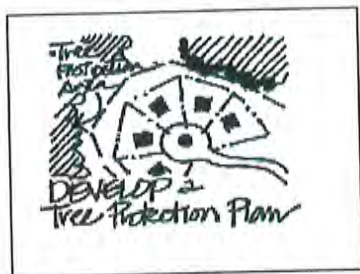
- 3.2.3.3 All planting on the property shall be native, water-conserving, herbaceous and/or woody plant species suitable for the City of Maple Ridge.
- 3.2.3.4 A landscape screen is required in the side and rear yards and along any lot line edge where a trail is required. These buffer/screen strips shall be planted with native evergreen species and are to be continuous and solid adjoining residential uses.
- 3.2.3.5 It is recommended that Building Owners and Tenants maintain the planting media and plant material in accordance with generally accepted landscape maintenance practices, and replacing each as necessary.

3.2.4 Tree Retention and Replacement



3.2.4.1 A tree survey is required by a certified arborist to determine recommendations for tree retention, removal and management in accordance with the *Tree Protection and Management Bylaw No. 7133-2015*.

3.2.4.2 A Tree Management Plan should be developed as part of the required Landscape Plan to minimize disturbance on the site and reduce associated development costs in accordance with the *Tree Protection and Management Bylaw No. 7133-2015*. If the tree plan is coordinated with storm water management, site grading, road layout, and building layout, site development costs should be reduced.



3.2.4.3 Groups of trees should be retained to protect against potential isolated tree hazard situations. Associated vegetation at the base of trees should be retained to minimize disturbance of existing soil conditions.

3.2.4.4 Trees on adjacent property must not be cut, pruned or have roots severed or disturbed during construction. Large tree roots encroaching on construction areas shall be left intact up to the foundation. Fill or any other material shall be kept well clear of existing trees. Foreign materials and substances should be prevented from entering or leaching into soils and definitely not be stored or placed in the tree protection areas. At the same time, root systems of retained trees shall be protected from compaction and grade changes.

3.2.4.5 All trees identified for preservation shall be protected during construction unless it is otherwise demonstrated that they are a safety hazard or require removal to accommodate an approved building or structure in accordance with the *Tree Protection and Management Bylaw No. 7133-2015*.

3.2.5 Fencing



Chain-link fencing integrated with evergreen hedge

3.2.5.1 No fencing is permitted in the front yard and external side yard areas, except treatments like low decorative wood rail fencing as part of a coordinated landscape plan to a maximum of 1.2 metres.

3.2.5.2 Fencing is limited to the internal side yards and rear yard areas and shall not exceed 3.6 metres.

3.2.5.3 Fencing adjoining residential areas shall either be constructed with materials consistent with fence materials and design generally used in the residential neighbourhood or can be chain-link fencing if complemented by a solid evergreen hedge on the outside of the fence.

3.2.5.4 Any fencing will meet the requirements of *Section 403 – Visual Clearances at Intersections of the Zoning Bylaw*.

3.2.6 Street design standards and pedestrian connections

- 3.2.6.1 Collector standard roads are required in accordance with the Subdivision and Servicing Bylaw, as amended from time to time.
- 3.2.6.2 There shall be a separate pedestrian sidewalk connection between the street and the front door of the building or buildings.
- 3.2.6.3 It is required that a trail network as shown on the concept plan be provided along the Coho Creek setback area and through the development to connect up to the residential areas south and west of the site and with the proposed multi-use trail along 128 Avenue and 232 Street.
- 3.2.6.4 A 5.0 metre dedicated public-right-of-way shall be required along the Coho Creek setback areas and between properties to permit an interconnected trail system and as an amenity to businesses and residents.
- 3.2.6.5 Standard trail/pathways include a 2.5 metre pathway with a 250 mm shoulder on both sides (see Figure 2 below).



Trail with 2.5 metre width and 250 mm shoulder

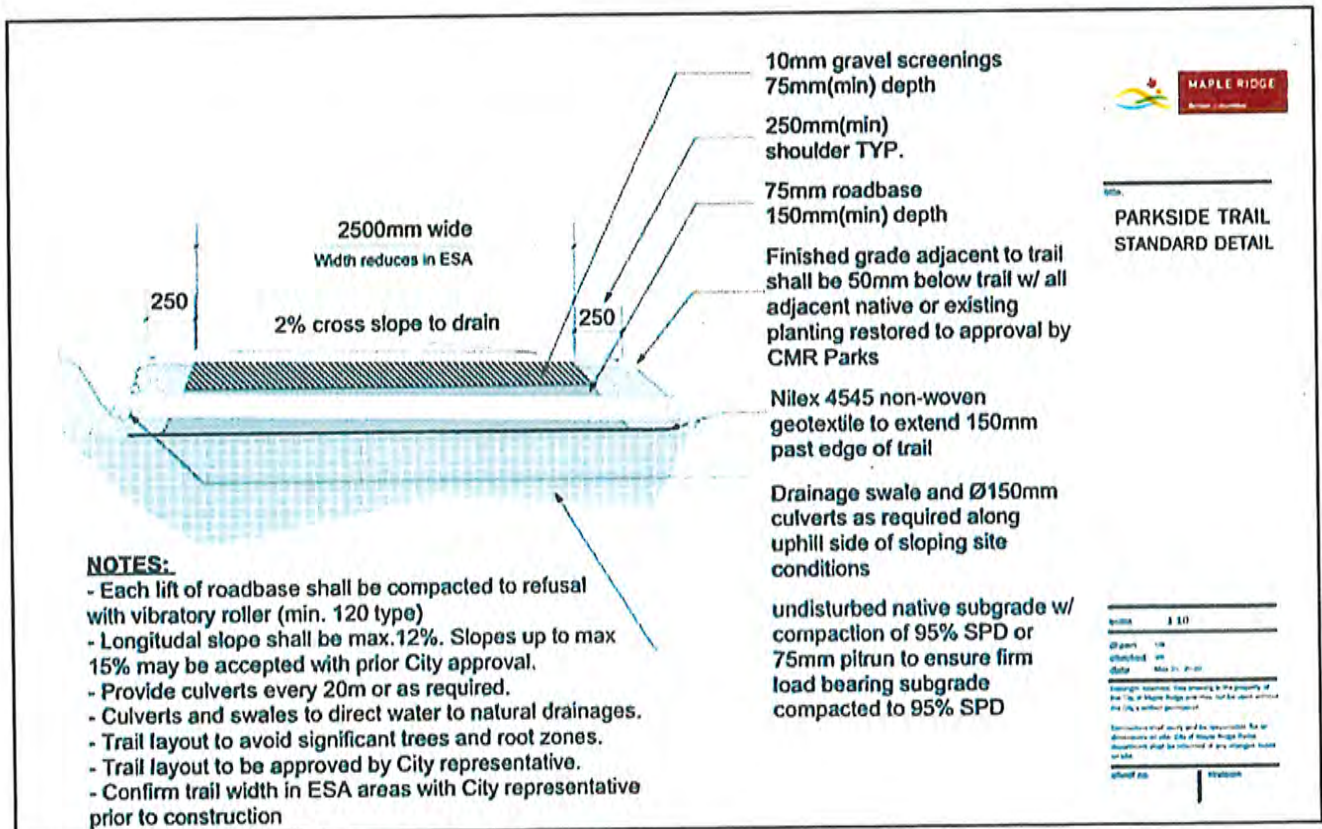


Figure 2: PARKSIDE TRAIL Standard Detail
City of Maple Ridge standard cross-section for trails

3.2.7 Entrance Gateways

- 3.2.7.1 Entrance gateways shall be located at the entrance of the Employment Park at 128 Avenue and at the entrance to the east section on 232 Street. Gateways are to be set on private property.
- 3.2.7.2 The gateways shall set and reflect the character of the employment areas and create a distinct recognition of entrance into an employment area through entrance signage and a potential special paving treatment.
- 3.2.7.3 Materials used in their natural state are encouraged such as stone and wood.



The entrance gateways are to be neighbourhood scale and using natural materials combined with native landscaping

3.2.8 Access and Parking

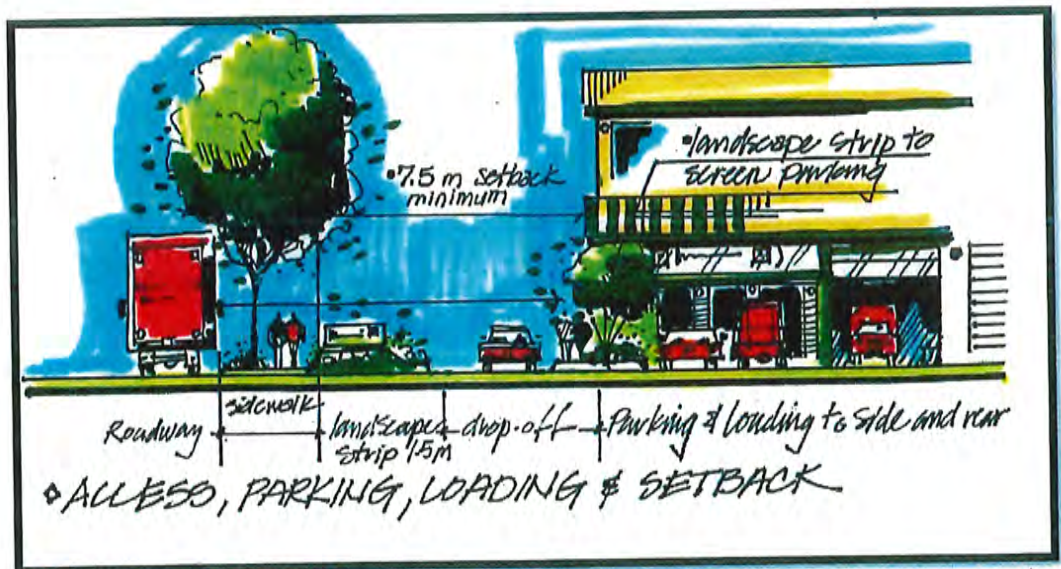


Visitor parking only in the front yard setback area



Pedestrian access from street to front entrance of building

- 3.2.8.1 Generally, only one access per property is permitted. Access may be shared with adjoining uses to minimize driveway along the street, but will need to be reviewed on a case by case basis. Additional access widths may be required.
- 3.2.8.2 Only visitor parking is permitted in the front yard or external side yard areas. All other parking is required to be on the interior side yards or the rear yard areas.
- 3.2.8.3 Locate disabled parking spaces near the front door of the building, providing ramp or other universal design access.
- 3.2.8.4 All non-vehicular routes shall meet City of Maple Ridge Accessibility Standards and be fully accessible. Sidewalks and paved pathways shall be wide enough for wheelchairs or scooters and should include a tactile strip for the visually impaired.
- 3.2.8.5 Curb cuts and curb let-downs shall be provided in appropriate locations to facilitate safe, convenient, and direct access from parking spaces to buildings for people with disabilities.
- 3.2.8.6 Parking areas shall be divided into smaller sections by planting trees every six parking stalls with shrubs and groundcover to break up and green the parking areas.
- 3.2.8.7 Parking areas shall be graded to direct runoff to the landscaped areas as part of the site's stormwater management plans.
- 3.2.8.8 A distinct pedestrian pathway connection shall be provided between the parking area and the main building where there are multiple layers of parking.



3.2.9 Loading, service, storage and refuse



Loading and service bays to the side and rear of the building



Screening of service and loading areas

- 3.2.9.1 Loading and service bays shall be located to the side and rear of the building with access to the side of the building.
- 3.2.9.2 Loading and service bays shall be screened from adjoining properties.
- 3.2.9.3 No storage materials shall exceed the height of the fencing and screening.
- 3.2.9.4 Ensure construction waste is recycled where feasible.
- 3.2.9.5 A comprehensive waste reduction program is encouraged among landowners that can provide recycling and reuse in close proximity of industrial and commercial owners and/or tenants.
- 3.2.9.6 Refuse receptacles shall be located indoors or within service areas out of view from pedestrian access. Garbage and waste material should be stored in containers that are weather-proof and animal resistant in accordance with Waste Management Guidelines.

3.2.10 Building size and massing



- 3.2.10.1 The front of the building will face the street.
- 3.2.10.2 It is recommended that the front of the building be articulated with wall divisions, building setbacks/protrusions or punched windows to break up long wall surfaces and create interest and scale along the street front.
- 3.2.10.3 The front reception and offices could be lower than the back of house warehouse and storage areas to create pedestrian scale and interest along the street.
- 3.2.10.4 Ancillary or accessory buildings, including structures used for storing materials or refuse containers should be visually screened from public streets with dense evergreen planting or should be designed and finished in a manner consistent and harmonious with the principal building.



Buildings shall be scaled appropriately and front the street



The overall concept is to create a green campus of buildings that scale with the neighbourhood.

3.2.11 Building design and articulation



West coast architecture with wood, glass, and steel

- 3.2.11.1 Compatible architecture is encouraged – a range of styles, scale, massing, articulation, and glazing suitable for light industrial buildings with a west coast flair by using wood and steel accents where appropriate.
- 3.2.11.2 Broad overhangs for weather protection of both building and pedestrians shall be considered.
- 3.2.11.3 Offices, reception, sales, and other public use areas shall be located at the front of the buildings and face the adjoining street.
- 3.2.11.4 Main entry areas should be highly articulated with at least 50 percent glazing and a distinct front door design and broad overhangs in roof structure and details.

3.2.11.5 Design should incorporate wild-life and bird friendly design. Elements could include:

3.2.11.5.1 Apply visual markers to the exterior of glass surfaces.

3.2.11.5.2 Interrupt reflective glass by increasing the density of external visual markers and/or include adapted fenestration patterns, external blinds, shutters, sunshades, grilles, louvers, or artwork.

3.2.11.5.3 Design corner windows, glass walkways, glass railings and other similar features to reduce the appearance of clear passage to sky or vegetation.

3.2.11.5.4 Dampen reflections by using canopies or sunshades to cover windows at ground level and/or by using screens, drapes or blinds to increase the opacity of clear glass.



No blank walls; walls with texture, glazing, and colours

3.2.11.6 Building shall have no blank walls. Where there are major extents of wall surfaces, glazing, texture, graphics, and colours provide visual interest and break up the massive surface.

3.2.11.7 Mechanical elements on building roofs shall be screened with appropriate materials that blend in with the building design.

3.2.11.8 Natural lighting and ventilation should be maximized where possible by creating windows oriented to sunlight and operable windows for natural ventilation.

3.2.11.9 Energy efficient fixtures, programmable thermostats and lighting are recommended to reduce energy demand and minimize operating costs.

3.2.11.10 The installation of green roofs are supported, where possible and appropriate, providing the owner of the building maintains the roof planting media and plant material in accordance with generally accepted green roof maintenance practices, replacing each as necessary.

3.2.11.11 Each site shall have an employee amenity area for the common use of employees and visitors that could include a simple sitting area with shelter.

3.2.11.12 Main building entries should be clearly identifiable from the street or entry driveway.

3.2.11.13 Renewable energy features should be considered, such as solar and geothermal energy where feasible.

3.2.11.14 Locate building ventilation systems to minimize noise and exhaust on pedestrian areas, adjacent residential development, and outdoor spaces.

3.2.11.15 Bicycle racks and bicycle storage for employees is required to advance bicycling to work. Bicycle parking should be visible, in well-lit areas and the



Each building shall have an employee amenity area

bicycle racks should be of theft-resistant materials, securely anchored to the ground. In addition, showers and lockers are encouraged.

- 3.2.11.16 Main building entries should provide generous weather protection that is designed to be an integral feature of the building's architectural character.
- 3.2.11.17 Larger sites that are developed with more than one building should provide a weather protected walkway system to connect building entries within the site, and coordinated with adjacent sites if possible.
- 3.2.11.18 Canopy and/or awning systems detailing should consider integrated signage, lighting, and display systems.
- 3.2.11.19 Canopy and awning systems depth should be maximized to provide greater weather protection, as well as reduce the scale impact of larger buildings.
- 3.2.11.20 Weather protection elements on overhangs may be considered in required yards and landscaped setbacks.
- 3.2.11.21 Ground-oriented pedestrian "streets" through large footprint buildings are encouraged to create connections to on-site circulation routes and amenities, consistent with a campus-like high-tech environment. Such circulation through buildings should be clearly identified and designed for use by the public.



◆ BREAK UP THE BOX – Building Articulation.



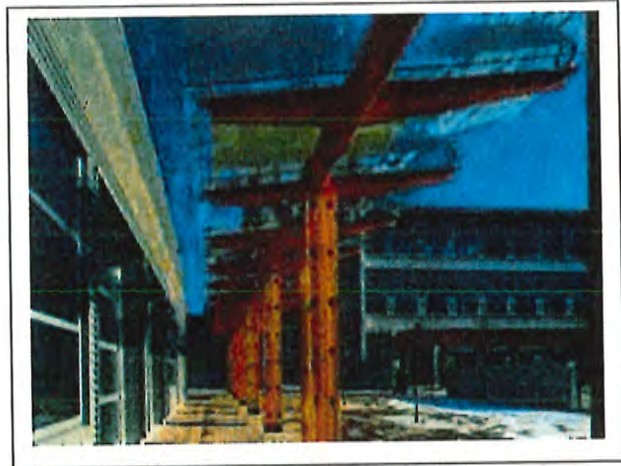
◆ WEATHER PROTECTION & PEDESTRIAN SCALE

3.2.12 Building materials and colour



Wood, stone, steel, and glass should be elemental to design

- 3.2.12.1 Wood, stone, and glass should be elemental to the buildings and building clusters to emphasize the west coast locale and contemporary design.
- 3.2.12.2 Materials like vinyl, aluminum siding, and brick facing are not preferred or should be only a portion of the building materials. Accents in wood and stone are recommended.
- 3.2.12.3 Exposed concrete shall be sandblasted or clad in split faced granite or similar material.
- 3.2.12.4 Construction materials should consider recycled content where possible.
- 3.2.12.5 Clear or muted colours, used with stains, or earth tone-coloured materials are recommended; accent colours shall be permitted on special building elements such as trim and around the entrance ways.



The building materials should help reduce the volume and scale of the buildings to help them fit better into the Yennadon neighbourhood.

3.2.13 Crime Prevention Through Environmental Design



- 3.2.13.1 Crime Prevention Through Environmental Design (CPTED) principles shall be incorporated into site planning and building design by ensuring convenient, safe and identifiable access routes to building entrances, and other principal areas of the site and buildings.
- 3.2.13.2 Design the site and building so that there is natural surveillance, allowing people to easily view what is happening around them from the parking lots, entrance areas, storage areas and loading bays. Entries and walkways should be highly visible and well-lit with minimum hidden or blind corners.

3.2.14 Signage and wayfinding



Signage should complement building design and placement

- 3.2.14.1 All signage shall conform with the City of Maple Ridge Sign Bylaw.
- 3.2.14.2 Signage design, materials and message boards should be integrated and complement the scale, colours and materials of the building.
- 3.2.14.3 In multi-tenant buildings, signs shall be designed to present a unified appearance using a single sign at the entrance and separate signs in a consistent sign strip along the mid-part of the building/buildings.
- 3.2.14.4 Entrance signs to the site should be ground-mounted and simple in character to display the street number and name of the complex.
- 3.2.14.5 Entrance signage to the site shall be monument based and shall be combined with landscape design to integrate the sign into the site planning and design.
- 3.2.14.6 Only one individual tenant sign is permitted in a coordinated sign strip area.



Smaller monumental entrance signage using building materials and west coast look complements a local neighbourhood landscape

3.2.15 Site Lighting

- 3.2.15.1 Lighting shall be designed following a 'dark sky policy' with direct lighting only (full-cut-off) so lighting is directed and there is minimum off-site impacts especially on adjacent residential neighbourhoods.
- 3.2.15.2 Even within the development discreet front entrance lighting and other visitor parking lighting is lower pedestrian scale (LED energy efficient lighting and directed and complements the adjoining street lighting).
- 3.2.15.3 Security lighting is directed and does not flood-off site.
- 3.2.15.4 Other accent lighting including up-lighting for the entrance signage, pedestrian pathway lighting, and specimen trees is acceptable and encouraged as part of a unified landscape and building lighting plan.
- 3.2.15.5 Sidewalk lighting will be coordinated with the street design.

3.2.16 Landscape Requirements

- 3.2.16.1 All landscape methods and materials should meet current BCSLA/BCNTA Landscape Standards.
- 3.2.16.2 Native British Columbia species should be maximized. Any supplemental planting should be compatible in variety and size.
- 3.2.16.3 Reference the Watercourse and Natural Features Development Permit and/or the Urban Tree List for Metro Vancouver in a Changing Climate for a lists of potential native landscape plant list.
- 3.2.16.4 Minimize cultivated, decorative, and non-indigenous plants and lawns. Naturalized landscapes should be the general approach to reduce maintenance, enhance wildlife, and water use.
- 3.2.16.5 Tall tree species should be located to minimize impact on views from neighbouring properties.
- 3.2.16.6 All trees shall be provided with a sufficient depth of soil volume to meet or exceed a total of 10m³ of soil volume per new tree planted.



Diversity of native plant materials that grow well in local site conditions is important to the health and growth of the site landscaping

CITY OF MAPLE RIDGE

BYLAW NO. 7735-2021

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

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

AND WHEREAS it is deemed desirable to amend Schedule "B" and Schedule "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7735-2021."
2. To amend the Urban Area Boundary, as shown in Schedule 1 Map No. 1037, to include the Yennadon Lands in their entirety.
3. Those parcels or tracts of land and premises known and described as:

Parcel A, Lot 8, Plan NWP5467, Section 20, Township 12, New Westminster Land District, REF PL 8148;

Lot 7, Plan NWP5467, Section 20, Township 12, Group 1, New Westminster Land District;

Lot 6, Plan NWP5467, Section 20, Township 12, Group 1, New Westminster Land District;

Lot 5, Plan NWP5467, Section 20, Township 12, Group 1, New Westminster Land District;

Lot 3, Plan NWP5430, Sublot 1, Part NE1/4, Section 20, Township 12, Group 1, New Westminster Land District, Except Plan PARCEL "A" RP22408, P23424;

Lot 4, Plan NWP5430, Section 20, Township 12, Group 1, New Westminster Land District, Except Plan 23424, LMP12700;

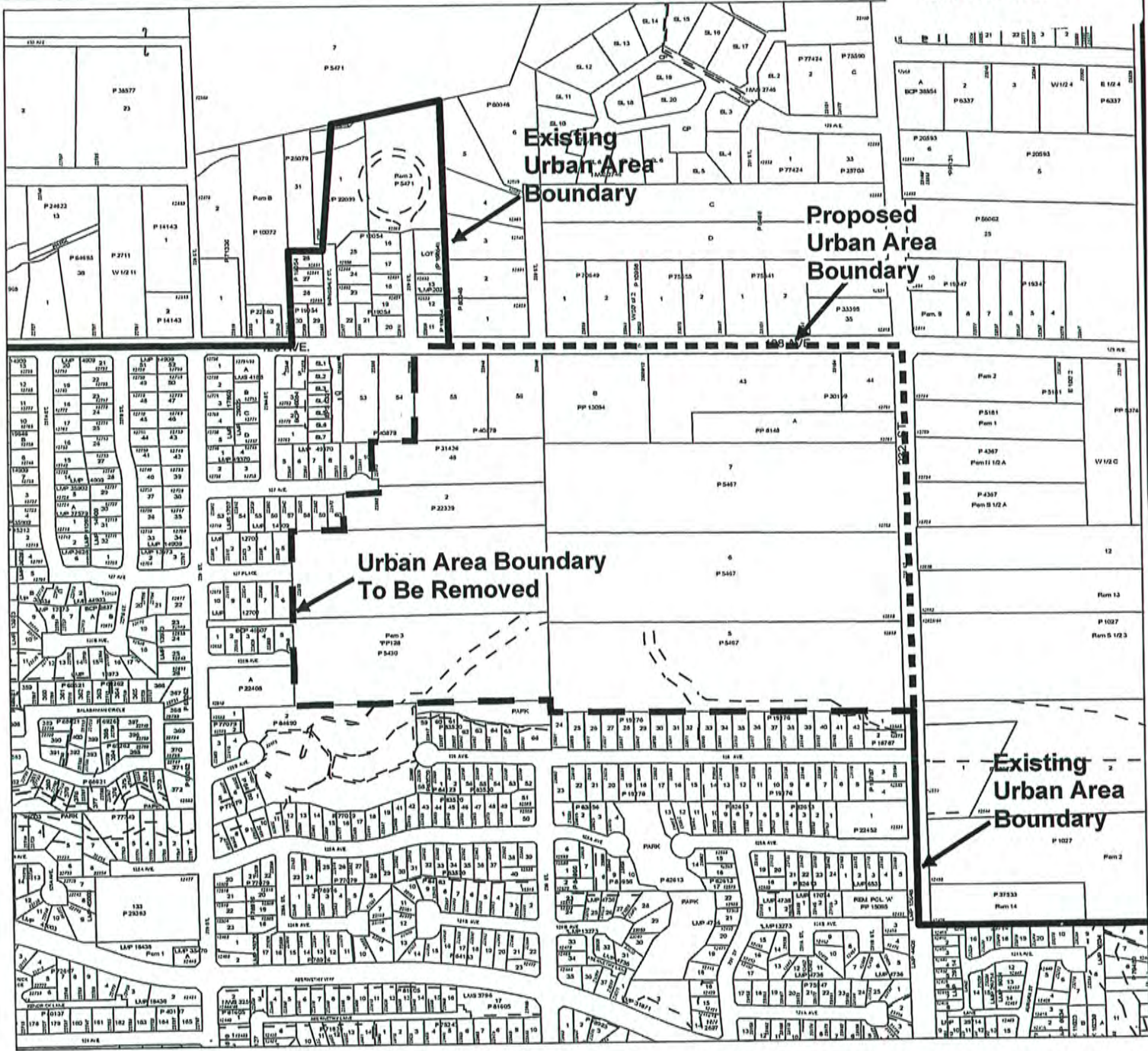
Lot 2, Plan NWP22339, Part NE1/4, Section 20, Township 12, Group 1, New Westminster Land District;

Lot 46, Plan NWP31436, Part NE1/4, Section 20, Township 12, Group 1, New Westminster Land District;

Lot 55, Plan NWP40879, Part NE1/4, Section 20, Township 12, Group 1, New Westminster Land District;

Lot 56, Plan NWP40879, Part NE1/4, Section 20, Township 12, Group 1, New Westminster Land District;

Parcel B, Lot 8, Plan NWP5467, Section 20, Township 12, New Westminster Land District, (REF PL 13094); and



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7735-2021

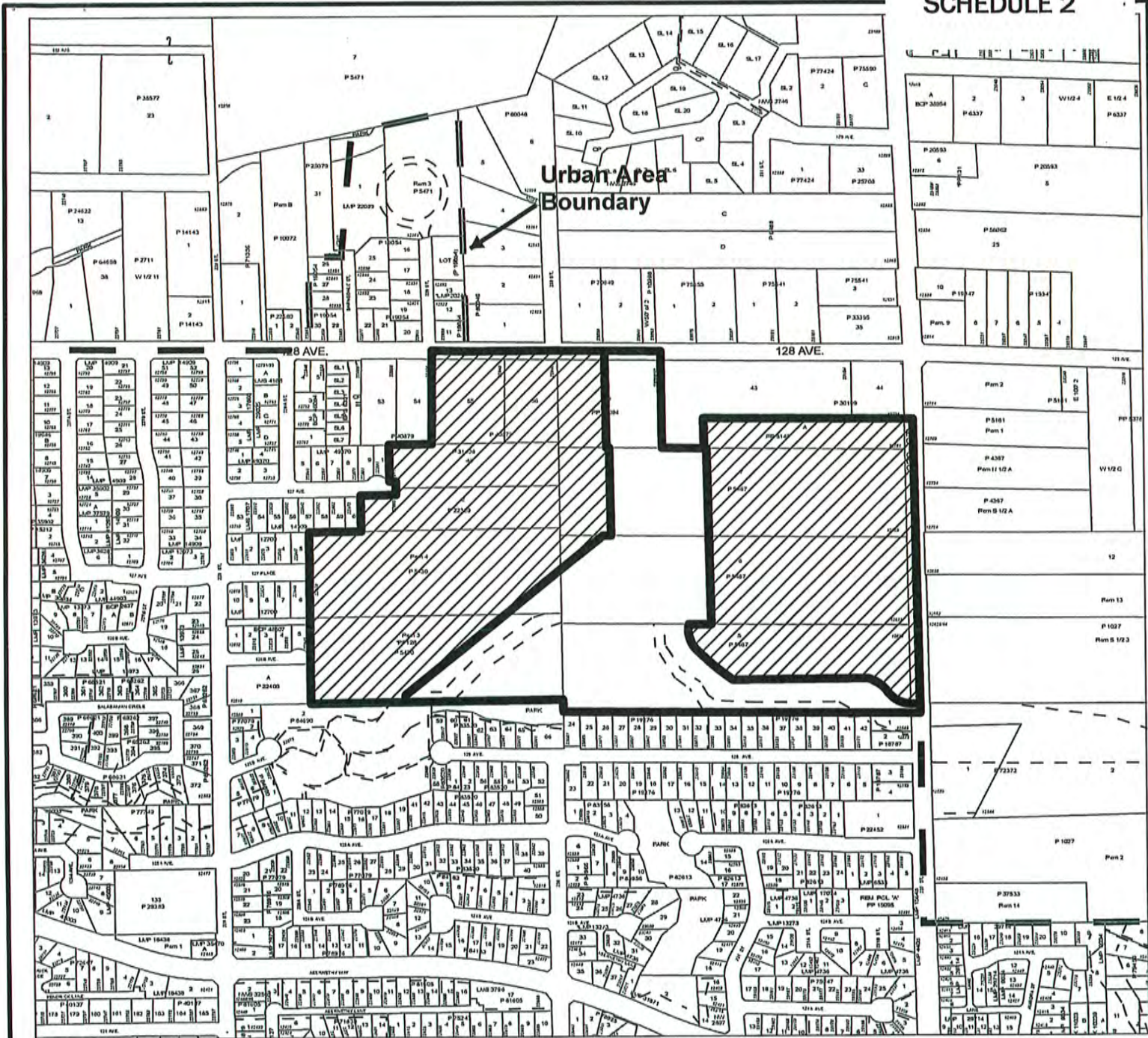
Map No. 1037

Purpose: To Amend the Urban Area Boundary as shown

--- Remove Existing Boundary - - - - Add Proposed Boundary



SCALE 1:6,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7735-2021

Map No. 1038

From: Agricultural

To:  Industrial

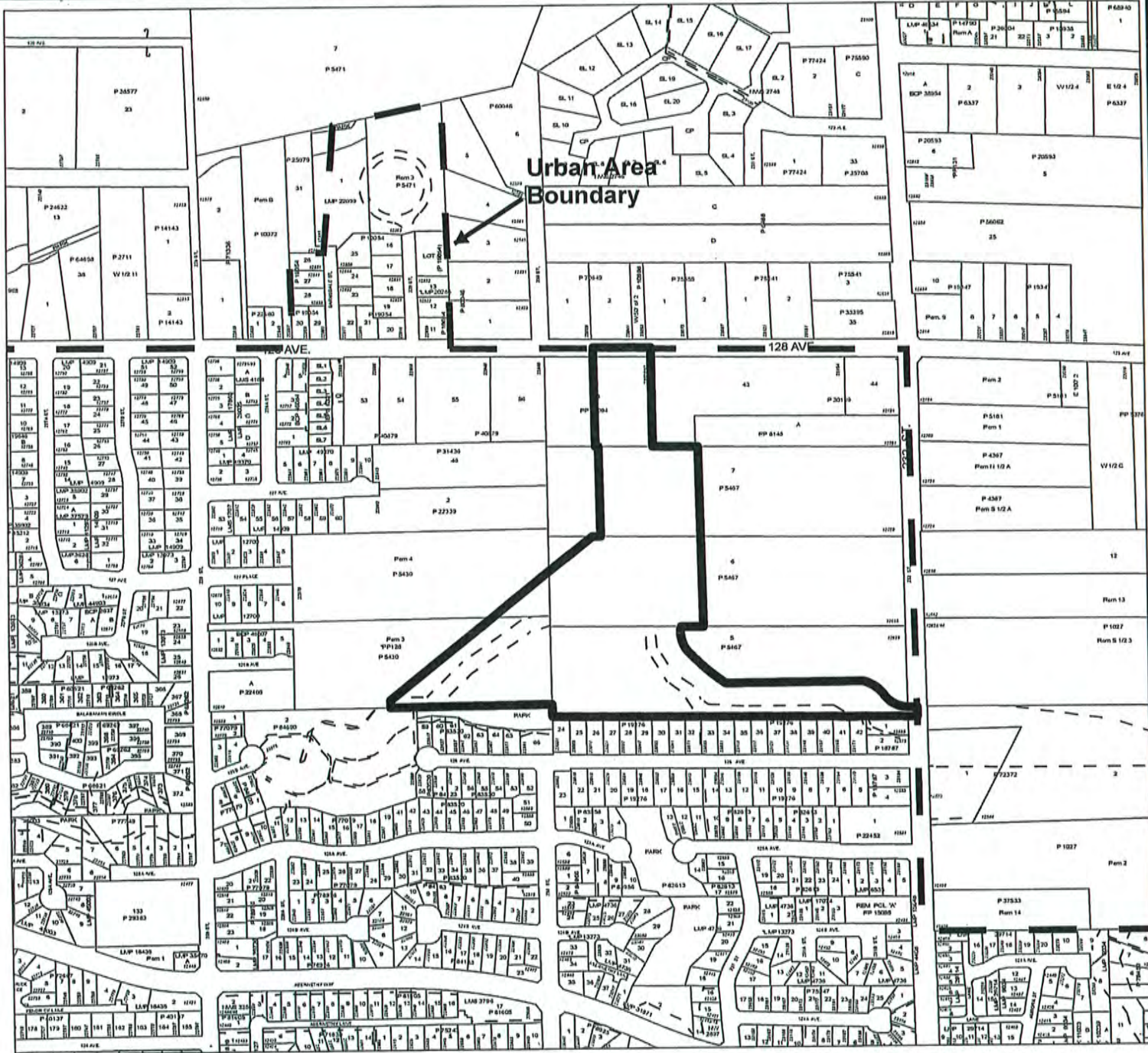
 Conservation



 Urban Area Boundary



SCALE 1:6,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7735-2021

Map No. 1039

Purpose: To Amend Schedule C as shown

From:

To:  To Add To Conservation



 Urban Area Boundary



SCALE 1:6,500

CITY OF MAPLE RIDGE

BYLAW NO. 7838-2022

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

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

AND WHEREAS it is deemed desirable to amend Schedule "B" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7838-2022."

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

Lot 43, Plan NWP30199, Section 20, Township 12, Group 1, New Westminster Land District

and outlined in heavy black line on Map No. 1056, a copy of which is attached hereto as Schedule 1 and forms part of this Bylaw, are hereby re-designated to Industrial (Employment Park Category).

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

READ a first time the day of 2021.

READ a second time as amended the day of 202X.

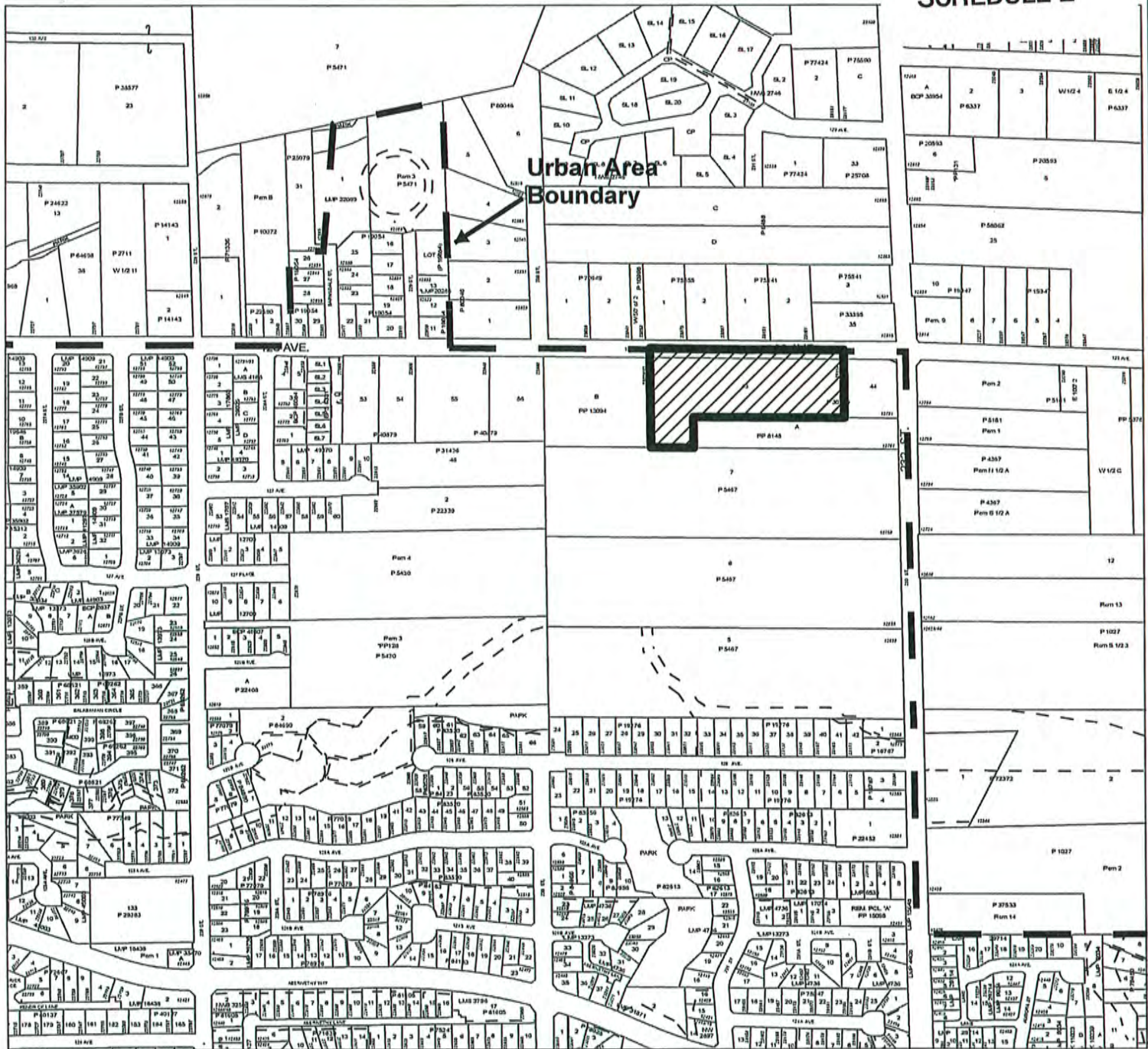
PUBLIC HEARING held the day of , 202X.

READ a third time the day of , 202X.

ADOPTED, the day of , 202X.

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7838-2022

Map No. 1056

From: Agricultural

To:  Industrial



--- Urban Area Boundary



SCALE 1:6,500



Preliminary Context Map for corner of 232 St. and 128 Ave. area Yennadon



Scale: 1:1,176

Legend

- Culvert
- Pond
- Wetland
- Stream
- Encumbrance Edge
- Approx headwater zone

Slope (2014 LiDAR)

Percent	Color
0 - 14	Light Green
15 - 25	Medium Green
26 - 30	Yellow
30+	Red



ENGINEERING DEPARTMENT
 FILE: Rods Subject Map3
 DATE: Aug 25, 2022

BY: RS



Environmental Sensitive Areas
Protection and Management



FILE: EnvironmentalSensitiveAreas.mxd
DATE: Jun 25, 2020
BY: DT



Legend

- Stream
- Ponds and Wetlands
- 15 Metre Setback
- 30 Metre Setback
- Wetted Prov WSA areas to be Refined

Aerial Imagery from the Spring of 2016

Scale: 1:2,500

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7893-2022
13872 and 13894 Silver Valley Road

MEETING DATE: October 18, 2022
FILE NO: 2022-165-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 13872 and 13894 Silver Valley Road, from RS-3 (Single Detached Rural Residential) to R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately 14 single-family lots.

The proposed development will require minor amendments to the Official Community Plan. The proposed amendments are required to achieve a balance between *Open Space/Conservation* areas and the *Eco Cluster* designation.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$7,100 per single-family lot, for a total estimated amount of \$99,400, or such rate applicable at third reading of this application.

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;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvements District Boards; and
 - vi. The Provincial and Federal Governments and their agencies.and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment;
2. That *Zone Amending Bylaw No. 7893-2022* be given first reading; and further
3. That the applicant provide further information as described on Schedules A, B, F, G and J of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant: Noura Homes - Wayne Jackson

Legal Description: Lot 16 Section 33 Township 12 New Westminister District Plan 27891
Lot 17 Section 33 Township 12 New Westminister District Plan 27891

OCP:
Existing: *Conservation, Eco Clusters, Low Density Urban, Open Space*
Proposed: *Conservation, Eco Clusters, Open Space*

Within Urban Area Boundary: Yes
Area Plan: Silver Valley Area Plan
OCP Major Corridor: Yes

Zoning:
Existing: RS-3 (Single Detached Rural Residential)
Proposed: R-2 (Single Detached (Medium Density) Urban Residential)

Surrounding Uses:
North: Use: Single-Family Residential
Zone: RS-3 (Single Detached Rural Residential)
Designation: *Conservation and Eco-Cluster*
South: Use: Single-Family Residential
Zone: RS-3 (Single Detached Rural Residential)
Designation: *Conservation, Low Density Urban, Neighbourhood Park, Open Space*
East: Use: North Alouette River
Zone: RS-3 (Single Detached Rural Residential)
Designation: *Conservation*
West: Use: Single-Family Residential and Park
Zone: RS-1 (Single Detached Residential) and RS-3 (Single Detached Rural Residential)
Designation: *Low Density Urban and Open Space*

Existing Use of Property: Vacant and Single-Family Residential
Proposed Use of Property: Single-Family Residential
Site Area: 1.73 ha (4.27 acres)
Access: Unopened road to the south of the subject properties
Servicing Requirement: Urban Standard
Flood Plain: No
Fraser Sewer Area: Yes

b) Site Characteristics:

The subject properties are located in Silver Valley, east of Silver Valley Road and west of the North Alouette River. The subject properties rise up from Silver Valley Road creating a plateau for approximately 120m, which then falls steeply towards the North Alouette River. The northern property contains a single-family dwelling structure as well as accessory structures. The southern property is vacant (see Appendices A and B). There is a mixture of coniferous and deciduous trees scattered throughout the subject properties (see Appendices B and E).

c) Project Description:

The applicant is proposing to rezone the subject property from RS-3 (One Family Rural Residential) to R-2 (Single Detached (Medium Density) Urban Residential), to allow a subdivision of approximately 14 single-family lots with a minimum parcel size of 315m². A community path is likely to be required along the southern and eastern boundary of the subdivision.

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. Elements to be reviewed by the City include:

- environmental report regarding the Alouette River;
- arborist report assessing significant stands of trees;
- servicing and lot grading plans;
- geotechnical report; and
- path locations.

Assessment of these elements may impact proposed lot boundaries and yields, OCP designations and bylaw particulars, and may require application for further development permits.

Any subdivision layout provided is strictly preliminary and could change after servicing details and analysis reports are reviewed. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

d) Planning Analysis:

Official Community Plan:

The development site is located within the Silver Valley Area Plan and is currently designated *Conservation, Eco Clusters, Low Density Urban, and Open Space*. For the proposed development, an OCP amendment will be required to adjust the *Open Space, Conservation and Eco Cluster* boundaries to achieve a design for the development that is in keeping with the *Eco Cluster* concept and protecting natural features detailed in the Silver Valley Area Plan.

An *Eco Cluster* is a group of housing units, condensed within clearly defined limits, surrounded by open space and linked to other parts of the Silver Valley community by a single local road. *Eco-Clusters* are intended to provide development opportunities in sparsely developed or rural areas, in a cluster form which supports sensitive implementation, minimal site re-grading and tree clearing, and integration of housing into a forest setting.

The *Eco Cluster* OCP designation permits various zones and housing types to encourage diversification. *Eco-Clusters* should include multi-family units as well as single-family lots.

The proposed OCP amendment does not increase the density of the proposal. The OCP amendment will facilitate an overall design that supports the *Eco Cluster* concept. The exact designation boundary amendments have not been determined. These boundaries will be determined once all reviews of the above-noted reports/plans for the project are completed.

Zoning Bylaw:

The current application proposes to rezone the properties located at 13872 and 13894 Silver Valley Road from RS-3 (Single Detached Rural Residential) to R-2 (Single Detached (Medium Density) Urban Residential) to permit a future development of approximately 14 single-family lots (see Appendix D). The minimum lot size for the current zone RS-3 (Single Detached Rural Residential) is 0.8 ha, where a Community Water System is available. The minimum lot size for the proposed R-2 (Single Detached (Medium Density) Urban Residential) zone is 315m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

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

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

- All areas designated Conservation on Schedule “B” or all areas within 50 metres of an area designated Conservation on Schedule “B”, or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule “C”

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

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

Development Information Meeting:

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

e) Interdepartmental Implications:

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Watercourse Protection Development Permit Application (Schedule F);
4. A Natural Features Development Permit Application (Schedule G);
5. A Wildfire Development Permit Application (Schedule J); and
6. A Subdivision Application.

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

CONCLUSION:

The development proposal is in general compliance with the policies of the OCP; however, land-use designation and boundary adjustments are needed once the full assessment is completed prior to second reading. Justification has been provided to support the OCP amendments; 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.

It is expected that once complete information is received, *Zone Amending Bylaw No. 7893-2022* will be amended and an OCP Amendment to adjust the Conservation boundary may be required.

It is recommended that Council not require any further additional OCP consultation.

“Original signed by Wendy Cooper”
Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP**
Planner

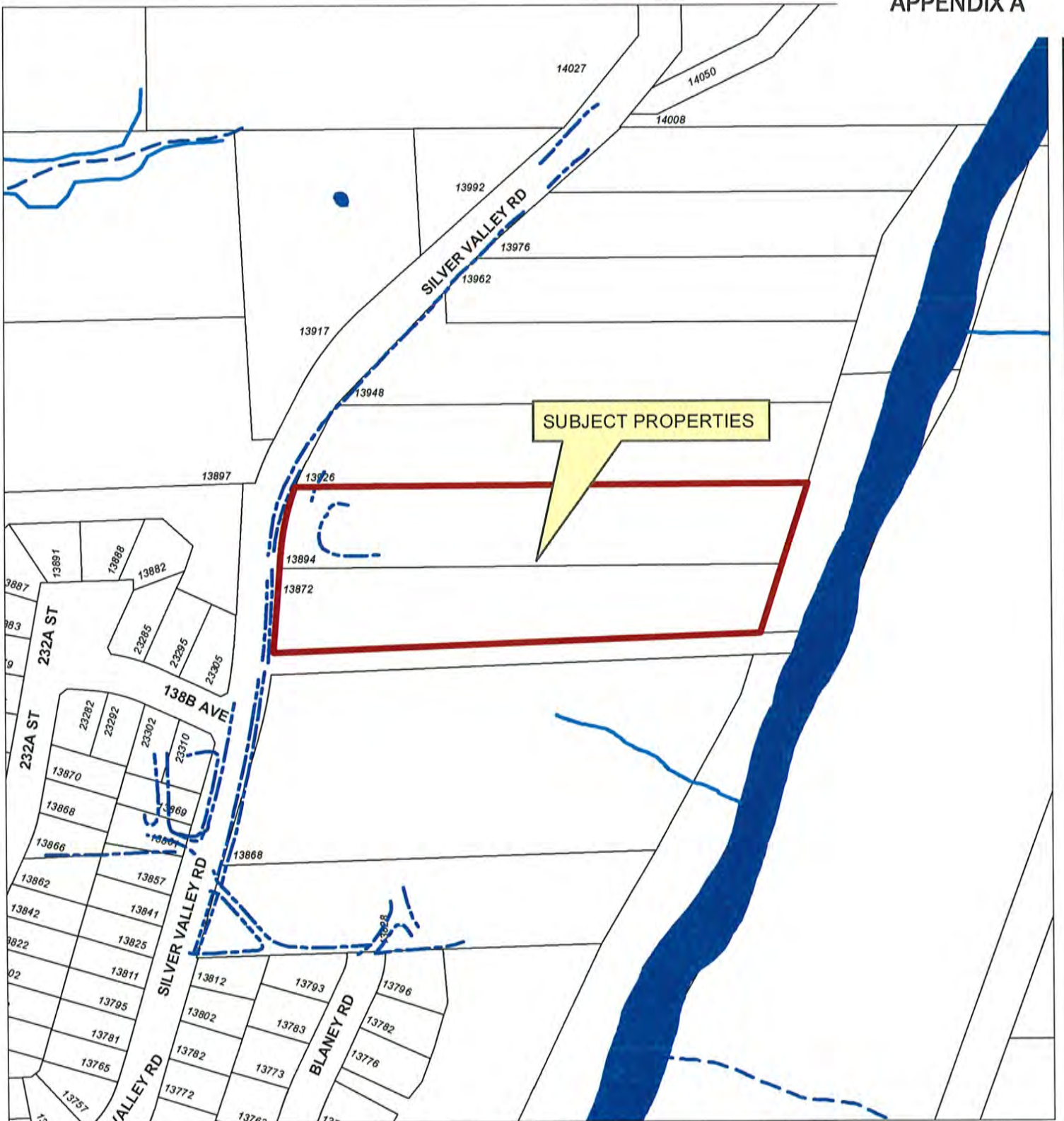
“Original signed by Charles Goddard”
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

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

“Original signed by Scott Hartman”
Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7893-2022
- Appendix D – Proposed Site Plan
- Appendix E – Environmental Context Map










SUBJECT PROPERTIES



Scale: 1:2,500

Legend

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

13872/ 94 SILVER VALLEY ROAD
 PID'S 008-924-112 & 006-122-914

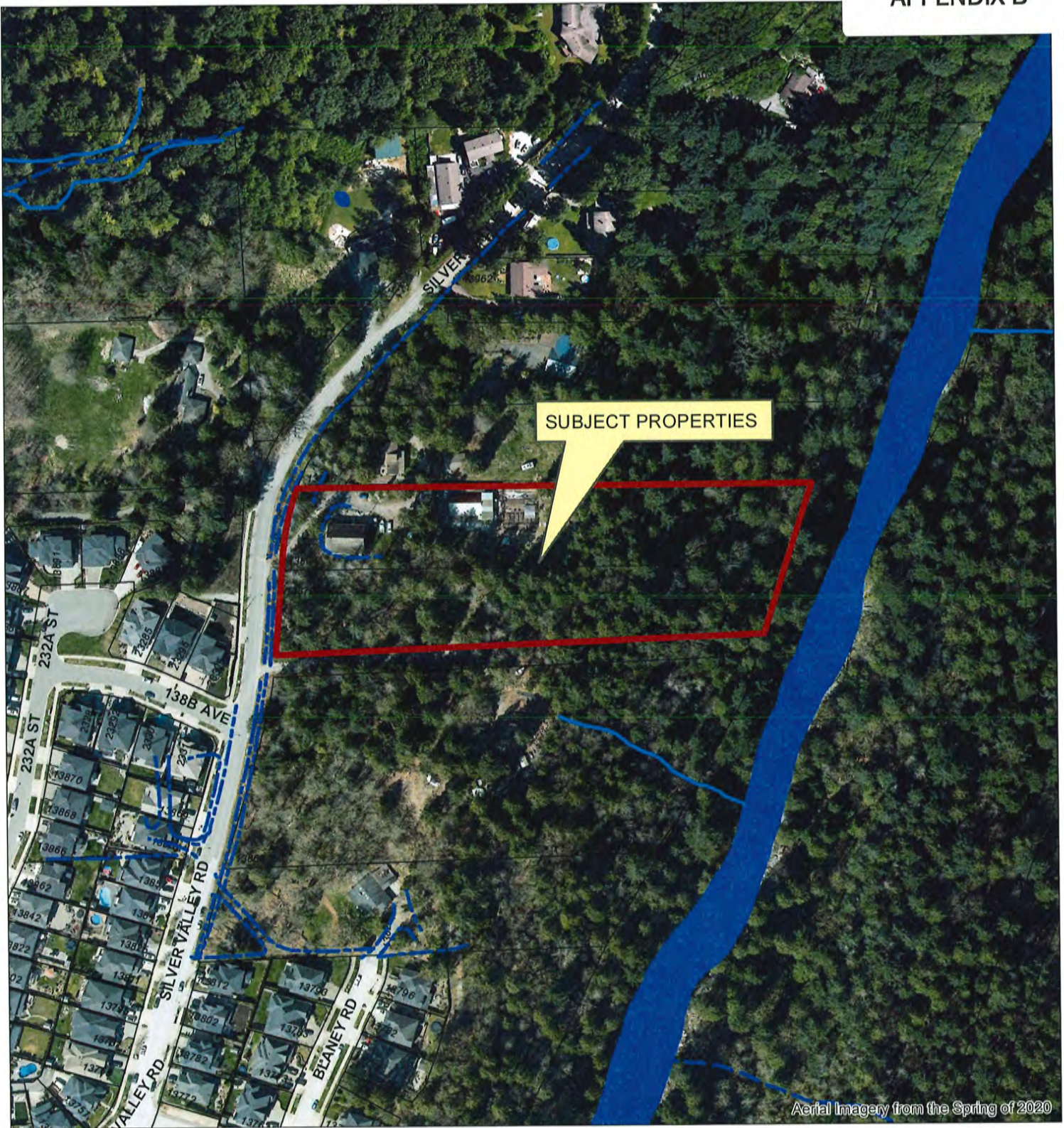
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2022-165-RZ/SD
 DATE: May 16, 2022

BY: AH



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



13872/ 94 SILVER VALLEY ROAD
PID'S 008-924-112 & 006-122-914

PLANNING DEPARTMENT

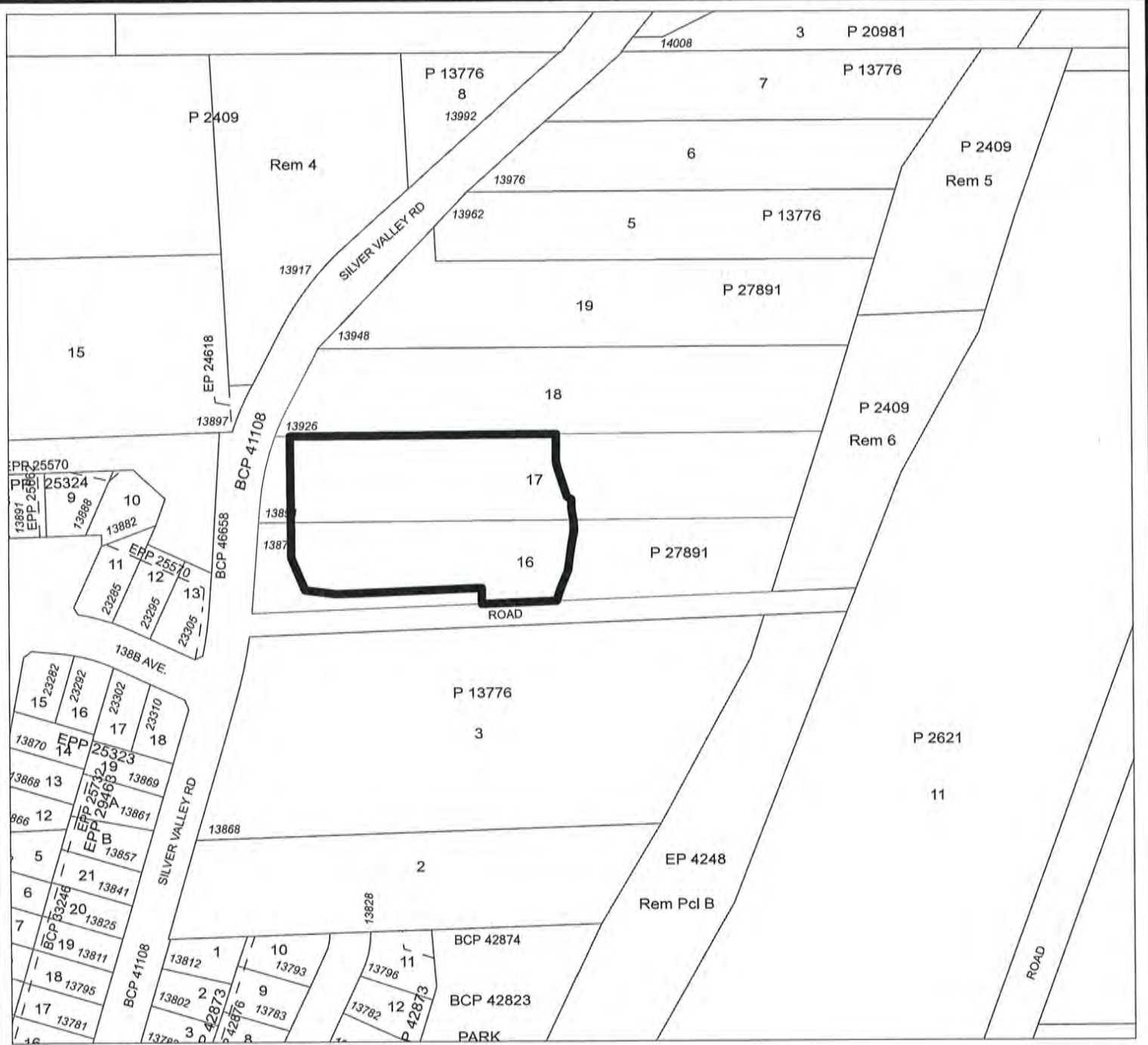


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2022-165-RZ/SD
DATE: May 16, 2022

BY: AH

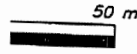


MAPLE RIDGE ZONE AMENDING

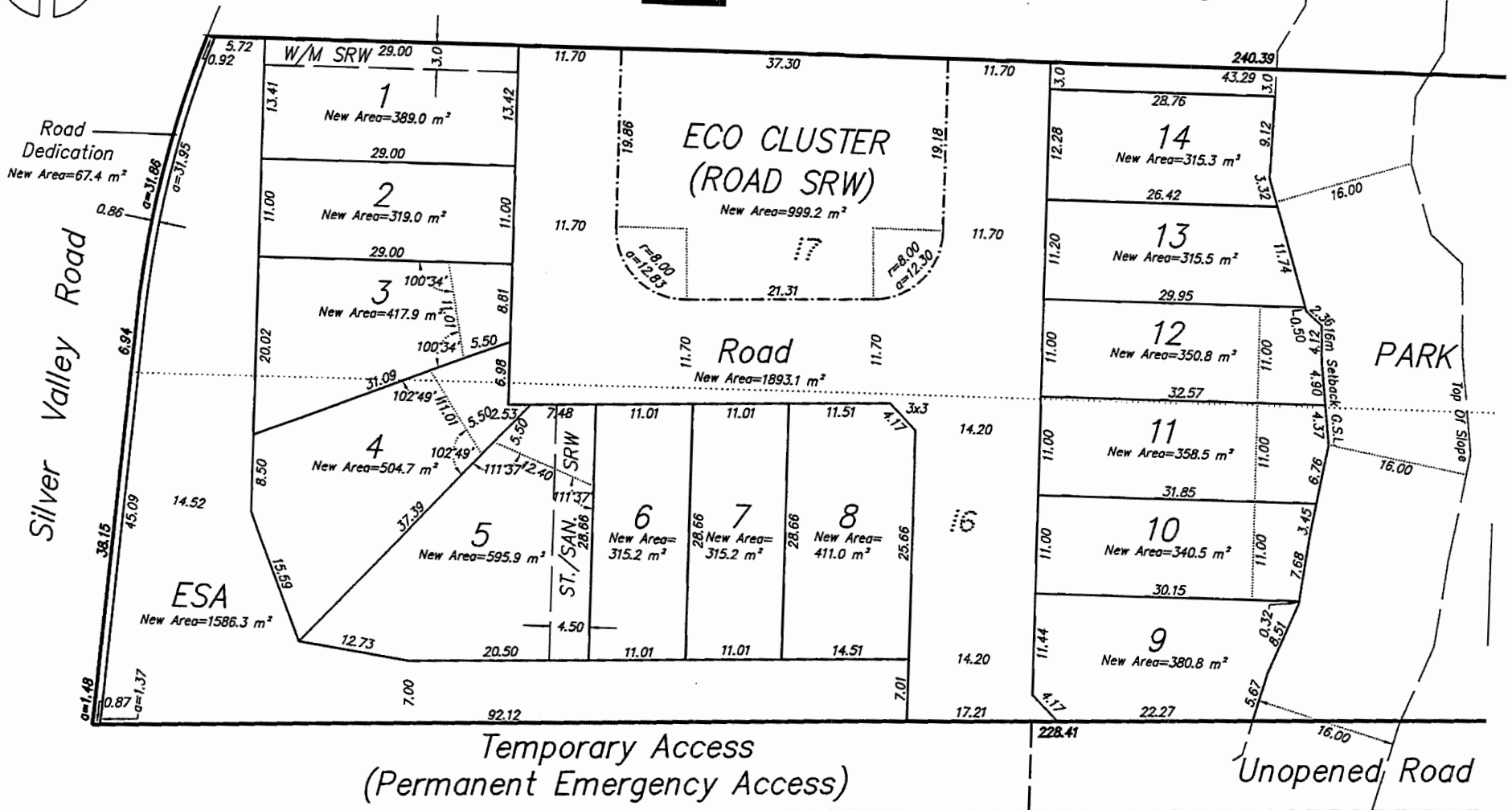
Bylaw No. 7893-2022
 Map No. 1988
 From: RS-3 (Single Detached Rural Residential)
 To: R-2 (Single Detached (Medium Density) Urban Residential)



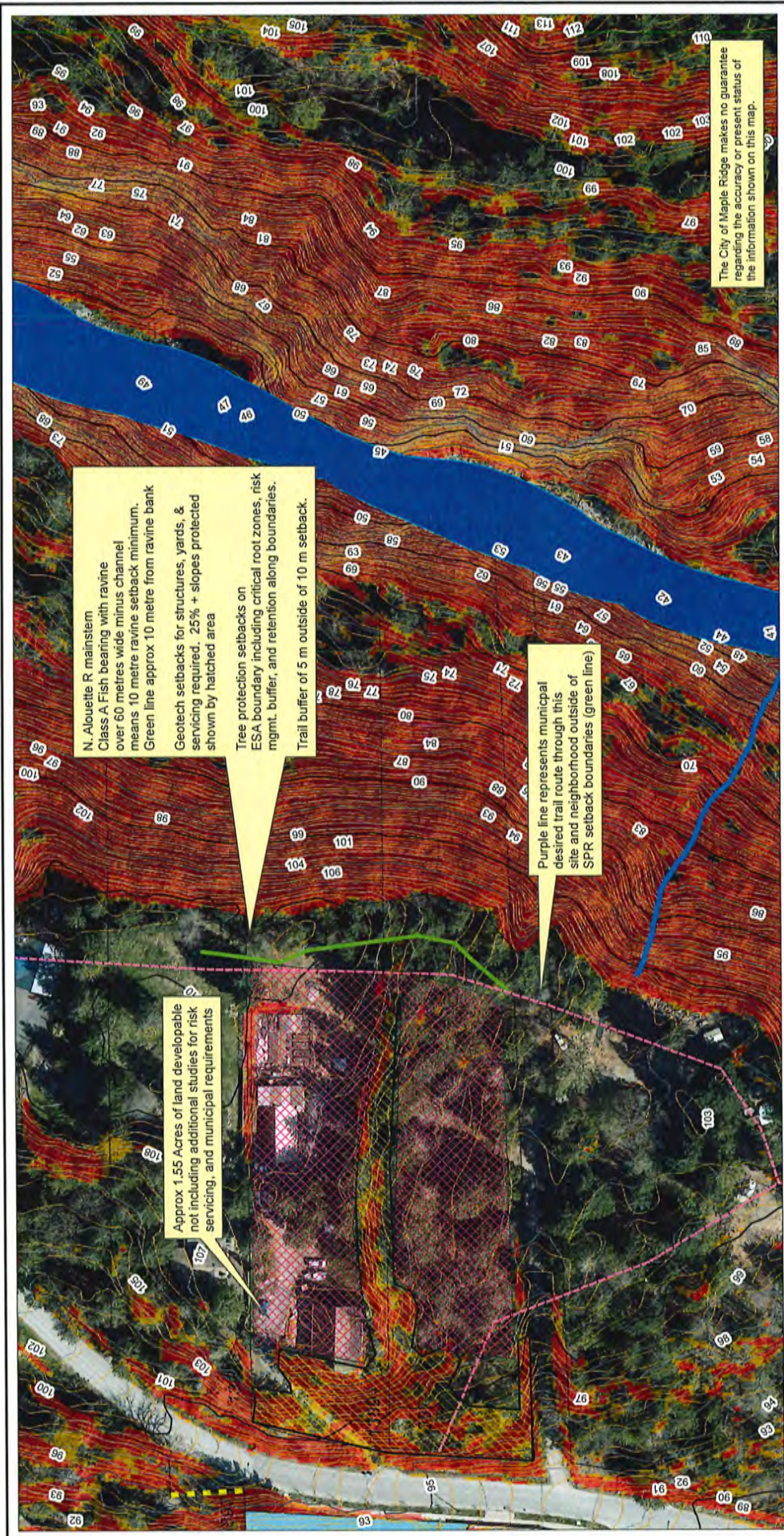
SCALE 1:2,500



18



3



N. Alouette R. mainstem Class A Fish bearing with ravine over 60 metres wide minus channel means 10 metre ravine setback minimum. Green line approx 10 metre from ravine bank

Geotech setbacks for structures, yards, & servicing required. 25% + slopes protected shown by hatched area

Tree protection setbacks on ESA boundary including critical root zones, risk mgmt. buffer, and retention along boundaries. Trail buffer of 5 m outside of 10 m setback.

Approx 1.55 Acres of land developable not including additional studies for risk servicing, and municipal requirements

Purple line represents municipal desired trail route through this site and neighborhood outside of SPR setback boundaries (green line)

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

Context Map for 13872 & 13894
Silver Valley Road - Environment

ENGINEERING DEPARTMENT
MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: Roads Subject Map3
DATE: Jun 29, 2022
BY: RS

Legend

- Culvert
- Pond
- Wetland
- Stream
- Encumbrance Edge
- Approx developable area

Slope (2014 LiDAR)

Percent	26 - 30
0 - 14	30+
15 - 25	

N

Scale: 1:1,040

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7883-2022
Second Reading
Zone Amending Bylaw No. 7221-2016
24138 Lougheed Highway

MEETING DATE: October 18, 2022
FILE NO: 2014-040-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 24138 Lougheed Highway from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future two lot subdivision. The minimum lot size for the current RS-3 zone is 8,000m² (2 acres) and 4,000m² (1 acre) for the proposed RS-2 zone.

Council granted first reading to *Zone Amending Bylaw No. 7221-2016* and considered the early consultation requirements for the Official Community Plan amendment on April 23, 2019. First reading of *Zone Amending Bylaw No. 7221-2016* was completed under the previous Zoning Bylaw; therefore, minor amendments to the Bylaw are required to update references to the current *Zoning Bylaw No. 7600-2019*.

This application requires an amendment to the Official Community Plan (OCP) to re-designate the land use from *Rural Residential* to *Suburban Residential*.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$7,100 per single family lot, for an estimated amount of \$7,100, or such rate applicable at third reading of this application.

RECOMMENDATIONS:

1. That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting *Official Community Plan Amending Bylaw No. 7883-2022* on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2. That *Official Community Plan Amending Bylaw No. 7883-2022* be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that *Official Community Plan Amending Bylaw No. 7883-2022* is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That *Official Community Plan Amending Bylaw No. 7883-2022* be given first and second reading and be forwarded to Public Hearing;

5. That *Zone Amending Bylaw No. 7221-2016* be given second reading as amended, and be forwarded to Public Hearing; and further
6. That the following terms and conditions be met prior to final reading:
 - i. Approval from the Ministry of Transportation and Infrastructure;
 - ii. Amendment to Official Community Plan Schedule "B";
 - iii. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - iv. Registration of a No Build / No Disturb Restrictive Covenant for slope protection and geotechnical setbacks;
 - v. Municipal water provision to serve existing residential structure from River Road;
 - vi. Registration with Fraser Health for septic disposal and water quality; and registration of a Restrictive Covenant for the protection of the septic field areas;
 - vii. Decommissioning of existing water well on site; and
 - viii. That a voluntary contribution, in the amount of \$7,100.00, or such applicable rate, be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

DISCUSSION:

1. Background Context:

Applicant:	Hue I Yun
Legal Description:	Lot 7 Except: Part in Plan LMP28323; District Lot 407 Group 1 New Westminster District Plan 33984.
OCP:	
Existing:	<i>Rural Residential</i>
Proposed:	<i>Suburban Residential</i>
Within Urban Area Boundary:	No
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	RS-2 (Single Detached Suburban Residential)
Surrounding Uses:	
North:	Use: Rural Residential
	Zone: RS-3 Single Detached Rural Residential
	Designation: <i>Industrial</i>
South:	Use: 2 Properties, Residential Use
	Zone: RS-2 Single Detached Suburban Residential and RS-3 Single Detached Rural Residential
	Designation: <i>Industrial and Rural Residential</i>

East:	Use:	Residential
	Zone	RS-2 Single Detached Suburban Residential
	Designation:	<i>Rural Residential</i>
West:	Use:	Residential
	Zone:	RS-3 Single Detached Rural Residential
	Designation:	<i>Industrial</i>
Existing Use of Property:		Rural Residential
Proposed Use of Property:		Suburban Residential
Site Area:		0.805 ha (2 acres)
Access:		Future access will be off River Road cul-de-sac
Servicing:		Rural Standard
Flood Plain:		No
Fraser Sewer Area:		No

2. Background:

This proposal dates to 2014. Initial delays in application processing were due to a number of factors, including changes in the applicants, and required senior agency consent (Ministry of Transportation and Infrastructure). First reading went before Council in 2016 and was deferred, in order to first explore the feasibility of potential industrial uses of the site.

A lengthy public process ensued, which included re-designating the site from *Suburban Residential* to *Rural Residential* in the Official Community Plan. This re-designation meant that the proposed RS-2 (Single Detached Suburban Residential) zone and two lot subdivision would no longer be permitted, due to inconsistency between this zone and the property's recent land use re-designation to *Rural Residential*.

In February 2019, Council considered the previously deferred rezoning application (2014-040-RZ) that reflected the original proposal for a two lot subdivision of RS-2 parcels on the subject property. The report recommended denial, due to the inconsistency between the proposed RS-2 zone and the revised land use designation. However, Council directed staff to commence bylaw introduction for the proposal, thereby requiring an OCP amendment to change the land use designation back to *Suburban Residential*. First reading was granted on April 23, 2019, for rezoning the subject property to RS-2 (Single Detached Suburban Residential).

3. Project Description:

This application proposes to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential). The minimum parcel size in the proposed RS-2 zone is 0.4 hectares or 1 acre.

The existing residence on the property will remain; however, it will be required to be connected to municipal water as a condition of the proposed RS-2 zoning as required in the *Subdivision and Development Servicing Bylaw*. In addition, Ministry of Transportation (MOTI) requirements include removing the existing access off Lougheed to create a new access to River Road to serve both proposed lots. An access agreement will be required at the time of subdivision to provide access to both lots (See Appendix E).

4. Planning Analysis:

i) Official Community Plan:

The development site is designated *Rural Residential* and is outside the Urban Area Boundary. For the proposed development an OCP amendment will be required to re-designate the site to *Suburban Residential* to allow the proposed RS-2 (Single Detached Suburban Residential) zoning.

Although this development proposal is inconsistent with current the land use designation of the subject property, the site context includes a combination of rural and suburban residential uses and zoning. Only one additional lot is possible on the site, and therefore this proposal is consistent with the site context. Furthermore, this proposal is consistent with the previous Suburban Residential designation that applied to the site at the time of the original application. On this basis, this proposal is supportable.

ii) Zoning Bylaw:

The proposed RS-2 (Single Detached Suburban Residential) zoning has a minimum parcel size of 0.4 hectares or 1 acre. The proposed subdivision is attached as Appendix E and conforms to size and lot geometry requirements.

iii) Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires that all single detached residential uses have a minimum of two parking spaces per dwelling unit.

iv) Development Permits:

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

- All areas designated *Conservation* on Schedule "B" or all areas within 50 metres of an area designated *Conservation* on Schedule "B", or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 percent; and
- All floodplain areas and forest lands identified on Schedule "C"

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

There is a steep slope on the western portion of the site that will be protected with a slope covenant.

5. Environmental Implications:

The applicant has provided an Arboriculture Inventory Report for inclusion with the Tree Retention and Removal Plan in support of this development.

6. Traffic Impact:

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

Bylaw will be required as a condition of final reading. At this time, the Ministry has indicated that access for both parcels will need to be from River Road. An access easement on proposed Lot 1 will be required to achieve this objective at the time of subdivision.

7. Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has indicated that all required services are available off-site, and therefore a rezoning servicing agreement is not required.

- Road access must be taken off the River Road cul-de-sac for both lots. At the time of subdivision, an access easement against proposed Lot 1 to serve Lot 2.
- At the time of subdivision, both proposed lots must access the municipal water system connection on River Road.

ii) Fire Department:

The required access easement off proposed Lot 1 will need to meet Fire Department requirements for access and egress to both residences.

8. School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42, the response is attached as Appendix F.

9. Intergovernmental Issues:

i) Local Government Act:

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

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

10. Citizen/Customer Implications:

Opportunities for public input will be provided with the required Public Hearing, to take place after second reading is granted by Council.

CONCLUSION:

It is recommended that first and second reading be given to *Official Community Plan Amending Bylaw No. 7883-2022*, that second reading as amended be given to *Zone Amending Bylaw No. 7221-2016*, and that application 2014-040-RZ be forwarded to Public Hearing.

"Original signed by Diana Hall"

Prepared by: **Diana Hall**
Planner 2

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

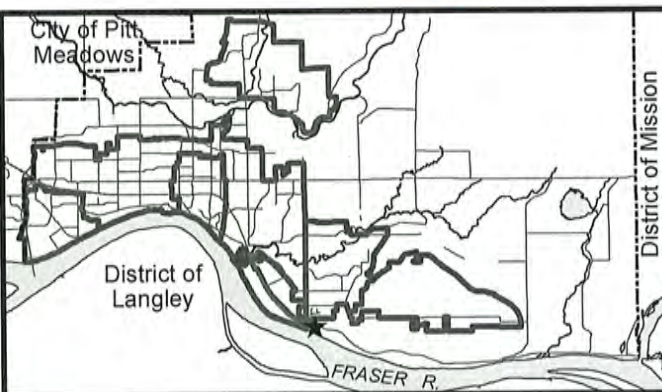
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Official Community Plan Amending Bylaw No. 7883-2022
- Appendix D – Zone Amending Bylaw No. 7221-2016
- Appendix E – Subdivision Plan
- Appendix F – School District No. 42 Response



24138 LOUGHEED HWY






FILE: 2014-040-RZ
DATE: Mar 1, 2016

BY: PC



Legend

-  Stream
-  Indefinite Creek
-  River

24138 LOUGHEED HWY

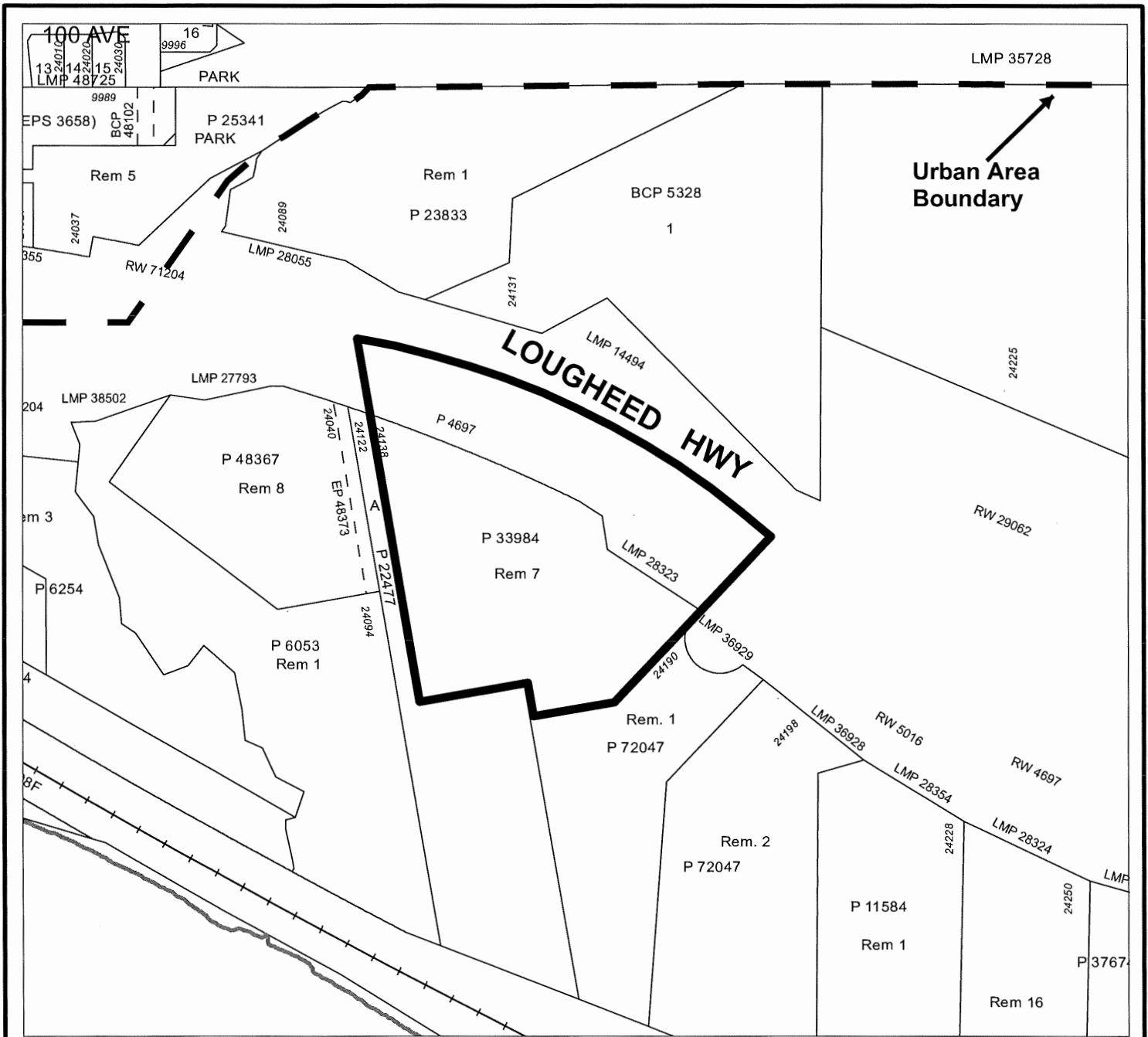
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2014-040-RZ
DATE: Oct 4, 2022

BY: DT



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7883-2022
 Map No. 1066
 From: Rural Residential
 To: Suburban Residential



--- Urban Area Boundary



**CITY OF MAPLE RIDGE
BYLAW NO. 7221-2016**

A Bylaw to amend Schedule 'A' Zoning 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. 7221-2016."

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

Lot 7 Except: Part in Plan LMP28323; District Lot 407 Group 1 New Westminster District Plan 33984

and outlined in heavy black line on Map No. 1663 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-2 (Single Detached Suburban 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 23rd day of April, 2019.

READ a second time as amended the day of , 20

PUBLIC HEARING held the day of , 20

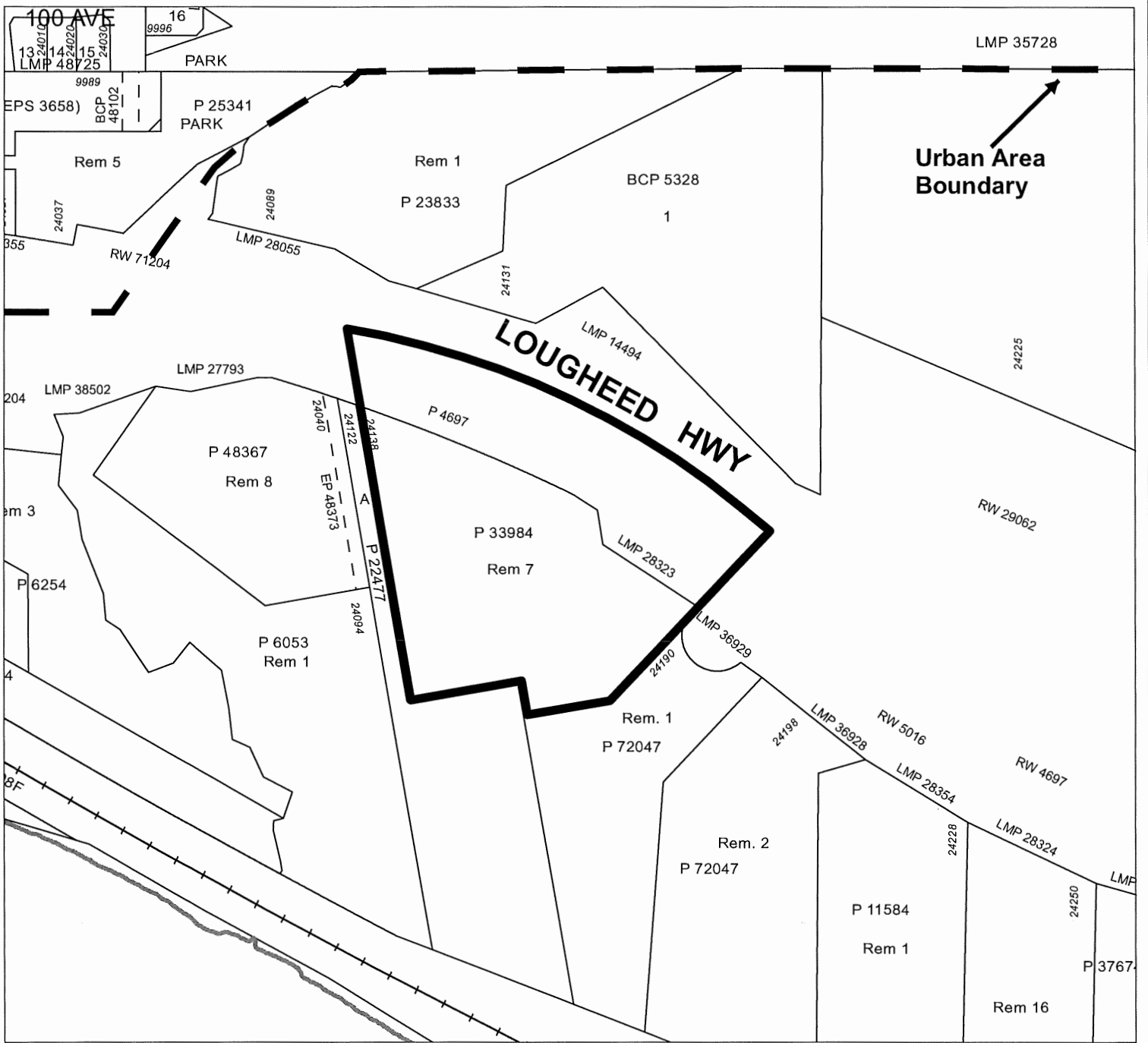
READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7221-2016

Map No. 1663

From: RS-3 (Single Detached Rural Residential)

To: RS-2 (Single Detached Suburban Residential)



--- Urban Area Boundary



SCALE 1:2,500



Terra Pacific

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

Client:

Yun Hue IL

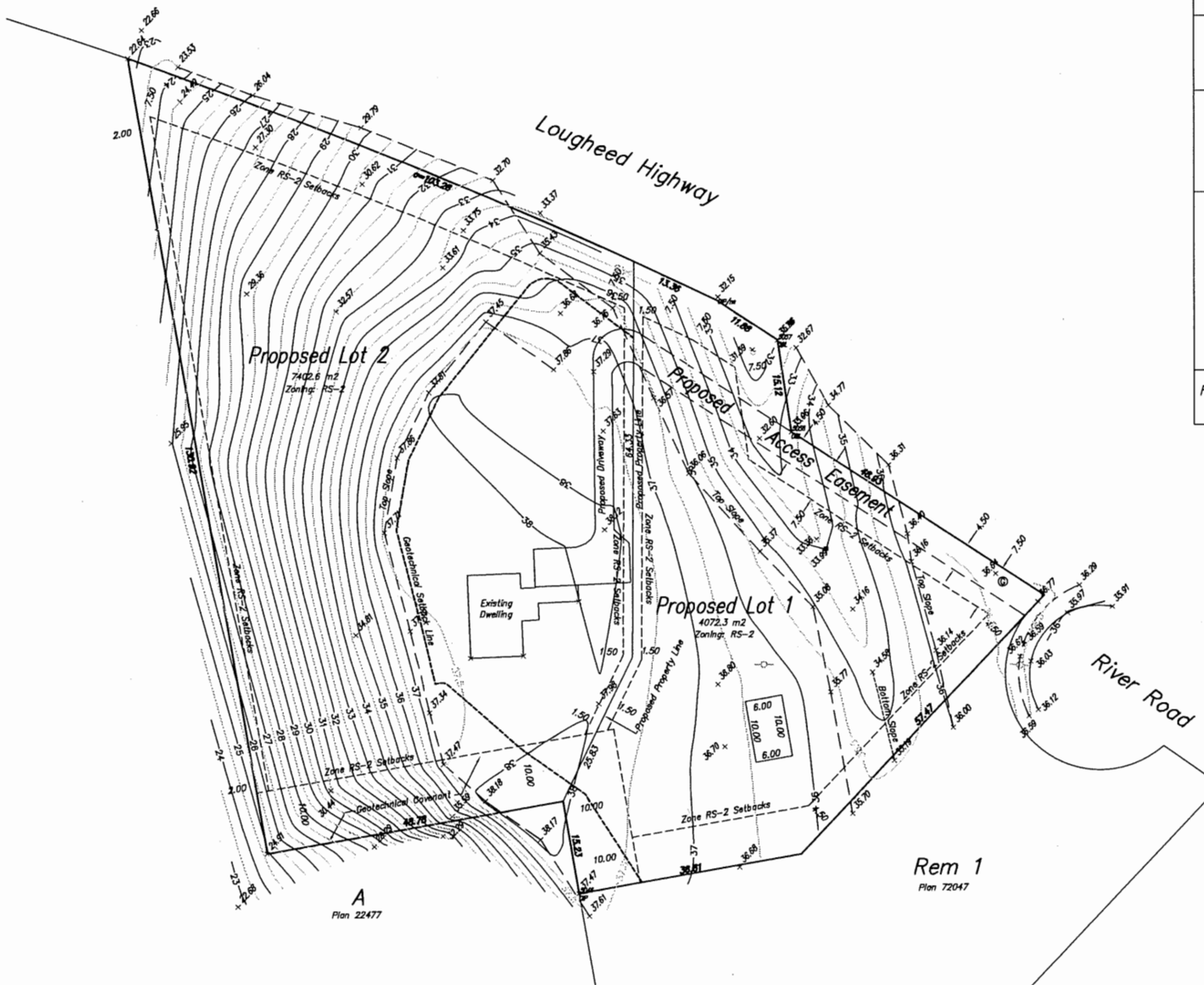
Project:

24138 Lougheed Highway
Maple Ridge, BC

Drawing Title:

Proposed Subdivision Over
Lot 7 Except: Part In Plan
LMP28323; District Lot 407
Group 1 NWD Plan 33984

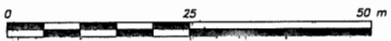
File: MR11-672 Proposed Sub Sketch_REV_slope shading



A
Plan 22477

Rem 1
Plan 72047

SCALE 1 : 500



Legend:

x	Ground Elevation
—	Guy Wire
•	Monitoring Well
⊕	Power Pole
⊙	Gas Marker

Certified Correct
This 20th Day Of January, 2016

Mike Bemmann, BCLS



September 27, 2022

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: Diana Hall

Dear Ms. Hall:

Re: File #: 2014-040-RZ
Legal: Lot: 7, D.L.: 407, Plan: NWP33984
Location: 24138 Lougheed Highway
From: RS-3 (One Family Rural Residential)
To: RS-2 (One Family Suburban Residential)

The proposed application would affect the student population for the catchment areas currently served by Albion Elementary and Samuel Robertson Technical Secondary School.

Albion Elementary has an operating capacity of 421 students. For the 2021-22 school year the student enrolment at Albion Elementary was 467 students (111% utilization) including 142 students from out of catchment.

Samuel Robertson Technical School has an operating capacity of 600 students. For the 2021-22 school year the student enrolment at Samuel Robertson Technical Secondary School was 774 students (129% utilization) including 168 students from out of catchment.

Sincerely,

Flavia Coughlan
Secretary Treasurer

The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Ihor Politylo, Director, Facilities & Maintenance
Maryam Fallahi, Manager, Facilities Planning
David Vandergugten, Assistant Superintendent



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
Development Permit
24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue

MEETING DATE: October 18, 2022
FILE NO: 2019-426-DVP/DP
MEETING: C o W

EXECUTIVE SUMMARY:

A Development Permit application has been submitted for the subject properties, located at 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue. The development proposal is for the construction of 165 townhouse units. This application is subject to the Multi-Family Development Permit Area Guidelines, which establish the form and character of multi-family development, with the intent to enhance the existing neighbourhood with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses.

In addition to the Multi-Family Development Permit, the applicant has requested several variances to accommodate the proposed development. It should be noted that the application had first reading under the previous *Zoning Bylaw No. 3510-1985* and before the *Off-Street Parking Bylaw No. 4350-1990* was amended with minimum internal garage dimensions and minimum apron parking dimensions, therefore the application is deemed to be grandfathered and was not required to meet the current regulations based on the detailed design that was required between first and second reading. A summary of the requested variances is provided below:

- i. *Off-Street Parking and Loading Bylaw No. 4350-1990:*
 - o To reduce the minimum driveway apron width and internal finished garage dimensions;

- ii. *Zoning Bylaw No. 7600-2019:*
 - o To reduce the minimum required percentage of permeable area;
 - o To reduce the minimum front yard setback;
 - o To reduce the minimum rear yard setback;
 - o To reduce the minimum interior yard setback; and
 - o To increase the number of attached units in one block.

Council considered rezoning application 2019-426-RZ and granted first reading for *Zone Amending Bylaw No. 7608-2020* on March 10, 2020. Council granted first and second reading for *Official Community Plan Amending Bylaw No. 7607-2020* and second reading for *Zone Amending Bylaw No. 7608-2020* on June 28, 2022. This application was presented at Public Hearing on July 19, 2022, and Council granted third reading on July 26, 2022. Council will be considering final reading for rezoning application 2019-426-RZ on October 25, 2022.

RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2019-426-DVP respecting properties located at 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue; and
2. That the Corporate Officer be authorized to sign and seal 2019-426-DP respecting properties located at 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue.

DISCUSSION:

a) Background Context:

Applicant: EPIC NE Albion Homes Ltd.
Legal Descriptions: Lot 1 Section 14 Township 12 New Westminster District Plan 68269; Lot A Section 14 Township 12 New Westminster District Plan 72158; Lot 52 Section 14 Township 12 New Westminster District Plan 36865; Lot 1 Section 14 Township 12 New Westminster District Plan 69242; Lot 1 Section 14 Township 12 New Westminster District Plan 72997; Lot 78 Section 14 Township 12 New Westminster District Plan 69240; and Lot 56 Section 14 Township 12 New Westminster District Plan EPP114521

OCP:
Existing: Townhouse and Conservation
Proposed: Townhouse and Conservation

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

Surrounding Uses:

North:	Use: Kanaka Creek Regional Park Zone: RS-3 (Single Detached Rural Residential) Designation: Park and Park within the ALR
South:	Use: Single Family Residential Zone: RS-3 (Single Detached Rural Residential) Designation: Townhouse
East:	Use: Conservation and Single Family Residential Zone: RS-3 (Single Detached Rural Residential) Designation: Conservation and Single Family
West:	Use: Single-Family Residential Zone: RS-3 (Single Detached Rural Residential) Designation: Townhouse

Existing Use of Properties: Single-Family Residential
Proposed Use of Properties: Multi-Family Residential
Site Area: 3.67 ha (9.1 acres)
Access: 112 Avenue
Servicing requirement: Urban Standard

b) Project Description:

The subject properties are located on the north side of 112 Avenue, at the end of Lockwood Street (see Appendices A and B). The properties are currently vacant, with some steep slopes and a watercourse.

The applicant is proposing to rezone the subject properties from the RS-3 (Single Detached Rural Residential) zone to develop approximately 165 townhouse units under the RM-1 (Low Density Townhouse Residential) zone. Out of the 165 units, 34 are four-bedroom units, 80 are three-bedroom units, and 51 are two-bedroom (tandem garage) units.

c) Planning Analysis:

Official Community Plan

The subject properties are located within the North East Albion Area Plan, which was recently adopted at the September 27, 2022, Council meeting, and were recently re-designated as *Townhouse* and *Conservation* within the Official Community Plan (OCP).

The development is subject to the Key Guidelines and the Design Guidelines of Section 8.7 Multi-Family Development Permit Area Guidelines. The purpose of a Multi-Family Development Permit is to enhance existing neighbourhoods with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses. The Key Guideline Concepts and the Architect's responses are provided below:

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

"Setbacks have been provided with landscaped yards to help with privacy. Buildings have been designed to limit the number of units that would overlook neighbouring residential properties. The form and character of the development is a contemporary take on a farmhouse vernacular, which ties into the character of the neighbourhood."

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

"The development addresses the sloping site by stepping the buildings as to not overpower neighbouring properties. The 112 Avenue fronting buildings appear as a 2 storey massing to the East of the site and gradually increase to 3 storeys as the buildings move West down the slope of the site. The remainder of the site increases in density to 3 storeys in height. See proposed streetscapes. The new single family development to the East has 3 storey facades transitioning to the townhomes on this site."

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

"Buildings have been sited to create varied streetscapes with architectural details and colour, as well as providing clusters of buildings on site which allow for pockets of greenery and landscaped spaces."

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

“The development provides an attractive streetscape using street fronting buildings with individual unit entries and landscaped front yards. The use of details such as individual front porches, standing seam metal roofs, architectural wood columns and trim will add visual interest to those passing by the site. Parking is located internally on the site, with most parking being located within private garages. The site is surrounded to the north, west and east with a 3m multi-use trail and a pedestrian sidewalk/large boulevard along 112 Avenue.”

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

Zoning Bylaw

The application proposes to rezone the subject properties from the RS-3 (Single Detached Rural Residential) zone to develop approximately 165 townhouse units under the RM-1 (Low Density Townhouse Residential) zone (see Appendix C). The RM-1 (Low Density Townhouse Residential) zone allows for a floor space ratio (FSR) of 0.6; however a density bonus up to a maximum of 0.75 may be permitted for a contribution rate of \$3,100 per unit up to an FSR of 0.75. This development has a proposed FSR of 0.69, therefore a density bonus contribution will be required in the amount of \$511,500.00 as a condition of rezoning.

The proposed 165 units are to be developed within 34 blocks and built out over approximately seven phases, with the indoor amenity building being constructed in the fifth phase. An amendment to the RM-1 (Low Density Townhouse Residential) zone has been added to *Zone Amending Bylaw No. 7608-2020*, to allow for a taller amenity building to provide the required Amenity Area, with appropriate setbacks which are proposed to be 7.5m (24.6 ft.). The Indoor Amenity Building for this development is proposed to be 8.4m (27.6 ft.) in height, with a minimum setback of 7.6m (24.9 ft.) from the nearest townhouse block.

Variations from the requirements of the proposed zone require a Development Variance Permit application, as discussed below.

Off-Street Parking and Loading Bylaw

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires two parking spaces per dwelling unit, plus 0.2 parking spaces per dwelling unit designated for visitor parking. Based on 165 units, 330 parking spaces are required for the residents, with an additional 33 spaces required for visitor parking, and five accessible parking spaces. The development is meeting the parking requirements of the *Off-Street Parking and Loading Bylaw*, with an additional 17 visitor parking spaces provided, for a total of 50 visitor parking spaces.

d) Proposed Variances

A Development Variance Permit application has been received for this project and involves several relaxations based on the current bylaws. It should be noted that the application had first reading under the previous *Zoning Bylaw No. 3510-1985* and before the *Off-Street Parking Bylaw No. 4350-1990* was amended with minimum internal garage dimensions and minimum apron parking dimensions, therefore the application is deemed to be grandfathered and was not required to meet the current regulations based on the detailed design that is required between first and second reading. In order to provide consistency between previous and current regulations, the variances are described below according to the current regulations (see Appendix D):

i. *Off-Street Parking and Loading Bylaw No. 4350-1990:*

- Part IV Off-Street Parking Design, 4.1 vii) For Townhouse units with an enclosed single-car parking garage in tandem configuration in the RM-1 zone:
 - to reduce the minimum driveway apron width from 3.0 m (9.8 ft.) to 2.8 m (9.2 ft.) in width;
 - to reduce the internal finished garage dimensions from 3.7 m (12.1 ft.) in width to 3.0 m (9.8 ft.)
 - to reduce the internal finished garage dimensions from 6.7 m (22.0 ft.) in length to 6.2 m (20.3 ft.);
- Part IV Off-Street Parking Design, 4.1 viii) a) For Townhouse units with an enclosed double-car parking garage in a side-by-side configuration in the RM-1 zone:
 - to reduce the internal finished garage dimensions from 6.5 m (21.3 ft.) in width to 5.6 m (18.4 ft.) for A-type units, and to 5.0 m (16.4 ft.) in width for B-type units;
 - to reduce the internal finished garage dimensions from 6.7 m (22.0 ft.) in length to 5.7 m (18.7 ft.) for A-type units, and to 5.8 m (19.0 ft.) for B-type units.

ii. *Zoning Bylaw No. 7600-2019:*

- Part 4 – General Regulations, Section 405 Landscaping and Fencing Regulations
 - To reduce the minimum required percentage of permeable area for any Residential zoned lot from 40% to 38.4%.
- Part 4 – Residential Zones, Section 617 RM-1 Low Density Townhouse Residential
 - To reduce the minimum front yard setback (112 Avenue) from 7.5 m (24.6 ft.) to 5.03 m (16.5 ft.) to the deck and 4.68 m (15.4 ft.) to the roof overhang, and to 6.0 m (19.7 ft.) to the building face for proposed Blocks 1, 2, 5, 32, 33, and 34;
 - To reduce the minimum rear yard setback from 7.5 m (24.6 ft.) to:

Block Number	Setback to Building Face	Setback to Deck	Setback to Eaves	Setback to Bay Window
10	5.00m (16.4 ft.)	4.41m (14.5 ft.)	3.95m (13.0 ft.)	4.61m (15.1 ft.)
11	5.00m (16.4 ft.)	NA	4.53m (14.9 ft.)	NA
14	5.00m (16.4 m)	4.41m (14.5 ft.)	3.98m (13.1 ft.)	4.93m (16.2 ft.)
15	5.00m (16.4 ft.)	4.43m (14.5 ft.)	4.30m (14.1 ft.)	4.84m (15.9 ft.)
17	3.27m (10.7 ft.)	4.56m (15.0 ft.)	2.31m (7.6 ft.)	2.98m (9.8 ft.)
23	4.60m (15.1 ft.)	4.84m (15.9 ft.)	3.38m (11.1 ft.)	4.12m (13.5 ft.)
24	5.00m (16.4 ft.)	4.41m (14.5 ft.)	4.32m (14.2 ft.)	4.82m (15.8 ft.)

- o To reduce the minimum interior yard setback from 7.5 m (24.6 ft.) to:

Block Number	Setback to Building Face	Setback to Deck	Setback to Eaves	Setback to Bay Windows
25 (west side)	5.00m (16.4 ft.)	4.43m (14.5 ft.)	4.37m (14.3 ft.)	4.83m (15.8 ft.)
26 (west side)	5.00m (16.4 ft.)	4.34m (14.2 ft.)	4.40m (14.4 ft.)	NA
29 (west side)	5.00m (16.4 ft.)	4.72m (15.5 ft.)	4.37m (14.3 ft.)	NA
30 (west side)	5.00m (16.4 ft.)	5.05m (16.6 ft.)	4.49m (14.7 ft.)	NA
31 (west side)	4.73m (15.5 ft.)	3.78m (12.4 ft.)	3.90m (12.8 ft.)	4.50m (14.8 ft.)
7 (east side)	5.00m (16.4 ft.)	4.49m (14.7 ft.)	4.29m (14.1 ft.)	4.81m (15.8 ft.)
9 (east side)	5.00m (16.4 ft.)	4.50m (14.8 ft.)	4.29m (14.1 ft.)	4.82m (15.8 ft.)

- o To increase the number of attached units in one block from six up to seven attached units for proposed Blocks 1, 5, 20, 32, 33, 34; and up to eight attached units for proposed Block 2.

e) Advisory Design Panel:

The application was reviewed by the Advisory Design Panel (ADP) at a meeting held on February 16, 2022 and their comments and the applicant's responses can be seen in Appendix E. The ADP's resolutions have been addressed appropriately and are reflected in the current plans (see Appendices F and G).

f) Citizen/Customer Implications:

The Public Comment Opportunity (PCO) was held between March 5 and March 24, 2022. The required date range was extended to account for the School District's Spring Break, providing an extra week for comment, to allow residents time to respond prior to the Spring Break beginning.

A summary of the main comments and discussions with the participants during the PCO was provided by the applicant (see Appendix H). The public also had the opportunity to provide comments at the Public Hearing, held on July 19, 2022.

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 \$678,438.50.

CONCLUSION:

As the development proposal complies with the Multi-Family Development Permit Area Guidelines of the Official Community Plan for form and character, it is recommended that 2019-426-DVP and 2019-426-DP be given favourable consideration.

"Original signed by Mark McMullen" for
Prepared by: **Michelle Baski, ASCT, MA**
Planner

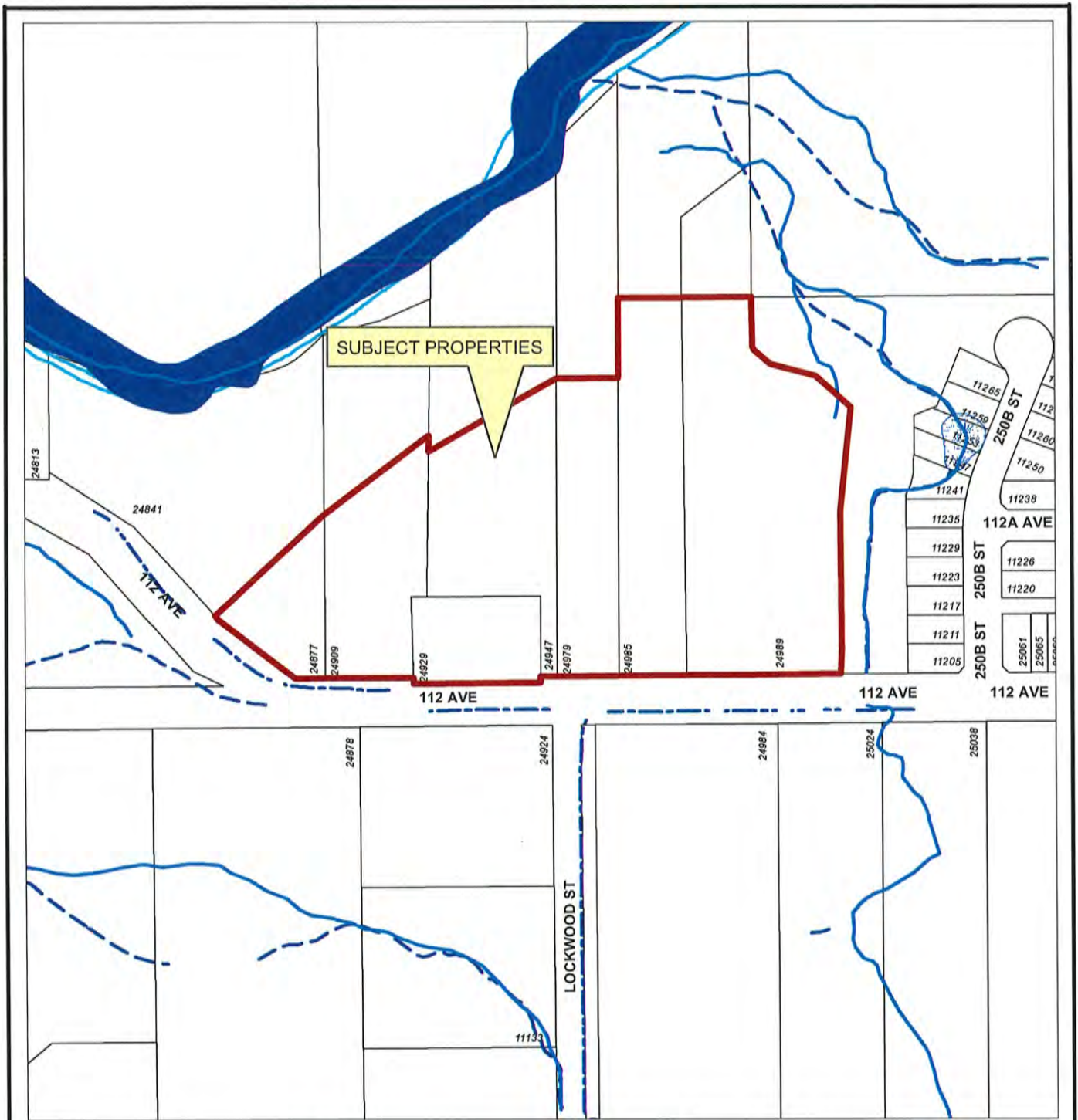
"Original signed by Charles Goddard"
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

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

"Original signed by Scott Hartman"
Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Site Plan
- Appendix D – Proposed Variances
- Appendix E – ADP Comments and Applicant Responses
- Appendix F – Architectural Plans
- Appendix G – Landscape Plans
- Appendix H – Public Comment Opportunity Summary



SUBJECT PROPERTIES



Scale: 1:2,500

Legend

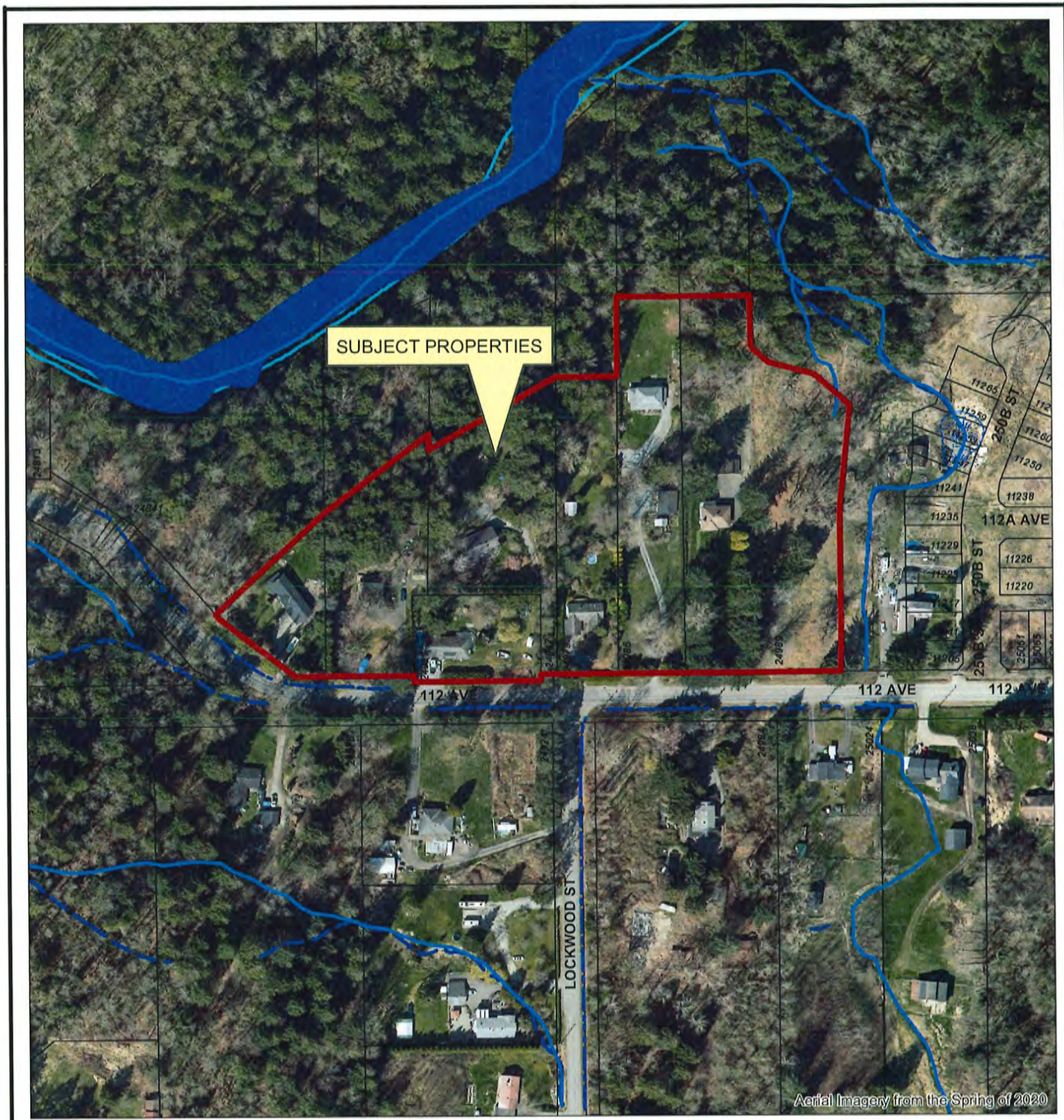
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- Edge of River
- Edge of Marsh
- Indefinite Creek
- Marsh
- River
- Major Rivers & Lakes

24877 & 24909/29/47/79/85/89 112 AVENUE
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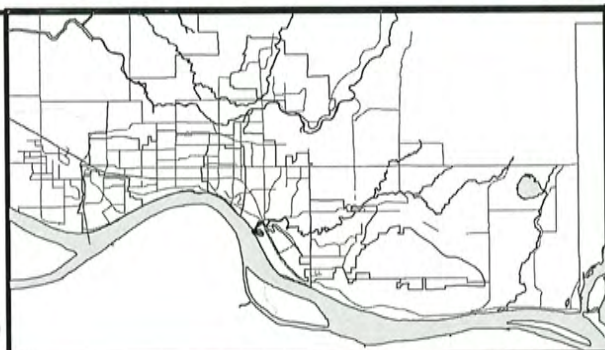


FILE: 2019-426-RZ/DP
 DATE: Jan 31, 2022

BY: AH



Scale: 1:2,500



24877 & 24909/29/47/79/85/89 112 AVENUE
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 001-430-467 & 031-552-048

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2019-426-RZ/DP
 DATE: Jan 31, 2022

BY: AH

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REVISIONS

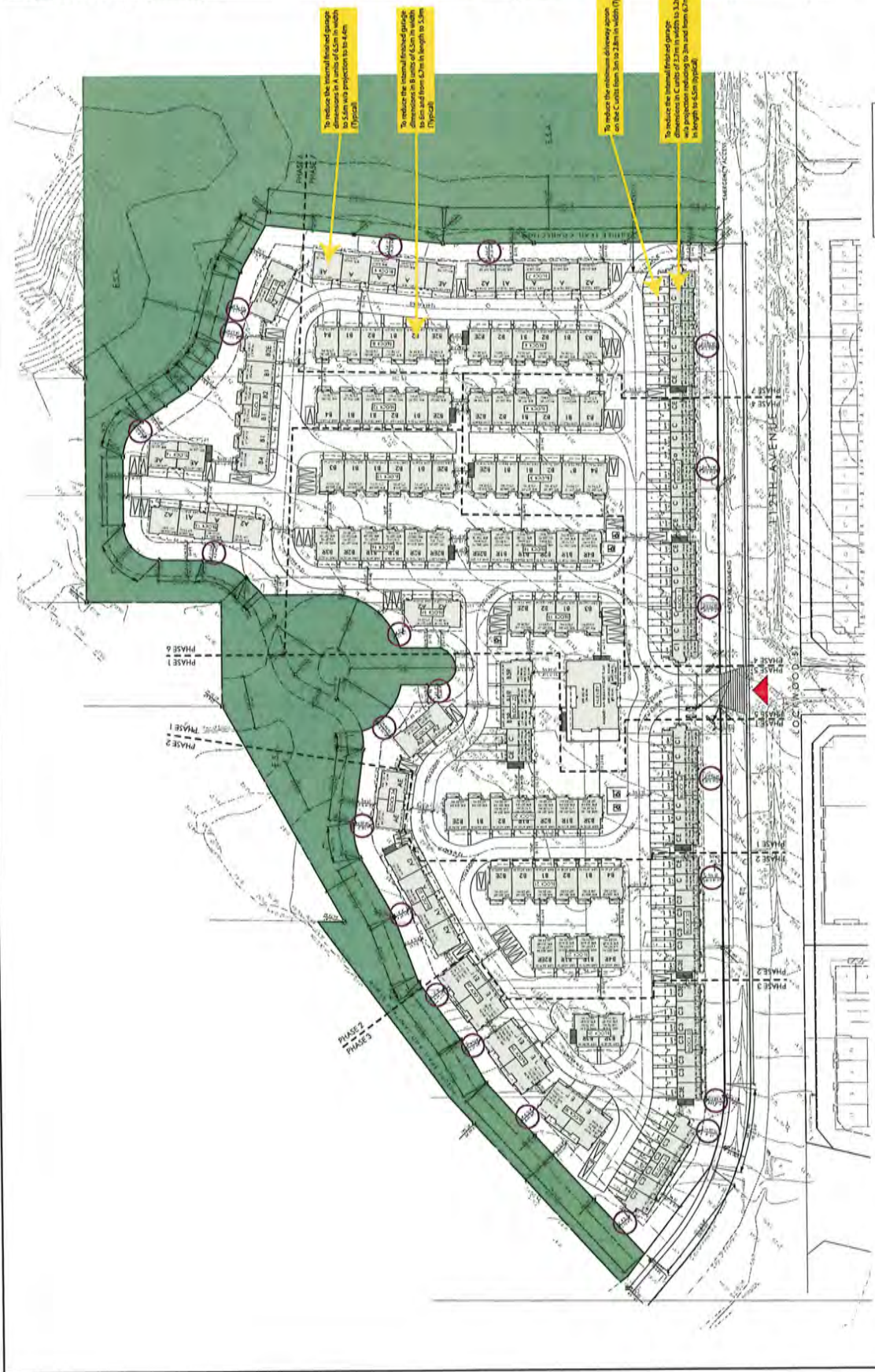
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PROJECT
THE FALLS
KANAKA SPRINGS
 112 TH AVENUE
 MAPLE RIDGE, BC

SITE PLAN

SCALE	SHEET
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JOB #	8822

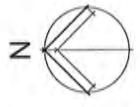


To reduce the internal finished garage dimensions to A units of 4.0m in width and B units of 3.0m in length to 3.0m typical.

To reduce the internal finished garage dimensions to B units of 4.0m in width and C units of 3.0m in length to 3.0m typical.

To reduce the external driveway apron on the C units from 3m to 2.8m in width typical.

To reduce the internal finished garage dimensions to C units of 2.7m in width to 3.0m in width from 3.0m in length to 4.0m typical.



LEGEND

[Symbol]	EMERGENCY VEHICLE
[Symbol]	OPEN SPACE
[Symbol]	ELECTRICAL ROOM/UTILITIES
[Symbol]	UNIT NUMBER
[Symbol]	SPOT ELEVATION
[Symbol]	TOP OF CURB/ELEVATION
[Symbol]	PAVEMENT TRANSITION

The following resolution was passed regarding **2019-426-DP** at the February 16, 2022 Regular Meeting of the Advisory Design Panel (ADP).

R/2021-020

It was moved and seconded

That the Advisory Design Panel has reviewed application 2019-426-DP and recommends that

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

Architectural Comments:

- Consider including amenity building in phase one; Per our June 12 meeting, the amenity building has been proposed in the 5th phase
- Consider equal colour distribution throughout the site; Color schemes have been revised and redistributed throughout site
- Consider increasing front yard setbacks; The setback is still consistent with 6m under the old zoning bylaw (now 4.5m). See further comments in February 24 email
- Consider opportunity for visible pedestrian access in southeast corner; The emergency access material has been modified to emphasize a pedestrian corridor from 112th to the interior of the site
- Ensure architectural language is consistent on all four sides of elevations. Elevations have been revised on Buildings with the gambrel roof (B units) per ADP comments

Landscape Comments:

- Increase 112 Avenue setback areas to improve usability of yard spaces; Same issue as setbacks above. The private outdoor space for the units fronting 112th Avenue is 5 times the bylaw requirement
- Consider additional stormwater management through green infrastructure on the site; In the VDZ drawings, the stormwater management infrastructure has been highlighted. This is the plan that was approved after extensive review with engineering to comply with NE Albion LUP SWM requirements
- Consider incorporating additional street trees on the internal road system; Street trees have been added internally between buildings along the roads
- Consider providing additional landscaping to screen tandem parking; This is not possible as the C units main floor is cantilevered over top of the single exterior parking stall.
- Consider the incorporation of childrens' programming in the space next to the amenity building as well as the distribution of childrens' programming throughout the phasing of the development. To the north of the amenity building, there has been a new children's amenity area added with features including canoe and play houses

CARRIED UNANIMOUSLY

Thank you for your time,

PROJECT DATA
 MIN. REQUIRED / MAX. ALLOWED
 DEVELOPMENT DATA

CONTEXT PLAN
 PROPOSED

CONSULTANT LIST

AREA CALCULATIONS

DRAWING LIST

DRAWING LIST CONTINUED

REVISIONS

CONTRACTOR

OWNER

DATE

PROJECT
 THE FALLS
 KANAKA SPRINGS
 112 TH AVENUE
 MAPLE RIDGE, BC

SCALE
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DATE
 05/21/2024

REVISIONS

CONTRACTOR

OWNER

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REVISIONS
 FOR THE
 112 TH AVENUE
 MAPLE RIDGE, BC
 PROJECT NO. 2021-001
 DATE: 10/25/2021
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



FORMWERKS ARCHITECTURAL

1123 20th Street, Vancouver, BC V6J 1H9
 Tel: 604-275-5575 Fax: 604-275-5544

PROJECT

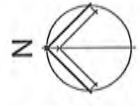
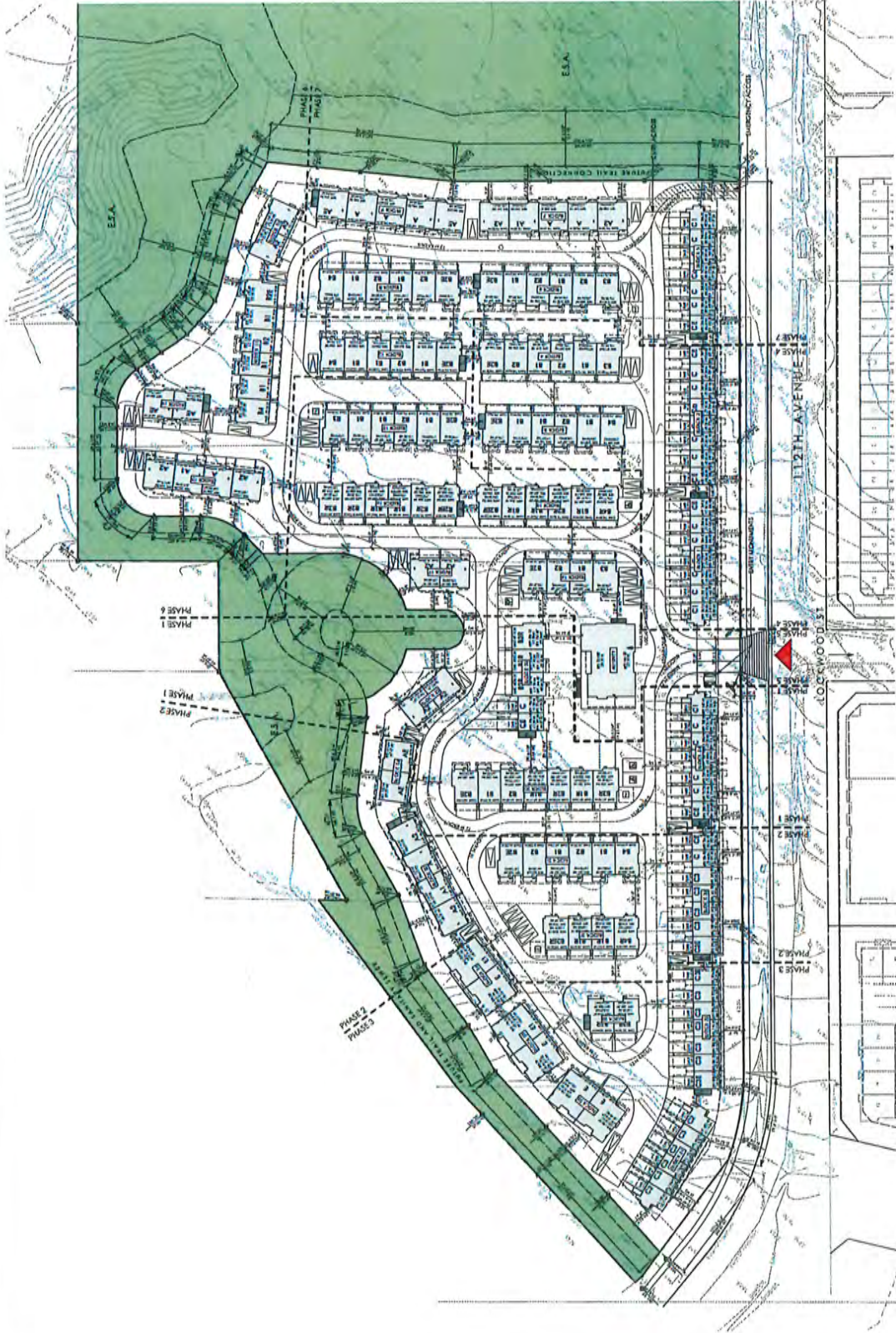
**THE FALLS
 KANAKA SPRINGS**

112 TH AVENUE
 MAPLE RIDGE, BC

DRAWING

SITE PLAN

SCALE 1:1500
 SHEET
 JOB #
 6533
A1.00



LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	EXISTING ROAD
[Symbol]	ELECTRICAL ROOM/CORE
[Symbol]	DRIVE
[Symbol]	SPOT ELEVATION
[Symbol]	TOP OF CURB ELEVATION
[Symbol]	PROPOSED IMPROVEMENT

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REVISIONS

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3	05/02/2022	REVISION FOR PERMITTING
4	05/17/2022	REVISION FOR PERMITTING
5	05/17/2022	REVISION FOR PERMITTING



FORMWERKS ARCHITECTURAL

1122 WALTON AVENUE, KANAKA SPRINGS, SC 29110
 Phone: 803-527-1111

PROJECT

THE FALLS
KANAKA SPRINGS
 112 TH AVENUE
 MAPLE RIDGE, SC

DRAWING

STREETSCAPES

SCALE

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DATE

JOB #

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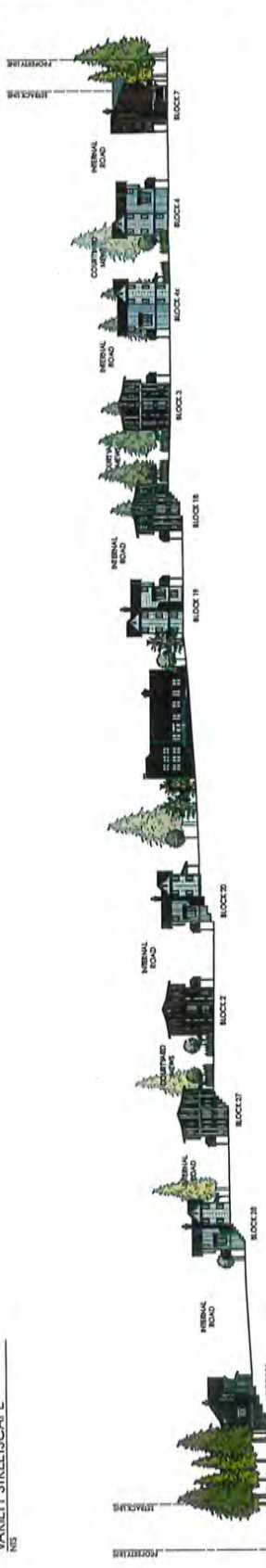
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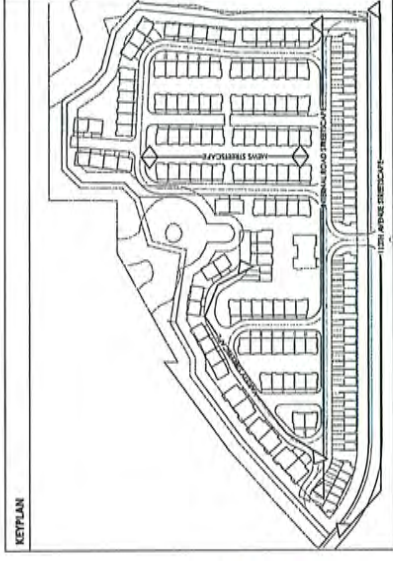
112TH AVENUE STREETSCAPE



VARIETY STREETSCAPE



INTERNAL ROAD STREETSCAPE



MEWS (LOOKING WEST)



MEWS (LOOKING EAST)

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REVISIONS

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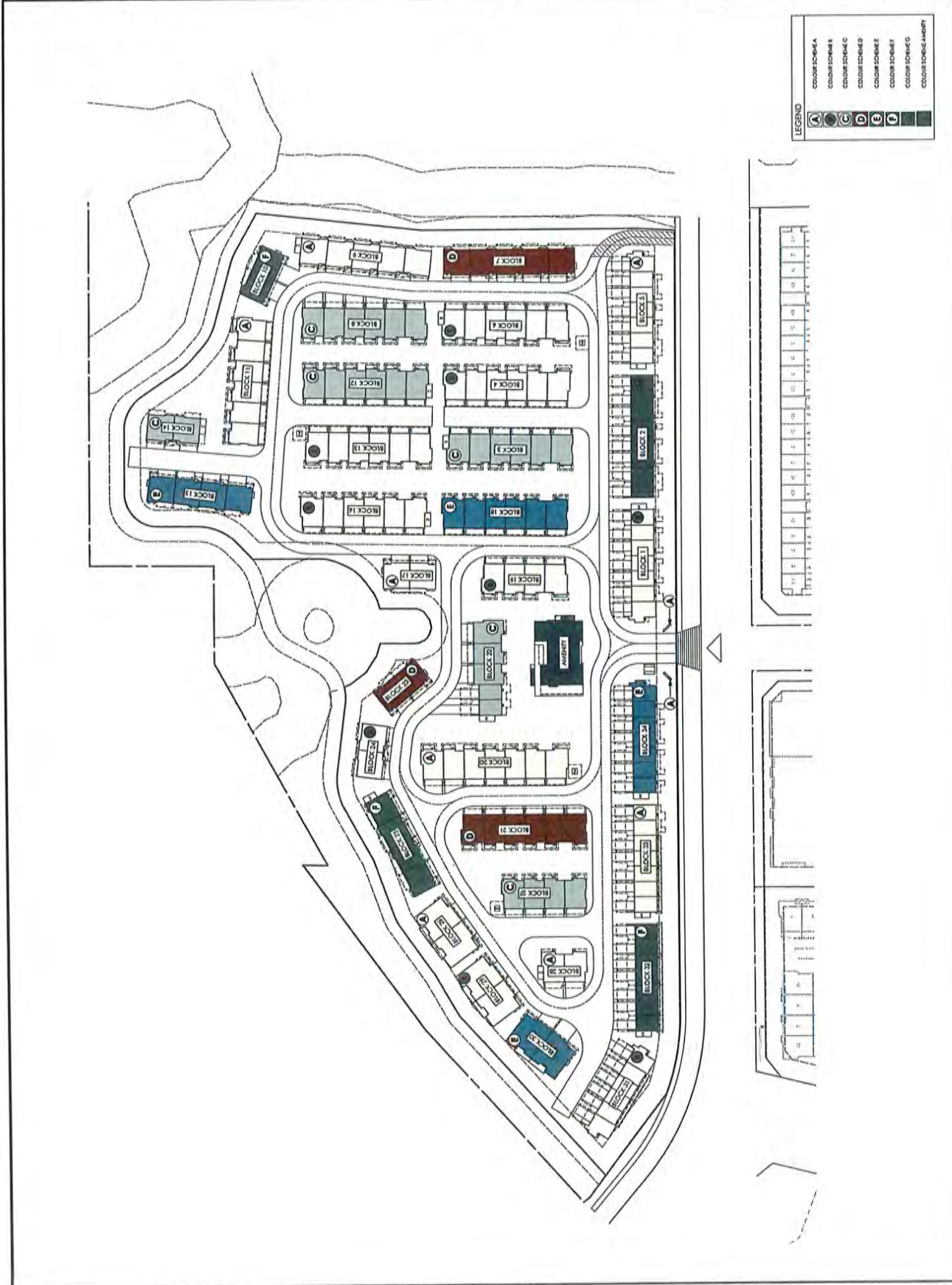


FORMWORKS ARCHITECTURAL
 1022 New Street, Vancouver, BC V6C 2K6
 Phone: 604.255.1234

PROJECT
THE FALLS
KANAKA SPRINGS
 112 TH AVENUE
 MAPLE RIDGE, BC

DRAWING
COLOUR SCHEME KEY PLAN

SHEET
A1.08
 SCALE 1:1500
 JOB # 8822



LEGEND

A	COLOUR SCHEME A
B	COLOUR SCHEME B
C	COLOUR SCHEME C
D	COLOUR SCHEME D
E	COLOUR SCHEME E
F	COLOUR SCHEME F
G	COLOUR SCHEME G
H	COLOUR SCHEME H
I	COLOUR SCHEME I
J	COLOUR SCHEME J
K	COLOUR SCHEME K
L	COLOUR SCHEME L
M	COLOUR SCHEME M
N	COLOUR SCHEME N
O	COLOUR SCHEME O
P	COLOUR SCHEME P
Q	COLOUR SCHEME Q
R	COLOUR SCHEME R
S	COLOUR SCHEME S
T	COLOUR SCHEME T
U	COLOUR SCHEME U
V	COLOUR SCHEME V
W	COLOUR SCHEME W
X	COLOUR SCHEME X
Y	COLOUR SCHEME Y
Z	COLOUR SCHEME Z

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REVISED SHEETS:
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 NO. 21, 2020
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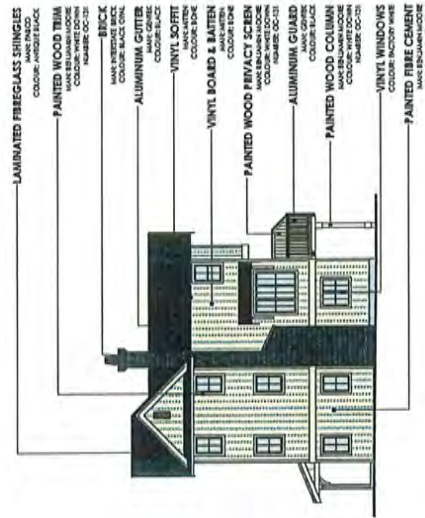


FORMWERKS ARCHITECTURAL
 152 West 5th Ave. Vancouver, BC V6B 1W6
 Tel: 604-681-1111
 Fax: 604-681-1111

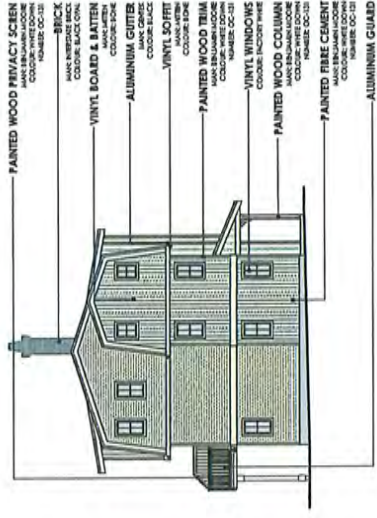
PROJECT
THE FALLS
KANAKA SPRINGS
 112 TH AVENUE
 MAPLE RIDGE, BC

DRAWING
COLOUR SCHEME A
ELEVATIONS

SCALE 1:100
SHEET A1.09
JOB # 8922



COLOUR SCHEME A
 SIDE ELEVATION



COLOUR SCHEME A
 SIDE ELEVATION



COLOUR SCHEME A
 FRONT ELEVATION



COLOUR SCHEME A
 REAR ELEVATION

CONTRACT REVIEWED
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REVISED FOR RECORD
 DATE FOR DEVELOPMENT PERMIT: MAY 24, 2023
 DATE FOR DEVELOPMENT PERMIT: MAY 24, 2023
 REGISTERED PROFESSIONAL ENGINEER: MAY 27, 2023
 REGISTERED PROFESSIONAL ENGINEER: MAY 27, 2023
 REGISTERED FOR DEVELOPMENT PERMIT: MAY 14, 2023

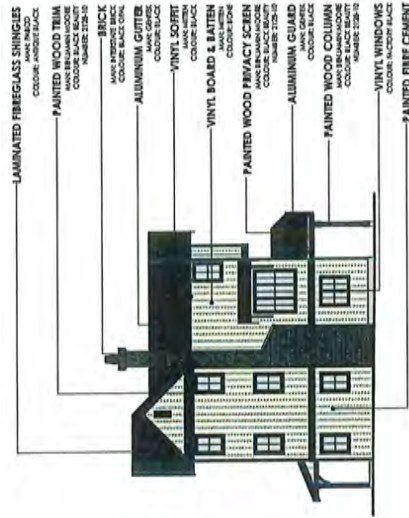


FORMWERKS ARCHITECTURAL
 1122 KING ST. W. SUITE 1010
 TORONTO, ONTARIO M6H 1K4
 PHONE: 416-291-1234

PROJECT
THE FALLS
KANAKA SPRINGS
 112 TH AVENUE
 MAPLE RIDGE, BC

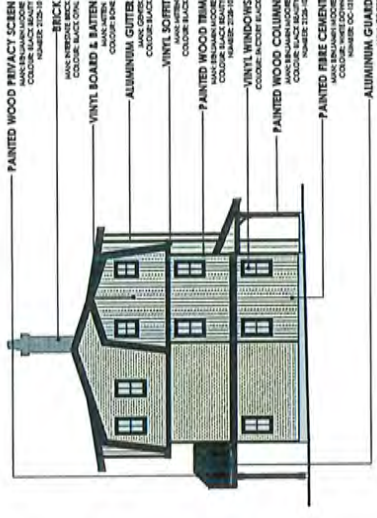
DRAWING
COLOUR SCHEME B
ELEVATIONS

SCALE 1:1125
 SHEET
A1.10
 JOB # 8822



LAMINATED FIBREGLASS SHINGLES
 COLOUR: ANTIK
 PAINTED WOOD TRIM
 COLOUR: BLACK
 NUMBER: 238-15
 BRICK
 COLOUR: BLACK
 ALUMINUM GUTTER
 COLOUR: BLACK
 VINYL SOFFIT
 COLOUR: BLACK
 VINYL BOARD & BATTEN
 COLOUR: BLACK
 PAINTED WOOD PRAVACY SCREEN
 COLOUR: BLACK
 ALUMINUM GUARD
 COLOUR: BLACK
 PAINTED WOOD COLUMN
 COLOUR: BLACK
 NUMBER: 238-15
 VINYL WINDOWS
 COLOUR: BLACK
 PAINTED FIBRE CEMENT
 COLOUR: WHITE DOWN
 NUMBER: 00-01

COLOUR SCHEME B
 SIDE ELEVATION



PAINTED WOOD PRAVACY SCREEN
 COLOUR: BLACK
 NUMBER: 238-15
 BRICK
 COLOUR: BLACK
 VINYL BOARD & BATTEN
 COLOUR: BLACK
 ALUMINUM GUTTER
 COLOUR: BLACK
 VINYL SOFFIT
 COLOUR: BLACK
 PAINTED WOOD TRIM
 COLOUR: BLACK
 NUMBER: 238-15
 VINYL WINDOWS
 COLOUR: BLACK
 PAINTED WOOD COLUMN
 COLOUR: BLACK
 NUMBER: 238-15
 PAINTED FIBRE CEMENT
 COLOUR: WHITE DOWN
 NUMBER: 00-01
 ALUMINUM GUARD
 COLOUR: BLACK

COLOUR SCHEME B
 SIDE ELEVATION



ALUMINUM GUTTER
 COLOUR: BLACK
 BRICK
 COLOUR: BLACK
 PAINTED FIBRE CEMENT
 COLOUR: WHITE DOWN
 NUMBER: 00-01
 4.5" HORIZONTAL VINYL
 COLOUR: BLACK
 VINYL SOFFIT
 COLOUR: BLACK
 LAMINATED FIBREGLASS SHINGLES
 COLOUR: ANTIK
 VINYL WINDOWS
 COLOUR: BLACK
 PAINTED WINDOW BOX
 COLOUR: BLACK
 NUMBER: 238-15
 PAINTED WOOD TRIM
 COLOUR: BLACK
 NUMBER: 238-15
 PAINTED WOOD COLUMN
 COLOUR: BLACK
 NUMBER: 238-15
 PAINTED DOOR
 COLOUR: BLACK
 NUMBER: 238-15

COLOUR SCHEME B
 FRONT ELEVATION



ALUMINUM GUTTER
 COLOUR: BLACK
 BRICK
 COLOUR: BLACK
 VINYL BOARD & BATTEN
 COLOUR: BLACK
 PAINTED WOOD TRIM
 COLOUR: BLACK
 NUMBER: 238-15
 VINYL SOFFIT
 COLOUR: BLACK
 PAINTED WOOD COLUMN
 COLOUR: BLACK
 NUMBER: 238-15
 LAMINATED FIBREGLASS SHINGLES
 COLOUR: ANTIK
 VINYL WINDOWS
 COLOUR: BLACK
 PAINTED FIBRE CEMENT
 COLOUR: WHITE DOWN
 NUMBER: 00-01
 ALUMINUM GUARD
 COLOUR: BLACK
 PAINTED GARAGE DOOR
 COLOUR: BLACK
 NUMBER: 238-15

COLOUR SCHEME B
 REAR ELEVATION

COMMON NOTES:
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REVISIONS
 NO. 15 2020
 DATE 15-05-2020
 REASON FOR DEVELOPMENT PERMITS
 NO. 16 2020
 DATE 26-05-2020
 REASON FOR DEVELOPMENT PERMITS
 NO. 17 2021
 DATE 27-07-2021
 REASON FOR DEVELOPMENT PERMITS
 NO. 18 2022
 DATE 14-08-2022
 REASON FOR DEVELOPMENT PERMITS

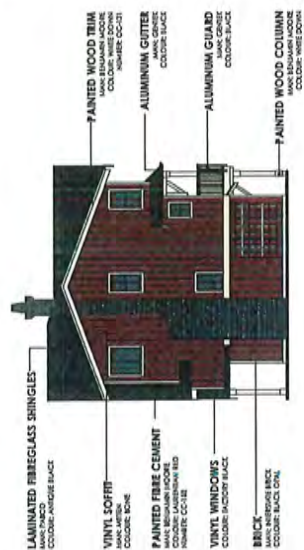


FORMWERKS ARCHITECTURAL
 1527 Finch Avenue, Scarborough, ON M1V 1W2
 Tel: (416) 291-1111
 Formwerks Architectural Inc.

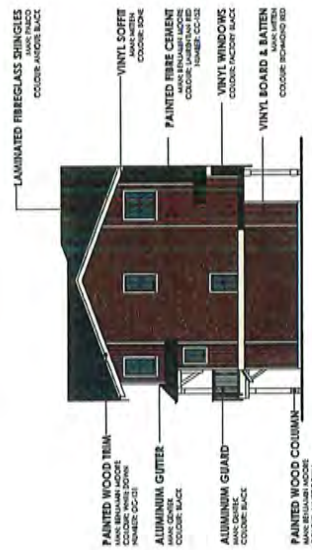
PROJECT
 THE FALLS
 KANAKA SPRINGS
 112 TH AVENUE
 MAPLE RIDGE, BC

DRAWING
 COLOUR SCHEME D
 ELEVATIONS

SCALE 1:100
 SHEET A1.12
 JOB # 8032



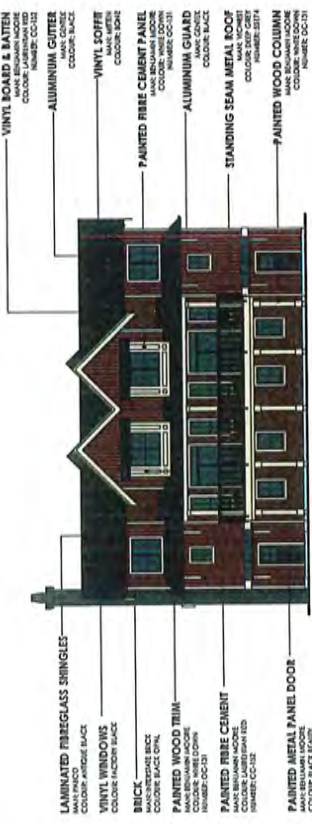
COLOUR SCHEME D
 FRONT ELEVATION



COLOUR SCHEME D
 SIDE ELEVATION



COLOUR SCHEME D
 REAR ELEVATION



COLOUR SCHEME D
 SIDE ELEVATION

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REVISIONS

NO. 1: 11/11/2023
 2: 12/11/2023
 3: 12/11/2023
 4: 12/11/2023
 5: 12/11/2023
 6: 12/11/2023
 7: 12/11/2023
 8: 12/11/2023
 9: 12/11/2023
 10: 12/11/2023



FORMWORKS ARCHITECTURAL

1122 FALLS BRIDGE AVENUE, WOODBINE, ONTARIO M4B 1W3
 (416) 291-1111
 (416) 291-1112
 (416) 291-1113
 (416) 291-1114
 (416) 291-1115
 (416) 291-1116
 (416) 291-1117
 (416) 291-1118
 (416) 291-1119
 (416) 291-1120
 (416) 291-1121
 (416) 291-1122
 (416) 291-1123
 (416) 291-1124
 (416) 291-1125
 (416) 291-1126
 (416) 291-1127
 (416) 291-1128
 (416) 291-1129
 (416) 291-1130

PROJECT

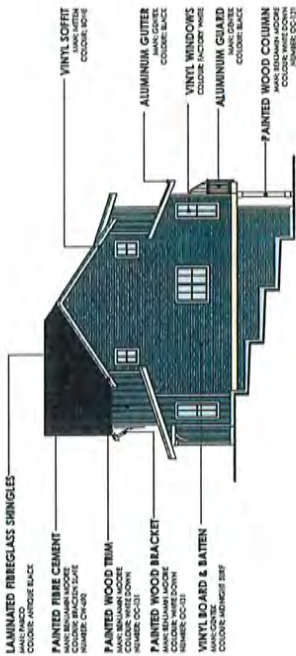
**THE FALLS
 KANAKA SPRINGS**

112 24 AVENUE
 MAPLE RIDGE, BC

DRAWING

**COLOUR
 SCHEME
 ELEVATION**

SCALE 1:100
SHEET A1.13
JOB # 8032



COLOUR SCHEME E
 SIDE ELEVATION



COLOUR SCHEME E
 SIDE ELEVATION



COLOUR SCHEME E
 FRONT ELEVATION



COLOUR SCHEME E
 REAR ELEVATION

COMMENTS/REVISIONS

The plan and design are, and all lines are to be used as shown. The Architectural Inc. and cannot be used or reproduced without written consent by the Architectural Inc. All dimensions shall have precedence over notes and details. Contractors shall verify all dimensions and conditions on the job. Formwork and other items shall be formed of any material suitable for the intended conditions on the drawing.

REVISIONS

ISSUED FOR REVISION: 183 18 2020
 DATE: 183 18 2020
 REGISTERED PROFESSIONAL ARCHITECT: 183 18 2020
 REGISTERED PROFESSIONAL ENGINEER: 183 18 2020
 REGISTERED FOR ENVIRONMENTAL PERMIT: 183 18 2020



FORMWORKS ARCHITECTURAL

1122 West 5th Ave., Northville, MI 48166
 Phone: 313-581-5811
 Fax: 313-581-5812

PROJECT

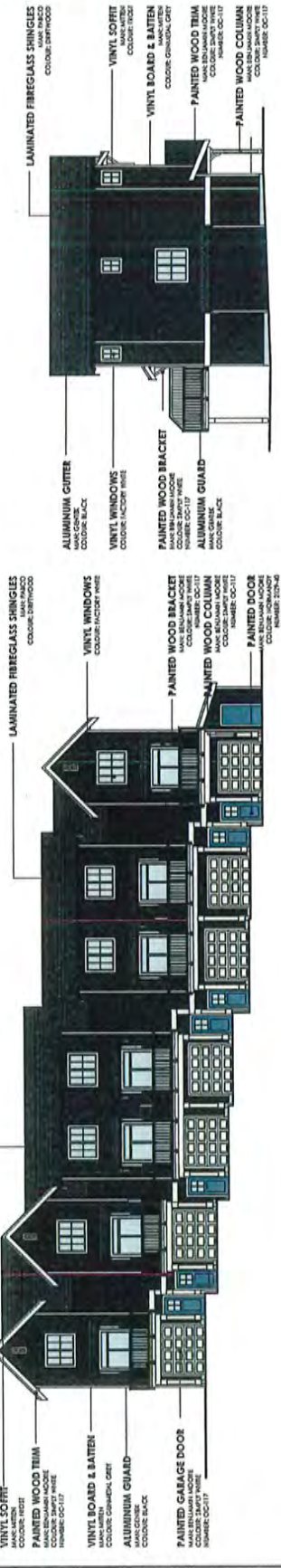
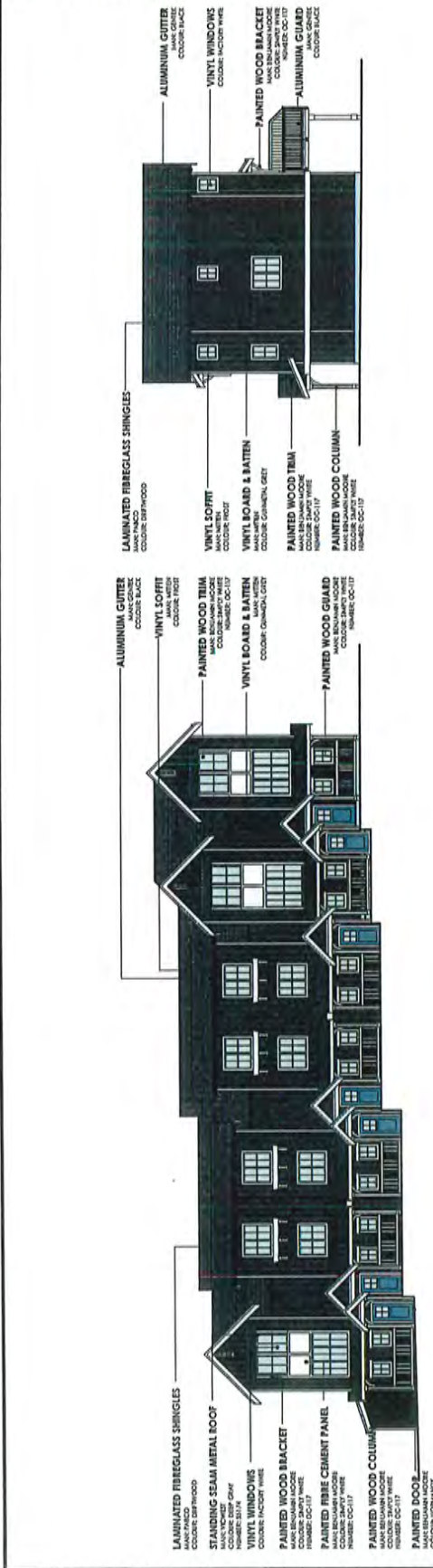
THE FALLS
KANAKA SPRINGS
 112 TH AVENUE
 MAPLE RIDGE, BC

COLOUR SCHEME F
ELEVATIONS

SHEET
 1:1100
A1.14

SCALE
 1:1100

JOB #
 8022



COMMENTS/NOTES

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REVISIONS

NO.	DATE	DESCRIPTION
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3	2023-05-15	ISSUED FOR PERMITTING
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8	2023-05-15	ISSUED FOR PERMITTING
9	2023-05-15	ISSUED FOR PERMITTING
10	2023-05-15	ISSUED FOR PERMITTING

FORMWORKS ARCHITECTURAL

1027 W. 28th Ave. #101, Vancouver, BC V6L 1M1
 Tel: (604) 271-1111
 Fax: (604) 271-1112
 Email: info@formworks.ca
 Website: www.formworks.ca

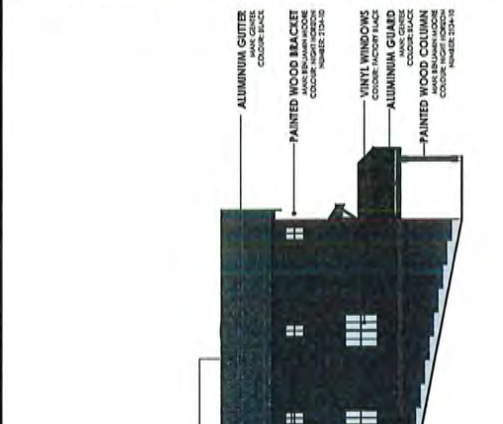
PROJECT

THE FALLS
KANAKA SPRINGS
 1120 7th Avenue
 Maple Ridge, BC

DRAWING

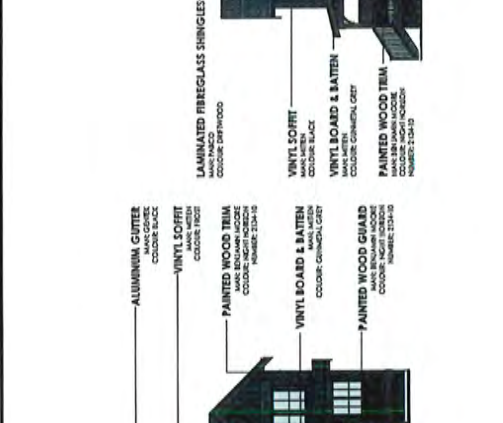
COLOUR SCHEME G ELEVATIONS

SCALE 1:1000
SHEET A1.15
JOB # 8922



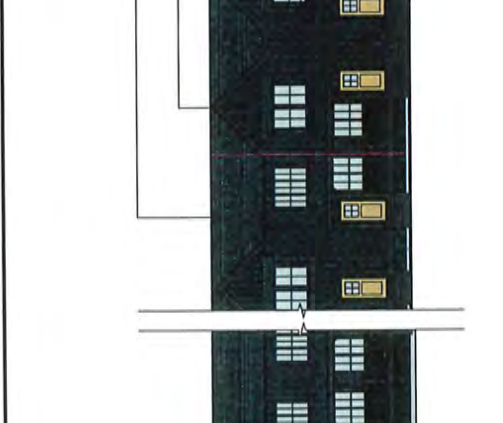
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- ALUMINIUM GUTTER
- VINYL SOFFIT
- PAINTED WOOD BRACKET
- VINYL WINDOWS
- PAINTED WOOD TRIM
- VINYL BOARD & BATTEN
- PAINTED WOOD COLUMN
- PAINTED DOOR

FRONT ELEVATION



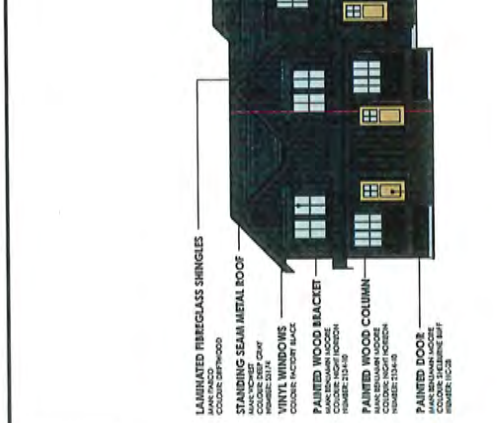
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- PAINTED WOOD TRIM
- VINYL BOARD & BATTEN
- PAINTED WOOD COLUMN
- PAINTED DOOR

COLOUR SCHEME G SIDE ELEVATION



- LAMINATED FIBREGLASS SHINGLES
- ALUMINIUM GUTTER
- VINYL SOFFIT
- PAINTED WOOD BRACKET
- VINYL WINDOWS
- PAINTED WOOD TRIM
- VINYL BOARD & BATTEN
- PAINTED WOOD COLUMN
- PAINTED DOOR

FRONT ELEVATION



- LAMINATED FIBREGLASS SHINGLES
- ALUMINIUM GUTTER
- VINYL SOFFIT
- PAINTED WOOD BRACKET
- VINYL WINDOWS
- PAINTED WOOD TRIM
- VINYL BOARD & BATTEN
- PAINTED WOOD COLUMN
- PAINTED DOOR

REAR ELEVATION



FORMWORKS ARCHITECTURAL

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 Website: www.formworks.ca

PROJECT

THE FALLS
KANAKA SPRINGS
 1120 7th Avenue
 Maple Ridge, BC

DRAWING

COLOUR SCHEME G ELEVATIONS

SCALE 1:1000
SHEET A1.15
JOB # 8922

CONTRACT SERVICES
 The architect has not and will not be responsible for the construction of the building. The architect's responsibility is limited to the design and construction of the building. The architect is not responsible for the construction of the building. The architect is not responsible for the construction of the building.

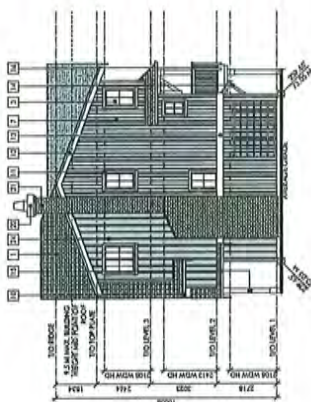
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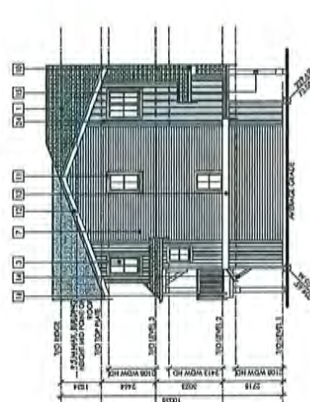
PROJECT
THE FALLS
KANAKA SPRINGS
 112 TH AVENUE
 MAPLE RIDGE, SC
 DRAWING

BUILDING 10
ELEVATIONS

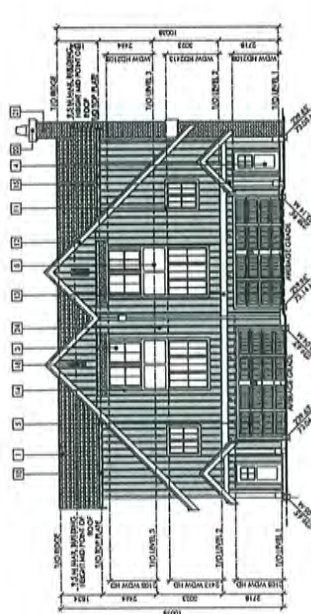
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 SHEET A2.26
 JOB # 8332



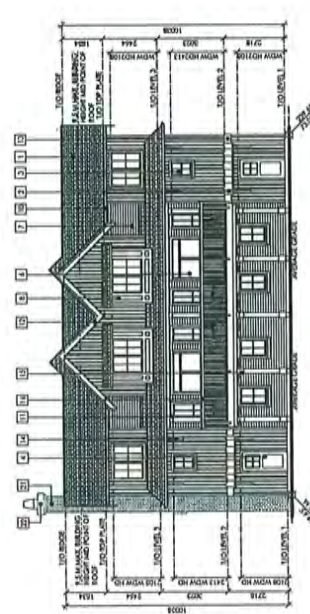
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 BLOCK 10



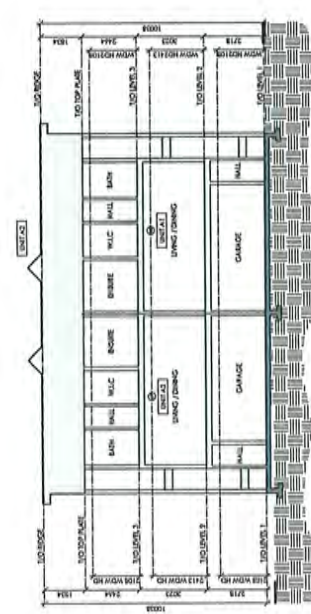
SIDE ELEVATION
 BLOCK 10



REAR ELEVATION
 BLOCK 10



SIDE ELEVATION
 BLOCK 10



SECTION
 BLOCK 10

FINISH SCHEDULE

1	EXTERIOR WOOD BOARD & BATTEN	1	INTERIOR WOOD BOARD & BATTEN
2	EXTERIOR WOOD SHINGLES	2	INTERIOR WOOD SHINGLES
3	EXTERIOR WOOD SIDING	3	INTERIOR WOOD SIDING
4	EXTERIOR WOOD TRIM	4	INTERIOR WOOD TRIM
5	EXTERIOR WOOD DOOR	5	INTERIOR WOOD DOOR
6	EXTERIOR WOOD WINDOW	6	INTERIOR WOOD WINDOW
7	EXTERIOR WOOD PORCH	7	INTERIOR WOOD PORCH
8	EXTERIOR WOOD DECK	8	INTERIOR WOOD DECK
9	EXTERIOR WOOD FENCE	9	INTERIOR WOOD FENCE
10	EXTERIOR WOOD STAIR	10	INTERIOR WOOD STAIR
11	EXTERIOR WOOD RAMP	11	INTERIOR WOOD RAMP
12	EXTERIOR WOOD BALCONY	12	INTERIOR WOOD BALCONY
13	EXTERIOR WOOD PATIO	13	INTERIOR WOOD PATIO
14	EXTERIOR WOOD PERGOLA	14	INTERIOR WOOD PERGOLA
15	EXTERIOR WOOD GAZEBO	15	INTERIOR WOOD GAZEBO
16	EXTERIOR WOOD SHED	16	INTERIOR WOOD SHED
17	EXTERIOR WOOD GARAGE	17	INTERIOR WOOD GARAGE
18	EXTERIOR WOOD DRIVEWAY	18	INTERIOR WOOD DRIVEWAY
19	EXTERIOR WOOD WALKWAY	19	INTERIOR WOOD WALKWAY
20	EXTERIOR WOOD PORCH FLOOR	20	INTERIOR WOOD PORCH FLOOR
21	EXTERIOR WOOD DECK FLOOR	21	INTERIOR WOOD DECK FLOOR
22	EXTERIOR WOOD FENCE FLOOR	22	INTERIOR WOOD FENCE FLOOR
23	EXTERIOR WOOD STAIR FLOOR	23	INTERIOR WOOD STAIR FLOOR
24	EXTERIOR WOOD RAMP FLOOR	24	INTERIOR WOOD RAMP FLOOR
25	EXTERIOR WOOD BALCONY FLOOR	25	INTERIOR WOOD BALCONY FLOOR
26	EXTERIOR WOOD PATIO FLOOR	26	INTERIOR WOOD PATIO FLOOR
27	EXTERIOR WOOD PERGOLA FLOOR	27	INTERIOR WOOD PERGOLA FLOOR
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31	EXTERIOR WOOD DRIVEWAY FLOOR	31	INTERIOR WOOD DRIVEWAY FLOOR
32	EXTERIOR WOOD WALKWAY FLOOR	32	INTERIOR WOOD WALKWAY FLOOR



LEGEND

1 FINE CHERRY BOARD AND BATTEN

FINISH SCHEDULE CALCULATION - SHEET 25

ITEM	QTY	UNIT	PRICE	TOTAL
1	1000	SQ FT	12.00	12000.00
2	2000	SQ FT	12.00	24000.00
3	3000	SQ FT	12.00	36000.00
4	4000	SQ FT	12.00	48000.00
5	5000	SQ FT	12.00	60000.00
6	6000	SQ FT	12.00	72000.00
7	7000	SQ FT	12.00	84000.00
8	8000	SQ FT	12.00	96000.00
9	9000	SQ FT	12.00	108000.00
10	10000	SQ FT	12.00	120000.00

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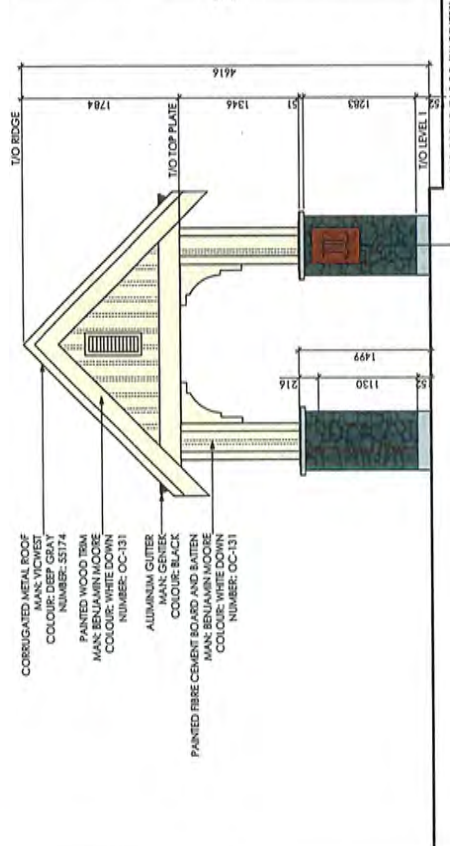
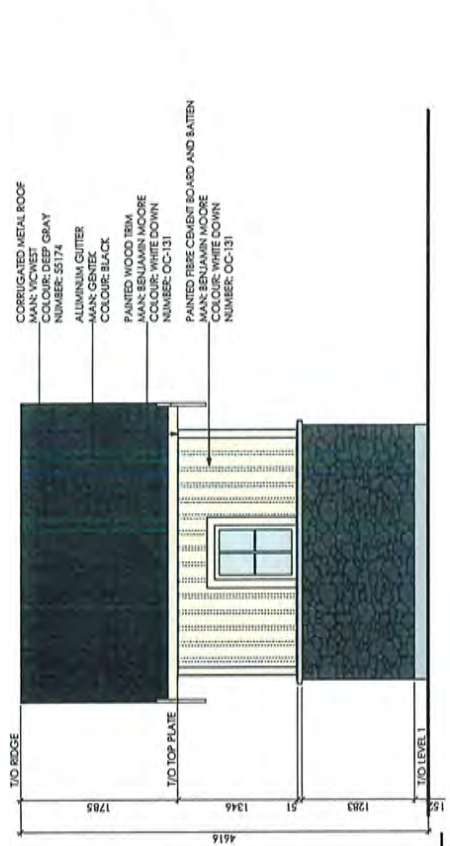
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 2. 11/13/2020
 3. 11/13/2020
 4. 11/13/2020
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 6. 11/13/2020
 7. 11/13/2020
 8. 11/13/2020
 9. 11/13/2020
 10. 11/13/2020



PROJECT
THE FALLS
KANAKA SPRINGS
 112 TH AVENUE
 MAPLE RIDGE, BC

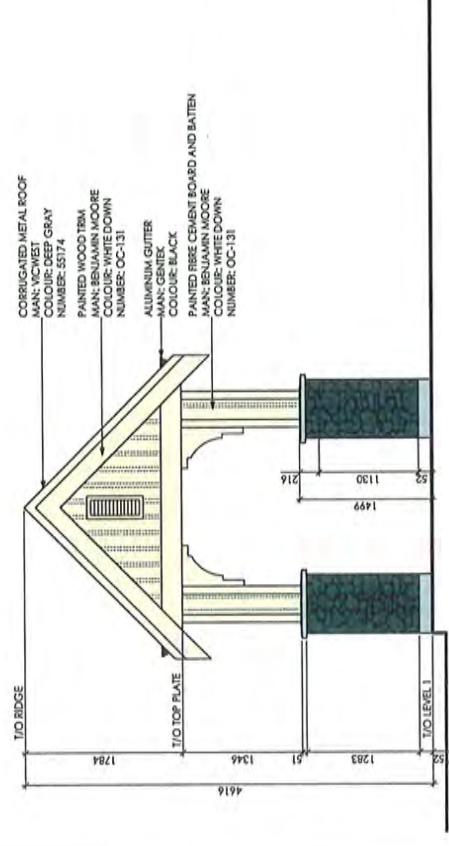
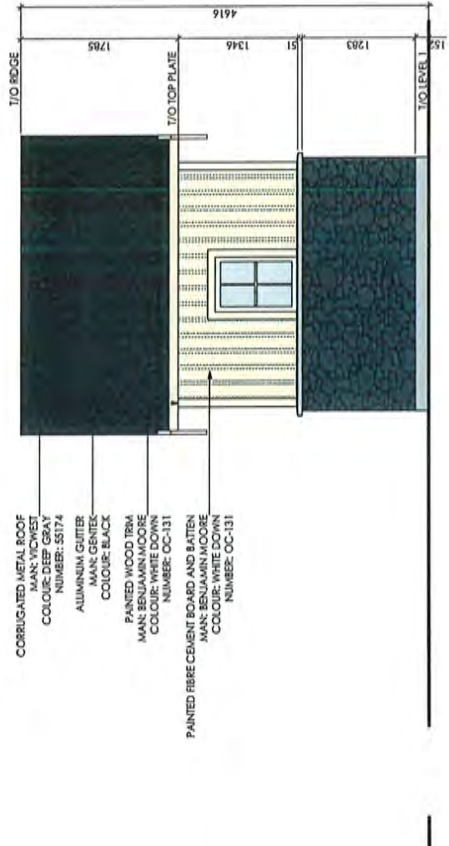
DRAWING
ENTRY MONUMENTS ELEVATIONS

SCALE
 1:25
 SHEET
A5.01
 JOB # 6032



FRONT ELEVATION
 ENTRY MONUMENT & SIGNAGE

DEVELOPMENT LOGO (BY OTHERS)



SIDEWALK ELEVATION
 ENTRY MONUMENT & SIGNAGE

REAR ELEVATION
 ENTRY MONUMENT & SIGNAGE

CONTRACT REMARKS
 The plan and design are and all items shown are to be installed in accordance with the specifications and details provided. The contractor shall be responsible for all dimensions and be responsible for all dimensions and conditions on the job. Formwork shall be removed and the concrete shall be finished and cured in accordance with the manufacturer's instructions and conditions on the drawing.

REVISIONS
 NO. 14 2020
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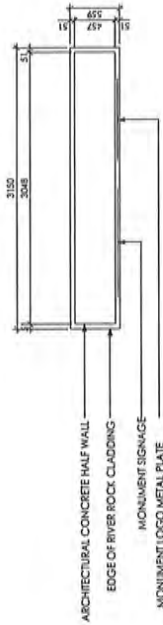


FORMWERKS ARCHITECTURAL
 1122 WEST 28th Ave. | WILLOWDALE, ON M2H 3P5
 (416) 491-2300 | www.formwerks.com

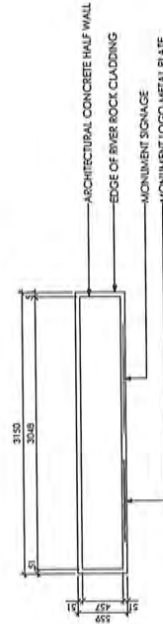
PROJECT
 THE FALLS
 KANAKA SPRINGS
 112 TH AVENUE
 MAPLE RIDGE, BC

DRAWING
 SITE SIGN
 MONUMENTS
 PLANS

SCALE 1:25
SHEET A5.02
JOB # 8032



LEVEL 1 PLAN
 SIGNAGE MONUMENT #1 (EAST)



LEVEL 1 PLAN
 SIGNAGE MONUMENT #1 (WEST)

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REVISIONS

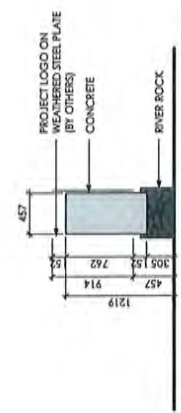
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2	NOV 24, 2020	ISSUED FOR PERMITTING
3	DEC 1, 2020	ISSUED FOR PERMITTING
4	DEC 1, 2020	ISSUED FOR PERMITTING
5	DEC 1, 2020	ISSUED FOR PERMITTING
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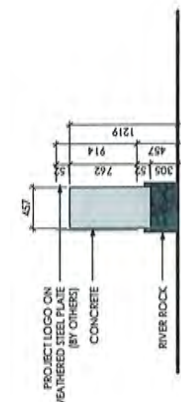
PROJECT
THE FALLS
KANAKA SPRINGS
 1197 7TH AVENUE
 MAPLE RIDGE, BC

DRAWING
SITE SIGNAGE
MONUMENT
#2
ELEVATIONS

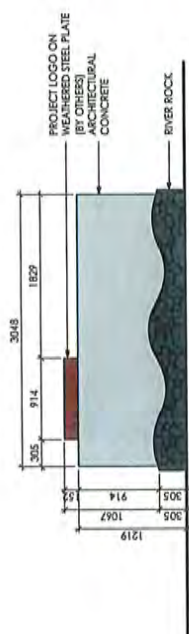
SCALE 1:125
SHEET A5.04
JOB # 8032



SIDE ELEVATIONS
SITE SIGNAGE MONUMENT



SIDE ELEVATION
SITE SIGNAGE MONUMENT



REAR ELEVATION
SITE SIGNAGE MONUMENT



FRONT ELEVATION
SITE SIGNAGE MONUMENT

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REVISIONS

ISSUED FOR PERMITTING	FEB 18, 2020
ISSUED FOR PERMITTING	MAR 24, 2020
ISSUED FOR PERMITTING	MAR 24, 2020
ISSUED FOR PERMITTING	MAR 24, 2020
ISSUED FOR PERMITTING	MAR 24, 2020
ISSUED FOR PERMITTING	MAR 24, 2020



FORMWORKS ARCHITECTURAL

1125 HWY 29, FARMINGTON, BC T4L 1N0
 (780) 463-1111

PROJECT

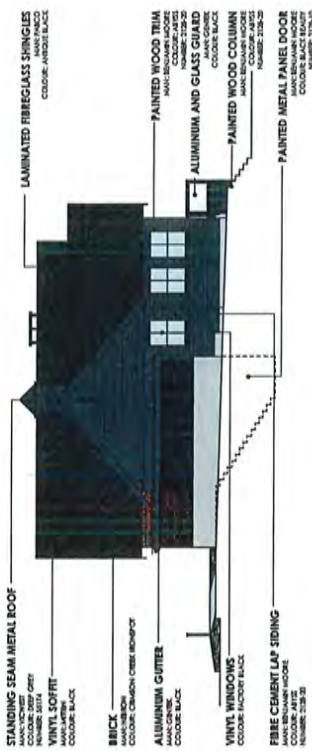
**THE FALLS
KANAKA SPRINGS**

112 TH AVENUE
MAPLE RIDGE, BC

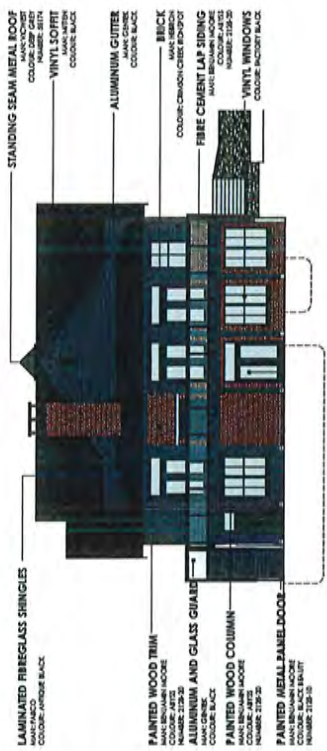
DRAWING

AMENITY
COLOUR
SCHEME

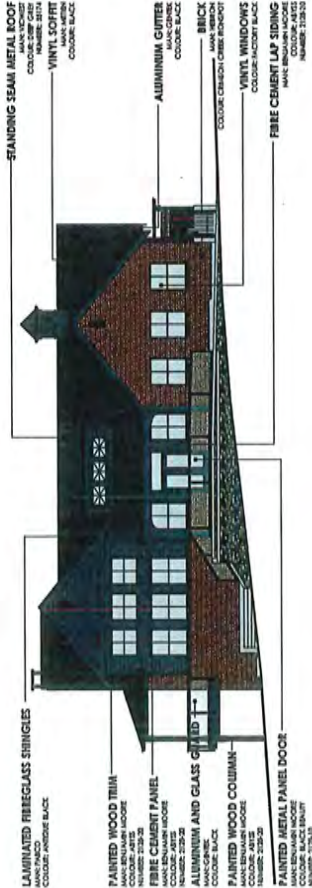
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 JOB # 8022



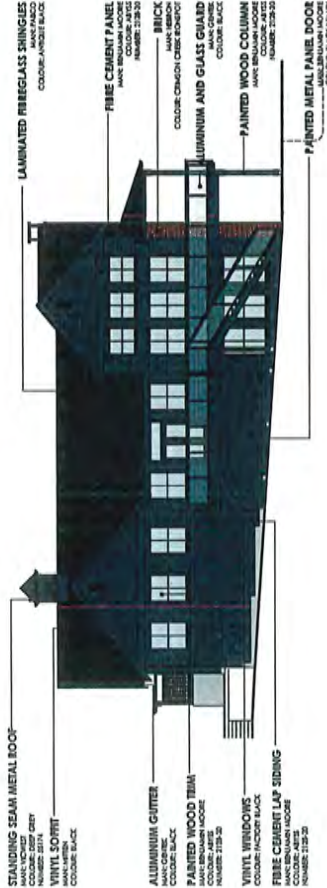
COLOUR SCHEME G
EAST ELEVATION



COLOUR SCHEME G
WEST ELEVATION



COLOUR SCHEME G
SOUTH ELEVATION



COLOUR SCHEME G
NORTH ELEVATION

OVERALL SITE PLAN

2020-18



VDZ+A

COURT LANDSCAPE ARCHITECTURE
 1001 LAMAR AVENUE, SUITE 1000
 ATLANTA, GEORGIA 30309
 TEL: 404.525.1100 FAX: 404.525.1101
 WWW.VDZ+A.COM

NO.	BY	DATE	DESCRIPTION
1	JAF	March 1, 2020	Issued for ITR
2	JAF	March 1, 2020	Revisions
3	JAF	March 1, 2020	Revisions
4	JAF	March 1, 2020	Revisions
5	JAF	March 1, 2020	Revisions
6	JAF	March 1, 2020	Revisions
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18	JAF	March 1, 2020	Revisions
19	JAF	March 1, 2020	Revisions
20	JAF	March 1, 2020	Revisions

Project: Springs Townhomes
 Phase 1
 Location:
 24877 - 24829 112th Ave
 Maple Ridge, BC

Drawn:	ET
Checked:	JY
Approved:	MVC
Scale:	1:500
Original Sheet Size:	A1 (36" x 48")



1 OVERALL PLAN AND SHEET TILES
 Scale: 1:500

2. PROJECT INFORMATION: PHASE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	A.4 (LD-02)	CONCRETE WALKWAY
	5 (LD-02)	GRAVEL WALKWAY
	5 (LD-02)	PLAY GRAVEL
		150mm RIVER ROCK
		200mm BROWN ROCK
		BLACK METAL MESH (200mm)
		PERMEABLE PAVERS
		TIMBER DECK

FENCING

KEY	REF.	DESCRIPTION
	1 (LD-02)	1 1/2" x 3" PAL WOOD FENCE
	5 (LD-02)	1 1/2" PRIVACY FENCE
	6 (LD-02)	LOW FENCE 12m high solid fence
	2 (LD-02)	GATE
		RETAINING WALL

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
		FALLEN LOG
	1.3 (LD-04)	PYLON SIGN
	6.7 (LD-03)	TABLE PLAY AND DECORATIVE STAMPS
	7 (LD-04)	LOUNGE CHAIR
		STEPPED SEATING, NATURAL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		SOIL
	1 (LD-07)	SHRUB PLANTING
	3 (LD-07)	GRASS
		FAIR PLAY SURFACE
		ARTIFICIAL TURF



PLANT SCHEDULE PHASE 3

TREES	BOTANICAL COMMON NAME	CODE	SIZE	QTY.
	Alder common / Pacific Fir / Pacific Fir / Yew Maple	S.8.5	2.5m ht.	2
	Cedar common / Cedar / Cedar	S.8.5	6m cal.	8
	Cypress / Western Red Cedar	S.8.5	5m cal.	6
	Douglas fir / Oregon Ash	S.8.5	2.5m ht.	2
	Pine / Sitka Spruce / Sitka Pine	S.8.5	2m ht.	4
	Quercus / Oregon Oak	S.8.5	6m cal.	2
	Quercus / Green Oak / Green Plant Oak	S.8.5	6m cal.	5
	Thuja / Western Red Cedar	S.8.5	2.5m ht.	1
	Thuja / Western Red Cedar	S.8.5	2.5m ht.	4

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
1	JM	Issue for GP	Mar 19, 2022
2	JM	Revised for GP	Mar 20, 2022
3	JM	Revised for GP	Mar 21, 2022
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188	JM	Revised for GP	Sep 22, 2022
189	JM	Revised for GP	Sep 23, 2022
190	JM	Revised for GP	Sep 24, 2022
191	JM	Revised for GP	Sep 25, 2022
192	JM	Revised for GP	Sep 26, 2022
193	JM	Revised for GP	Sep 27, 2022
194	JM	Revised for GP	Sep 28, 2022
195	JM	Revised for GP	Sep 29, 2022
196	JM	Revised for GP	Sep 30, 2022
197	JM	Revised for GP	Sep 30, 2022

Project: Springs Townhomes
 Phase 1
 Location: 24877 - 24829 112th Ave
 Maple Ridge, BC
 Designer: ET
 Checked: JY
 Approved: MVE
 Scale: 1:200
 Original Sheet Size: 24" x 36"

1:200
 0 5m 10 15 20 25 30
 112 AVENUE
 Natural Play Area
 Natural area perimeter trail
 Visitor Parking
 Offsite grass onsite
 See Call
 Decorative salvaged logs
 Offsite boulevard tree
 Informal sloping stone pathway
 Vertical salvaged log posts
 Blotcrete with planting and river rock drip strip

PHASE 2
 BLOCK 28
 BLOCK 29
 BLOCK 30
 BLOCK 31
 BLOCK 32

REVISIONS TABLE FOR DRAWINGS
 No. By Description Date
 1 JM Issue for GP Mar 19, 2022
 2 JM Revised for GP Mar 20, 2022
 3 JM Revised for GP Mar 21, 2022

PLANT SCHEDULE PHASE 4

INDEX	BOTANICAL COMMON NAME	SIZE	QTY
1	Cornus canadensis / Dogwood	60m cal.	11
2	Cornus nutans / Western Flowering Dogwood	80m cal.	4
3	Fraxinus latifolia / Oregon Ash	2.5m ht.	3
4	Prunella virginiana / Shrub Plum	2m ht.	1
5	Quercus rubra / Swamp White Oak	60m cal.	5
6	Thuja occidentalis / Western Red Cedar	2.5m ht.	4



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3-A (LD-07)	CONCRETE TILE/FORM
	6 (LD-07)	GRAVEL/PAVEMENT
		PLAY GRAVEL
		10mm RIVER ROCK
		20mm DRAIN ROCK
		ROCK TILE/PAVING
		PERMEABLE PAVERS
		TURFSTONE

FENCING

KEY	REF.	DESCRIPTION
	1 (LD-07)	1.5m x 2m RAIL WOOD FENCE
	5 (LD-07)	5m PRECAST FENCE
	6 (LD-07)	CHAIN LINK FENCE
	2 (LD-07)	GATE
		RETAINING WALL

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
		FALCONE LOGO
	1, 3 (LD-07)	PATIO CHAIR
	6, 7 (LD-07)	Lounge Chair
	8 (LD-07)	STEPPING - NATURAL MATERIAL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 (LD-07)	SHRUB PLANTING
	2 (LD-07)	GRASS
	3 (LD-07)	PAVED PLANT SURFACE
		ARTIFICIAL TURF

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
1	JAP	Revised for DP	Jan 16, 2022
2	JAP	Revised for DP	Jan 20, 2022
3	JAP	Revised for DP	Jan 27, 2022
4	ET	Revised for Review	Mar 10, 2022
5	ET	Revised for Review	Mar 10, 2022
6	JL	Revised for Construction	Mar 10, 2022
7	JL	Revised for Construction	Mar 10, 2022
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29	JL	Revised for Construction	Mar 10, 2022
30	JL	Revised for Construction	Mar 10, 2022

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
1	JAP	Revised for DP	Jan 16, 2022
2	JAP	Revised for DP	Jan 20, 2022
3	JAP	Revised for DP	Jan 27, 2022
4	ET	Revised for Review	Mar 10, 2022
5	ET	Revised for Review	Mar 10, 2022
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29	JL	Revised for Construction	Mar 10, 2022
30	JL	Revised for Construction	Mar 10, 2022

Project: Springs Townhomes
Phase 1

Location:
 24877 - 24929 112th Ave
 Maple Ridge, BC

Drawn: ET
Checked: JY
Approved: MDC
Scale: 1:200
Original Sheet Size: 24" x 36"



NO.	REV.	DESCRIPTION	DATE
1	01	ISSUED FOR PERMIT	MAY 11, 2020
2	01	ISSUED FOR PERMIT	MAY 11, 2020
3	01	ISSUED FOR PERMIT	MAY 11, 2020
4	01	ISSUED FOR PERMIT	MAY 11, 2020
5	01	ISSUED FOR PERMIT	MAY 11, 2020
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20	01	ISSUED FOR PERMIT	MAY 11, 2020

Project: Springs Townhomes
 Phase 1
 Location: 24877 - 24829 112th Ave
 Maple Ridge, BC

Drawn:	DT	Checked:	JYF	Approved:	AYCE
Stamp:		Original Sheet Size:	24" X 36"	Scale:	1:200

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	1	PARK BENCH
	2	PARK CHAIR
	3	WATER FOUNTAIN AND DECORATIVE TRUMPS
	4	LOUNGE CHAIR
	5	STREET FURNITURE

PLANT SCHEDULE PHASE 5

TREE	ESTIMATED QUANTITY	SIZE	SIZE
	1	3.5m Ht	1
	1	3.5m Ht	1
	1	3.5m Ht	1
	1	3.5m Ht	1
	1	3.5m Ht	1
	1	3.5m Ht	1
	1	3.5m Ht	1
	1	3.5m Ht	1
	1	3.5m Ht	1



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1	CONCRETE PAVEMENT
	2	GRAVEL WALKWAY
	3	PLAY GRAVEL
	4	10mm BLENDED ROCK
	5	20mm DIMENSIONAL
	6	NOX STYLE FRENCH-DRAKE
	7	PERFORABLE PAVEMENT
	8	TUFFSTONE

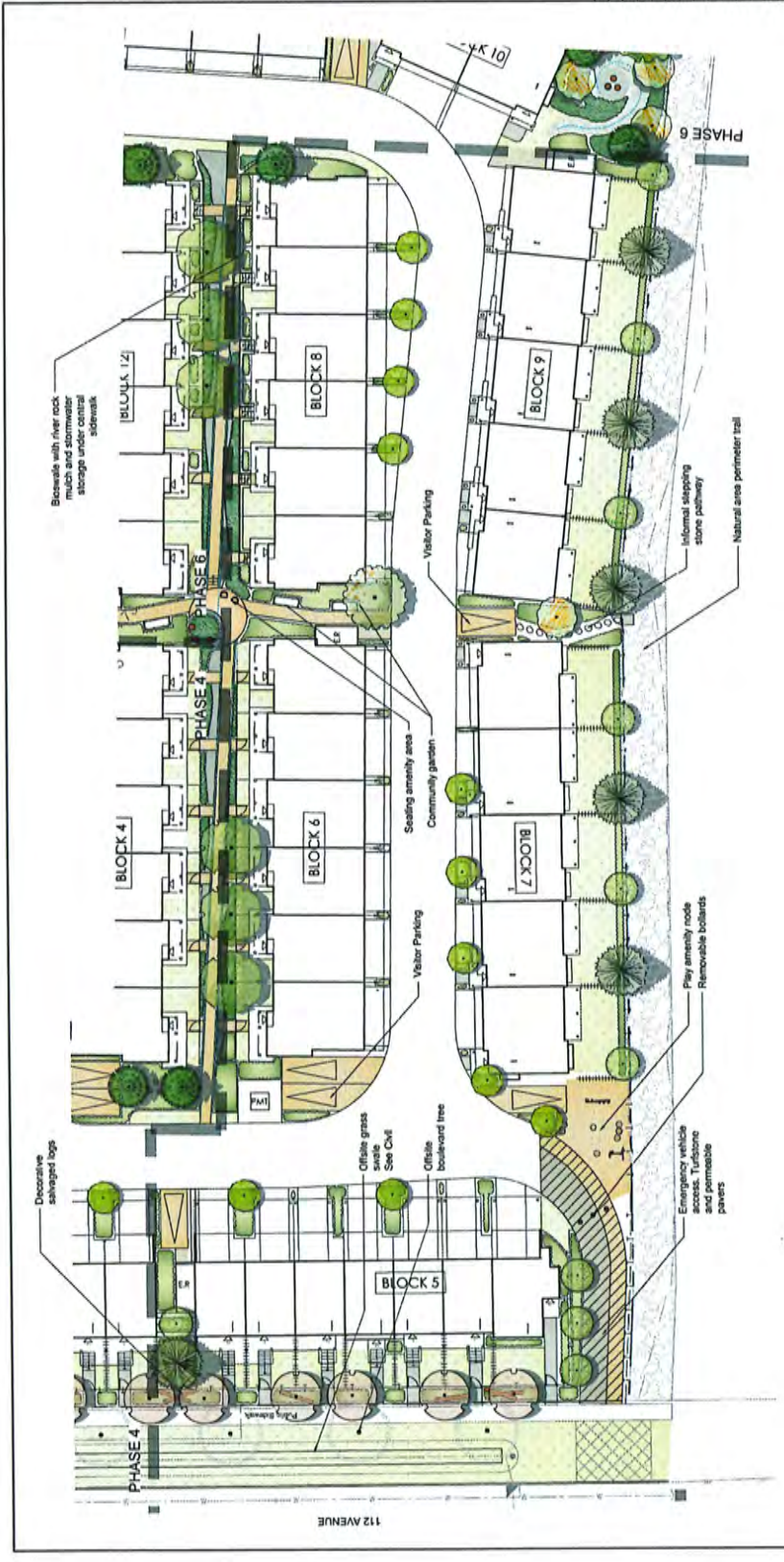
FENCING

KEY	REF.	DESCRIPTION
	1	1.5m x 3.0m WOOD FENCE
	2	1.5m WOOD FENCE
	3	LOW FENCE
	4	1.5m High Chain Link
	5	CONCRETE
	6	GATE
	7	RETAINING WALL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1	GRASS
	2	SHRUB PLANTING
	3	GRAVEL
	4	PEAS PLANT SURFACE
	5	ARTIFICIAL TURF





PLANT SCHEDULE PHASE 7

TREE	BOTANICAL/COMMON NAME	SOFT	SIZE	QTY
1	Acer canadense 'Fraxinifera' / Fraxinifera tree	0.5	2.0m ht	1
2	Acer rubrum 'Spectol' / Norway Spruce	0.5	6m cal.	1
3	Cercis canadensis / Common Redbud	0.5	6m cal.	5
4	Coma rubra / Western Flowering Dogwood	0.5	5m cal.	10
5	Fraxinus velutina / Oregon Ash	0.5	2.5m ht	3
6	Prunella americana / Black Cherry	0.5	2m ht	8
7	Quercus alba / White Oak	0.5	6m cal.	11
8	Thuja occidentalis / Western Red Cedar	0.5	2.5m ht	1

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
1	1-D-01	PAVING
2	1-D-02	PAVING
3	6-1-D-01	WALKWAY PLAY AND DECORATIVE STAMPS
4	1-D-03	WOODEN CHAIR
5	1-D-04	STREET LIGHTING - MODERN MATERIAL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
1	1-D-05	WOOD
2	1-D-06	GRASS PLAYING
3	1-D-07	GRAVEL
4	1-D-08	PEBBLE PLAY SURFACE
5	1-D-09	ARTIFICIAL TURF

FENCING

KEY	REF.	DESCRIPTION
1	1-D-10	1.2m 3-RAIL WOOD FENCE
2	1-D-11	1.5m PLYWOOD FENCE
3	1-D-12	LOW FENCE
4	1-D-13	1.2m High post-and-rail
5	1-D-14	WOODRILL
6	1-D-15	GATE
7	1-D-16	RETAINING WALL

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
1	1-D-17	CONCRETE WALKWAY
2	1-D-18	GRAVEL WALKWAY
3	1-D-19	PLAY GRAVEL
4	1-D-20	STEEL PITCH ROOF
5	1-D-21	20mm GRANITE ROCK
6	1-D-22	200x200x40mm PERFORATED CONCRETE
7	1-D-23	PERFORABLE PAVERS
8	1-D-24	TAFTONE

PROJECTS: 01/2017 - 01/2020
 PROJECTS: 01/2017 - 01/2020
 PROJECTS: 01/2017 - 01/2020

REVISIONS TABLE FOR DRAWINGS

No.	Description	Date
1	Issue for RFP	Mar 16, 2022
2	Issue for RFP	Mar 23, 2022
3	Issue for RFP	Mar 24, 2022
4	Issue for RFP	Mar 24, 2022
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No.	Description	Date
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3	Issue for RFP	Mar 24, 2022
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29	Issue for RFP	Mar 24, 2022
30	Issue for RFP	Mar 24, 2022

Drawn: ET
 Checked: JY
 Approved: MDE
 Scale: 1:200
 Original Sheet Size: 24"X36"

Project: Karaka Springs Townhomes
 Phase 7
 Location: 24877 - 24829 112th Ave
 Maple Ridge, BC

VDZ Project # DP2020-18
 Drawing Title: SITE PLAN - PHASE 7

VDZ+A
 VANDER ZANDEN DESIGN ARCHITECTS
 10011 20th Ave S, Suite 100
 Maple Ridge, BC V2X 2Y7
 Tel: 604.463.1100
 Fax: 604.463.1101
 www.vdz.ca

112 AVENUE

PHASE 4
 PHASE 5
 PHASE 6
 PHASE 7
 PHASE 8
 PHASE 9

Block 4
 Block 5
 Block 6
 Block 7
 Block 8
 Block 9

Decorative salvaged logs
 Off-site grass water storage
 Off-site boulevard trees
 Visitor Parking
 Seating amenity area
 Community garden
 Informal stepping stone pathway
 Natural area perimeter trail
 Play amenity node
 Removable bollards
 Emergency vehicle access
 Traffic lights and permeable pavers

1:200

0 5 10 15 20 25 30

VDZ Project # DP2020-18
 Drawing Title: SITE PLAN - PHASE 7

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112 AVENUE

PHASE 4
 PHASE 5
 PHASE 6
 PHASE 7
 PHASE 8
 PHASE 9

Block 4
 Block 5
 Block 6
 Block 7
 Block 8
 Block 9

Decorative salvaged logs
 Off-site grass water storage
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 Visitor Parking
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 Informal stepping stone pathway
 Natural area perimeter trail
 Play amenity node
 Removable bollards
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 Traffic lights and permeable pavers

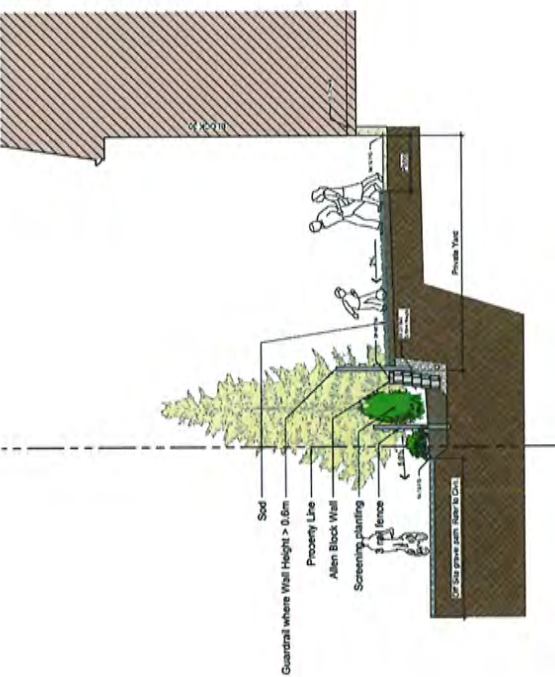
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5	01	For Construction	Mar 11, 2020
6	01	For Construction	Mar 11, 2020
7	01	For Construction	Mar 11, 2020
8	01	For Construction	Mar 11, 2020
9	01	For Construction	Mar 11, 2020

REVISIONS TABLE FOR DRAWINGS
 *All drawings are to be reviewed and approved by the project manager before construction.
 **All drawings are to be reviewed and approved by the project manager before construction.

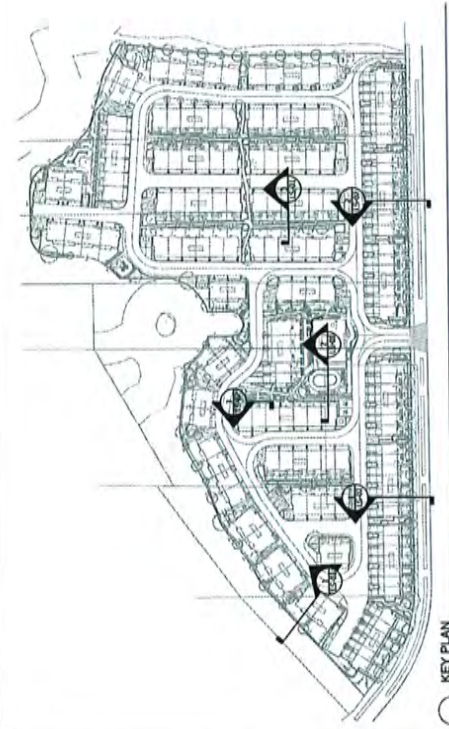
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Project: Springs Townhomes
 Phase 1
 Location: 24877 - 24825 112th Ave
 Maple Ridge, BC

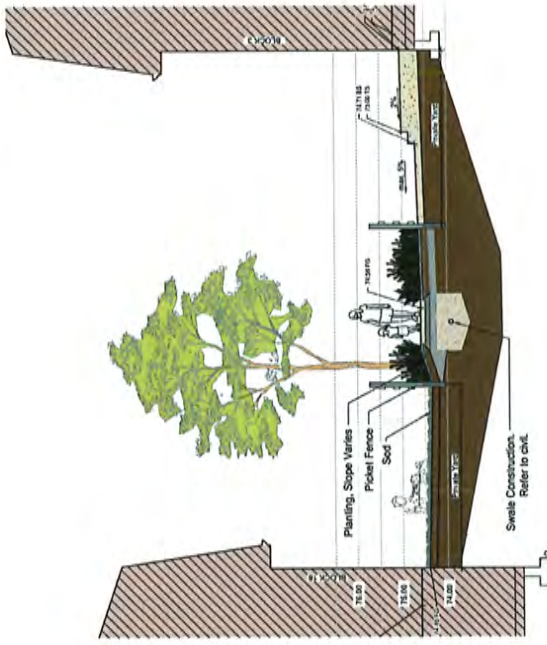
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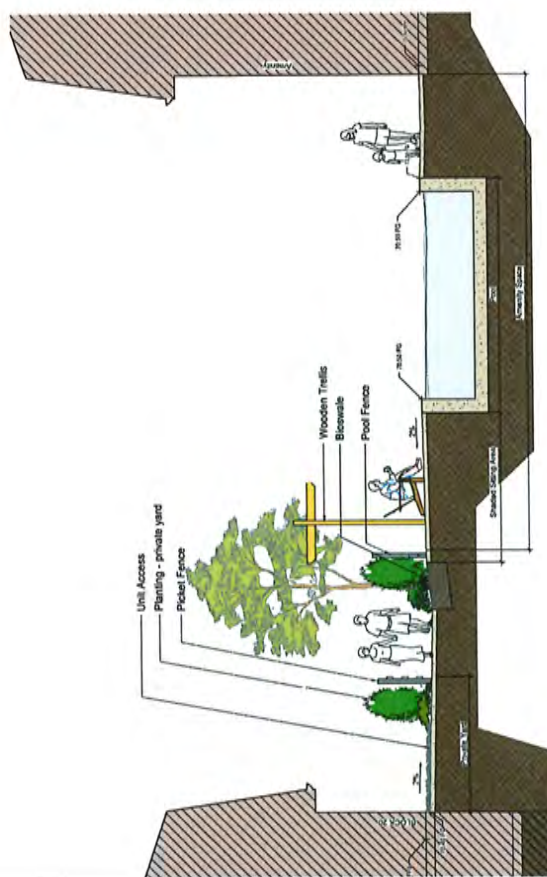
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KEY PLAN
 Scale 1:500



2 SECTION B
 Scale 1:50

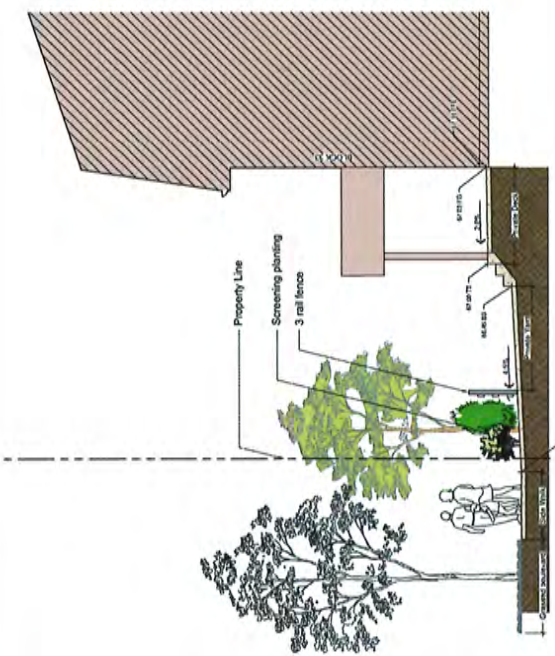


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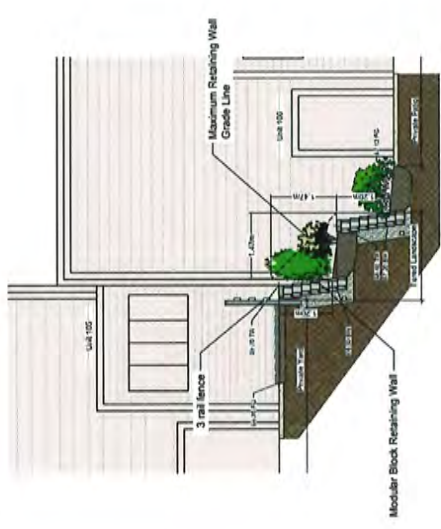
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 Phase 1
 Location: 24877 - 24925 112th Ave
 Maple Ridge, BC

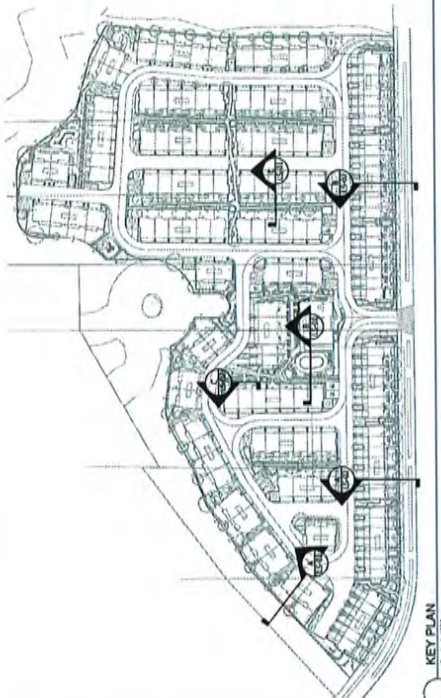
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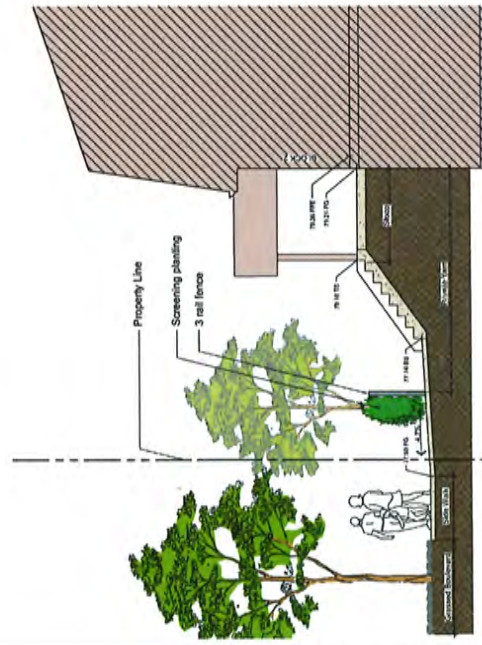
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3 SECTION C
 Scale 1:50



KEY PLAN
 Scale 1:500



2 SECTION B
 Scale 1:50



7 TROUGH PLANTER COMMUNITY GARDEN
 NTS



8 CATERINARY LIGHTING AND CIRCULAR SEATING NODE
 NTS



5 CHARACTER PRECEDENCE
 NTS



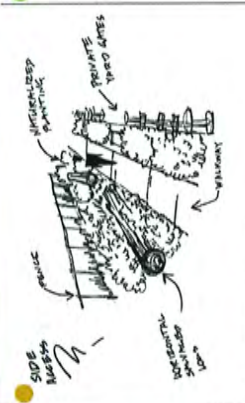
6 CHARACTER PRECEDENCE
 NTS



3 CHARACTER SKETCH 2
 NTS



4 VERTICAL LOG POSTS
 NTS



1 CHARACTER SKETCH 1
 NTS



2 CHARACTER SKETCH 3
 NTS



12 PERGOLA AND TRELLIS PRECEDENCE
 NTS



11 PLAY PRECEDENCE
 NTS



10 PLAY PRECEDENCE
 NTS



9 PLAY PRECEDENCE
 NTS



AS SHOWN

No.	By	Description	Date
1	EC	Final Review	May 11, 2020
2	EC	Final Review	May 11, 2020
3	EC	Final Review	May 11, 2020
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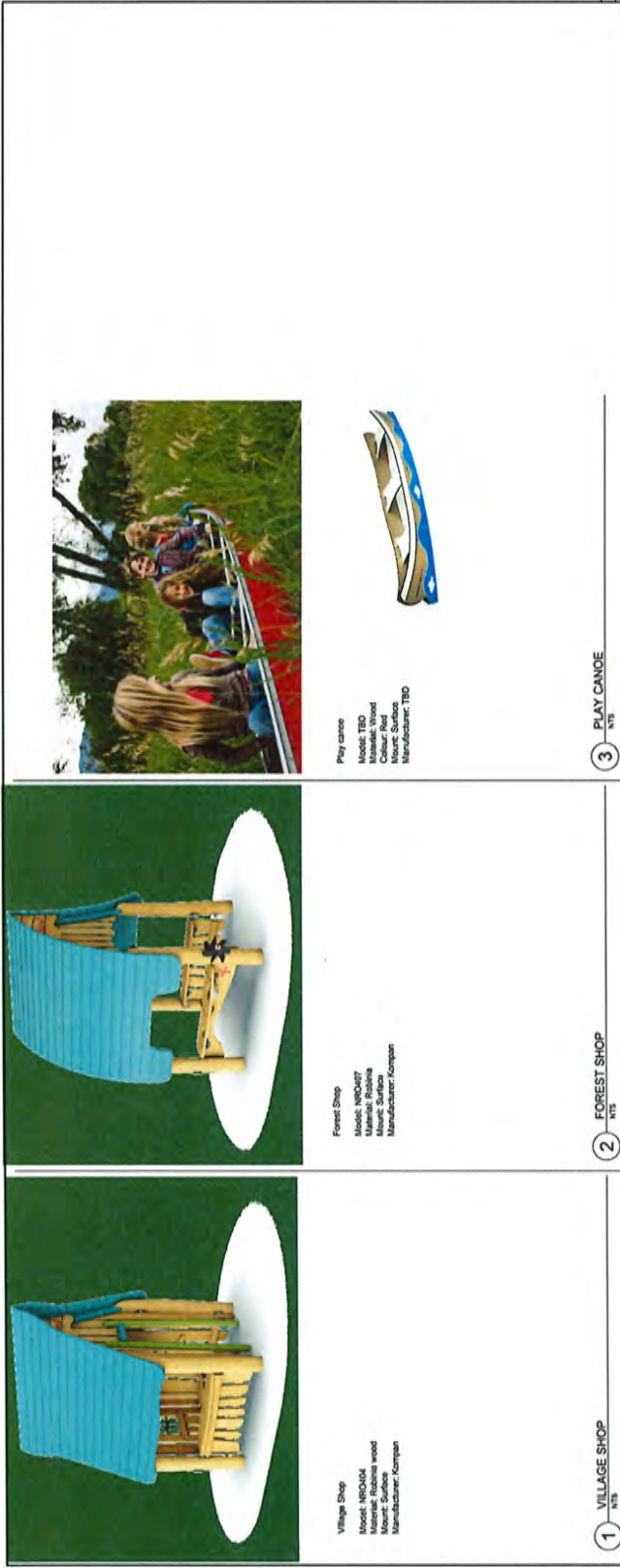
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 Date: [Date]

Project: Spring Townhomes
 Phase 1
 Location: 24877 - 24859 112th Ave
 Maple Ridge, BC

Drawn: EC
 Checked: SH
 Approved: [Signature]
 Scale: AS SHOWN

Original Sheet Size: 24" x 36"

VDZ+A
 VANDER ZANDEN DESIGN ARCHITECTURE
 1000 WEST 10TH AVENUE SUITE 200
 VANCOUVER, BC V6H 2G6
 TEL: 604.681.1111 FAX: 604.681.1112
 WWW.VDZ+A.COM



1 VILLAGE SHOP
 NTS

Village Shop
 Model: N1000M
 Material: Robina wood
 Mount: Sullone
 Manufacturer: Kompan

2 FOREST SHOP
 NTS

Forest Shop
 Model: N1000M
 Material: Robina
 Mount: Sullone
 Manufacturer: Kompan

3 PLAY CANOE
 NTS

Play canoe
 Model: T10
 Material: Wood
 Colour: Red
 Manufacturer: T10

1 VILLAGE SHOP
 NTS

2 FOREST SHOP
 NTS

3 PLAY CANOE
 NTS

No.	By	Description	Date
1	DC	Revised for DP	Mar 11, 2022
2	DC	Revised for DP	Jan 20, 2022
3	DC	Revised for DP	Jan 20, 2022
4	DC	Revised for DP	Jan 20, 2022
5	DC	Revised for DP	Jan 20, 2022
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11	DC	Revised for DP	Jan 20, 2022
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50	DC	Revised for DP	Jan 20, 2022

REVISIONS TABLE FOR DRAWINGS
 * Complete revision for drawing content of the project
 ** Complete revision for drawing content of the project
 *** Complete revision for drawing content of the project

REVISIONS TABLE FOR SHEET

Project: Kenasa Springs Townhomes
 Phase 1

Location: 24877 - 24929 112th Ave
 Maple Ridge, BC

Drawn: DC
 Checked: SH
 Approved: IN/DC
 Scale: AS SHOWN
 Stamp: Original Sheet Size 24"X36"



March 25, 2022

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Attn: Michelle Baski

Re: Summary of Public Opportunity Comment Period for 2019-426-RZ

In conjunction with the above-noted rezoning application and per the amended Public Comment Opportunity – Developer Process guidelines, Epic NE Albion Homes Ltd. held an open comment opportunity period from Monday, March 5 to Thursday, March 24.

Per the guidelines, the public comment opportunity was advertised in two consecutive editions of the Maple Ridge News (March 4 & March 11), posted via the onsite signage, and mailers were sent out to all residents within 100m of the development site. For your records, copies of the material above have been attached to this letter.

Throughout the public comment opportunity period, Epic Homes received two inquiries directly:

1. On March 10th, a resident emailed asking for a site plan that was clearer than the ad in the paper. A site plan was provided, and the resident did not offer any further comments.
2. On March 14th, a resident phoned requesting information on the OCP amendment. The question was answered when it was confirmed that the OCP amendment on this application was to match the designations and densities approved in the NE Albion Land Use and Servicing Concept Plan. The resident was a resident of Grant Hill and was familiar with the approved NE Albion plan.

In addition, the planning department received a letter dated March 21, 2022. A response to those queries would be that the application is consistent with the newly approved NE Albion Official Community Plan Amendment and that City water and sanitary sewers will be provided to the development via future rezoning servicing agreements.

Outside of the items above, we did not receive any additional inquiries or comments. Should you have any additional questions or concerns, please do not hesitate to contact the writer directly.

I trust the above and enclosed to be in order.

Kind Regards,
Epic NE Albion Homes Ltd.



Cole Lambert

To Planning Department
City of Maple Ridge

march 21, 2022

re: Rezoning Application 2019-426 RZ
Public Comment

1. I question the wisdom of this development in this location. It is very close to Kanaka Creek and with climate changing it may be at risk.
2. I don't expect there is room for septic tanks and fields. What will happen to the sewage?
3. Where will the drinking water come from?
4. The loss of trees contributes to climate change and poor health.
5. The decision to develop North Albion is short sighted.



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Permit
23004 Dewdney Trunk Road

MEETING DATE: October 18, 2022
FILE NO: 2021-564-DP
MEETING: C o W

EXECUTIVE SUMMARY:

A Commercial Development Permit application for form and character has been received for the subject property, located at 23004 Dewdney Trunk Road. This Commercial Development Permit application is to allow a three-storey mixed-use commercial and residential building, with three ground-floor commercial units and two-storeys above with 10 apartment units. The subject property was rezoned to the C-2 (Community Commercial) zone in 2017.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2021-564-DP respecting property located at 23004 Dewdney Trunk Road.

DISCUSSION:

a) Background Context:

Applicant: P. Smith
Legal Description: Parcel A (Reference Plan 7941) Lot 1, Except: Part Dedicated Road Plan NWP87590, Section 17 Township 12 NWD Plan 3179

OCP:
Existing: Commercial
Proposed: Commercial

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

Surrounding Uses:

North:	Use:	Commercial (Optometrist, Spa, Office)
	Zone:	CD-2-95 (Comprehensive Development)
	Designation:	Commercial
South:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Urban Residential)
	Designation:	Urban Residential
East:	Use:	Seniors' Housing
	Zone:	RE (Elderly Citizens Residential)
	Designation:	Urban Residential
West:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Urban Residential)
	Designation:	Urban Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Three Commercial Units, Ten Apartment Units (five of which will be rental)
Site Area:	892 m ² (0.2 acres)
Access:	230 Street
Servicing requirement:	Urban Standard

a) Project Description:

The subject property, located at 23004 Dewdney Trunk Road, is relatively flat and is bounded by Dewdney Trunk Road to the north, 230 Street to the west, single-family residential to the south, and a seniors' housing development to the east (see Appendices A and B).

The subject property was rezoned to the C-2 (Community Commercial) zone on November 14, 2017. At that time, the development proposal was for a two-storey mixed-use building, with two rental units above. The Development Permit that was approved under application 2016-352-DP expired, and a new owner has purchased the property. In addition, Council has since approved the Density Bonus provision along Major Corridors, that allows for an additional storey at this location, with the cash contribution under the current C-2 (Community Commercial) zoning. The applicant is therefore applying for a three-storey mixed use commercial and apartment building, which is permitted under the existing zone.

As a condition of the re-designation from *Urban Residential* to *Commercial* as part of the rezoning application 2017, two rental units were required to be provided and secured through a Housing Agreement. The development proposal has increased in scale, therefore the applicant is able to provide five rental units on the second storey, and five units which may be strata-titled on the third storey. This change legally requires a bylaw to discharge the existing Housing Agreement for the two rental units on title, and a new Housing Agreement for the five rental units will replace the former agreement. As the minimum number of required rental units is still being met with the change in the proposal does not require it to go back to a Public Hearing.

Council received the report for the existing *Housing Agreement Discharge Bylaw No. 7876-2022* and for the new *Housing Agreement Bylaw No. 7877-2022* at Committee of the Whole on October 4, 2022. Should Council grant first, second, and third readings to these Housing Agreement Bylaws, it is anticipated that final reading to the bylaws will coincide with the approval of this subject Development Permit.

b) Planning Analysis:

Official Community Plan

The subject property is currently designated *Commercial* in the Official Community Plan (OCP).

A Commercial Development Permit is required for all new development on land designated *Commercial* on Schedule B of the OCP. Section 8.5, Commercial Development Permit Area Guidelines of the OCP aims to regulate the form and character of development located within this area.

This development respects the key guideline concepts as outlined in this section, along with the Project Architect's comments:

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

“The building is intended to fit within the zoning which allows increased density and height. Only the rooftop exiting and elevator will extend beyond the height allowance and is noted in the drawings, and is a permitted siting exception. Landscaping buffers and extensive planting are used around the property. Car access is located off of 230 Street to the rear of the site to prevent traffic issues on Dewdney Trunk. Sound and visual privacy for the roof decks are provided through the use of landscaping and using the building core to shield the rooftop amenity area from neighbours to mitigate sound and visual overlook. The rooftop amenity is also located away from the building edges as much as possible to prevent overlook issues. The building is also located closer to Dewdney Trunk Road to provide greater separation between the building and the adjacent residential properties to the south of the site.

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

“The design incorporates a patterned facade to create visual interest with colour added at windows for further interest. High quality materials will be used. Brick will be used at the ground floor and core elements that provide a durable and attractive facade treatment. Parking areas are shielded from view by landscaping.”

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

“The building has provided for bicycle parking for the residents and commercial staff in the parkade. The site also allows for easy access to existing public transit on Dewdney Trunk. An area for temporary bicycle parking for 6 bicycles has been provided adjacent to CRU 1 in the east edge of the ground floor.”

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

“The design seeks to mitigate privacy issues by using landscaping to provide visual separation and placing public areas away from edges. The commercial spaces are placed along Dewdney Trunk and 230 Street so that they address the streets where the public will access the commercial units.”

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.

“This design has sought to create an attractive building with a mix of durable materials which reflect its stature as a gateway building at the eastern end of the Dewdney Trunk downtown. Materials have been chosen to reflect a high standard of finish while providing durability appropriate to the use of the building. The building has been proportioned to meet both the zoning and respond to the local scale so as to not overwhelm the residential buildings in the area but respecting the growing need for density along Dewdney Trunk Road.”

On the above basis, the proposed project generally complies with the Development Permit Area key guideline concepts.

Zoning Bylaw:

The current application is in compliance with the regulations within the C-2 (Community Commercial) zone, no variances are required. A Density Bonus contribution in the amount of \$52,975.00 (based on 328.1m² at \$161.46/m², or 3,532 ft² at \$15.00/ft²) is required for the third storey, as permitted under the existing C-2 (Community Commercial) zone.

Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw* requires one parking space per 30m² gross floor area for a retail and/or professional service use; one concealed parking space per dwelling unit for the apartment use; and 0.2 concealed parking spaces per dwelling unit to be designated for visitor parking spaces. The gross floor area of the retail and professional service uses is 188.6m², requiring seven parking spaces. The ten apartment units require 10 concealed parking spaces for residents and two concealed spaces for visitors. For this development, the required seven parking spaces are provided for the commercial uses at grade, including one accessible space, and 12 parking spaces are provided underground for the residents and visitors. Therefore, the requirements of the Off-Street Parking and Loading Bylaw have been achieved.

c) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the development plans for form and character of the proposed development and the landscaping plans at a meeting held on July 20, 2022. The Panel provided the following resolutions, which have since been resolved, as outlined below by the project architect, and demonstrated on the attached plans (see Appendices C and D):

Architectural Comments:

1. Garbage area disconnect from building, suggest exploring relocating closer to building for better weather protection

The garbage area has been relocated under the building at the surface parking with internal access for residents. This resulted in the loss of a parking space but there had been one extra which was no longer needed. A truck turn-around is still provided for 3-point turns, as required.

2. Suggest providing convenience access to stairs from residential lobby

We have provided a new vestibule at the exit stairs at the ground floor to allow for stair access internally for residents in the building. This will require fob access for security.

3. Confirm PMT location over parkade slab with BC Hydro

We have reached out to two separate Electrical Engineers, and both indicated that BC Hydro allows pull pits and PMT's above parkades. We have attached a cut sheet of a detail similar to what we will be proposing. Therefore, we feel the PMT can remain as placed.

4. Consider bedrooms between outdoor amenity area to have window treatments for privacy

Bedrooms at 2nd floor Amenity Deck will have landscape screens and internal window treatments for privacy. Windows will also have tempered glass for increased security. Windows will also have minimum double panel insulated glazing units (IGU's) for sound attenuation.

5. Pedestrian level at residential lobby entrance, suggest to have different material or colour to provide easy identification

Architecturally, we did not want to add a new material at the residential entry at grade. We noted in our presentation that the brick wrapping up the front façade was an acknowledgement that this was the residential entry for the building. What we have provided, is a signage panel which will be backlit and have the address on it. This large lighted panel will adequately indicate the residential entry in our opinion while maintaining the original architectural intent.

6. Suggest darker colour panels on the commercial level of the zero-lot line wall to minimize visual appearance

We have added thin brick face sealed to the concrete at the commercial level at the zero-lot line façade so that the commercial brick pattern wraps the entire building to signify the difference between the commercial and the residential levels.

Landscape Comments:

1. Suggest improving street interface by:
 - i. Consider additional stair into commercial level on the West side

We have added a 6-foot-wide stair on the west side of the building adjacent to CRU 2 and 3 as requested.

- ii. Consider sitting opportunities at commercial level

We have provided benches at the commercial exterior promenade for the public to sit as requested.

- iii. Consider introducing a terraced planter along Dewdney Trunk Road to minimize visual appearance of concrete wall

A terraced planter has been included at the east end of the planter adjacent to CRU 1 to reduce the visual impact of the retaining wall at this location.

2. Suggest providing screening between barbeque amenity and cooling units

Planter with screening plants have been provided between BBQ amenity and cooling units.

The ADP concerns have been addressed and are reflected in the current plans.

d) Environmental Implications:

A stormwater management plan has been provided that meets the City's three-tier requirements outlined in the Design Criteria Manual.

e) Citizen/Customer Implications:

A Development Information Meeting (DIM) was held on September 7, 2022. One resident attended the meeting and one email was received. A summary of the comments received and the applicant's response is attached to this report (see Appendix E).

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 the estimated landscape cost, the security will be \$76,194.43. As discussed above, the development is also subject to the Density Bonus contribution under the Zoning Bylaw in the amount of \$52,975.00 (based on 328.1m² at \$161.46/m², or 3,532 ft² at \$15.00/ft²) which is required for the third storey.

CONCLUSION:

As the development proposal complies with the Commercial Development Permit Area Guidelines of the OCP for form and character, it is recommended that 2021-564-DP be given favourable consideration.

"Original signed by Michelle Baski"

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

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

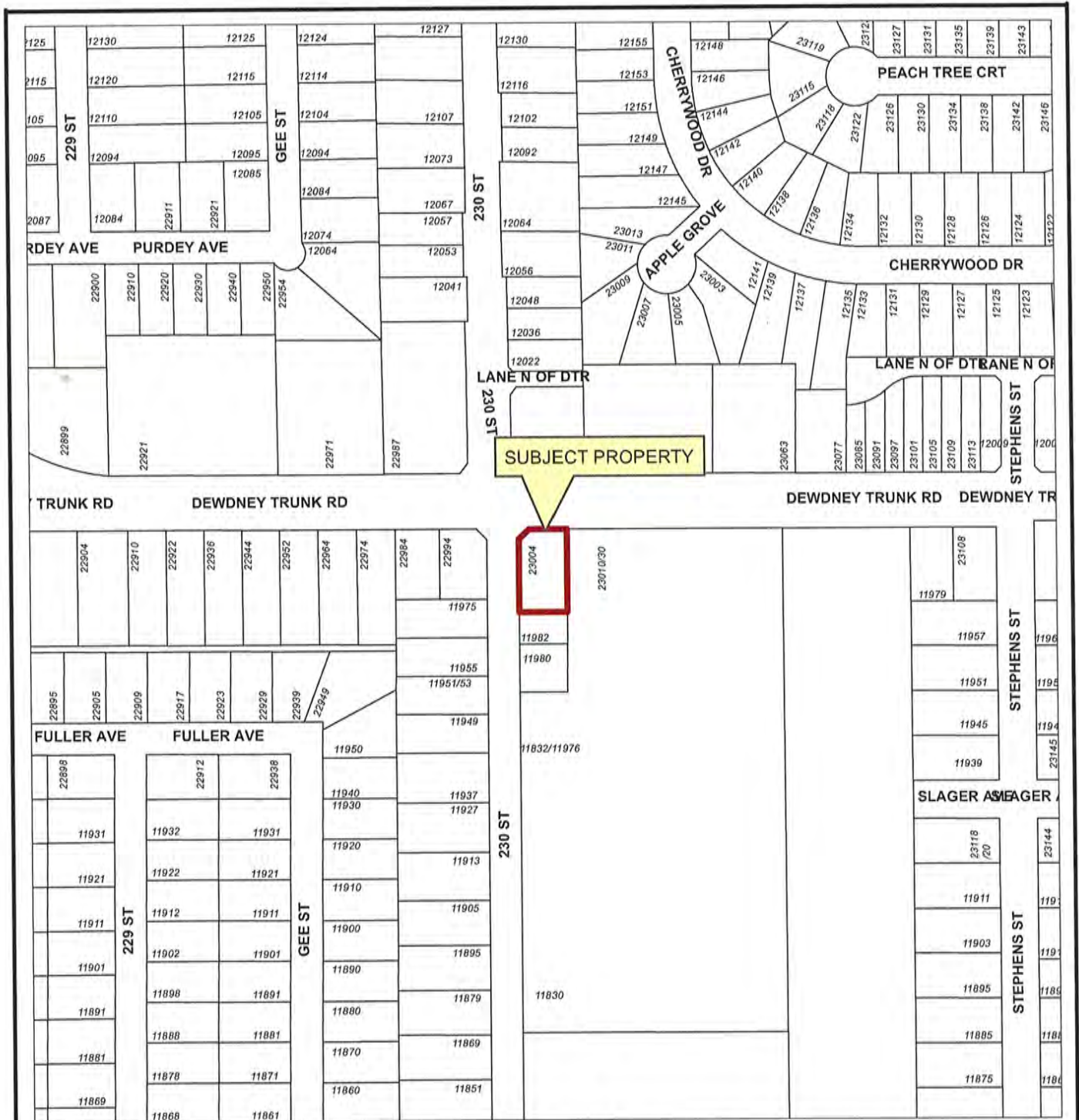
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Architectural Plans
- Appendix D – Landscape Plans
- Appendix E – Development Information Meeting Summary



23004 DEWDNEY TRUNK ROAD
PID: 007-907-699



FILE: 2021-564-DP
DATE: Nov 26, 2021

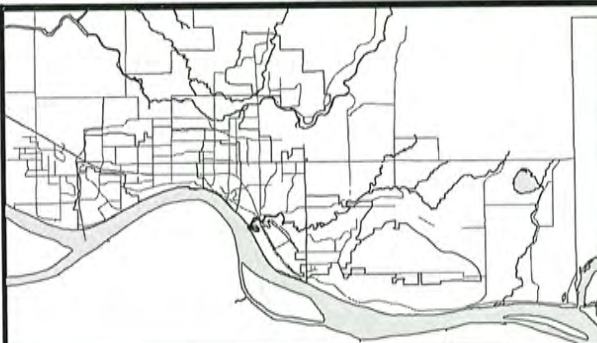
BY: PC



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



2304 DEWDNEY TRUNK ROAD
PID: 007-907-699

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-564-DP
DATE: Nov 26, 2021

BY: PC

SEAL:
 I AM A REGISTERED ARCHITECT IN THE PROVINCE OF BRITISH COLUMBIA AND I HAVE PREPARED THIS DOCUMENT IN ACCORDANCE WITH THE ARCHITECTS ACT AND THE ARCHITECTS REGULATIONS. I HAVE NOT BEEN ADVISED OF ANY REASON TO BELIEVE THAT I AM NOT QUALIFIED TO DO SO.
 I HAVE NOT BEEN ADVISED OF ANY REASON TO BELIEVE THAT I AM NOT QUALIFIED TO DO SO.
 I HAVE NOT BEEN ADVISED OF ANY REASON TO BELIEVE THAT I AM NOT QUALIFIED TO DO SO.

DATE: 05/24/2022
REVISION:
 2022-05-24 REVISION FOR DEVELOPMENT PERMIT
 2022-05-08 REVISION FOR DEV. PERMIT
 2022-04-19 SUBMIT FOR PERMITS RESPONSE

CONSULTANT:



1105 - 1305 West 12th Avenue
 Vancouver, BC
 V6H 1B4 Canada
 604.508.0599
 www.smithcraft.ca
 info@smithcraft.ca

PROJECT NO.: 20201105

PROJECT TITLE:
 DEWDNEY TRUNK
 DEVELOPMENT
 23004 DEWDNEY TRUNK
 MAPLE RIDGE BC

DRAWING TITLE:
 PROJECT STATS &
 DESIGN
 RATIONALE

DATE: 05/24/2022
SCALE: 1:1
SECTION NO.: 1
DRAWING NO.: DP00

DEVELOPMENT DATA
 MINIMUM COMMERCIAL & RESIDENTIAL DEVELOPMENT
 PERMITTED BY THE ZONING BY-LAW

A. MAXIMUM DEVELOPMENT

1. MAXIMUM FLOOR AREA	1,100.00 SQ. METERS (11,000.00 SQ. FT.)
2. MAXIMUM HEIGHT	12.00 METERS (39.37 FEET)
3. MAXIMUM NUMBER OF STOREYS	3
4. MAXIMUM NUMBER OF UNITS	10

B. ZONING

1. ZONING	RS-1
2. ZONING	RS-1

C. SITE AREA

1. TOTAL SITE AREA	1,100.00 SQ. METERS (11,000.00 SQ. FT.)
2. TOTAL SITE AREA	1,100.00 SQ. METERS (11,000.00 SQ. FT.)

D. FLOOR AREA

FLOOR AREA	NO. OF UNITS	TOTAL UNIT AREA	COMMON AREA	CONVERSION	PERMITTED AREA	RECORDED AREA	EXCESSIVE AREA	EXCESSIVE AREA	EXCESSIVE AREA	EXCESSIVE AREA
1. FLOOR AREA	10	1,100.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00
2. FLOOR AREA	10	1,100.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00
3. FLOOR AREA	10	1,100.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00
4. FLOOR AREA	10	1,100.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00
5. FLOOR AREA	10	1,100.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00
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39. FLOOR AREA	10	1,100.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00
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43. FLOOR AREA	10	1,100.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00
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45. FLOOR AREA	10	1,100.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00
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47. FLOOR AREA	10	1,100.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00
48. FLOOR AREA	10	1,100.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00
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51. FLOOR AREA	10	1,100.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00
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1 VIEW ALONG DEWDNEY TRUNK
1:1



2 VIEW ALONG 230 STREET
1:1



4 VIEW OF CORNER AT DEWDNEY TRUNK & 230 STREET
1:1

DETAIL

DESIGNED BY SMITHCRAFT ARCHITECTURE & INTERIORS
 1105 - 1305 WEST 12TH AVENUE
 VANCOUVER, BC V6E 2E6
 TEL: 604.681.1105
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DATE REVISION/VERSION

2023-11-24 ISSUED FOR DEVELOPMENT PERMIT
 2023-06-08 RE-ISSUED FOR DEVI PERMIT
 2023-01-16 ISSUED FOR IFC APPROVAL

CONSULTANTS



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 INFO@SMITHCRAFTARCHITECTURE.COM

PROJECT INFO

PROJECT TITLE: DEWDNEY TRUNK DEVELOPMENT
 23004 DEWDNEY TRUNK
 MAPLE RIDGE BC
 PROJECT NO.: 20231105

DRAWING TITLE

RENDERINGS

DWG. START DATE: 01/13/2023
 SCALE: 1:1
 REVISION NO.:
 DRAWING NO.: DP008



1 SOUTH ELEVATION WITH LANDSCAPE
1:100



2 WEST ELEVATION WITH LANDSCAPE
1:100

SEAL

DESIGNED BY THE ARCHITECT AS SHOWN IN THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS.

DATE: 2020-09-18
REVISION: 01
ISSUED FOR RFP PERMIT
ISSUED FOR RFP RESPONSE

CONSULTANT:



1105 - 1335 West 12th Avenue
Vancouver BC
V6H 1M5 Canada
604.508.2059
www.smithcraft.com
info@smithcraftarchitecture.ca

PROJECT NO.: 20201105
PROJECT TITLE:
DEWDNEY TRUNK
DEVELOPMENT
23004 DEWDNEY TRUNK
MAPLE RIDGE BC

DRAWING TITLE:
SOUTH & WEST
ELEVATIONS WITH
LANDSCAPE

DWG. START DATE: 01/23/2020
SCALE: 1:100
BOARDS NO.: 1
DRAWING NO.: DP311

DATE: 2023-06-15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 23001105
 PROJECT TITLE: DEWDNEY TRUNK DEVELOPMENT 23004 DEWDNEY TRUNK MAPLE RIDGE BC
 SCALE: 1:100
 REVISIONS: [Table]

SMITHCRAFT ARCHITECTURE
 1105 - 1305 West 12th Avenue
 Vancouver, BC
 V6H 1M3 Canada
 604.505.8099
 www.smithcraft.ca
 info@smithcraftarchitecture.ca
 PROJECT NO.: 23001105
 PROJECT TITLE: DEWDNEY TRUNK DEVELOPMENT 23004 DEWDNEY TRUNK MAPLE RIDGE BC
 SCALE: 1:100
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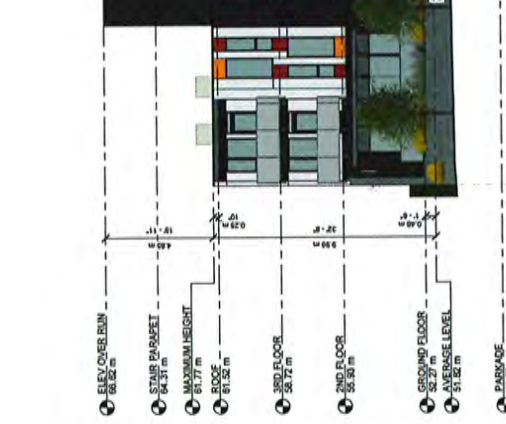
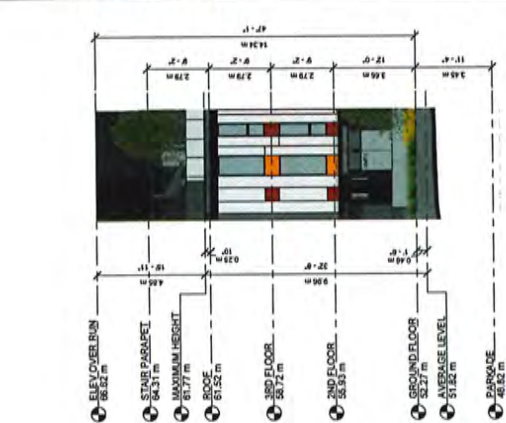
CONSULTANT:
 3 NW CORNER ELEVATION WITH LANDSCAPE
 1:100

1 NORTH ELEVATION WITH LANDSCAPE
 1:100

2 EAST ELEVATION WITH LANDSCAPE
 1:100

4 NORTH ELEVATION - AMENITY COURTYARD W/ LANDSCAPE
 1:100

5 SOUTH ELEVATION - AMENITY COURTYARD W/ LANDSCAPE
 1:100



DP312

Client has reviewed this drawing and design to the satisfaction of the client and agrees to the liability of M2 Landscape Architecture and the liability of M2 Landscape Architecture and the liability of M2 Landscape Architecture.



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V3V 2Y1
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NO.	DATE	REVISION DESCRIPTION	BY
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PROJECT: DEMONEY TRUNK DEVELOPMENT
23004 DEMONEY TRUNK MAILE RDGE, BC

DRAWING TITLE: LANDSCAPE SITE PLAN

DATE: 24/03/22

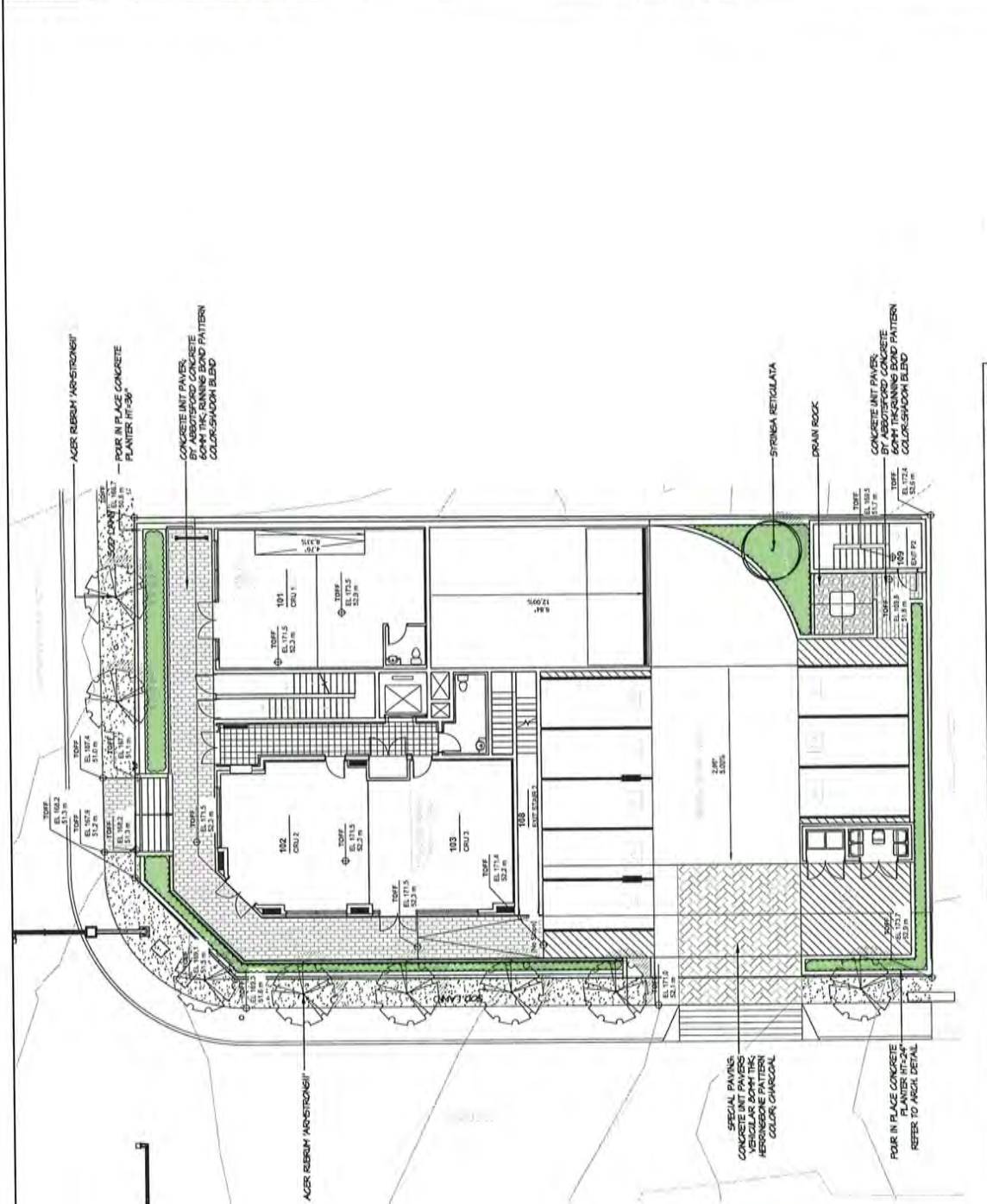
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DRAWN BY: MS

CHECKED BY: MS

DATE: 24/03/22

SCALE PROJECT NUMBER: L



ACER RUBRUM 'ARISTONENSIS'



MAGNOLIA SOULANGEANA



SYRINGA RETICULATA

PLANT SCHEDULE

NO. JOB NUMBER: 24-032

PLANTED SIZE / REMARKS: 40% CAL. 10% 10% 10%

COMMON NAME: SYRINGA RETICULATA

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE DESIGNING LIST. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 2. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 3. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 4. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 5. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 6. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 7. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 8. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 9. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 10. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 11. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 12. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 13. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 14. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 15. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 16. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 17. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 18. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 19. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 20. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

PLANT SCHEDULE - OFF-SITE

NO. JOB NUMBER: 24-032

PLANTED SIZE / REMARKS: 40% CAL. 10% 10% 10%

COMMON NAME: SYRINGA RETICULATA

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE DESIGNING LIST. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 2. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 3. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 4. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 5. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 6. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 7. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 8. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 9. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 10. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 11. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 12. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 13. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 14. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 15. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 16. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 17. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 18. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 19. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. 20. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.



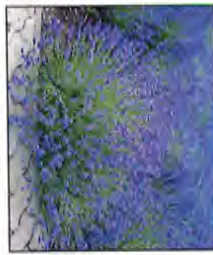
ERIOGONUM JAPONICUS
PALOMA BLANCA



LONICERA PILEATA
MOSS GREEN



FRANCIS LISTANICA



LAVANDULA ANGSTIFOLIA



HIDRYASEA PANICULATA 'BOYSEFELL'



RUBUSPECTA FLABRIDA VAR. SALIVANTI
BOLDLISHBY

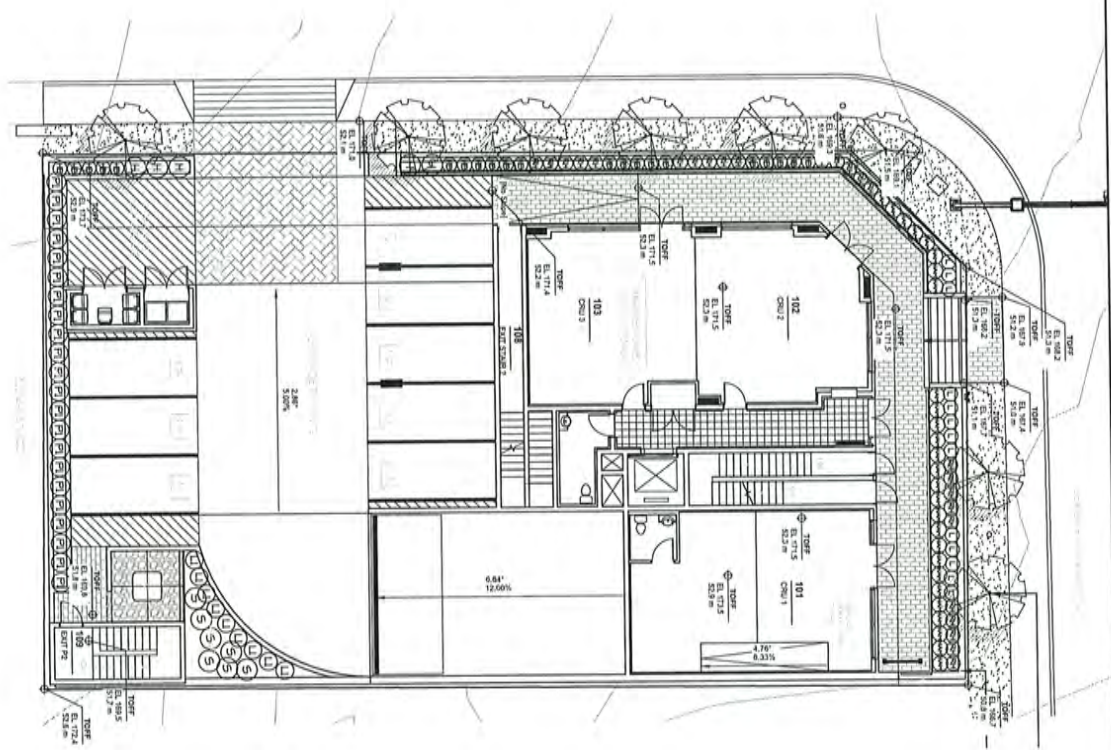


PENNISETUM ALOPECUROIDES 'HANSELMAN'



SPIRAEA X JAPONICA 'LITTLE PRINCESS'

PLANT SCHEDULE	PLANTED QUANTITY	PLANTED SIZE / SPACING
SPRUB 3	ERIOGONUM JAPONICUS PALOMA BLANCA	4' POC 3000
SPRUB 4	LONICERA PILEATA MOSS GREEN	4' POC 3000
SPRUB 5	FRANCIS LISTANICA	4' POC 3000
SPRUB 6	LAVANDULA ANGSTIFOLIA	4' POC 3000
SPRUB 7	HIDRYASEA PANICULATA 'BOYSEFELL'	4' POC 3000
SPRUB 8	RUBUSPECTA FLABRIDA VAR. SALIVANTI BOLDLISHBY	4' POC 3000
SPRUB 9	PENNISETUM ALOPECUROIDES 'HANSELMAN'	4' POC 3000
SPRUB 10	SPIRAEA X JAPONICA 'LITTLE PRINCESS'	4' POC 3000
SPRUB 11	SHRUB 1	4' POC 3000
SPRUB 12	SHRUB 2	4' POC 3000
SPRUB 13	SHRUB 3	4' POC 3000
SPRUB 14	SHRUB 4	4' POC 3000
SPRUB 15	SHRUB 5	4' POC 3000
SPRUB 16	SHRUB 6	4' POC 3000
SPRUB 17	SHRUB 7	4' POC 3000
SPRUB 18	SHRUB 8	4' POC 3000
SPRUB 19	SHRUB 9	4' POC 3000
SPRUB 20	SHRUB 10	4' POC 3000
SPRUB 21	SHRUB 11	4' POC 3000
SPRUB 22	SHRUB 12	4' POC 3000
SPRUB 23	SHRUB 13	4' POC 3000
SPRUB 24	SHRUB 14	4' POC 3000
SPRUB 25	SHRUB 15	4' POC 3000
SPRUB 26	SHRUB 16	4' POC 3000
SPRUB 27	SHRUB 17	4' POC 3000
SPRUB 28	SHRUB 18	4' POC 3000
SPRUB 29	SHRUB 19	4' POC 3000
SPRUB 30	SHRUB 20	4' POC 3000
SPRUB 31	SHRUB 21	4' POC 3000
SPRUB 32	SHRUB 22	4' POC 3000
SPRUB 33	SHRUB 23	4' POC 3000
SPRUB 34	SHRUB 24	4' POC 3000
SPRUB 35	SHRUB 25	4' POC 3000
SPRUB 36	SHRUB 26	4' POC 3000
SPRUB 37	SHRUB 27	4' POC 3000
SPRUB 38	SHRUB 28	4' POC 3000
SPRUB 39	SHRUB 29	4' POC 3000
SPRUB 40	SHRUB 30	4' POC 3000
SPRUB 41	SHRUB 31	4' POC 3000
SPRUB 42	SHRUB 32	4' POC 3000
SPRUB 43	SHRUB 33	4' POC 3000
SPRUB 44	SHRUB 34	4' POC 3000
SPRUB 45	SHRUB 35	4' POC 3000
SPRUB 46	SHRUB 36	4' POC 3000
SPRUB 47	SHRUB 37	4' POC 3000
SPRUB 48	SHRUB 38	4' POC 3000
SPRUB 49	SHRUB 39	4' POC 3000
SPRUB 50	SHRUB 40	4' POC 3000



2020-04-29

M2
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New Westminster, British Columbia
V3M 3J7
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NO.	REVISION DESCRIPTION	DATE
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PROJECT: **DEMPSEY TRUNK DEVELOPMENT**
22004 DEMPEY TRUNK MAPLE ROAD, BC

DRAWING TITLE: **GROUND FLOOR SHRUB PLAN**

DATE: 2020-04-29
SCALE: 1/8"=1'-0"
DESIGNER: M2
CHECKER: M2
DRAWN: M2

NO. 12
CF 6
NO. 12 TRIBUTARY NUMBER: 25-102

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LANDSCAPE ARCHITECTURE
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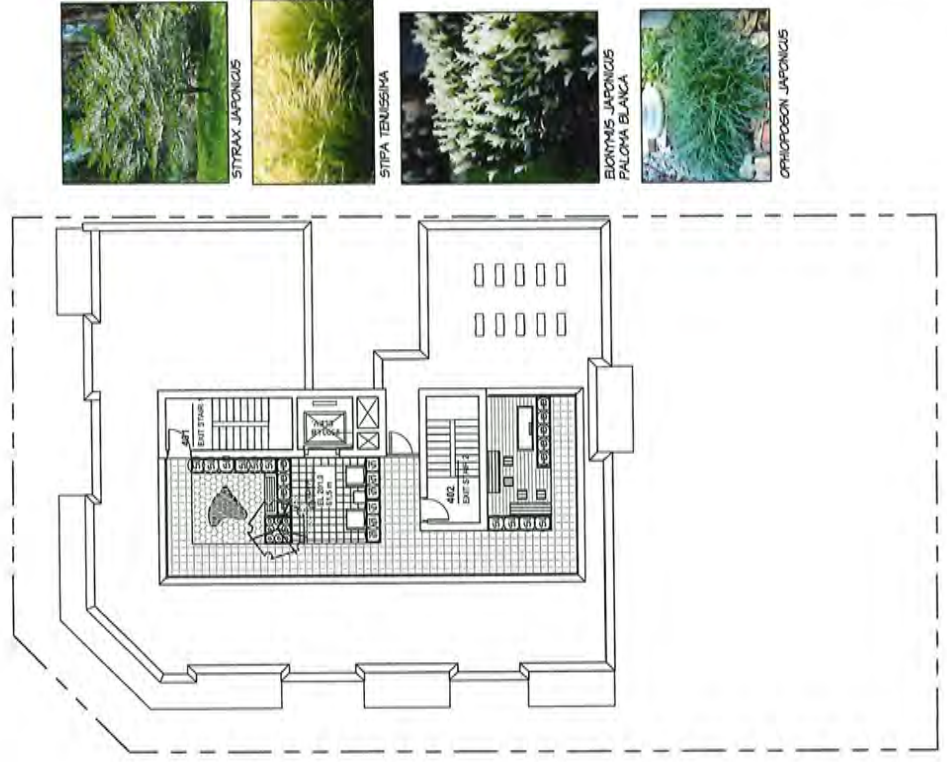
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PROJECT:
DEWNEY TRUNK DEVELOPMENT
23004 DEWNEY TRUNK MAPLE RIDGE, BC

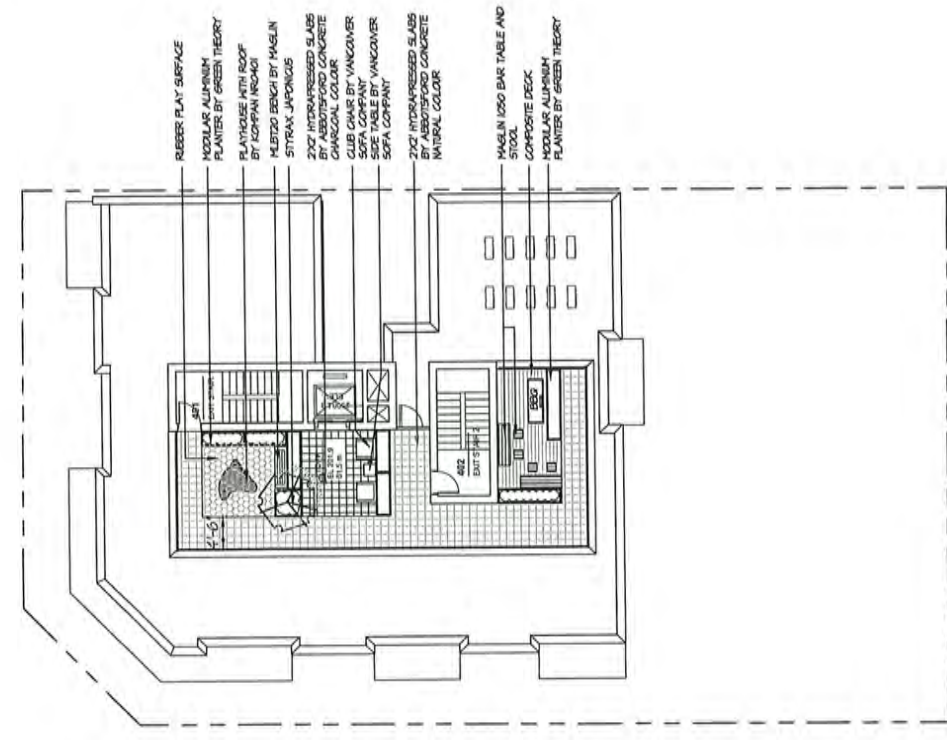
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ROOFTOP AMENITY LANDSCAPE PLAN

DATE: 02/06/2020 DRAWING NUMBER:
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SCALE: 1/8"=1'-0"
SHEET NO. 08
OF 8
MGA PROJECT NUMBER: 25-082



1 ROOFTOP AMENITY AREA LAYOUT PLAN
SCALE: 1/8"=1'-0"



2 ROOFTOP AMENITY AREA SHRUB PLAN
SCALE: 1/8"=1'-0"



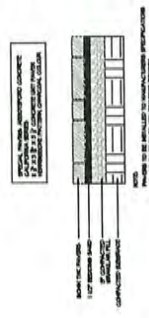
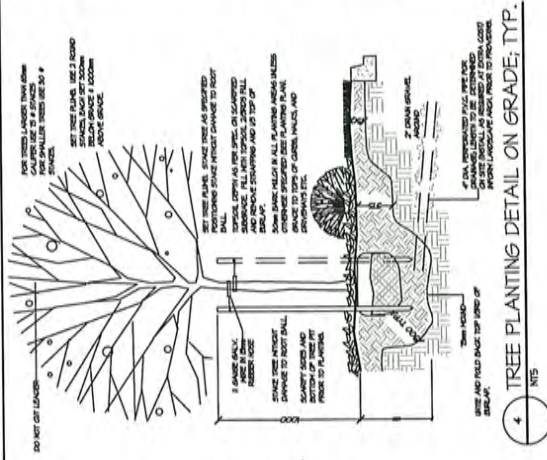
CITY	QTY	SOTANICAL NAME	COMMON NAME	M2 JOB NUMBER	21-082
1	1	STRAX JAPONICUS	JAPANESE BOKHILL	PLANTED SIZE / HEIGHT	50K CALLA IN 183
2	1	ELONYMUS JAPONICUS PALOMA BLANCA	PALOMA BLANCA BOKHILL		10 FT/1,3001
3	1	STIPA TENISSIMA	PERGAM HOUSE GRASS		11 FT/1
4	1	OPLOPOSON JAPONICUS	PEROG GRASS		10 FT/1

NOTES: 1. PLANT SIZE IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE PLANTING LABEL SYSTEM. CONTRACTORS MUST SPECIFY AS PER THE LABELING SYSTEM. 2. CONTRACTORS MUST PROVIDE PROOF OF SOURCE FOR ALL PLANTS. 3. CONTRACTORS MUST PROVIDE PROOF OF SOURCE FOR ALL PLANTS. 4. CONTRACTORS MUST PROVIDE PROOF OF SOURCE FOR ALL PLANTS. 5. CONTRACTORS MUST PROVIDE PROOF OF SOURCE FOR ALL PLANTS. 6. CONTRACTORS MUST PROVIDE PROOF OF SOURCE FOR ALL PLANTS. 7. CONTRACTORS MUST PROVIDE PROOF OF SOURCE FOR ALL PLANTS. 8. CONTRACTORS MUST PROVIDE PROOF OF SOURCE FOR ALL PLANTS. 9. CONTRACTORS MUST PROVIDE PROOF OF SOURCE FOR ALL PLANTS. 10. CONTRACTORS MUST PROVIDE PROOF OF SOURCE FOR ALL PLANTS. 11. CONTRACTORS MUST PROVIDE PROOF OF SOURCE FOR ALL PLANTS. 12. CONTRACTORS MUST PROVIDE PROOF OF SOURCE FOR ALL PLANTS. 13. CONTRACTORS MUST PROVIDE PROOF OF SOURCE FOR ALL PLANTS. 14. CONTRACTORS MUST PROVIDE PROOF OF SOURCE FOR ALL PLANTS. 15. 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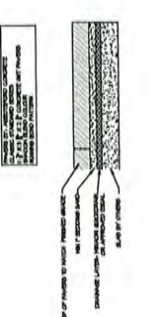
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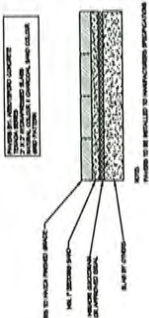
#2220 - 26 Lorne Mews
New Westminster, British Columbia
V3H 3L7
Phone: 604.553.0044
Fax: 604.553.0045
Email: office@m2a.com



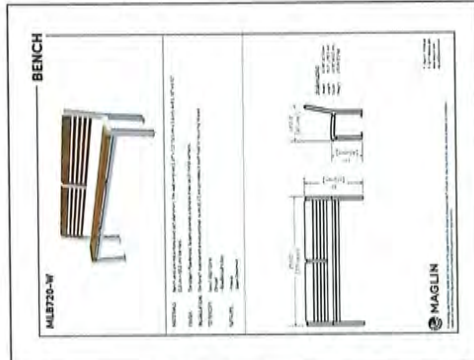
3 CONCRETE UNIT PAVERS- VEHICULAR



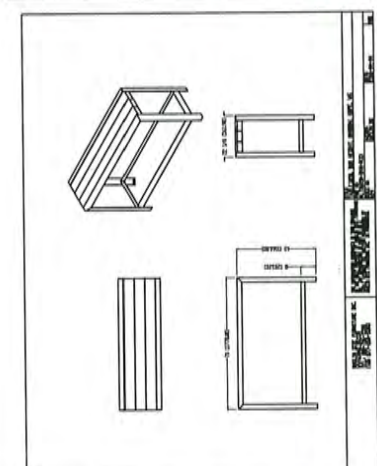
2 CONCRETE UNIT PAVERS- PEDESTRIAN



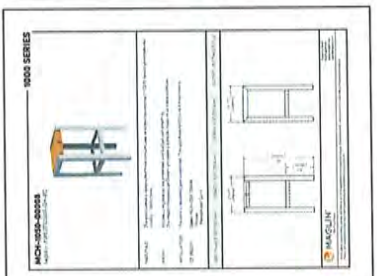
1 HYDRAPRESSED ON SLAB TYP.



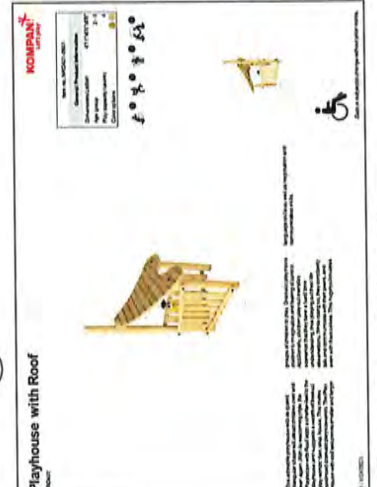
5 BENCH BY MAGLIN



6 BAR TABLE BY MAGLIN



7 BAR STOOL BY MAGLIN



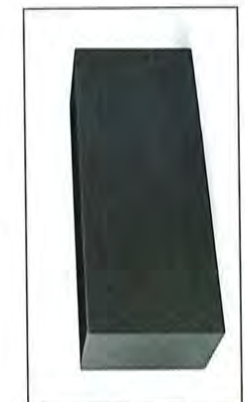
8 PLAYHOUSE BY MAGLIN



5 SOFA & CLUB CHAIR SET (2 CLUB CHAIRS, SOFA, COFFEE TABLE)
- A19304 BLACK



6 CLUB CHAIR 3' X 3' - BLACK
SIDE TABLE - BLACK



MODULAR PLANTER BY GREEN THEORY



RUBBER TILE SURFACE
DISTRIBUTOR: RECITEC INDUSTRIES LTD

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PROJECT: DENEY TRANK DEVELOPMENT
23004 DENEY TRANK MAPLE RIDGE, BC

DRAWING TITLE: LANDSCAPE DETAILS

DATE: 01/20/2020
DRAWING NUMBER: L5

SCALE: AS SHOWN

DESIGN: #8
CHECK: #8
DATE: #8

OF 6
25-02



September 10, 2022

Re: **Development Permit – DIM Report**
 23004 Dewdney Trunk Road, Maple Ridge BC

Attn:
 Michelle Baski
 Planner
 City of Maple Ridge
 11995 Haney Place
 Maple Ridge, BC, V2X 6A9

Project: 20210310

Development Information Meeting Report

Dear Michelle,

The following represents our report for the DIM Meeting Held on Wednesday, September 7, 2022, between 5:30 pm and 8 pm.

DIM Statistics:

Date: Wednesday, September 7, 2022

Time: 5:30 pm to 8 pm

Location: Best Western Maple Ridge, 21650 Lougheed Hwy, Maple Ridge

Attendees: Peter Smith, Smithcraft Architecture
 Alexis Smith, Smithcraft Architecture
 Meredith Mitchell, M2 Landscape Architecture
 Raj Thind, London West Developments
 Jaswinder Dhatt, London West Developments
 Taaran Dhatt, London West Developments

Visitors:

[Redacted]

Freedom of Information Protection of Privacy Act
 Section 22(1)
 (Savered portions are shaded)

Communication:

1 email from [Redacted]
 Received Sunday, September 4, 2022, and responded to by Smithcraft Architecture same day

Visitor Comments:

██████████ arrived at the meeting stating that ██████████ ██████████ comments are summarized into the following appreciated views and concerns:

Appreciated Items:

Freedom of Information - Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

1. Modern design as improvement on previous design
2. Addition of commercial space and the amenity this will bring to the neighborhood.

Concerns:

1. Parking allotment – both commercial and residential
2. Garbage location (Previous position at south property line)
3. Security and locations for homeless to use

Summary:

There was a very lively discussion regarding the concerns and in particular the parking that has been provided. Peter Smith mentioned to ██████████ that the parking as designed represented the requirements as required by the City of Maple Ridge, and Meredith Mitchell mentioned that she felt the current design was superior to the previous design for the site. ██████████ disagreed because the number of spaces for commercial was reduced. It was pointed out that the previous parking was for a purpose-built doctor's office and that it is unknown what businesses will eventually occupy the CRUs with the new design. It was reiterated that the current design meets requirements.

██████████ felt that the current zoning regulation based upon the square footage of commercial and residential parking requirements did not properly represent reality. The primary reason for this was discussed as being due to the fact that there is inadequate transit and on street parking serving this area.

Peter Smith and Meredith Mitchell suggested that the residents should reach out to the planning department and raise their concerns with the municipality as the project meets the current requirements and their concerns are more of an ongoing transit and zoning concern. It was also pointed out that their concerns need to be addressed as there are several developments planned along Dewdney Trunk Road and this will increase density and traffic along Dewdney Trunk.

It was agreed that the municipality should allow some on street parking between the driveway the corner along 230 Street (2 spaces) and along Dewdney Trunk Road in front of the property (2 or 3 spaces). It was also suggested that the City of Maple Ridge needs to work closely with BC Transit to get more regular bus transit along Dewdney Trunk Road to reduce automobile reliance.

██████████ also expressed concern with original placement of the garbage and recycling area. Peter Smith then showed ██████████ that the garbage and recycling area had been relocated underneath the building at the parking area with internal access. Meredith Michell also pointed out that the property to the south has a 6-foot-high fence, and with the landscaping buffer, the at-grade parking and parkade exit are well shielded visually from the residential properties to the south. ██████████ agreed that this was a substantial improvement.

Regarding security, ██████████ indicated that the area has a significant homeless issue. Peter Smith and Meredith Mitchell indicated that these security issues would be addressed during the building permit phase for the project using lighting and motion sensor lights. Meredith Mitchell indicated that the RCMP has identified motion sensor lighting as an effective deterrent.

Email Comments:

██████████ reached out via email to indicate that ██████ would like the development to have long term bicycle parking rather than just temporary bicycle parking. Peter Smith responded via email that the design incorporates both long term residential and daily commercial bicycle parking along with temporary bicycle parking at grade adjacent to CRU 1. ██████ indicated that ██████ was happy that the design went beyond current zoning requirements to incorporate the bicycle storage. Please see attached emails.

Freedom of Information / Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Final Comments:

Smithcraft Architecture feels that this design will enhance the neighborhood and meets or exceeds the current City of Maple Ridge zoning requirements. Both Smithcraft Architecture and M2 Landscape Architecture agreed that the City of Maple Ridge should consider some on street parking for the commercial units and that the City of Maple Ridge should discuss improved bus infrastructure with BC Transit.

This summarizes our report for the DIM meeting held on Wednesday, September 7, 2022 between 5:30 and 8 pm, to the Planning Department at the City of Maple Ridge. Please let us know if you have any further questions. Thank you.

Sincerely,



Peter Smith, Architect AIBC, Principal
peter@smithcraftarchitecture.ca
604-506-0699

Alyssa Sherbinin

From: [REDACTED]
Sent: Sunday, September 4, 2022 8:11 PM
To: Peter Smith
Cc: [REDACTED]
Subject: Re: Development Information Meeting 2021-564-DP; 23004 Dewdney Trunk Road

Follow Up Flag: Follow up
Flag Status: Flagged

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Great - thank you Peter - we appreciate your commitment to active transportation.

[REDACTED]
Sent from my iPhone

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

On Sep 4, 2022, at 11:42 AM, Peter Smith <peter@smithcraftarchitecture.ca> wrote:

[REDACTED]
Thank you for your message. You will be happy to know that we have included long term bike parking within the building, even though it was not specifically required. We have allowed 5 Commercial for 3 CRU's and 11 Residential for 10 residential units. There is bike parking at grade for visitors and short term. We have allowed 6 spaces at a rack.

Please let us know if you have any further questions or comments. Thank you.

Regards,
PETER SMITH
ARCHITECT AIBC
T 604.506.0699
E peter@smithcraftarchitecture.ca
W smithcraftarchitecture.ca
SMITHCRAFT ARCHITECTURE
Suite 1106-1305 West 12th Ave.
Vancouver BC., V6H 1M3 Canada



SMITHCRAFT
ARCHITECTURE

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Please reply with "unsubscribe" in the subject line, if you no longer wish to receive marketing communication emails, and you will be removed from my mailing list.

From: [REDACTED]
Sent: September 4, 2022 11:17 AM

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

To: peter@smithcraftarchitecture.ca

Subject: Fwd: Development Information Meeting 2021-564-DP; 23004 Dewdney Trunk Road

Dear Sirs/Mesdames:

I write [REDACTED] - thankyou for giving us the opportunity to offer our recommendations for the above-noted project.

The City of Maple Ridge will be reviewing its Off-Street Parking Bylaw this year and we expect the bike parking requirements to be brought more in line with what's required in other municipalities in Metro Vancouver. See HUB Cycling's report on long-term bike parking in Metro Vancouver., Not Just Bike Racks

As you know we need to plan for the future which will have to include much improved facilities to encourage more active transportation. Therefore [REDACTED] will be recommending 1.25 long-term bike parking spaces per unit. We kindly encourage you to plan the number of long-term bike parking spaces to reflect this as well as short-term bike parking to serve the commercial component of your proposed development.

[REDACTED]
Kind regards,

[REDACTED]
[REDACTED]

Freedom of Information, Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: October 18, 2022

FILE NO: 11-5255-70-156
& 11-5255-70-160

FROM: Chief Administrative Officer

MEETING: CoW

SUBJECT: Award of Contract ITT-EN22-32: 236 Street Watermain Replacement and New 132 Avenue and 237A Street Watermain

EXECUTIVE SUMMARY:

The purpose of this report is to obtain Council approval to award the 236 Street Watermain Replacement and new 132 Avenue and 237A Street Watermain construction contract to Cancon Construction Ltd. in the amount of \$954,767.85 excluding taxes.

The work generally consists of construction of approximately 690m of ductile iron watermain. The work on 236 Street replaces an existing asbestos cement watermain installed in 1969 that is at the end of its service life. The work on 132 Avenue and 237A Street will provide a new feeder watermain that twins an existing watermain to increase system capacity to support growth, fire flow requirements and improve redundancy.

An Invitation to Tender for the project was issued on August 23, 2022 and closed on September 15, 2022. Eight bids were received, and the lowest compliant bid was submitted by Cancon Construction Ltd. in the amount of \$954,767.85 excluding taxes. A \$190,000.00 contract contingency is recommended to address any unforeseen circumstances, however, will only be used if required.

ISL Engineering and Land Services (ISL) is the City's engineering consultant retained to complete the design and construction services phases of the project.

There are insufficient funds in the 2021/2022 budget under LTC No. 021044 to complete this project. Due to market conditions, the tender price was above budget and additional funds are required from the Water Capital Fund.

RECOMMENDATION:

That Contract ITT-EN22-32: 236 Street Watermain Replacement and New 132 Avenue & 237A Street, be awarded to Cancon Construction Ltd. in the amount of \$954,767.85 excluding taxes; and

That a contract contingency of \$190,000.00 be approved to address potential variations in field conditions; and

That the Financial Plan be amended to increase the project funding by \$190,001.85 from the Water Capital Fund; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The City plans to replace 236 Street watermain north of 132 Avenue and install a new feeder watermain on 132 Avenue and 237A Street. The City retained ISL to complete the engineering design and construction support services. Construction will commence shortly after the project is awarded and is anticipated to be completed by the end of December 2022.

The work generally consists of construction of approximately 690m of ductile iron watermain. The work on 236 Street replaces an existing asbestos cement watermain installed in 1969 that is at the end of its service life. The work on 132 Avenue and 237A Street will provide a new feeder watermain that twins an existing watermain to increase system capacity to support growth, fire flow requirements and improve redundancy.

Tender Evaluations

An Invitation to Tender for the project was issued on August 23, 2022 and closed on September 15, 2022. Eight bids were received, listed below from lowest to highest price.

	<u>Tender Price</u> (excluding taxes)
Cancon Construction Ltd.	\$ 954,767.85
Jack Cewe Construction Ltd.	\$ 1,014,193.00
Clearway Construction Inc.	\$ 1,040,983.00
Sandpiper Contracting	\$ 1,126,066.00
Blackline Site Works	\$ 1,194,495.00
Richco Contracting Ltd.	\$ 1,224,477.00
Timbro Contracting (A partnership)	\$ 1,296,747.27
Drake Excavating (2016) Ltd.	\$ 1,399,000.00

Accordingly, the evaluation team recommends proceeding with the lowest compliant bid from Cancon Construction Ltd.

Staff completed reference checks on Cancon Construction Ltd. for similar work with other municipalities and reference checks confirm they are qualified to complete the work.

b) Desired Outcome:

The desired outcome is to manage the water network through replacement of end-of-life mains. In addition, approximately 570m of new feeder watermain on 132 Avenue and 237A Street will twin an existing watermain along this alignment to increase system capacity to support growth, fire flow requirements and improve redundancy.

c) Strategic Alignment:

This project supports Council's Strategic Plan to manage municipal infrastructure to provide reliability of service and Council's Strategic Priority to facilitate growth.

d) Citizen/Customer Implications:

Construction will commence shortly after the project is awarded and is anticipated to be completed by the end of December 2022. The impact to traffic and residents in the neighbourhood will be minimized as much as possible. The roadways will remain open to traffic throughout construction. There will be an approved traffic management plan and traffic control personnel will be provided when required. Single-lane alternating traffic will be maintained at all times unless approved otherwise in the traffic management plan.

A communications plan will be developed to ensure the general public is informed of the construction progress through the City's website, social media sources and correspondence by mail to residents that live on the corridor.

e) Business Plan/Financial Implications:

The project is funded through a combination of Development Cost Charges (DCCs) and the Water Capital Fund.

Projected Expenditures (Excluding Taxes):

Engineering Design and Construction Services (ISL)	\$ 100,235.00
City of Maple Ridge – Waterworks/Operations (Tie-ins)	\$ 110,000.00
Construction Contract – Cancon Construction Ltd.	\$ 954,767.85
Construction Contingency	\$ 190,000.00
Total Projected Cost	\$ 1,355,002.85

Existing Funding Sources:

Development Cost Charges (DCC)	\$ 519,698.00
Water Capital Fund	\$ 645,303.00
Total Existing Funding	\$ 1,165,001.00

Additional Funding Required:


Water Capital Fund	\$ 190,001.85
Total Additional Funding	\$ 190,001.85
Total Project Funding	\$ 1,355,002.85

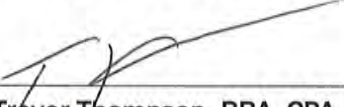
CONCLUSION:

The City plans to replace 236 Street watermain north of 132 Avenue and install a new feeder watermain on 132 Avenue and 237A Street. The City retained ISL to complete the engineering design and construction support services for the watermain replacement and extension. Construction will commence shortly after the project is awarded and is anticipated to be completed by the end of December 2022.

The tender price of \$ 954,767.85 (excluding taxes) by Cancon Construction Ltd. for the 236 Street Watermain Replacement and new 132 Avenue & 237A Street Watermain, is the lowest compliant tendered price. It is recommended that Council approve the award of the contract to Cancon Construction Ltd, and that a contract contingency of \$ 190,000.00 be approved to address unforeseen items.

The project is funded through a combination of DCCs and Water Capital Fund. It is recommended that the Financial Plan be amended to fund this project from Water Capital Fund in the amount of \$190,001.85.


Prepared by: **Jatinder Khaira, P.Eng.**
Manager of Design & Construction


Financial: **Trevor Thompson, BBA, CPA, CGA**
Concurrence: **Director of Finance**


Reviewed by: **Forrest Smith, P.Eng.**
Director of Engineering


Approved by: **David Pollock, P.Eng.**
General Manager Engineering Services


Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachments:
(A) Map



SCALE:
N.T.S.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

236 Street, 132 Avenue & 237A Street
Watermain Project

DATE:	OCT 2022	FILE/DWG No	SK0471
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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: October 18, 2022
FILE NO: 11-5255-50-118

FROM: Chief Administrative Officer

MEETING: CoW

SUBJECT: Award of Contract ITT-EN22-5: Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road)

EXECUTIVE SUMMARY:

The purpose of this report is to obtain Council approval to award the Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road) construction contract to Clearway Construction Inc. in the amount of \$933,888.00 excluding taxes.

The work generally consists of construction of approximately 510m of sanitary sewer forcemain along Jim Robson Way from the existing Fairgrounds Pump Station to a gravity trunk sewer near the intersection of River Road and McKay Avenue. Construction will include a trenchless crossing for the sanitary forcemain and a communication conduit, for future communications infrastructure, across Lougheed Highway and the Canadian Pacific Railway right-of-way.

An Invitation to Tender for the project was issued on August 11, 2022 and closed on September 14, 2022. Two bids were received, and the lowest compliant bid was submitted by Clearway Construction Inc. in the amount of \$933,888.00 excluding taxes. A \$140,337.00 contingency is recommended to address any unforeseen circumstances, which will only be used if required.

WSP Group Canada Ltd. (WSP) was retained to complete the design and tender phases of the project. In awarding the construction contract and given the scope of the project, staff will utilize WSP for contract administration and inspection services during the construction phase. This report recommends increasing WSPs contract by \$97,775.00 to provide construction support services.

Due to market conditions, the tender price was over budget and additional funds will be required from the Sewer Revenue Fund and Development Cost Charges (DCC).

RECOMMENDATION:

That Contract ITT-EN22-5: Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road), be awarded to Clearway Construction Inc. in the amount of \$933,888.00 excluding taxes; and

That a contract contingency of \$140,337.00 be approved to address potential variations in field conditions; and

That the existing WSP contract be increased by \$97,775.00 to provide construction support services during the construction stage; and

That the Financial Plan be amended to increase the project funding by \$372,000.00 from the Sewer Revenue Fund and Development Cost Charges; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The City plans to construct a sanitary sewer forcemain on Jim Robson Way to connect the existing Fairgrounds Pump Station to a gravity trunk sewer near the intersection of River Road and McKay Avenue. The City retained WSP Group Canada Ltd. (WSP) to complete the design for this project.

The work generally consists of construction of approximately 510m of sanitary forcemain along Jim Robson Way. The project will require a trenchless crossing for the sanitary forcemain and a communication conduit, for future communications infrastructure, across Loughheed Highway and the Canadian Pacific Railway right-of-way.

The project will commence in November 2022 and be completed by the end of January 2023.

Tender Process

An Invitation to Tender for the project was issued on August 11, 2022 and closed on September 14, 2022. Two bids were received as follows:

	Tender Price (excluding taxes)
Clearway Construction Inc.	\$ 933,888.00
Drake Excavating (2016) Ltd.	\$ 1,584,813.00

The range of prices indicates a competitive environment and fair market value for the project. The tendering process was compliant with the City's Procurement Policy. Clearway Construction Inc. has completed similar work and reference checks confirm they are qualified to complete the work.

b) Desired Outcome:

The desired outcome is to provide a sanitary sewer forcemain from the Fairgrounds Pump Station to a gravity sanitary sewer main located on River Road and McKay Avenue. The connection at River Road and McKay Avenue provides the shortest alignment for discharge of the Fairgrounds Pump Station into the nearest gravity sanitary sewer main.

c) Strategic Alignment:

This project supports Council's Strategic Plan to manage municipal infrastructure to provide reliability of service and Council's Strategic Priority to facilitate growth.

d) Citizen/Customer Implications:

Construction will commence shortly after the project is awarded and is anticipated to be complete by the end of January 2023. Single-lane alternating traffic will be in place on Jim Robson Way during construction. There will be no impact to Lougheed Highway and the Canadian Pacific Railway right-of-way during construction as the sanitary sewer forcemain at this location will be installed using trenchless construction methods.

A communications plan will be developed to ensure the general public is informed of the construction progress through the City's website and social media sources. Residents who live along Jim Robson Way will be notified by mail of any construction or traffic impacts.

e) Business Plan/Financial Implications:

Due to market conditions, additional funds in the amount of \$372,000.00 will be required from the Sewer Revenue Fund and DCCs.

Project Expenditures (Excluding Taxes)

Construction Support Services - WSP	\$ 97,775.00
Construction Contract (Clearway)	\$ 933,888.00
Contract Contingency	\$ 140,337.00
Total Projected Cost	\$ 1,172,000.00

Existing Funding Sources

Development Cost Charges (2020/2021)	\$ 334,626.40
Sewer Revenue Fund (2020/2021)	\$ 465,373.60
Total Existing Funding	\$ 800,000.00

Additional Funding Required

Development Cost Charges	\$ 149,000.00
Sewer Revenue Fund	\$ 223,000.00
Total Additional Funding	\$ 372,000.00

Total Project Funding	\$ 1,172,000.00
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CONCLUSION:

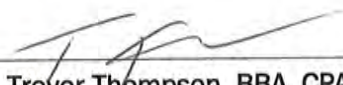
The tender price of \$933,888.00 (excluding taxes) by Clearway Construction Inc. for the Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road) is the lowest compliant tendered price. It is recommended that Council approve the award of the contract to Clearway Construction Inc. and that a contract contingency of \$140,337.00 be approved to address unforeseen items.

It is recommended that the existing WSP contract be increased by \$97,775.00 to provide construction support services during the construction stage.

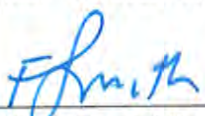
It is also recommended that the Financial Plan be amended to fund this project from the Sewer Revenue Fund in the amount of \$223,000.00 and from DCCs in the amount of \$149,000.00 for a total of \$372,000.00.




Prepared by: **Jatinder Khaira, P.Eng.**
FOR Manager of Design & Construction



Financial: **Trevor Thompson, BBA, CPA, CGA**
Concurrence: **Director of Finance**



Reviewed by: **Forrest Smith, P.Eng.**
Director of Engineering

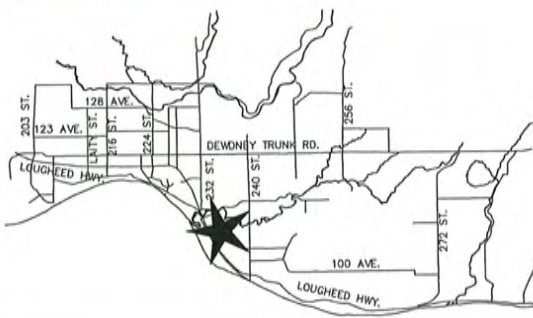
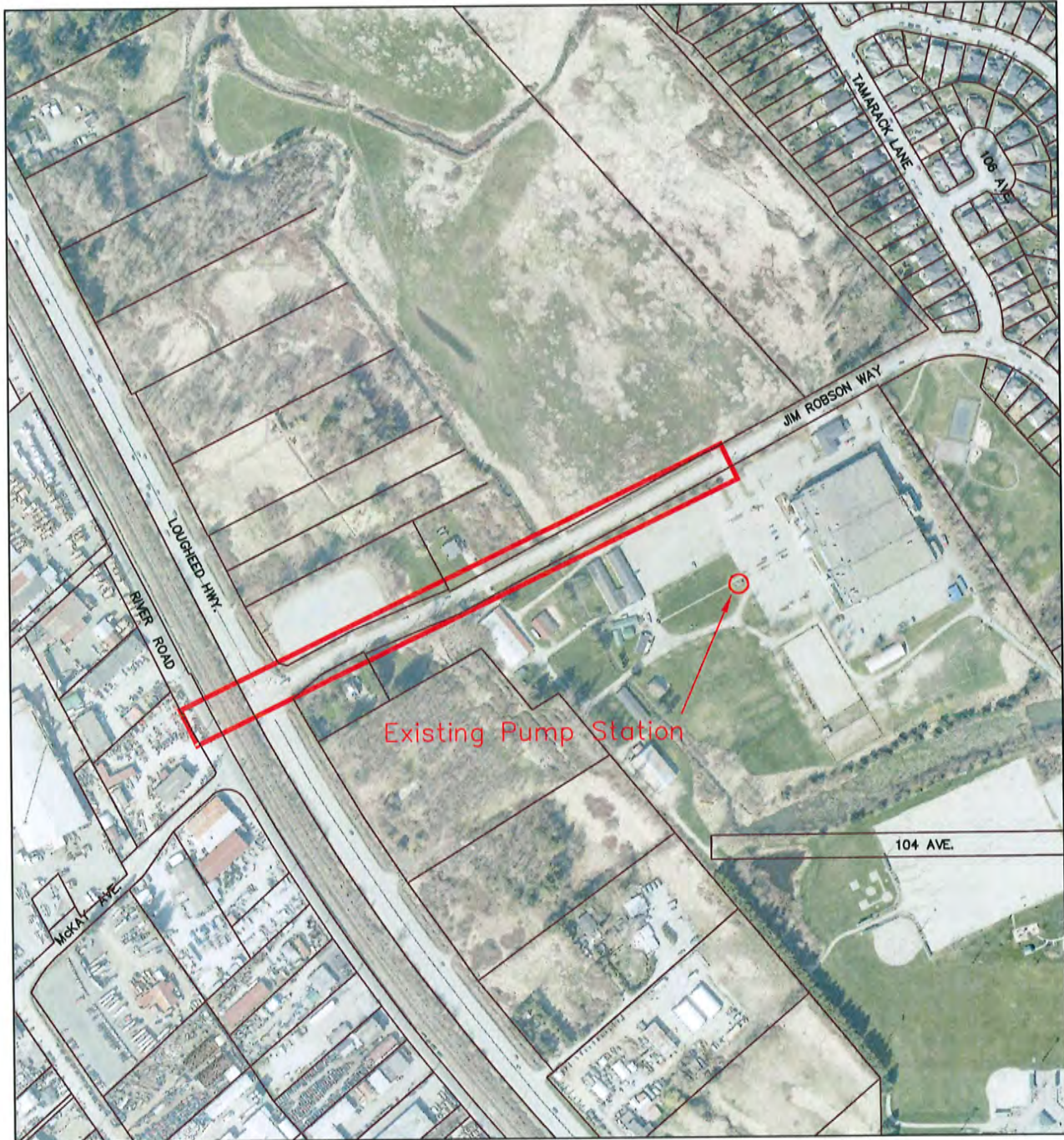


Approved by: **David Pollock, P.Eng.**
General Manager Engineering Services



Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachments:
(A) Map



SCALE:
N.T.S.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

Jim Robson Way
Sanitary Forcemain

DATE:	OCT 2022	FILE/DWG No	SK0470
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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: October 18, 2022
FILE NO: 11-5245-20-1185
& 06-2240-20

FROM: Chief Administrative Officer

MEETING: CoW

SUBJECT: Latecomer Agreement LC 179/22

EXECUTIVE SUMMARY:

The lands at 10455, 10469 and 10481 245B Street have been subdivided. Part of the subdivision servicing includes extension of the sanitary and storm sewers and is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 179/22 provides the City’s assessment of the allocation of the costs of the extended sanitary and storm sewer servicing to the benefitting lands.

The developers have the opportunity to recover costs for service capacity over and above which is required for their specific development should development occur on those parcels identified in Schedule A. Cost recovery may also be possible where a property connects to the Latecomer-eligible utility.

RECOMMENDATION:

That the cost to provide the extended sanitary and storm sewer services at 10455, 10469 and 10481 245B Street is, in whole or in part, excessive to the City and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

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

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 179/22 with the subdivider of the lands at 10455, 10469 and 10481 245B Street.

DISCUSSION:

a) **Background Context:**

The lands at 10455, 10469 and 10481 245B Street have been subdivided. Part of the subdivision servicing included the extension of a sanitary and storm sewer which is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended services and land to which the developer provided services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

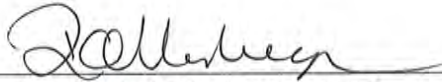
In addition, a copy of Latecomer Agreement LC 179/22 is also attached for information purposes.

b) Policy Implications:

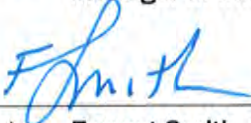
Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the City shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the City considers will benefit from the service. Latecomer Agreement LC 179/22 will provide such determination for Subdivision SD 075/10.

CONCLUSION:

A developer has provided sanitary and storm sewer services in support of Subdivision SD 075/10. Some of the services benefit adjacent lands, therefore it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 179/22 summarizes the City's determination of benefitting lands and cost allocations and also establishes the term over which such Latecomer Charges will be applied.



Submitted by: **Rachel Ollenberger, ASCT.**
Manager of Infrastructure Development



Reviewed by: **Forrest Smith, P.Eng.**
Director of Engineering



Approved by: **David Pollock, P.Eng.**
General Manager Engineering Services



Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachments:

- (A) Schedule A
- (B) Benefitting Property Map
- (C) Latecomer Agreement

Schedule A

TYPE OF EXCESS OR EXTENDED SERVICE

1. ONSITE SERVICE FOR ADJACENT PROPERTY

Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefitting Property	Benefit Attributed By Property Excluding Subdivision
Sanitary Sewer	8	\$95,144.00	\$11,893.00	2	Lot 10, Sec 10, TWP 12, NWD Plan 72100 RN 84317-2000-0 2 X \$11,893.00
				3	Lot 9, Sec 10 & 11, TWP 12, NWD Plan 72100 RN 84317-1900-9 3 X \$11,893.00
Storm Sewer	8	\$108,600.00	\$13,575.00	2	Lot 10, Sec 10, TWP 12, NWD Plan 72100 RN 84317-2000-0 2 X \$13,575.00
				3	Lot 9, Sec 10 & 11, TWP 12, NWD Plan 72100 RN 84317-1900-9 3 X \$13,575.00

A total of all of the aforementioned services for each property is as follows:

Legal Description	Civic Address	Total Cost
Lot 10, Sec 10, TWP 12, NWD Plan 72100 RN 84317-2000-0	24589 104 Avenue	\$50,936.00
Lot 9, Sec 10 & 11, TWP 12, NWD Plan 72100 RN 84317-1900-9	10470 245B Street	\$76,404.00

LATECOMER AGREEMENT

LC 179/22 – SD 075/10

THIS AGREEMENT is made the ____ day of _____, 20__

BETWEEN:

Brian Ahonen & Janice Ahonen
10455 245B Street
Maple Ridge BC V2W 1G5

Rebecca Awram
10481 245B Street
Maple Ridge BC V2W 1G5

Gashaw Beza Abebe & Nancy Yvonne Johnson
10469 245B Street
Maple Ridge BC V2W 1G5

(Hereinafter called the "Subdivider")

OF THE FIRST PART

AND: City of Maple Ridge
11995 Haney Place
Maple Ridge BC V2X 6A9

(Hereinafter called the "City")

OF THE SECOND PART

WHEREAS:

- A. The Subdivider has developed certain lands and premises located within the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

Lot 2, Except: Part Dedicated Road on Plan EPP 14530, Sec 10 and 11, TP 12, NWD Plan 72100

Lot 3 Except: Part Dedicated Road on Plan EPP 14530, Sec 10 and 11, TP 12, NWD Plan 72100

Lot 4, Except: Part Dedicated Road on Plan EPP 14530, Sec 10 and 11, TP 12, NWD Plan 72100

(Hereinafter called the "said lands");

- B. In order to facilitate the approval of the subdivision of the said lands, the Subdivider has constructed and installed the sanitary sewer and storm sewer services shown on the design prepared by DK Bowins & Associates Inc. (Sheets 1 to 14) dated July 2011, reviewed February 15, 2012.

(Hereinafter called the "Extended Services");

- C. The extended services have been provided with a capacity to service the said lands and other than the said lands;
- D. The City considers its cost to provide the Extended Services to be excessive;

E. The Subdivider has provided the Extended Services in the Amount of \$203,744.00;

F. The City has determined that:

Lot 10, Sec 10, TWP 12, NWD Plan 72100

Lot 9, Sec 10 & 11, TWP 12, NWD Plan 72100

(the "Benefitting Lands") will benefit from the Extended Services;

G. The City has imposed as a condition of the owner of the Benefitting Lands connecting to or using the Extended Services, a charge (the "Latecomer Charge") on the Benefitting Lands in the following amounts:

Lot 10, Sec 10, TWP 12, NWD Plan 72100

RN 84317-2000-0

- \$11,893.00 for any connection to or use of the sanitary sewer on 245B Street to a maximum of \$23,786.00
- \$13,575.00 for any connection to or use of the storm sewer on 245B Street to a maximum of \$27,150.00

Lot 9, Sec 10 & 11, TWP 12, NWD Plan 72100

RN 84317-1900-9

- \$11,893.00 for any connection to or use of the sanitary sewer on 245B Street to a maximum of \$35,679.00
- \$13,575.00 for any connection to or use of the storm sewer on 245B Street to a maximum of \$40,725.00

plus interest calculated annually from the date of completion of the Extended Services as certified by the General Manager Engineering Services of the City (the "Completion Date") to the date of connection of the Benefitting Lands to the Extended Services;

H. The Latecomer Charge when paid by the owner of the Benefitting Lands and collected by the City shall pursuant to Section 508 (2) of the Local Government Act R.S.B.C. 2015, c.1 be paid to the Subdivider as provided for in this Agreement.

NOW THEREFORE AS AUTHORIZED BY Section 508 (5) of the Local Government Act R.S.B.C 2015, c.1, the parties hereto agree as follows:

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Subdivider and in such case payment will be made within 30 days of the next June 30th or December 31st that follows the date on which the Latecomer Charge was collected by the City.

2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Subdivider, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.

3. The Subdivider represents and warrants to the City that the Subdivider has not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represents and warrants that he has not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations and warranties of the Subdivider herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.

4. The Subdivider (if more than one corporate body or person) hereby agrees that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.

5. If the Subdivider is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):

6. In the event that the Subdivider is not the owner of the said lands, the owner shall hereby grant, assign, transfer and set over unto the Subdivider, his heirs and assigns, all rights, title and interest under this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective Corporate Seals, attested by the hands of their respective officers duly authorized in that behalf, the day and year first above written.

SUBDIVIDER

Company: _____

Company: _____

Print Name: _____

Print Name: _____

Subdivider - Authorized Signatory

Subdivider - Authorized Signatory

Company: _____

Print Name: _____

Subdivider - Authorized Signatory

CITY OF MAPLE RIDGE

Corporate Officer - Authorized Signatory



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: October 18, 2022
FILE NO: 11-5245-20-2015-087
& 06-2240-20

FROM: Chief Administrative Officer

MEETING: CoW

SUBJECT: Latecomer Agreement LC 180/22

EXECUTIVE SUMMARY:

The lands at 24683 and 24650 106 Avenue, and 10605 and 10501 Jackson Road have been subdivided. Part of the subdivision servicing includes construction of a water pressure reducing valve station and is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 180/22 provides the City's assessment of the allocation of the costs of the extended water service improvements to the benefitting lands.

The developers have the opportunity to recover costs for service capacity over and above which is required for their specific development should development occur on those parcels identified in Schedule A. Cost recovery may also be possible where a property connects to the Latecomer-eligible utility.

RECOMMENDATION:

That the cost to provide the extended water service improvements at 24683 and 24650 106 Avenue, and 10605 and 10501 Jackson Road is, in whole or in part, excessive to the City and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

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

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 180/22 with the subdivider of the lands at 24683 and 24650 106 Avenue, and 10605 and 10501 Jackson Road.

DISCUSSION:

a) Background Context:

The lands at 24683 and 24650 106 Avenue, and 10605 and 10501 Jackson Road have been subdivided. Part of the subdivision servicing included the construction of a water pressure reducing valve station which is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended services and land to which the developer provided services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

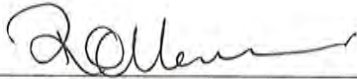
In addition, a copy of Latecomer Agreement LC 180/22 is also attached for information purposes.

b) Policy Implications:

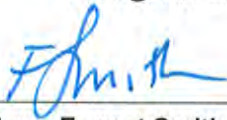
Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the City shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the City considers will benefit from the service. Latecomer Agreement LC 180/22 will provide such determination for Subdivision 2015-087-SD.

CONCLUSION:

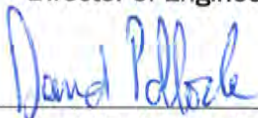
A developer has provided water service improvements in support of Subdivision 2015-087-SD. Some of the services benefit adjacent lands, therefore it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 180/22 summarizes the City's determination of benefitting lands and cost allocations and also establishes the term over which such Latecomer Charges will be applied.



Submitted by: **Rachel Ollenberger, ASCT.**
Manager of Infrastructure Development



Reviewed by: **Forrest Smith, P.Eng.**
Director of Engineering



Approved by: **David Pollock, P.Eng.**
General Manager Engineering Services



Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachments:

- (A) Schedule A
- (B) Benefitting Property Map
- (C) Latecomer Agreement

Schedule A

TYPE OF EXCESS OR EXTENDED SERVICE

1. OVERSIZE ON SITE

Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefitting Property	Benefit Attributed By Property Excluding Subdivision
Water Pressure Reducing Valve Station	62	\$122,016.00	\$1,968.00	10	LT 10, SEC 10, TWP 12, NWD, PL NWP72100 RN 84317-2000-0 10 x \$1,968.00
				3	LT 9, SEC 10&11, TWP 12, NWD, PL WP72100 RN 84317-1900-9 3 x \$1,968.00
				5	LT 8, SEC 10, TWP 12, NWD, PL NWP72100 RN 84317-1800-8 5 x \$1,968.00
				5	LT 7, SEC 10&11, TWP 12, NWD PL NWP72100 RN 84317-1700-7 5 x \$1,968.00
				2	LT 4, SEC 10, TWP 12, NWD, PL NWP75957 RN 84317-2600-4 2 x \$1,968.00
				2	LT 3, SEC 10, TWP 12, NWD, PL NWP75957 RN 84317-2500-3 2 x \$1,968.00
				1	LT 10, SEC 10, TWP 12, NWD, PL BCP29521 RN 84317-2310-0 1 x \$1,968.00
				1	LT 9, SEC 10, TWP 12, NWD, PL BCP29521 RN 84317-2309-0 1 x \$1,968.00
				2	LT 8, SEC 10, TWP 12, NWD, PL BCP29521 RN 84317-2308-0 2 x \$1,968.00

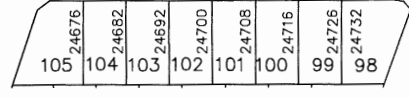
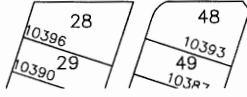
Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefitting Property	Benefit Attributed By Property Excluding Subdivision
				1	LT 1, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1501-0 1 x \$1,968.00
				1	LT 2, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1502-0 1 x \$1,968.00
				1	LT 3, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1503-0 1 x \$1,968.00
				2	LT 4, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1504-0 2 x \$1,968.00
				2	LT 11, SEC 10, TWP 12, NWD, PL EPP16544 RN 84317-0011-0 2 x \$1,968.00
				2	LT 10, SEC 10, TWP 12, NWD, PL EPP16544 RN 84317-0010-0 2 x \$1,968.00
				2	LT 9, SEC 10, TWP 12, NWD, PL EPP16544 RN 84317-0009-0 2 x \$1,968.00
				2	LT 1, SEC 10&11, TWP 12, NWD, PL WP72100 RN 84317-1100-1 2 x \$1,968.00

A total of all of the aforementioned services for each property is as follows:

Legal Description	Civic Address	Total Cost
LT 10, SEC 10, TWP 12, NWD, PL NWP72100 RN 84317-2000-0	24589 104 Avenue	\$19,680.00
LT 9, SEC 10&11, TWP 12, NWD, PL NWP72100 RN 84317-1900-9	10470 245B Street	\$5,904.00
LT 8, SEC 10, TWP 12, NWD, PL NWP72100 RN 84317-1800-8	10530 245B Street	\$9,840.00
LT 7, SEC 10&11, TWP 12, NWD, PL NWP72100 RN 84317-1700-7	10570 245B Street	\$9,840.00
LT 4, SEC 10, TWP 12, NWD, PL NWP75957 RN 84317-2600-4	10588 245B Street	\$3,936.00
LT 3, SEC 10, TWP 12, NWD, PL NWP75957 RN 84317-2500-3	10591 245B Street	\$3,936.00
LT 10, SEC 10, TWP 12, NWD, PL BCP29521 RN 84317-2310-0	10587 245B Street	\$1,968.00
LT 9, SEC 10, TWP 12, NWD, PL BCP29521 RN 84317-2309-0	10585 245B Street	\$1,968.00
LT 8, SEC 10, TWP 12, NWD, PL BCP29521 RN 84317-2308-0	10583 245B Street	\$3,936.00
LT 1, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1501-0	10579 245B Street	\$1,968.00
LT 2, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1502-0	10565 245B Street	\$1,968.00
LT 3, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1503-0	10543 245B Street	\$1,968.00
LT 4, SEC 10, TWP 12, NWD, PL BCP36044 RN 84317-1504-0	10529 245B Street	\$3,936.00
LT 11, SEC 10, TWP 12, NWD, PL EPP16544 RN 84317-0011-0	10481 245B Street	\$3,936.00
LT 10, SEC 10, TWP 12, NWD, PL EPP16544 RN 84317-0010-0	10469 245B Street	\$3,936.00
LT 9, SEC 10, TWP 12, NWD, PL EPP16544 RN 84317-0009-0	10455 245B Street	\$3,936.00
LT 1, SEC 10&11, TWP 12, NWD, PL NWP72100 RN 84317-1100-1	10441 245B Street	\$3,936.00

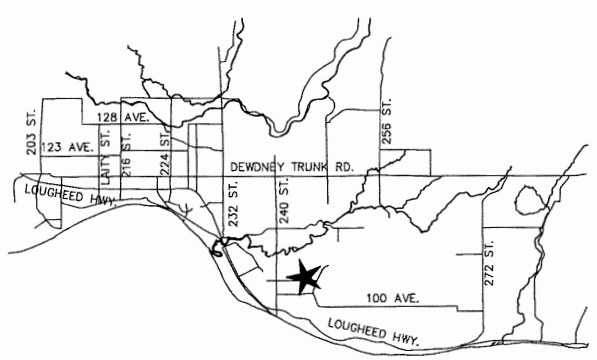


24450 Rem N 1/2 of NE 1/4 Section 3 Township 12



DEVELOPMENT BOUNDARY

BENEFITTING PROPERTIES



SCALE:
N.T.S.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

EXCESS CAPACITY/EXTENDED
SERVICES AGREEMENT
LC 180/22

DATE: OCT 2022 FILE/DWG No LC180-2022

LATECOMER AGREEMENT

LC 180/22 2015-087-SD

THIS AGREEMENT is made the ____ day of _____, 20__

BETWEEN: Cipe Homes Inc.
101-20050 Steward Crescent
Maple Ridge BC V2X 0T4

(Hereinafter called the "Subdivider")

OF THE FIRST PART

AND: City of Maple Ridge
11995 Haney Place
Maple Ridge BC V2X 6A9

(Hereinafter called the "City")

OF THE SECOND PART

WHEREAS:

A. The Subdivider has developed certain lands and premises located within the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

Lot 83, Plan BCP17976, Section 10, Township 12, New Westminister Land District, Except Plan BCP26096

Lot 84, Plan BCP17976, Section 10, Township 12, New Westminister Land District

Lot 148, Plan BCP26096, Section 10, Township 12, New Westminister Land District

Lot A, Plan EPP59096, Section 10, Township 12, New Westminister Land District

(Hereinafter called the "said lands");

B. In order to facilitate the approval of the subdivision of the said lands, the Subdivider has constructed a water pressure reducing valve station shown on the design prepared by Aplin & Martin Consultants Ltd. (Sheets 1 to 7) dated October 2016, reviewed October 2019.
Project No.16-070.

(Hereinafter called the "Extended Services");

C. The extended services have been provided with a capacity to service the said lands and other than the said lands;

D. The City considers its cost to provide the Extended Services to be excessive;

E. The Subdivider has provided the Extended Services in the Amount of \$122,016.00;

F. The City has determined that:

LT 10, SEC 10, TWP 12, NWD PL NWP72100
LT 9, SEC 10&11, TWP 12, NWD PL NWP72100
LT 8, SEC 10, TWP 12, NWD PL NWP72100
LT 7, SEC 10&11, TWP 12, NWD PL NWP72100
LT 4, SEC 10, TWP 12, NWD PL NWP75957
LT 3, SEC 10, TWP 12, NWD PL NWP75957
LT 10, SEC 10, TWP 12, NWD PL BCP29521
LT 9, SEC 10, TWP 12, NWD PL BCP29521
LT 8, SEC 10, TWP 12, NWD PL BCP29521
LT 1, SEC 10, TWP 12, NWD PL BCP36044
LT 2, SEC 10, TWP 12, NWD PL BCP36044
LT 3, SEC 10, TWP 12, NWD PL BCP36044
LT 4, SEC 10, TWP 12, NWD PL BCP36044
LT 11, SEC 10, TWP 12, NWD PL EPP16544
LT 10, SEC 10, TWP 12, NWD PL EPP16544
LT 9, SEC 10, TWP 12, NWD PL EPP16544
LT 1, SEC 10&11, TWP 12, NWD PL NWP72100

(the "Benefitting Lands") will benefit from the Extended Services;

G. The City has imposed as a condition of the owner of the Benefitting Lands connecting to or using the Extended Services, a charge (the "Latecomer Charge") on the Benefitting Lands in the following amounts:

LT 10, SEC 10, TWP 12, NWD PL NWP72100
RN 84317-2000-0

- \$1,968.00 per EDU for use of the water system to a maximum of \$19,680.00

LT 9, SEC 10&11, TWP 12, NWD PL NWP72100
RN 84317-1900-9

- \$1,968.00 per EDU for use of the water system to a maximum of \$5,904.00

LT 8, SEC 10, TWP 12, NWD PL NWP72100
RN 84317-1800-8

- \$1,968.00 per EDU for use of the water system to a maximum of \$9,840.00

LT 7, SEC 10&11, TWP 12, NWD PL NWP72100
RN 84317-1700-7

- \$1,968.00 per EDU for use of the water system to a maximum of \$9,840.00

LT 4, SEC 10, TWP 12, NWD PL NWP75957
RN 84317-2600-4

- \$1,968.00 per EDU for use of the water system to a maximum of \$3,936.00

LT 3, SEC 10, TWP 12, NWD PL NWP75957
RN 84317-2500-3

- \$1,968.00 per EDU for use of the water system to a maximum of \$3,936.00

LT 10, SEC 10, TWP 12, NWD PL BCP29521
RN 84317-2310-0

- \$1,968.00 per EDU for use of the water system to a maximum of \$1,968.00

LT 9, SEC 10, TWP 12, NWD PL BCP29521
RN 84317-2309-0

- \$1,968.00 per EDU for use of the water system to a maximum of \$1,968.00

LT 8, SEC 10, TWP 12, NWD PL BCP29521
RN 84317-2308-0

- \$1,968.00 per EDU for use of the water system to a maximum of \$3,936.00

LT 1, SEC 10, TWP 12, NWD PL BCP36044
RN 84317-1501-0

- \$1,968.00 per EDU for use of the water system to a maximum of \$1,968.00

LT 2, SEC 10, TWP 12, NWD PL BCP36044
RN 84317-1502-0

- \$1,968.00 per EDU for use of the water system to a maximum of \$1,968.00

LT 3, SEC 10, TWP 12, NWD PL BCP36044
RN 84317-1503-0

- \$1,968.00 per EDU for use of the water system to a maximum of \$1,968.00

LT 4, SEC 10, TWP 12, NWD PL BCP36044
RN 84317-1504-0

- \$1,968.00 per EDU for use of the water system to a maximum of \$3,936.00

LT 11, SEC 10, TWP 12, NWD PL EPP16544
RN 84317-0011-0

- \$1,968.00 per EDU for use of the water system to a maximum of \$3,936.00

LT 10, SEC 10, TWP 12, NWD PL EPP16544
RN 84317-0010-0

- \$1,968.00 per EDU for use of the water system to a maximum of \$3,936.00

LT 9, SEC 10, TWP 12, NWD PL EPP16544
RN 84317-0009-0

- \$1,968.00 per EDU for use of the water system to a maximum of \$3,936.00

LT 1, SEC 10&11, TWP 12, NWD PL NWP72100
RN 84317-1100-1

- \$1,968.00 per EDU for use of the water system to a maximum of \$3,936.00

plus interest calculated annually from the date of completion of the Extended Services as certified by the General Manager Engineering Services of the City (the "Completion Date") to the date of connection of the Benefitting Lands to the Extended Services;

- H. The Latecomer Charge when paid by the owner of the Benefitting Lands and collected by the City shall pursuant to Section 508 (2) of the Local Government Act R.S.B.C. 2015, c.1 be paid to the Subdivider as provided for in this Agreement.

NOW THEREFORE AS AUTHORIZED BY Section 508 (5) of the Local Government Act R.S.B.C 2015, c.1, the parties hereto agree as follows:

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Subdivider and in such case payment will be made within 30 days of the next June 30th or December 31st that follows the date on which the Latecomer Charge was collected by the City.

2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Subdivider, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.

3. The Subdivider represents and warrants to the City that the Subdivider has not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represents and warrants that he has not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations and warranties of the Subdivider herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.

4. The Subdivider (if more than one corporate body or person) hereby agrees that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.

5. If the Subdivider is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):

6. In the event that the Subdivider is not the owner of the said lands, the owner shall hereby grant, assign, transfer and set over unto the Subdivider, his heirs and assigns, all rights, title and interest under this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective Corporate Seals, attested by the hands of their respective officers duly authorized in that behalf, the day and year first above written.

SUBDIVIDER

Company: _____

Print Name: _____

Subdivider - Authorized Signatory

Company: _____

Print Name: _____

Subdivider - Authorized Signatory

CITY OF MAPLE RIDGE

Corporate Officer - Authorized Signatory