

City of Maple Ridge

COMMITTEE OF THE WHOLE AGENDA

April 5, 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 of the Committee of the Whole Meeting of March 15, 2022

3. DELEGATIONS/STAFF PRESENTATIONS

4. PLANNING & DEVELOPMENT SERVICES

Note:

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

1101 2021-008-RZ, 12387 203 Street, RS-1 to RT-2

Staff report dated April 5, 2022, recommending that Zone Amending Bylaw No. 7815-2021 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit a future construction of a triplex building, be given first reading and that applicant provide information as described in the staff report.

1102 2019-402-RZ, 9450 287 Street, Discharge of Land Use Contract

Staff report dated April 5, 2022, recommending that Zone Amending Bylaw No. 7833-2022 to discharge the land use contract from the subject property be given first and second reading and forwarded to Public Hearing.

1103 2020-421-RZ, 12026 Dunbar Street and 22137 Dewdney Trunk Road, RS-1 to C-3

Staff report dated April 5, 2022, recommending that Zone Amending Bylaw No. 7690-2020 to rezone from RS-1 (Single Detached Residential) to C-3 (Town Centre Commercial) to permit the future construction of a six storey mixed use commercial/residential apartment be given second reading and forwarded to Public Hearing.

1104 2018-429-RZ, 11052 240 Street, RS-3 to R-3

Staff report dated April 5, 2022, recommending that Official Community Plan Amending Bylaw No. 7514-2018 be given second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7515-2018 to rezone from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential) to permit a future subdivision of approximately five lots, be given second reading and forwarded to Public Hearing.

1105 2019-001-RZ, 24440 128 Avenue, RS-3 to RS-2

Staff report dated April 5, 2022, recommending that official Community Plan Amending Bylaw No. 7832-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7528-2019 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision to create six bare-land strata single-family lots, be given second reading and forwarded to Public Hearing.

1106 2020-250-RZ, 23939 Fern Crescent, RS-2 to RS-1b

Staff report dated April 5, 2022 recommending that Official Community Plan Amending Bylaw No. 7691-2020 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7692-2020 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of approximately five lots be given second reading and forwarded to Public Hearing.

1107 2021-131-RZ, 23103 136 Avenue, A-2 to R-2

Staff report dated April 5, 2022, recommending that Official Community Plan Amending Bylaw No. 7839-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7725-2021 to rezone from A-2 (Upland Agricultural) to R-2 (Single Detached (Medium Density) Urban Residential) to permit a future subdivision of approximately 20 lots be given second reading and forwarded to Public Hearing.

1108 2017-184-DVP, 12841 235A Street

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to sign and seal 2017-184-DVP to reduce the front yard setback.

1109 2021-493-DVP, 22311 119 Avenue, Development Variance Permit and Payment-in-lieu of Parking

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-493-DVP to reduce the number of parking spaces.

1110 2021-264-DP, 25123 and 25171 112 Avenue, Intensive Residential Development Permit

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-264-DP respecting the form and character of 22 R-3 (Special Amenity Residential District) zones lots.

1111 2016-195-CP, Employment Lands: Re-designation of the Yennadon Lands to Industrial (Employment Park Category)

Staff report dated April 5, 2022, recommending that Official Community Plan Amending Bylaws 7734-2021 (Policy) and 7735-2021 (Land Use Designation) be given second reading and forwarded to Public Hearing and that Official Community Plan Amending Bylaw No. 7838-2022 (Land Use Designation) be given second reading and forwarded to Public Hearing to ensure the development of a cohesive road network, servicing access and environmental package, while maximizing employment potential.

5. ENGINEERING SERVICES

1131 Award on Contract: Annual Pavement Rehabilitation Program - Various Locations Contract Renewal: ITT-OP21-30

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to execute the contract extension with B.A. Blacktop Ltd.

6. CORPORATE SERVICES

7. PARKS, RECREATION & CULTURE

8. ADMINISTRATION

9. OTHER COMMITTEE ISSUES

10. NOTICE OF CLOSED COUNCIL MEETING

11. ADJOURNMENT

COMMUNITY FORUM

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

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

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

Using Zoom, input from the public during Community Forum is being facilitated via email to clerks@mapleridge.ca and/or via the *raised hand* function through the Zoom meeting. For virtual public participation during Community Forum please 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.

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

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

For more information on these opportunities contact:


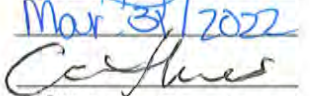
Clerk's Department at 604-463-5221 or clerks@mapleridge.ca
Mayor and Council at mayorandcouncil@mapleridge.ca

APPROVED BY:

DATE:

PREPARED BY:

DATE:


Mar 31, 2022

MAR. 31, 2022

CHECKED BY: _____

DATE: _____

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

March 15, 2022

The Minutes of the Committee of the Whole Meeting held on March 15, 2022 at 11:00 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	S. Labonne, General Manager Parks, Recreation and Culture
Councillor C. Meadus	T. Thompson, General Manager Corporate Services
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services
Councillor A. Yousef	S. Nichols, Corporate Officer
<i>ABSENT</i>	<i>Other Staff as Required</i>
Councillor K. Duncan	A. Kopystynski, Planner
	C. Goddard, Director of Planning
	F. Smith, Director of Engineering
	T. Thompson, Director of Finance

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

Note: Due to the COVID-19 pandemic, Councillor Robson and Councillor Yousef chose to participate electronically.

1. **CALL TO ORDER**
2. **ADOPTION AND RECEIPT OF MINUTES**
 - 2.1 Minutes of the Committee of the Whole Meeting of March 1, 2022

It was moved and seconded

That the minutes of the March 1, 2022 Committee of the Whole Meeting be adopted.

CARRIED

3. *DELEGATIONS/STAFF PRESENTATIONS* – Nil

4. *PLANNING AND DEVELOPMENT SERVICES*

1101 2021-523-RZ, 22590 116 Avenue, RS-1 to RM-1

Staff report dated March 15, 2022, recommending that Zone Amending Bylaw No. 7837-2022 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential), to permit approximately 10 townhouse units be given first reading and that that applicant provide further information as described in the report.

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

It was moved and seconded

That the staff report dated March 15, 2022, titled “First Reading, Zone Amending Bylaw No. 7837-2022, 22590 116 Avenue” be forwarded to the Council Meeting of March 29, 2022.

CARRIED

1102 2021-555-RZ, 12076 Glenhurst Street, RS-1 and RS-3 to RT-1

Staff report dated March 15, 2022, recommending that Zone Amending Bylaw No. 7829-2022 to rezone from RS-1 (Single Detached Residential) and RS-3 (Single Detached Rural Residential) to RT-1 (Two-Unit Urban Residential) to permit the future construction of a duplex, be given first reading and that the applicant provide information as described in the staff report.

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

It was moved and seconded

That the staff report dated March 15, 2022, titled “First Reading, Zone Amending Bylaw No. 7829-2022, 12076 Glenhurst Street” be forwarded to the Council Meeting of March 29, 2022.

CARRIED

1103 Council Procedure Bylaw No. 7799-2021

Staff report dated March 15, 2022, titled “Council Procedure Bylaw No. 7799-2021” recommending new permanent options to hold Council meetings and Public Hearings electronically and guidance on procedural matters dealing with late attendance by Members.

P. Hlavac-Winsor spoke to the staff report and staff responded to questions from Council.

Note: Councillor Yousef left the meeting at 12:29 p.m. and returned at 12:35 p.m. during comments from Council.

It was moved and seconded

That the staff report dated March 15, 2022, titled "Council Procedure Bylaw No. 7799-2021" be forwarded to the Council Meeting of March 29, 2022.

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

1104 Freedom of Information and Protection of Privacy Amending Bylaw

Staff report dated March 15, 2022, titled "Freedom of Information and Protection of Privacy Amending Bylaw" recommending a change to the Head function and the implementation of a \$10.00 application fee.

P. Hlavac-Winsor spoke to the staff report and staff responded to questions from Council.

It was moved and seconded

That the staff report dated March 15, 2022, titled "Freedom of Information and Protection of Privacy Amending Bylaw" be forwarded to the Council meeting of March 29, 2022.

CARRIED

1105 Maple Ridge Drinking Water Conservation Plan Amending Bylaw No. 7831-2022

Staff report dated March 15, 2022, recommending that Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018 be amended to reflect revisions to the regional Drinking Water Conservation Plan.

J. Dingwall, Manager of Utility Engineering, spoke to recent changes at Metro Vancouver and staff answered Council questions.

Note: The Mayor left the meeting at 12:48 p.m. and did not return.

It was moved and seconded

That staff report dated March 15, 2022, titled "Maple Ridge Drinking Water Conservation Plan Amending Bylaw No. 7831-2022" be forwarded to the Council meeting of March 29, 2022.

CARRIED

5. ENGINEERING SERVICES

1131 Latecomer Agreement LC 168/19

Staff report dated March 15, 2022 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 168/19 for properties located at 24005, 24009 and 24075 Fern Crescent.

It was moved and seconded

That staff report dated March 15, 2022, titled "Latecomer Agreement LC168/19" be forwarded to the Council Meeting of March 29, 2022.

CARRIED

1132 Latecomer Agreement LC 175/20

Staff report dated March 15, 2022 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 175/20 for property located at 11420 River Wynd.

It was moved and seconded

That staff report dated March 15, 2022, titled "Latecomer Agreement LC 175/20" be forwarded to the Council meeting of March 29, 2022.

CARRIED

6. CORPORATE SERVICES - Nil

7. PARKS, RECREATION & CULTURE - Nil

8. ADMINISTRATION - Nil

9. COMMUNITY FORUM - Nil

10. NOTICE OF CLOSED COUNCIL MEETING

It was moved and seconded

That 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)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

- Section 90(1)(b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
- Section 90(1)(c) labour relations or other employee relations;
- Section 90(1)(e) the acquisition, disposition or expropriation of land or 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

11. ADJOURNMENT - 12:53 p.m.

Councillor C. Meadus, Chair
Presiding Member of the Committee



City of Maple Ridge

TO: His Worship Mayor Michael Morden and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7815-2021
12387 203 Street
MEETING DATE: April 5, 2022
FILE NO: 2021-008-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12387 203 Street, from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit a future construction of a triplex building. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) program. The CAC rates in Policy 6.31 are currently under review, and if approved at an upcoming Council meeting it is anticipated that this application will be subject to new rates. The expected CAC contribution rate for this rezoning application will be confirmed in the second reading report.

RECOMMENDATIONS:

- 1. That Zone Amending Bylaw No. 7815-2021 be given first reading; and further
2. That the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant: Rajinder Chhina
Legal Description: Lot 46 District Lot 263 New Westminster District Plan 21555
OCP: Existing: Urban Residential, Proposed: Urban Residential
Within Urban Area Boundary: Yes
Area Plan: Not Applicable
OCP Major Corridor: Yes, with bike route
Zoning: Existing: RS-1 (Single Detached Residential), Proposed: RT-2 (Ground-Oriented Residential Infill)

Surrounding Uses:

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

Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Ground Oriented Multi-Family
Site Area:	0.111 ha (0.25 acres)
Access:	103 Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property, located at 12387 203 Street is approximately 1,110m² (0.25 acres) in area, and is fairly flat with an existing rancher style dwelling. The subject property is landscaped with shrubs and to the rear there is a significant tree. The neighbourhood consists of single-family residences in all directions.

c) Project Description:

The applicant proposes to rezone the subject property to RT-2, to allow for a future construction of a triplex housing form, designed in conformance to the Ground Oriented Residential Infill Guidelines (see Appendices A and B).

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

A project layout has been provided but it is strictly preliminary and could change after access and servicing details are analyzed by staff. As this report is simply detailing the land use proposed, it was determined its better to not proceed with the preliminary design scheme at this time. The project design will be determined at second reading, should the proposal proceed.

d) Planning Analysis:

Official Community Plan:

The development site is currently designated *Urban Residential*, and is located along a Major Corridor with bike route. The Official Community Plan (OCP) describes the general characteristics for Major Corridor Infill potential to include ground-oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies. The proposed is the first development to densify in this neighbourhood, but meets the intent of the policies. An OCP amendment is not required to allow the proposed zoning.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) (see Appendix C) to permit future construction of a triplex residential building (see Appendix D). The minimum lot size for the proposed zone is 800 m² for a triplex, and the subject property is 1,110m² in area.

The preliminary proposal shows one garage and six open-air parking stalls to the rear, providing ample parking for the residential use and one visitor stall. The preliminary plans also indicate a two storey building form with partial in-ground basement below and sloped roof (Appendix D).

Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application in compliance to the Ground Oriented Residential Infill Guidelines is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

Development Information Meeting:

As fewer than five residential units are proposed, a Development Information Meeting is not required for this application.

e) Interdepartmental Implications:

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

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

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above. This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. Staff anticipate that this evaluation will take place between first and second reading.

f) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. A Multi-Family Residential Development Permit Application (Schedule D);

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

CONCLUSION:

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

“Original signed by Therese Melser”

Prepared by: **Therese Melser**
Planning Technician

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

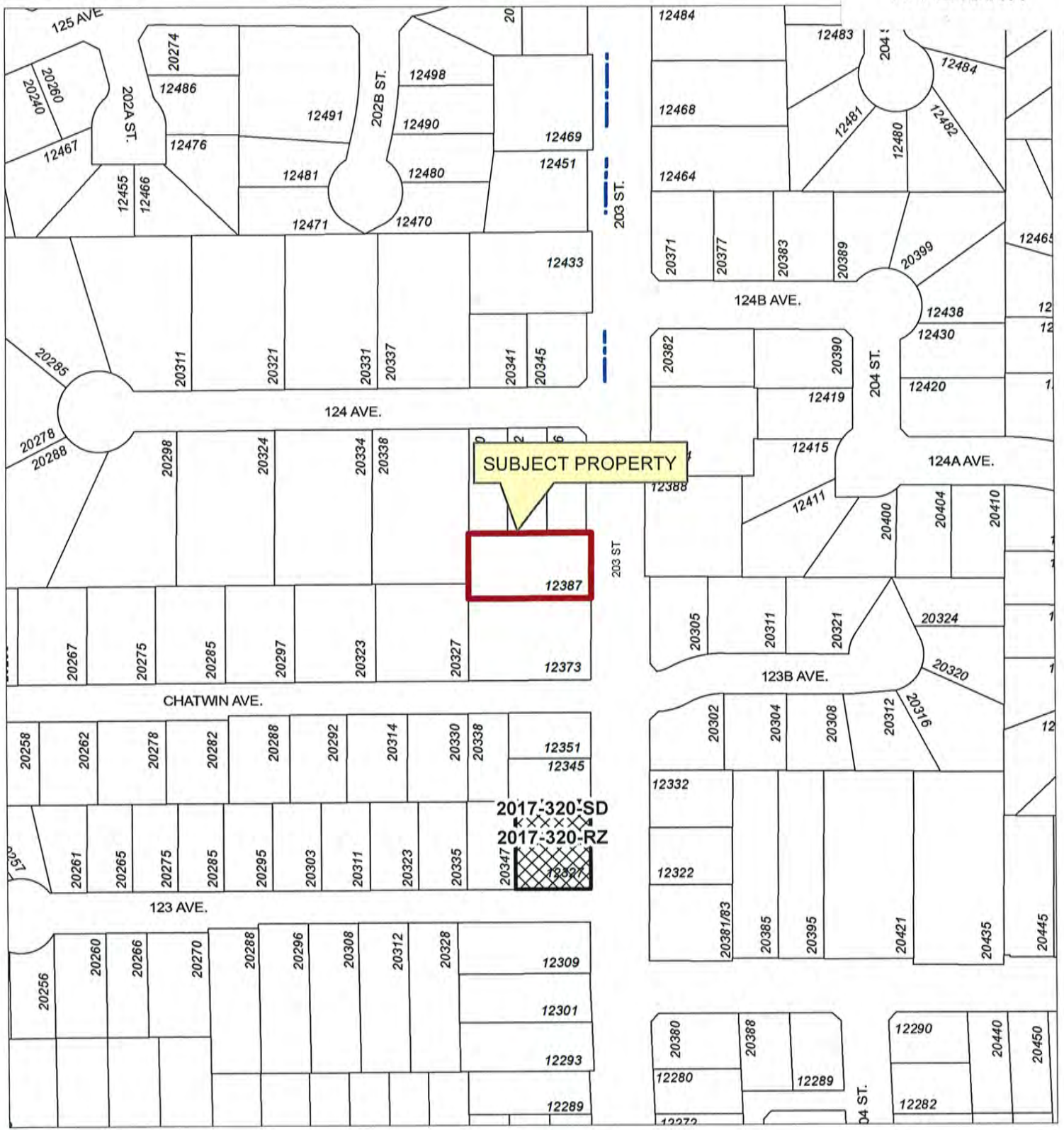
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“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. 7815-2021
- Appendix D – Preliminary Site Plan






SUBJECT PROPERTY

2017-320-SD
2017-320-RZ



Legend

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

Scale: 1:2,000

12387 203 STREET
PID: 002-634-228

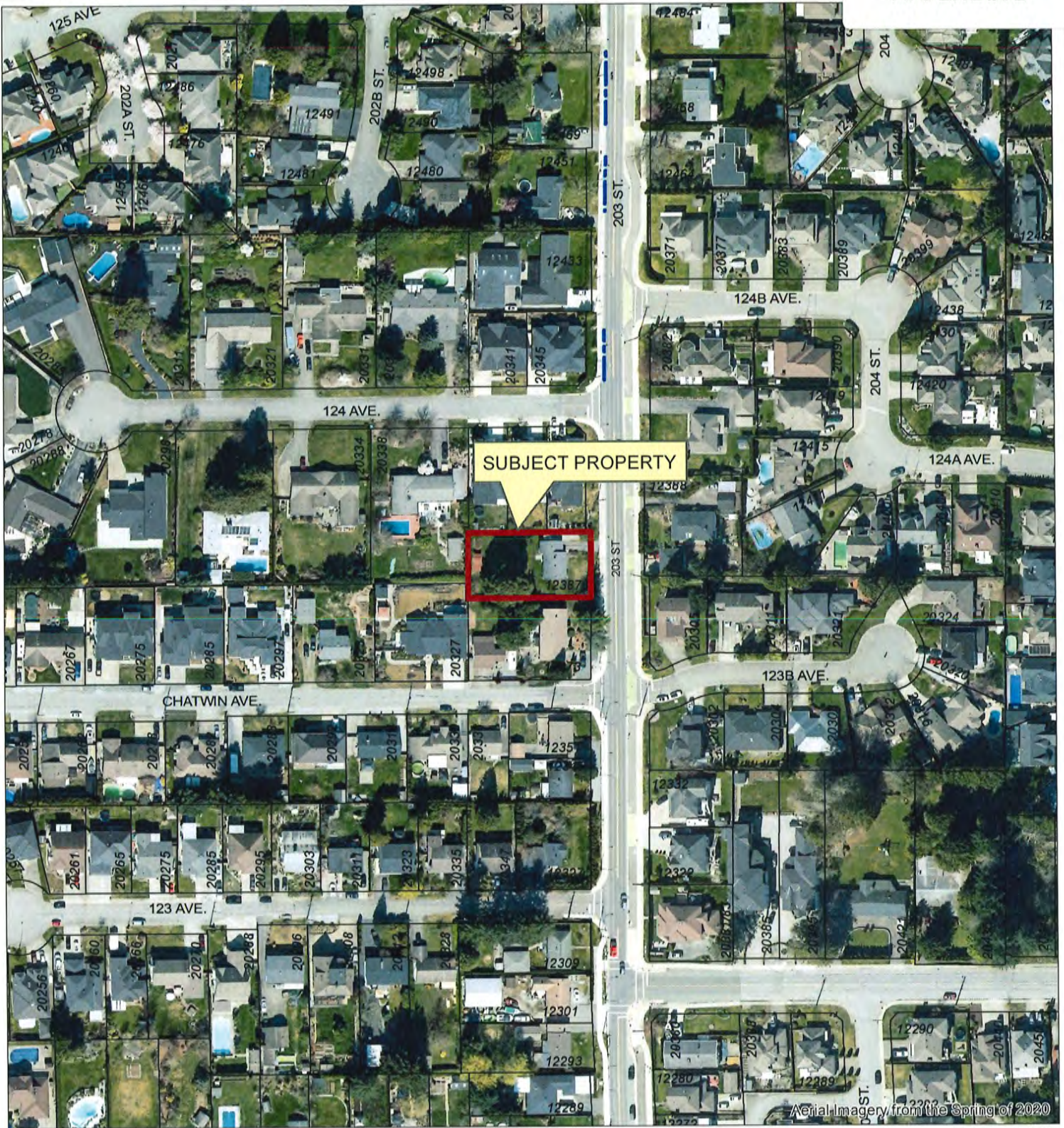
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-008-RZ
DATE: Jan 7, 2021

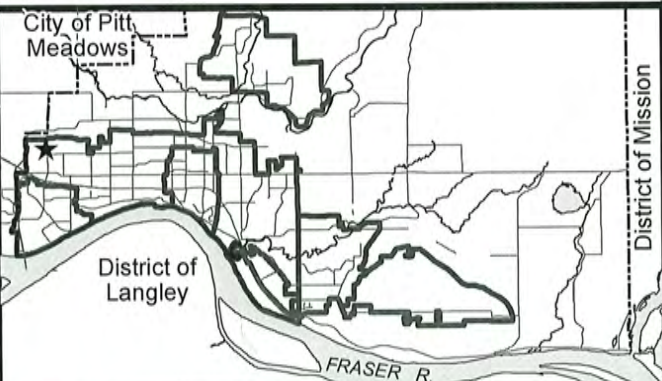
BY: PC



Aerial Imagery from the Spring of 2020



Scale: 1:2,000



12387 203 STREET
PID: 002-634-228

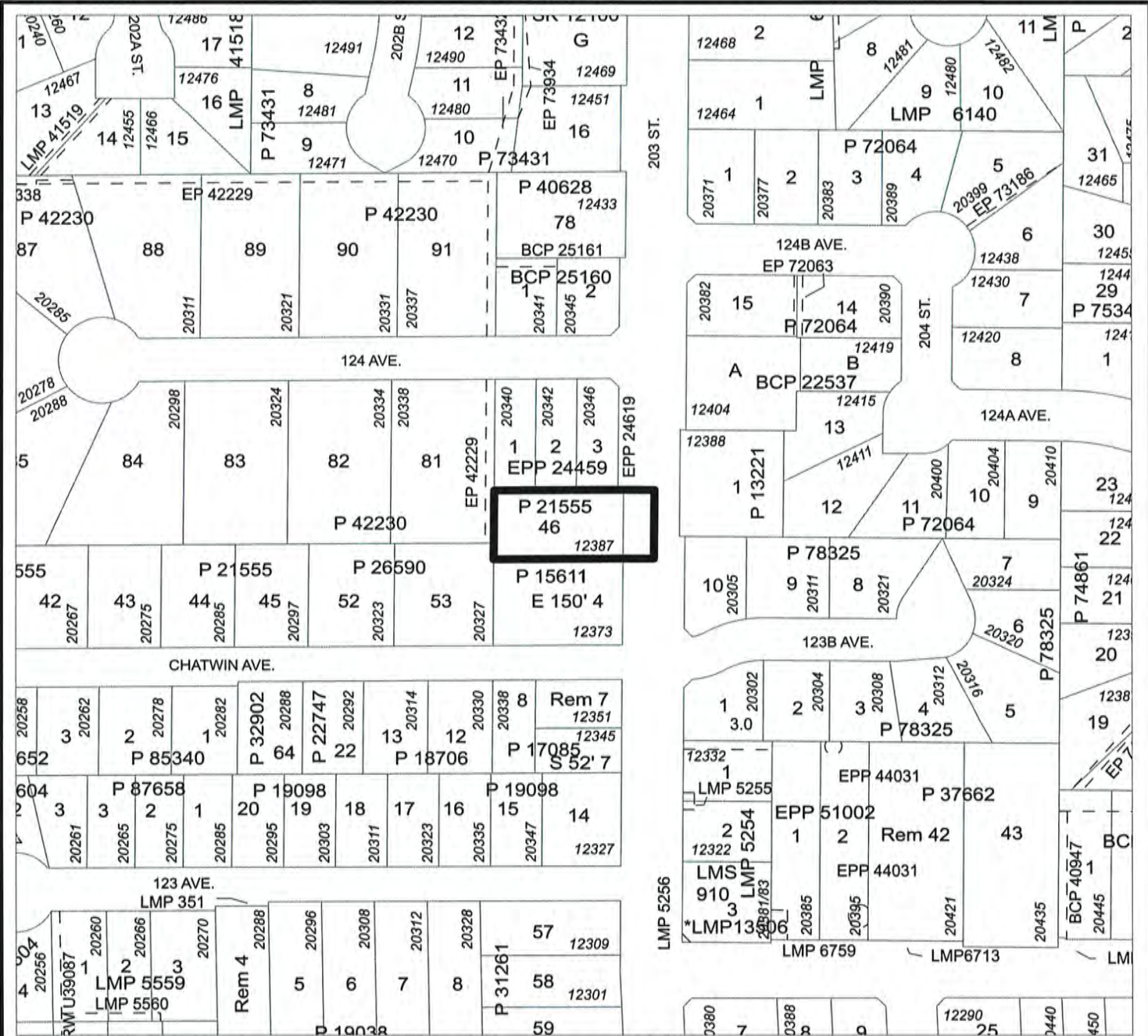
PLANNING DEPARTMENT



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FILE: 2021-008-RZ
DATE: Jan 7, 2021

BY: PC

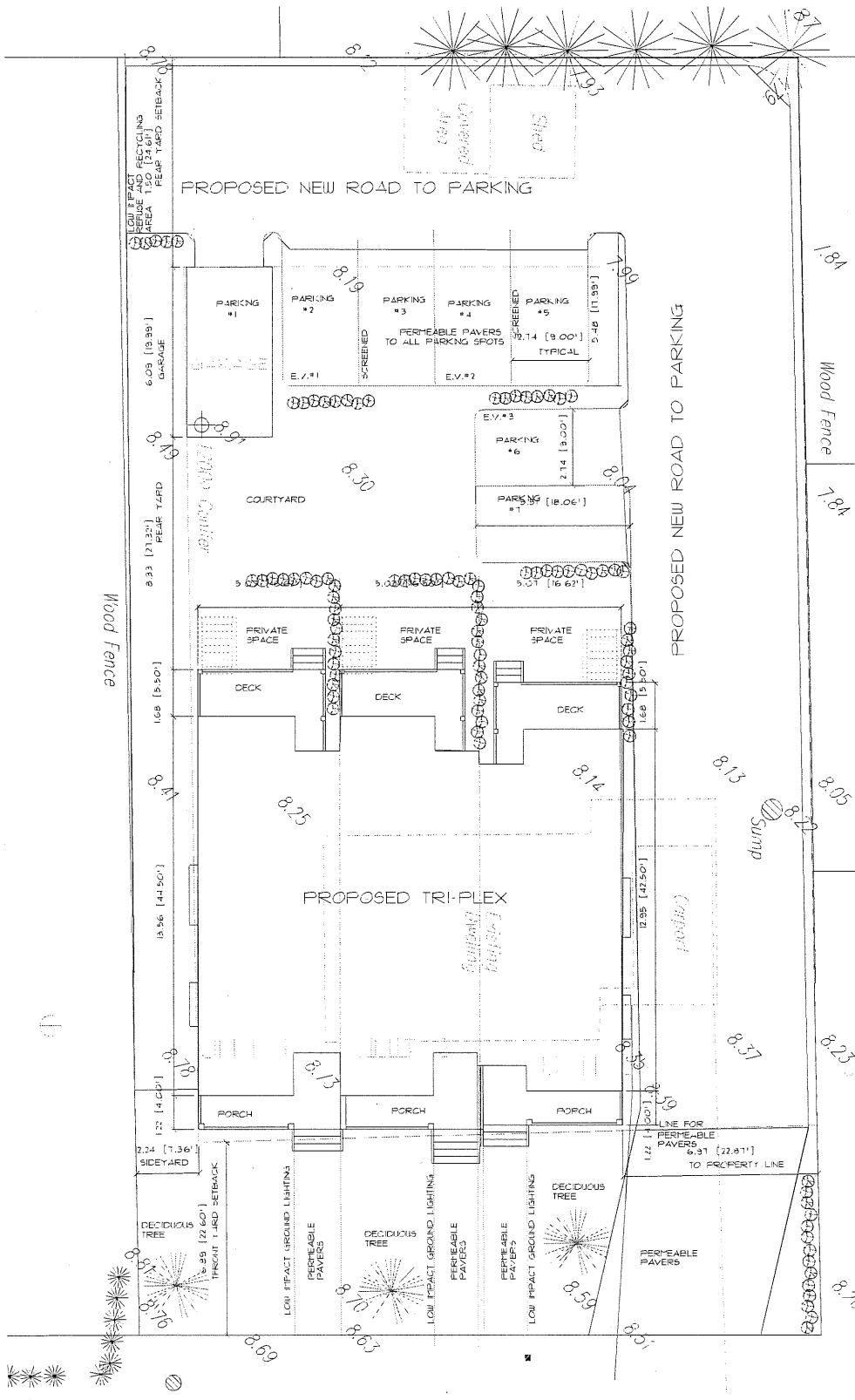


MAPLE RIDGE ZONE AMENDING

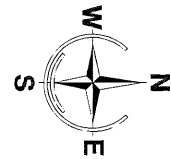
Bylaw No. 7815-2021
 Map No. 1939
 From: RS-1 (Single Detached Residential)
 To: RT-2 (Ground-Oriented Residential Infill)



SCALE 1:2,000



LOT 46
 12381 203RD STREET
 MAPLE RIDGE, B.C.
 SCALE: 1/8"=1'-0"



CIVIC ADDRESS
 12381 203RD STREET
 MAPLE RIDGE, B.C.

LEGAL ADDRESS
 LOT 46

SITE AREA	1115 SQ. M. (1202.61 SQ. FT.)
LOT COVERAGE ALLOWED	501.78 SQ.M. (5401.2 SQ. FT. (45%))
LOT COVERAGE:	
TRI-PLEX	180.6 SQ.M. (2052 SQ. FT. (11.1%))
GARAGE	37.16 SQ.M. (400 SQ. FT. (3.3%))
LOT COVERAGE PROPOSED	221.76 SQ.M. (2415.5 SQ. FT. (20.4%))
BASEMENT FLOOR AREA (UPFR) UNIT 1 & 2	696 SQ. FT.
UNIT 3	674 SQ. FT.
MAIN FIN. FLOOR AREA UNIT 1 & 2	696 SQ. FT.
UNIT 2	674 SQ. FT.
UPPER FIN. FLOOR AREA UNIT 1, 2 & 3	613 SQ. FT.
TOTAL FINISHED FLOOR AREA UNIT 1 & 2	1379 SQ. FT.
UNIT 3	1287 SQ. FT.

SITE AREA	1115 SQ. M. (1202.61 SQ. FT.)
IMPERMEABLE AREA	
ROAD AND GARAGE	364.36 SQ.M. (3922 SQ.FT.)
TRIPLEX AND DECKS	242.66 SQ.M. (2612 SQ.FT.)
TOTAL IMPERMEABLE AREA	604.19 SQ.M. (6533.6 SQ.FT.)
	45.21%



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Zone Amending Bylaw No. 7833-2022
9450 287 Street

MEETING DATE: April 5, 2022
FILE NO: 2019-402-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

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

The purpose of *Zone Amending Bylaw No. 7833-2022* is to discharge the Land Use Contract from the subject property, as the Land Use Contract was previously replaced by *Zone Amending Bylaw No. 3373-1984* on June 25, 1984, but was not removed from Title at the Land Titles Office.

The property is currently designated *Commercial* and *Industrial* in the Official Community Plan, and is split-zoned CS-2 (Service Station Commercial) and M-2 (General Industrial); however, the Land Use Contract still remains on Title. Therefore, *Zone Amending Bylaw No. 7833-2022* is proposed to allow the discharge of the Land Use Contract from Title. A Commercial Development Permit (2019-402-DP) has been applied for, therefore the discharge of the Land Use Contract from the Title is required as part of the Development Permit process.

As per the *Local Government Act*, Section 464(2), when a Zoning Bylaw is consistent with the Official Community Plan, the City may waive the requirement to hold a Public Hearing. When a Public Hearing is waived under Section 464(2), the City must then give notice in accordance with Section 467 of the *Local Government Act* stating the purpose of the Zoning Bylaw, the lands that are subject of the Bylaw, and the place, times and dates where the Bylaw may be inspected. The notice is published in the newspaper the same as for a Public Hearing.

RECOMMENDATION:

That Zone Amending Bylaw No. 7833-2022 be given first and second reading and forwarded to Public Hearing.

Alternate Recommendation:

1. That Zone Amending Bylaw No. 7833-2022 be given first and second reading; and further
2. That a Public Hearing be waived in accordance with the *Local Government Act* Section 464(2).

DISCUSSION:

a) Background Context:

Applicant: J. Iliscupidez

Legal Description: Lot 29 Except: Part on Statutory Right of Way Plan LMP3310, District Lot 438, Group 1, New Westminster District Plan 47148

OCP:
Existing: Commercial and Industrial
Proposed: Commercial and Industrial

Within Urban Area Boundary: No
OCP Major Corridor: Yes

Zoning:
Existing: CS-2 (Service Station Commercial) and M-2 (General Industrial)
Proposed: CS-2 (Service Station Commercial) and M-2 (General Industrial)

Surrounding Uses:

North:	Use:	Industrial
	Zone:	M-2 (General Industrial)
	Designation:	Industrial
South:	Use:	Industrial
	Zone:	RS-3 (Single Detached Rural Residential) and M-2 (General Industrial)
	Designation:	Industrial and Rural Residential
East:	Use:	Industrial
	Zone:	M-2 (General Industrial)
	Designation:	Industrial
West:	Use:	Single-Family Residential and Vacant
	Zone:	RS-3 (Single Detached Rural Residential) and CS-3 (Recreation Commercial)
	Designation:	Rural Residential and Commercial

Existing Use of Property: Industrial and Decommissioned Service Station
Proposed Use of Property: Industrial and Service Station, Restaurant and Convenience Store

Site Area: 1.32 ha. (3.3 acres)
Access: 287 Street
Servicing requirement: Rural Standard

b) Project Description:

Between 1971 and 1978, the *Municipal Act* (now called the *Local Government Act*) allowed local governments to enter into Land Use Contracts with property owners. In May 2014, the Province made changes to the *Local Government Act* requiring municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022 and that all Land Use Contracts will automatically be terminated after June 30, 2024.

The subject property, located at 9450 287 Street, is located at the north-east corner of the intersection of 287 Street and Lougheed Highway (see Appendices A and B). The subject property is currently split-zoned and consists of a decommissioned service station on the western half of the property that is zoned CS-2 (Service Station Commercial), and an industrial warehouse being used for shake and shingle storage on the M-2 (General Industrial) zoned eastern half of the property.

A Commercial Development Permit (2019-402-DP) has been applied for, therefore the discharge of the Land Use Contract from the Title is required as part of the Development Permit process. *Land Use Contract No. 2336-1976* (see Appendix C) permitted a retail garden supply use, service station use, retail tire shop use, and retail general hardware use on the CS-2 (Service Station Commercial) zoned portion of the property. The Land Use Contract was replaced with *Zone Amending Bylaw No. 3373-1984* (see Appendix D) on June 25, 1984. *Zone Amending Bylaw No. 3373-1984* rezoned the area previously under the Land Use Contract to the CS-2a (Community Service Station) zone. The CS-2a (Community Service Station) zone is a historic zone that no longer exists and was replaced with the CS-2 (Service Station Commercial) zone in the update of the City-wide Zoning Bylaw. At the time of the rezoning, however, the Land Use Contract was not discharged from the Title at the Land Titles Office. The property owner wants to voluntarily discharge the Land Use Contract prior to the Provincial June 30, 2024 deadline, and has therefore signed a Land Use Discharge Agreement with the City.

c) Planning Analysis:

Official Community Plan:

The subject property is designated *Commercial* and *Industrial* in the Official Community Plan (OCP) and this designation is not proposed to change with the discharge of this Land Use Contract.

Zoning Bylaw:

The current application proposes to discharge the Land Use Contract from Title and retain the existing CS-2 (Service Station Commercial) and M-2 (General Industrial) zoning on the property (see Appendix E).

Zone Amending Bylaw No. 3373-1984 rezoned the area previously under the Land Use Contract to the CS-2a (Community Service Station) zone. The CS-2a (Community Service Station) zone is a historic zone that no longer exists and was replaced with the CS-2 (Service Station Commercial) zone. The CS-2 (Service Station Commercial) zone allows:

- Principal Uses: a car wash and service station; and
- Accessory Uses: a convenience store, drive-through, outdoor display or sales area, rental of vehicles, trailer or equipment, restaurant, retail sale of automotive accessories, and vehicle and equipment repair services as accessory uses.

The proposed development, which will be the subject of a future report to Council, consists of a service station, convenience store and restaurant, which are permitted uses within the CS-2 (Service Station Commercial) zone. The eastern M-2 (General Industrial) zoned half of the property is under a separate lease and is not proposed to change with the new development.

Development Permits:

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the proposal's compatibility with adjacent development, and to enhance the unique character of the community. This Commercial Development Permit will be the subject of a future report to Council. A Development Information Meeting will be required as part of the Development Permit process, as well as review by the Advisory Design Panel.

CONCLUSION:

In May 2014, the Province made changes to the *Local Government Act* that requires municipalities to enact zoning regulations, prior to June 30, 2022, for all properties affected by Land Use Contracts and discharge the Land Use Contracts by June 30, 2024. *Zone Amending Bylaw No. 7833-2022* is required in order to discharge the Land Use Contract on Title.

The development proposal, which will be the subject of a future report to Council, is in compliance with the OCP and underlying CS-2 (Service Station Commercial) and M-2 (General Industrial) zoning, therefore, it is recommended that Council grant first and second reading and forward the application to the next available Public Hearing to discharge the existing Land Use Contract from Title.

“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 Charles Goddard” for

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 – Land Use Contract No. 2336-1976
- Appendix D – Zone Amending Bylaw No. 3373-1984
- Appendix E – Zone Amending Bylaw No. 7833-2022



Scale: 1:2,500

Legend

-  Ditch Centreline
-  Edge of River
-  Lake or Reservoir
-  River

9450 287 STREET
PID: 000-444-031

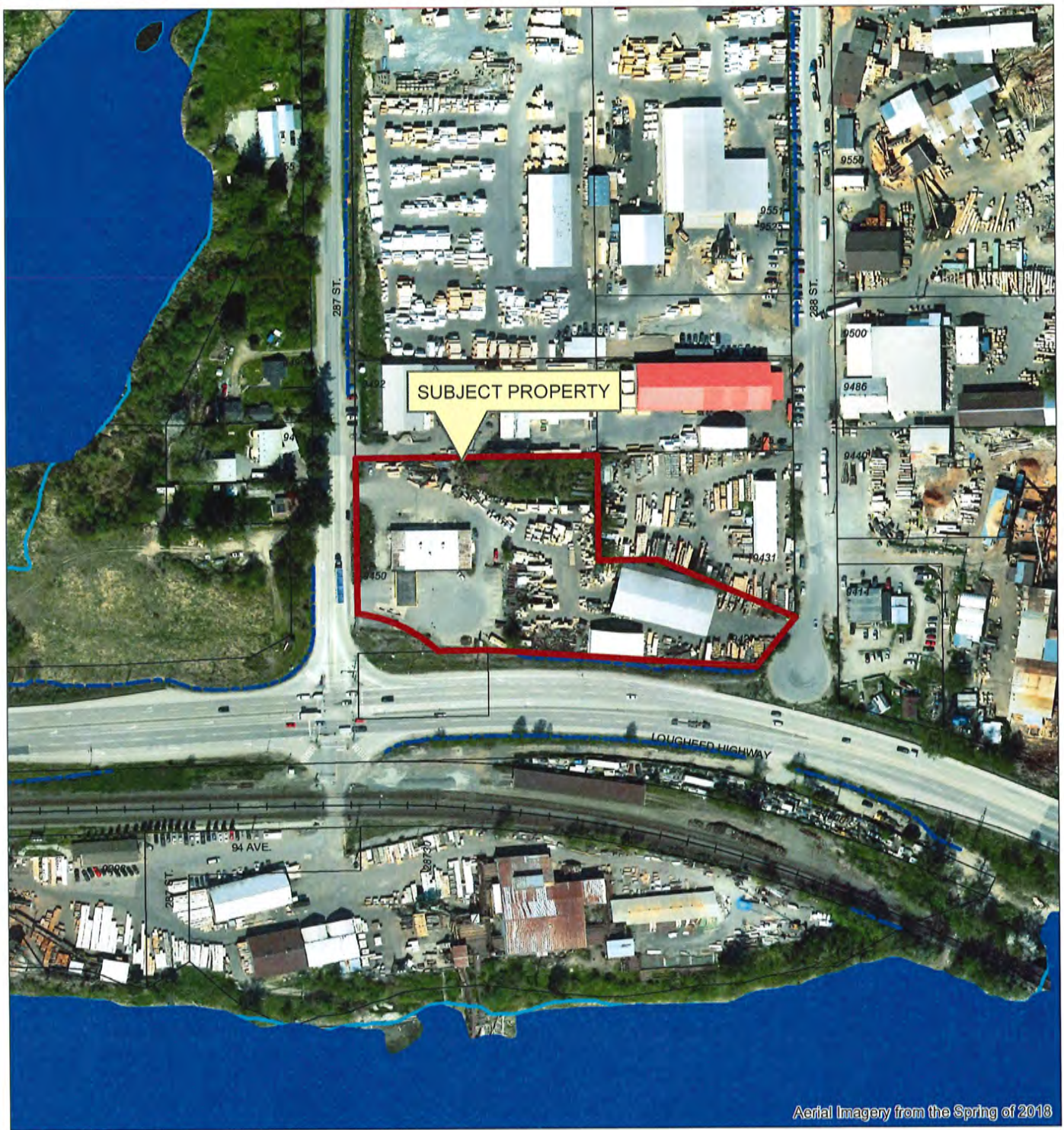
PLANNING DEPARTMENT



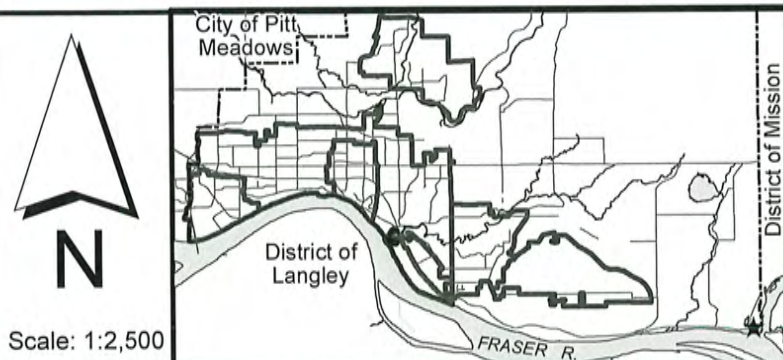
mapleridge.ca

FILE: 2019-402-RZ
DATE: Nov 20, 2019

BY: PC



Aerial Imagery from the Spring of 2018



9450 287 STREET
PID: 000-444-031

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2019-402-RZ
DATE: Nov 20, 2019

BY: PC

PROVINCE OF BRITISH COLUMBIA

THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BY-LAW NO. 2336 - 1976

A By-law to authorize the Council to enter into a Land Use Contract with Camgee Holdings Limited

WHEREAS, under the provisions of Section 702 A(2) of the "Municipal Act", the Council, may by by-law, amend the Zoning By-law to designate areas of land within the Municipality as Development Areas;

AND WHEREAS, the Council has, by "Development Area By-law No. 2330 - 1975" declared the following described land to be a Development Area:

Lot 29 of District Lot 438, Group 1,
Plan 47148, New Westminster District

AND WHEREAS, the Council has received an application under the provisions of Section 702 A(3) of the "Municipal Act" for a Land Use Contract to allow a Retail Garden Supply use, a Service Station use, a Retail Tire Shop use and a Retail General Hardware use;

AND WHEREAS, a Public Hearing was held on the 8th day of ~~March~~ March, 1976 with respect to the said application;

NOW THEREFORE, the Council of the Corporation of the District of Maple Ridge, in open meeting assembled, ENACTS AS FOLLOWS:

1. This By-law may be cited for all purposes as "Maple Ridge Land Use Contract By-law No. 2336 - 1976".
2. It shall be lawful for and the Council of the Corporation of the District of Maple Ridge is hereby empowered to enter into a Land Use Contract with Camgee Holdings Limited.
3. The Land Use Contract shall be in the form and manner set forth in Schedule "A" to this By-law.
4. The Mayor and the Clerk of the Corporation of the District of Maple Ridge are hereby authorized to sign, seal and deliver a Land Use Contract in the form set out in the said Schedule "A" attached hereto and forming part of this By-law, on behalf of the Corporation of the District of Maple Ridge and to apply the seal of the Corporation of the District of Maple Ridge thereto.

READ a first time this 15 day of March, A.D., 1976

READ a second time this 15 day of March, A.D., 1976

READ a third time this 5 day of April, A.D., 1976

RECONSIDERED, finally passed, signed and the seal of the Corporation affixed this 20 day of April, A.D., 1976.

 MAYOR

 CLERK

I HEREBY CERTIFY that the foregoing to be a true and correct copy of By-law No. 2336 - 1976 passed by the Council of the Corporation of the District of Maple Ridge the 20 day of April, A.D., 1976.

 CLERK

REGIÖRE OF CHARGE:
LAND USE CONTRACT
DECLARED VALUE: \$5.00

LEGAL DESCRIPTION:

c/o VERNON AND THOMPSON
Barristers & Solicitors
22311 119th Avenue
Maple Ridge, B. C.
Phone: 463 - 6281

M52309

June 14, 1976

LAND USE CONTRACT

THIS CONTRACT is dated the 13th day of APRIL 1976

BETWEEN:

THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE,
a Municipal Corporation under the "Municipal Act",
being Chapter 255 of the Revised Statutes of
British Columbia, 1960, and having its municipal
offices at 11890 - 224th Street, in the District
of Maple Ridge, Province of British Columbia

(hereinafter called "THE MUNICIPALITY")
OF THE FIRST PART,

AND:

CAMGEE HOLDINGS LTD.
3140 GILMORE DIVERSION
BURNABY, B. C.

(hereinafter called "THE DEVELOPER")
OF THE SECOND PART.

WHEREAS the Municipality, pursuant to Section 702A
of the "Municipal Act", may, notwithstanding any by-law of the
Municipality, or Section 712 or 713 of the "Municipal Act",
enter into a land use contract containing such terms and
conditions for the use and development of land as may be
agreed upon with a developer, and thereafter the use and
development of the land shall be in accordance with the land
use contract;

AND WHEREAS the "Municipal Act" required that the
Municipal Council consider the criteria set out in Section
702(2) and 702A (1) in arriving at the terms, conditions and
consideration contained in a land use contract;

AND WHEREAS the Developer had presented to the Municipality a scheme of use and development of the within described lands and premises that would be in contravention of a by-law of the Municipality or Sections 712 or 713 of the "Municipal Act" or both, and has requested that the Council of the Municipality enter into this contract under the terms, conditions and for the consideration hereinafter set forth;

AND WHEREAS the Council of the Municipality, having given due consideration to the criteria set forth in Sections 702(2) and 702A(1) of the "Municipal Act", have agreed to the terms, conditions and consideration herein contained;

AND WHEREAS if the land is within a radius of one-half mile of the intersection of a controlled access highway and another highway, the approval of the Minister of Highways to the terms hereof must be obtained;

AND WHEREAS the Municipality and the Developer both acknowledge that the Council of the Municipality could not enter into this agreement, until the Council held a public hearing in relation to this agreement, and considered any opinions expressed at such hearing, and unless Council by by-law approved the Municipality entering into this contract;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the conditions and covenants hereinafter set forth, the Municipality and the

Developer covenant and agree as follows:

OWNER 1. The Developer is an owner of those lands and premises situate, lying and being in the Municipality of Maple Ridge, in the Province of British Columbia, and being more particularly known and described as:

LAND That portion of Lot 29 of District Lot 438, Group 1, Plan 47148, New Westminster District as shown and outlined in red on Explanatory Plan 50337 attached hereto, prepared by J. M. C. Wade, B.C.L.S., dated December 10th, 1975

(hereinafter called "THE LAND")

CONSENTS 2. The Developer has obtained the consent of all persons having a registered interest in the land as set out in the schedule prefacing the consents to the use and development set forth herein which consents are attached hereto.

USES 3. The land, including the surface of water, and any and all buildings and structures erected thereon, thereover or therein shall be used for the purpose specified in Schedule "A" hereto and for none other.

SITING 4. No building or structure shall be constructed, reconstructed, altered, moved or expanded upon the land except in compliance with the specifications and the plot plan set out in Schedule "B" hereto.

SIGNS 5. No sign shall be erected upon the land or any building structure thereon except those shown on the plans and specifications set out in Schedule "D" hereto.

PARKING 6. Off-street parking and loading spaces shall be provided, located and constructed in accordance with the plan set out in Schedule "C" hereto.

INSTRUCTION

7. All buildings and structures shall be constructed strictly in compliance with and according to the plans and specifications set out in Schedule "D" hereto.

8. All landscaping, surface treatments, fences and screens shall be constructed, located, provided and maintained in compliance with and according to the plans and specifications set out in Schedule "D" hereto.

UTILITIES

9. All utilities, including water, sewer, gas, telephone and electricity, shall be placed, provided and constructed in compliance with and according to the plans and specifications set out in Schedule "E" hereto.

HIGHWAYS

10. All highways, bridges, lanes and walkways, including drainage, surfacing, curbs, gutters, street lighting, boulevards and street signs shall be provided, located and constructed in compliance with and according to the plans and specifications set out in Schedule "F" hereto.

PARKS

11. All parks, public space, playgrounds or other recreation facilities, to be dedicated by subdivision plan or otherwise provided, shall be provided, constructed and developed in compliance with and according to the plans and specifications set out in Schedule "H" hereto.

SUBDIVISION

12. No land shall be subdivided except in compliance with and according to the plans and specifications set out in Schedule "G" hereto.

DEVELOPMENT

13. Except as specifically provided in Schedule "I" hereto, the entire cost of the development of the land including the provision of all services and the provisions and construction of the items set out in paragraphs 6 to 11 hereof shall be paid for by the Developer.

14. All works and services, buildings, structures, pipes and fixtures and development constructed, placed or carried out upon property that is now, or by this contract becomes vested in the Municipality or located upon highways required to be dedicated, shall, upon acceptance by the Municipality in writing, become the property of the Municipality free and clear of any claim by the Developer or any person claiming through the Developer and the Developer shall save harmless the Municipality from any such claim.

15. Except as provided in Schedule "J" hereto, the Municipality shall, from the date of acceptance, become solely responsible for the operation, upkeep and maintenance of any works and services and any building, structure, pipes and fixtures of development accepted by it pursuant to paragraph 14 hereof, but nothing herein contained shall be deemed to or require the Municipality to operate, maintain or repair such works and services, buildings, structures, pipes, fixtures or development in any manner or to any extent different from its obligations in relation to similar works, services, buildings, structures, pipes, fixtures or developments constructed by it out of its general municipal funds.

16. The Developer shall provide the Municipality with the security set out in Schedule "K" hereto to guarantee performance hereof.

17. The Developer shall carry out the work and construct, locate, provide and develop the structures, buildings, works, services, developments and facilities according to the times set out in Schedule "L" hereto.

17A. The Developer hereby agrees to pay to the Municipality the sum of \$ usual building permit fees at the time the Developer makes application for a building permit on the said land for the Municipality's own use absolutely which amount or any part thereof is not refundable.

17B. Upon execution of this contract by the Developer, the Developer shall pay the sum of \$ 4,797.00 to the Municipality for the Municipality's own use absolutely which amount or any part thereof is not refundable.

17C. In the event of breach by the Developer of any of the terms of this contract, the Municipality may at its option, rectify or attempt to rectify such breach by the Developer and the Developer hereby agrees to pay to the Municipality the Municipality's bill for such rectification or attempt thereat immediately upon receipt of the Municipality's bill and it is understood that the Municipality may, when doing any work, do it by its employees, or by contractors employed by the Municipality.

17D. In the event of any breach by the Developer of any of the terms of this contract continuing after 60 days notice thereof has been given by the Municipality to the Developer by prepaid post to the address of the Developer as shown in this contract the Municipality may at its option cancel this contract and any monies paid by the Developer to the Municipality shall be forfeited and the Developer agrees to execute such documents and do such things whatsoever necessary to cancel this contract and its registration at the appropriate Land Registry Office.

17E. The provisions of this Land Use Contract shall be complied with by the Developer in their entirety and no variations or changes shall be made to it except as may be required by Statute or the National Building Code of Canada or as may be necessary for structural soundness.

REGISTRATION 18. This agreement shall be construed as running with the land and shall be registered in the Land Registry Office by the Municipality pursuant to the provisions of Section 702A(4) of the "Municipal Act".

INTERPRETATION 19. Whenever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require.

ENDING 20. This agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

21. Notwithstanding the proper execution of this contract by all parties to it, this contract is void and of no effect until it is registered at the appropriate Land Registry Office pursuant to Section 702A of the Municipal Act.

22. The Municipality shall take reasonable care to register as aforesaid this Land Use Contract as soon as reasonably possible after all prerequisites to registration of it have been completed.

A Public Hearing on this agreement was held the 8 day of March, A.D., 1976.

This agreement was approved on the 20 day of April, A.D., 1976 by By-law No. 2336-1976.

IN WITNESS WHEREOF the said parties to this agreement have hereunto set their hands and seals the day and year first above written.

THE CORPORATE SEAL OF THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE was affixed in the presence of:

M. Jacobson

Mayor

F. B. Magee

Clerk

SIGNED, SEALED AND DELIVERED by the Developer in the presence of:

Name _____

Address _____

Occupation _____

THE CORPORATE SEAL of CANGEE HOLDINGS LTD. was hereunto affixed in the presence of:

Acknowledgment of Officer of a Corporation

I HEREBY CERTIFY that, on the 11 day of June, 1976, at _____, in the Province of British Columbia,

(whose identity has been proved by the evidence of _____, who is) personally known to me,

Francis B. Magee appeared before me and acknowledged to me that he is the CLERK of

THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE, and that he is the person who subscribed his name to the annexed instrument as CLERK of the said

THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE and affixed the seal of the

THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at MAPLE RIDGE in the Province of

British Columbia, this 11 day of June, one thousand nine hundred and seventy six

[Signature]

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking Affidavits for British Columbia.

LAND USE CONTRACT

SCHEDULE OF PERSONS HAVING A REGISTERED INTEREST
IN THE LAND WHOSE CONSENTS ARE REQUIRED

FULL NAME ADDRESS OCCUPATION NATURE OF CHARGE

B.C. CENTRAL
CREDIT UNION

VANCOUVER,
BRITISH COLUMBIA

CREDIT UNION

MORTGAGE

LAND USE CONTRACT

CONSENT

KNOW ALL MEN BY THESE PRESENTS that, _____

B. C. CENTRAL CREDIT UNION

of Vancouver, British Columbia

being the holder of a charge by way of Mortgage

registered at the Land Registry Office at New Westminster, B. C.

under number K 130445 (BY21816)

against all and singular that certain parcel or tract of land

and premises being in the Municipality of Maple Ridge

of _____, in the Province of

British Columbia and known and described as _____

Lot 29, District Lot 438, Group 1, Plan 47148,

New Westminster District

in consideration of the sum of ONE DOLLAR (\$1.00) hereby agrees and consents to the registration of a Land Use Contract made between the registered owner of the said lands and the Corporation of The District of Maple Ridge

dated the 13th day of APRIL A.D. 19 76

against the aforementioned lands in priority to the said charge in the same manner and to the same effect as if it had been dated and registered prior to the said charge.

Acknowledgment of Officer of a Corporation

I HEREBY CERTIFY that, on the 17th day of APRIL MAY, 19 76 at Vancouver

BRUCE ARTHUR FRANK HIGGS (whose identity has been proved by the evidence on file), in the Province of British Columbia, who is) personally known to me,

appeared before me and acknowledged to me that he is the LOAN OFFICER of B. C. CENTRAL CREDIT UNION, and that he is the person who subscribed his name to the annexed instrument as LOAN OFFICER of the said Credit Union and affixed the seal of the said Credit Union

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at Vancouver in the Province of British Columbia, this 17th day of April MAY one thousand nine hundred and seventy -six.

[Signature]
A Notary Public in and for the Province of British Columbia
A Commissioner for taking Affidavits for British Columbia.

LAND USE CONTRACT

SCHEDULE "A"

SCHEDULE OF PERMITTED LAND USE

- A Retail Garden Supply Use
- A Service Station Use
- A Retail Tire Shop Use
- A Retail General Hardware Use

An access use to the land immediately east of the portion as shown and outlined in red on Explanatory Plan 50337 attached hereto, prepared by J.M.C. Wade, B.C.L.S. dated December 10th, 1975.

LAND USE CONTRACT

SCHEDULE "B"

PLOT PLAN AND SPECIFICATIONS

Site Area 1.21 acres

Yards front 35 feet

rear 5.0 feet

side North Interior - 109 feet

South Interior - 129 feet

Site coverage

15 percent of site area as shown in red on Explanatory Plan 50337, attached hereto, prepared by J.M.C. Wade, B.C.L.S., dated December 10th, 1975.

Height of buildings and structures

Maximum of 20 feet

Plan

As attached hereto, Firstly numbered 1, prepared by L. E. Moore Designer as amended and Dated September, 1975 and Secondly numbered 7477 - 102 prepared by Cooper, Tanner & Associates Ltd. as amended and dated August, 1974.

LAND USE CONTRACT

SCHEDULE "C"

Off Street Parking

- Number of Spaces - a minimum of 27
- Size of Spaces - a minimum of 20 feet in length
by 9 feet in width
- Surfacing - Asphalt
- Access - Two access points from 287th Street
only
- Plan - As attached hereto Numbered 1
prepared by L. E. Moore Designer
as amended and Dated September, 1975

Off Street Loading

- Size of Area - A minimum of 10 feet in width and
25 feet in length.
- Location - As shown on drawing Numbered 1
attached hereto, prepared by
L. E. Moore Designer as amended
and dated September, 1975
- Surfacing - Asphalt

LAND USE CONTRACT

SCHEDULE "D"

SIGNS

Number)
Types)
Location) Subject to the approval of the Director
Design) of Planning of the Municipality
Size)
Plan)

BUILDINGS & STRUCTURES

Plans) Attached hereto, Firstly Numbered 1,
Specifications) prepared by L. E. Moore Designed as amended
and dated September, 1975 and Secondly,
Numbered 7477 - 102 prepared by Cooper,
Tanner and Associates Ltd. as amended and
dated August, 1974

LANDSCAPING, SURFACE TREATMENT, FENCES AND SCREENS

Plans) As shown on plans attached hereto
Specifications) Numbered 1 prepared by L. E. Moore
Designer as amended and Dated
September, 1975

LAND USE CONTRACT

SCHEDULE "E"

UTILITIES

Water: The Developer shall pay to the Municipality, a sum of money as determined by the Municipal Engineer to equal 50% of the cost of constructing a watermain along 287th Street bordering the said land, for a distance of 298 feet, with a diameter of six (6) inches.

Such payment by the Developer shall be due upon the commencement of construction by the Municipality of the said watermain. If such construction is not completed within ten years of the date of this Contract, the Developer shall pay to the Municipality on the last day of the tenth year from the date of this Contract, a sum of money as determined by the Municipal Engineer asforesaid.

The cost of construction of the said watermain shall be the cost at the time of commencement of construction or the cost on the last day of the tenth year from the date of this Contract as the case may be.

LAND USE CONTRACT

SCHEDULE "F"

NOT APPLICABLE

HIGHWAYS, BRIDGES, LANES, WALKWAYS

Plans

Specifications

STREET LIGHTING

Plans

Specifications

BOULEVARDS

Plans

Specifications

SIGNS

Plans

Specifications

LAND USE CONTRACT

SCHEDULE "G"

NOT APPLICABLE

SUBDIVISION PLANS

Parcels

Area

Shape

Dimensions

HIGHWAYS

Dimensions

Location

Alignment

Gradient

LAND USE CONTRACT

SCHEDULE "H"

NOT APPLICABLE

PARKS, PUBLIC SPACE AND RECREATIONAL FACILITIES

Construction

Location

Size

Development

Furnishing

Plans

LAND USE CONTRACT

SCHEDULE "I"

DEVELOPMENT AND SERVICE TO BE PROVIDED OR PAID FOR BY MUNICIPALITY

NONE

LAND USE CONTRACT

SCHEDULE "J"

WORKS AND SERVICES TO BE MAINTAINED AND OPERATED BY THE DEVELOPER

NONE

LAND USE CONTRACT

SCHEDULE "K"

NOT APPLICABLE

PERFORMANCE SECURITY

AMOUNT

PERFORMANCE BOND

Mortgage

Certified Cheque

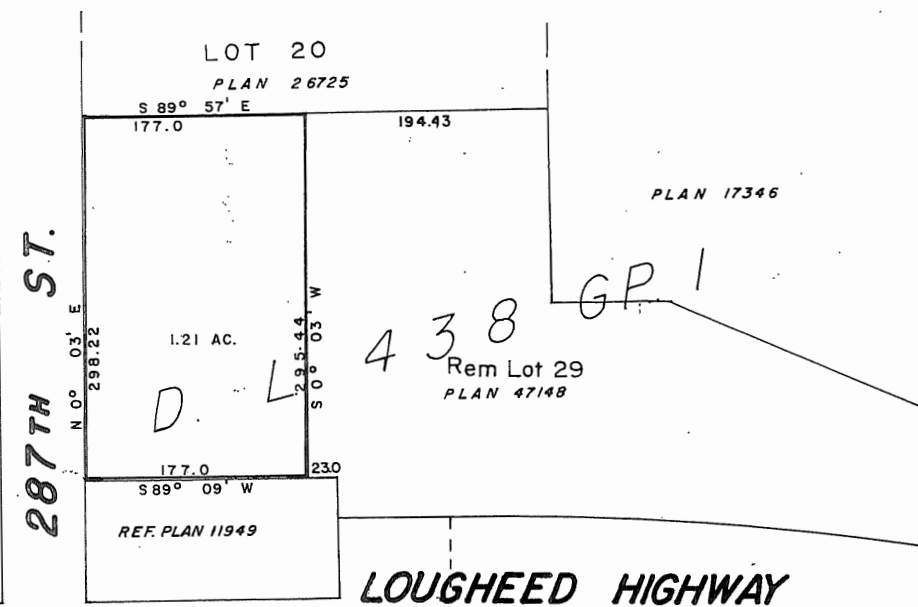
Other

**EXPLANATORY PLAN OF PART OF LOT 29
D.L. 438 GP. I PLAN 47148 N.W.D.**

Scale 1 inch - 100 feet

Deposited in the Land Registry Office
at New Westminster B.C. this _____
day of _____ 19__

Registrar



Certified correct according to
Plan deposited in the Land

Registry Office at New Westminster
B.C. this 10th day of December 1975

J.M.C. Wade B.C.L.S.

J.M.C. Wade & Assoc.
B.C. Land Surveyors
Mission & Maple Ridge

This plan lies within the
Dewdney Alouette
Regional District

Approved under the Land Registry Act
this _____ day of _____ 19__

Approving Officer

Owner _____

Witness _____

6PP 50337

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT COPY OF BYLAW ~~3373-1984~~ ADOPTED BY THE MUNICIPAL COUNCIL OF THE CITY OF MAPLE RIDGE ON THE 25th DAY OF June, 1984.

THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE
BY-LAW NO. 3373 - 1984 DATE Jan 19/2022


CORPORATE OFFICER
CITY OF MAPLE RIDGE

A by-law to amend zoning on Map "A" forming a part of Zoning By-law No. 535 - 1961 as amended

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning By-law No. 535 - 1961 as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the District of Maple Ridge, in open meeting assembled, ENACTS AS FOLLOWS:

1. This by-law may be cited as "Maple Ridge Zone Amending By-law No. 3373 - 1984."
2. That parcel or tract of land and premises known and described as:

All that portion of Lot 29, District Lot 438, Group 1, Plan 47148, N.W.D., comprising of approximately 11,752m² in area

and outlined in RED on Map No. 477, a copy of which is attached hereto, and forms part of this by-law, is hereby rezoned to CS-2a (Community Service Station).

3. Maple Ridge Zoning By-law No. 535 - 1961 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 16th day of April, A.D., 1984

PUBLIC HEARING held the 19th day of April, A.D., 1984

READ a second time the 30th day of April, A.D., 1984

READ a third time the 30th day of April, A.D., 1984

APPROVED by the Minister of Transportation and Highways this 4th day of June, A.D., 1984.

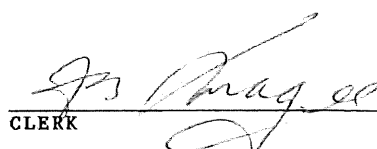
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal the 25th day of June, A.D. 1984.

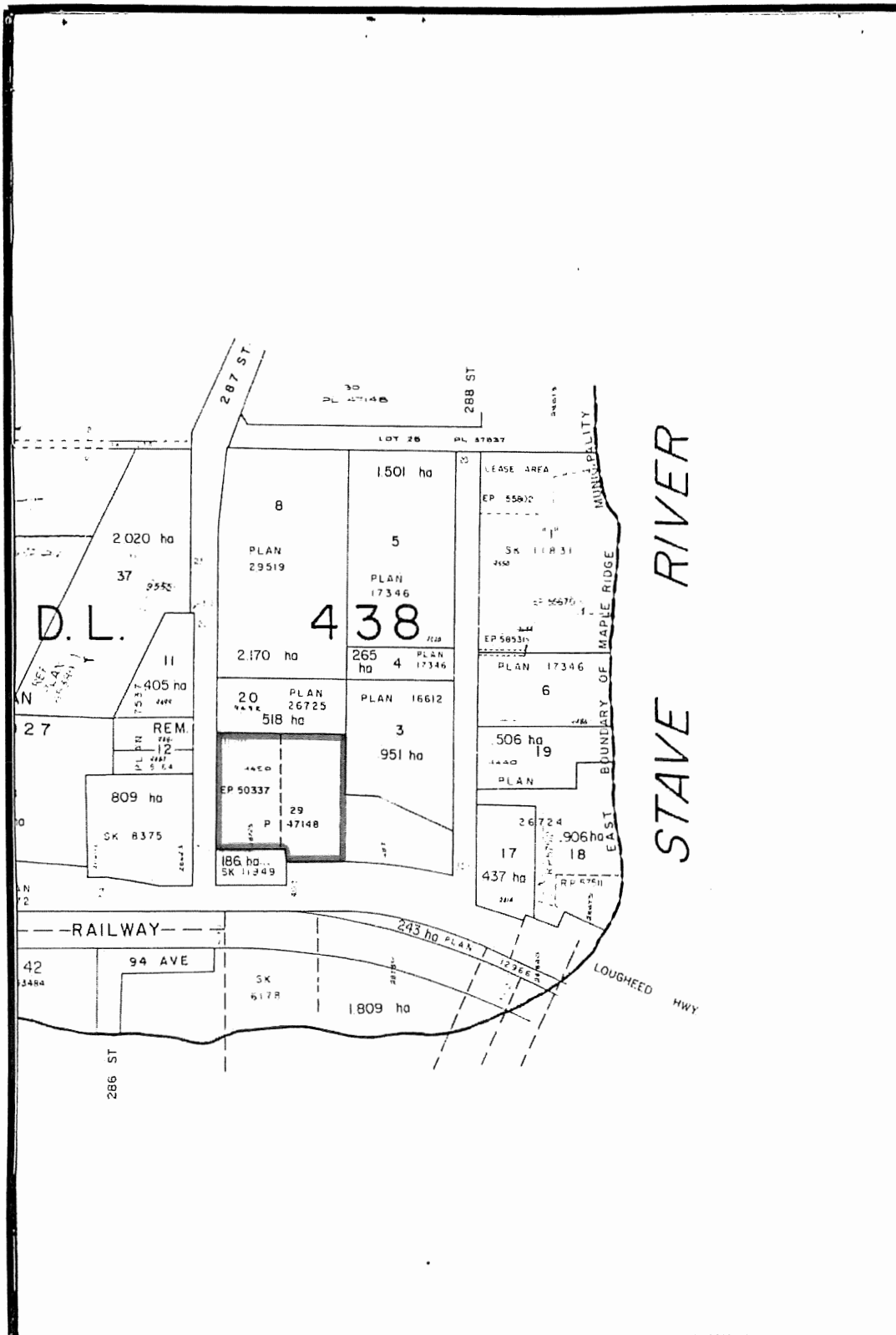

MAYOR


CLERK

I HEREBY CERTIFY that the foregoing is a true and correct copy of Maple Ridge Zone Amending By-law No. 3373 - 1984.

June 27th, 1984
DATE


CLERK



STAVE RIVER

Map no. 477

Maple Ridge Zone Amending By-Law

no. 3373 - 1984

Redesignation from LAND USE CONTRACT AND M-2 (GENERAL INDUSTRIAL)

to CS-2a (COMMUNITY SERVICE STATION)



CITY OF MAPLE RIDGE
BYLAW NO. 7833-2022

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;

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7833-2022."
2. The Land Use Contract Bylaw between the City of Maple Ridge and Camgee Holdings Ltd., registered in the New Westminister Land Title Office under charge number M52309 against Title to the land described as:

Lot 29 Except: Part on Statutory Right of Way Plan LMP3310, District Lot 438, Group 1, New Westminister District Plan 47148

and shown outlined in heavy black line, on the attached Map No. 1956, a copy of which is attached hereto and forms part of this Bylaw, is discharged in respect of that land, and the authorized signatories of the City may execute the Discharge Agreement attached to this bylaw as Schedule 'A'.

3. The Land Use Contract Bylaw No. 2336-1976 is hereby repealed.
4. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the day of , 20

READ a second time the day of , 20

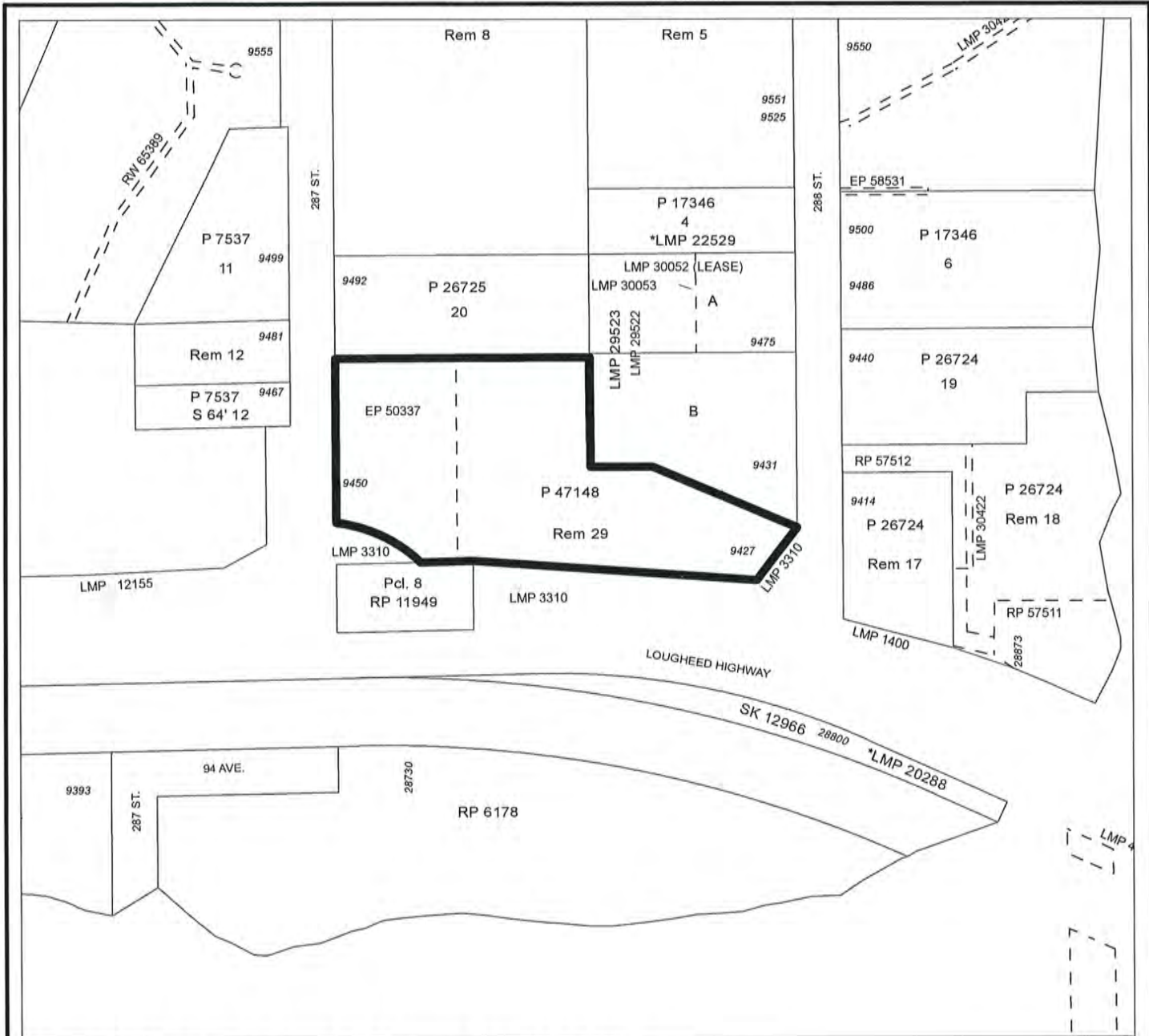
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7833-2022

Map No. 1956

Purpose: To Discharge Land Use Contract No. 2336-1976





MAPLE RIDGE

British Columbia

LAND USE CONTRACT DISCHARGE AGREEMENT

WHEREAS on April 13, 1976, the City of Maple Ridge entered into a land use contract with Camgee Holdings Ltd. in respect of Lot 29, Except: Part on Statutory Right of Way Plan LMP3310, District Lot 438, Group 1 New Westminster District Plan 47148 (the "Land"), which land use contract was authorized by Maple Ridge Land Use Contract By-Law No. 2336-1976 and registered in the New Westminster Land Title Office under No. M52309 (the "Land Use Contract"); and

WHEREAS on May 28, 2004, Ruskin General Store Ltd. Inc. No. 637782 (the "Owner") became the owner of Lot 29, Except: Part on Statutory Right of Way Plan LMP3310, District Lot 438, Group 1 New Westminster District Plan 47148 ("Lot 29"); and

WHEREAS the City and the "Owner" wish to discharge the "Land Use Contract" in respect of "Lot 29"; and

WHEREAS under Section 546 of the *Local Government Act* a land use contract that is registered in a land title office may be discharged by bylaw, with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the amendment; and

WHEREAS the City has held a public hearing in accordance with the requirements of the *Local Government Act* and has authorized the execution of this Agreement by Land Use Contract Discharge and Zoning Amendment Bylaw No. 7833-2022; and

THIS AGREEMENT is evidence that, in consideration of the premises and the sum of one dollar paid to the City by the "Owner", the receipt and sufficiency of which are acknowledged by the City, the "Owner" and the City agree that the "Land Use Contract" is discharged in relation to "Lot 29".

The "Owner":

Ruskin General Store Ltd., Inc. No. 637782

CITY OF MAPLE RIDGE

By its authorized signatories:

Corporate Officer:



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7690-2020
12026 Dunbar Street and 22137 Dewdney Trunk Road

MEETING DATE: April 5, 2022
FILE NO: 2020-421-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 12026 Dunbar Street and 22137 Dewdney Trunk Road from RS-1 (Single Detached Residential) to C-3 (Town Centre Commercial), to permit the future construction of a six storey mixed use commercial/residential apartment building with approximately 100 units, two levels of combined underground residential and commercial parking with the visitor parking being located in the ground floor of the building.

The commercial space is facing Dewdney Trunk Road, and a portion of the Dunbar Street elevation. The development proposal includes a covered visitor above-grade parking and a loading bay, three townhouse residential units facing Dunbar Street, a large outdoor podium green space on the second floor, and an indoor amenity space with access to outdoor amenity space that is located on the second floor.

This application is in compliance with the Official Community Plan.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$3,100.00 per apartment dwelling unit for an estimated amount of \$310,000.00, or such rate adopted by Council prior to third reading of this rezoning application.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7690-2020 be given second reading and forwarded to a Public Hearing; and further
2. That the following terms and conditions be met prior to final reading of Zone Amending Bylaw No. 7690-2020:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii. Approval from the Ministry of Transportation and Infrastructure;
 - iii. Road dedication on Dewdney Trunk Road and Dunbar Street as required;
 - iv. Consolidation of the subject properties;
 - v. Confirmation from the applicant's engineer of record and acceptance from the City that a Traffic Impact Assessment is not required. If a Traffic Impact Assessment is required then it must be done to the City's satisfaction;

- vi. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
- vii. Registration of a Restrictive Covenant for protecting the Visitor Parking and Stormwater Management;
- viii. Removal of existing buildings;
- ix. In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- x. Payment of a bonus density contribution for 876.99m² of residential floor area (at a rate of \$161.46 per m²) totaling approximately \$141.599.38; and
- xi. That a voluntary contribution be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions applicable at the time of third reading of this rezoning application.

DISCUSSION:

1. Background Context:

Applicant:	Atterra Development Group Ltd.
Legal Description:	Lot 109 District Lot 396 Group 1 New Westminster District Plan 26368 Lot 110 District Lot 396 Group 1 New Westminster District Plan 26368
OCP:	
Existing:	Town Centre Commercial
Proposed:	Town Centre Commercial
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	C-3 (Town Centre Commercial)
Surrounding Uses:	
North:	Use: Nokia Park Zone: RS-1 (Single Detached Residential) Designation: Town Centre Commercial
South:	Use: Low Rise Apartment Building Zone: RM-2 (Medium Density Apartment Residential) Designation: Low-Rise Apartment and Medium/High Rise Apartment
East:	Use: Golden Ears United Church Zone: P-4 (Place of Worship Institutional) and RS-1 (Single Detached Residential) Designation: Institutional
West:	Use: Single Family Residential and vacant lot Zone: RS-1b (One Family Urban (Medium Density) Residential and RS-1 (Single Detached Residential) Designation: Urban Residential

Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	0.267 hectares (0.659 acre)
Access:	Dunbar Street
Servicing requirement:	Urban Standard
Companion Applications:	2020-421-DP

2. Project Description:

The proposal is to rezone the subject properties located at 12026 Dunbar Street and 22137 Dewdney Trunk Road (see Appendices A and B), from RS-1 (Single Detached Residential) to C-3 (Town Centre Commercial) to permit the future construction of a six storey, mixed use commercial/residential building. The proposed development comprises approximately 100 residential units with two levels of underground parking. Complementing the 97 apartment units there are three townhouse units, which face onto Dunbar Street. The development will include a large outdoor podium green space located on the second floor, situated above the visitor parkade level. Two indoor amenity space are proposed one that has access to the second-floor outdoor amenity space thus providing a continuous flow from the indoor to the outdoor amenity space with the other one being located in a separate auxiliary building within the outdoor amenity space in the second floor. The residential apartment units will be a mixture of studio, one, two, and three bedroom apartments. In addition, to the 97 units of residential apartment and three townhouse units the building will provide commercial units on the ground floor of the building that will face onto Dewdney Trunk Road and portion of the Dunbar Street elevation.

3. Planning Analysis:

i) Official Community Plan:

The development site is located within the Town Centre Area Plan and is designated *Town Centre Commercial*. The *Town Centre Commercial* designation supports the proposed development under the C-3 (Town Centre Commercial) zone.

This project will achieve a number of Town Centre Area Plan policies including:

- **Policy 3.1** *An increase in residential and commercial density is encouraged in the Town Centre, particularly within the Central Business District...*

The ground level commercial will add to the commercial floor space and apartment will increase the residential density in the Central Business District.

- **Policy 3.3** *Commercial uses that support the residential population of the Town Centre through the provision of necessary goods, including food, and services such as medical care are a priority function and will be encouraged to develop or remain in and around the Central Business District of the Town Centre.*

The proposed C-3 (Town Centre Commercial) zone supports a variety of commercial uses that can be accommodated within the ground floor commercial that will support the residential component of the proposed development and nearby apartment buildings.

- **Policy 3-15** *Concealed parking structures are encouraged in all commercial, mixed-use, multi-family uses, and institutional uses in the Town Centre. Below grade parking structures are particularly encouraged for Low Rise, Medium, and High-Rise Apartment, Mixed-Use, Flexible Mixed-Use/Live-Work, Commercial, and Institutional buildings. Above grade concealed parking is a viable option where building height (six or more storeys) coupled with challenging site conditions make it cost prohibitive to provide all required parking spaces in an underground structure. Above grade parking structures should be designed in such a manner that the pedestrian realm, streetscape façade, and protected views of the Town Centre are not impaired.*

The parking for the residential and commercial components are located within the two storey underground parkade. The visitor parking is located within the ground level portion of the building.

- **Policy 3-29** *Building heights within the Town Centre Commercial will range from three storeys in height to over twenty storeys. Generally, building height should not be permitted greater than twenty-five storeys.*

The building is six storeys and 22.32 m (73.23 ft.) in height which is supported through this Policy.

- **Policy 3-30** *Multi-Family Residential use is permitted as a principle use in the Town Centre Commercial designation, except where identified on Schedule G as “Ground Floor Commercial required” in the Maple ridge Zoning Bylaw, where the ground floor use is to be commercial.*

The subject properties are located within Schedule G requiring Ground Floor Commercial. The proposed development includes ground floor commercial as required by this Policy.

- **Policy 3-31** *Within a Mixed-Use development, retail, service, and entertainment uses shall be encouraged at ground level with office and/or residential uses encouraged above-grade.*

The proposed development supports this Policy with the C-3 (Town Centre Commercial) zone as it permits retail, service and entertainment used. The proposed development has commercial on the ground floor as well as residential. The remainder of the residential component of the proposed development is located above the commercial spaces on the ground floor.

ii) **Zoning Bylaw:**

The current application proposes to rezone the two subject properties from RS-1 (Single Detached Residential) to C-3 (Town Centre Commercial) to allow the proposed mixed-used commercial residential project.

The density of the proposed development complies with the C-3 (Town Centre Commercial) regulations respecting residential floor space ratio as follows:

Regulation	Permitted (Floor Space Ratio)	Proposed (Floor Space Ratio)
Proposed Density	Possible 4.0 FSR	2.615
Base Density	1.0	1.0
Density for underground residential parking	0.25% (Minimum 90% underground residential parking)	0.25% (all concealed)
Density for parking underground except visitor parking	0.25% (all parking spaces, excluding visitor parking spaces in an underground structure)	0.25%
Density for height	0.25 each storey above 3 rd storey	0.75 (for 4 th , 5 th and 6 th storey)
Total Density Bonus Before cash contribution	2.25 FSR	
Density Bonus Major Corridor Residential an addition 0.5 FSR at a rate of \$161.46 per square metre.	\$161.46 x 876.99m ² = \$141,599.38 876.99m ² = .365 FSR	0.365 FSR 876.99m ²

The residential density to be secured through the bonus density contribution is approximately to be for about 876.99m², which is approximately \$141,599.38 payable prior to final reading. This contribution is separate from the Community Amenity Contribution payment (CAC).

iii) **Off-Street Parking and Loading Bylaw:**

The subject properties fall within the Town Centre Parking Standards. The parking breakdown is shown in the table below:

Stall Type	Required	Proposed
Residential (underground)	102	115
Commercial (underground)	6	8
Visitor (above ground)	10	21
Total Stalls	118	144

The chart below shows the bicycle parking details:

Bicycle Parking Type	Required	Proposed
Long Term - Residential	25	27
Long Term - Commercial	1	1
Short Term - Residential	30	31
Short Term - Commercial	3	3

iv) **Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations to the *Maple Ridge Zoning Bylaw No. 7600-2019*:

- The provision respecting Residential Use shall be the only use in a storey be varied to permit three (3) townhouse units on the ground floor and that these three (3) townhouse units to be permitted in the same storey that contains ground commercial use.
- To permit an amenity use above the Off-Street Parking Structure to permit the rear lot line (north) setback exception that is permitted in the C-3 (Town Centre Commercial) zone to be reduced to from 6.0 metres to 0.0 metres.

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

v) **Development Permits:**

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre.

This site faces two streets, Dunbar Street and Dewdney Trunk Road, creating effectively two front façades to the building. The façade along Dunbar Street provides an entrance to residential units above the second floor and the three townhouses units are located on this frontage with front door access via the patio to the units. The façade along Dewdney Trunk Road contains ground floor commercial units with direct access to the street. Both façades have been effectively and sensitively designed that includes a strong landscape component at street level and the second floor outdoor open space. The design of this project contributes to the creation of a strong urban form, character and pedestrian realm at the street level.

This Development Permit has been made and will be the subject of a future development permit report to Council.

vi) **Advisory Design Panel:**

The application was reviewed by the Advisory Design Panel at a meeting held on January 19, 2022 and their comments and the applicant's responses can be seen in Appendix G.

A detailed description of the projects form and character will be included in a future development permit report to Council.

vii) **Development Information Meeting:**

A Development Information Meeting was conducted via the Public Comment Opportunity process from February 21, 2022 to March 2, 2022. The applicant received two comments from the public. A summary of the main comments and discussions with the public was provided by the applicant (Appendix H) and include the following main points:

- 1 commenter does not support the development as it is proposed; and,
- 1 commenter requested a meeting with the agent and consultant to clarify questions/concerns about the development.

The common concerns were:

- Green space loss;
- Shadowing;
- Traffic increase and road safety;
- Impact of the building construction on the neighborhood; and
- Visual impact of the building.

The applicant has provided details written responses to the two members detailing how their concerns have been address through the design of the building, road dedication, a Traffic Impact Assessment, and that the restrictive covenant controlling the use of subject properties has been discharged.

4. Traffic Impact:

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

Ministry of Transportation and Infrastructure approval of the Zone Amending Bylaw No. 7690-2020 will be required as a condition of final reading.

5. Interdepartmental Implications:

Engineering Department:

There will be road dedications required along both Dunbar Street and Dewdney Trunk Road. With this dedication there may be upgrades required to the road frontages abutting the subject properties. These upgrades may include replacement and changes to and the inclusion of sidewalks on the frontages.

The applicant's civil engineer will need to review and model the storm sewer to determine if upgrades are required. The watermain located on Dunbar Street will need to be used to service the proposed development. The applicant will need to hire one of the City's consultants at their own cost to review the water system to determine what upgrades are required, if any to support the proposed development.

6. Citizen/Customer Implications:

The developer held a Development Information Meeting as described earlier in this report.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7690-2020, and that application 2020-421-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP**
Planner

“Original signed by Mark McMullen” for

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

“Original signed by Charles Goddard” for

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. 7690-2020
- Appendix D – Site Plan
- Appendix E – Building Elevation Plans
- Appendix F – Landscape Plan
- Appendix G – ADP design comments
- Appendix H – DIM Notes

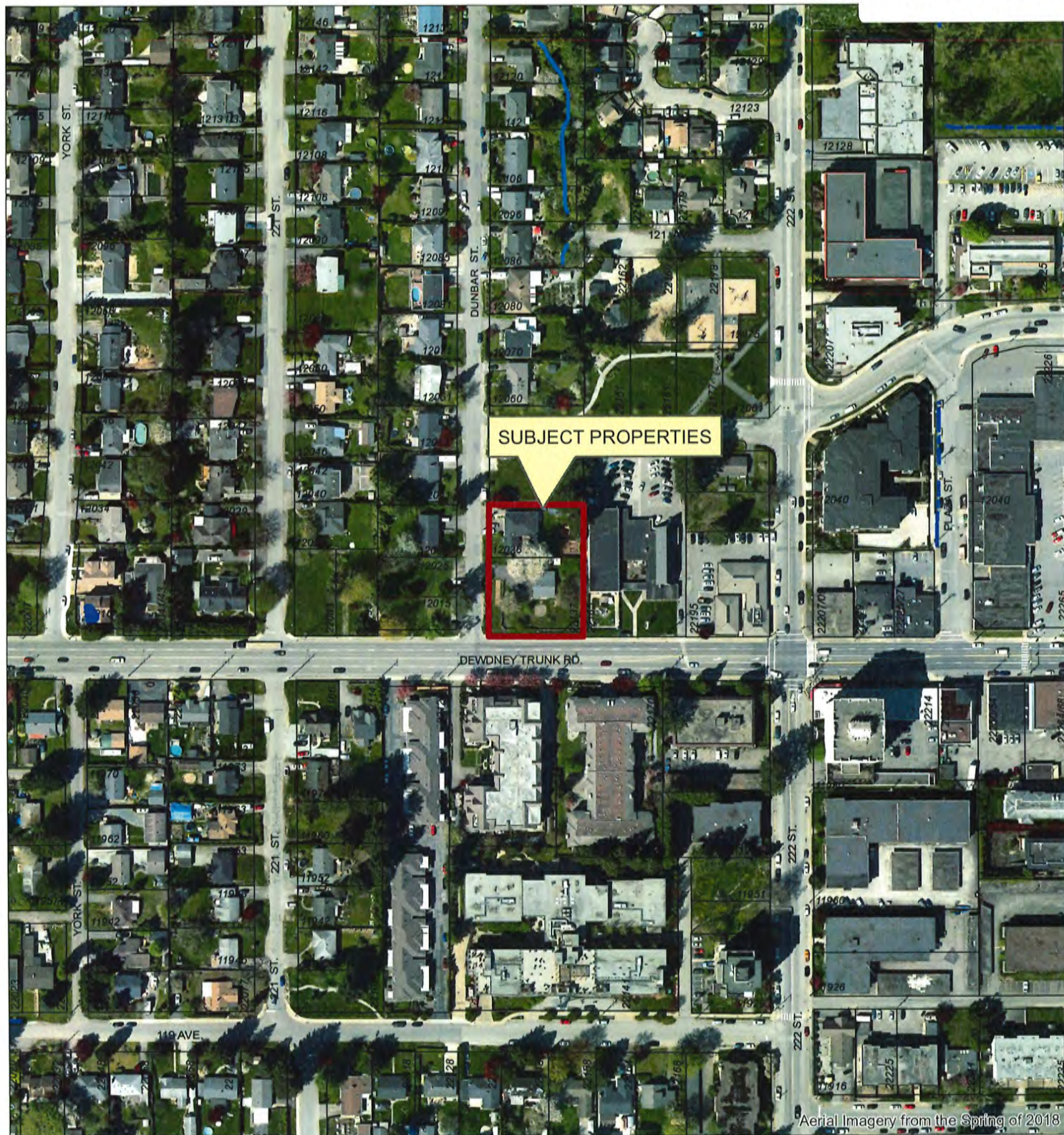


- Legend**
- Stream
 - Ditch Centreline
 - Indefinite Creek
 - Lake or Reservoir
 - Active Applications (RZ/SD/DP/VP)

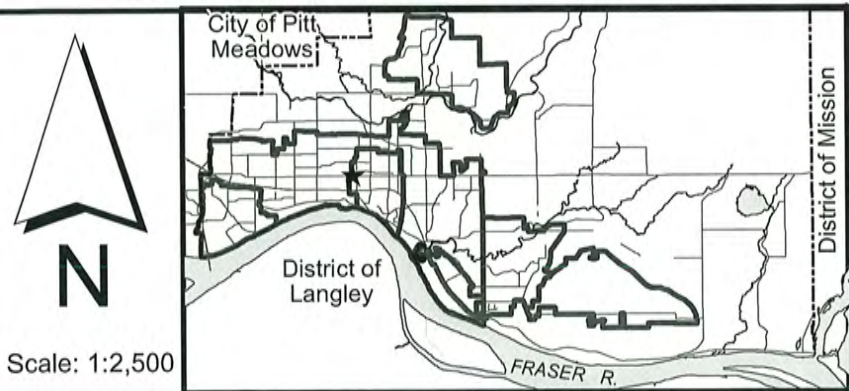
Scale: 1:2,500

22137 DEWDNEY TRUNK ROAD &
12026 DUNBAR AVENUE
PID'S: 003-958-523 & 008-887-161





Aerial Imagery from the Spring of 2018



22137 DEWDNEY TRUNK ROAD &
 12026 DUNBAR AVENUE
 PID'S: 003-958-523 & 008-887-161

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-421-RZ
 DATE: Dec 4, 2020

BY: PC

CITY OF MAPLE RIDGE
BYLAW NO. 7690-2020

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7690-2020."

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

Lot 109 District Lot 396 Group 1 New Westminster District Plan 26368
Lot 110 District Lot 396 Group 1 New Westminster District Plan 26368

and outlined in heavy black line on Map No. 1855 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to C-3 (Town Centre Commercial).

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

READ a first time the 26th day of January, 2021.

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

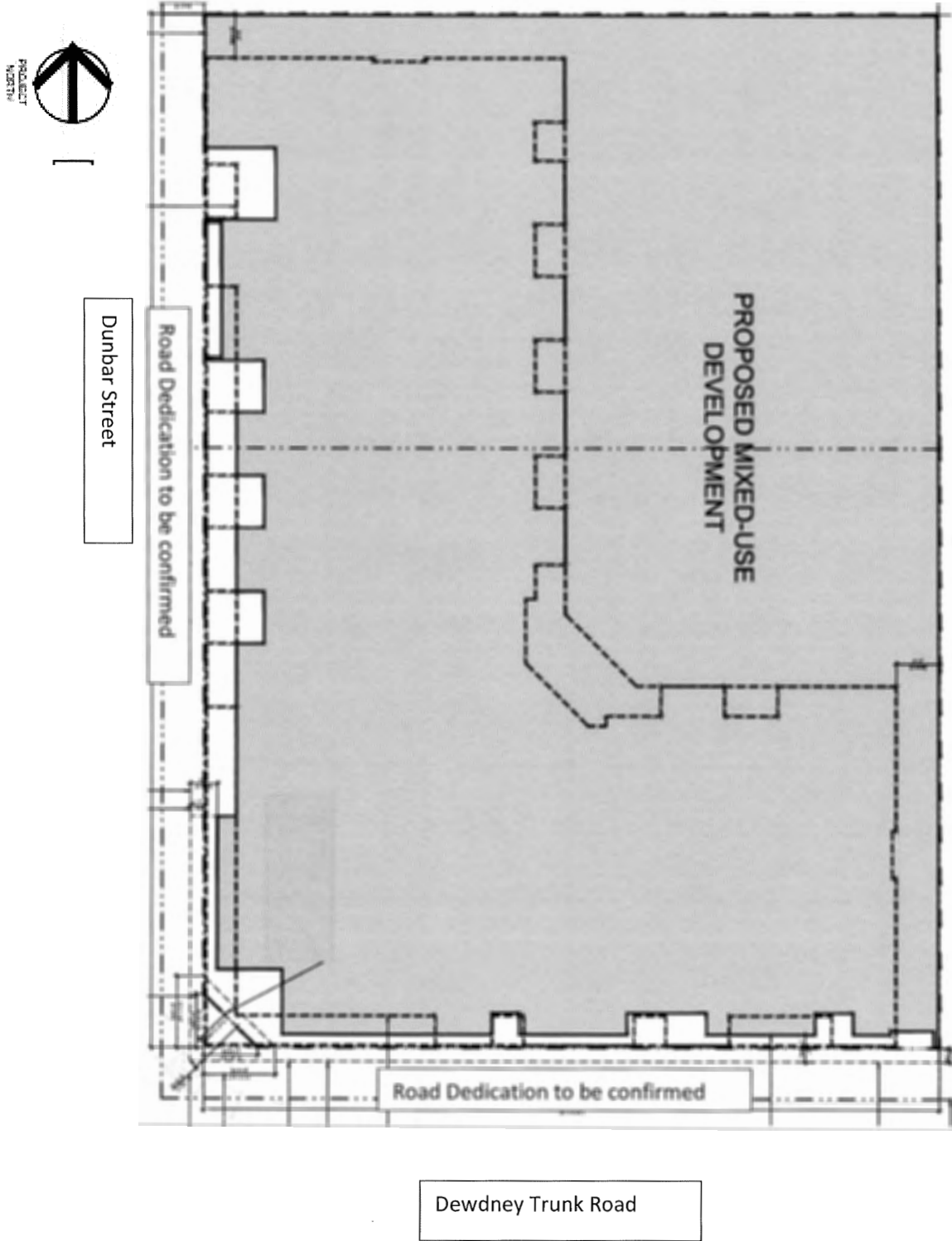
CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7690-2020
 Map No. 1855
 From: RS-1 (Single Detached Residential)
 To: C-3 (Town Centre Commercial)







1 DP.5.1 NORTHWEST PERSPECTIVE
SCALE: N.T.S.



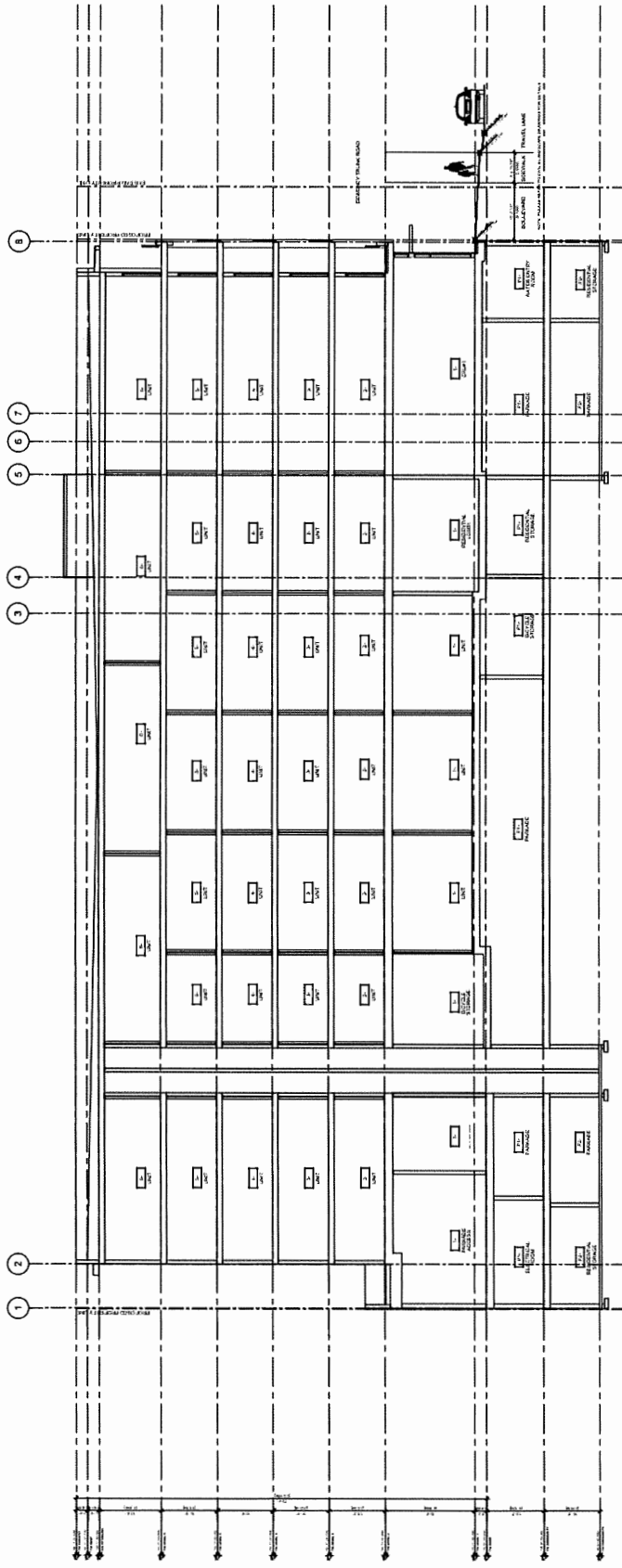
SOUTHEAST PERSPECTIVE

2 DP.5.1

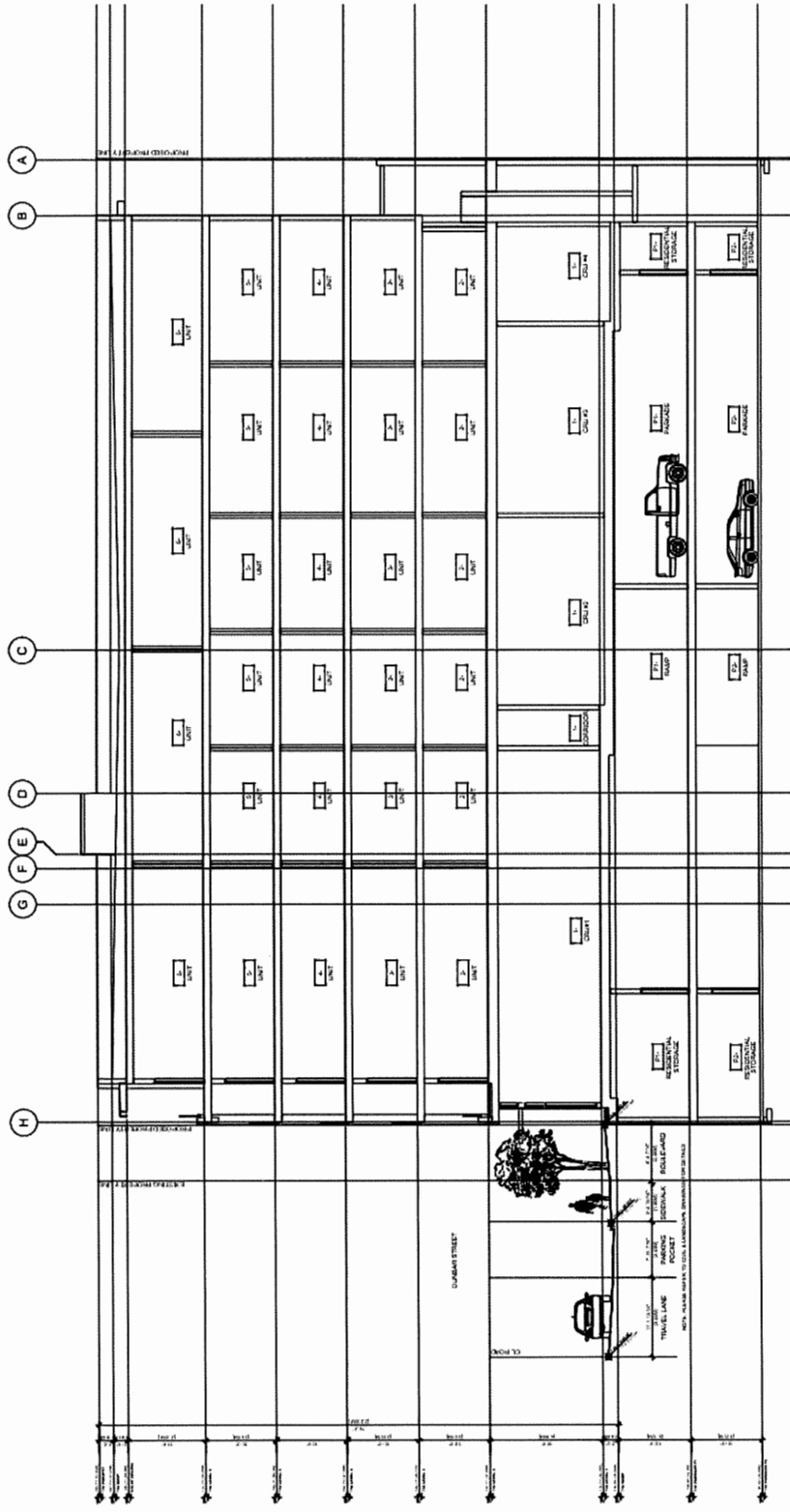
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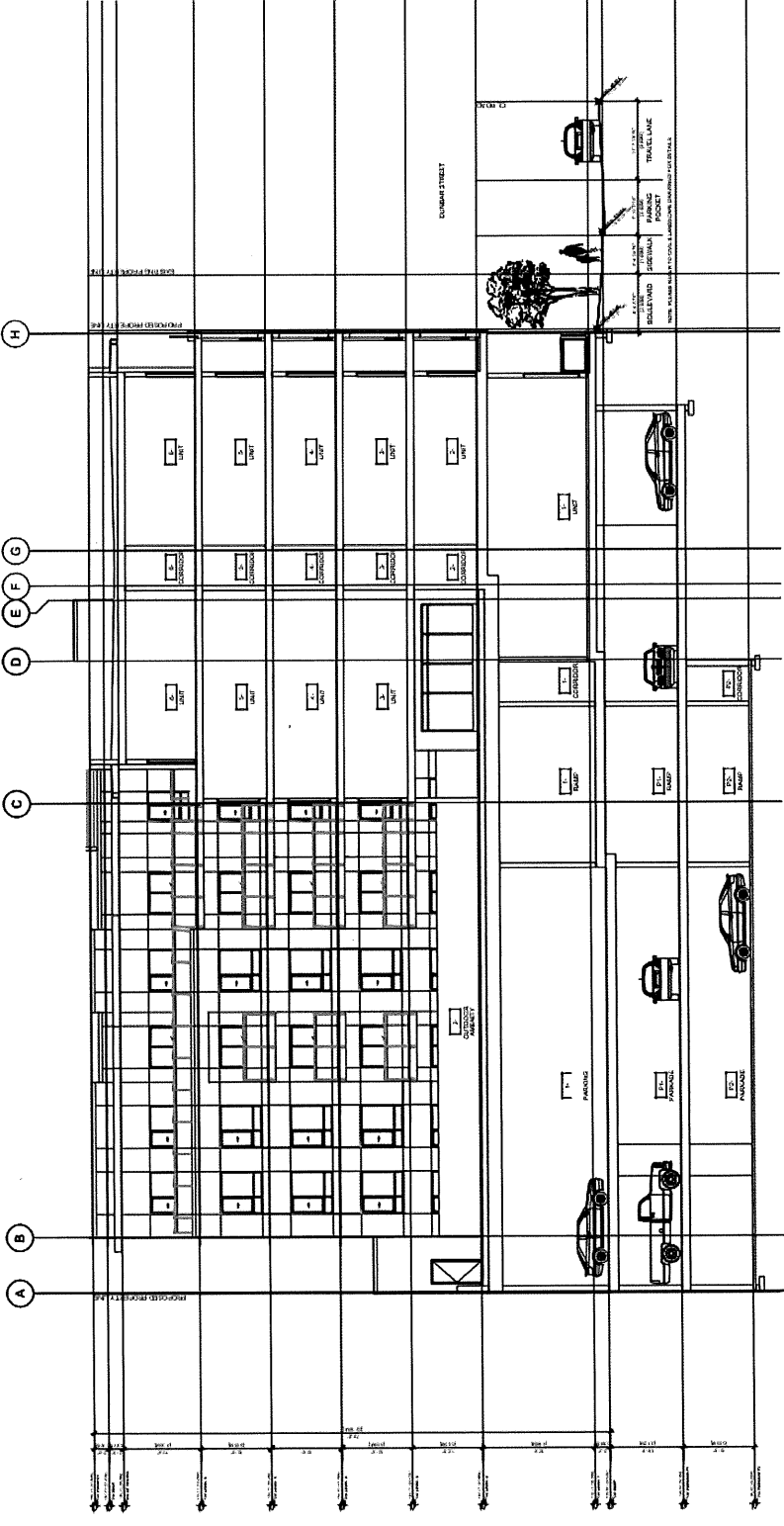


3 DP.5.1 **AERIAL PERSPECTIVE**
SCALE: N.T.S.

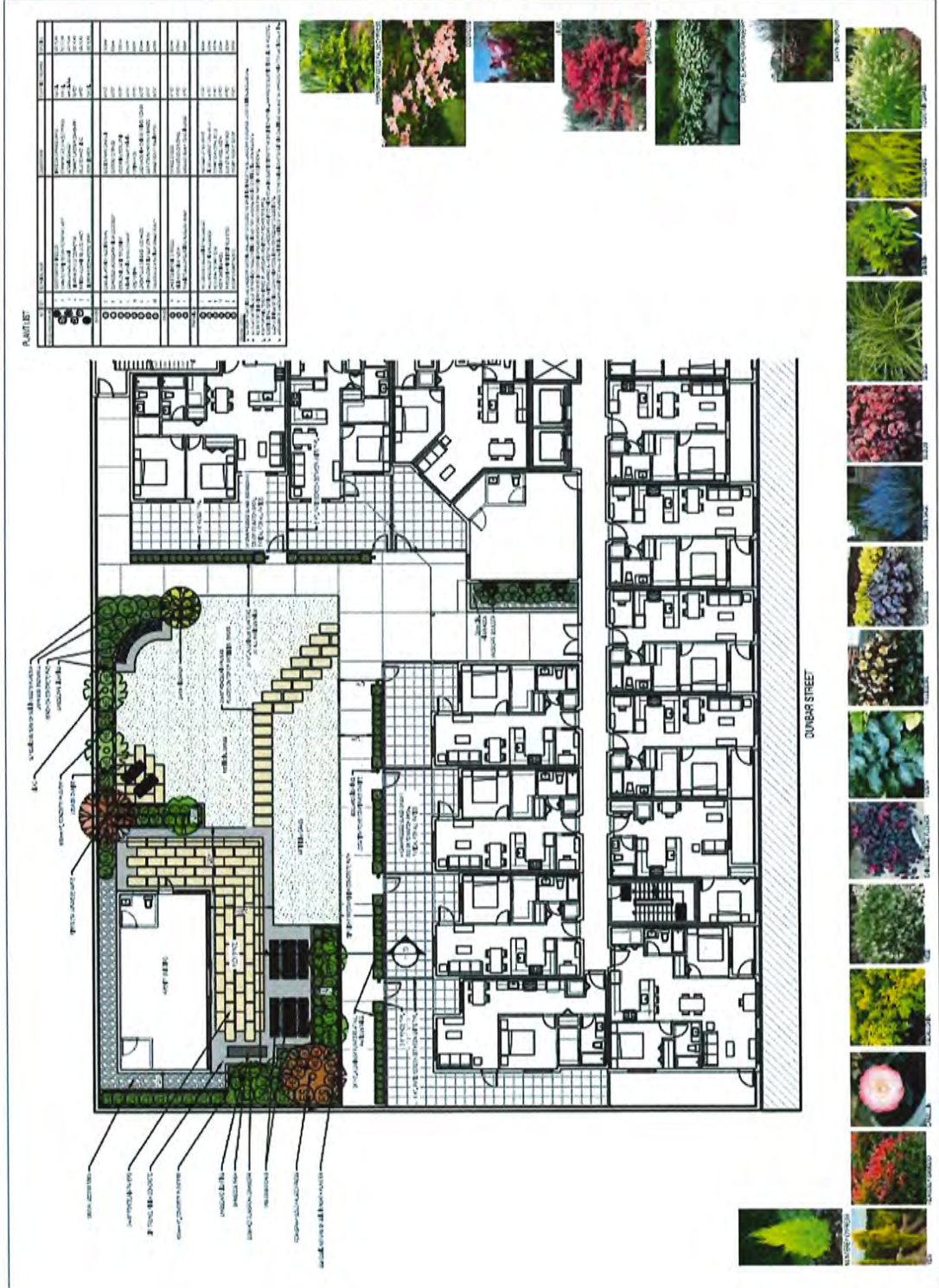


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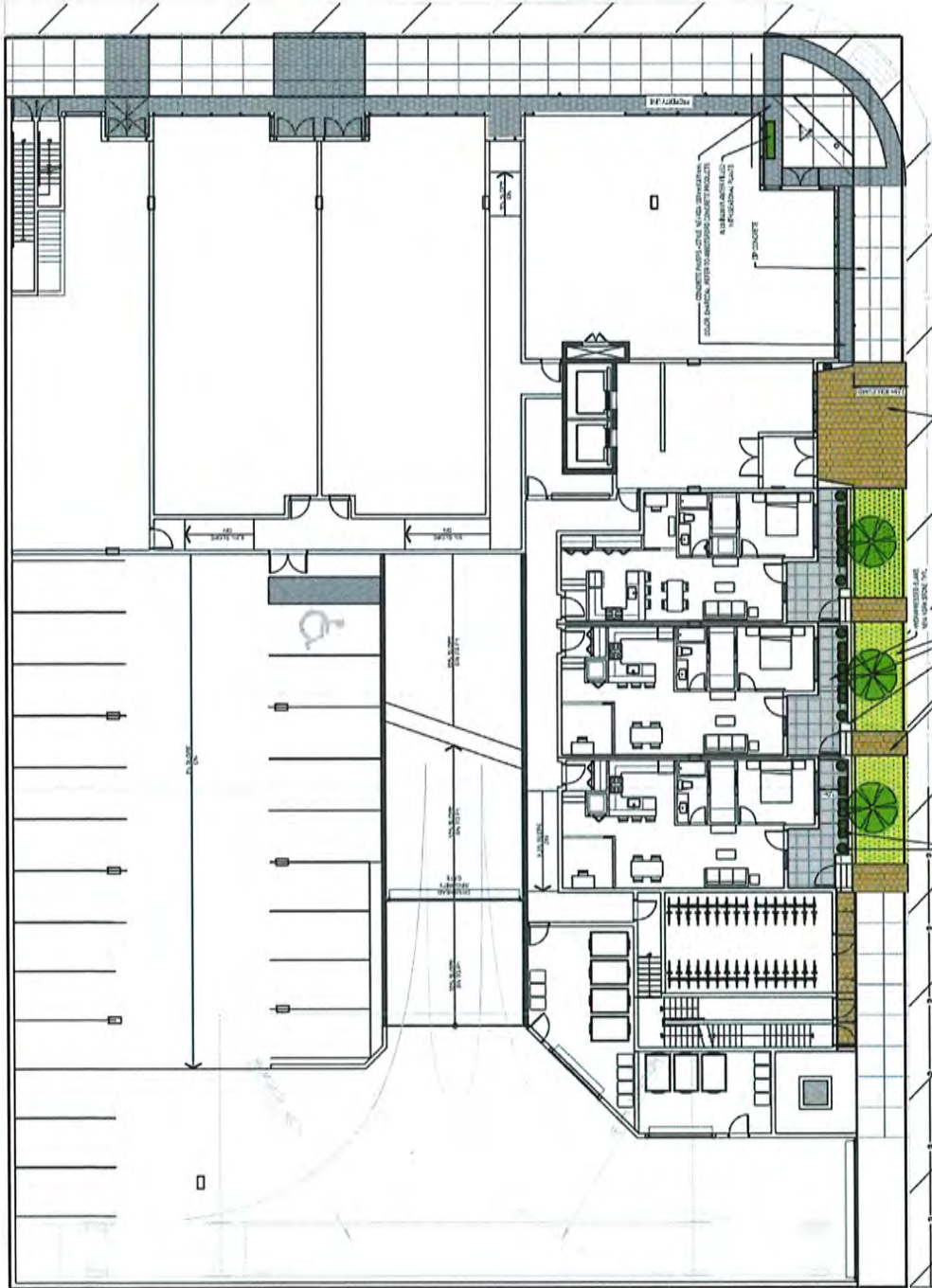


1



DEWDNEY TRUNK ROAD

DUNBAR STREET





atelier **pacific** architecture inc.

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

February 10th, 2021

Re: Application # 2020-421 – DP

12026 Dunbar Street and 22137 Dewdney Trunk Road, Maple Ridge, B.C.

Responses to the Advisory Design Panel Comments

Dear Ms. Wendy Cooper,

Please find below our responses for the Advisory Design Panel (January 19, 2022) comments. We have included the original comment and provided our responses in italics.

Architectural Comments:

- Consider addition of decorative façade with texture and colour on east and north sides;

APA Response: We are proposing panel lines on the concrete walls on the east and north facades. These concrete walls will be painted to match the building's colour scheme. Please see DP3.0 & DP3.1.

- Provide a visual cue to the commercial units through architectural and landscape elements;

APA Response: We have revised the hardscape in front of the commercial units to provide visual cues to the commercial and residential units. Please see Landscape Drawings.

- Explore opportunities to provide natural light in parking through either skylights from above or openings in façade.

APA Response: The façade was proposed to be solid walls to maintain a separation for fire, noise, and privacy at the property line between the adjacent properties and the commercial parking/loading and commercial/residential garbage and recycling areas. Skylights on the roof of the Level 1 Parkade will interfere with the programmed outdoor amenity on the level 2 rooftop amenity. Though the rooftop amenity is outdoor, it is an A2 occupancy which is above of the F3 occupancy of the storage garage below. Maintaining a fire separation between the two occupancies with skylights would not be feasible.

Landscape Comments:

- Consider providing additional landscape behind separate amenity building on level 2;

Binnie Response: Raised planter added behind amenity building filled with evergreen shrubs.

- Consider enhancing buffer and privacy of residential patios on Dunbar Street;

Binnie Response: Did not add planting as only trees and sod lawn are permitted on City Property.

- Consider additional programming of level 2 amenity area, including children's play;

Binnie Response: Retained open space for unprogrammed activities.



atelier **pacific** architecture inc.

- Provide adequate soil volume for trees (10 m³ of soil per tree), including on slab.

Binnie Response: Switched most of the tree species on the second floor to large shrubs which don't require 10 cubic meters per tree (this volume requirement is challenging to achieve on slab). Soil volume noted on L2 for the large planters.

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

Best regards,

A handwritten signature in black ink, appearing to read 'Brian Shigetomi', with a long horizontal flourish extending to the right.

Brian Shigetomi

Senior Associate

Atelier Pacific Architecture Inc.

E-mail: accounts@atelierpacific.com



March 04, 2022

Maple Ridge File No.: 2020-421-DP

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

Attention: Wendy Cooper

Dear Madam,

Re: Summary of Public Comment Opportunity (PCO) - File No. 2020-421-DP

Atterra Development Group Ltd with Atelier Pacific Architecture Inc. held a Public Comment Opportunity regarding the application 2020-421-DP for the properties located at 22137 Dewdney Trunk Road and 12026 Dunbar Street, Maple Ridge, BC.

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

Date Range: February 21st – March 2nd, 2022

Consultant: Brian Shigetomi, Senior Associate of Atelier Pacific Architecture

NOTIFICATION

Notification Decal

A Development Information Meeting notification decal was posted on the development site's development sign on February 10, 2022, over ten days prior to the meeting date to accommodate the holiday season schedule. The decal included the contact phone and date range to submit comments.

Newspaper Ad

A Public Comment Opportunity advertisement was published in two consecutive issues of the local newspaper, The Maple Ridge Pitt Meadows News, as per Maple Ridge Council Policy No. 6.20. The first ad was located on Page A6 of Friday, February 11 and the second ad was located on page A11 of Friday, 18, 2022.

PCO Notification Letter

A list of 263 mailing labels was prepared for all property owners and residents within 100 meters of the development site by the City of Maple Ridge. Atterra Development Group Ltd. mailed all 263 notification letters on February 10, 2022; over ten days in advance of the PCO date range, as per Maple Ridge Council Policy No. 6.20.



atelier **pacific** architecture inc.

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

As of March 02, none of the letters have been returned to Atterra Development Group as "No such address (NSA)".

PCO RESULTS & ANALYSIS

During the comment date range, Atelier Pacific Architecture received 2 comments from the neighbors of the surrounding area.

- 1 commenter do not support the development as it is proposed: and,
- 1 commenter requested a meeting with the agent and consultant to clarify questions/concerns about the development

The common concerns were:

- Green space loss
- Shadowing
- Traffic increase and road safety
- Impact of the building construction on the neighborhood
- Visual impact of the building

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

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

Yours Sincerely,

Atelier Pacific Architecture Inc.

Brian Shigetomi | Senior Associate

commenter #1

From: Reception APA
Sent: March 3, 2022 4:47 PM
To:
Subject: FW: Request for comments on Proposed development at 12026 Dunbar Street and 22137 Dewdney Trunk Road
Attachments: (2020-421-DP) 20130-DD-PCO-Drawing Package-2022.02.04(Reduced).pdf

Ingrid Brito
Office Administrator

atelier pacific architecture inc.
#350-10851 Shellbridge Way
Richmond B.C.
V6X 2W9

T 604-2845194
www.atelierpacific.com

From: Reception APA
Sent: Februarv 24. 2022 2:33 PM
To:
Subject: RE: Request for comments on Proposed development at 12026 Dunbar Street and 22137 Dewdney Trunk Road

Hi

Thank you for your email. Please find attached our PCO Drawing package with additional information.

Please let us know if you have any questions.

Best regards,

Gordon

From: _____
Sent: February 24, 2022 1:45 PM
To: Reception APA <accounts@atelierpacific.com>
Subject: Request for comments on Proposed development at 12026 Dunbar Street and 22137 Dewdney Trunk Road

Hello,

I am minister of the church next door to the proposed development 12026 Dunbar Street and 22137 Dewdney Trunk Road. Can you please send us whatever information on the development that you have in order that we be able to share our comments

Thanks,



Public Comment Opportunity
FOR THE PROPOSED MIXED-USE DEVELOPMENT AT
22137 DEWDNEY TRUNK & 12026 DUNBAR STREET, MAPLE RIDGE, BC

Date: March 03, 2022 at 1p.m.
Name: _____
Address: _____
Phone: _____
Email: _____

Requested Copies of Presentation and Reports? Yes No

If yes, date emailed: February 24, 2022

COMMENTS

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

Golden Ears United Church members, Atterra Development Group (Trisha Firth and Mike Cartwright), and Atelier Pacific Architecture (Brian Shigetomi and Agnes Karoly) had a zoom call on March 03, 2022. The following items were discussed during the meeting:

- 1. Atelier Pacific Architecture (APA) briefly described the proposed development: building height, number of residential and commercial units, setbacks, building sitting in terms of the property line, floor distribution, and number of parkade levels.



2. Golden Ears United Church (GEUC) expressed concerns with the proposed development height compared to the Church building as per the drawings package provided. APA has noted that the streetscape can be misleading as the building is designed in a 'L' shape and only the Ground level is sited at zero lot line. The residential floors are recessed from the property line at min. 8'-0" and most of the second floor is a landscaped podium that faces the east elevation. To provide additional privacy to the adjacent east lot - the eastward-facing windows will be small and limited in number. Atterra Development Group (ADG) has added that the Zoning bylaws and the Official Community Plan allow the construction a 20 storey building on the subject site.
3. GEUC questioned how deep the excavation will be to accommodate two parkade level structure. APA has noted that will be approximately about 22'-0"/23'-0" to the building footing.
4. GEUC expressed concerns with an existing creek that crosses the Church's property and possibly is also located underneath the subject site. ADG has noted that they have already engaged a geotechnical engineer who is currently working on a report to analyze the existing soil and water level conditions. APA has added that civil and geotechnical consultants work closely with the City's Engineer Department to design the offsite work and to address any possible issues.
5. GEUC questioned how long ADG anticipates the construction will last and the answer was 22 months (tentatively). ADG has also noted that they are aiming to start the construction in the spring of 2023.
6. GEUC expressed concerns about the noise, dust, and possible parking disturbance that can happen during the construction phase. ADG noted that the construction days and hours will follow the municipal bylaws and regulations, and good neighbor practices. APA has also noted that prior to the issuance of a construction permit, the building contractor prepares and approves with the City a site safety plan, in which site access, hoarding, temporary parking, and any possible conflict with the adjacent lot are addressed.
7. After questioning, ADG has explained that the development proposes market residential units, and possibly market commercial units as well. Parking conforming to off-street parking bylaw will be provided, which also includes secured parking stalls for the staff and customers of commercial units.
8. ADG has offered to GEUC to schedule a future meeting, when the geotechnical/hydrology study is complete, with the presence of the geotechnical engineer, the building contractor, and APA. The intent is to discuss the Geotech findings, the preliminary reciprocal agreements between both properties, and to address any possible questions from neighbors. The contact person from GEUC is John, and he can be reached at
9. ADG has also availed themselves to clarify any further questions/concerns about the project.

commenter #2

Agnes Karoly

From: Reception APA
Sent: March 3, 2022 1:17 PM
To:
Cc: planning@mapleridge.ca; Negin Naghshin; Brian Shigetomi; Agnes Karoly
Subject: RE: Development application 2020-421-DP
Attachments: [Untitled].pdf; APPENDIX A.pdf; APPENDIX B.pdf; APPENDIX C.pdf; Development application 2020-421-DP.pdf; Response to comments Regarding development Permit Application 2020-421-DP.pdf

Hi

Thank you for submitting your comments and concerns, the response letter along with Appendix A, B and C are attached to this email.

Please note we are re-sending this e-mail because it bounced back twice.

Best Regards,

Ingrid Brito
Office Administrator

atelier pacific architecture inc.
#350-10851 Shellbridge Way
Richmond B.C.
V6X 2W9

T 604-2845194
www.atelierpacific.com

-----Original Message-----

From:
Sent: March 1, 2022 1:33 PM
To: 'planning@mapleridge.ca' <planning@mapleridge.ca>
Cc: Reception APA <accounts@atelierpacific.com>
Subject: Development application 2020-421-DP

Good Day

Please find attached comments regarding the proposed development at 12026 Dunbar Street and 22137 Dewdney Truck Road, Maple Ridge, BC.

Thank You

,

commenter #2



Date: February 22, 2022
To: Atelier Pacific Architecture accounts@atelierpacific.com
Re: Development Permit Application 2020-421-DP
CC: City of Maple Ridge Planning Department planning@mapleridge.com
From:

We strongly object and are strongly opposed to change the zoning classification of the Subject Lots from RS-1 one family urban residential to C-3 town centre commercial.

We strongly object and are strongly opposed to develop 22137 Dewdney Trunk Road and 12026 Dunbar Street into a Mixed-Use development consisting of 100 Residential units and 4 Commercial Retail units.

Restrictive Covenant

This will be in direct conflict with the existing Restrictive Covenant on Dunbar Street, Maple Ridge BC

4. A flat or apartment or any building constructed to accommodate more than one household shall not be deemed to be a dwelling under these restrictions.

The nature, character and use of the neighborhood surrounding the Subject Lots have not changed since the registration of the Restrictive Covenant. Excluding the Subject Lots the homes on the Dunbar Street remain urban residential detached homes in which over 80% are resided by the owner(s) of the property & dwelling. The Covenant needs to be protected along the full Dunbar Street and continue to honor the wishes of George Dunbar.

Detrimental Impact upon the neighborhood and residents

A 6 storey Mixed-Use development consisting of 100 Residential units and 4 Commercial Retail units will be entirely out of the character of the area and will have a negative visual impact on the neighborhood. There are no other 6 storey Mixed-Use residential / commercial buildings immediately west of 222nd Street on Dewdney Trunk Road Maple Ridge BC. The proposed development will demonstrably harm the amenities enjoyed by local residents, in particular safe and available on road parking and the right to enjoy a quiet and safe residential environment, access to Haney Nokai Park and noise pollution during the construction phase and thereafter from increased traffic on Dunbar Street.

Loss of light and overshadowing / loss of green space

The proposed development of a 6 storey unit will have loss of light and cause overshadowing on Haney Nokai Park located north of the proposed unit. This will be a loss of valuable useable green space in the neighborhood. In addition the proposed development of a 6-storey unit will cause a loss of trees on the proposed site and within the residential neighborhood. Trees give out oxygen they let us breathe air and live and they maintain the ecological balance. Trees are home to many individual animals that make their homes in them.

commenter #2

Traffic flow & roadway safety

Roadway safety will be compromised due to traffic generation, road capacity and means of access to Dunbar Street. At the present time with there being a stop light just one block to the East of Dunbar Street which causes traffic congestion (traffic stopping and backing up / traffic rushing from the stoplight westbound on Dewdney Truck Road when it turns green) to turn left off of Dunbar Street onto Dewdney Truck Road or to turn left off of Dewdney Trunk Road onto Dunbar Street is risky and challenging. With the proposed development of 100 Residential units and 4 Commercial Retail units at the corner of Dewdney Truck Road and Dunbar Street (along with the narrowing of the access to Dunbar Street due to the development of sidewalks on the exterior of the building) there will be an increase of traffic safety at the corner of Dewdney Truck Road and Dunbar.

Currently Dunbar Street is barely wide enough for two way traffic. How will Dunbar Street and its' residence be able to accommodate the movement of, large trucks, cranes, excavators, etc. without delays. How quickly and safely will emergency vehicles be able to access Dunbar Street. Will we have obstruction(s) to our own driveways? Will we encounter blockage to access our own street address?

In addition the increase of traffic generation (prior / during / after) will cause safety issues to the children, students and adults who live on Dunbar Street and / or use Dunbar Street to access either Haney Nokai Park or to make their way to Maple Ridge Secondary School The increase of traffic, traffic congestion and overflow of parking relating to the construction site (workers vehicles, large trucks, cranes, excavators, etc.) as well as the noise pollution and disturbance will be a disruption to the quality of the neighborhood as well as the disruption to the quality of life for the resident of Dunbar Street during the construction phase and thereafter.

We have seen with the "Era" project currently under development on DTR / Brown / Plaza / 223rd Street the parking on the streets surrounding the area has been overtaken by the workers at the site and now more of the parking such as along Plaza Street, 223rd Street between Brown Avenue and 122 Avenue and much of Brown Avenue is no longer available due to the ongoing construction &/or parking of the machinery used at the site. There is also a new project starting on the lot at Brown Avenue and 223rd Street which already has 223rd Street between Brown Avenue and 122 Avenue closed to traffic without even breaking ground yet.

Additional comments and concerns

What will be the impact on the families and their children attending the Small Steps Child Care Centre that is currently housed in the Golden Ears United Church during the construction phase due to the noise pollution, constant hammering and shaking of the church and grounds from the large trucks, cranes, excavators, etc entering / exiting the worksite? What will be the impact thereafter due to increased traffic flow?

At some point in time of the construction it is inevitable there will be a loss of access and / or obstruction to the green space of Haney Nokai Park and / or access to Haney Nokai Park itself from the Dunbar Street which will be in major inconvenience for all who enjoy the park and its facilities.

What will be the added pressure on the local schools due to the increased population?

Thank you for taking into consideration our objections and comments / concerns.

Sincerely,



atelier **pacific** architecture inc.

commenter #2

Response letter to
commenter #2

March 2, 2022

To:

12081 Dunbar Street, Maple Ridge, B.C. V2X 5T7

Re: Response to letter received dated February 22, 2022 regarding Development Permit Application 2020-421-DP

CC: City of Maple Ridge Planning Department planning@mapleridge.com

From: Atelier Pacific Architecture accounts@atelierpacific.com

Dear

Thank you for sending your comments and concern regarding referenced development. Please find our responses below:

Restrictive Covenant:

The restrictive covenant was previously removed, copy of latest title search is attached as Appendix A.

Detrimental impact upon the neighborhood and residents

Referenced lot is designed as Town center Commercial with intent to create a compact and vibrant commercial area. One of the permitted uses in this designation is multi-family residential. Building heights are allowed between 3 to 20 storeys. Considering site adjacency to an institutional land use, town center commercial further to the east, Low-rise apartment/Medium to high rise apartment across the street; we find the proposed development fits well in the described future community. Please note that no commercial component is proposed along Dunbar Street to help with transition to the residential land use west of Dunbar Street. Land use plan is attached as Appendix B.

Loss of light and over shadowing/loss of green space

Part of the design package includes a shadow study demonstrating shadow impact of the proposed development on neighboring lots. As per this study, at certain times of day and or year there is shadow on the park however there is no life-threatening impact on the neighboring trees. The shadow study is attached as Appendix C.

commenter #2

Response letter to commenter #2

Traffic Flow and Roadway safety

As per city of Maple ridge transportation team the proposed dedication can be accepted, subject to further Traffic Impact Assessment Report and MOTI comments.

Additional Comments and Concerns

Our design team and development team are meeting with Golden Ears United Church on March 3rd, 2022 to discuss their questions and comments, including the existing childcare facility. In regards to the impact construction could have on the neighborhood, the general contractor will abide by the existing bylaws surrounding construction, noise and parking such as days and hours of construction.

Regarding the impact on the local schools, the municipal land use plan is established based on studies conducted by the municipality which reviews the increase of population, traffic, school population and demand on infrastructure to make sure the proposed increase of density can be accommodated.

Once again thank you for sharing your comments and concerns with us.

Best Regards,



Jessie Arora-Architect AIBC
Principal

Cc: Brian Shigetomi, Atelier Pacific Architecture
Negin Naghshin, Atelier Pacific Architecture
Agnes Karoly, Atelier Pacific Architecture
Trisha Firth, Atterra Development Group

Response letter to
commenter #2 -
Appendix A

commenter #2

TITLE SEARCH PRINT

File Reference:
Declared Value \$520000

2022-01-29, 13:39:35
Requestor:

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA4439141
From Title Number CA2871908

Application Received 2015-06-02

Application Entered 2015-06-10

Registered Owner in Fee Simple
Registered Owner/Mailing Address: ELNAZ EVANSKI, SELF EMPLOYED
CHAD DAVID EVANSKI, SHEET METAL / HVAC PROJECT MANAGER
12026 DUNBAR STREET
MAPLE RIDGE, BCV2X 5T6
AS JOINT TENANTS

Taxation Authority Maple Ridge, City of

Description of Land
Parcel Identifier: 008-887-161
Legal Description:
LOT 109 DISTRICT LOT 396 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 26368

Legal Notations
LAND HEREIN WITHIN BUILDING SCHEME, SEE 538949E
CANCELLED BY BB1546477 2022-01-29

Charges, Liens and Interests

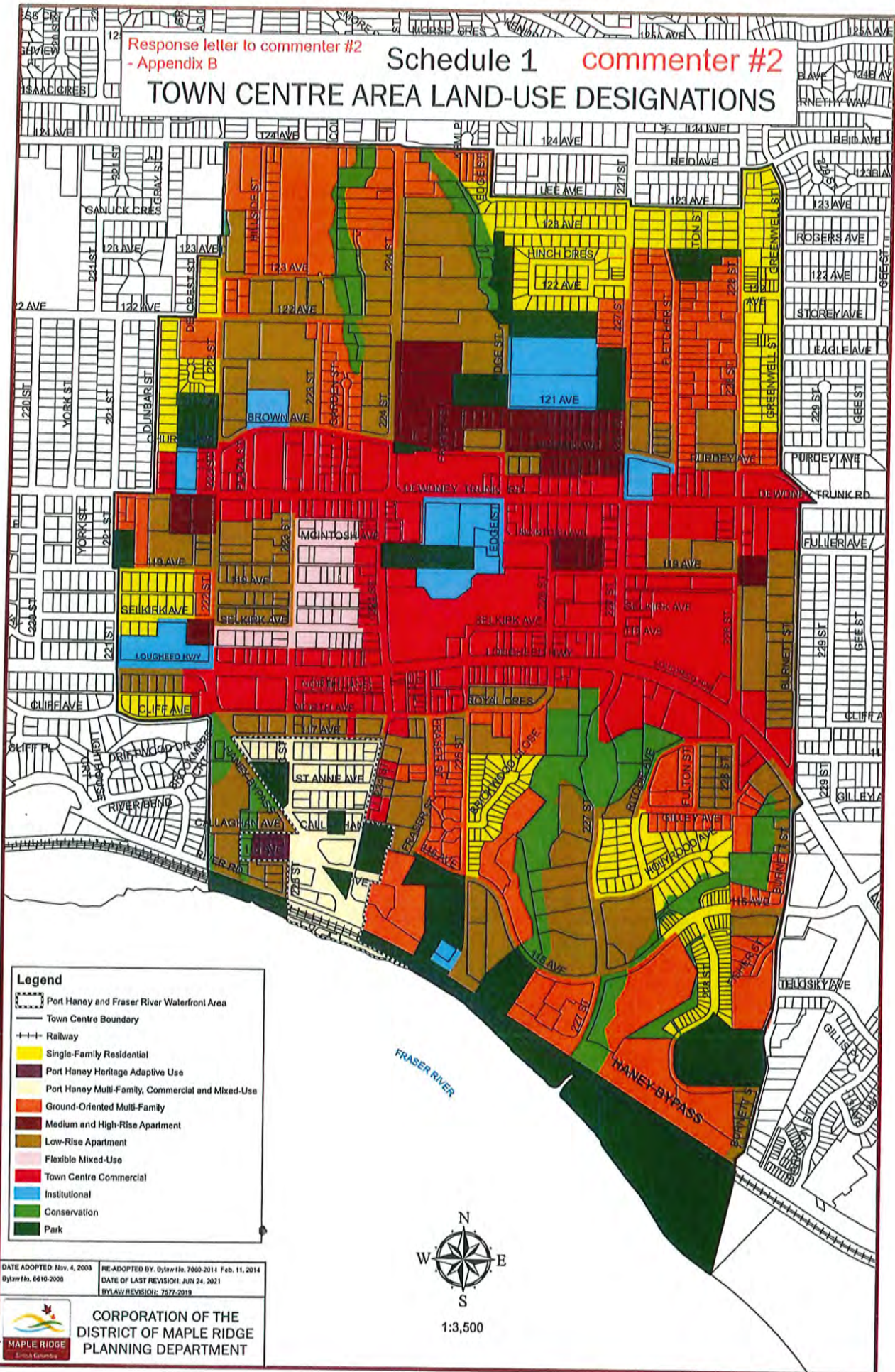
Nature: RESTRICTIVE COVENANT
Registration Number: 357930C
Remarks: INTER ALIA
SEE 538949E
CA9642879
Cancelled By:
Cancelled Date: **2022-01-14**

Nature: STATUTORY RIGHT-OF-WAY
Registration Number: 146837C
Registration Date and Time: 1952-04-24 10:00
Registered Owner: BRITISH COLUMBIA TELEPHONE COMPANY
Remarks: INTER ALIA
ANCILLARY RIGHTS

Response letter to commenter #2
- Appendix B

Schedule 1 commenter #2

TOWN CENTRE AREA LAND-USE DESIGNATIONS



Legend

- Port Haney and Fraser River Waterfront Area
- Town Centre Boundary
- Railway
- Single-Family Residential
- Port Haney Heritage Adaptive Use
- Port Haney Multi-Family, Commercial and Mixed-Use
- Ground-Oriented Multi-Family
- Medium and High-Rise Apartment
- Low-Rise Apartment
- Flexible Mixed-Use
- Town Centre Commercial
- Institutional
- Conservation
- Park

DATE ADOPTED: Nov. 4, 2008
BY LAW 16, 6410-2008

RE-ADOPTED BY: 0,law 16, 7960-2014 Feb. 11, 2014
DATE OF LAST REVISION: JUN 24, 2021
BY LAW REVISION: 7977-2019



1:3,500

Shadow Study

commenter #2
 Response letter to
 commenter #2 -
 Appendix C



SPRING EQUINOX | 10:00 AM



SPRING EQUINOX | 12:00 PM



SPRING EQUINOX | 2:00 PM



SPRING EQUINOX | 4:00 PM



SUMMER SOLSTICE | 10:00 AM



SUMMER SOLSTICE | 12:00 PM



SUMMER SOLSTICE | 2:00 PM



SUMMER SOLSTICE | 4:00 PM



WINTER SOLSTICE | 10:00 AM



WINTER SOLSTICE | 12:00 PM



WINTER SOLSTICE | 2:00 PM



WINTER SOLSTICE | 4:00 PM

COMMERCIAL AND RESIDENTIAL MIXED-USE DEVELOPMENT 22137 DEWDNEY TRUNK ROAD & 12026 DUNBAR STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT GROUP LTD.
 ATELIER PACIFIC ARCHITECTURE INC.
 Approved by Application September 24th, 2021
 Issued for ADP December 17th, 2021
 Reissued per ADP Determination February 07, 2022



DP 0.5
 SHADOW STUDY

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. 7514-2018
Second Reading
Zone Amending Bylaw No. 7515-2018
11052 240 Street

MEETING DATE: April 5, 2022
FILE NO: 2018-429-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 11052 240 Street from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential), to permit a future subdivision of approximately five lots. The minimum lot size for the proposed R-3 zone is 255m², and the proposed lots range from 255m² to 264m² in area.

Council granted first reading to Zone Amending Bylaw No. 7515-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on November 27, 2018. Zone Amending Bylaw No. 7515-2018, provided for second reading in this report, has been amended since first reading to reflect the naming change of the R-3 zone from "Special Amenity Residential District" to "Single Detached (Intensive) Urban Residential" adopted in the new Zoning Bylaw No. 7600-2019 on December 8, 2020.

The proposed R-3 (Single Detached (Intensive) Urban Residential) zoning complies with the intent of the Official Community Plan (OCP). An amendment to the OCP is required to amend the designation to *Medium Density Residential* and amend the *Conservation* boundary.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program, currently under review, and such rates as may be adopted by Council prior to third reading.

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. 7514-2018 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2. That Official Community Plan Amending Bylaw No. 7514-2018 be given first and second reading and forwarded to Public Hearing;
3. That Zone Amending Bylaw No. 7515-2018 be given second reading as amended, and forwarded to Public Hearing; and further

4. That the following terms and conditions be met prior to final reading:

- i) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C" for Conservation areas;
- ii) Road dedication on 240 Street as required;
- iii) Park dedication as required, and removal of all debris and garbage from park land;
- iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- v) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject property;
- vi) Removal of existing building(s);
- vii) In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- viii) That a voluntary contribution be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions, and such rates as may be amended prior to third reading of this bylaw.

DISCUSSION:

1. Background Context:

Applicant:	WSP Canada Inc.
Legal Description:	Lot 3 Part NW1/4 Section 10 Township 12 Group 1 New Westminster Land District Plan 17613
OCP:	
Existing:	Low/Medium Density Residential, Conservation
Proposed:	Medium Density Residential, Conservation
Within Urban Area Boundary:	Yes
Area Plan:	Albion Area Plan
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	R-3 (Single Detached (Intensive) Urban Residential)
Surrounding Uses:	
North:	Use: Single-Family Residential
	Zone: RS-3 (Single Detached Rural Residential)
	Designation: Low-Medium Density Residential, and Conservation
South:	Use: Single-Family Residential, Multi-Family Residential,

		and Park
	Zone:	R-3 (Single Detached (Intensive) Urban Residential), RM-1 (Townhouse Residential), and RS-3 (Single Detached Rural Residential)
East:	Designation:	Medium Density Residential, and Conservation
	Use:	Single-Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
West:	Designation:	Conservation, and Low-Medium Density Residential
	Use:	Single-Family Residential, Farm
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Urban Residential
Existing Use of Property:		Single-Family Residential
Proposed Use of Property:		Single-Family Residential and Conservation
Site Area:		4810m ² (1.18 acre)
Access:		Rear lane to be constructed
Servicing: Urban or Rural Standard		Urban
Companion Applications:		2018-429-SD, 2018-429-VP, 2018-429-IRD, and 2020-174-WP/NFDP

2. Background:

Seigel Creek is meandering through the area and over the eastern portion of the subject property, significantly impacting the adjacent residential property to the north. Staff have worked with the applicant to proof out that the proposed will also allow the adjacent property north a future potential to develop and construct a connecting rear lane to exit onto 240 Street, taking into consideration appropriate setbacks to Seigel Creek.

3. Project Description:

The subject application is located within the Albion Area, and is proposing to continue the intensive single-family residential use as developed on the adjacent south properties, with a connecting rear lane for access (see Appendix A). Five single-family lots are proposed along 240 Street, with dedication of Conservation area on the east side of the subject property.

To accommodate the proposed subdivision plan, a general reduction in the setback from Seigel Creek, from 30m to 22.5m, is proposed. In addition, a temporary encroachment into the northern portion of the 30m setback due to the laneway is required, and will be the subject of a future Watercourse Protection Development Permit. The location of the laneway also results in a variance request to reduce the required depth of proposed lots 1, 2 and 3.

The submitted Habitat Balance Summary is showing a required Streamside Protection and Enhancement Area of 2,987m², and proposing a 2,990m² Conservation Area, resulting in a net Habitat Gain for the City. Within the 2,990m² Conservation Area, 51m² will be temporarily impacted to accommodate a vehicular turnaround. The temporary turnaround is required to provide an area for vehicles to turn, exiting the laneway back onto 110 Avenue, until future development of the adjacent property to the north establishes the exit onto 240 Street.

4. Planning Analysis:

i) **Official Community Plan:**

The subject property is located within the Albion Area Plan boundary and is currently designated *Low/Medium Density Residential* and *Conservation*, allowing for Detached Single-Family Urban Residential zones such as RS-1 (Single Detached Residential), RS-1b (Single Detached (Medium Density) Residential), R-1 (Single Detached (Low Density) Urban Residential) and the Duplex zone RT-1. For the proposed development, an OCP amendment is required to re-designate the subject properties to *Medium Density Residential* and amend the *Conservation* area to allow the proposed R-3 (Single Detached (Intensive) Urban Residential) zoning. Compensation for the required setback from Siegel Creek is resulting in an overall habitat gain in dedicated Conservation area. The proposed OCP amendment can be supported because the properties are located on 240 Street which is identified as a Major Corridor and allows for such use.

The area is under development with higher density proposals; properties further to the north and north-east, along the corner of 112 Avenue and 240 Street, are developing into multi-family RM-1 townhouse sites, and properties to the south are already developed into single family R-3 lots. The proposed density is therefore consistent with the surrounding developing neighbourhood.

ii) **Zoning Bylaw:**

The subject application to rezone to R-3 (Single Detached (Intensive) Urban Residential) would allow the proposed subdivision into five Single-Family residential lots, ranging from approximately 255m² to 264m² in area, together with dedication of both a lane and Conservation area (see Appendix C). Similar intensive residential lots have been developed immediately south of the subject property, with pedestrian access from 240 Street, and vehicle access from a rear lane.

iii) **Off-Street Parking and Loading Bylaw:**

Access to all five lots is via the rear lane as established through the development south of the subject property. Lots 1 and 2 are proposing a dwelling with double car garage indoors, and Lots 3 to 5 are proposing a detached double car garage to facilitate the parking requirement for single family uses.

By continuing the rear lane onto the subject property, and integrating a future possibility for the adjacent property north, 11062 240 Street, the proposal further meets the Access Management Policy No. 9-14. A temporary turnaround by way of hammerhead will be constructed east of the lane, opposite to proposed Lot 1. This measure is required under the Fire Code as the lane will be longer than 90 metres, but is temporary in nature, until such time the adjacent property north will develop and continue the rear lane, connecting onto 240 Street. At such time that a turning area will no longer be needed, the turnaround will be removed and the area re-planted.

iv) **Proposed Variances:**

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

- **Maple Ridge Zoning Bylaw No. 7600-2019, Section 603.4, Zone R-3 (Single Detached (Intensive) Urban Residential, Lot Area and Dimensions:**
To vary the required Lot Depth with Lane Access, from 30 metres, to a range between 28.4 to 23 metres for property lines around proposed lots 1, 2 and 3.

This variance request is a result of the location of the rear lane with considerations to required absolute minimum setbacks from Seigel Creek as per the Ministry of Environment. The requested variance will be the subject of a future Council report.

v) **Development Permits:**

Pursuant to Section 8.8 of the OCP, an Intensive Residential Development Permit application is required to ensure the current proposal provides emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment.

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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

- All areas designated *Conservation* on Schedule "B" or all areas within 50 metres of an area designated *Conservation* on Schedule "B",
- All lands with an average natural slope of greater than 15 percent; and
- to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

vi) **Advisory Design Panel:**

The subject application is proposing single-family residential lots and review by the Advisory Design Panel is therefore not warranted.

vii) **Development Information Meeting:**

Due to COVID safety measures, a Development Information Meeting was held virtually on February 14, 2022 from 6:00 pm to 8:00 pm, via Microsoft Teams. The applicant provided the following feedback from the meeting (see Appendix G):

- Out of 217 residents being directly contacted to attend, five thought it necessary to register with two people from the same household. Four people attended the virtual meeting, representing 1.8% of the immediate neighbourhood.

- A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:
 - pedestrian connectivity; and
 - encroachment into conservation (SPEA) and/or watercourse setbacks from Seigel Creek.
- The following are provided in response to the issues raised by the public:
 - Residents were walked through the particulars of frontage improvements as well as the proposal for compensation and remediation of the SPEA.

viii) **Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of final reading.

5. Environmental Implications:

The location of Seigel Creek is impacting not only the subject property, but also the adjacent property to the north. To review the subject application not landlocking the neighbouring property, staff had worked with the applicant to provide a sketch to how the neighbour at 11062 240 Street could develop taking into considerations the required setbacks from watercourses like Seigel Creek, to be a minimum of 10 metres. The location of the lane and its design is crucial to such setback, to ensure continuing the lane is not offsetting automatic involvement of the Ministry of Environment when such setback is less than 10 metres.

6. Interdepartmental Implications:

i) **Engineering Department:**

The site is currently serviced by municipal infrastructure. At the subdivision stage the applicant will be required to upgrade 240 Street to an urban standard which will include a sidewalk across the frontage. The location and design of the rear lane for vehicle access to the proposed lots is supported by the Engineering Department in conjunction with Environmental Planning.

ii) **Parks, Recreation and Culture Department:**

The proposed dedicated Park land was considered in relation to the dedicated Park for the development directly adjacent to the south, and with the Environmental Assessment report. No trail construction is required.

CONCLUSION:

It is recommended that first and second reading be given to Official Community Plan Amending Bylaw No. 7514-2018, that second reading be given to Zone Amending Bylaw No. 7515-2018, and that application 2018-429-RZ be forwarded to Public Hearing.

“Original signed by Mark McMullen” for

Prepared by: **Therese Melser**
Planning Technician

“Original signed by Charles Goddard”

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

“Original signed by Charles Goddard” for

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

“Original signed by Scott Hartman”

Concurrence: **Scott Hartman**
Chief Administrative Officer

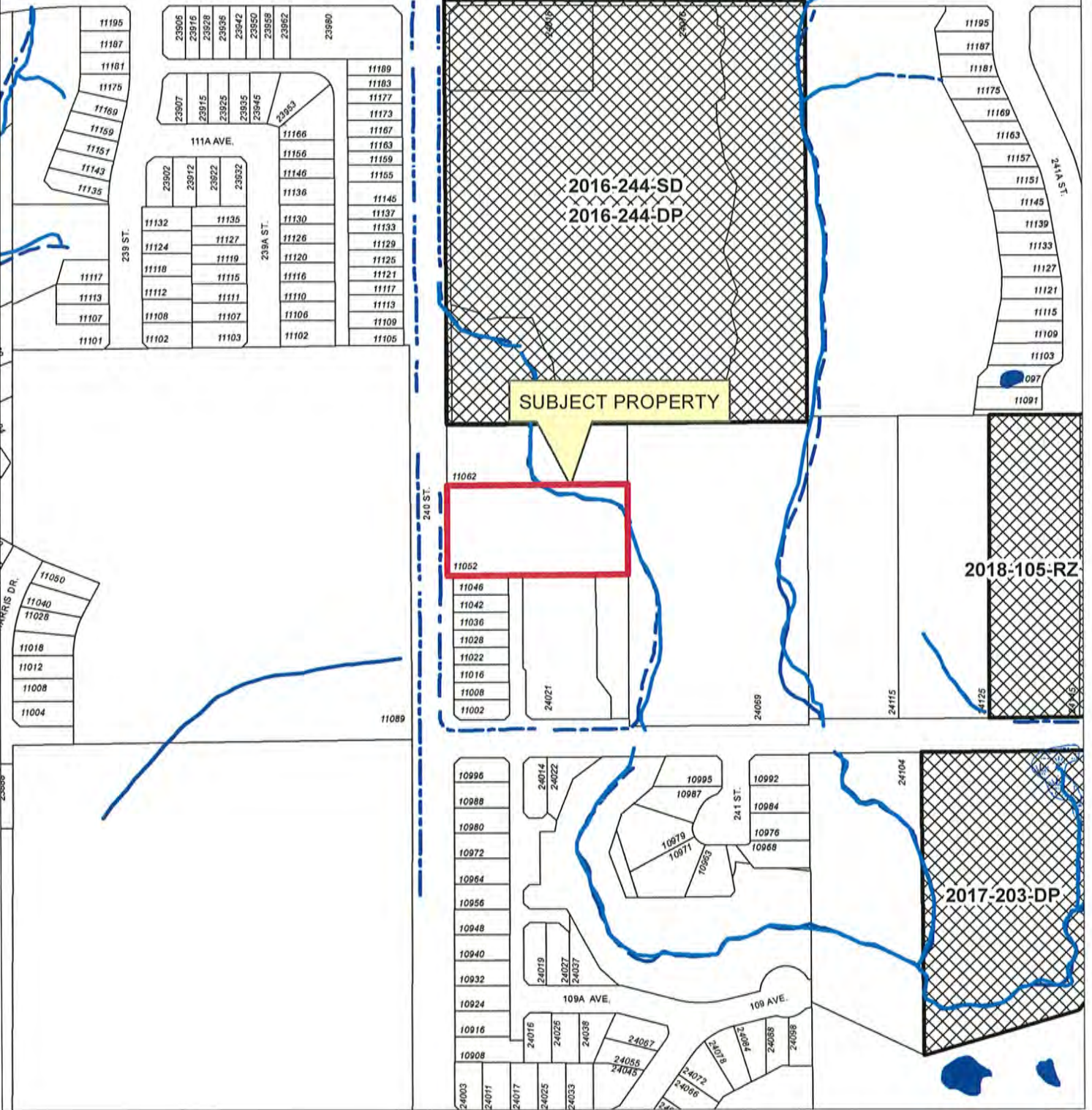
The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7514-2018
- Appendix D – Zone Amending Bylaw No. 7515-2018
- Appendix E – Subdivision Plan
- Appendix F – Building Elevation Plans
- Appendix G – Development Information Meeting Summary

2012-023-RZ

KANAKA WAY

112 AVE.



SUBJECT PROPERTY

11062
11052
11046
11042
11036
11028
11022
11016
11008
11002

2018-105-RZ

2017-203-DP



Legend

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

Scale: 1:3,000

11052 240 ST

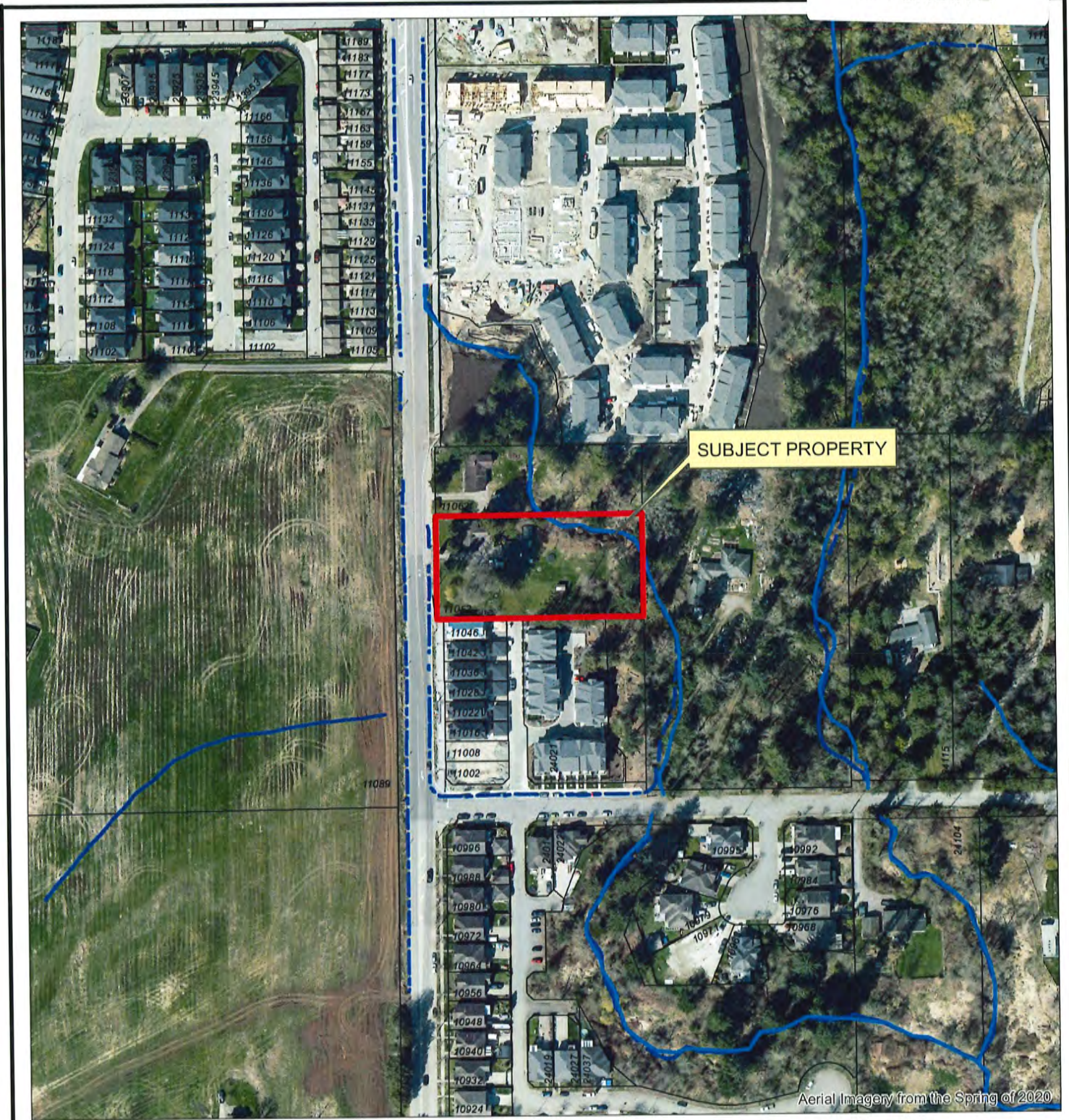
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2018-429-RZ
DATE: Nov 20, 2018

BY: RA



Aerial Imagery from the Spring of 2020

11052 240 ST

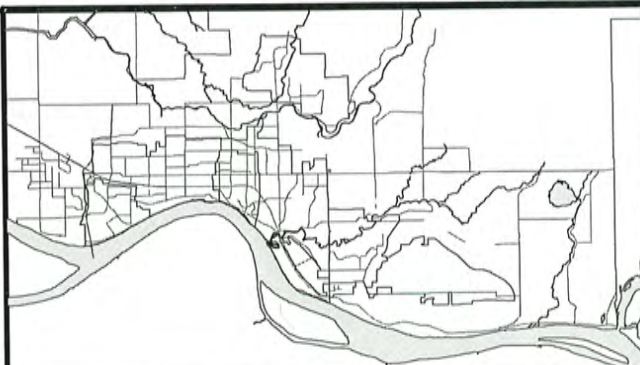
PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca



Scale: 1:2,500

FILE:2018-429-RZ
DATE: Mar 22, 2022

BY: DT

CITY OF MAPLE RIDGE
BYLAW NO. 7514-2018

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

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

AND WHEREAS it is deemed expedient to amend Schedules "A" & "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. 7514-2018."

2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and "Figure 1: Northeast Albion" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 3 Section 10 Township 12 New Westminster District Plan 17613

and outlined in heavy black line on Map No. 987, a copy of which is attached hereto and forms part of this bylaw, are hereby designated as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 3 Section 10 Township 12 New Westminster District Plan 17613

and outlined in heavy black line on Map No. 988, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the day of , 20 .

READ a second time the day of , 20 .

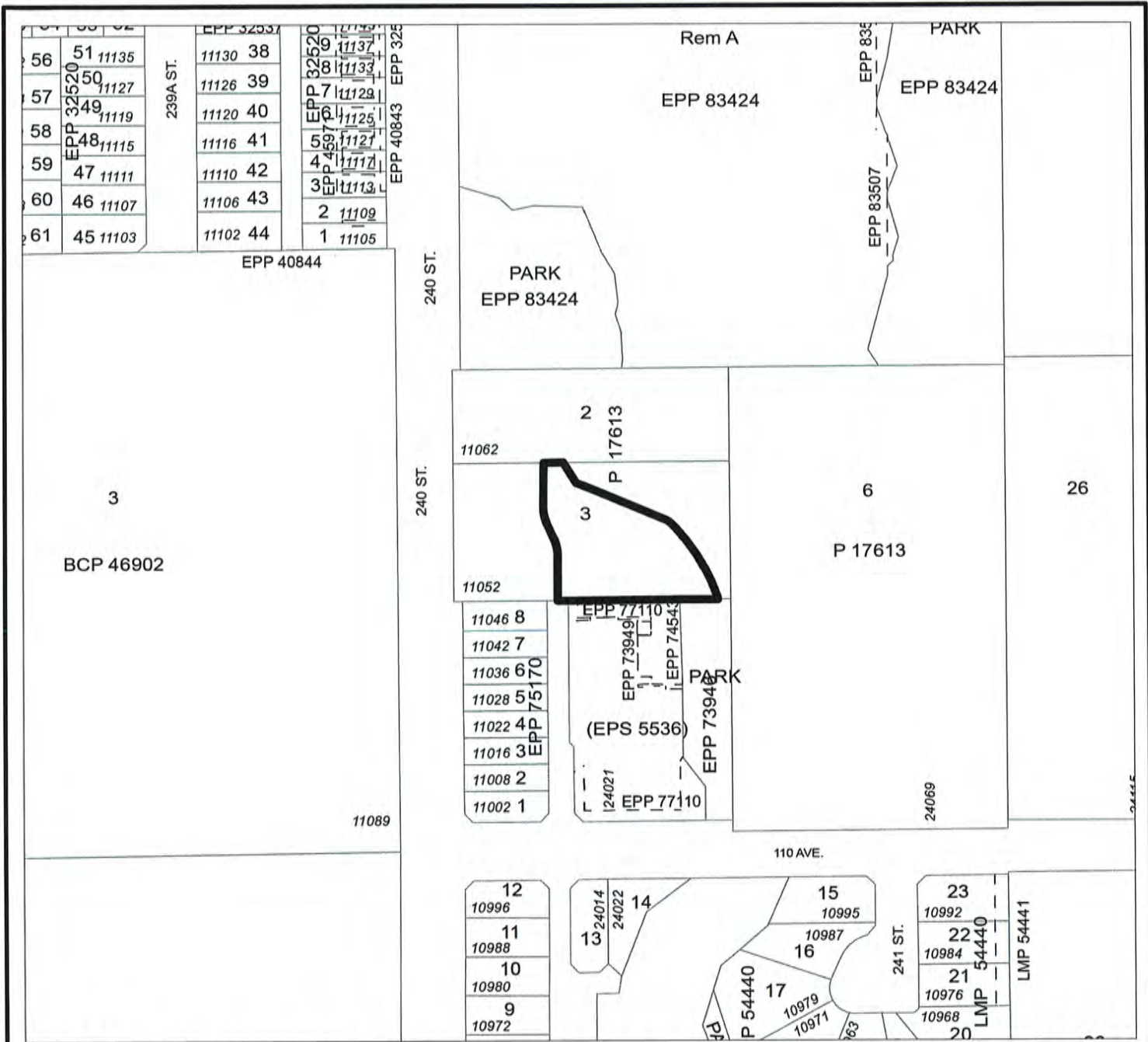
PUBLIC HEARING held the day of , 20 .

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

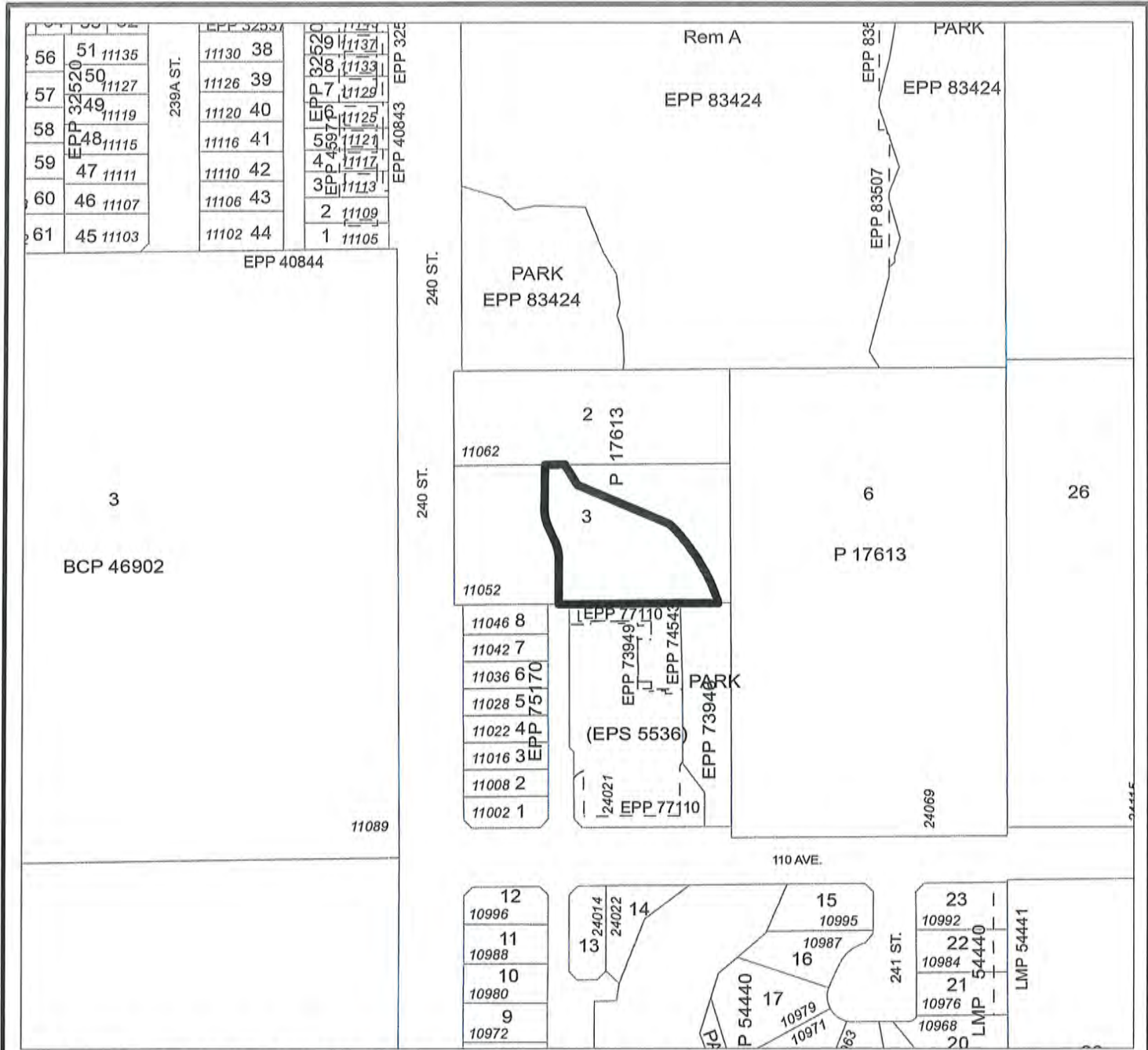
CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING


Bylaw No. 7514-2018
 Map No. 987
 Purpose: To Amend Albion Area Plan Schedule 1
 From: Low/Medium Density Residential
 To: Conservation





MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7514-2018
 Map No. 988
 Purpose: To Amend Schedule C as shown

 To Add To Conservation



**CITY OF MAPLE RIDGE
BYLAW NO. 7515-2018**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7515-2018."

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

Lot 3 Section 10 Township 12 New Westminster District Plan 17613

and outlined in heavy black line on Map No. 1781 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-3 (Single Detached (Intensive) Urban Residential).

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

READ a first time the 27th day of November, 2018.

READ a second time as amended the day of , 20

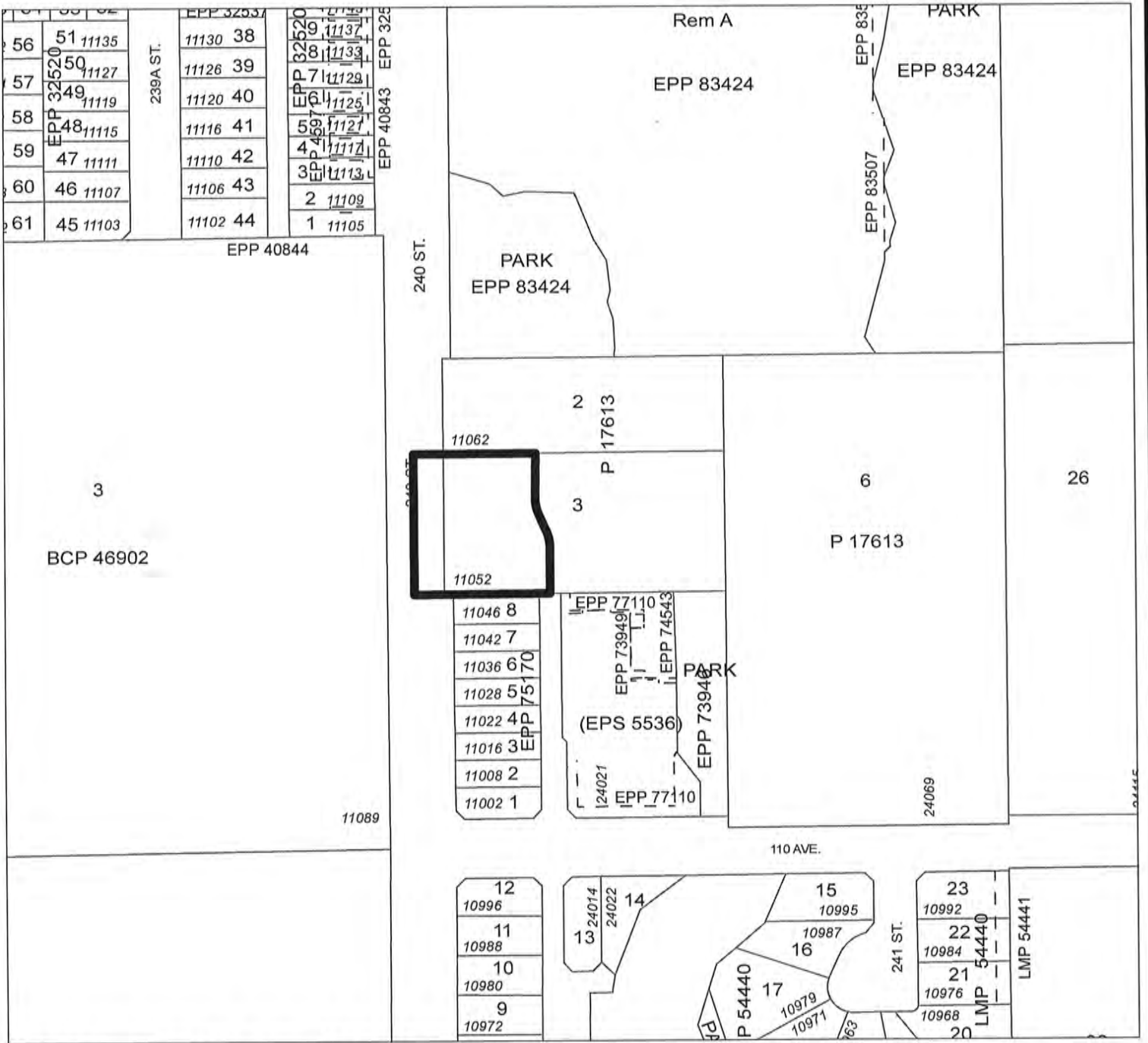
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7515-2018

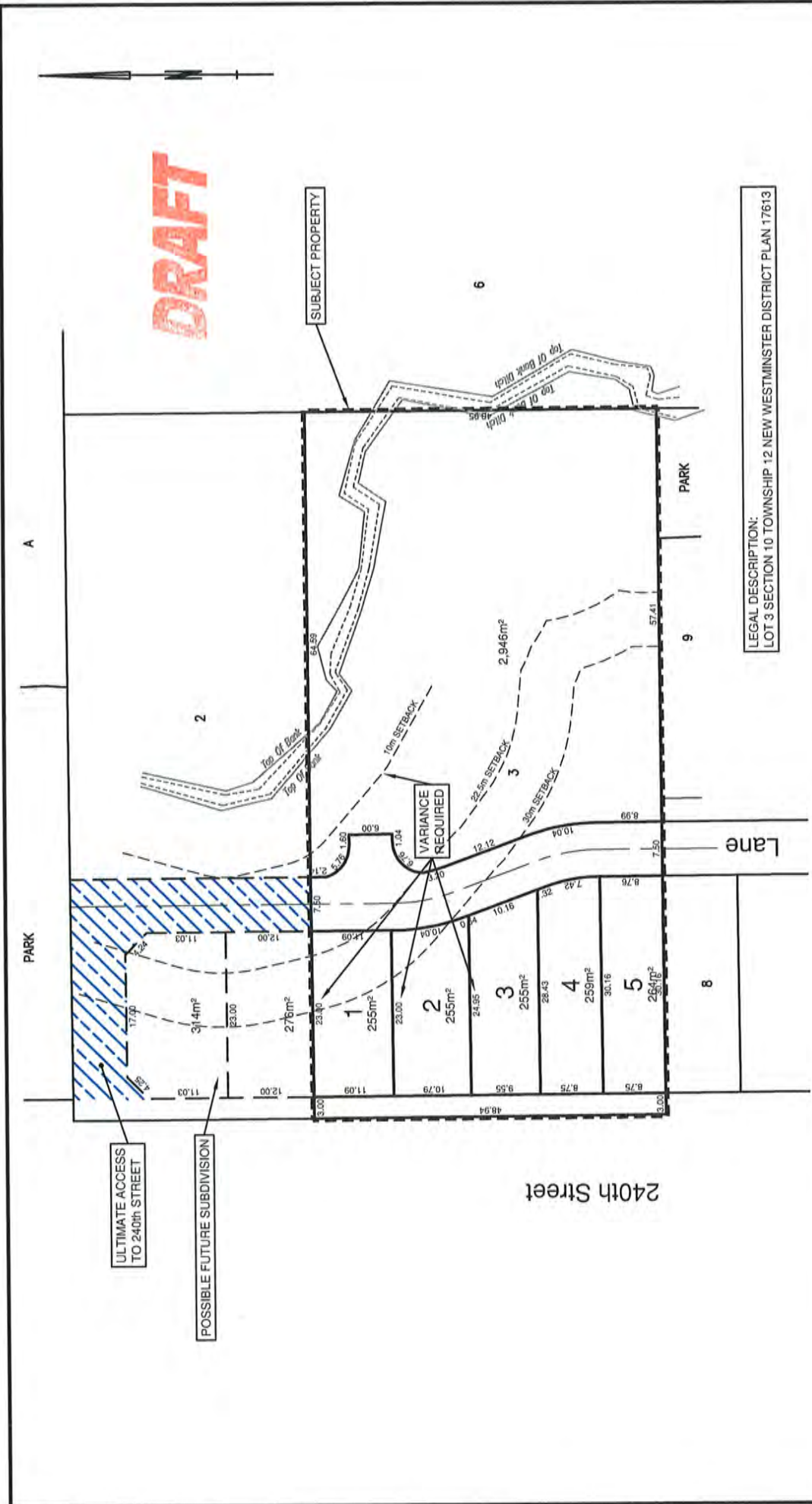
Map No. 1781

From: RS-3 (Single Detached Rural Residential)

To: R-3 (Single Detached (Intensive) Urban Residential)



SCALE 1:2,000



WSP CANADA INC.
#300-66 RICHMOND STR
NEW WESTMINSTER, B.C.
CANADA V3L 8G2
TEL: 604-263-1101 FAX: 604-263-1102
www.wsp.com

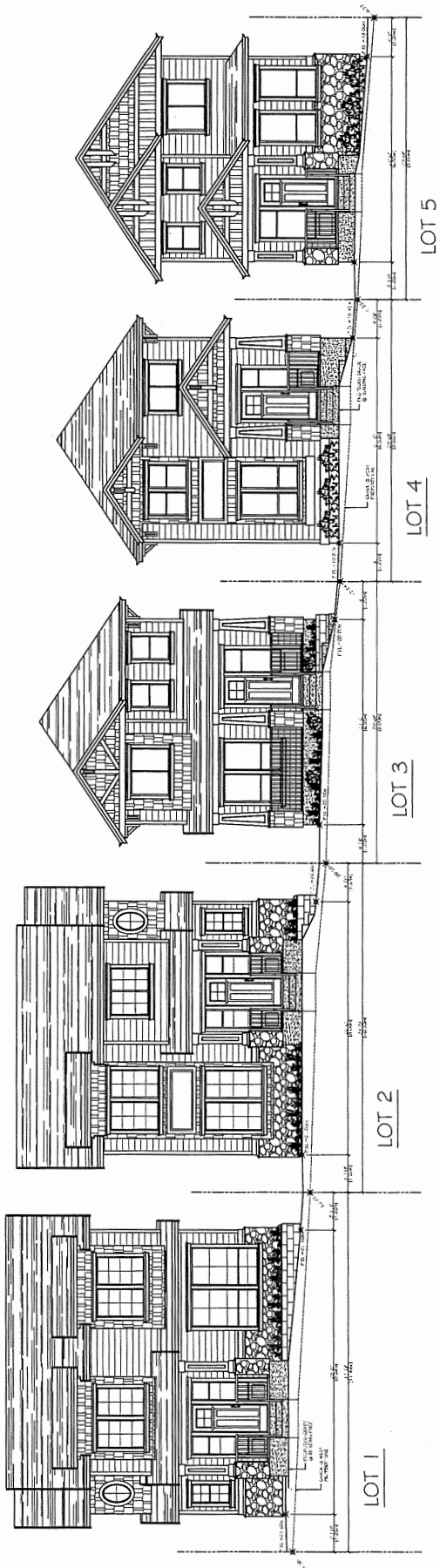
181-05710-01

AUGUST 2021

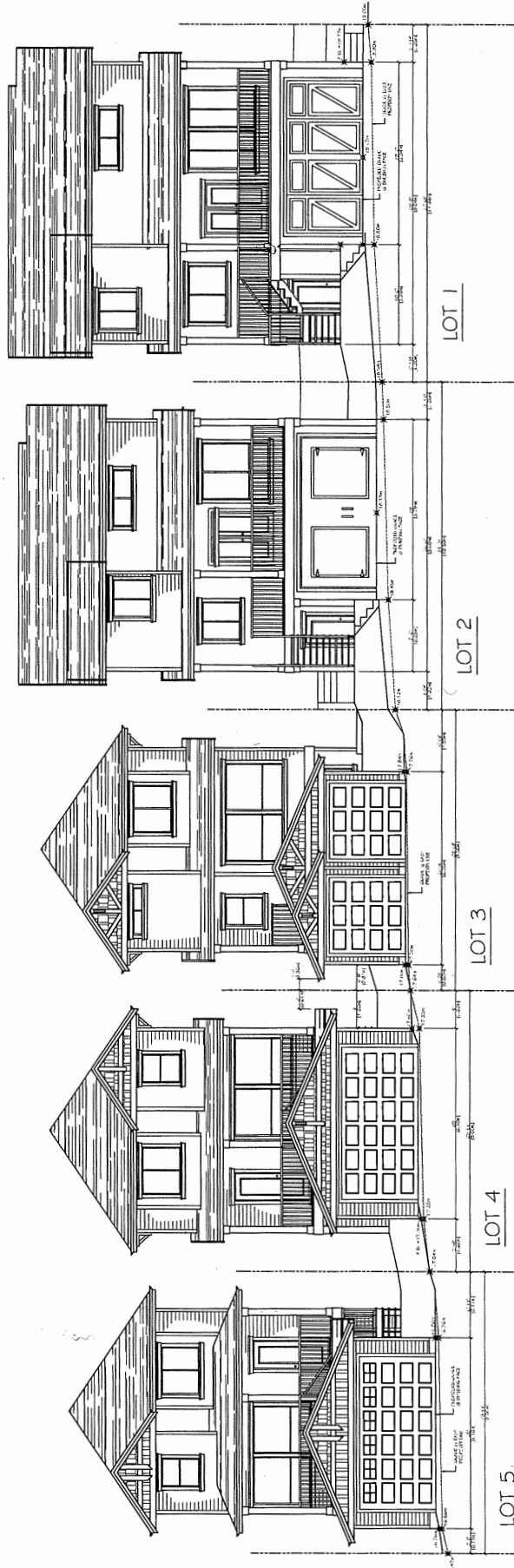
**SUBDIVISION CONCEPT PLAN
ZONING RS-3 TO R-3**

11052 240 STREET
MAPLE RIDGE





WEST ELEVATION
SCALE: NTS



EAST ELEVATION
SCALE: NTS



February 17 2021

City of Maple Ridge.

Attention: Therese Melser

Subject: Summary DIM 2018 429 RZH

Re: Development Information Meeting 11052 240th Street

At 18:00 on February 14th, 2022, a Development Information Meeting (DIM) was held for the duration of two (2) hours to allow residents a chance to ask questions pertaining to the noted development application.

Two members of WSP (authorized agents for the developer) were present to respond to questions alongside the developer themselves.

Due to COVID precautions, the DIM was held online over TEAMS. All those attending the meeting registered to attend via Eventbrite. Registration for the meeting was made available two weeks prior to the meeting date and continued throughout the meeting itself.

Residents were made aware of the time and location of the meeting via a news paper advertisement, sticker on the development sign and a letter mailed to their homes. The contact information of both the City of Maple Ridge Planning department and authorized agents were made available to the public through said advertising mediums should any issues arise with registration or questions to be submitted prior or post the meeting.

217 letters were mailed two weeks in advance to neighbouring residents, with address labels provided by City of Maple Ridge Staff.

Despite ample notification time, only five individuals registered for the event, two of which were from the same household with only four attending.

No questions or comments were received by WSP prior to the meeting.

Directly after the meeting questionnaires were distributed to all those in attendance, only two were returned.

WSP conducted a presentation introducing the proposal walking residents through each aspect of the project with all necessary reports and plans on hand.

The majority of the questions asked by those in attendance surrounded pedestrian connectivity and SPEA encroachment.

Residents were walked through the particulars of frontage improvements as well as the proposal for compensation and remediation of the SPEA.



The Habitat Balancing Report as well as its associated maps were provided to those who requested it, in its entirety, for their further review with support from WSP to further explain any particulars. No follow up questions have been received to date.

Questionnaires received from attendees were reviewed and responded to immediately.

All attendees were afforded the opportunity to voice their opinions and ask questions as they saw appropriate.

All those in attendance conducted themselves in a civil and respectful manner and made for good conversation.

Out of 217 residents being directly contacted to attend, only five (5) thought it necessary to register with only four attending, representing 1.8% of the of the immediate neighbourhood. Considering the lack of turn out, and the support of those who did attend, we can assume that this proposal has been well received by the area residents.

Any questions or comments pertaining to the DIM, please do not hesitate to contact me.

Regards,



Scott Pelletier

Senior Planner

Municipal Infrastructure and Land Development

D+ 1 604-353-2305 (direct)

#100 – 20339 96th Avenue

Langley, BC

V1M 0E4 Canada

wsp.com



mapleridge.ca

City of Maple Ridge

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. 7832-2022
Second Reading
Zone Amending Bylaw No. 7528-2019
24440 128 Avenue

MEETING DATE: April 5, 2022
FILE NO: 2019-001-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 24440 128 Avenue, from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future subdivision to create six bare-land strata single-family lots. Council granted first reading to *Zone Amending Bylaw No. 7528-2019* on January 29, 2019.

The proposed RS-2 (Single Detached Suburban Residential) zoning complies with the policies of the Official Community Plan and with the *Suburban Residential* designation, but has been discussed extensively by Council. Council has expressed concern about allowing residential development outside of the urban area boundary and have previously denied applications for this purpose. On September 5, 2017, Council reaffirmed the *Suburban Residential* designation with the following resolution:

"That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential Land Use Designations, as discussed in the Council report dated September 5, 2017."

On this basis, this proposal remains consistent with the Official Community Plan (OCP). However, an amendment to the OCP is required to adjust the area designated *Conservation* around the watercourse.

To accommodate the shape of the proposed lot layout and for the purpose of preserving and maximizing the protection of the mature tree stands and wetlands on site the following variances are being requested to the lot widths:

- *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 610.4 1. b.*
To vary the minimum lot width from 36.0m (118.1ft) on the following proposed lots:
 - Lot 1 - to reduce to 22.26m (73.0ft);
 - Lot 2 - to reduce to 14.37m (47.1ft);
 - Lot 3 - to reduce to 17.44m (57.2ft);
 - Lot 4 - to reduce to 26.54m (87.1ft);
 - Lot 5 - to reduce to 20.3m (66.6ft); and
 - Lot 6 - to reduce to 22.0m (72.2ft).

During the Development Information Meeting (Public Comment Opportunity) process, there was concern regarding the impacts on the biodiversity and the natural environment from the proposed development, which is discussed later on in this report.

The proposed development is similar to that of a previous development application (2013-115-RZ) which also proposed six single-family lots in a more conventional lot layout pattern and was defeated by Council at the meeting held on November 28, 2017. The applicant has therefore modified the subdivision pattern to be more sensitive to the site by utilizing a less conventional design which requires some lot width variances.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$5,100 per single family lot, for an estimated amount of \$30,600, or such rate adopted by Council prior to third reading of this rezoning 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. 7832-2022 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2. That Official Community Plan Amending Bylaw No. 7832-2022 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That Official Community Plan Amending Bylaw No. 7832-2022 be given first and second reading and forwarded to Public Hearing;
4. That Zone Amending Bylaw No. 7528-2019 be given second reading and forwarded to Public Hearing; and further
5. That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Registration of a Bare-land Strata Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - iii) Amendment to Official Community Plan Schedules "B" and "C";
 - iv) Park dedication as required, including construction of equestrian trails; and removal of all debris and garbage from park land;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - vi) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive Areas (wetlands) on the subject property;
 - vii) Registration of a Restrictive Covenant for Stormwater Management;

- viii) Registration of a Restrictive Covenant for No-Build / No-Disturb for Environmentally Sensitive Areas;
- ix) Registration of a Restrictive Covenant for Tree Protection and Management;
- x) Registration of an Easement for Stormwater Management on Lot 2 benefitting Lot 1;
- xi) Registration of an Enhancement and Maintenance Agreement;
- xii) Removal of existing buildings and structures;
- xiii) Registration with Fraser Health for septic disposal and registration of a Restrictive Covenant for the protection of the septic field areas;
- xiv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- xv) That a contribution be provided in keeping with Council Policy 6.31 with regard to Community Amenity Contributions applicable at the time of third reading of this rezoning application.

DISCUSSION:

1. Background Context:

Applicant:	A. Tavangar
Legal Description:	Lot 1 Section 22 Township 12 New Westminster District Plan 23770
OCP:	
Existing:	Suburban Residential
Proposed:	Suburban Residential
Within Urban Area Boundary:	No
Area Plan:	General Land Use Area Plan
OCP Major Corridor:	No
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	RS-2 (Single Detached Suburban Residential)
Surrounding Uses:	
North:	Use: Vacant
	Zone: RS-3 (Single Detached Rural Residential)
	Designation: Suburban Residential
South:	Use: Vacant and Single-Family Residential
	Zone: RS-3 (Single Detached Rural Residential); and

		RS-2 (Single Detached Suburban Residential)
	Designation:	Estate Suburban Residential
East:	Use:	Single-Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Suburban Residential
West:	Use:	Single-Family Residential/Agriculture
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Estate Suburban Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Single-Family Residential
Site Area:	4.0 ha (10.0 acres)
Access:	128 Avenue
Servicing:	Rural Standard
Previous OR Companion Applications:	2019-001-SD/DVP/DP (Companion)
	2015-168-DP (Previous)
	2013-115-RZ/SD/DP (Previous)
	2011-078-DP (Previous)

2. Background:

The subject property has a history of development applications pertaining to the rezoning and subsequent subdivision to create six bare-land strata RS-2 (Single Detached Suburban Residential) zoned lots. The previous development application, 2013-115-RZ was defeated by Council at the meeting held on November 28, 2017. A new owner has re-applied for the same layout, after the 12-month period following the date of refusal, as per the *Development Procedures Bylaw No. 5879-1999*.

3. Project Description:

The subject property is located outside of the Urban Area Boundary, south and east of the South Alouette River, south of the 128 Avenue road right-of-way, and west of Alouette Road (see Appendix A). An equestrian trail and Bosa Creek run along the northern property line within the 128 Avenue road right-of-way. The land slopes down to the Alouette River from the embankment on the municipal lands to the south; however, the subject property itself is relatively flat and vacant with the exception of an outbuilding. The majority of the property is densely vegetated (see Appendix B).

The applicant has submitted a proposal to rezone the property to RS-2 (Single Detached Suburban Residential) and subdivide the parcel into six bare-land strata single-family lots no less than 0.4 ha (1.0 acre) in area. In total, 1.4 ha (3.5 acres) of the site will be dedicated as park while 1.3 ha (3.2 acres) will be protected in a habitat covenant, which equates to 68.9% of the subject property being protected. The area that is being dedicated as park will be designated *Conservation* in the OCP (see Appendices C and D). Each lot will have its own respective on-site sewage disposal system and will have a new bare-land strata road proposed which will be accessed from 128 Avenue (see Appendix E). A significant amount of environmental investigation has been done on the subject property, indicating environmentally sensitive areas at the north and the south portions of the site (see Appendix F), which will be protected through a habitat protection covenant and park dedication.

4. Planning Analysis:

i) Official Community Plan:

The subject property is designated *Suburban Residential* and is located outside of the Urban Area Boundary. This designation permits detached single-family and duplex housing. Under the *Suburban Residential* designation, lots will be serviced by City water while sewage disposal is provided through a private on-site system. The proposed development would be serviced by a municipal water system. Sewage disposal will be located on each bare-land strata lot. The designation supports the proposed rezoning from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential).

On September 5, 2017, Council reaffirmed the *Suburban Residential* designation with the following resolution:

"That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential Land Use Designations, as discussed in the Council report dated September 5, 2017."

On this basis, this proposal remains consistent with the OCP. However, an amendment to the OCP is required to adjust the area designated *Conservation* around the watercourse.

ii) Zoning Bylaw:

The applicant proposes to rezone the property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to enable the creation of six bare-land strata single-family lots outside of the Urban Area Boundary. The proposed development complies with minimum area and the lot depth requirements, but does not meet the minimum lot width requirements of 36.0m (118.1ft). Lot width variances would be required in order to accommodate the proposed subdivision layout. A list of the proposed variances is described below.

iii) Off-Street Parking and Loading Bylaw:

As per *Maple Ridge Off Street Parking and Loading Amendment Bylaw No. 4350-1990*, each dwelling unit will be required to provide two parking spaces with one of the parking spaces requiring that roughed-in electrical infrastructure capable of Level 2 charging for electric vehicles be present.

iv) Proposed Variances:

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

- ***Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 610.4 1. b.***
 - To vary the minimum lot width from 36.0m (118.1ft) on the following proposed lots:
 - Lot 1 - to reduce to 22.26m (73.0ft);
 - Lot 2 - to reduce to 14.37m (47.1ft);
 - Lot 3 - to reduce to 17.44m (57.2ft);
 - Lot 4 - to reduce to 26.54m (87.1ft);
 - Lot 5 - to reduce to 20.3m (66.6ft); and
 - Lot 6 - to reduce to 22.0m (72.2ft).

The requested variances to the RS-2 (Single Detached Suburban Residential) zone will be the subject of a future Council report and are supported by staff due to the overall environmental benefit of the sensitive cul-de-sac subdivision layout proposed.

v) Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. The Preliminary Environmental Context map (see Appendix F) identifies areas to be protected on the subject property.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. The Watercourse Protection and Wildfire Development Permit applications will be the subject of future reports to the Director of Planning.

vi) Development Information Meeting:

A Development Information Meeting (Public Comment Opportunity) was held virtually between November 10, 2021, and November 22, 2021. Eight people participated in the public comment opportunity. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Development's impact on wildlife and ecological integrity;
- Development's impact on the river landscape, including salmon spawning grounds;
- Development's impact on mature vegetation; and
- Wildlife/Human conflict; resulting in animals (bears) being destroyed.

The following responses are provided by the consultant in response to the issues raised by the public:

- The proposal is meeting the OCP designation and supported zoning;
- Stormwater will need to meet the City's 3-Tier Stormwater Management Plan Requirements which requires natural on-site filtration and storm detention tanks. There will also be on-site Erosion and Sediment Control systems and monitoring requirements;
- Over 60% of the subject property is either being dedicated as *Park* or under a Habitat Protection Covenant;
- Will be up to the homeowners to properly dispose of and maintain refuse bins to reduce conflicts with bears and other wildlife.

A redacted copy of the email correspondence and the consultant responses is attached to this report for Council reference (see Appendix H).

vii) Parkland Requirement:

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land (1.4 ha (3.5 acres)) that is proposed to be dedicated as *Park* on the subject property, which will be required to be dedicated as a condition of final reading.

5. Environmental Implications:

As noted above, a Watercourse Protection Development Permit and a Wildfire Development Permit are required. Approximately 2.7 ha (6.7 acres) of the 4.0 ha (10.0 acres) subject property is environmentally protected. Trees located along lot lines and the periphery are encouraged to be maintained. A Restrictive Covenant for Tree Protection and Management will be required to retain and manage clusters of healthy and mature trees on the subject property.

6. Traffic Impact:

It is not anticipated that the proposed development would significantly increase traffic congestion in the area.

7. Interdepartmental Implications:

i) **Engineering Department:**

The applicant will be required to meet the servicing requirements as outlined in the *Subdivision and Development Servicing Bylaw*. In addition, the proposed development is required to:

- Upgrade 128 Avenue to a rural local road standard (paved) across the frontage of the site;
- Loop the municipal water system from Alouette Road to the existing system on Fern Crescent which will be achieved via directional drilling under the Alouette River; and
- Replace the existing trail in the 128 Avenue road allowance with a 3.0m gravel access road which will serve a dual purpose for utility access and trail use.

ii) **Parks, Recreation and Culture Department:**

- 1.4 ha (3.5 acres) will be dedicated as Park;
- 1.5m (5.0ft) wide equestrian trail will be constructed along the north side of 128 Avenue; and
- Bioswale planting along the bare-land strata road is required.

iii) **Fire Department:**

- The bare-land strata road must be designed and constructed to accommodate heavy fire apparatus;
- 11.0m (36.1ft) asphalt turning radii required for fire engines; proposed bare-land strata road meets Fire Departments requirements; and
- Must consider wildfire interface for all structures and buildings.

8. Intergovernmental Issues:

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 to designate a portion of the lands *Conservation*, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7832-2022, that second reading be given to Zone Amending Bylaw No. 7528-2019, and that application 2019-001-RZ be forwarded to Public Hearing.

“Original signed by Tyson Baker”

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

“Original signed by Charles Goddard”

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

“Original signed by Charles Goddard” for

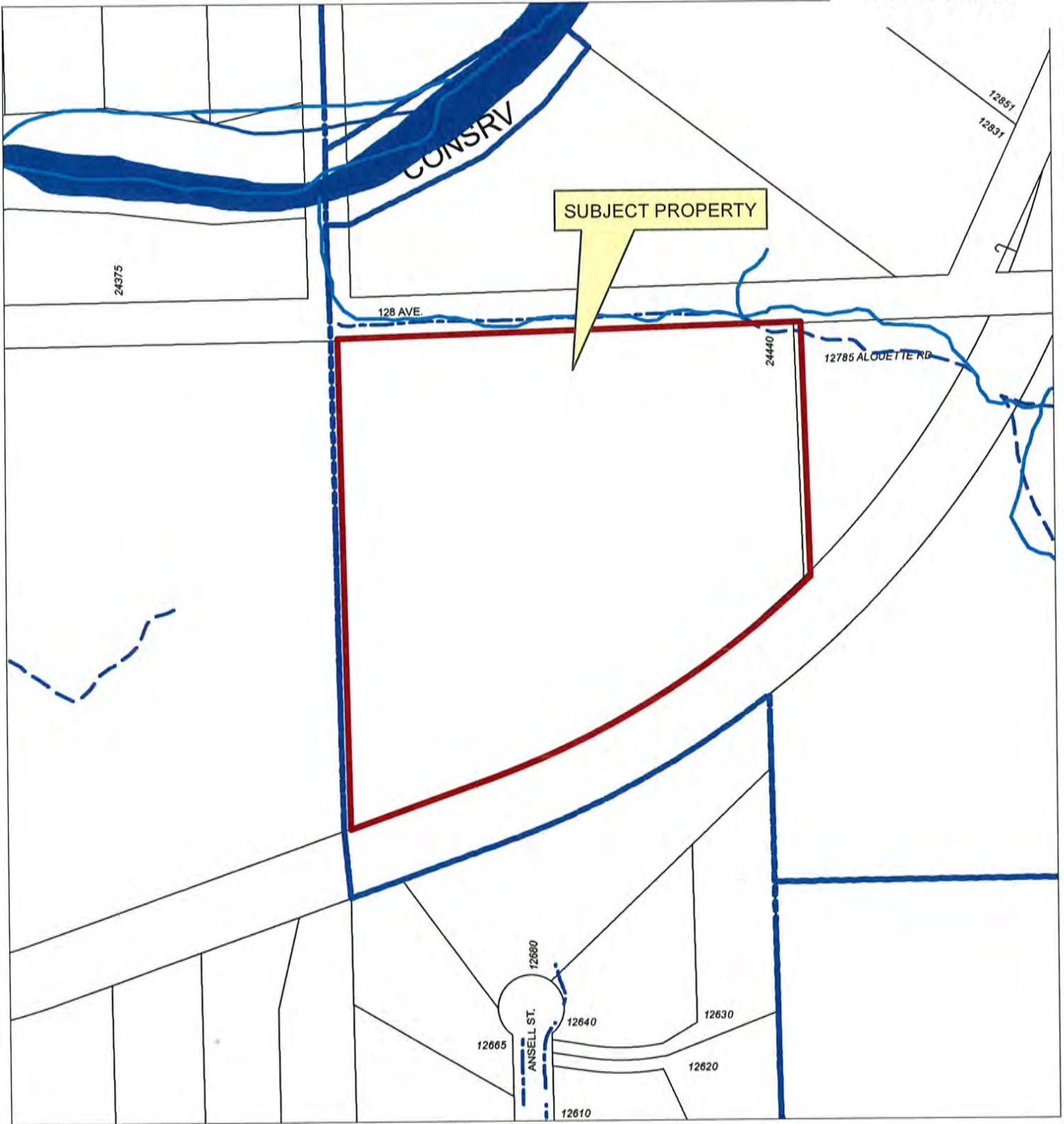
Approved by: **Christine Carter, M.Pl, MCIP, RPP
GM Planning & Development Services**

“Original signed by Scott Hartman”

Concurrence: **Scott Hartman
Chief Administrative Officer**

The following appendices are attached hereto:

- | | |
|--|--|
| Appendix A – Subject Map | Appendix E – Proposed Subdivision Plan |
| Appendix B – Ortho Map | Appendix F – Environmental Context Map |
| Appendix C – OCP Amending Bylaw No. 7832-2022 | Appendix G – Proposed Variances |
| Appendix D – Zone Amending Bylaw No. 7528-2019 | Appendix H – DIM Comments |



Scale: 1:2,500

Legend

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River Centreline (Topographic)
-  River
-  Land Use Boundaries

24440 128 AVE
PID: 009-290-940

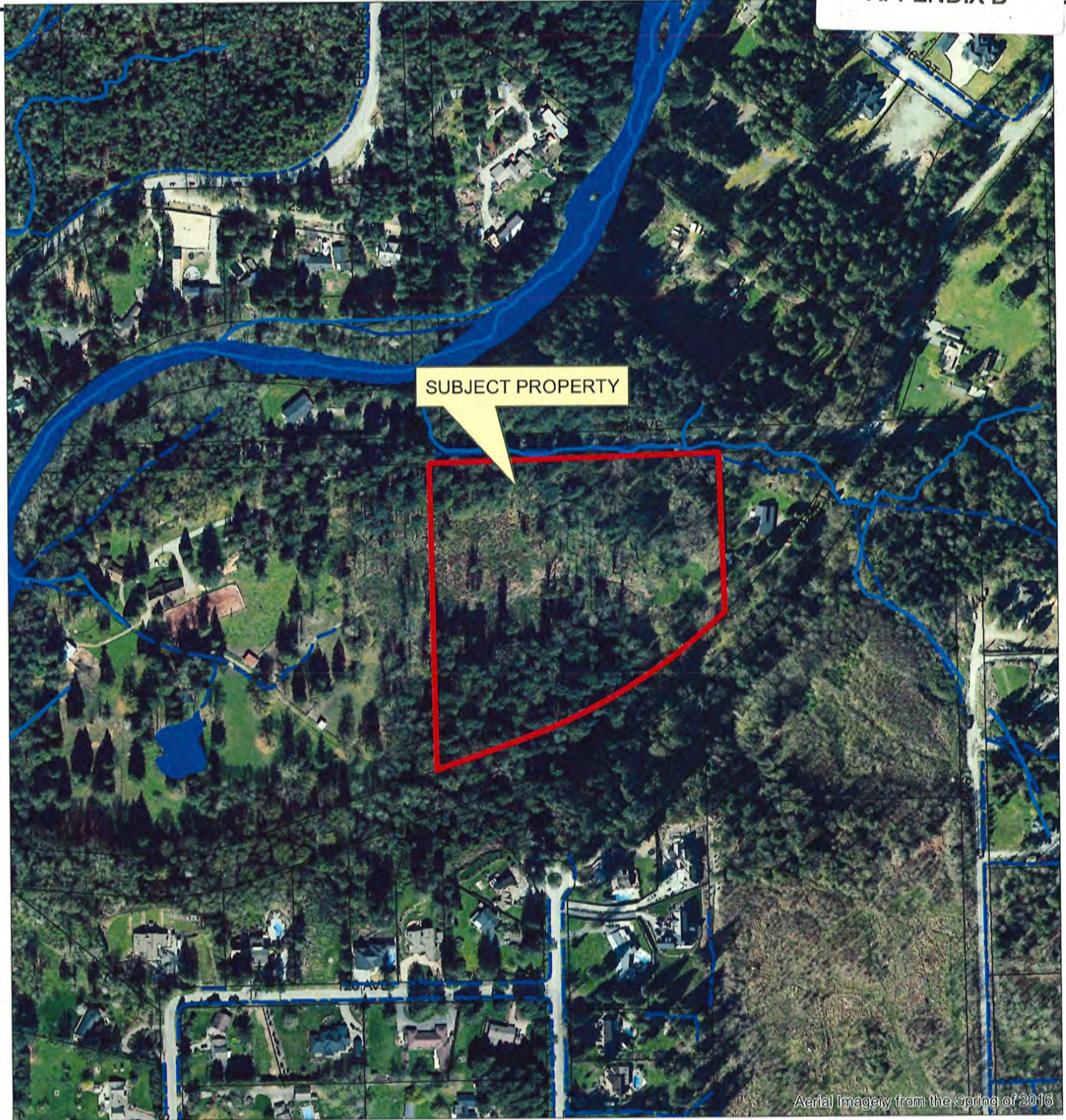
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2019-001 RZ/SD/DP
DATE: Feb 9, 2021

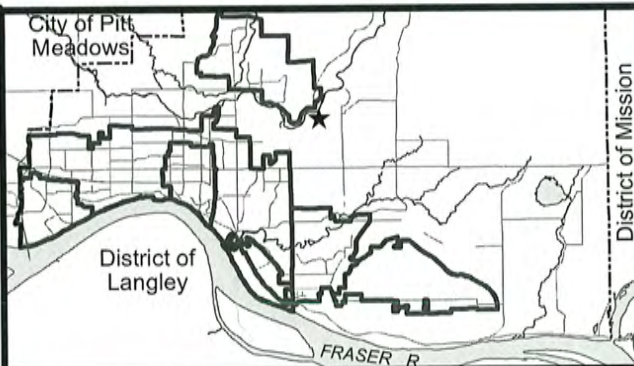
BY: AY



Aerial Imagery from the Spring of 2016



Scale: 1:4,000



24440 128 Ave

ENGINEERING DEPARTMENT



mapleridge.ca

FILE: 2019-001-RZ

DATE: Jan 8, 2019

BY: MC

CITY OF MAPLE RIDGE
BYLAW NO. 7832-2022

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 expedient to amend Schedules "B" & "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. 7832-2022"

2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 Section 22 Township 12 New Westminster District Plan 23770

and outlined in heavy black line on Map No. 1053, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 Section 22 Township 12 New Westminster District Plan 23770

and outlined in heavy black line on Map No. 1053, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the day of , 20

READ a second time the day of , 20

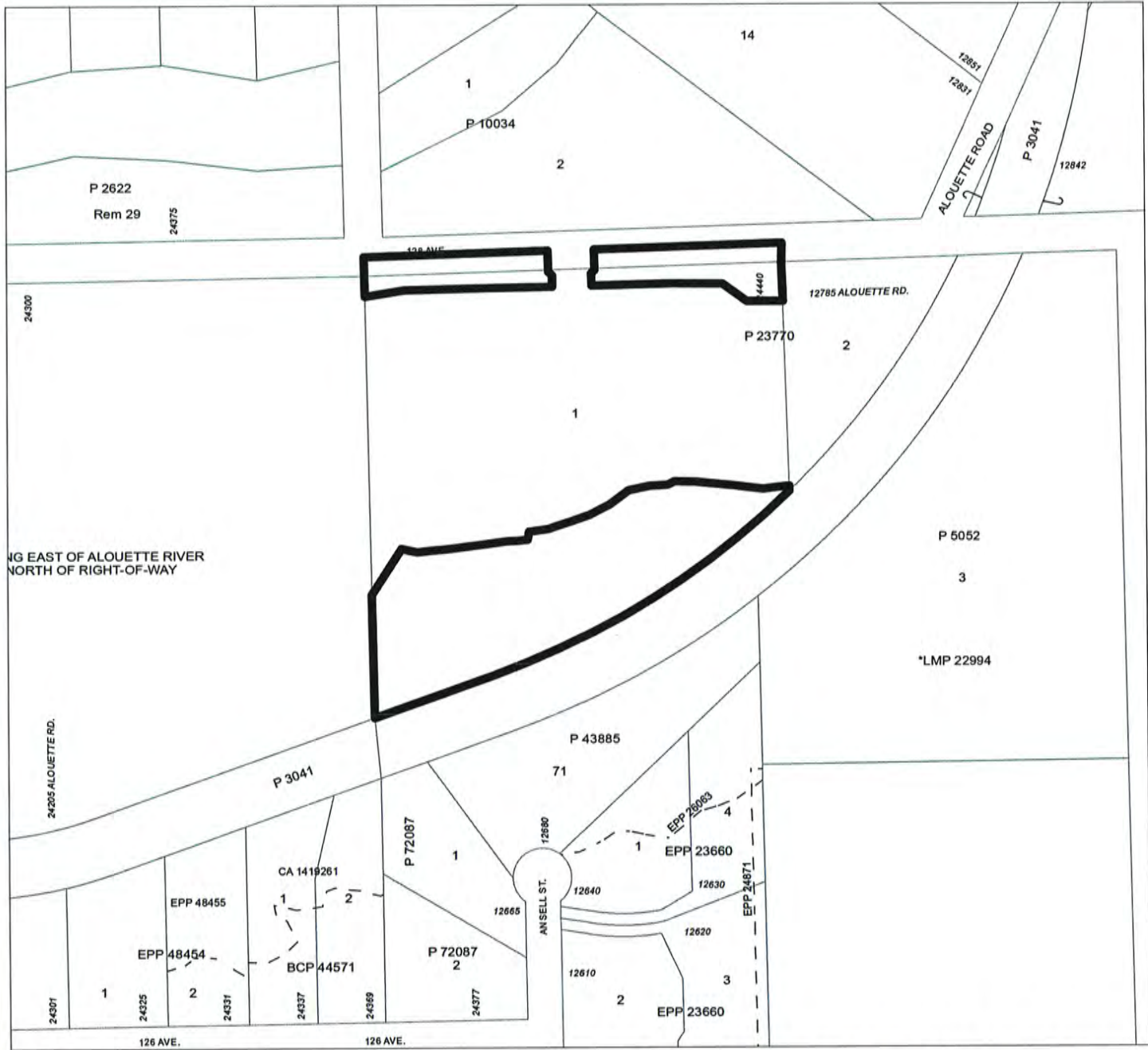
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7832-2022
Map No. 1053
From: Suburban Residential
To: Conservation



CITY OF MAPLE RIDGE
BYLAW NO. 7528-2019

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7528-2019."

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

Lot 1 Section 22 Township 12 New Westminster District Plan 23770

and outlined in heavy black line on Map No. 1790 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 29th day of January, 2019.

READ a second time the day of , 20

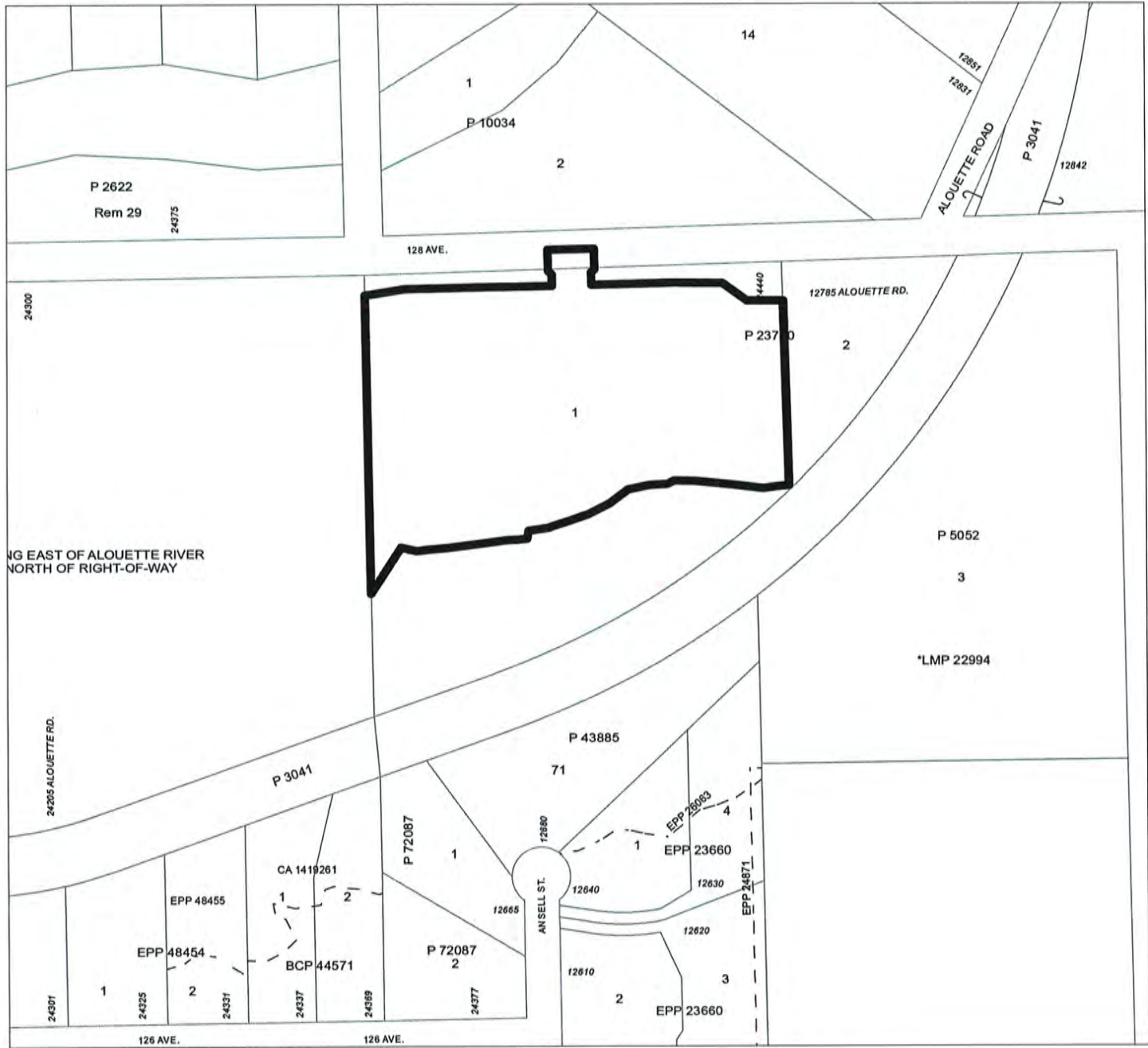
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

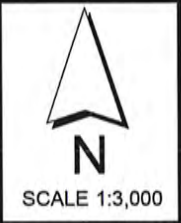
PRESIDING MEMBER

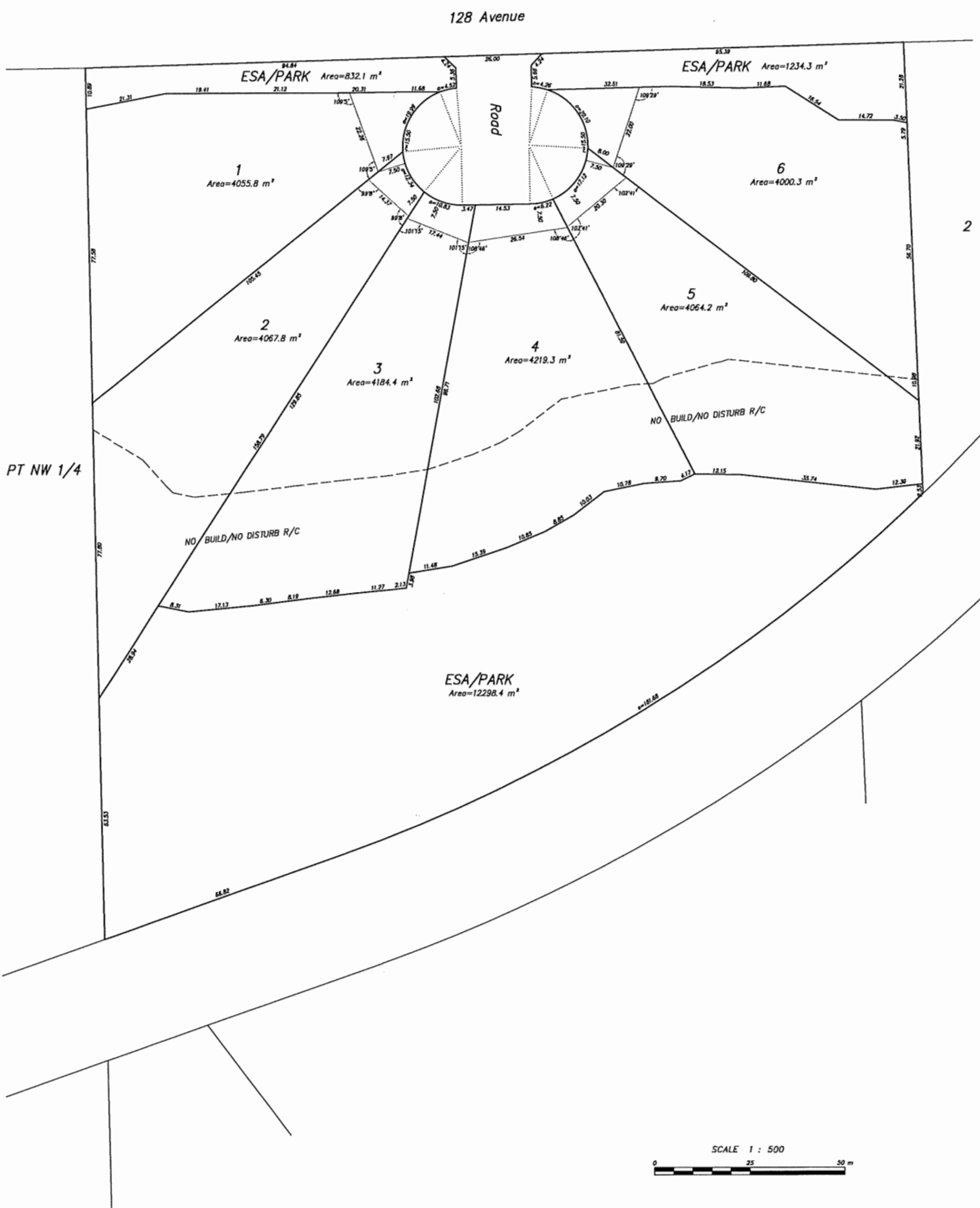
CORPORATE OFFICER



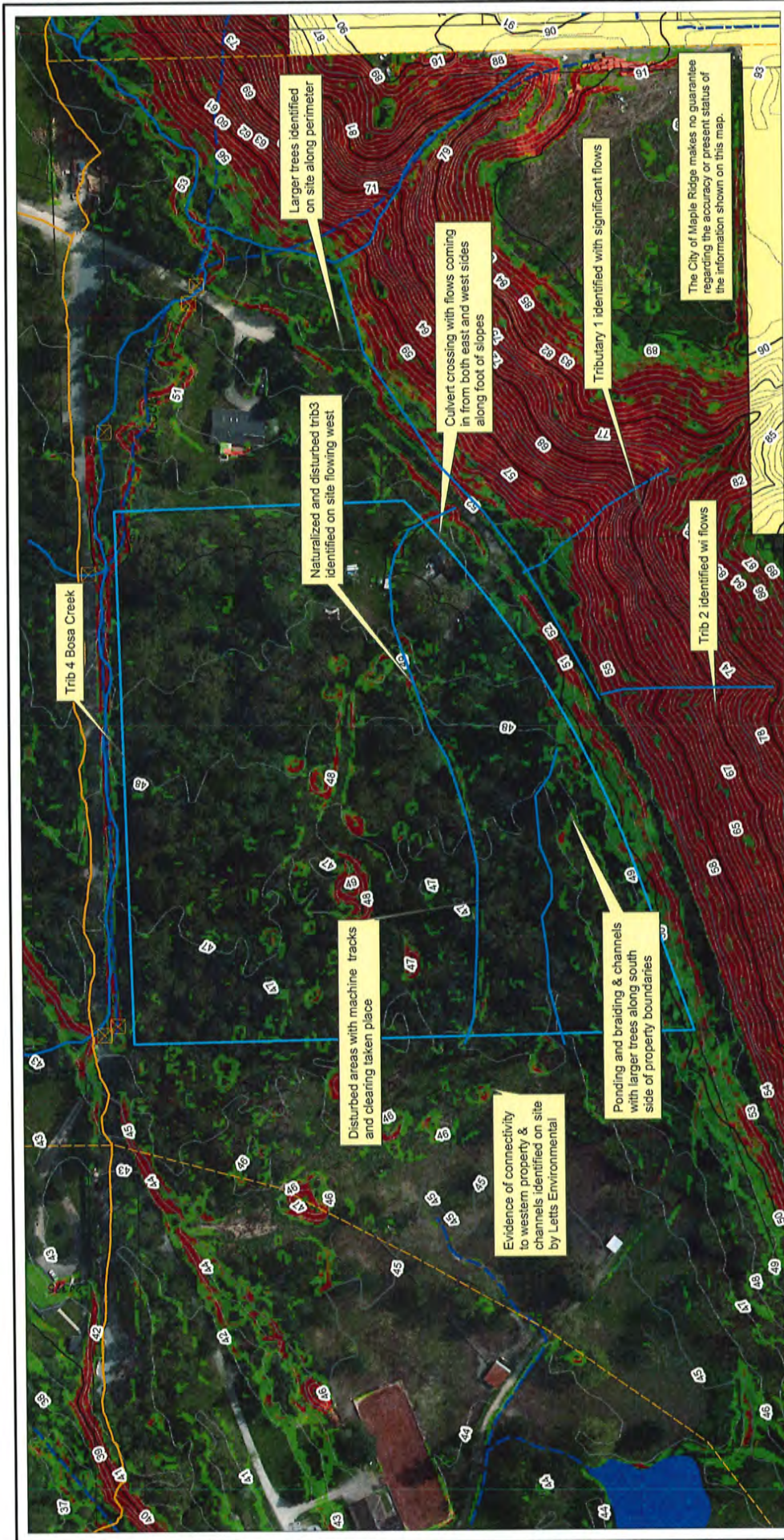
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7528-2019
 Map No. 1790
 From: RS-3 (Single Detached Rural Residential)
 To: RS-2 (Single Detached Suburban Residential)






<p>Client: Aplin & Martin</p>	<p>Drawing Title: Survey Sketch Plan Of Proposed 6 Lot Subdivision</p>	
<p>Project: 24440 128 Avenue Maple Ridge, BC</p>		
<p>bennett LAND SURVEYING BC LAND SURVEYORS 2071 ST. JUNE AVENUE MAPLE RIDGE, BC TEL: 604-463-2009 www.bennettsurvey.com</p>	<p>Notes: All dimensions are metric. Property lines may change with current legal survey. The design shown is preliminary and is subject to revisions.</p>	<p>Paper Size: 34" x 22" Date: March 10, 2022 File: 15025bshk_SUB</p>




Requirements for Environmental Assessment include:

- Watercourse assessment including watercourses, ditches, ponds and wetlands in and around the site
- Sensitive or unique habitat including SARA species, wildlife trees
- Arborist Report with Tree Management Plan including retention plan for significant trees over 50 cm dbh along perimeters of site


24440 128 Ave.
**CMR Site Visit with
 Water Features Observations**

PLANNING DEPARTMENT

mapleridge.ca

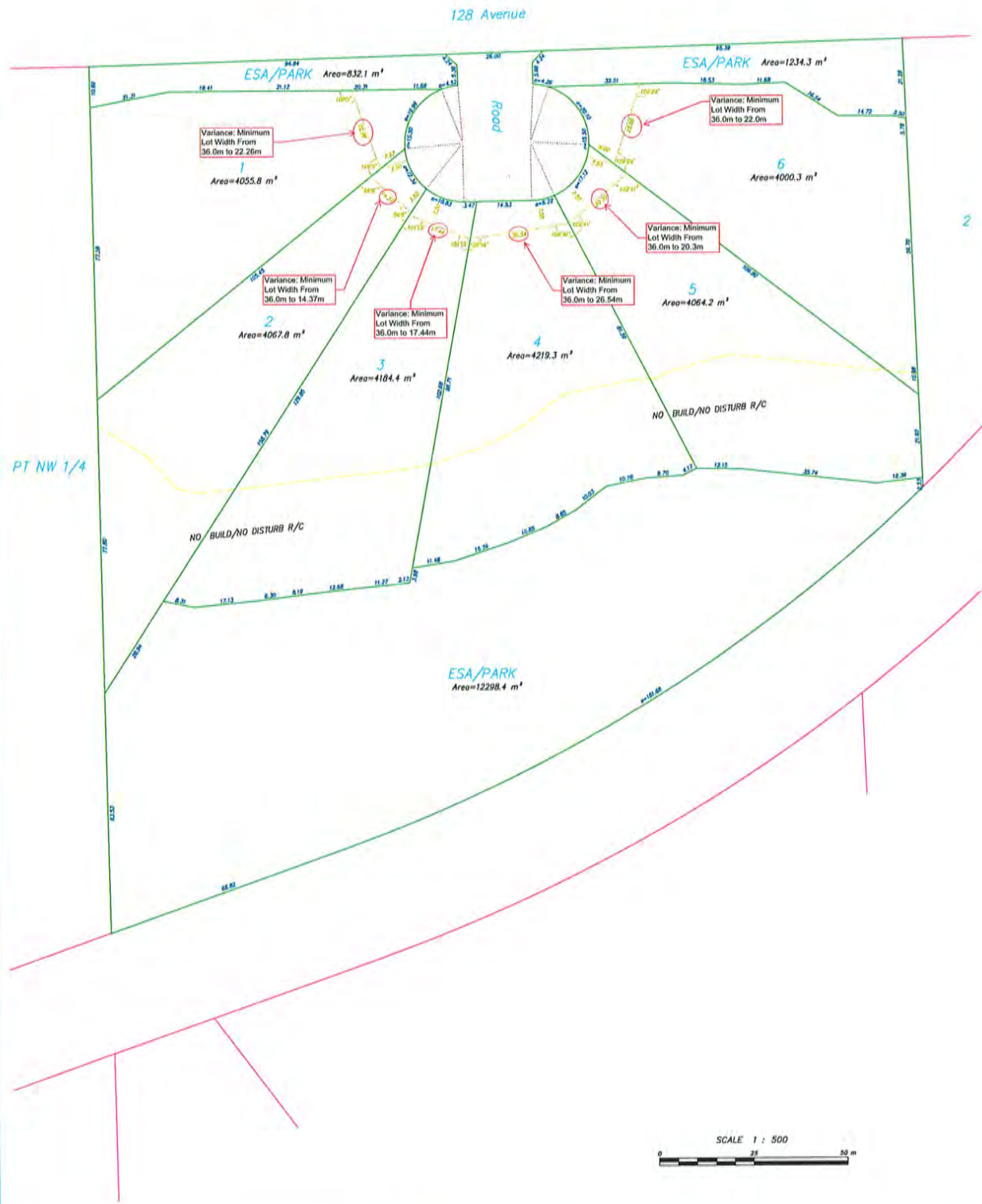
FILE: Unfiled
 DATE: Feb 4, 2016
 BY: RS




City of Pitt Meadows
 District of Langley
 District of Mission
 PRASER P



Scale: 1:1,547



<p>Client: <i>Aplin & Martin</i></p> <p>Project: <i>24440 128 Avenue Maple Ridge, BC</i></p>	<p>Drawing Title: <i>Survey Sketch Plan Of Proposed 6 Lot Subdivision</i></p>	
 <p>bennett LAND SURVEYING BC LAND SURVEYORS 2221 ST. JAMES AVENUE MAPLE RIDGE, BC TEL: 604-463-0308 www.bennetlandsurvey.com</p>	<p>Notes: All dimensions are metric. Property lines may change with current legal survey. This design shows a preliminary and is subject to revisions.</p>	<p>Paper Size: 34" x 22"</p> <p>Date: March 10, 2022</p> <p>File: 150258sk_SUB</p>

APPENDIX V:

Email Correspondence

November 17, 2021

Hello person,

I'm a child [REDACTED] and I saw a sign proposing a development of an area that doesn't need to be developed, yes you like money most people do, but that area doesn't need to be developed

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(Severed portions are shaded)

It is really close to the river and the river REALLY doesn't need more pollution in it, I'm sitting beside the river right now and there's not a lot of fish in it, there is a lot of problems with that and developing stuff around it. I've been [REDACTED] [REDACTED] and I've spent lots of hours by the river (by that I mean A LOT of hours) and it would suck if salmon stopped coming or animals had to find new places to live. Bears depend on salmon to live and the salmon depend on the *clean* cool river with shade and if a ton of humans moved into that area the bushes would be trampled, and people would litter. You think we are clean? No there is litter at every place you go and if more people come there will be more litter at the river. I've seen bears pulling salmon out of the river and dragging it to the forest, you really want that all gone? Also climate change anyone? Floods? It beside a river the best place to developed right now? ALSO did you know that a duck somewhere is watching you..... *always. Anatidaephobia "The fear that somewhere, somehow, a duck is watching you."*

Anyways have a nice day :D

November 17, 2021

Sincerely,

a child.

To whom it may concern

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nov 18, 2021

Hi my name is [REDACTED]
[REDACTED]

[REDACTED] went for a walk and we we saw your development sign. And my concern is all of the oil, dberly will full in to the cerek and eventually go into the river. And this river is a big part of the salmon spawning. And there is allready less salmon then years befor whith is a big problud.

And the development will be destroying all of that invierment. It will kill alot of cerechers. And that you put the sign in a plase that like three people will see it. And the time that you can wright your

concerns is 12 days. Its not alot of time to wright all of are concerns. [REDACTED] has bin here for a long time and ever year we do salmon diescshon but this year it was hard because there was a lot less salmon. And with the things that will be going into the river we pobley won't be able too. What will you do about all the bears. They are defently going to get in to the garbages. And you can just kill them.

From: [David Laird](#)
To: [Courtney York](#)
Subject: FW: Alouette river development
Date: Wednesday, November 24, 2021 9:39:30 AM
Attachments: [amsiq470v2_35db16af-d7c1-4177-937f-242e787c6037.png](#)

David Laird, | Project Manager
Office: 604-597-9058 | Cell: 604-817-4695

[APLIN & MARTIN CONSULTANTS LTD.](#) | WWW.APLINMARTIN.COM
3862 W 14 Ave, Vancouver, BC, V6R 2W9



From: [REDACTED]
Sent: November-19-21 11:36 AM
To: David Laird <DLaird@aplinmartin.com>
Subject: Alouette river development

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[EXTERNAL]

My name is [REDACTED]
I've been going to Allco Park by the Alouette River for 10 year as one of [REDACTED] Seeing a development that is close to the river causes me some worry. I know that saying this, probably won't change anything. However, if you are going to develop it, then I would appreciate it if you could make sure that no pollution gets into the river.

To whom it may concern,

I have some thoughts and objections to the development of property 24440 128 avenue. The proposed construction plan at this point in time is for a subdivision of the lot into six properties, which is bringing up concerns among our community. The Alouette River sustains numerous species and life forms, one of the most important and notable being the salmon. Our salmon population has been rapidly decreasing, with development and construction causing a large percentage of the damage to salmon population. The sediment and runoff that would be the result of an industrial development and machinery byproducts would be devastating to the river ecosystem.

This season barely any salmon returned to the South Alouette River to spawn. I have been visiting the river every autumn to see the salmon spawn for years, and before this year I had never seen so little fish. It saddens me to think that future generations may never get the chance to watch the salmon make their journey up the river, to never have the opportunities we do today. Our Pacific salmon are a keystone species, meaning they play a very crucial role in their environment and ecosystem. If they disappear so do many other species that they sustain, including bears, eagles and other birds, various insects, and the forest.

A part of industrial construction near the river would be deforestation in order to clear land. Taking out the trees on and near the riverbank would cause erosion, which would in turn end up in the river, muddying the water and poorly impacting any species that rely on clear water.

If this development proposal is approved, what next? Once one piece of land is developed it will start a chain reaction of construction along the river. Will Alco Park one day be sold for housing? This river is a very important part of our community and ecosystem, please leave one of Maple Ridge's few wild places wild, we have done enough damage to this land already.

Sincerely,

[Redacted signature]

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From: David Laird
To: Courtney York
Subject: FW: About the development application on the property of 24440 128th Avenue Maple Ridge BC,
Date: Wednesday, November 24, 2021 9:45:01 AM
Attachments: amsg470v2_35db16af-d7c1-4177-937f-242e787c6037.png

Courtney—that should be all the e mails I recieved

From: [REDACTED]
Subject: About the development application on the property of 24440 128th Avenue Maple Ridge BC,
Message Body:

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(Severed portions are shaded)

For Whom It May Concern,

My name is [REDACTED] and [REDACTED] in Maple Ridge British Columbia. We took a walk down the end of Alouette Street yesterday and came across a development application sign on 24440 128 Avenue. Hidden in the bush out of the way. It hit me in a weird way because I know the population is growing and we need housing. But there is a creek flowing through the backside of the property. This creek flows into the north Alouette River which a fish is bearing River. But if you get approved when you start building you will put pollution in the creek and the creek will flow into the river and pollute it. Then the salmon will come up the river and get poisoned. And what happens when the salmon get poisoned and die off? What do the bears eat when there is no salmon left? And the salmon return is so low anyway. Have you been down to the river? The return of salmon is horrendous! You say you will do this project in a salmon free chunk of time in 2021. But we are in November and the Coho and Chum run is still going and it won't stop until at least December. But then the Steelhead run starts so you can't develop in a salmon free time. It's just not possible. When I looked at the property I saw so much beautiful land that is so untouched. But if you start this project you will have to log the forest that is so beautiful to me. Can you please not wreck the lives of these amazing little animals. I have a few stories about the Alouette River that may lead you to preserve this wild river other than building around it.

My First Story

I was 6 years old and I was walking with my teacher and I came across a big mother black bear and her two cubs fishing on the other side of the river. The mother bear was teaching the cubs how to fish for the first time it seemed. The mother was standing in the water staring into the clear water as a Coho Salmon swam out from underneath a log. The mother bear pounced and grabbed the silver Coho. She took the salmon out of the water and she and her cubs walked up the hill. They got to a tree put the salmon down and bit a piece off for each of her cubs. Ate the brain and left the fish under the tree. Then we came back a week later and the salmon had decomposed and given nutrients to the tree. Then I looked and saw big bald Eagle sitting there eating the carcass. I was a magical thing. But if this development goes through then the next generation might not get this privilege.

My Second Story

This Salmon season me and my friends were fishing and there were so many Coho salmon jumping it was unbelievable. Then I casted a burgundy jig into the pool and immediately a chrome Coho salmon bit it and it was the coolest thing ever. When I landed this silver salmon I immediately saw its adipose fin and a range of emotions went through me. First I was annoyed because I couldn't keep the fish so I was kind of mad. But then I realized it was good that a wild fish made the journey home. So I got a picture and released the artifact. The feeling I got when the fish swam out of my hands was so amazing. I was short for words. Later that day I had moved up the river. I saw a log across the river. I took a cast and the wind blew my jig across the log. OH DARN! I said to myself (I might have used a different word). But I just started jigging and a Coho jack bit and just head shaking. And I was like "Phew" that was close. Now I pulled the fish over the log and brought it in to shore and I was so happy. Later that day I was casting lower down with one friend. I casted across the river and was bringing my jig through the deep pocket in the river and WHAM! And I said to my friend I got a bite. Then I casted across again and brought the jig through the deep pocket WHAM! Again. Now I was annoyed I knew that a fish wanted my jig. Now I just casted to the end of the pocket let it sink. Fish on, I got the fish to the bank and found it was another wild. I released it and that same amazing feeling happened. 25 Minutes Later.... I had moved back up to the spot I had caught the jack. It was starting to get dark and we had to leave soon. So I casted just before the log and got a huge bite followed by a fish and when I saw it I screamed. It was the biggest fish I had seen in my life. The fish took a giant run straight into the bank and my friend grabbed it. When he realized how big it was he screamed too. Then my brother and my other friend came and saw the fish and screamed too. It was amazing but please don't deveop on the allouette river or the next generation might not get to see the beauty it holds I want you to take this seriously because I put my blood sweat and tears into this letter

Sincerely,

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Section 22(1)
(Severed portions are shaded)

This e-mail was sent from a contact form on Aplin & Martin (<https://can01.safelinks.protection.outlook.com/>)

To whom it may concern,

I am writing to you today because of the rezoning applications on the Alouette River. I am greatly concerned for the wildlife and the remarkable ecosystems that are being put at risk by this atrocious development.

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My name is [REDACTED]

[REDACTED] Every year I've done multiple salmon dissections with my peers. I also fish with my friends on the Alouette River every fishing season. I'm extremely fond of the salmon that you are putting at risk, we are getting lower and lower amounts of salmon coming back every year and we need to do everything we can to increase the dwindling numbers of salmon returning.

Every little bit of runoff from anything that anybody does that close to river will have huge environmental impact. It will impact the fish, the birds, and the bears, the deer, the trees, the shrubbery, and the fertility of the ground. It all adds up to an environmental disaster of epic proportions, with far reaching fingers clutching at anything it can reach. It will particularly impact the salmon, the salmon are a sensitive keystone species if the salmon die out then the rest of the ecosystem dies out with it.

There are hundreds of places we could develop in Maple Ridge. I am personally of the opinion that along the banks of the Alouette River is not one of them, I think that the land there should be saved and turned into parkland with trail systems along all of the river so that people can enjoy the awe-inspiring environment it provides, from escapes from the heat in the summer, the salmon run in the fall, crisp winter landscapes, and beautiful new growth in the spring.

This is a cry for help going out anyone who will listen. It's our last chance to preserve this unique river landscape that has been created. People don't move to Maple Ridge because of expensive housing, they move to Maple Ridge because of the gorgeous parks and the massive trees. These are the things that frankly we aren't doing a very good job of saving for future generations. Think of your kids and your grandkids, think of what you grew up with, think of the environment of all these amazing things will be annihilated because of this development. It may only be happening once, but once it happens what's to stop it from happening

again, and again, and again until maple ridge won't known for it's Stunning landscapes and remarkable ecosystem it will be known as a sprawling city with no greenery at all.

But all that can be prevented all we need to do is stop the development and focus on building healthy communities. focus on building beautiful trails, focus on parks greenery preservation.

Sincerely, 

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Section 22(1)
(Severed portions are shaded)

Development Proposals Near Alouette River

To whom it may concern;

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I write this to you [REDACTED] worried that the development proposals (some by Alpin and Martin Consultants) to build real estate near the Alouette River have not considered the impacts on the salmon, and fish using this river as a bridge from ocean to spawning grounds.

I have spent over four years learning, listening, and studying this river and have watched the salmon return and spawn each of those years filled with excitement every time.

I remember the first time I walked along this river, the sight of salmon and the effect it had on me made me feel like I was going to explode. I couldn't believe my eyes. Before that first encounter with them I didn't know what to expect, and to think of that day and the quantities compared to the quantities today I have become truly humbled. Knowing that the salmon have fought their whole lives to survive and seeing fewer returning every year I think there should be a grave importance to acknowledge and help protect the salmon.

Your operation impacts the salmon by creating pollution and a swimming attraction.

Regarding the pollution specifically would be debris falling into the river. While there are ways to help minimize this from happening, with all the salmon are going through now I would hope that instead of through 2021 (which is almost over) finding a "window" to look into how you should treat the salmon you could make the salmon one of your main priorities.

The salmon have been here for longer than you have, and they should have the rights in being left alone for spawning or hatching in a nontoxic space which we easily create by using toxic sun cremes. The more people using this area as a swim pool during summers the more sunscreen polluting the water (high usage of these types of products can deeply affect the salmon). Your additions to the Alouette area will bring more attention to this beautiful place and will not affect it for the better.

While I do understand building, homes are important, and many people want to live in this beautiful place we must think of what makes this place the way it is. For me the Alouette River and its clear salmon packed waters is the place I call Maple Ridge.

With your help we can protect the salmon and help them thrive in their home Maple Ridge.

[REDACTED]

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Section 22(1)
(Severed portions are shaded)

From: [David Laird](#)
To: [Courtney York](#)
Subject: FW: proposed development at 2440 128 ave
Date: Wednesday, November 24, 2021 9:42:57 AM
Attachments: [Image001.png](#)

Courtney-this also includes my response to [REDACTED]-scroll down

David Laird, | Project Manager
Office: 604-597-9058 | Cell: 604-817-4695

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(Severed portions are shaded)

[APLIN & MARTIN CONSULTANTS LTD.](#) | WWW.APLINMARTIN.COM
3862 W 14 Ave, Vancouver, BC, V6R 2W9

From: David Laird <DLaird@aplinmartin.com>
Sent: November-22-21 9:21 AM
To: [REDACTED]
Subject: RE: proposed development at 2440 128 ave

Thanks for the e mail [REDACTED]
I honestly have'nt experienced too much trouble with bears in the past and I've been working in Mapleridge for over forty years.
This being a fairly isolated area it may attract more bears. During construction machinery noise etc may keep them away-not sure.
After the houses are built it will be up to the home owners, I guess, to keep their garbage bear proof.
Time will tell.
Thanks again for your input
Dave

David Laird, | Project Manager
Office: 604-597-9058 | Cell: 604-817-4695

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(Severed portions are shaded)

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3862 W 14 Ave, Vancouver, BC, V6R 2W9

From: [REDACTED]
Sent: November-21-21 9:12 PM
To: David Laird <DLaird@aplinmartin.com>
Subject: Re: proposed development at 2440 128 ave

[EXTERNAL]

Thanks for your reply, this sounds like a well thought out plan. I understand that the property is not situated on the river banks, and I agree with the ESC system idea. Detaining water that does leave the site is important, and I'm glad that you have already thought this out. One question that I have though, is how bear safety will work. In the Lower Mainland and Fraser Valley, bears are put down all

the time because they become too comfortable with humans. More humans in a forest means more garbage in that same forest. A bear will eat the garbage and associate it with humans, making it a danger to people and itself. How will you stop bears from being attracted to the properties and getting themselves killed? I still stick with my personal opinion that this development should not happen, although looking at it from an outside perspective, the project would possibly be environmentally safe as long as it had a very careful plan.

Sincerely,

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(Severed portions are shaded)

[REDACTED]
British Columbia

From: David Laird <DLaird@aplinmartin.com>

Sent: Sunday, November 21, 2021 7:54 PM

To: [REDACTED]
[REDACTED]
[REDACTED]

Subject: FW: proposed development at 2440 128 ave

Freedom of Information Protection of Privacy Act
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(Severed portions are shaded)

This email was sent from outside the organization. Please exercise caution when following links or responding.

[REDACTED]
Thank you all for forwarding me your concerns about this development.

The overriding issue seems to be the effect this development would have on the Alouette River, the environment and the protection of salmon in particular.

I agree that the perfect solution from an environmental stand point would be to leave this site undeveloped. However, under very strict conditions the City will allow, subject to Planning and Council approval, as per their Official Community Plan one acre lots to be developed.

The plan we're proposing has gone through a rigorous review both with the City and the environmental and arborist consultants we have retained.

The site is about 10 acres [4 Hectares] in area and out of this over 50% of the land is being protected in its present state and will only be altered to add trees and plants where the existing ground cover is a bit sparse.

In order to minimize the effect of the development on the environment a storm water plan [SWMP] will be put in place.

This will dictate that rain water runoff from the site will not increase from its present forested condition. As much rain water as possible will be introduced into the ground through seepage pits, bioswales and adding a layer of absorbent topsoil on each of the lots.

Water that does leave the site will be introduced into detention systems first.

These systems store water after a heavy rainfall and then release the water slowly so as not to cause downstream erosion.

Many of you had concerns that pollution and silt and mud would be released and find its way to the river. Erosion sediment control [ESC] systems will be built before construction starts.

We will be engaging an ESC monitor who will report to me and to the City.

Stiff fines and stop work orders will be implemented if sediment levels in water leaving the site exceed the

accepted levels.

I agree that the site is close to the Alouette River but actually is not on the river banks.

The subdivision sits on a ridge and is about 10 m above the river so there should be no flooding concerns.

I don't mean to be too technical with all this information.

Simply put I share your concerns and I strongly feel if the measures described above are put in place and followed to the letter there will not be any harmful damage to the Alouette River and it's salmon population.

Please e mail or call me if you have questions.

Our plan is to have this project go to a Public Hearing in the near future subject to the approval of the City's Planning department.

I encourage you to attend this meeting and make your concerns known to the Mayor and Council.

Again my thanks for taking the time to reach out to me.

Dave Laird

David Laird, | Project Manager

Office: 604-597-9058 | Cell: 604-817-4695

APLIN & MARTIN CONSULTANTS LTD. | WWW.APLINMARTIN.COM

3862 W 14 Ave, Vancouver, BC, V6R 2W9



David Laird, | Project Manager

Office: 604-597-9058 | Cell: 604-817-4695

APLIN & MARTIN CONSULTANTS LTD. | WWW.APLINMARTIN.COM

3862 W 14 Ave, Vancouver, BC, V6R 2W9

From: [David Laird](#)
To: [Courtney York](#)
Subject: FW: Concerns of Development on the Alouette
Date: Wednesday, November 24, 2021 9:39:43 AM
Attachments: [amsig470v2_35db16af-d7c1-4177-937f-242e787c6037.png](#)
[Letter to City.pages](#)

David Laird, | Project Manager
Office: 604-597-9058 | Cell: 604-817-4695

[APLIN & MARTIN CONSULTANTS LTD.](#) | WWW.APLINMARTIN.COM
3862 W 14 Ave, Vancouver, BC, V6R 2W9



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From: [REDACTED]
Sent: November-19-21 11:35 AM
To: David Laird <DLaird@aplinmartin.com>
Subject: Concerns of Development on the Alouette

[EXTERNAL]

Get [Outlook for iOS](#)

From: [David Laird](#)
To: [REDACTED]
Subject: FW: proposed development at 2440 128 ave
Date: Sunday, November 21, 2021 7:54:28 PM
Attachments: [amsig470v2_35db16af-d7c1-4177-937f-242e787c6037.png](#)

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

[REDACTED]

Thank you all for forwarding me your concerns about this development. The overriding issue seems to be the effect this development would have on the Alouette River, the environment and the protection of salmon in particular. I agree that the perfect solution from an environmental stand point would to leave this site undeveloped. However, under very strict conditions the City will allow, subject to Planning and Council approval, as per their Official Community Plan one acre lots to be developed. The plan we're proposing has gone through a rigorous review both with the City and the environmental and arborist consultants we have retained. The site is about 10 acres [4 Hectares] in area and out of this over 50% of the land is being protected in its present state and will only be altered to add trees and plants where the existing ground cover is a bit sparse. In order to minimize the effect of the development on the environment a storm water plan [SWMP] be put in place. This will dictate that rain water runoff from the site will not increase from its present forested condition. As much rain water as possible will be introduced into the ground through seepage pits, bioswales and adding a layer of absorbent topsoil on each of the lots. Water that does leave the site will be introduced into detention systems first. These systems store water after a heavy rainfall and then release the water slowly so as not to cause downstream erosion. Many of you had concerns that pollution and silt and mud would be released and find its way to the river. Erosion sediment control [ESC] systems will be built before construction starts. We will be engaging an ESC monitor who will report to me and to the City. Stiff fines and stop work orders will be implemented if sediment levels in water leaving the site exceed the accepted levels.

I agree that the site is close to the Alouette River but actually is not on the river banks. The subdivision sits on a ridge and is about 10 m above the river so there should be no flooding concerns. I don't mean to be too technical with all this information. Simply put I share your concerns and I strongly feel if the measures described above are put in place and followed to the letter there will not be any harmful damage to the Alouette River and its salmon population. Please e mail or call me if you have questions. Our plan is to have this project go to a Public Hearing in the near future subject to the approval of the City's Planning department. I encourage you to attend this meeting and make your concerns known to the Mayor and Council. Again my thanks for taking the time to reach out to me.
Dave Laird

David Laird, | Project Manager
Office: 604-597-9058 | Cell: 604-817-4695

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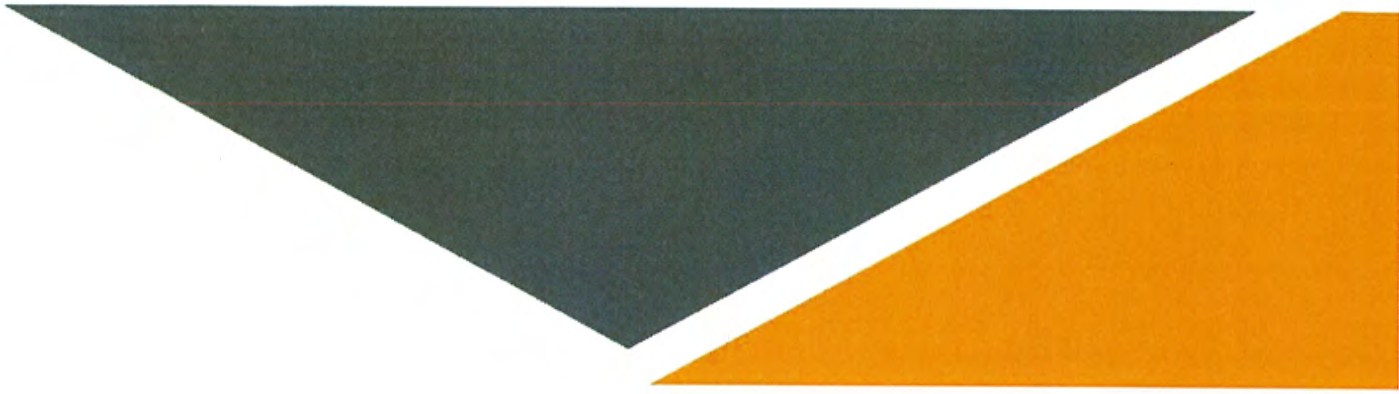
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David Laird, | Project Manager
Office: 604-597-9058 | Cell: 604-817-4695

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City of Maple Ridge

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. 7691-2020
Second Reading
Zone Amending Bylaw No. 7692-2020
23939 Fern Crescent

MEETING DATE: April 5, 2022
FILE NO: 2020-250-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 23939 Fern Crescent, from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately five lots. Council granted first reading to Zone Amending Bylaw No. 7692-2020 on January 12, 2021.

The proposed RS-1b (Single Detached (Medium Density) Residential) zoning complies with the policies of the Official Community Plan (OCP). However, an amendment to the OCP is required to amend the *Conservation* boundary.

To accommodate the shape of the proposed lot layout, variances are being requested to the lot widths as follows:

- *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 607.4 1. b.*
To reduce the minimum lot width from 15.0m (49.2ft) to 14.0m (45.9ft) on Proposed Lots 2 through 4.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$5,100 per single family lot, for an estimated amount of \$25,500, or such rate adopted by Council prior to third reading of this rezoning 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. 7691-2020 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the Bylaw;
2. That Official Community Plan Amending Bylaw No. 7691-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That Official Community Plan Amending Bylaw No. 7691-2020 be given first and second reading and forwarded to Public Hearing;

4. That Zone Amending Bylaw No. 7692-2020 be given second reading and forwarded to Public Hearing; and further
5. That the following terms and conditions be met prior to final reading:
 - i) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3D - Horse Hamlet;
 - ii) Road dedication on Sheldrake Court as required;
 - iii) Road dedication on Fern Crescent as required;
 - iv) Park dedication as required, and removal of all debris and garbage from park land;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - vi) Registration of a Restrictive Covenant for Stormwater Management on the subject property;
 - vii) Removal of existing buildings;
 - viii) In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - ix) That a contribution be provided in keeping with Council Policy 6.31 with regard to Community Amenity Contributions applicable at the time of third reading of this rezoning application.

DISCUSSION:

1. Background Context:

Applicant:	Aplin & Martin Consultants Ltd.
Legal Description:	Lot 45 Section 28 Township 12 New Westminster District Plan 63118
OCP:	
Existing:	Low Density Urban and Conservation
Proposed:	Low Density Urban and Conservation
Within Urban Area Boundary:	Yes
Area Plan:	Silver Valley
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-2 (Single Detached Suburban Residential)
Proposed:	RS-1b (Single Detached (Medium Density) Residential)

Surrounding Uses:

North:	Use:	Single-Family Residential
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	Low Density Urban, Conservation
South:	Use:	Single-Family Residential
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	Estate Suburban Residential
East:	Use:	Single-Family Residential
	Zone:	RS-2 (Single Detached Suburban Residential); RS-1b (Single Detached (Medium Density) Residential)
	Designation:	Low Density Urban, Medium Density Residential Conservation
West:	Use:	Single-Family Residential
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	Estate Suburban Residential

Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	0.4 ha (1.0 acre)
Access:	Sheldrake Court
Servicing:	Urban Standard
Previous or Companion Applications:	2020-250-SD/DP/DVP

2. Project Description:

The current application is proposing to rezone the subject property, located at 23939 Fern Crescent (see Appendices A and B), from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit the future subdivision into approximately five single-family residential lots with parkland dedication (see Appendices C and D). Proposed Lots 1-5 will be between approximately 602.0m² (6,480.0ft²) to 685.0m² (7,373.3ft²) in area, with 539.0m² (5,801.8ft²) of the subject property being dedicated as *Park* (see Appendix E). Furthermore, an application for a Development Variance Permit will be required as the proposed lot widths of 14.0m (45.9ft) do not meet the RS-1b (Single Detached (Medium Density) Residential) zone's minimum width of 15.0m (49.2ft) for proposed Lots 2 through 4 (see Appendix F).

3. Planning Analysis:

i) Official Community Plan:

The subject property is located within the *Silver Valley Area Plan Horse Hamlet* and is currently designated *Low Density Urban* (93%) and *Conservation* (7%). The *Low Density Urban* designation aligns with most single-family zones, which allows low densities, ranging from 8 to 18 units per hectare, and that are located at the fringes of the 5 minute walking distance from the Horse Hamlet centre. The proposed development complies with the OCP designation, however, an OCP amendment is required to re-designate a portion of the site to *Conservation* to accommodate parkland dedication requirements.

ii) **Zoning Bylaw:**

The applicant proposes to rezone the property from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to enable the creation of approximately five single-family residential lots and one lot being dedicated as *Park*. The proposed development complies with minimum area and the lot depth requirements, but does not meet the minimum lot width requirements of 15.0m (45.9 ft). Lot width variances would be required in order to accommodate the proposed subdivision layout. A list of the proposed variances is described below and attached (see Appendix F).

iii) **Off-Street Parking and Loading Bylaw:**

As per *Maple Ridge Off Street Parking and Loading Amendment Bylaw No. 4350-1990*, each dwelling unit will be required to provide two parking spaces with one of the parking spaces requiring that roughed-in electrical infrastructure capable of Level 2 charging for electric vehicles be present.

iv) **Proposed Variances:**

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

- *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 607.4 1. b.*
To reduce the minimum lot width from 15.0m (49.2ft) to 14.0m (45.9ft) on Proposed Lots 2 through 4.

The requested variances to the RS-1b (Single Detached (Medium Density) Residential) zone will be the subject of a future Council report.

v) **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 (see Appendix G).

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements. The Watercourse Protection and Wildfire Development Permit applications will be the subject of future reports to the Director of Planning.

vi) **Development Information Meeting:**

A Development Information Meeting (Public Comment Opportunity) was held virtually between February 2, 2022 and February 14, 2022. One person participated in the public comment opportunity while one e-mail was sent to Planning Department staff. A summary of the main

comments and discussions with the attendees was provided by the applicant and include the following main points:

- Concern #1: *Whether or not the proposed development will affect the existing fence along the property line.*
- Concern #2: *Increased traffic in the area (Silver Valley) due to recent development; concerned that infrastructure is not being upgraded to accommodate new developments.*

The following are provided by the applicant in response to the issues raised by the public:

- Response #1: *The proposed development will not affect the existing fence along the property line.*
- Response #2: *Engineering is aware of the concerns in the area. The area is currently under study and is being reviewed in the Strategic Transportation Plan.*

vii) **Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land (539.0m² (5801.7ft²)) that is proposed to be dedicated as *Park* on the subject property and this land will be required to be dedicated as a condition of final reading.

4. Environmental Implications:

As noted above, a Watercourse Protection Development Permit and a Wildfire Development Permit are required. Approximately 539.0m² (5,801.9ft²) of the subject property will be dedicated as Park. Trees located along lot lines and the periphery are encouraged to be maintained.

5. Traffic Impact:

It is not anticipated that the proposed development would significantly increase traffic congestion in the area.

6. Interdepartmental Implications:

i) **Engineering Department:**

The Engineering Department has provided comments on this rezoning development application. The only requirement to be met as part of the rezoning application is road dedication along the property's Fern Crescent and Sheldrake Court frontages, in accordance with the City's street standards. The servicing requirements for the proposed subdivision (e.g. curb, gutter, sidewalk, street lights, drainage, etc.) for the proposed development will be required through the subdivision application.

All servicing will be addressed under the subdivision application. Road dedication of 1.0m is required along the Sheldrake frontage as a condition of rezoning. In addition, road dedication of 5.9m to 7.5m is required along the Fern Crescent frontage as part of the rezoning application.

ii) **Parks, Recreation and Culture Department:**

The Parks, Recreation, and Culture Department had no concerns with the development as propose, and supports the Park dedication.

7. **Intergovernmental Issues:**

i) **Local Government Act:**

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

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

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7691-2020, that second reading be given to Zone Amending Bylaw No. 7692-2020, and that Development Application No. 2020-250-RZ be forwarded to Public Hearing.

“Original signed by Tyson Baker”

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

“Original signed by Mark McMullen” for

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

“Original signed by Charles Goddard” for

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

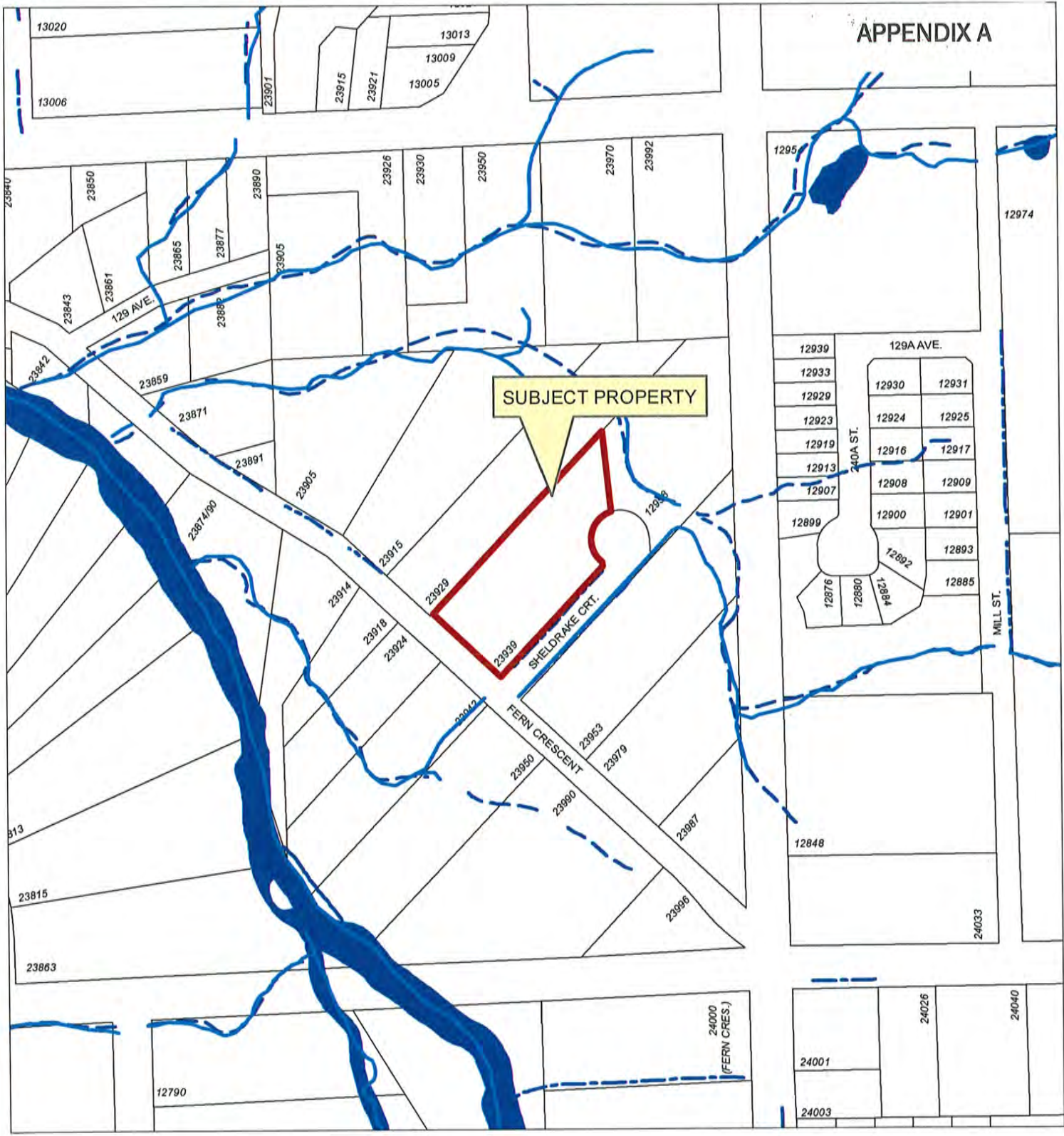
“Original signed by Scott Hartman”

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7691-2020
Appendix D – Zone Amending Bylaw No. 7692-2020
Appendix E – Proposed Subdivision Plan
Appendix F – Proposed Variances
Appendix G – Environmental Context Map

SUBJECT PROPERTY



Scale: 1:2,500

Legend

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

23939 FERN CRESCENT
PID: 002-196-425

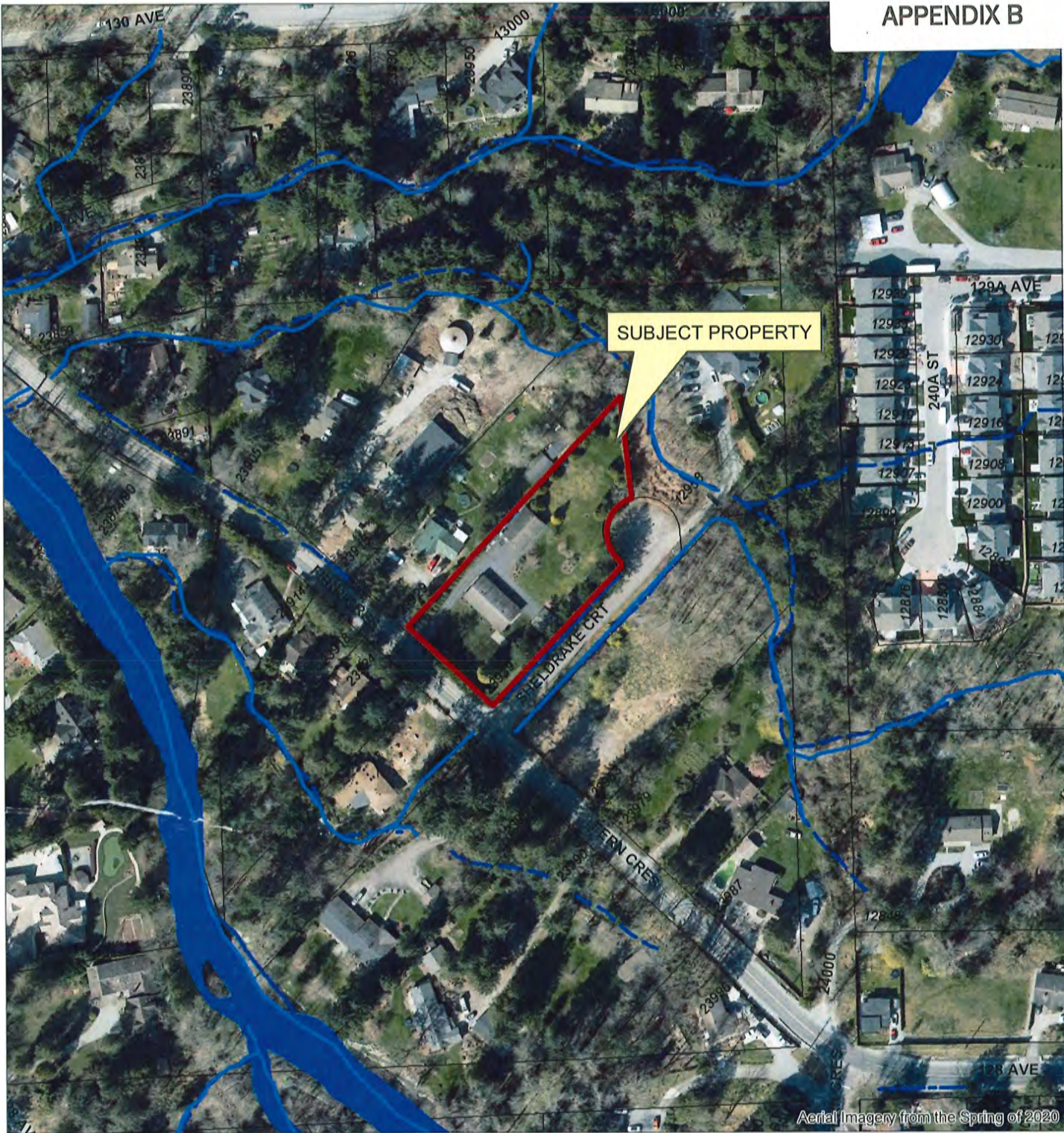
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2020-250-RZ
 DATE: Aug 14, 2020

BY: PC



Aerial Imagery from the Spring of 2020



Scale: 1:2,000

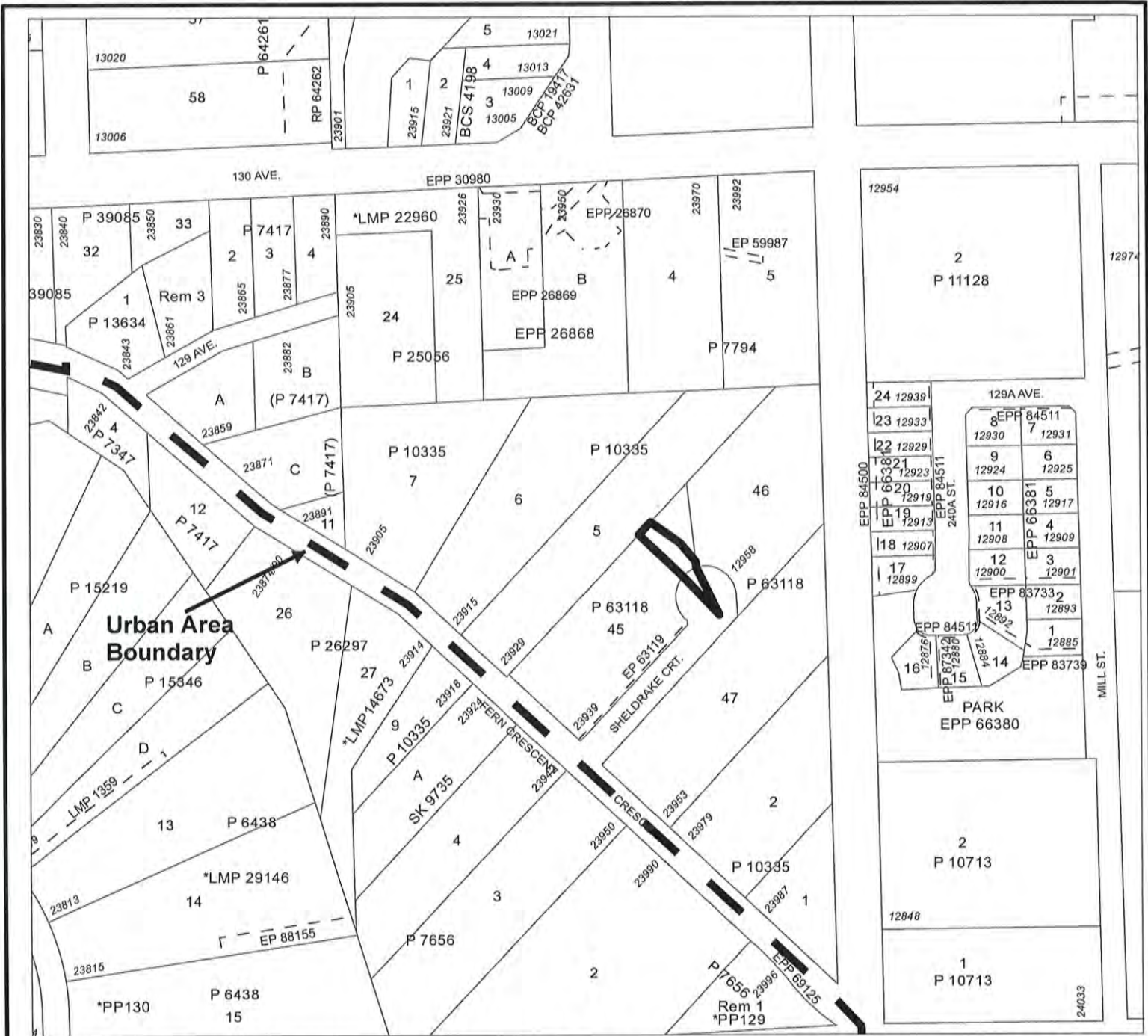


23939 FERN CRESCENT
PID: 002-196-425



FILE: 2020-250-RZ/SD/DP
DATE: Mar 21, 2022

BY: PC



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7691-2020

Map No. 1030

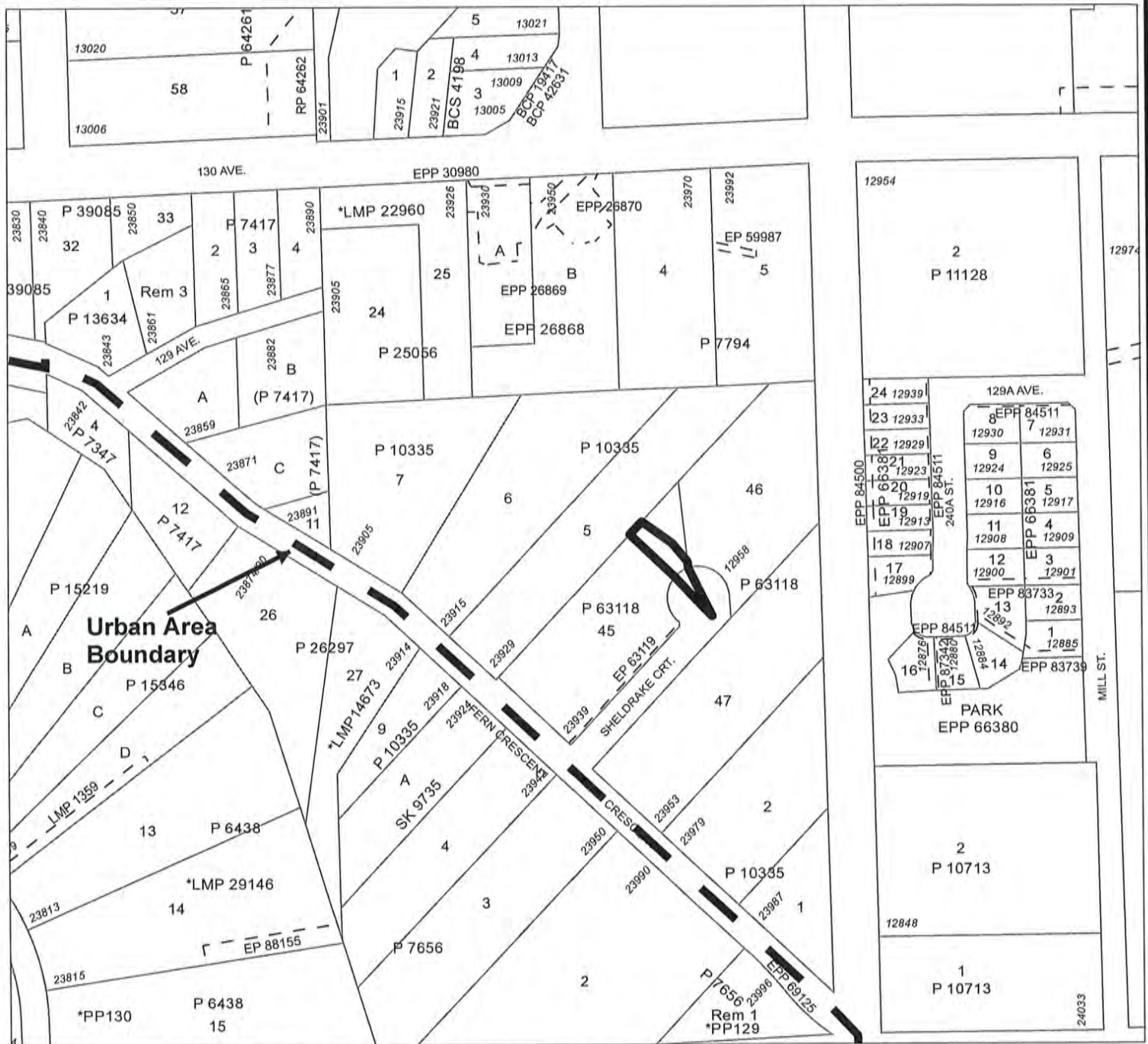
Purpose: To Amend Figure 2 and Figure 3D of the Silver Valley Area Plan
 From: Low Density Urban

To: Conservation



--- Urban Area Boundary





MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7691-2020
 Map No. 1031
 Purpose: To Amend Schedule C as shown

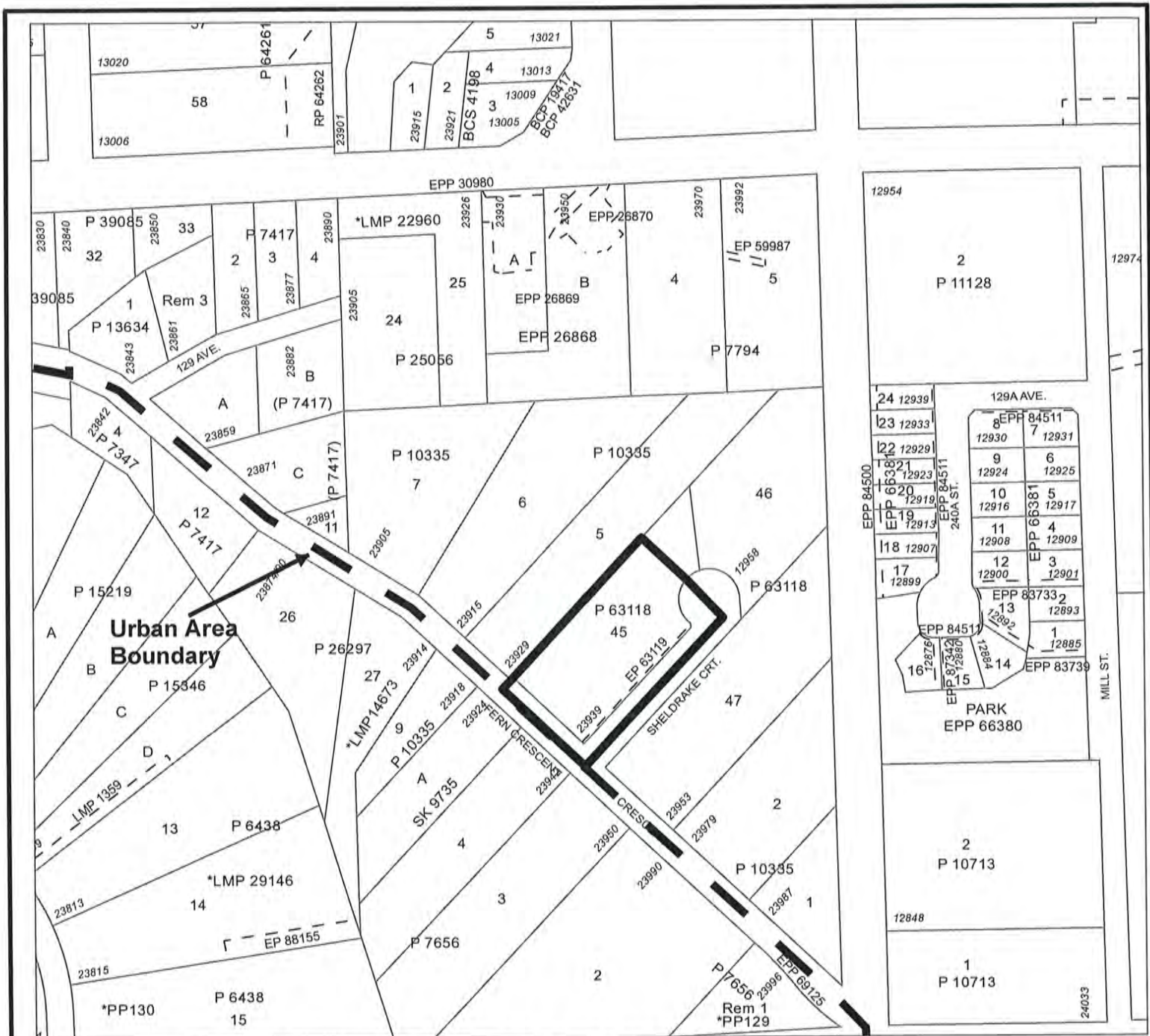
 To Add To Conservation



 Urban Area Boundary



SCALE 1:2,500



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7692-2020

Map No. 1856

From: RS-2 (Single Detached Suburban Residential)

To: RS-1b (Single Detached (Medium Density) Residential)



--- Urban Area Boundary

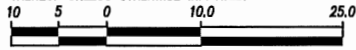


SCALE 1:2,500

PROPOSED SUBDIVISION PLAN OF LOT 45 SECTION 28 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 63118

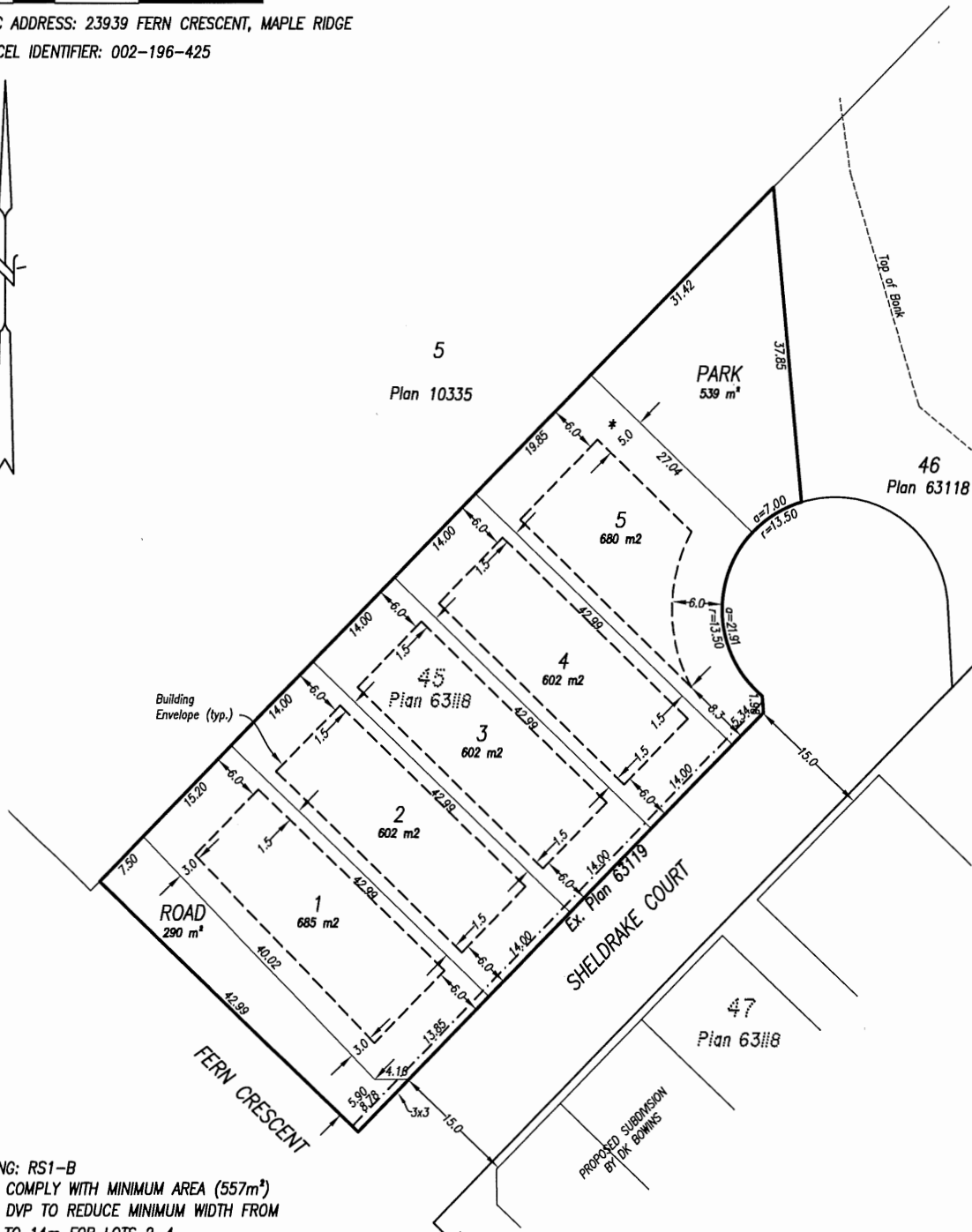
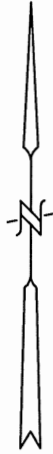
SCALE 1 : 500

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED.



CIVIC ADDRESS: 23939 FERN CRESCENT, MAPLE RIDGE

PARCEL IDENTIFIER: 002-196-425



ZONING: RS1-B
LOTS COMPLY WITH MINIMUM AREA (557m²)
LOTS DVP TO REDUCE MINIMUM WIDTH FROM
15m TO 14m FOR LOTS 2-4

(*) A COVENANT WILL BE REQUIRED ON LOT 5
FOR A 5m (min.) BUILDING SETBACK FROM
THE NORTH EAST PROPERTY LINE

LOT DIMENSIONS DERIVED FROM
PLAN 63118

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
T103096 STATUTORY RIGHT OF WAY

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: H3080-01-R1

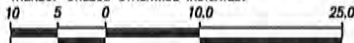
PREPARED FOR: WEST COAST DREAM HOMES

S.P. WADE, BCLS
DATE OF DRAWING: NOVEMBER 8, 2021

PROPOSED SUBDIVISION PLAN OF LOT 45 SECTION 28 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 63118

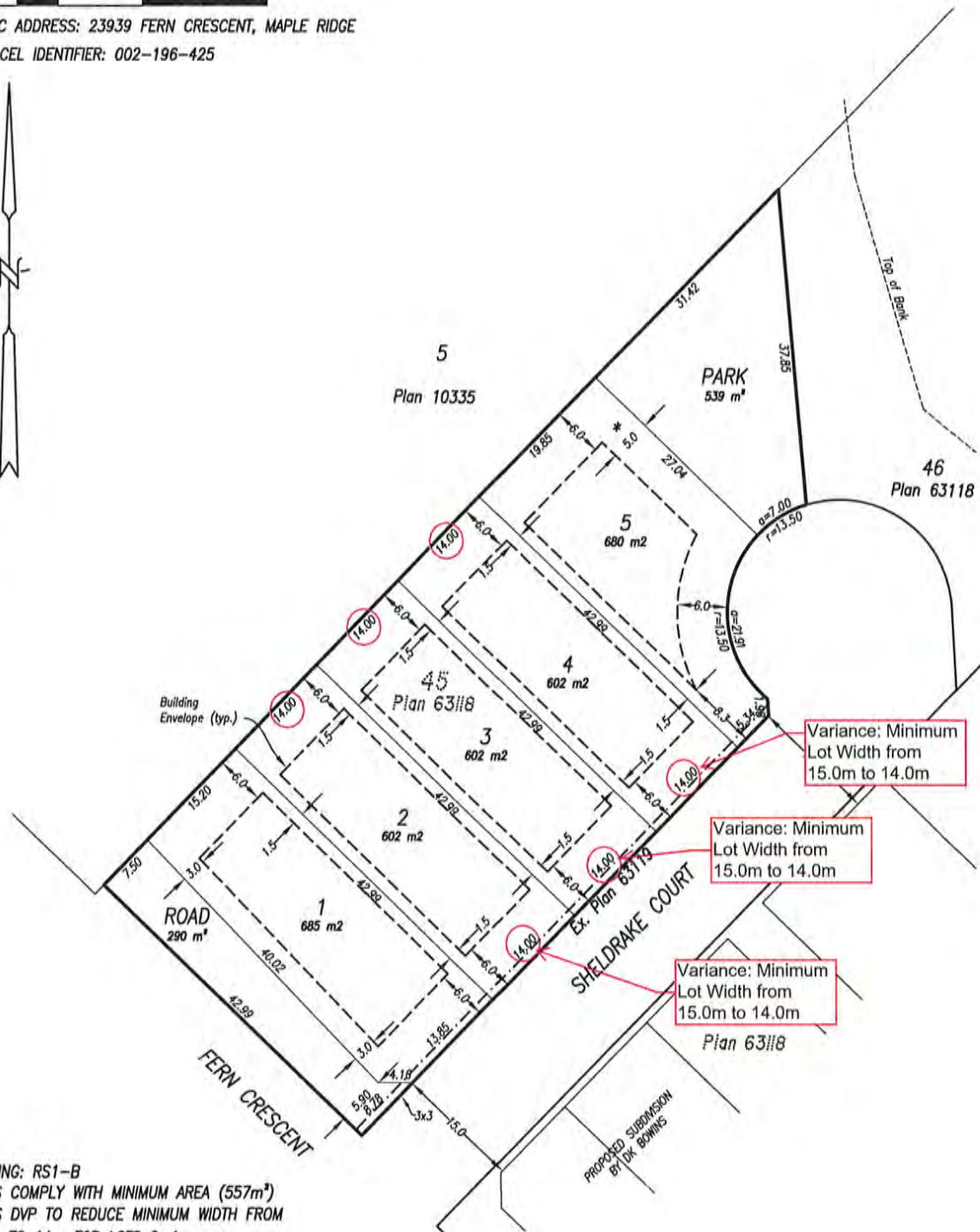
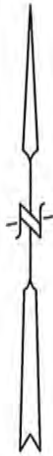
SCALE 1 : 500

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED.



CIMC ADDRESS: 23939 FERN CRESCENT, MAPLE RIDGE

PARCEL IDENTIFIER: 002-196-425



ZONING: RS1-B
LOTS COMPLY WITH MINIMUM AREA (557m²)
LOTS DVP TO REDUCE MINIMUM WIDTH FROM
15m TO 14m FOR LOTS 2-4
(*) A COVENANT WILL BE REQUIRED ON LOT 5
FOR A 5m (min.) BUILDING SETBACK FROM
THE NORTH EAST PROPERTY LINE

LOT DIMENSIONS DERIVED FROM
PLAN 63118

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
T103096 STATUTORY RIGHT OF WAY

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: H3080-01-R1

PREPARED FOR: WEST COAST DREAM HOMES

S.P. WADE, BCLS
DATE OF DRAWING: NOVEMBER 8, 2021



Aerial Imagery from the Spring of 2020



Scale: 1:700

Preliminary Environmental Context
View of 23939 Fern Crescent

Green hatched area - Hennipen Creek watercourse
protection area (30m setback)

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



FILE: Subject Map 2018b
DATE: Mar 17, 2022

BY: MP



mapleridge.ca

City of Maple Ridge

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. 7839-2022
Second Reading
Zone Amending Bylaw No. 7725-2021
23103 136 Avenue

MEETING DATE: April 5, 2022
FILE NO: 2021-131-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 23103 136 Avenue from A-2 (Upland Agricultural) to R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately 20 lots.

Council granted first reading to Zone Amending Bylaw No. 7725-2021 and considered the early consultation requirements for the Official Community Plan amendment on April 13, 2021. This application requires an amendment to the Official Community Plan (OCP) to redesignate the land uses from Civic and Conservation to Medium Density Residential. The minimum lot size for the current A-2 (Upland Agricultural) zone is 4.0 hectares (10 acres).

This proposal is the second phase of a larger development proposal that was completed under rezoning application RZ/07/08. The portion of the Phase 2 site that is designated Civic was in anticipation of a future school site on the subject property. However, the School District confirmed that the site would not be acquired for a school in 2012, and for this reason, the site could then be redesignated for residential uses. Ground-truthing on the site has established the developable areas, and as a result, an OCP amendment is required to amend the conservation boundaries of the land use designations to fit the site conditions. Conservation areas were previously dedicated as park under Phase 1 of this development proposal.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$5,100 per single family lot, for an estimated amount of \$102,000, or such revised rate adopted by Council prior to third reading of this rezoning 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. 7839-2022 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the Bylaw;
2. That Official Community Plan Amending Bylaw No. 7839-2022 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. 7839-2022 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7839-2022 be given first and second reading and forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7725-2021 be given second reading and forwarded to Public Hearing; and further
6. That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3A - Blaney Hamlet, and Figure 4 - Trails / Open Space;
 - 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 Restrictive Covenant for Stormwater Management;
 - v) Registration of a Restrictive Covenant for Tree Protection; and
 - vi) That a voluntary contribution be provided, in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions, as may be adopted by Council and applicable at the time of third reading of this rezoning application.

DISCUSSION:

1. Background Context:

Applicant:	Gary Lycan
Legal Description:	Lot 1 Section 32 Township 12 New Westminster District Plan EPP70286 Except Plan EPP75644
OCP:	
Existing:	Civic and Conservation
Proposed:	MRES (Medium Density Residential)
Within Urban Area Boundary:	Yes
Area Plan:	Silver Valley
OCP Major Corridor:	Yes
Zoning:	
Existing:	A-2 (Upland Agricultural)
Proposed:	R-2 (Single Detached (Medium Density) Urban Residential)

Surrounding Uses:

North:	Use:	Vacant
	Zone:	A-2 (Upland Agriculture)
	Designation:	Civic and Conservation
South:	Use:	Rural Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	78% Conservation and 22% Low/Medium Density Residential
East:	Use:	Vacant
	Zone:	A-2 (Upland Agriculture)
	Designation:	Civic and Conservation
West:	Use:	Single Family Residential
	Zone:	R-2 (Single Detached (Medium Density) Residential).
	Designation:	Medium Density Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Site Area:	1.152 ha. (2.85 acres)
Access:	230A Street and 136 Avenue
Servicing requirement:	Urban Standard

2. Background:

This proposal is the second phase of a larger development in Silver Valley that could not proceed for residential development due to uncertainty that the site might be needed for future school and park use. At the time of the previous rezoning application, the School District was not able to clarify their intent to acquire the “Civic” designated portion of the site for the development of a school and park. As a result, the site was divided into Phase 1 and Phase 2. Phase 1 referred to those portions of the site that were designated for residential development, and could proceed largely in compliance with the Silver Valley Area plan. The subject area was categorized as Phase 2, as its “Civic” designation could not be amended until clarity was provided by the School District about the future of the site for a school.

On November 15, 2012 the School District informed the City of their decision not to proceed with the purchase of the Phase 2 area. Council was concerned about the loss of the “Civic” designated area in the Blaney Hamlet. A key feature of the Silver Valley Area Plan was the clustering of park sites next to school sites in order to maximize the efficiency of civic facilities. There were questions raised if the loss of a school site would impact the opportunities for community interaction and undermine the intent of the Silver Valley Area Plan.

The Area Plan policies spoke to the creation of a civic heart in each hamlet, and noted that a school/park combination was a desirable goal. However, other civic or community uses could serve this purpose as well.

The School Board’s decision prompted numerous residents to request a Community Gathering Place in the Blaney Hamlet, to compensate for the loss of a school. In response to these concerns, Council deferred the original Phase 2 proposal from proceeding to first reading. In 2019, City of Maple Ridge staff negotiated to purchase additional park space from the applicant to create a space for the community to gather in the Blaney Hamlet. Through the Recreation Concepts Community Engagement process, two Gathering Places for the Silver Valley area were supported to provide visual, social and physical centres in these neighbourhoods. To advance this vision further at this

location, the City of Maple Ridge purchased a portion of this “Civic” designated land for additional park space to provide for this Gathering Place. This additional park/gathering space is intended to achieve the objectives noted in the Silver Valley Area Plan. On this basis, this application to develop the subject site for residential uses is supportable.

3. Project Description:

This current proposal is for a 20 lot subdivision in the R-2 (Single Detached (Medium Density Residential) zone, with road dedication connecting through 136 Avenue and 230A Street. Park dedication has been taken previously under rezoning application RZ/087/08, and park space is provided at the southwest portion of the site. A draft subdivision plan is attached as Appendix E.

4. Planning Analysis:

i. Official Community Plan:

The development site is located within the Silver Valley Area Plan and is currently designated Civic and Conservation. For the proposed development an OCP amendment will be required to re-designate the site to Medium Density Residential to allow the proposed R-2 zoning.

The OCP amendment is supportable due to the decision by the School District not to locate a school on the site, thereby freeing up the site for uses other than civic uses. In addition, the ground truthing of the site under the Phase 1 application RZ/087/08 has clarified the developable portions of the site, and provides justification for removing the Conservation designation on the subject property.

ii. Zoning Bylaw:

The current application proposes to rezone the property located at 23103 136 Avenue from A-2 (Upland Agricultural) to R-2 (Single Detached (Medium Density) Urban Residential) to permit a 20 lot subdivision (see Appendix F). The minimum lot size for the current A-2 zone is 4.0 hectares (10 acres), and the minimum lot size for the proposed R-2 zone is 315 m² (3,391 ft²).

iii. Off-Street Parking and Loading Bylaw:

Under the requirements of the Off-Street Parking and Loading Bylaw, each single detached residential unit will be required to provide two parking spaces per dwelling unit. A 20 lot single detached residential subdivision will therefore require a total of 40 off-street parking spaces (2 spaces per lot).

iv. Proposed Variances:

A Development Variance Permit application has been received for this project and requires approval of lot dimension variances for specific parcels. These include reduced lot widths, or reduced lot depths for several of the lots. It should be noted however, that sight lines and busy intersections will be protected with lot widths that conform to the requirements of the Zoning Bylaw. The requested variances to the R-2 zone will be the subject of a future Council report.

v. **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 8.12 of the OCP, a Wildfire Protection Development Permit application is required to ensure that development within the Wildfire Development Permit Area is managed to minimize the risk to property and people from wildfire urban interface hazards and to further reduce the risk of potential post-fire landslides and debris flows.

vi. **Development Information Meeting:**

The interim process for hosting a Development Information Meeting/Public Comment Opportunity during the pandemic was utilized, with the applicant placing a newspaper advertisement and providing a 10 day response window from February 7 to 17, 2022. There was one respondent who expressed concerns about multifamily development and lack of parking. The applicant was able to address these concerns by clarifying development details, noting that the development was single family, and would be providing sufficient off-street parking on each lot (Appendix F).

vii. **Parkland Requirement:**

For this project, the required parkland dedication has previously been provided under the Phase 1 process of this two phase development plan. No additional parkland is required.

Environmental Implications:

Groundtruthing of the site under the Phase 1 process has determined the developable portions of the site and provides justification for amending the Conservation boundaries previously identified in the Silver Valley Area Plan. Ongoing coordination and communications with the project's environmental consultant will be required as the project progresses. A tree management plan is also required.

5. **Interdepartmental Implications:**

- i. **Engineering Department:** The Engineering Department notes that 136 Avenue and 230A Street will need to be built to an urban standard. However, the required services to the subject site have been provided under the Phase 1 rezoning application (RZ/087/08). For this reason a rezoning servicing agreement is not required. However, most of the servicing requirements (sewer, storm drainage, subdivision, street lighting, street trees, underground wiring, and watermain) will need to be provided as a condition of subdivision. Road dedication for the internal road will also need to be provided in the subdivision stage.
- ii. **Parks, Recreation and Culture Department:** As noted in the background in this report, this proposal has previously involved the Parks, Recreation and Culture Department in securing community space to meet the objectives of the Silver Valley Area Plan.
- iii. **License, Permits and Bylaws Department:** This Department commented that this proposal will require a Comprehensive Stormwater Management Plan including 3 Tier Calculations, registration on title of the Stormwater Management Plan, and the Geotechnical report must also be registered on title.

6. Intergovernmental Issues:

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 Civic and Conservation to Medium Density 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.

7. Citizen/Customer Implications:

Opportunities for public comment have been provided through the Development Information Meeting that was hosted by the applicant. Additional opportunities will be provided during the Public Hearing and also through the neighbour notification that will occur with the concurrent Development Variance application.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7839-2022, that second reading be given to Zone Amending Bylaw No. 7725-2021, and that application 2021-131-RZ be forwarded to Public Hearing.

“Original signed by Diana Hall”

Prepared by: **Diana Hall, MA, MCIP, RPP
Planner 2**

“Original signed by Charles Goddard”

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

“Original signed by Charles Goddard” for

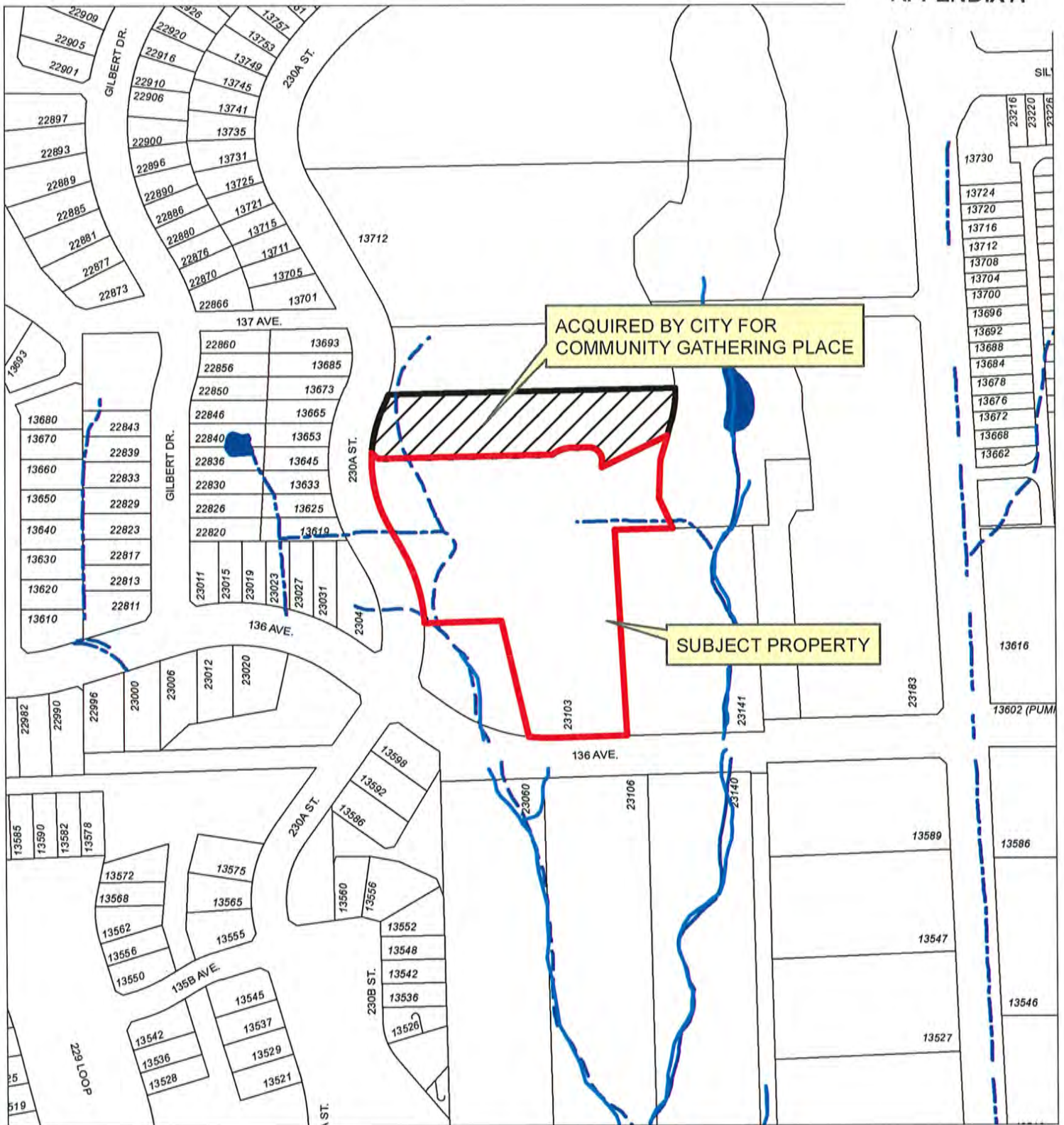
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“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 – OCP Amending Bylaw No. 7839-2022
- Appendix D – Zone Amending Bylaw No. 7725-2021
- Appendix E – Subdivision Plan
- Appendix F – Summary of Development Information Meeting / Public Comment Opportunity



Legend

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

23103 136 AVENUE
PID: 030-125-022

PLANNING DEPARTMENT

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FILE: 2021-131-RZ/SD
DATE: Mar 29, 2021

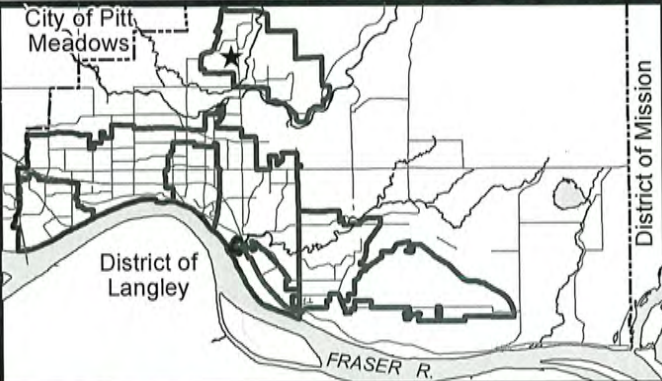
BY: DT



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



23103 136 AVENUE
 PID: 030-125-022



FILE: 2021-131-RZ/SD
 DATE: Mar 17, 2021

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7839-2022**

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 expedient to amend Schedule "A" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7839-2022."

2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3A - Blaney Hamlet are hereby amended for the parcel or tract of land and premises known and described as:

Lot 1 Section 32 Township 12 New Westminster District Plan EPP70286

and outlined in heavy black line on Map No. 1057, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

3. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space is hereby amended for the parcel or tract of land and premises known and described as:

Lot 1 Section 32 Township 12 New Westminster District Plan EPP70286

and outlined in heavy black line on Map No. 1058, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

READ a first time the _____ day of _____, 20

READ a second time the _____ day of _____, 20

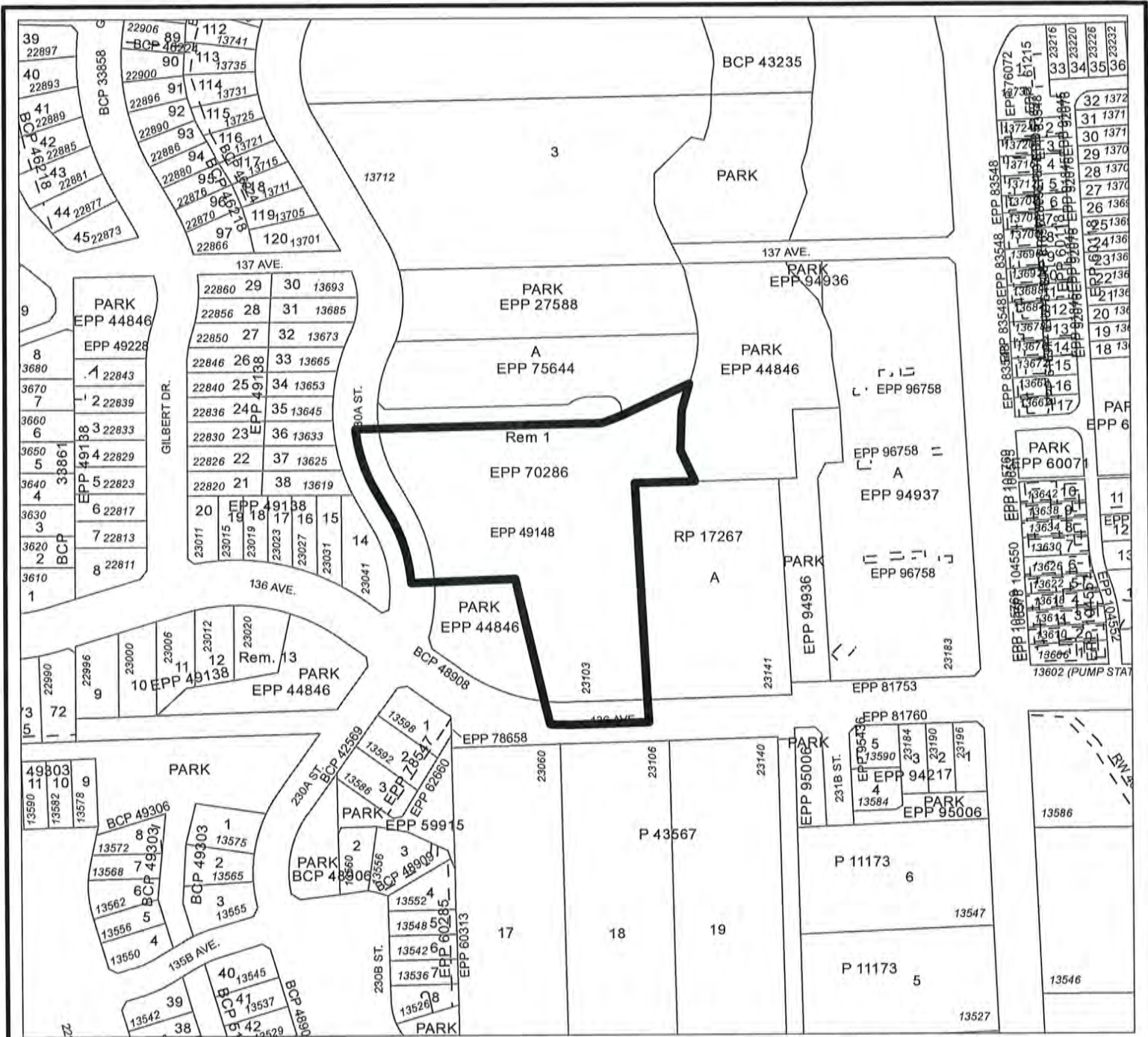
PUBLIC HEARING held the _____ day of _____, 20

READ a third time the _____ day of _____, 20

ADOPTED, the _____ day of _____, 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7839-2022

Map No. 1057

Purpose: To Amend Figure 2 and Figure 3A of the Silver Valley Area Plan
 From: Conservation and Civic

To: Medium Density Residential



SCALE 1:2,500




MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7839-2022

Map No. 1058

Purpose: To Amend Figure 4 of the Silver Valley Area Plan as shown

 To Remove from Conservation



**CITY OF MAPLE RIDGE
BYLAW NO. 7725-2021**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7725-2021."

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

Lot 1 Section 32 Township 12 New Westminster District Plan EPP70286

and outlined in heavy black line on Map No. 1876 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-2 (Single Detached (Medium Density) Urban Residential).

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

READ a first time the 13th day of April, 2021.

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7725-2021

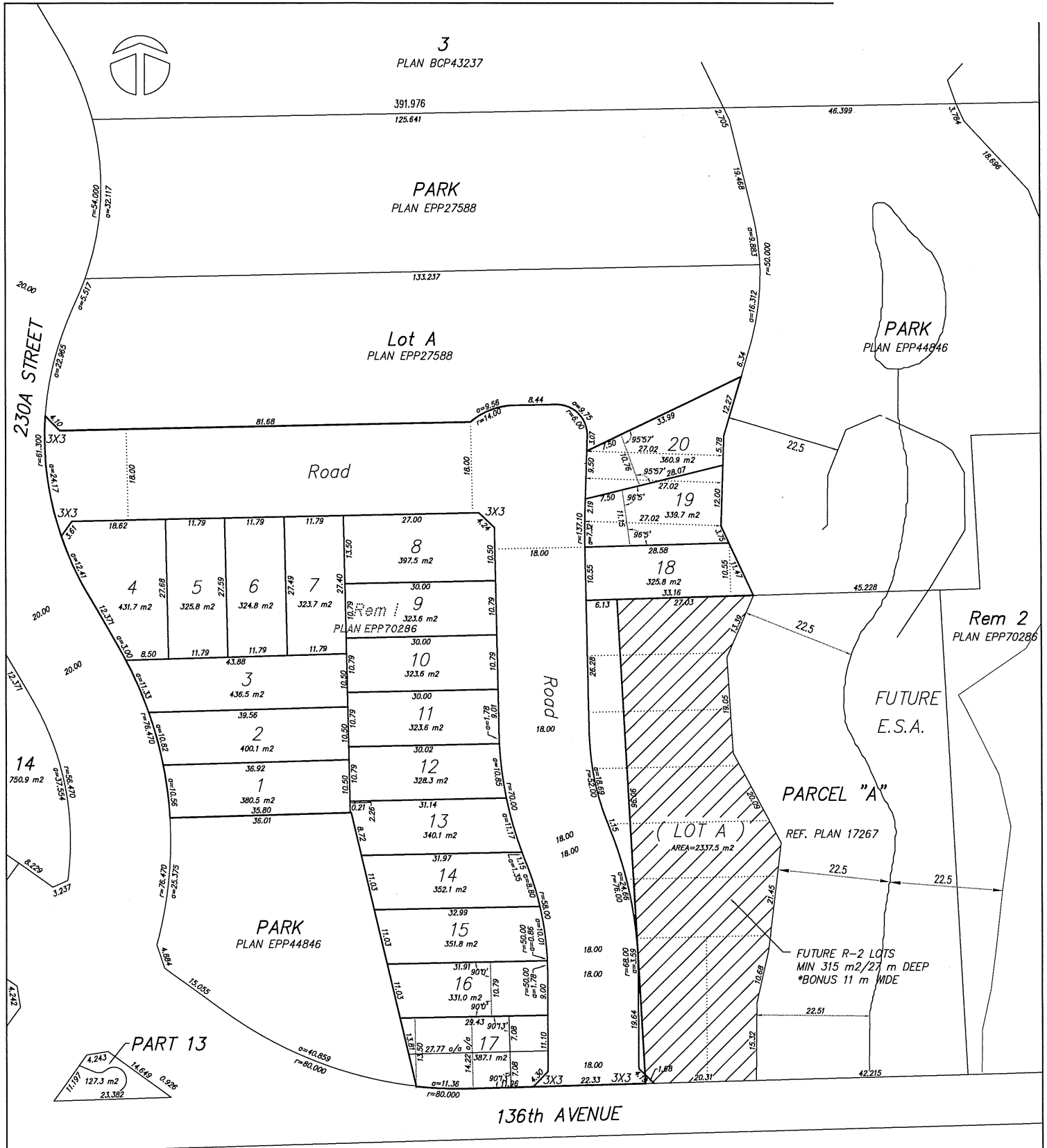
Map No. 1876

From: A-2 (Upland Agricultural)

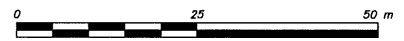
To: R-2 (Single Detached (Medium Density) Urban Residential)



SCALE 1:2,500



SCALE 1 : 500



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

Client: *Campton Services*
 Project: *Campton 20 Lots (Phase 2)*

Drawing Title:
*Proposed 20 Lot Subdivision
 Over Lot 1 Sec. 32 Tp. 12
 NWD Plan EPP70286 Except
 Plan EPP75644*

Paper Size: 22" x 17"
 Date: January 31, 2013
 Revised: February 8, 2021
 File: MR12-753sk_SUB_19_rev4

File Number 2021-131-RZ

Summary of Public Comment Opportunity for Proposed Development at 23103 – 136 Avenue

Neighbours were invited to participate in a Public Comment Opportunity to review and provide comments on the proposed development at 23103 – 136 Avenue, Maple Ridge. The comment window was from February 1 to 17, 2022. There was one respondent who had the following questions:

1. Question: The size the property is to be reduced by over a 100 sq. m.

Applicant's response: The overall size of the lots are not being reduced, just the width by 0.5 meters. The minimum lot area for the R-2 zone is 315 sq. m. The lot size in the proposed application is 325 sq. m. to 437 sq. m.

2. Question: Is there a plan for the type of housing to be placed on this lots and garage and driveways.

Applicant's response: The plan for the type of housing to be constructed on this site would be substantially the same as the existing homes on the west side of 230 A Street which is also an R-2 zone.

3. Question: will there be sufficient parking for the owners to park in their own driveways, as no one uses their garage, and not be parking on the street.

Applicant's response: The R-2 zone is defined as Single Family Medium Density Urban. This zone requires a garage setback (driveway) of 5.5 m to allow parking off the street in front of the garage. In addition, a total of 17 of the 20 proposed lots will front a new internal road where most of the street parking would likely occur.

4. Question: Will these properties be allowed suites?

Planning response: The R-2 Zone does not allow secondary suites, although temporary residential uses are allowed.



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Development Variance Permit
12841 235A Street**

MEETING DATE: April 5, 2022
FILE NO: 2017-184-DVP
MEETING: C o W

EXECUTIVE SUMMARY:

Development Variance Permit application 2017-184-DVP has been received for the subject property, located at 12841 235A Street, to reduce the front yard setback for a house facing 235A Street.

The requested variance is to:

1. Reduce the front yard setback from 7.5 metres to 6.0 metres.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-184-DVP respecting property located at 12841 235A Street.

DISCUSSION:

a) Background Context

Applicant: Aplin & Martin Consultants (David Laird)

Legal Description: Lot 1 Section 28 Township 12 New Westminster District Plan EPP60067

OCP:
Existing: Estate Suburban Residential
Proposed: Estate Suburban Residential

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

Surrounding Uses:
North: Use: Park
Zone: RS-2 (Single Detached Suburban Residential)
Designation: Forest
South: Use: Single Family
Zone: RS-2 (Single Detached Suburban Residential)
Designation: Estate Suburban Residential

East:	Use:	Single Family
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	Estate Suburban Residential
West:	Use:	Single Family
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	Estate Suburban Residential

Existing Use of Property:	Suburban Residential
Proposed Use of Property:	Suburban Residential
Site Area:	0.128 ha (0.31 acres)
Access:	235A Street
Servicing requirement:	Urban Standard
Previous Applications:	2017-184-RZ and 2017-184-SD

b) Project Description:

The subject property is a lot that was recently created as part of a larger subdivision application (2017-184-SD) (see Appendices A and B). The larger subdivision applied the density bonus provision outlined in the Maple Ridge Official Community Plan by providing additional park space, which facilitated the retention of large strands of mature trees on a newly created Park lot that lies directly to the north of the subject property.

Because of the Park dedication to the north and the alignment of 235A Street, the subject property was created with an irregular shape. As a result of this particular shape, it has become difficult to achieve a suitable house size, without some form of variance for the subject lot. The property owner is therefore asking for a variance to the front yard setback to reduce the requirements from 7.5 metres, down to 6.0 metres.

c) Variance Analysis:

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

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

- 1. Maple Ridge Zoning Bylaw No 7600-2019, Part 6, Section 610, 610.7, 1) a):
To reduce the setback for buildings and structures for single detached residential from 7.5 metres to 6.0 metres.**

The variance is appropriate in this case as the lot is irregularly shaped and adhering to the 7.5 metre setback would result in a much smaller house than those on the surrounding lots. The variance being sought is relatively minor and will result in the owner being able to construct a house that is similar in size to those in the surrounding neighbourhood. The proposed 6.0 metre front yard setback is also consistent with the front yard setback in some of the other more intensive single-family zones in Maple Ridge. The 6.0 metre setback in these other zones has demonstrated that a suitable house design is still suitable with the proposed setback.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variance is supported because it will allow the construction of a suitably designed home on an irregularly shaped lot.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-184-DVP.

“Original signed by Rene Tardif”

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

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

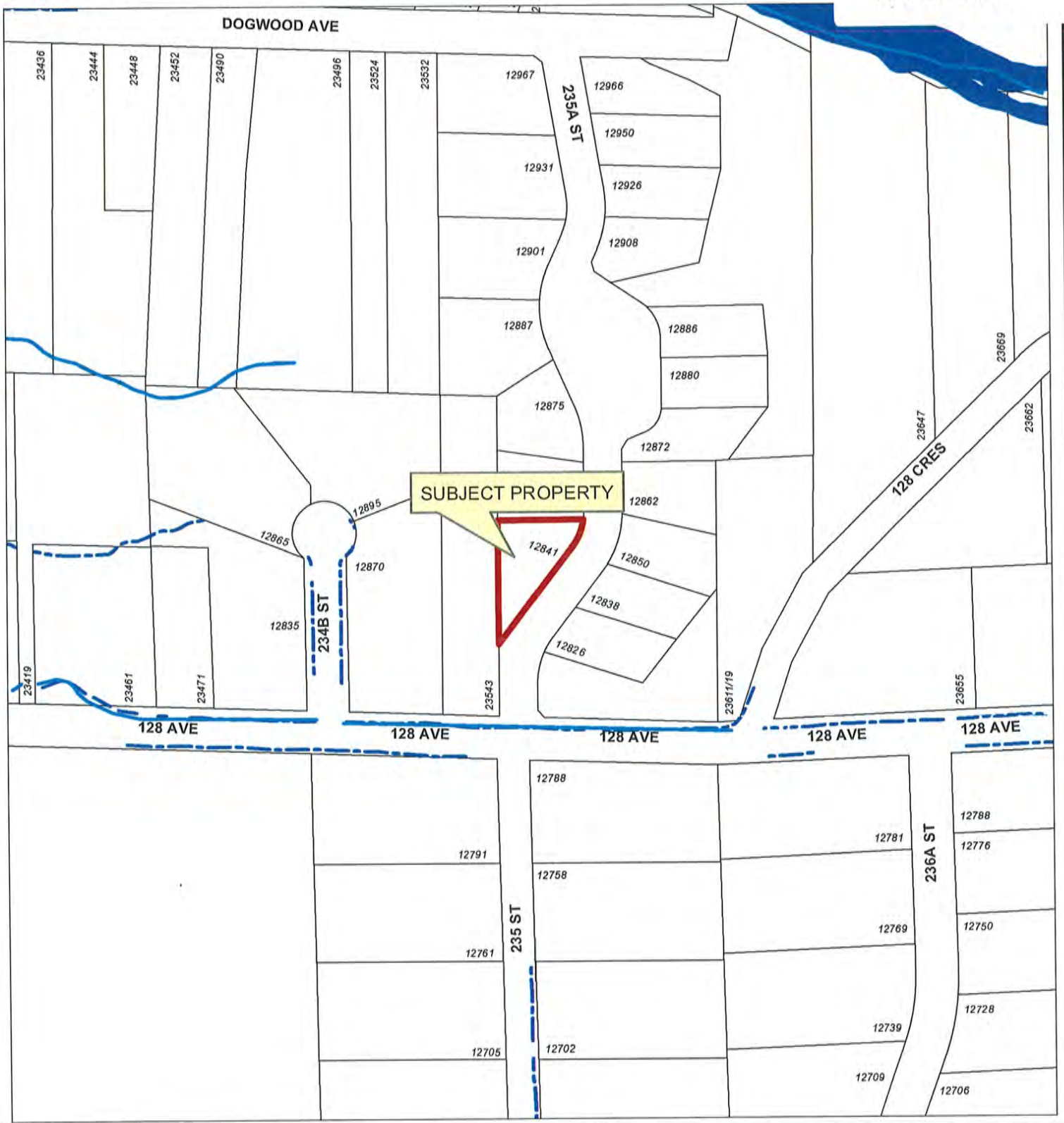
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“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 Showing Proposed Variance









SUBJECT PROPERTY



Scale: 1:2,500

Legend

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

12841 235A STREET
PID 031-541-828

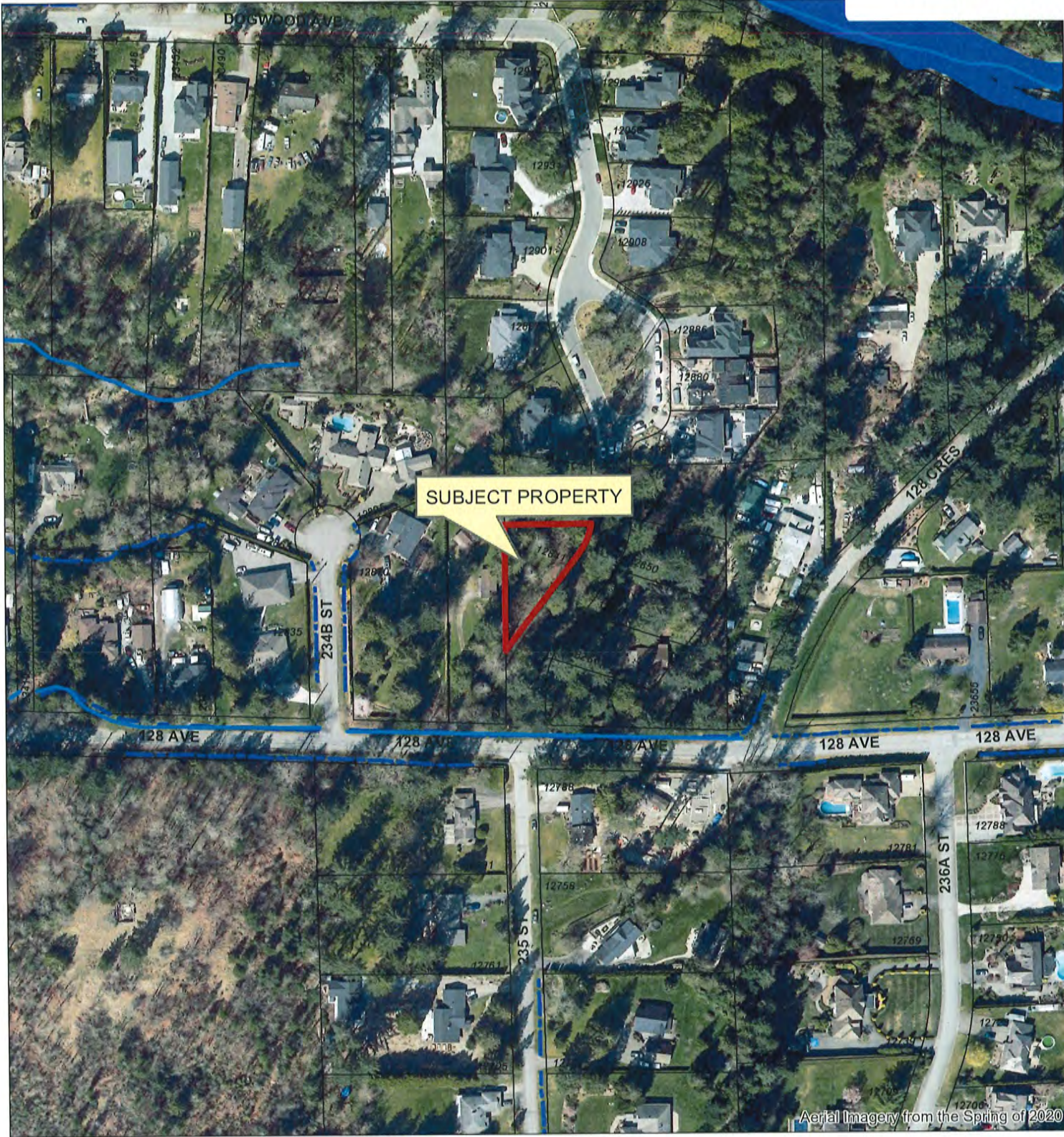
PLANNING DEPARTMENT



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FILE: 2017-184-VP
DATE: Feb 22, 2022

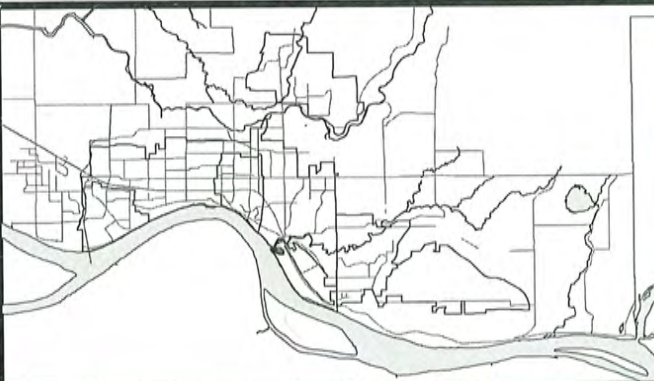
BY: AH



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



12841 235A STREET
 PID 031-541-828

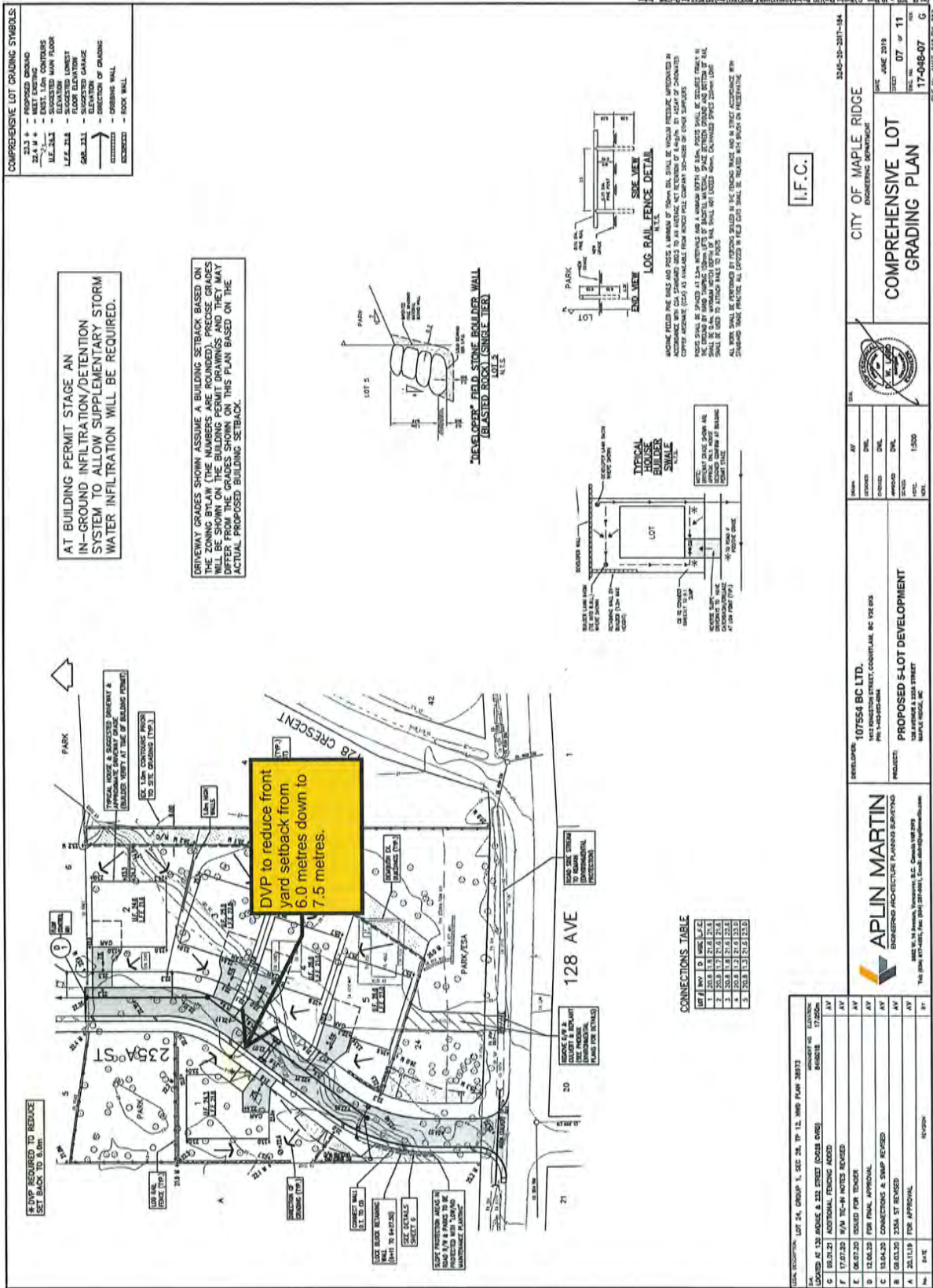
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2017-184-VP
 DATE: Feb 22, 2022

BY: AH



APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING
5402 St. Lawrence Avenue, Vancouver, B.C. Canada V6M 2Z9
Tel: (604) 671-4534, Fax: (604) 671-4531, Email: aml@aplinmartin.com

107534 BC LTD.
128 AVENUE & 234 STREET
MAPLE RIDGE, BC

PROPOSED 5-LOT DEVELOPMENT

NO.	DATE	REVISION
1	2018.05.15	PRELIMINARY
2	2018.05.15	REVISED
3	2018.05.15	REVISED
4	2018.05.15	REVISED
5	2018.05.15	REVISED

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

COMPREHENSIVE LOT GRADING PLAN

DATE: JUNE 2019
SHEET: 07 OF 11
PROJECT: 17-048-07
FILE NO: MRP-047-03-032



mapleridge.ca

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: 2021-493-DVP
MEETING: C o W
SUBJECT: **Development Variance Permit and Payment-in-lieu of Parking
22311 119 Avenue**

EXECUTIVE SUMMARY:

Development Variance Permit application 2021-493-DVP has been received to reduce the number of parking spaces required for a Group Child Care Centre. The proposed facility would have a capacity of 49 children and 10 staff in a former law office building.

The applicant has requested the following variance to facilitate the proposed use:

- To reduce the number of parking spaces required from 22 spaces to the 8 spaces that predate the Parking Bylaw and meet the Zoning Bylaw corner access requirements. While there are nine existing parking spaces on site, one space is being removed to meet the Zoning Bylaw's corner access requirements and improve road safety.

In order to create an outdoor play area for the Group Child Care Centre, the applicant is proposing to remove four existing parking spaces and provide a payment-in-lieu for these four parking spaces. No payment is required for the space being removed to address road safety concerns.

The applicable payment-in-lieu rate is the former rate of \$12,500 per non-residential space due to the applicant originally applying for a Development Variance Permit prior to the fee increase. The payment-in-lieu rate for four parking spaces is \$50,000.

RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2021-493-DVP respecting the property located at 22311 119 Avenue; and further
2. That payment is received in the amount of \$50,000.00 for four parking spaces through the Payment In-lieu Option in the *Off-Street Parking and Loading Bylaw No. 4350-1990* respecting property located at 22311 119 Avenue.

DISCUSSION:

a) Background Context

Applicant: Jaesung Jung
Legal Description: Lot 1 District Lot 398 New Westminster Plan 10305

OCP :

Existing: *Flexible Mixed-Use*
Proposed: *Flexible Mixed-Use*

Zoning:

Existing: C-3 (Town Centre Commercial)
Proposed: C-3 (Town Centre Commercial)

Surrounding Uses:

North:	Use:	Commercial, Assisted Living Residence
	Zone:	C-3 (Town Centre Commercial)
	Designation:	<i>Flexible Mixed-Use</i>
West/ Northwest/ Southwest:	Use:	Multi-Family Residential
	Zone:	RM-3 (Medium/High Density Apartment Residential)
	Designation:	<i>Low-Rise Apartment</i>
South:	Use:	Commercial
	Zone:	C-3 (Town Centre Commercial)
	Designation:	<i>Flexible Mixed-Use</i>
East:	Use:	City-owned Parking, Commercial
	Zone:	C-3 (Town Centre Commercial)
	Designation:	<i>Flexible Mixed-Use</i>

Existing Use of Property: Professional Services (law office)
Proposed Use of Property: Assembly (Group Child Care)
Access: Rear lane via 223 Street
Servicing: Urban Standard
Lot Size: 737m² (7,933ft²)

b) Project Description:

The applicant is proposing to renovate a law office building to create a Group Child Care Centre with a capacity of 49 children with 10 staff (see Appendices A and B). The renovations will be mostly internal to meet the BC Building Code and Fraser Health Authority requirements.

The main external change to the subject property will be the required addition of an outdoor play area. The current building covers 350m² of the 733m² subject site and the outdoor play area will cover a further 235m² (see Appendix C). The potential for parking is reduced on the remaining 148m² site area by walkways, a garbage enclosure, and the Zoning Bylaw not permitting access within 7.5m of the corner area of the rear lane and 223 Street. One existing space is being removed to meet the Zoning Bylaw vehicle access requirement and four spaces are being removed for the outdoor play area. The applicant would need to provide the payment-in-lieu of the four parking spaces required as outlined below.

The applicant had originally applied for a Development Permit, but as per the Development Permit Area Exemptions under Section 8.4.1. (c) and (d) of the Official Community Plan, a Development Permit application is not required as the applicant is not proposing significant exterior alterations to the existing building.

c) Parking Variance and Payment-in-Lieu Analysis:

The *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990* establishes the minimum parking requirements for particular uses. A Development Variance Permit allows Council some flexibility in the approval process. The applicant proposes the following variance:

1. Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, Schedule A 10.3

To reduce the required parking spaces from 22 to the 8 current spaces that meet the Zoning Bylaw's corner access requirements regarding road safety, predate the existing Parking Bylaw, and are grandfathered for the building for the previous law office use.

Additionally, a payment-in-lieu of providing four parking spaces is requested to reduce the number of required spaces from eight to four. Requirements and payment-in-lieu rates are provided later below.

Justification and Background:

The importance of childcare centres has been highlighted by the Provincial and Federal Governments' *Multilateral Early Learning and Child Care Framework*. On Page 1 of the report, the Federal Government recognizes that *"the evidence is clear that there are positive relationships between quality early learning and child care, especially for less advantaged children, parental labour market participation, especially for women, and child developmental outcomes."* This is reflected in the City's Child Care Strategy and Chapter 4–22 of the Official Community Plan that states that the City *"encourages the development of accessible quality child care facilities throughout the community"*.

The Planning Department recognizes that the requirements for the Group Child Care use in the *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990* are based on old standards and are overly onerous for existing buildings in the Town Centre. The Group Child Care parking rate requires 37 spaces for the subject site's building. The *Maple Ridge Town Centre Parking Standards* in the Bylaw under Schedule D reduce the parking requirements for seven non-residential uses, but not specifically the Group Child Care use. A variety of uses have been able to use the *Large Retail Use* rate when not specifically referenced in the Town Centre standard. This rate would require the applicant to provide 22 spaces for the subject site instead of 37 spaces. The table below displays the two Maple Ridge calculations that can be applied to the applicant. The parking rates for nearby cities for a similar child care use with 49 children, 10 staff, and 728m² of gross floor area are also shown.

	Maple Ridge: Group Child Care	Maple Ridge: Town Centre Rate	Port Coquitlam	Coquitlam	Pitt Meadows
Parking Rate	1 per 20m ² GFA	3 per 100m ² GFA	1 per 10 children	1 per staff member	1 per 93m ² GFA
Spaces Required	37	22	5	10	8

There is a very limited availability of suitable child care sites within the core of the Town Centre that could provide either 37 or 22 parking spaces. The subject building was built in 1976 and does not meet the Bylaw for the existing office use as the Bylaw came into effect in 1990. There are currently nine parking spaces, however, one does not meet the Zoning Bylaw's restriction of vehicle access on a corner of a lot between a road and lane. This results in eight parking spaces on the subject site that conform to the Zoning Bylaw.

Since the Zoning and Parking Bylaws have been updated after the construction of the building and its parking spaces, there is effectively a 'grandfathering' of the eight parking spaces for the office use that conform to the both Bylaws. The applicant is requesting a Development Variance Permit to reduce the required number of parking spaces for a Group Child Care from the Town Centre standard of 22 to 8 spaces, the grandfathered rate of the previous use of the building.

Due to the Zoning Bylaw restricting access on the corner and the requirement for an outdoor play area for a child care use, the applicant is only able to provide four of the eight grandfathered spaces. The breakdown of parking rates and fees is presented below:

Breakdown of Parking Requirements and Cash-in-Lieu Values		
	Current rate for Large Retail Units (over 300m ²)	Grandfathering of eight parking spaces
Parking spaces required for 728m ² GFA	22 (3 per 100m ² GFA)	8
Difference between requirement and 4 proposed spaces	18	4
Cash-in-lieu for providing 4 spaces	\$225,000	\$50,000

The subject site offers little opportunity for parking but there are approximately 26 street parking spaces in front of the subject site and four adjacent buildings on 119 Avenue. In addition to street parking, the City-owned parking lot at 22335 and 22343 119 Avenue has 40 parking spaces within 40 metres of the subject site. The applicant has stated that they did communicate with the Downtown Parking Society and there were vacant parking spaces available to rent. The applicant has stated that roughly half of their staff at other centres commute by car while others carpool or take transit.

The proposed total of 49 children includes 24 spaces for infants and toddlers (under 36 months) and 25 spaces for children aged three to five. The hours of operation will span from 7:30am to 5:30pm. According to the applicant, most parents drop off their children at the applicant's other centres in New Westminster and Coquitlam from 7:30-8:30am, but not all at once as the parents have different working schedules. A few more drop offs occur in the following hour with almost no drop offs happening after 9:30am. Parents pick up children from 1pm to 5:30pm with the majority occurring between 3:30pm-5:30pm.

According to the applicant, the other centers have 90% of the parents being local and 10% of them coming from other municipalities. About half of the parents commute by car, 35% by transit and 15% by foot. The applicant states that, having two different age groups, 25-35% of children enrolled are siblings which reduce the number of pickups.

While there is ample street parking, the subject site's building is built along the property lines on 119 Avenue and 223 Street. Both streets' sidewalks are narrow and contain obstacles including utility poles, street trees, and sign poles. There is only one painted crosswalk and the subject building blocks the visual clearance on that corner providing poor visibility. The limited pedestrian infrastructure and possible traffic confusion with the one-way street of 119 Avenue may cause an increased likelihood of collision, especially if a child care centre with 49 children and 10 staff rely on the street parking for dropping-off children by pulling into the spaces and then backing out. It is expected that due to the age of the subject site's building and the site's proximity to the City Centre, the site will be redeveloped in the near future. During possible future redevelopment, the off-site street upgrades can address the road safety issues raised.

It is important that the child care centre does not create any traffic and safety concerns on the corner of two streets and the rear lane. As Maple Ridge and its Town Centre grows, there is an expectation that more residents will utilize vital services such as child care by walking, transiting, and other non-vehicular modes of travel. There are numerous apartment buildings near the site and this is expected to grow significantly with the Lougheed Transit Corridor Area Plan and nearby developments in the Town Centre such as ERA Maple Ridge. While the street parking on 119 Avenue was not designed for pick-ups and drop-offs, the spaced-out times of drop off and especially pick up times reduce the risk of traffic and safety concerns. The increasing number of residents in the Town Centre using alternative modes of transportation also further reduce the demand for parking.

d) Council Implications:

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

Additionally, in accordance with the *Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7795-2021*, Council shall by resolution acknowledge receipt of such payment and the resolution shall set out the real property and the number of off-street parking spaces in respect of which the payment was received.

CONCLUSION:

In order to create an outdoor play area for the Group Child Care Centre, the applicant is proposing to remove four existing parking spaces and provide a payment-in-lieu for these four parking spaces. A fifth existing spot is being removed to meet the Zoning Bylaw's vehicle corner access requirements and no payment is required for the fifth spot. The payment-in-lieu rate for four parking spaces is \$50,000.

Based on the need of child care in Town Centre and the limited availability of sites within the Town Centre that can meet the Parking Bylaw's high parking rates, it is recommended that Council approves Development Variance Permit 2021-493-DVP and accepts \$50,000 as payment-in-lieu of four parking spaces. This reduces the required spaces for the proposed Group Child Care Centre at 22311 119 Avenue from 22 to four spaces.

“Original signed by Brandon Djordjevich”

Prepared by: **Brandon Djordjevich, M.PL**
Planning Technician

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

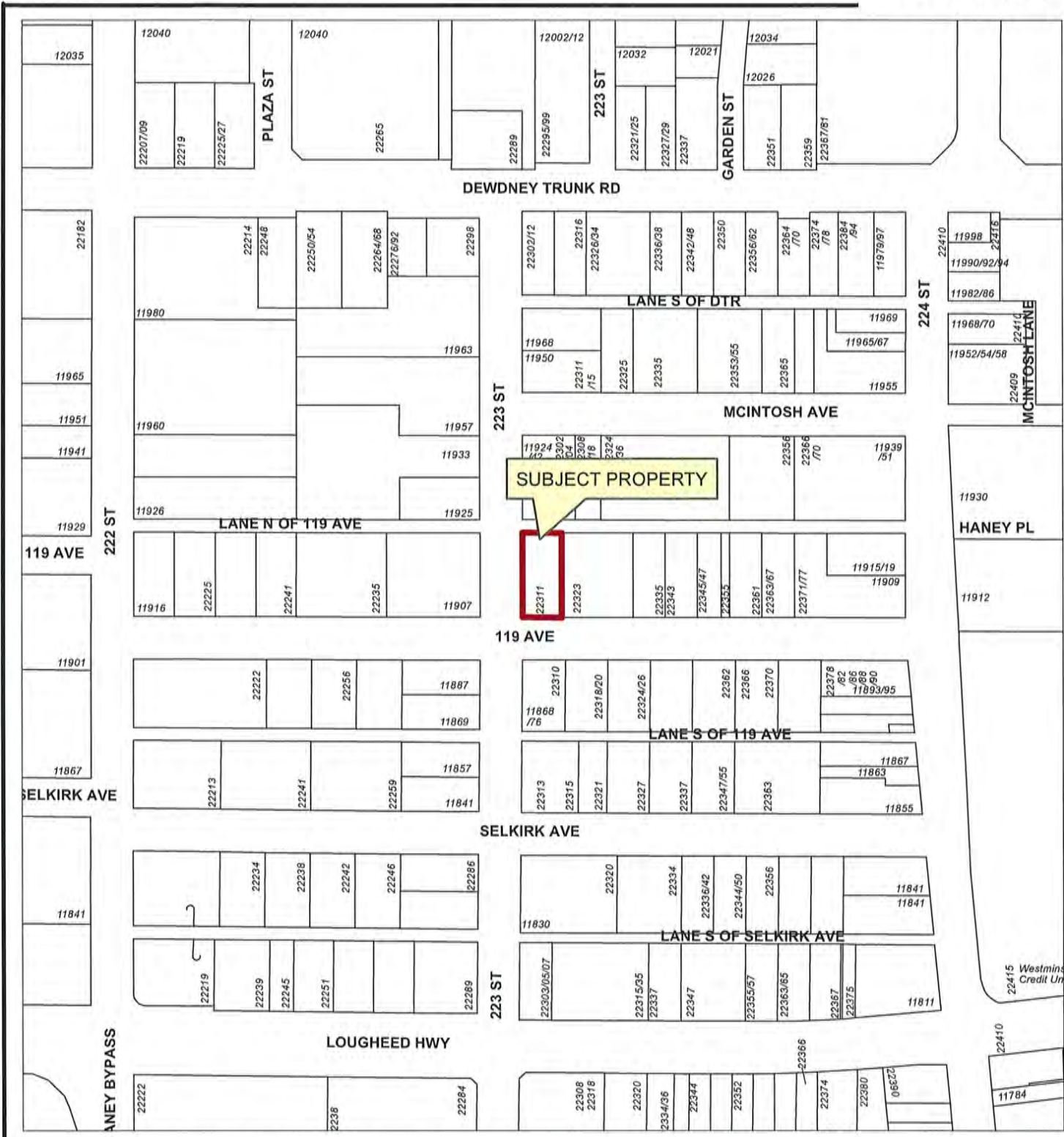
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“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



SUBJECT PROPERTY

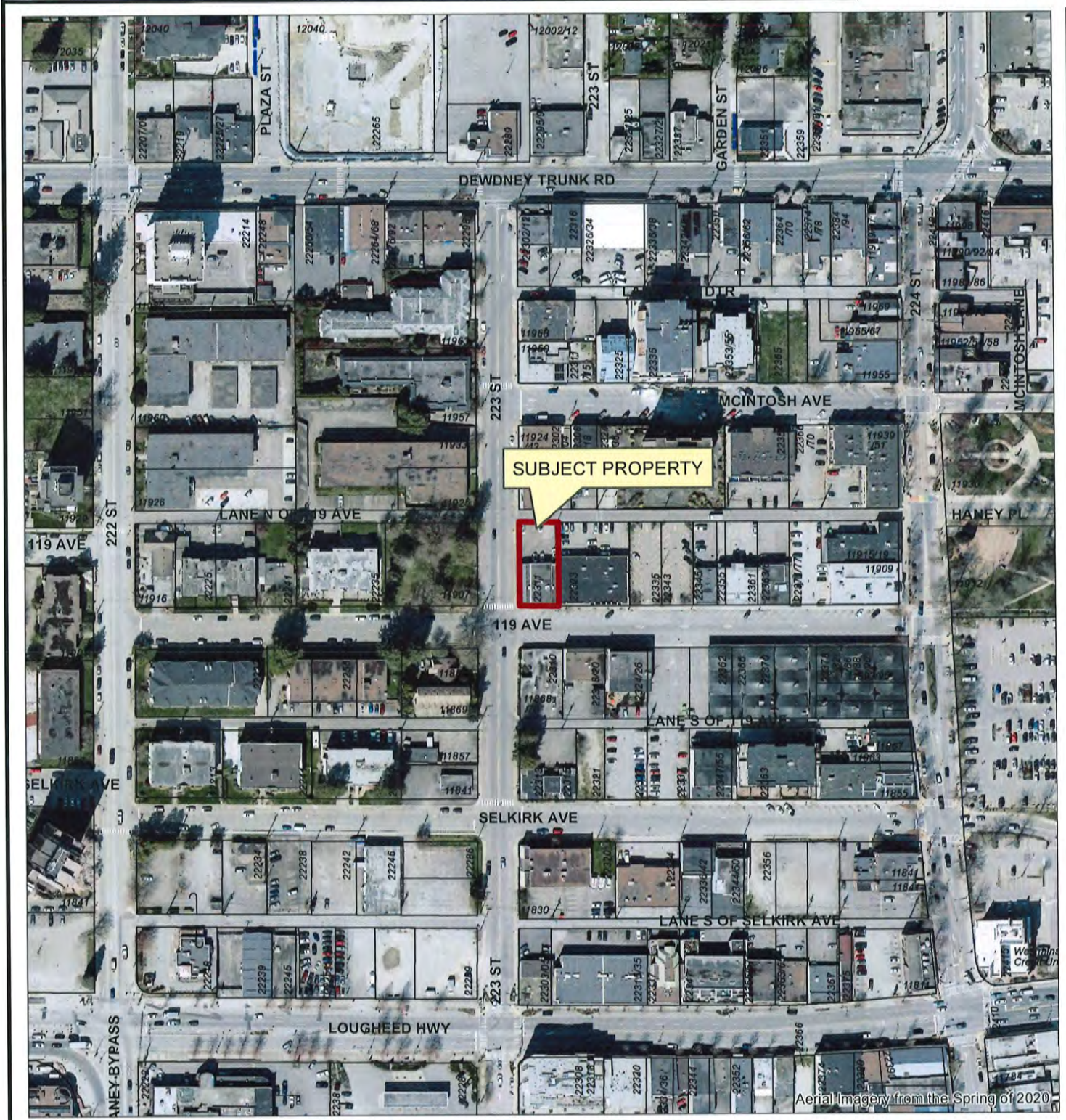
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Scale: 1:2,500

FILE: 2021-493-VP
DATE: Oct 4, 2021

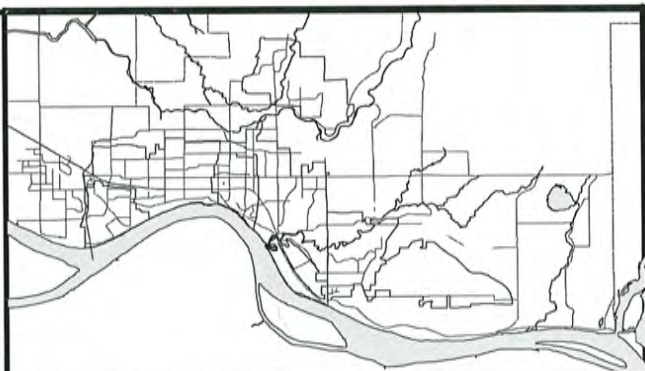
BY: PC



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



22311 119 AVENUE
 PID: 009-295-305

PLANNING DEPARTMENT



MAPLE RIDGE
 British Columbia

mapleridge.ca

FILE: 2021-493-VP
 DATE: Oct 4, 2021

BY: PC

Revision Schedule

No	Description	Date
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7	REVISION FOR FWA	NOV 24 2021
6	REVISION FOR FWA	OCT 14 2021
5	ISSUED FOR CP	SEP 30 2021
4	FWA REVIEW	SEP 16 2021
3	FWA REVIEW	AUG 06 2021
2	CLIENT REVIEW	AUG 06 2021
1	ISSUED FOR CLIENT REVIEW	JULY 16 2021

Project Name
BLESSED GENERATIONS ACADEMY LANDLORD IMPROVEMENT

Project Address
 22311 119 Ave, Maple Ridge, BC V2X 2Z2

Sheet Name
PROPOSED FLOOR PLAN

Sheet No.
A003

Project No.
 210710

SIGN & SEAL
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 It is the responsibility of the Owner and Contractor to verify all information and permit requirements of work and the availability of any items, limitations of the work to complete within contract's time and all responsibility of the Owner and Contractor.

jay jun
 archite
 Office
 Email: jay@jayjun
 Website: www.jayjun
 Address: 930-3025
 Suite #103, Coquitlam

119TH AVENUE

223RD STREET

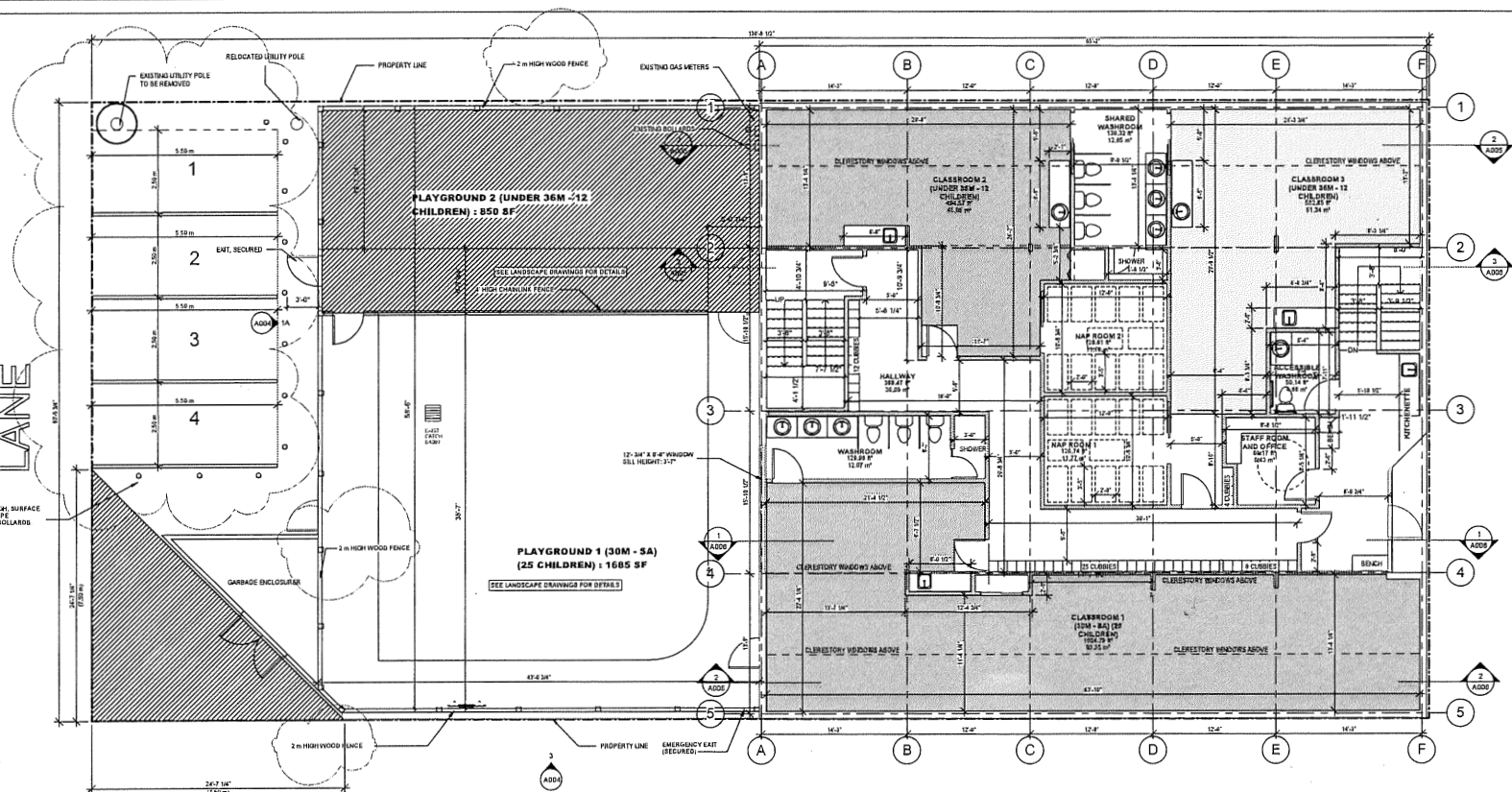
1 PROPOSED FLOOR PLAN
 3/16" = 1'-0"



CLASSROOMS AREA				
Name	PROPOSED AREA (m ²)	PROPOSED AREA (SF)	REQUIRED AREA	STAFF #
CLASSROOM 1 (30M - 8A) (25 CHILDREN)	93.35 m ²	1004.79 SF	1000 SF	3
CLASSROOM 3 (UNDER 36M - 12 CHILDREN)	45.85 m ²	494.57 SF	490 SF	3
CLASSROOM 1 (UNDER 36M - 12 CHILDREN)	91.94 m ²	987.88 SF	980 SF	3
Grand total	196.94 m²	2092.61 SF		

*ALL NEW PARTITIONS SHALL BE 1/2" PARTITION BOARD UNLESS OTHERWISE NOTED.
 **FOR ALL PARTITION TYPES, WHERE PARTITIONS PART OF A WASHROOM, PANTRY OR JANITOR ROOM WALL, THE ROOM SIDE SHALL RECEIVE ONE LAYER 5/8" MOISTURE RESISTANT GYPSUM BOARD TYPICAL.

MARK	WALL ASSEMBLY	DESCRIPTION
W1	DETAIL NEW INSULATED 2 1/2" INTERIOR STEEL STUD WALL 1/2" GWB 3" R" STEEL STUDS @ 16" O.C. (SEE STRUCT) 2" X 2" SCOTCH BATT INSULATION 1/2" GWB CHERRY VAINES	
W2	DETAIL NEW INSULATED 1" STEEL STUD WALL 1/2" GWB 6" STEEL STUDS @ 16" O.C. (SEE STRUCT) 1/2" GWB W2 - HIGHT VAINES W2 - HEIGHT VAINES	



APPENDIX C

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Intensive Residential Development Permit
25123 and 25171 112 Avenue – Phase 2

MEETING DATE: April 5, 2022
FILE NO: 2021-264-DP
MEETING: C o W

EXECUTIVE SUMMARY:

An Intensive Residential Development Permit application has been received for the second phase of a single-family development, on the subject properties, located at 25123 and 25171 112 Avenue. This application accompanies the application to subdivide the subject properties into approximately 28 single-family lots (proposed Lots 56-77) in the second phase of the development.

The rezoning application was granted final reading by Council on May 25, 2021, under *Zoning Bylaw No. 3510-1985*, and the Intensive Residential Development Permit for Phase 1 and the variances for Phases 1 and 2 were approved on September 14, 2021.

This Intensive Residential Development Permit application is for the form and character of the 22 R-3 (Special Amenity Residential District) zoned lots in Phase 2 (proposed Lots 56-77) of the single-family subdivision.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2021-264-DP, respecting properties located at 25123 and 25171 112 Avenue.

DISCUSSION:

a) Background Context:

Applicant: EPIC NE Albion Homes Ltd.

Legal Descriptions: Parcel "H" (Reference Plan 2047) South West Quarter Section 14 Township 12 New Westminster District, Except Plans LMP30004, EPP109259 and EPP114521; and Lot 1 Section 14 Township 12 New Westminster District Plan 70166, Except Plan EPP109259 and EPP114521

OCP :

Existing:	Single-Family Residential and Conservation
Proposed:	Single-Family Residential and Conservation

Zoning:
 Existing: R-2 (Urban Residential District), R-3 (Special Amenity Residential District), and RS-3 (One Family Rural Residential)
 Proposed: R-2 (Urban Residential District), R-3 (Special Amenity Residential District), and RS-3 (One Family Rural Residential)

Surrounding Uses

North:	Use:	Conservation
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation
South:	Use:	Single-Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Suburban Residential and Low/Medium Density Residential (endorsed as Single Family in the NE Albion Area Plan)
East:	Use:	Single-Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Suburban Residential
West:	Use:	Vacant (recently subdivided into single-family lots)
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Single-Family Residential

Existing Use of Property: Vacant
 Proposed Use of Property: Single-Family Residential

Site Area: 1.08 ha (2.7 acres)
 Access: Lane
 Servicing: Urban Standard
 Accompanying Application: 2019-128-SD

b) Project Description:

The subject properties, located at 25123 and 25171 112 Avenue (see Appendices A and B), were recently rezoned from the RS-3 (One Family Rural Residential) zone to the R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) zones. The single-family subdivision was split into two phases, with 55 single-family lots created in the first phase, and 28 single-family lots proposed in Phase 2 currently bring considered (see Appendix C).

The six R-2 (Urban Residential District) zoned lots in Phase 2 of the subdivision are not subject to the Intensive Residential Development Permit. This Intensive Residential Development Permit is for the remaining 22 single-family R-3 (Special Amenity Residential District) zoned lots, located in Phase 2 of the proposed subdivision. The homes are two-storeys at the front, three-storeys in the rear, with three bedrooms and a basement, to be accessed from a rear lane. The homes have a variety of eight different modern farmhouse designs (see Appendix D). All homes face the street with entry doors and sidewalks connecting to the public realm while restricting the cars and service areas to the lanes. The transition from public streets and parks to private lots is clearly defined through the landscaping and visual architectural markers (see Appendix E). The R-3 (Special Amenity Residential District) zoned lots are proposed to have detached two-car garages accessed from a rear lane.

c) Planning Analysis:

Official Community Plan

Pursuant to Sections 8.8 Intensive Residential Development Permit Area Guidelines of the Official Community Plan (OCP), an Intensive Residential Development Permit is required for all new Intensive Residential developments with R-3 (Special Amenity Residential District) zoning. The purpose of an Intensive Residential Development Permit is to provide a greater emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment. The key guidelines for the development permit area are as follows, with the architectural designer's response below:

- a) Neighbourhood cohesiveness and connectivity should be maintained through the design of varied yet compatible buildings, in materials used and in architectural styles, in landscapes and in recreational areas, and by facilitating a range of transportation choices.

EPIC's Kanaka Springs is providing product diversity across the spectrum from purpose-built rental to detached single-family. This intensive residential DP application focuses on R-3 single-family lots that will be the starter-price product for detached housing. This community will be supported with environmental preservation, a network of walking trails, local commercial space, and a future neighbourhood park. The architectural theme will be modern farmhouse.

- b) A vibrant street presence is to be maintained through a variety of housing styles, by maintaining street parking and by directing garage structures and off-street parking to the rear of a property accessible by a lane.

All the lots will provide detached garages for parking accessed via the rear lane. The single-family homes will provide direct pedestrian access to the fronting municipal road. The streetscape will feature eight different elevations and a multitude of color schemes that will provide the desired variety of housing.

Zoning Bylaw

Council approved the rezoning for the subject properties to the R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) zones on May 25, 2021 (see Appendix C). A variance for the lot depth for the R-3 (Special Amenity Residential District) zoned lots was approved on September 14, 2021.

Off-Street Parking and Loading Bylaw

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires two parking spaces per dwelling unit. The applicant is proposing detached double car garages, accessed from a rear lane for the proposed R-3 (Special Amenity Residential District) zoned lots.

d) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$56,113.20, the security will be \$56,113.20.

CONCLUSION:

This Intensive Residential Development Permit is for 22 single-family R-3 (Special Amenity Residential District) zoned lots within Phase 2 of the subdivision, located along 112 Avenue and 252 Street. Staff have reviewed the proposal and are satisfied that it complies with the Intensive Residential Development Permit Guidelines of the OCP for form and character. It is recommended that the Corporate Officer be authorized to sign and seal 2021-264-DP respecting the subject properties for Phase 2 of the subdivision.

“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 Charles Goddard” for

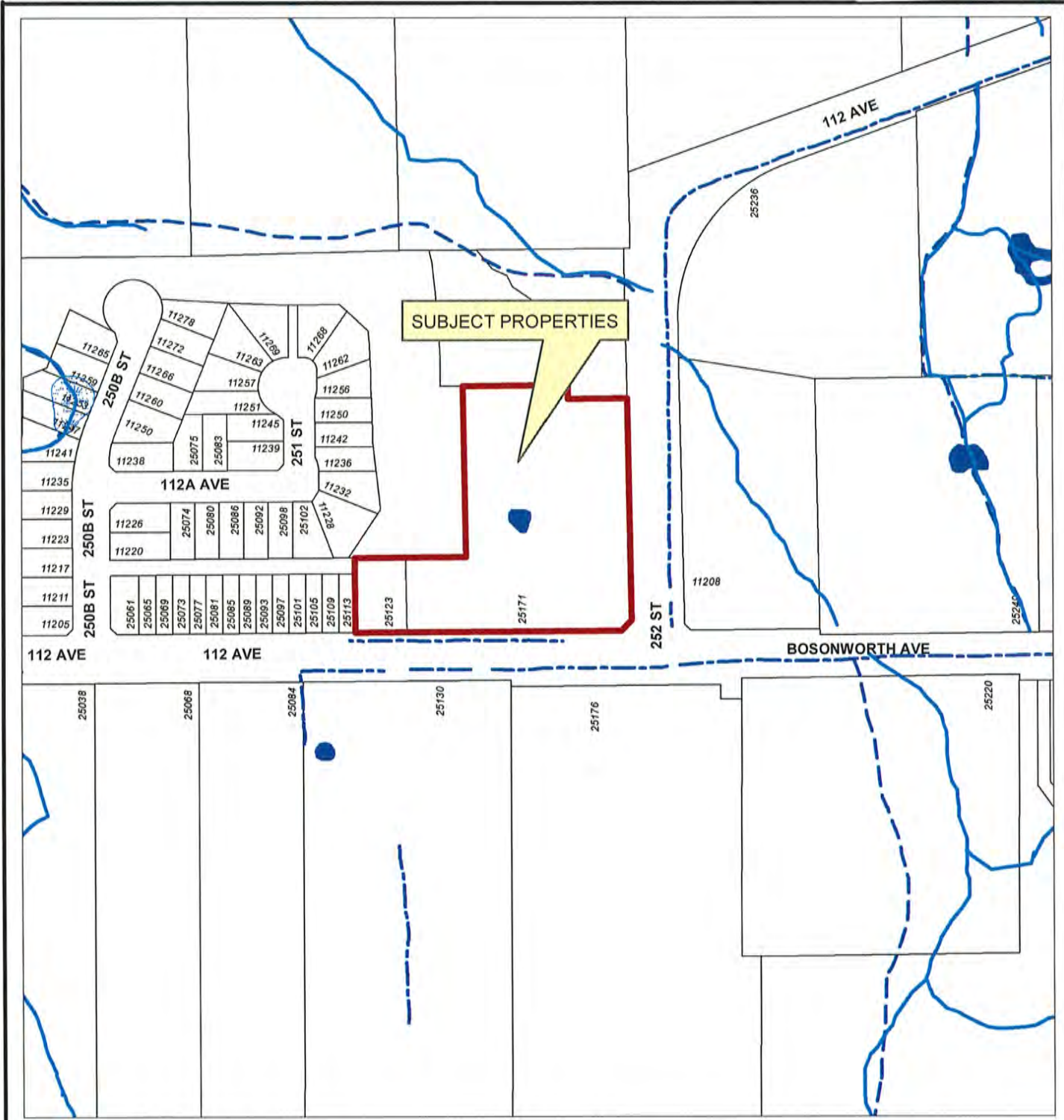
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“Original signed by Scott Hartman” for

Concurrence: **Scott Hartman**
Chief Administrative Officer







The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Proposed Subdivision Plan
- Appendix D – Proposed Building Elevations and Streetscapes
- Appendix E – Proposed Landscaping Plans



Scale: 1:2,500

Legend

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

25123 & 25171 112 AVENUE
 PID'S: 013-303-171 & 002-267-802



FILE: 2021-264-DP
 DATE: Mar 8, 2022

BY: AH



Aerial Imagery from the Spring of 2020

Scale: 1:2,500



25123 & 25171 112 AVENUE
 PID'S: 013-303-171 & 002-267-802

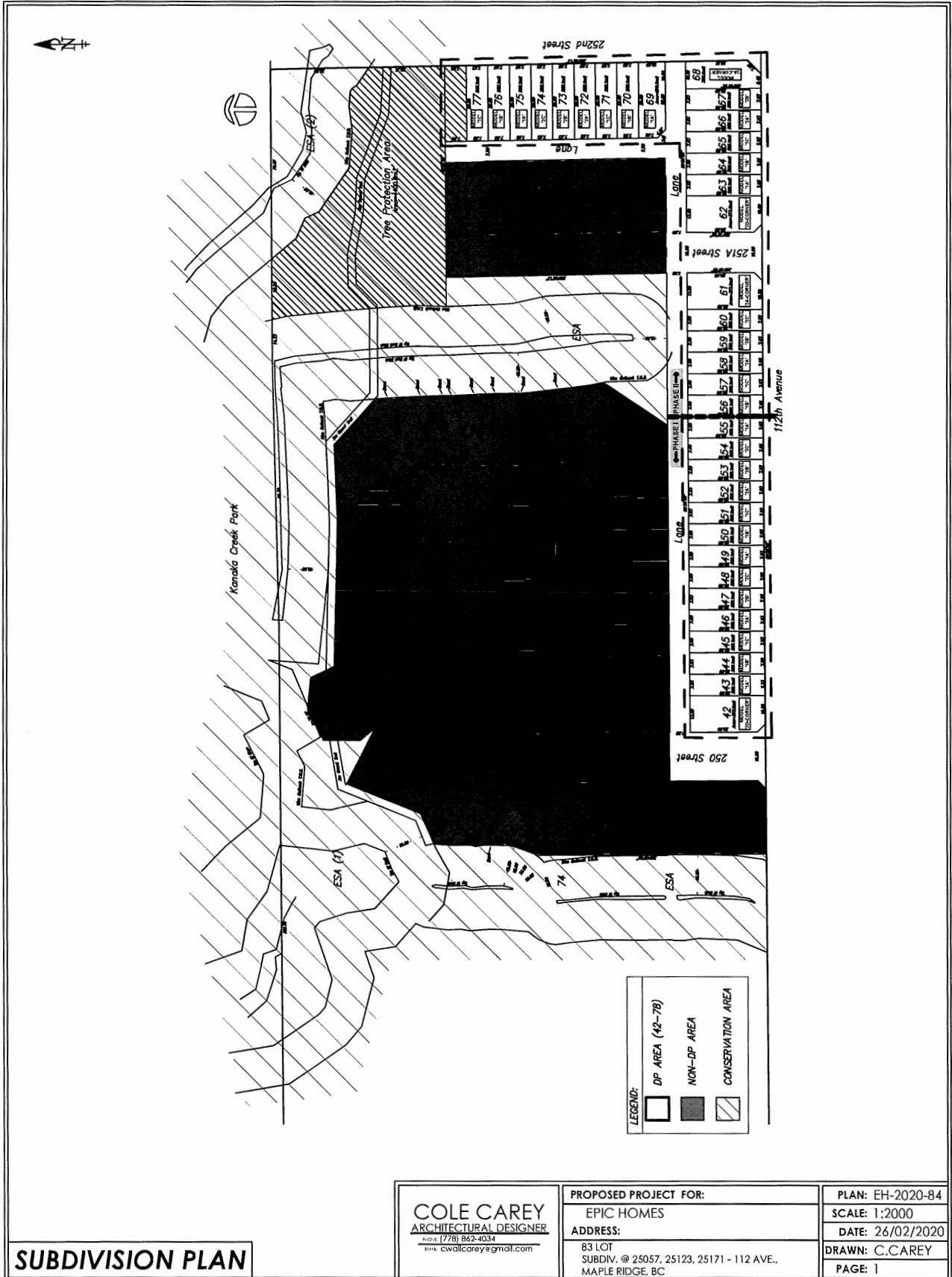
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-264-DP
 DATE: Mar 8, 2022

BY: AH

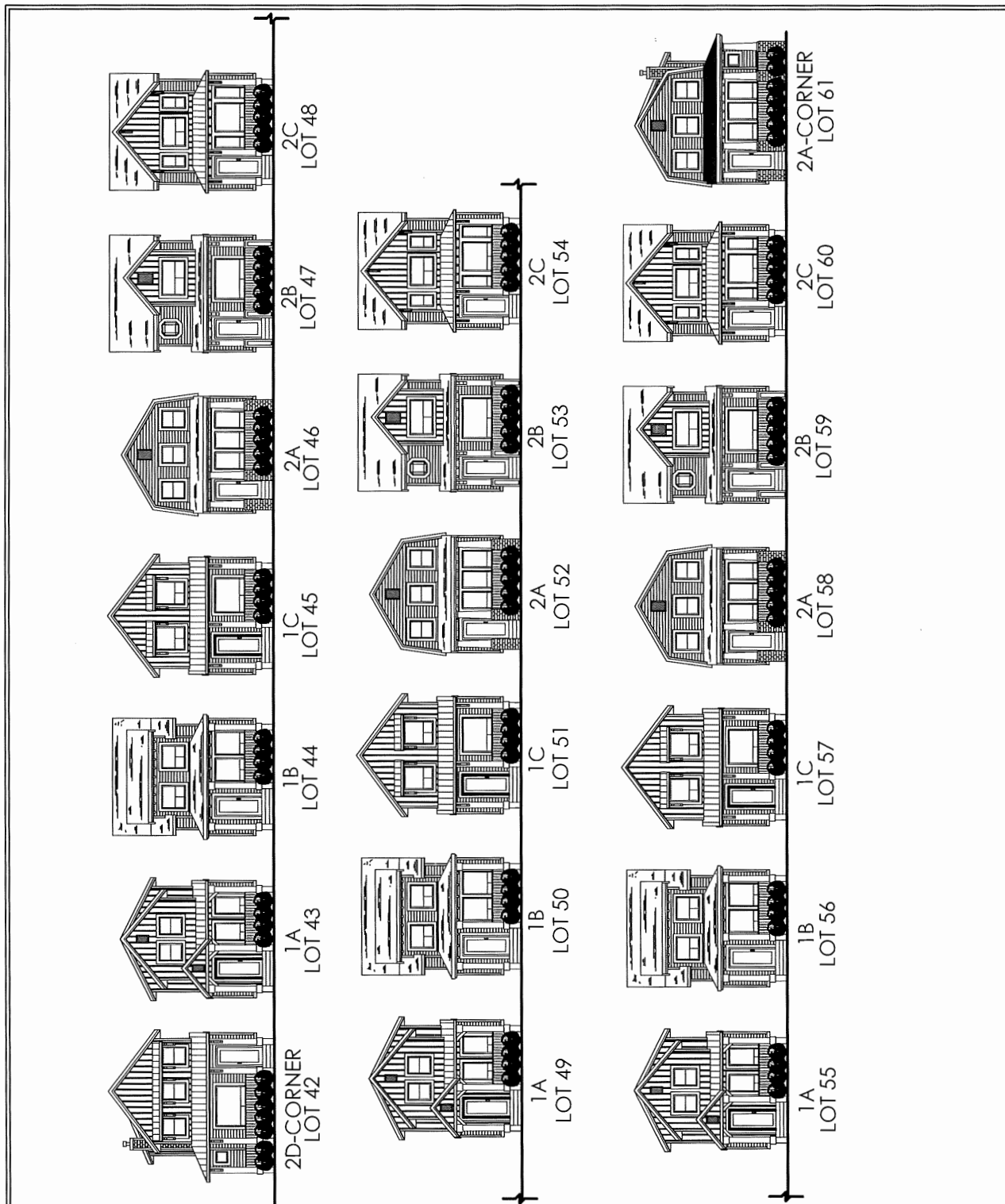


SUBDIVISION PLAN

COLE CAREY
 ARCHITECTURAL DESIGNER
 phone (778) 862-4034
 email cwallcarey@gmail.com

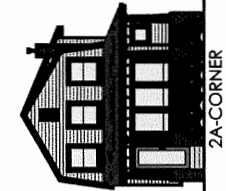
PROPOSED PROJECT FOR:
 EPIC HOMES
 ADDRESS:
 83 LOT
 SUBDIV. @ 25057, 25123, 25171 - 112 AVE.,
 MAPLE RIDGE, BC

PLAN: EH-2020-84
 SCALE: 1:2000
 DATE: 26/02/2020
 DRAWN: C.CAREY
 PAGE: 1



STREETSCAPE 42-61

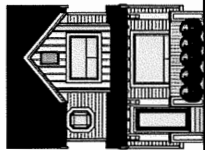
<p>COLE CAREY ARCHITECTURAL DESIGNER P.O. # 1778 862-4034 cwallcarey@gmail.com</p>	<p>PROPOSED PROJECT FOR: EPIC HOMES</p>	<p>PLAN: EH-2020-84</p>
	<p>ADDRESS: LOTS 42 - 61 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC</p>	<p>SCALE: 1:300 DATE: 26/02/2020 DRAWN: C.CAREY PAGE: 4</p>



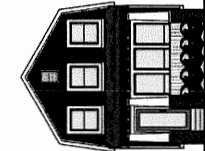
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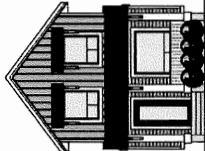
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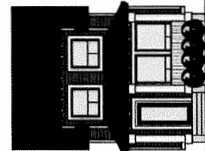
2B



2A



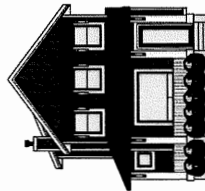
1C



1B



1A



2D-CORNER

STREETSCAPE

COLE CAREY
ARCHITECTURAL DESIGNER
PHONE (778) 862-4034
EMAIL cwalcarey@gmail.com

PROPOSED PROJECT FOR:

EPIC HOMES

ADDRESS:

LOTS 42 - 77
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.,
MAPLE RIDGE, BC

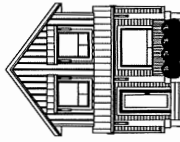
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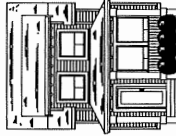
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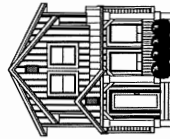
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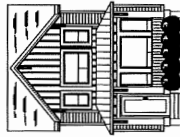
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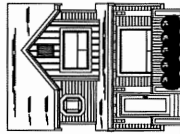
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LOT 76



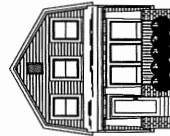
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LOT 75



2C
LOT 74



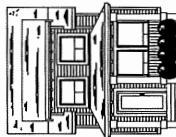
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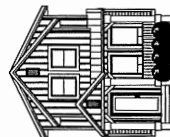
2A
LOT 72



1C
LOT 71



1B
LOT 70



1A
LOT 69

STREETScape 69-77

COLE CAREY
ARCHITECTURAL DESIGNER
PH: (778) 862-4034
WWW.CVALCAREY.COM

PROPOSED PROJECT FOR:

EPIC HOMES

ADDRESS:

LOTS 69-77
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.,
MAPLE RIDGE, BC

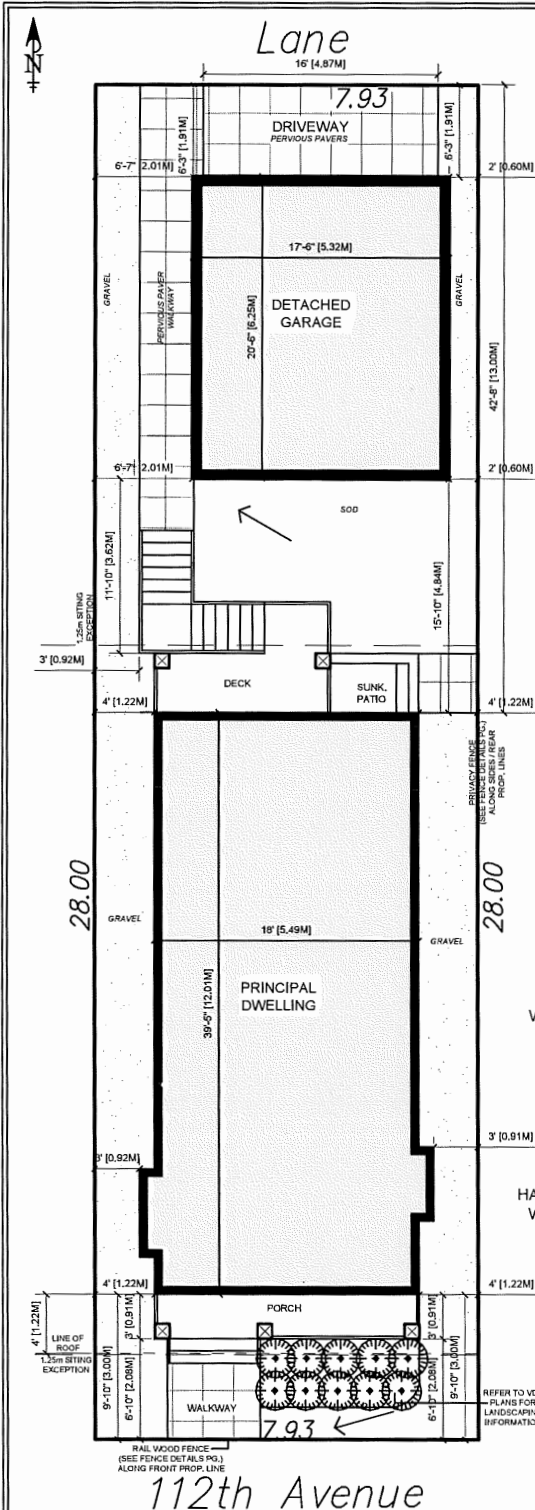
PLAN: EH-2020-84

SCALE: 1:300

DATE: 26/02/2020

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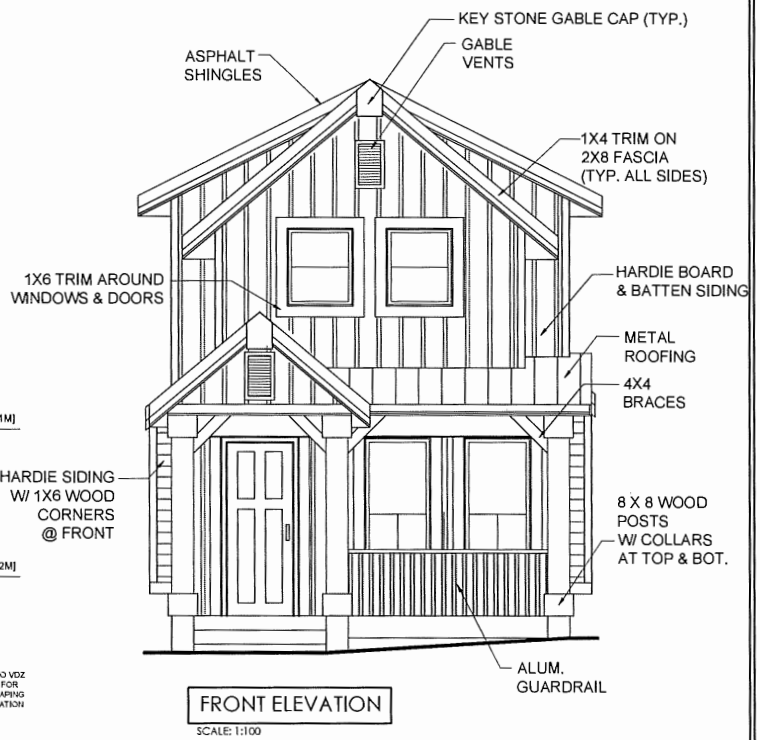
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112th Avenue

SITE PLAN
SCALE: 1:150

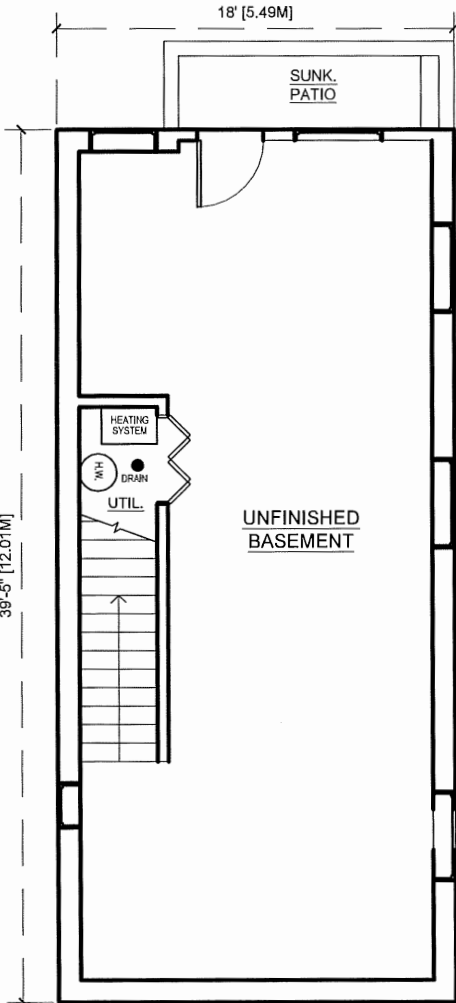
PROJECT INFORMATION	
CIVIC ADDRESS: LOTS 43, 49, 55, 63, 69, 75 SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	ZONING: R3 2390 SQ.FT.
LOT COVERAGE:	PERMITTED: (50%) 1195 SQ.FT. PROPOSED: 1181 SQ.FT.
FLOOR AREA:	MAIN FLOOR: 721 SQ.FT. UPPER FLOOR: 668 SQ.FT. BASEMENT: 710 SQ.FT. TOTAL FLOOR AREA: 2468 SQ.FT.
OUTDOOR SPACE:	PORCH/PATIO: 54 SQ.FT. DECKS: 48 SQ.FT. TOTAL: 102 SQ.FT.
SETBACKS:	FRONT: 3.0m REAR: 13.00m RIGHT SIDE: 1.2m LEFT SIDE: 1.2m



FRONT ELEVATION
SCALE: 1:100

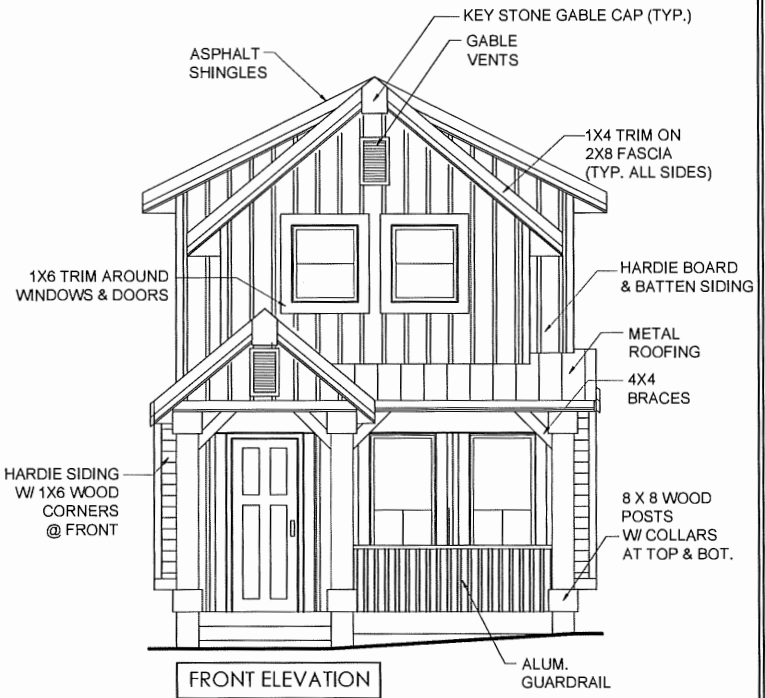
MODEL '1A'

COLE CAREY ARCHITECTURAL DESIGNER PH: (778) 862-4034 WWW.CWALLCAREY.COM	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
	ADDRESS: LOTS 43, 49, 55, 63, 69, 75 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	SCALE: NOTED DATE: 26/02/2020
		DRAWN: C.CAREY PAGE: 6

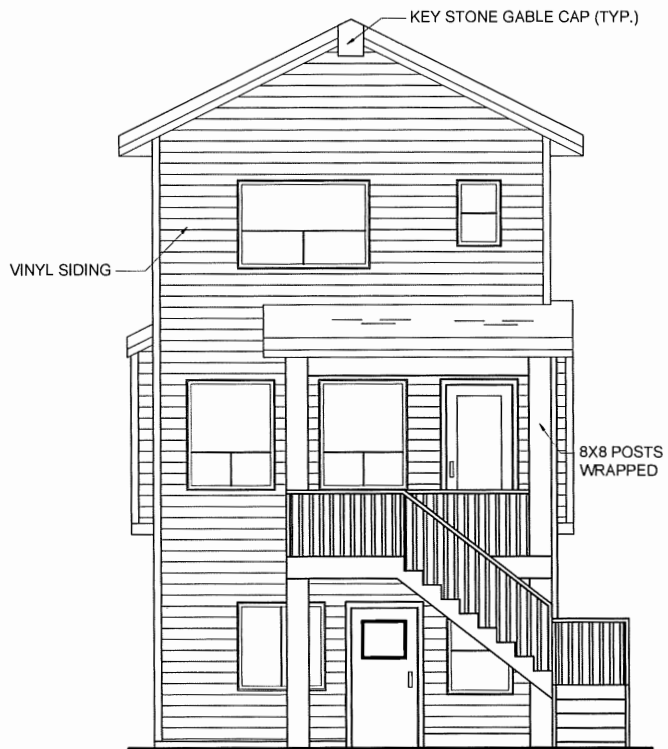


BASEMENT:
710 SQ.FT. FLOOR AREA
39 SQ.FT. SUNK. PATIO

BASEMENT PLAN



FRONT ELEVATION



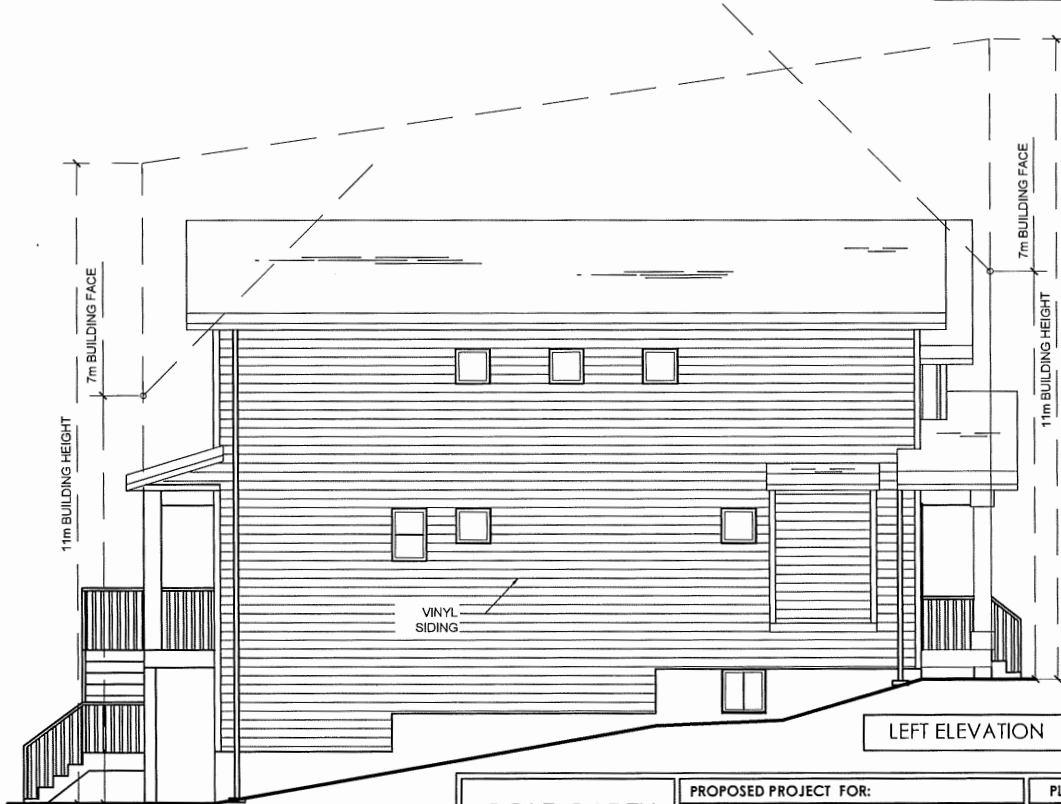
REAR ELEVATION

MODEL '1A'

COLE CAREY
ARCHITECTURAL DESIGNER
PH: (778) 862-4034
www.cwalcarey@gmail.com

PROPOSED PROJECT FOR:
EPIC HOMES
ADDRESS:
LOTS 43, 49, 55, 63, 69, 75
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.,
MAPLE RIDGE, BC

PLAN: EH-2020-84
SCALE: 1:100
DATE: 26/02/2020
DRAWN: C.CAREY
PAGE: 8



MODEL '1A'

COLE CAREY
ARCHITECTURAL DESIGNER
PH: (778) 862-4034
WWW: cwallcarey@gmail.com

PROPOSED PROJECT FOR:

EPIC HOMES

ADDRESS:

LOTS 43, 49, 55, 63, 69, 75
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.,
MAPLE RIDGE, BC

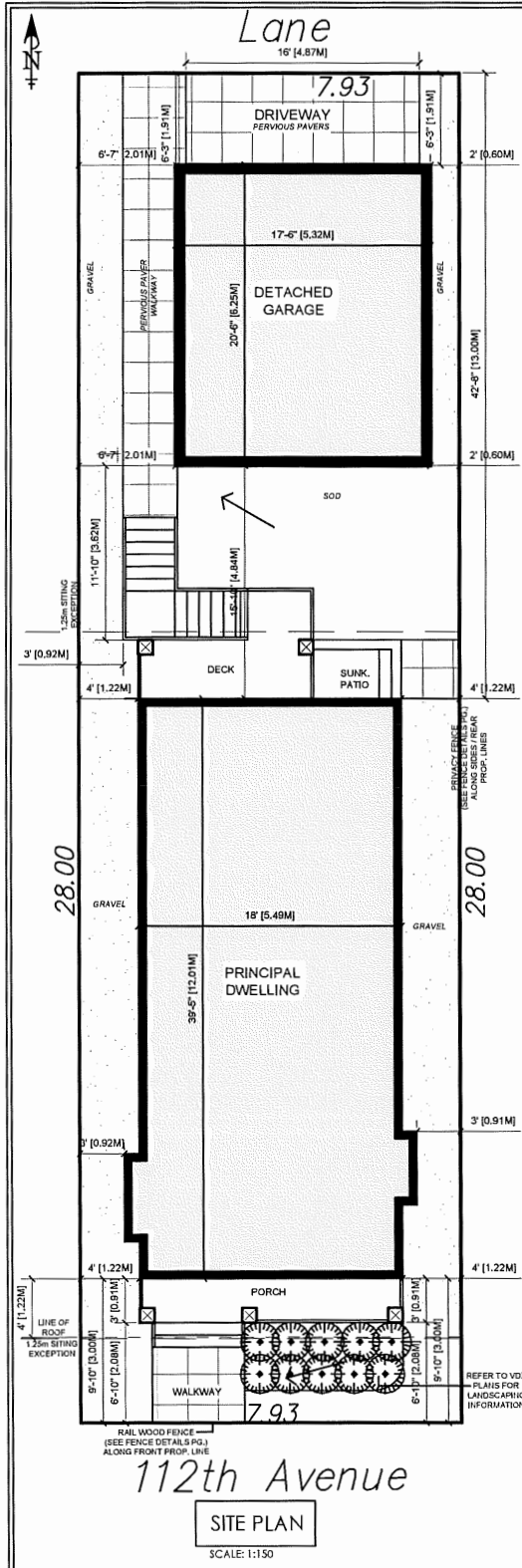
PLAN: EH-2020-84

SCALE: 1:125

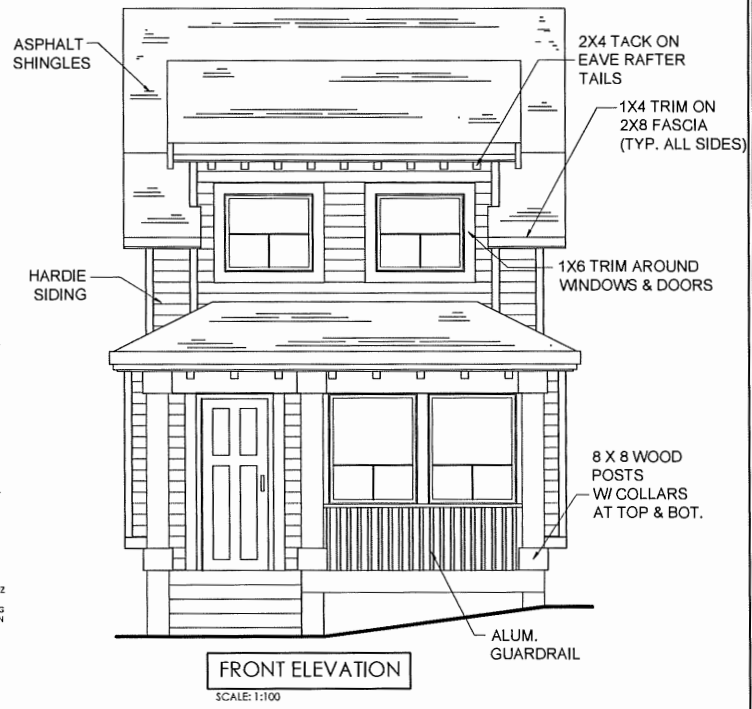
DATE: 26/02/2020

DRAWN: C.CAREY

PAGE: 9



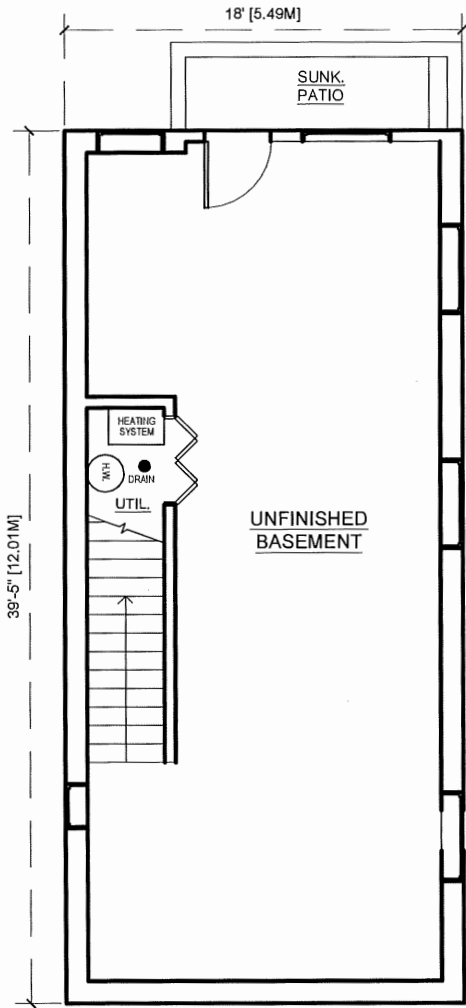
PROJECT INFORMATION	
CIVIC ADDRESS: LOTS 44, 50, 56, 64, 70, 76 SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	ZONING: R3 2390 SQ.FT.
LOT COVERAGE:	PERMITTED (50%): 1195 SQ.FT. PROPOSED: 1181 SQ.FT.
FLOOR AREA:	MAIN FLOOR: 721 SQ.FT. UPPER FLOOR: 669 SQ.FT. BASEMENT: 710 SQ.FT. TOTAL FLOOR AREA: 2458 SQ.FT.
OUTDOOR SPACE:	PORCH/MERANDA: 54 SQ.FT. DECKS: 48 SQ.FT. TOTAL: 102 SQ.FT.
SETBACKS:	FRONT: 3.0m REAR: 13.00m RIGHT SIDE: 1.2m LEFT SIDE: 1.2m



112th Avenue
SITE PLAN
 SCALE: 1:150

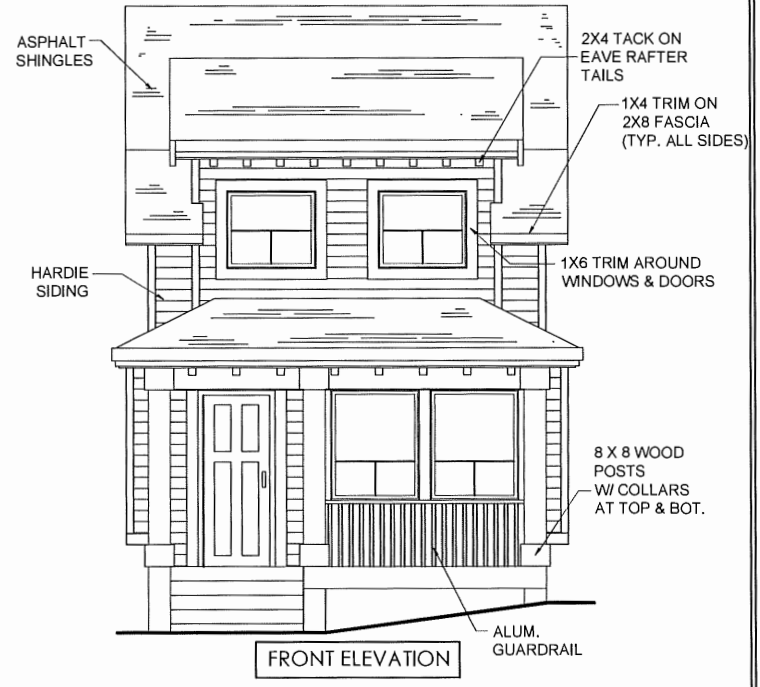
MODEL '1B'

COLE CAREY ARCHITECTURAL DESIGNER PH: (778) 862-4034 WWW.CVOLLICAREY.COM	PROPOSED PROJECT FOR:	PLAN: EH-2020-84
	EPIC HOMES	SCALE: NOTED
	ADDRESS:	DATE: 26/02/2020
	LOTS 44, 50, 56, 64, 70, 76 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	DRAWN: C.CAREY
		PAGE: 10

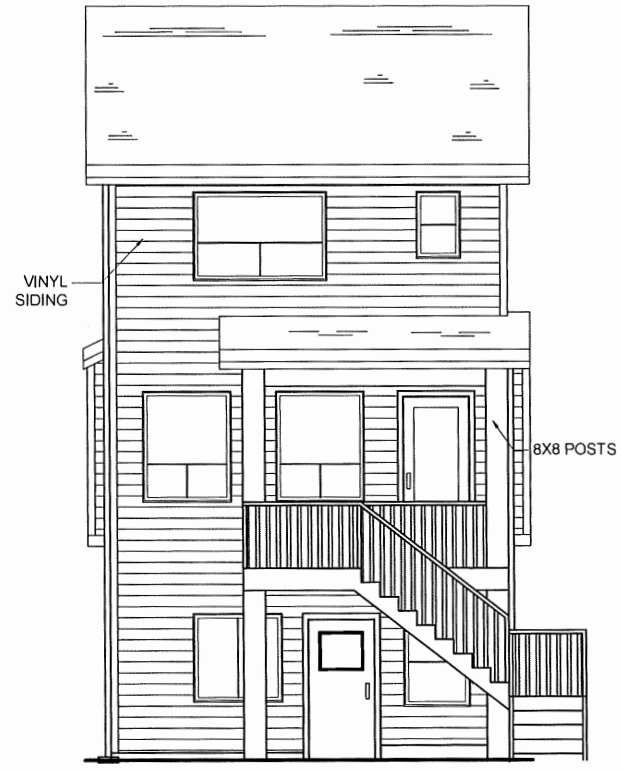


BASEMENT:
710 SQ.FT. FLOOR AREA
39 SQ.FT. SUNK. PATIO

BASEMENT PLAN



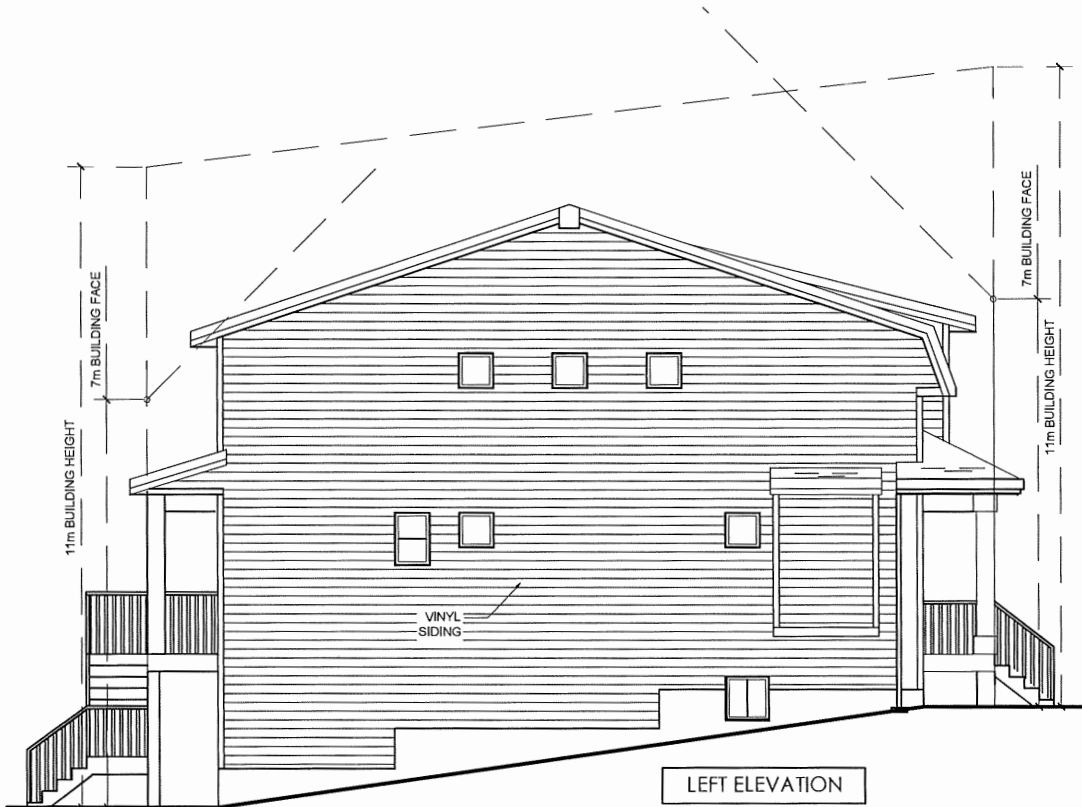
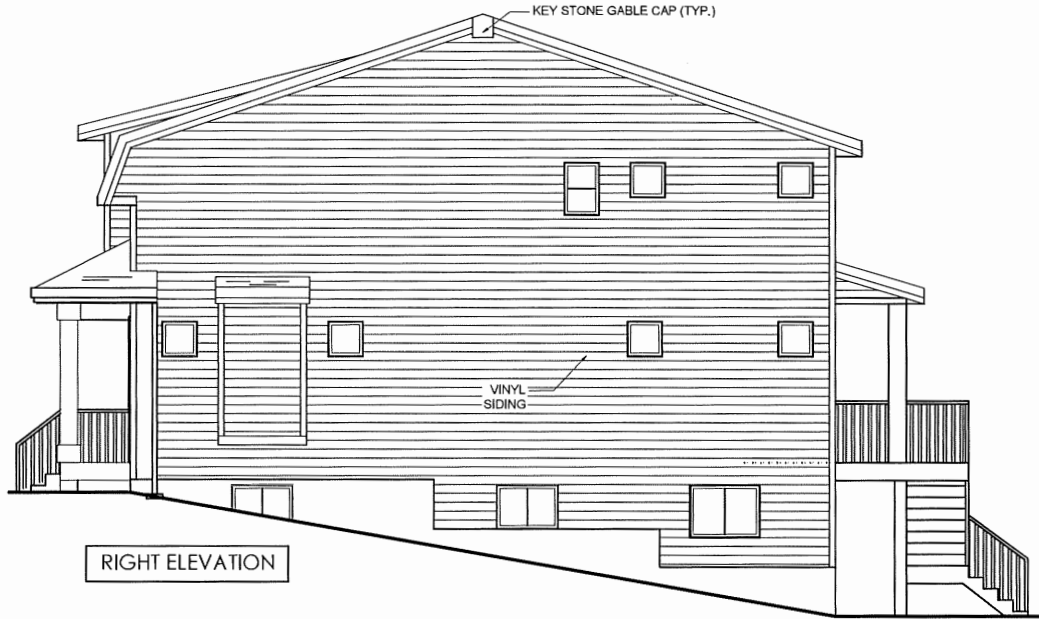
FRONT ELEVATION



REAR ELEVATION

MODEL '1B'

COLE CAREY ARCHITECTURAL DESIGNER <small>PH: (778) 862-4034 WWW.CWALCAREY.COM</small>	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
	ADDRESS: LOTS 44, 50, 56, 64, 70, 76 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	SCALE: 1:100
		DATE: 26/02/2020
		DRAWN: C.CAREY PAGE: 12



MODEL '1B'

COLE CAREY
ARCHITECTURAL DESIGNER
PH: (778) 862-4034
WWW.CWALLCAREY.COM

PROPOSED PROJECT FOR:

EPIC HOMES

ADDRESS:

LOTS 44, 50, 56, 64, 70, 76
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.,
MAPLE RIDGE, BC

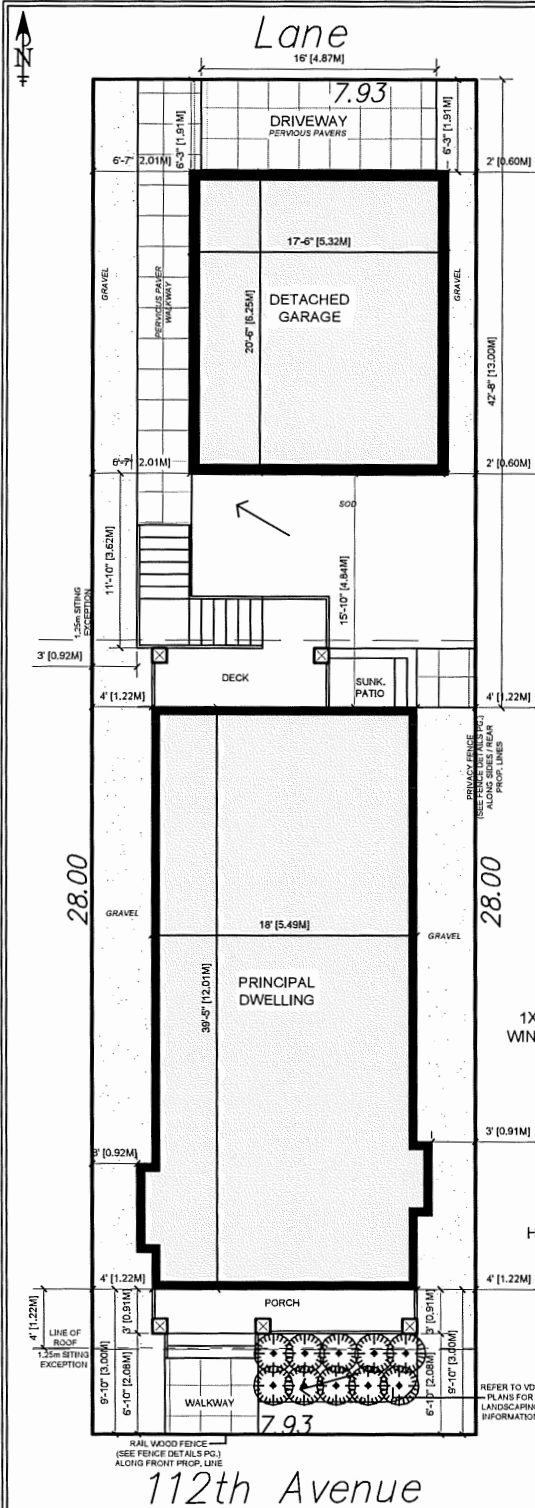
PLAN: EH-2020-84

SCALE: 1:125

DATE: 26/02/2020

DRAWN: C.CAREY

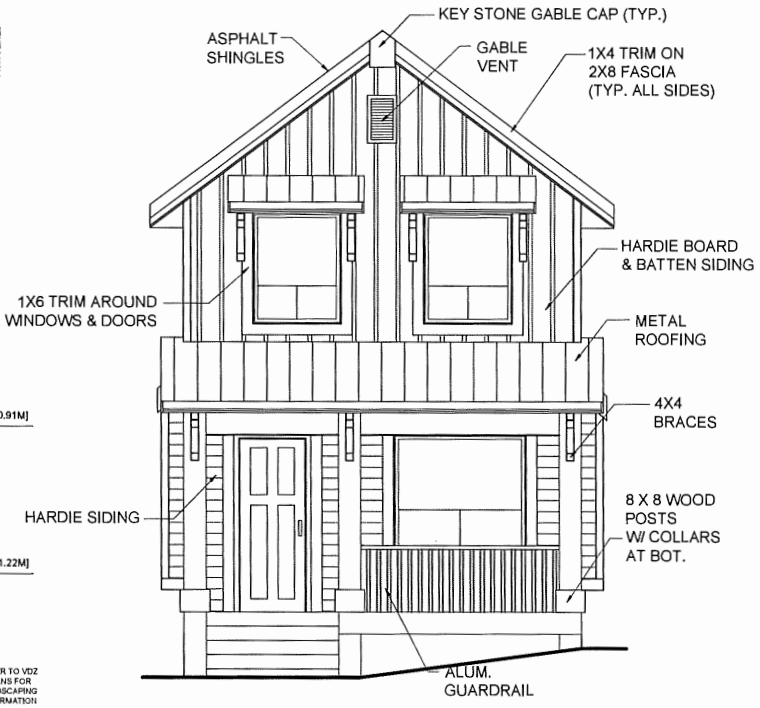
PAGE: 13



112th Avenue

SITE PLAN
SCALE: 1:150

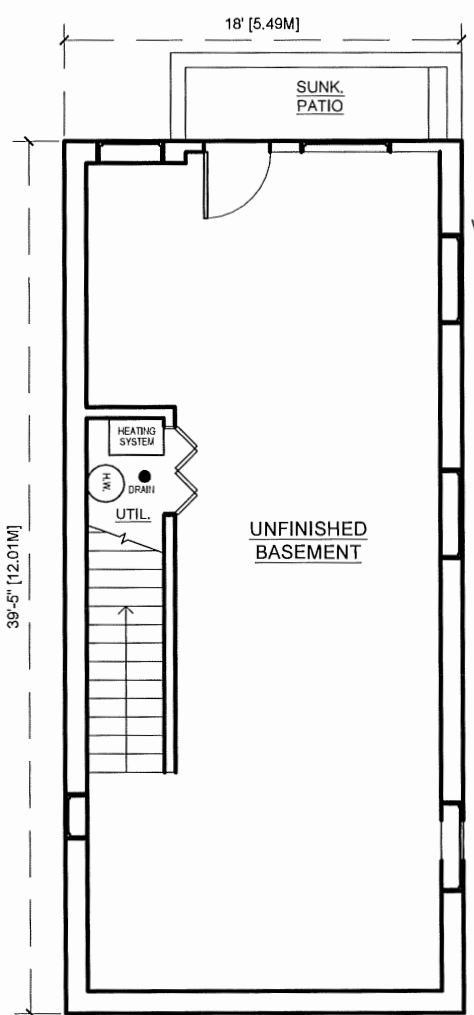
PROJECT INFORMATION	
CIVIC ADDRESS: LOTS 45, 51, 57, 65, 71, 77 SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	ZONING: R3 2390 SQ.FT.
LOT COVERAGE:	PERMITTED (50%): 1195 SQ.FT. PROPOSED: 1181 SQ.FT.
FLOOR AREA:	MAIN FLOOR: 721 SQ.FT. UPPER FLOOR: 668 SQ.FT. BASEMENT: 710 SQ.FT. TOTAL FLOOR AREA: 2468 SQ.FT.
OUTDOOR SPACE:	PORCH/PERRANDA: 54 SQ.FT. DECKS: 48 SQ.FT. TOTAL: 102 SQ.FT.
SETBACKS:	FRONT: 3.0m REAR: 13.00m RIGHT SIDE: 1.2m LEFT SIDE: 1.2m



FRONT ELEVATION
SCALE: 1:100

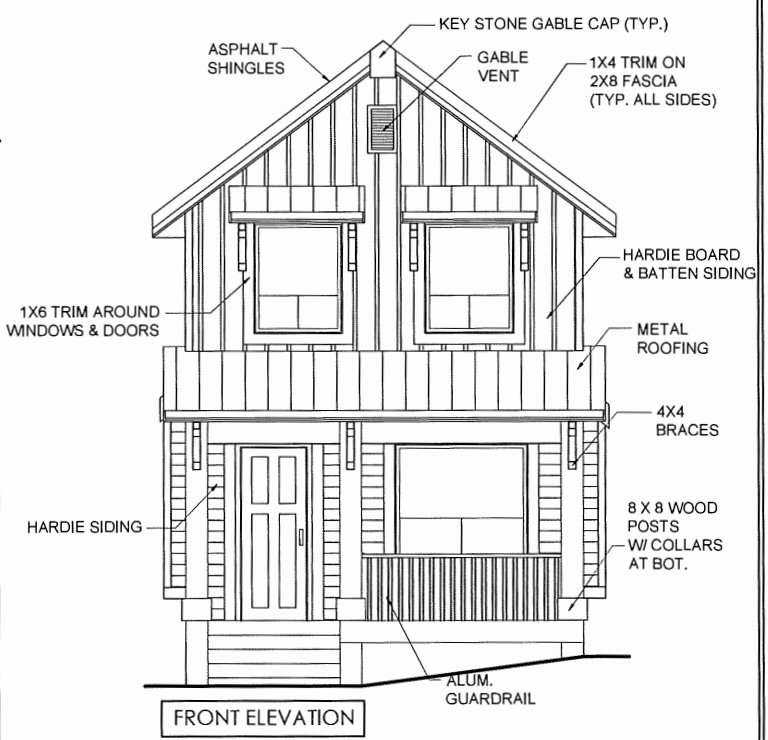
MODEL '1C'

COLE CAREY ARCHITECTURAL DESIGNER PH: (778) 862-4034 www.colecareydesign.com	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
	ADDRESS: LOTS 45, 51, 57, 65, 71, 77 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	SCALE: NOTED DATE: 26/02/2020
		DRAWN: C.CAREY PAGE: 14

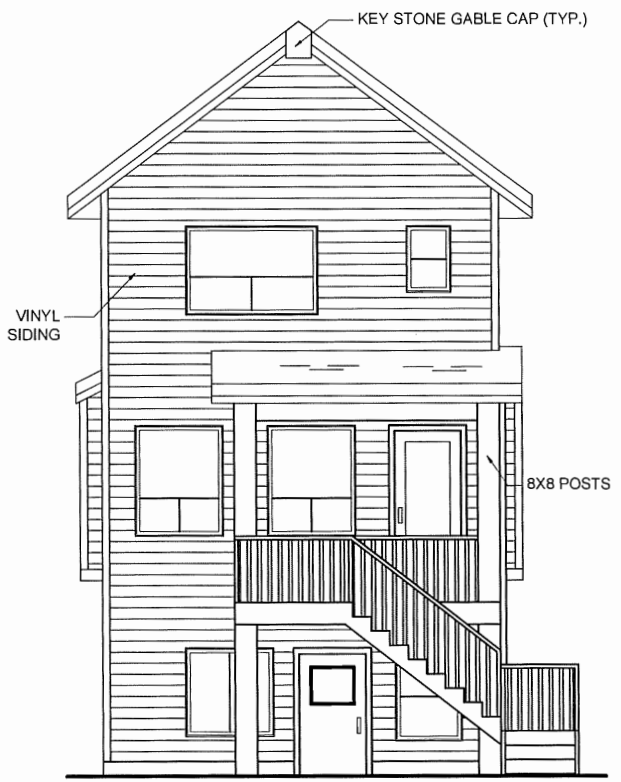


BASEMENT:
710 SQ.FT. FLOOR AREA
39 SQ.FT. SUNK. PATIO

BASEMENT PLAN



FRONT ELEVATION



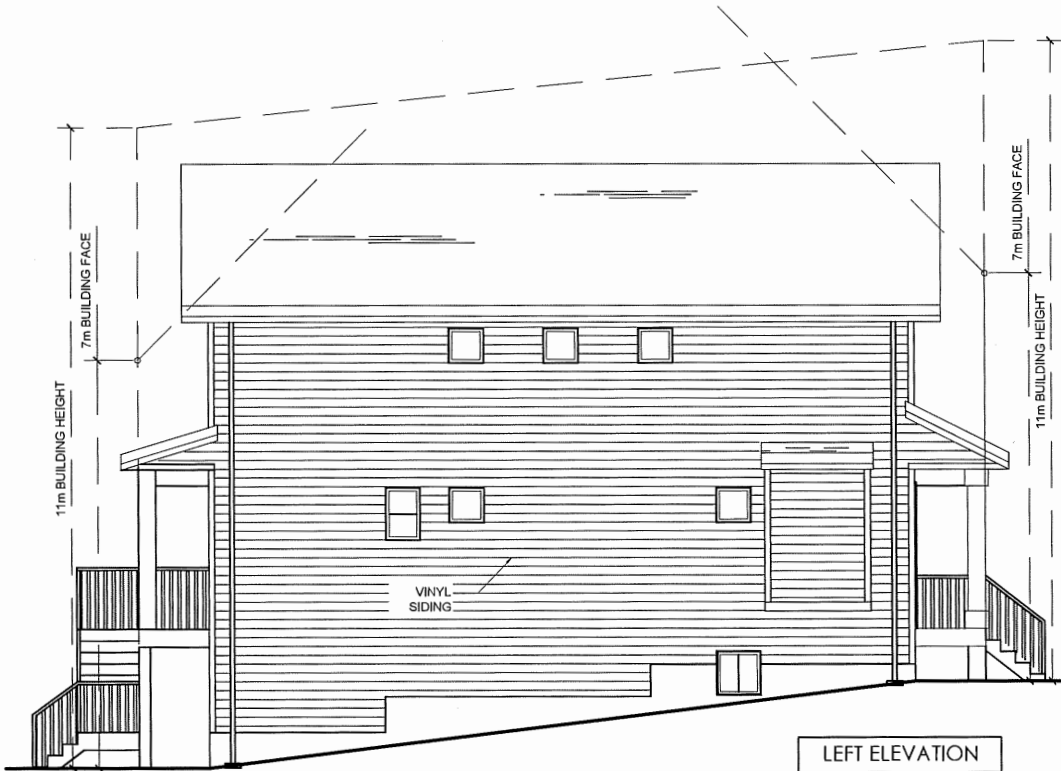
REAR ELEVATION

MODEL '1C'

COLE CAREY ARCHITECTURAL DESIGNER <small>PH: (778) 862-4034 EMAIL: cwallcarey@gmail.com</small>	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
	ADDRESS: LOTS 45, 51, 57, 65, 71, 77 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	SCALE: 1:100
		DATE: 26/02/2020
		DRAWN: C.CAREY PAGE: 16



RIGHT ELEVATION



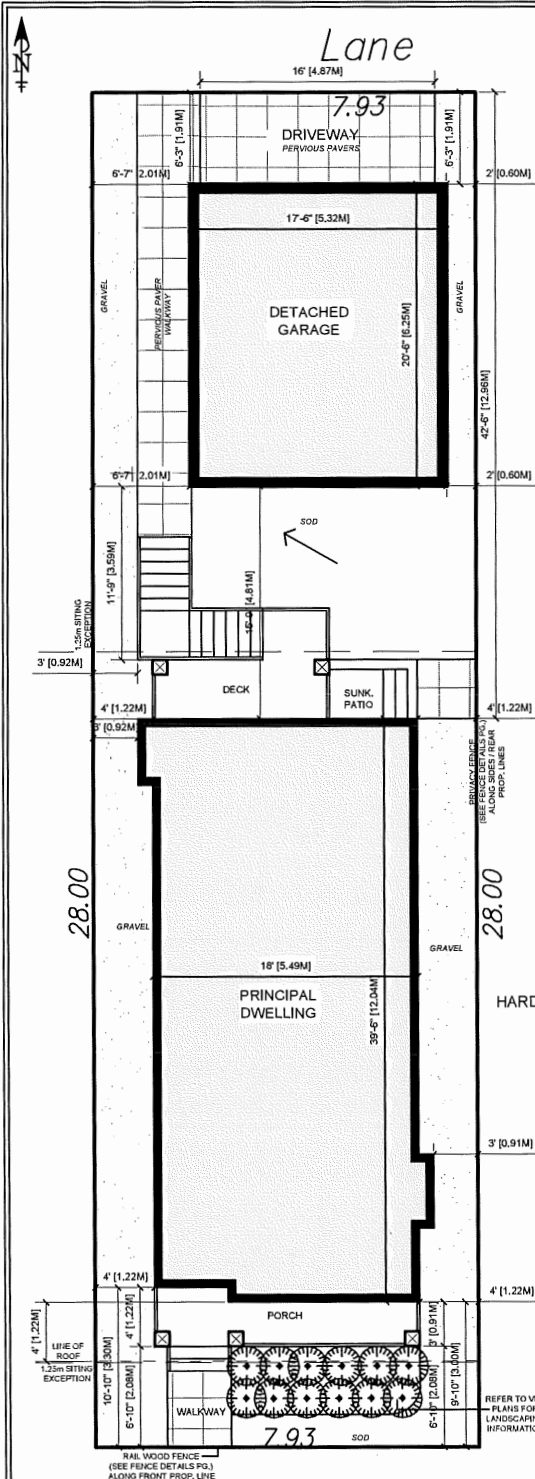
LEFT ELEVATION

MODEL '1C'

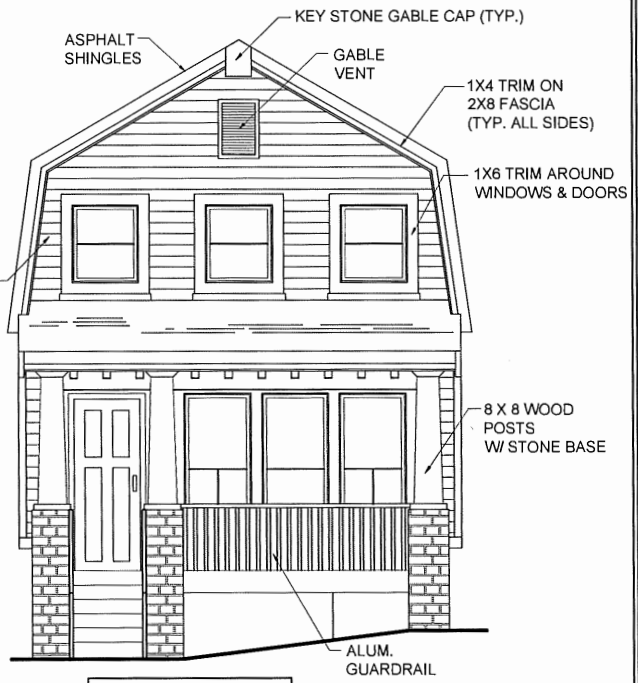
COLE CAREY
 ARCHITECTURAL DESIGNER
 PH: (778) 862-4034
 WWW.CWALLCAREY.COM

PROPOSED PROJECT FOR:
 EPIC HOMES
ADDRESS:
 LOTS 45, 51, 57, 65, 71, 77
 SUBDIV. @ 25057, 25123, 25171 - 112 AVE.,
 MAPLE RIDGE, BC

PLAN: EH-2020-84
SCALE: 1:125
DATE: 26/02/2020
DRAWN: C.CAREY
PAGE: 17



PROJECT INFORMATION	
CIVIC ADDRESS: LOTS 46, 52, 58, 66, 72 SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	ZONING: R3 2390 SQ.FT.
LOT COVERAGE:	PERMITTED (50%): 1195 SQ.FT. PROPOSED: 1180 SQ.FT.
FLOOR AREA:	MAIN FLOOR: 715 SQ.FT. UPPER FLOOR: 668 SQ.FT. BASEMENT: 706 SQ.FT.
TOTAL FLOOR AREA:	2458 SQ.FT.
OUTDOOR SPACE:	PORCH/VERANDA: 59 SQ.FT. DECKS: 48 SQ.FT. TOTAL: 107 SQ.FT.
SETBACKS:	FRONT: 3.0m REAR: 12.56m RIGHT SIDE: 1.2m LEFT SIDE: 1.2m



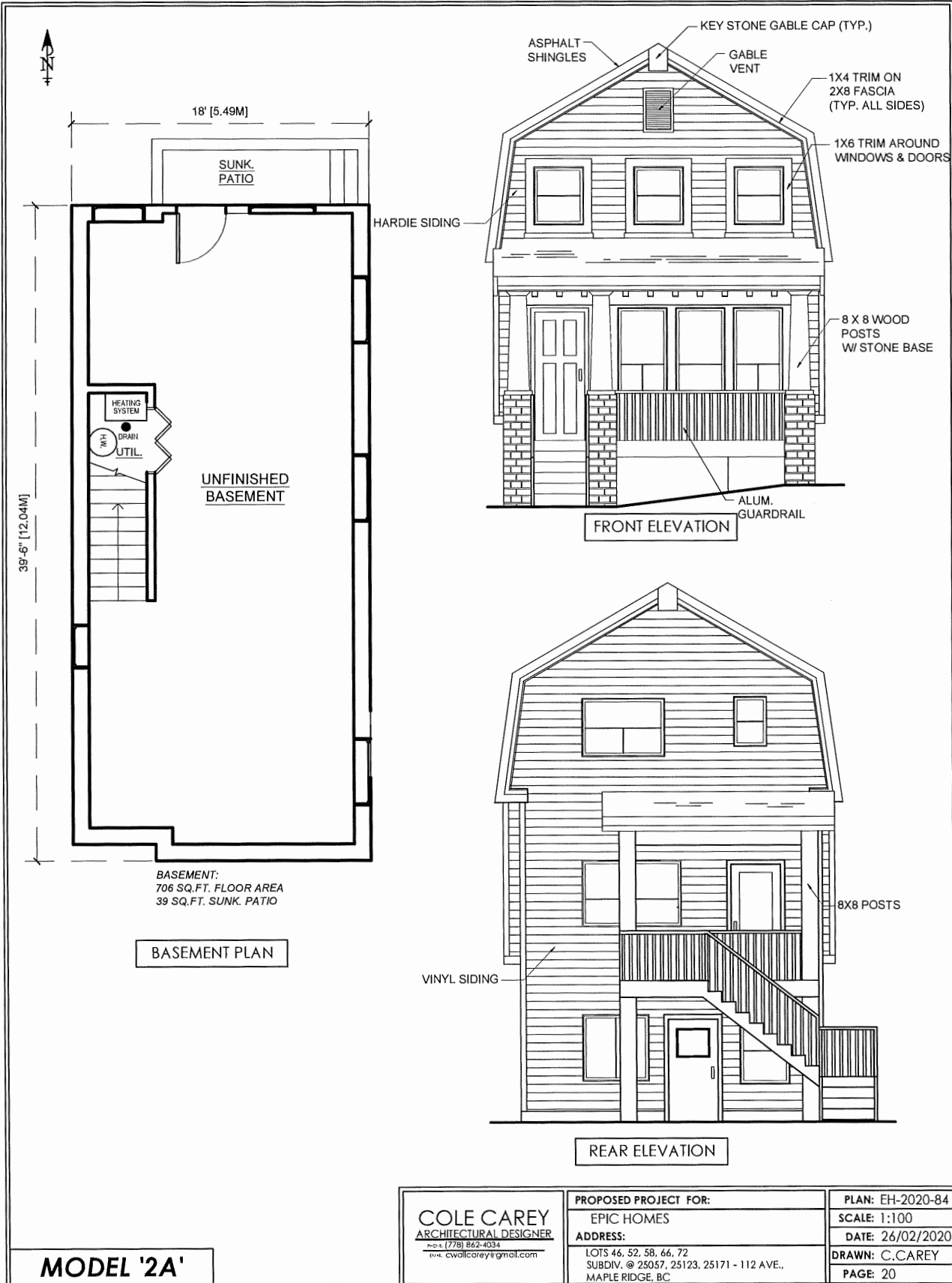
FRONT ELEVATION
SCALE: 1:100

112th Avenue

SITE PLAN
SCALE: 1:150

MODEL '2A'

COLE CAREY ARCHITECTURAL DESIGNER TEL: (778) 862-4034 EMAIL: cwallcarey@gmail.com	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
	ADDRESS: LOTS 46, 52, 58, 66, 72 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	SCALE: NOTED DATE: 26/02/2020
		DRAWN: C.CAREY PAGE: 18



18' [5.49M]

SUNK PATIO

HARDIE SIDING

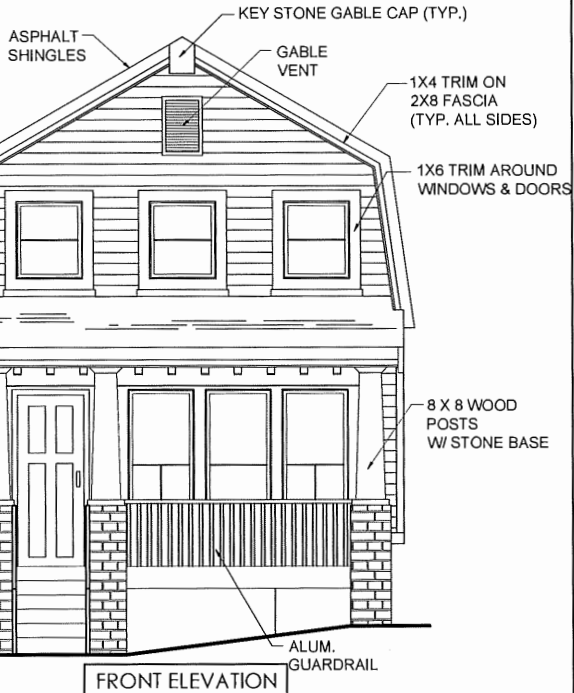
UNFINISHED BASEMENT

HEATING SYSTEM
DRAIN UTIL.

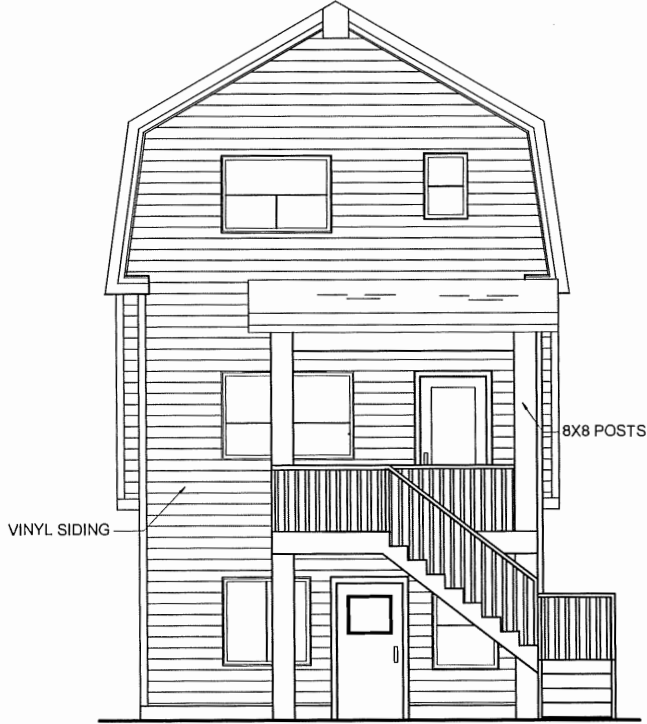
39'-6" [12.04M]

BASEMENT:
706 SQ.FT. FLOOR AREA
39 SQ.FT. SUNK PATIO

BASEMENT PLAN



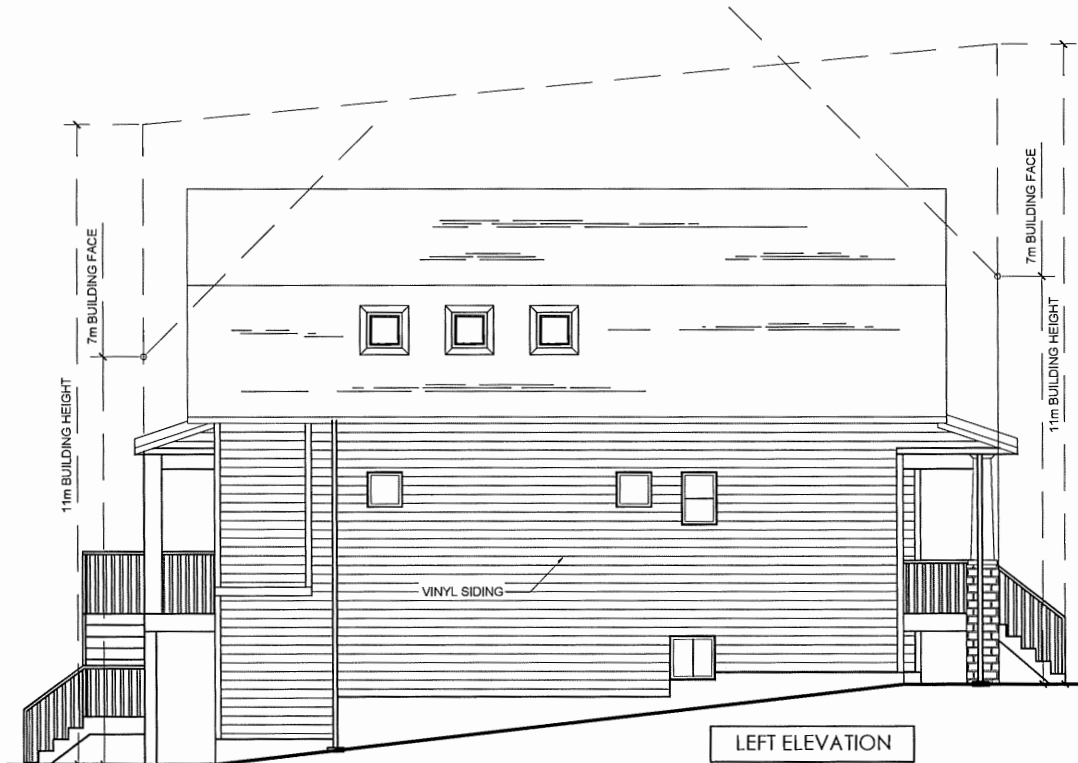
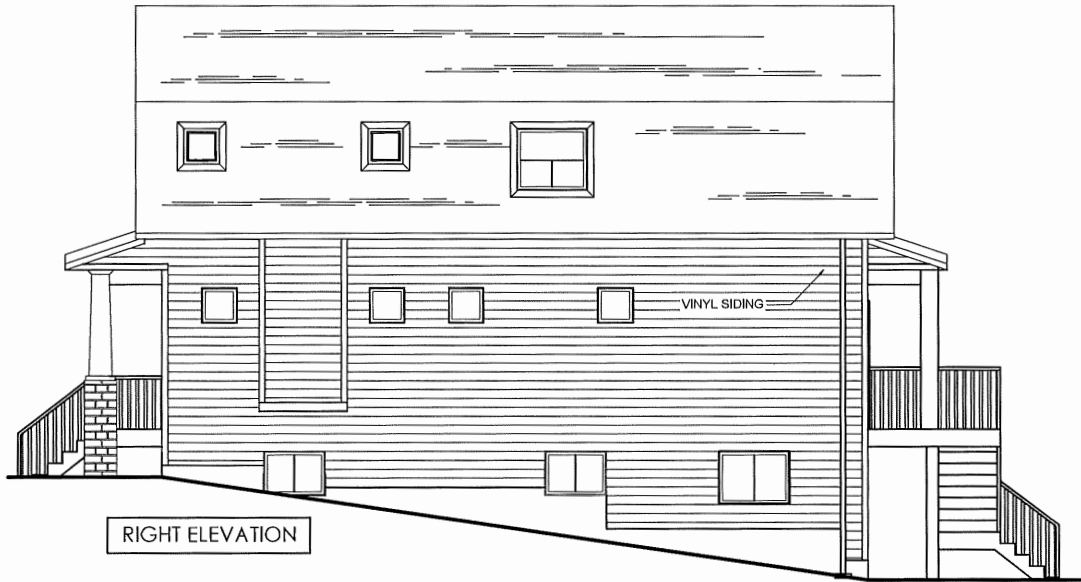
FRONT ELEVATION



REAR ELEVATION

MODEL '2A'

COLE CAREY ARCHITECTURAL DESIGNER <small>PH: (778) 862-4034 WWW.CWALLCAREYS.COM</small>	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
	ADDRESS: LOTS 46, 52, 58, 66, 72 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	SCALE: 1:100
		DATE: 26/02/2020
		DRAWN: C. CAREY PAGE: 20



MODEL '2A'

COLE CAREY
ARCHITECTURAL DESIGNER
PH: (778) 862-0334
WWW.CWALLCAREY.COM

PROPOSED PROJECT FOR:

EPIC HOMES

ADDRESS:

LOTS 46, 52, 58, 66, 72
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.,
MAPLE RIDGE, BC

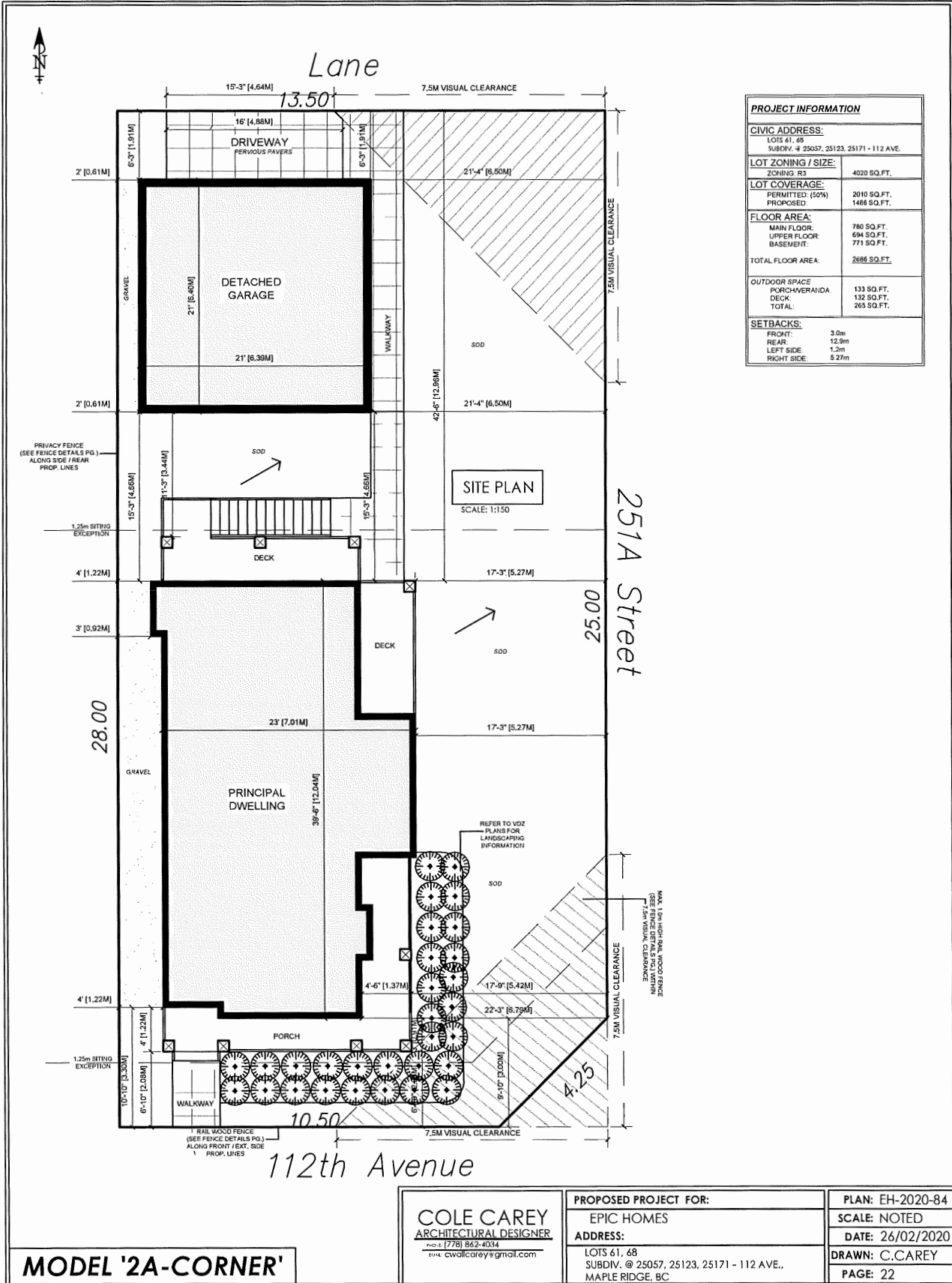
PLAN: EH-2020-84

SCALE: 1:125

DATE: 26/02/2020

DRAWN: C.CAREY

PAGE: 21



PROJECT INFORMATION	
CIVIC ADDRESS: LOTS 41, 45 SUBDIV. # 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	ZONING: R3 4020 SQ.FT.
LOT COVERAGE:	PERMITTED (50%): 2010 SQ.FT. PROPOSED: 1466 SQ.FT.
FLOOR AREA:	MAIN FLOOR: 766 SQ.FT. UPPER FLOOR: 694 SQ.FT. BASEMENT: 771 SQ.FT.
TOTAL FLOOR AREA:	2666 SQ.FT.
OUTDOOR SPACE:	PORCH/VERANDA: 133 SQ.FT. DECK: 132 SQ.FT. TOTAL: 265 SQ.FT.
SETBACKS:	FRONT: 3.0m REAR: 12.9m LEFT SIDE: 1.2m RIGHT SIDE: 9.27m

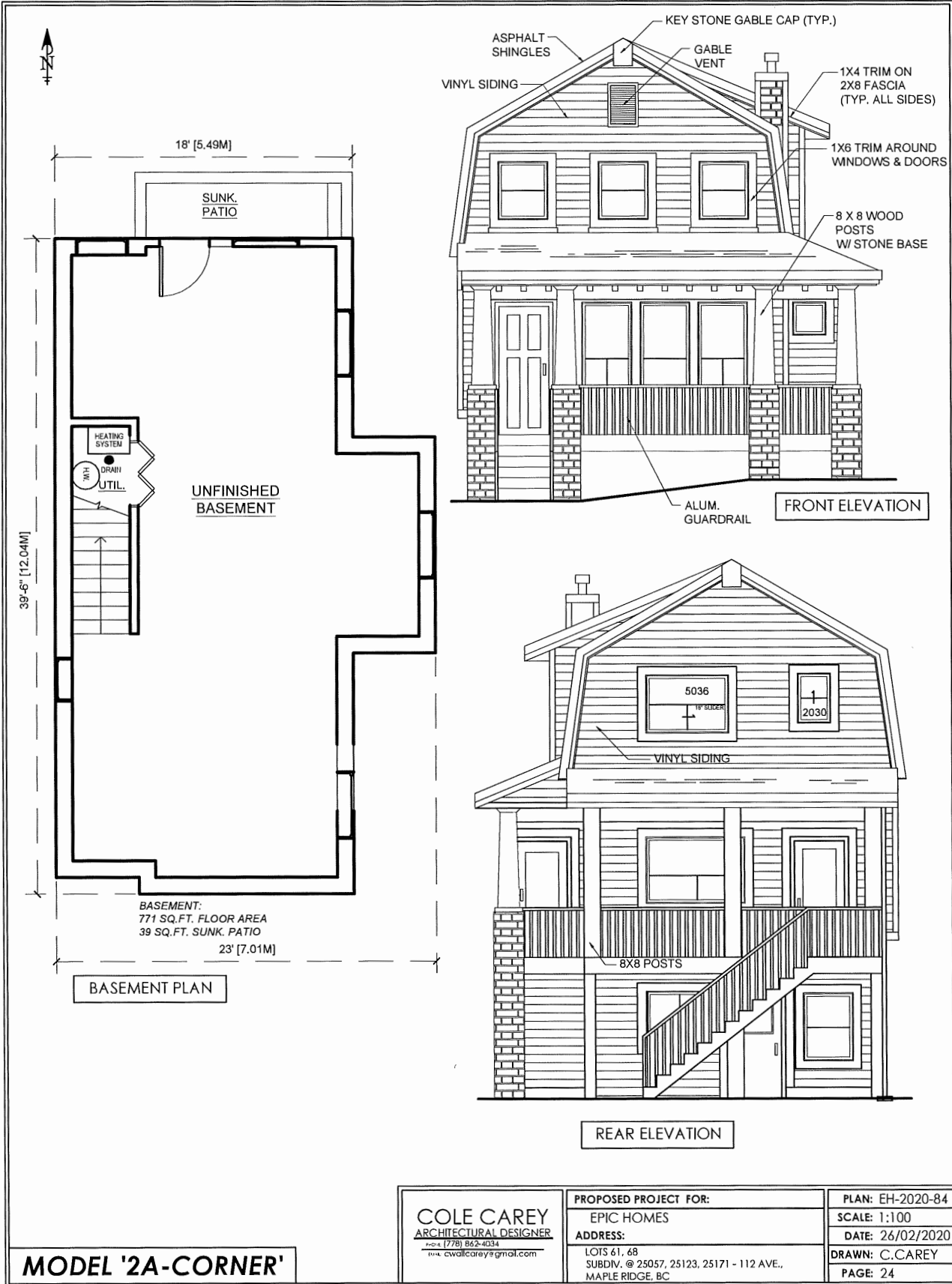
SITE PLAN
SCALE: 1:150

MODEL '2A-CORNER'

COLE CAREY
ARCHITECTURAL DESIGNER
PH: (778) 862-4034
EMAIL: ccwallcarey@gmail.com

PROPOSED PROJECT FOR:
EPIC HOMES
ADDRESS:
LOTS 61, 68
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.,
MAPLE RIDGE, BC

PLAN: EH-2020-84
SCALE: NOTED
DATE: 26/02/2020
DRAWN: C.CAREY
PAGE: 22

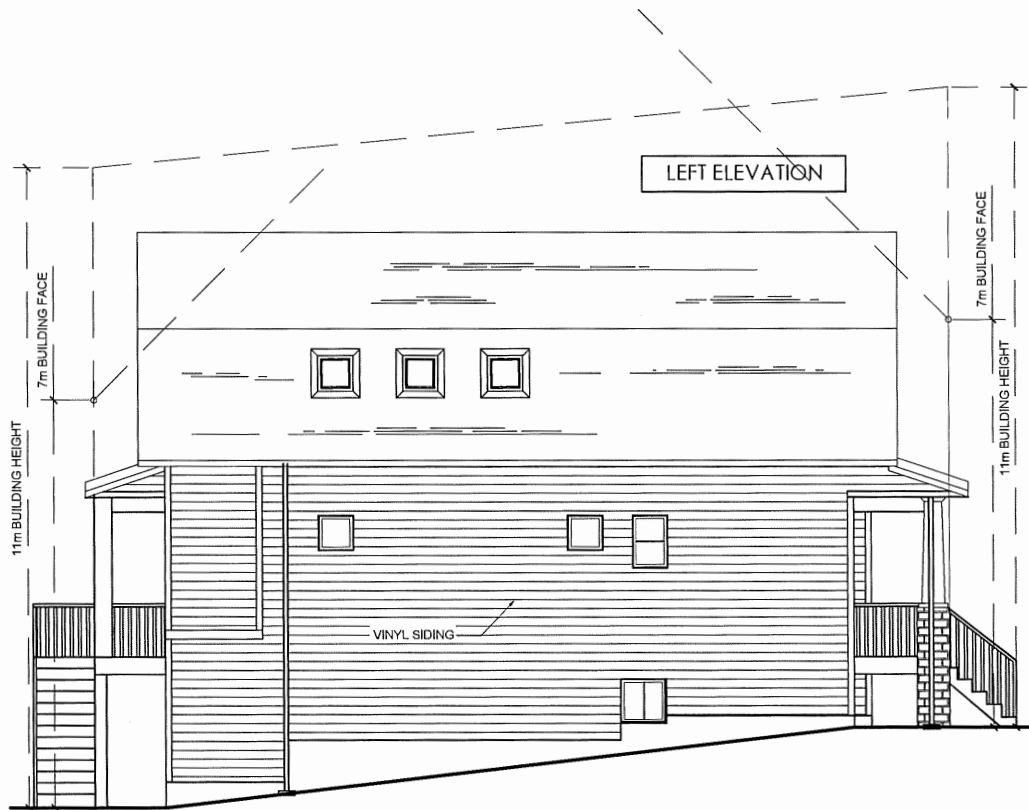


MODEL '2A-CORNER'

COLE CAREY ARCHITECTURAL DESIGNER <small>PH: (778) 862-4034 WWW.CWALLCAREY.COM</small>	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
	ADDRESS: LOTS 61, 68 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	SCALE: 1:100
		DATE: 26/02/2020
		DRAWN: C. CAREY PAGE: 24



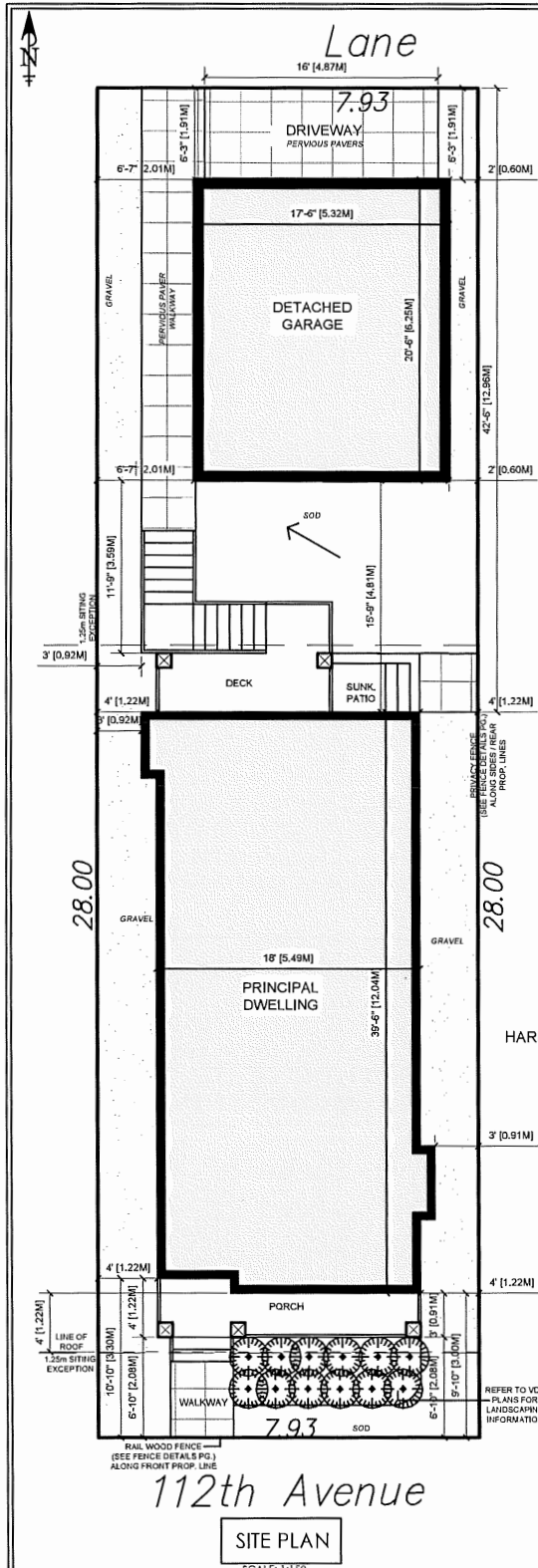
RIGHT ELEVATION



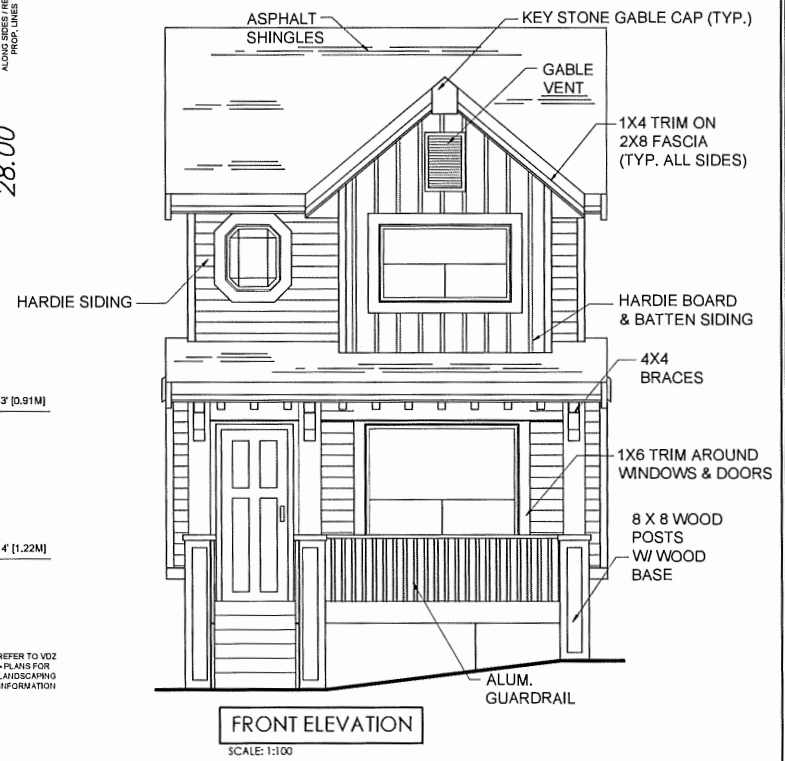
LEFT ELEVATION

MODEL '2A-CORNER'

COLE CAREY ARCHITECTURAL DESIGNER <small>PHONE: (778) 862-4034 EMAIL: cwc@ccarey@gmail.com</small>	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
	ADDRESS: LOTS 61, 68 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	SCALE: 1:125 DATE: 26/02/2020
		DRAWN: C.CAREY PAGE: 25



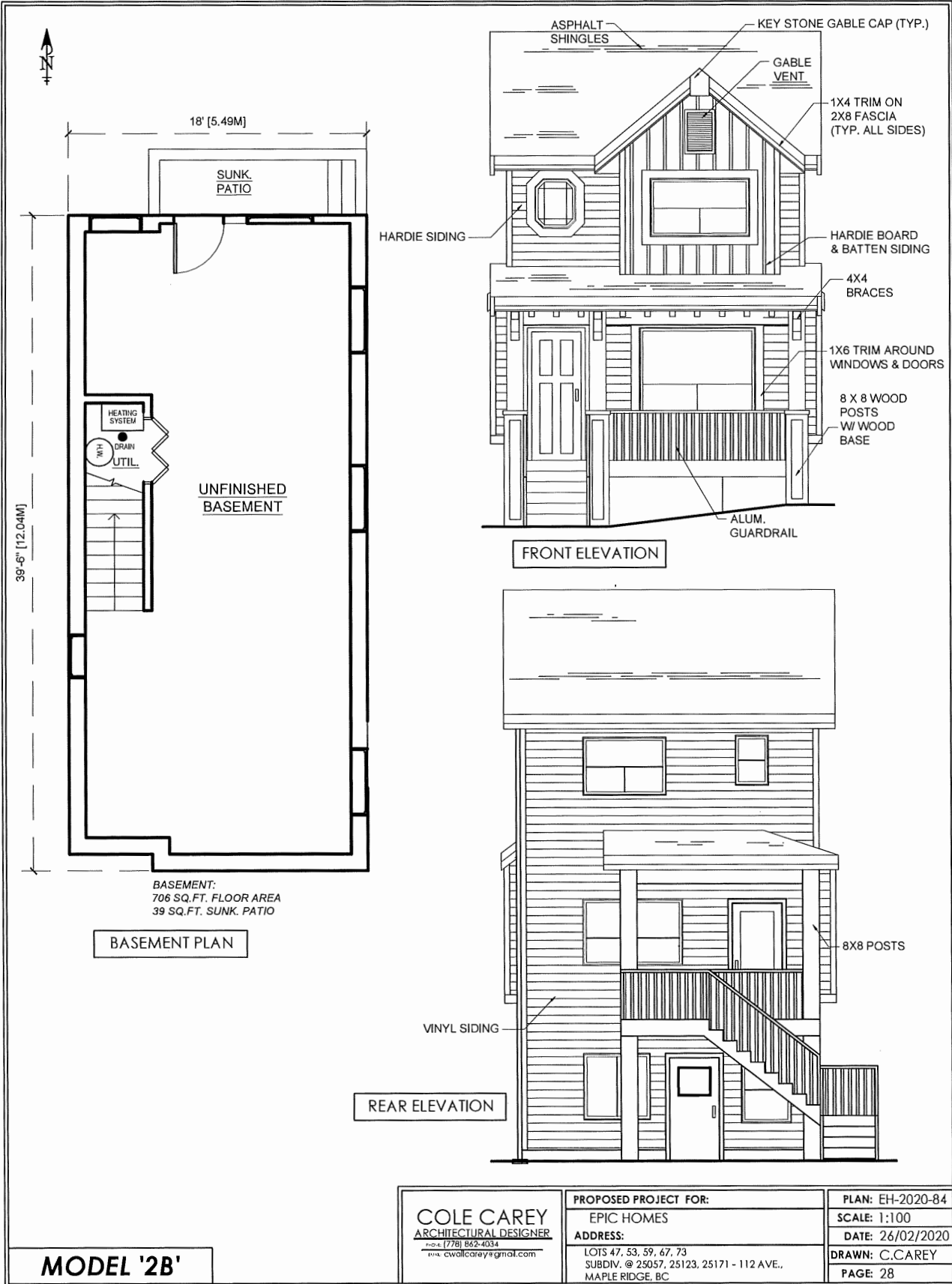
PROJECT INFORMATION	
CIVIC ADDRESS: LOTS 47, 53, 59, 67, 73 SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	ZONING: R3 2390 SQ.FT.
LOT COVERAGE:	PERMITTED (50%): 1195 SQ.FT. PROPOSED: 1180 SQ.FT.
FLOOR AREA:	MAIN FLOOR: 715 SQ.FT. UPPER FLOOR: 688 SQ.FT. BASEMENT: 709 SQ.FT. TOTAL FLOOR AREA: 2458 SQ.FT.
OUTDOOR SPACE:	PORCH/VERANDA: 59 SQ.FT. DECKS: 48 SQ.FT. TOTAL: 107 SQ.FT.
SETBACKS:	FRONT: 3.0m REAR: 12.96m RIGHT SIDE: 1.2m LEFT SIDE: 1.2m



112th Avenue
SITE PLAN
 SCALE: 1:150

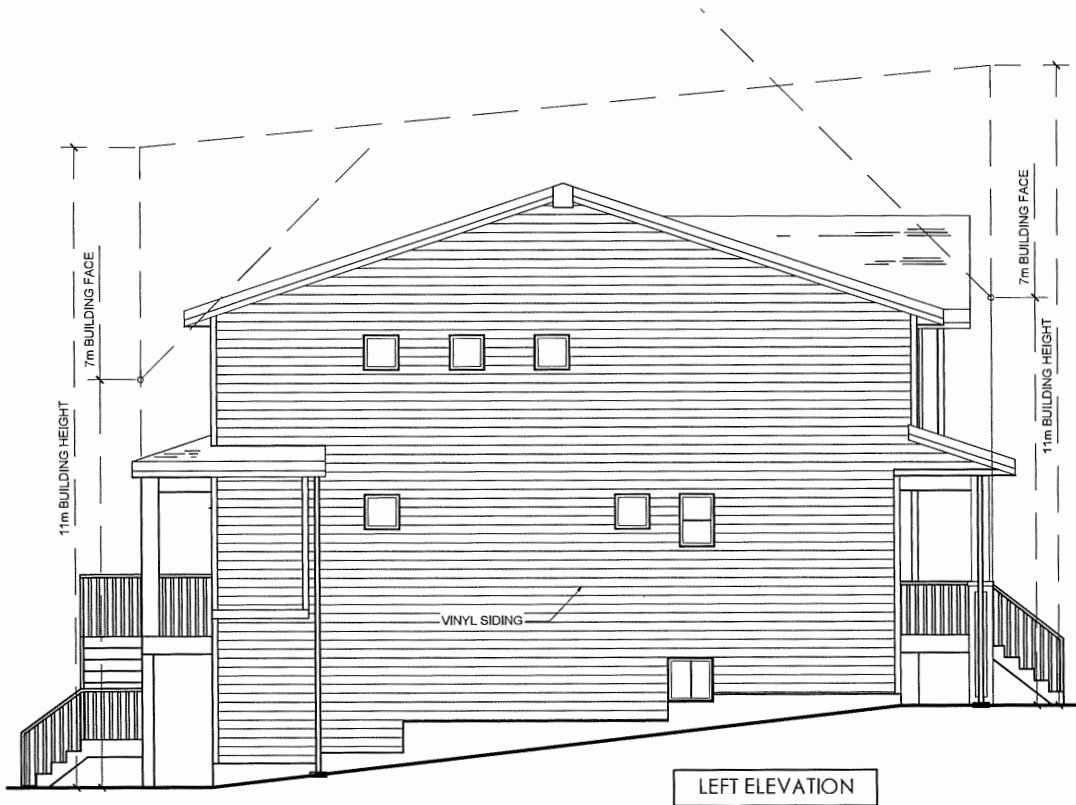
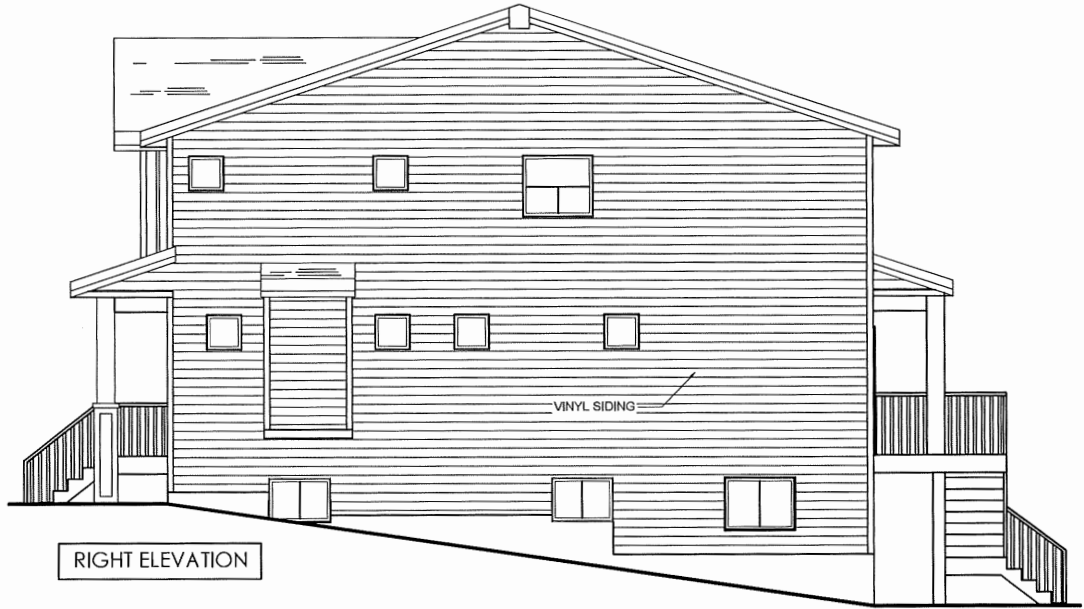
MODEL '2B'

COLE CAREY ARCHITECTURAL DESIGNER PH: (778) 932-4034 www.cwcolcarey@gmail.com	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
	ADDRESS: LOTS 47, 53, 59, 67, 73 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC.	SCALE: NOTED DATE: 26/02/2020 DRAWN: C.CAREY PAGE: 26



MODEL '2B'

COLE CAREY ARCHITECTURAL DESIGNER <small>PH: (778) 862-4034 WWW.COLECAREY1981.COM</small>	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
	ADDRESS: LOTS 47, 53, 59, 67, 73 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	SCALE: 1:100
		DATE: 26/02/2020
		DRAWN: C.CAREY PAGE: 28



MODEL '2B'

COLE CAREY
ARCHITECTURAL DESIGNER
P.O.# (778) 862-4034
D/W: cwallcarey@gmail.com

PROPOSED PROJECT FOR:

EPIC HOMES

ADDRESS:

LOTS 47, 53, 59, 67, 73
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.,
MAPLE RIDGE, BC

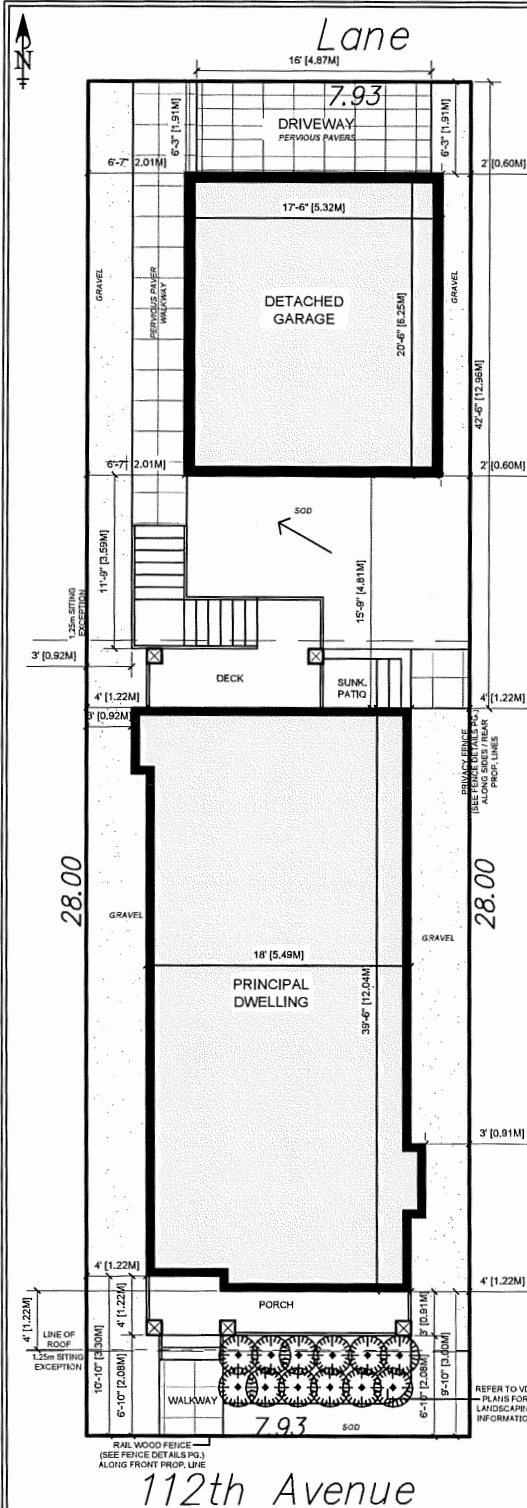
PLAN: EH-2020-84

SCALE: 1:125

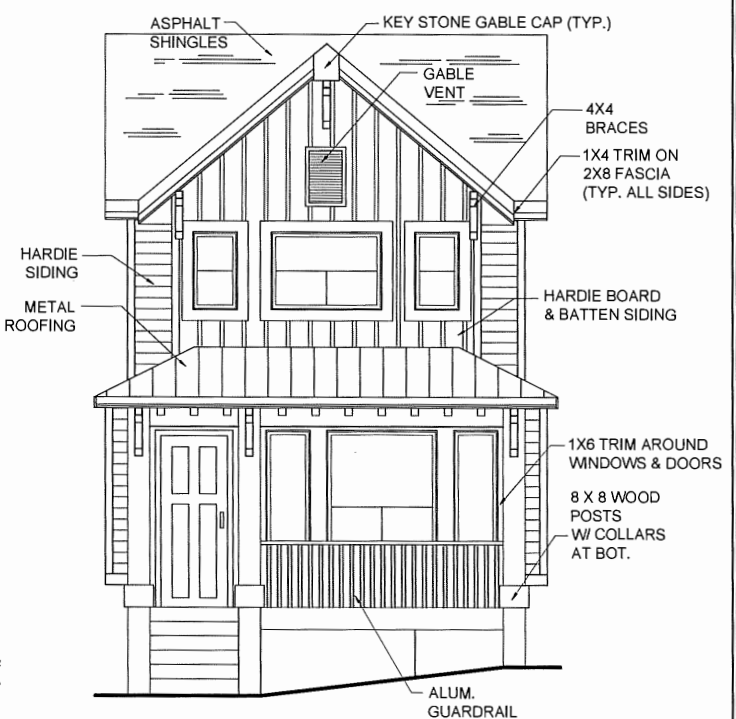
DATE: 26/02/2020

DRAWN: C.CAREY

PAGE: 29



PROJECT INFORMATION	
CIVIC ADDRESS: LOTS 48, 54, 60, 74 SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE: ZONING: R3	2390 SQ.FT.
LOT COVERAGE: PERMITTED (50%) PROPOSED	1195 SQ.FT. 1160 SQ.FT.
FLOOR AREA: MAIN FLOOR: UPPER FLOOR: BASEMENT:	715 SQ.FT. 668 SQ.FT. 706 SQ.FT.
TOTAL FLOOR AREA:	2458 SQ.FT.
OUTDOOR SPACE: PORCH/VERANDA: DECKS: TOTAL:	
59 SQ.FT. 48 SQ.FT. 107 SQ.FT.	
SETBACKS: FRONT: REAR: RIGHT SIDE: LEFT SIDE:	
3.0m 12.96m 1.2m 1.2m	

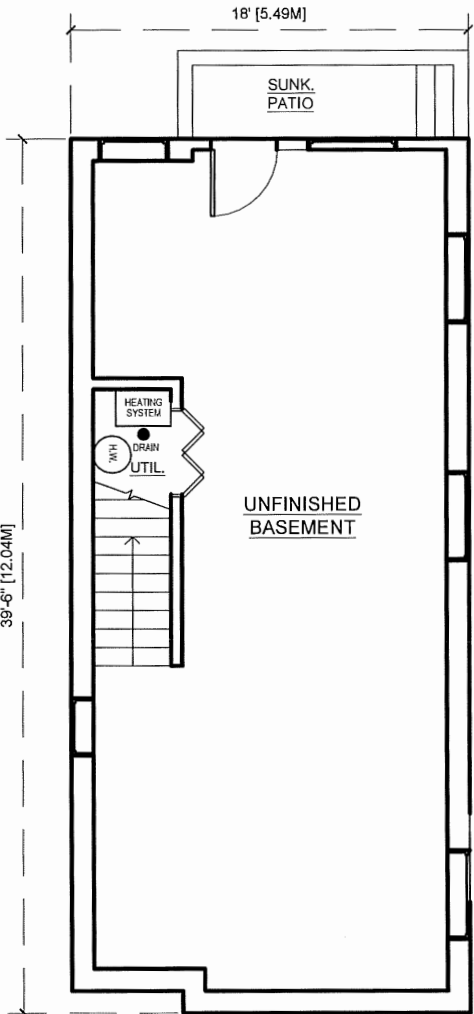


FRONT ELEVATION
SCALE: 1:100

SITE PLAN
SCALE: 1:150

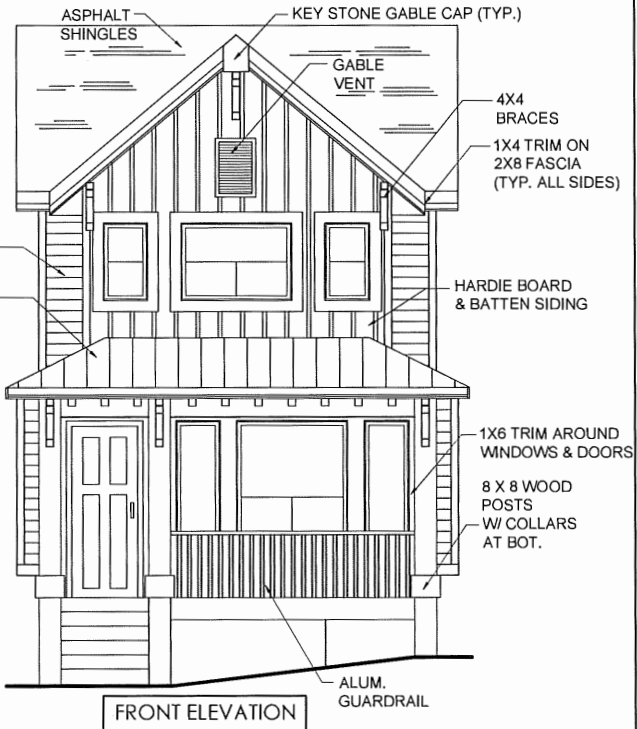
MODEL '2C'

COLE CAREY ARCHITECTURAL DESIGNER PHONE: (778) 862-4034 WWW.CWOLLCAREY.COM	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
	ADDRESS: LOTS 48, 54, 60, 74 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	SCALE: NOTED DATE: 26/02/2020 DRAWN: C.CAREY PAGE: 30



BASEMENT:
706 SQ.FT. FLOOR AREA
39 SQ.FT. SUNK. PATIO

BASEMENT PLAN



FRONT ELEVATION



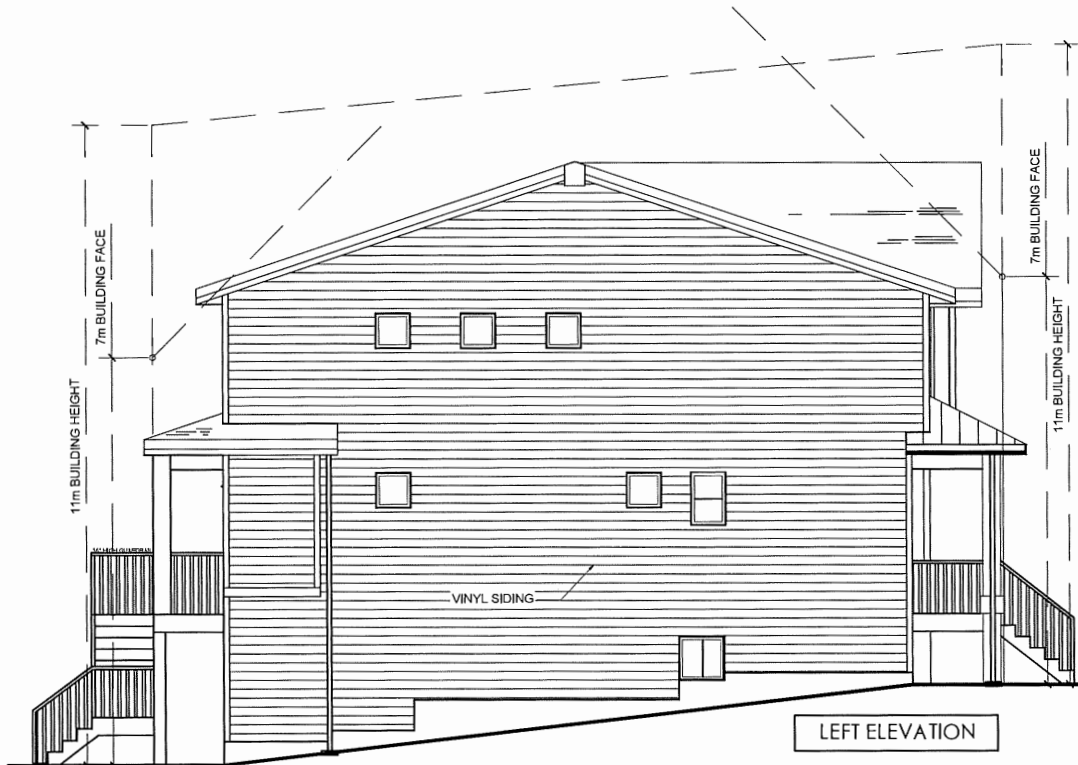
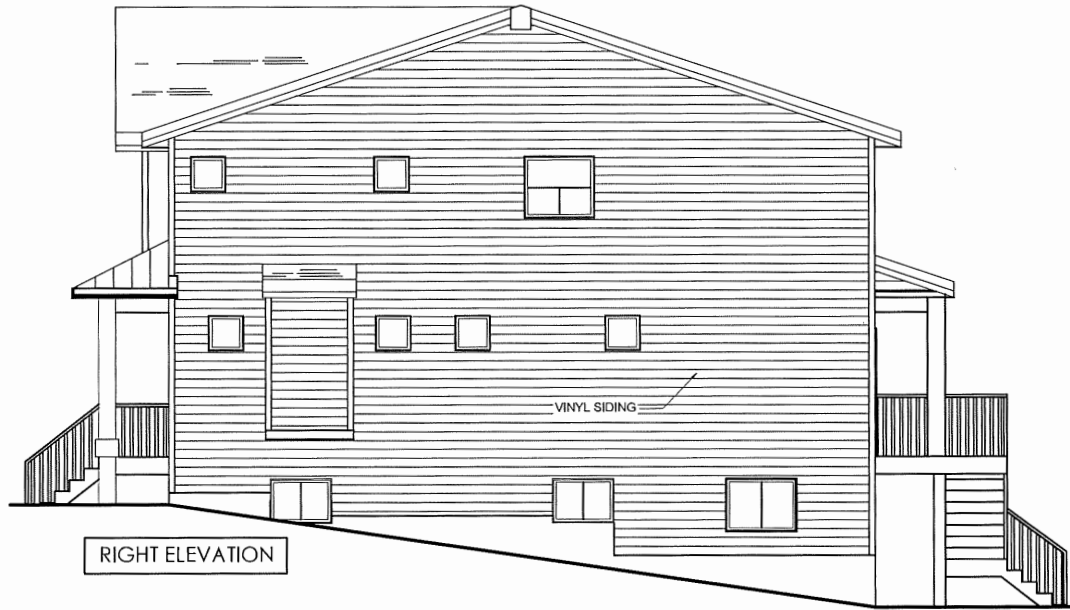
REAR ELEVATION

MODEL '2C'

COLE CAREY
ARCHITECTURAL DESIGNER
PH: (778) 862-4034
WWW.CWALLCAREY.COM

PROPOSED PROJECT FOR:
EPIC HOMES
ADDRESS:
LOTS 48, 54, 60, 74
SUDIV. @ 25057, 25123, 25171 - 112 AVE.,
MAPLE RIDGE, BC

PLAN: EH-2020-84
SCALE: 1:100
DATE: 26/02/2020
DRAWN: C.CAREY
PAGE: 32



MODEL '2C'

COLE CAREY
ARCHITECTURAL DESIGNER
PH: (778) 862-4034
EMAIL: cwalcarey@gmail.com

PROPOSED PROJECT FOR:

EPIC HOMES

ADDRESS:

LOTS 48, 54, 60, 74
SUDIV. @ 25057, 25123, 25171 - 112 AVE.,
MAPLE RIDGE, BC

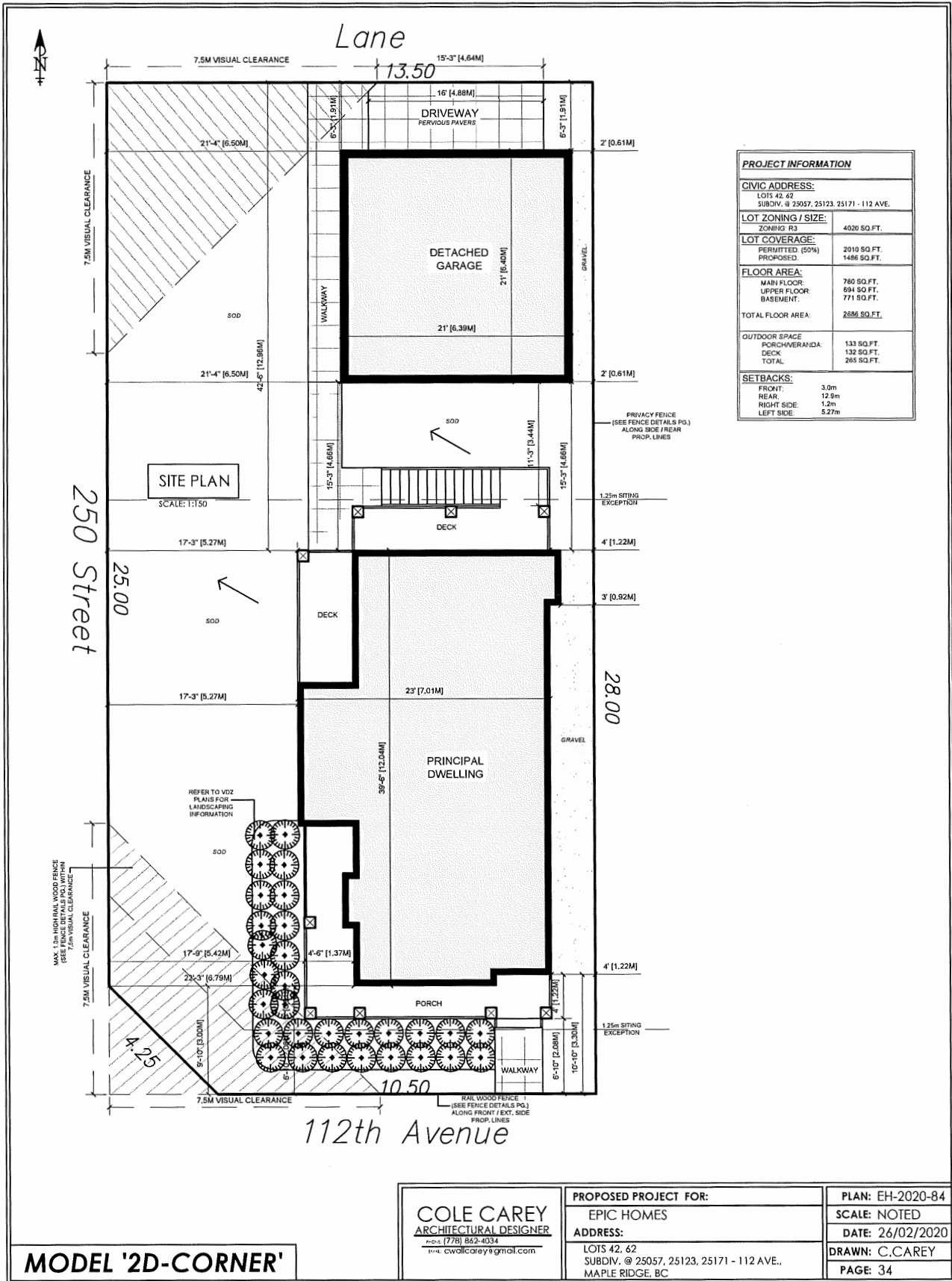
PLAN: EH-2020-84

SCALE: 1:125

DATE: 26/02/2020

DRAWN: C. CAREY

PAGE: 33



PROJECT INFORMATION	
CIVIC ADDRESS: LOTS 42, 62 SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	4020 SQ. FT.
LOT COVERAGE:	
PERMITTED (50%)	2010 SQ. FT.
PROPOSED	1486 SQ. FT.
FLOOR AREA:	
MAIN FLOOR	780 SQ. FT.
UPPER FLOOR	694 SQ. FT.
BASEMENT	771 SQ. FT.
TOTAL FLOOR AREA:	2686 SQ. FT.
OUTDOOR SPACE:	
PORCH/VERANDA	133 SQ. FT.
DECK	132 SQ. FT.
TOTAL	265 SQ. FT.
SETBACKS:	
FRONT:	3.0m
REAR:	12.9m
RIGHT SIDE:	1.2m
LEFT SIDE:	5.27m

SITE PLAN

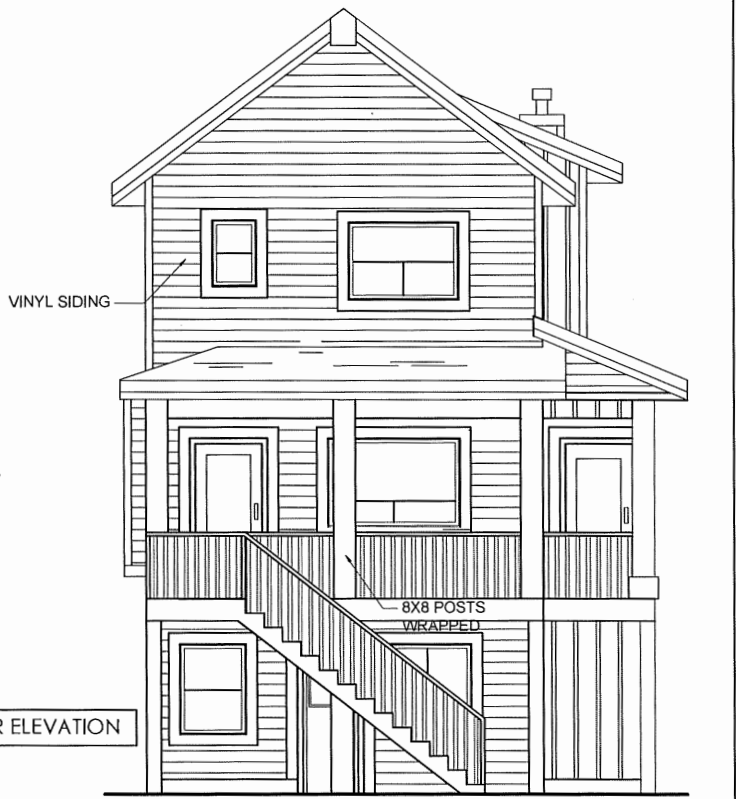
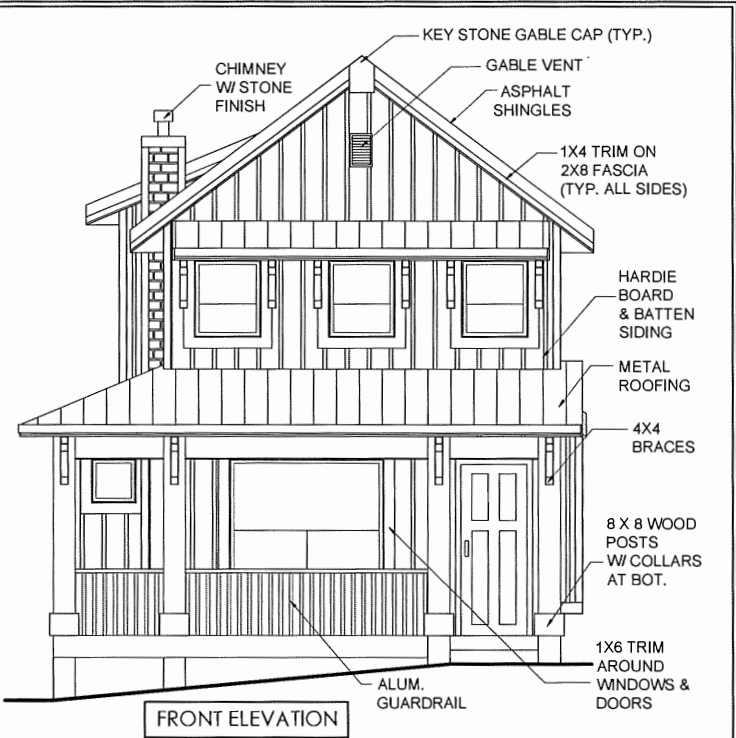
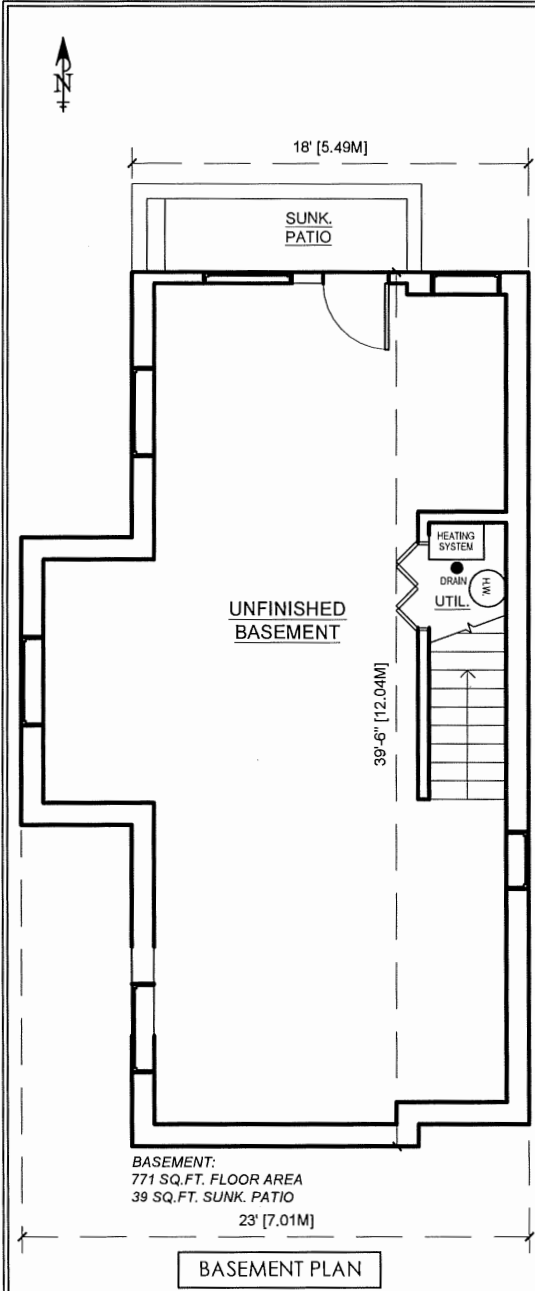
SCALE: 1:150

MODEL '2D-CORNER'

COLE CAREY
ARCHITECTURAL DESIGNER
PHONE: (778) 862-4034
EMAIL: cwallcarey@gmail.com

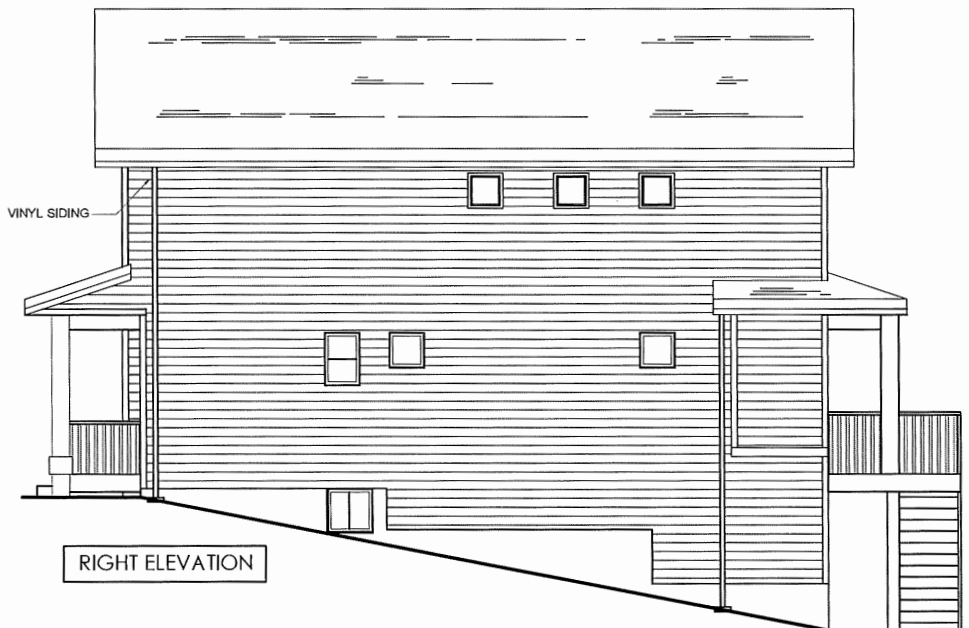
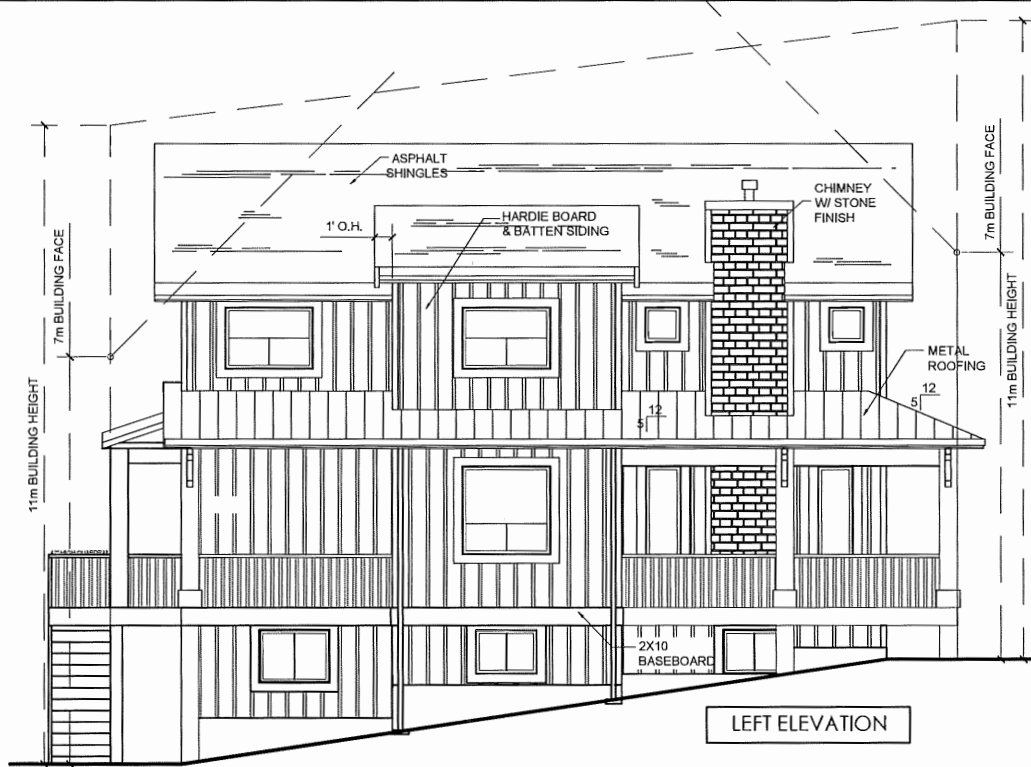
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EPIC HOMES
ADDRESS:
LOTS 42, 62
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.,
MAPLE RIDGE, BC

PLAN: EH-2020-84
SCALE: NOTED
DATE: 26/02/2020
DRAWN: C.CAREY
PAGE: 34



MODEL '2D-CORNER'

COLE CAREY ARCHITECTURAL DESIGNER <small>PHONE: (778) 862-4034</small> <small>WWW.CWOLLCAREY.COM</small>	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
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		DATE: 26/02/2020
		DRAWN: C.CAREY PAGE: 36



MODEL '2D-CORNER'

COLE CAREY
ARCHITECTURAL DESIGNER

PH: (778) 862-4034
WWW.CWOLLCAREY.COM

PROPOSED PROJECT FOR:

EPIC HOMES

ADDRESS:

LOTS 42, 62
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.,
MAPLE RIDGE, BC

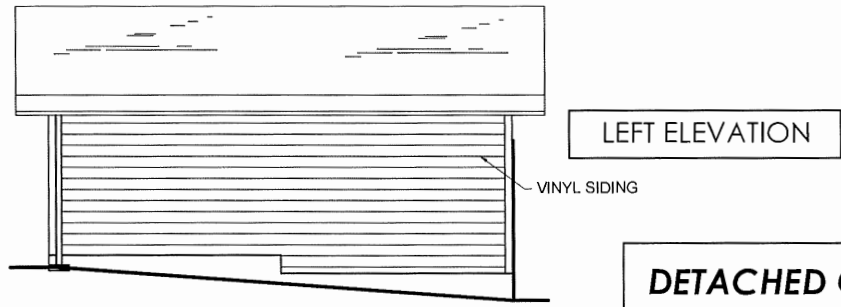
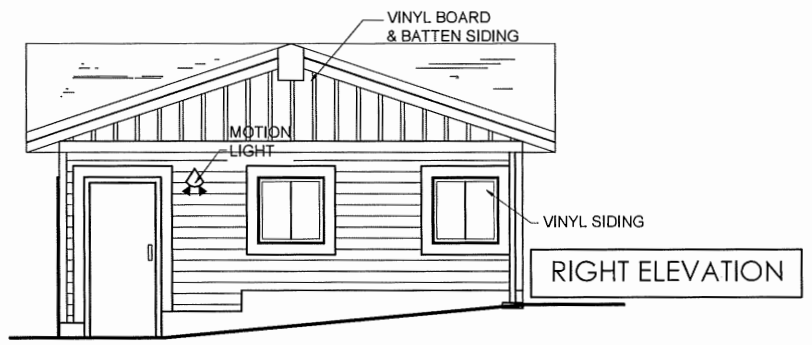
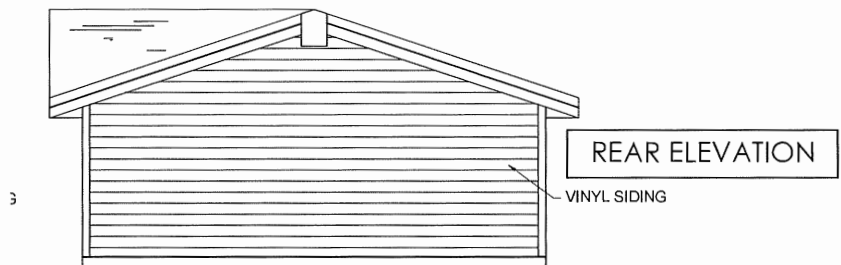
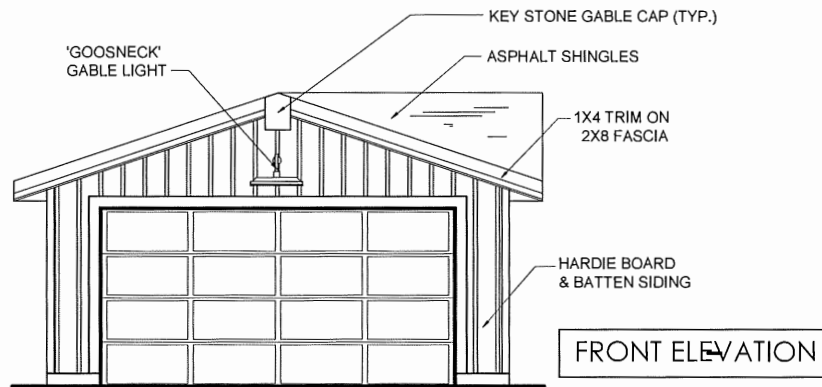
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SCALE: 1:125

DATE: 26/02/2020

DRAWN: C.CAREY

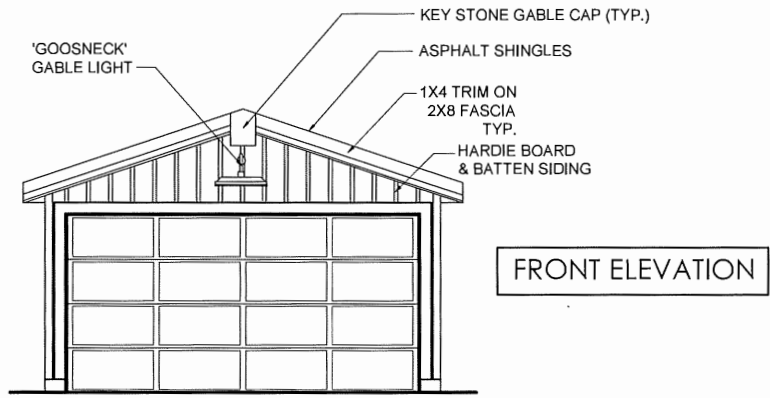
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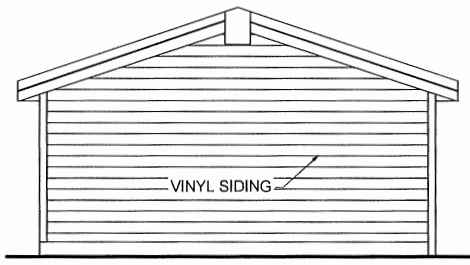
**DETACHED GARAGE(S)
- LOTS 42, 61, 62, 68**

NOTE: GARAGE
SIZES NOTED ON
MODEL SITE PLANS

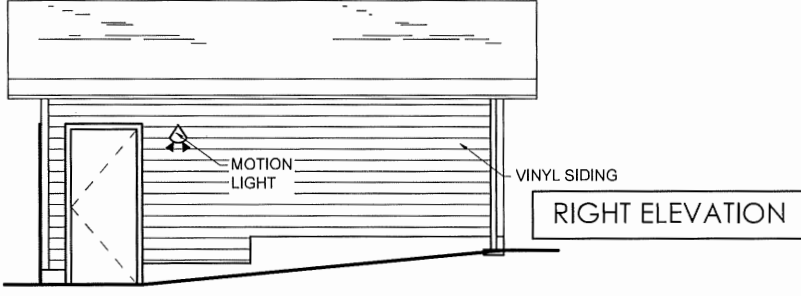
COLE CAREY ARCHITECTURAL DESIGNER <small>PHONE: (778) 862-4034 EMAIL: cwallcarey@gmail.com</small>	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
	ADDRESS: LOTS 42, 61, 62, 68 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	SCALE: 1:100
		DATE: 26/02/2020
		DRAWN: C. CAREY PAGE: 38



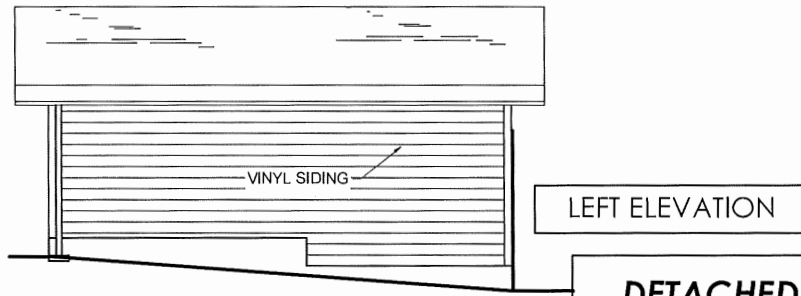
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

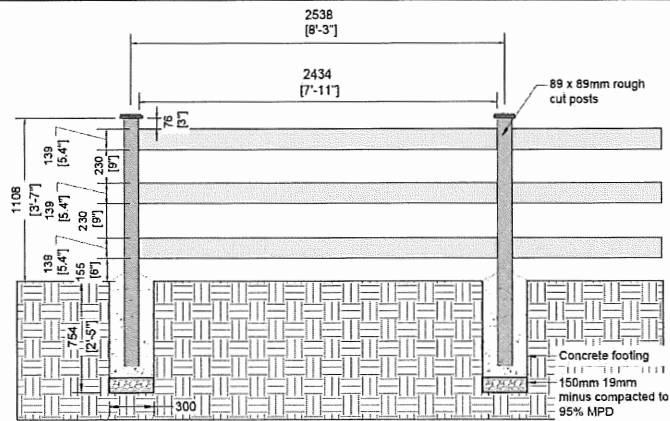


LEFT ELEVATION

**DETACHED GARAGE(S) -
LOTS 43-60 / 63-67 / 69-77**

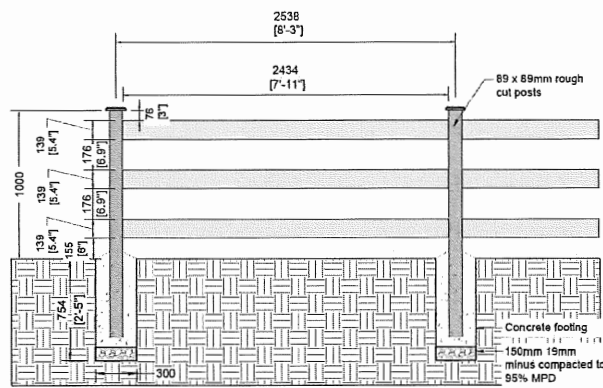
NOTE: GARAGE
SIZES NOTED ON
MODEL SITE PLANS

COLE CAREY ARCHITECTURAL DESIGNER <small>PH: (778) 852-4034</small> <small>WWW.CWALLCAREY.COM</small>	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
	ADDRESS: LOTS 43-60 / 63-67 / 69-77 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	SCALE: 1:100 DATE: 26/02/2020
		DRAWN: C.CAREY PAGE: 39



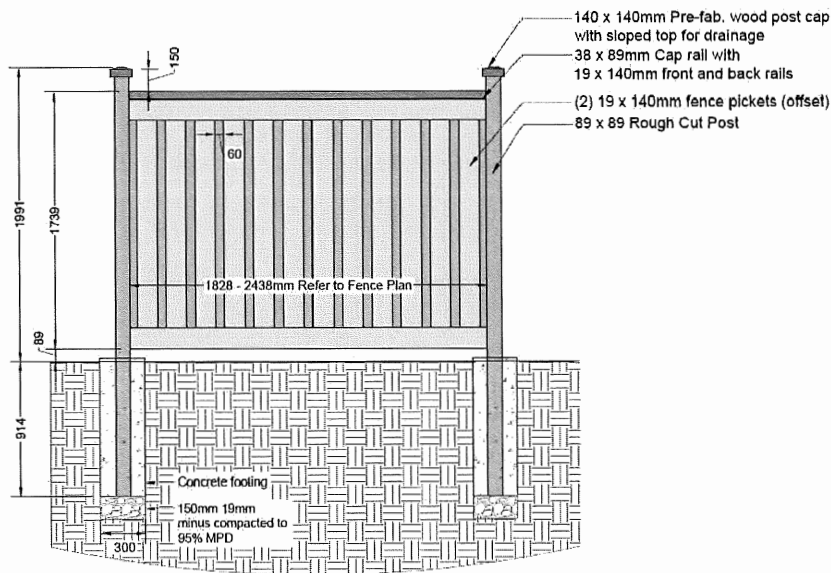
RAIL WOOD FENCE

SCALE: 1:50



MAX 1.0m HIGH RAIL WOOD FENCE

SCALE: 1:50



PRIVACY FENCE

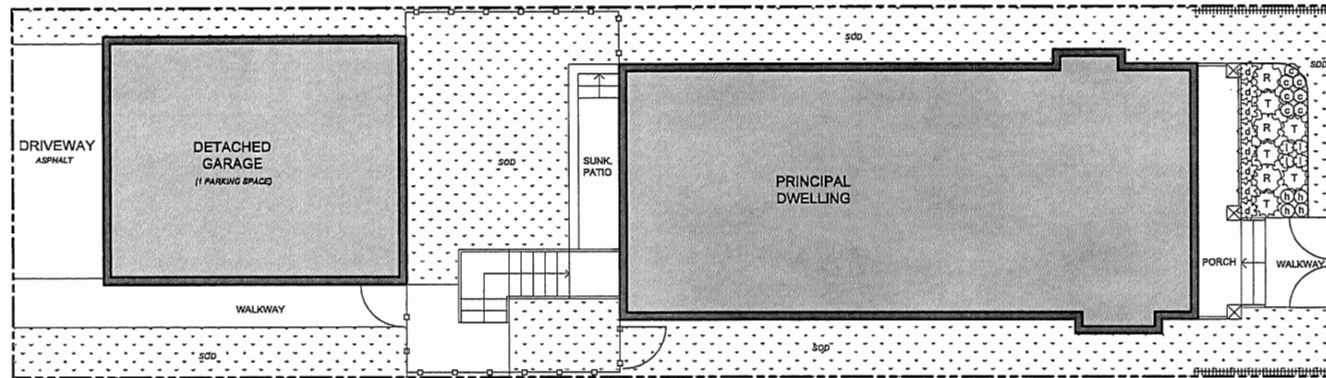
SCALE: 1:50

FENCE DETAILS

COLE CAREY
ARCHITECTURAL DESIGNER
PH: (778) 862-4034
EMAIL: cwallcarey@gmail.com

PROPOSED PROJECT FOR:
EPIC HOMES
ADDRESS:
LOTS 42-77
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.,
MAPLE RIDGE, BC

PLAN: EH-2020-84
SCALE: NOTED
DATE: 26/02/2020
DRAWN: C.CAREY
PAGE: 40



LEGEND

KEY	DESCRIPTION
	Max. 1.0m HIGH WOOD FENCE See Architecture for detail
	Max. 2.0m HIGH WOOD FENCE See Architecture for detail
	PEDESTRIAN GATE See Architecture for detail
	SOD

PLANT SCHEDULE STANDARD LOT

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
R	Rosa hybrid 'Vigorosa' / Vigorosa Rose	#2 Pot	0,6m	3
T	Thuja occidentalis 'Mr. Bowling Ball' / American Arborvitae	#2 Pot	0,6m	5
GRASSES / PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
c	Coreopsis x 'Moonbeam' / Moonbeam Tickseed	#1 Pot	0,3m	7
d	Deschampsia cespitosa / Tufted Hair Grass	#1 Pot	0,45m	8
h	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1 Pot	0,3m	4
I	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1 Pot	0,3m	4

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DRAWING TITLE
STANDARD LOT TYPICAL LANDSCAPE TREATMENT - Rev. 1

PROJECT NO.
DP2021-40

PROJECT
LOT 42-77 -- Subdivision @ 25057, 25121, 25171 -112 Ave Maple Ridge, B.C.

SCALE BAR



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Contractor shall check all dimensions on the site and report any discrepancy to the consultant before proceeding with design and construction. Use the enclosure property of the owner and have it returned at the completion of the work.

DRAWN
JW
CHECKED
APPROVED

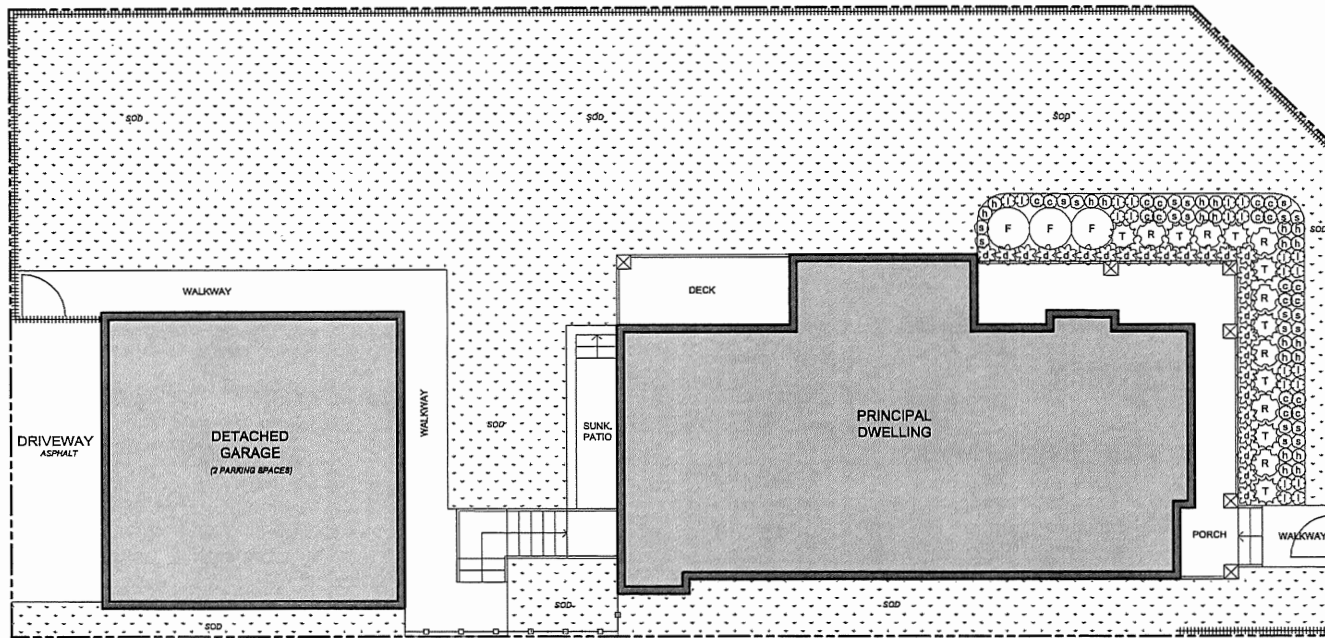
SCALE
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DRAWING NO.
L-01/03

DATE
March 11, 2022



SEAL



LEGEND

KEY	DESCRIPTION
	Max. 1.0m HIGH WOOD FENCE See Architecture for detail
	Max. 2.0m HIGH WOOD FENCE See Architecture for detail
	PEDESTRIAN GATE See Architecture for detail
	SOD

PLANT SCHEDULE CORNER LOT

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Fothergilla gardenii / Dwarf Fothergilla	#2 Pot	0,9m	3
R	Rosa hybrid 'Vigorsa' / Vigorosa Rose	#2 Pot	0,6m	7
T	Thuja occidentalis 'Mr. Bowling Ball' / American Arborvitae	#2 Pot	0,6m	8
GRASSES / PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
c	Coreopsis x 'Moonbeam' / Moonbeam Tickseed	#1 Pot	0,3m	18
d	Deschampsia cespitosa / Tufted Hair Grass	#1 Pot	0,45m	26
h	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1 Pot	0,3m	20
l	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1 Pot	0,3m	22
s	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#1 Pot	0,3m	19

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DRAWING TITLE

CORNER LOT TYPICAL LANDSCAPE TREATMENT - Rev: 1

PROJECT NO.

DP2021-40

PROJECT

LOT 42-77 -- Subdivision @ 25057, 25121, 25171 -112 Ave Maple Ridge, B.C.

SCALE BAR



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JW

CHECKED

APPROVED

SCALE

1:100

DRAWING NO.

L-02/03

DATE

March 11, 2022

SEAL





Hemerocallis

Lavandula

Coreopsis

Salvia



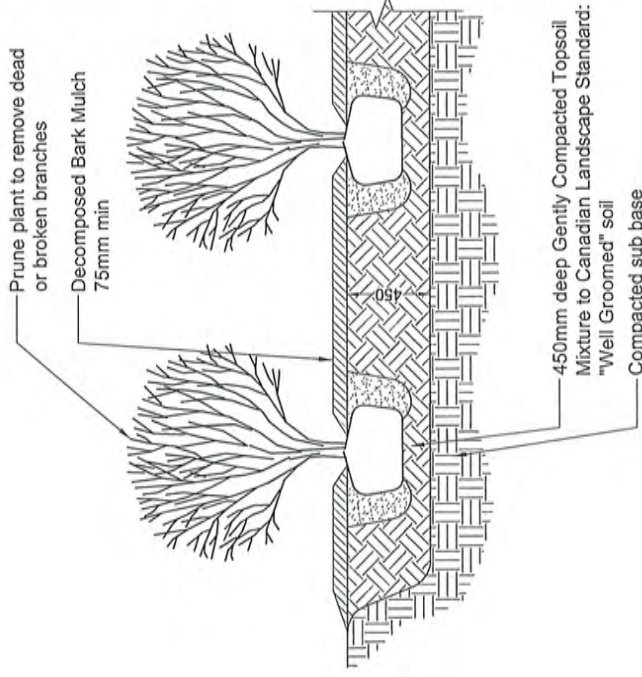
Deschampsia

Thuja

Fothergilla



Rosa 'Vigrosa' varieties



PLANTING DETAIL AND PLANTING PRECEDENTS

PROJECT: LOT 42-77 -- Subdivision @ 25057, 25121, 25171 -112 Ave Maple Ridge, B.C.

SCALE: [Blank]

PROJECTING: DP2021-40

DRAWN: JW

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CHECKED: [Blank]

APPROVED: [Blank]

DATE: June 8, 2021

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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

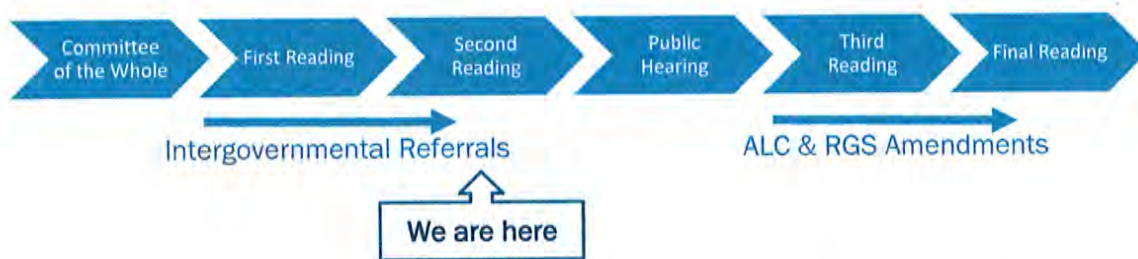
The implementation of the Yennadon Lands Concept Plan takes place in conjunction with a new zone in the City's Zoning Bylaw, proposed as the M-7 Employment Park Industrial zone. Official Community Plan Amending Bylaw No. 7734-2021 (Appendix A) includes amendments to the zoning matrix, which identifies 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
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“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.

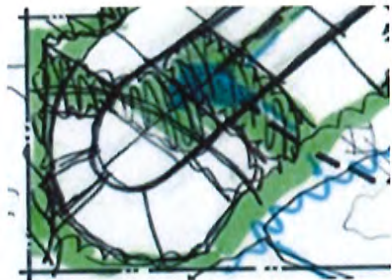
6 – 54 Maple Ridge will designate the Yennadon Lands, generally located south of 128th Ave and west of 232nd Street, for an Employment Park use. The Yennadon Lands serve growing industries, that include the technology sector, light manufacturing companies, and professional offices, all of which offer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

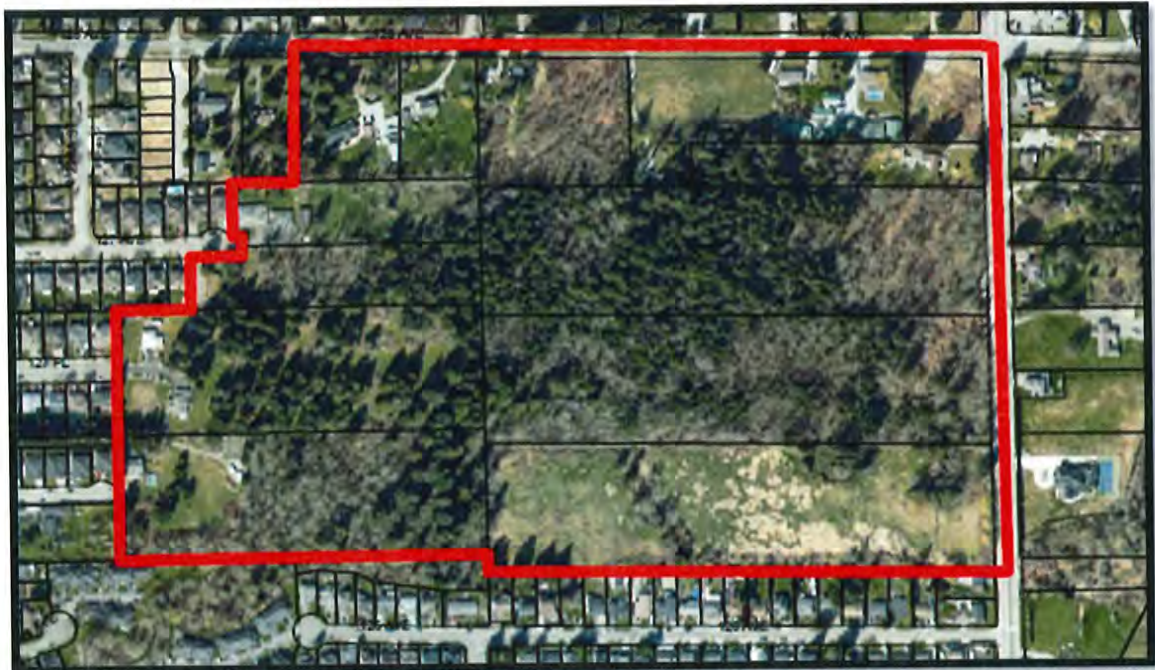
1.3 Development Permit Area Application

- 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

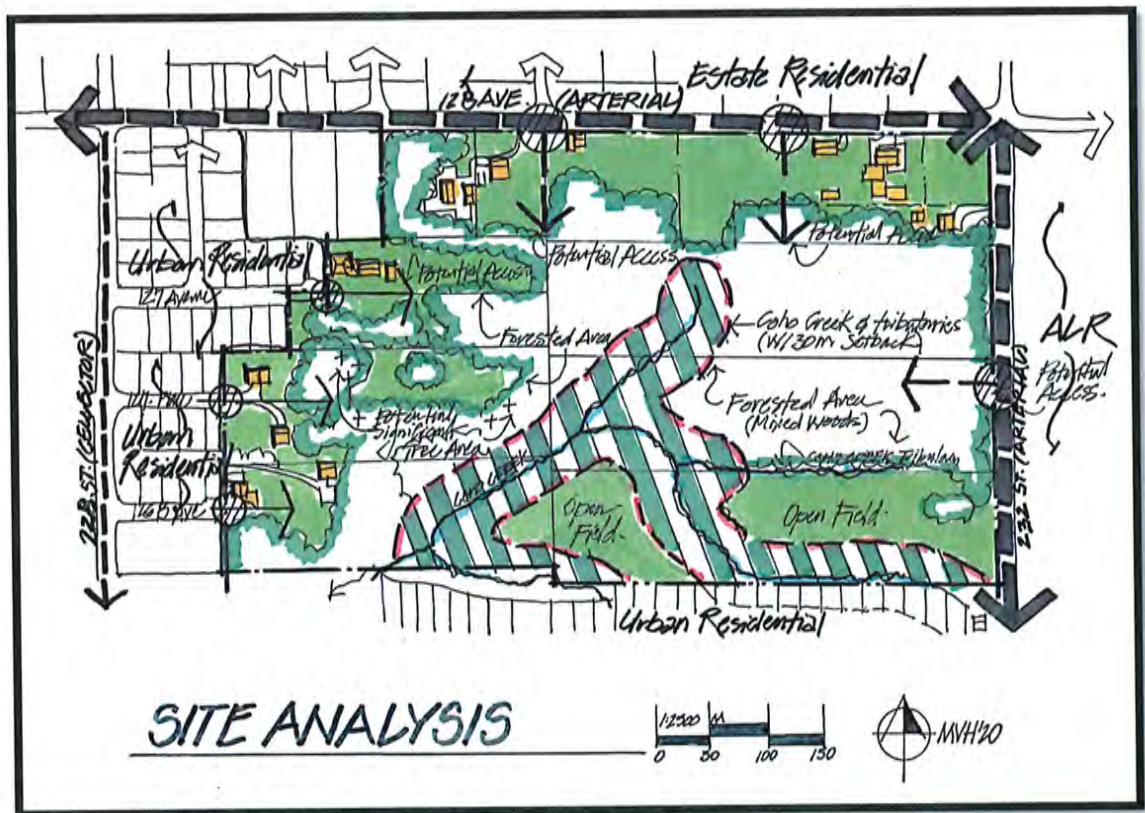
- 1.4.1 The Yennadon Lands Employment Park is 25.4 gross hectares (63 acres) in the north central part of the City of Maple Ridge. It is located on the south edge of 128 Avenue and the west edge of 232 Street. It is bordered by residential land uses on the south and west edges. Thirteen properties make 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.

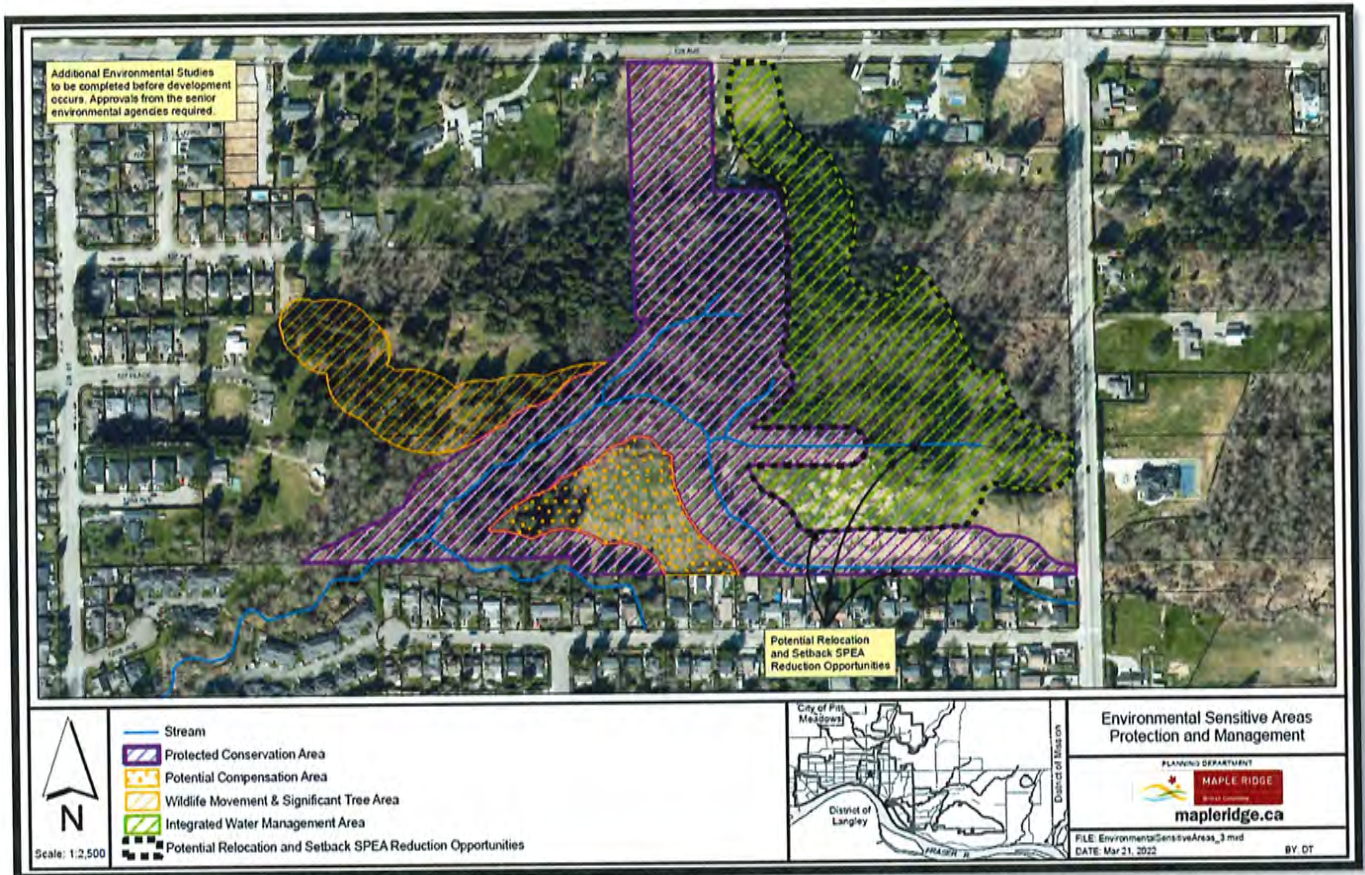


Summary site analysis and core Coho Creek Conservation Area

- 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.

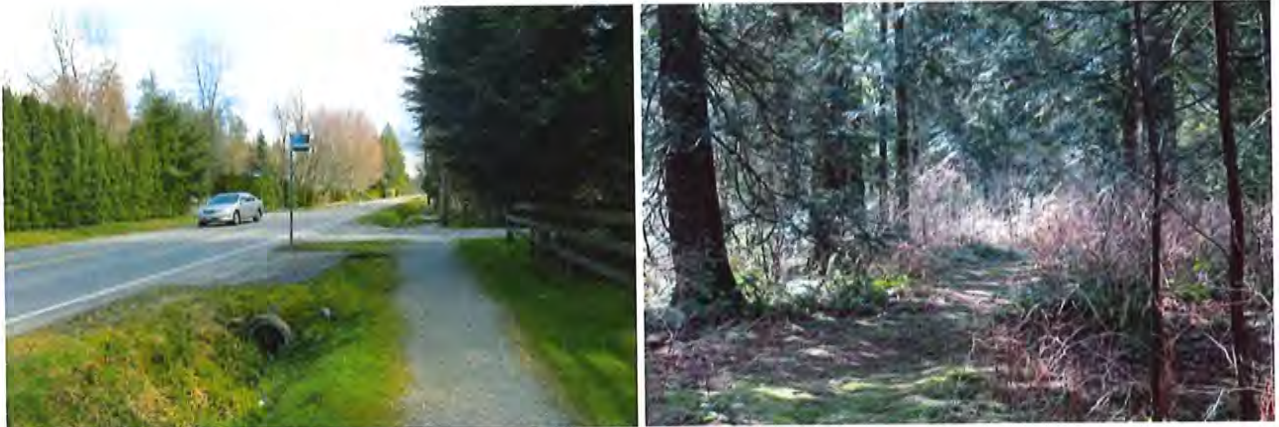
- 1.5.9 There is a remnant central “island” of land in the south-central area of the site that may be considered for the east tributary stream compensation and a reduced setback to 22.5 meters for the balance of Coho Creek. A further environmental study shall be required to confirm the merit and feasibility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

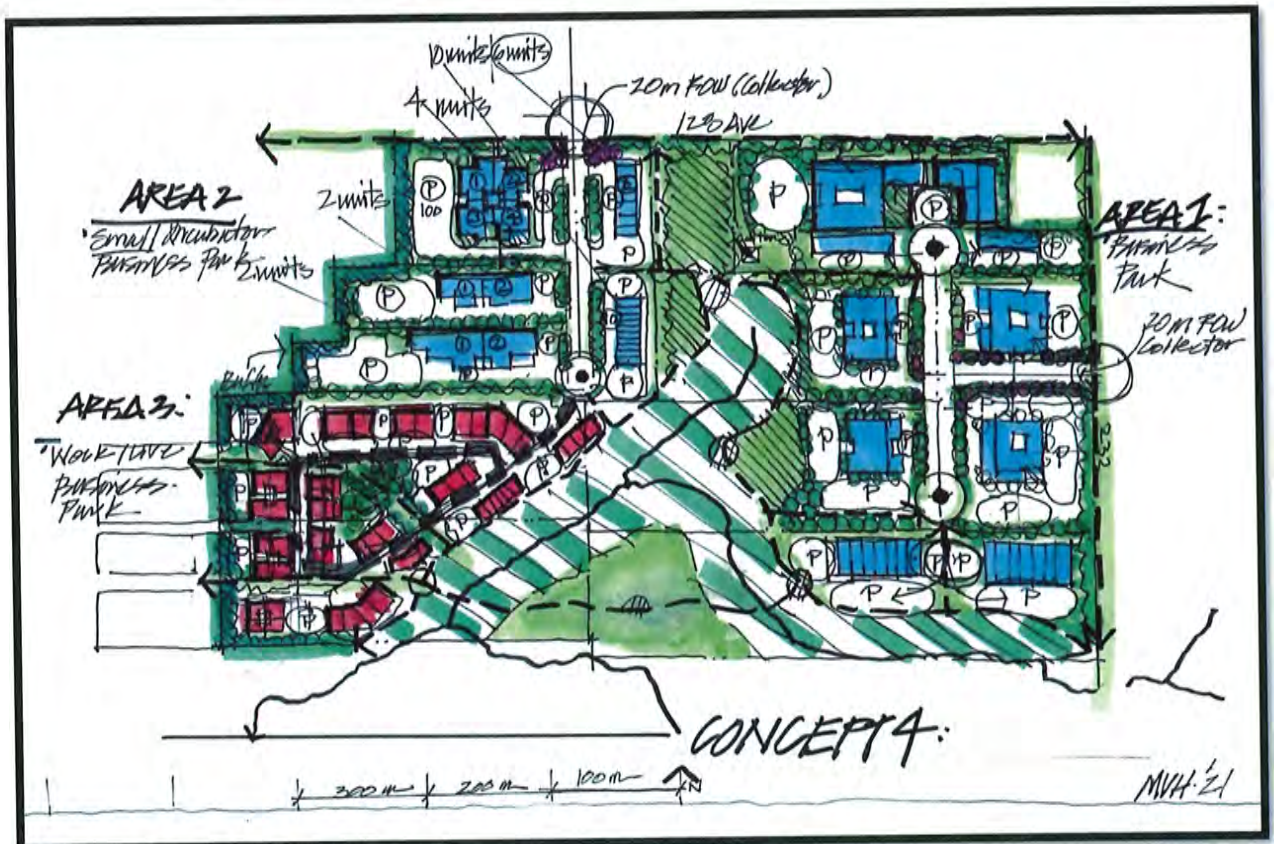
2.1.1 Complete Yennadon Lands Vision: Live, Work, and Play with Nature

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:

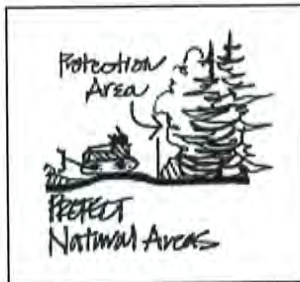


3.1.1 Minimize site disturbance and enhance natural features

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.

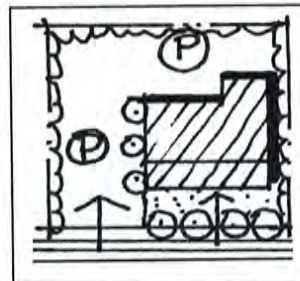


3.1.3 Locate buildings close to the streets with pedestrian access

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.



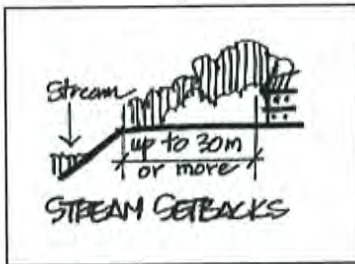
3.1.8 Create a landscaped strip at the front, rear and sides of site

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

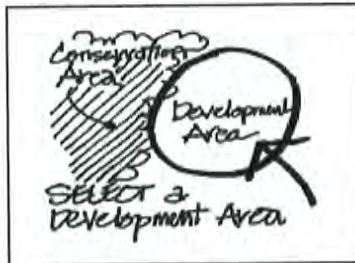
These guidelines generally follow the *M7 Employment Park Industrial Zone* requirements within the *City of Maple Ridge Zoning Bylaw No. 7600-2019* and may be more specific in some cases to attain the *Yennadon Lands Employment Park Development Concept and Guiding Principles* (Sections 2.1 and 2.2 of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

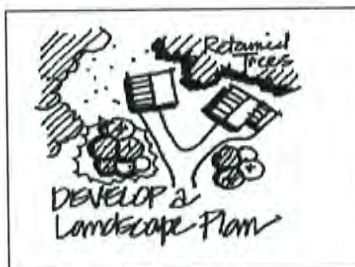
3.2.1.2 The undeveloped portion of the lot shall have all erosion and sediment control mitigation measures in place and be in compliance with the *Maple Ridge Watercourse Protection Bylaw No. 6410-2006*, or as amended.



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.



Trail with 2.5 metre width and 250 mm shoulder

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).

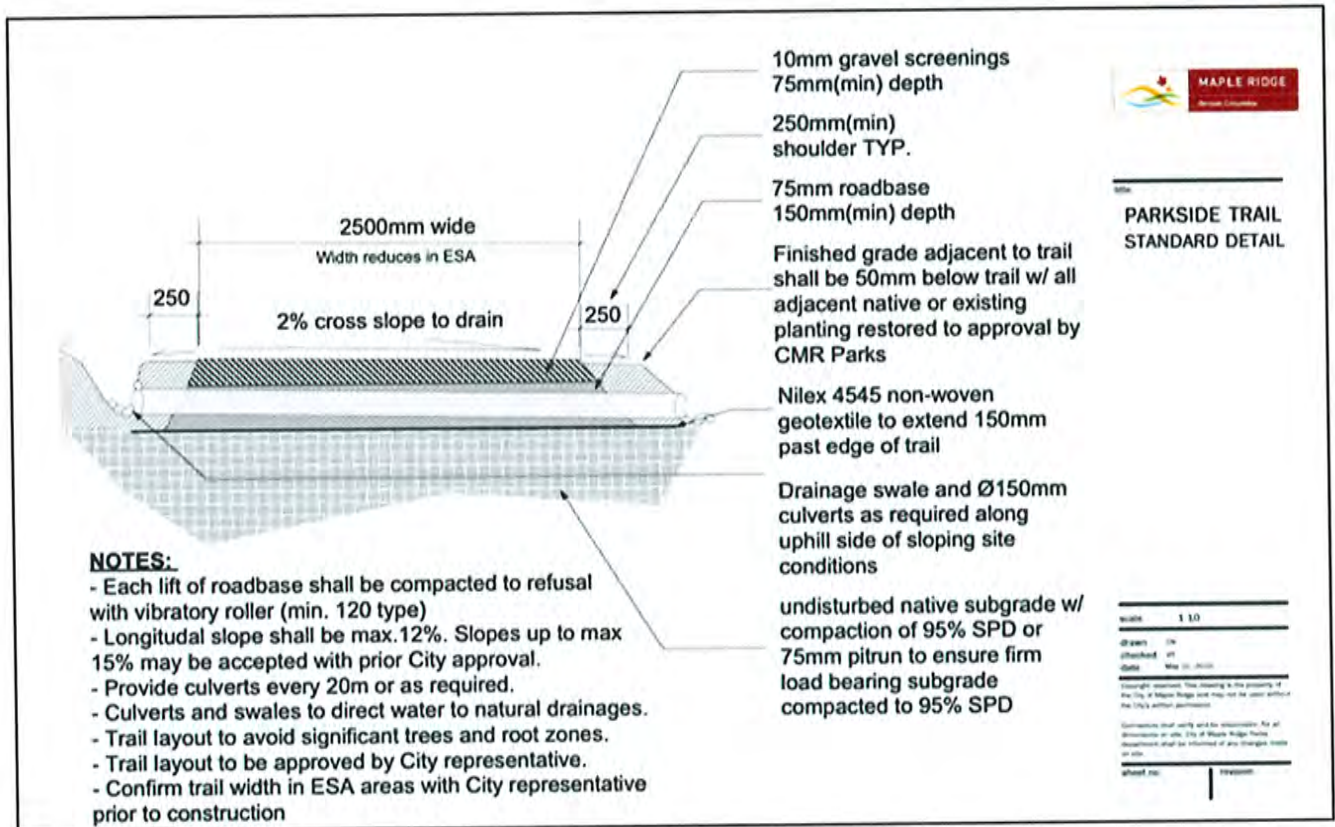


Figure 2: PARKSIDE TRAIL Standard Detail
City of Maple Ridge standard cross-section for trails

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

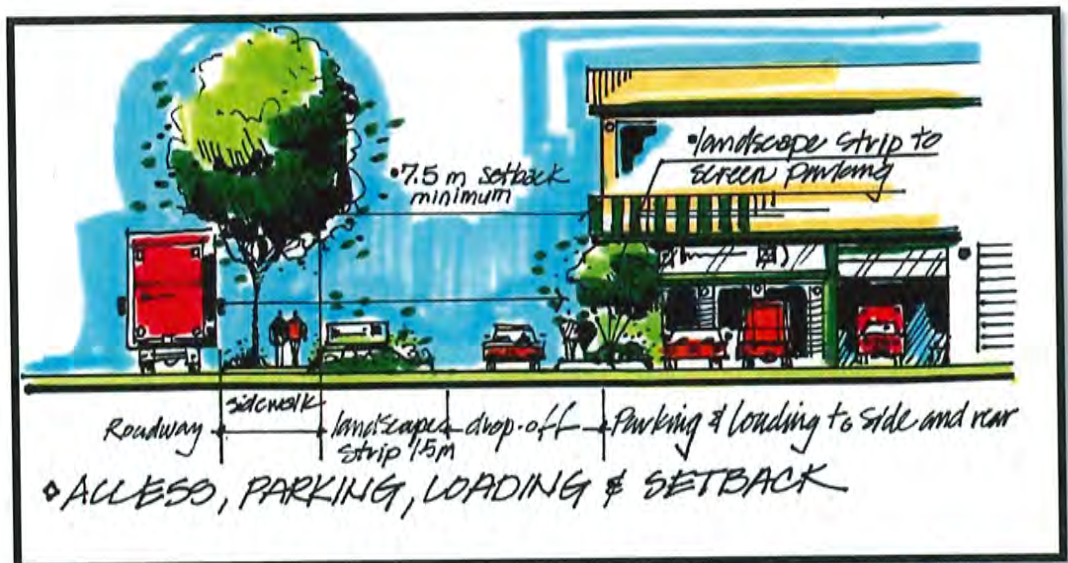


Visitor parking only in the front yard setback area



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

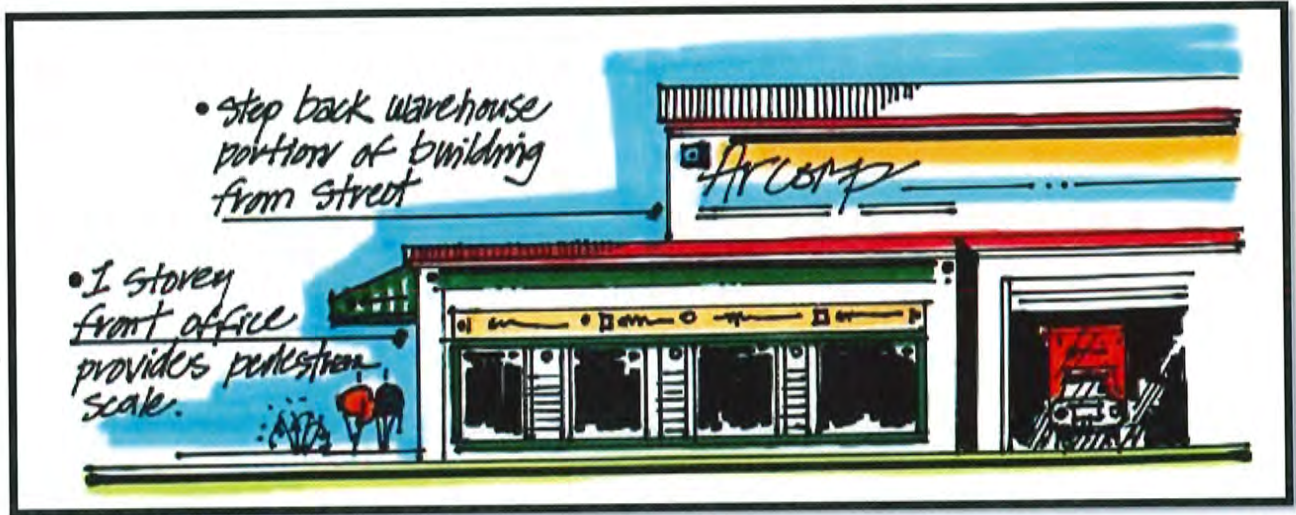
- 3.2.9.1 Loading and service bays shall be located to the side and rear of the building with access to the side of the building.
- 3.2.9.2 Loading and service bays shall be screened from adjoining properties.
- 3.2.9.3 No storage materials shall exceed the height of the fencing and screening.
- 3.2.9.4 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



Buildings shall be scaled appropriately and front the street

- 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.



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



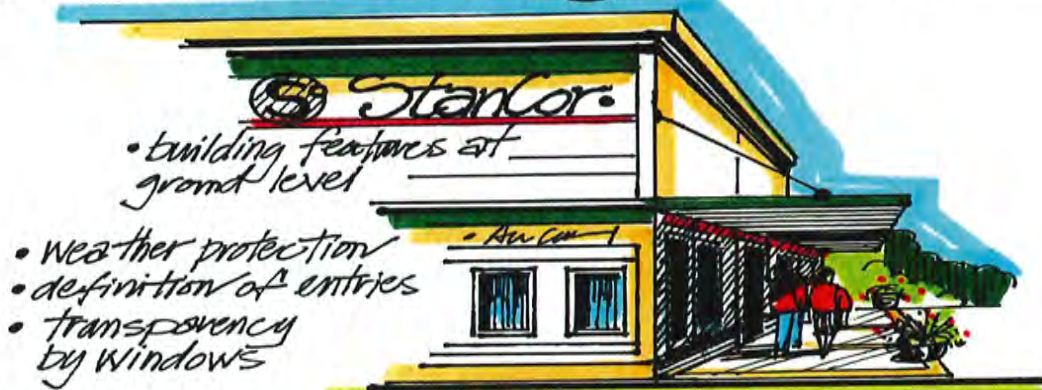
Each building shall have an employee amenity area

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

3.2.14.1 All signage shall conform with the City of Maple Ridge Sign Bylaw.



Signage should complement building design and placement

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

and outlined in heavy black line on Map No. 1038 and 1039, a copy of which is attached hereto as Schedule 2 and forms part of this Bylaw, are hereby re-designated to Industrial (Employment Park Category) and Conservation.

4. 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.

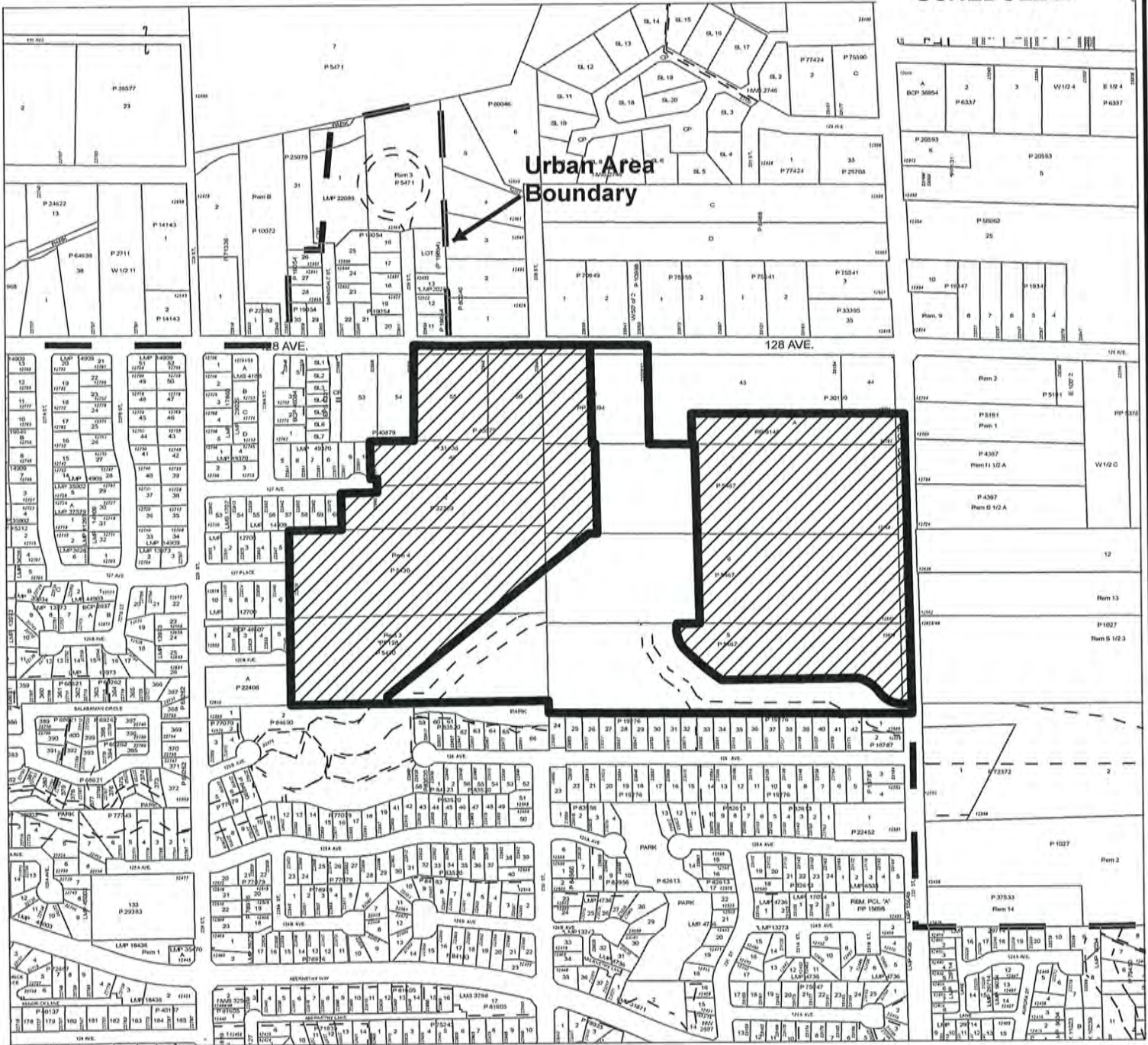
PUBLIC HEARING held the day of , 202X.

READ a third time the day of , 202X.

ADOPTED, the day of , 202X.

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7735-2021

Map No. 1038

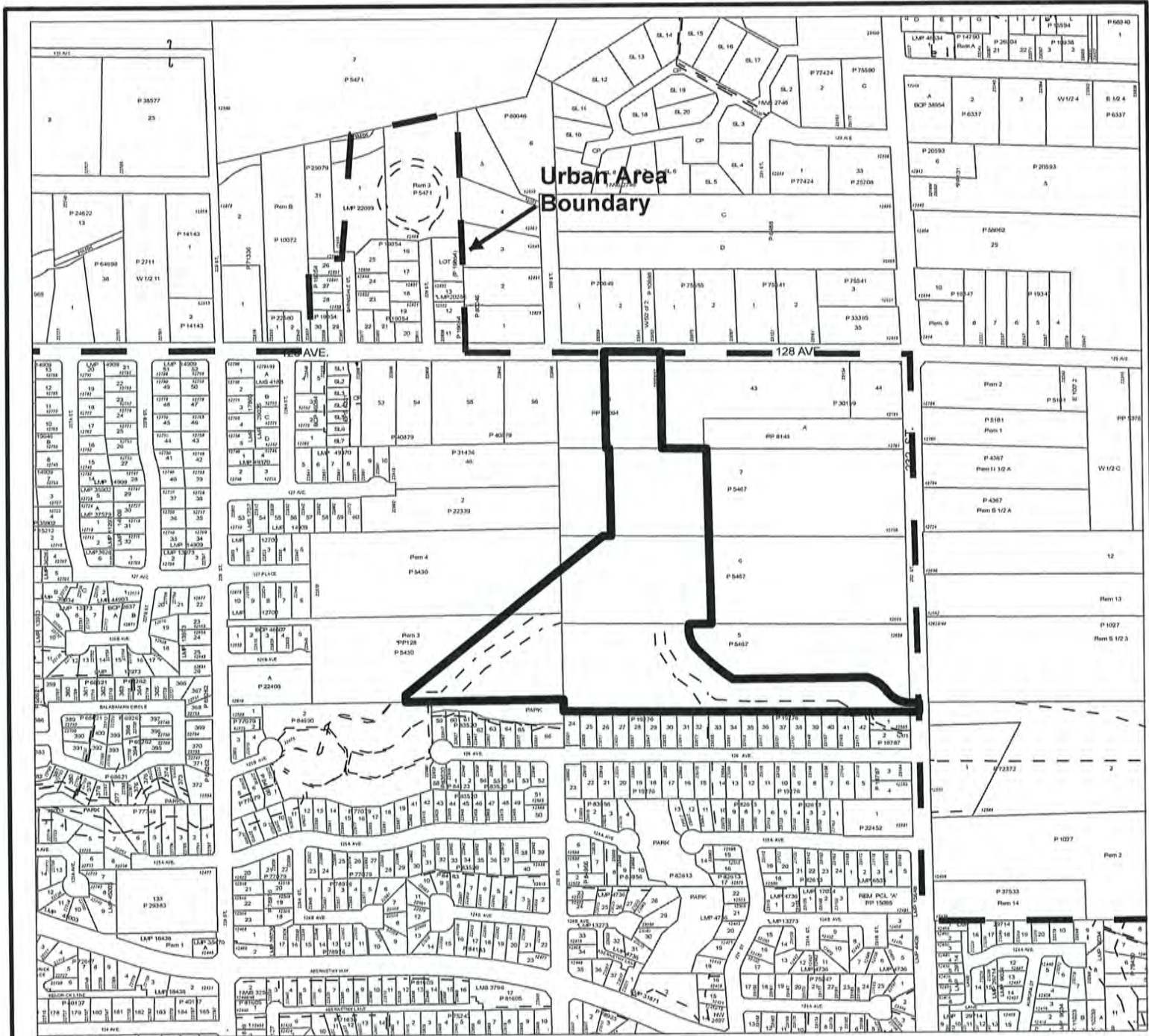
From: Agricultural

To:  Industrial  Conservation





 Urban Area Boundary





MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7735-2021
 Map No. 1039
 Purpose: To Amend Schedule C as shown
 From:  To Add To Conservation
 To:  To Add To Conservation



 Urban Area Boundary



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.

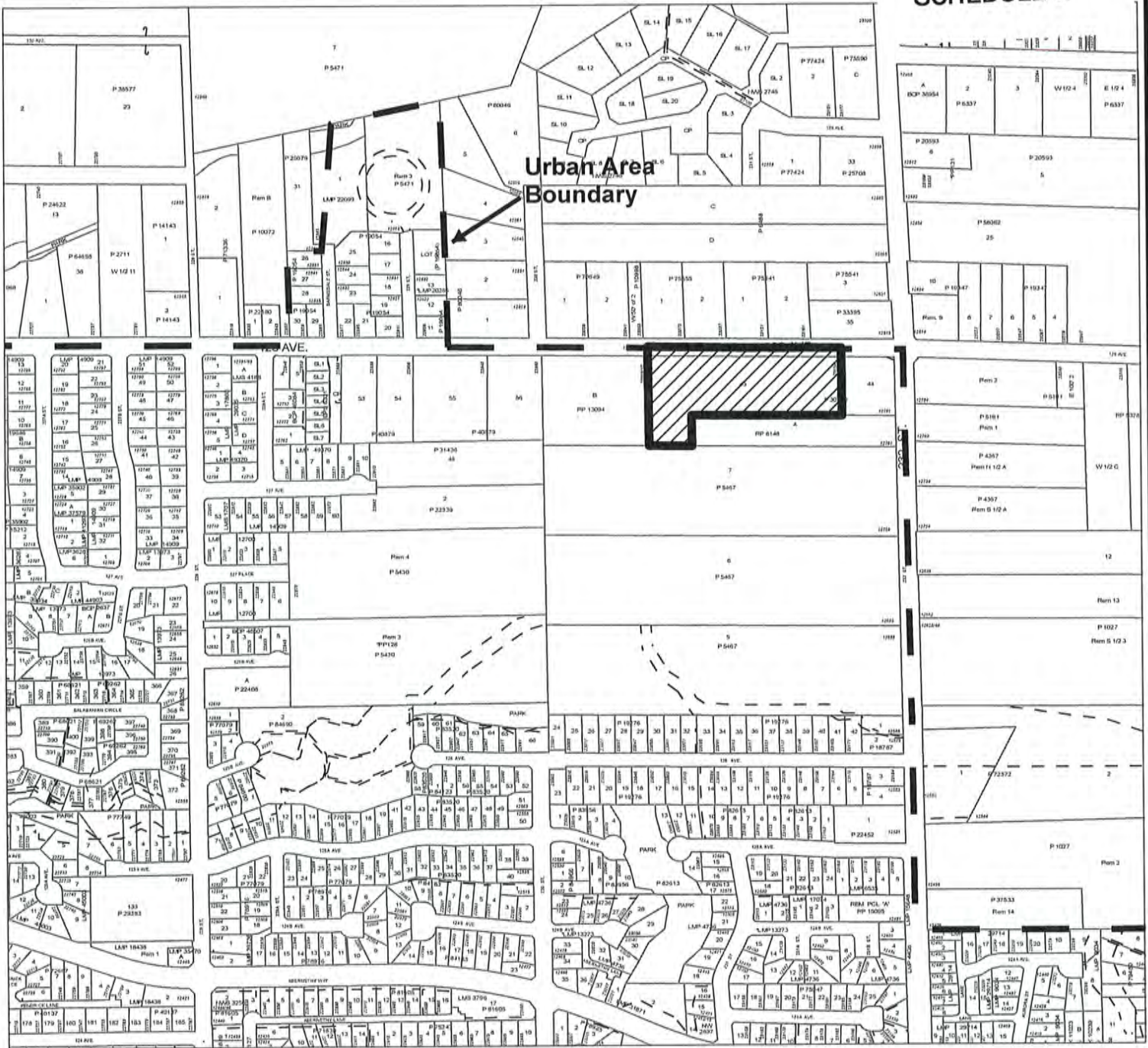
PUBLIC HEARING held the day of , 202X.

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

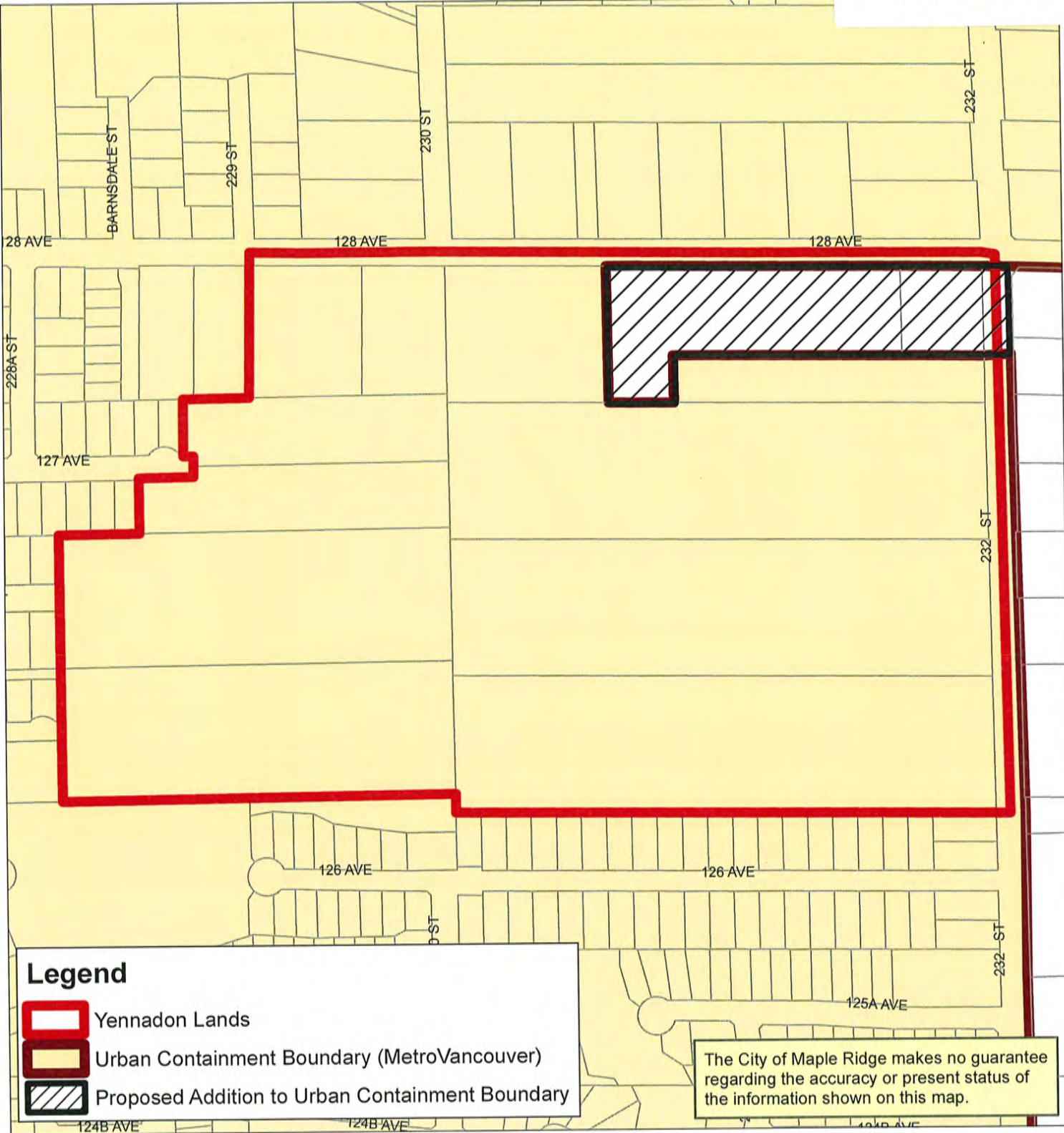
To:  Industrial






— — Urban Area Boundary



SCALE 1:6,500



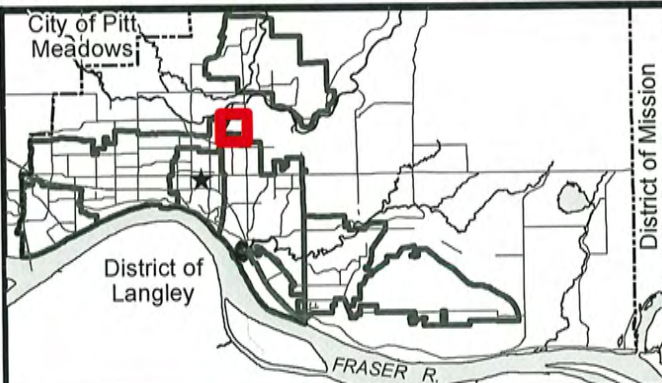
Legend

-  Yennadon Lands
-  Urban Containment Boundary (MetroVancouver)
-  Proposed Addition to Urban Containment Boundary

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



Scale: 1:4,000



Proposed Addition to Urban Containment Boundary

PLANNING DEPARTMENT



mapleridge.ca

Appendix E – Yennadon Lands Work to Date

At the May 10, 2016 Council meeting, staff were directed to initiate a process to re-designate 13 subject properties, generally located at 128th Avenue and 232nd Street, towards an employment land use designation. The direction was in keeping with the City's Commercial & Industrial Strategy: 2012-2042, which could facilitate the creation of a unique opportunity for a campus-style business park in the future.

On April 16, 2019 staff provided Council with a general update on an Employment Lands Process underway in the City of Maple Ridge, which included a focus on the suitability of the Yennadon Lands for future employment purposes. At that meeting, the Yennadon Lands were referred back to staff to meet with the landowners to assess their future interest in the lands.

A Landowners Workshop was held at Yennadon Elementary School on June 6, 2019 from 6 – 8pm. Twelve letters were sent out to the landowners, representing all 13 properties, inviting them to attend. At the Workshop, 18 people attended, representing 11 of the properties.

On June 18, 2019, staff provided a verbal update to Council on the outcomes of the June 6, 2019 Workshop with Yennadon Landowners, namely that there were strong levels of support for an employment future – although some expressed interest only in the OCP amendment and not in redeveloping their properties in the short term.

At the June 18, 2019 Council Workshop meeting, Council directed: 1) staff to undertake an employment land use re-designation process and consultation strategy for the Yennadon Lands; and 2) that any new applications, or those already in-stream that have not reached third reading, be deferred until any potential OCP amendments are presented at Public Hearing and given third reading, with the exception of applications that propose future employment land uses.

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. The three preliminary Concepts were informed by the outcomes of the site analysis, on transportation/access, site servicing, environmental features, stormwater management, and parks/trails/recreation requirements for future development within the area. 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.

Through October 2020, staff in collaboration with the consultant conducted a consultation process that consisted of a Landowners Workshop, a Virtual Public Open House, and a Community Survey. The December 8, 2020 Council Workshop report goes through what was heard from the various consultation activities and outlined possible next steps for Council to consider in the pursuit of additional employment land opportunities for Maple Ridge. The re-designation of the Yennadon Lands to an employment future will garner opposition and community comment.

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.

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.

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.



September 27, 2021

Agricultural Land Commission
 201 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000 | Fax: 604 660-7033

Reply to the attention of Shannon Lambie
 ALC Planning Review: 46794
 Local Government File: 2016-195-CP

Amanda Grochowich, Planner
 City of Maple Ridge
agrocowich@mapleridge.ca

Re: Employment Lands: Re-designation of the Yennadon Lands to Industrial

Thank you for forwarding a copy of the City of Maple Ridge (the "City") council report for the proposed re-designation of the "Yennadon Lands" (the "Proposal") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Proposal is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Proposal includes an Official Community Plan (OCP) Amending Bylaw to allow re-designation of the Yennadon Lands (identified as 13 properties – one of which is in the ALR) from *Agricultural* in the OCP to *Industrial* (Employment Park Category). The 13 properties are currently zoned *RS-3* (One Family Rural Residential) and *RS-2* (One Family Suburban Residential) and designated as *General Urban* in the Regional Growth Strategy.

In 2020, City Council endorsed a concept that provided for a 100% employment future for the developable areas of the Yennadon Lands. The City indicates that the *Industrial* (Employment Park Category) designation is intended to help create a more "complete community" by providing a range of employment opportunities within a five-to-ten-minute walk or bicycle ride from residential areas.

As noted, one parcel in the Yennadon Land area is within the ALR (23154 128th Avenue; PID: 006-474-853). The other 12 parcels were excluded from the ALR as a result of several exclusion applications:

- In 2003, by ALC Resolution #543/2003, the ALC excluded five parcels (18 ha in total) from the Yennadon Lands Area. In the decision, the Commission discussed the proposal and felt that the physical limitations which impact the properties render them unsuitable for agriculture. It also noted that the exclusion of the subject properties would directly and negatively impact those lands remaining in this block of ALR, which are for the most part, made up of small rural holdings. The Commission therefore felt that the exclusion of those lands remaining in this block of ALR located to the south of 128 Ave. and to the west of 232 St. should be

delegated to the CEO to facilitate the exclusion of those lands when the property owners choose to pursue it. Henceforth, the following properties were excluded:

- In 2004, by ALC Resolution #374/2004 the ALC excluded five parcels (4.4 ha) from the Yennadon Lands area.
- In 2004, by ALC Resolution #375/2004, the ALC excluded one parcel (1.1 ha) from the Yennadon Lands area.
- In 2018, by ALC Resolution #158/2018, the ALC excluded one parcel from the Yennadon Lands area (0.4 ha).

The remaining ALR parcel is still subject to the ALC Act and its regulations, and as such ALC staff, at this time, do not support the proposed redesignation of the property from *Agricultural* to *Industrial*. The Proposal acknowledges that the remaining ALR parcel will need to go through the ALC exclusion process in order to permit *Industrial* uses on that site. The City further acknowledges that as a result of changes to the exclusion process, the City will need to make this exclusion application on their behalf. Should the City choose to forward an exclusion application to the ALC, the ALC can review the merits of the proposal at that time.

ALC staff also note that the Yennadon lands abut the ALR on eastern perimeter, across 232 Street. While the road will provide some natural buffering, the attached design guidelines did not provide further details regarding proposed setback and buffering provisions along the ALR boundary. City staff may wish to consult the Ministry of Agriculture, Food, and Fisheries' *Guide to Edge planning* and consider the establishment of a vegetative buffer along the non-ALR/ALR boundary.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-2026 or by e-mail (shannon.lambie@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

S. Lambie

Shannon Lambie, Regional Planner

CC: Ministry of Agriculture – Attention: Jeffrey Weightman
(Jeffrey.weightman@gov.bc.ca)

46794m1

Amanda Grochowich

From: FLNR SurreyLandManage ARFD FLNR:EX
<AuthorizingAgency.SurreyLandManage@gov.bc.ca>
Sent: September 22, 2021 2:13 PM
To: Amanda Grochowich
Subject: RE: Formal Referral Request: 2016-195-CP Re-designation of the Yennadon Lands to Industrial (Employment Park Category)

EXTERNAL EMAIL: Don't click on links or open attachments you don't trust.
COURRIEL EXTERNE: Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes suspects.

Hi,

The area in question is composed of Municipal and private property; Crown Land interests are unaffected. Crown Land Authorizations has no comments on this proposal.

Thank you,



Esme Fysh (*she/her*)

Authorizations Specialist (Land)

Ministry of Forests, Lands & Natural Resource Operations and Rural Development

Crown Land Authorizations – South Coast Regional Office

T: (236) 455-1904 E: Esme.Fysh@gov.bc.ca

Located on the ancestral territories of the Shxw'ow'hamel, Katzie, Kwantlen, Sto:lo, Skawahlook, Seabird Island, Tsawwassen, Hul'qumi'num, Kwikwetlem, Semiahmoo, and Musqueam Peoples.

From: Amanda Grochowich <>
Sent: September 8, 2021 2:44 PM
To: FrontCounter BC FLNR:EX <FrontCounterBC@gov.bc.ca>
Cc: Employment Lands <employmentlands@mapleridge.ca>
Subject: Formal Referral Request: 2016-195-CP Re-designation of the Yennadon Lands to Industrial (Employment Park Category)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

Please see attached City of Maple Ridge Council report which discusses the proposed re-designation of the Yennadon Lands to Industrial (Employment Park Category). It includes an Official Community Plan Amending Bylaw for First Reading. This Amending Bylaw received First Reading at the May 11, 2021 Council meeting. The report also includes Development Permit Area Guidelines, which are attached for your information.

We are requesting that any comments from the Ministry of Environment be received within 30 days from the date of this letter. In the meantime, should you have any questions or require further information please contact Amanda Grochowich at 604.463.5221 ext 5566 or agrochowich@mapleridge.ca.

Thank you,

Amanda Grochowich, MCIP, RPP
Planner



City of Maple Ridge
11995 Haney Place, Maple Ridge, BC V2X 6A9
Tel: 604-463-5221 ext 5566 Fax: 604-466-4327
[Web](#) [Open Government Portal](#)

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October 7, 2021

File: CR-07-01-MRI
Ref: 47876918

Amanda Grochowich, MCIP, RPP, Planner
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Dear Ms. Grochowich:

Yennadon Lands OCP Amendment, Your File No. 2016-195-CP

Thank you for the opportunity to review and comment on this Official Community Plan amendment application, which is for the re-designation of the Yennadon Lands for future employment uses.

This letter provides comments from Metro Vancouver staff from the Regional Planning and Housing Services, Water Services, and Parks and Environment Departments.

Regional Planning and Housing Services

13 properties, 25.4 hectares in area, known as the Yennadon Lands, comprises the proposed amendment area. The subject area is split-designated Agricultural and General Urban by *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, and a portion falls outside of the Urban Containment Boundary and is within the Agricultural Land Reserve (ALR).

1. The referral package indicates that the City of Maple Ridge proposes to amend its OCP land use designation for the subject area to Industrial (Employment Park Category). It is unclear whether the City intends to request an amendment to the current *Metro 2040* regional land use designations to either Industrial or Mixed Employment; confirmation is needed. The intended differences between the two designations are:
 - The regional Industrial designation is intended for light and heavy industrial uses; does not permit residential uses (including live / work); and
 - The regional Mixed Employment designation is intended for industrial uses as well as a range of employment uses and limited commercial uses that support the primary industrial function; does not permit residential uses (including live / work).

As a comparison, the current General Urban regional land use designation (for a majority of the subject area), permits residential uses as well as commercial centres supported by shopping, services and institutions.

48127578

2. Any industrial uses proposed in the area should be designed and developed in a manner so as to avoid possible conflicts with surrounding non-industrial land uses. Information about industrial land uses including intensification and densification can be found on Metro Vancouver's website: www.metrovancouver.org/services/regional-planning/industrial-lands.
3. Agricultural lands in the region are often negatively impacted by urban edge development and noticeably benefit from the use of extensive buffering on the urban edge of development sites. Consider applying the Ministry of Agriculture recommendations for promoting compatibility along the agricultural-urban edge included in their [Guide to Edge Planning](#) for this development site.
4. Goods movement and associated truck routes are critically important for most types of industrial uses, and thus the connections with the City's and region's transportation network should be closely considered as part of future needs for this area.
5. Depending on the scale of employment planned, this location may be a source of major trip-generating uses which are more consistent with regional Urban Centres or Frequent Transit Development Areas. Please confirm how the City defines 'major-trip generating uses' beyond what is in the City's current Regional Context Statement and provide additional information on how Single Occupancy Vehicle traffic will be managed to and from this location.
6. As noted on the map below titled "Maple Ridge Official Community Plan Amending", the City plans to designate lands in yellow as 'Conservation' in the OCP; the lands in green are currently regionally designated Conservation and Recreation in *Metro 2040*. Would the City also consider re-designating the lands in yellow to the regional Conservation and Recreation regional land use designation as part of this *Metro 2040* amendment? Re-designation to Conservation and Recreation would align with *Metro 2040* and *Metro 2050's* draft policies under Goal 3, increasing protection for some of the sensitive ecosystems in this area (Figure 1) and supporting ecosystem connectivity across the landscape.



Figure 1 Sensitive Ecosystems (Dark Purple) and Modified Ecosystems (slightly disturbed sensitive ecosystems - Light Purple) from Metro Vancouver's Sensitive Ecosystem Inventory (2014)

7. Regarding protected sensitive ecosystems and significant trees, those areas are significantly reduced in Concept 4 compared to Concept 2 (shown below). Is the City able to provide additional information about the rationale for this change?



8. Regarding "Appendix A – Schedule 2 - DP Guidelines", we ask that the City consider:
- adding a guideline about all building owners maintaining the planting media and plant material in accordance with generally accepted landscape maintenance practices, replacing each as necessary;
 - including a guideline encouraging installation of green roofs where possible and appropriate, and ensuring 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;
 - adding a guideline about using wildlife-friendly design (e.g. [bird-friendly design](#) reduces bird mortality and supports biodiversity); and
 - referring to the [Urban Tree List for Metro Vancouver in a Changing Climate](#). Note that many of the tree species listed on page 28 (e.g. red alder, vine maple, red maple, paper birch, pacific dogwood, western redcedar, western hemlock) may not tolerate future climate conditions.
9. Consider assessing the potential changes this land use will have on the City's tree canopy cover, carbon storage and carbon sequestration abilities, and other ecosystem services. Will tree retention and replacement requirements under the City's Tree Protection and Management Bylaw allow the City to retain its overall canopy cover within the urban containment boundary? This information will be helpful to assess Maple Ridge's contribution to the regional tree canopy cover target in the *Metro 2050* draft. The intent is that all member jurisdictions will aim to retain or increase canopy cover in urban areas. By Metro Vancouver's calculations, the regional 40% target is achievable if members currently below 40% tree canopy within the Urban Containment Boundary (UCB) increase by 6-15%, and those currently above 40% retain their tree canopy; in 2014 Maple Ridge had [46% within the UCB in 2014](#).
10. Depending on how the City wishes to proceed with this OCP amendment application, a Type 2 RGS amendment will be required to amend the UCB, amend the Agricultural regional land use designation, and amend the General Urban regional land use designation to either Industrial or Mixed Employment. This can all be done with one amendment. Details on the process and

requirements associated with a Type 2 amendment are set out in [Regional Growth Strategy Implementation Guideline #2](#).

Water Services

11. Metro Vancouver's closest water infrastructure is the GVWDs 914 mm diameter Maple Ridge Main which is south of the development area and runs parallel to Abernathy Way crossing at 227 Street, 228 Street and 232 Street, and the GVWD's 762 mm diameter Maple Ridge Main which runs within the road alignment of 232 Street, south of Abernathy Way to Dewdney Trunk Road. The proposed development will not impact Metro Vancouver Water Services Operations and Maintenance. Early engagement with Metro Vancouver's Water Services staff is recommended to assess proximal impacts associated with project to these mains.
12. When available, please provide projected water demand for the redevelopment to Water Services staff.
13. In addition to water conservation in the landscaping plans, it is recommended that water conservation measures be considered in the *Building Design and Articulation*, including low flow plumbing and water reuse systems.

Parks & Environment

14. The *Regional Greenways 2050* plan (RG2050) is not identified or discussed in the staff report to Council. RG2050 identifies a proposed greenway route along the portion of 128th Avenue which forms the northern boundary of the subject properties. This greenway alignment was identified in consultation with Maple Ridge staff, and *Policy 5.1.14(e)* of the draft *Metro 2050* includes notes that member jurisdictions will "... support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10."
15. The two concept plans included in the staff report identify a trail or a multi-use path along the 128th Avenue side of the proposed development area which is consistent with RG2050. The drawings and staff report do not formally identify them as "regional greenway" or link it to the regional plan. It is noted that while RG2050 was developed in consultation with staff of member jurisdictions it was not formally adopted by councils.

Thank you once again for providing Metro Vancouver with the opportunity to comment on this proposed amendment. We are encouraged to see the City of Maple Ridge's efforts to increase the supply of industrial and employment lands particularly as the Metro Vancouver region has an acute shortage of industrial lands and strong demand for industrial space.

We look forward to continuing to work with you to ensure that the growth planned through this and other developments continues to align with the regional growth strategy and the City's Regional Context Statement, and that Metro Vancouver's population, employment and servicing demand and growth projections are up to date.

If you have any questions, please contact me at 604-451-6024 or carla.stewart@metrovancover.org.

Sincerely,



Carla Stewart, MCAHP, MCIP, RPP
Senior Planner, Regional Planning & Housing Services

JS/cs

48127578



February 22, 2022
City of Maple Ridge
11995 Haney Place, Maple Ridge, BC
V2X 6A9

Sent by email: rstott@mapleridge.ca
agrochowich@mapleridge.ca

Attention: Rodney Stott and Amanda Grochowich, City of Maple Ridge

Re: Review of *Water Sustainability Act* applicability at Yennadon Lands, Maple Ridge

Thank you for the meeting regarding the Yennadon area on January 25, 2022. We understand this area is undergoing review to prepare a new Community Plan to re-designate the area to Industrial. This area will require regulation under the Provincial *Water Sustainability Act* (WSA) with strong collaboration with the City of Maple Ridge. Please accept the following guidance and conditions to ensure the City's plans and future (private) development applications are compliant with the WSA.

Climate change and extreme weather events are strengthening the call for protection and restoration of British Columbia's watersheds to ensure community health and wellbeing. Streams and wetlands play a significant role in flood mitigation, drought prevention, climate change, water quality and water quantity. The modernized WSA legislation has a strong focus on sustainability of our watersheds for now and into the future. Section 16 (Mitigation Measures) offers powers for Statutory Decision Makers to require mitigation measures if project works are likely to impact the water quality, water quantity, and/or the aquatic ecosystem of a stream.

The Yennadon area is comprised of streams, headwater wetlands, and wet-land complexes, that when developed, will likely change the water storage and attenuation capacity of the area, potentially resulting in flashy flows to the downstream environment. Additionally, the existing streams and wetlands on the Yennadon Lands have ecological value that may be negatively impacted by proposed development. It is the Ministry of Forests, Lands, Natural Resource Operations and Rural Development's (FLNRORD) determination that modifications to this area do have potential to negatively impact the downstream receiving environments if they are not managed holistically.

To avoid harm to the Yennadon area, a watershed-based approach to the protection, mitigation, and restoration of the area needs to be taken with the goals of maximum habitat protection and habitat gains on the site. Long term health and functionality of the natural water features identified on site (particularly headwater areas), management of local drainage issues related to



seasonal flooding, high water tables, and drainage would all need to be considered in a comprehensive manner with input from both the City and the senior environmental agencies. A holistic review of the site should involve a comprehensive **Environmental Protection Plan (EPP)** and an **Integrated Stormwater Management Plan (ISMP)** prepared by the City.

An ideal EPP would consider the role of mature forests, and wildlife corridors to the functionality of the aquatic ecosystem. Potential for enhancement, restoration and compensation on the larger site must maintain ecological function and natural processes and should follow the City of Maple Ridge's policies and routine best practices to result in net habitat gains wherever possible. Detailed information will be required from the environmental and forestry professionals on how the healthier mature forest areas surrounding the wetlands, watercourses, and sensitive headwater areas are going to be protected or retained to assist with maintaining ecological integrity, diversity, and with the natural water management services they provide for the area. A risk assessment would need to be provided to ensure avoidance or mitigation of impacts such as blowdown, compaction, or wildlife concerns from occurring in and around the forest edge areas. Suitable buffers would need to be created for these areas.

An ISMP focused on natural drainage and flood management practices that utilize existing natural features as well as comprehensive bio-engineering solutions (e.g., facilities on developable lands that are designed to enhance, mimic, and resemble natural areas, features, and processes) for the entire Yennadon site would be best. FLNRORD should review/approve these plans to ensure compliance with the WSA, and to provide future developers greater certainty that their development aligns with Provincial legislation. Detailed information from the qualified environmental professionals on how the headwaters to Coho Creek and the contiguous wetland features are going to be protected, retained, and maintained with suitable base flows. Stormwater plans and habitat enhancement designs in the marginal surrounding wetted areas will be required. Appropriate qualified environmental professionals will need to work with FLNRORD wetland experts with regards to the marginal wetland areas and the contiguous wetland areas with respect to classification, protection, mitigation, and compensation. Any major variations from a pre-agreed ISMP would need to be reviewed and approved by the Province prior to implementation, possibly through a WSA authorization process.

The EPP, ISMP, and any future applications in the Yennadon area, should include a detailed assessment of headwater areas, micro wetlands flowing directly into the streams, and other surrounding water features (ponds, including isolated, discrete ephemeral wetlands) that contribute directly to health, flows, food/nutrients, or habitat for fish bearing systems. The plans should aim to follow the principles of the BC Environmental Mitigation Policy (<https://www2.gov.bc.ca/gov/content/environment/natural-resource-stewardship/laws-policies-standards-guidance/environmental-guidance-and-policy/environmental-mitigation-policy>), which state first and foremost to avoid impacts to streams, ponds, wetlands, and surrounding riparian habitat that directly contribute to the health and connectivity of these aquatic ecosystems. Non-avoidance will likely require a much more rigorous process and requirements for compensation.



There is potential for flexibility by FLNRSDM's to work with the City of Maple Ridge and landowners to responsibly manage, integrate, and use best practices around some of the existing marginal outlying wetland areas that have been historically disturbed. FLNRSDM's may consider relocation of marginal streams/ditches or reduction of Streamside Protection Regulation (SPR) setbacks along some of the less sensitive water conveyance channels and wetted areas/marginal micro- wetlands identified on site if a valid biological rationale can justify how the compensation and mitigation on site would result in a healthier, functional riparian zone and integrated stormwater management zone for the larger site. For example, there may be potential for relocation of some sections of drainage conveyance ditches and more isolated wetlands and ponds on the condition that they are adequately compensated for elsewhere on site and will provide both functional habitat and stormwater management.

The province has updated much of the guidance regarding working around water. Please refer to the links below for the most up to date information:

- [Working Around Water - Province of British Columbia \(gov.bc.ca\)](#)
- [A User's Guide for Changes In and About a Stream in B.C.](#) replaced the [User's Guide for Working In and Around Water \(2005\)](#) on January 10, 2022.
- [Requirements and Best Management Practices for Making Changes In and About a Stream in B.C.](#) replaced the [Standards and Best Management Practices for Instream Works \(2004\)](#) on January 10, 2022.
- [Appendix](#) to the Requirements and Best Management Practices for Making Changes In and About a Stream in B.C.
- [Frequently Asked Questions](#) about the updated guidance

I encourage you to share this letter of advice with your planning and engineering departments, along with any other applicable personnel within the City of Maple Ridge.

If you have any questions or concerns regarding this guidance, please contact our team.

Sincerely,

Emily Elsliger
Assistant Water Manager | Stream Management
South Coast Region
Email: Emily.Elslinger@gov.bc.ca (with cc' to: WaterActReferrals.LowerMainland@gov.bc.ca)



September 10, 2021

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

Attention: Amanda Grochowich

Dear Ms. Grochowich:

Re: File #: 2016-195-CP
Subject: Re-designation of the Yennadons Lands to Industrial (Employment Park Category)

The proposed application would affect the student population for the catchment areas currently served by Yennadon Elementary and Garibaldi Secondary School.

Yennadon Elementary has an operating capacity of 628 students. For the 2020-21 school year the student enrolment at Yennadon Elementary was 657 students (104.6% utilization) including 79 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2020-21 school year the student enrolment at Garibaldi Secondary School was 946 students (90% utilization) including 273 students from out of catchment.

Sincerely,

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

cc: Rick Delorme
David Vandergugten
Derek Oppedisano



TransLink
400 - 287 Nelson's Court
New Westminster, BC V3L 0E7
Canada
Tel 778.375.7500
translink.ca

South Coast British Columbia
Transportation Authority

October 22, 2021

Amanda Grochowich
Planner
Planning & Development
11995 Haney Place,
Maple Ridge, BC, V2X 6A9

Dear Ms. Grochowich,

Re: Proposed OCP Amendment No. 7734-2021 (Yennadon Lands)

Dear Ms. Grochowich,

Thank you for your correspondence dated September 17, 2021 and for the opportunity to provide early comments on the City of Maple Ridge Official Community Plan Amending Bylaw No. 7734-2021, which seeks to re-designate the Yennadon Lands (128th Avenue and 232nd Street) from Agricultural to Industrial (Employment Park Category) for the purpose of creating a business park.

TransLink provides comments on our partner agency plans and initiatives based on:

- Our legislated mandate to review OCP amendments and development proposals for regional transportation implications, and to support Metro Vancouver's Regional Growth Strategy (RGS);
- Policy direction in the [Regional Transportation Strategy](#) (RTS) to work with partner agencies in advancing shared regional objectives and integrated land use and transportation planning; and
- The [Transit-Oriented Communities Design Guidelines](#) (TOCDGs), a tool to support the planning and design of communities that integrate land use with sustainable transportation.

After reviewing the materials, we have the following key comments:

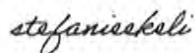
- TransLink supports the focus of population and employment growth in designated Urban Centres, Frequent Transit Development Areas (FTDAs) and within 800-metres (approximately 10-minute) walkshed of the Frequent Transit Network (FTN), where transit service runs at least every 15 minutes in both directions throughout the day and into the evening, every day of the week. The site is currently served by routes 741 and 733 both of

which have a frequency of 30 to 60 minutes on weekdays but may not operate throughout the entire day or on 7 days a week. Both routes offer service to the FTN at Haney Place bus exchange and to Port Haney West Coast Express (WCE) station. Given that the site is located outside of Maple Ridge Town Centre and is not located within a 10-minute walk to the Frequent Transit Network (FTN), improving active transportation connections to the FTN will be important in promoting sustainable modes of travel to/from the site and to deter the use of private automobiles. Noting that any bikeway improvements would need to be designed to minimize conflicts with buses, it would be particularly important to provide safe, accessible, and comfortable active transportation routes from the site to:

- the FTN and RapidBus at Haney Place bus exchange; and,
- the West Coast Express (WCE) at Port Haney Station.
- We encourage the City to look for opportunities to improve the safety of active transportation modes surrounding the site, such as adding signalized crosswalks at key pedestrian crossings and sidewalks on both sides of the road along 232nd Street and 128th Avenue. We also suggest improving existing bus stops on these roads to include bus shelters, to increase the comfort and attractiveness of transit as a travel option in the area.
- Given that 232nd Street is part of the Major Road Network (MRN), the City would be required to obtain TransLink approval should any new accesses to/from the MRN be proposed. The South Coast British Columbia Transportation Authority (SCBCTA) Act requires that a municipality have TransLink approval to take, authorize or permit any action that:
 - Reduces the capacity of the Major Road Network (MRN) to move people; and/or
 - Prohibits the movement of trucks on any road (except for Provincial highways).
- TransLink's TravelSmart team has recently completed the TDM Guidelines for New Developments in Metro Vancouver (attached). We strongly encourage the City to refer to these guidelines to develop a TDM Plan for the site, given it is not located within the regionally designated Town Centre or in close proximity to the FTN. A TDM plan would aid in reducing incentives to drive alone and would help to promote sustainable modes of travel. Please contact the TravelSmart team at travelsmart@translink.ca for further information.

We appreciate the opportunity to provide comment on the OCP Amendment for the Yennadon Lands and look forward to continued coordination with the City of Maple Ridge. Please contact me at stefanie.ekeli@translink.ca should you have any questions or wish to discuss further.

Kind regards,



Stefanie Ekeli
Planner, Partner Planning

Attachments: TransLink's TDM Guidelines for New Developments in Metro Vancouver



TO: Planning Department (Amanda Grochowich) **DATE:** February 9, 2022
FROM: Engineering Department (Rachel Ollenberger)
ENG. FILE NO.: 11-5245-20-Yennadon Employment lands

The Planning department has referred out the proposed OCP Amendment No.:7734-2021 (Yennadon Lands) to allow

Water:

The Yennadon Lands ("The Lands") are currently serviced by municipal water on both 128 Avenue and 232 Street. Each application to develop will be required to model the existing water system to determine if there is capacity to service the proposed development. That analysis report is also required to provide recommendations on the required diameter of any new watermains to ensure the development meets the City's requirement for fire flows.

Sewage:

The Lands are currently serviced by municipal sewer on both 128 Avenue and 232 Street. As with water, each application to develop will be required to model the existing sanitary system to determine if there is capacity to service the proposed development. The City's current sewer master plan has flagged that the sanitary sewer on 232 Street is at capacity and upgrades may be required. As is the practice, if a development wished to proceed ahead of schedule infrastructure upgrades, they can access the City's Latecomer Policy and/or development cost charge reductions to recoup construction costs. The sewer main on 128 Avenue is a trunk main and direct connection by individual services are not permitted.

As with water, the analysis report submitted in support of a development will provide recommendations on the required diameter of any new sewer mains to ensure the development meets the City's design criteria.

As mentioned in this report, there are two properties that are currently outside Metro Vancouver's Urban Containment Boundary (UCB). If the UCB is not adjusted to include these two properties prior to an application being received, they will need to be requested, via a Council resolution, for permission to connect to the City's sewer mains.

Drainage:

Currently the Lands are serviced by a municipal storm sewer on 232 Street only. Any development application will be required to address road drainage as part of their application. The Lands are bisected by Coho Creek and that watercourse provides a key focus on how drainage and stormwater will be managed and integrated into the design guidelines for future applications. There is a focus on proposing green infrastructure alternatives in the design of the buildings to ensure runoff volumes and water quality are being addressed.

Servicing will be designed to anticipate climate change including floodways and dry pond areas for emergency stormwater management.

Groundwater and the impact of a high groundwater table on the ultimate design of the buildings and servicing will need to be addressed on an application by application basis.

Traffic and Transportation:

The City has Traffic Impact Assessment Guidelines that may be triggered by a development application. 232 Street is an arterial road and no single-site direct access will be permitted. 128 Avenue is a collector and direct access will be discouraged. It is anticipated that new roads will be used to access the internal site. Both existing fronting roads are designated bike routes and bike facilities will be incorporated into the servicing designs. In addition, 128 Avenue is a horse route and the existing horse trail established to the west will be continued east. There will be no road connections to the existing residential streets to the west.

Yennadon Elementary is located approximately 200m to the east and traffic volumes at peak school times are a challenge at the 128 Avenue/232 Street intersection. Currently some of the vacant lands within the study are used unofficially 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 congestion issues.

232 Street is part of the Major Road Network (MRN) and any new accesses to/from the MRN will require Translink approval. As development applications are made, Engineering will review opportunities to improve existing bus stops which could include the construction of bus shelters.

Development Sequencing:

Under Concept 2 there is little ability to "leapfrog" development. New road access from 128 Avenue must align with 230 Street on the north side of 128 Avenue. New road access from 232 Street must be a sufficient distance from the 128 Avenue/232 Street intersection. All services, except for drainage, need to be brought from these existing roads. The internal road layout is flexible depending on the type and size of application that the City receives. It is anticipated that the first application will determine the layout of the Lands.

As applications to developer are received there may be additional studies and requirements that are required. Ground truthing may also impact how servicing is to be addressed.

Regards,

Rachel Ollenberger, ASCT
Manager of Infrastructure Development



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: April 5, 2022
FILE NO: 01-0540-01

FROM: Chief Administrative Officer

MEETING: Committee of the Whole

SUBJECT: Award of Contract: Annual Pavement Rehabilitation Program – Various Locations
Contract Renewal: ITT-OP21-30

EXECUTIVE SUMMARY:

In support of Council's commitment to infrastructure renewal and replacement, the City continues to manage the pavement rehabilitation program to maintain the overall condition of the road network in a cost-effective and sustainable manner. This report outlines the first year of optional contract extension renewal of the Pavement Rehabilitation Program Contract awarded to B.A. Blacktop Ltd. in 2021.

In 2020, the City completed field data collection of pavement inventory and a surface condition survey of arterial, collector and local roads, resulting in a comprehensive report that detailed the surface and sub-surface condition of Maple Ridge's road network. Based upon the data a multi-year program was developed to prioritize repaving locations to optimize pavement service life while lowering annual maintenance costs. In 2021, B.A. Blacktop Ltd. was awarded the contract for the Pavement Rehabilitation Program for \$3.8 million, with the option to extend for up to two individual one-year terms.

The previous data collection was undertaken in 2014 and comparison of the measured degree of cracking and pavement roughness indicates an increase in overall network performance based on the improvement of the overall pavement condition index by approximately 11% from 2014 to 2020. This year's program consists of a total investment of \$3,357,983.63 in rehabilitation works on 15.9 km of roads.

The cost of asphaltic cement has increased by 36% since the 2021 contract and as such the price of asphalt has increased 25% within this same 12 month timeframe. This market escalation has reflected in an increase of 13% in the cost per kilometre of road since 2021.

The intent of this report is to award a contract extension to B.A. Blacktop Ltd. to complete road work improvements as outlined in this report.

RECOMMENDATION:

That the contract extension for the 2021 contract for the Pavement Rehabilitation Program (ITT-OP21-30) be renewed with B.A. Blacktop Ltd. in the amount of \$3,357,983.63 excluding taxes; and

That a contingency for any adjustments, including Changes and agreed to Extra Work in the contract up to 15% of the value of the contract (\$503,697.54 excluding taxes), be approved; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

In 2021, the City tendered the unit price paving contract and subsequently awarded the contract to B.A. Blacktop Ltd. which contained the option to renew up to two additional one year terms. 2022 is the first year of the optional renewal and the Program will be retendered in 2024 should the third and final year be renewed.

For 2022, there are approximately 15.9 km of roads identified for rehabilitation, which have been selected based on the recommendations of the 2020 Roadway Data Collection and Pavement Management System Report, in conjunction with the coordination of planned utility infrastructure improvements, and by economically combining adjacent road segments requiring rehabilitation. A contingency of \$503,697.54 has been allotted to mitigate against unforeseen costs such as escalating oil prices and additional works needed to address any unknown defects. An escalation of 5.5% in the price asphaltic cement would translate to an estimated increase of 2% in the price of asphalt.

The 31 roads identified for rehabilitation under the program this year are:

Site 1	216 St - Dewdney Trunk Rd to Abernethy Way
Site 2	Dewdney Trunk Rd - 230 St to Cottonwood Drive
Site 3	227 St - 119 Ave to Dewdney Trunk Rd
Site 4	227 St - Dewdney Trunk Rd (30m N) to Abernethy Way
Site 5	227 St - Abernethy Way to 128 Ave
Site 6	128 Ave - 227 to 230 St
Site 7	125A Ave - 227 St 22554 Ave (including 226 St Cul-de-sac)
Site 8	126 Ave - 232 St to West End
Site 9	232 St Cottonwood Drive to Kanaka Way
Site 10	256 St - 11232 256 St to 112 Ave
Site 11	222 St - Dewdney Trunk Road to 123 Ave
Site 12	122 Ave - 248 St to 250 St
Site 13	121 Ave - 248 St to 250 St
Site 14	Smith Ave - 248 St to 250 St
Site 15	Lillian Ave - 121 Ave to 122 Ave
Site 16	Halnor Ave - 248 St to West End
Site 17	117 Ave - 256 St to 25433 117 Ave
Site 18	121 Ave - 224 St to Edge St
Site 19	Edge St - 121 Ave to Brown Ave
Site 20	245 St - McClure Drive to 104 Ave
Site 21	Jackson Rd - 102 Ave to 104 Ave
Site 22	Blackstock St - 124 Ave to 126 Ave
Site 23	207 St - Lougheed Highway to Camwood Drive
Site 24	207 St - Dewdney Trunk Road to Lougheed Highway
Site 25	Camwood Ave - 207 St to Stevens Street
Site 26	252 St Dewdney Trunk Rd to 124 Ave
Site 27	124 Ave - 252 St to 254 St
Site 28	254 St - 124 Ave to 125 Ave
Site 29	125 Ave - 254 St to 256 St
Site 30	98 Ave - 256 St to 264 St
Site 31	132 Ave - 224 St to 232 St

b) Strategic Alignment:

Improved road conditions align with Council's Growth priority of the Strategic Plan in support of community growth by providing reliable and safe transportation routes.

c) Citizen Implications:

During paving operations, there may be some traffic disruptions that will be advertised ahead of time, through the City's communications platforms. Traffic management plans will also be put in place to minimize delays for the public.

d) Interdepartmental Implications:

City departments including Planning, Parks and Engineering were consulted prior to finalizing the list of roads to be included in the contract to ensure that pavement rehabilitation do not conflict with development or other underground utility projects.

e) Financial Implications:

The 2022 Pavement Rehabilitation Program includes funds from the approved Financial Plan for a total investment of approximately \$4.6 million, including approximately \$430,000 in funding from TransLink.

The pricing included is based on current market oil prices. Due to the uncertainty of the oil markets, a qualification clause has been included which addresses any escalation/de-escalation in the asphaltic cement liquid rates. This clause provides the City with the most competitive pricing while addressing the risks associated with the current market uncertainty. The City of Maple Ridge has the ability to address this risk through the utilization of a portion of the contingency and the ability to remove up to 25% of the sites from the work.

f) Policy Implications:


The City's Corporate Asset Management Policy No. 9.13 details the principles for implementing a consistent and coordinated approach in managing City assets to demonstrate sound fiscal stewardship and secure long-term infrastructure sustainability within the City.

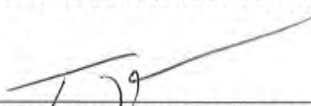
g) Alternatives:

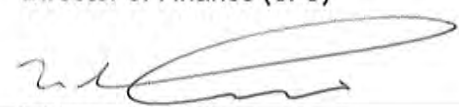
An alternative approach would be to defer road rehabilitation projects. This would significantly reduce road conditions over the next several years but significantly increase the longer-term rehabilitation costs the City would incur. Once a road reaches complete failure, it must be completely reconstructed as opposed to a rehabilitation approach. Full road reconstruction is more than three times the cost of scheduled rehabilitation and is not a recommended approach.


CONCLUSION:

The recommended contract extension continues Council's commitment to infrastructure renewal and replacement. Upon award of the contract, work will commence in the spring and summer of 2022.


Prepared by: **Kirk McLeod**
Acting Superintendent of Roads and Fleet


Reviewed by: **Trevor Thompson, BBA, CPA, CGA**
Director of Finance (CFO)


Reviewed by: **Walter Oleschak**
Acting Director of Engineering Operations


Approved by: **David Pollock, P.Eng**
General Manager Engineering Services


Concurrence: **Scott Hartman**
Chief Administrative Officer