



City of Maple Ridge

PUBLIC HEARING

May 17, 2022

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA

May 17, 2022

7:00 pm

Virtual Online Meeting including Council Chambers

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

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

This Agenda is also posted on the City's Website at: www.mapleridge.ca/AgendaCenter

- 1) 2016-195-CP, Employment Lands: Re-designation of the Yennadon Lands to Industrial (Employment Park Category)

The subject application is to re-designate the Yennadon Lands for an employment future to increase the City's supply of employment lands. The Yennadon Lands include 12 subject properties, generally located at 128 Avenue and 232 Street, as shown on the maps within the staff report and bylaws.

1a) Maple Ridge Official Community Plan Amending Bylaw No. 7734-2021

First Reading: May 11, 2021

Second Reading (as amended): April 12, 2022

Purpose: To amend the Official Community Plan Bylaw No. 7060-2014 to:

- introduce a new category "Employment Park" to the existing *Industrial* land use designation;
- amend Employment Policy (6-44) to reflect the Yennadon Lands Employment Park;
- amend Section 6.4 to include the Employment Park policy;
- introduce the Yennadon Lands Employment Park Development Permit Area Guidelines; and
- to amend the Zoning Matrix to include the Employment Park Land Use Category and the new M-7 (Employment Park Industrial) zone.

1b) Maple Ridge Official Community Plan Amending Bylaw No. 7735-2021

First Reading: May 11, 2021

Second Reading (as amended): April 12, 2022

Purpose: To amend the Urban Area Boundary to include the Yennadon Lands in their entirety, and to re-designate lands from *Agriculture* to *Industrial* and *Conservation*.

1c) **Maple Ridge Official Community Plan Amending Bylaw No. 7838-2022**

First Reading: April 12, 2022

Second Reading: April 12, 2022

Purpose: To re-designate lands from *Agricultural* to *Industrial*.

- 2) **2020-421-RZ, 12026 Dunbar Street and 22137 Dewdney Trunk Road**
Lot 109 District Lot 396 Group 1 New Westminster District Plan 26368; and
Lot 110 District Lot 396 Group 1 New Westminster District Plan 26368

The subject application is to permit the future construction of a six-storey, mixed use, commercial/residential apartment building with approximately 100 residential units and commercial units on the ground floor.

2a) **Maple Ridge Zone Amending Bylaw No. 7690-2020**

First Reading: January 26, 2021

Second Reading: April 12, 2022

Purpose: To rezone the subject properties from RS-1 (Single Detached Residential) to C-3 (Town Centre Commercial).

- 3) **2018-429-RZ, 11052 240 Street**
Lot 3 Section 10 Township 12 Group 1 New Westminster Land District Plan 17613

The subject application is to permit a future subdivision of approximately five lots.

3a) **Maple Ridge Official Community Plan Amending Bylaw No. 7514-2018**

First Reading: April 12, 2022

Second Reading: April 12, 2022

Purpose: To re-designate a portion of the subject property from *Low/Medium Density Residential* to *Conservation*.

3b) **Maple Ridge Zone Amending Bylaw No. 7515-2018**

First Reading: November 27, 2018

Second Reading (as amended): April 12, 2022

Purpose: To rezone a portion of the subject property from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential).

- 4) **2019-001-RZ, 24440 128 Avenue**
Lot 1 Section 22 Township 12 New Westminster District Plan 23770

The subject application is to permit a future subdivision of six bare-land strata lots.

4a) **Maple Ridge Official Community Plan Amending Bylaw No. 7832-2022**

First Reading: April 12, 2022

Second Reading: April 12, 2022

Purpose: To re-designate a portion of the subject property from *Suburban Residential* to *Conservation*.

4b) **Maple Ridge Zone Amending Bylaw No. 7528-2019**

First Reading: January 29, 2019

Second Reading: April 12, 2022

Purpose: To rezone a portion of the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential).

5) **2020-250-RZ, 23939 Fern Crescent**
Lot 45 Section 28 Township 12 New Westminster District Plan 63118

The subject application is to permit a future subdivision of approximately five lots.

5a) **Maple Ridge Official Community Plan Amending Bylaw No. 7691-2020**

First Reading: April 12, 2022

Second Reading: April 12, 2022

Purpose: To re-designate a portion of the subject property from *Low Density Urban* to *Conservation*.

5b) **Maple Ridge Zone Amending Bylaw No. 7692-2020**

First Reading: January 12, 2021

Second Reading: April 12, 2022

Purpose: To rezone a portion of the subject property from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential).

6) **2021-131-RZ, 23103 136 Avenue**
Lot 1 Section 32 Township 12 New Westminster District Plan EPP70286 Except Plan EPP75644

The subject application is to permit a future subdivision of approximately 20 lots.

6a) **Maple Ridge Official Community Plan Amending Bylaw No. 7839-2022**

First Reading: April 12, 2022

Second Reading: April 12, 2022

Purpose: To re-designate a portion of the subject property from *Conservation* and *Civic* to *Medium Density Residential*.

6b) **Maple Ridge Zone Amending Bylaw No. 7725-2021**

First Reading: April 13, 2021

Second Reading: April 12, 2022

Purpose: To rezone a portion of the subject property from A-2 (Upland Agricultural) to R-2 (Single Detached (Medium Density) Urban Residential).

7) **2021-244-RZ, 13917 & 13992 Silver Valley Road and 13897 & 13960 232 Street**

Lot 4 Except: Firstly: Part on Plan with Bylaw filed 34267, Secondly: Part Lying South and East of Road Shown on Plan with Bylaw Files 34267, Thirdly: Part on Plan 26732, Block "C" Section, Section 33, Township 12 New Westminster District Plan 2409;

Lot 8 Section 33 Township 12 New Westminster District Plan 13766;

Lot 15 Section 33 Township 12 New Westminster District Plan 26732; and

Lot 1 Block "C" Section 33 Township 12 New Westminster District Plan 2409

The subject application is to permit a future subdivision of approximately 17 lots.

7a) **Maple Ridge Official Community Plan Amending Bylaw No. 7846-2022**

First Reading: April 26, 2022

Second Reading: April 26, 2022

Purpose: To re-designate portions of the subject properties from *Eco Cluster* to *Conservation*.

7b) **Maple Ridge Zone Amending Bylaw No. 7768-2021**

First Reading: July 13, 2021

Second Reading (as amended): April 26, 2022

Purpose: To rezone portions of the subject properties from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential).

CITY OF MAPLE RIDGE

NOTICE OF VIRTUAL ONLINE PUBLIC HEARING INCLUDING COUNCIL CHAMBERS

TAKE NOTICE THAT A PUBLIC HEARING is scheduled for Tuesday, May 17, 2022 at 7:00 p.m. This meeting is an online virtual meeting to be hosted in Council Chambers at City Hall, 11995 Haney Place, Maple Ridge.

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

For viewing only, access the link at <http://media.mapleridge.ca/Mediasite/Showcase> and click on the May 17, 2022 Public Hearing presentation video:

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

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

- 1) **2016-195-CP, Employment Lands: Re-designation of the Yennadon Lands to Industrial Employment Park Category**

The subject application is to re-designate the Yennadon Lands for an employment future to increase the City's supply of employment lands. The Yennadon Lands include 12 subject properties, generally located at 128 Avenue and 232 Street, as shown on the maps within the staff report and bylaws.

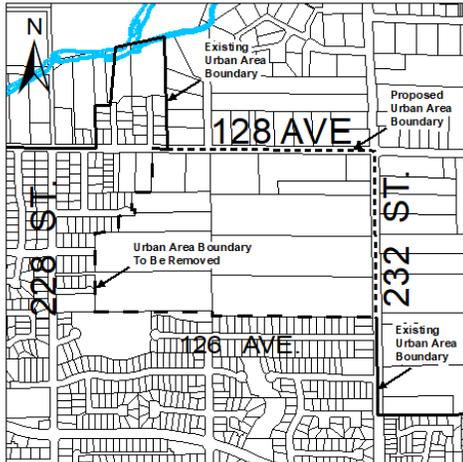
- 1a) **Maple Ridge Official Community Plan Amending Bylaw No. 7734-2021**

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

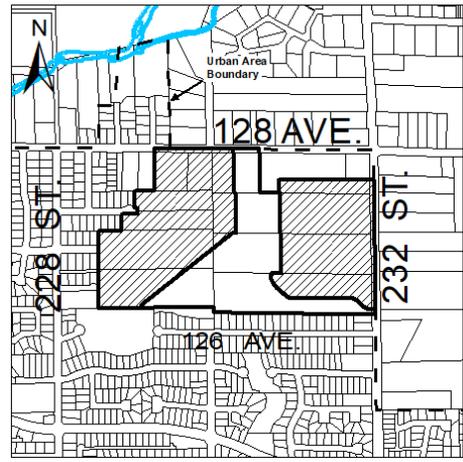
- introduce a new category "Employment Park" to the existing *Industrial* land use designation;
- amend Employment Policy (6-44) to reflect the Yennadon Lands Employment Park;
- amend Section 6.4 to include the Employment Park policy;
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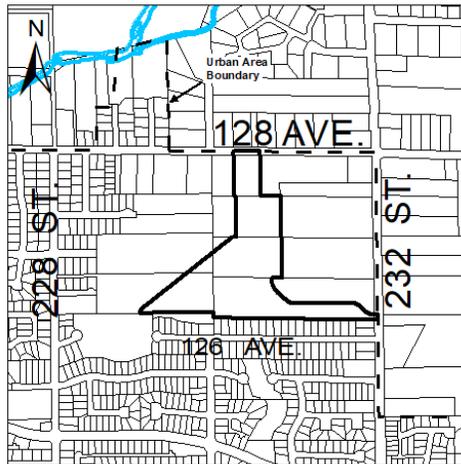
- 1b) **Maple Ridge Official Community Plan Amending Bylaw No. 7735-2021**
 To amend the Urban Area Boundary to include the Yennadon Lands in their entirety,
 and to re-designate lands from *Agriculture* to *Industrial*  and *Conservation* .



Map No. 1037

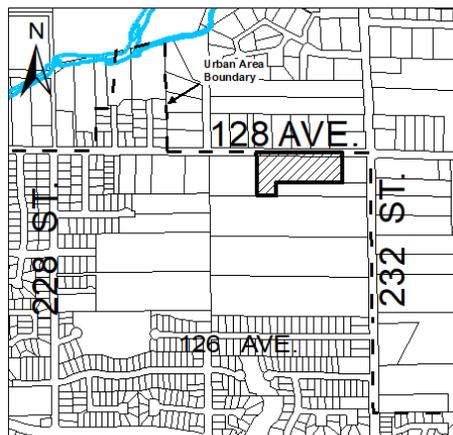


Map No. 1038



Map No. 1039

- 1c) **Maple Ridge Official Community Plan Amending Bylaw No. 7838-2022**
 To re-designate lands from *Agricultural* to *Industrial*.

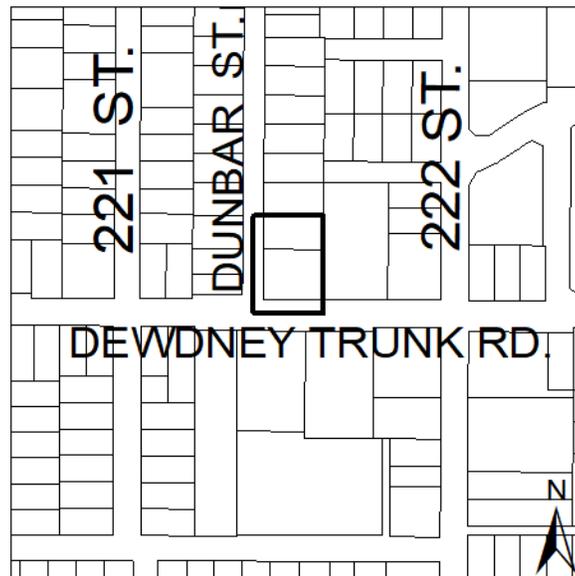


- 2) **2020-421-RZ, 12026 Dunbar Street and 22137 Dewdney Trunk Road**
Lot 109 District Lot 396 Group 1 New Westminster District Plan 26368; and
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The subject application is to permit the future construction of a six-storey, mixed use, commercial/residential apartment building with approximately 100 residential units and commercial units on the ground floor.

- 2a) **Maple Ridge Zone Amending Bylaw No. 7690-2020**

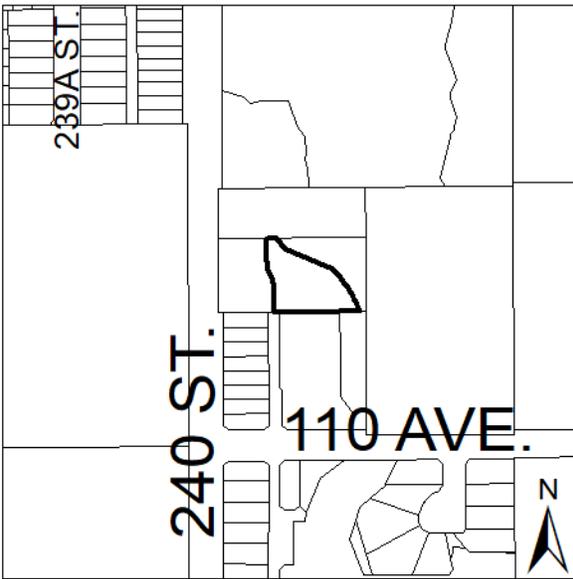
To rezone the subject properties from RS-1 (Single Detached Residential) to C-3 (Town Centre Commercial).



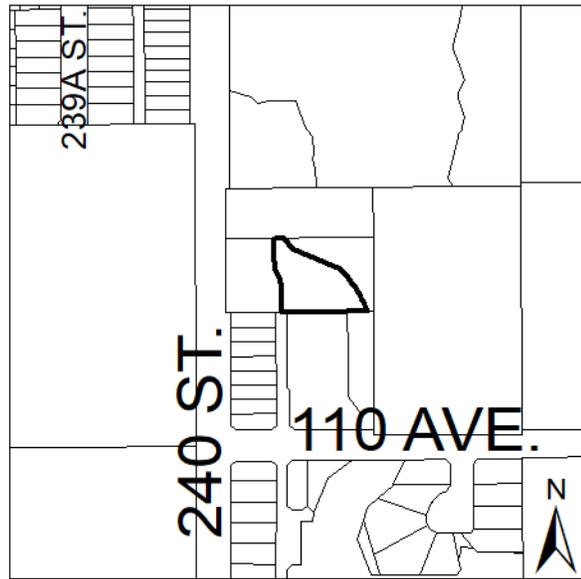
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Lot 3 Section 10 Township 12 Group 1 New Westminster Land District Plan 17613

The subject application is to permit a future subdivision of approximately five lots.

- 3a) **Maple Ridge Official Community Plan Amending Bylaw No. 7514-2018**
To re-designate a portion of the subject property from *Low/Medium Density Residential* to *Conservation*.

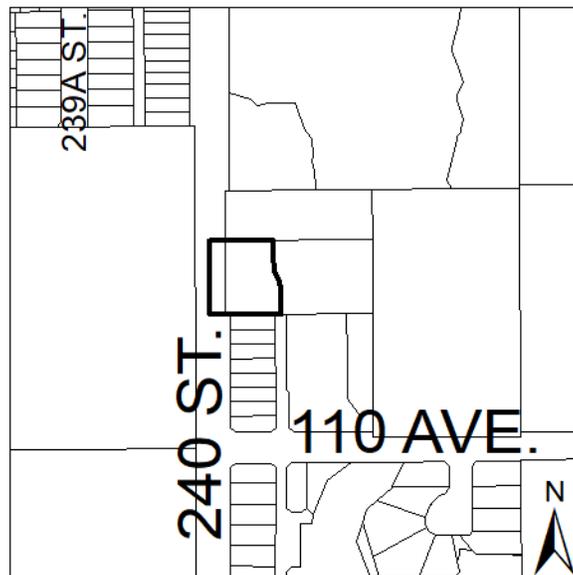


Map No. 987



Map No. 988

- 3b) **Maple Ridge Zone Amending Bylaw No. 7515-2018**
To rezone a portion of the subject property from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential).



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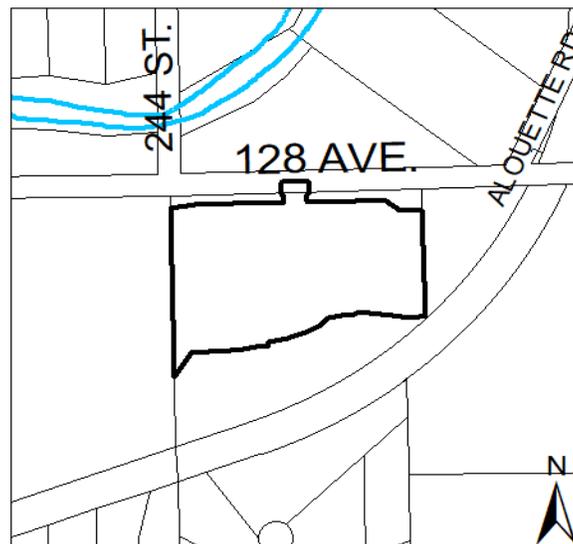
- 4a) Maple Ridge Official Community Plan Amending Bylaw No. 7832-2022

To re-designate a portion of the subject property from *Suburban Residential* to *Conservation*.



- 4b) Maple Ridge Zone Amending Bylaw No. 7528-2019

To rezone a portion of the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential).



- 5) 2020-250-RZ, 23939 Fern Crescent
Lot 45 Section 28 Township 12 New Westminster District Plan 63118

The subject application is to permit a future subdivision of approximately five lots.

- 5a) **Maple Ridge Official Community Plan Amending Bylaw No. 7691-2020**
To re-designate a portion of the subject property from *Low Density Urban* to *Conservation*.



Map No. 1030



Map No. 1031

- 5b) **Maple Ridge Zone Amending Bylaw No. 7692-2020**
To rezone a portion of the subject property from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential).



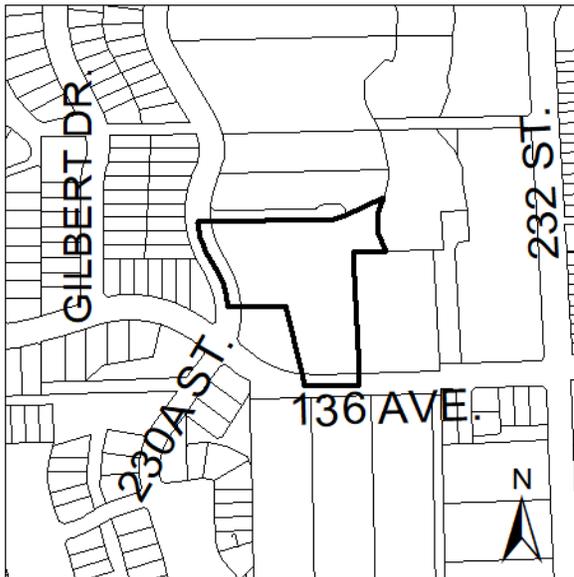
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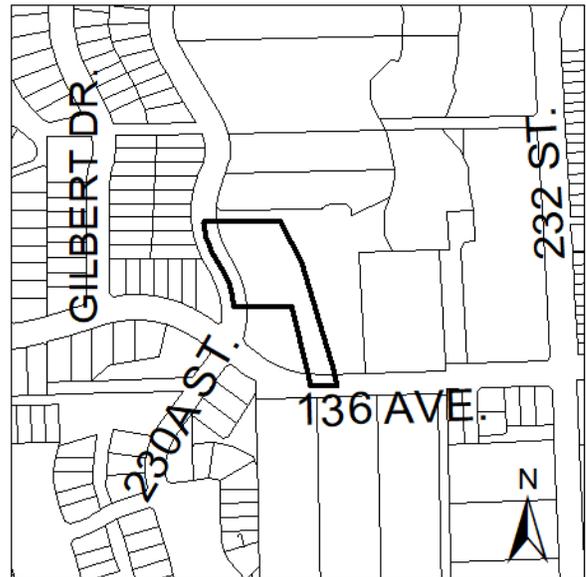
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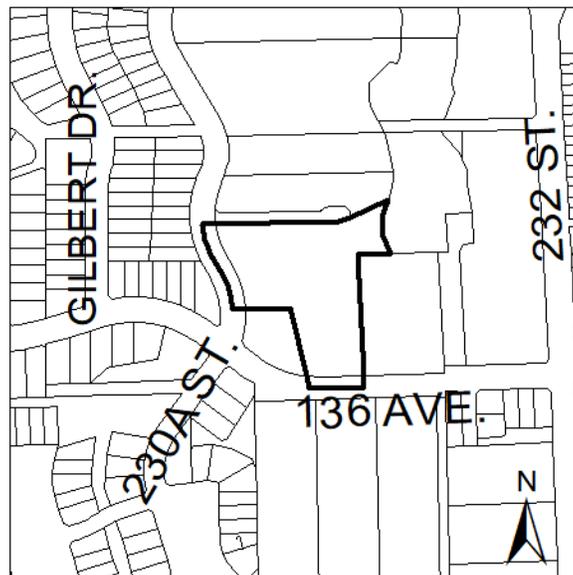
Map No. 1057



Map No. 1058

6b) Maple Ridge Zone Amending Bylaw No. 7725-2021

To rezone a portion of the subject property from A-2 (Upland Agricultural) to R-2 (Single Detached (Medium Density) Urban Residential).



7) **2021-244-RZ, 13917 & 13992 Silver Valley Road and 13897 & 13960 232 Street**

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7a) **Maple Ridge Official Community Plan Amending Bylaw No. 7846-2022**

To re-designate portions of the subject properties from *Eco Cluster* to *Conservation*.



Map No. 1059



Map No. 1060

7b) **Maple Ridge Zone Amending Bylaw No. 7768-2021**

To rezone portions of the subject properties from RS-3 (Single Detached Rural Residential) to

 R-1 (Single Detached (Low Density) Urban Residential) and

 R-2 (Single Detached (Medium Density) Urban Residential).



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

It is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens while mitigating risks posed by COVID-19. For further information on how to participate, we encourage checking our website for updates at <https://www.mapleridge.ca/2408/Covid-19-Information>. If you wish to participate virtually, please use the links below.

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

For virtual online participation, access the link at:

- **These are the ways to participate:** www.mapleridge.ca/640/Council-Meetings and click on the meeting date to register. When registering you will be asked to give your name and address, to give Council your proximity to the land that is the subject of the application. We ask that you have your camera on during the Public Hearing;
- **For viewing only**, access the link at <http://media.mapleridge.ca/Mediasite/Showcase> and click on the May 17, 2022 Public Hearing presentation video;
- **To submit correspondence** prior to the Public Hearing, provide written submissions to the Corporate Officer by 12:00 Noon, Tuesday, May 17, 2022 (quoting file number) via drop-box at City Hall or by mail to 11995 Haney Place, Maple Ridge, V2X 6A9; or,
- **To email correspondence**, forward written submissions to clerks@mapleridge.ca to the attention of the Corporate Officer, by 12:00 Noon, Tuesday, May 17, 2022 (quoting file number).

Dated this 4th day of May, 2022.

Patrick Hlavac-Winsor
Acting Corporate Officer



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: 2016-195-CP
MEETING: C o W

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

EXECUTIVE SUMMARY:

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

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

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

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

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

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

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

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

RECOMMENDATIONS:

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

1.0 CONTEXT:

1.1 The Yennadon Lands (128 Avenue and 232 Street)

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



Figure 1 - The Yennadon Lands

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

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

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



Figure 2- 12791 232 highlighted within the Yennadon Lands

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

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

1.2 Concept Plan Development and Overview

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.0 DISCUSSION:

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

2.1 Yennadon Lands Referral Process

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

2.1.1 External Stakeholders

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

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

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

Agricultural Land Commission (ALC)

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

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

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

Metro Vancouver

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

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

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

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

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

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

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

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

School District No. 42

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

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

TransLink

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

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

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

2.1.2 Internal Stakeholders

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

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

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

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

2.2 Yennadon Lands Land Use Designation & OCP Policies

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

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

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

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

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

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

2.3 Yennadon Lands Employment Park Development Permit Guidelines

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

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

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

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

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

2.4 Yennadon Lands Employment Park Official Community Plan Land Use Map

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

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

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

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

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

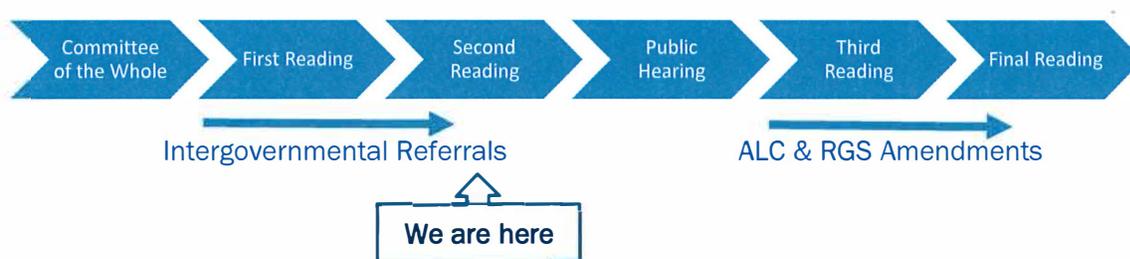
The implementation of the Yennadon Lands Concept Plan takes place in conjunction with a new zone in the City's Zoning Bylaw, proposed as the M-7 Employment Park Industrial zone. Official Community Plan Amending Bylaw No. 7734-2021 (Appendix A) includes amendments to the zoning matrix, which identifies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

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

2.6 Next Steps

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

Figure 2 - OCP Amending Bylaw Process



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

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

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

3.0 STRATEGIC ALIGNMENT

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

4.0 POLICY IMPLICATIONS

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

5.0 INTERGOVERNMENTAL IMPLICATIONS

5.1 Agricultural Land Commission

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

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

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

5.2 Metro Vancouver

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

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

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

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

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

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

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

6.0 INTERDEPARTMENTAL IMPLICATIONS

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

7.0 FINANCIAL IMPLICATIONS

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

CONCLUSION:

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

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

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

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

“Original signed by Amanda Grochowich”

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

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Scott Hartman”

Concurrence: **Scott Hartman
Chief Administrative Officer**

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

CITY OF MAPLE RIDGE

BYLAW NO. 7734-2021

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

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

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

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

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

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

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

- ◆ Yennadon Lands Employment Park

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

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

7. That Chapter 8 Development Permit Area Guidelines is amended by inserting the Yennadon Lands Employment Park Development Permit Area Guidelines, a copy of which is attached hereto and forms a part of this bylaw as Schedule 2, following after Section 8.14 Ground Oriented Residential Infill Development Permit Guidelines.

8. That Appendix C Zoning Matrix, Industrial Designations* be amended by inserting the following between “General Industrial Category” and “Business Park Category”:

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

9. That Appendix C Zoning Matrix, Industrial Designations*, Business Park Category be amended by removing the reference to ‘Section 6.4.2’ and replacing it with ‘Section 6.4.3’ and that “M-7 Employment Park Industrial” be added after “M-3 Business Park”.

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

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

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

PUBLIC HEARING held the day of , 202X.

READ a third time the day of , 202X.

ADOPTED, the day of , 202X.

PRESIDING MEMBER

CORPORATE OFFICER

6.4.2 EMPLOYMENT PARK

ISSUES

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

OBJECTIVE

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

POLICIES

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

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

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

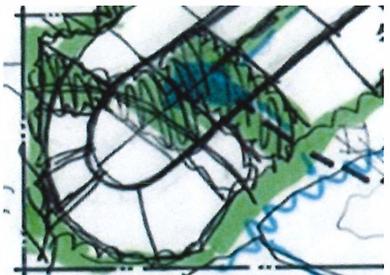
6 – 54 Maple Ridge will designate the Yennadon Lands, generally located south of 128th Ave and west of 232nd Street, for an Employment Park use. The Yennadon Lands serve growing industries, that include the technology sector, light manufacturing companies, and professional offices, all of which offer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

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

- a)The eastern portion of the Yennadon Lands Employment Park may have larger and more conventional light industrial buildings;
- b) Maple Ridge will require a minimum lot consolidation of 75,000 square meters for employment park development on the eastern portion of the Yennadon Lands;
- c) The western portion of the Yennadon Lands Employment Park will have a building form that is similar to that of a single-detached residential dwelling height and massing with generous landscape retention and reduced parking, where possible;
- d) Maple Ridge will require a minimum lot consolidation of 35,000 square meters for employment park development on the western portion of the Yennadon Lands; and
- d) Development must align with the Yennadon Lands Employment Park Development Permit Area Guidelines found in Chapter 8 of the City's Official Community Plan.

YENNADON LANDS EMPLOYMENT PARK

DESIGN GUIDELINES



MAPLE RIDGE
British Columbia

Draft: v4 April 5, 2022

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

Christine Carter, General Manager Planning & Development Services

Charles Goddard, Director of Planning

Lisa Zosiak, Manager of Community Planning

Amanda Grochowich, Planner and Project Manager

Rod Stott, Environmental Planner

Mike Pym, Environmental Planner

Engineering Services staff

David Pollock, General Manager Engineering Services

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

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CONTENTS

Design Guidelines Guide

Overview.....	4
Purpose.....	4
How to Use these Guidelines.....	4

1.0 Design Administration and Framework Policies

1.1 Intent and Use.....	5
1.2 Administration and Interpretation.....	5
1.3 Development Permit Area Application	5
1.4 Site Location, Size and Characteristics.....	6
1.5 Watercourses and Natural Features.....	7
1.6 Access and Transportation.....	9
1.7 Trails, Open Space, Parks and Recreation.....	9
1.8 Stormwater Management.....	10

2.0 Employment Area Development Concept and Principles

2.1 Employment Area Development Concept	11
2.2 Guiding Principles.....	12

3.0 Design Guidelines

3.1 General Guidelines: Site Planning Essentials

3.1.1 Minimize site disturbance and enhance natural features.....	13
3.1.2 Locate building and parking to minimize impact on natural areas.....	13
3.1.3 Locate buildings close to the streets with pedestrian access.....	13
3.1.4 Create adequate weather protection and passive solar gain.....	13
3.1.5 Locate main employee parking to the side and rear of the site.....	13
3.1.6 Locate storage and loading to the side and rear of the site.....	13
3.1.7 Manage stormwater on site.....	13
3.1.8 Create a landscaped strip at the front, rear and sides of site.....	13

3.2 Specific Guidelines and Standards

3.2.1 Overall site planning.....	14
3.2.2 Overall landscape plan.....	14
3.2.3 Landscape strips and screens.....	15
3.2.4 Tree retention and replacement.....	16
3.2.5 Fencing.....	16
3.2.6 Street design standards and pedestrian connections.....	17
3.2.7 Entrance gateways.....	18
3.2.8 Access and parking.....	19
3.2.9 Loading, service, storage and refuse.....	20
3.2.10 Building size and massing.....	20
3.2.11 Building design and articulation.....	21
3.2.12 Building materials and colour.....	24
3.2.13 Crime prevention through environmental design.....	25
3.2.14 Signage and wayfinding.....	25
3.2.15 Site Lighting.....	26
3.2.16 Landscape Requirements.....	26

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.

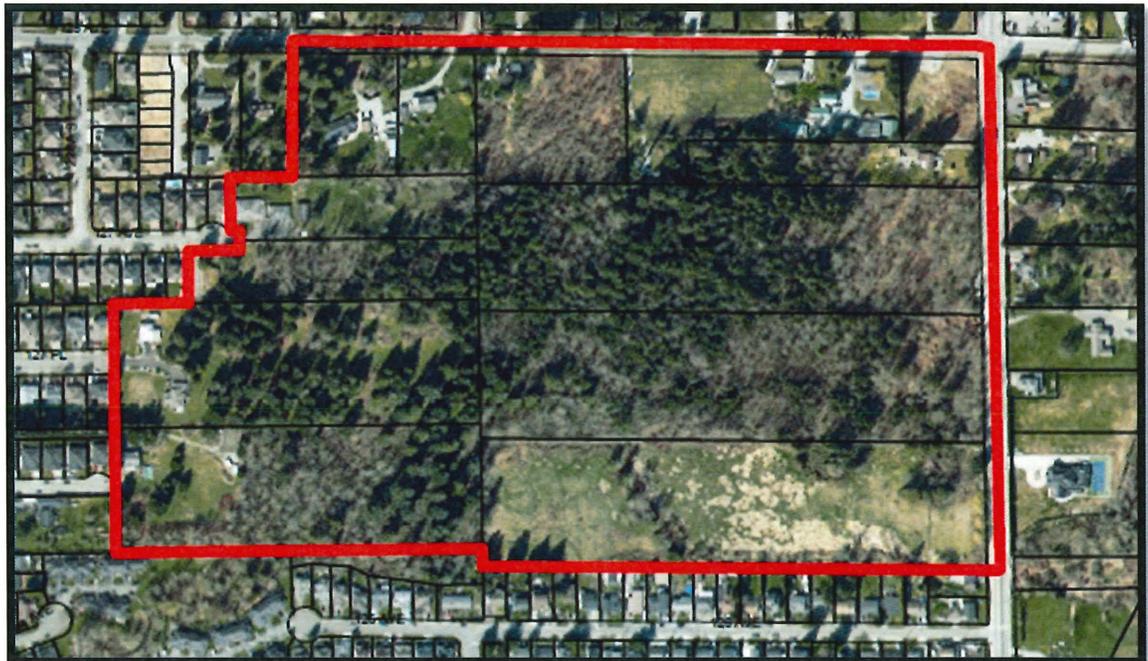
1.3 Development Permit Area Application

- 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

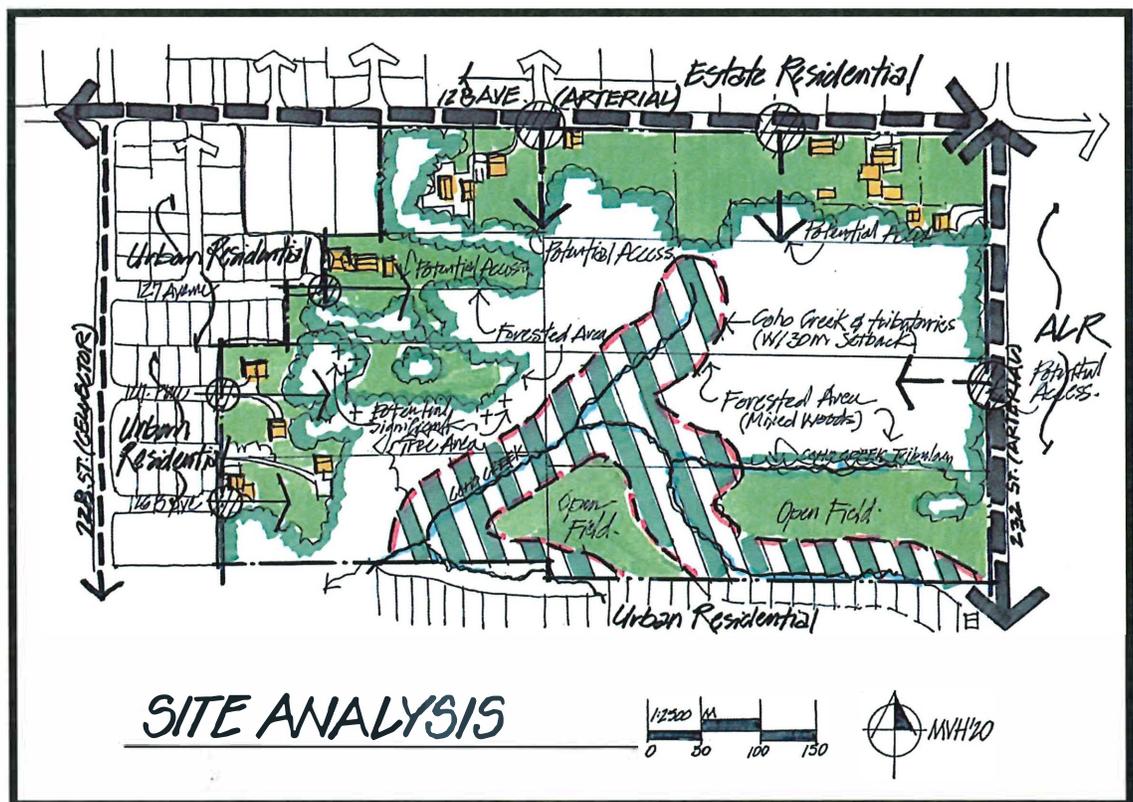
- 1.4.1 The Yennadon Lands Employment Park is 25.4 gross hectares (63 acres) in the north central part of the City of Maple Ridge. It is located on the south edge of 128 Avenue and the west edge of 232 Street. It is bordered by residential land uses on the south and west edges. Thirteen properties make 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.

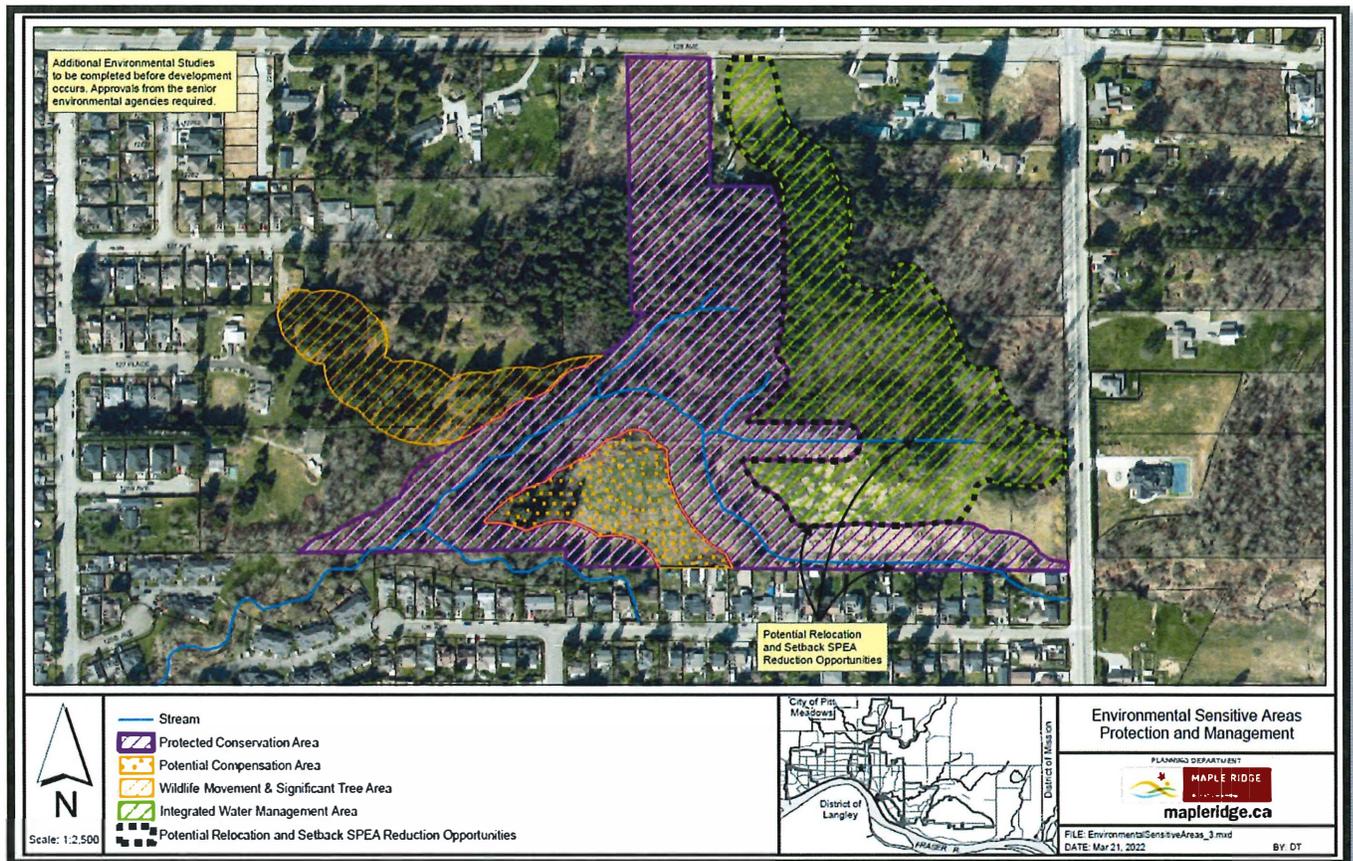


Summary site analysis and core Coho Creek Conservation Area

- 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

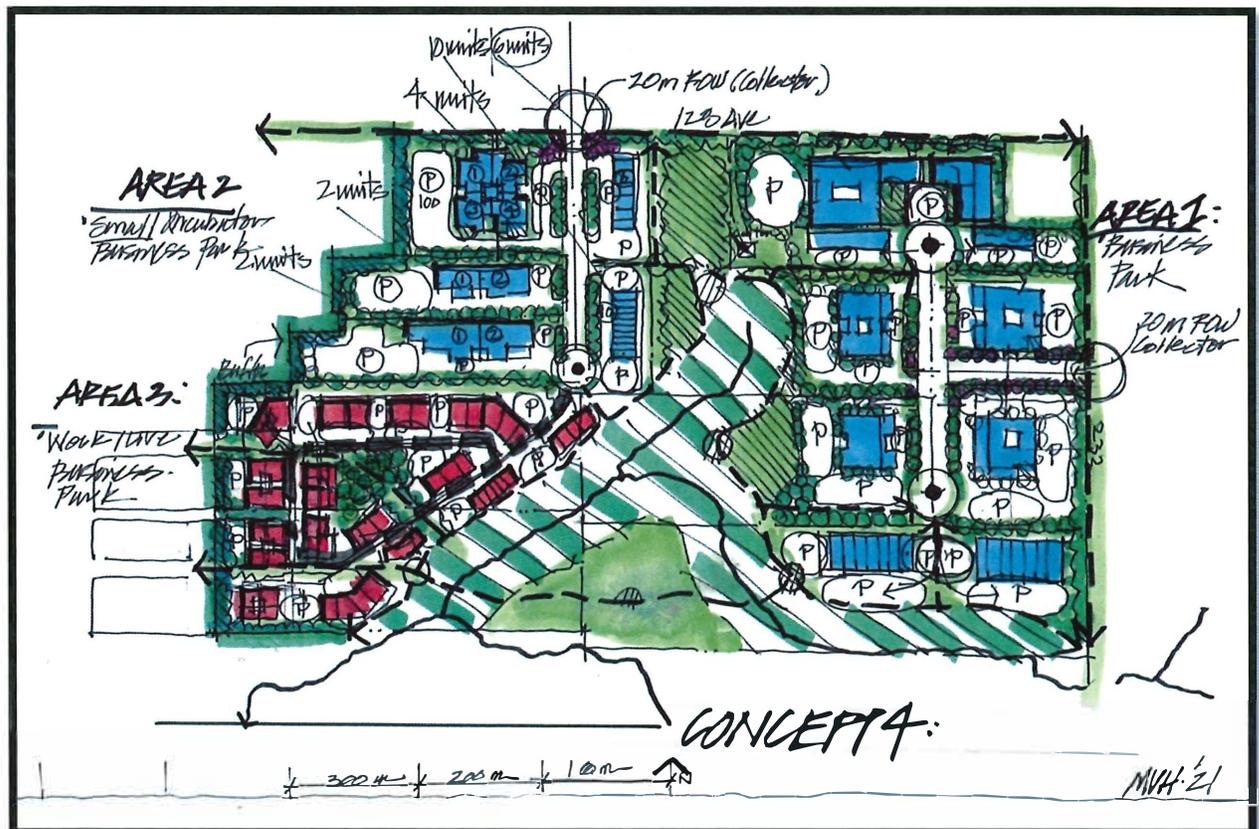
2.1.1 Complete Yennadon Lands Vision: Live, Work, and Play with Nature

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:

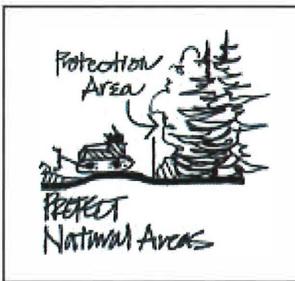


3.1.1 Minimize site disturbance and enhance natural features

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.

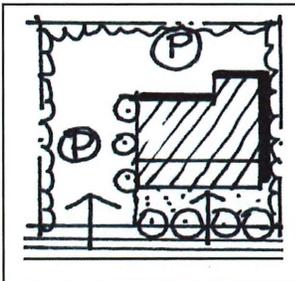


3.1.3 Locate buildings close to the streets with pedestrian access

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.



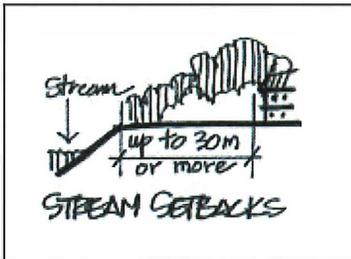
3.1.8 Create a landscaped strip at the front, rear and sides of site

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*.

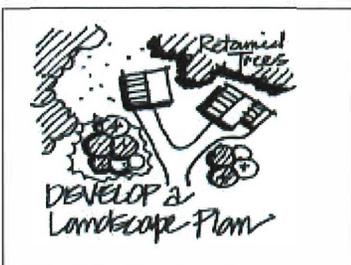
3.2.1.2 The undeveloped portion of the lot shall have all erosion and sediment control mitigation measures in place and be in compliance with the *Maple Ridge Watercourse Protection Bylaw No. 6410-2006*, or as amended.



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.

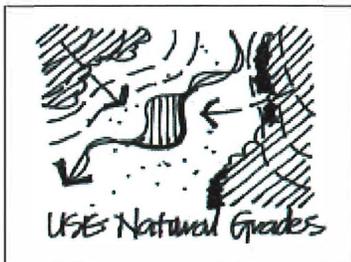
3.2.2 Overall Landscape Plan



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.
- 3.2.3.3 All planting on the property shall be native, water-conserving, herbaceous and/or woody plant species suitable for the City of Maple Ridge.



3.0 metre landscape screen in the side and rear yards

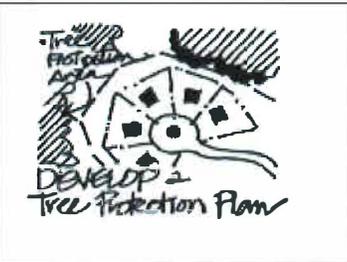
- 3.2.3.4 A landscape screen is required in the side and rear yards and along any lot line edge where a trail is required. These buffer/screen strips shall be planted with native evergreen species and are to be continuous and solid adjoining residential uses.
- 3.2.3.5 It is recommended that Building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

3.2.4 Tree Retention and Replacement



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

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



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

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

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

3.2.5 Fencing



Chain-link fencing integrated with evergreen hedge

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

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

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

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

3.2.6 Street design standards and pedestrian connections

3.2.6.1 Collector standard roads are required in accordance with the Subdivision and Servicing Bylaw, as amended from time to time.

3.2.6.2 There shall be a separate pedestrian sidewalk connection between the street and the front door of the building or buildings.

3.2.6.3 It is required that a trail network as shown on the concept plan be provided along the Coho Creek setback area and through the development to connect up to the residential areas south and west of the site and with the proposed multi-use trail along 128 Avenue and 232 Street.

3.2.6.4 A 5.0 metre dedicated public-right-of-way shall be required along the Coho Creek setback areas and between properties to permit an interconnected trail system and as an amenity to businesses and residents.

3.2.6.5 Standard trail/pathways include a 2.5 metre pathway with a 250 mm shoulder on both sides (see Figure 2 below).



Trail with 2.5 metre width and 250 mm shoulder

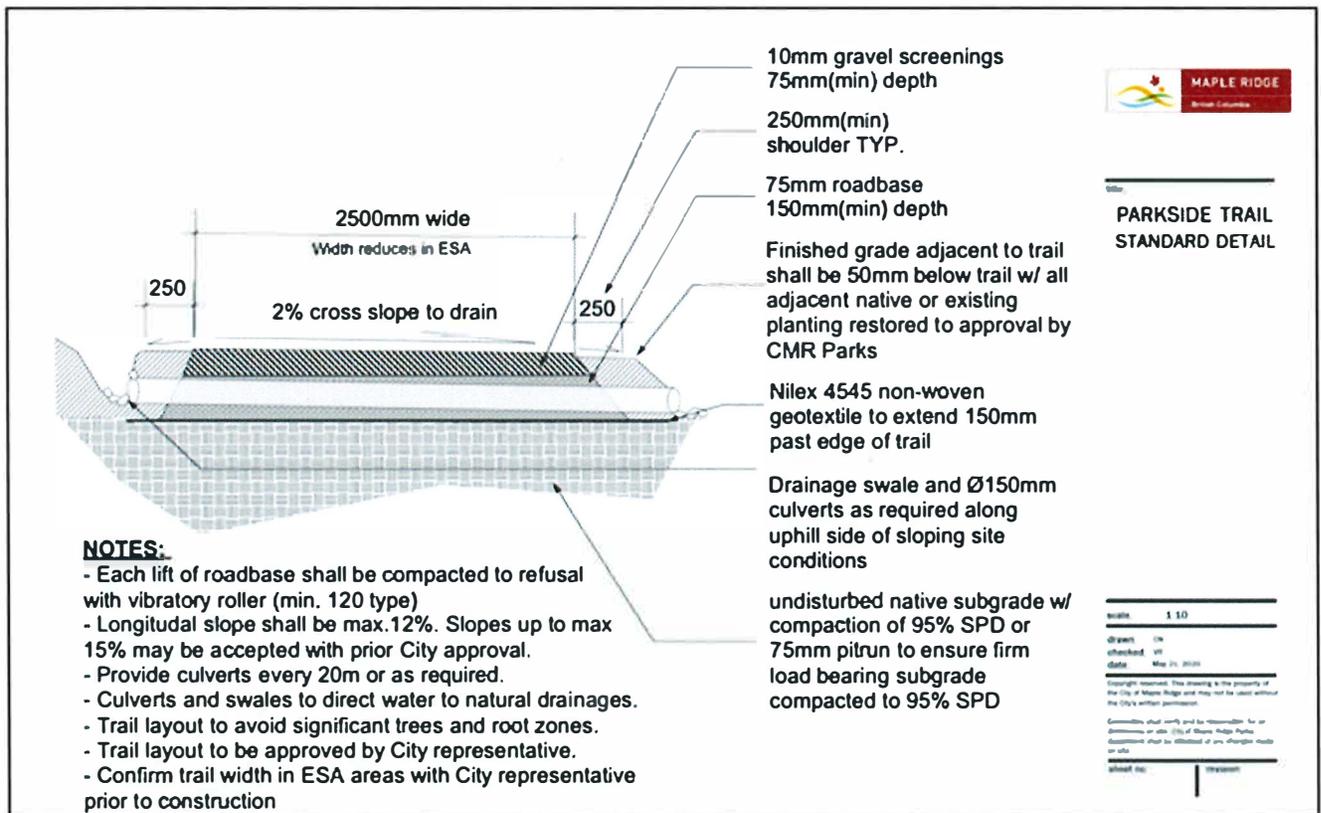


Figure 2: PARKSIDE TRAIL Standard Detail
City of Maple Ridge standard cross-section for trails

3.2.7 Entrance Gateways

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



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

3.2.8 Access and Parking



Visitor parking only in the front yard setback area



Pedestrian access from street to front entrance of building

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



3.2.9 Loading, service, storage and refuse



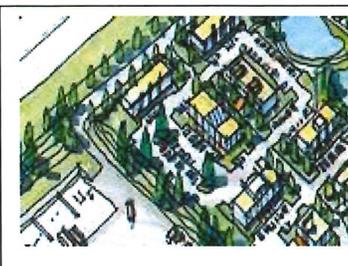
Loading and service bays to the side and rear of the building



Screening of service and loading areas

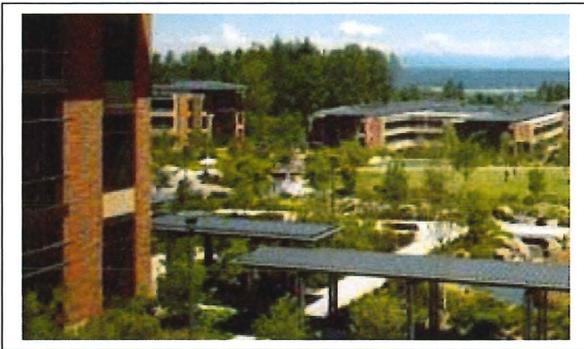
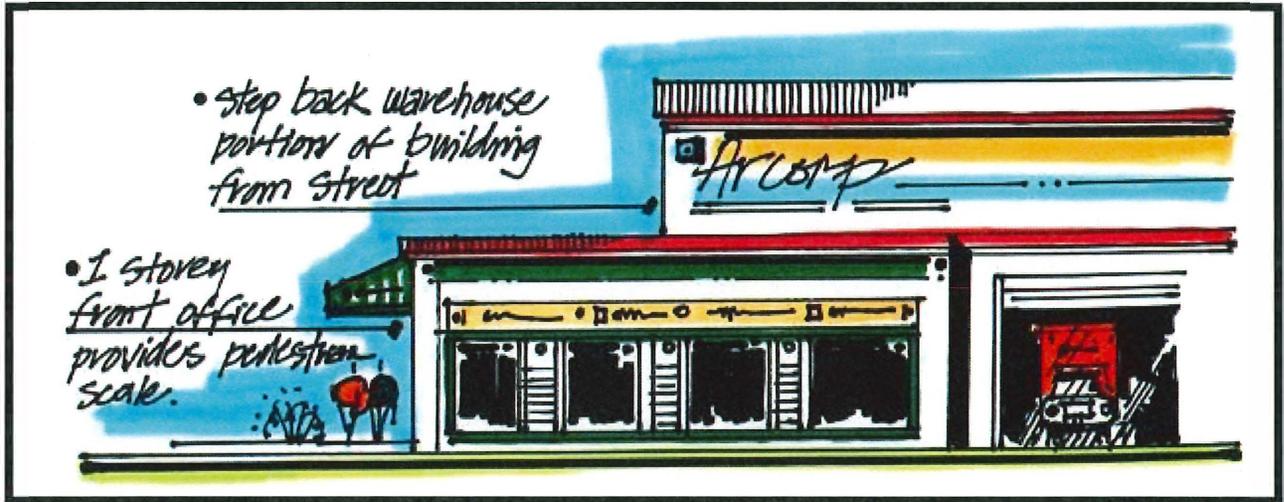
- 3.2.9.1 Loading and service bays shall be located to the side and rear of the building with access to the side of the building.
- 3.2.9.2 Loading and service bays shall be screened from adjoining properties.
- 3.2.9.3 No storage materials shall exceed the height of the fencing and screening.
- 3.2.9.4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

3.2.10 Building size and massing



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.



Each building shall have an employee amenity area

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

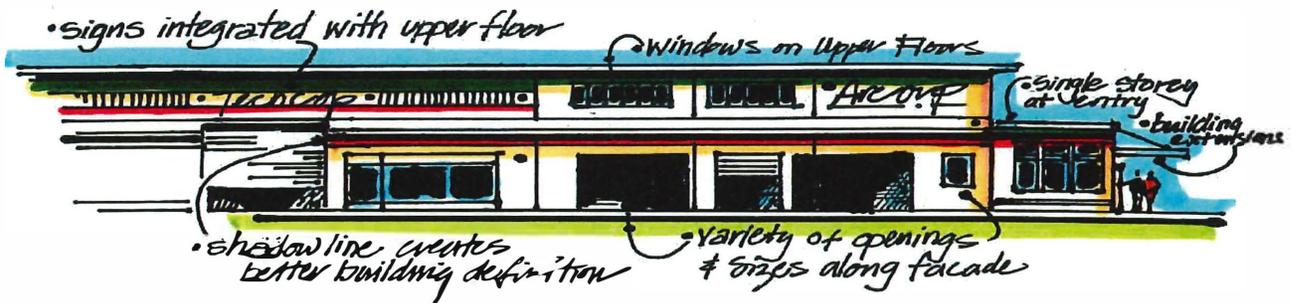
3.2.11.13 Renewable energy features should be considered, such as solar and geothermal energy where feasible.

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

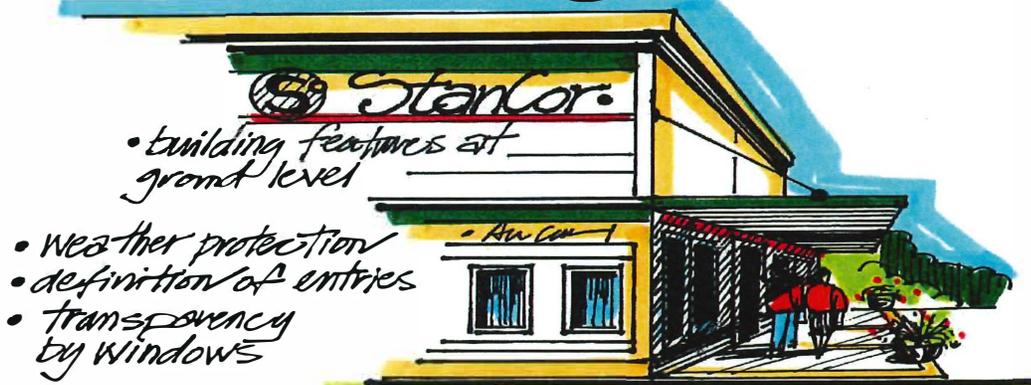
3.2.11.15 Bicycle racks and bicycle storage for employees is required to advance bicycling to work. Bicycle parking should be visible, in well-lit areas and the

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

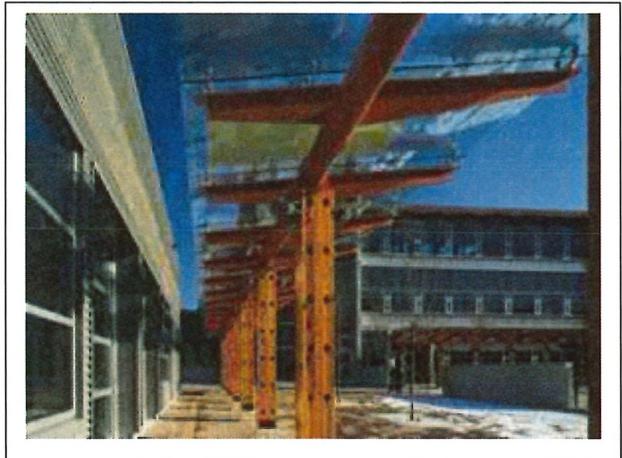
3.2.12.1 Wood, stone, and glass should be elemental to the buildings and building clusters to emphasize the west coast locale and contemporary design.

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.

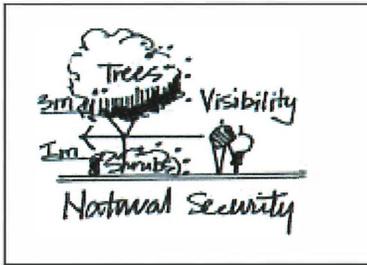
3.2.12.4 Construction materials should consider recycled content where possible.

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.

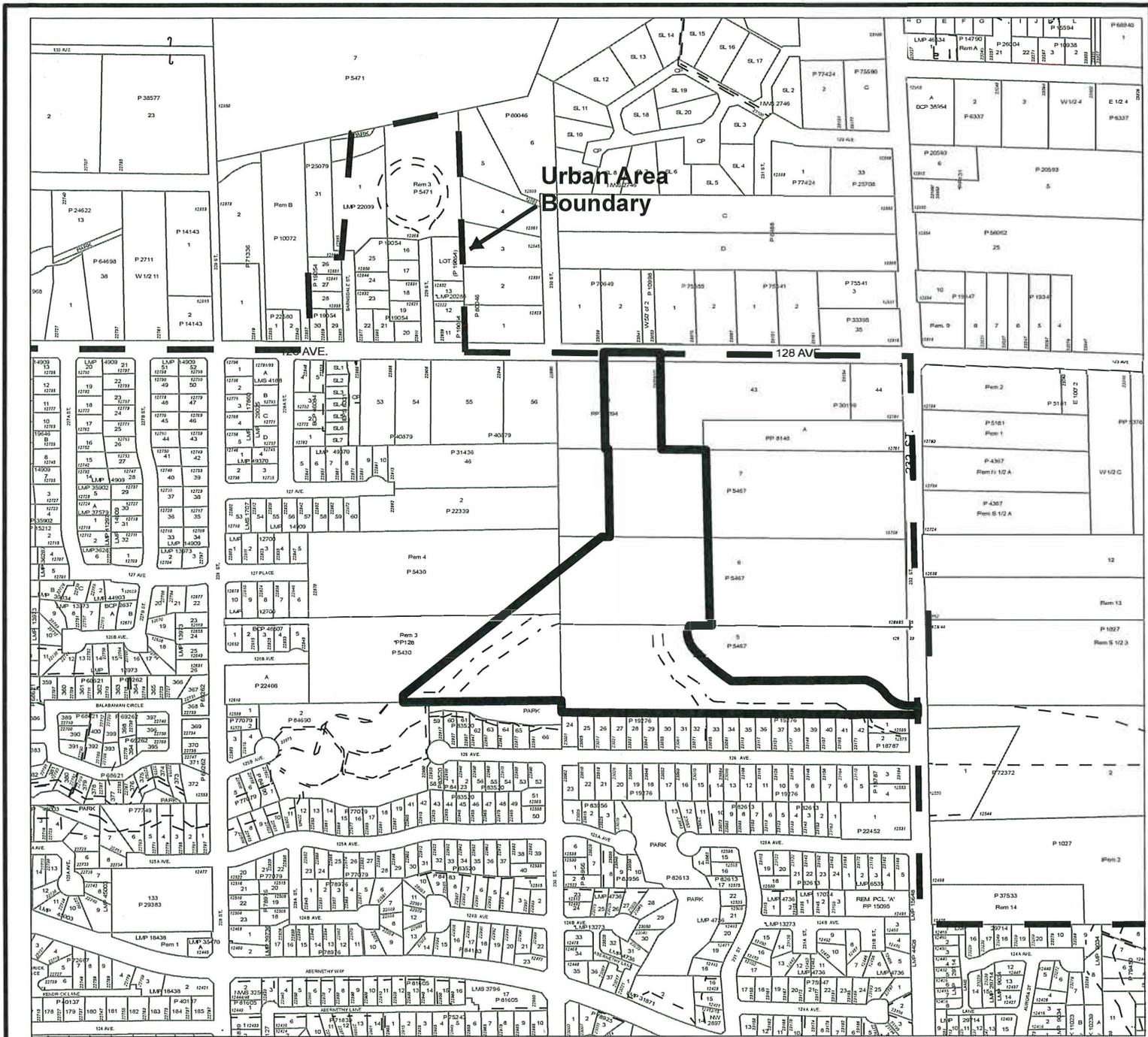
PUBLIC HEARING held the day of , 202X.

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. 1039

Purpose: To Amend Schedule C as shown

From:

To:  To Add To Conservation



 Urban Area Boundary



SCALE 1:6,500

CITY OF MAPLE RIDGE

BYLAW NO. 7838-2022

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7838-2022."
2. Those parcels or tracts of land and premises known and described as:

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

and outlined in heavy black line on Map No. 1056, a copy of which is attached hereto as Schedule 1 and forms part of this Bylaw, are hereby re-designated to Industrial (Employment Park Category).
4. Maple Ridge Official Community Plan Bylaw No. 7060-2014 as amended is hereby amended accordingly.

READ a first time the day of 2021.

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

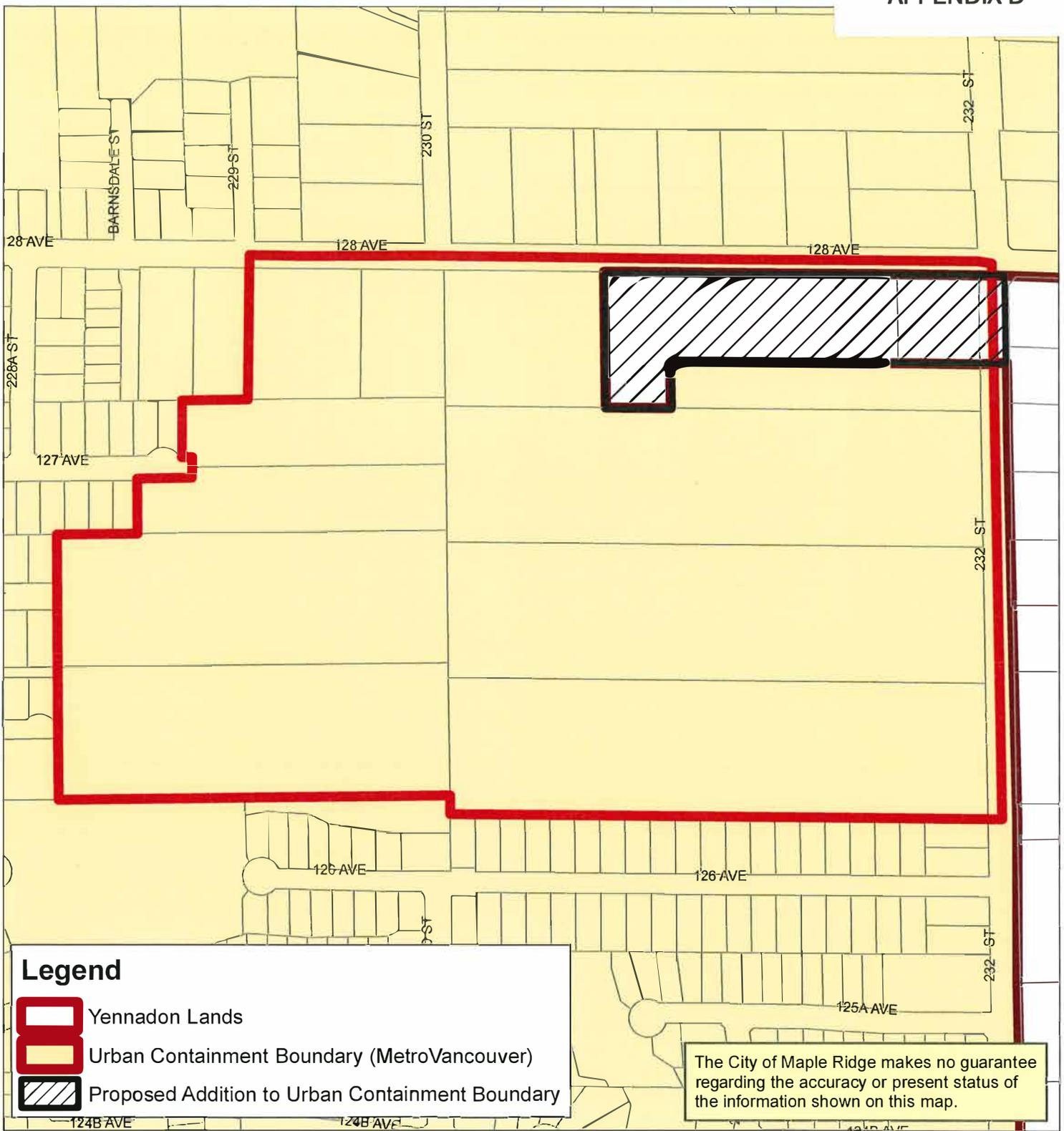
PUBLIC HEARING held the day of , 202X.

READ a third time the day of , 202X.

ADOPTED, the day of , 202X.

PRESIDING MEMBER

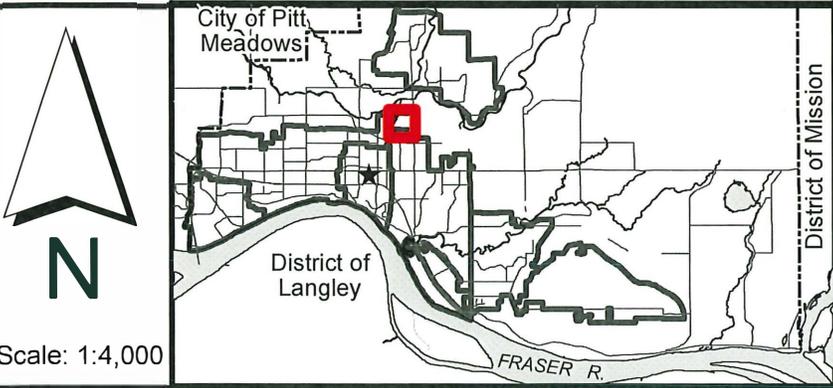
CORPORATE OFFICER



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

Legend

-  Yennadon Lands
-  Urban Containment Boundary (MetroVancouver)
-  Proposed Addition to Urban Containment Boundary



Proposed Addition to Urban Containment Boundary

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

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.



Agricultural Land Commission
 201 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000 | Fax: 604 660-7033

September 27, 2021

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



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.

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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.

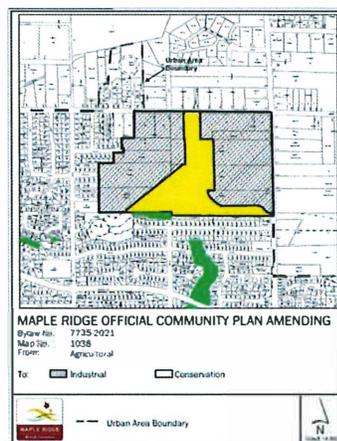


Figure 1 Sensitive Ecosystems (Dark Purple) and Modified Ecosystems (slightly disturbed sensitive ecosystems - Light Purple) from Metro Vancouver's Sensitive Ecosystem Inventory (2014)

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,

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

Carla Stewart, MCAHP, MCIP, RPP
Senior Planner, Regional Planning & Housing Services

JS/cs

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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

Ministry of Forests, Lands, Natural
Resource Operations and Rural Development

Surface Water Authorizations
South Coast Natural Resource Region
Website: www.gov.bc.ca/water

Suite 200, 10428 - 153 St
Surrey BC V3R 1E1
Phone: (604) 586-4400
Fax: (604) 586-4444



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



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 detailed written responses to the two members detailing how their concerns have been addressed 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

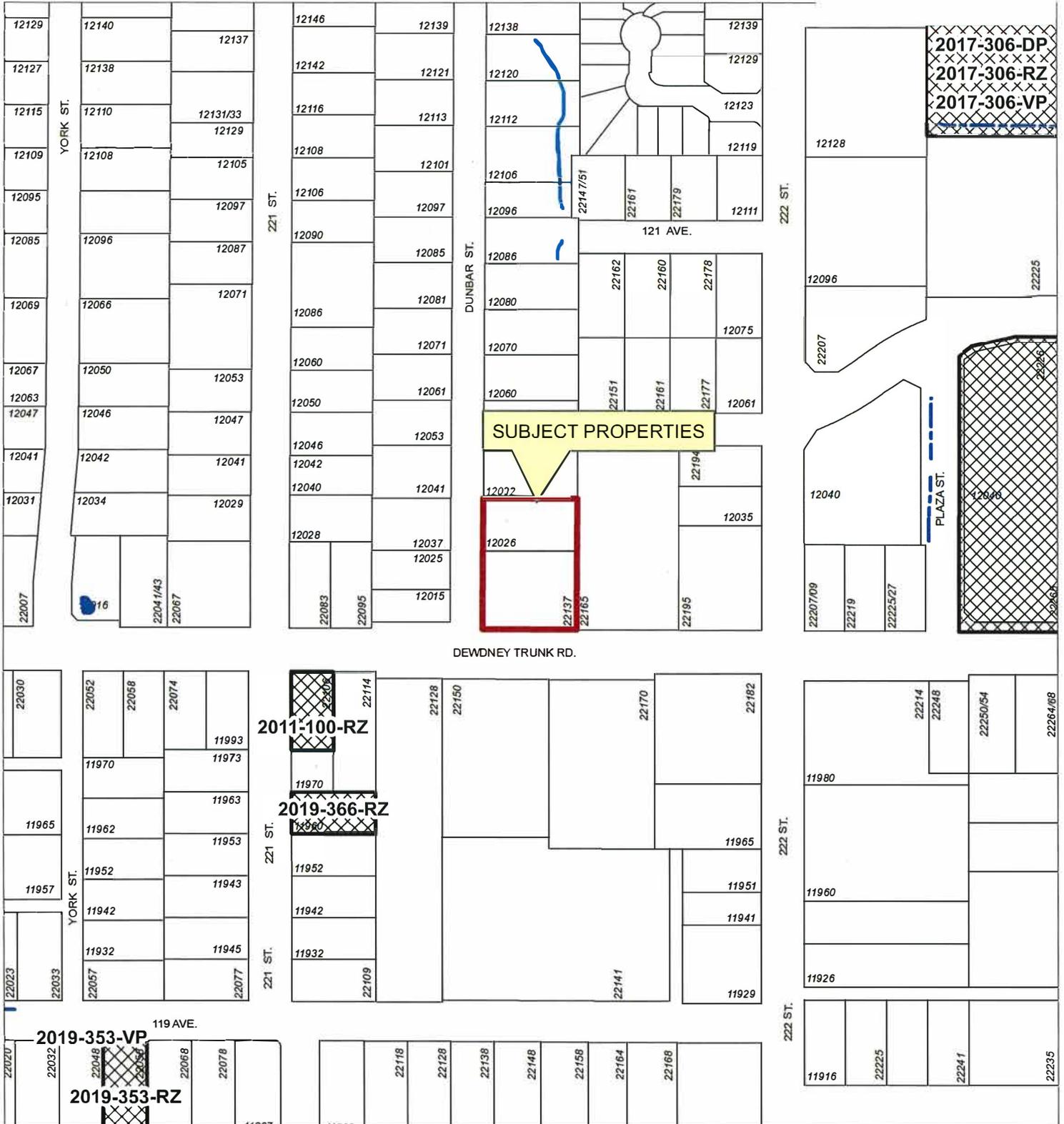
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“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



SUBJECT PROPERTIES

2017-306-DP
2017-306-RZ
2017-306-VP

2011-100-RZ

2019-366-RZ

2019-353-VP

2019-353-RZ



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

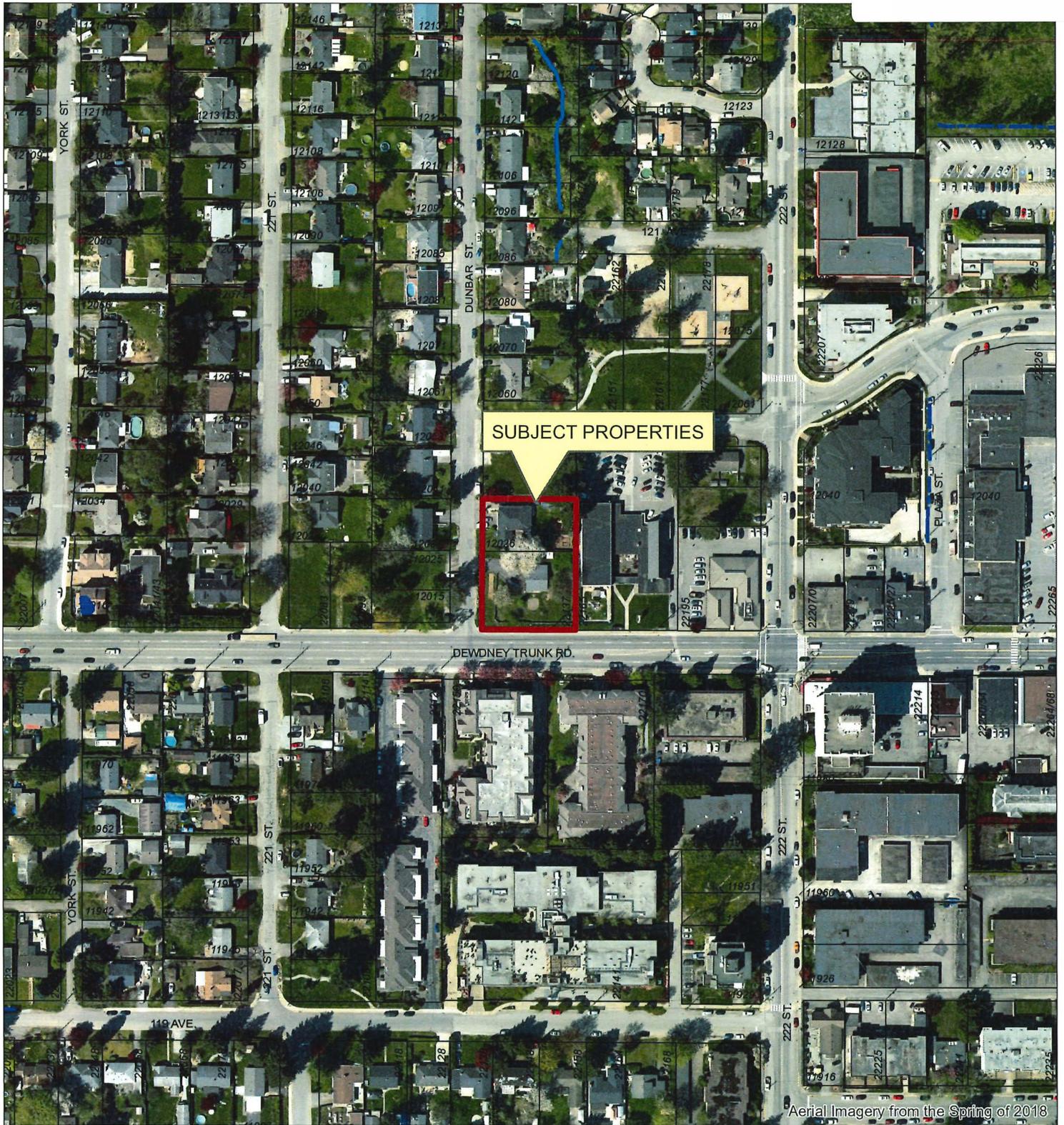
PLANNING DEPARTMENT



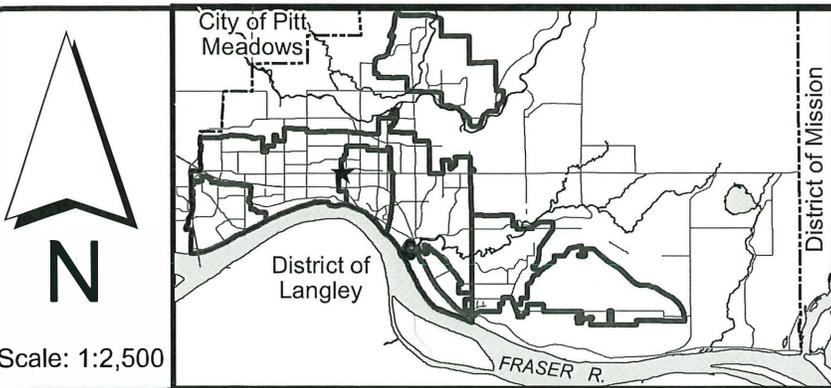
mapleridge.ca

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

BY: PC



Aerial Imagery from the Spring of 2018



Scale: 1:2,500

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



MAPLE RIDGE ZONE AMENDING

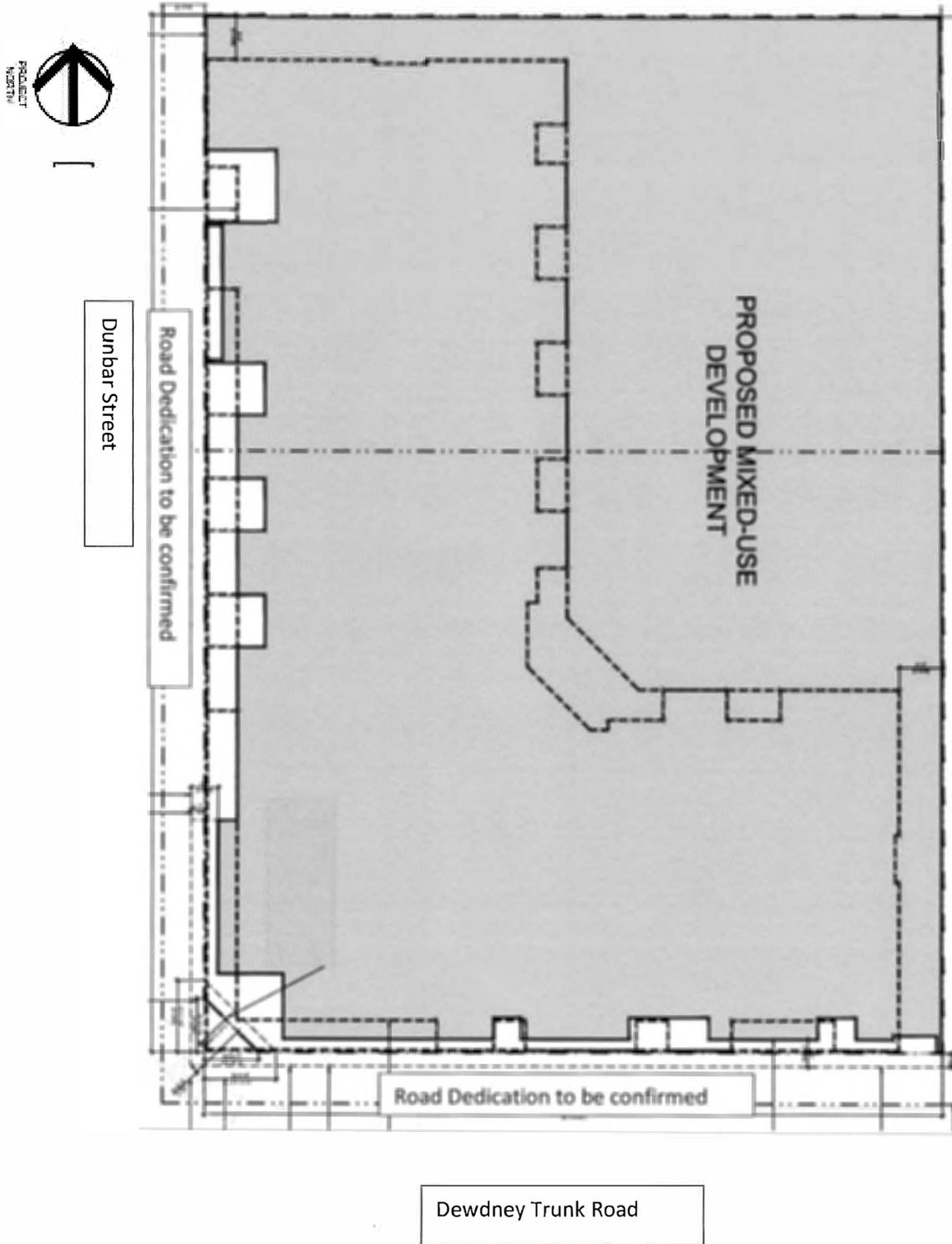
Bylaw No. 7690-2020

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.



2

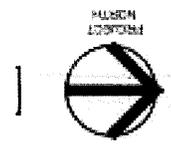
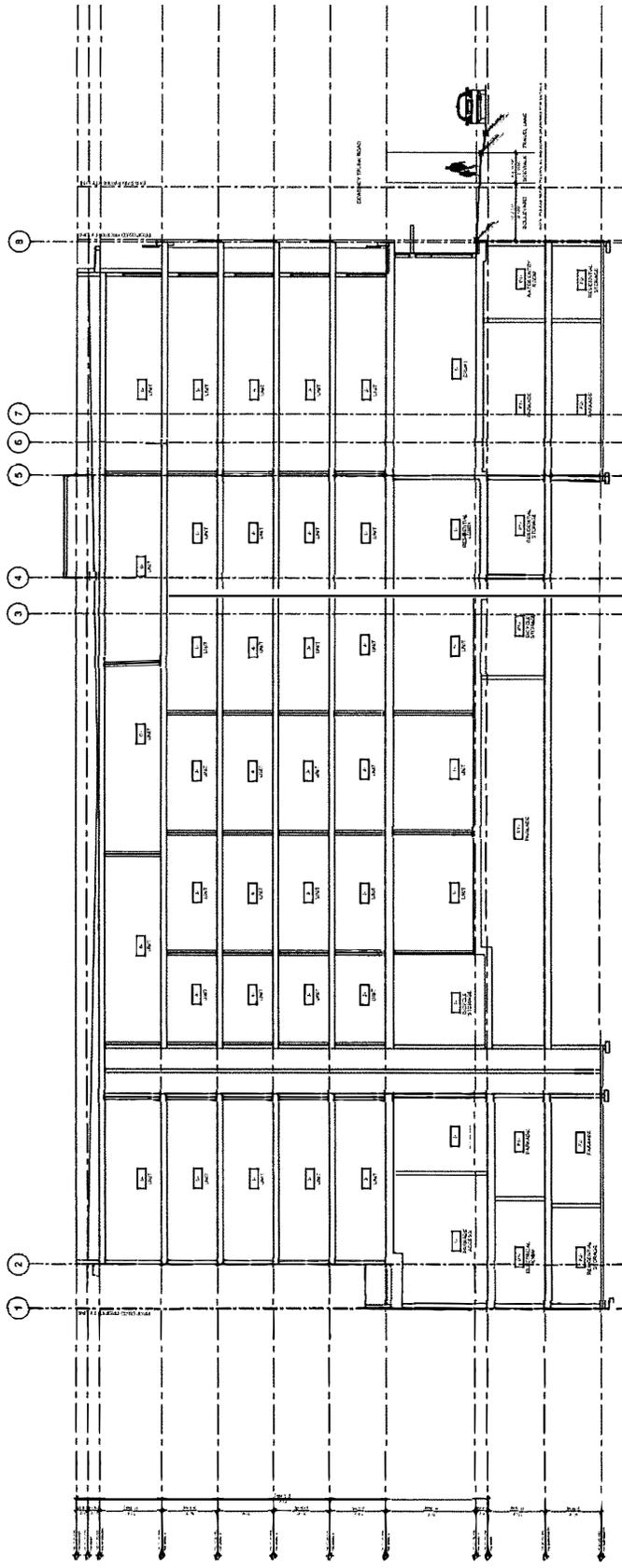
DP 5.1

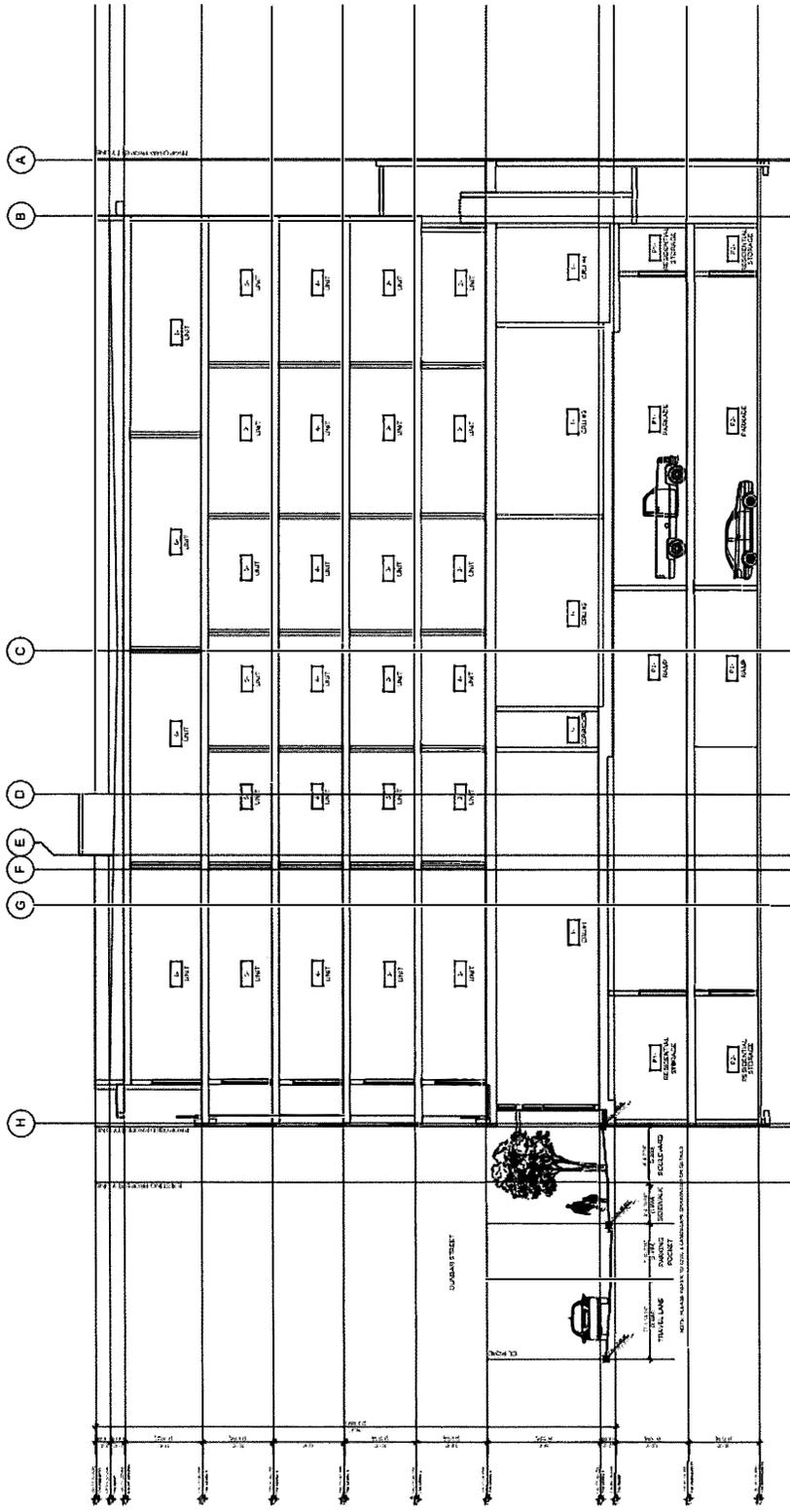
SOUTHEAST PERSPECTIVE

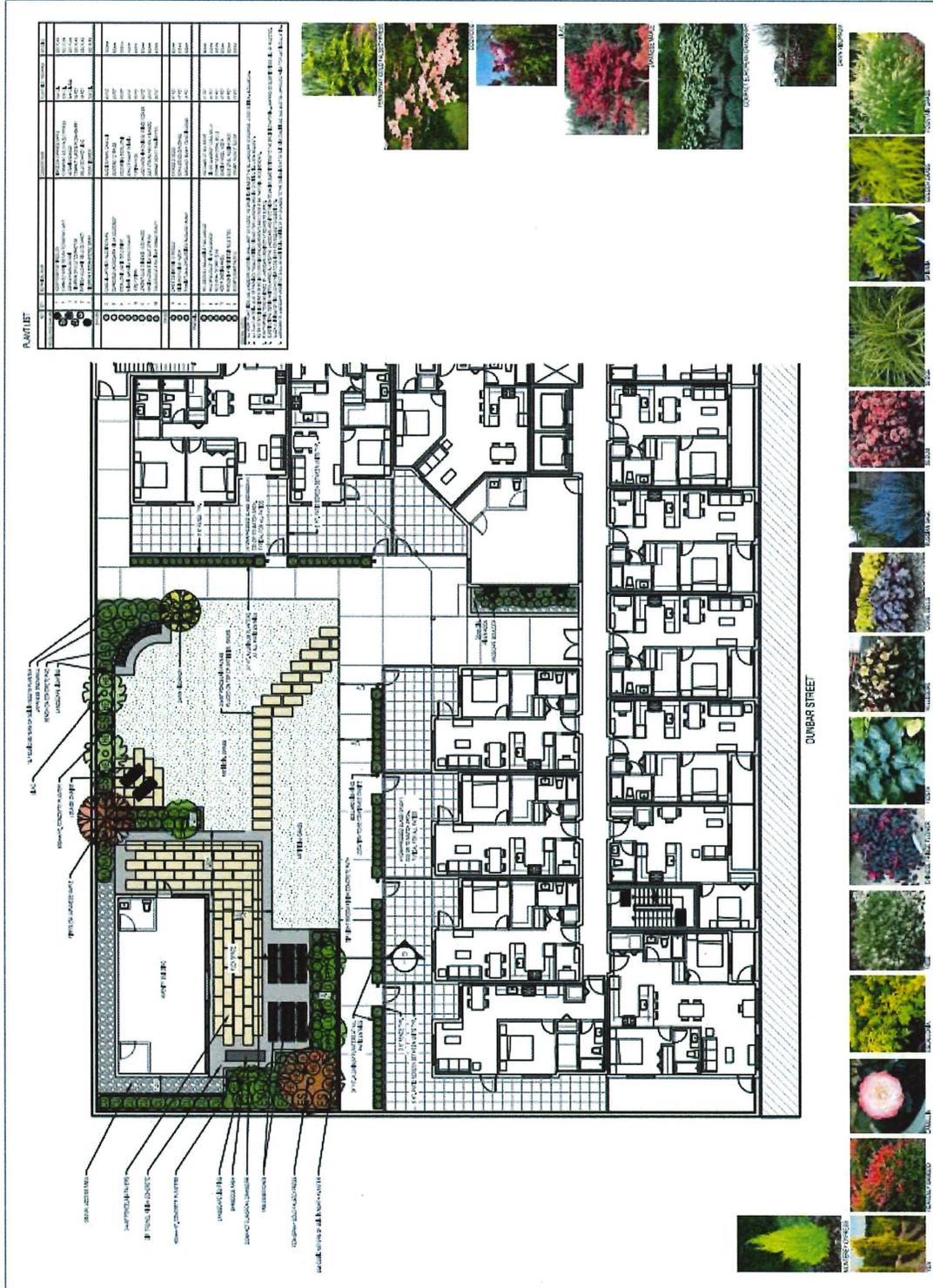
SCALE: N.T.S.



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

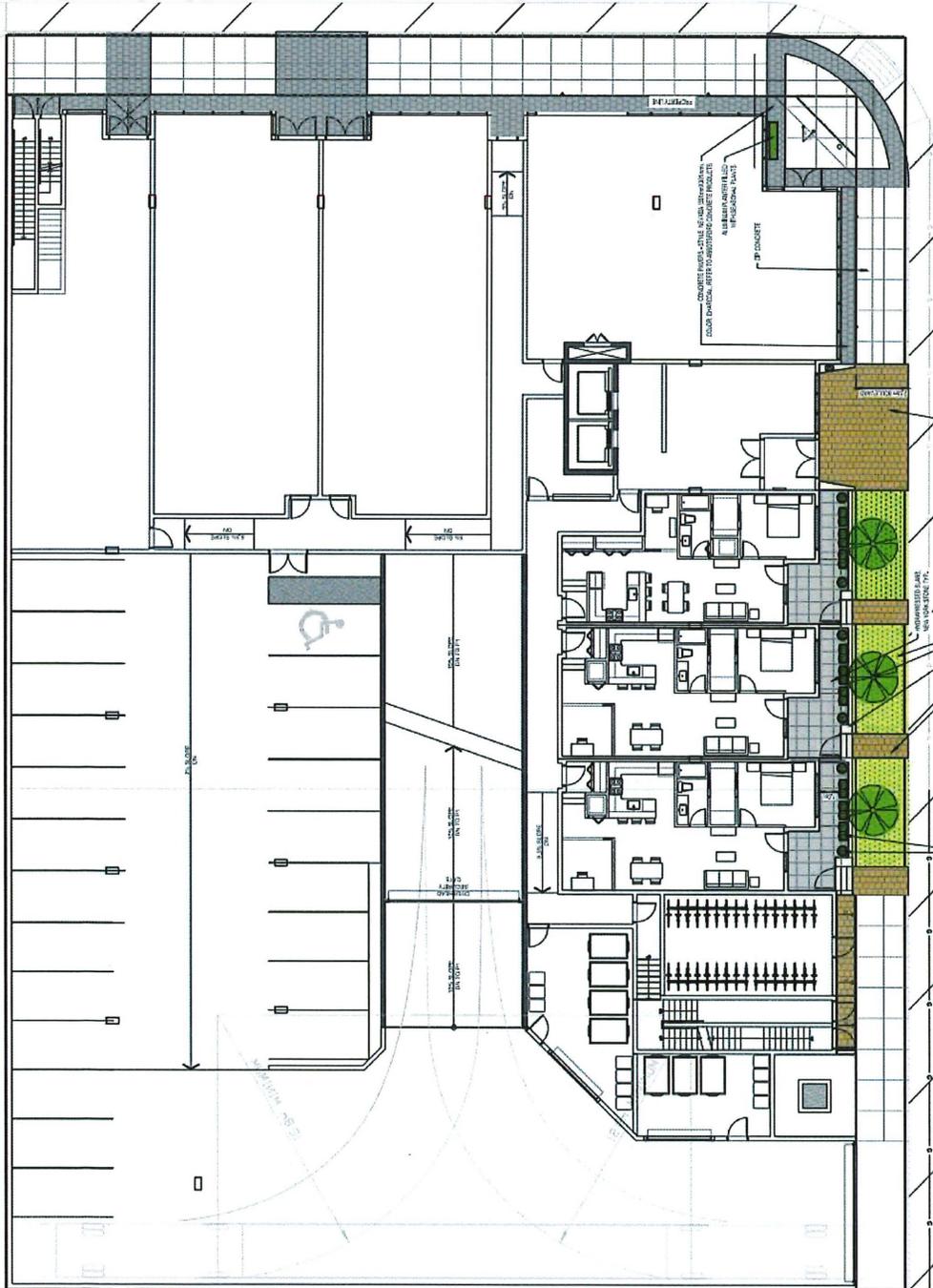






DEWDNEY TRUNK ROAD

DUNBAR STREET



REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR EQUIPMENT AND SYSTEMS. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATIONS AND CONCRETE. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR PLANTING AND HARDSCAPE.





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.



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- 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



atelier **pacific** architecture inc.

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 dater 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.

#350-10851 shellbridge way richmond, bc canada v6x 2w9
t 604.662.8689 | f 604.662.8655
Info@atelierpacific.com | www.atelierpacific.com
[jessie arora](#) | architect albc saa aaa mralc ra oaa maa

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, BC V2X 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

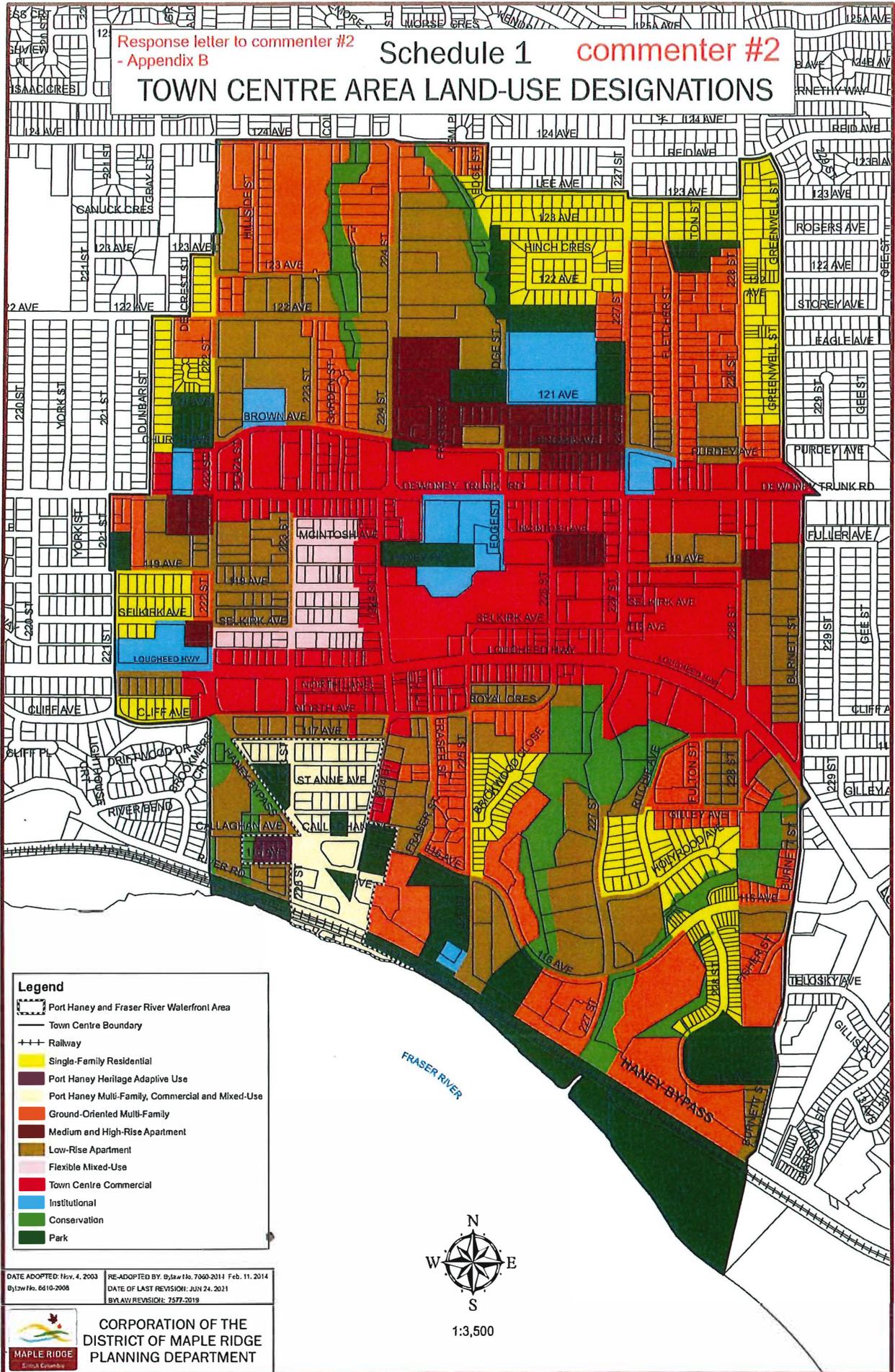
Legal Notations
LAND HEREIN WITHIN BUILDING SCHEME, SEE 538949E
CANCELLED BY BB1546477 2022-01-29

Charges, Liens and Interests

Nature: RESTRICTIVE COVENANT
Registration Number: 357930C
Remarks: INTER ALIA
SEE 538949E
Cancelled By: CA9642879
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

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, 2003
Bylaw No. 6610-2008

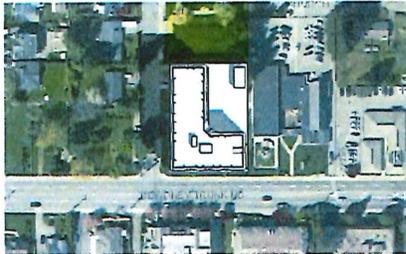
RE-ADOPTED BY: Bylaw No. 7060-2014 Feb. 11, 2014
DATE OF LAST REVISION: JUN 24, 2021
BYLAW REVISION: 7577-2019



1:3,500

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

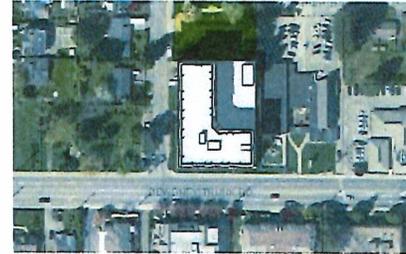
Shadow Study



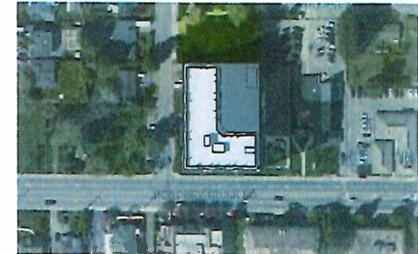
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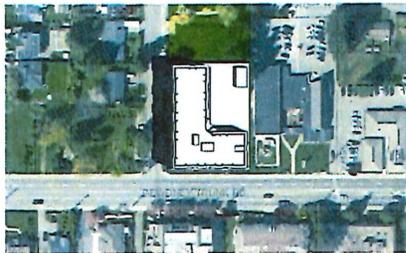
SPRING EQUINOX | 12:00 PM



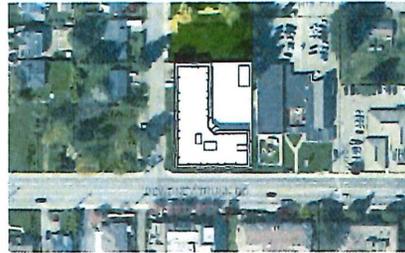
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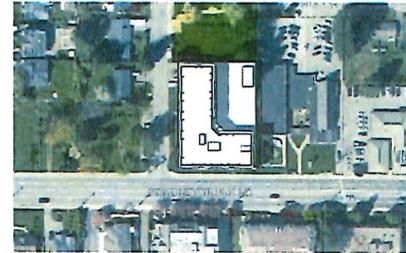
SPRING EQUINOX | 4:00 PM



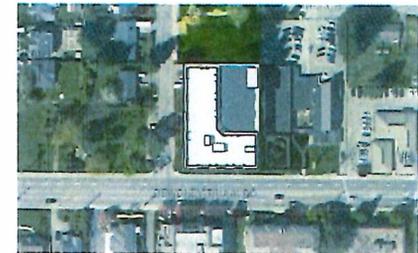
SUMMER SOLSTICE | 10:00 AM



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.
ATERA DEVELOPMENT GROUP LTD.
ATELIER PACIFIC ARCHITECTURE INC.

Issued for DP Application: September 24th, 2021
Issued for ADP Application: December 23rd, 2021
Revised per ADP Comments: February 07, 2022



DP 0.5
SHADOW STUDY



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. 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,

	Zone:	and Park R-3 (Single Detached (Intensive) Urban Residential), RM-1 (Townhouse Residential), and RS-3 (Single Detached Rural Residential)
East:	Designation: Use: Zone	Medium Density Residential, and Conservation Single-Family Residential RS-3 (Single Detached Rural Residential)
West:	Designation: Use: Zone: Designation:	Conservation, and Low-Medium Density Residential Single-Family Residential, Farm RS-3 (Single Detached Rural Residential) 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 prove 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

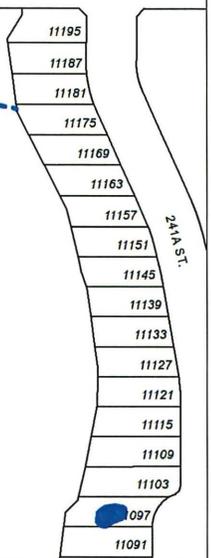
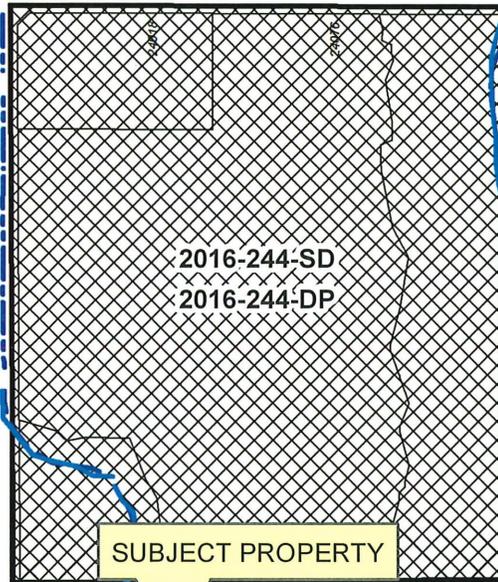
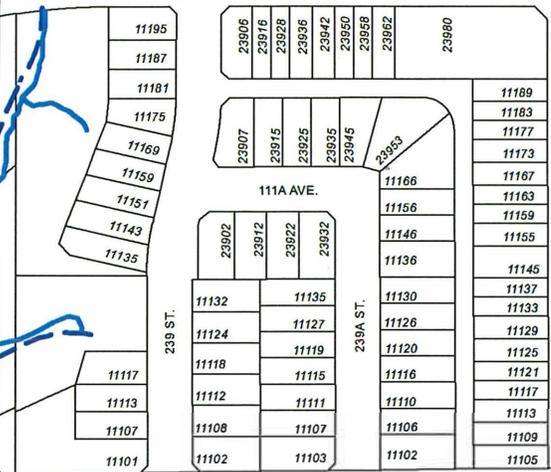
The following appendices are attached hereto:

- 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

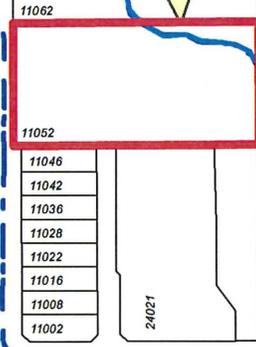
2012-023-RZ

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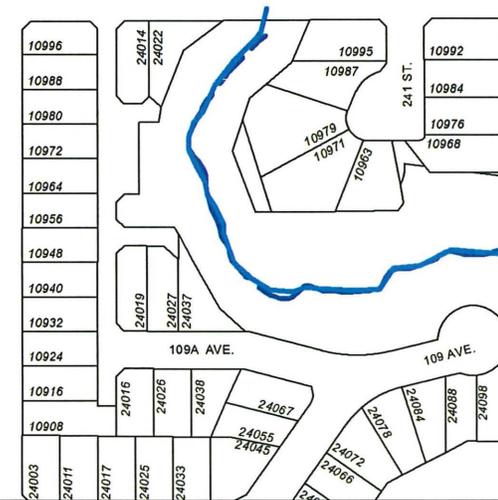
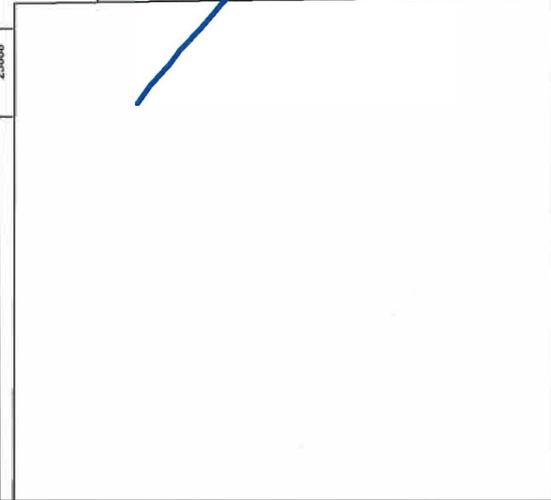
112 AVE.



240 ST.



2018-105-RZ



Legend

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

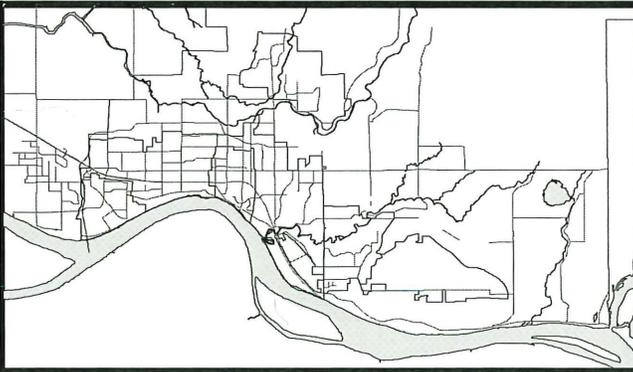
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11052 240 ST



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

BY: RA



11052 240 ST

PLANNING DEPARTMENT

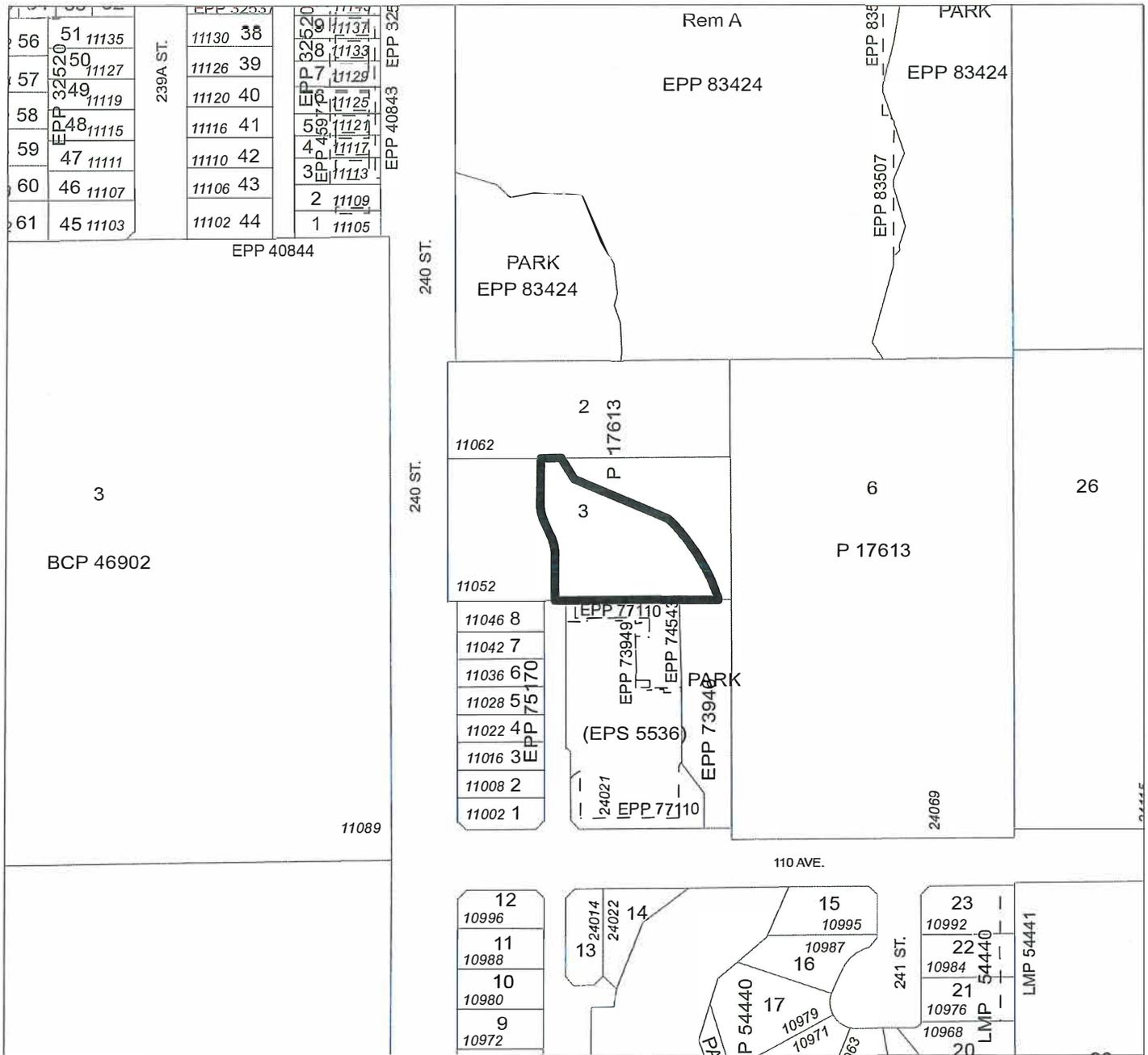


mapleridge.ca

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

BY: DT

Scale: 1:2,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7514-2018

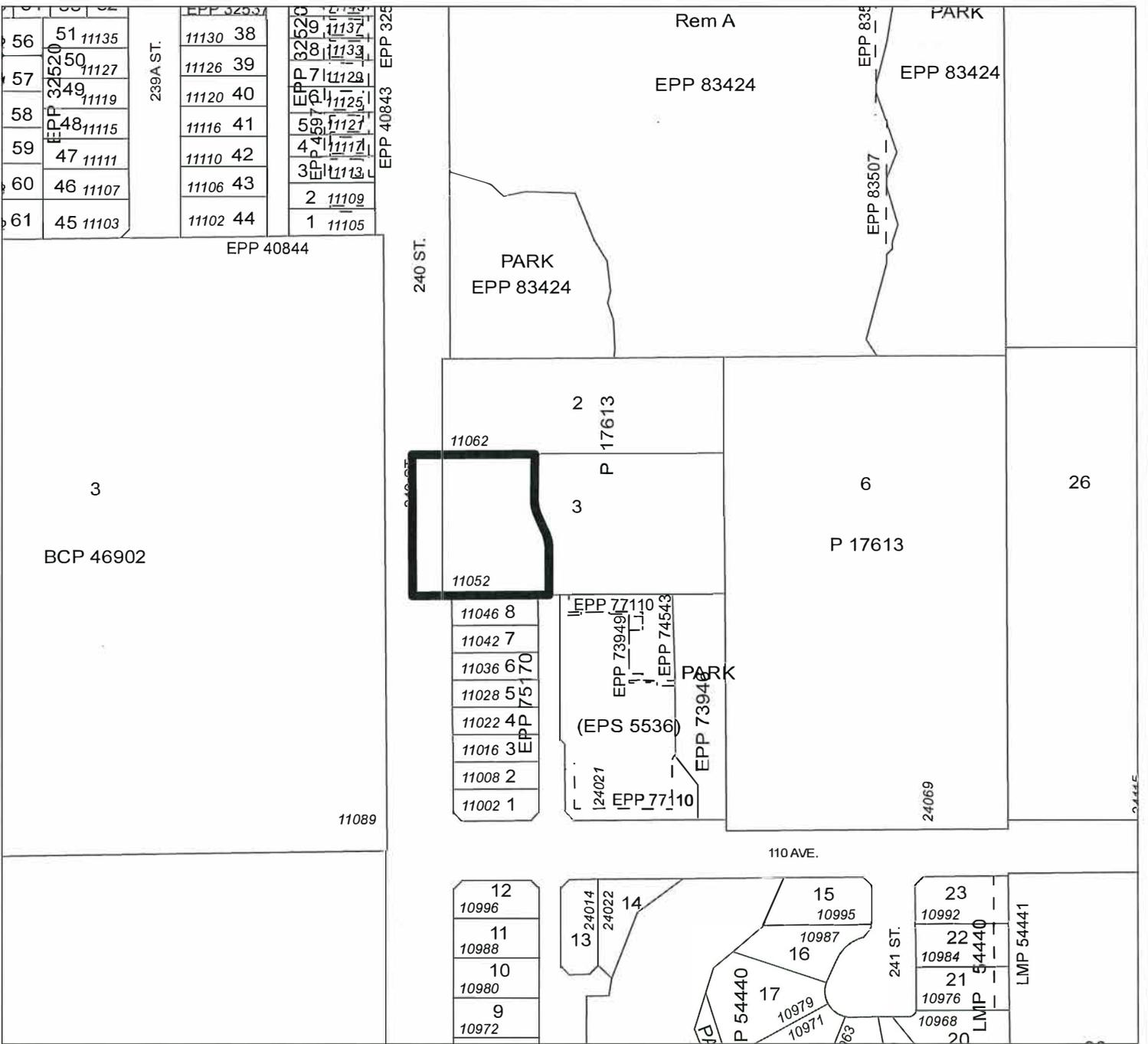
Map No. 988

Purpose: To Amend Schedule C as shown

 To Add To Conservation



SCALE 1:2,000



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7515-2018

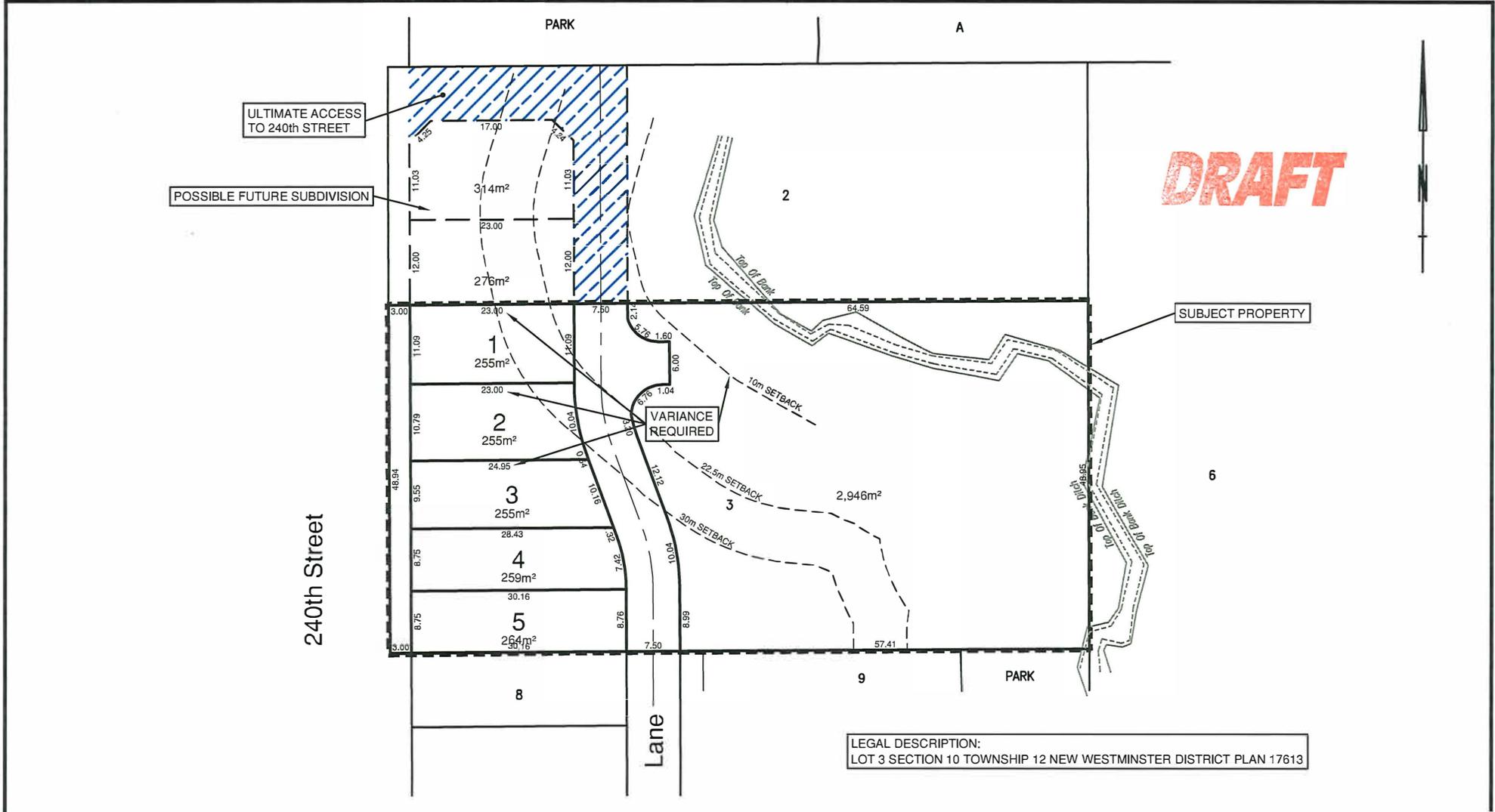
Map No. 1781

From: RS-3 (Single Detached Rural Residential)

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



SCALE 1:2,000



SUBDIVISION CONCEPT PLAN
ZONING RS-3 TO R-3

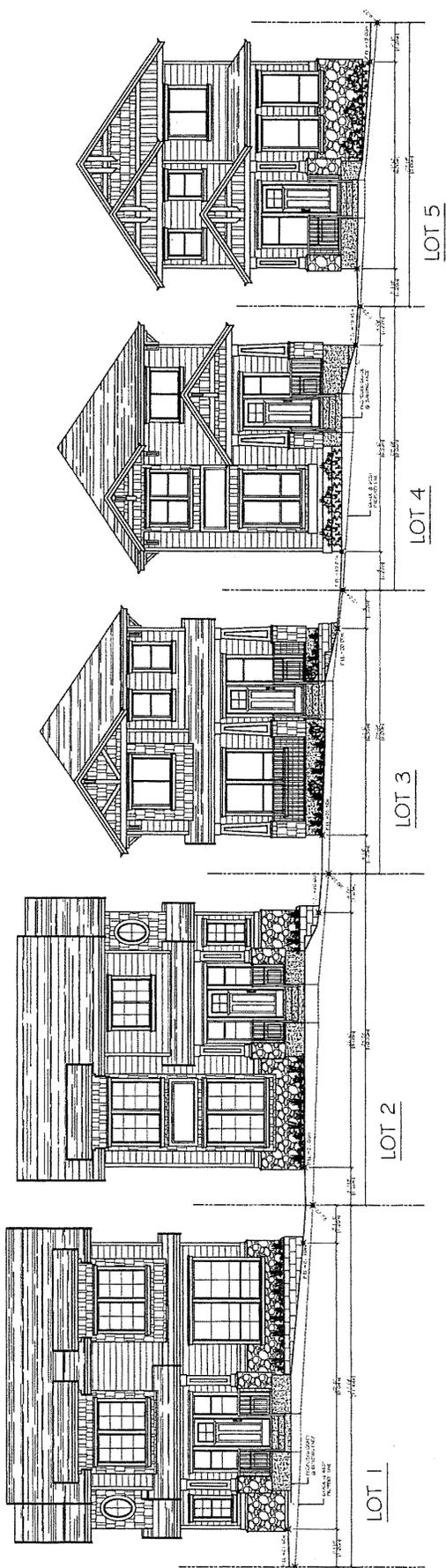
11052 240 STREET
MAPLE RIDGE



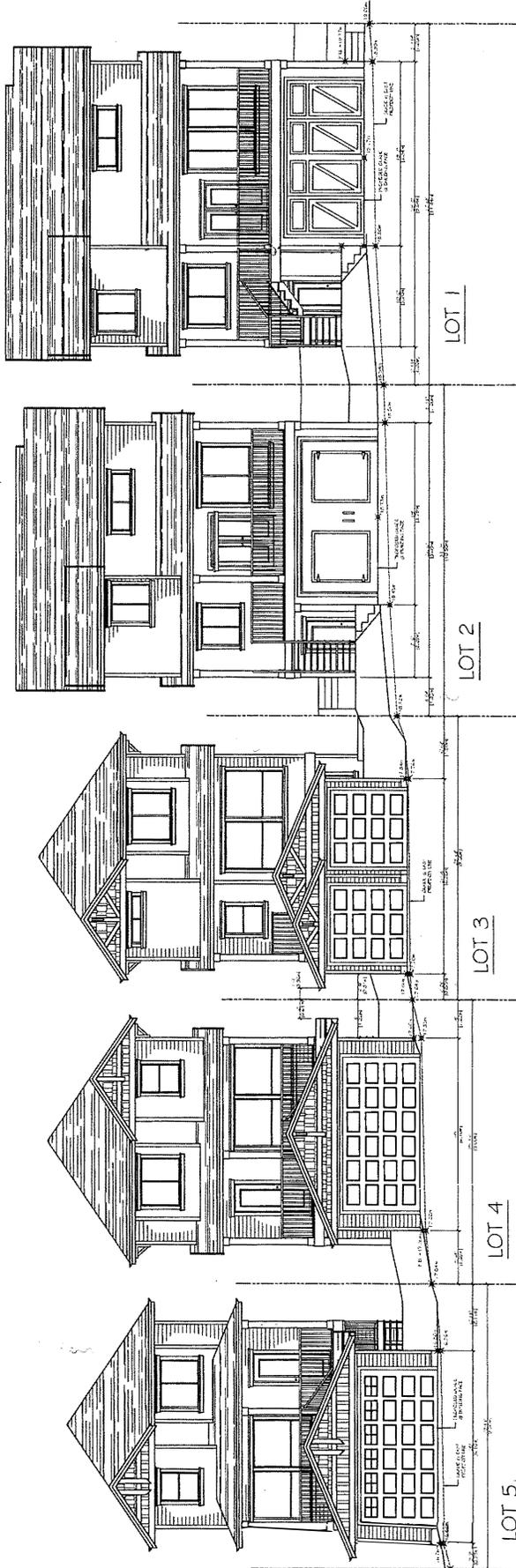
WSP CANADA INC
#300 - 85 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL: 604-525-4651 | FAX: 604-525-
www.wsp.com

AUGUST 2021

181-05710-00



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 along side 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

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

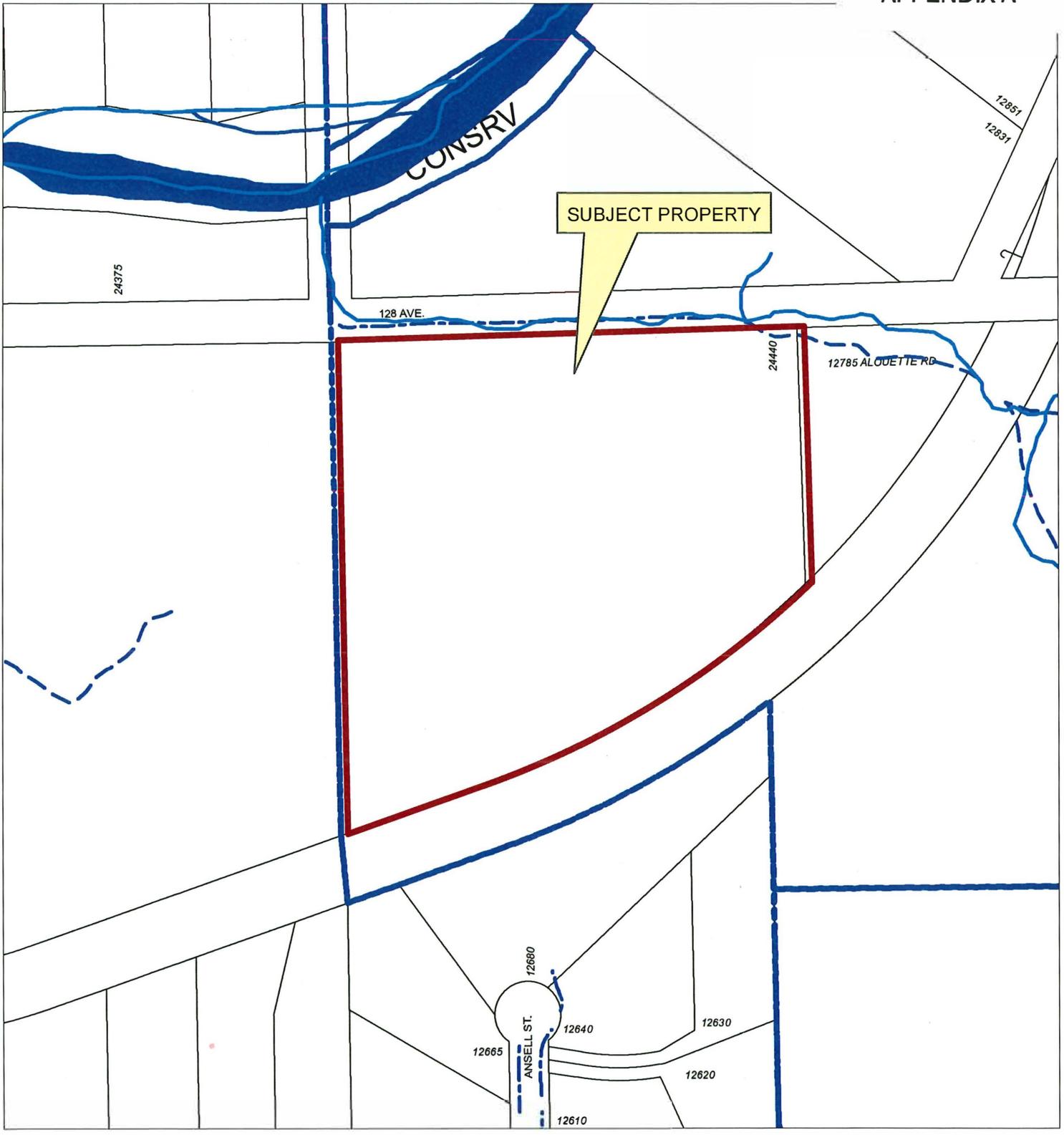
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“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

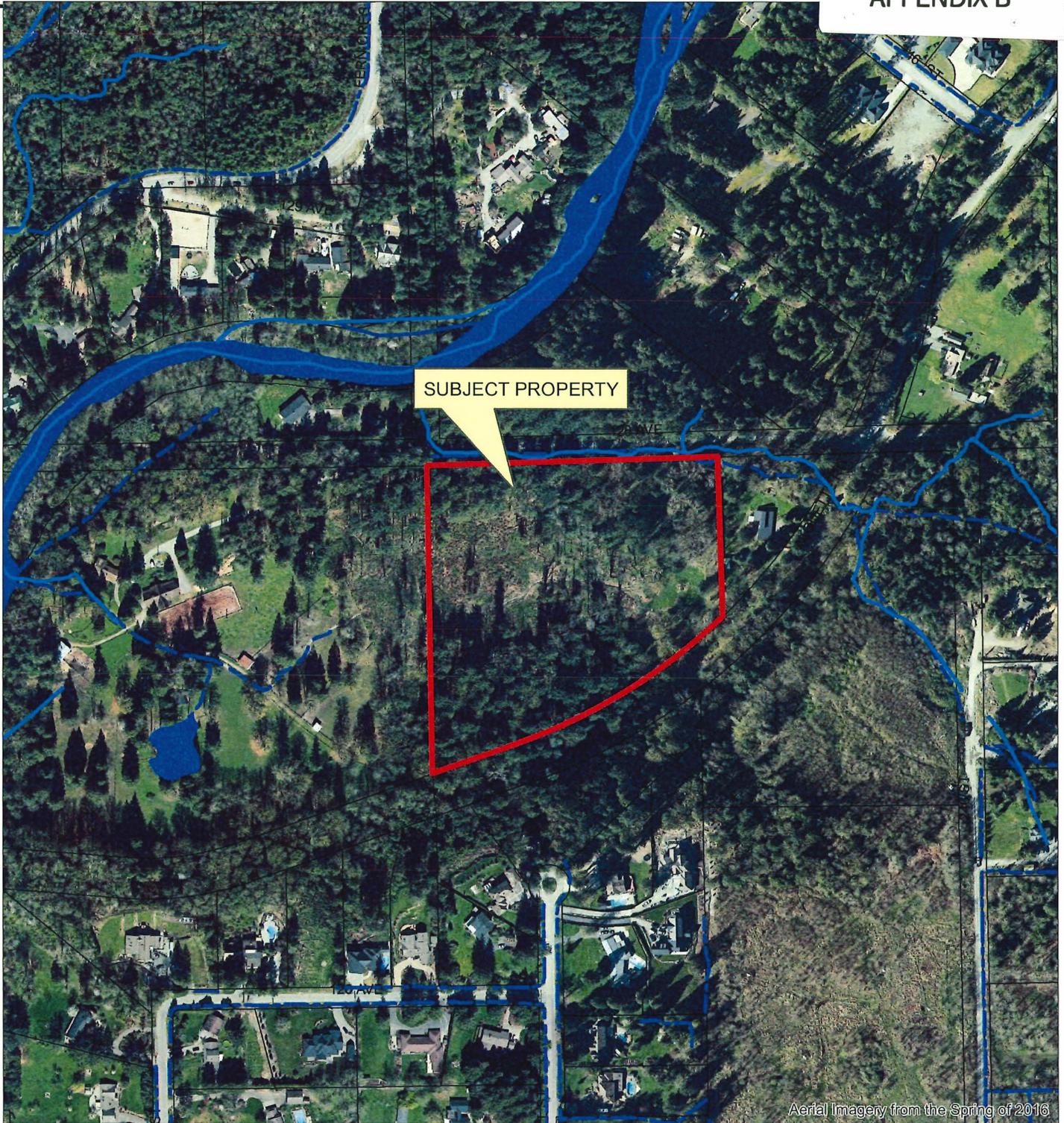
PLANNING DEPARTMENT



mapleridge.ca

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

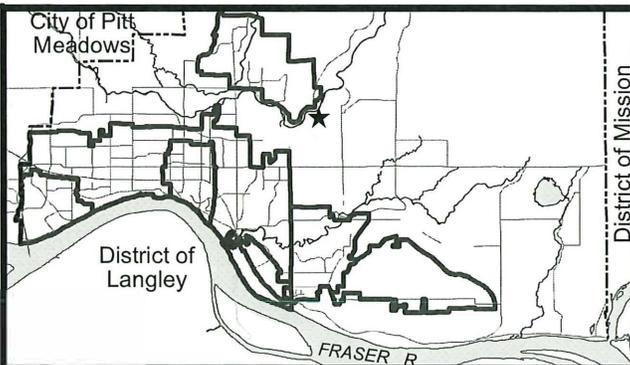
BY: AY



Aerial Imagery from the Spring of 2016



Scale: 1:4,000



24440 128 Ave

ENGINEERING DEPARTMENT

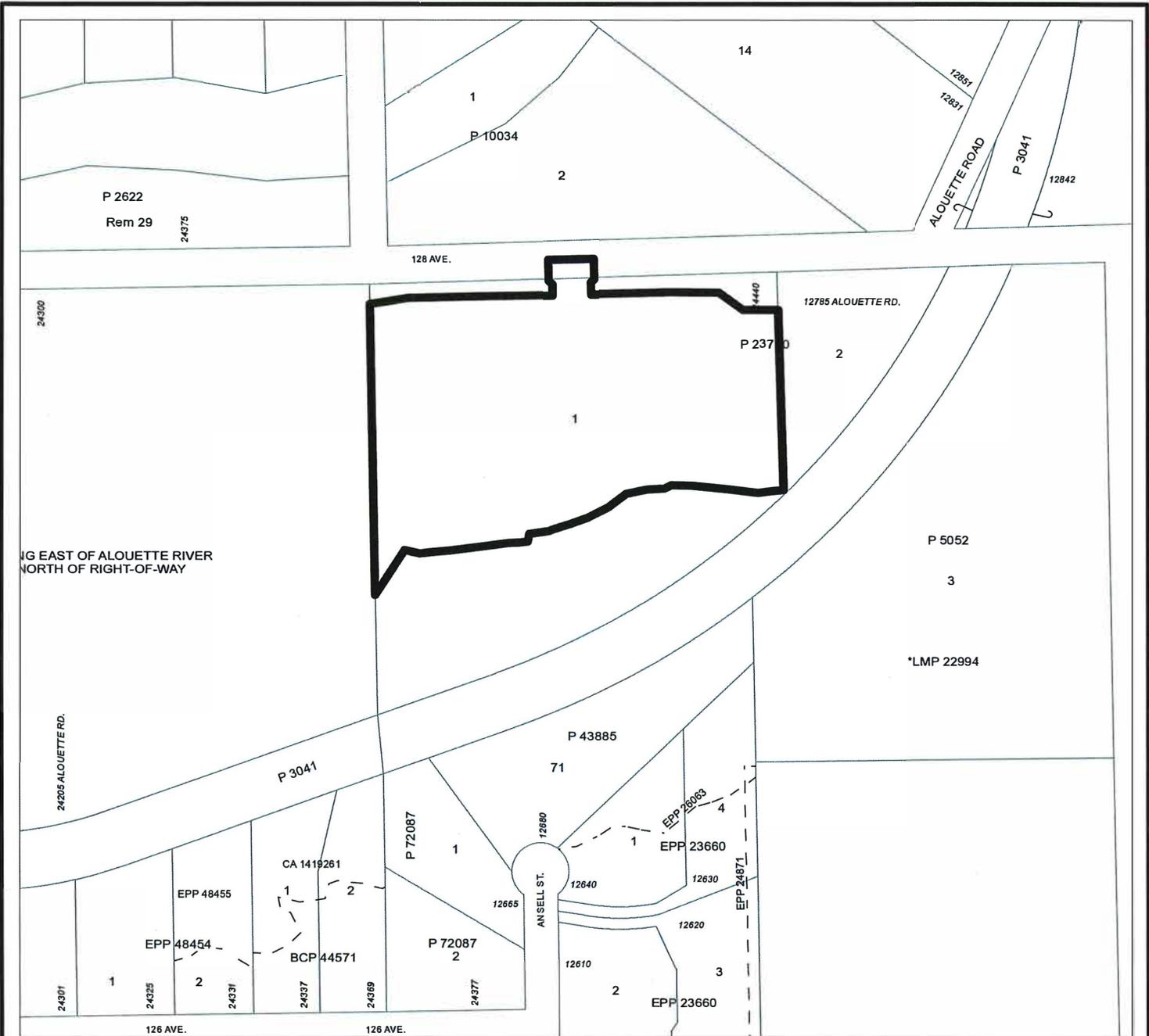


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-001-RZ
DATE: Jan 8, 2019

BY: MC



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7528-2019

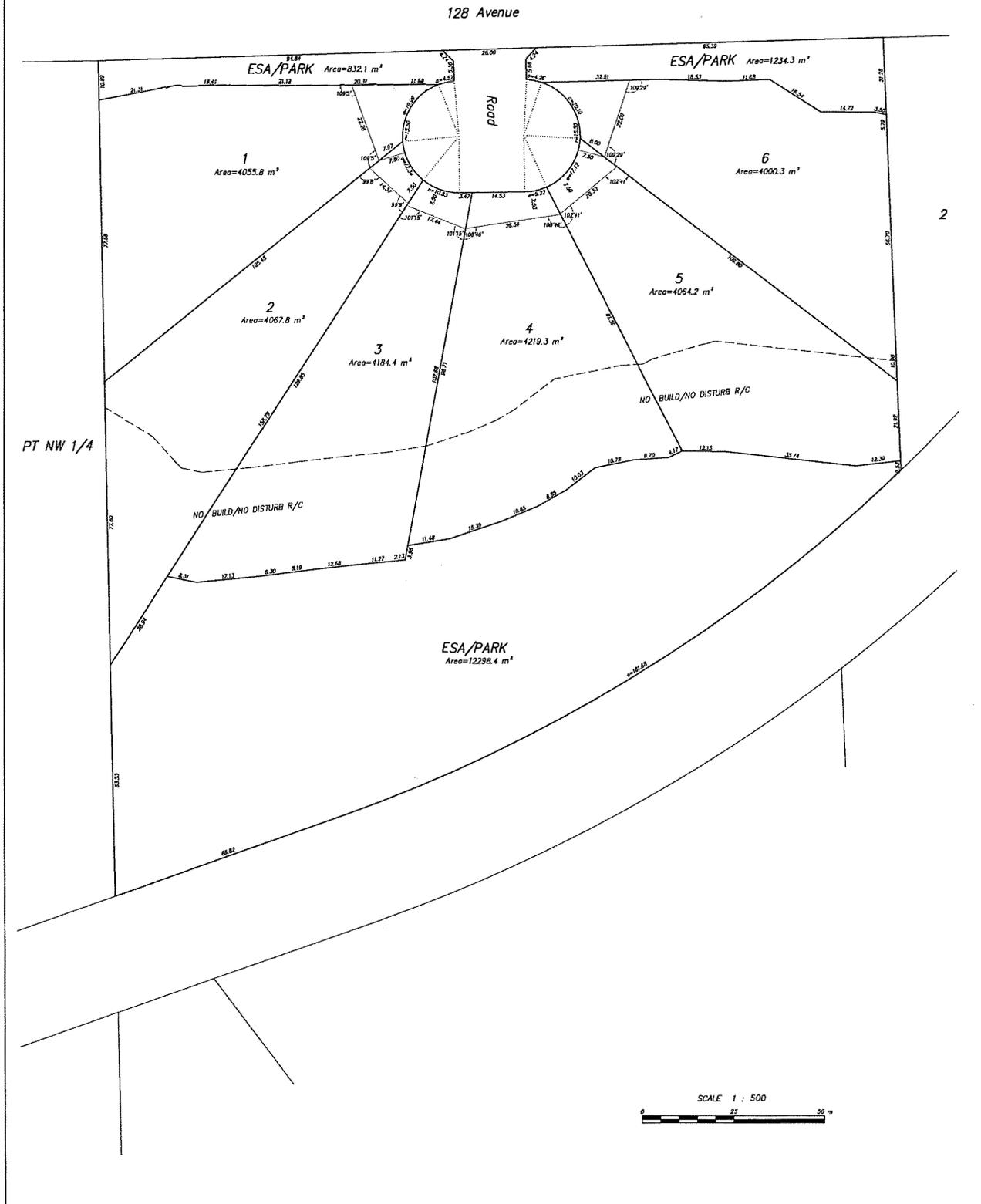
Map No. 1790

From: RS-3 (Single Detached Rural Residential)

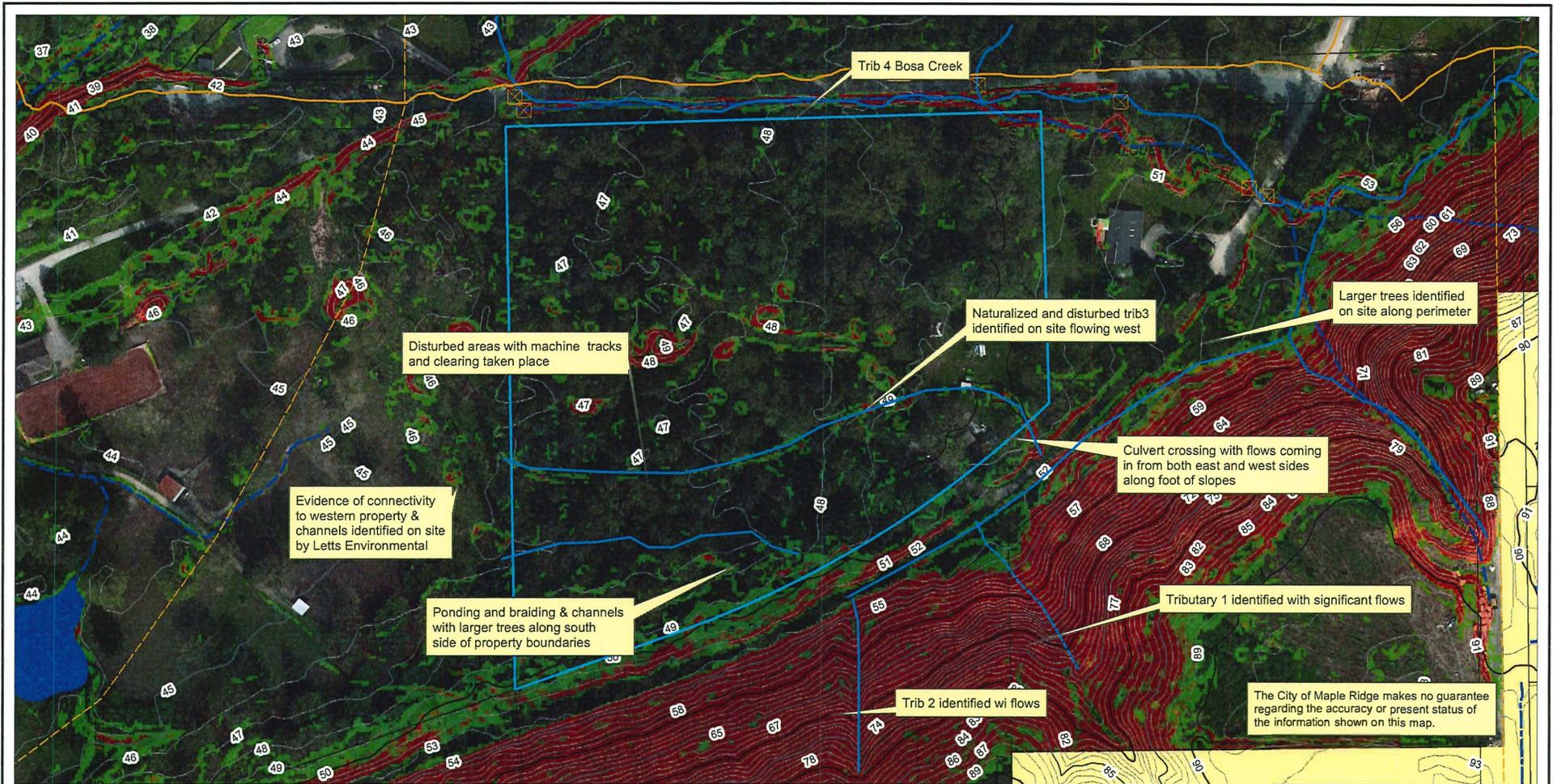
To: RS-2 (Single Detached Suburban Residential)



SCALE 1:3,000



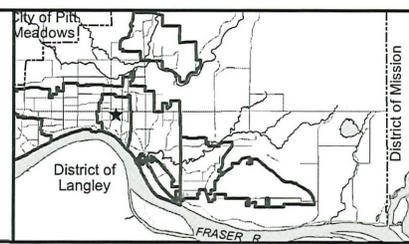
Client: Aplin & Martin	Drawing Title: Survey Sketch Plan Of Proposed 6 Lot Subdivision	
Project: 24440 128 Avenue Maple Ridge, BC		
 bennett LAND SURVEYING BC LAND SURVEYORS 2220 ST. JOHNS AVENUE MAPLE RIDGE, BC TEL: 604-463-2099 WWW.BENNETTSURVEY.COM	Notes: All dimensions are metric. Property lines may change with current legal survey. The maps shown is preliminary and is subject to revisions.	Paper Size: 34" x 22" Date: March 10, 2022 File: 15025Bsk_SUB



Scale: 1:1,547

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

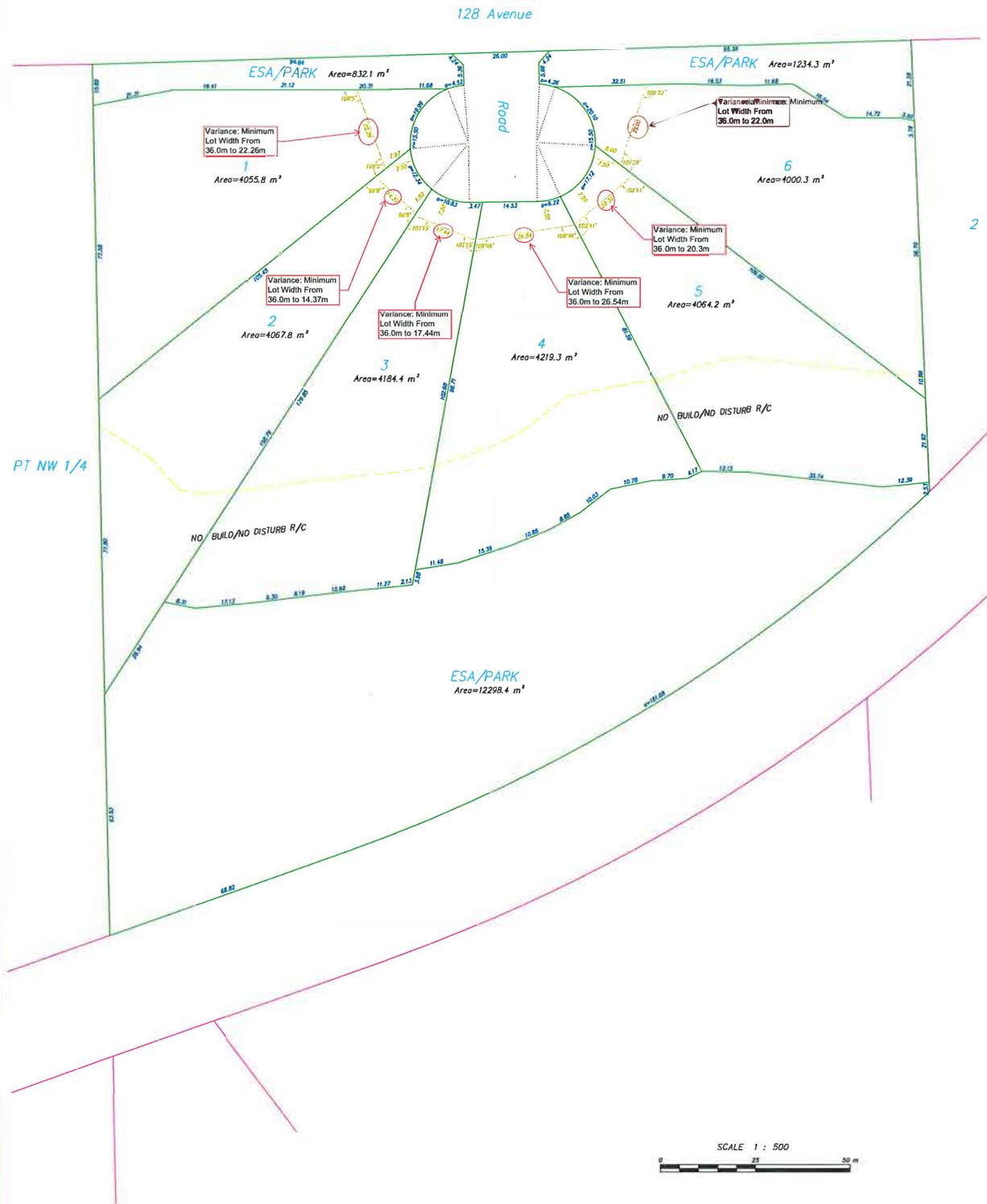


24440 128 Ave.
 CMR Site Visit with
 Water Features Observations

PLANNING DEPARTMENT

mapleridge.ca

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



Client: *Aplin & Martin*
 Project: *24440 128 Avenue
 Maple Ridge, BC*

Drawing Title:
*Survey Sketch Plan Of
 Proposed 6 Lot Subdivision*



Notes:
 All dimensions are metric.
 Property lines may change with current land survey.
 The design shown is preliminary and is subject to revisions.

Paper Size: 34" x 22"
 Date: March 10, 2022
 File: 150258sk_SUB

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

Freedom of Information Protection of Privacy Act
Section 22(1)
(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

nov 18, 2021

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

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, dbery 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

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

[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]

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

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: [amsig470v2_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:

Freedom of Information Protection of Privacy Act
Section 22(1)
(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 jiggling 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 develop 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,

[REDACTED]

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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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(Severed portions are shaded)

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,

[Redacted signature]

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(Severed portions are shaded)

Development Proposals Near Alouette River

To whom it may concern;

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Section 22(1)
(Severed portions are shaded)

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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(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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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

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

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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,

[Redacted signature]

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Section 22(1)
(Severed portions are shaded)

British Columbia

From: David Laird <DLaird@aplinmartin.com>

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

To: [Redacted]

Subject: FW: proposed development at 2440 128 ave

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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 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 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

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David Laird, | Project Manager

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

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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

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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: [amsiq470v2_35db16af-d7c1-4177-937f-242e787c6037.png](#)

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[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.

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Please email 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

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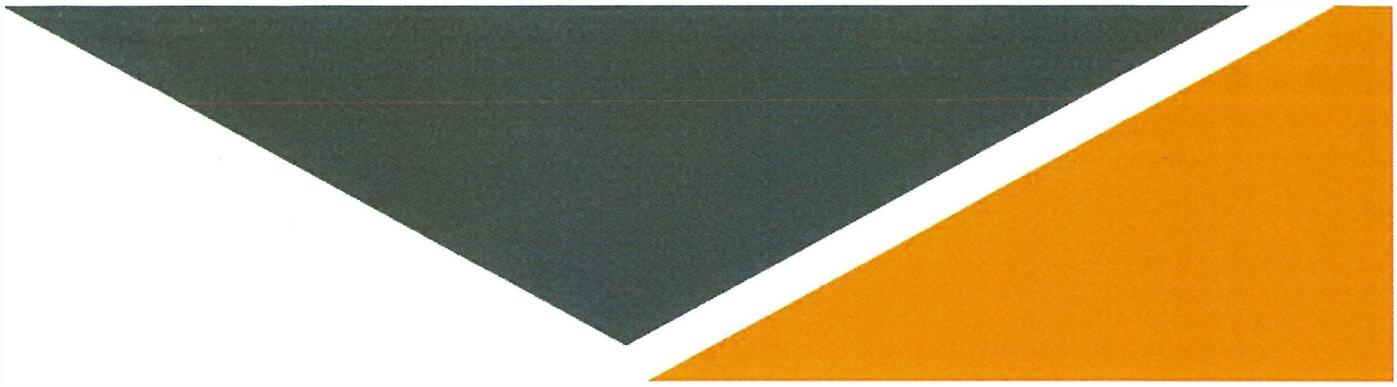
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ENGINEERING ARCHITECTURE PLANNING SURVEYING

APLIN & MARTIN CONSULTANTS LTD.

1680 - 13450 102ND AVENUE, SURREY, BC V3T 5X3 | WWW.APLINMARTIN.COM | (604) 639-3456



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. 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

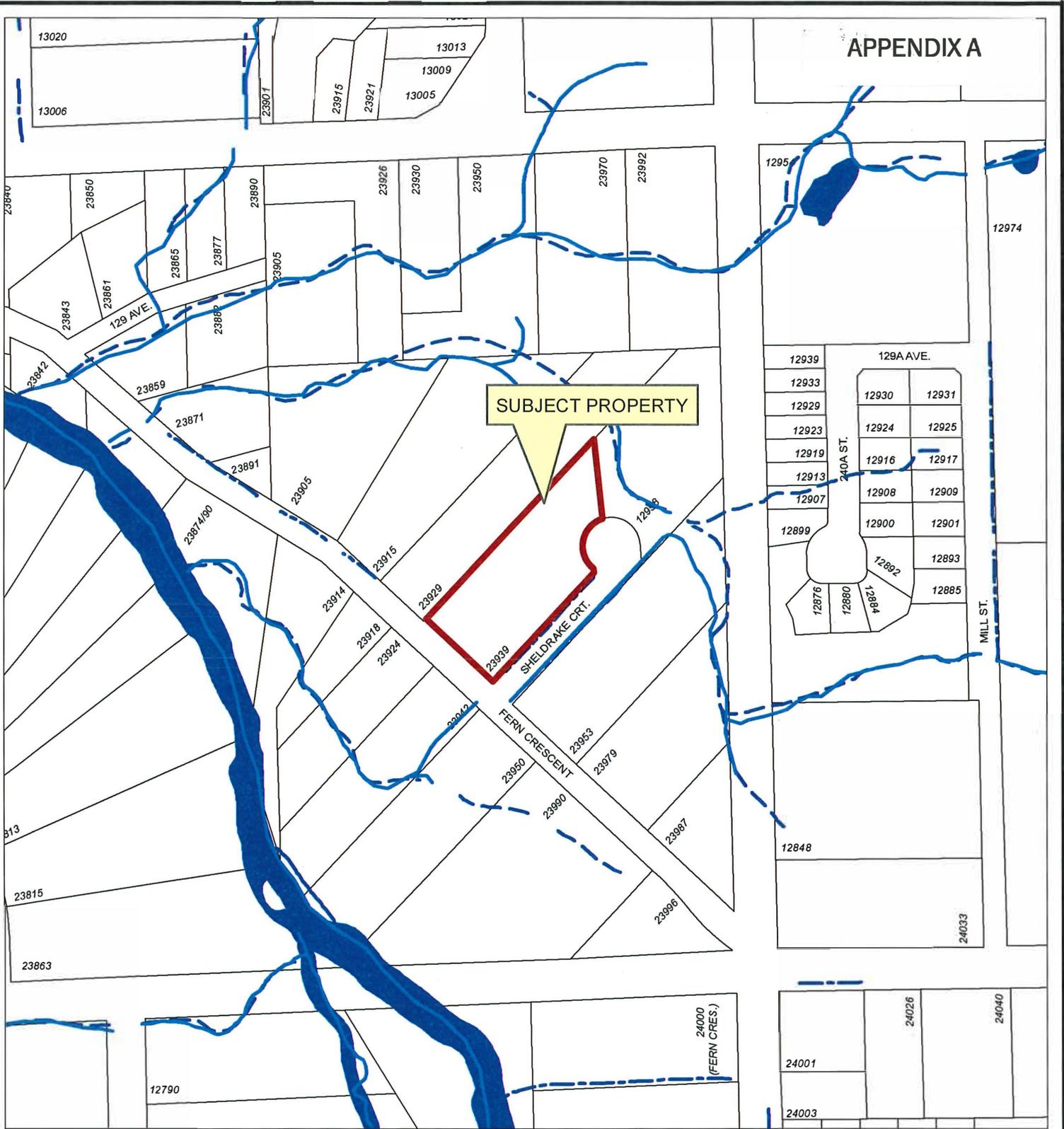
“Original signed by Scott Hartman”

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

APPENDIX A



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

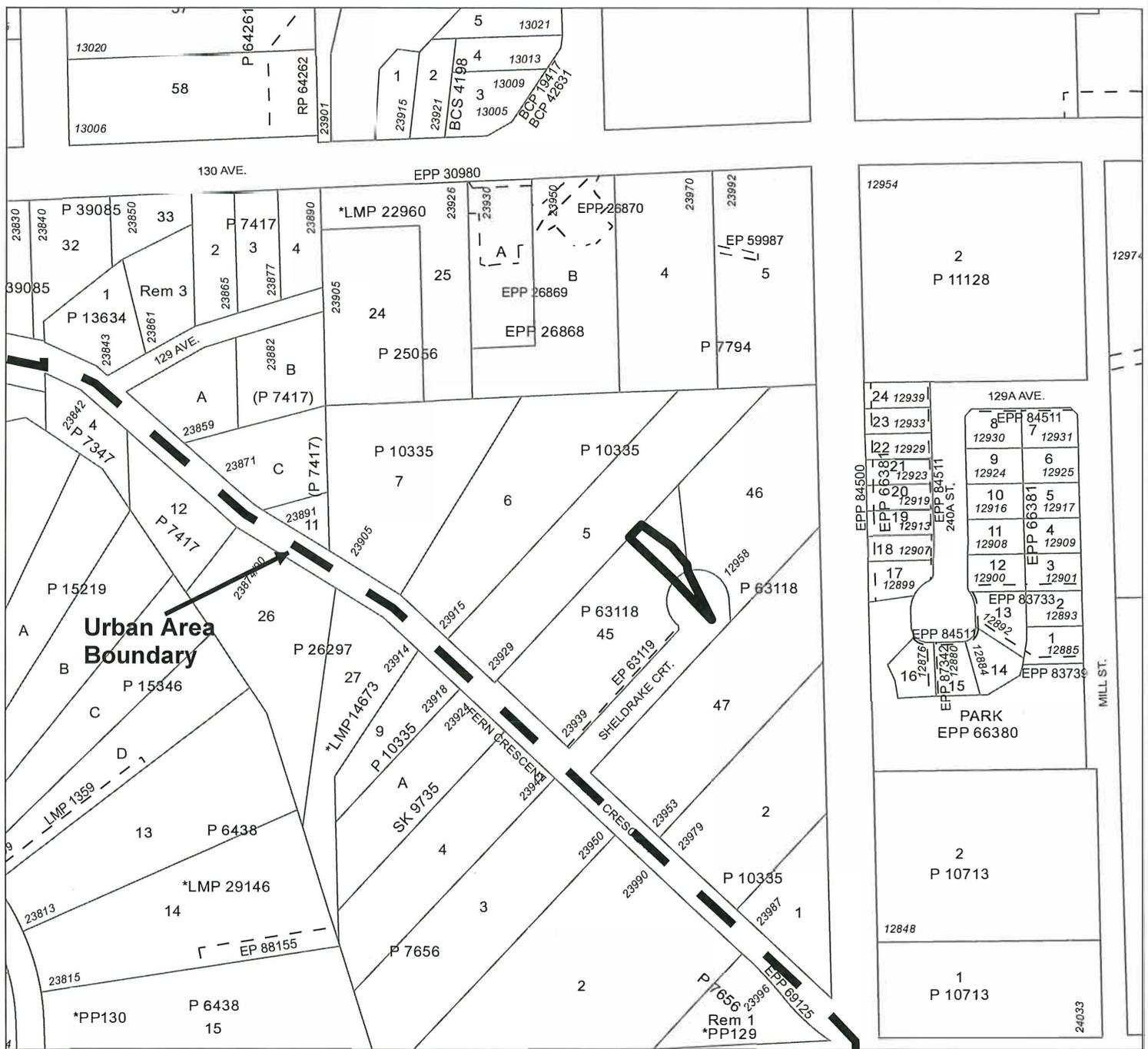
PLANNING DEPARTMENT



mapleridge.ca

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

BY: PC



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

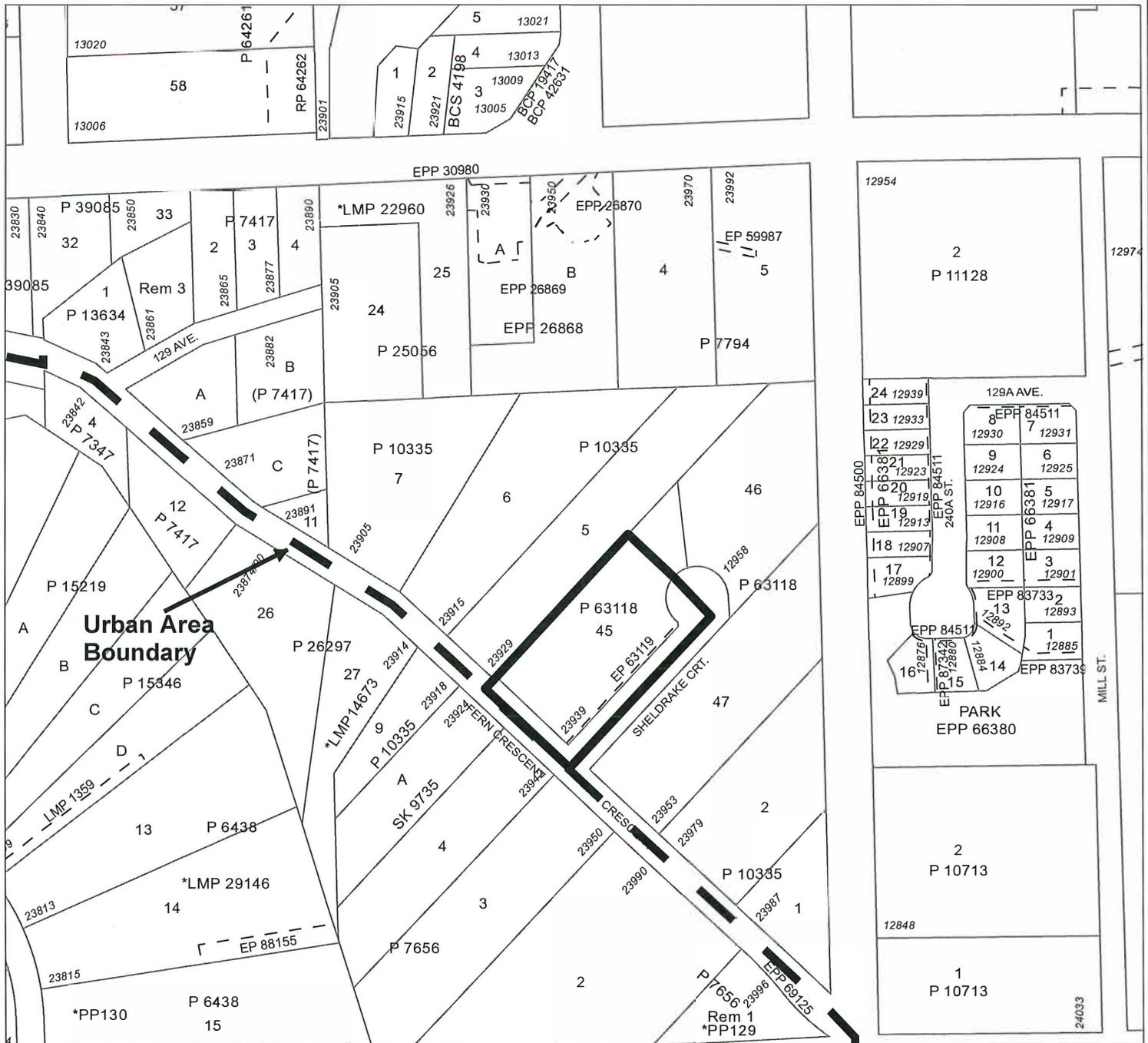
Bylaw No. 7691-2020
 Map No. 1031
 Purpose: To Amend Schedule C as shown

 To Add To Conservation



 Urban Area Boundary





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)



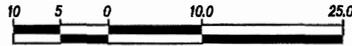
--- Urban Area Boundary



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

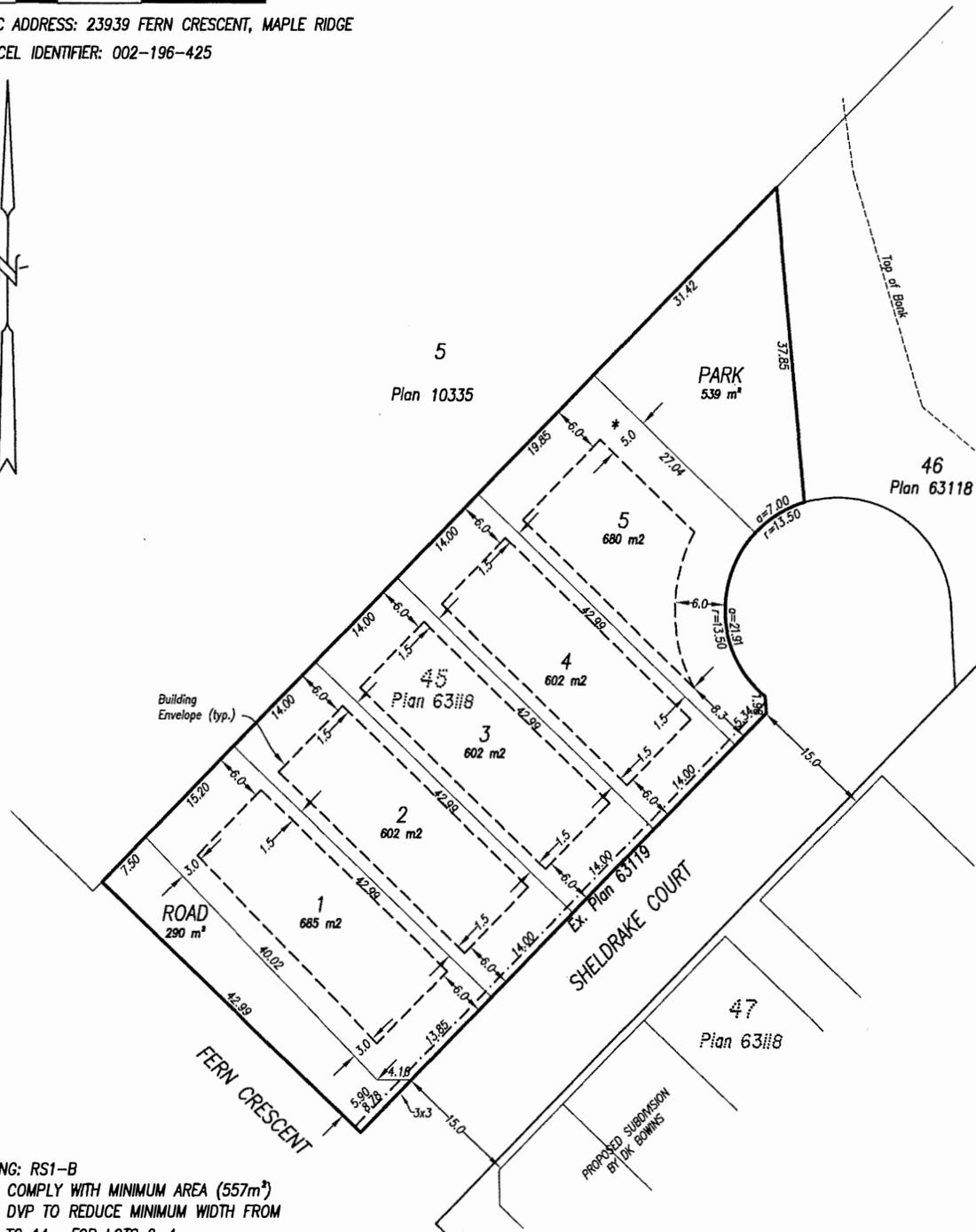
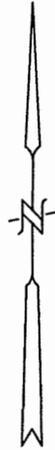
SCALE 1 : 500

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

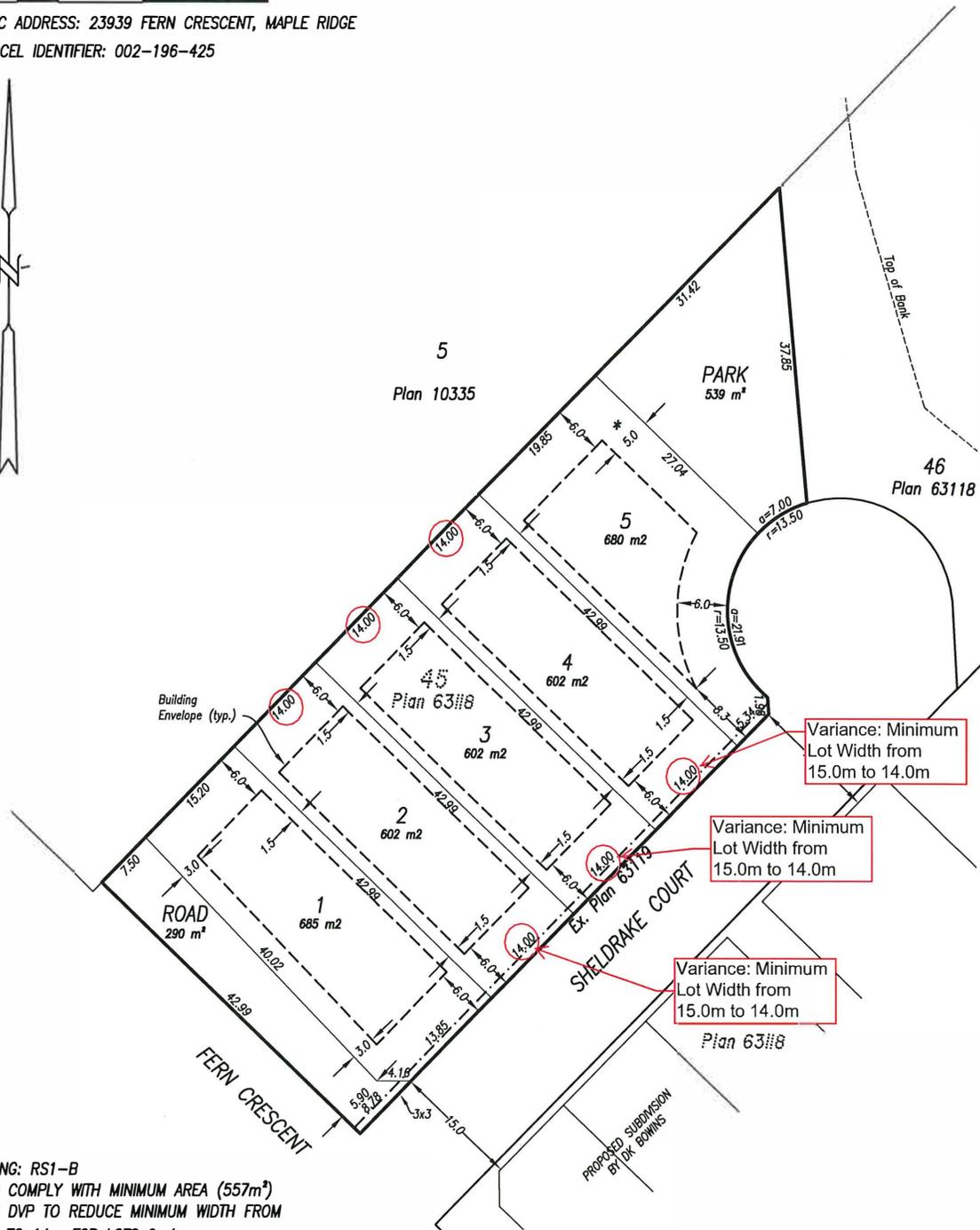
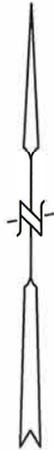
SCALE 1 : 500

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



CMC 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
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LOT DIMENSIONS DERIVED FROM
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CHARGE(S) ON TITLE WITHOUT REFERENCE TO
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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.

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

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

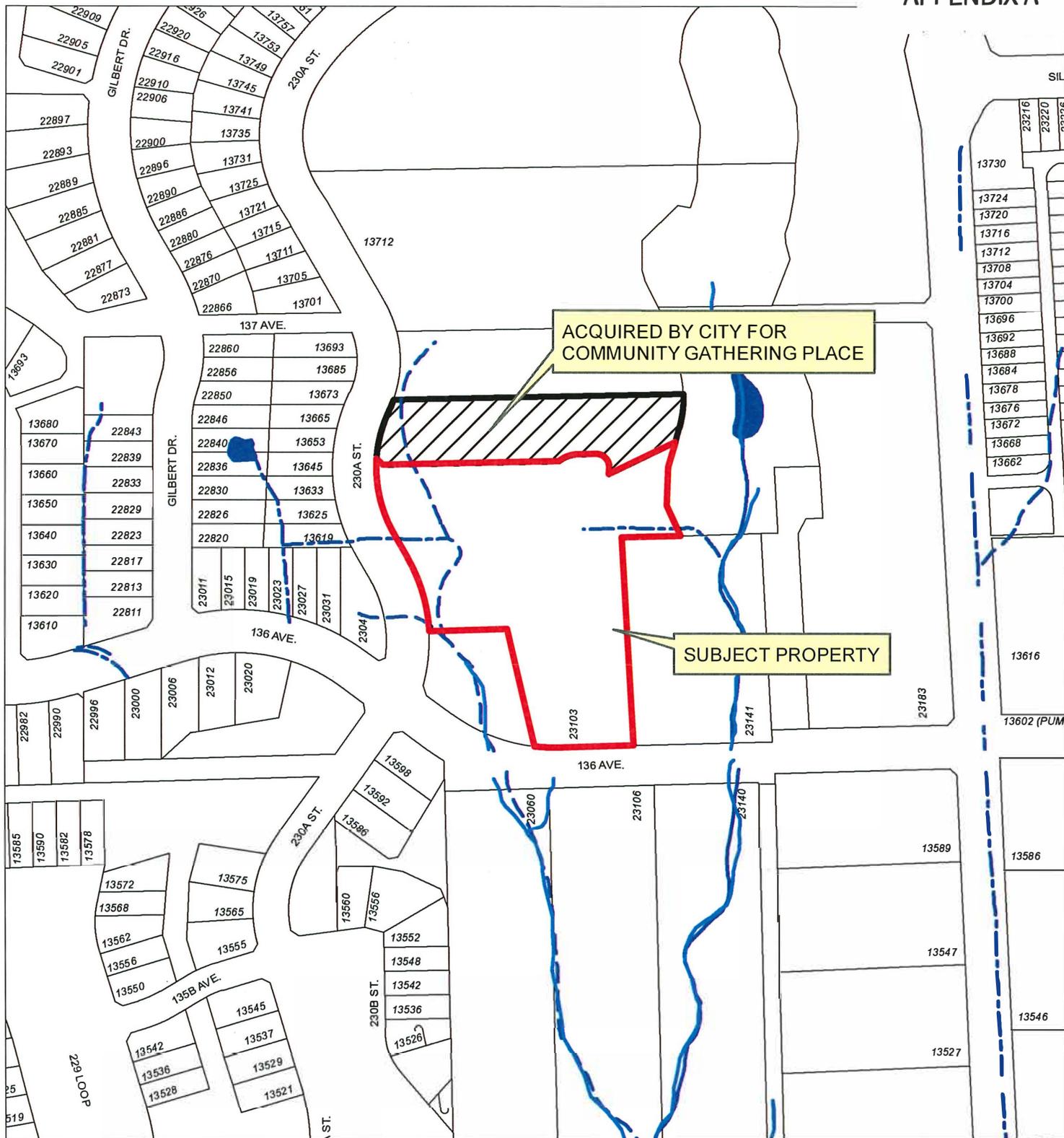
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“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



Scale: 1:2,500

Legend

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

23103 136 AVENUE
PID: 030-125-022

PLANNING DEPARTMENT



mapleridge.ca

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

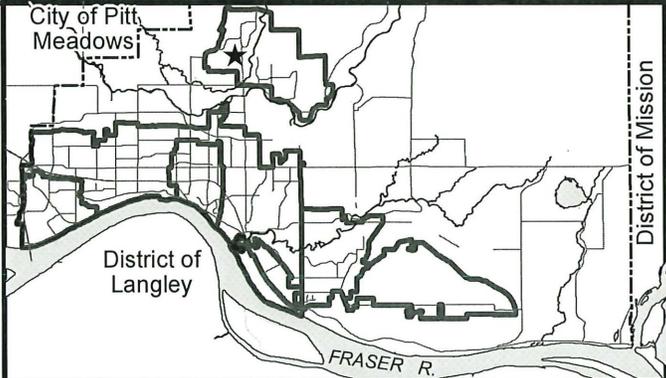
BY: DT



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



23103 136 AVENUE
 PID: 030-125-022

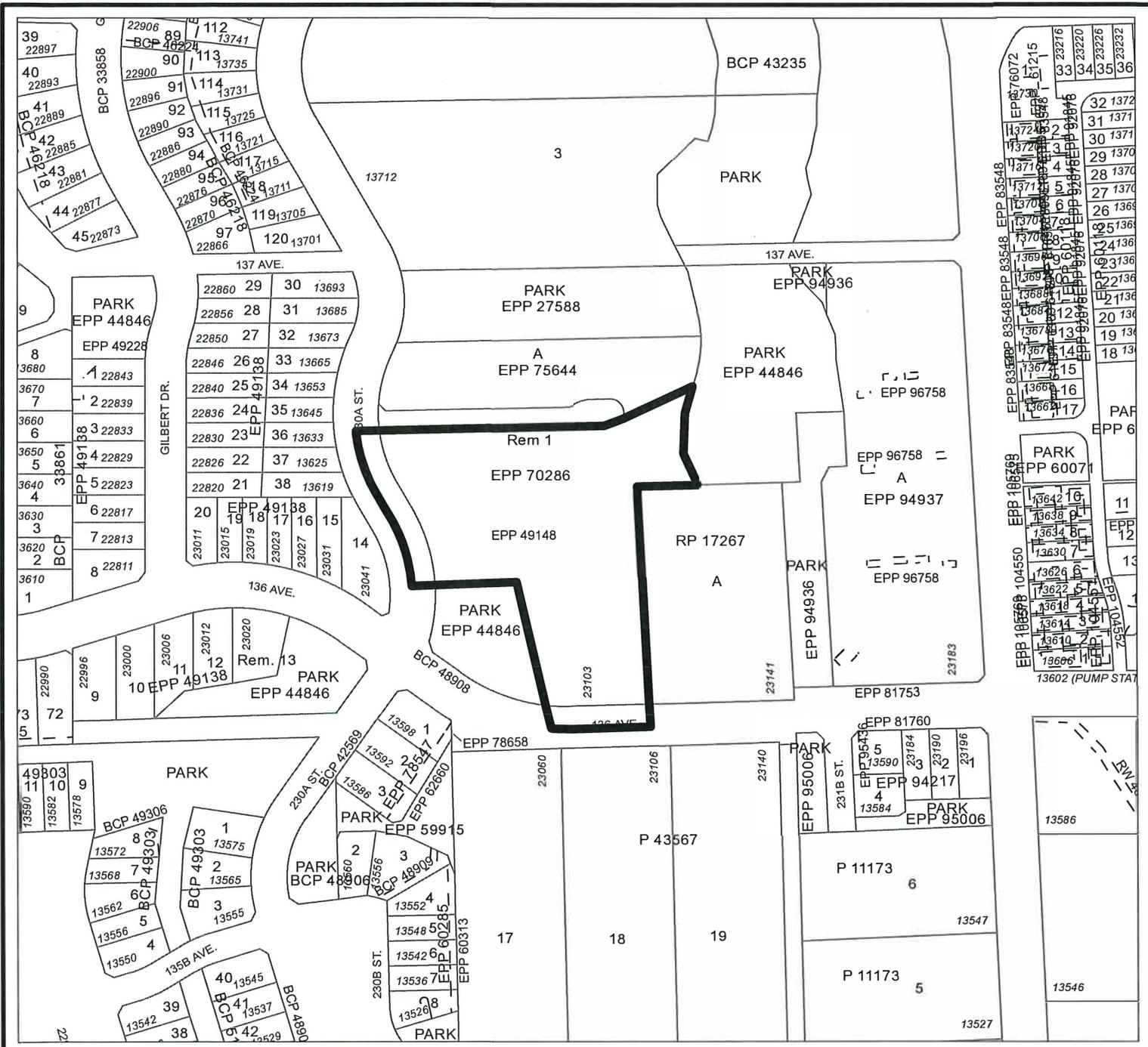
PLANNING DEPARTMENT



mapleridge.ca

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

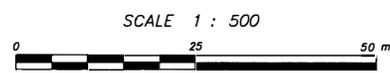
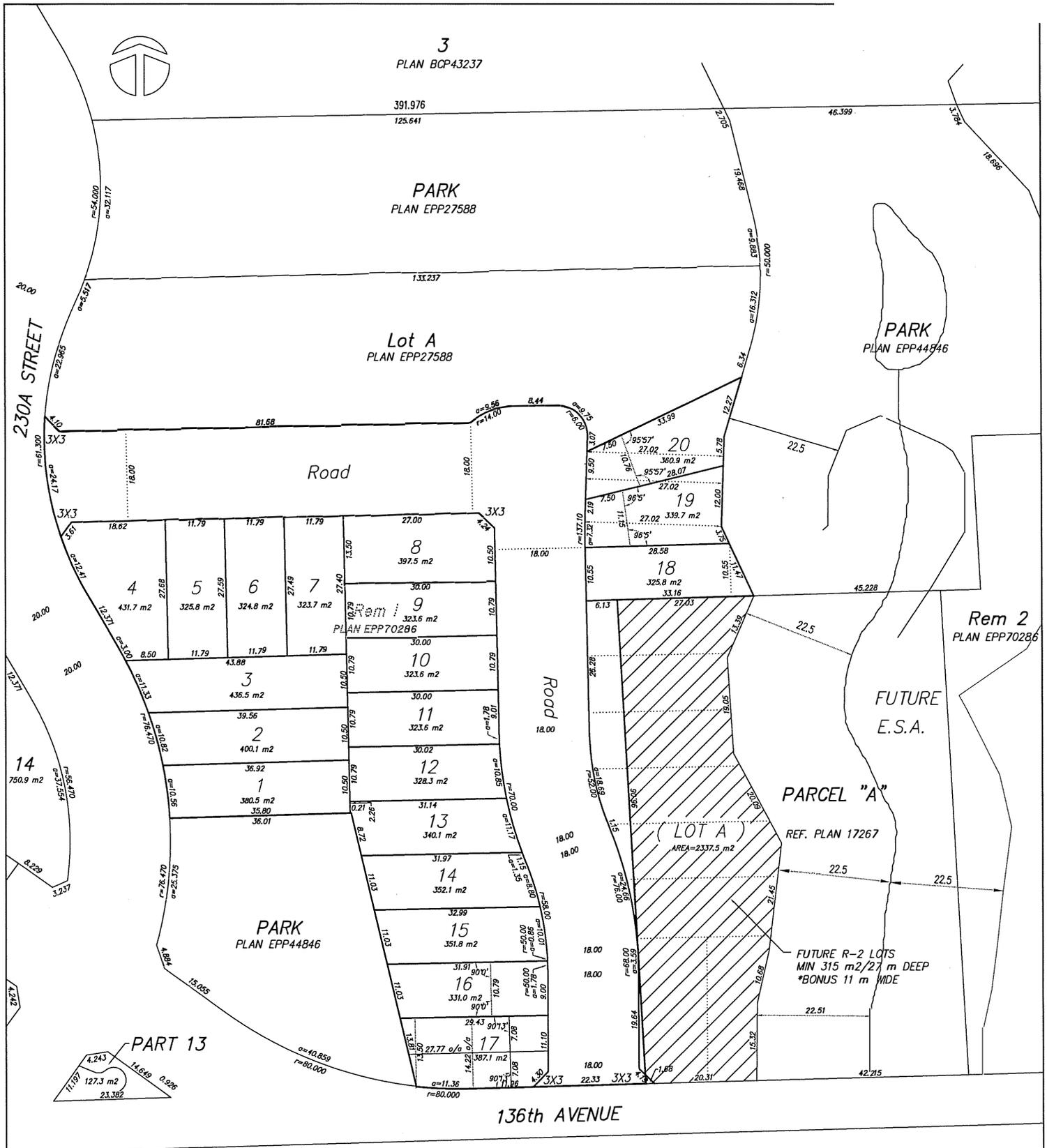
BY: PC



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





 <p>Terra Pacific Land Surveying Ltd 22371 St. Anne Avenue, Maple Ridge, BC Phone: 604-463-2509 Fax: 604-463-4501</p>	<p>Client: Campton Services</p>	<p>Drawing Title: Proposed 20 Lot Subdivision Over Lot 1 Sec. 32 Tp. 12 NWD Plan EPP70286 Except Plan EPP75644</p>	<p>Paper Size: 22" x 17"</p>
	<p>Project: Campton 20 Lots (Phase 2)</p>		<p>Date: January 31, 2013 Revised: February 8, 2021 File: MR12-753sk_SUB_19_rev4</p>

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: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7846-2022
Second Reading
Zone Amending Bylaw No. 7768-2021
13917 & 13992 Silver Valley Road and 13897 & 13960 232 Street

MEETING DATE: April 19, 2022
FILE NO: 2021-244-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 13917 & 13992 Silver Valley Road and a portion of properties at 13897 & 13960 232 Street from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential) zones, to permit a future subdivision of approximately 17 lots. Council granted first reading to Zone Amending Bylaw No. 7768-2021 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on July 13, 2021.

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the Official Community Plan (OCP). Ground-truthing on the site has established the developable areas, and as a result, an OCP amendment is required to revise the boundaries of the land use designations to fit the site conditions.

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 \$86,700, or such rate as adopted by Council prior to third reading of this rezoning application.

Zone Amending Bylaw No. 7768-2021 is proposed to be given second reading as amended to include a portion of property located at 13960 232 Street.

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. 7846-2022 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. 7846-2022 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. 7846-2022 is consistent with the Capital Expenditure Plan and Waste Management Plan;

4. That Official Community Plan Amending Bylaw No. 7846-2022 be given first and second reading and forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7768-2021 be given second reading as amended, 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) Road dedication on Silver Valley Road as required;
 - iv) Park dedication as required, including construction of a multi-purpose trails; and removal of all debris and garbage from park land;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
 - viii) Registration of a Restrictive covenant prohibiting building or subdivision and release of liability until a municipal water system is installed to service the subject properties to the satisfaction of the City;
 - ix) Registration of a Statutory Right-of-Way plan and agreement for City infrastructure;
 - x) Removal of existing buildings;
 - xi) 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
 - xii) 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 application.

DISCUSSION:

1. Background Context:

Applicant: Morningstar Homes Inc.

Legal Description: Lot 4 Except: Firstly: Part on Plan with Bylaw filed 34267, Secondly: Part Lying South and East of Road Shown on Plan with Bylaw Files 34267, Thirdly: Part on Plan 26732, Block "C" Section, Section 33, Township 12 New Westminster District Plan 2409;
Lot 8 Section 33 Township 12 New Westminster District Plan 13766;
Lot 15 Section 33 Township 12 New Westminster District Plan 26732;
Lot 1 Block "C" Section 33 Township 12 New Westminster District Plan 2409.

OCP:
Existing: Eco Cluster and Conservation
Proposed: Eco Cluster and Conservation

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

Zoning:
Existing: RS-3 (Single Detached Rural Residential)
Proposed: R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential)

Surrounding Uses:
North: Use: Single-Family Residential and Rezoning Application 2020-168-RZ
Zone: RS-3 (Single Detached Rural Residential)
Designation: Eco-Cluster
South: Use: Single-Family Residential
Zone: RS-3 (Single Detached Rural Residential)
Designation: Eco-Cluster and Conservation
East: Use: Single-Family Residential
Zone: RS-3 (Single Detached Rural Residential)
Designation: Eco-Cluster, Conservation and Open Space
West: Use: Single-Family Residential and Rezoning Application 2020-168-RZ
Zone: RS-3 (Single Detached Rural Residential)
Designation: Eco-Cluster, Conservation and Open Space

Existing Use of Property: Single-Family Residential (2 homes)
Proposed Use of Property: Single-Family Residential (17 homes)
Site Area: 1.06 ha (2.61 acres)
Access: Silver Valley Road and a newly constructed road with application 2020-168-RZ/SD
Servicing requirement: Urban Standard

2. Project Description:

The applicant is proposing to rezone the subject properties from RS-3 (Single Detached Rural Residential) to the R-1 (Single Detached (Low Density) Urban Residential), and R-2 (Single Detached (Medium Density) Urban Residential) zones to facilitate a mixture of 17 single family homes. The development will incorporate a trail as identified on the Silver Valley Area Plan as well as, park and wildlife corridors. The existing homes located on 13917 and 13992 Silver Valley Road will remain on proposed lots 1 and 6. The existing home on proposed lot 1 will require a variance for siting to the new proposed property lines (see Appendix F).

3. Planning Analysis:

i) Official Community Plan:

The subject properties are designated Eco-Cluster; Conservation and Open Space (see Appendix B). The Eco-Cluster designation refers to the developable portions of the site. Some adjustments in the designations have been made in response to ground-truthing as noted above. These have been adjusted as shown in Appendix C. Section 5.4.6 of the Silver Valley Area Plan speaks to Eco-Cluster densities, as follows:

- a) Densities and housing types should be diversified within and between Eco-Clusters.
- b) The densities of Eco-Clusters in the eastern sector should be lower than other Eco-Clusters due to limited access and the requirements for accommodating equestrian activities, i.e. pastures and stables.
- c) An Eco-Cluster includes varying levels of density, ranging from 5 to 15 units per hectare, in the form of single and/or multi-family units, dependent on proximity to a Hamlet centre, slope constraints, view impacts, and existing development.
- d) Residential areas should be developed in a manner to allow a gradual and natural increase in density over time.

The Eco-Cluster designation is intended to provide development opportunities in sparsely developed or rural areas, in a cluster form which supports sensitive integration of housing into a natural forest setting. Eco-Clusters are located in areas where topography is difficult and the existing rural character should be retained. The specific areas include steep slopes are proposed to be designated as Conservation and dedicated to the City as park.

ii) Zoning Bylaw:

The application is a mixture of R-1 (Single Detached (Low Density) Urban Residential), and R-2 (Single Detached (Medium Density) Urban Residential) zoning (see Appendix D). The table below details the minimum parcel sizes for each zone.

Zone	Minimum Lot Area	Estimated Number of lots
R-1 (Single Detached (Low Density) Urban Residential)	371m ²	2
R-2 (Single Detached (Medium Density) Urban Residential)	315m ²	15

iii) Off-Street Parking and Loading Bylaw:

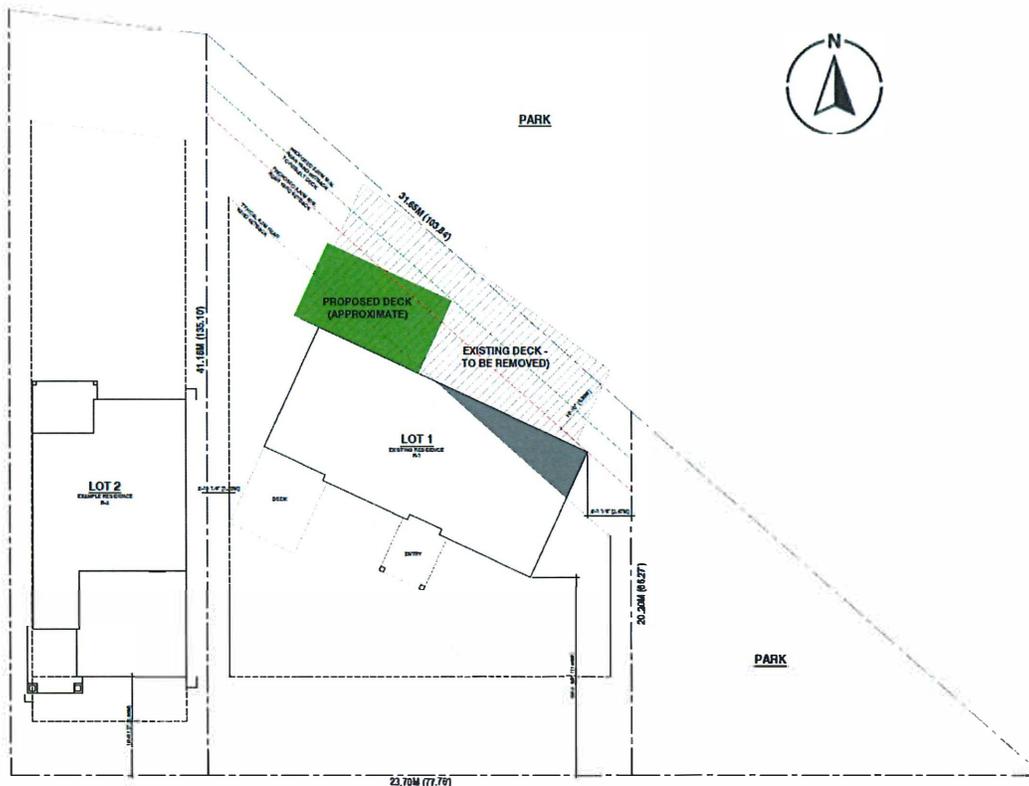
Each of the residential zones requires two off-street parking stalls to be provided per lot. The R-1 Single Detached (Low Density) Urban Residential) zone permits a secondary suite as an accessory use; an additional parking stall would be required if a secondary suite was developed in those homes.

iv) **Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxation to *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 601, R-1 (Single Detached (Low Density) Urban Residential Zone, Section 601.7 (2)*

Regulation	Lot 1 - Required	Lot 1 - Proposed
Rear Lot Line setback	6.0m	3.30m

The relaxation is required to allow the existing house on proposed Lot 1 to remain. The deck off the rear of the house will need to be removed.



The requested variance to the R-1 (Single Detached (Low Density) Urban Residential) zone will be the subject of a future Council report.

v) **Development Permits:**

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

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

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

vi) **Development Information Meeting:**

A Development Information Meeting (DIM) was conducted via the Public Comment Opportunity process from December 13, 2021 to December 22, 2021. The applicant received 13 comment cards from the public in which 10 supported and 3 were against the proposed development. A summary of the main comments and discussions with the attendees was provided by the applicant (Appendix E).

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

- For many of the participants, Morningstar representatives had the opportunity to discuss the project over the phone. The public's questions were answered then and there, and Morningstar representatives encouraged the public to add the same questions on their comment cards so the City could see as well.
- For the public who emailed, Morningstar representatives provided email responses to direct questions.

Morningstar representatives always encourage the neighbourhood residents to reach out to Morningstar directly by phone or email or text message if they have concerns or questions for any Morningstar Projects at any point.

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 that is proposed to be dedicated as park, amounting to approximately 0.338 ha (0.83 acres) or 31% of the site being requires to be dedicated as park as a condition of final reading.

4. **Interdepartmental Implications:**

i) **Engineering Department:**

The Engineering Department has identified that the services required in support of this development do not yet exist on the site. Similar to other development in this neighbourhood of Silver Valley the applicant will need to enter into a Rezoning Servicing Agreement and post securities to do the work identified in the agreement prior to final reading of the bylaw. Highlights of comments by Engineering include:

- Road dedication along Silver Valley Road as required to meet the requirements of the Subdivision & Development Servicing Bylaw for a collector road. The internal road dedication will be a condition of the future subdivision

- Frontage upgrades along Silver Valley Road to an urban collector road standard. The internal road will be constructed to an urban standard as a condition of the future subdivision application.
- Extension of municipal services along the Silver Valley Road frontage as required to meet the requirements of the Subdivision & Development Servicing Bylaw.
- Improvements to the municipal water system to ensure there are adequate fire flows to support the development.

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

The Silver Valley Area Plan identifies a trail through the development site. The dedication and development of this trail as well as, park dedication is a condition of rezoning.

iii) **Environmental Implications:**

The proposed site plan has been considered through an extensive review with the Environmental Section and the applicant's Environmental Professionals. The site plan reflects this collaborative approach in site design. The site design included the recommendations of the Environmental Impact Assessment, the Arborist Report, the Geotechnical Report, the Wildfire Hazard Assessment, and the Stormwater Management Plan to achieve the objectives of the Silver Valley Area Plan.

During the City review of the Wildfire Development Permit, Natural Feature Development Permit and subdivision applications, there will be further work with the applicant's consultants on the development site and park areas on:

- the assessment of trees which need to be removed to ensure wind firmness;
- planting of replacement trees as required; and
- coordination with engineering and environmental requirements for stormwater management.

5. School District No. 42 Comments:

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

6. 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 conservation and open space boundaries, 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:

The applicant has conducted a Developers Information Meeting which is a City requirement. There is a statutory public hearing required as part of the rezoning process for this application.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7846-2022, that second reading be given to Zone Amending Bylaw No. 7768-2021, and that application 2021-244-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

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

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

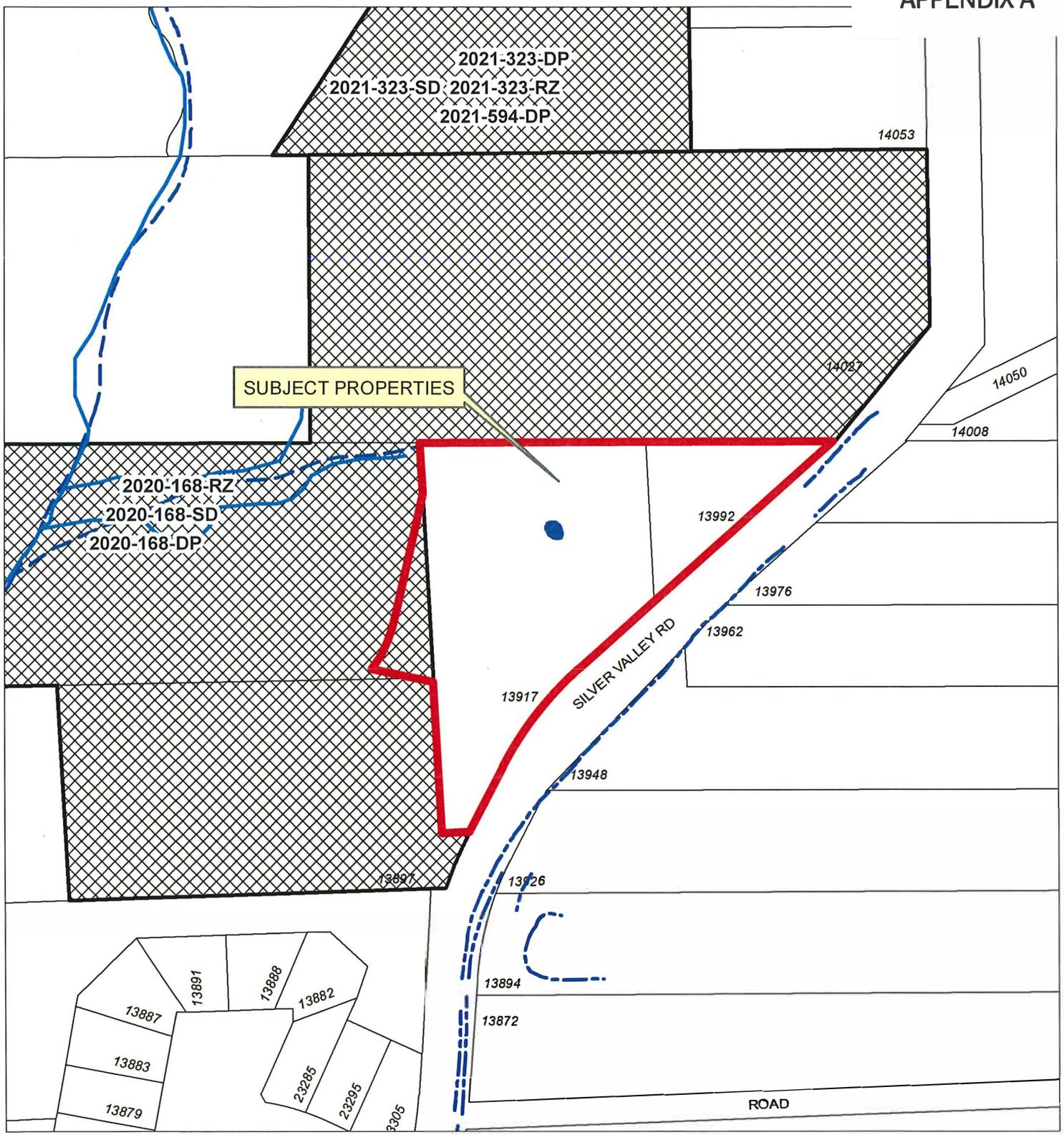
**Approved by: Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Scott Hartman”

**Concurrence: Scott Hartman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7846-2022
- Appendix D – Zone Amending Bylaw No. 7768-2021
- Appendix E – DIM Summary from Applicant
- Appendix F – Site Plan
- Appendix G – School District No. 42 Response



SUBJECT PROPERTIES



Scale: 1:2,000

Legend

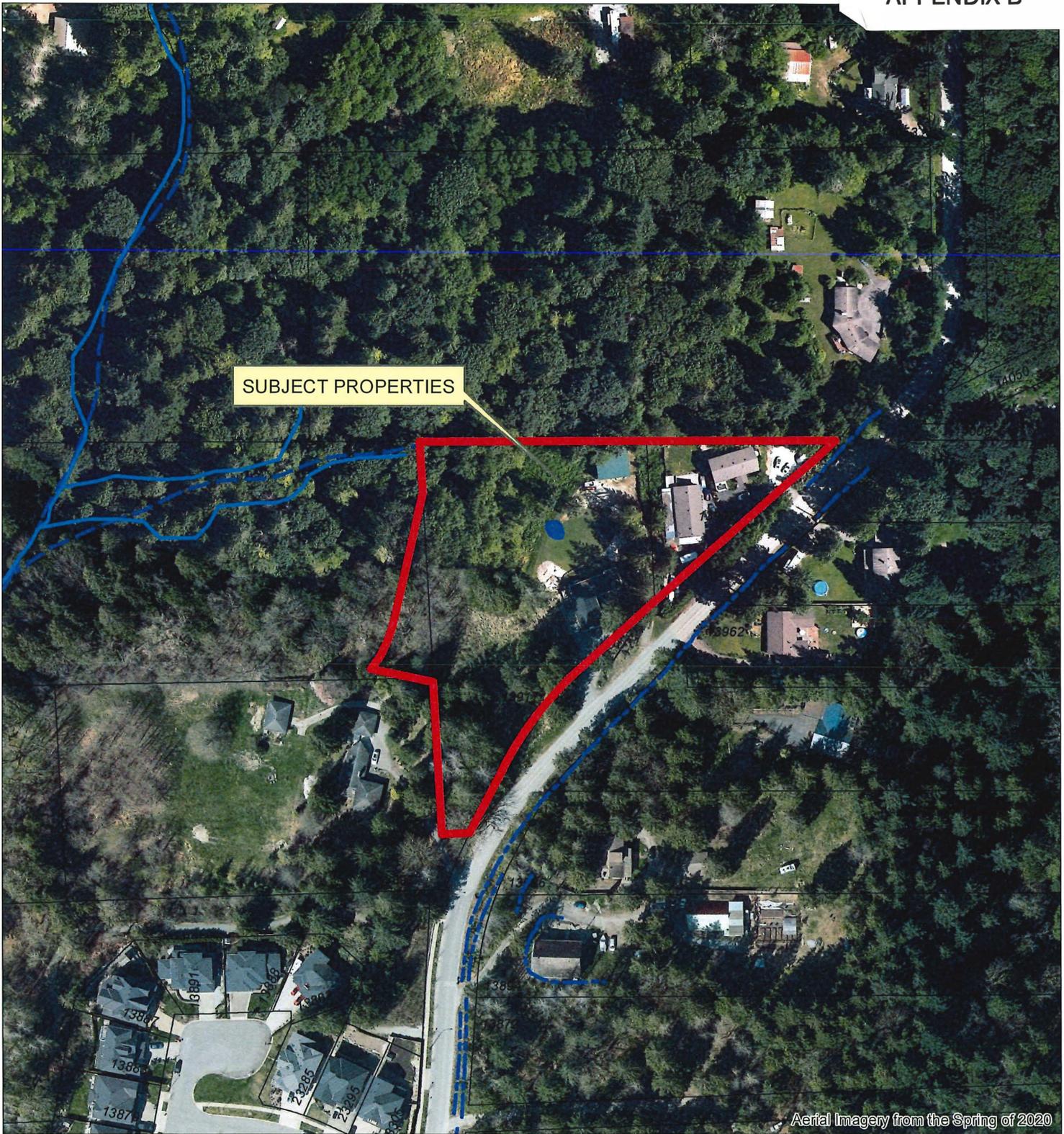
-  Stream
-  Ditch Centreline
-  Indefinite Creek
-  Lake or Reservoir
-  Active Applications (RZ/SD/DP/VP)

13897, 13917/92 Silver Valley Rd & 13960 232 St
 PID: 000-615-722, 007-601-832,
 004-555-805, 012-642-223

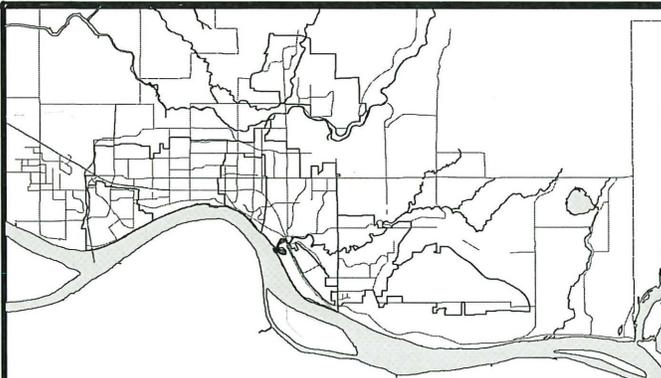


FILE: 2021-244-RZ
 DATE: Apr 6, 2022

BY: DT



Scale: 1:2,000



13897, 13917/92 Silver Valley Rd & 13960 232 St
PID: 000-615-722, 007-601-832,
004-555-805, 012-642-223

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-244-RZ
DATE: Apr 6, 2022

BY: DT

**CITY OF MAPLE RIDGE
BYLAW NO. 7846-2022**

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. 7846-2022."

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 parcels or tracts of land and premises known and described as:

Lot 4 Except: Firstly: Part on Plan with Bylaw filed 34267, Secondly: Part Lying South and East of Road Shown on Plan with Bylaw Files 34267, Thirdly: Part on Plan 26732, Block "C" Section, Section 33, Township 12 New Westminster District Plan 2409;

Lot 8, Section 33, Township 12, New Westminster District Plan 13766;

Lot 15, Section 33, Township 12, New Westminster District, Plan 26732;

Lot 1, Block "C", Section 33, Township 12, New Westminster District, Plan 2409;

and outlined in heavy black line on Map No. 1059, 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/are hereby amended for the parcel or tract of land and premises known and described as:

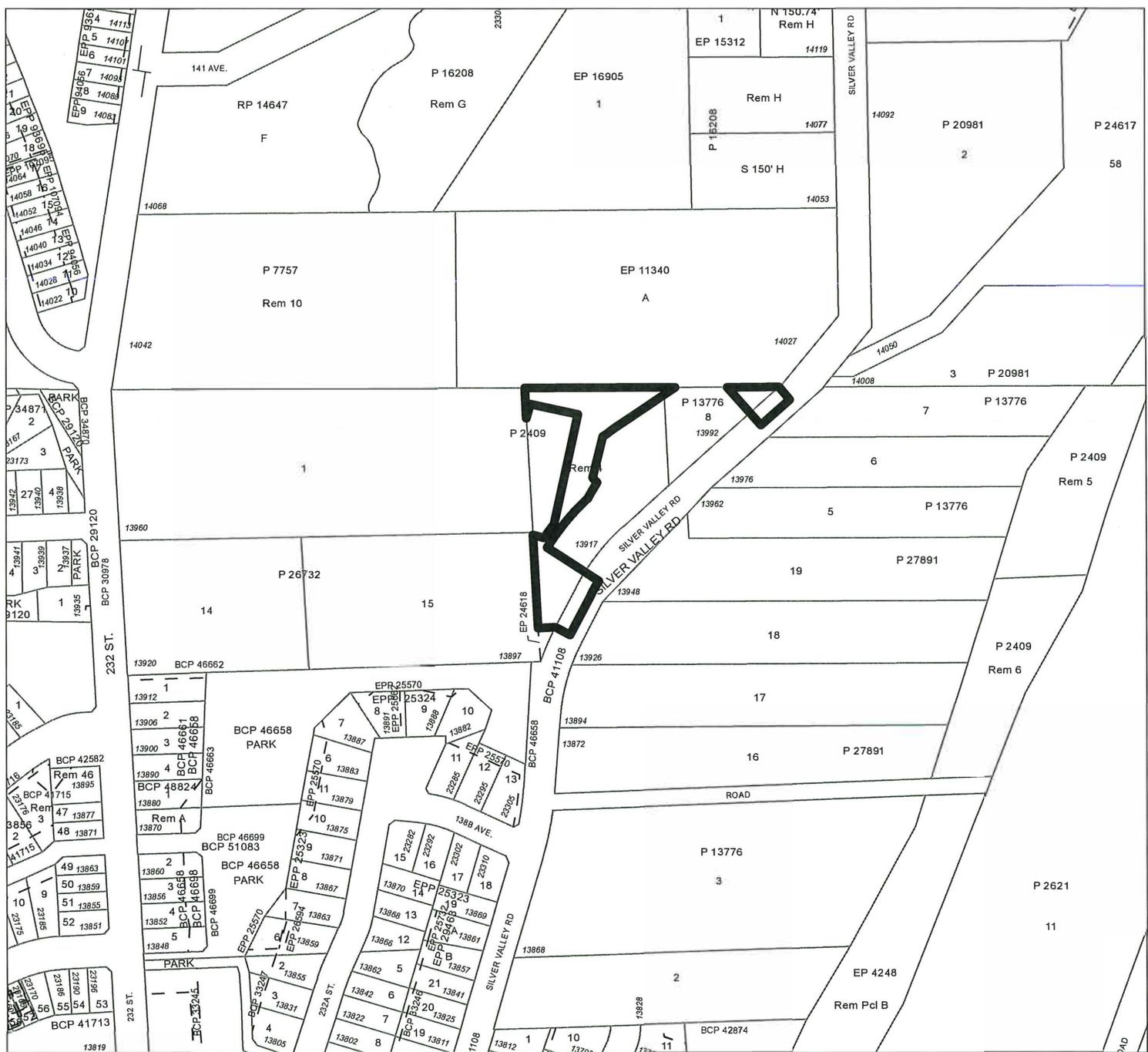
Lot 4 Except: Firstly: Part on Plan with Bylaw filed 34267, Secondly: Part Lying South and East of Road Shown on Plan with Bylaw Files 34267, Thirdly: Part on Plan 26732, Block "C" Section, Section 33, Township 12 New Westminster District Plan 2409;

Lot 8, Section 33, Township 12, New Westminster District Plan 13766;

Lot 15, Section 33, Township 12, New Westminster District, Plan 26732;

Lot 1, Block "C", Section 33, Township 12, New Westminster District, Plan 2409

and outlined in heavy black line on Map No. 1060, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7846-2021

Map No. 1059

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

From: Eco Cluster

To: Conservation



**CITY OF MAPLE RIDGE
BYLAW NO. 7768-2021**

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. 7768-2021."

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

Lot 4 Except: Firstly: Part on Plan with Bylaw filed 34267, Secondly: Part Lying South and East of Road Shown on Plan with Bylaw Files 34267, Thirdly: Part on Plan 26732, Block "C" Section, Section 33, Township 12 New Westminster District Plan 2409;

Lot 8, Section 33, Township 12, New Westminster District Plan 13766;

Lot 15, Section 33, Township 12, New Westminster District, Plan 26732;

Lot 1, Block "C", Section 33, Township 12, New Westminster District, Plan 2409;

and outlined in heavy black line on Map No. 1893 a copy of which is attached hereto and forms part of this Bylaw, is are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential), 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 July, 2021.

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



December 22nd, 2021

Planning Department
City of Maple Ridge
11995 Haney Place, Maple Ridge

Attention: Wendy Cooper

**Re: 2021-244-RZ – Public Comment Opportunity – Karasin Phase 2
13917 and 13992 Silver Valley Road, Maple Ridge**

Dear Wendy,

The following documents reflect the results from our Development Information / Public Comment Opportunity held from December 13th – December 22nd 2021.

1. Public Comment Opportunity Summary
2. Copy of Site Signs, News Ad, and Invitation Letter
3. 13 Comment Cards (10 in Support, 3 Opposed)

We trust the above is in order and we would like to request a Report to Council for Second Reading.

Warm Regards,

Addie Anderson
Development Manager
Morningstar Homes

Public Comment Opportunity Summary

The Public Comment Opportunity for 2021-244-RZ was held during December 13-22nd, 2021 inclusive. Comments were collected mainly through emails to aanderson@mstarhomes.com, some by phone (which were recorded and approved to submit), and by comment card provided.

The following documents were provided to notify the public, per DIM policy:

1. Posted update to the Development Information Sign, (December 3rd)
2. Ads in the Maple Ridge Pitt Meadows News (December 3rd and 10th)
3. Invitation Letter delivered to 25 neighbourhood residents (December 7th)

Summary of Feedback:

13 responses were collected:

10 responses were in support.

3 responses were opposed.

Comment Summary

Please review attached original comment cards for details.

Applicant responses to questions also included.

Development Sign: Updated for PCO December 3rd, 2021



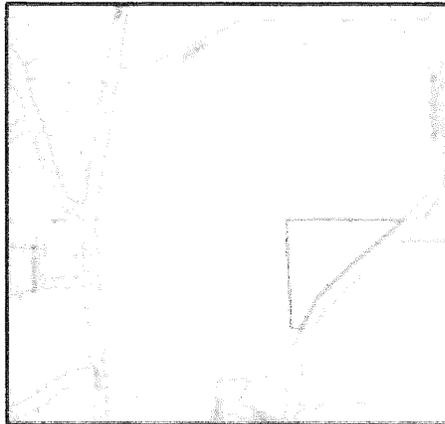
Newspaper Ad: December 3rd and 10th 2021

A24 Friday, December 3, 2021

Public Comment Opportunity for Proposed Development

You are invited to participate in a Public Comment Opportunity where representatives from Morningstar Homes are available by email or phone to provide details on Official Community Plan Amendment and Rezoning Application 2021-244-RZ at:

13917 and 13992 Silver Valley Road, Maple Ridge



PUBLIC COMMENT OPPORTUNITY PERIOD:

December 13th-22nd 2021

EMAIL OR CALL FOR INFO & TO PROVIDE COMMENTS:

aanderson@mstarhomes.com

778-688-4000

The purpose of the application is to develop 13917 and 13992 Silver Valley Road into 17 Single Family Homes (2 lots of R-1, 15 lots of R-2) and Open Space/Conservation.

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

Your thoughts are important to us. If you would like information regarding this proposal, please contact 778-688-4000 / aanderson@mstarhomes.com or the City of Maple Ridge Planning Department, at 604-467-7341.

Disclaimer: "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."

YOUR SOURCE FOR LOCAL NEWS

THE NEWS

www.mapleridgenews.com

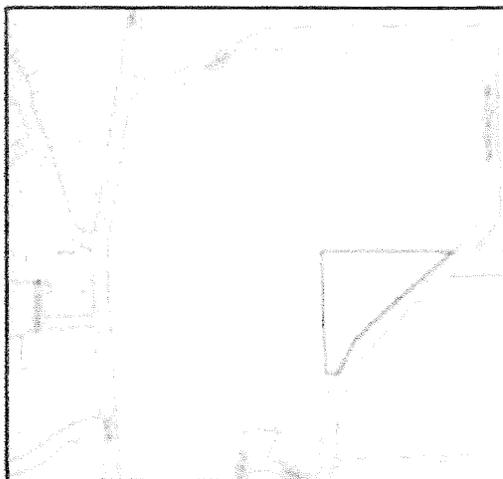
Black Press Media

A6 Friday, December 10, 2021

Public Comment Opportunity for Proposed Development

You are invited to participate in a Public Comment Opportunity where representatives from Morningstar Homes are available by email or phone to provide details on Official Community Plan Amendment and Rezoning Application 2021-244-RZ at:

13917 and 13992 Silver Valley Road, Maple Ridge



PUBLIC COMMENT OPPORTUNITY PERIOD:
December 13th-22nd 2021

EMAIL OR CALL FOR INFO & TO PROVIDE COMMENTS:
aanderson@mstarhomes.com
778-688-4000

The purpose of the application is to develop 13917 and 13992 Silver Valley Road into 17 Single Family Homes (2 lots of R-1, 15 lots of R-2) and Open Space/Conservation.

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

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Disclaimer: "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."

YOUR SOURCE FOR LOCAL NEWS

MAPLE RIDGE & DIST. NEWS
THE NEWS

www.mapleridgenews.com

   Black Press Media

580-861 201 Street
Langley, BC V2Y 0G9
aanderson@mstarhomes.com

Invitation Letter Package Mailed and Shared with Residents



PUBLIC COMMENT OPPORTUNITY FOR 2021-244-RZ
13917 and 13992 Silver Valley Road, Maple Ridge
December 13th – 22nd, 2021

Re: 2021-244-RZ – OCP, REZONING, DVP APPLICATION

Dear Neighbour,

You are invited to participate in a Public Comment Opportunity to review and provide comments on the proposed development in your neighbourhood. The intent of this opportunity is to seek input from the area residents on the proposed development, variances and amendments, and address any questions which may arise. The proposal includes the following components:

Official Community Plan Boundary Amendment:

Existing: Eco Cluster and Conservation

Proposed: Eco Cluster and Conservation

Additional: Portion of 2020-168-RZ Park to Eco Cluster – see details attached.

Zoning Amendment:

Existing: RS-3 (Single Detached Rural Residential)

Proposed: R-1 (Single Detached Low Density Residential) R-2 (Single Detached Medium Density Residential)

Additional Information - Development Variance Permit:

Rear yard setback variance and siting exemption for an existing 2-story house (Lot 1) – see details attached.

Subdivision Proposal:

17 Single Family Homes, min lot size: 315m² (2 existing homes to be retained, 15 new homes)

Trail Extension: ~150m, Conservation and Park Area: ~3,500m², Total Site Size: ~2.65 Acres

If you require additional information or would like to provide your comments, please contact: Morningstar Homes at 778-688-4000 or by email aanderson@mstarhomes.com, or the City of Maple Ridge Planning Department 604-467-7341.

PUBLIC COMMENT OPPORTUNITY PERIOD:

December 13th - 22nd, 2021

EMAIL OR CALL FOR INFORMATION AND TO PROVIDE COMMENTS:

778-688-4000 aanderson@mstarhomes.com

Sincerely,

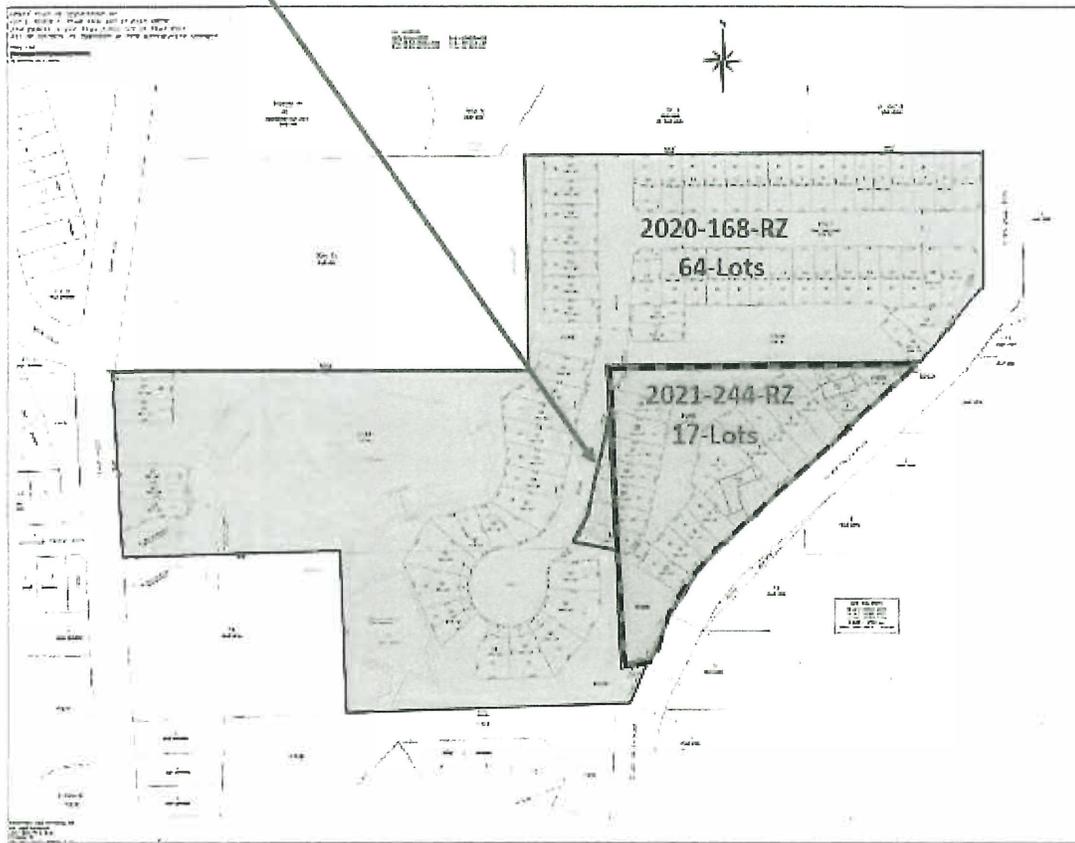
Addie Anderson

Development Manager, Morningstar Homes Ltd.

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

Official Community Plan Boundary Amendment Details

To amend this portion only of the proposed park dedication for application 2020-168-RZ as outlined in red below.



The proposed amendment is to remove this proposed park dedication portion of application 2020-168-RZ to designate it to Eco-Cluster to align with 2021-244-RZ.

Rationale:

The reason for this amendment to 2020-168-RZ is to facilitate the overall development pattern. This was not done at the time of application as Morningstar did not own the properties included in 2021-244-RZ.

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

Additional Development Information

As part of this application, Morningstar will be seeking variances through a Development Variance Permit for the following:

Maple Ridge Zoning Bylaw No. 7600-2019 Section 601.7(b.)

- To vary the rear yard setback of a proposed R-1 lot from 6.0m to 3.30m

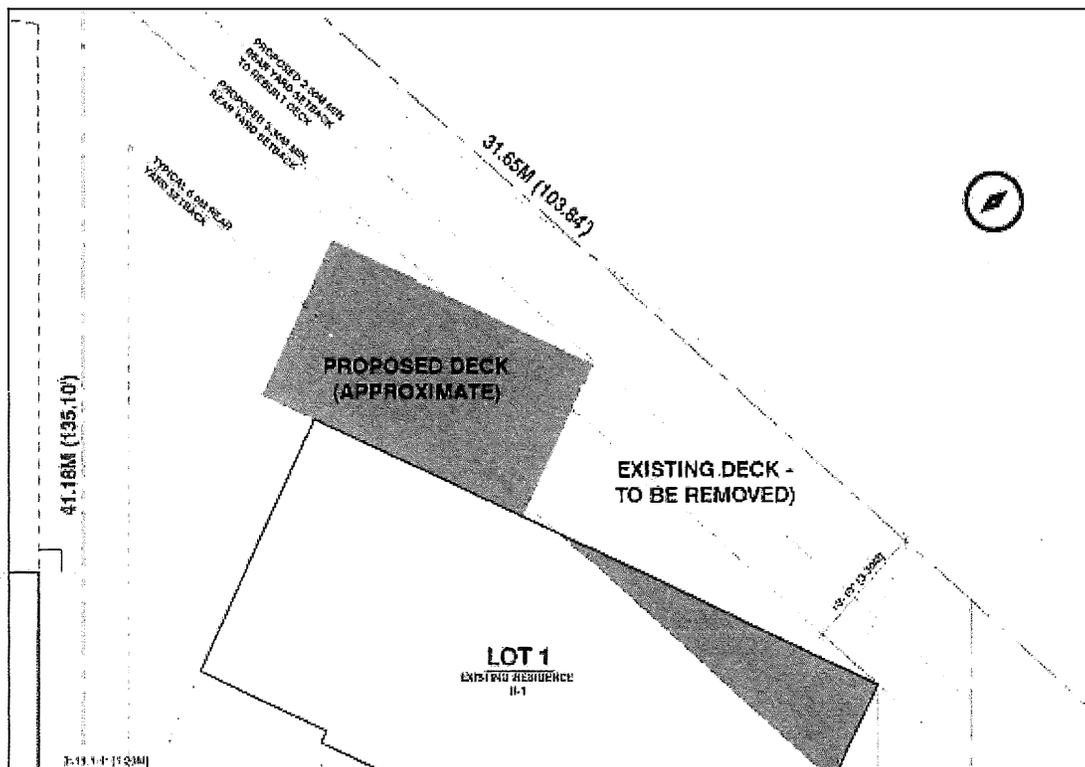
AND

Maple Ridge Zoning Bylaw No. 7600-2019 Section 403.2.2, 4(a.) & 5.

- To allow a siting exemption for a proposed deck to a minimum setback of 2.00m

Rationale:

To accommodate the existing building that is intended to remain as the primary structure in Lot 1. The existing deck will be removed as it encroaches past the lot boundary and will be replaced with a smaller deck as proposed below*.



**This is a conceptual plan that has not yet been endorsed by the City of Maple Ridge.

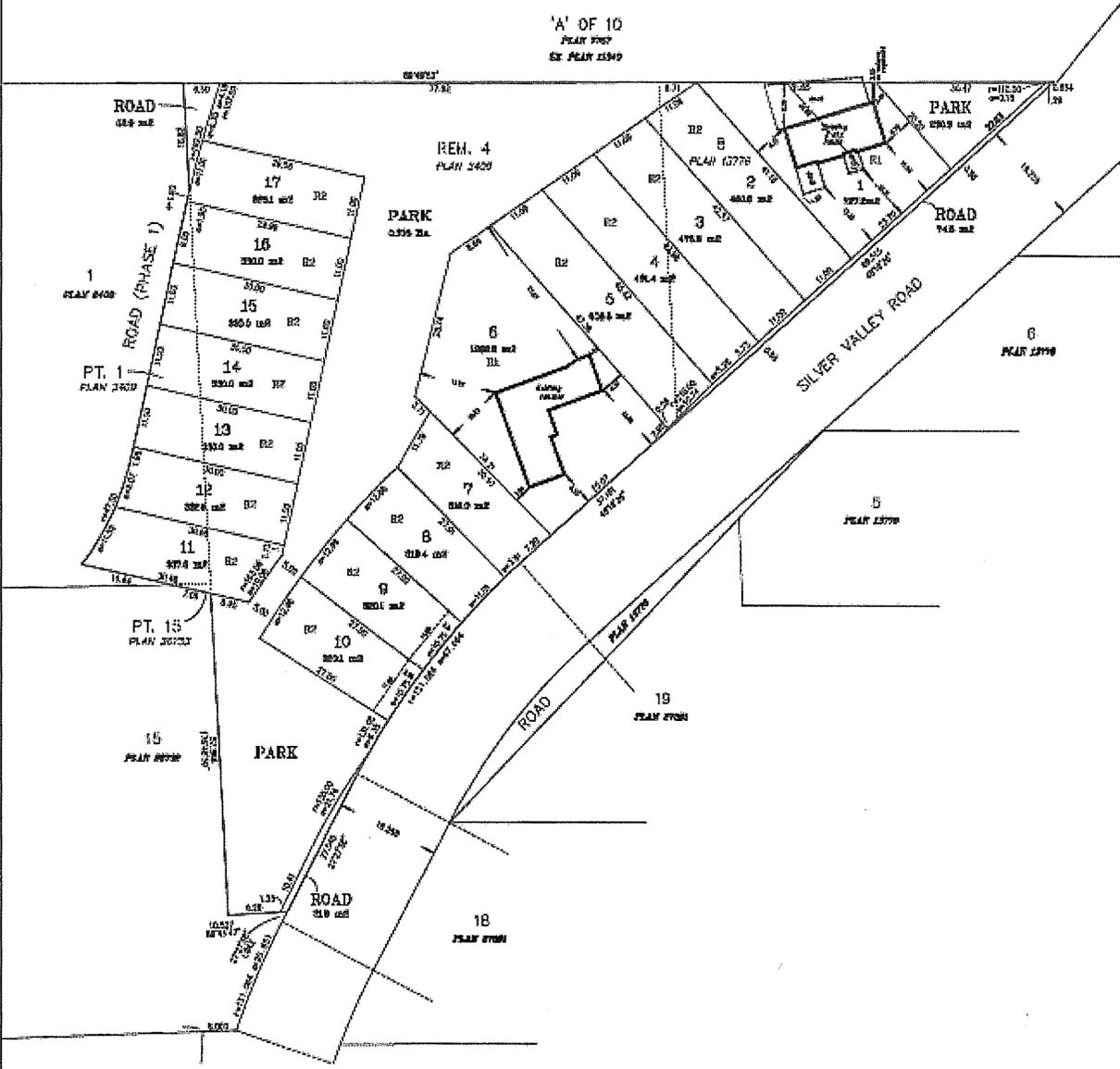
Please note that all comment and attendance sheets produced as a result of this Public Comment Opportunity will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request

DRAFT SUBDIVISION PLAN OF:
LOT 4 PLAN 2409 EXCEPT: FIRSTLY: PART ON PLAN WITH BYLAW FILED 34267
SECONDLY: PART LYING SOUTH AND EAST OF ROAD SHOWN ON PLAN WITH BYLAW FILED 34267;
THIRDLY: PART ON PLAN 26732,
AND OF LOT 8, PLAN 13778,
AND OF PART OF LOT 1, PLAN 2409,
AND OF PART OF LOT 15, PLAN 26732,
ALL OF SECTION 33, TOWNSHIP 12, NEW WESTMINSTER DISTRICT.

SCALE 1:500

 All Distances are in Metres.

QMC ADDRESSES:
 14022 SILVER VALLEY ROAD U.S.A. 004-265-808
 14027 SILVER VALLEY ROAD P.I.S. 021-265-810



Anderson (and) Surveying Ltd.
 B.C. Land Surveyors
 404 - 660 178 'A' Street
 Coquitlam, B.C.
 P.L.C. M290-34_P02_P01

Cartfile correct, completed on
 the 4th day of December, 2021.



E.C.L.Y.



PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

2021-244-RZ Proposed Subdivision by Morningstar Homes at:
13917 and 13992 Silver Valley Road, Maple Ridge

Once completed, please scan or take a photo of your comment card and send it to aanderson@mstarhomes.com or 778-688-4000. If you have any questions, call 778-688-4000.

Comments will be collected during December 13th – 22nd, 2021

Name: _____ Phone Number: _____

Address: _____

Brief description of your relationship to the community:
(For example: live in the area / work in the area / visit for recreation etc.)

Provide your comments on the 2021-244-RZ Proposal:

Do you have any questions for Morningstar Homes?

Signature: _____

Date: _____

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

Karasin Phase 2 – Subdivision Rendering
2021-244-RZ – 13917 and 13992 Silver Valley Road, Maple Ridge





Comment Cards and Emails Received

13 Total

10 in Support

3 Opposed

Applicant Responses to Questions

3 Responses Provided



PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

2021-244-RZ Proposed Subdivision by Morningstar Homes at:
13917 and 13992 Silver Valley Road, Maple Ridge

Once completed, please scan or take a photo of your comment card and send it to aanderson@mstarhomes.com or 778-688-4000. If you have any questions, call 778-688-4000.
Comments will be collected during December 13th – 22nd, 2021

Name: _____ Phone Number: _____

Address: _____

Brief description of your relationship to the community:
(For example: live in the area / work in the area / visit for recreation etc.)

Grew up in Whonnock

Provide your comments on the 2021-244-RZ Proposal:

Looks Great!

Do you have any questions for Morningstar Homes?

Keep up the good work!

Signature: _____

Date: Dec 20 2021

PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

2021-244-RZ Proposed Subdivision by Morningstar Homes at:
13917 and 13992 Silver Valley Road, Maple Ridge

Once completed, please scan or take a photo of your comment card and send it to aanderson@mstarhomes.com or 778-688-4000. If you have any questions, call 778-688-4000.
Comments will be collected during December 13th – 22nd, 2021

Name:

Phone Number:

Address:

Maple Ridge BC

Brief description of your relationship to the community:

(For example: live in the area / work in the area / visit for recreation etc.)

I have lived in Maple Ridge for 31 years, and have lived in the Silver Valley area for 34 years during that time. I regularly go for walks in that area and am a frequent visitor to Golden Ears Provincial Park.

Provide your comments on the 2021-244-RZ Proposal:

I fully support this proposal, which is a good fit for this neighbourhood.

Do you have any questions for Morningstar Homes?

None.

Signature: _____

Date: December 15th, 2021

PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

2021-244-RZ Proposed Subdivision by Morningstar Homes at:
13917 and 13992 Silver Valley Road, Maple Ridge

Once completed, please scan or take a photo of your comment card and send it to aanderson@mstarhomes.com or 778-688-4000. If you have any questions, call 778-688-4000.
Comments will be collected during December 13th – 22nd, 2021

Name:

Phone Number:

Address:

Brief description of your relationship to the community:

(For example: live in the area / work in the area / visit for recreation etc.)

I live in the adjoining neighbourhood

Provide your comments on the 2021-244-RZ Proposal:

I am happy with the development as proposed & described. I like the new trail connection & the fact Morningstar's work is consistently of a good quality for

Do you have any questions for Morningstar Homes?

No, I have asked them my questions

the owners and for previous neighbours.

Signature: _____

Date: Dec 21, 2022

PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

2021-244-RZ Proposed Subdivision by Morningstar Homes at:
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Comments will be collected during December 13th – 22nd, 2021

Name:

Phone Number:

Address:

Maple Ridge

Brief description of your relationship to the community:

(For example: live in the area / work in the area / visit for recreation etc.)

Area resident for 42 years.

Provide your comments on the 2021-244-RZ Proposal:

I have been asked to leave positive feedback on this proposal but have struggled to do this. 17 more homes with a walk score of zero make no sense to me in an area that is already under-serviced by the current community infrastructure. The environmental impacts of increased traffic congestion and storm water runoff seem like a backwards thinking way of development.

Do you have any questions for Morningstar Homes?

Signature: _____

Date: Dec. 22, 2021



PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

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Comments will be collected during December 13th - 22nd, 2021

Name: _____ Phone Number: _____

Address: _____

Brief description of your relationship to the community:
(For example: live in the area / work in the area / visit for recreation etc.)

- We are neighbours to Morningstar's development on 110 Avenue in Maple Ridge.
- Addie Anderson has been excellent to deal with and has provided us with updates & information on the project. Provide your comments on the 2021-244-RZ Proposal: Next door to us.
- We are in support of Morningstar's 2021-244-RZ proposal.
- MorningStar has proven that they can build quality homes, protect the environment and build positive relationships.

Do you have any questions for Morningstar Homes?

- Just a comment! Keep up the great work! We truly believe Morningstar is building quality homes and adding well designed additions to our neighbourhoods!

Signature: _____

Date: December 20, 2021

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

PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

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aanderson@mstarhomes.com or 778-688-4000. If you have any questions, call 778-688-4000.

Comments will be collected during December 13th - 22nd, 2021

Name:

Phone Number:

Address:

Brief description of your relationship to the community:

(For example: live in the area / work in the area / visit for recreation etc.)

I HAVE BEEN LIVING IN THE AREA FOR 21 YEARS

Provide your comments on the 2021-244-RZ Proposal:

I AM SURE THAT THE NEW DEVELOPMENT WILL
TURN OUT NICE BASED ON MORNINGSTAR'S
PREVIOUS PROJECTS AND ATTENTION TO DETAIL.

VERY HAPPY WITH THE LOOK OF THE 10 HOUSES
ON 232 AVE RIGHT AT 191 AVE.

Do you have any questions for Morningstar Homes?

I HAVE A QUESTION
WHAT WAS MORNINGSTAR THINKING WHEN THEY CONSTRUCTED
THE NORTH TRAIL HEAD ENTRANCE ON MARCRD? TO THE
RESIDENTS IT LOOKS LIKE A LARGE MOUND OF DIRT PILED HIGH,
SURROUNDED BY A FEW ROCKS TO KEEP IT IN PLACE. WHY IT WAS
BUILT SO HIGH WE DON'T KNOW. MAYBE IT WAS A CONVENIENT
PLACE TO DUMP DIRT. LEVEL TO THE ROAD ELEVATION WOULD
HAVE BEEN FAR LESS OBTRUSIVE AND LOOK MORE FITTING FOR
THE SETTING. DEFINITELY NOT MORNINGSTAR'S BEST EFFORT.

Signature: _____

Date: TUE DEC 21 / 21

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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



PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

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Once completed, please scan or take a photo of your comment card and send it to aanderson@mstarhomes.com or 778-688-4000. If you have any questions, call 778-688-4000.
Comments will be collected during December 13th – 22nd, 2021

Name: _____ **Phone Number:** _____

Address: _____

Brief description of your relationship to the community:
(For example: live in the area / work in the area / visit for recreation etc.)

I have lived in Silver Valley since 1977.

Provide your comments on the 2021-244-RZ Proposal:

I think this is a logical development for the area.
I am glad that Morningstar is keeping the two existing homes.

Do you have any questions for Morningstar Homes?

None.

Signature: _____

Date: 2021-12-22

Addie Anderson

From:
Sent: December 20, 2021 1:08 PM
To: Addie Anderson
Subject: 2021-244-RZ Morningstar

Hello,

My name is [redacted] I live on [redacted] In regards to the added development on the silver valley road I would support the continued development of the trail network. So far Morning star has done tremendous work in trail building. It has added a great value for the silver valley community.

Sincerely,

Sent from my iPhone



PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

2021-244-RZ Proposed Subdivision by Morningstar Homes at:
13917 and 13992 Silver Valley Road, Maple Ridge

Once completed, please scan or take a photo of your comment card and send it to aanderson@mstarhomes.com or 778-688-4000. If you have any questions, call 778-688-4000.
Comments will be collected during December 13th – 22nd, 2021

Name: _____ Phone Number: _____

Address: _____ Maple Ridge

Brief description of your relationship to the community:
(For example: live in the area / work in the area / visit for recreation etc.)

LIVE IN THE AREA

Provide your comments on the 2021-244-RZ Proposal:

I FEEL THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE SURROUNDING NEIGHBORHOOD

Do you have any questions for Morningstar Homes?

Signature: _____

Date: DEC. 22 / 21

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



PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

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Once completed, please scan or take a photo of your comment card and send it to aanderson@mstarhomes.com or 778-688-4000. If you have any questions, call 778-688-4000.

Comments will be collected during December 13th – 22nd, 2021

Name:

Phone Number

Address:

Brief description of your relationship to the community:

(For example: live in the area / work in the area / visit for recreation etc.)

We own a home nearby and have lived in Silver Valley for almost ten years. We use the trails in the area a lot.

Provide your comments on the 2021-244-RZ Subdivision Proposal:

Love the eco-cluster & conservation zoning and how it strikes a nice balance between nature and development. The amount of parkland proposed, coupled with the trail connection to Silver Valley Road, are wonderful amenities. The upgrade to Silver Valley Road will also provide a big benefit.

It's nice to see this latest proposal took the previous phase into account, creating a completely cohesive new neighbourhood.

The development variance proposed seems reasonable.

Do you have any questions for Morningstar Homes?

Signature: _____

Date: Dec 20 2021

Addie Anderson

From: Addie Anderson
Sent: December 22, 2021 11:21 AM
To:
Cc: 'Wendy Cooper'
Subject: FW: 2021-224-RZ - 17 Lots on Silver Valley Road
Attachments: BCP41108.pdf; NWP13776.pdf; NWP27891.pdf

Good afternoon !

Thank you for your comments and questions.

In response to your questions, please see the bullet points below and the additional comments in **BLUE**.

1. "What is Morningstar's responsibility to the community and home owners after the last home is sold?"
 - Depending on the area in question, Morningstar will be required to maintain and ensure a quality product as follows:
 - i. Environmental Restoration Areas – Time is prescribed by the Province or City, normally a minimum 3 years. This includes invasive species removals, ensuring planted stock survival, monitoring any hazard trees that may arise, and overall health of the restoration areas. Thereafter it becomes the Park department's responsibility.
 - ii. Park, Street and Boulevard Works – Time is prescribed by the City's Tree Bylaw, 1 year. This includes tree survival, replacement if necessary, watering and weeding in the boulevards. Thereafter they become the Park department's responsibility.
 - iii. Sidewalks and Roadways – Time is prescribed by the Maple Ridge Servicing Bylaw, 1 year after substantial completion. Any deficiencies that arise in that time frame are repaired at Morningstar's cost. This timeframe often is extended due to weather and other factors. Thereafter it becomes the Engineering department's responsibility.
 - iv. Homes built by Morningstar – Time is prescribed by our 2-5-10 Warranty and is managed by Morningstar's Customer Service department. Thereafter any warranty issues are addressed on a case-by-case basis.

2. "Do the owners of Morningstar feel entitled to the wealth they have accumulated?"
 - The development business is very capital-intensive and not without significant market and economic risk. Morningstar proudly helps to create quality homes and build communities for families to live in, following the vision of the municipalities in which we operate. The company is also proud of the many local jobs created by our projects.

Regarding your comments provided, I have included some information in the mix below for your review. See my **additions in Blue, below**.

Addie Anderson
Development Manager

MORNINGSTAR
Suite 580 – 8621 201 Street
Langley, BC V3Y 0G9
Text or Call: 778-688-4000
www.mstarhomes.com

From: _____
Sent: December 20, 2021 5:38 PM

To: Addie Anderson <aanderson@mstarhomes.com>
Cc: Wendy Cooper <wcooper@mapleridge.ca>
Subject: Re: 2021-224-RZ - 17 Lots on Silver Valley Road

You are responsible for processing the input? That seems like a major conflict of interest.

Here are my questions: **See above.**

What is Morningstar's responsibility to the community and home owners after the last home is sold?
Do the owners of Morningstar feel entitled to the wealth they have accumulated?

Here is my input:
Hello,

We have received a notice from Morningstar developers concerning public comment for this application. I am against the application for the following reasons:

- **Procedural**

- The information signage for the encompassing development (2020-168-RZ) has not been updated to show this additional property which adds 17 homes to the development. This removes opportunity for citizens to provide input or gauge the further impact of the proposed development. **Information relating to 2021-244-RZ (17 lots) was posted to the Development Sign on 13992 Silver Valley Road. Adding another project's information to an existing Development Sign that doesn't include the property in question would only create confusion and be potentially misleading. These applications are independent of one another but are moving through the City's review process in parallel.**
- The letter from the developer provided both a telephone number and email for the developer but only the telephone number for the planning department. This aids in diverting permanent input through the processing of the developer. I have personally experienced in the case of 2020-168-RZ, that comments to the developer have not been presented in the public hearing nor captured in the summary presented by the developer. **Comments and questions received through the Development Information Meeting process are collected by the applicant and submitted to the City in a package, directly to the City's File Manager. This is an applicant-led process meant to solicit additional input from the neighbourhood early in an application. The File Manager shares input received in the formal report to City Council. The information is handed over in its entirety to the City, including all comment cards and emails.**
- The planning department has instructed me to send email directly to Wendy Cooper who is responsible for the file. However, it appears that she may be on vacation during the comment period so questions are unanswered before the deadline. I have been unable to confirm receipt of my input or if why input would be part of the public record. **Your questions and comments have been shared here and will be included in the submission to Council. Wendy will respond and answer any questions you may have upon her return. If you have other comments or questions, feel free to share them with me so they can be included in the submission.**
- The developer representative stated that they are responsible for packaging my submission for review by City staff and council. This seems like a conflict of interest and an excellent way to misrepresent the feelings of the community. **As mentioned earlier, all comment cards and emails provided by the community are submitted to the City for review.**

- **Specific to the Project**

- We have building codes so the minimum reasonable principles will be applied to long lasting edifices in our community. Shrinking minimum setbacks ghettoizes our neighbourhoods. **The variance proposed here is very specific in nature, and aims to allow the existing structure on 13992 Silver Valley Road to remain in place as-is, rather than demolishing the home. The variance only applies to this one home. When the home was built many years ago, the current rear yard setbacks were not in effect.**

- The surveyors submission appears to assign a thin slice between the front my property and Silver Valley Road to Lot 8, plan 13776. This type of inaccuracy in the submission materials should be basis for rejection of the application alone. Given that the intent of the application is to draw a very fine line in the layout by severely reducing the setback of the properties, it speaks to an inability to execute their plan. **The legal scenery shown is correct. The Survey is differentiating between the road dedicated on Plan BCP41108 and that part that was dedicated on 13776. I've attached those plans for your review along with the legal plan for lot 19.**
- The parcel is sitting on very steep slope (greater than 25% grade in places) above ecologically sensitive area and a stream feeding salmon habitat.
 - **The parcel includes localized steep slopes which have been analyzed based on the City of Maple Ridge LiDAR datasets to identify areas subject to Natural Features Development Permit guidelines. The analysis has been verified through field assessment and identifies both natural steep slopes and anthropogenic steep slopes. The natural steep slopes in association with bedrock exposures are proposed for protection and incorporated into site grading plans.**
 - **The proposed development is acknowledged to be situated within the watershed of Anderson Creek. This Phase 2 development will be subject to stormwater management best practices and construction phase best practices to mitigate adverse impacts to fish habitat values. Notably, the adjacent development will adopt the provincial riparian protection standard in relation to Anderson Creek**
- Our wells are located in the front of our property. The removal of plant cover, large shifting of earth, and redirection of precipitation just across the road are all a threat to the quality and continued existence of our water supply. **Formal road improvements are required to service the proposed subdivision, which would include curb and gutter and storm infrastructure to capture and convey runoff from pollutant generating surfaces. This would mitigate risk to groundwater with respect to aquifer #897. Further, a water main will be installed up Silver Valley Road which would allow future connections for surrounding residents.**
- The developer should be diminishing the number of proposed lots instead of building diminished properties on the lots. Both 2020-168-RZ and 2021-244-RZ are entirely the wrong type of structures to occupy this land. Instead it should be kept RS-3 with conservation of the areas within 100m of the stream. **The Official Community Plan for Silver Valley designates Eco-Cluster single family homes for the lands. Zoning of R-1 and R-2 homes reflect this eco-cluster density and are in line with the City's Zoning Bylaw and community plan.**
- This same developer has made a mess of the Marc Road site. There are sheer retaining walls towering over houses that were supposed to be terraced according to public information sessions. A line of the houses are balanced on what is effectively an extended road shoulder. Give this corporation a variance and they will use it without regard to the long term implications to our community. **The development at Marc Road culminated after years of public input and was ultimately constructed in accordance with all required City approvals. The density for the subdivision was lowered significantly from the original proposal and more parkland & trails were created to more amenities for the neighbourhood.**

Increase density in the city core -- don't keep climbing up a steep slope, stripping the forest, and building low density housing that can barely support the ongoing taxes required to provide infrastructure.

Regards,

...

From: "aanderson" <aanderson@mstarhomes.com>
To:
Sent: Monday, December 20, 2021 12:51:41 PM
Subject: RE: 2021-224-RZ - 17 Lots on Silver Valley Road

Good afternoon,

As the Applicant on file, City Staff forward all correspondence related to the Public Comment Opportunity to me, as I am responsible and obligated to package it up for submission to City Staff and Council for their review, as well as answer any questions or comments that are presented.

On our previous project, 2020-168-RZ, you also had some questions and requested additional reports for review. I'm happy to share whatever information you need or answer questions you may have.

Feel free to call as well, 778-688-4000.

Thank you,

Addie Anderson
Development Manager
MORNINGSTAR
Suite 580 – 8621 201 Street
Langley, BC, V2Y 0G9
Call or Text: 778-688-4000
www.mstarhomes.com

From: Addie Anderson
Sent: December 20, 2021 12:55 PM
To: Addie Anderson <aanderson@mstarhomes.com>
Subject: Re: 2021-224-RZ - 17 Lots on Silver Valley Road

Who informed you of my input?

From: "aanderson" <aanderson@mstarhomes.com>
To: "
Sent: Monday, December 20, 2021 9:57 AM
Subject: 2021-224-RZ - 17 Lots on Silver Valley Road

Good morning

I understand you have some concerns and questions relating to our rezoning proposal for 17 lots, split on Silver Valley Road and the proposed Internal Road from 2020-168-RZ.

Would you be interested in a phone call, or otherwise sending your questions my way? I would like to provide any clarification or information I can to inform the neighbourhood of the proposed development.

I am managing the Public Comment Opportunity between December 13-22nd. If you'd like to share your thoughts or questions with me before Wednesday that would be greatly appreciated.

I can be reached at 778-688-4000 anytime.

Looking forward to hearing from you,

Addie Anderson
Development Manager
MORNINGSTAR
Suite 580 – 8621 201 Street
Langley, BC, V2Y 0G9
Call or Text: 778-688-4000
www.mstarhomes.com

Addie Anderson

From: Addie Anderson
Sent: December 22, 2021 5:04 PM
To:
Cc:
Subject: RE: 2021-244-RZ - OCP, Rezoning, DVP Application
Attachments: NWP13776.pdf; NWP27891.pdf; BCP41108.pdf

Good afternoon, thank you for your comments, I will ensure they are included in the package provided to staff – Just in time!

If I may answer a few of your questions and address your concerns, please see my comments below in blue.

If you have any other questions or comments, feel free to reach out.
Thank you for your engagement.

Addie Anderson
Development Manager
MORNINGSTAR
Suite 580 – 8621 201 Street
Langley, BC, V2Y 0G9
Call or Text: 778-688-4000
www.mstarhomes.com

From:
Sent: December 22, 2021 4:43 PM
To: Addie Anderson <aanderson@mstarhomes.com>; planning@mapleridge.ca; cgoddard@mapleridge.ca
Cc:
Subject: Re: 2021-244-RZ - OCP, Rezoning, DVP Application

Hi,

We have received a notice from Morningstar concerning public comment for this application.

I have concerns about this application for the following reasons:

1) The surveyor's submission appears to assign a thin slice of all of the front of my property as well as my neighbour to Lot 8, plan 13776. I need some clarification with respect to this. Maybe more importantly, if you need to modify my side of the street to execute your development plan on the opposite side, it should be clear that your original plan was not well thought out. The legal scenery shown is correct. The Survey is differentiating between the road dedicated on Plan BCP41108 and that part that was dedicated on 13776. I've attached those plans for your review along with the legal plan for lot 19. The lines shown depict the existing legal boundaries of the City's road right of way and your private lands. Morningstar has not purchased any land on the east side of Silver Valley Road and we are not legally allowed to encroach into private lands for road upgrades. The City may upgrade their road or request a developer to do so as part of an application within their legal road allowance, however any encroachment into your private land would require separate agreement. This is not our intention.

2) Along the same lines of thought, you should not have to modify setbacks to accommodate your plan. All this information was available to the developer when they acquired the different pieces of land so they should be able to plan accordingly instead of designing a plan which involves modifying all these details after. Maybe it means building just 10 houses instead of 17, then so be it. The variance proposed here is very specific in nature, and aims to allow the existing structure on 13992 Silver Valley Road to remain in place as-is, rather than demolishing the home. The variance

only applies to this one existing home, not the proposed new homes. When the home was built many years ago, the current rear yard setbacks were not in effect.

3) The development of the Silver Valley neighbourhood is very disappointing in general. This neighbourhood is not the place to increase the population of Maple Ridge; it is an ecologically sensitive area on a steep slope. There are many other places, closer to the city center and closer to frequent public transportation that would be better suited for this. In a province and a city where the average price of housing has been increasing at alarming rates for many years, it is not by creating single-family occupancy houses that we will solve the problem. The townhouse of this proposed plan would sell above 1 million and the houses probably between 1.5 million and 2 million. None of this is helping with the housing crisis and the kind of housing that would help cannot and should not be built in the Silver Valley neighbourhood. Finally, the recent weather events have clearly shown that when it rains significantly, the only access to this neighbourhood is along 232nd and even this road was under possible closure at two different times in the last two months. The last thing we need is to put more people in a neighbourhood where you might be stranded because of flooding and the potential merging of the two Alouette rivers. The Official Community Plan for Silver Valley designates Eco-Cluster single family homes for the lands. Zoning of R-1 and R-2 homes reflect this eco-cluster density and are inline with the City's Zoning Bylaw and community plan.

Sincerely,

PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

2021-244-RZ Proposed Subdivision by Morningstar Homes at:
13917 and 13992 Silver Valley Road, Maple Ridge

Once completed, please scan or take a photo of your comment card and send it to aanderson@mstarhomes.com or 778-688-4000. If you have any questions, call 778-688-4000.
Comments will be collected during December 13th – 22nd, 2021

Name: _____ Phone Number: _____

Address: _____

Maple Ridge BC

Brief description of your relationship to the community:
(For example: live in the area / work in the area / visit for recreation etc.)

I lived in the Silver Valley Area for 13 years and am very familiar with the area, its trails, streams and topography

Provide your comments on the 2021-244-RZ Proposal:

This is a good proposal for the community of Maple Ridge at large. It is a small step towards improving the housing stock/supply of Maple Ridge and diversity of housing. We have a housing supply crisis which increases prices and makes housing unaffordable for the generations to come. This is a good builder who builds quality and affordable homes.

Do you have any questions for Morningstar Homes?

and neighborhoods for families.

I do not have questions other than build more houses!

Signature _____

Date: Dec 21/2021

Addie Anderson

From: Addie Anderson
Sent: December 21, 2021 11:07 AM
To:
Subject: Re: Comment card

Hi , thank you for your comment card. I hear your concerns about the restoration planting across the street. Unfortunately the plants haven't had a chance to grow in and bloom yet, so we should give them a chance to grow as it will look natural and healthy in a growing season or two.

If I recall correctly it used to be blackberries and a very dead maple tree. Overall an improvement. The reason we brought in the soil and mounded it was our requirement to create a restorative planting area that was stable and could delineate an elevated restoration area. Parks department didn't want a lawn or a picnic area due to maintenance, and our environmental consultants advised to plant as we have.

We won't be able to excavate and level out the planted area as you suggested, but after the plants come into bloom in the spring, if you'd like to see other trees or shrubs planted to increase the greenery, I'd be happy to revisit it then.

I hope you and have a nice holiday.

Regards,

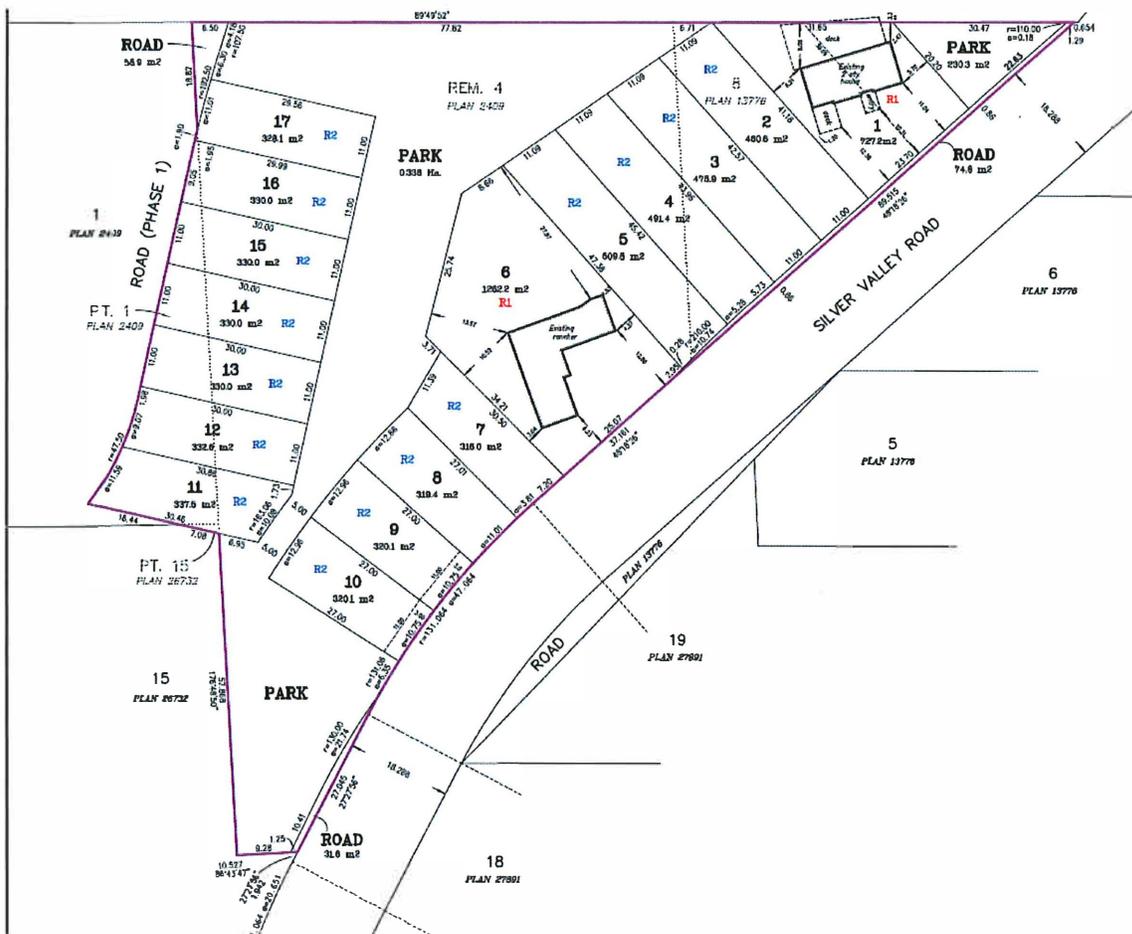
Addie Anderson

On Dec 21, 2021, at 10:29 AM,

i> wrote:

Sent from [Mail](#) for Windows

<Morning Star comment card- .pdf>





September 16, 2021

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

Attention: Wendy Cooper

Dear Ms. Cooper:

Re: File #: 2021-244-RZ
Legal: Lot 4, Section: 33, Township:12, Plan: NWP2409 and Lot: 8, Section: 33, Township: 12, Plan: NWP13776
Location 13917 Silver Valley Road and 13992 Silver Valley Road
From: RS-3 (Single Detached Rural Residential)
To: R-1 (Single Detached (Low Density) Urban Residential), R-2 (Single Detached (Medium Density) Urban Residential)

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