City of Maple Ridge

COUNCIL MEETING AGENDA
October 24, 2023
7:00 pm
Virtual Online Meeting including Council Chambers

The purpose of a Council meeting is to enact powers given to Council using bylaws or resolutions. This is the venue for debate of issues before voting on a bylaw or resolution.The meeting is live streamed and recorded by the City of Maple Ridge. This Agenda is posted on the City's Public Portal at: https://mapleridge.primegov.com/public/portal

For virtual public participation during Public Question Period register by going to Public Portal at: https://mapleridge.primegov.com/public/portal and clicking on the microphone icon for the select meeting

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1. CALL TO ORDER

1.1 Territory Acknowledgment

The City of Maple Ridge carries out its business on the traditional and unceded territory of the Katzie (qʔićəyˀ) First Nation and the Kwantlen (qʼʷaːnλʼənˀ) First Nation.

2. AMENDMENTS TO THE AGENDA

3. APPROVAL OF AGENDA

4. ADOPTION OF MINUTES

4.1 Minutes

Special Council (to Close) – September 25, 2023
Special Council (to Close) – October 03, 2023
Special Council (to Close) – October 10, 2023
Regular Council – October 10, 2023

5. PRESENTATIONS AT THE REQUEST OF COUNCIL

5.1 Ridge Meadows Recycling Society

Leanne Koehn, Community Engagement, presenting annual update.

6. DELEGATIONS

7. CONSENT AGENDA

RECOMMENDATION:
THAT the items contained on the October 24, 2023 Regular Council Consent Agenda be received into the record.

7.1 Development Agreement Committee Minutes
October 11, 2023

7.2 Disbursements for the month ended September 30, 2023
Recommending that disbursements for the month ended September 30, 2023 be received for information.

7.3 2023 Council Expenses
Listing Council expenses recorded to September 30, 2023.

7.4 Ridge Meadows Chamber of Commerce – Support of Bus Rapid Transit Proposal
Correspondence dated October 13, 2023 from Kristi Maier, Executive Director and Jerry Kwok, President.

8. UNFINISHED BUSINESS

9. BYLAWS

NOTE: Items 9.1 to 9.5 are from the Public Hearing of October 17, 2023

9.1 2023-281-RZ, Allowing Larger Detached Garden Suites on Residential Lots
The subject application is to permit the total gross floor area of Detached Garden Suites to be a maximum of 140 m2 or 15% of the lot area, whichever is less.

Maple Ridge Zone Amending Bylaw No. 7866-2022
RECOMMENDATION:
1. THAT Zone Amending Bylaw No. 7866-2022 be given third reading
2. THAT Zone Amending Bylaw No. 7866-2022 be adopted.

9.2 2022-034-RZ, 11926, 11936, 11946, 11956 236 Street and 23638 Dewdney Trunk Road, RS-3 to RM-1 & R-2
To permit the rezoning to allow a future subdivision into one RM-1 lot and three R-2 lots and the future construction of a townhouse development with 52 market strata dwelling units.

Maple Ridge Zone Amending Bylaw No. 7852-2022
RECOMMENDATION:
THAT Maple Ridge Zone Amending Bylaw No. 7852-2022 be given third reading.

9.3 2022-293-RZ, 21511 and 21521 Exeter Avenue, RS-1a to R-4
To permit the rezoning to allow a future subdivision of three lots.

Maple Ridge Zone Amending Bylaw No. 7881-2022
RECOMMENDATION:
THAT Maple Ridge Zone Amending Bylaw No. 7881-2022 be given third reading.

9.4 2021-471-RZ, 22582, 22588, 22596, 22606 and 22610 121 Avenue,RS-1toRM-3
To permit the rezoning to allow the future construction of a 5-storey apartment building with 87 market strata dwelling units.

Maple Ridge Zone Amending Bylaw No. 7810-2021
RECOMMENDATION:
THAT Maple Ridge Zone Amending Bylaw No. 7810-2021 be given third reading.

9.5 2023-016-RZ, 20000 Stewart Crescent, M-3 to CD-2-23
To facilitate the re-development of the subject site for the expansion of the E-One Moli Energy facility.

Maple Ridge Zone Amending Bylaw No. 7908-2023
RECOMMENDATION:
THAT Maple Ridge Zone Amending Bylaw No. 7908-2023 be given third reading.

9.6 2024-2027 Permissive Tax Exemptions
Exempt certain types of properties from municipal property taxation for up to ten years.

Maple Ridge Tax Exemption Bylaw No. 7961-2023
RECOMMENDATION:
THAT Maple Ridge Tax Exemption Bylaw No. 7961-2023 be given adoption.

9.7 2018-489-RZ, 20278 and 20292 Patterson Avenue, RS-1 to RM-2
To permit the future construction of an 88 unit, four-storey apartment building.

Maple Ridge Zone Amending Bylaw No. 7523-2018
RECOMMENDATION:
THAT Zone Amending Bylaw No. 7523-2018 be adopted.

10. COMMITTEE REPORTS AND RECOMMENDATIONS

The items in the "Committee Reports and Recommendations" category are staff reports presented at an earlier Committee of the Whole meeting, typically a week prior, to provide Council with an opportunity to ask staff detailed questions. The items are now before the Regular Council meeting for debate and vote. Both meetings are open to the public. ***The reports are not reprinted again in hard copy;*** *however, they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.*

10.1 2023-346-RZ, City of Maple Ridge Off Street Parking and Loading Bylaw No. 7970-2023

To require owners and occupiers of any land, building or structure to provide off street parking, bicycle, and loading spaces.

RECOMMENDATION:

That *City of Maple Ridge Off Street Parking and Loading Bylaw No. 7970-2023* be given first reading; and

That Staff bring forward the necessary bylaw and policy amendments to align with the *City of Maple Ridge Off Street Parking and Loading Bylaw No. 7970-2023.*

10.2 2020-129-RZ, 13287 232 Street, RS-3 to RS-1

To permit a future subdivision of two lots.

RECOMMENDATION:

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. 7653-2020* on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2. That *Official Community Plan Amending Bylaw No. 7653-2020* 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. 7653-2020* is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That O*fficial Community Plan Amending Bylaw No. 7653-2020* be given first and second reading and be forwarded to Public Hearing;
5. That *Zone Amending Bylaw No. 7654-2020* be given second reading, and be forwarded to Public Hearing;

i) Registration of a Restrictive Covenant for the Geotechnical Report and floodplain report, which addresses the suitability of the subject property for the proposed development;

ii) Removal of existing buildings on proposed Lot 1;

iii) Registration with Fraser Health for septic disposal and water quality; and registration of a Restrictive Covenant for the protection of the septic field areas;
iv) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property;
v) 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.
vi) That a voluntary contribution, in the amount of $9,200, or such rate applicable at third reading of this application, be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

10.3 2021-402-RZ, 20535 123 Avenue, RS-1 to R-1

To permit a future subdivision of two lots.

RECOMMENDATION:

1. That *Zone Amending Bylaw No. 780-2021* be given second reading, and be forwarded to Public Hearing;
2. 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) Road dedication of 123 Avenue as required;
iii) Removal of existing building;
iv) 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.
v) That a voluntary contribution, in the amount of $9,200, or such rate applicable at third reading of this application, be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

10.4 2021-579-RZ, 23682 Dewdney Trunk Road, M-1 to RM-1

To permit a future subdivision of approximately two single-family lots fronting Dewdney Trunk Road and construction of approximately 16 townhouse units on a third lot to the south

RECOMMENDATION:

1. That *Zone Amending Bylaw No. 7826-2022* be given second reading, and be forwarded to Public Hearing; and further
2. 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) Road dedication on 119 Avenue and for the new lane as required;
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 the protection of Visitor Parking;
v) Registration of a Restrictive Covenant for the Stormwater Management;
vi) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property;
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.
viii) That a voluntary contribution, in the amount of $136,800 ($7,400 per townhouse dwelling unit and $9,400 per single family lot), or such rate applicable at third reading of this application, be provided in keeping with the Council Policy 6.31 with regards to Community Amenity Contributions.

10.5 2022-250-RZ, 22534, 22548, and 22556 Royal Crescent, RS-1 to RM-2

To permit the future construction of a six-storey rental apartment building for seniors.

RECOMMENDATION:

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. 7873-2022* 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. 7873-2022* 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. 7873-2022* is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That *Official Community Plan Amending Bylaw No. 7873-2022* be given first and second reading and be forwarded to Public Hearing;
5. That *Zone Amending Bylaw No. 7874-2022* be given second reading, and be forwarded to Public Hearing;

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) Approval from the Ministry of Transportation and Infrastructure;
iii) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 - Town Centre Area Land-Use Designation Map;
iv) Road dedication on Royal Crescent as required;
v) Consolidation of the subject properties;
vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the
suitability of the subject site for the proposed development;
vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
viii) Registration of a Restrictive Covenant for Stormwater Management;
ix) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that the proposed 98-unit apartment building will be restricted to residential rental units;
x) 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.

10.6 2018-489 DP/DVP, 20278 and 20292 Patterson Avenue, Development Permit and Development Variance Permit

The development proposal is for the construction of an 88 unit, four-storey apartment building and associated variance.

RECOMMENDATION:

1. That the Corporate Officer be authorized to sign and seal 2018-489-DVP respecting property located at 20278 and 20292 Patterson Avenue; and further
2. That the Corporate Officer be authorized to sign and seal 2018-489-DP respecting property located at 20278 and 20292 Patterson Avenue.

10.7 Consolidated Fees & Charges Amending Bylaw – Recreation Services Fees

Annual review and adjustment of recreation service fees.

RECOMMENDATION:

THAT the *Maple Ridge Consolidated Fees & Charges Amending Bylaw No. 2023-7966* be given first, second, and third readings.

10.8 Intermunicipal Business Licence Bylaw No. 7915-2023 and Intermunicipal Business Licence Agreement Bylaw No. 7971-2023

To repeal and replace the Intermunicipal Business Licence Scheme to remove the City of Merritt as a participating municipality.

RECOMMENDATION:

1. That *Intermunicipal Business Licence Scheme Bylaw No. 6957-2012* be repealed in its entirety;
2. That *Intermunicipal Business Licence Agreement Bylaw No. 7971-2023* be given first, second and third reading; and
3. That *Intermunicipal Business Licence Scheme Bylaw No. 7915-2023* be given first, second and third reading.

11. STAFF REPORTS

12. OTHER MATTERS DEEMED EXPEDIENT

13. PUBLIC QUESTION PERIOD

14. MAYOR AND COUNCILLOR VERBAL REPORTS

15. NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

16. ADJOURNMENT

City of Maple Ridge

SPECIAL COUNCIL MEETING MINUTES

SEPTEMBER 25, 2023

The Minutes of the City Council Meeting held virtually and hosted in the Council Chambers on September 25, 2023, at 1:05 pm at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting special City business.

PRESENT	*Appointed Staff*
Elected Officials	S. Hartman, Chief Administrative Officer
Mayor D. Ruimy	C. Howes, Acting Deputy Corporate Officer
Councillor K. Carreras	
Councillor O. Dozie	*Other staff as required*
Councillor J. Dueck	K. Anastasiadis, Manager of Intergovernmental Affairs
Councillor S. Schiller	
ABSENT	
Councillor J. Tan	
Councillor A. Yousef	

Note: These Minutes are posted on the City's Web Site at https://mapleridge.primegov.com/public/portal.

1. ***CALL TO ORDER*** – 1:05 pm
   1.1. Approval of the Agenda

   R/2023-S(C)-045
   Moved, seconded, and CARRIED
   THAT the agenda of the September 25, 2023, Special Council meeting be adopted.

2. ***GENERAL MATTERS***
   2.1 Resolution to Exclude the Public

   R/2023-S(C)-046
   Moved, seconded, and CARRIED
   THAT, pursuant to section 90 of the *Community Charter,* this meeting be closed to the public as the subject matters being considered relate to the following:

   - **90(2)(b) – the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.**

3. ***MINUTES*** – Nil

4. ***UNFINISED BUSINESS*** – Nil

5. ***NEW BUSINESS***

5.1 UBCM Debrief

- Closed to the public pursuant to section 90(2)(b) of the *Community Charter.*

5.2 Intergovernmental Relations pertaining to Large Infrastructure Projects

- Closed to the public pursuant to section 90(2)(b) of the *Community Charter.*

6. ***INFORMATION ITEMS***

7. ***ITEMS TO BE RELEASED FROM CLOSED STATUS***

8. ***ADJOURNMENT*** – 2:16 pm

_____
D. Ruimy, Mayor

Certified Correct:

_____
C. Howes
Acting Deputy Corporate Officer

City of Maple Ridge

SPECIAL COUNCIL MEETING MINUTES

OCTOBER 3, 2023

The Minutes of the City Council Meeting held virtually and hosted in the Council Chambers on October 3, 2023, at 12:12 pm at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting special City business.

PRESENT	*Appointed Staff*
Elected Officials	S. Hartman, Chief Administrative Officer
Mayor D. Ruimy	S. Labonne, Deputy Chief Administrative Officer
Councillor K. Carreras	A. Nurvo, Deputy Corporate Officer
Councillor O. Dozie	C. Howes, Acting Deputy Corporate Officer
Councillor J. Dueck	
Councillor S. Schiller	*Other staff as required*
Councillor J. Tan	K. Anastasiadis, Manager of Intergovernmental Affairs
Councillor A. Yousef	M. Best, Interim Director of Planning
	C. Bevacqua, Clerk 3
ABSENT	Z. Lifshiz, Director of Strategic Development, Communications, and Public Engagement
	M. McMullen, Manager of Development and Environmental Services
	F. Smith, Director of Engineering
	T. Westover, Director of Economic Development

Note: These Minutes are posted on the City's Web Site at https://mapleridge.primegov.com/public/portal.

Note: Councillor Tan participated in the meeting electronically.

1. ***CALL TO ORDER*** – 12:12 pm

1.1. Territory Acknowledgement

The Mayor provided the land acknowledgement.

1.2. Approval of the Agenda

R/2023-S(C)-046
Moved, seconded, and CARRIED
THAT Item 5.3 "Land Acquisition" be deleted from the agenda of the October 3, 2023, Special Council Meeting and that the agenda be approved as amended.

2. ***GENERAL MATTERS***

2.1 BRT Recommendation

Staff report dated October 3, 2023.

K. Anastasiadis, Manager of Intergovernmental Affairs, provided a presentation and staff answered questions of Council.

R/2023-S(C)-047
Moved, seconded, and CARRIED

1. THAT, staff seek provincial and federal funding for the *Maple Ridge Moves Plan;* including working with TransLink and the BC Ministry of Transportation and Infrastructure for prioritized investment into the two new Bus Rapid Transit (BRT) lines in Maple Ridge identified in Translink's *Access for Everyone* 10-year Plan;
   i. The Langley – Haney Place BRT across the 200 St. Golden Ears Lougheed Highway corridor to connect the city centre of Langley and the city centre of Maple Ridge; and
   ii. The Lougheed Highway BRT connecting the city centre of Coquitlam and the city centre of Maple Ridge.
2. THAT staff work with Translink to finalize and sign a Bus Rapid Transit Action Plan Commitment Framework in support of expeditiously achieving high quality BRT featuring: dedicated bus lanes, transit signal priority, enhanced customer amenities at stations and specialized vehicles to support fast, reliable, rapid transit along the Lougheed Corridor and BRT line routes.
3. THAT the Mayor request the Mayor's Council prioritize the Langley–Haney Place corridor as a priority BRT project, based on Maple Ridge's readiness to support the project.

2.2 Resolution to Exclude the Public

R/2023-S(C)-048
Moved, seconded, and CARRIED
THAT, pursuant to section 90 of the *Community Charter,* this meeting be closed to the public as the subject matters being considered relate to the following:

- 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality; and
- 90(1)(g) litigation or potential litigation affecting the municipality;
- 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- 90(1)(j) information that is prohibited or information that if it were presented in a document would be prohibited from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act; and
- 90(1)(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

3. ***MINUTES*** - Nil

4. ***GENERAL MATTERS***

5. ***NEW BUSINESS***

5.1 Personal Information

- Closed to the public pursuant to section 90(1)(a) of the *Community Charter.*

5.2 Brand Refresh

- Closed to the public pursuant to section 90(1)(j) and 90(1)(l) of the *Community Charter.*

5.3 Land Acquisition

This item was removed from the agenda.

5.4 Active File Review

- Closed to the public pursuant to section 90(1)(g) and 90(1)(i) of the *Community Charter.*

5.5 CAO Update

- Closed to the public pursuant to section 90(1)(a), 90(1)(e) and 90(1)(j) of the *Community Charter.*

6. ***INFORMATION ITEMS***

7. ***ITEMS TO BE RELEASED FROM CLOSED STATUS***

8. ***ADJOURNMENT*** – 2:32 pm

_____
D. Ruimy, Mayor

Certified Correct:

_____
C. Howes, Acting Deputy Corporate Officer

City of Maple Ridge

SPECIAL COUNCIL MEETING MINUTES

OCTOBER 10, 2023

The Minutes of the City Council Meeting held virtually and hosted in the Council Chambers on October 10, 2023, at 3:01 pm at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting special City business.

PRESENT	*Appointed Staff*
Elected Officials	S. Hartman, Chief Administrative Officer
Mayor D. Ruimy	C. Mushata, Director of Legislative Services and Corporate Officer
Councillor K. Carreras	
Councillor O. Dozie	*Other staff as required*
Councillor J. Dueck	K. Anastasiadis, Manager of Intergovernmental Affairs
Councillor S. Schiller	
Councillor J. Tan	
Councillor A. Yousef	
ABSENT	
GUESTS	
Marc Dalton, Member of Parliament	
Chelsa Meadus	
Sean Gillespie, Constituency Assistant	

Note: These Minutes are posted on the City's Web Site at https://mapleridge.primegov.com/public/portal.

1. ***CALL TO ORDER*** – 3:01 pm

1.1. Territory Acknowledgement

The Mayor provided the land acknowledgement.

1.2. Approval of the Agenda

R/2023-S(C)-049
Moved, seconded, and CARRIED
THAT the agenda of the October 10, 2023, Special Council Meeting be adopted.

2. *GENERAL MATTERS*

2.1 Resolution to Exclude the Public

R/2023-S(C)-050
Moved, seconded, and CARRIED

THAT pursuant to Section 90 of the *Community Charter*, this meeting be closed to the public as the subject matter being

considered relates to the following:
Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party with respect to funding for larger infrastructure projects, community safety, health, and housing.

3. *GENERAL MATTERS*

4. *NEW BUSINESS*

5. *INFORMATION ITEMS*

6. *ITEMS TO BE RELEASED FROM CLOSED STATUS*

7. *ADJOURNMENT* – 4:07 pm

_____
D. Ruimy, Mayor

Certified Correct:

_____
C. Mushata, Corporate Officer

City of Maple Ridge

Regular Council Meeting Minutes

October 10, 2023

The Minutes of the Regular Council Meeting held virtually and hosted in Council Chambers on October 10, 2023 at 7:00 pm at City Hall, 11995 Haney Place, Maple Ridge, BC for the purpose of transacting regular City business.

PRESENT	*Appointed Staff*
Elected Officials	S. Hartman, Chief Administrative Officer
Mayor D. Ruimy	S. Labonne, Deputy Chief Administrative Officer
Councillor O. Dozie	C. Mushata, Director of Legislative Services and Corporate Officer
Councillor J. Dueck	
Councillor S. Schiller	A. Nurvo, Deputy Corporate Officer
Councillor J. Tan	C. Howes, Acting Deputy Corporate Officer
Councillor A. Yousef	
Councillor K. Carreras	*Other Staff as required*
	M. Adams, Director of Bylaw, Licensing & Community Safety
ABSENT	M. Best, Interim Director of Planning
	C. Bevacqua, Clerk 3
	K. Gowan, Planner 2
	A. Grochowich, Manager of Community Planning
	J. Kim, Computer Support Specialist
	Z. Lifshiz, Director of Strategic Development, Communications, and Community Engagement
	M. McMullen, Manager of Development and Environmental Services
	C. Nolan, Deputy Director of Finance
	F. Smith, Director of Engineering
	T. Westover, Director of Economic Development

Note: These Minutes and a video of the meeting are posted on the City's Web Site at https://mapleridge.primegov.com/public/portal

Note: Councillor Dueck participated in the meeting electronically.

1. ***CALL TO ORDER*** – 7:01 pm
   1.1 Territory Acknowledgement

   The Mayor provided the land acknowledgement.

2. ***AMENDMENTS TO THE AGENDA*** - Nil

3. ***APPROVAL OF AGENDA***
   3.1 Approval of the Agenda

   R/2023-CM-230
   Moved, seconded, and CARRIED

That the agenda for the October 10, 2023, Regular Council meeting be approved.

4. *ADOPTION OF MINUTES*

4.1 Minutes

R/2023-CM-231
Moved, seconded, and CARRIED
That the Regular Council Meeting minutes of September 26, 2023 minutes be adopted as circulated:

5. *PRESENTATIONS AT THE REQUEST OF COUNCIL* - Nil

6. *DELEGATIONS*

CEED Centre Society

Christian Cowley, Executive Director, CEED Centre Society, provided a presentation on the Japanese Canadian Legacy Project.

R/2023-CM-232
Moved, seconded, and CARRIED
THAT the report from the CEED Centre Society Delegation at the October 10, 2023 Regular Council meeting be received.

7. *CONSENT AGENDA*

R/2023-CM-233
Moved, seconded, and CARRIED
THAT the items contained in the October 10, 2023, Regular Council Consent Agenda be received into the record.

7.1 Development Agreements Committee Minutes
- September 27, 2023

8. *UNFINISHED BUSINESS* – Nil

9. *BYLAWS*

9.1 05-1970-04, 2024-2027 Permissive Tax Exemptions

R/2023-CM-234
Moved, seconded, and CARRIED
THAT third reading of Maple Ridge Tax Exemption Bylaw No. 7961-2023 be rescinded; and
THAT Maple Ridge Tax Exemption Bylaw No. 7961-2023 be given third reading as amended.

9.2 2023-188-RZ, 21695 River Road, Heritage Tax Exemption

Heritage Tax Exemption Bylaw No. 7949-2023

R/2023-CM-235

Moved, seconded, and CARRIED
THAT Heritage Tax Exemption Bylaw No. 7949-2023 be adopted.

9.3 2023-189-RZ, 23575 124 Avenue, Heritage Designation and Tax Exemption

Heritage Tax Exemption Bylaw No. 7948-2023

R/2023-CM-236
Moved, seconded, and CARRIED
THAT Heritage Tax Exemption Bylaw No. 7948-2023 be adopted.

9.4 2023-216-RZ, Delegation Bylaw for Minor Development Variance Permits

Maple Ridge Minor Development Variance Permit Delegation Bylaw No. 7952-2023

R/2023-CM-237
Moved, seconded, and CARRIED
THAT Maple Ridge Minor Development Variance Permit Delegation Bylaw No. 7952-2023 be adopted.

9.5 Maple Ridge Freedom of Information and Protection of Privacy Bylaw

Maple Ridge Freedom of Information and Protection of Privacy Amending Bylaw No. 7959-2023

R/2023-CM-238
Moved, seconded, and CARRIED
THAT Maple Ridge Freedom of Information and Protection of Privacy Amending Bylaw No. 7959-2023 be adopted.

10. COMMITTEE REPORTS AND RECOMMENDATIONS

10.1 2023-217-RZ, Public Hearing Waiver Procedures Bylaw No. 7954-2023

R/2023-CM-239
Moved and seconded
That Public Hearing Waiver Procedures Bylaw No. 7954-2023 be given first, second, and third reading.

R/2023-CM-240
Moved, seconded, and CARRIED
That Public Hearing Waiver Procedures Bylaw No. 7954-2023 be referred back to staff to be brought back to Council for further consideration at a future Council Workshop meeting as expeditiously as possible.

with Councillor Schiller, Councillor Tan and Councillor Yousef opposed

10.2 2022-292-RZ, 12040 248 Street, Second Reading Zone Amending Bylaw No. 7882-2022, CS-1 to C-2

R/2023-CM-241
Moved, seconded, and CARRIED

1. That Zone Amending Bylaw No. 7882-2022 be given second reading, and be forwarded to Public Hearing;

2. 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) Road dedication on Smith Avenue as required;

   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) 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.

   vi) That a voluntary contribution, in the amount of $5,600.00 ($5,600.00/unit), or such rate applicable at third reading of this application, be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

10.3 09-4560-20, Ridge Brewing Company Ltd. - Change of Hours of Liquor Service

R/2023-CM-242
Moved, seconded, and CARRIED

1. That the application for a change to hours of liquor service, as an amendment to their manufacturing license, by Ridge Brewing Company Ltd. located at #2 - 22826 Dewdney Trunk Road, Maple Ridge be supported based on the information contained in the Council report dated October 3, 2023.

2. That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

10.4 Maple Ridge Bylaw No. 7972-2023, 9878 285 Street, Driveway Access License Agreement

R/2023-CM-243
Moved, seconded, and CARRIED
That Bylaw 7972-2023, a Bylaw to enter into an Access Driveway License Agreement over unopened road allowance beyond the western end cul-de-sac of 98 Avenue, the eastern end of Bell Avenue, to property located at 9878 285 Street, be given first, second and third reading.

11. ***STAFF REPORTS*** - Nil

12. ***OTHER MATTERS DEEMED EXPEDIENT*** - Nil

13. ***PUBLIC QUESTION PERIOD***

Two members of the public provided questions and comments to Council.

14. ***MAYOR AND COUNCILLORS' REPORTS***

Mayor and Council provided an update of recent community events in which they had participated.

15. ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** - Nil

16. ***ADJOURNMENT*** – 8:27 pm

_____
D. Ruimy, Chair

Certified Correct:

_____
C. Mushata, Corporate Officer

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

October 11, 2023
Mayor's Office

CIRCULATED TO:

Dan Ruimy, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member

Patrick Hlavac-Winsor, Recording Secretary

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1. 21-115457

LEGAL: Lot 35 Section 25 Township 12 New Westminster District Plan BCP42202

PID: 028-047-923

LOCATION: 13030 Lilley Drive

OWNER: Lilley Drive Holdings Ltd. Inc. No. BC1317807

REQUIRED AGREEMENT: Septic Field Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-115457.

CARRIED

2. 21-110559

LEGAL: Lot 1 District Lot 399 Group 1 New Westminster District Plan EPP107648

PID: 031-395-996

LOCATION: 12109 223 Street

OWNER: 1127042 B.C. Ltd.

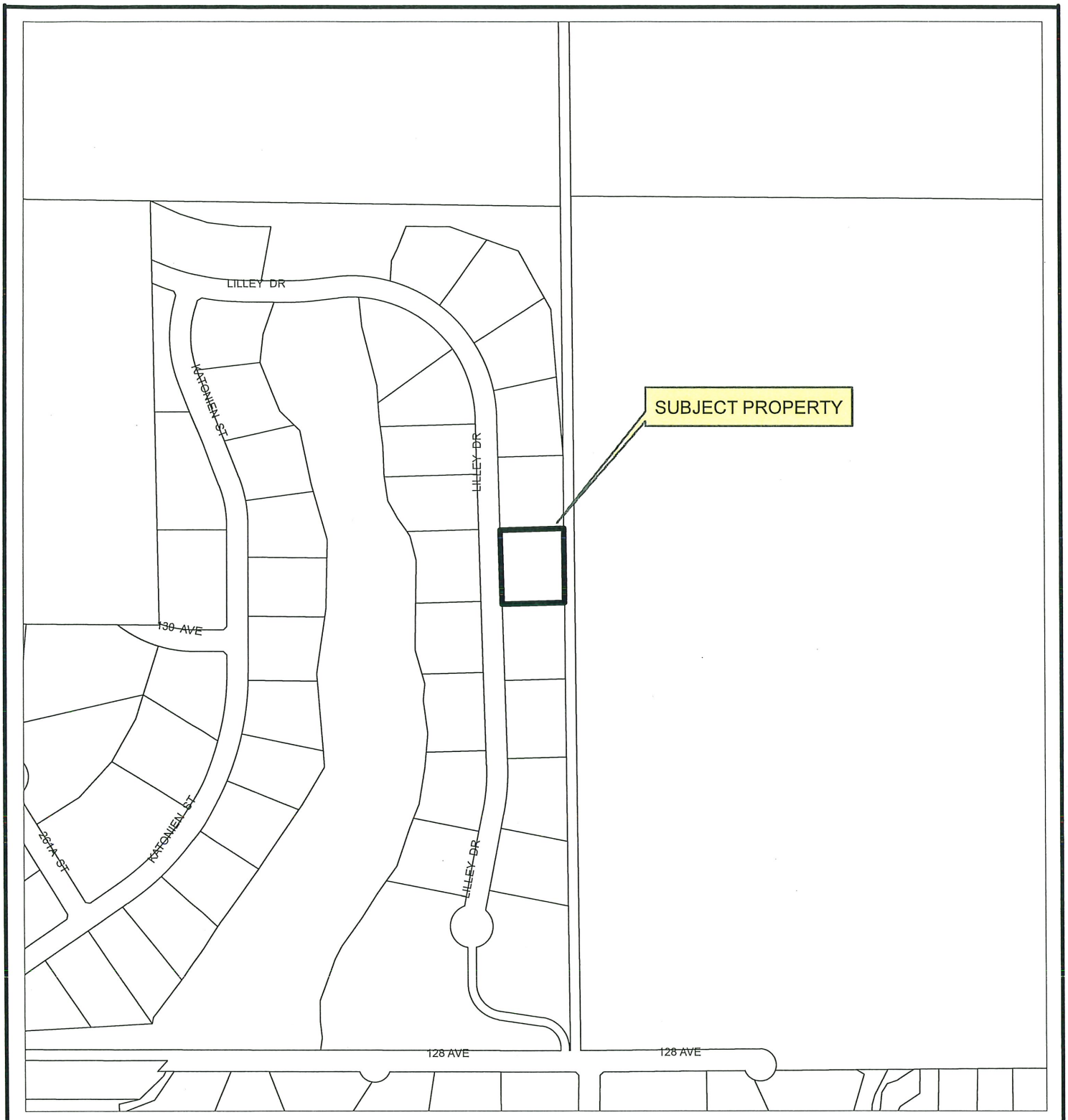
REQUIRED AGREEMENT: Geotechnical Covenant, Stormwater Pump Covenant, Sanitary Pump Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-110559

CARRIED

Dan Ruimy, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member



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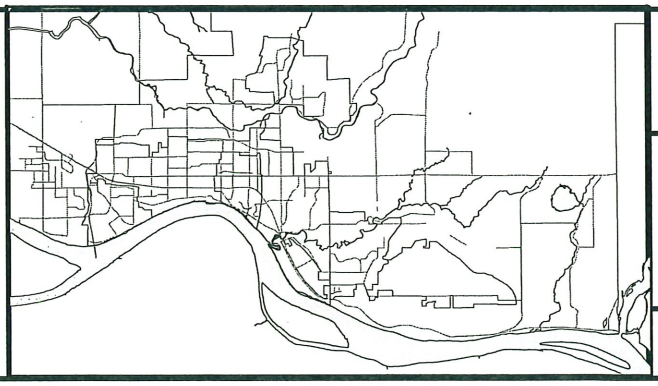

13030 LILLEY DR.

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

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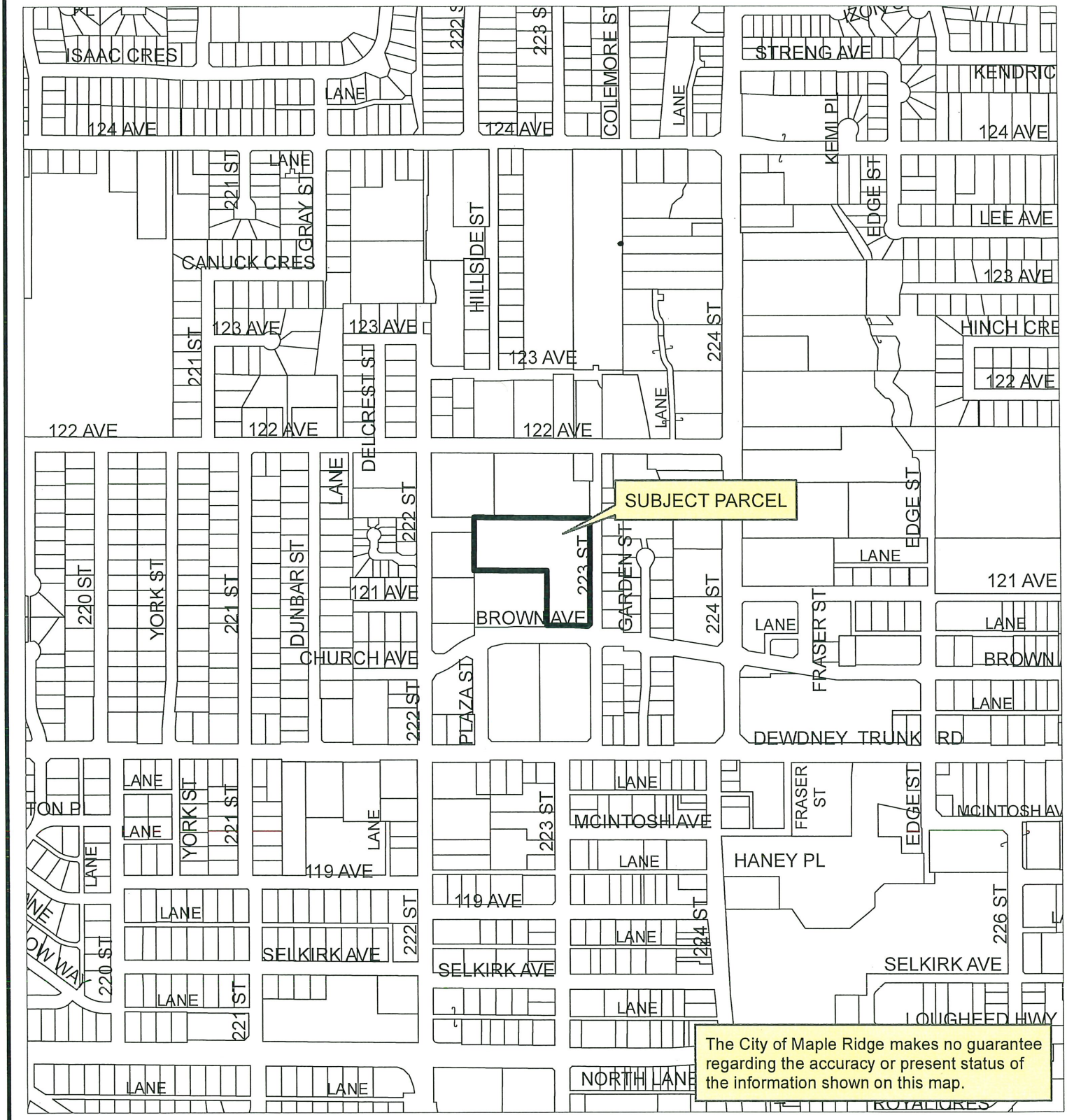
FILE: Subject Map
DATE: Jun 6, 2023

BY: RA



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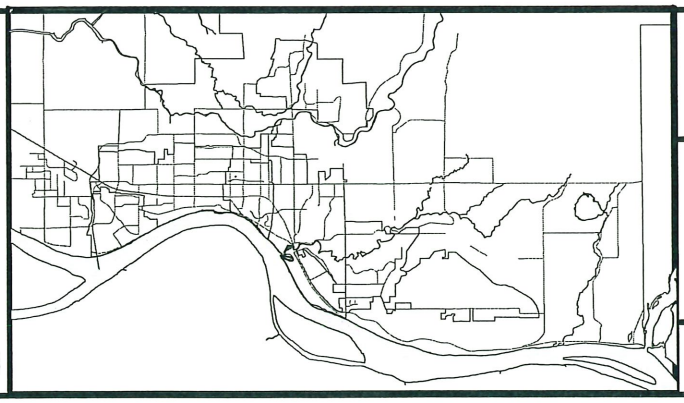

12109 223 St. SECTION 219 COVENANTS GEOTECHNICAL, SANITARY PUMP STORMWATER PUMP.

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE British Columbia

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FILE: Subject Map

DATE: Sep 29, 2023

BY: B1

MAPLE RIDGE
British Columbia
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City of Maple Ridge

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	October 24, 2023
		FILE NO:	05-1630-01-2023
FROM:	Chief Administrative Officer	**MEETING:**	Council

SUBJECT: **Disbursements for the month ended September 30, 2023**

EXECUTIVE SUMMARY:

The disbursements summary for the past period is attached for information. All voucher payments are approved by the Director of Finance or Deputy Director of Finance. Expenditure details are available by request through the Finance Department.

RECOMMENDATION:

That the disbursements as listed below for the month ended September 30, 2023 be received for information.

GENERAL	$	18,719,389
PAYROLL	$	2,524,917
PURCHASE CARD	$	155,921
	$	21,400,227

DISCUSSION:

a) Background Context:

The adoption of the Five Year Consolidated Financial Plan has appropriated funds and provided authorization for expenditures to deliver municipal services. All disbursements are subjected to the appropriate approvals through the City's Procurement Policy.

The disbursements are for expenditures that are provided in the Financial Plan Bylaw or subsequently approved through Council Resolution.

b) Citizen/Customer Implications:

The citizens of Maple Ridge are informed on a routine monthly basis of financial disbursements.

c) **Business Plan/Financial Implications:**

Highlights of larger items included in Financial Plan or Council Resolution

• Arsalan Construction Ltd – Multi-use pathway & roundabout (Fern Cr)	$	396,998
• Conwest Contracting Ltd – 203 St watermain replacement	$	418,643
• Crown Contracting Limited – Safety improvements (224 St @ 124 Ave)	$	271,395
• Drake Excavating (2016) Ltd – Water pump station (236 St)	$	594,283
• Eecol Electric Corp – Street light upgrade program	$	305,838
• GPM Civil Contracting Inc – Park construction (241A St)	$	119,946
• Howard Wilson Construction– Park upgrades (Thornhill Trails)	$	153,728
• Jack Cewe Ltd – Abernethy Way road improvements	$	402,027
• Jack Cewe Ltd – Pavement rehabilitation program	$	715,342
• Katzie Development Partnership – Watermain replacement (203 St)	$	131,158
• RCMP – Quarterly RCMP contract payment	$	5,326,721
• Tritech Group Ltd – Reservoir expansion (263 St)	$	431,866

The municipality acts as the collection agency for other levels of government or agencies. The following collections were remitted:

• Albion Dyking District – 2023 collections	$	328,872
• Road 13 Dyking District – 2023 collections	$	190,052
• Tretheway Edge Dyking District – 2023 collections	$	182,038

d) **Policy Implications:**

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSION:

The disbursements for the month ended September 30, 2023 have been reviewed and are in order.

Prepared by: **Trevor Hansvall, CPA**
Accountant 3

Approved by: **Trevor Thompson, BBA, CPA, CGA**
Director of Finance

Concurrence: **Scott Hartman**
Chief Administrative Officer

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - September 2023

VENDOR NAME	DESCRIPTION OF PAYMENT		AMOUNT
0946235 BC Ltd	Light landscaping & mowing		66,633
0981077 BC Ltd	Security refund		16,158
677560 BC Ltd	Security refund		86,614
Albion Dyking District	2023 collections		328,872
All Round Home Improvements & Restorations	Teach pool storage room/corridor & structural decking project (MRLC)		48,951
Amex Broadway West Realty Trust Account	Deposit for land acquisition		20,000
Argus Holdings Ltd	Tax refund		16,626
Arsalan Construction Ltd	Multi-use pathway & roundabout (Fern Cr)		396,998
Badger Daylighting Lp	Hydro-excavation (multiple locations)		37,051
Bartle & Gibson Co	Plumbing & electrical supplies		18,555
BC Hydro	Electricity		167,194
BC Institute of Technology	Employee training/courses		35,514
BC SPCA	Contract payment		33,924
Bell Mobility Inc	Telecommunications (June,July,Aug,Sep)		50,069
BGC Engineering Inc	Fraser River escarpment study and management program		18,639
Boileau Electric & Pole Ltd	Electrical work		19,223
CDW Canada Inc	Software maintenance & minor tech hardware		18,308
Cobing Building Solutions	Facilities repairs, maintenance & upgrades		90,428
Conwest Contracting Ltd	203 St watermain replacement (Lougheed to Thorne Ave)		418,643
Crown Contracting Limited	Safety improvements (224 St @ 124 Ave)		271,395
CUPE Local 622	Union dues (employee remittance)		62,414
Curtis Personalized Health	Contracted service provider - fitness classes & programs		29,476
Diamond Head Consulting Ltd	Urban forest management strategy development		55,664
Drake Excavating (2016) Ltd	Water pump station (236 St)		594,283
Eaglegreen	Traffic control		15,569
Eecol Electric Corp	Street light upgrade program (LED street light luminaires conversion)		305,838
EMCO Corporation	Works yard inventory		16,306
ESRI Canada Limited	SPLIT project		26,776
Fern Hill Developments Ltd	Security refund		70,541
Firewise Consulting Ltd	Fire protection master plan		44,648
First National	Tax refunds		103,064
Five Star Motor Sports Ltd	Polaris Ranger side by side for hauling		39,110
Fred Surridge Ltd	Waterworks supplies		21,634
GPM Civil Contracting Inc	Park construction (241A St)		119,946
Greater Vancouver Regional District	MFA debt payment		141,257
Greater Vancouver Water District	Water consumption		1,878,865
Hallmark Facility Services Inc	Janitorial services & supplies		47,560
Hanks Trucking & Bulldozing	Ditching & hauling		17,519
Highpointe Park Corp	Security refund		146,340
Howard Wilson Construction	Park entrance and area upgrade (Thornhill Trails)		153,728
Hub Cycling	2023 "Ride the Road" course for local schools		18,450
Image Painting & Restoration	Painting & restoration services		35,438
ISL Engineering & Land Services	Professional fees (design services)		91,220
Jack Cewe Ltd	Abernethy Way road improvements	402,027	
	Pavement rehabilitation program	715,342	1,117,369
Jacks Automotive & Welding	Fire Dept equipment repairs		16,048
Katzie Development Partnership	Watermain replacement (203 St Lougheed to Thorne Ave)		131,158
Lee's Trees	Supply & construction of Allan block wall (Trans Canada Trail)		19,715
Maple Ridge & PM Arts Council	Arts Centre contract (Aug & Sep)	122,044	
	Program revenue (Aug)	39,464	
	Sound system for the ACT	89,025	250,533
Maple Ridge Carpet One	Floor & paint upgrades (RMSS)		24,275
Maple Ridge Museum & Archives	Fee for service		21,178
Marathon Surfaces Inc	Line painting & removal (MRSS Track)		31,705
Matrix Video Communications Corp	Audio/Video meeting room upgrades		17,569
May, Robert	Building repairs and maintenance		15,029
McElhanney Consulting Services	Professional fees (design services)		60,879

VENDOR NAME	DESCRIPTION OF PAYMENT	AMOUNT
Municipal Pension Plan BC	Employer/employee remittance	582,956
Navair Inc	SCADA upgrades	22,394
New Rhodes Construction Inc	Beach volleyball courts (Albion Sports Complex)	16,895
Open Storage Solutions Inc	Software maintenance	15,860
Oryx Investments Ltd	Security refund	80,000
Pacific Bentonite Ltd	Red shale hauling	28,918
Pacific Blue Cross	Employer/employee remittance	205,874
Prime Traffic Solutions Ltd	Traffic control	46,433
Province of BC	Employer Health Tax	234,620
RCMP	Quarterly RCMP contract payment	5,326,721
Receiver General for Canada	Employer/employee remittance	944,483
RF Binnie & Associates Ltd	Professional fees (design services)	54,974
Ridge Canoe & Kayak Club	Spring/summer course programs (Canoe Kids)	35,631
Ridge Wilderness	Summer camps (Ridge adventure camp)	18,775
Road 13 Dyking District	2023 collections	190,052
Sahota, Varun	Security refund	20,000
Sanscorp Products Ltd	Roadworks material	16,380
Scottish Line Painting Ltd	Thermoplastic road markings	130,269
Simon Fraser University	Employee training/courses	34,725
Source Office Furniture	Office furniture (IT Dept)	30,312
Spartan Controls Ltd	Bulk fill water station replacement (Jackson Rd)	26,315
Strata Plan LMS Commercial	Panorama strata fees (ECRA Facility)	35,691
Suncor Energy Products	Gasoline & diesel fuel	88,085
Tantus Solutions Group	Professional fees	141,972
Tretheway Edge Dyking District	2023 collections	182,038
Triple X Contracting Ltd	Ditching & repairs	17,630
Tritech Group Ltd	Reservoir expansion (263 St)	431,866
Tundra Plumbing Ltd	Facilities maintenance & repairs	58,331
Upanup Studios Inc	Website improvements	33,630
Urban Lumberjack Tree Services	Roadside chipping & tree removals	15,225
Valley Traffic Systems Inc	Road resurfacing program	44,281
Warrington PCI Management	Tower advance (Sep & Oct) + common area costs	233,873
Watanabe Engineering Ltd	Professional fees (design services)	16,270
Water Street Engineering Ltd	Water network analysis and planning	20,118
Westridge Security Ltd	Community patrols & static guard service	19,930
Whitestar Property Services	Parks mowing & trimming + light landscape	67,132
Workers Compensation Board BC	Employer/Employee remittance	318,756
X10 Networks	Software maintenance	43,388

Disbursements In Excess $15,000		**17,731,700**
Disbursements Under $15,000		**987,689**
Total Payee Disbursements		**18,719,389**
Payroll	PP23/18 & PP23/19	**2,524,917**
Purchase Cards - Payment		**155,921**
Total Disbursements September 2023		**21,400,227**

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CITY OF MAPLE RIDGE

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	October 24, 2023
		FILE NO:	05-1880-20-2023
FROM:	Chief Administrative Officer	**MEETING:**	Council
SUBJECT:	**2023 Council Expenses**		

EXECUTIVE SUMMARY:
In keeping with Council's commitment to transparency in local government, the attached schedule lists Council expenses recorded to September 30, 2023. The expenses included on the schedule are those required to be reported in the annual Statement of Financial Information and are available on our website.

RECOMMENDATION:
For information.

DISCUSSION:
The expenses included in the attached schedule are those reported in the annual Statement of Financial Information (SOFI), including those incurred under Policy No. 3.07 "Council Training, Conferences and Association Building". The budget for Council includes the provision noted in Policy No. 3.07 as well as a separate budget for cell phone and iPad usage. The amounts on the attached schedule are those recorded prior to the preparation of this report and are subject to change.

Prepared by: **Kim Hayes**
Accountant 2

Reviewed by: **Catherine Nolan, CPA, CGA**
Deputy Director of Finance

Approved by: **Trevor Thompson, CPA, CGA**
Director of Finance

Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachment: 2023 Council Expenses

2023 Council Expenses As at September 30, 2023	Cell Phones / iPads	Conferences & Seminars	Community Events	Grand Total
Carreras, Korleen				
January				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
February				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
March				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
GV Board of Trade		23.81		
April				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
2023 UBCM Housing Conference		541.52		
May				
Cell phone charges	25.68			
Portable electronic device charges (e.g. IPad)	8.56			
LMLGA Conference		766.43		
June				
Cell phone charges	38.52			
Portable electronic device charges (e.g. IPad)	31.08			
July				
Cell phone charges	38.52			
Portable electronic device charges (e.g. IPad)	38.85			
August				
Cell phone charges	33.17			
Portable electronic device charges (e.g. IPad)	62.06			
September				
Cell phone charges	38.52			
Portable electronic device charges (e.g. IPad)	33.09			
2023 UBCM Convention		785.00		
Carreras, Korleen Total	**587.73**	**2,116.76**		**2,704.49**

2023 Council Expenses As at September 30, 2023	Cell Phones / iPads	Conferences & Seminars	Community Events	Grand Total
Dozie, Onyeka				
January				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
February				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
March				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
Columbia Institute Civic Governance Forum		756.99		
April				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
May				
Cell phone charges	25.68			
Portable electronic device charges (e.g. IPad)	8.56			
June				
Cell phone charges	38.54			
Portable electronic device charges (e.g. IPad)	16.37			
July				
Cell phone charges	38.52			
Portable electronic device charges (e.g. IPad)	59.50			
August				
Cell phone charges	25.68			
Portable electronic device charges (e.g. IPad)	23.22			
September				
Cell phone charges	33.17			
Portable electronic device charges (e.g. IPad)	8.56			
Dozie, Onyeka Total	**517.48**	**756.99**		**1,274.47**

2023 Council Expenses As at September 30, 2023	Cell Phones / iPads	Conferences & Seminars	Community Events	Grand Total
Dueck, Judy				
January				
Portable electronic device charges (e.g. IPad)	8.56			
February				
Portable electronic device charges (e.g. IPad)	8.56			
March				
Portable electronic device charges (e.g. IPad)	8.56			
April				
Portable electronic device charges (e.g. IPad)	8.56			
May				
Portable electronic device charges (e.g. IPad)	8.56			
LMLGA Conference		650.00		
June				
Portable electronic device charges (e.g. IPad)	8.56			
July				
Portable electronic device charges (e.g. IPad)	12.91			
August				
Portable electronic device charges (e.g. IPad)	8.56			
September				
Portable electronic device charges (e.g. IPad)	8.56			
Dueck, Judy Total	**81.39**	**650.00**		**731.39**

2023 Council Expenses As at September 30, 2023	Cell Phones / iPads	Conferences & Seminars	Community Events	Grand Total
Ruimy, Dan				
January				
Cell phone charges	83.46			
Portable electronic device charges (e.g. IPad)	8.56			
February				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
RM South Asian Gala			150.00	
March				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
GV Board of Trade		23.80		
April				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
2023 UBCM Housing Conference		350.00		
May				
Cell phone charges	25.68			
Portable electronic device charges (e.g. IPad)	8.56			
LMLGA Conference		760.10		
FCM Annual Conference		3,541.66		
Translink Event			1,310.33	
June				
Cell phone charges	43.87			
Portable electronic device charges (e.g. IPad)	12.41			
UPlan's Youth Tank			13.50	
July				
Cell phone charges	25.68			
Portable electronic device charges (e.g. IPad)	16.29			
August				
Cell phone charges	33.17			
Portable electronic device charges (e.g. IPad)	13.20			
September				
Cell phone charges	25.68			
Portable electronic device charges (e.g. IPad)	8.56			
Ruimy, Dan Total	**484.88**	**4,675.56**	**1,473.83**	**6,634.27**

2023 Council Expenses As at September 30, 2023	Cell Phones / iPads	Conferences & Seminars	Community Events	Grand Total
Schiller, Sunny				
January				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
February				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
March				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
April				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
May				
Cell phone charges	25.68			
Portable electronic device charges (e.g. IPad)	8.56			
LMLGA Conference		650.00		
June				
Cell phone charges	38.56			
Portable electronic device charges (e.g. IPad)	62.06			
July				
Cell phone charges	38.52			
Portable electronic device charges (e.g. IPad)	33.36			
August				
Cell phone charges	25.68			
Portable electronic device charges (e.g. IPad)	9.25			
September				
Cell phone charges	38.52			
Portable electronic device charges (e.g. IPad)	23.79			
2023 UBCM Convention		1,025.00		
Schiller, Sunny Total	**543.66**	**1,675.00**		**2,218.66**

2023 Council Expenses As at September 30, 2023	Cell Phones / iPads	Conferences & Seminars	Community Events	Grand Total
Tan, Jenny				
January				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
Chamber of Commerce Nominee Luncheon			58.00	
February				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
RM South Asian Gala			150.00	
March				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
Columbia Institute Civic Governance Forum		676.99		
April				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
2023 UBCM Housing Conference		350.00		
May				
Cell phone charges	25.68			
Portable electronic device charges (e.g. IPad)	8.56			
LMLGA Conference		760.10		
June				
Cell phone charges	25.68			
Portable electronic device charges (e.g. IPad)	62.06			
July				
Cell phone charges	25.68			
Portable electronic device charges (e.g. IPad)	35.10			
August				
Cell phone charges	25.68			
Portable electronic device charges (e.g. IPad)	62.04			
September				
Cell phone charges	25.68			
Portable electronic device charges (e.g. IPad)	12.57			
2023 UBCM Convention		960.00		
Tan, Jenny Total	**548.41**	**2,747.09**	**208.00**	**3,503.50**

2023 Council Expenses As at September 30, 2023	Cell Phones / iPads	Conferences & Seminars	Community Events	Grand Total
Yousef, Ahmed				
January				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
February				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
RM South Asian Gala			150.00	
March				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
April				
Cell phone charges	51.36			
Portable electronic device charges (e.g. IPad)	8.56			
May				
Cell phone charges	23.09			
Portable electronic device charges (e.g. IPad)	8.56			
LMLGA Conference		650.00		
FCM Annual Conference		2,664.16		
June				
Cell phone charges	40.66			
Portable electronic device charges (e.g. IPad)	43.32			
July				
Cell phone charges	40.66			
Portable electronic device charges (e.g. IPad)	46.50			
August				
Cell phone charges	63.45			
Portable electronic device charges (e.g. IPad)	59.86			
September				
Cell phone charges	58.85			
Portable electronic device charges (e.g. IPad)	61.53			
2023 UBCM Convention		700.00		
Yousef, Ahmed Total	**686.16**	**4,014.16**	**150.00**	**4,850.32**
Grand Total	**3,449.71**	**16,635.56**	**1,831.83**	**21,917.10**

RIDGE MEADOWS
CHAMBER OF COMMERCE

October 13, 2023

Dear Mayor Ruimy and Council,

On behalf of the Ridge Meadows Chamber of Commerce we would like to express our wholehearted support for the Bus Rapid Transit (BRT) proposal as part of the Maple Ridge Moves Plan. As the business organization representing the Maple Ridge and Pitt Meadows communities, we firmly believe that the implementation of the BRT system would bring immeasurable benefits to our city.

First and foremost, a BRT system in Maple Ridge would greatly enhance our transportation infrastructure. It would provide a reliable and efficient means of public transportation that can reduce traffic congestion and cut down on commute times for our citizens. This would not only make daily life more convenient but also help in reducing carbon emissions and improving air quality, contributing to a healthier environment for all.

Moreover, the introduction of the BRT system is likely to have a significant impact on local businesses and our economy. With better access to public transportation, more people from surrounding areas are likely to visit our community, thus boosting tourism and increasing patronage for our local businesses. Additionally, a BRT system can attract new investments, encouraging businesses to establish themselves here, thereby generating jobs and economic growth.

The BRT proposal is a testament to forward-thinking urban planning, and it aligns with the goals of creating a more sustainable and connected city. It demonstrates that Maple Ridge is committed to ensuring the welfare of its citizens, fostering economic development, and caring for our environment.

I would like to thank you and the city council for your tireless efforts in improving the quality of life in Maple Ridge. Please count on our support and involvement in this important initiative. If there is anything I can do to assist or promote this project within the community, please do not hesitate to reach out.

Sincerely,

Kristi Maier, Executive Director

Jerry Kok, President

CITY OF MAPLE RIDGE

BYLAW NO. 7866-2022

A Bylaw to amend the text forming part of Zoning Bylaw No. 7600 - 2019 as amended

---

WHEREAS, it is deemed desirable 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. 7866-2022".

1. That PART 4 GENERAL REGULATIONS, Section 402.11.3.a.(i) be amended by removing the section entirely and replacing with:

    (i) not more than 140.0 square metres or 15% of the Lot Area, whichever is less; except;
    (a) not more than 90.0 square metres or 15% of the Lot Area, whichever is less, for Lots within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations;

2. That PART 4 GENERAL REGULATIONS, Section 402.11.3.a.(ii) be amended by removing the section entirely.
3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended is hereby amended accordingly.

READ a first time the 5th day of September, 2023.

READ a second time the 5th day of September, 2023.

PUBLIC HEARING held the 17th day of October, 2023.

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

MAPLE RIDGE British Columbia

mapleridge.ca

City of Maple Ridge

REPORT FROM PREVIOUS MEETING

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	September 5, 2023
		FILE NO:	2023-281-RZ
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **First and Second Reading**
Zone Amending Bylaw No. 7866-2022
Allowing Larger Detached Garden Suites on Residential Lots

EXECUTIVE SUMMARY:

Detached garden suites (DGS) are a valuable housing form that supports housing diversity in Maple Ridge. DGS's can assist with homeownership attainability as these forms can be mortgage helpers and can also contribute to the community's rental stock. At the July 11, 2023, Council Workshop, Council received information about potentially amending the Zoning Bylaw to allow larger DGSs in zones that already allow DGSs. At this July Workshop meeting, Council passed the following resolution:

> *THAT staff bring forward amendments to the Zoning Bylaw to permit detached garden suites up to 140m² (1,500 ft²) or 15% of the lot area, whichever is less, in the following zones: A-1, A-2, A-3, A-4, RS-1, RS-1a, RS-1b, RS-1c, RS-1d, RS-2, RS-3, and SRS.*

This report provides an overview of the proposed *Zone Amending Bylaw No. 7866-2022* (Appendix A), which would increase the maximum gross floor area of DGSs from 90 m² to 140m² or 15% of the lot area, whichever is less. These changes will not expand where DGSs are allowed in Maple Ridge and would not affect properties within the Agricultural Land Reserve.

Allowing larger DGSs algins with the Official Community Plan and Council's Strategic Plan as it supports "age-in-place" concepts as well as provides a better variety of DGS sizes and number of bedrooms where there is already infrastructure in place in order to help build a more liveable community. Expanding the DGS program is also supported by the Housing Action Plan and the findings within the Housing Needs Report. The Housing Needs Report emphasized that seniors looking to downsize and remain in the community have limited options and that DGSs could provide a suitable ground-oriented option for seniors who are not interested in apartment-style living.

RECOMMENDATION:

That Zone Amending Bylaw No. 7866-2022, to permit the total gross floor area of Detached Garden Suites to be a maximum of 140m² or 15% of the lot area, whichever is less, be given first and second reading and forwarded to Public Hearing.

1.0 BACKGROUND

1.1 Recent Work

At the April 26, 2022, Council Workshop, staff presented eleven regulatory options that were explored during the public consultation and review of accessory dwelling unit regulations in 2017 as well as the Detached Garden Suite Pilot Project (2018-2020). At the April Workshop meeting, Council directed staff to bring forward a report with detailed information to potentially allow larger Detached Garden Suites (DGSs).

At the July 11, 2023, Council Workshop, a report was presented that proposed changes to the Zoning Bylaw to allow DGSs up to 140m² (1,500 ft²) or 15% of the lot area, whichever is less, in zones that already allow DGSs. In this report, it was discussed how this change to the Zoning Bylaw would largely affect properties within the Urban Area Boundary as there are approximately 11,500 properties in total that are eligible to build a larger DGS and approximately 10,000 of these properties are within the Urban Area Boundary.

At that July 11, 2023, Council Workshop, Council directed staff to bring forward amendments to the Zoning Bylaw to permit detached garden suites up to 140m² (1,500 ft²) or 15% of the lot area, whichever is less, in zones that already permit DGSs. The purpose of this report is to present *Zone Amending Bylaw No. 7866-2022* (Appendix A), which would increase the maximum gross floor area of DGSs from 90 m² to 140m² or 15% of the lot area, whichever is less.

1.2 Housing Policy Alignment

Maple Ridge's Official Community Plan (OCP) reflects the community's long-term vision to become more vibrant and prosperous, offering residents stable and special neighbourhoods, thoughtful development, and respect for the built and natural environment. Through the OCP housing policies, the need to provide a mix of housing types, densities, and attainable options is recognized. To meet the diverse residential needs of local residents, the OCP housing policies are intended to help:

- Accommodate growth through infill by promoting housing types and tenures to support diverse needs, lifestyles, and preferences (Policy 3-1), by considering disparities in age, income, and mobility;
- Support the provision of rental accommodation and encourage the construction of rental units that vary in size and number of bedrooms (Policy 3-31); and
- Encourage housing that incorporates "age-in-place" concepts and seniors housing designed to accommodate special needs (Policy 3-33).

On September 30, 2014, Council endorsed the Housing Action Plan, which identifies strategies and actions to enhance the OCP policy direction for affordable, rental, and special needs housing. Creating new rental housing opportunities and expanding the detached garden suite (DGS) program are two endorsed strategies from the Housing Action Plan that relate DGSs.

On February 9, 2021, Council received a Housing Needs Report, which provided an understanding of current and anticipated housing needs within Maple Ridge. The Housing Needs Report found that Maple Ridge has limited housing diversity, as over half of the housing stock is single-detached dwellings, and for seniors looking to downsize and remain in the community, there are limited options. The Housing Needs Report notes that DGSs may provide a suitable ground-oriented option for seniors who are not interested in apartment-style living. The findings of the Housing Needs Report support the objectives and policy direction of the Official Community Plan as well as the strategies and goals within the City's Housing Action Plan.

1.3 Upcoming Housing Work

At the January 24, 2023, Council Workshop, Council received a report that provided background on Maple Ridge's housing policies. The report identified the need to update to the Housing Needs Reports statistics to reflect the changes in the housing market since 2019. The work to update the housing statistics is currently underway and is anticipated to be completed by the end of this year. Following the completion of the housing statistics, a refresh of the City's Housing Action Plan is anticipated to begin later this year. A report outlining the updated housing statistics and refresh of the Housing Action Plan is anticipated to be before Council in early 2024.

2.0 DISCUSSION:

This section provides an overview of the Zoning Bylaw changes proposed through *Zone Amending Bylaw No. 7866-2022* (Appendix A).

2.1 Current DGS Zoning Bylaw Regulations

The *Maple Ridge Zoning Bylaw No. 7600-2019* regulates detached garden suites (DGS) in terms of where this form can be located in the City, the size of the suite, the number of required parking spaces, private outdoor space, and where the suite can be situated on the lot.

Under current Zoning Bylaw requirements, a DGS cannot be larger than 90m^2 or 10% of the lot area, whichever is less. Additionally, a DGS is not permitted on the same lot where there is a Secondary Suite (unless in the Agricultural Land Reserve), Bed and Breakfast, Boarding, Caretaker Residential, Temporary Residential, or Two-Unit Residential Use (i.e. duplex).

Agricultural Land Reserve Regulations
Currently, the Agricultural Land Commission (ALC) does not permit DGSs larger than 90m^2 (968ft^2) if the total floor area of the principal residence is 500m^2 (5,382ft^2) or less and on a parcel less than 40 ha (99 acres). However, the City does not permit a principal dwelling size to exceed 500m^2 (5,382ft^2) within the Agricultural Land Reserve (ALR), regardless of parcel size.

2.2 Proposed Amendment to Zoning Bylaw DGS Regulations

The proposed *Zone Amending Bylaw No. 7866-2022* (Appendix A) puts forward changes to the Zoning Bylaw to allow detached garden suite (DGS) to have a total gross floor area up to 140m^2 (1,500ft^2) or 15% of the lot area (whichever is less) except for lots that are identified within the Agricultural Land Reserve. This change to the Zoning Bylaw would allow for more livable DGSs and offer the homeowner more flexibility in the number of bedrooms being able to provide, especially on small lots within the Urban Area Boundary.

Agricultural Land Reserve Regulations
As the Agricultural Land Commission (ALC) does not permit DGSs larger than 90m^2 (968ft^2), the proposed *Zone Amending Bylaw No. 7866-2022* does not increase the maximum gross floor area beyond 90m^2.

3.0 NEXT STEPS

Should Council advance *Zone Amending Bylaw No. 7866-2022* (Appendix A) to the next Regular Council meeting and grant First and Second Reading, Zone *Amending Bylaw No. 7866-2022* would move forward to Public Hearing. Should the proposed bylaw be forwarded to Public Hearing, the bylaw would move through the bylaw adoption process as seen in Figure 1 and could be adopted as early as late October.

Figure 1: Zone Amending Bylaw Process

4.0 STRATEGIC ALIGNMENT

Facilitating an expansion of housing diversity and supply is identified as a Council priority, under the Liveable Community pillar, of the 2023-2026 City of Maple Ridge Council Strategic Plan. Permitting larger detached garden suites (DGS) in Maple Ridge aligns with this pillar as it encourages DGSs to have more bedrooms, more livable space, and supports housing choice in the City.

Opportunities to reduce climate impact is also identified as a Council priority in the Council Strategic Plan. Larger DGSs allow for a greater concentration of housing units where infrastructure and resources already exist as well as encourages building small homes, which reduces environmental impact in both material and energy.

CONCLUSION:

Detached garden suites (DGSs) are a valuable housing form that contributes to housing choice in Maple Ridge as DGS's can assist with homeownership attainability and contribute to the community's rental stock. At the July 11, 2023, Council Workshop, Council directed staff to bring forward amendments to the Zoning Bylaw to permit detached garden suites up to 140m^2 (1,500 ft^2) or 15% of the lot area, whichever is less, in zones that already permit detached garden suites (DGSs).

The purpose of this report it to provide an overview of the proposed *Zone Amending Bylaw No. 7866-2022* (Appendix A) which would implement Councils direction from the July 11, 2023, Council Workshop meeting. Should Council move the bylaw forward through the bylaw adoption process, the proposed bylaw would amend the Zoning Bylaw to permit DGSs to have a maximum gross floor area of 140m^2 or 15% of the lot area, whichever is less, unless the property is within the Agricultural Land Reserve (ALR). These changes will not expand where DGSs are allowed in Maple Ridge.

"Original Signed by Krista Gowan"
Prepared by: **Krista Gowan, MA**
Planner 2

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

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

The following appendices are attached hereto:
Appendix A – Zone Amending Bylaw No. 7866-2022

APPENDIX A

CITY OF MAPLE RIDGE

BYLAW NO. 7866-2022

A Bylaw to amend the text forming part of Zoning Bylaw No. 7600 - 2019 as amended

---

WHEREAS, it is deemed desirable 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. 7866-2022".

2. That PART 4 GENERAL REGULATIONS, Section 402.11.3.a.(i) be amended by removing the section entirely and replacing with:

    (i) not more than 140.0 square metres or 15% of the Lot Area, whichever is less; except;
    (a) not more than 90.0 square metres or 15% of the Lot Area, whichever is less, for Lots within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations;

3. That PART 4 GENERAL REGULATIONS, Section 402.11.3.a.(ii) be amended by removing the section entirely.

4. Maple Ridge Zoning Bylaw No. 7600-2019 as amended is hereby amended accordingly.

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE
BYLAW NO. 7852-2022

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

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

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. 7852-2022."

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

   Lot 45 Section 16 Township 12 New Westminster District Plan 20770;
   Lot 46 Section 16 Township 12 New Westminster District Plan 20770;
   Lot 47 Section 16 Township 12 New Westminster District Plan 20770;
   Lot 48 Section 16 Township 12 New Westminster District Plan 20770; and
   Lot 3 Section 16 Township 12 New Westminster District Plan 10361

   and outlined in heavy black line on Map No. 1960 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Low Density Townhouse Residential) and 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 10th day of May, 2022.

   READ a second time the 5th day of September, 2023.

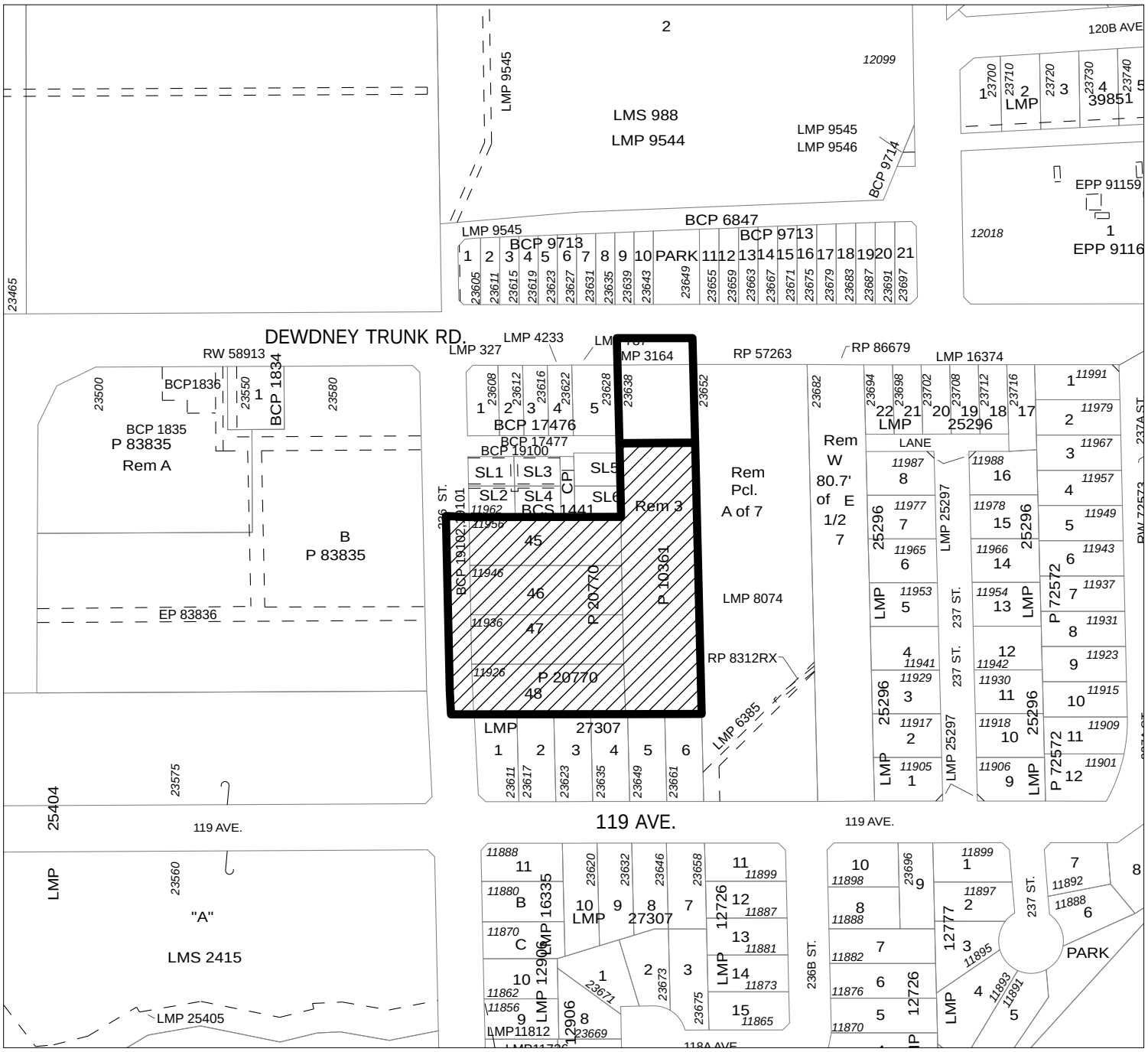
   PUBLIC HEARING HELD the 17th day of October, 2023.

   READ a third time the day of , 20 .

   ADOPTED the day of , 20 .

_____ _____

PRESIDING MEMBER CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7852-2022

Map No. 1960

From: RS-3 Single Detached Rural Residential

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

RM-1 Low Density Townhouse Residential

MAPLE RIDGE
British Columbia

SCALE 1:2,500

REPORT FROM PREVIOUS MEETING

MAPLE RIDGE British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	September 5, 2023
		FILE NO:	2022-034-RZ
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7852-2022
11926, 11936, 11946, 11956 236 Street and 23638 Dewdney Trunk Road

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 11926, 11936, 11946, 11956 236 Street and 23638 Dewdney Trunk Road (see Appendices A and B), from the RS-3 (Single Detached Rural Residential) zone to the RM-1 (Low Density Townhouse Residential) zone and the R-2 (Single Detached (Medium Density) Urban Residential) zone, to permit a future subdivision into one RM-1 lot and three R-2 lots and the future construction of a townhouse development with 52 market strata dwelling units. The units would be configured as 3-bedroom townhouses. The proposed development would involve lot consolidation and road dedication. The townhouse development proposes a density of 0.75 FSR (Floor Space Ratio) based on the proposed lot area excluding the three R-2 lots. It would include concealed parking, except for tandem and visitor parking, facing the interior of the subject property in order to improve the streetscape. Council granted first reading to *Zone Amending Bylaw No. 7852-2022* (see Appendix C) on May 10, 2022.

This application is in compliance with the Official Community Plan (OCP).

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of $7,400.00 per townhouse dwelling unit and $9,200.00 per single family lot, for an estimated amount of $412,400.00, or such rate applicable at third reading of this application.

RECOMMENDATION:

1. **That *Zone Amending Bylaw No. 7852-2022* be given second reading, and be forwarded to Public Hearing;**

2. **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) **Road dedication for the lane as required;**

   iii) **Consolidation of the subject properties;**

   iv) **Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;**

v) **Registration of a Restrictive Covenant for the protection of Visitor Parking;**

vi) **Registration of a Restrictive Covenant for Stormwater Management;**

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.**

ix) **That a voluntary contribution, in the amount of $412,400.00 ($7,400.00 per townhouse dwelling unit and $9,200.00 per single family lot), or such rate applicable at third reading of this application, be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.**

x) **That a voluntary contribution, in the amount of $467,573.80 ($344.46 per square metre ($32.00 per square foot) for Floor Space Ratio (FSR) in excess of 0.6 FSR), be provided in keeping with the applicable Density Bonus contribution.**

DISCUSSION:

a) **Background Context:**

Applicant:	Kunwar Bir Singh
Legal Description:	Lot 48 Section 16 Township 12 New Westminster District Plan 20770; Lot 47 Section 16 Township 12 New Westminster District Plan 20770; Lot 46 Section 16 Township 12 New Westminster District Plan 20770; Lot 45 Section 16 Township 12 New Westminster District Plan 20770; Lot 3 Except: Part Dedicated Road on Plan LMP3164; Section 16 Township 12 New Westminster District Plan 10361
OCP Designation:	
Existing:	*Urban Residential*
Proposed:	*Urban Residential*
Within Urban Area Boundary:	Yes
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	RM-1 (Low Density Townhouse Residential); R-2 (Single Detached (Medium Density) Urban Residential)

Surrounding Uses:			
	North:	Use:	Single Detached Residential; Townhouse Residential
		Zone:	RS-3 (Single Detached (Intensive) Urban Residential) RM-1 (Low Density Townhouse Residential)
		Designation:	*Urban Residential*
	East:	Use:	Retail
		Zone:	M-2 (General Industrial)
		Designation:	*Urban Residential*
	South:	Use:	Single Detached Residential
		Zone:	RS-1b (Single Detached (Medium Density) Residential)
		Designation:	*Urban Residential*
	West:	Use:	Single Detached Residential; Townhouse Residential
		Zone:	RM-1 (Low Density Townhouse Residential)
		Designation:	*Urban Residential*
Use of Property:			
	Existing:		Single Detached Residential
	Proposed:		Townhouse Residential; Single Detached Residential
Site Area:			
	Existing:		1.06 ha (2.6 acres)
	Proposed:		1.03 ha (2.5 acres) (Including R-2 Lots); 0.93 ha (2.3 acres) (Excluding R-2 Lots)
Proposed Vehicular Accesses:			236 Street (R-1 Lot); Future Lane Extension (R-2 Lots)
Fraser Sewer Area:			Yes
Flood Plain:			No
Relevant Applications:			2022-034-VP (Development Variance Permit); 2022-034-DP (Multi-Family Development Permit); 2022-034-SD (Subdivision)

b) Site Characteristics:

The subject properties are located on 236 Street and Dewdney Trunk Road and have a total site area of 1.06 ha (2.6 acres) (see Appendices A and B). They have a few trees and are relatively flat. The subject properties are bounded by townhouse residential to the north, retail to the east, single detached residential to the south, and single detached residential and townhouse residential to the west. To the north, there is Dewdney Trunk Road with single detached residential across the road. To the west, there is 236 Street with townhouse residential across the road, and a lane extending from 236 Street. The subject properties have four single detached residences and accessory buildings/structures on them with vehicular accesses from 236 Street and Dewdney Trunk Road.

c) Project Description:

The applicant is proposing to rezone and subdivide the subject properties into one RM-1 (Low Density Townhouse Residential) lot and three R-2 (Single Detached (Medium Density) Urban Residential) lots and construct a townhouse development with 52 market strata dwelling units. The units would be configured as 3-bedroom townhouses. The proposed development would include concealed parking, except for tandem and visitor parking, facing the interior of the subject property in order to improve the streetscape and create a more urban form of development. The applicant is proposing to have vehicular access for the townhouse development (RM-1 lot) from 236 Street and vehicular access for the single detached residences (R-2 lots) from the future lane extension.

The proposed development would involve lot consolidation and road dedication. The proposed townhouse development would have a gross floor area of 6,912.5 m^2 (74,406.0 ft^2) as calculated under the City's Zoning Bylaw. The density would be 0.75 FSR based on the proposed lot area excluding the three R-2 lots. The proposed townhouse development utilizes the proposed RM-1 (Low Density Townhouse Residential) zone's base allowable density of 0.6 FSR and additional density of 0.15 FSR through a density bonus for a cash contribution at a rate of $344.46 per square metre ($32.00 per square foot) for an estimated $467,573.80.

d) Planning Analysis:

Official Community Plan:

The subject properties currently designated *Urban Residential*. The designation supports the proposed development under the RS-3 (Single Detached Rural Residential) zone to the RM-1 (Low Density Townhouse Residential) zone and the R-2 (Single Detached (Medium Density) Urban Residential) zone.

Zoning Bylaw and Off-Street Parking and Loading Bylaw:

The current application proposes to rezone the subject properties located at 11926, 11936, 11946, 11956 236 Street and 23638 Dewdney Trunk Road, from the RS-3 (Single Detached Rural Residential) zone to the RM-1 (Low Density Townhouse Residential) zone and the R-2 (Single Detached (Medium Density) Urban Residential) zone (see Appendix C), to permit a future subdivision into one RM-1 lot and three R-2 lots and the future construction of a townhouse development (see Appendices D and E).

Parking Requirements:

In terms of off-street parking, there are 115 spaces required and 117 spaces proposed. The proposed off-street parking would entail 2.25 parking spaces per unit (including visitor parking spaces). Long-term (residential) bicycle storage would be provided inside individual units and 8 short-term (visitor) bicycle parking spaces are proposed. Required and proposed parking are as per the table below.

Category	*Number of Parking Spaces*	*Variance*
	Parking Spaces	
Residential	52 units x 2 spaces = 104.0 spaces	
Required	104 residential parking spaces	
Proposed	104 residential parking spaces	No
Visitors	52 units x 0.2 spaces = 10.4 spaces	
Required	11 visitor parking spaces	
Proposed	13 visitor parking spaces	No (Surplus of 2)
Total Required	115 parking spaces	
Total Proposed	117 parking spaces	
Accessible (2 spaces required)	*Including 2 accessible spaces*	No
	Long-Term (Residential) Bicycle Parking Spaces	
Proposed	Storage provided inside individual units	
	Short-Term (Visitor) Bicycle Parking Spaces	
Proposed	8 short-term bicycle parking spaces	

Common Open Area, Outdoor Amenity Area, Private Outdoor Area, and Permeability Requirements:

The proposed development meets common open area, outdoor amenity area, private outdoor area, and permeable area requirements. Required and proposed amounts are as per the table below.

Category	*Amount of Area*	*Variance*
	Common Open Area (Includes Outdoor Amenity Area and Private Outdoor Area)	
Townhouses, 3+ Bedrooms	52 units x 45.0 m^2 = 2,340.0 m^2	
Required	2,340.0 m^2 of common open area	
Proposed	2,730.9 m^2 of common open area	No
	Outdoor Amenity Area	
Townhouses	52 units x 5.0 m^2 = 260.0 m^2	
Required	260.0 m^2 of outdoor amenity area	
Proposed	515.5 m^2 of outdoor amenity area	No
	Private Outdoor Area	
Dwelling Units		
Required	5.0% of dwelling unit	
Proposed	Minimum 5.0% of dwelling unit	No
	Indoor Amenity Area	
Townhouses, 50+ Units	52 units x 3 m^2 = 156.0 m^2	
Required	156.0 m^2 of indoor amenity area	
Proposed	185.0 m^2 of indoor amenity area	No
	Permeable Area	
Townhouses		
Required	40% of proposed lot area	
Proposed	52.9% of proposed lot area	No

Proposed Variances:

The following variances will be required:

Off-Street Parking Design Variances:

Section 4.1 of the City's Off-Street Parking and Loading Bylaw requires townhouse units in the RM-1 zone with an enclosed double-car parking garage, in a side-by-side configuration, to have internal finished dimensions of not less than 6.5 m in width and 6.7 m in length. The applicant is seeking a variance to have internal finished dimensions of 5.81 m in width and 6.08 m in length.

Section 4.1 of the City's Off-Street Parking and Loading Bylaw requires townhouse units in the RM-1 zone with an enclosed single-car parking garage, in a tandem configuration, to have an internal finished dimension of not less 3.7 m in width and 6.7 m in length. The applicant is seeking a variance to have internal finished dimensions of 3.68 m and 6.07 m in length.

Section 4.1 of the City's Off-Street Parking and Loading Bylaw requires maneuvering aisles of not less than 7.0 m in width for concealed parking with a parking angle of 90 degrees. The applicant is seeking a variance to have a maneuvering aisle of 6.0 m in width.

Council Policy 6.35 notes that Council desires that no more than 30% of townhouse dwelling units in a proposed townhouse development have a tandem parking garage. 35% of townhouse dwelling units in the proposed townhouse development have a tandem parking garage. A variance is not required as the relevant RM-1 zone requirement indicates that the maximum percentage of townhouse dwelling units in a proposed townhouse development with a tandem parking garage is 50%.

Setback Variances:

Setback	*Principal Buildings (Section 617.7.2)*	*Building Projections (Section 403.2.4)*
Front Lot Line (Western)		
Required	6.0 m	4.75 m
Proposed	4.5 m	3.13 m
Rear Lot Line (Eastern)		
Required	7.5 m	6.25 m
Proposed	5.65 m	5.02 m (No Variance)
Interior Side Lot Line (Northern)		
Required	7.5 m	6.9 m
Proposed	2.91 m	N/A (No Variance)
Interior Side Lot Line (Southern)		
Required	7.5 m	6.9 m
Proposed	4.45 m	5.11 m (No Variance)
Exterior Side Lot Line (Northern)		
Required	7.5 m	6.25 m
Proposed	1.87 m	N/A (No Variance)

Maximum Building Height Variance:

Section 617.8.1 of the City's Zoning Bylaw limits maximum building height to 9.5 m for townhouse residential principal buildings. The applicant is seeking a variance to have a maximum building height of 11.13 m.

Development Permit:

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

The following is a brief description and assessment of the proposal's compliance with the applicable Key Guideline Concepts:

1. "New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing."
    - *Staff Comment: The proposed townhouse development would respect the privacy of adjacent residential areas. It includes privacy fences along the northern, southern, and western lot lines. The building form, massing, height, and architectural features are consistent with the local neighbourhood.*

2. "Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of higher density developments."
    - *Staff Comment: The proposed townhouse development has an appropriate density. It will blend in with the townhouse residences to the north and west, the proposed single detached residences to the north, and the existing single detached residences to the south.*

3. "Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness."
    - *Staff Comment: The proposed townhouse development provides architectural separation through centrally located amenity areas (indoor and outdoor) to foster a sense of community and improve visual attractiveness.*

4. "Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property."
    - *Staff Comment: The proposed townhouse development encourages pedestrian circulation through attractive streetscapes and internal pedestrian connections with appropriate lighting. Parking is generally concealed and located away from public view.*

Advisory Design Panel:

The application was reviewed by the Advisory Design Panel (ADP) at the May 17, 2023 meeting and their resolution/comments and the applicant's response can be seen in Appendix F. As per the ADP resolution from that meeting, the application was reviewed again by the ADP, with revised plans and

the applicant's response, at the July 19, 2023 meeting. It was resolved that the application meets recommendations as presented and that the applicant should proceed to Council (see Appendix F).

A detailed description of the project's form and character will be included in a future Development Permit report to Council.

Development Information Meeting:

A Development Information Meeting hosted by the applicant was held at Alexander Robinson Elementary School on March 14, 2023. 32 people attended the event. The notification requirements for the Development Information Meeting include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and information on the development.

A summary of the main comments and discussions with the attendees at the Development Information Meeting was provided by the applicant (see Appendix G) and includes the following main points:

- General support for a new and well-designed townhouse development providing additional housing
- Suggestions to include additional off-street parking and/or discourage residential use of on-street parking
- Suggestions for a traffic light at the intersection of 236 Street and Dewdney Trunk Road
- Suggestions for a traffic light or 4-way stop at the intersection of 236 Street and 119 Avenue

On March 30, 2023, after the Development Information Meeting, a petition with 248 signatures was received by the City with regard to the proposed development and a separate nearby proposed development in relation to the property located at 23682 Dewdney Trunk Road. In accordance with Council Policy 3.13, the petition was brought to the Council meeting on April 25, 2023 and includes the following main points:

- Concerns over emergency access for the proposed development
    - *Staff Comment: The proposed development includes an emergency access, with removable bollards, from the lane. The Engineering Department notes that the surrounding roads are constructed to meet the City's Design Criteria Manual, which was developed with support from the Fire Department, and are suitable for fire response now and with the development of the subject properties. The Fire Department reviewed the site plan and has no outstanding concerns.*
- Concerns over density and traffic congestion/safety and suggestions to require permits for on-street parking
    - *Staff Comment: In terms of density, the proposed density is within what the (RM-1 (Low Density Townhouse Residential) zone supports and the RM-1 zone is supported by the current Urban Residential land use designation.*
    - *Staff Comment: In terms of traffic congestion/safety, the Engineering Department notes that 119 Avenue is not at capacity and that a 4-way stop at the intersection of 236 Street and 119 Avenue, a traffic light at the intersection of 236 Street and Dewdney Trunk Road, and a 3-way stop at the intersection of Cottonwood Drive and 119 Avenue are not warranted based on the Transportation Association of Canada's warrant assessment guidelines to assess intersection control measures. Adequate sightlines for the main access to the proposed development will be required during the detailed design phase.*
    - *Staff Comment: In terms of permits for on-street parking, the Engineering Department notes that, while the City has Legislative Policy 9.09 (Resident-Exemption and Resident-Only Parking), resident-only parking is reserved for areas*

of high parking demand such as hospitals and transportation or commercial hubs where non-resident vehicles can take up limited on-street parking. The policy is not to be used to re-allocate a public resource between neighbours. The intent is that on-street parking would be utilized on a first-come, first-serve basis.

- Concerns over elementary and secondary schools at capacity
    - *Staff Comment: See comments regarding the school district in the following section.*

e) Interdepartmental/External Implications:

Engineering Department:

- The Engineering Department has indicated that road dedication and frontage/servicing upgrades through the Rezoning Servicing Agreement will be required.
    - Road dedication as required to meet the design criteria of *Subdivision and Development Servicing Bylaw No. 4800-1993*, as amended.
    - Frontage upgrades to the applicable road standard.
    - Utility servicing as required to meet the design criteria of *Subdivision and Development Servicing Bylaw No. 4800-1993*, as amended.

Fire Department:

- The applicant was provided with comments from the Fire Department about matters to be addressed through the Building Permit process.

Building Department:

- The applicant was provided with comments from the Building Department about matters to be addressed through the Building Permit process.

School District:

- School District No. 42 provided comments on the proposed development (see Appendix H).
- The proposed development would affect the student population for the catchment areas currently served by Alexander Robinson Elementary and Garibaldi Secondary School.
- Alexander Robinson Elementary has an operating capacity of 471 students. For the 2022-2023 school year, the student enrollment at Alexander Robinson is 539 students (114% utilization) including 146 students from out of catchment.
- Garibaldi Secondary School has an operating capacity of 1050 students. For the 2022-2023 school year, the student enrollment at Garibaldi Secondary School is 971 students (93% utilization) including 267 students from out of catchment.
- Based on the density estimates for the various land uses at build out, the following would apply:
    - For the proposed 52-unit townhouse development, the estimated number of school-age residents is 22.
    - For the proposed 3 single detached residences, the estimated number of school-age residents is 2.

CONCLUSION:

It is recommended that second reading be given to *Zone Amending Bylaw No. 7852-2022* and that application 2022-034-RZ be forwarded to Public Hearing.

"Original Signed by Daniel Rajasooriar"
Prepared by: **Daniel Rajasooriar, MRM**
Planner

"Original Signed by Charles R. Goddard"
Approved by: **Charles R. Goddard, BA, MA**
Director of Planning

"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. 7852-2022
Appendix D – Proposed Architectural Plans
Appendix E – Proposed Landscape Plans
Appendix F – ADP Resolutions/Comments and Applicant Response
Appendix G – Development Information Meeting Summary
Appendix H – School District No. 42 Comments

APPENDIX A

N

Scale: 1:2,500

Legend

- Existing Trails
- Active Applications (RZ/SD/DP/VP)
- Municipal Park

11926-11956 236 STREET & 23638 DEWDNEY TRUNK ROAD ACTIVE DEVELOPMENT IN AREA

PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

mapleridge.ca

FILE: 2022-034-RZ

DATE: Aug 18, 2023

BY: DT

APPENDIX B

N

Scale: 1:2,500

11926-11956 236 STREET & 23638 DEWDNEY TRUNK ROAD ORTHO

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2022-034-RZ
DATE: Aug 18, 2023
BY: DT

CITY OF MAPLE RIDGE
BYLAW NO. 7852-2022

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

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

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. 7852-2022."

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

   Lot 45 Section 16 Township 12 New Westminster District Plan 20770;
   Lot 46 Section 16 Township 12 New Westminster District Plan 20770;
   Lot 47 Section 16 Township 12 New Westminster District Plan 20770;
   Lot 48 Section 16 Township 12 New Westminster District Plan 20770; and
   Lot 3 Section 16 Township 12 New Westminster District Plan 10361

   and outlined in heavy black line on Map No. 1960 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Low Density Townhouse Residential) and 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 10th day of May, 2022.

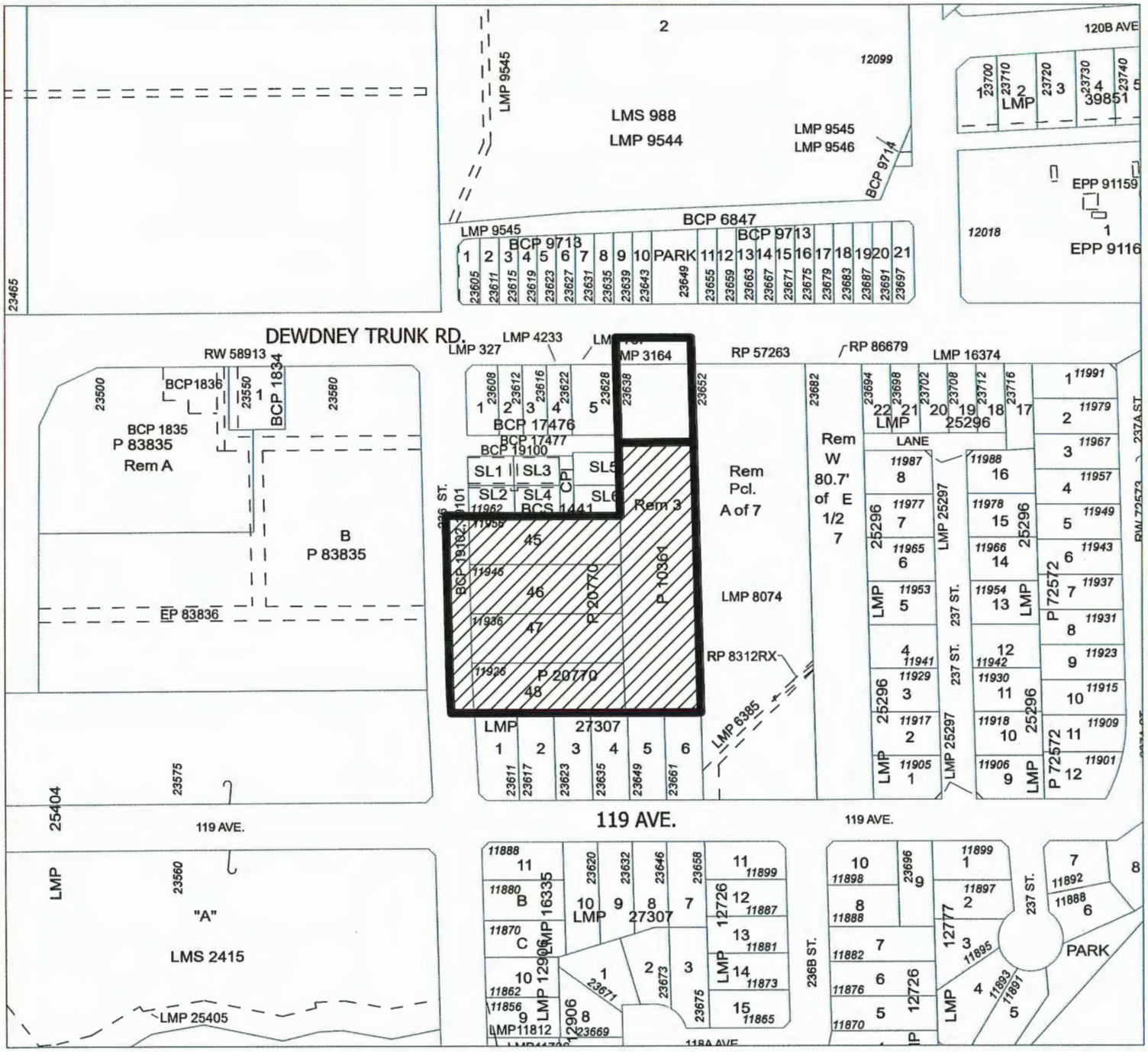
   READ a second time the day of , 20 .

   PUBLIC HEARING HELD the day of , 20 .

   READ a third time the day of , 20 .

   ADOPTED the day of , 20 .

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7852-2022

Map No. 1960

From: RS-3 Single Detached Rural Residential

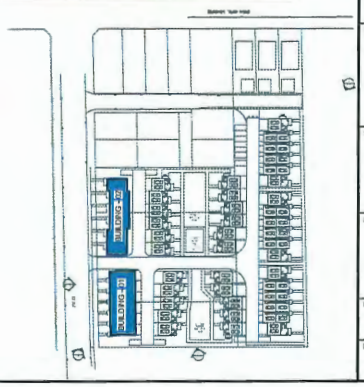
To: R-2 Single Detached (Medium Density) Urban Residential

RM-1 Low Density Townhouse Residential

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500



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PROJECT

23638 TOWNHOUSES

23638,DEWDNEY TRUNK RD,MAPLE RIDGE, B.C,CANADA

DRAWING TITLE

3D VIEW FROM 2

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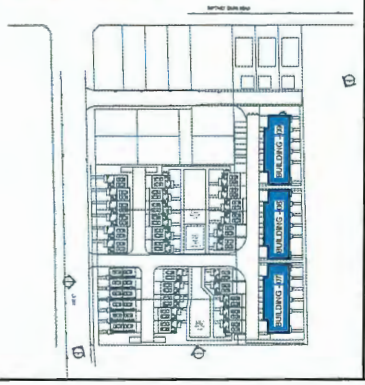
APPENDIX D



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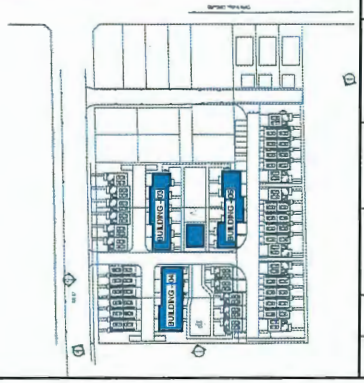

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3D VIEW ADP-0.30

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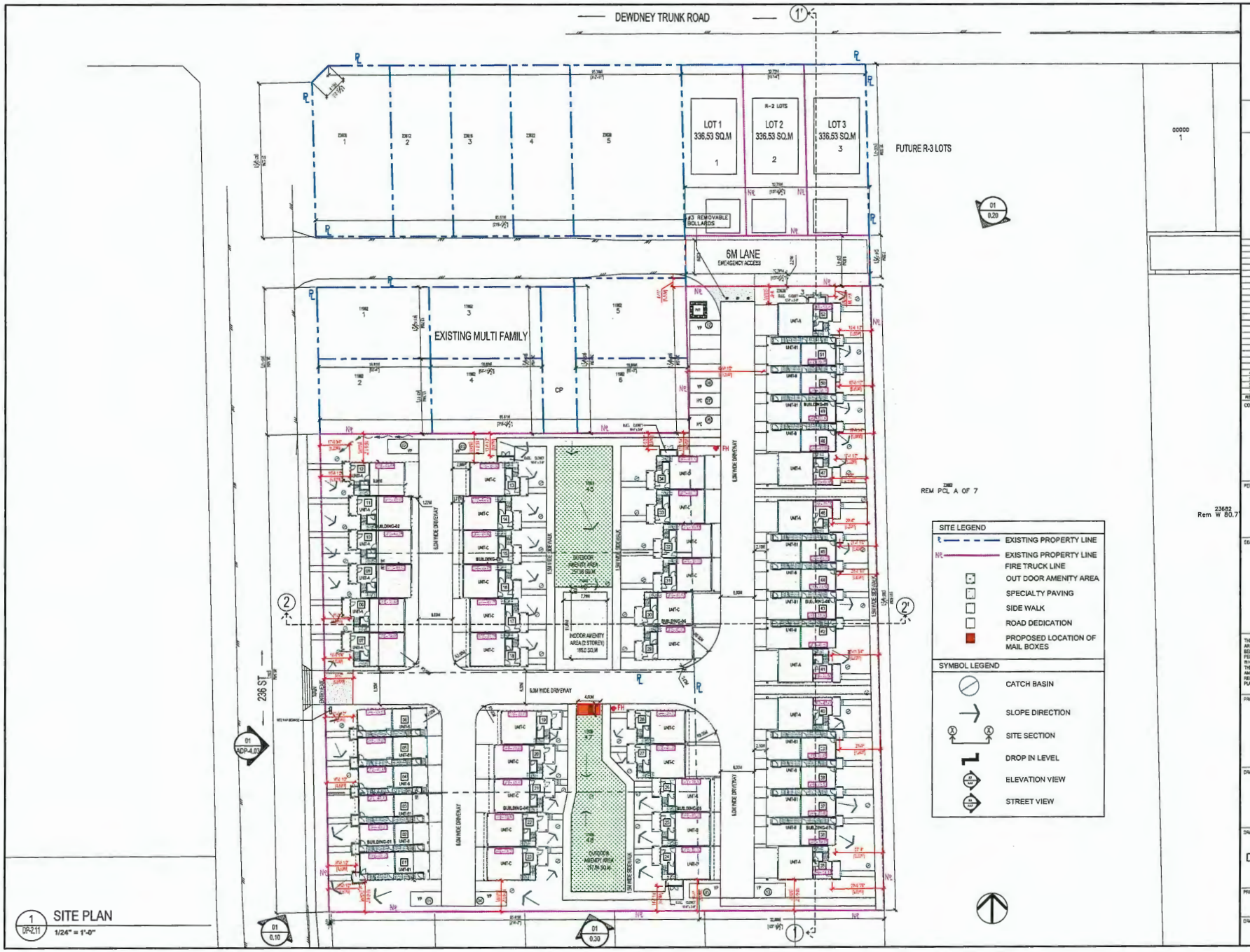

1 DP-2.11 SITE PLAN
1/24" = 1'-0"

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23638-TOWN HOUSES

23638 DEWDNEY TRUNK RD,
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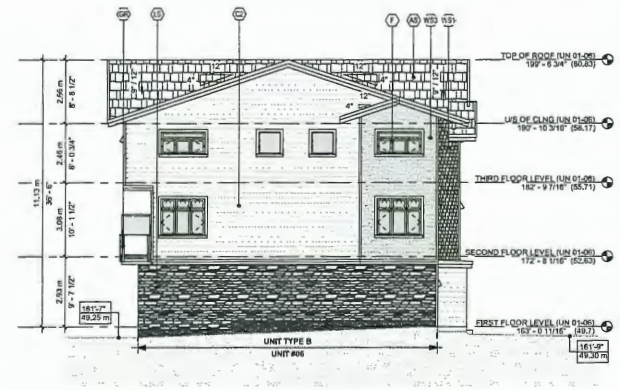
1/8" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND :

	MATERIAL	COLOR
AS	ASPHALT SHINGLES	DARK GREY
FL	FLASHING	WHITE
FA	FASCIA	WHITE
GR	GUARD/RAILING	BLACK
WS1	HARDI WALL SHINGLES	GREY
WS3	HARDI WALL SHINGLES	GREENBLACK
C2	8" HARDI SIDING	HIGH REFLECTIVE WHITE
LS	LEDGE STONE CLADDING	BRICK DARK
TR1	TRIM	GREY
TR2	TRIM	WHITE
F	DOORS	BLACK
F	WINDOWS	BLACK /WHITE
RD	ROLL-UP DOOR	GREY
CB	COLUMNS	GREY



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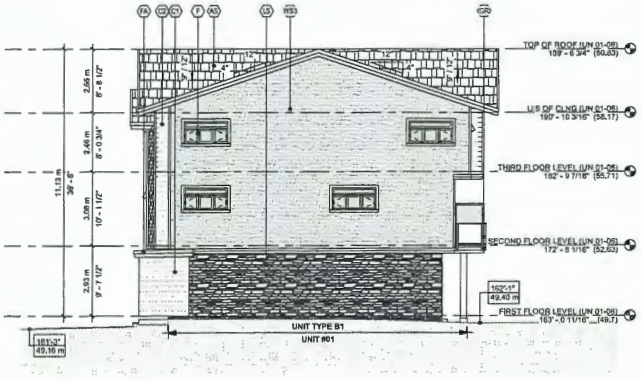

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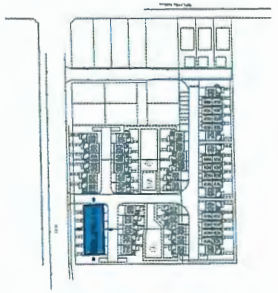

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23638 TOWNHOUSES

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BUILDING-01 ELEVATIONS

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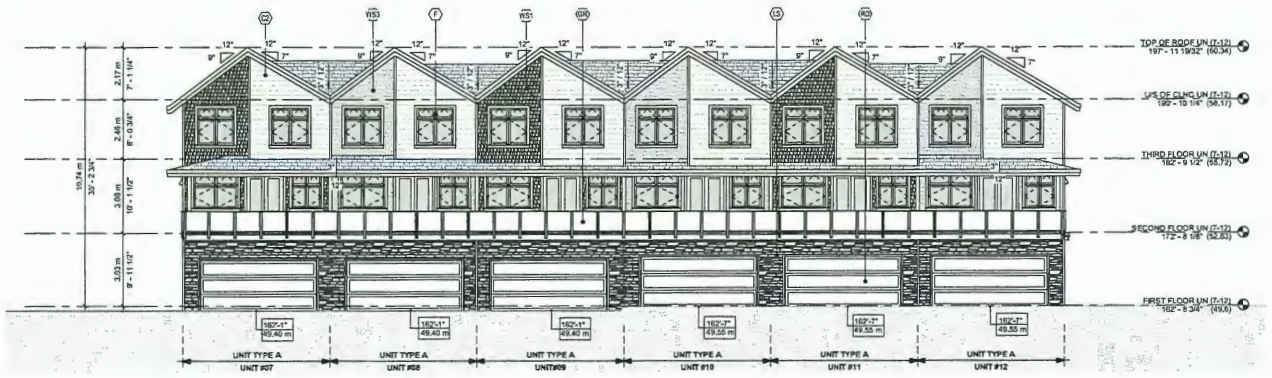

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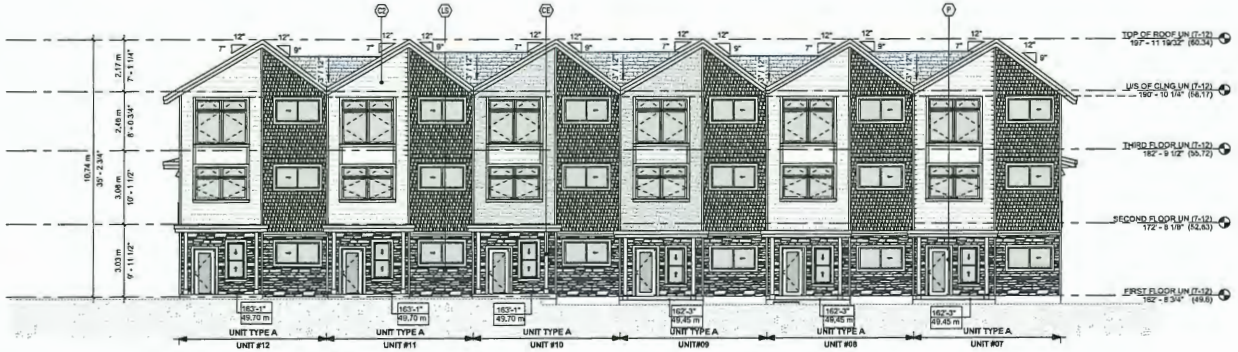

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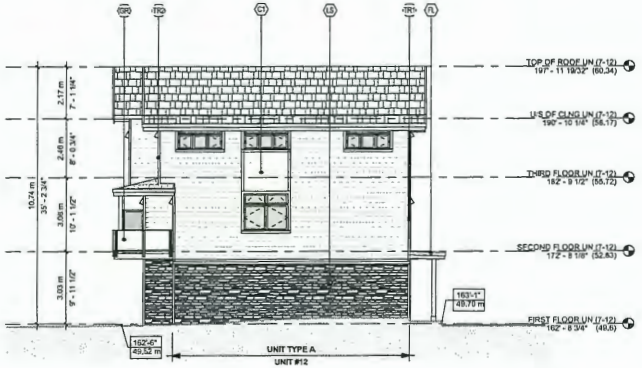

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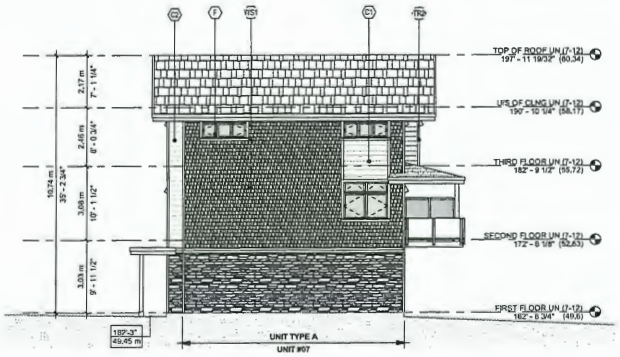

4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR
AS ASPHALT SHINGLES	DARK GREY
FL FLASHING	WHITE
FA FASCIA	WHITE
GR GUARD/RAILING	BLACK
WS1 HARDI WALL SHINGLES	CASTLEGATE
WS2 HARDI WALL SHINGLES	GREENBLACK
C1 8" HARDI SIDING	GREENBLACK
C2 8" HARDI SIDING	HIGH REFLECTIVE WHITE
C3 8" HARDI SIDING	CASTLEGATE
LS LEDGE STONE CLADDING	BRICK DARK
TR1 TRIM	GREY
TR2 TRIM	WHITE
P DOORS	BLACK
W WINDOWS	BLACK /WHITE
RD ROLL-UP DOOR	GREY
CO COLUMNS	GREY

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23638 TOWNHOUSES

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BUILDING-02 ELEVATIONS

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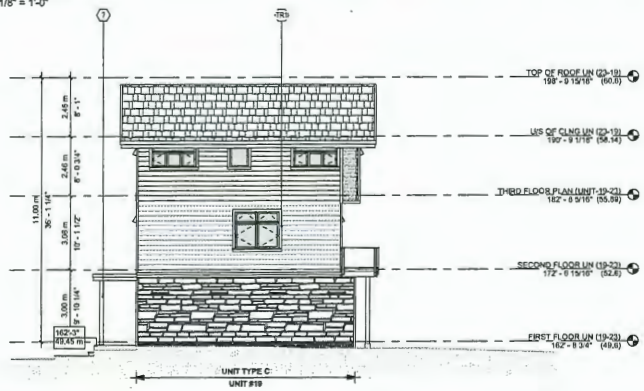
1/8" = 1'-0"



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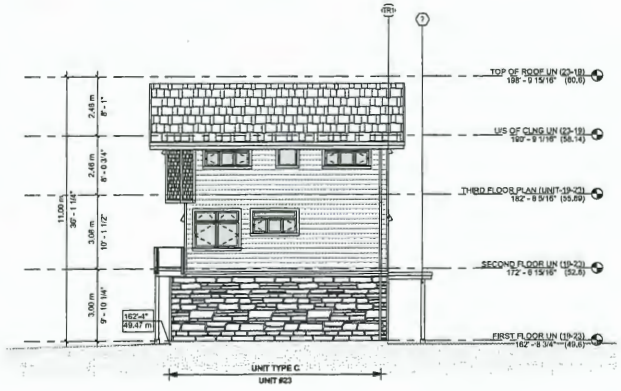

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TR1	TRIM	GREY
TR2	TRIM	WHITE
D	DOORS	BLACK
W	WINDOWS	BLACK /WHITE
RD	ROLL-UP DOOR	GREY
CO	COLUMNS	GREY

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PROJECT

23638 TOWNHOUSES

23638,DEWDNEY TRUNK RD,MAPLE RIDGE, B.C,CANADA

DRAWING TITLE

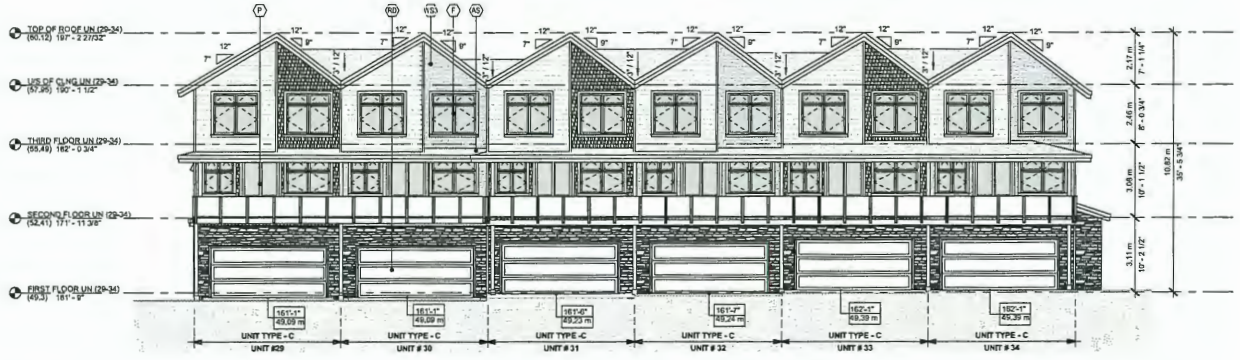
BUILDING-04 ELEVATIONS

DRAWING ISSUE

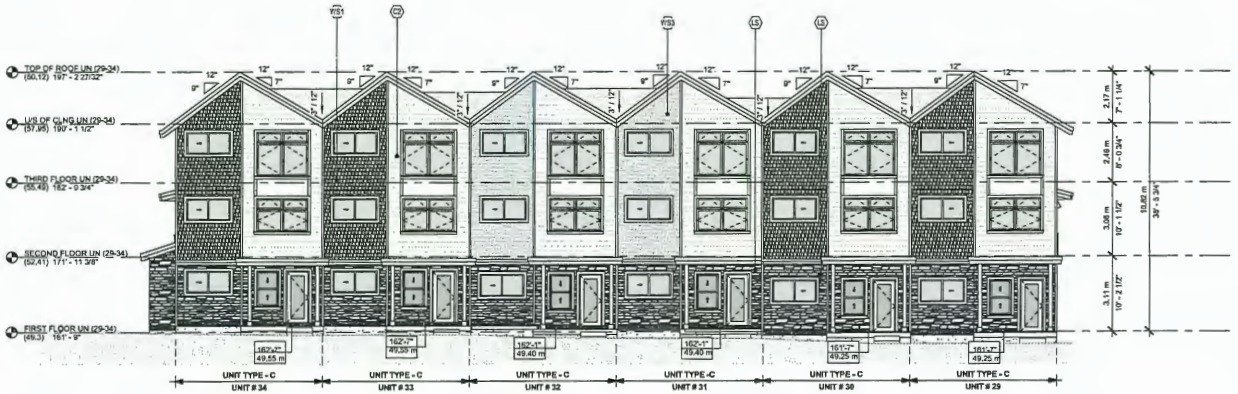
DP SUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722067	18-08-2023	KT
	SCALE: As indicated	REVIEWED: SZ

DRAWING NO. ADP-5.41 | REVISION 4



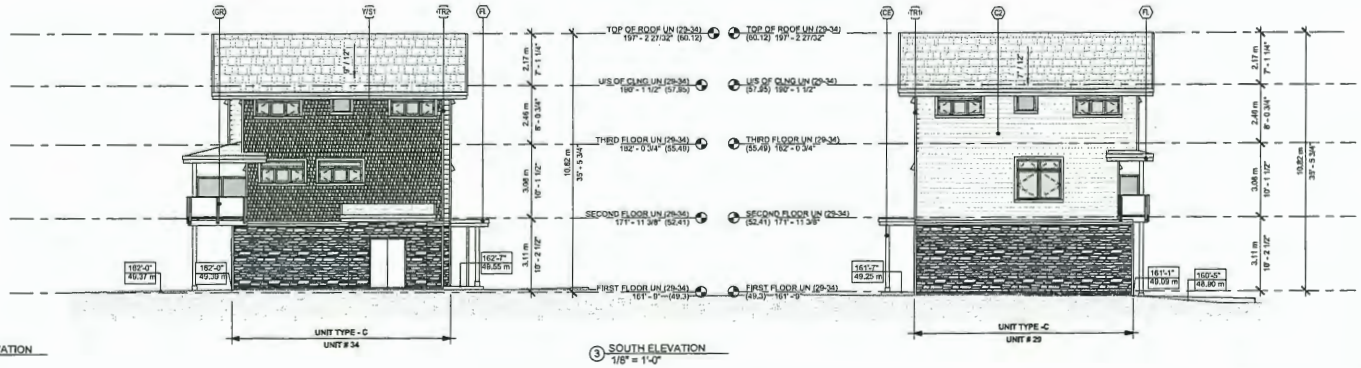
1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

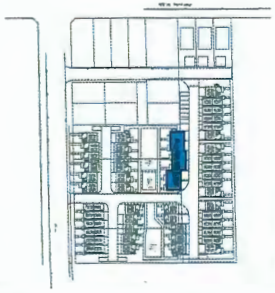
MATERIAL LEGEND :

	MATERIAL	COLOR
AS	ASPHALT SHINGLES	DARK GREY
FL	FLASHING	WHITE
FA	FASCIA	WHITE
GR	GUARD/RAILING	BLACK
WS1	HARDI WALL SHINGLES	CASTLEGATE
WS3	HARDI WALL SHINGLES	GREENBLACK
C2	8" HARDI SIDING	HIGH REFLECTIVE WHITE
LS	LEDGE STONE CLADDING	BRICK DARK
TR1	TRIM	GREY
TR2	TRIM	WHITE
P	DOORS	BLACK
F	WINDOWS	BLACK /WHITE
RD	ROLL-UP DOOR	GREY
CB	COLUMNS	GREY



4 NORTH ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"



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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
4	2023 APR 17	ISSUED FOR ADP SUBMISSION	
3	2022 NOV 22	ISSUED FOR DP SUBMISSION	
2	2022 SEP 27	ISSUED FOR DP SUBMISSION	
1	2022 JAN 10	PRELIMINARY DESIGN LAYOUT	

CONSULTANT

PERMIT STAMP

SEAL

REGISTERED ARCHITECT
JOHN TAMAYO KASIAN
BRITISH COLUMBIA

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PROJECT

23638 TOWNHOUSES

23638,DEWDNEY TRUNK RD,MAPLE RIDGE, B.C,CANADA

DRAWING TITLE

BUILDING-06 ELEVATIONS

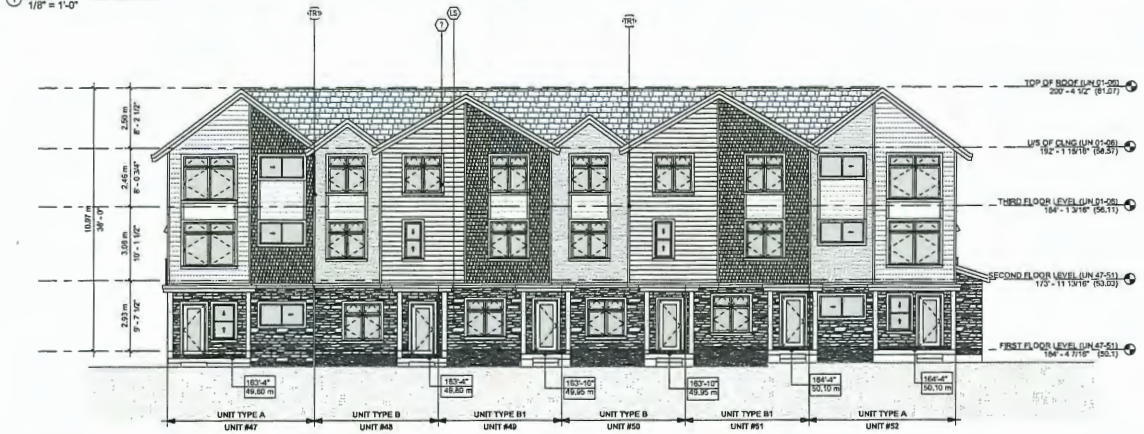
DRAWING ISSUE

DP SUBMISSION

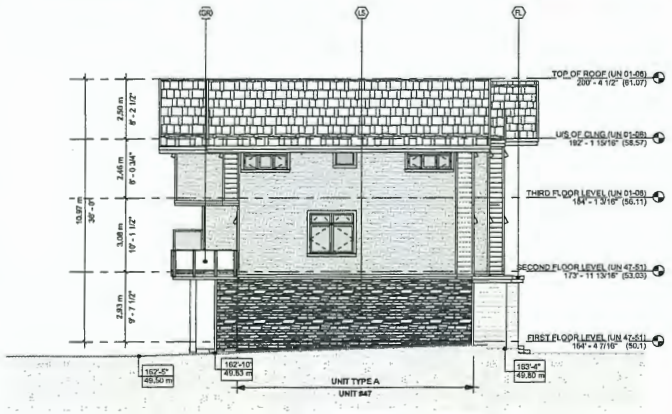
PROJECT NO.	PLOT DATE	DRAWN
722067	18-08-2023	VS
	SCALE: As indicated	REVIEWED: CY

DRAWING NO. ADP-5.61 | REVISION 4

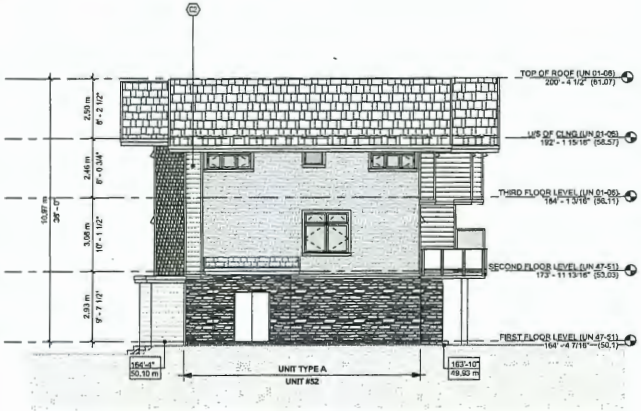
1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND :

	MATERIAL	COLOR
AS	ASPHALT SHINGLES	DARK GREY
FL	FLASHING	WHITE
FA	FASCIA	WHITE
GR	GUARD/RAILING	BLACK
WS2	HARDI WALL SHINGLES	HIGH REFLECTIVE WHITE
WS3	HARDI WALL SHINGLES	GREENBLACK
C2	8" HARDI SIDING	HIGH REFLECTIVE WHITE
C3	8" HARDI SIDING	CASTLEGATE
LS	LEDGE STONE CLADDING	BRICK DARK
TR1	TRIM	GREY
TR2	TRIM	WHITE
P	DOORS	BLACK
F	WINDOWS	BLACK /WHITE
RD	ROLL-UP DOOR	GREY
RD1	ROLL-UP DOOR	GREY
CE	COLUMNS	GREY

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2	2022 SEP 27	ISSUED FOR DP SUBMISSION	
1	2022 JAN 10	PRELIMINARY DESIGN LAYOUT	

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PERMIT STAMP

SEAL

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

June 15/2023

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PROJECT

23638 TOWNHOUSES

23638 DEWDNEY TRUNK RD,MAPLE RIDGE, B.C,CANADA

DRAWING TITLE

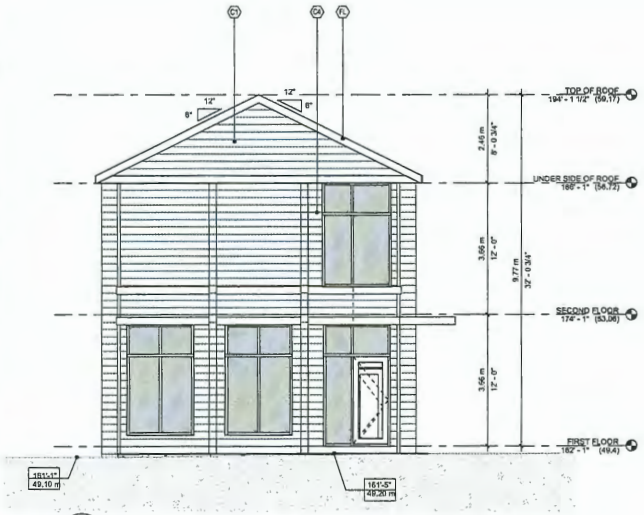
BUILDING-09 ELEVATIONS

DRAWING ISSUE

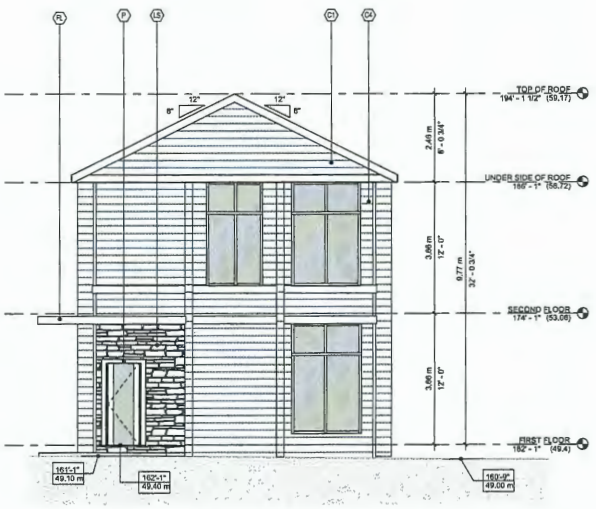
DP SUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722057	18-08-2023	KT
SCALE	As indicated	REVIEWED VV

DRAWING NO. ADP-5.91 REVISION 4



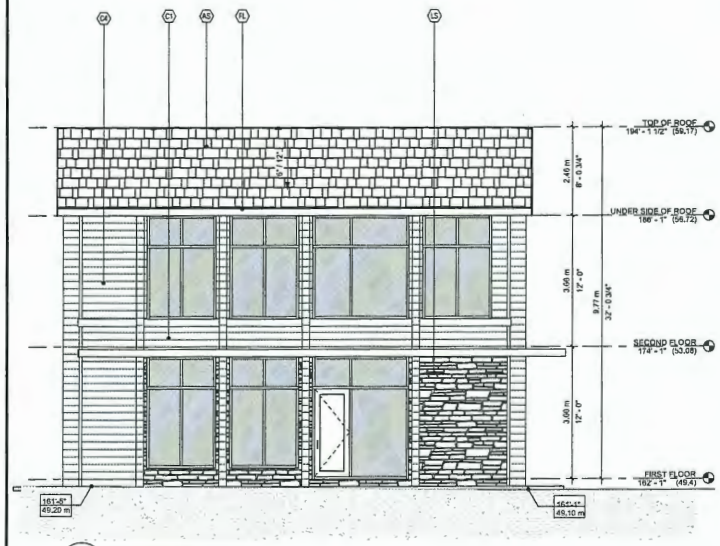
1 NORTH ELEVATION
ADP-5.101 3/16" = 1'-0"



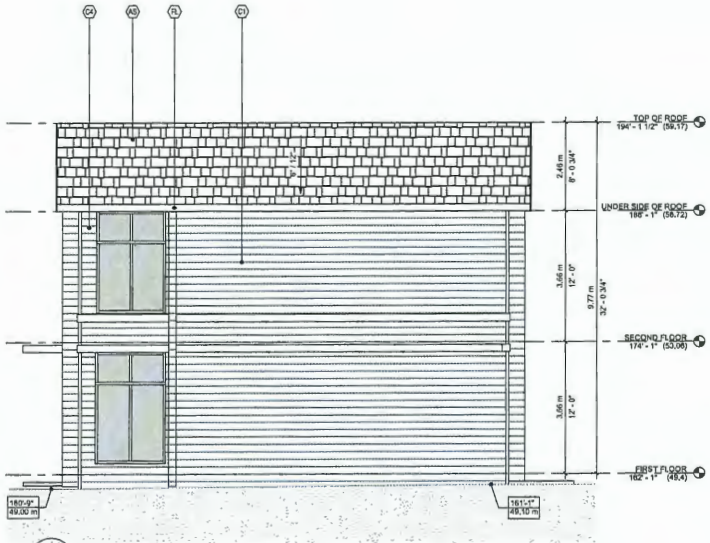
2 SOUTH ELEVATION
ADP-5.101 3/16" = 1'-0"

MATERIAL LEGEND :

	MATERIAL	COLOR
AS	ASPHALT SHINGLES	DARK GREY
FL	FLASHING	WHITE
FA	FASCIA	WHITE
GR	GUARD/RAILING	BLACK
LS	LEDGE STONE CLADDING	BRICK DARK
C1	4" HARDI SIDING	CASTLEGATE
C4	4" HARDI SIDING	COUNTRYLANE RED
TR	TRIM	GREY
P	DOORS	BLACK
P	WINDOWS	BLACK
CO	COLUMNS	GREY
HP1	HARDI PLANK	GREY



3 WEST ELEVATION
ADP-5.101 3/16" = 1'-0"



4 EAST ELEVATION
ADP-5.101 3/16" = 1'-0"

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2	2022 SEP 27	ISSUED FOR DP SUBMISSION	
1	2022 JAN 10	PRELIMINARY DESIGN LAYOUT	

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REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

June 6/2023

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PROJECT

23638 TOWNHOUSES

23638 DEWDNEY TRUNK RD,MAPLE RIDGE, B.C,CANADA

DRAWING TITLE

AMENITY BUILDING ELEVATIONS

DRAWING ISSUE

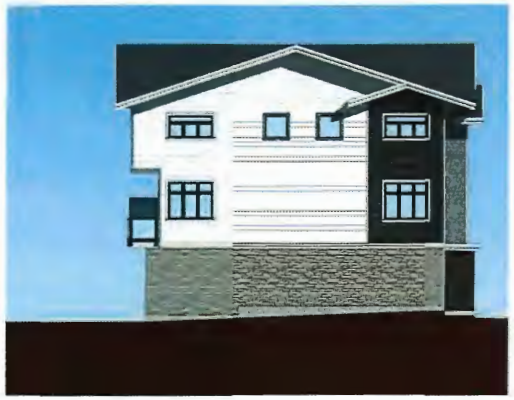
DP SUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722057	18-08-2023	KT
	SCALE: As indicated	REVIEWED: SZ

DRAWING NO. ADP-5.101 | REVISION 4

① EAST COLORED ELEVATION
1/8" = 1'-0"

② WEST COLORED ELEVATION
1/8" = 1'-0"

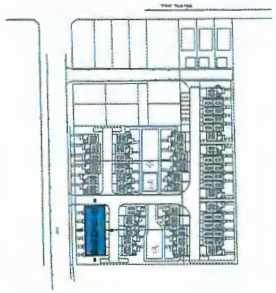


③ NORTH COLORED ELEVATION
1/8" = 1'-0"

④ SOUTH COLORED ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND :

	MATERIAL	COLOR
AS	ASPHALT SHINGLES	DARK GREY
FL	FLASHING	WHITE
FA	FASCIA	WHITE
GR	GUARD/RAILING	BLACK
WS1	HARDI WALL SHINGLES	GREY
WS3	HARDI WALL SHINGLES	GREENBLACK
C2	8" HARDI SIDING	HIGH REFLECTIVE WHITE
LS	LEDGE STONE CLADDING	BRICK DARK
TR1	TRIM	GREY
TR2	TRIM	WHITE
D	DOORS	BLACK
W	WINDOWS	BLACK/WHITE
RD	ROLL-UP DOOR	GREY
CB	COLUMNS	GREY



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2	2022 SEP 27	ISSUED FOR DP SUBMISSION	
1	2022 JAN 10	PRELIMINARY DESIGN LAYOUT	

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PROJECT

23638 TOWNHOUSES

23638 DEWDNEY TRUNK RD,MAPLE RIDGE, B.C,CANADA

DRAWING TITLE

BUILDING-01 COLORED ELEVATIONS

DRAWING ISSUE

DP SUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722067	19-08-2023	KT
SCALE	As indicated	REVIEWED SZ

DRAWING NO. ADP-6.11 REVISION 4

1 EAST COLORED ELEVATION
1/8" = 1'-0"

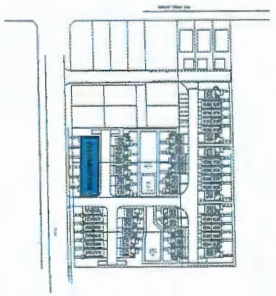
2 WEST COLORED ELEVATION
1/8" = 1'-0"

3 SOUTH COLORED ELEVATION
1/8" = 1'-0"

4 NORTH COLORED ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND :

	MATERIAL	COLOR
AS	ASPHALT SHINGLES	DARK GREY
FL	FLASHING	WHITE
FA	FASCIA	WHITE
GR	GUARD/RAILING	BLACK
WS1	HARDI WALL SHINGLES	CASTLEGATE
WS3	HARDI WALL SHINGLES	GREENBLACK
C1	8" HARDI SIDING	GREENBLACK
C2	8" HARDI SIDING	HIGH REFLECTIVE WHITE
C3	8" HARDI SIDING	CASTLEGATE
LS	LEDGE STONE CLADDING	BRICK DARK
TR1	TRIM	GREY
TR2	TRIM	WHITE
D	DOORS	BLACK
W	WINDOWS	BLACK /WHITE
RD	ROLL-UP DOOR	GREY
CO	COLUMNS	GREY



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1	2022 JAN 10	PRELIMINARY DESIGN LAYOUT	

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REGISTERED ARCHITECT PROFESSIONAL ENGINEER BRITISH COLUMBIA

16/2023

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PROJECT

23638 TOWNHOUSES

23638,DEWDNEY TRUNK RD,MAPLE RIDGE, B.C,CANADA

DRAWING TITLE

BUILDING-02 COLORED ELEVATION

DRAWING ISSUE

DP SUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722067	18-08-2023	KT
	SCALE: As indicated	REVIEWED: SZ

DRAWING NO. ADP-6.21 | REVISION 4

1 EAST COLORED ELEVATION
1/8" = 1'-0"

2 WEST COLORED ELEVATION
1/8" = 1'-0"

3 SOUTH COLORED ELEVATION
1/8" = 1'-0"

4 NORTH COLORED ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND :

	MATERIAL	COLOR
AS	ASPHALT SHINGLES	DARK GREY
FL	FLASHING	WHITE
FA	FASCIA	WHITE
GR	GUARD/RAILING	BLACK
WS1	HARDI WALL SHINGLES	CASTLEGATE
C1	8" HARDI SIDING	HIGH REFLECTIVE WHITE
C2	8" HARDI SIDING	HIGH REFLECTIVE WHITE
LS	LEDGE STONE CLADDING	BRICK DARK
TR1	TRIM	GREY
TR2	TRIM	WHITE
P	DOORS	BLACK
F	WINDOWS	BLACK /WHITE
RD	ROLL-UP DOOR	GREY
CB	COLUMNS	GREY

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PROJECT

23638 TOWNHOUSES

23638,DEWDNEY TRUNK RD,MAPLE RIDGE, B.C,CANADA

DRAWING TITLE

BUILDING-04 COLORED ELEVATION

DRAWING ISSUE

DP SUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722067	18-08-2023	KT
SCALE	As indicated	REVIEWED SZ

DRAWING NO. ADP-6.41 REVISION 4

1 EAST COLORED ELEVATION
1/8" = 1'-0"

2 WEST COLORED ELEVATION
1/8" = 1'-0"

3 NORTH COLORED ELEVATION
1/8" = 1'-0"

4 SOUTH COLORED ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND :

	MATERIAL	COLOR
AS	ASPHALT SHINGLES	DARK GREY
FL	FLASHING	WHITE
FA	FASCIA	WHITE
GR	GUARD/RAILING	BLACK
WS1	HARDI WALL SHINGLES	CASTLEGATE
WS3	HARDI WALL SHINGLES	GREENBLACK
C2	8" HARDI SIDING	HIGH REFLECTIVE WHITE
LS	LEDGE STONE CLADDING	BRICK DARK
TR1	TRIM	GREY
TR2	TRIM	WHITE
P	DOORS	BLACK
F	WINDOWS	BLACK /WHITE
RD	ROLL-UP DOOR	GREY
CB	COLUMNS	GREY

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REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

June 15/2023

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PROJECT

23638 TOWNHOUSES

23638,DEWDNEY TRUNK RD,MAPLE RIDGE, B.C,CANADA

DRAWING TITLE

BUILDING-06 COLORED ELEVATION

DRAWING ISSUE

DP SUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
72067	18-08-2023	VS
SCALE	As indicated	REVIEWED CY

DRAWING NO. ADP-6.61 REVISION 4

1 EAST COLORED ELEVATION
1/8" = 1'-0"

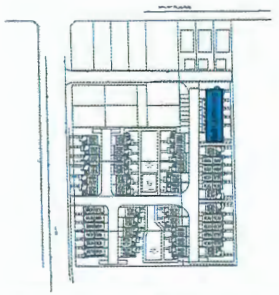
2 WEST COLORED ELEVATION
1/8" = 1'-0"

3 NORTH COLORED ELEVATION
1/8" = 1'-0"

4 SOUTH COLORED ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND :

	MATERIAL	COLOR
AS	ASPHALT SHINGLES	DARK GREY
FL	FLASHING	WHITE
FA	FASCIA	WHITE
GR	GUARD/RAILING	BLACK
WS2	HARDI WALL SHINGLES	HIGH REFLECTIVE WHITE
WS3	HARDI WALL SHINGLES	GREENBLACK
C2	8" HARDI SIDING	HIGH REFLECTIVE WHITE
C3	8" HARDI SIDING	CASTLEGATE
LS	LEDGE STONE CLADDING	BRICK DARK
TR1	TRIM	GREY
TR2	TRIM	WHITE
P	DOORS	BLACK
F	WINDOWS	BLACK /WHITE
RD	ROLL-UP DOOR	GREY
RD1	ROLL-UP DOOR	GREY
CO	COLUMNS	GREY



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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
4	2023 APR 17	ISSUED FOR ADP SUBMISSION	
3	2022 NOV 22	ISSUED FOR DP SUBMISSION	
2	2022 SEP 27	ISSUED FOR DP SUBMISSION	
1	2022 JAN 10	PRELIMINARY DESIGN LAYOUT	

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PROJECT

23638 TOWNHOUSES

23638 DEWDNEY TRUNK RD,MAPLE RIDGE, B.C,CANADA

DRAWING TITLE

BUILDING-09 COLORED ELEVATIONS

DRAWING ISSUE

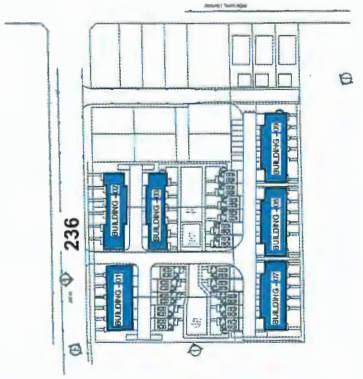
DP SUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722067	18-08-2023	KT
	SCALE: As indicated	REVIEWED: VV

DRAWING NO. ADP-6.91

REVISION 4

① STREET SCAPE VIEW 236 ST
3/32" = 1'-0"



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2	2022 SEP 27	ISSUED FOR DP SUBMISSION	
1	2022 JAN 10	PRELIMINARY DESIGN LAYOUT	

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PROJECT

23638 TOWNHOUSES

23638,DEWDNEY TRUNK RD,MAPLE RIDGE, B,C,CANADA

DRAWING TITLE

STREET SCAPE VIEW

DRAWING ISSUE

DP SUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722067	18-08-2023	VS
	SCALE 3/32" = 1'-0"	REVIEWED CY

DRAWING NO. ADP-4.03 | REVISION 4

1 COLORED NORTH ELEVATION
ADP-6.104 3/16" = 1'-0"

2 COLOURED SOUTH ELEVATION
ADP-6.104 3/16" = 1'-0"

3 COLORED WEST ELEVATION
ADP-6.104 3/16" = 1'-0"

4 COLORED EAST ELEVATION
ADP-6.104 3/16" = 1'-0"

MATERIAL LEGEND :

MATERIAL		COLOR
AS	ASPHALT SHINGLES	DARK GREY
FL	FLASHING	WHITE
FA	FASCIA	WHITE
GR	GUARD/RAILING	BLACK
LS	LEDGE STONE CLADDING	BRICK DARK
C1	4" HARDI SIDING	CASTLEGATE
C4	4" HARDI SIDING	COUNTRYLANE RED
TR	TRIM	GREY
P	DOORS	BLACK
F	WINDOWS	BLACK
CB	COLUMNS	GREY
HP	HARDI PLANK	GREY

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
4	2023 APR 17	ISSUED FOR ADP SUBMISSION	
3	2022 NOV 22	ISSUED FOR DP SUBMISSION	
2	2022 SEP 27	ISSUED FOR DP SUBMISSION	
1	2022 JAN 10	PRELIMINARY DESIGN LAYOUT	

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PROJECT

23638 TOWNHOUSES

23638 DEWDNEY TRUNK RD,MAPLE RIDGE, B.C,CANADA

DRAWING TITLE

AMENITY BUILDING COLORED ELEVATIONS

DRAWING ISSUE

DP SUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722067	18-08-2023	KT
SCALE	As indicated	REVIEWED SZ

DRAWING NO. ADP-6.101 REVISION 4

① STREET SECTION 1-1 PART A
1/8" = 1'-0"

② STREET SECTION 1-1 - PART B
1/8" = 1'-0"

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3	2022 NOV 22	ISSUED FOR DP SUBMISSION	
2	2022 SEP 27	ISSUED FOR DP SUBMISSION	
1	2022 JAN 10	PRELIMINARY DESIGN LAYOUT	

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PROJECT

23638 TOWNHOUSES

23638,DEWDNEY TRUNK RD,MAPLE RIDGE, B.C,CANADA

DRAWING TITLE

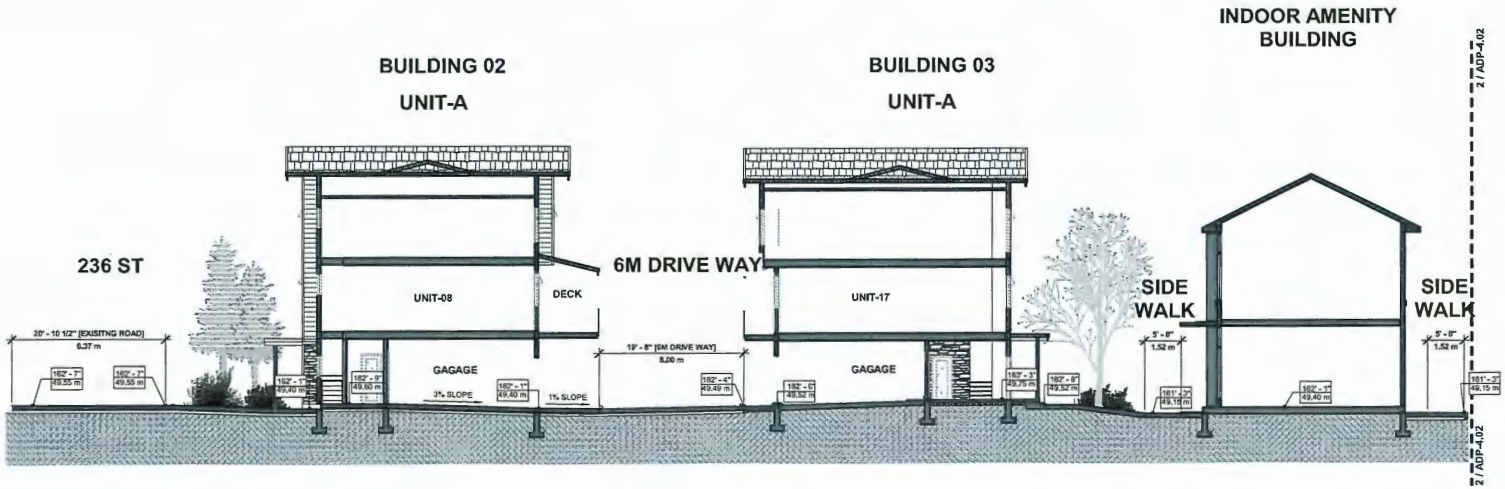
SITE SECTIONS

DRAWING ISSUE

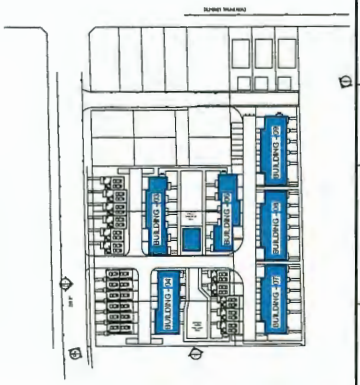
DP SUBMISSION

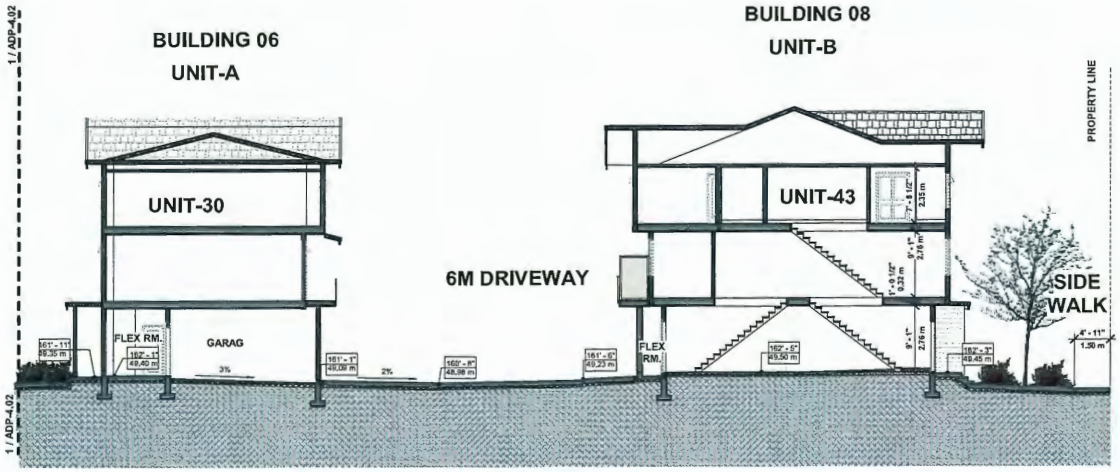
PROJECT NO.	PLOT DATE	DRAWN
722067	18-08-2023	VS
	SCALE 1/8" = 1'-0"	REVIEWED CY

DRAWING NO. ADP-4.01 | REVISION 3



① STREET SECTION 2-2
1/8" = 1'-0"





② STREET SECTION 2-2 - Dependent 1
1/8" = 1'-0"

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
3	2022 NOV 22	ISSUED FOR DP SUBMISSION	
2	2022 SEP 27	ISSUED FOR DP SUBMISSION	
1	2022 JAN 10	PRELIMINARY DESIGN LAYOUT	

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REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

PROJECT

23638 TOWNHOUSES

23638,DEWDNEY TRUNK RD,MAPLE RIDGE, B.C,CANADA

DRAWING TITLE

SITE SECTIONS

DRAWING ISSUE

DP SUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722087	18-08-2023	VS
	SCALE 1/8" = 1'-0"	REVIEWED CY

DRAWING NO. ADP-4.02 | REVISION 3

KEYPLAN OF BUILDINGS WITH SIMILAR ELEVATIONS AND UNIT TYPES

COLOUR SCHEME A

COLOUR SCHEME B

COLOUR SCHEME C

COLOUR SCHEME D

COLOUR SCHEME E

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVBY

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

Dec 1/2023

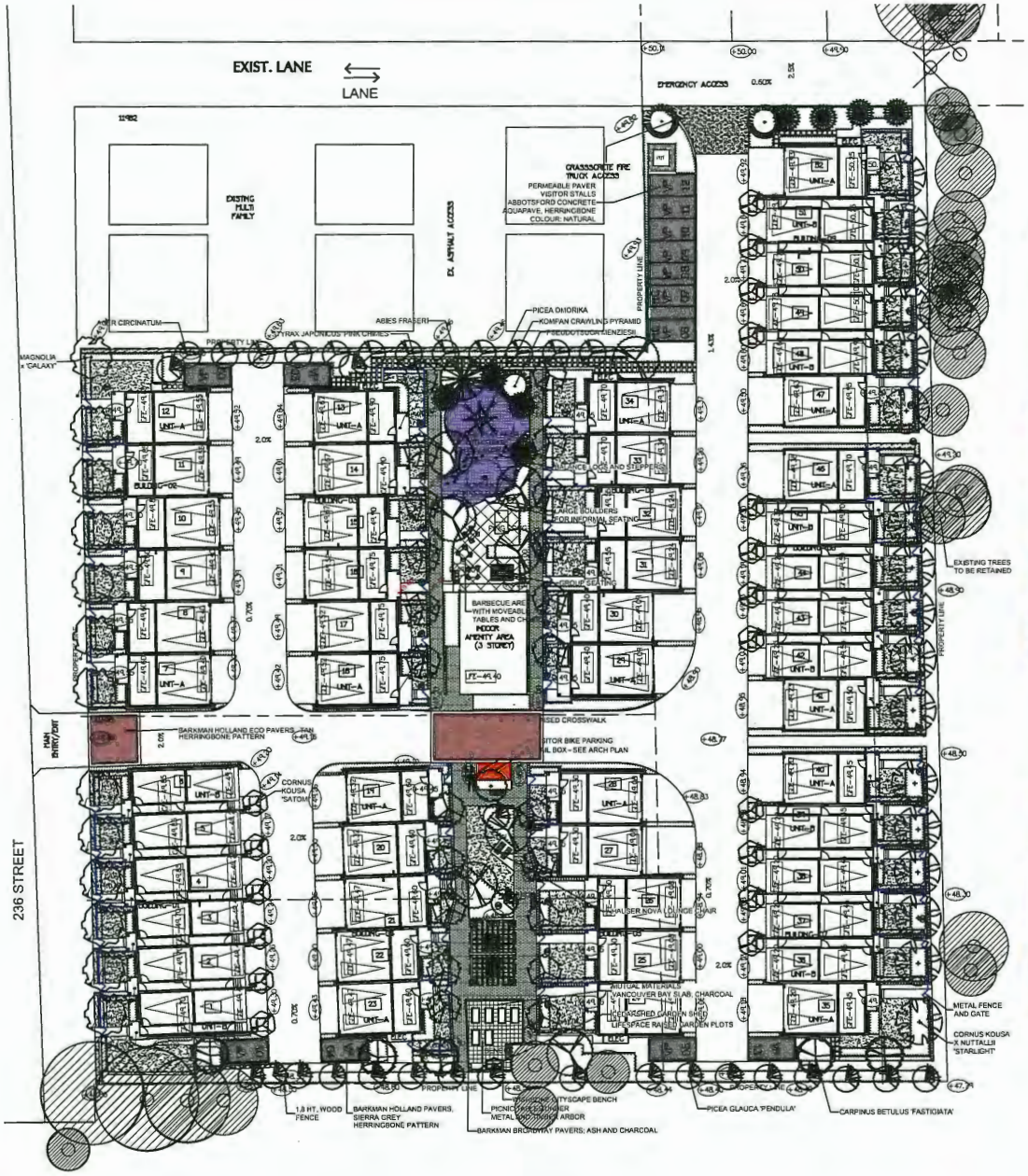
25609 TOWNHOUSES

BUILDING SCHEME MAP

DP SUBMISSION

2023-09-18

ADP-4.04



PLANT SCHEDULE - TREES

PMG PROJECT NUMBER: 22139

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	1	ABIES FRASERI	FRASER FIR	3M HT; B&B
	12	ACER CIRCINATUM	VINE MAPLE	2.5M HT; B&B, 3 STEM CLUMP
	8	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL; B&B
	1	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B
	5	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	5CM CAL; B&B
	18	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	5CM CAL; 1.5M STD, B&B
	18	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	6CM CAL; 1.5M STD; B&B
	13	MAGNOLIA x 'GALAXY'	MAGNOLIA	5CM CAL; 1.5M STD
	21	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	2.5M HT, B&B
	8	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
	3	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
	22	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL; 1.5M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY, AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

BARKMAN HOLLAND PAVERS

WISHBONE SURF BIKE RACK - TEXTURED SILVER

LIFESPACE HARVEST TABLE

WISHBONE LARSON PICNIC TABLE

MAGLIN FORD TABLES AND CHAIRS

KOMPAN ROBINIA CRAWLING PYRAMID

KOMPAN ROBINIA SPINNER PLATE

NATURE PLAY PRECEDENT IMAGE

LIFESPACE RAISED GARDEN PLOTS

HAUSER NOVA LOUNGE CHAIR

WISHBONE CITYSCAPE BENCH

0 5 10 20m 40m

22139-4.ZIP

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	23.JUN.16	ADP RESUBMISSION	
3	23.JUN.05	ARBORIST INFO ADDED	MM
2	23.MAY.24	PLANTING PLAN	MM
1	22.NOV.15	NEW SITE PLAN; ADD PLANTING	MC

CLIENT:

ALVAIR DEVELOPMENTS LTI

PROJECT:

52 UNIT TOWNHOUSE DEVELOPMENT

23638 DEWDNEY TRUNK ROAD MAPLE RIDGE

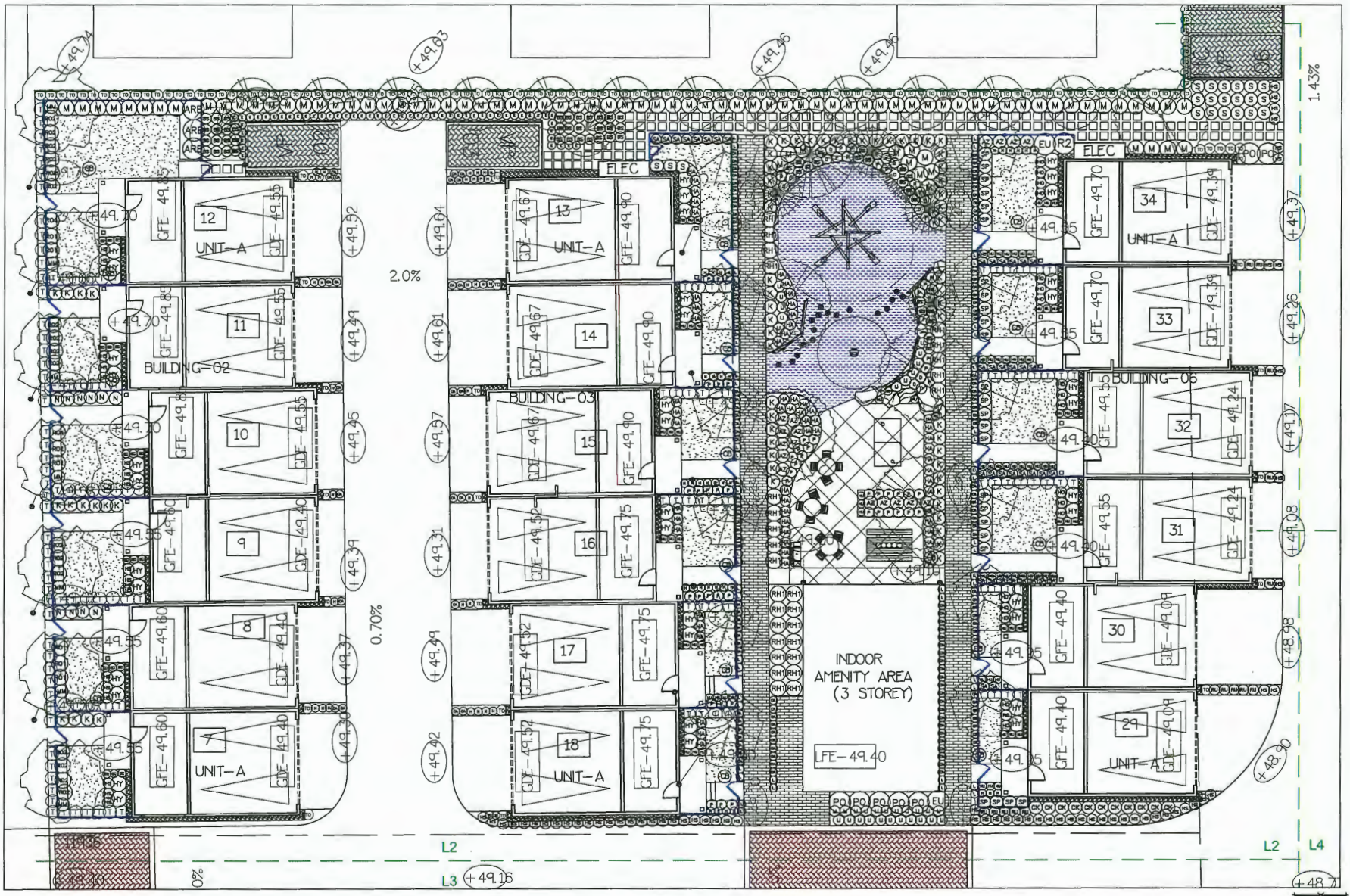
DRAWING TITLE:

LANDSCAPE PLAN

DATE: 22.SEP.13
SCALE: 1:250
DRAWN: MC
DESIGN: MC
CHKD: MCY

PMG PROJECT NUMBER:

APPENDIX E



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	23.JUN.16	ADP RESUBMISSION	
3	23.JUN.06	ARBORIST INFO ADDED	MM
2	23.MAY.24	PLANTING PLAN	MM
1	22.NOV.15	NEW SITE PLAN, ADD PLANTING	MC

CLIENT:

ALVAIR DEVELOPMENTS LTI

PROJECT:

52 UNIT TOWNHOUSE DEVELOPMENT

23638 DEWDNEY TRUNK ROAD MAPLE RIDGE

DRAWING TITLE:

PLANTING PLAN

DATE:	22.SEP.13	DRAWING NUMBER
SCALE:	1:250	L2
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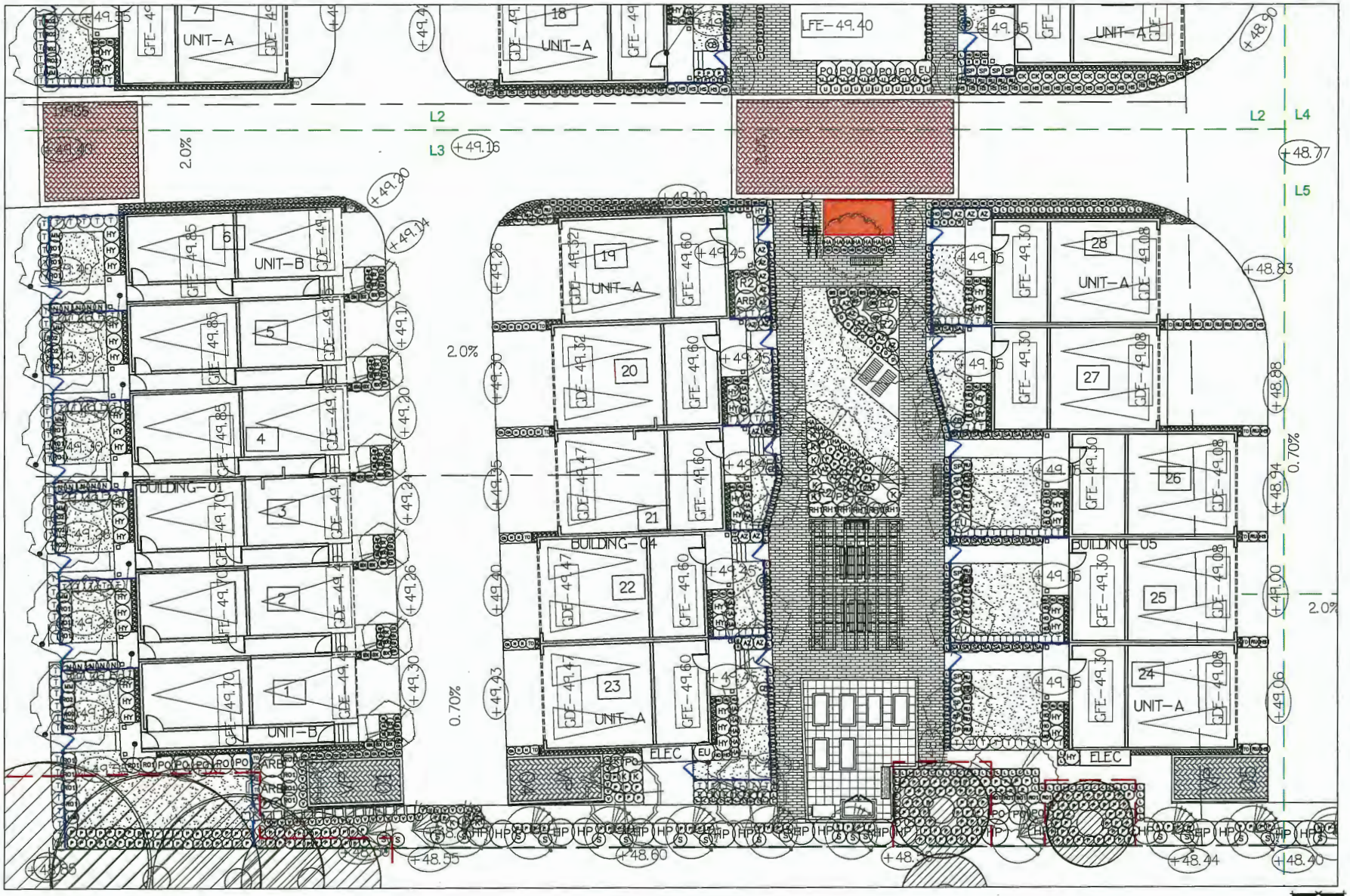
DESIGN:	MC	
CHK'D:	MCY	OF 9

PMG PROJECT NUMBER: 22-139

22139-4.ZIP



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	25.JUN.24	ADP RESUBMISSION	
3	23.JUN.24	ARBORIST INFO ADDED	MM
2	23.MAY.24	PLANTING PLAN	MM
1	22.NOV.15	NEW SITE PLAN; ADD PLANTING	MC

CLIENT:

ALVAIR DEVELOPMENTS LTI

PROJECT:

52 UNIT TOWNHOUSE DEVELOPMENT

23638 DEWDNEY TRUNK ROAD MAPLE RIDGE

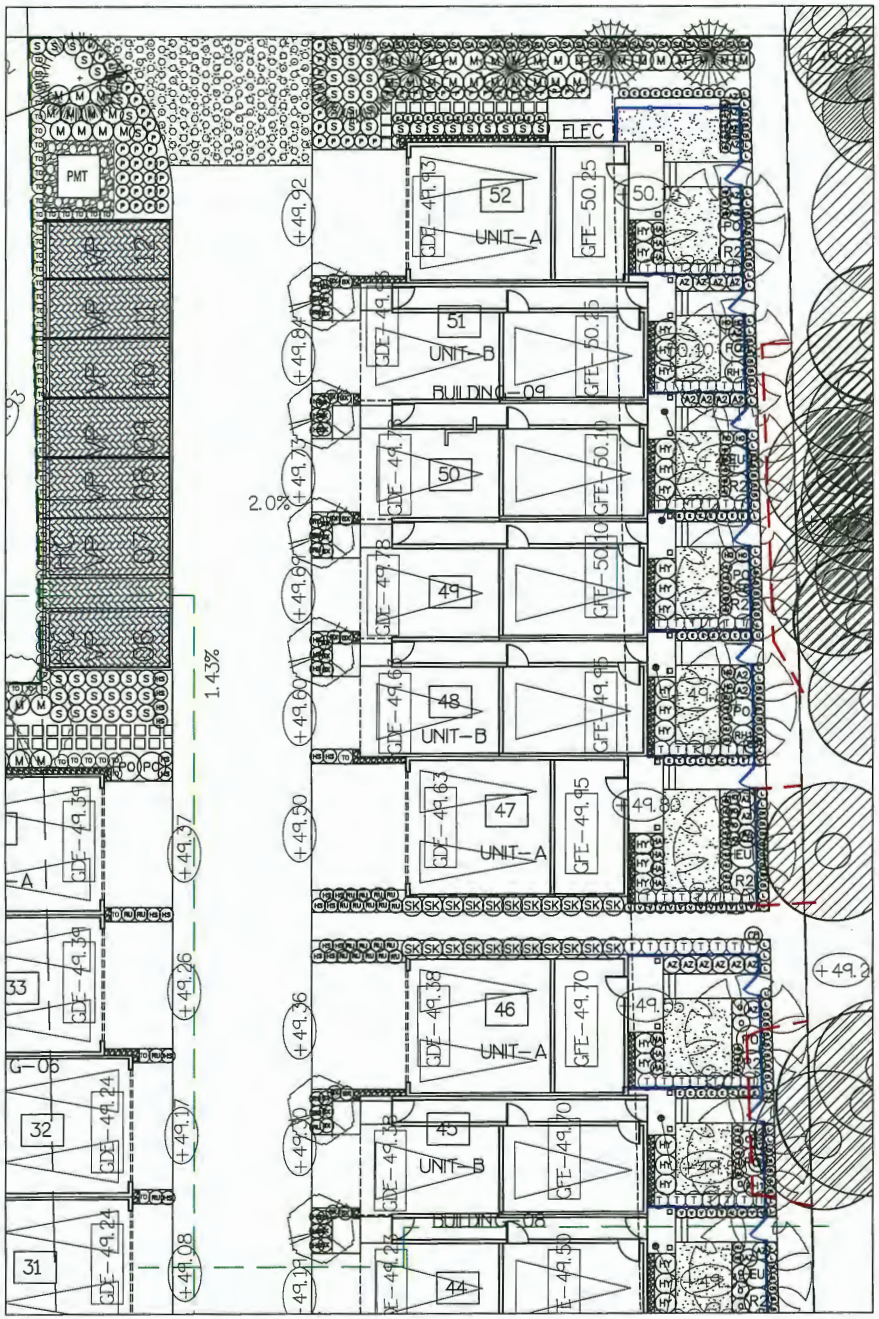
DRAWING TITLE:

PLANTING PLAN

DATE:	22.SEP.13	DRAWING NUMBER
SCALE:	1:100	**L3**
DRAWN:	MC	
DESIGN:	MC	
CHK'D:	MCY	OF 9

PMG PROJECT NUMBER: **22-139**

22139-4.ZIP



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NO.	DATE	REVISION DESCRIPTION	DR.
4	23.JUN.28	ADP RESUBMISSION	
3	23.JUN.06	ARBORIST INFO ADDED	MM
2	23.MAY.24	PLANTING PLAN	MM
1	22.NOV.15	NEW SITE PLAN; ADD PLANTING	MC

CLIENT:

ALVAIR DEVELOPMENTS LTI

PROJECT:

52 UNIT TOWNHOUSE DEVELOPMENT

23638 DEWDNEY TRUNK ROAD MAPLE RIDGE

DRAWING TITLE:

PLANTING PLAN

DATE:	22.SEP.13	DRAWING NUMBER
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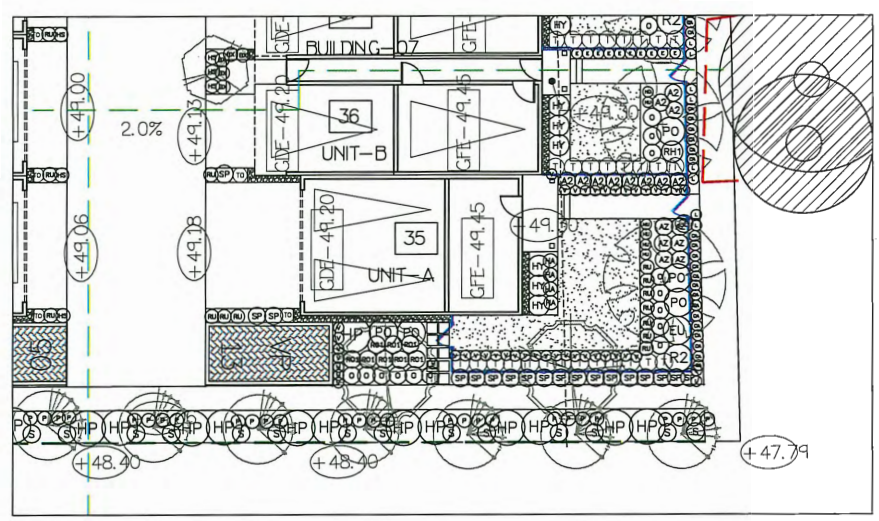
CHKD:	MCY	OF 9

PMG PROJECT NUMBER: 22-139

22139-4.ZIP

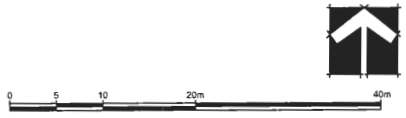


PLANT SCHEDULE - SHRUBS

PMG PROJECT NUMBER: 22139

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AB	6	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#7 POT; 1.25M
A2	88	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA; HARDY RED	#2 POT; 25CM
A2	40	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA; RED-VIOLET	#2 POT; 25CM
BX	92	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
CK	11	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#3 POT; 60CM
EU	11	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
HY	128	HYDRANGEA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	#2 POT
PO	30	HYDRANGEA PANICULATA 'WIMS RED'	FIRE & ICE HYDRANGEA	#3 POT; 80CM
KA	87	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
M	123	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 50CM
N	25	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
PO	33	PRUNUS LAUROCERASUS	CHERRY LAUREL	#7 POT; 1.0M
RO	17	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM
RH	40	RHODODENDRON 'HOTEI'	RHODODENDRON; CANARY YELLOW	#2 POT; 30CM
RO	41	ROSA MEIDELAND 'BONICA'	MEIDILAND ROSE; PINK	#2 POT; 40CM
RE	26	ROSA MEIDILAND 'RED'	MEIDILAND ROSE; RED; 0.9M MATURE HT	#2 POT; 40CM
SA	95	SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT; 25CM
SK	44	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 25CM
SP	88	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
SP	56	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3 POT; 60CM
T	417	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
TO	208	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT; B&B
GRASS				
CK	382	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
AA	110	HAKONECHLOA MACRA 'ALBOVARIEGATA'	VARIEGATED JAPANESE FOREST GRASS	#1 POT
HS	124	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
IN	103	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
MS	14	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP.SILVER GRASS	#1 POT
O	42	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
EC	18	ECHINACEA PURPUREA 'PICCOLINO'	PURPLE CONEFLOWER - DK. PINK	15CM POT
E	146	EPIMEDIUM X RUBRUM	RED BARRENWORT	15CM POT
H	94	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
HU	192	HEUCHERA 'FIRE CHIEF'	CORAL BELLS; RED	15CM POT
HO	51	HOSTA 'GOLD STANDARD'	HOSTA; YELLOW AND GREEN VARIEGATED	#2 POT; 1-2 EYE
LI	33	LIGULARIA STENOCEPHALA 'THE ROCKET'	LIGULARIA	15CM POT
L	264	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY-TURF	15CM POT
RU	114	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT
SE	66	SEDUM TELEPHIUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	15 CM POT
BE	56	BLECHNUM SPICANT	DEERFERN	#1 POT; 20CM
D	23	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#1 POT; 25CM
P	356	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM
V	150	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT; 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD, BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES, * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS, * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY, AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY, * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED, ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY, * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION, * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY, * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



22139-4.ZIP

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	22.JUN.16	ADP RESUBMISSION	
3	22.JUN.06	ARBORIST INFO ADDED	MM
2	22.MAY.24	PLANTING PLAN	MM
1	22.NOV.15	NEW SITE PLAN, ADD PLANTING	MC

CLIENT:

ALVAIR DEVELOPMENTS LTI

PROJECT:

52 UNIT TOWNHOUSE DEVELOPMENT

23638 DEWDNEY TRUNK ROAD MAPLE RIDGE

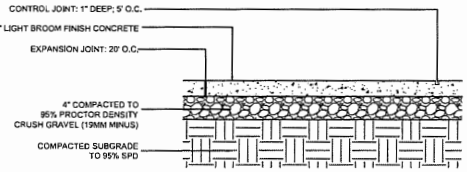
DRAWING TITLE:

PLANTING PLAN

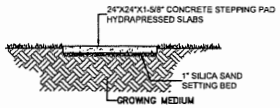
DATE: 22.SEP.13
SCALE: 1:100
DRAWN: MC
DESIGN: MC
CHK'D: MCY

DRAWING NUMBER
L5
OF 9

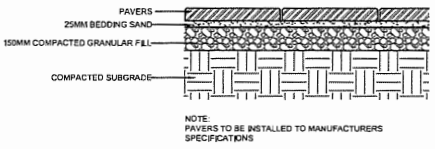
PMG PROJECT NUMBER: **22-139**



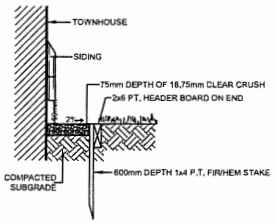
1 CONCRETE (SIDEWALK AND PAD)
1:15



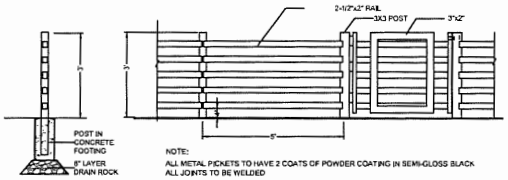
2 CONCRETE STEPPING STONE
1:15



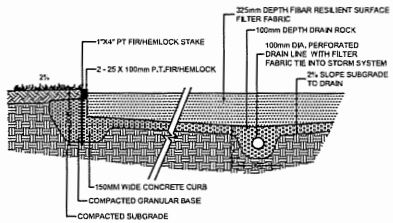
3 PAVERS ON GRADE
1:15



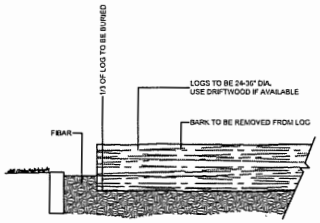
4 GRAVEL DRAIN STRIP
1:15



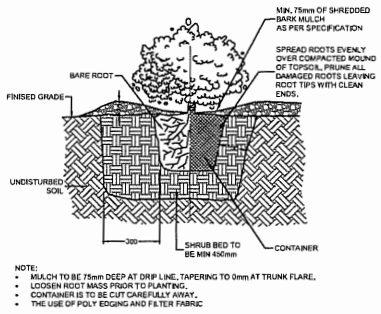
5 3' HT. METAL FENCE AND GATE DETAIL
1:25



6 PLAY AREA DETAIL
1:25

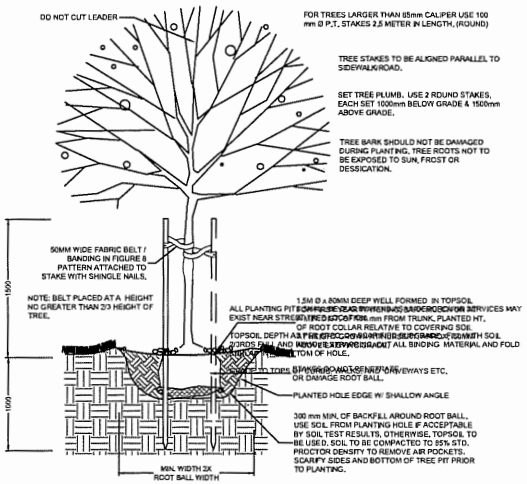


7 PLAY AREA BALANCE LOG
1:25

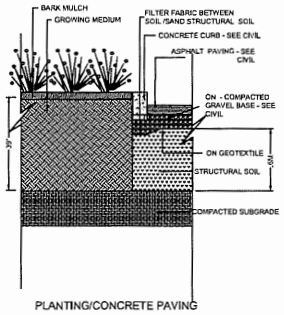


NOTE:
- MULCH TO BE 75mm DEEP AT DRIP LINE, TAPERING TO 0mm AT TRUNK FLARE.
- LOOSEN ROOT MASS PRIOR TO PLANTING.
- CONTAINER IS TO BE CUT CAREFULLY AWAY.
- THE USE OF POLY EDGING AND FILTER FABRIC

8 BARE ROOT/CONTAINER SHRUB PLANTING
N.T.S.



9 TYPICAL DECIDUOUS TREE DETAIL
1:25



10 STRUCTURAL SOIL
1:25

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4	23.JUN.16	ADP RESUBMISSION	
3	23.JUN.06	ARB/CRISTINFO ADDED	MM
2	23.MAY.26	PLANTING PLAN	MM
1	22.NOV.15	NEW SITE PLAN; ADD PLANTING	MC

CLIENT:

ALVAIR DEVELOPMENTS LTI

PROJECT:

52 UNIT TOWNHOUSE DEVELOPMENT

23638 DEWDNEY TRUNK ROAD
MAPLE RIDGE

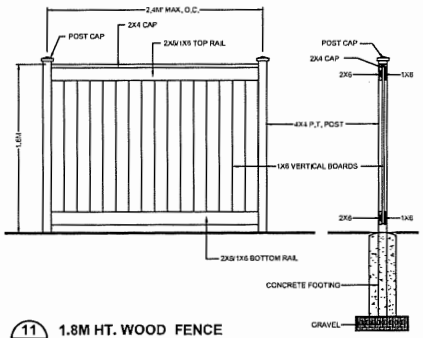
DRAWING TITLE:

LANDSCAPE DETAILS

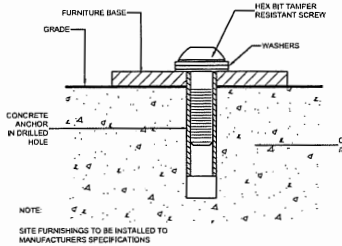
DATE:	22.SEP.13	DRAWING NUMBER
SCALE:	AS SHOWN	L6
DRAWN:	MC	
DESIGN:	MC	
CHK'D:	MCY	OF 9

22139-4.ZIP

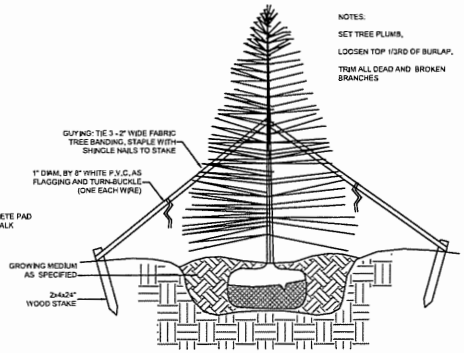
PMG PROJECT NUMBER: 22-139



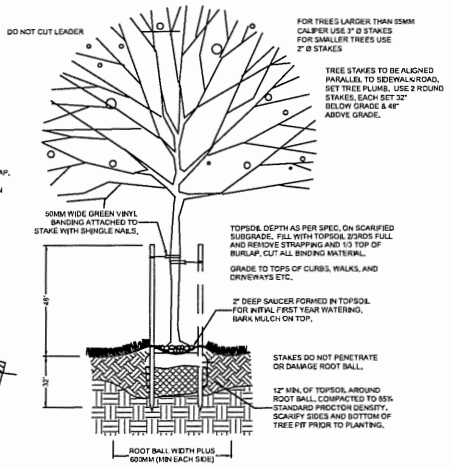
11 **1.8M HT. WOOD FENCE**
1:25



12 **SITE FURNITURE MOUNTING**
1:25



13 **CONIFER PLANTING DETAIL**
1:25

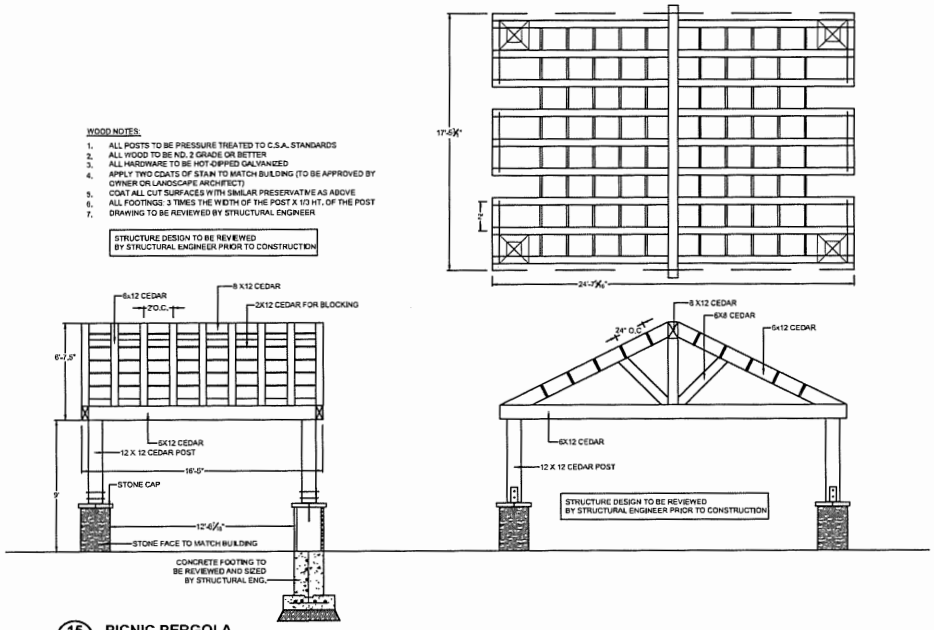


14 **TYPICAL DECIDUOUS TREE DETAIL**
1:25

WOOD NOTES:

1. ALL POSTS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL WOOD TO BE NO. 2 GRADE OR BETTER
3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
4. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE
6. ALL FOOTINGS: 3 TIMES THE WIDTH OF THE POST X 1/3 HT. OF THE POST
7. DRAWING TO BE REVIEWED BY STRUCTURAL ENGINEER

STRUCTURE DESIGN TO BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION



15 **PICNIC PERGOLA**
1/4"=1'-0"

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4	23.JUN.13	ADP RESUBMISSION	
3	23.JUN.06	ARBORIST INFO ADDED	MM
2	23.MAY.24	PLANTING PLAN	MM
1	22.NOV.15	NEW SITE PLAN, ADD PLANTING	MC

CLIENT:

ALVAIR DEVELOPMENTS LTI

PROJECT:

52 UNIT TOWNHOUSE DEVELOPMENT

23638 DEWDNEY TRUNK ROAD MAPLE RIDGE

DRAWING TITLE:

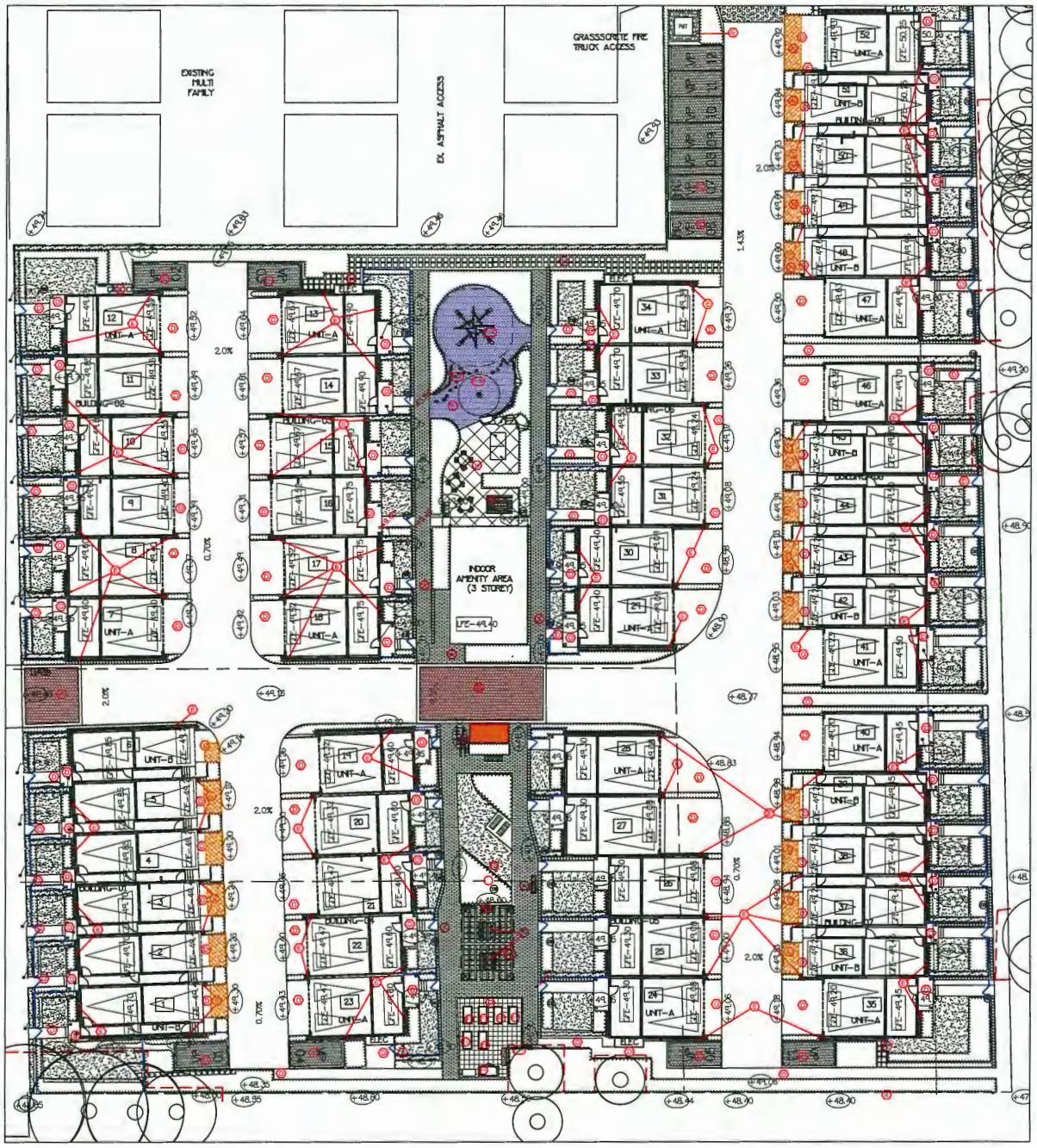
LANDSCAPE DETAILS

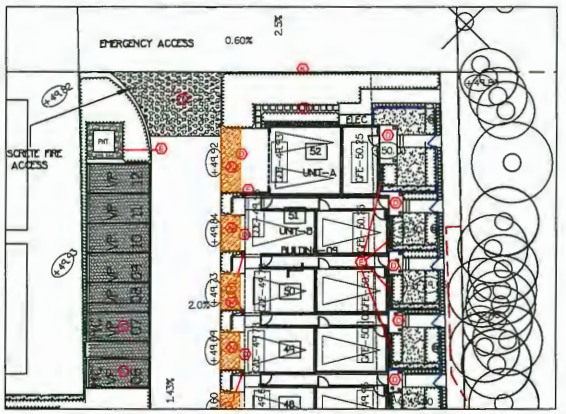
DATE: 22.SEP.13
SCALE: AS SHOWN
DRAWN: MC
DESIGN: MC
CHK'D: MCY

DRAWING NUMBER
L7
OF 9

22139-4.ZIP

PMG PROJECT NUMBER: **22-139**





MATERIAL LEGEND

KEY	SYMBOL	DESCRIPTION
A		BARKMAN HOLLAND PAVERS, GRAPHITE, RUNNING BOND
B		BARKMAN HOLLAND PAVERS, SIERRA GREY HERRINGBONE PATTERN
C		BARKMAN HOLLAND ECO PAVERS, TAN HERRINGBONE PATTERN
D		CONCRETE PAVEMENT FINISH: SAW CUT; BROOM FINISH COLOUR: NATURAL
E		RIVER ROCK / DRAIN STRIP
F		FIBAR SAFETY SURFACE
G		SOD LAWN
H		BROOM FINISH CONCRETE - SCORED WITH 1.2M O.C. PATTERN
I		GRASS PAVE 2
J		BARKMAN TERRACE SLABS - 610 X 610 MM
K		1.8M HT. WOOD FENCE
L		METAL FENCE AND GATE COLOUR: BLACK
M		PRIVACY SCREEN
N		.6m DEPTH OF STRUCTURAL SOIL
O		MUTUAL MATERIALS VANCOUVER BAY SLAB; CHARCOAL

SITE FURNITURE LEGEND

KEY	SYMBOL	DESCRIPTION
A		WISHBONE SURF 5 BIKE RACK TEXTURED SILVER, SURFACE MOUNT
B		WISHBONE CITYSCAPE BENCH-TEXTURED SILVER
C		LIFESPACE HARVEST TABLE
D		WISHBONE LARSON PICNIC TABLE TEXTURED SILVER, SAND SLATS, SURFACE MOUNT
E		MAGLIN FORD TABLE AND CHAIRS 1700 SERIES - ROUND METAL PATTERN 1, SILVER 14 COLOUR
F		HAUSER NOVA LOUNGE CHAIR
G		LIFESPACE RAISED GARDEN PLOTS
H		CEDARSHED INDUSTRIES - BAYSIDE DOUBLE DOOR
I		OUTDOOR BBQ
J		CORNILLEAU PING PONG TABLE - 510 M CROSSOVER
K		CUSTOM TRELLIS WOOD - 25"X17" STAINED - BENJAMIN MOORE ARBOURCOAT SOLID STAIN STORMY GREY

SITE FURNITURE LEGEND - PLAY

KEY	SYMBOL	DESCRIPTION
A		STEPPERS & BALANCE LOGS
B		KOMPAN SPINNER PLATE
C		KOMPAN CRAWLING PYRAMID

0 5 10 20m 40m

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4	23.JUN.12	ADP RESUBMISSION	
3	23.JUN.06	AMENITY INFO ADDED	MM
2	23.MAY.24	PLANTING PLAN	MM
1	22.NOV.13	NEW SITE PLAN; ADD PLANTING	MC

CLIENT:

ALVAIR DEVELOPMENTS LTI

PROJECT:

52 UNIT TOWNHOUSE DEVELOPMENT

23638 DEWDNEY TRUNK ROAD MAPLE RIDGE

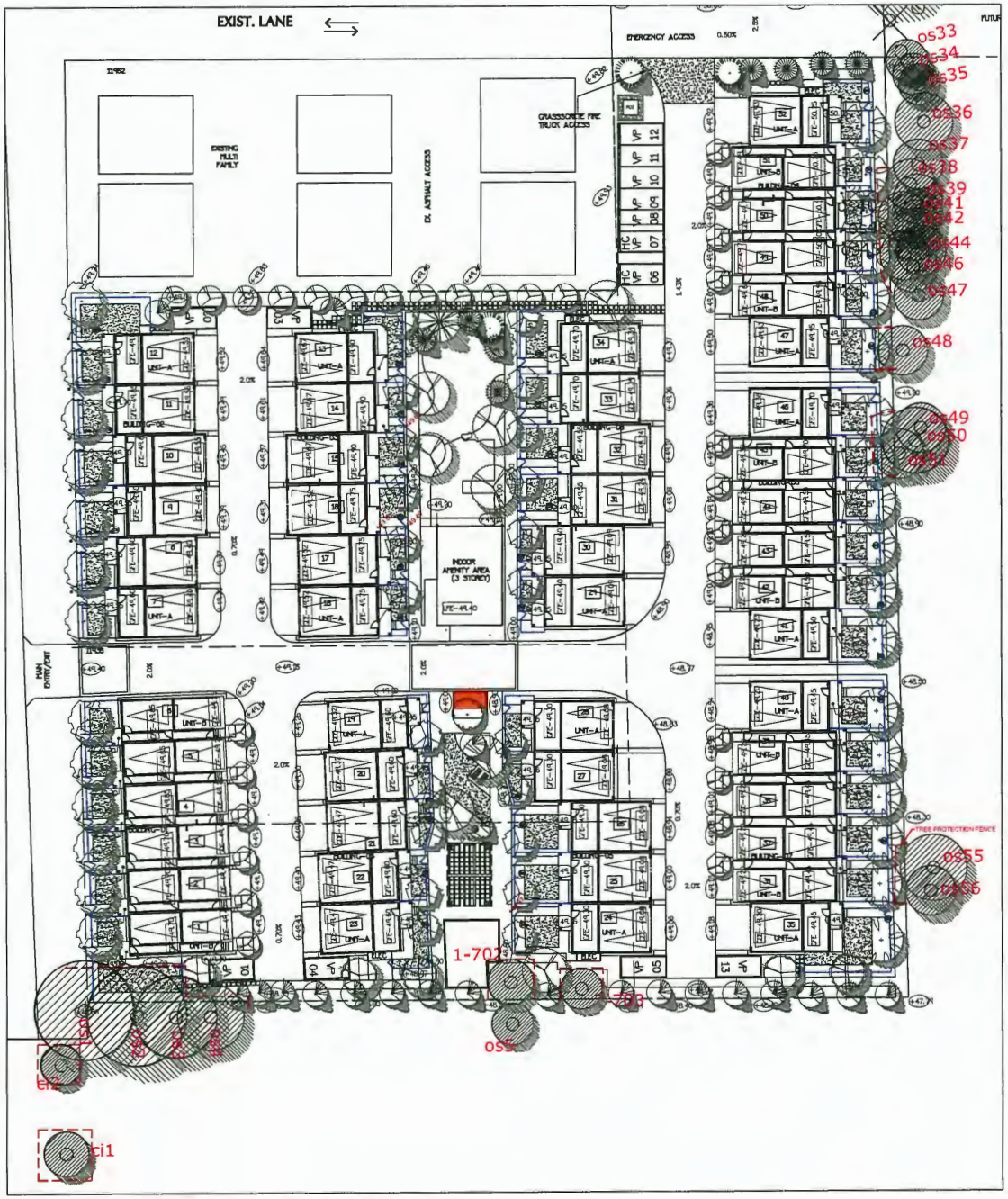
DRAWING TITLE:

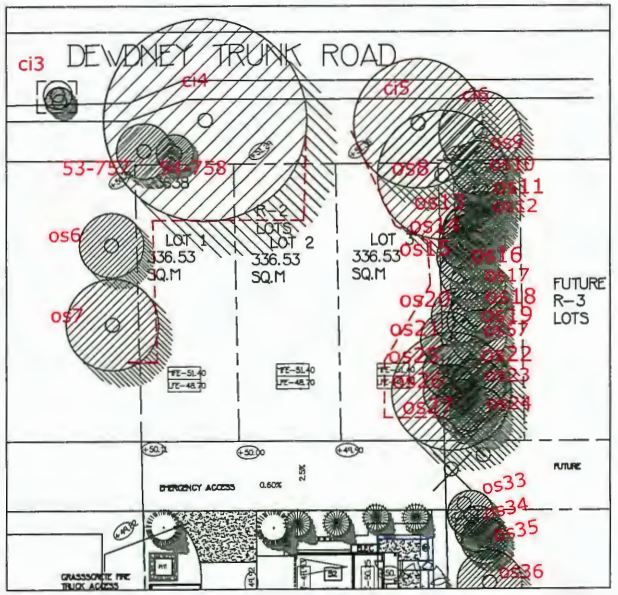
LANDSCAPE MATERIALS PLAN

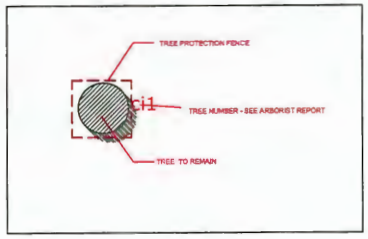
DATE: 22.SEP.13
SCALE: 1:200
DRAWN: MC
DESIGN: MC
CHKD: MCY

DRAWING NUMBER: **L8** OF 9

PMG PROJECT NUMBER: 22-139







0 5 10 20m 40m

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3	22.JUN.06	ARBORIST INFO ADDED	MM
2	22.MAY.24	PLANTING PLAN	MM
1	22.NOV.23	NEW SITE PLAN; ADD PLANTING	MC

CLIENT:

ALVAIR DEVELOPMENTS LTI

PROJECT:

52 UNIT TOWNHOUSE DEVELOPMENT

23638 DEWDNEY TRUNK ROAD MAPLE RIDGE

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: 22.SEP.13
SCALE: 1:250
DRAWN: MC
DESIGN: MC
CHK'D: MCY

DRAWING NUMBER **L9** OF 9

PMG PROJECT NUMBER: **22-139**

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

Advisory Design Panel Resolutions/Comments

Application 2022-034-RZ was reviewed by the Advisory Design Panel (ADP) at the May 17, 2023 meeting. As per the ADP resolution from that meeting, the application was reviewed again by the ADP, with revised plans and the applicant's response, at the July 19, 2023. The following are the resolutions/comments:

May 17, 2023 – R/2023-ADP-016

It was moved and seconded

That the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further the Planning staff forward this on to the Advisory Design Panel for information.

Architectural Comments:

- Consider enclosing the entry canopies (utilized as unheated entry vestibules) at tandem units to allow for less congestion at unit entrances.
- Consider the relationship between the peaked townhouse roofs and the flat entrance canopies. Ensure architectural language work congruently between each mass.
- Consider further design development for exterior cladding at the amenity space building.
- Consider reexamining unconventional massing alignment that is unbalanced and creates unevenness with the shape of the roof.
- Consider articulation of exterior composition and functionality of space inside the amenity building.
- Suggest avoiding converging roof pitches on flat valleys.
- The use of asymmetric pitch roof lines is successful. Consider introducing a similar configuration on Buildings 07, 08 & 09 for design cohesiveness.
- Buildings 01 through 06, have a pleasant colour and material façade composition that is aligned with the roof ridges and valleys. Suggest introducing a similar configuration on Buildings 07, 08 & 09
- Suggest using a more contemporary architectural language on the amenity building (i.e. flat roof) and introducing additional architectural features (i.e. accent colours, wood soffits, etc...) in order to provide differentiation from residential buildings.

Landscape Comments:

- In general, it looks like a well-designed project from a landscape perspective. Nice work with the strong central spine of amenity spaces connected by the raised paver section in the lane.
- Carry on with infiltration type stormwater management interventions, provided the Geotech investigation shows the ground will percolate.
- Consider an alternative location for the PMT to allow for a pedestrian connection towards the amenity area. Suggested North of visitor parking spaces by the Emergency Access.

CARRIED UNAMINOUSLY

July 19, 2023 – R/2023-ADP-025

It was moved and seconded

That the application meets recommendations as presented and the applicant proceed to Council.

CARRIED UNAMINOUSLY

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WOJCIECH BRUS
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SUZANNE CAMPBELL
ARIDO, LEED AP, IDC

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WILL CRAIG
Architect AIBC, Architect AAA, RIBA Part II

SANJA DJULEPA
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CRYSTAL GRAHAM
Licensed Interior Designer AAA, ARIDO, RID, IDC, IIDA, LEED AP

KIM GREEN
DID

ABHISHEK GUPTA
BArch, MBEM, LEED AP

DANIEL HAWRELUK
MArch, MComm, BA, AIBC, RAIC

DOUG JOHNSON
BSc, BArch, Sloan Fellow, MAIBC

JUDITH MACDOUGALL
Architect AAA, LEED AP BD + C, MArch

DEAN MATSUMOTO
AOCA

SALLY MILLS
AID, RID

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DOUGLAS NIWA
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SCOTT NORWOOD
MAATO, Dip. Arch. Tech

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Architect AIBC, Architect NSAA, LEED AP, MRAIC, BSArch, MArch

JAMES RICE
OAA, NSAA, MRAIC, MArch (Hons), BAS (Hons), Dip Arch Tech

KATHERINE ROBINSON
Architect AIBC, Architect AAA, NSAA, MRAIC, BArch

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Architect AIBC, Architect AAA, MRAIC M.Arch B.E.D

IAN SINCLAIR
MHA, CHE

Vancouver
Victoria
Calgary
Edmonton
Toronto
Doha

June 12, 2023

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

Re. 2022-034RZ 11926-236 St Maple Ridge ADP Response

Please find a point by point response to the comments received from the ADP:

Architectural Comments:

Consider enclosing the entry canopies (utilized as unheated entry vestibules) at tandem units to allow for less congestion at unit entrances.
Response: Entries have been enclosed with canopies.

Consider the relationship between the peaked townhouse roofs and the flat entrance canopies. Ensure architectural language work congruently between each mass.
Response: Complies

Consider further design development for exterior cladding at the amenity space building.
Response: Amenity building has been updated

Consider reexamining unconventional massing alignment that is unbalanced and creates unevenness with the shape of the roof.
Response: Roofs have been updated

Consider articulation of exterior composition and functionality of space inside the amenity building.
Response: Amenity building has been updated

Suggest avoiding converging roof pitches on flat valleys.
Response: Roofs have been updated

The use of asymmetric pitch roof lines is successful. Consider introducing a similar configuration on Buildings 07, 08 & 09 for design cohesiveness.
Response: BUILDING 07, 08 & 09 updated

Buildings 01 through 06, have a pleasant colour and material façade composition that is aligned with the roof ridges and valleys. Suggest introducing a similar configuration on Buildings 07, 08 & 09
Response: BUILDING 07, 08 & 09 updated

Suggest using a more contemporary architectural language on the amenity building (i.e. flat roof) and introducing additional architectural features (i.e. accent colours, wood soffits, etc…) in order to provide differentiation from residential buildings.
Response: Amenity building has been updated

Landscape Comments:

In general, it looks like a well-designed project from a landscape perspective. Nice work with the strong central spine of amenity spaces connected by the raised paver section in the lane.
Response: Noted

Carry on with infiltration type stormwater management interventions, provided the Geotech investigation shows the ground will percolate.
Response: Noted

Consider an alternative location for the PMT to allow for a pedestrian connection towards the amenity area. Suggested North of visitor parking spaces by the Emergency Access.
Response: Plan has been updated to show the PMT in that location

We note that we have also co-ordinated a location for the Mailboxes in accordance with comments received from Canada Post.

Yours truly,

Doug Johnson Architect AIBC

Memorandum

Date:	March 17, 2023
To:	Maple Ridge Planning Department – Attention Rene Tardif
Subject:	Development Information Meeting Rezoning Application 2022-034-RZ

Dear Rene, we are pleased to provide this report regarding the results of the Development Information Meeting for this project that took place on March 14th, 2023. This report is being provided in accordance with the City's policy for a Development Information Meeting.

A. Mailouts, Signage and Ads

A letter was mailed out to residents surrounding the project as per City policy on February 28th. An ad was placed in the Maple Ridge news which ran in the March 3rd and March 10th print editions. A decal was placed on the sign in accordance with the City Policy. See Appendix A for copies of the letter and the ad.

B. Number of Respondents via email or calls

We confirm that a total of 2 inquiries received via email, 1 prior to the meeting date and 1 on the day of the meeting.

[redacted], a member of the Seniors Co-Op located across the street from the proposed development wrote to express concern about access to and from their development on 236th Street during construction. [redacted] also attended the meeting in person and filled out a comment sheet.

[redacted] and [redacted] sent in a comment form.

Copies of the original email correspondence received is included in Appendix B to this report.

C. Attendees at Development Information Meeting

A development information meeting was held at Alexander Robinson Elementary at 11849 238b Street in Maple Ridge, BC from 5:00pm to 7:00pm on March 14th. Representatives from Alvair attended as well as the project architect, Kasian Architecture.

There were 32 attendees from the public that visited the meeting to review the materials on display and attend the presentation on the plan from the Architect. Please see Appendix C for a copy of the sign-in sheet and Appendix D for the materials that were presented at the meeting.

D. Summary of Comments received

There were a total of 21 comment forms received from the meeting. A brief summary of the comments received is outlined below and the fulsome copy of all of the comments received is included herein as Appendix E.

Residents from St. George that were present showed concerns for getting on Dewdney trunk rd from 236 street. Most People wanted streetlights on 236 and Dewdney and 4 way stop on 119 St and 236 Street.

A lot of comments were in support of the development as well and were excited about new construction in the neighbourhood for younger people.

A lot of young people showed up as well, they were looking for place to move in the area which are living there as tenants.

Supporting the Proposal – 11
Do not support the Proposal/other – 10

Summary of Comments supporting the proposal

- Need more housing types like this
- Nice design and layout
- Support with suggestion for additional parking
- 2 comments with suggestion for a light at 236th Street & Dewdney Trunk, increased traffic concerns
- 2 comments to address safety at the intersection of 236th Street and 119th – suggestion of a 4 way stop and crosswalks
- Support for more density – proposal seen as not dense enough
- Need more supply and housing for young families
- Site Plan is great, more options for my kids to live near me

Summary of Comments not supporting the proposal

- Light needed at 236th Street and Dewdney, stop sign needed at 219th
- Second access onto 236th Street desired
- City should change bylaws to say that residents must park in the complex and not in the street – in their garages – not use for storage
- Traffic issues, crosswalk needed with lights at 236th and 119th.
- Left turning lane needed at Dewdney and 236th Street
- New school , daycares, doctors needed for this development
- Too many units, too high density
- Overflow parking will be on 236th Street - Parking should be paid permit parking on street like other cities
- Concerns for pedestrian safety
- Construction disruption

Summary of how issues and concerns will be addressed

Given that the general nature of the concerns were related to traffic, a traffic study has been commissioned to analyze the traffic generated from the development. The study will also look at the design of the access to the development from 236th Street and impacts downstream on intersections. The results of the study will inform any potential changes to the design in consultation with City staff.

Kunwar Bir Singh
Alvair Development Ltd.

APPENDIX H

School District 42
Maple Ridge & Pitt Meadows
Learning Today, Leading Tomorrow

March 6, 2023

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

Attention: Rene Tardif

Dear Ms. Tardif:

Re:	File:	2022-034-RZ
	Legal:	Lot: 45, Section: 16, Township: 12, Plan: NWP20770 Lot: 46, Section: 16, Township: 12, Plan: NWP20770 Lot: 47, Section: 16, Township: 12, Plan: NWP20770 Lot: 48, Section: 16, Township: 12, Plan: NWP20770 Lot: 3, Section: 16, Township: 12, Plan: NWP10361
	Location:	11956, 11946, 11936 and 11926 236 Street and 23638 Dewdney Trunk Road
	From:	RS-3 (Single Detached Rural Residential)
	To:	RM-1 (Low Density Townhouse Residential), R-2 Single Detached (Medium Density) Urban Residential

The proposed application would affect the student population for the catchment areas currently served by Alexander Robinson Elementary and Garibaldi Secondary School.

Alexander Robinson Elementary has an operating capacity of 471 students. For the 2022-23 school year the student enrolment at Alexander Robinson Elementary is 539 students (114% utilization) including 146 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2022-23 school year the student enrolment at Garibaldi Secondary School is 973 students (93% utilization) including 267 students from out of catchment.

Based on the density estimates for the various land uses at build out the following would apply:

- For 52 units of townhouse housing, the estimated number of school age residents is 22
- For a three-lot subdivision, the estimated number of school age residents is 2

Sincerely,

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

cc: Louie Girotto, Director, Facilities
Maryam Fallahi, Manager, Facilities Planning
David Vandergugten, Assistant Superintendent

School District No. 42 | Maple Ridge - Pitt Meadows
22225 Brown Avenue Maple Ridge, BC V2X 8N6
Phone: 604.463.4200 | Fax: 604.463.4181

CITY OF MAPLE RIDGE
BYLAW NO. 7881-2022

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

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

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. 7881-2022".

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

   Lot 235 District Lot 244, New Westminster District Plan 46774; and
   Lot 236 District Lot 244, New Westminster District Plan 46774

   and outlined in heavy black line on Map No. 1984, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-4 (Single Detached (Infill) 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 11th day of October, 2022.

   READ a second time the 5th day of September, 2023.

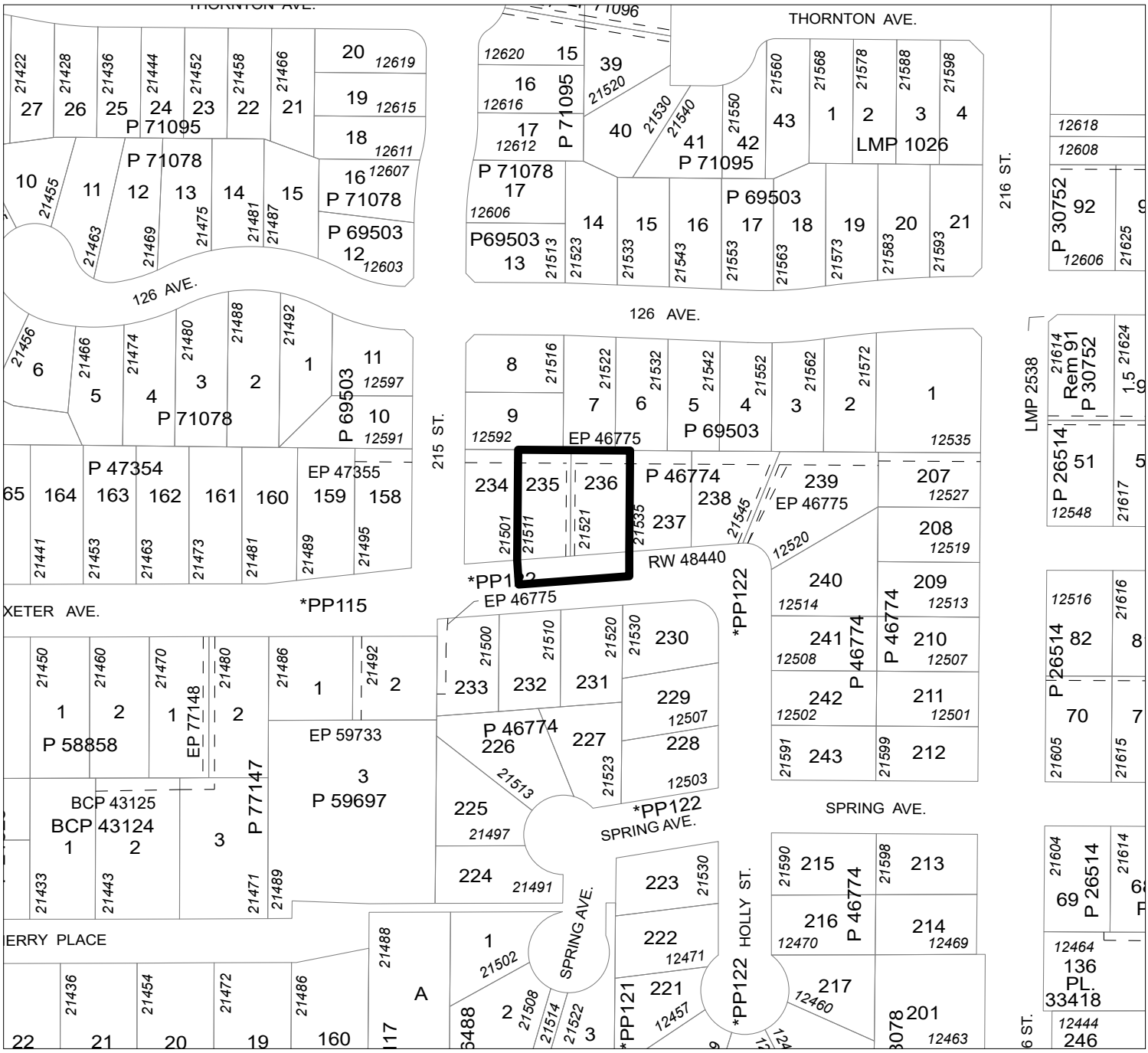
   PUBLIC HEARING held the 17th day of October, 2023.

   READ a third time the day of , 20

   ADOPTED the day of , 20

_____ _____

PRESIDING MEMBER CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7881-2022

Map No. 1984

From: RS-1a (Single Detached (Amenity) Residential)

To: R-4 (Single Detached (Infill) Urban Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,000

REPORT FROM PREVIOUS MEETING

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	September 5, 2023
		FILE NO:	2022-293-RZ
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7881-2022
21511 Exeter Avenue
21521 Exeter Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 21511 and 21521 Exeter Avenue from RS-1a (Single Detached (Amenity) Residential) to R-4 (Single Detached (Infill) Urban Residential) to permit a future subdivision of three lots, from the existing two lots. Council granted first reading to *Zone Amending Bylaw No. 7881-2022* on October 11, 2022.

This application is in compliance with the Official Community Plan (OCP).

Pursuant to *Council Policy 6.31*, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of $9,200 per single family lot, for an estimated total amount of $9,200 or such rate applicable at third reading of this application.

RECOMMENDATIONS:

1. That *Zone Amending Bylaw No. 7881-2022* be given second reading, and be forwarded to Public Hearing; and further;

2. 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 Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject properties for the proposed development;

   iii) Registration of a Statutory Right-of-Way plan and agreement for the relocation of sanitary sewer main;

   iv) Registration of a Restrictive Covenant for Stormwater Management;

   v) Removal of existing buildings;

   vi) 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.

vii) **That a voluntary contribution, in the amount of $9,200 ($9,200/lot), or such rate applicable at third reading of this application, be provided in keeping with the *Council Policy 6.31* with regard to Community Amenity Contributions.**

DISCUSSION:

1. Background Context:

Applicant:		Evertek Engineering Ltd.
Legal Description:		Lot 235 & 236 District Lot 244 New Westminster District Plan 46774
OCP:		
	Existing:	*Urban Residential*
	Proposed:	*Urban Residential*
Within Urban Area Boundary:		Yes
OCP Major Corridor:		No
Zoning:		
	Existing:	RS-1a (Single Detached (Amenity) Residential)
	Proposed:	R-4 (Single Detached (Infill) Urban Residential)
Surrounding Uses:		
	North:	Use: Single Detached Residential Zone: RS-1b (Single Detached (Medium Density)Residential) Designation: *Urban Residential*
	South:	Use: Single Detached Residential Zone: RS-1a (Single Detached (Amenity) Residential Designation: *Urban Residential*
	East:	Use: Single Detached Residential Zone: RS-1a (Single Detached (Amenity) Residential) Designation: *Urban Residential*
	West:	Use: Single Detached Residential Zone: RS-1a (Single Detached (Amenity) Residential) Designation: *Urban Residential*
Existing Use of Property:		Single Detached Residential
Proposed Use of Property:		Single Detached Residential
Total Site Area:		1,413.5 m^2 (0.35 ac.)
Access:		Exeter Avenue
Servicing Requirement:		Urban Standard
Flood Plain:		No
Fraser Sewer Area:		Yes

2. Project Description:

The subject properties at 21511 and 21521 Exeter Avenue (see Appendix A) have a lot area of 683.0 m^2 (7,351.8 ft^2) and 730.5 m^2 (7,863.0 ft^2) respectively. Both properties are relatively flat. There is a cluster of trees in the northwest corner of 21511 Exeter Avenue, as well as a few in the southern portion of 21521 Exeter Avenue (Appendix B). The subject properties are bounded by single family residential lots on all sides. There is an existing house on each property, which will require removal as a condition of final adoption of this rezoning application. Vehicular accesses to both properties are from Exeter Avenue.

The development proposal is for the rezoning and subsequent subdivision of the properties to create three R-4 (Single Detached (Infill) Urban Residential) zoned lots (see Appendix E). Review indicates that the proposal complies with the density and other regulations of the R-4 zone.

The proposed subdivision layout is considered technically feasible at this time and must be approved by the Approving Officer as the project progresses.

3. Planning Analysis:

i) Official Community Plan:

The development site is currently designated *Urban Residential* in the OCP and is subject to the Neighborhood Residential Infill Policies 3-19 and 3-21. *Urban Residential* is the dominant designation within this neighborhood (Appendix C). The *Urban Residential* designation permits single-family, duplex and triplex housing forms that resemble a single detached dwelling, with an emphasis on orientation to the street.

OCP Policy 3-21 provides criteria for compatibility with the surrounding neighborhood with particular attention given to site design, setbacks and lot configuration with the existing pattern of development in the area. It has been concluded that the proposal meets Policies 3-19 and 3-21 of the OCP and compliments the existing neighborhood context. As such, the rezoning of the properties to R-4 zone is supportable.

ii) Zoning Bylaw:

The current application proposes to rezone the two properties from RS-1a zone to R-4 zone to create an additional lot (see Appendix D). The minimum lot size for the current RS-1a zone is 668.0 m^2 (7,190.3 ft^2), and the minimum lot size for the proposed R-4 zone is 450.0 m^2 (4,843.8 ft^2). The minimum lot width and lot depth in the R-4 zone are 12.0 m (39.4 ft.) and 24.0 m (78.7 ft.) respectively. All three proposed lots will exceed this minimum lot area, lot width, and lot depth requirements of the R-4 zone (see Appendix E).

iii) Off-Street Parking and Loading Bylaw:

This development proposal meets the requirements of the *Off-Street Parking and Loading Bylaw 4350-1990*. Each lot will have a minimum of two off-street parking spaces, one of which will be provided with roughed-in infrastructure capable of providing Level 2 charging. The proposed R-4 zone permits secondary suites as an accessory use as does the current RS-1a zone. If built, the presence of these suites will trigger the provision of an additional off-street parking space per unit.

iv) **Proposed Variances:**

A Development Variance Permit may be required to vary the requirement of the *Subdivision and Development Servicing Bylaw No. 4800-1993* to upgrade Exeter Avenue to Local Street standards. Staff will determine the need for a development variance permit following receipt of the project's engineer confirmation of the current asphalt width of Exeter Avenue.

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

v) **Development Permits:**

In accordance with section 8.4 of the OCP, Development Permit Area Exceptions, a development permit is not required for the proposed single detached residential dwelling units, as there is no necessary protection of farming, natural environment, or intensive development.

vi) **Advisory Design Panel:**

This application is not required to be reviewed by the Advisory Design Panel, as there is no Form and Character Development Permit needed for this project.

vii) **Development Information Meeting:**

A Development Information Meeting (DIM) was hosted by the applicant at 21911 122 Avenue (Maple Ridge Secondary School) on May 29, 2023. A total of 22 people signed in attendance for the meeting. The notification requirements for DIM include mail-out, two newspaper advertisements, and notice on the development sign that provides the contact information for the developer and information on the development.

A summary of the main comments and discussions with the attendees at DIM was provided by the applicant (Appendix F) and includes the following main points:

- Increased demand for on-street parking as a result of the proposed development;
- Inconsistency of the form and character of the proposed homes within the neighborhood context – primarily building height; and
- Tree removal generally as well as affecting sanitary/drainage lines.

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

- All lots will meet the requirements of the *Off-Street Parking and Loading Bylaw*. This bylaw requires a minimum of two off-street parking spaces per house. Should these properties include secondary suites, another parking space will be required.
- The proposed R-4 zone only allows a maximum building height of 8.0 m (26.3 ft.), which ensures consistency with surrounding neighborhood. Evertek Engineering has provided renderings of the anticipated buildings for consideration (Appendix G).
- As per the Arborist Report, any removed trees will be replaced at the required ratios in accordance with the *Tree Protection and Management Bylaw*. The neighboring trees will be protected during construction, and are not anticipated to impact any existing infrastructure.

viii) **Parkland Requirement:**

Park dedication is not required for this application as there are less than three additional lots being created.

4. Environmental Implications:

There are no significant steep slopes or watercourses located within the subject properties. As such, a Watercourse Protection or Natural Features Development Permits are not required.

The developable area will require the planting, retention, or compensation of no less than five trees to meet the City's tree canopy targets. These trees will be included in landscaping drawings or be subject to a cash-in-lieu amount of $600 per tree ($3,000 total). There are also three significant trees on-site that are not of a quality to retain, for which there will be a required cash-in-lieu compensation of $1,200 ($3,600 total).

The Stormwater management plan will need to prove out Tier A with regards to topsoil amendments and pervious surfaces, as well as Tiers B and C. These plans also need to be coordinated with existing protected trees, grading, drainage, and landscaping plans.

5. Interdepartmental Implications:

i) **Engineering Department:**

The Engineering Department has indicated that the following servicing upgrades will be required through the Rezoning Servicing Agreement:

- Utility servicing as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993;*
- Frontage upgrades to the applicable road standard; and
- Relocation of the sanitary sewer main.

ii) **Fire Department:**

There are no concerns from the Fire Department at this time.

6. School District No. 42 Comments:

As the proposed development includes only one additional single detached residential lot, referral and consultation with School District No. 42 is not required for this development.

7. Citizen/Customer Implications:

There has been moderate neighborhood concern with regards to the proposed development. Neighbors' concerns were addressed through the DIM process, and will continue to be heard through Public Hearing. The summary of concerns presented at the DIM is attached to this report (Appendix F).

It is recommended that second reading be given to *Zone Amending Bylaw No. 7881-2022* and that application 2022-293-RZ be forwarded to Public Hearing.

"Original Signed by Annie Slater-Kinghorn"
Prepared by: **Annie Slater-Kinghorn**
Planning Technician

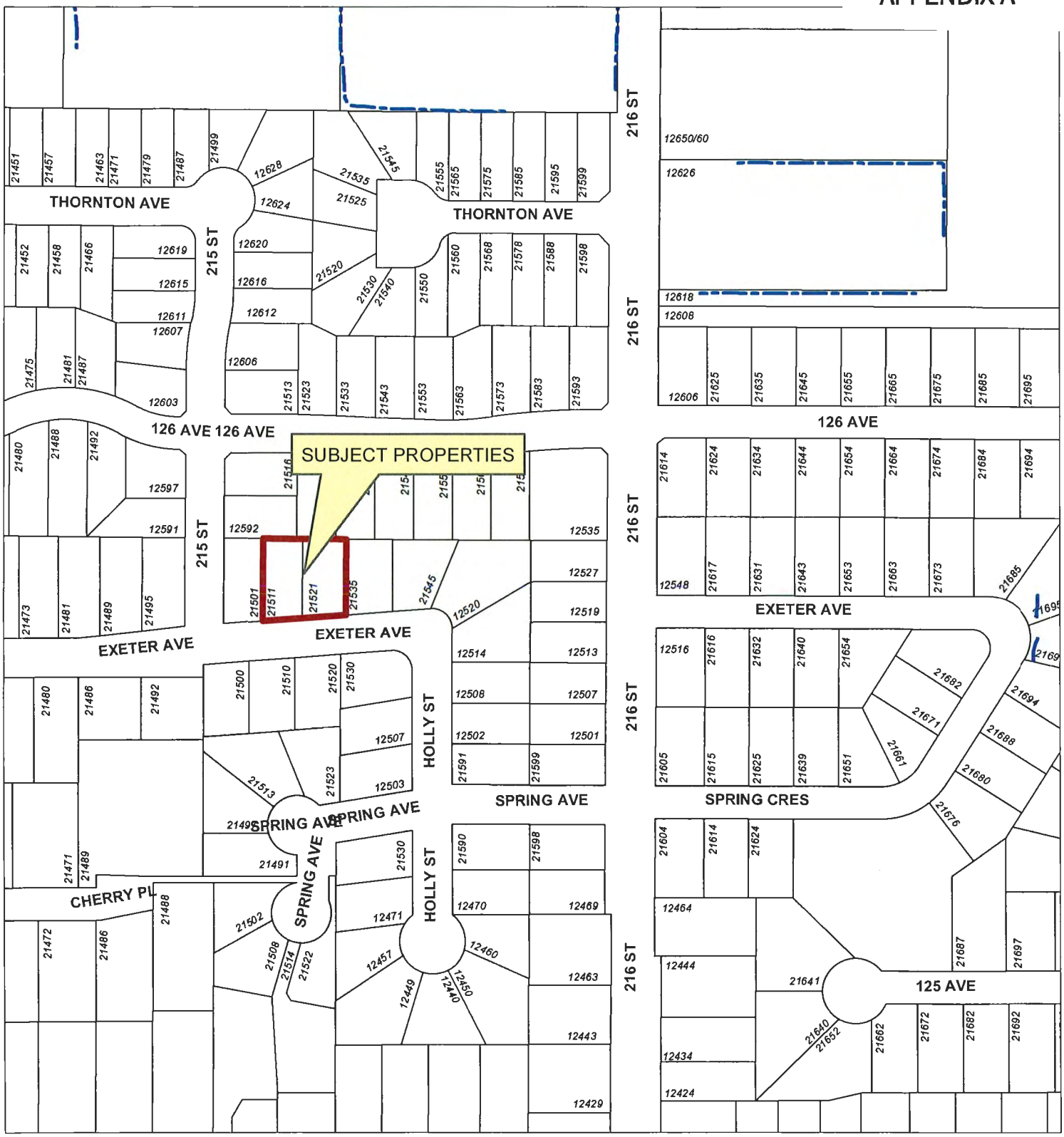
"Original Signed by Charles R. Goddard"
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"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 Map
Appendix D – Zone Amending Bylaw No. 7881-2022
Appendix E – Subdivision Plan
Appendix F – DIM Response Comments
Appendix G – Renderings

APPENDIX A



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Legend

Ditch Centreline

21511/ 21 EXETER AVENUE
PID 006-115-276 & 006-115-284

PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

mapleridge.ca

FILE: 2022-293-RZ/SD

DATE: Aug 26, 2022

BY: AH

APPENDIX B

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Scale: 1:2,500

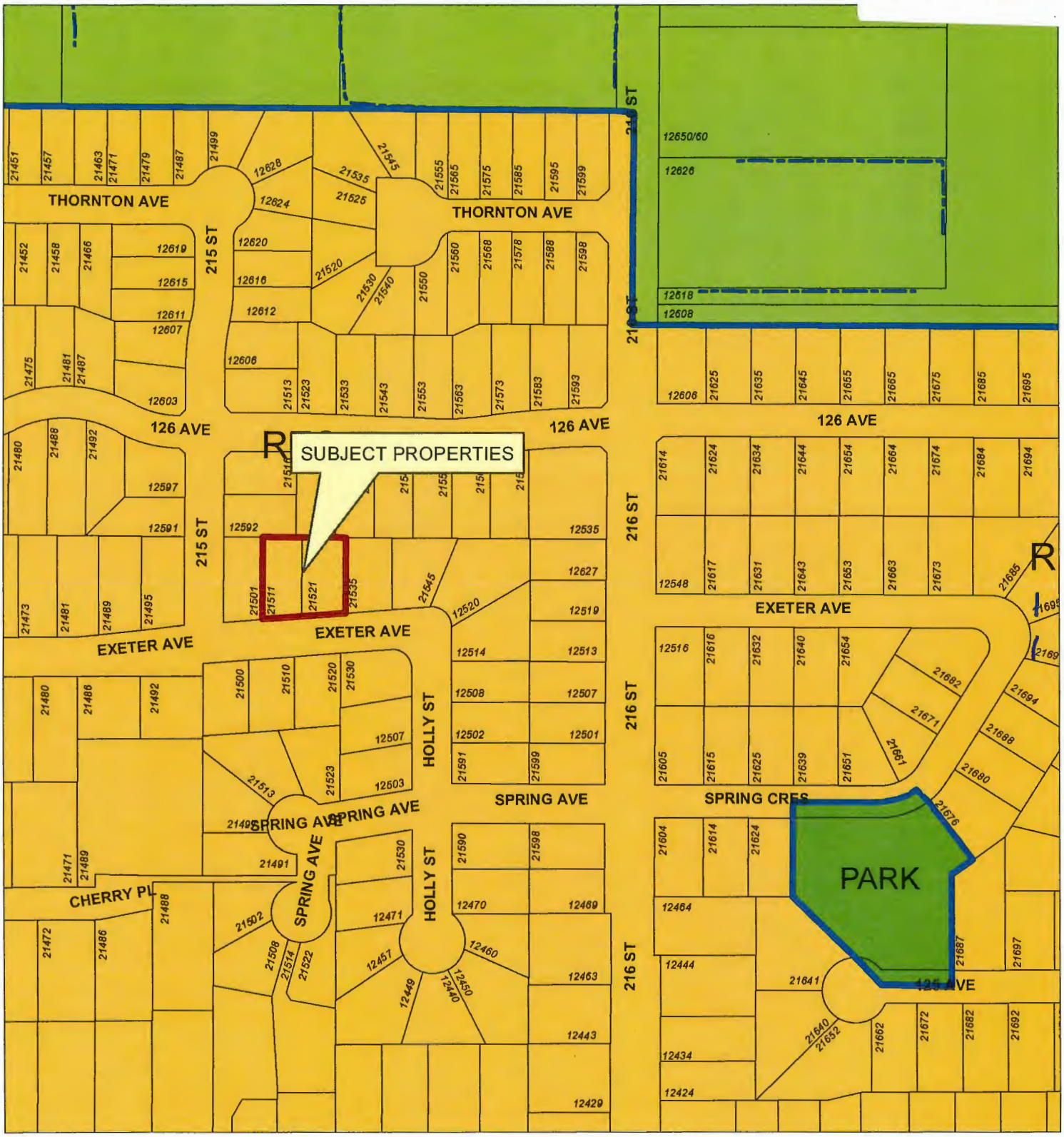
21511/ 21 EXETER AVENUE
PID 006-115-276 & 006-115-284

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2022-293-RZ/SD
DATE: Aug 26, 2022 BY: AH

APPENDIX C


SUBJECT PROPERTIES
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EXETER AVE
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CITY OF MAPLE RIDGE
BYLAW NO. 7881-2022

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

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   Lot 235 District Lot 244, New Westminster District Plan 46774; and
   Lot 236 District Lot 244, New Westminster District Plan 46774

   and outlined in heavy black line on Map No. 1984, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-4 (Single Detached (Infill) 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 11th day of October, 2022.

   READ a second time the day of , 20

   PUBLIC HEARING held the day of , 20

   READ a third time the day of , 20

   ADOPTED the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7881-2022

Map No. 1984

From: RS-1a (Single Detached (Amenity) Residential)

To: R-4 (Single Detached (Infill) Urban Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,000

APPENDIX E

PROPOSED SUBDIVISION PLAN OF LOTS 235 AND 236
DISTRICT LOT 244 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN 46774

CIVIC ADDRESS:

21521 & 21511 Exeter Avenue, Maple Ridge
P.I.D. 006-115-276 and 006-115-284

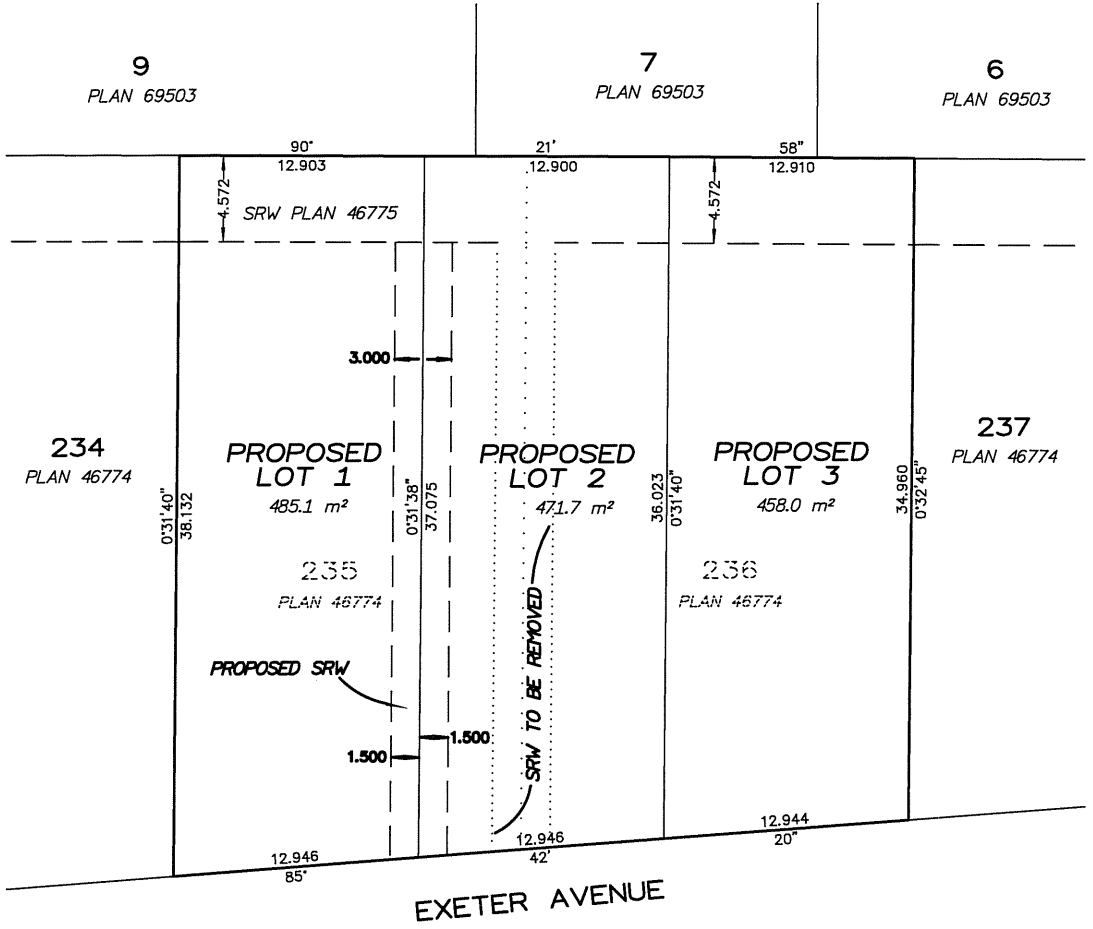
SCALE 1 : 250

2.5 0 5 10

ALL DISTANCES ARE IN METRES

LEGEND

m² DENOTES SQUARE METERS



Lot dimensions are derived from field survey

CERTIFIED CORRECT
DATED THIS 18TH DAY OF JULY, 2022

_____ BCLS
Finny Philip

ELEVATE
LAND SURVEYING
FILE:22-1907-PSD

© ELEVATE LAND SURVEYING LTD. 2022
www.elevatelandsurveying.com finny@elevatelandsurveying.com 604-385-5571

Evertek Engineering
Foundation for Excellence

June 1, 2023

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

Attn: City of Maple Ridge - Planning

RE: 21521 & 21511 Exeter Avenue Maple Ridge

On May 29th 2023, Evertek Engineering conducted a Development Information Meeting for the proposed 3-lot development at the above address. It was a great opportunity to have a discussion with the neighbourhood about the land use of this proposal, as well as set a framework to address some of the concerns locals had about the development.

As part of the discussion, a presentation was conducted describing the proposal, from the OCP designation to the proposed zoning and civil plans. There were a few questions and concerns from residents, however, through productive discussions we believe there is a clear path forward that will suffice for all stakeholders. The comments from the meeting can be summarized as follows, with solutions outlined below:

1. Form, character, and height of the homes to be constructed.

We have reached out to a house designer to provide elevation drawings of how the homes would look in comparison to the neighborhood. We want to emphasize that we are maintaining the character of the existing neighboring homes and will provide elevation drawings to Maple Ridge. We would like these drawings to be part of the public hearing presentation so that the neighbourhood can understand that we respect the aesthetic and will continue to follow the character. In terms of building height, neighbours were concerned about potential three story (11m) high buildings that are seen on new buildings throughout Maple Ridge. Additionally, the existing zoning of the lots (R-1a) allows for 9.5m high homes. The proposed zoning (R-4) restricts the height of the homes to 8.0m and thus would alleviate the concerns of the height of the homes. Furthermore, these proposed lots have a naturally lower grade than surrounding houses, thus the height of the buildings will not be an issue.

2. Parking Concerns on Exeter Avenue

On-street parking was a clear concern from the neighborhood. Our proposal highlights 2 – 6m wide driveways, and 1 – 5m wide driveways. These driveways will be able to accommodate more parking than what is currently available off-street, as well as exceed the amount of parking on-site per Maple Ridge Zoning bylaws, thus we can confidently say that the addition of the one lot will improve the parking in the neighbourhood by improving the existing conditions. Furthermore, on-street parking is currently available on both sides of Exeter Avenue.

3. Sanitary/Drainage/Tree Removal Concerns

As anticipated and in accordance with most development proposals, tree removal is often a concern from citizens. However, per the submitted arborist report, the developer will be replacing any removed trees at a ratio required by the City of Maple Ridge bylaws. Also, all neighboring trees will be protected during construction to ensure they maintain their health. Furthermore, there were some complaints about the trees impacting the sanitary sewers located in the right-of-way in the rear of the property. In fact, concerns were even raised that the smell of sewage was prevalent and could possibly be due to the trees we have proposed to remove. The conditions of the existing sewers would be assessed, and if necessary, could be

improved to further benefit the neighbourhood. Furthermore, residents had concerns about drainage within the area. Due to the age of the existing lots, modern storm water techniques would improve the overall site, as well as bring the lots up to the latest Maple Ridge standard.

Overall, we were happy to host the neighborhood and understand everyone's concerns. We believe there is a clear path forward that can benefit the neighborhood, while also maintaining the form and character that residents love to call home.

If you have any questions or require further information, please call.

Sincerely,
Evertek Engineering Ltd.

Brandon Cheema

Brandon Cheema, E.I.T.
Jr. Project Engineer, Civil
brandon.cheema@evertekegineering.com
Permit to Practice Number: 1000729

Encl. – Development Application

ARC Home Design Inc
32719 Unger Court
Mission, BC
V4S 0B9
arcdesigninc@outlook.com
604-825-9274

EXETER AVE. 3 LOT SUBDIVISION

INTENT

To propose exceptionally planned single-family homes with secondary suites set to current bylaws and community guidelines that respect the character of their neighborhoods. These homes are designed for a seamless fit into both existing and new residential developments, without compromising the integrity of the homes they will surround. Neutral tones are carefully selected to ensure a unique and complimentary esthetic to last the test of time for all current and future generations.

CITY OF MAPLE RIDGE
BYLAW NO. 7810-2021

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. 7810-2021."

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

   Lot 2 Section 20 Township 12 New Westminster District Plan 8843;
   Lot 3 Section 20 Township 12 New Westminster District Plan 8843;
   Lot 1 Section 20 Township 12 New Westminster District Plan 9446;
   Lot 2 Section 20 Township 12 New Westminster District Plan 9446; and
   Lot 3 Section 20 Township 12 New Westminster District Plan 9446

   and outlined in heavy black line on Map No. 1935 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the 14th day of December, 2021.

READ a second time the 26th day of September, 2023

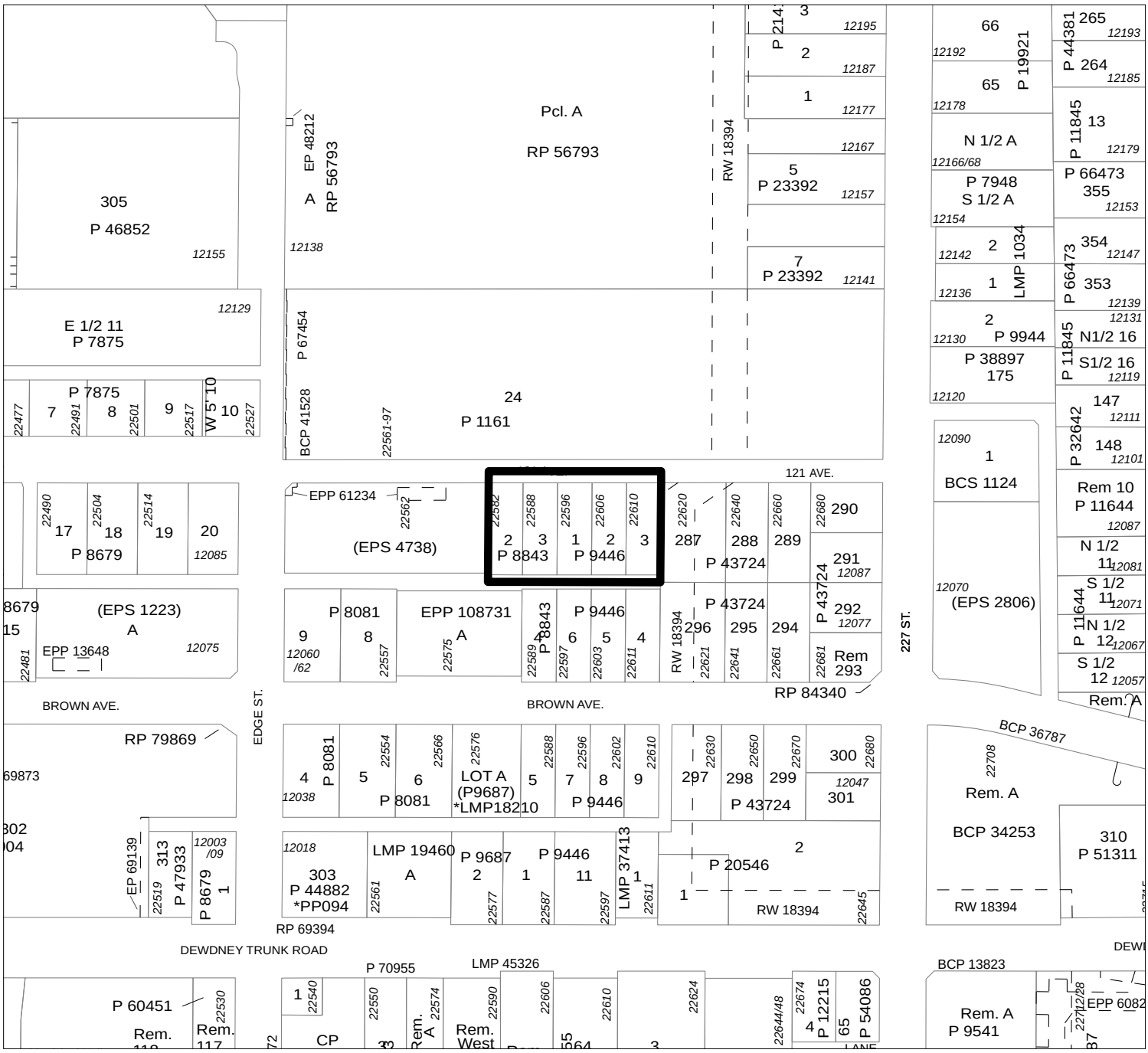
PUBLIC HEARING held the 17th day of October, 2023

READ a third time the day of , 20

ADOPTED, the day of , 20

_____ _____

PRESIDING MEMBER CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7810-2021

Map No. 1935

From: RS-1 Single Detached Residential

To: RM-3 Medium/High Density Apartment Residential

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

REPORT FROM PREVIOUS MEETING

MAPLE RIDGE British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	September 12, 2023
		FILE NO:	2021-471-RZ
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7810-2021
22582, 22588, 22596, 22606, and 22610 121 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 22582, 22588, 22596, 22606, and 22610 121 Avenue (see Appendices A and B), from the RS-1 (Single Detached Residential) zone to the RM-3 (Medium/High Density Apartment Residential) zone, to permit the future construction of a 5-storey apartment building with 87 market strata dwelling units. The units would range in configuration from studio apartments to 2-bedroom apartments. The proposed development would involve road dedication. The development proposes a density of 1.84 FSR (Floor Space Ratio) based on the proposed lot area. It would include one level of underground parking for all off-street parking in order to improve the streetscape and create a more urban form of development. The parking arrangement and form are consistent with that of nearby apartment buildings. Council granted first reading to *Zone Amending Bylaw No. 7810-2021* (see Appendix C) on December 14, 2021.

This application is in compliance with the Official Community Plan (OCP).

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of $5,600.00 per apartment dwelling unit, for an estimated amount of $487,200.00, or such rate applicable at third reading of this application.

RECOMMENDATIONS:

1. **That *Zone Amending Bylaw No. 7810-2021* be given second reading, and be forwarded to Public Hearing; and further**

2. **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) **Road dedication for the lane as required;**

   iii) **Consolidation of the subject properties;**

   iv) **Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;**

   v) **Registration of a Restrictive Covenant for the protection of Visitor Parking;**

vi) Registration of a Restrictive Covenant for Stormwater Management;

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.

ix) That a voluntary contribution, in the amount of $487,200.00 ($5,600.00 per apartment dwelling unit), or such rate applicable at third reading of this application, be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

x) That a voluntary contribution, in the amount of $158,500.87 ($161.46 per square metre ($15.00 per square foot) for Floor Space Ratio (FSR) in excess of other density provisions for the RM-3 zone), be provided in keeping with the applicable Density Bonus contribution.

xi) That a voluntary contribution, in the amount of $168,000.00 ($8,000,00 per off-street parking space required but not provided), be provided in keeping with the previous rate in the City's Off-Street Parking and Loading Bylaw. The previous cash in-lieu rate is being applied as the zone amending bylaw received first reading prior to the adoption of the bylaw amending the City's Off-Street Parking and Loading Bylaw to have a higher cash in-lieu rate.

xii) Confirmation in writing that a voluntary contribution, in the amount of $50,000.00 is being provided to the Ridge Meadows Seniors Society toward the society's new bus service that helps take seniors to medical appointments, shopping, and recreational trips.

xiii) Confirmation in writing of a voluntary agreement with the Ridge Meadows Seniors Society to provide a daily hot meal for one year, at the Ridge Meadows Seniors Society's Maple Ridge Seniors Activity Centre, to seniors who purchase a unit in the proposed development.

DISCUSSION:

a) Background Context:

Applicant:	1232369 B.C. Ltd.
Legal Description:	Lot 2 Section 20 Township 12 New Westminster District Plan 8843; Lot 3 Section 20 Township 12 New Westminster District Plan 8843; Lot 1 Section 20 Township 12 New Westminster District Plan 9446; Lot 2 Section 20 Township 12 New Westminster District Plan 9446; Lot 3 Section 20 Township 12 New Westminster District Plan 9446

OCP Designation:			
	Existing:	*Medium and High-Rise Apartment*	
	Proposed:	*Medium and High-Rise Apartment*	
Within Urban Area Boundary:		Yes	
Area Plan:		Town Centre Area Plan	
OCP Major Corridor:		No	
Zoning:			
	Existing:	RS-1 (Single Detached Residential)	
	Proposed:	RM-3 (Medium/High Density Apartment Residential)	
Surrounding Uses:			
	North:	Use:	Place of Worship and School
		Zone:	P-2 (Special Institutional) P-4 (Place of Worship)
		Designation:	*Institutional*; *Park*
	East:	Use:	Single Detached Residence
		Zone:	RS-1 (Single Detached Residence)
		Designation:	*Medium and High-Rise Apartment*
	South:	Use:	Single Detached Residential; Apartment Residential
		Zone:	RS-1 (Single Detached Residential); RM-2 (Medium Density Apartment Residential)
		Designation:	*Medium and High-Rise Apartment*
	West:	Use:	Apartment Residential
		Zone:	RM-3 (Medium/High Density Apartment Residential)
		Designation:	*Medium and High-Rise Apartment*
Use of Property:			
	Existing:	Single Detached Residential	
	Proposed:	Apartment Residential	
Site Area:			
	Existing:	2956.4 m^2 (0.7 acres)	
	Proposed:	2904.4 m^2 (0.7 acres)	
Proposed Vehicular Access:		Rear Lane	
Fraser Sewer Area:		Yes	
Flood Plain:		No	
Relevant Applications:		2021-471-VP (Development Variance Permit) 2021-471-DP (Town Centre Development Pemit)	

b) Site Characteristics:

The subject properties are located on 121 Avenue and have a total site area of 2956.4 m^2 (0.7 acres) (see Appendices A and B). They have a few trees and are relatively flat. The subject properties have five single detached residences and accessory buildings/structures on them with vehicular accesses

from 121 Avenue and the rear lane. The subject properties are bounded by apartment residential to the west and single detached residential to the east. To the north, there is 121 Avenue with a place of worship and a school across the road. To the south, there is a lane with single detached residential and apartment residential across the road.

c) Project Description:

The applicant is proposing to rezone the subject properties to the RM-3 (Medium/High Density Apartment Residential) zone and construct a 5-storey apartment building with 87 market strata dwelling units. The units would range in configuration from studio apartments to 2-bedroom apartments. The applicant considered including 3-bedroom units but notes that none were included as the proposed development is intended to provide homes for seniors and younger buyers entering the housing market. Unit configuration breakdown would be as per the table below.

Unit Configuration	Number of Units
Studio	28 (32%)
1-bedroom plus den	39 (45%)
2-bedroom	20 (23%)
Total	87

Demonstrating their intent to provide homes for seniors, the applicant has met with the Ridge Meadows Seniors Society to look for ways to help improve the lives of seniors who would live in the proposed development. The applicant has offered to provide $50,000 to the Ridge Meadows Seniors Society toward the society's new bus service that helps take seniors to medical appointments, shopping, and recreational trips. Furthermore, the applicant has offered to enter into an agreement with the Ridge Meadows Seniors Society to provide a daily hot meal for one year, at the Ridge Meadows Seniors Society's Maple Ridge Seniors Activity Centre, to seniors who purchase a unit in the proposed development.

The proposed development would include one level of underground parking for all off-street parking in order to improve the streetscape and create a more urban form of development. The parking arrangement and form are consistent with that of nearby apartment buildings. The applicant is proposing to have vehicular access for the apartment building from the rear lane.

The proposed development would involve lot consolidation and road dedication. The proposed development would have a gross floor area of 5,338.9 m^2 (57,467.6 ft^2) as calculated under the City's Zoning Bylaw. The density would be 1.84 FSR based on the proposed lot area. The proposed development utilizes the proposed RM-3 (Medium/High Density Apartment Residential) zone's base allowable density of 1.2 FSR, additional density of 0.3 FSR for providing all off-street parking spaces in underground parking, and additional density of 0.34 FSR through a density bonus for providing a cash contribution at a rate of $161.46 per square metre ($15.00 per square foot).

d) Planning Analysis:

Official Community Plan:

The subject properties currently designated *Medium and High-Rise Apartment* under the Town Centre Area Plan. The designation supports the proposed development under the RM-3 (Medium/High Density Apartment Residential) zone.

Zoning Bylaw and Off-Street Parking and Loading Bylaw:

The current application proposes to rezone the subject properties located at 22582, 22588, 22596, 22606, and 22610 121 Avenue, from the RS-1 (Single Detached Residential) zone to the RM-3 (Medium/High Density Apartment Residential) zone (see Appendix C), to permit the future construction of a 5-storey apartment building (see Appendices D and E).

Parking Requirements:

In terms of off-street parking, there are 96 spaces required and 75 spaces proposed. The proposed off-street parking would entail 0.86 parking spaces per unit (including visitor parking spaces). In terms of long-term (residential) bicycle parking, there are 22 spaces required and 40 spaces proposed. In terms of short-term (visitor) bicycle parking, there are 27 spaces required and 27 spaces proposed. Required and proposed parking are as per the table on the next page.

Category	*Number of Parking Spaces*	*Variance*
	Parking Spaces	
Residential		
Studio Unit	28 units x 0.9 spaces = 25.2 spaces	
1-bedroom Unit	39 units x 1.0 spaces = 39.0 spaces	
2-bedroom Unit	20 units x 1.1 spaces = 22.0 spaces	
Required	87 residential parking spaces	
Proposed	66 residential parking spaces	No (Cash In-Lieu)
Visitors	87 units x 0.1 spaces = 8.7 spaces	
Required	9 visitor parking spaces	
Proposed	9 visitor parking spaces	No
Total Required	96 parking spaces	
Total Proposed	75 parking spaces	
Small Car Percent (Max. 10%)	*Including 19 small car spaces (25.4%)*	Yes
Accessible (2 spaces required)	*Including 1 accessible space*	Yes
	Long-Term (Residential) Bicycle Parking Spaces	
Medium-Rise Residential	87 units x 0.25 spaces = 21.75 spaces	
Required	22 long-term bicycle parking spaces	
Proposed	40 long-term bicycle parking spaces	No (Surplus of 18)
	Short-Term (Visitor) Bicycle Parking Spaces	
Medium-Rise Residential	87 units x 0.3 spaces = 26.1 spaces	
Required	27 short-term bicycle parking spaces	
Proposed	27 short-term bicycle parking spaces	No

Common Open Area, Outdoor Amenity Area, Private Outdoor Area, and Permeability Requirements:

The proposed development meets common open area, outdoor amenity area, private outdoor area, and permeable area requirements. Required and proposed amounts are as per the table below.

Category		*Amount of Area*	*Variance*
Common Open Area (Includes Outdoor Amenity Area and Private Outdoor Area)			
Apartment Buildings			
	Required	30% of lot area	
	Proposed	46.9 % of lot area	No (Surplus)
Outdoor Amenity Area			
Apartment Buildings		87 units x 1.0 m^2 = 87.0 m^2	
	Required	87.0 m^2 of outdoor amenity area	
	Proposed	95.5 m^2 of outdoor amenity area	No (Surplus)
Private Outdoor Area			
Dwelling Units			
	Required	4.6 m^2 for each dwelling unit	
	Proposed	Minimum 5.1 m^2 for each dwelling unit	No (Surplus)
Indoor Amenity Area			
Apartment Buildings		87 units x 1 m^2 = 87.0 m^2	
	Required	87.0 m^2 of indoor amenity area	
	Proposed	87.2 m^2 of indoor amenity area	No (Surplus)

Proposed Variances:

The following variances will be required:

Off-Street Parking Variances:

Section 4.1 of the City's Off-Street Parking and Loading Bylaw notes that a maximum of 10% of the parking spaces in any off-street parking area may be small car spaces. The applicant is seeking a variance to have a maximum of 25.4% of the parking spaces in an off-street parking area as small car spaces. The variance is supported considering the need to maximize the amount of parking spaces.

Section 4.3 of City's Off-Street Parking and Loading Bylaw notes that 2 accessible off-street parking spaces are required where the required number of off-street spaces is between 76 and 125 spaces. The applicant is seeking a variance to have 1 accessible off-street parking space. The variance is supported considering that 75 parking spaces are proposed and that there are space constraints in the underground parking.

Minimum Building Height Variance:

Section 619.8.1 of the City's Zoning Bylaw notes a minimum building height of not less than 18.0 metres nor five storeys. The applicant is seeking a variance to have a lower minimum building height of 13.71 metres and five storeys. The variance is supported considering that the five-storey requirement is met.

Setback Variances:

Section 619.7.1 of the City's Zoning Bylaw has setback requirements. The applicant is seeking front lot line (northern) and interior side lot line (eastern) setback variances as per the table below. The variances are supported considering that they are minor and should not negatively impact the proposed development, adjacent developments, or visual interest by passersby.

Setback	*Principal Buildings (Section 619.7.1)*	*Variance*
Front Lot Line (Northern)		
Required	7.5 metres	
Proposed	7.32 metres	Yes
Rear Lot Line (Southern)		
Required	7.5 metres	
Proposed	8.28 metres	No
Interior Side Lot Line (Western)		
Required	7.5 metres	
Proposed	8.11 metres	No
Interior Side Lot Line (Eastern)		
Required	7.5 metres	
Proposed	5.12 metres	Yes

Development Permit:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

The following is a brief description and assessment of the proposal's conformance with the applicable Town Centre Area Plan (North View Precinct) Key Guideline Concepts:

1. "Promote North and South View as distinctive, highly liveable multi-family neighbourhoods"
    - *Staff Comment: The proposed apartment building would help the North View precinct grow as a highly liveable multi-family neighbourhood, would preserve the mix of housing types at varying densities, and would add vibrancy through ground-oriented units. The proposed development is intended to provide homes for seniors and younger buyers entering the housing market.*

2. "Create a pedestrian-friendly, ground-oriented, multi-family community."
    - *Staff Comment: The proposed apartment building fosters a pedestrian-oriented, residential environment through its form and character, ground-oriented units, street interface, and public art component.*

3. "Maintain cohesive building styles."
    - *Staff Comment: The proposed apartment building maintains a cohesive building style in terms of setbacks, form, mass, and height. The colours and various architectural features provide an appropriate amount of diversity within the character of the neighbourhood and help create a visually appealing street.*

4. "Capitalize on important views."
    - *Staff Comment: The proposed apartment building capitalizes on mountain views through windows, patios on the ground floor, and balconies on the second through fifth floors."*
5. "Provide private and semi-private green space."
    - *Staff Comment: The proposed apartment building provides attractive, private and semi-private spaces as shown on the architectural and landscape plans.*

6. "Provide climate appropriate landscaping and green features."
    - *Staff Comment: The proposed apartment building provides climate appropriate landscaping and green features as shown on the landscape plans.*

7. "Maintain street interconnectivity."
    - *Staff Comment: The proposed apartment building maintains street interconnectivity and the tradition use of the lane as a service street and secondary vehicular and pedestrian throughway. The allocated parking areas does not intrude upon the urban, pedestrian-oriented quality of the Town Centre.*

Advisory Design Panel:

The application was reviewed by the Advisory Design Panel (ADP) at the April 12, 2023 meeting and their resolution/comments and the applicant's response can be seen in Appendix F. As per the ADP resolution from that meeting, revised plans and the applicant's response were reviewed by Planning staff and determined to be satisfactory.

A detailed description of the project's form and character will be included in a future Development Permit report to Council.

Development Information Meeting:

A Development Information Meeting hosted by the applicant was held at Eric Langton Elementary on February 9, 2023. 9 people attended the event. The notification requirements for the Development Information Meeting include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and information on the development.

A summary of the main comments and discussions with the attendees at the Development Information Meeting was provided by the applicant (see Appendix G) and includes the following main points:

- General support for a new and well-designed apartment building providing additional housing
    - *Staff Comment: The proposed development is well-designed and will provide additional housing, especially for seniors and younger buyers entering the housing market.*
- Suggestion to remove the grass between the street and the sidewalk and replace it with gravel
    - *Staff Comment: The proposed development will need to meet requirements of the City's Subdivision and Development Servicing Bylaw to the satisfaction of the Engineering Department.*
- Suggestion to include additional long-term bicycle parking spaces and facilities for electric bicycle charging
    - *Staff Comment: The proposed development has been redesigned to accommodate additional long-term bicycle parking spaces and the applicant has noted that the*

bicycle storage rooms will be supplied with electrical service for electric bicycle charging.

e) Interdepartmental/External Implications:

Engineering Department:

- The Engineering Department has indicated that road dedication and frontage/servicing upgrades through the Rezoning Servicing Agreement will be required.
    - Road dedication as required to meet the design criteria of *Subdivision and Development Servicing Bylaw No. 4800-1993*, as amended.
    - Frontage upgrades to the applicable road standard.
    - Utility servicing as required to meet the design criteria of *Subdivision and Development Servicing Bylaw No. 4800-1993*, as amended.

Fire Department:

- The applicant was provided with comments from the Fire Department about matters to be addressed through the Building Permit process.

Building Department:

- A Building Department referral was not required for this application. Comments from the Building Department will be provided and addressed through the Building Permit process.

Parks, Recreation, and Culture Department:

- The applicant was provided with comments from the Parks, Recreation, and Culture Department about working with the City's Public Art Streeting Committee for the public art component.

School District:

- School District No. 42 provided comments on the proposed development (see Appendix H).
- The proposed development would affect the student population for the catchment areas currently served by Eric Langton Elementary and Thomas Haney Secondary School.
- Eric Langton Elementary has an operating capacity of 402 students. For the 2022-2023 school year, the student enrollment at Eric Langton Elementary is 456 students (113% utilization) including 286 students from out of catchment and 243 French Immersion students.
- Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2022-2023 school year, the student enrollment at Thomas Haney Secondary School is 1090 students (91% utilization) including 550 students from out of catchment.
- Based on the density estimates for the various land uses at build out, the following would apply:
    - For the proposed 87-unit apartment building, the estimated number of school-age residents is 3.

CONCLUSION:

It is recommended that second reading be given to *Zone Amending Bylaw No. 7810-2021* and that application 2021-471-RZ be forwarded to Public Hearing.

"Original Signed by Daniel Rajasooriar"

Prepared by: **Daniel Rajasooriar, MRM**
Planner

"Original Signed by Mark McMullen"

Approved by: **Mark McMullen**
Manager of Development & Environmental Services

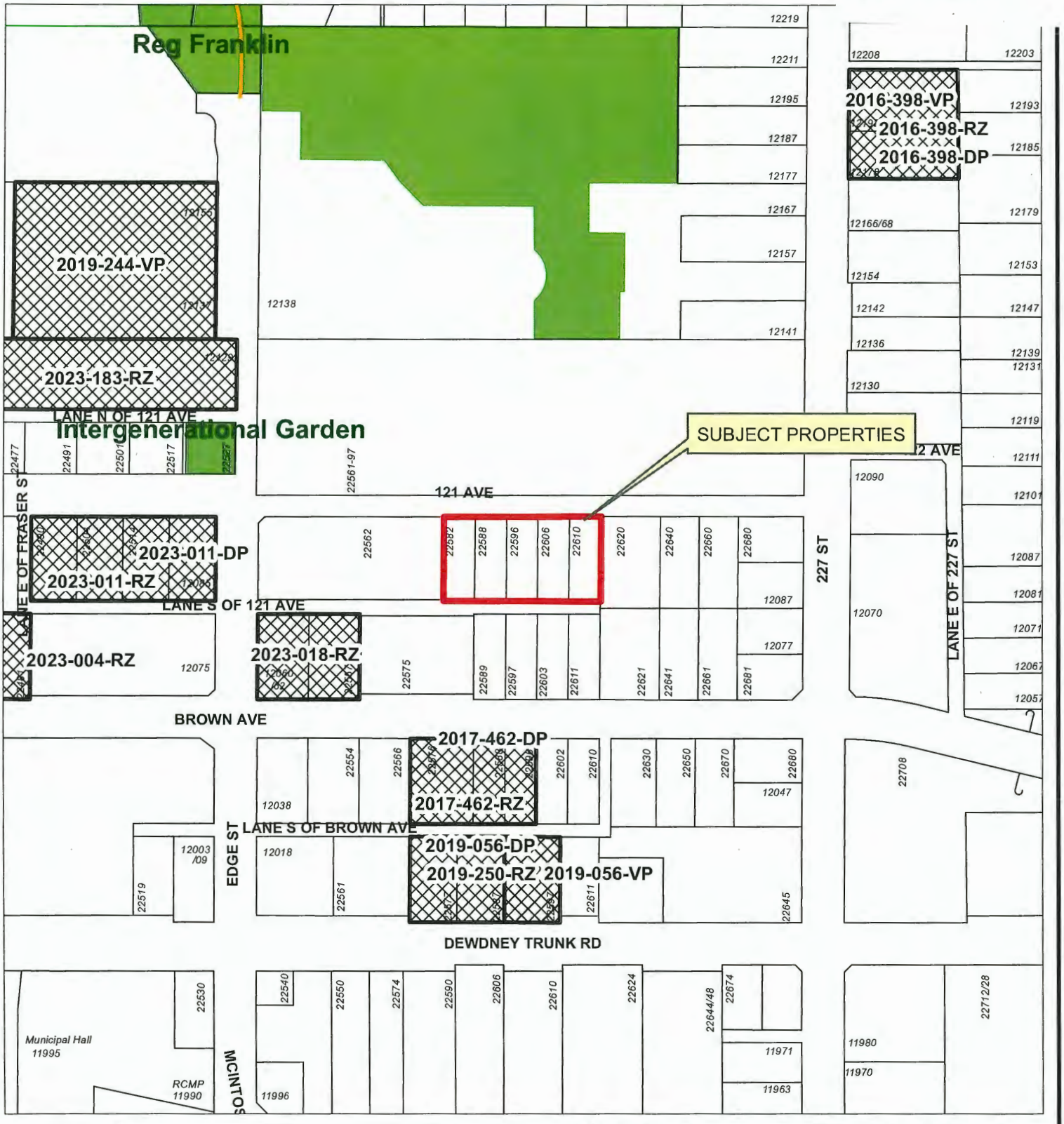
"Original Signed by Scott Hartman"

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. 7852-2022
Appendix D – Proposed Architectural Plans
Appendix E – Proposed Landscape Plans
Appendix F – ADP Resolutions/Comments and Applicant Response
Appendix G – Development Information Meeting Summary
Appendix H – School District No. 42 Comments

APPENDIX A



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Legend

- Existing Trails
- Active Applications (RZ/SD/DP/VP)
- Municipal Park

22582-22610 121 AVENUE ACTIVE DEVELOPMENT IN AREA

PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

mapleridge.ca

FILE: 2021-471-RZ
DATE: Aug 18, 2023 BY: DT

APPENDIX B

N

Scale: 1:2,500

22582-22610 121 AVENUE
ORTHO

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-471-RZ
DATE: Aug 18, 2023 BY: DT

CITY OF MAPLE RIDGE
BYLAW NO. 7810-2021

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. 7810-2021."

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

   Lot 2 Section 20 Township 12 New Westminster District Plan 8843;
   Lot 3 Section 20 Township 12 New Westminster District Plan 8843;
   Lot 1 Section 20 Township 12 New Westminster District Plan 9446;
   Lot 2 Section 20 Township 12 New Westminster District Plan 9446; and
   Lot 3 Section 20 Township 12 New Westminster District Plan 9446

   and outlined in heavy black line on Map No. 1935 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-3 (Medium/High Density Apartment Residential).

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

READ a first time the 14th day of December, 2021.

READ, as amended, a second time the day of , 20 .

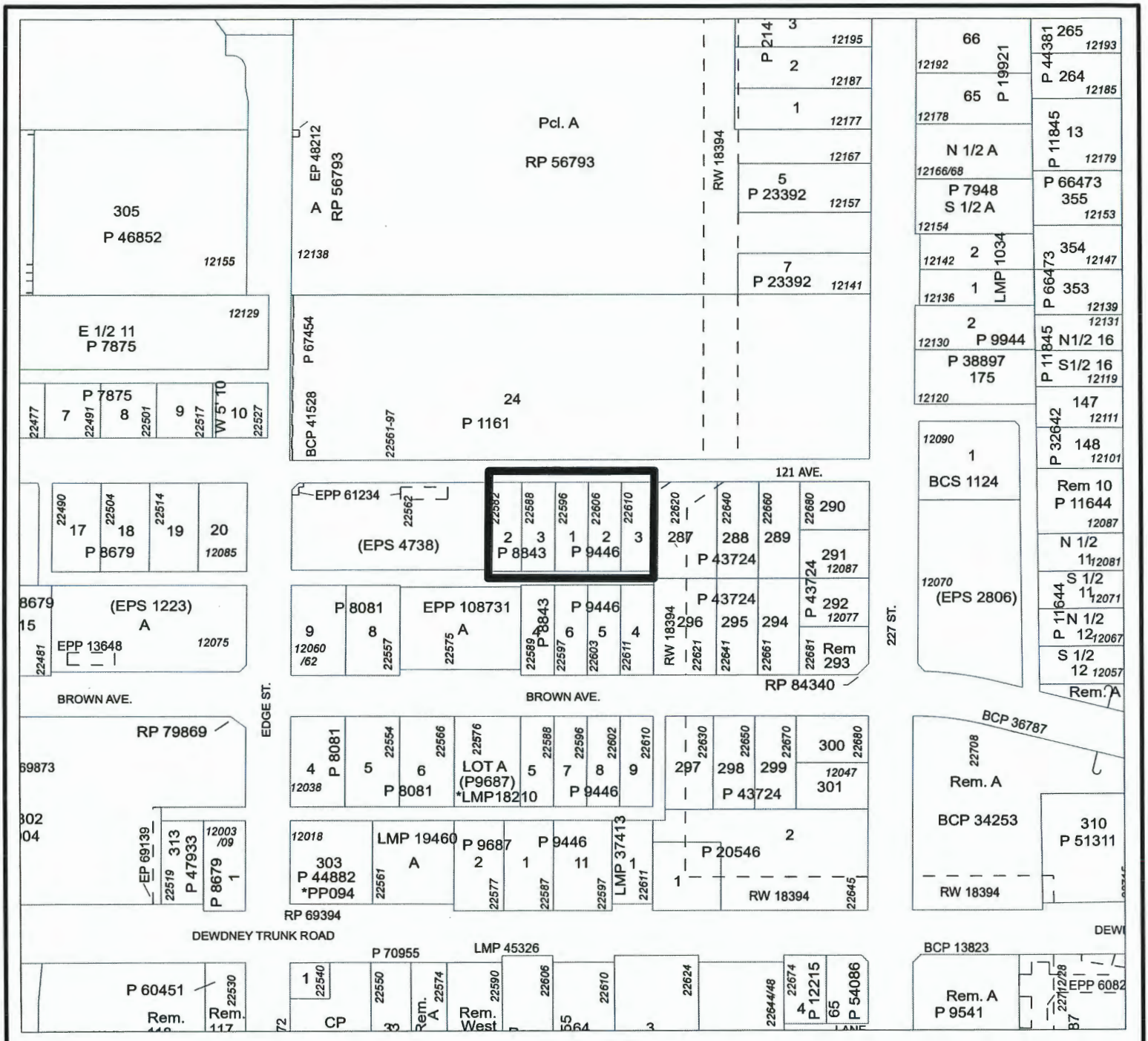
PUBLIC HEARING HELD the day of , 20 .

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7810-2021

Map No. 1935

From: RS-1 Single Detached Residential

To: RM-3 Medium/High Density Apartment Residential

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

EDGE 4 CONDOMINIUMS

CIVIC ADDRESS: 22582, 22588, 22596, 22606, 22610 121ST AVENUE, MAPLE RIDGE, BC

LEGAL DESCRIPTION: LOTS 2 AND 3, PLAN 8843, AND LOTS 1, 2 AND 3, PLAN 9446; ALL OF SECTION 20, TOWNSHIP 12, NEW WESTMINSTER DISTRICT

ISSUE	DESCRIPTION	DATE
5	DP RESUBMISSION	JUNE 27 2023
4	DP RESUBMISSION	MAY 29 2023
3	ADP APPLICATION	MAR 23 2023
2	RZ / DVP / DP APPLICATION	OCT 03 -2022
1	REZONING APPLICATION	JUL 12 -2021

GARCIA ZUNINO ARCHITECTS INC.

862 EAST WINDSOR RD.
NORTH VANCOUVER B.C.
CANADA V7N 1K7

PHONE 604.987.6304
FAX 604 987.5271
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SEAL:

CLIENT
MacLEAN HOMES

PROJECT
EDGE 4 CONDOMINIUMS

22582, 22588, 22596, 22606 & 22610 121st AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE:
COVER SHEET

DRAWING NO.: A-0.(

PROJECT NO.:

DRAWN:

CHECKED: MGZ / LZ

DP RESUBMISSION - JUNE 27 2023

APPENDIX D

EDGE 4 CONDOMINIUMS

CIVIC ADDRESS: 22582, 22588, 22596, 22606, 22610 121ST AVENUE, MAPLE RIDGE, BC

LEGAL DESCRIPTION: LOTS 2 AND 3, PLAN 8843, AND LOTS 1, 2 AND 3, PLAN 9446; ALL OF SECTION 20, TOWNSHIP 12, NEW WESTMINSTER DISTRICT

CONTEXT PLAN

ZONING ANALYSIS

PROJECT STATISTICS	EDGE 4 - MAPLE RIDGE	JUNE 29 - 2023
Civic address:	22582, 22588, 22596, 22606, 22610 121ST AVENUE, MAPLE RIDGE, BC	
Legal Address:	LOTS 2 AND 3, PLAN 8843, AND LOTS 1, 2 AND 3, PLAN 9446; ALL OF SECTION 20, TOWNSHIP 12, NWD	
Lot Dimensions:	39.926 M x 74.476 M	After Road Dedication: 38.099 M x 74.476 M
	130.25' x 244.34'	127.93' x 244.34'
Lot Area Gross:	31823.6433 SF = 2956.41 M2	
Lot After Dedication	31263.2606 SF = 2904.367 M2 = 0.7176 Acres = 0.290 Hectares	
	Allowable	Proposed
Zoning Classification	RS-1 Zone	RM-3 Medium / High Density Apartment Residential Zone
Floor Space Ratio	1.6 to 3.6	1.650
Project Area for FSR	Allowable	Proposed 57457.66 SF = 5338.91 M2
Building Footprint		13619.30 SF = 1264.40 M2
NET Density	MR OCP Medium and High Rise Apartment District: 100 - 250 UPH -- MR Town Centre DP Area Apartments: 62+ UPH / 25+ UPA	Lot Area After Dedication, 31263.2606 SF = 2904.367 M2 = 0.7176 Acres = 0.290 Hectares 87 units / 0.290 H = 300 UPH 87 Units / 0.7176 Acres = 121 UPA
	Parking	Parking
Car Parking	Required (for 87 dwelling units): 1.0 stalls per 29 - 1bdrm unit = 30.0 1.1 stalls per 20 - 2bdrm unit = 22.0 0.9 stalls per 20 studio units = 25.2 Total 80.0 parking spaces Visitors 0.1 stalls / 87 units = 8.7 stalls Total required: 88 parking spaces Minimum 10% small spaces = 10	Proposed 66 parking spaces (including 1 handicap + 19 small spaces) 9 Visitors parking spaces Total proposed = 75 PARKING SPACES (Variance Requested) Proposed: 25% small spaces = 19 —Variance requested
Bicycle Parking	Long Term: 1st units = 21.75 bicycles Maximum upright units = 40% Short Term: 6x20 units = 26.1 bicycles	Long Term: = 40 bicycles (22 upright) Proposed upright units = 55 % Short Term: 6x20 units = 37 bicycles
Setbacks North East South West	7.5 M = 24.60' 7.5 M = 24.60' 7.5 M = 24.60' 7.5 M = 24.60'	Measured to the closest exterior building wall 7.329 M = 24.03' — Variance requested 5.120 M = 16.80' — Variance requested 8.28 M = 27.19' 8.11 M = 26.62'

PROJECT STATISTICS

EDGE 4 - FSR CALCULATIONS	SF	M2
1ST FLOOR OUTLINE	13624.79	1265.49
2ND FLOOR OUTLINE	13615.35	1264.64
3RD FLOOR OUTLINE	13603.15	1263.50
4TH FLOOR OUTLINE	13598.15	1263.00
5TH FLOOR OUTLINE	13459.15	1250.09
TOTAL FLOOR AREA	67,017.63	6272.12
1ST FLOOR CORRIDORS LOBBY + AMENITY	3831.35	355.07
2ND FLOOR CORRIDORS	1747.57	162.34
3RD FLOOR CORRIDORS	1585.03	147.29
4TH FLOOR CORRIDORS	1585.03	147.29
5TH FLOOR CORRIDORS	1588.69	147.56
TOTAL COMMON AREAS	10344.67	893.21
PROJECT AREA FOR FSR:		
Total Floor Area	67017.63	6272.12
minus 1st Floor Common Areas	10344.67	1013.21
	57457.66	5338.91
PROPOSED FSR:		
*Project Area for FSR divided by	1st Area	
LOT AREA	31263.26	2904.37
	1.84	1.84

EDGE 4 - MAPLE RIDGE - UNIT TYPES		JUNE 29 - 2023
Unit Count		Areas Above
1st Floor	15	SF / M2
A1/A6 - 1 Br + Den	3	761 SF / 70.69 M2
A3 Unit - 1 Br + Den	1	761 SF / 70.69 M2
B2/B3 - 2 Br	2	904 SF / 83.97 M2
C1/C2 - 2 Br + Den	7	946 SF / 87.89 M2
D1	1	868 SF / 80.64 M2
2nd Floor	18	
A1/A6 - 1 Br + Den	4	761 SF / 70.69 M2
A3 Unit - 1 Br + Den	1	761 SF / 70.69 M2
B1/B4 - 2 Br	2	899 SF / 83.49 M2
C1/C2 - 2 Br + Den	7	946 SF / 87.89 M2
D1	1	868 SF / 80.64 M2
D2 - ADAPTABLE	1	868 SF / 80.64 M2
E4 - ADAPTABLE	1	543 SF / 50.47 M2
3rd Floor	18	
A1/A6 - 1 Br + Den	4	761 SF / 70.69 M2
A3 Unit - 1 Br + Den	1	761 SF / 70.69 M2
B1/B4 - 2 Br	2	899 SF / 83.49 M2
C1/C2 - 2 Br + Den	7	946 SF / 87.89 M2
D1	1	868 SF / 80.64 M2
D2 - ADAPTABLE	1	868 SF / 80.64 M2
E4 - ADAPTABLE	1	543 SF / 50.47 M2
4th Floor	18	
A1/A6 - 1 Br + Den	4	761 SF / 70.69 M2
A3 Unit - 1 Br + Den	1	761 SF / 70.69 M2
B1/B4 - 2 Br	2	899 SF / 83.49 M2
C1/C2 - 2 Br + Den	7	946 SF / 87.89 M2
D1	1	868 SF / 80.64 M2
D2 - ADAPTABLE	1	868 SF / 80.64 M2
E4 - ADAPTABLE	1	543 SF / 50.47 M2
5th Floor	18	
A1/A6 - 1 Br + Den	4	761 SF / 70.69 M2
A3 Unit - 1 Br + Den	1	761 SF / 70.69 M2
B1/B4 - 2 Br	2	899 SF / 83.49 M2
C1/C2 - 2 Br + Den	7	946 SF / 87.89 M2
D1	1	868 SF / 80.64 M2
D2 - ADAPTABLE	1	868 SF / 80.64 M2
E4 - ADAPTABLE	1	543 SF / 50.47 M2
Total Unit Types	87	
A1/A6 - 1 Br + Den	15	
A3 Unit - 1 Br + Den	5	
B1/B4 - 2 Br	10	
C1/C2 - 2 Br + Den	28	
D1	4	
D2 - ADAPTABLE	4	
E4 - ADAPTABLE	4	

PERSPECTIVE SKETCH - NORTHWEST VIEW

PERSPECTIVE SKETCH NORTH VIEW

PROJECT DIRECTORY

Project	Edge 4			
Civic Address	22582, 22588, 22596, 22606, 22610 121ST AVENUE, MAPLE RIDGE, BC			
Legal Address	LOTS 2 AND 3, PLAN 8843, AND LOTS 1, 2 AND 3, PLAN 9446; ALL OF SECTION 20, TOWNSHIP 12, NEW WESTMINSTER DISTRICT			
Developer		CONTACT	PHONE	E-MAIL
Mapleton Homes Ltd	3618 Marine Drive West Vancouver, BC V7V 1L3	Josh Mapleton	604 922 1622 ext 103	josh@mapletonhomes.ca
CONSULTANTS	COMPANY NAME	CONTACT	604 WEMDEN	EMAIL
Architecture	Garcia Zunino Architects Inc.	Marcelo and Luis Zunino	604 987-8304	mzarchitect@gmail.com luiszarchitect@gmail.com
Landscape Architect	Viewpoint Landscape Architects	Dave Huhn	604 657-3061	dave@viewpointlandscape.ca
Civil Consultant / Engineer	Creus Engineering	Bradley Nes	604 657 9070 ex 703	bnes@creus.ca
Surveyor	Cameron-Land Surveying	Ryan Costello	604 297-3719	ryan@cameronlandsurveying.com

LIST OF DRAWINGS

A-0.00	COVER SHEET
A-0.01	PROJECT INFORMATION & STATISTICS
A-1.01	SITE PLAN
A-1.03	SUMMARY OF VARIANCES
A-1.05	COMMON OPEN AREA - OUTDOOR AMENITY AREA - INDOOR AMENITY AREA
A-2.01	PARKING LEVEL PLAN
A-2.02	1st LEVEL FLOOR PLAN
A-2.03	2nd LEVEL FLOOR PLAN
A-2.04	3rd / 4th LEVEL FLOOR PLAN
A-2.05	5th LEVEL FLOOR PLAN
A-3.01	BUILDING ELEVATIONS - WEST & NORTH
A-3.02	BUILDING ELEVATIONS - EAST & SOUTH
A-3.03	BUILDING ELEVATIONS - EXT. COLORS & MATERIALS
A-4.01	BUILDING SECTIONS
A-5.01	UNIT PLANS

5	DP RESUBMISSION	APR 27 2023
4	DP RESUBMISSION	MAY 31 2023
3	ADP APPLICATION	MAR 23 2023
2	RZ / DVP / DP APPLICATION	OCT 03 -2022
1	REZONING APPLICATION	FEB 03 -2021
ISSUE	DESCRIPTION	DATE

GARCIA ZUNINO ARCHITECTS INC.
862 EAST WINDSOR RD.
NORTH VANCOUVER B.C.
CANADA V7N 1K7
PHONE: 604.987.8304
FAX: 604.987.8371
WEB: gzarchitects.com

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SEAL:

REGISTERED ARCHITECT MARCELO GARCIA ZUNINO PROVINCE OF BRITISH COLUMBIA

CLIENT
MacLEAN HOMES

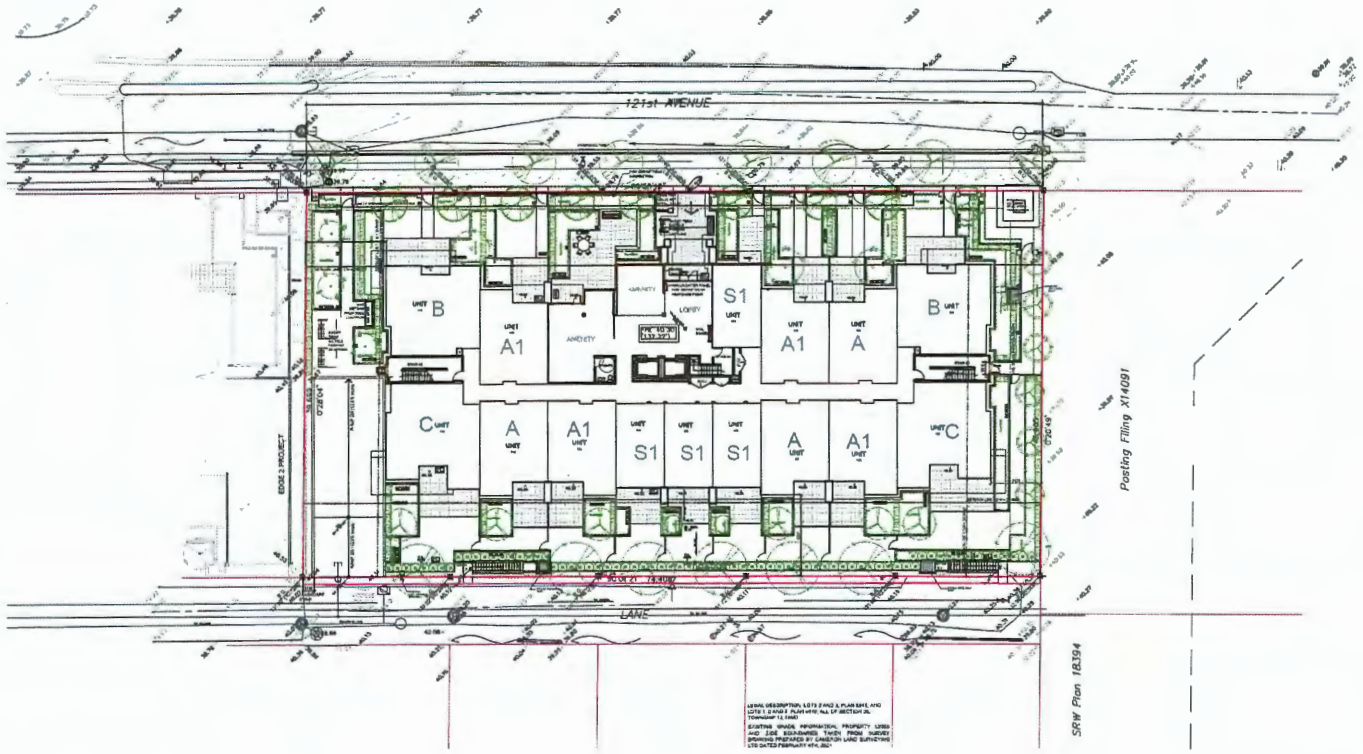
PROJECT
EDGE 4 CONDOMINIUMS
22582, 22588, 22596, 22606 & 22610 121st AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE:
PROJECT INFO / STATISTICS

DRAWING NO.: A-0.01

PROJECT NO:	2101.00
DRAWN:	SCALE: NTS
CHECKED: MGZ / LZ	DATE: JUN 30 2021

DP RESUBMISSION - JUNE 27 2023



GENERAL NOTES

1. EXISTING GRADE INFORMATION, PROPERTY LINES AND LOT BOUNDARIES TAKEN FROM SURVEY DRAWING PREPARED BY CAMERON LAND SURVEYING LTD. DATED FEBRUARY 14, 2021

2. GRADE AND DIMENSIONS ARE SHOWN IN METRIC (M). CONVERSION TO FEET (0.01) IS SHOWN AS REQUIRED

4. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ELEVATIONS, GRADING, PAVING AND LANDSCAPE DETAILS

5. THE APPLICABLE CODE FOR THIS PROJECT IS THE 2014 BC BUILDING CODE.

PARKING NOTES

1. THE DESIGN OF THE PARKING STRUCTURE, AND BICYCLE PARKING SHALL BE IN ACCORDANCE WITH THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE BY-LAW NO. 4035 - 1992 AND SUBSEQUENT AMENDING BY-LAWS.

2. UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED

3. PROVIDE PIPE PROTECTION FOR ALL MECHANICAL SERVICES LESS THAN 6' ABOVE THE FINISHED FLOOR LEVEL ALONG THE DRIVE AISLES OF ADJACENT TO PARKING STALLS.

4. MAINTAIN 2.1 M MIN VERTICAL CLEARANCE

5. GRADE CONTROL JOINTS MUST BE CUT WITHIN 24 HOURS. "TROWEL FINISH SHALL AT NO GREATER THAN 10 PTI (I.E.)

6. A WATERPROOF MEMBRANE MUST BE INSTALLED BETWEEN THE STAIRS AND THE FOUNDATION WALL ON THE EXTERIOR PARKADE STAIRS

7. ALL UNDERGROUND PARKING SHALL BE WIRED FOR FUTURE INSTALLATION OF SLOW CHARGING STATIONS FOR ELECTRIC VEHICLES

REFERENCE DRAWINGS & DETAILS

REFER TO A-0.01, LARGE SCALE SUITE DRAWINGS, FOR DIMENSIONS, DETAILS AND INTERIOR PARTITION SPECIFICATION.

FIRE DEPARTMENT REQUIREMENTS

Fire Department Access

Fire Department Connection

LEGEND:

- SPRINKLER PROTECTION SYSTEM
- CONCRETE WALL
- CONCRETE BLOCK WALL
- EXTERIOR SPRAY INSULATION U/S OF SUSPENDED SLAB
- BUILDING ENVELOPE (As PER CIVIL SUBMISSION DRAWINGS)
- WALL ASSEMBLY TAG
- FLOOR ASSEMBLY TAG
- ROOF ASSEMBLY TAG
- WINDOW HEADER
- DOWN TAG
- WINDOW TAG
- FLOOR DRAIN
- CB CATCH BASIN
- RD ROOF DRAIN
- RWL RAIN WATER LEADER
- SPLASH PAD

PARKING PORT ACCESS REQUIREMENTS

5	DP RESUBMISSION	JUNE 27 2023
4	DP RESUBMISSION	MAY 30 2023
3	ADP APPLICATION	MAR 23 2023
2	RZ / DVP / DP APPLICATION	OCT 05 2022
1	REZONING APPLICATION	AUG 02 2021
ISSUE	DESCRIPTION	DATE

GARCIA ZUNINO ARCHITECTS INC.
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SEAL

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

CLIENT
MacLEAN HOMES

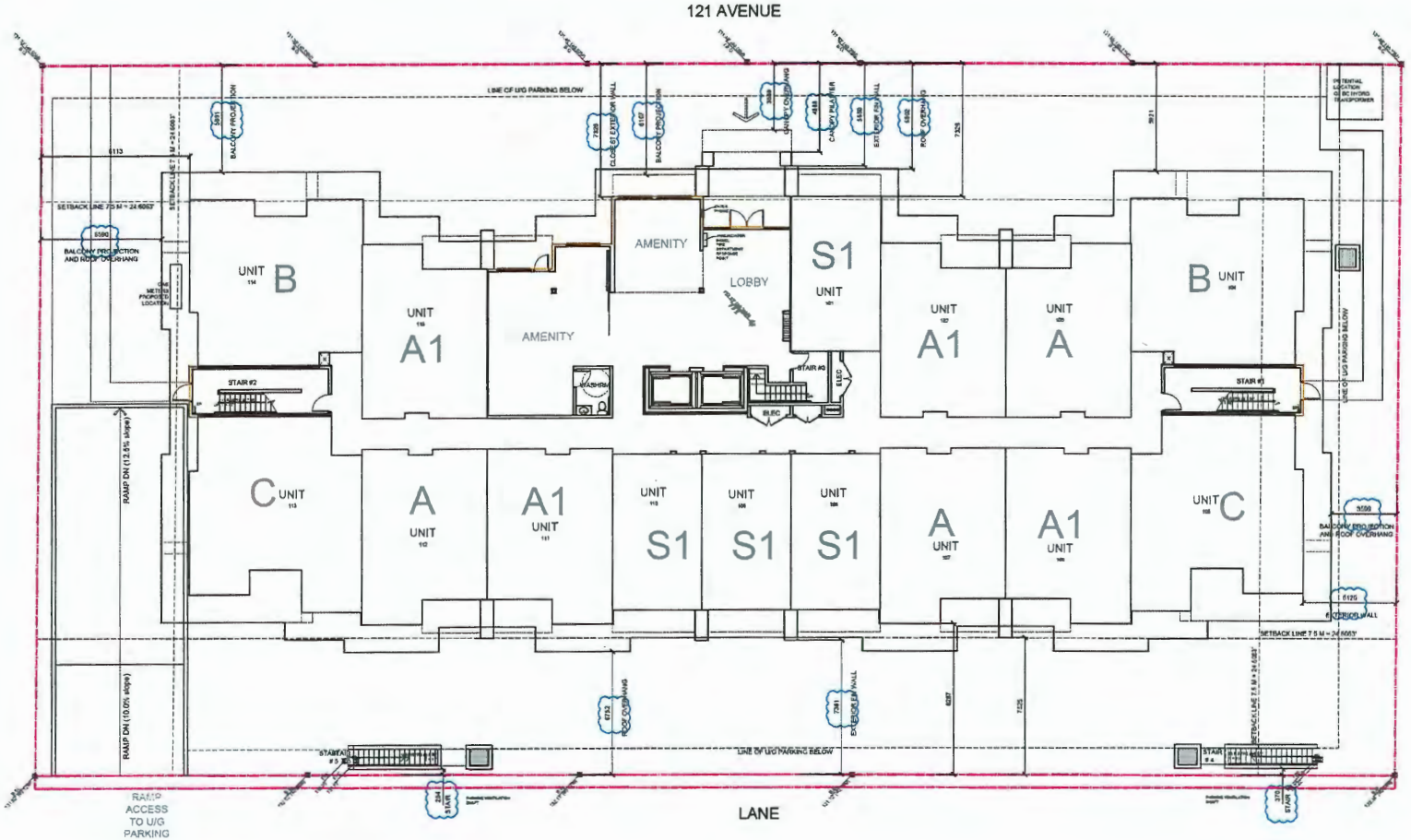
PROJECT
EDGE 4 CONDOMINIUMS
22582, 22586, 22590, 22606 & 22610 121st AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE
SITE PLAN

DRAWING NO.
A-1.01

PROJECT NO.:	2101.00
DRAWN:	SCALE: 1:200
CHECKED: MGZ/ LZ	DATE: JUN 30 2021

DP RESUBMISSION - JUNE 27 2023



VARIANCE SUMMARY:

1 - PARKING VARIANCES:

Required parking:
86 spaces + 9 visitors' spaces
10.0% small car spaces
Proposed parking:
66 spaces + 9 visitors' spaces
25% small car spaces

2 - SETBACK VARIANCES

Yard setback variances requested of the East and North property lines.

Covered parking exit stairs require setback variances at North and South property lines.

CIRCLED DIMENSION INDICATES SETBACK VARIANCE

ISSUE	DESCRIPTION	DATE
0	DP RESUBMISSION	JUNE 27 2023
4	DP RESUBMISSION	MAY 31 2023
3	ADP APPLICATION	MAR 23 2023
2	RZ/SP/DP APPLICATION	OCT 02 2022
1	REZONING APPLICATION	NOV 01 2021

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SEAL

CLIENT: MacLEAN HOMES

PROJECT: EDGE 4 CONDOMINIUMS

22582, 22588, 22590, 22600 & 22610 121st AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE: SUMMARY OF VARIANCES

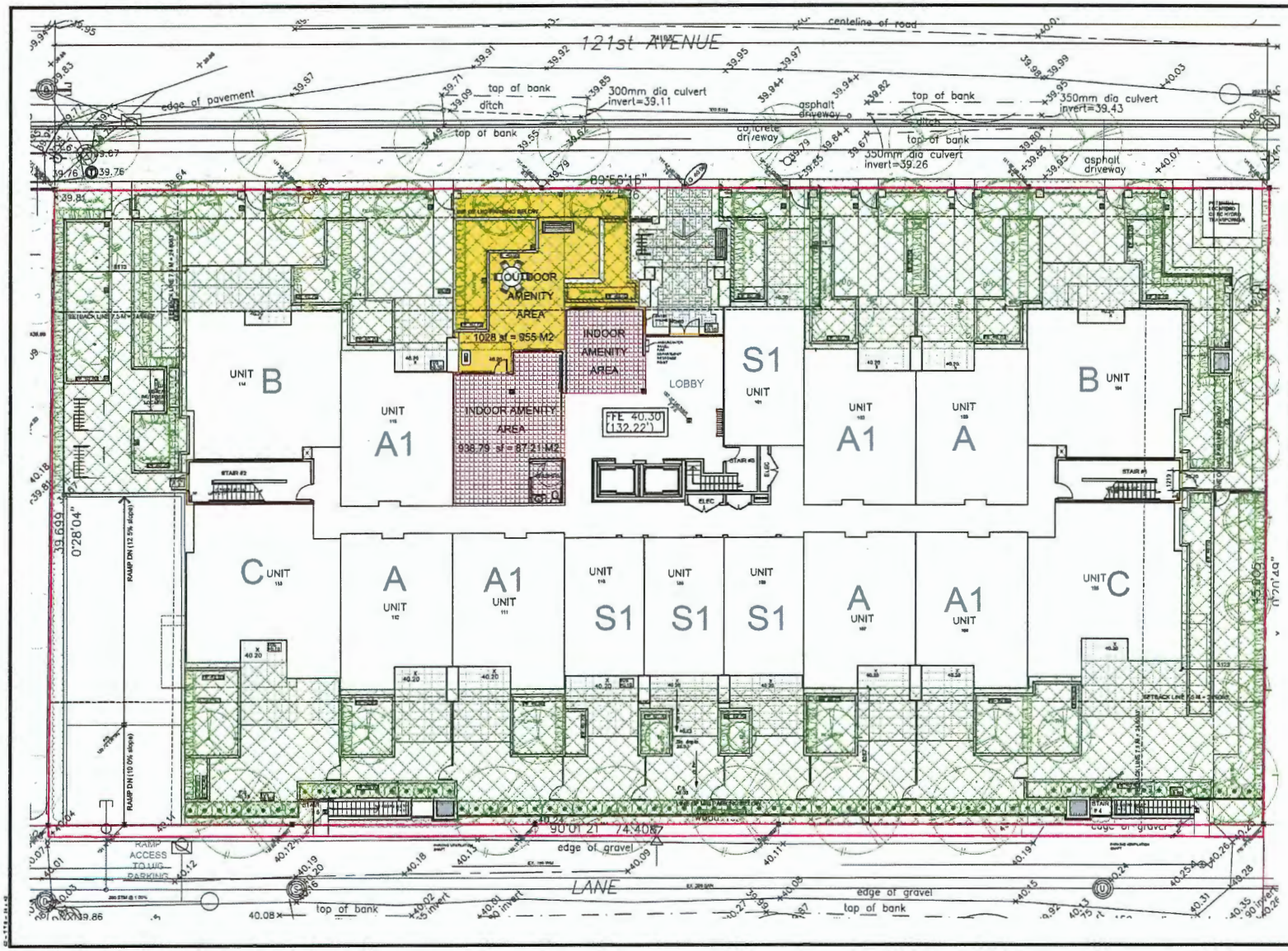
DRAWING NO.: A-1.02

PROJECT NO.: 2101.00

DRAWN: | SCALE: 1:100

CHECKED: MGZ/ LZ | DATE: JUN 30 2021

DP RESUBMISSION - JUNE 27 2023



COMMON OPEN AREA:
AREA LOT : 31263.2606 sq ft = 2,904.35 M2 (after dedication)
30 % UOS REQ : 871.30 M2
UOS PROVIDED : 14881.9274 sq ft = 1382.09 M2 = 48.89 %

PRIVATE OUTDOOR AREA
REQUIRED: 4.0 M2 PER UNIT
POA PROVIDED VARIES: 5.07 M2 BALCONIES ARE PROPOSED FOR STUDIO UNITS AND LARGER BALCONIES FOR THE OTHER SUITE TYPES.
REFER TO PAGE A-5.01, LARGE SCALE SUITE DRAWINGS FOR DETAIL OF BALCONY AREAS.
(GROUND FLOOR SUITES HAVE LARGER PATIOS AND PLANTED AREAS, REFER TO LANDSCAPE ARCHITECT DRAWINGS.

OUTDOOR AMENITY AREA
REQUIRED:
1 M2 PER UNIT X 87 UNITS = 87 M2
OAA PROVIDED : 95.54 M2

INDOOR AMENITY AREA
REQUIRED:
1 M2 PER UNIT X 87 UNITS = 87 M2
IAA PROVIDED : 87.21 M2

ISSUE	DESCRIPTION	DATE
5	DP RESUBMISSION	JUNE 27 2023
4	DP RESUBMISSION	MAY 31 2023
3	ADP APPLICATION	MAR 23 2023
2	RZ/DP/DP APPLICATION	OCT 31 2022
1	RZ/DP/DVP APPLICATION	AUG 31 2021

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SEAL:
REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

CLIENT:
MacLEAN HOMES

PROJECT:
EDGE 4 CONDOMINIUMS

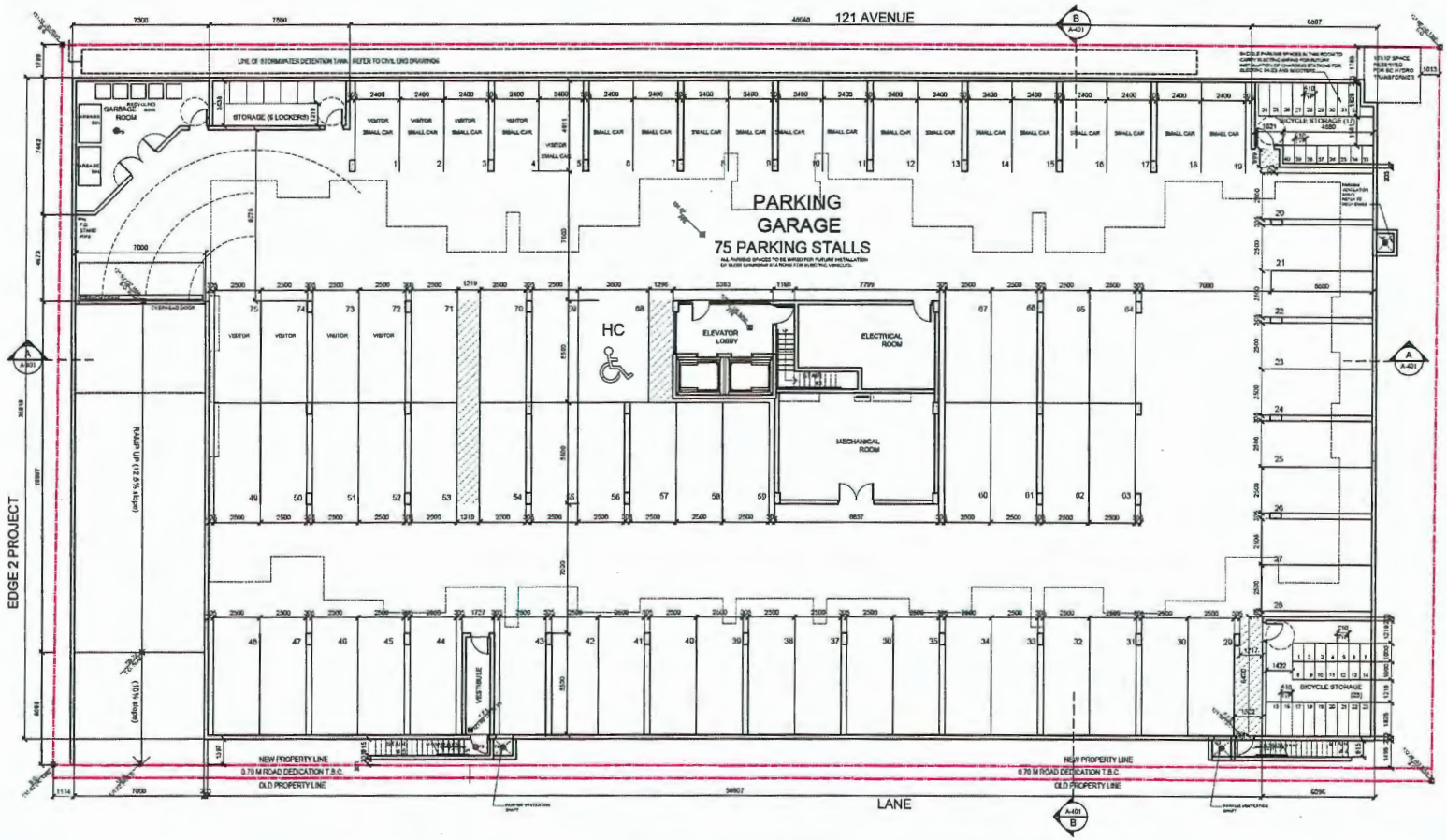
22582, 22588, 22596, 22606 & 22610 121st AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE:
COMMON OPEN AREA
OUTDOOR AMENITY AREA
INDOOR AMENITY AREA

DRAWING NO.:
A-1.03

PROJECT NO.: 2101.00
DRAWN:
SCALE: 1:100
CHECKED: MGZ/ LZ
DATE: JUN 30 2021

DP RESUBMISSION - JUNE 27 2023



DP RESUBMISSION - JUNE 27 2023

ISSUE	DESCRIPTION	DATE
6	DP RESUBMISSION	JUNE 27 2023
4	DP RESUBMISSION	MAY 31 2023
3	ADP APPLICATION	MAR 23 2023
2	RZ / S / P / DP APPLICATION	OCT 03 2022
1	REZONING APPLICATION	AUG 31 2021

GARCIA ZUNINO ARCHITECTS INC.
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SEAL:

REGISTERED ARCHITECT — BRITISH COLUMBIA

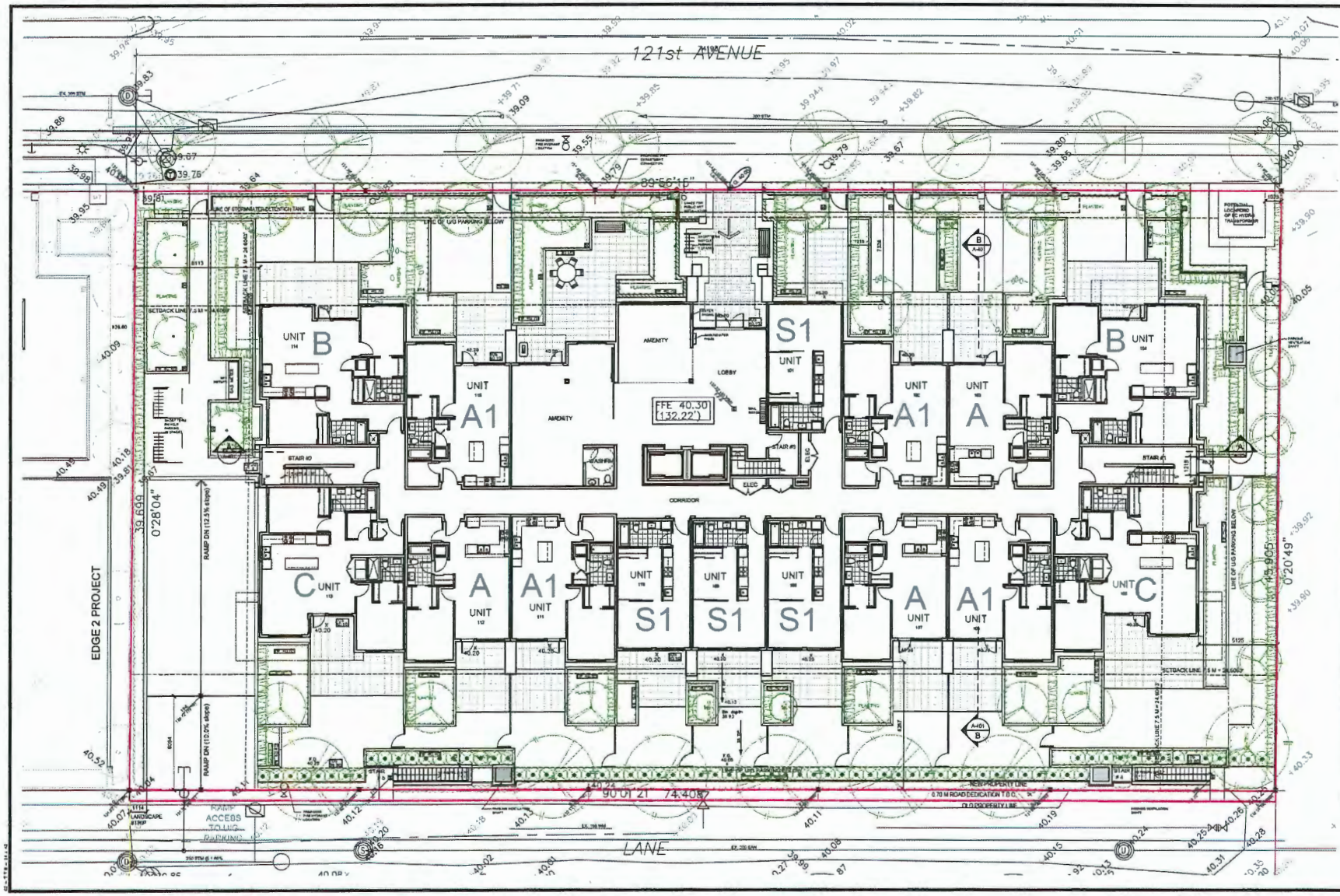
CLIENT:
MacLEAN HOMES

PROJECT:
EDGE 4 CONDOMINIUMS
22582, 22588, 22596, 22606 & 22610 121st AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE:
PARKING LEVEL PLAN

DRAWING NO.:
A-2.01

PROJECT NO.:	2101.00
DRAWN:	SCALE: 1:100
CHECKED: MGZ / LZ	DATE: JUN 30 2021



GENERAL NOTES:

1. EXISTING MAJOR INFORMATION, PROPERTY LINES AND SITE BOUNDARIES TAKEN FROM SURVEY DRAWING PREPARED BY CAMERON LAND SURVEYING LTD. DATED FEBRUARY 14, 2021.
2. GRADE AND DIMENSIONS ARE SHOWN IN METRIC (M), CONVERSION TO FEET (0.3048 EQUALS 1 FOOT) AS REQUIRED.
3. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ALL PATIOS, GRADING, PAVING AND LANDSCAPE DETAILS.
4. THE APPLICABLE CODE FOR THIS PROJECT IS THE 2014 BC BUILDING CODE.

PARKING NOTES:

1. THE COLOUR OF THE PARKING STRUCTURE, AND BICYCLE PARKING SHALL BE IN ACCORDANCE WITH THE CONFIGURATION OF THE DISTRICT OF MAPLE RIDGE BY-LAW NO. 4035-1990 AND SUBSEQUENT AMENDING BY-LAWS.
2. UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED.
3. PROVIDE FIRE PROTECTION FOR ALL MECHANICAL SERVICES LESS THAN 6' ABOVE THE FINISHED FLOOR LEVEL ALONG THE DRIVE AISLES OR ADJACENT TO PARKING STALLS.
4. MINIMUM 2.1 M MIN VERTICAL CLEARANCE.
5. CRACK CONTROL JOINTS MUST BE PROVIDED IN ALL THE RELEGATING WALLS AT THE GREATER THAN 15 FT O.C.
6. A WATERPROOF MEMBRANE MUST BE INSTALLED BETWEEN THE STAIRS AND THE FOUNDATION WALL ON THE EXTERIOR PARKADE STAIRS.
7. ALL UNDERGROUND PARKING AREAS WIRED FOR FUTURE INSTALLATION OF SLOW CHARGING STATIONS FOR ELECTRIC VEHICLES.

ARCHITECTURAL NOTES & DETAILS:

REFER TO A-4.01, LARGE SCALE SUITE DRAWINGS, ROY DIMENSIONS, DETAILS AND INTERIOR PARTITION APPLICATION.

UNITS DESIGNED FOR FORCED AIR HEATING WITH DUCTED AIR CONDITIONING

FIRE DEPARTMENT REQUIREMENTS:

Fire Department Access

Fire Department Connection

Key Boxes

LEGEND:

- SHADING PROTECTED WINDOWS
- CONCRETE WALL
- CONCRETE BLOCK WALL
- EXTENT OF BRICK REVEAL OR LIP OF SUSPENDED SLAB
- BUILDING SERVICES (ie. HYDRO CAN, EARRING OR DRAINAGE)
- WALL ASSEMBLY TAG
- FLOOR ASSEMBLY TAG
- ROOF ASSEMBLY TAG
- HOOD NUMBER
- DOOR TAG
- WINDOW TAG
- FD FLOOR DRAIN
- CB CATCH BASIN
- RD ROOF DRAIN
- RWL RAIN WATER LEADER
- SPLASH PAD

ADDRESS POST ASSIGNMENT/MARKING:

Provide 3" H. metal reflective numbers/letters and directional arrows on the building identification sign. Letters must contrast with background.

The entire civic address must be visible from both directions of approach. Where the address is not visible, additional numbers shall be required.

Note: the sub building must be to the approved reflective metal version of the street address numbers.

ISSUE	DESCRIPTION	DATE
5	DP RESUBMISSION	JUNE 27 2023
4	DP RESUBMISSION	MAY 31 2023
3	ADP APPLICATION	MAR 23 2023
2	RZ / D / P / DP APPLICATION	OCT 02 2022
1	REZONING APPLICATION	AUG 01 2021

GARCIA ZUNINO ARCHITECTS INC.
682 EAST WINDSOR RD.
NORTH VANCOUVER B.C.
CANADA V7N 1K7
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WEB: gzarchitects.com

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SEAL:

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

CLIENT:
MacLEAN HOMES

PROJECT:
EDGE 4 CONDOMINIUMS

22582, 22588, 22606, 22606 & 22610 121st AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE:
FIRST FLOOR LEVEL PLAN

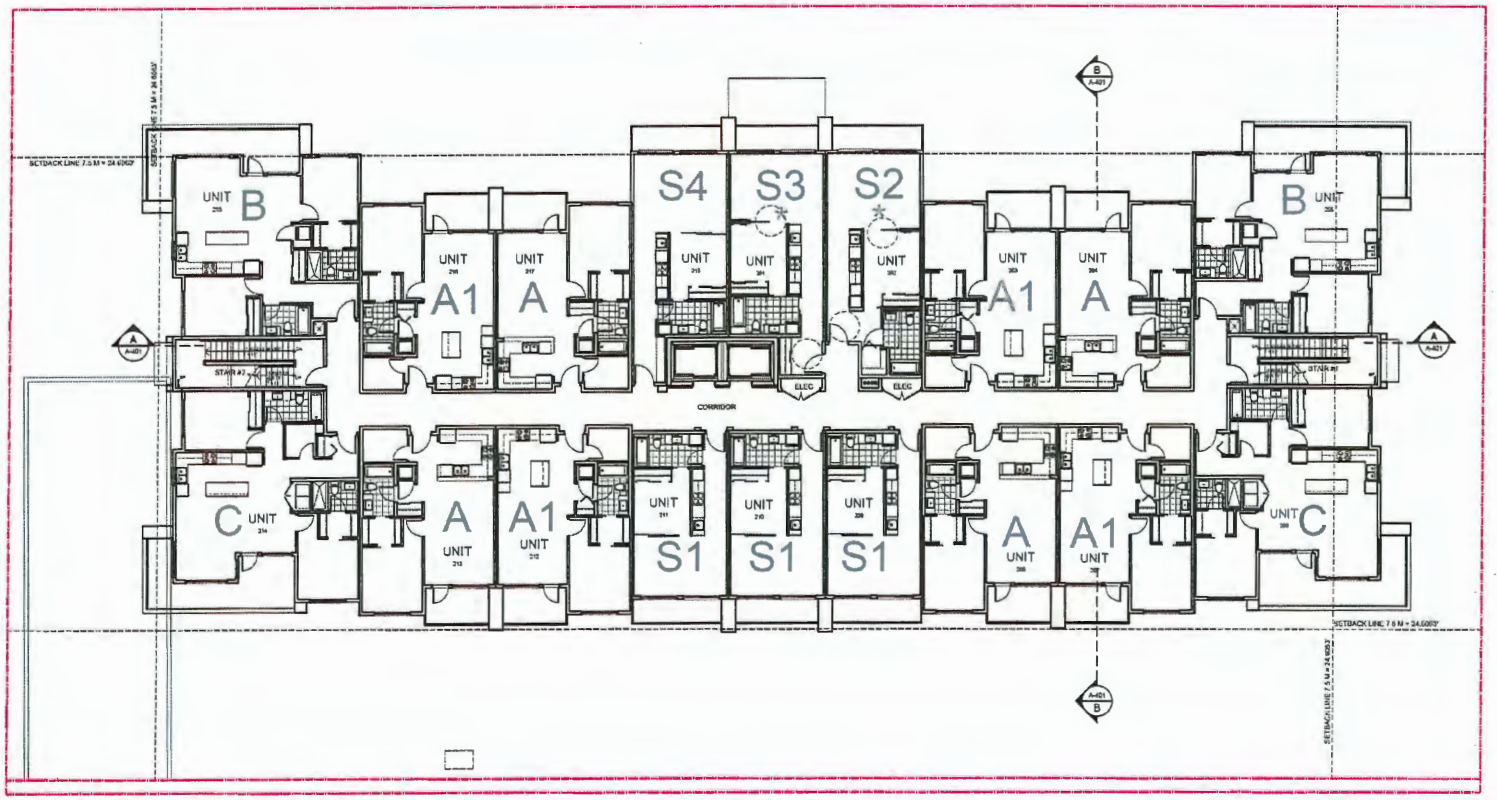
DRAWING NO.:
A-2.02

PROJECT NO.: 2101.00

DRAWN: | SCALE: 1:100

CHECKED: MGZ / LZ | DATE: JUN 30 2021

DP RESUBMISSION - JUNE 27 2023



GENERAL NOTES:

1. EXISTING SPACE INFORMATION, PROPERTY LINES AND SITE BOUNDARIES TAKEN FROM SURVEY DRAWING PREPARED BY SAMSTON LAND SURVEYING LTD. DATED FEBRUARY 14, 2021.

2. GRADE AND ELEVATIONS ARE SHOWN IN METRIC (M). CONVERSION TO FEET (0.0') IS SHOWN AS REQUIRED.

3. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR (E.G.) FIXTURE, GRADING, FENCING AND LANDSCAPE DETAILS.

4. THE APPLICABLE CODE FOR THIS PROJECT IS THE 2014 BC BUILDING CODE.

PARKING NOTES:

1. THE DESIGN OF THE PARKING STRUCTURE, AND ON-SITE PARKING SHALL BE IN ACCORDANCE WITH THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE BY-LAW NO. 4350 - 1990 AND SUBSEQUENT AMENDING BYLAWS.

2. UNDERGROUND PARKING IS TO BE MECHANICALLY VENTILATED.

3. PROVIDE PIPE PROTECTION FOR ALL MECHANICAL SERVICES LESS THAN 4' ABOVE THE FINISHED FLOOR LEVEL ALONG THE ENTIRE WALL OR HEADROOM TO PARKING STALLS.

4. MINIMUM 2.1 M MIN VERTICAL CLEARANCE.

5. CRACK CONTROL JOINTS MUST BE PROVIDED IN ALL TWO FOUNDATION WALLS AT 9M GREATER THAN 16 FT O.C.

6. A WATERPROOF MEMBRANE MUST BE INSTALLED BETWEEN THE STAINS AND THE FOUNDATION WALL ON THE EXTERIOR PARKADE STAIRS.

7. ALL UNDERGROUND PARKING SHOULD BE WIRED FOR FUTURE INSTALLATION OF LEVEL 2 CHARGING STATIONS FOR ELECTRIC VEHICLES.

RESIDENTIAL UNIT NOTES & DETAILS:

REFER TO A-021, LARGE SCALE SUITE DRAWINGS, FOR DIMENSIONS, DETAILS, AND KITCHEN PARTITION SPECIFICATION.

UNITS DESIGNED AND BUILT WITH ADAPTABLE FEATURES

PERMIT REQUIREMENTS:

Fire Department Access

- One gas valve is required. Hook from a Knox Key Vault. Mandatory as where THE where. Directions stated A(2.1)
- Fire department hose box (standpipe, master A(2.1) to be provided in the fire access panel and cabinet
- Three (3) numbers are to appear legal Suite for all existing Unit No. at exit, entrance & parking Numbers, which shall to be supplied for Unit No.
- Units No. 2 only (which provide for future Keys on only detailed Note)
- Units Complete: 1021 W. Boat Valley Road Phoenix, AZ 85027 Telephone: (623) 465-2346 Fax: (623) 465-2347 Hours of Operation: Mon-Fri 8AM - Lunch for the position 9 AM - Lunch - NO PARKING

Fire Department Connection

- Fire Department connection to Fire Department Connection for Condominium to be connected prior to Occupancy.
- Sprinkler piping and installed to be to condition of fitting the way, as shown, or stated. Fitting is NOT to be a [illegible] manufacturer.
- Sprinkler system shall be designed and installed by a licensed engineer.
- Sprinkler system shall be designed to [illegible] shown through ground clearance as varied of site.
- Also other remarks from the building have also away from any automotive light standard, utility area, standard [illegible]
- The fire department connection will not be required to have necessary or given to anyone, application. Landscaping plans and locations with no use or visibility.

LEGEND:

- SPRINKLER PIPE / SETTER WINDOWS
- CONCRETE WALL
- CONCRETE BLOCK WALL
- EXTENT OF SPRAY ASSOCIATION VIA OF SUSPENDED SLAB
- BUILDING SERVICES (NOT ANGLE CAUL SHOWING BR DRAWINGS)
- WALL ASSEMBLY TAG
- FLOOR ASSEMBLY TAG
- ROOF ASSEMBLY TAG
- DOOR TAG
- WINDOW TAG
- FLOOR DRAIN
- CATCH BASIN
- ROOF DRAIN

ISSUE	DESCRIPTION	DATE
5	DP RESUBMISSION	JUNE 27 2023
4	DP RESUBMISSION	MAY 31 2023
3	ADP APPLICATION	MAR 23 2023
2	RZ / D P / DP APPLICATION	OCT 02 2022
1	PRELIMINARY APPLICATION	AUG 04 2021

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NORTH VANCOUVER B.C.
CANADA V7N 1K7
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SEAL

REGISTERED ARCHITECT MICHAEL GARCIA ZUNINO PROVINCE OF BRITISH COLUMBIA

CLIENT
MacLEAN HOMES

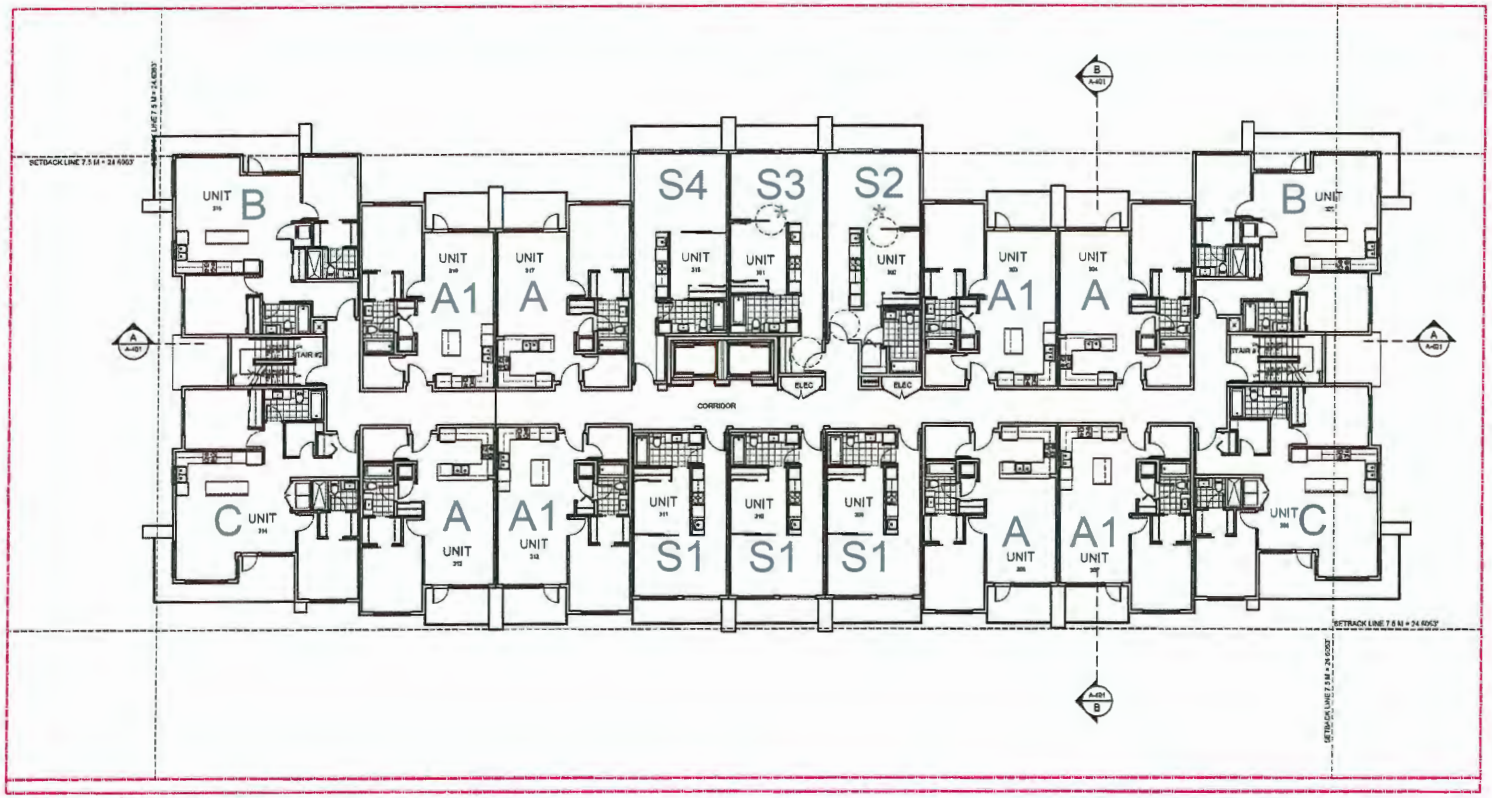
PROJECT
EDGE 4 CONDOMINIUMS
22580, 22588, 22590, 22600 & 22610 121st AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE
SECOND FLOOR LEVEL PLAN

DRAWING NO.
A-2.03

PROJECT NO.:	2101.00
DRAWN:	SCALE: 1:100
CHECKED: MGZ/ LZ	DATE: JUN 30 2021

DP RESUBMISSION - JUNE 27 2023



GENERAL NOTES

1. EXISTING IMAGE INFORMATION, PROPERTY LINES AND SITE BOUNDARIES ARE FROM SURVEY DRAWING PREPARED BY DAVID STALEY SURVEYING LTD. DATED FEBRUARY 14, 2021

2. GRADE AND DIMENSIONS ARE SHOWN IN METRIC (M). CONVERSION TO FEET (F-T-I) IS SHOWN AS REQUIRED

4. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ELEVATIONS, GRADING, PAVING AND LANDSCAPE DETAILS

5. THE APPLICABLE CODE FOR THIS PROJECT IS THE 2018 BC BUILDING CODE.

ZONING NOTES

1. THE DESIGN OF THE PARKING STRUCTURE, INCLUDING PARKING STALL DIMENSIONS, SHALL COMPLY WITH PART 6 OF THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE ZONING BY-LAW NO. 4035 - 1985 AND SUBSEQUENT AMENDING BY-LAWS.

2. UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED

3. PROVIDE FIRE PROTECTION FOR ALL MECHANICAL SERVICES LESS THAN 4' ABOVE THE FINISHED FLOOR LEVEL ALONG THE DRIVE AISLES OR ADJACENT TO PARKING STALLS.

4. MINIMUM 2.1 M Min VERTICAL CLEARANCE

5. CRACK CONTROL JOINTS MUST BE PROVIDED IN ALL TILT POURED WALL PANELS AT NO GREATER THAN 10 FT (3.0).

6. A WATERPROOF MEMBRANE MUST BE INSTALLED BETWEEN THE STAIRS AND THE FOUNDATION WALL ON THE EXTERIOR PARKADE STAIRS

7. ALL UNDERGROUND PARKING SHOULD BE WIRED FOR FUTURE INSTALLATION OF LEVEL 2 CHARGING STATIONS FOR ELECTRIC VEHICLES

RESIDENTIAL UNIT NOTES & LEGEND

REFER TO A-621 LARGE SCALE SUITE DRAWINGS FOR DOOR/WINDOW DETAILS AND KITCHEN PARTITION CONFIGURATION.

FIRE DEPARTMENT REQUIREMENTS

Fire Department Access

Fire Department Connection

LEGEND

	SPRINKLER PROTECTED SPACE
	CONCRETE WALL
	CONCRETE BLOCK WALL
	400 MM (16") SPRAY FOAM INSULATION C/W 1/2" SUSPENDED SLAB
	BUILDING ENVELOPE (ALL ABOVE CIVIL DRAWINGS DIMENSIONS)
	WALL ASSEMBLY TAG
	FLOOR ASSEMBLY TAG
	ROOF ASSEMBLY TAG
	DOOR NUMBER
	DOOR TAG
	WINDOW TAG
	FLOOR DRAIN
	CATCH BASIN
	ROOF DRAIN

ISSUE	DESCRIPTION	DATE
5	DP RESUBMISSION	JUNE 27 2023
4	DP RESUBMISSION	MAY 10 2022
3	ADP APPLICATION	MAR 22 2022
2	RZ / DVP / DP APPLICATION	OCT 05 2021
1	REZONING APPLICATION	AUG 02 2021

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SEAL

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

CLIENT
MacLEAN HOMES

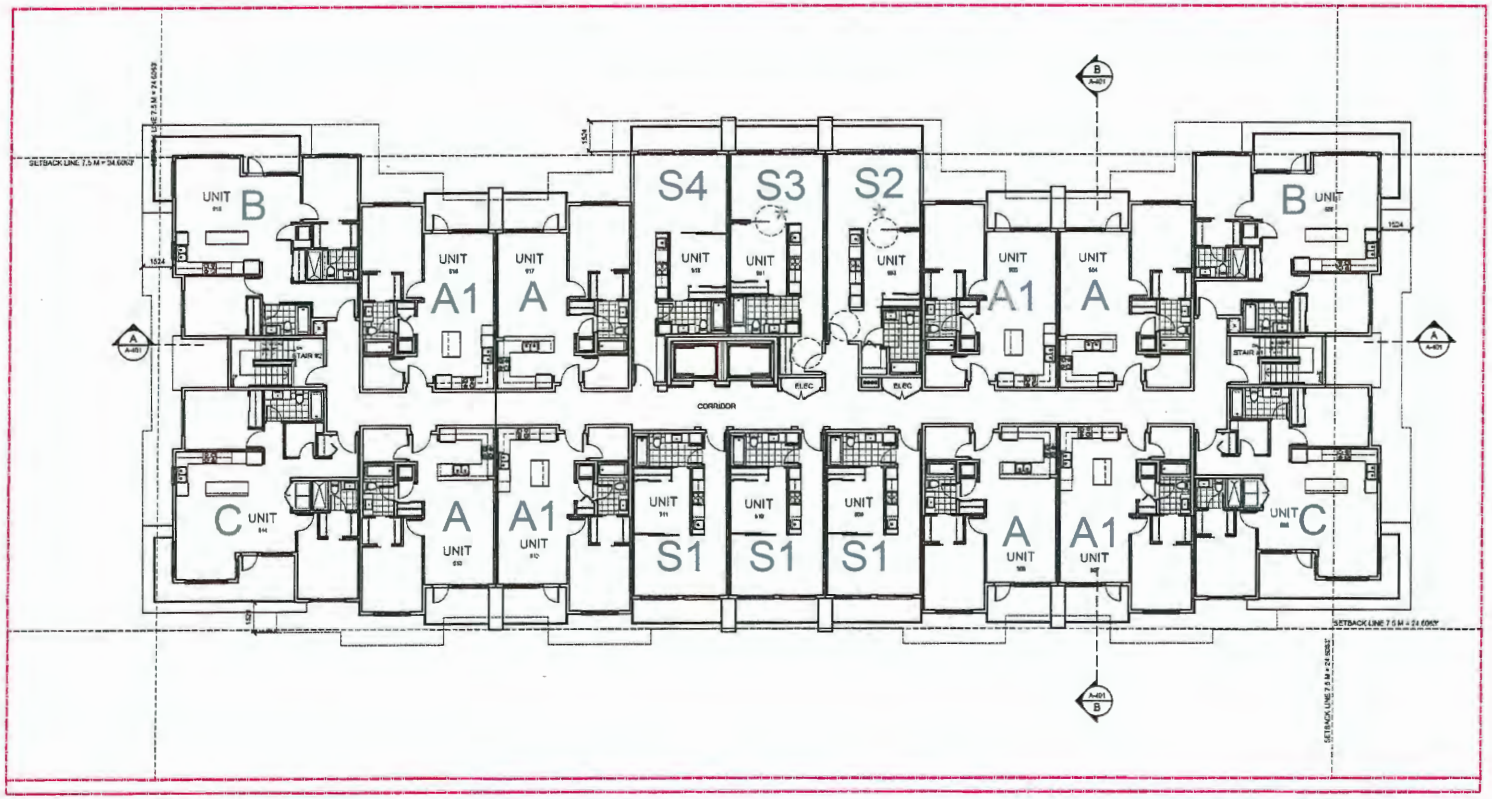
PROJECT
EDGE 4 CONDOMINIUMS
22583, 22588, 22686, 22606 & 22610 121st AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE
3RD & 4TH FLOOR LEVEL PLAN

DRAWING NO.
A-2.04

PROJECT NO.: 2101.00
DRAWN: SCALE: 1:100
CHECKED: MGZ/ LZ DATE: JUN 30 2021

DP RESUBMISSION - JUNE 27 2023



LEGEND

	SPRINKLER PROTECTED BRANCHES
	CONCRETE WALL
	CONCRETE BLOCK WALL
	EXTENT OF SPRAY APPLIED NFPA 285 INSULATION ON UNDERSIDE OF SUSPENDED SLAB
	BUILDING ENVELOPE (ALL OPENINGS CAULK, GASKET OR WEATHERSTRIP)
	WALL ASSEMBLY TAG
	FLOOR ASSEMBLY TAG
	ROOF ASSEMBLY TAG
P.#	ROOM NUMBER
	DOOR TAG
	WINDOW TAG
	FLOOR DRAIN
	DECK DRAIN
	ROOF DRAIN

5	DP RESUBMISSION	APR 27 2023
4	DP RESUBMISSION	MAY 30 2023
3	407 APPLICATION	MAR 23 2023
2	521/519 / DP APPLICATION	OCT 10 - 2022
1	RZ/DP/BP/SA APPLICATION	JUL 01 - 2021
ISSUE	DESCRIPTION	DATE

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SEAL

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

CLIENT
MacLEAN HOMES

PROJECT
EDGE 4 CONDOMINIUMS
22580, 22588, 22640, 22650 & 22810 121st AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE
FIFTH FLOOR LEVEL PLAN

DRAWING NO.
A-2.05

PROJECT NO.: 2101.00
DRAWN:
SCALE: 1:100
CHECKED: MGZ/ LZ
DATE: JUN 30 2021

DP RESUBMISSION - JUNE 27 2023

WEST ELEVATION

FINISH SCHEDULE:

1. BRICK VENEER ACCENTS:
   BRICK WHITE; THIN BRICK SERIES
   COLOR: CAMBRIA
2. FIN WALLS / ROOF FASCIA
   PANEL BOARD CLADDING ON METAL EASY TRIM OF MATCHING COLOR:
   HARDIE PANEL
   TEXTURE: SMOOTH
   COLOR: ARCTIC WHITE
3. PANEL BOARD CLADDING ON METAL EASY TRIM OF MATCHING COLOR:
   HARDIE PANEL
   TEXTURE: SMOOTH
   COLOR: IRON GRAY
4. HORIZONTAL SIDING
   HARDIPLANK LAP SIDING 10 3/4" EXPOSURE
   TEXTURE: SMOOTH
   COLOR: GRAY SLATE
5. HORIZONTAL SIDING
   HARDIPLANK LAP SIDING 10 3/4" EXPOSURE
   TEXTURE: SMOOTH
   COLOR: LIGHT MIST
6. HORIZONTAL SIDING
   HARDIPLANK LAP SIDING 10 3/4" EXPOSURE
   TEXTURE: SMOOTH
   COLOR: JAMES HARDIE DREAM COLLECTION
   RUSTIC RANCH
7. FASCIA AND TRIM BOARDS
   HARDIE TRIM COLOR: IRON GRAY
   OR PAINTED COLOR: BM 2121-10 GRAY
8. ENTRANCE CANOPY / PORTICO
   HIGH GLOSS METAL PANEL
   COLOR: BM - CW 336 KINTA RED
9. GUARDS / HANDRAILS:
   ALUMINUM PICKETS OR GLAZING
   POWDER COATED ALUMINUM
   COLOR: BLACK
10. VINYL FRAME WINDOWS:
    COLOR: BLACK
11. BUILDING LOBBY WINDOW FRAMES:
    ALUMINUM STOREFRONT
    COLOR: BLACK ANODIZED
12. EXTERIOR SOFFITS IN FIRE SHALLS ARE:
    ARCTIC WHITE COLOR CLADDING
    ALUMINUM SOFFIT NAYCAN COLOR WOLF WHITE (W1)
13. EXTERIOR SOFFITS IN SOME BALCONIES:
    ALUMINUM SOFFIT NAYCAN COLORS
    PEARL GRAY(G1)
    CHARCOAL (A9)
    GRANITE
    BLACK (S1)

NORTH ELEVATION

DP RESUBMISSION - JUNE 27 2023

#		
4	DP RESUBMISSION	JUNE 27 2023
3	DP RESUBMISSION	MAY 23 2023
2	ADP APPLICATION	MAR 23 2023
1	12/13 P/ DP APPLICATION	OCT 06 2022
0	REZONING APPLICATION	NOV 01 2021
ISSUE	DESCRIPTION	DATE

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SEAL:

REGISTERED ARCHITECT · BRIAN LUI · BRITISH COLUMBIA

CLIENT:
MacLEAN HOMES

PROJECT:
EDGE 4 CONDOMINIUMS
22582, 22588, 22596, 22606 & 22610 12TH AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE:
BLDG ELEVATIONS WEST AND NORTH

DRAWING NO.:
A-3.01

PROJECT NO.:	2101.00
DRAWN:	SCALE: 1:100
CHECKED: MGZ/ LZ	DATE: JUN 30 2021

EAST ELEVATION

FINISH SCHEDULE:

1. BRICK VENEER ACCENTS:
   BROOK WHITE THIN BRICK SERIES
   COLOR: CAMBRIA
2. FIN WALLS / ROOF FASCIA:
   PANEL BOARD CLADDING ON METAL EASY TRIM OF MATCHING COLOR:
   HARDIE PANEL
   TEXTURE: SMOOTH
   COLOR: ARCTIC WHITE
3. PANEL BOARD CLADDING ON METAL EASY TRIM OF MATCHING COLOR:
   HARDIE PANEL
   TEXTURE: SMOOTH
   COLOR: IRON GRAY
4. HORIZONTAL SIDING
   HARDIPLANK LAP SIDING 10 3/4" EXPOSURE
   TEXTURE: SMOOTH
   COLOR: GRAY SLATE
5. HORIZONTAL SIDING
   HARDIPLANK LAP SIDING 10 3/4" EXPOSURE
   TEXTURE: SMOOTH
   COLOR: LIGHT MIST
6. HORIZONTAL SIDING
   HARDIPLANK LAP SIDING 10 3/4" EXPOSURE
   TEXTURE: SMOOTH
   COLOR: JAMES HARDIE DREAM COLLECTION RUSTIC RANCH
7. FASCIA AND TRIM BOARDS
   HARDIE TRIM COLOR IRON GRAY
   OR PAINTED COLOR: BM 2125-10 GRAY
8. ENTRANCE CANOPY / PORTICO
   HIGH GLOSS METAL PANEL
   COLOR: BM - CW 235 KING'S RED
9. GUARDS / HANDRAILS:
   ALUMINUM PICKETS OR GLAZING
   POWDER COATED ALUMINUM
   COLOR: BLACK
10. VINYL FRAME WINDOWS:
    COLOR: BLACK
11. BUILDING LOBBY WINDOW FRAMES:
    ALUMINUM STOREFRONT
    COLOR BLACK ANODIZED
12. EXTERIOR SOFFITS WHERE WALLS ARE:
    ARCTIC WHITE COLOR CLADDING
    ALUMINUM SOFFIT NAYCAN COLOR WOLF WHITE (W1)
13. EXTERIOR SOFFITS IN BOWE BALCONIES:
    ALUMINUM SOFFIT NAYCAN COLORS
    PEARL GRAY(W1)
    CHARCOAL (W)
    GRANITE
    BLACK (N1)

SOUTH ELEVATION

ISSUE	DESCRIPTION	DATE
5	DP RESUBMISSION	APR 27 2023
4	DP RESUBMISSION	MAY 31 2023
3	ADP APPLICATION	MAR 23 2023
2	1ST DP P/GP APPLICATION	OCT 12 -2022
1	REZONING APPLICATION	JUL 12 -2021

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SEAL:

CLIENT:
MacLEAN HOMES

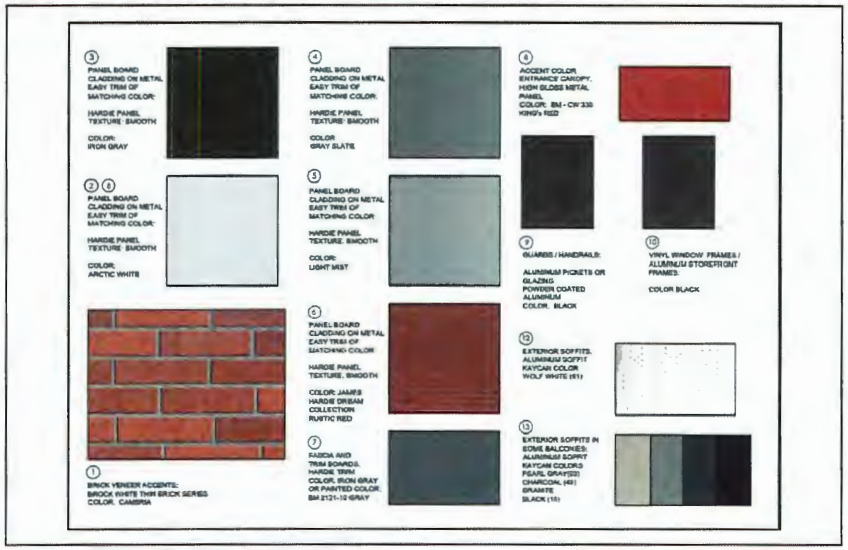
PROJECT:
EDGE 4 CONDOMINIUMS
22582, 22588, 22646, 22656 & 22610 12TH AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE:
BLDG ELEVATIONS EAST AND SOUTH

DRAWING NO.:
A-3.02

PROJECT NO.: 2101.00
DRAWN:
SCALE: 1:100
CHECKED: MGZ/ LZ
DATE: JUN 30 2021

DP RESUBMISSION - JUNE 27 2023



PARTIAL NORTH ELEVATION

FINISH SCHEDULE:

1. BRICK VENEER ACCENTS: BROOK WHITE THIN BRICK SERIES COLOR: CAMBRIA
2. FIN WALLS / ROOF FASCIA PANEL BOARD CLADDING ON METAL EASY TRIM OF MATCHING COLOR: HARDIE PANEL TEXTURE: SMOOTH COLOR: ARCTIC WHITE
3. PANEL BOARD CLADDING ON METAL EASY TRIM OF MATCHING COLOR HARDIE PANEL TEXTURE: SMOOTH COLOR: IRON GRAY
4. HORIZONTAL SIDING HARDIPLANK LAP SIDING 10 3/4" EXPOSURE TEXTURE: SMOOTH COLOR: GRAY SLATE
5. HORIZONTAL SIDING HARDIPLANK LAP SIDING 10 3/4" EXPOSURE TEXTURE: SMOOTH COLOR: LIGHT MIST
6. HORIZONTAL SIDING HARDIPLANK LAP SIDING 10 3/4" EXPOSURE TEXTURE: SMOOTH COLOR: JAMES HARDIE DREAM COLLECTION - RUSTIC RANCH
7. FASCIA AND TRIM BOARDS HARDIE TRIM COLOR IRON GRAY OR PAINTED COLOR: BM 2121-10 GRAY
8. ENTRANCE CANOPY / PORTICO HIGH GLOSS METAL PANEL COLOR: SM - CW 330 KING's RED
9. GUARDS / HANDRAILS: ALUMINUM PICKETS OR GLAZING POWDER COATED ALUMINUM COLOR: BLACK
10. VINYL FRAME WINDOWS: COLOR: BLACK
11. BUILDING LOBBY WINDOW FRAMES: ALUMINUM STOREFRONT COLOR BLACK ANODIZED
12. EXTERIOR SOFFITS WHERE WALLS ARE: ARCTIC WHITE COLOR CLADDING, ALUMINUM SOFFIT KAYCAN COLOR WOLF WHITE (61)
13. EXTERIOR SOFFITS IN SOME BALCONIES: ALUMINUM SOFFIT KAYCAN COLORS PEARL GRAY(03) CHARCOAL (49) GRANITE BLACK (15)

DP RESUBMISSION - JUNE 27 2023

5	DP RESUBMISSION	JUNE 27 2023
4	DP RESUBMISSION	MAY 31 2022
3	ADP APPLICATION	MAR 23 2022
2	TC / DVP / DP APPLICATION	OCT 05 2021
1	PRELIMINARY APPLICATION	NOV 04 2021
ISSUE	DESCRIPTION	DATE

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SEAL

REGISTERED ARCHITECT — BRITISH COLUMBIA

CLIENT:
MacLEAN HOMES

PROJECT:
EDGE 4 CONDOMINIUMS

22582, 22588, 22649, 22606 & 22610 121st AVENUE, MAPLE RIDGE, B.C.

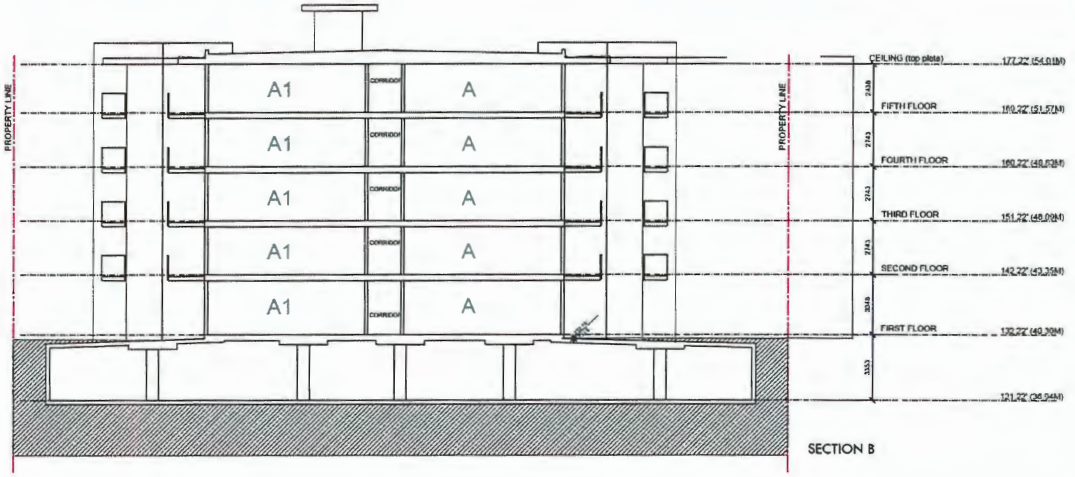
SHEET TITLE:
EXTERIOR COLORS AND MATERIALS

DRAWING NO.: A-3.03

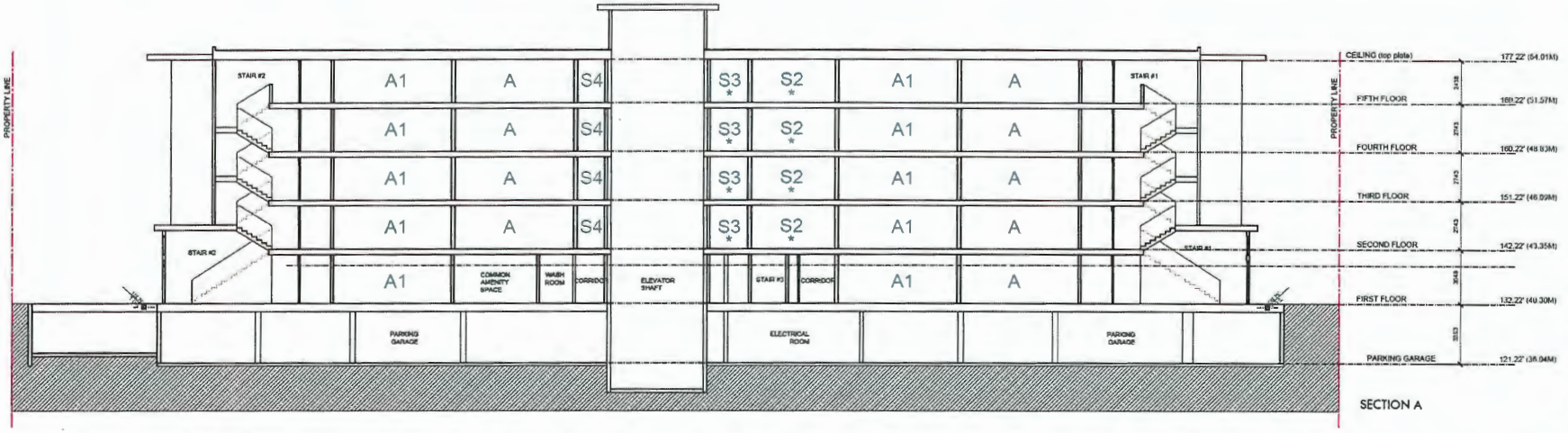
PROJECT NO.: 2101.00

DRAWN: | SCALE: NTS

CHECKED: MGZ/ LZ | DATE: JUN 30 2021



SECTION B



SECTION A

5	DP RESUBMISSION	APR 27 2023
4	DP RESUBMISSION	MAY 31 2022
3	ADP APPLICATION	MAR 23 2022
2	RZ / DVP / DP APPLICATION	OCT 01 2021
1	REZONING APPLICATION	NOV 01 2021
ISSUE	DESCRIPTION	DATE

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SEAL

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

CLIENT
MacLEAN HOMES

PROJECT
EDGE 4 CONDOMINIUMS

22582, 22588, 22596, 22606 & 22610 121st AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE
BUILDING SECTIONS

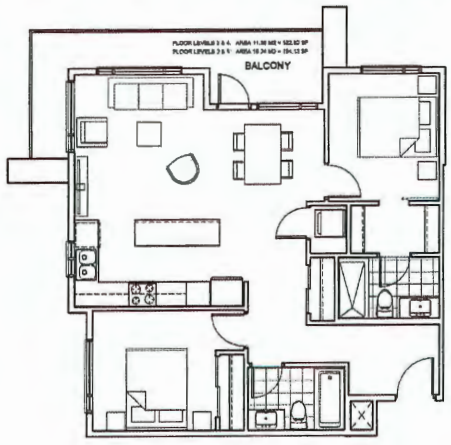
DRAWING NO.:
A-4.01

PROJECT NO.: 2101.00

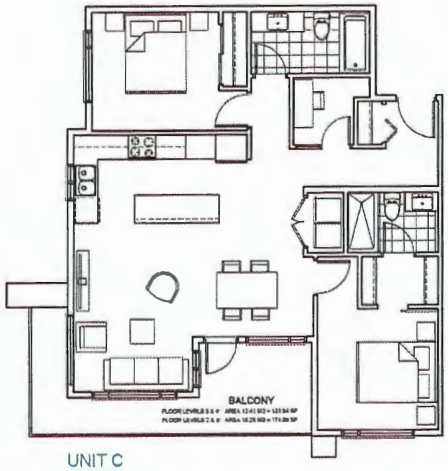
DRAWN: | SCALE: 1:100

CHECKED: MGZ/ LZ | DATE: JUN 30 2021

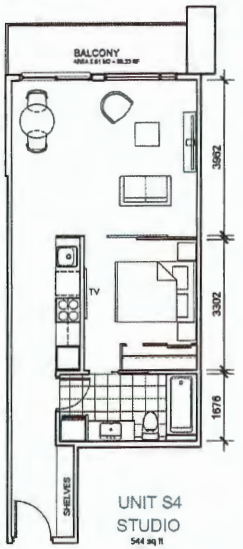
DP RESUBMISSION - JUNE 27 2023



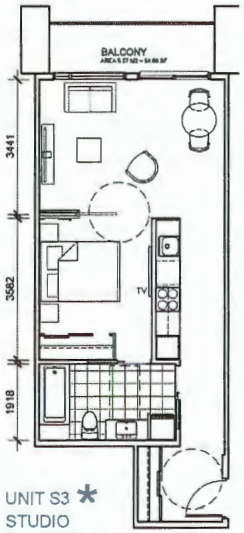
UNIT B
2 BR
878 sq ft
QTY = 10



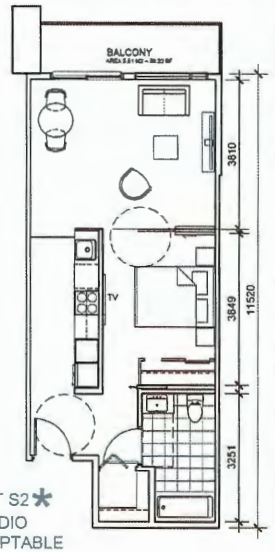
UNIT C
2 BR+
938 sq ft
QTY = 10



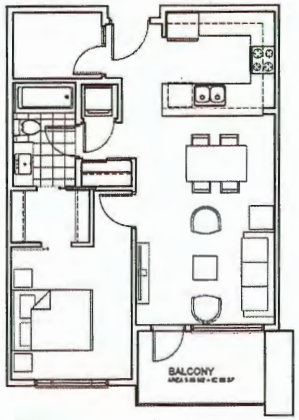
UNIT S4
STUDIO
544 sq ft
QTY = 4



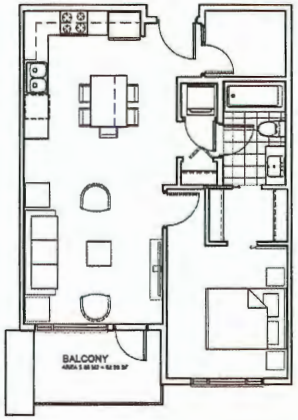
UNIT S3 *
STUDIO
ADAPTABLE
549 sq ft
QTY = 4



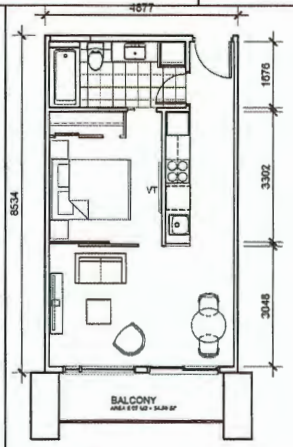
UNIT S2 *
STUDIO
ADAPTABLE
575 sq ft
QTY = 4



UNIT A
1 BR+
652 sq ft
QTY = 10



UNIT A1
1 BR+
652 sq ft
QTY = 20



UNIT S
STUDIO
448 sq ft
QTY = 18

BCBC 2018 3.8.5.
ADAPTABLE DWELLING UNITS

THE SUITES INDICATED WITH ✣
ARE DESIGNED PER BCBC 2018, SECTION 3.8.5.

BCBC 2018 - 3.8.5. ADAPTABLE DWELLING UNITS NOTES

3.8.5.4. ADAPTABLE DWELLING UNIT DOORWAYS

1) WITHIN AN ADAPTABLE DWELLING UNIT, DOORWAYS PROVIDING ACCESS TO AT LEAST ONE BATHROOM AND ONE BEDROOM SHALL HAVE A CLEAR OPENING WIDTH OF NOT LESS THAN 800 MM.

2) FLOOR SPACE ON BOTH SIDES OF THE BATHROOM AND BEDROOM DOORS REFERRED TO IN SENTENCE (1) SHALL CONFORM TO CLAUSE 3.3.1.13.(1)(b).

3.8.5.5 ADAPTABLE DWELLING UNIT BATHROOMS

1) THE BATHROOM REFERRED TO IN SENTENCE 3.8.5.4.(1) SHALL BE DESIGNED TO BE ADAPTABLE FOR USE BY PERSONS IN WHEELCHAIRS BY PROVIDING

a) A DIMENSION FROM THE FRONT EDGE OF THE TOILET TO THE FACING WALL OF NOT LESS THAN 800 MM,

b) A DIMENSION FROM THE FRONT FACE OF THE BATHTUB OR SHOWER TO THE CENTRE LINE OF THE TOILET NOT LESS THAN 810 MM, AND

c) A CLEAR FLOOR AREA IN FRONT OF THE LAVATORY NOT LESS THAN 760 MM WIDE BY 1 320 MM DEEP CENTRED ON THE LAVATORY,

2) WALLS ADJACENT TO THE TOILET AND BATHTUB OR SHOWER SHALL ACCOMMODATE THE FUTURE INSTALLATION OF GRAB BARS CONFORMING TO CLAUSES 3.8.3.11.(1)(second) (f) FOR WATER CLOSETS, 3.8.3.16.(1)(f) FOR SHOWERS OR 3.8.3.17.(1)(f) FOR BATHTUBS, WHICH WILL RESIST A VERTICAL AND HORIZONTAL LOAD OF NOT LESS THAN 1.3 KN. (SEE APPENDIX A.)

3.8.5.7 OUTLETS, SWITCHES AND CONTROLS

1) ELECTRICAL, TELEPHONE, CABLE AND DATA OUTLETS INTENDED FOR USE BY THE OCCUPANTS SHALL BE LOCATED BETWEEN 455 MM AND 1200 MM ABOVE THE FLOOR.

2) SWITCHES AND CONTROLS INTENDED FOR OCCUPANT USE SHALL BE LOCATED BETWEEN 900 MM AND 1 200 MM ABOVE THE FLOOR.

3.8.3.4.(11). ENTRY SUITE DOORS

DOORS CLEARANCE OF 300MM/600MM FOR DOORS N.T.S. LOCATED IN ACCESSIBLE PATH OF TRAVEL ARE REQUIRED IN ACCORDANCE WITH SENTENCE 3.8.3.4.(11). OTHERWISE POWER DOOR OPERATOR IS REQUIRED.

ISSUE	DESCRIPTION	DATE
5	DP RESUBMISSION	JUNE 27 2023
4	DP RESUBMISSION	MAY 31 2023
3	ADP APPLICATION	MAR 23 2023
2	RZ/SD/P/DP APPLICATION	OCT 06 2022
1	PRELIMINARY APPLICATION	AUG 02 2021

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SEAL

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

CLIENT
MacLEAN HOMES

PROJECT
EDGE 4
CONDOMINIUMS

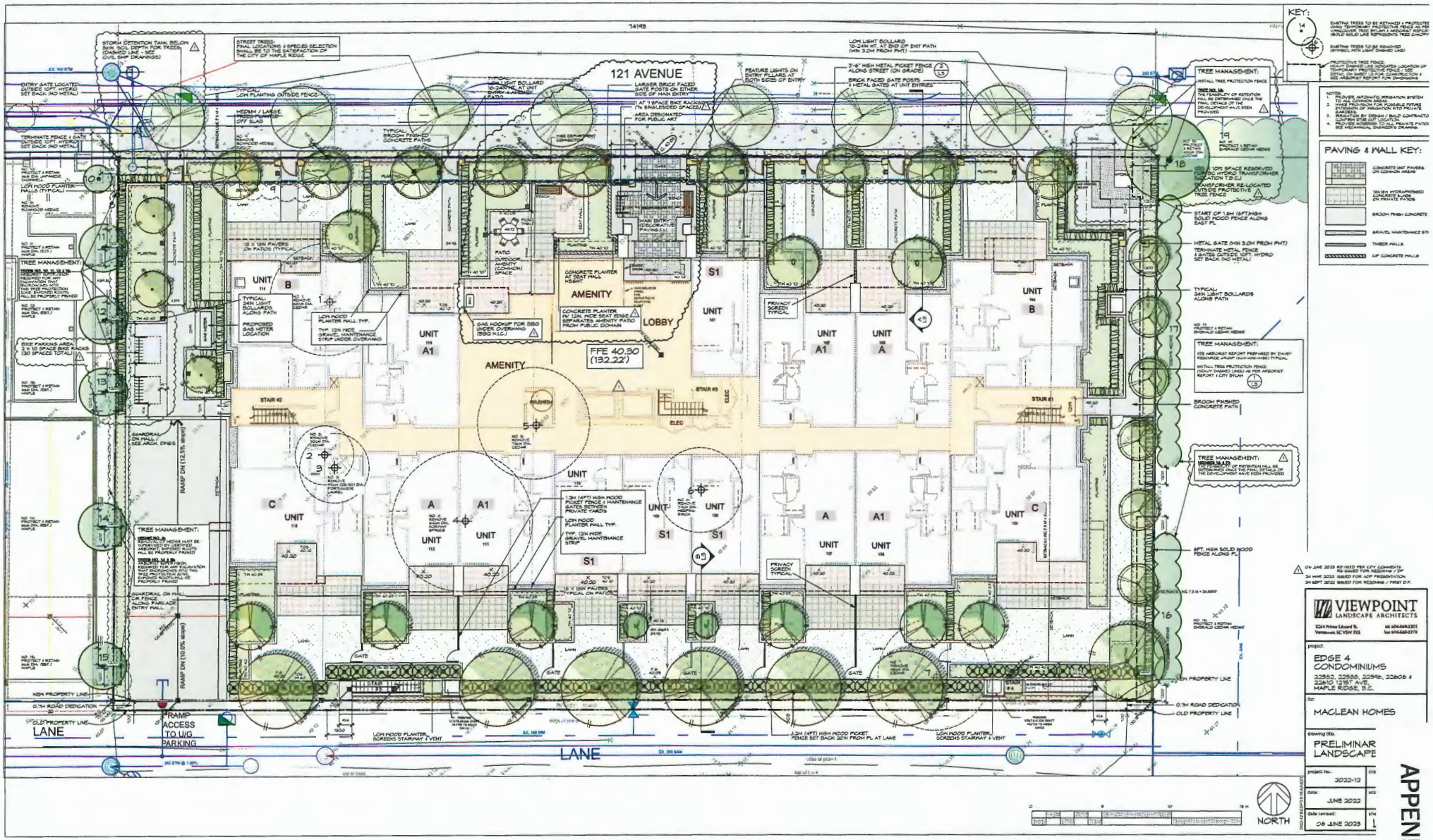
22582, 22586, 22590, 22600 & 22610
121st AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE
UNIT PLANS

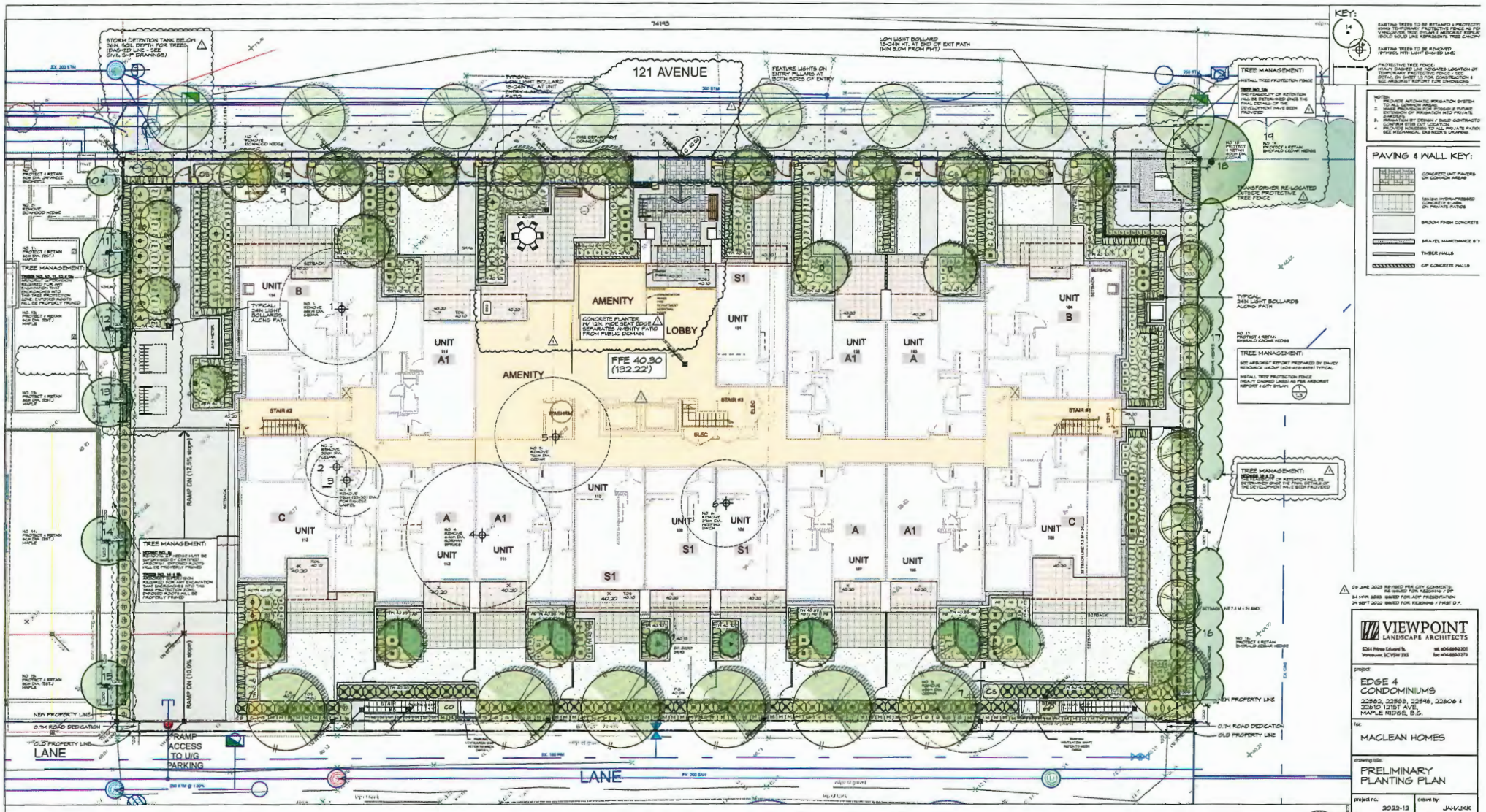
DRAWING NO.:
A-5.01

PROJECT NO.: 2101.00
DRAWN:
SCALE: 1:50
CHECKED: MGZ/ LZ DATE: JUN 30 2021

DP RESUBMISSION - JUNE 27 2023


121 AVENUE
LANE
AMENITY
LOBBY
FFE 40.30
(132.22')
RAMP ACCESS TO U/G PARKING
TREE MANAGEMENT:
PAVING & WALL KEY:
KEY:
NORTH
VIEWPOINT LANDSCAPE ARCHITECTS
EDGE 4 CONDOMINIUMS
22582, 22588, 22596, 22606 & 22610 121ST AVE, MAPLE RIDGE, B.C.
MACLEAN HOMES
PRELIMINAR LANDSCAPE
2022-12
JUNE 2022
06 JUNE 2023

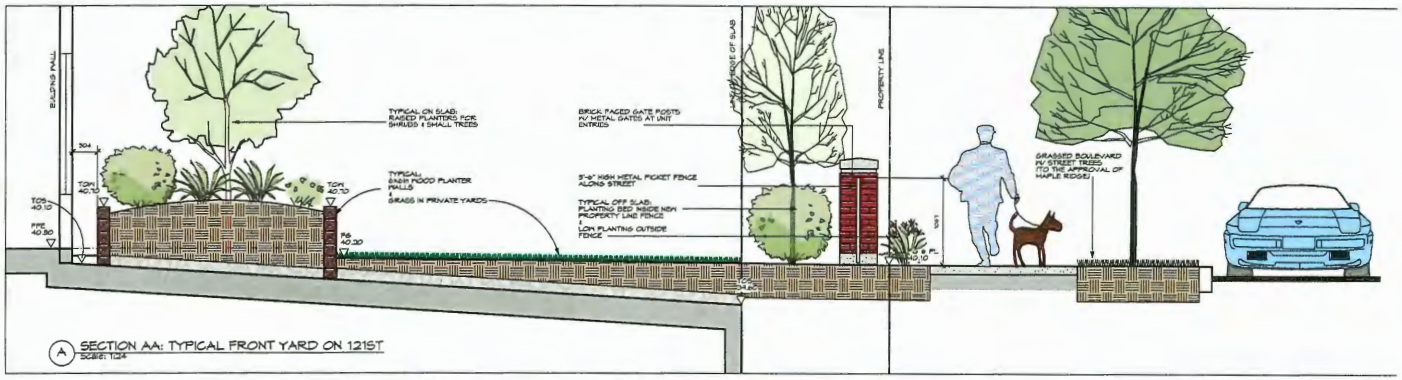
APPENDIX E


121 AVENUE
LANE
AMENITY
LOBBY
FFE 40.30
(132.22')
UNIT
A
A1
B
C
S1
RAMP ACCESS TO U/G PARKING
RAMP DN (12.5% MAX)
RAMP DN (10.0% MAX)
TREE MANAGEMENT:
PAVING & WALL KEY:
KEY:
NORTH
VIEWPOINT LANDSCAPE ARCHITECTS
EDGE 4 CONDOMINIUMS
22582, 22588, 22596, 22606 & 22610 121ST AVE.
MAPLE RIDGE, B.C.
for:
MACLEAN HOMES
drawing title:
PRELIMINARY PLANTING PLAN
project no.: 2022-13
drawn by: JAH/JKK
date: JUNE 2022
scale: 1:100 (met/ric)
date revised: 06 JUNE 2023
sheet no.: L2 OF 3

PLANT LIST

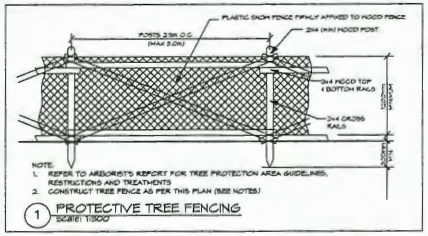
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
TREES				
	6	Acer rubrum 'Armstrong'	Armstrong Columnar Maple	6cm cal. B&B, 2.5m clear stem, 3.5m min. height
	7	Acer rubrum 'Centennial'	Centennial Red Maple	6cm cal. B&B, good form
	4	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	6cm cal. B&B, good form, straight leader, 1.2m standard
	5	Cornus kousa 'Milky Way'	Milky Way Flowering Dogwood	6cm cal. B&B, good form
	9	Parrotia persica 'Ruby Vase' Proposed Street Tree	Ruby Vase Parrotwood	6cm cal. B&B, 2.5m high x 2cm std., straight leader
	3	Stewartia pseudocamellia	Japanese Stewartia	6cm cal. B&B, good form, single leader
	9	Styrax japonica	Japanese Snowbell Tree	6cm cal. B&B, good form, single leader
	2	Syringa vulgaris 'Blacksmith' Dark Purple	Reblooming Fragrant Dark Purple Lilac	6cm, 2.5m high, good form
SHRUBS				
	14	Cornus sericea 'Kelseyi'	Kelsey Dwarf Dogwood	5 gal. 0.6m
	525	Taxus x media 'Hicksii'	Hicks Yew	6cm, 1.8m high, 45cm o.c.
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE / SPACING**
LARGE SHRUBS				
	4	Camellia japonica 'Kramer's Supreme'	Red Camellia	No. 7 Pot, 45cm o.c.
	8	Camellia sasanqua 'Jean May'	Pink Apple Blossom Camellia	6cm, 1.8m high, good form
	5	Cornus kousa 'Satomi'	Satomi Pink Kousa Tree	No. 10 Pot, 1.2m high
	8	Rhododendron 'Anah Kruschke'	Sun Tolerant Red Purple Rhodo	No. 7 Pot, 1.2m high
	4	Rhododendron 'Azurro'	Dark Purple Rhodo	No. 7 Pot, 1.2m high
	3	Viburnum burkwoodii 'Mohawk'	Red Flowering Viburnum	No. 7 Pot, 1.2m high
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE / SPACING**
MEDIUM & SMALL SHRUBS				
	91	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	No. 2 Pot, 90cm o.c.
	66	Arbutus 'Marina' and/or 'Albyn Lane'	Albyn Lane Arbutus	No. 5 Pot, full, 150cm o.c.
	24	Asplenium scolopendrium	Hart's Tongue Fern	No. 1 Pot, 45cm o.c.
	28	Azalea x 'Orange Ace'	Orange Ace Japanese Azalea	No. 2 Pot, 60cm o.c.
	42	Gaultheria 'Alba' PBR	Snowberry Gaultheria	No. 2 Pot, 60cm o.c.
	13	Hebe 'Inspiration'	Red Tips Hebe	No. 2 Pot, full, 90cm o.c.
	10	Lavandula stoechas	Spanish Lavender	No. 2 Pot, 60cm o.c.
	25	Helictotrichon sempervirens	Blue Oat Grass	No. 2 Pot, 60cm o.c.
	11	Nandina 'Harbour Belle' PBR	Harbour Belle Dwarf Nandina	No. 2 Pot, 60cm o.c.
	69	Nassella tenuissima	Long Leaf Mexican Grass	No. 1 Pot, 60cm o.c.
	20	Pieris 'Mariac' PBR	Dwarf Variegated Pieris	No. 2 Pot, 60cm o.c.
	20	Pieris japonica 'Flaming'	Dwarf Pieris	No. 2 Pot, 60cm o.c.
	20	Pinus mugo 'Slowmound'	Dwarf Mugho Pine	No. 5 Pot, full, 150cm o.c.
	83	Polystichum munitum	Western Sword Fern	No. 1 Pot, 60cm o.c.
	11	Polystichum polyblepharum	Japanese Sword Fern	No. 1 Pot, 60cm o.c.
	4	Polystichum setiferum	Soft Shield Fern	No. 1 Pot, 60cm o.c.
	12	Rhododendron 'Grandiflora'	Medium Pink Rhododendron	No. 2 Pot, 90cm o.c.
	25	Rhododendron 'Ramapo'	Medium Purple Rhodo	No. 2 Pot, 60 cm o.c.
	23	Rhododendron 'Rosita'	Medium Pink Rhodo	No. 2 Pot, 60 cm o.c.
	15	Rosa 'ONO Meiy Double' PBR	Dwarf Pink Rose	No. 2 Pot, 60cm o.c.
	64	Sarcococca hookeriana 'Humilis'	Himalayan Sweet Box	No. 2 Pot, 45cm o.c.
	28	Skimmia japonica 'Female' + 'Rubella'	Japanese Skimmia (Berries)	No. 2 Pot, 60cm o.c.
	11	Spiraea japonica 'Little Princess'	Little Princess Spirea	No. 2 Pot, 60cm o.c.
	11	Viburnum davidii	David Viburnum	No. 2 Pot, 60cm o.c.
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE / SPACING**
GROUNDCOVER, GRASS/SEDGES & FERNS				
	24	Helictotrichon sempervirens	Blue Oat Grass	No. 1 Pot, 45cm o.c.
	64	Hemerocallis 'Stella de Oro'	Dwarf Daylily	No. 1 Pot, 45cm o.c.
	50	Lavandula 'Hidcote Blue'	Hidcote Lavender	No. 1 Pot, 45cm o.c.
	47	Liriope muscari 'Big Blue'	Big Blue Lily Turf	No. 1 Pot, 45cm o.c.
	100	Pachysandra terminalis	Japanese Spurge	15 cm Pot, 30cm o.c.

NOTES:
1. All plants, planting, soil, mulch etc. to meet the Canadian Landscape Standard, latest edition
2. Trees to be selected at nursery by Landscape Consultant / Owner for superior form



A SECTION AA: TYPICAL FRONT YARD ON 121ST
SCALE: 1:24

B SECTION BB: TYPICAL BACK YARD ON LANE
SCALE: 1:24



NOTE:
1. REFER TO ARBORISTS REPORT FOR TREE PROTECTION AREA GUIDELINES, RESTRICTIONS AND TREATMENTS
2. CONSTRUCT TREE FENCE AS PER THIS PLAN (SEE NOTES)

1 PROTECTIVE TREE FENCING
SCALE: 1:1500

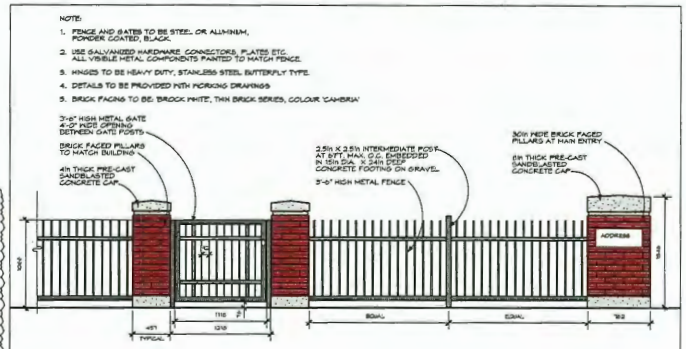
LIGHT BOLLARD:
IN COMMON AREAS

STEP LIGHTING:
IN WALL AT ENTRY / EXIT BY BIKE RACKS
DELETE △

PICNIC TABLE:
MODERN TABLE SERIES 16' BY FRANCIS ANDERS
POWDER COATED STEEL COLOUR: BLACK
SURFACE MOUNT W. VANDAL PROOF ATTACHMENT PER MANUFACTURER'S SPECIFICATIONS

BENCHES:
VICTORIA PARK BENCH BY FRANCIS ANDERS
BACKLESS STYLE, 6' LENGTH
RE-PLASTIWI RECYCLED PLASTIC SLATS:
COLOUR: WALNUT
VANDAL PROOF ATTACHMENT PER MANUFACTURER'S SPECIFICATIONS

BIKE RACK:
CORA BIKE RACK, MODEL # 4005 & 7310
7100BT 12 HEIGHTENED CAPACITY
POWDER COATED JET BLACK RAL 9005
VANDAL PROOF ATTACHMENT PER MANUFACTURER'S SPECIFICATIONS △



2 121ST STREET: FENCE, GATE & BRICK PILLARS
SCALE: 1:24

△ 06 JUNE 2023 REVISED PER CITY COMMENTS
RE-ISSUED FOR REZONING / DP
24 MAR 2023 ISSUED FOR ADP PRESENTATION
24 SEPT 2022 ISSUED FOR REZONING / FIRST D.P.

VIEWPOINT LANDSCAPE ARCHITECTS
5244 Prince Edward St. Vancouver, BC V5W 3X5
tel: 1(604)682-3001
fax: 1(604)683-3379

project:
EDGE 4 CONDOMINIUMS
22582, 22588, 22596, 22606 & 22610 121ST AVE, MAPLE RIDGE, B.C.

for:
MACLEAN HOMES

drawing title:
PRELIMINARY SECTION, DETAILS & PLANT LIST

project no.:	drawn by:
2022-12	JAH/JKK
date: JUNE 2022	scale: 1:100 (metric)
date revised: 06 JUNE 2023	sheet no: L3 OF 3

2023-12 EDGE4 PH 2 (MAPLE)

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

Advisory Design Panel Resolutions/Comments

Application 2021-471-RZ was reviewed by the Advisory Design Panel (ADP) at the April 12, 2023 meeting. As per the ADP resolution from that meeting, revised plans and the applicant's response were reviewed by Planning staff and determined to be satisfactory. The following is the resolution/comments:

April 12, 2023 – R/2023-ADP-013

It was moved and seconded

That the application be supported as the following concerns be addressed as the design develops and submitted to Planning staff for follow up.

Architectural Comments:

- Review parking level access to elevator and stairs, building code has requirements for vestibules between spaces when you are above 3 Storeys in a C occupancy building
- Review stair width, and dimensions with BC Building Code. Review accessibility requirements in corridors with BC Building Code.
- Encourage to compare red brick with red wood materials to ensure adequate contrast
- Consider having higher ceiling for top floor penthouse with opportunity to have skylights or localized areas with higher ceiling above the roofline
- Consider separating visitors from the residential parking area
- Suggest exploring alternative architectural features to reference adjacent new developments
- Suggest the brick cladding used on main floor to be increased in height till 2nd floor.
- Glass and metal railing used is good, conveyed their message as used
- Need vestibule at the entrance – explore how it can be incorporated
- Increase visibility of main entrance canopy by raising it taller

Landscape Comments:

- Suggest access separation between outdoor amenity and public areas
- Suggest introducing additional hierarchy between rooflines and architectural frames
- Consider utilizing wood material in other areas, for example, soffits, balconies, etc.
- Consider more varied amenity offer for outdoor spaces, for example, kids play, barbeques, overhead canopies, etc.
- Consider use of different material for on-slab planters. Suggest use of brick instead of wood for
- Review conflict between protected existing tree and proposed location of Hydro PMT
- In the amenity area, there is a planter and seat wall – if you intend that to be a seat wall provide more space on the ledge

CARRIED UNAMINOUSLY

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Architect AIBC,
LEED A.P.

Luis Zunino,
Architect AIBC

Jun 05, 2023

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

Attention:
Daniel Rajasooriar, Planner

Re: 2021-471-RZ EDGE 4 CONDOMINIUMS
22582, 22588, 22596, 22606 AND 22610 121ST AVENUE, MAPLE RIDGE, B.C.

Dear Daniel,

The project drawings were revised in response to the written comments received from the Advisory Design Panel, Engineering and Environmental Departments, and Canada Post.

The revised drawings submitted digitally alongside this document include:

1. Architectural DPA drawings, issued May 31, 2023
2. Landscape DPA drawings, issued June 6th, 2023
3. Civil Engineering Servicing Plan, issued June 5th, 2023
4. Civil Stormwater Management Plan, issued June 5th, 2023

Also, the following response documents to the departmental memorandums received are attached:

5. Creus Engineering letter regarding the Stormwater Management Plan.
6. Response to architectural and ADP comments is included below within this document.

Architectural responses by Garcia Zunino Architects (in blue):

1. To the comments received by MacLean Homes on May 25, 2023:

- A cash-in-lieu contribution – not a variance – will be required for each off-street parking space required but not provided. **Noted.**

- For short-term bicycle parking spaces, the relevant Town Centre requirement is 0.3 spaces per dwelling unit but rounded up. This works out to 27 spaces – not 26 spaces.
- **(GZA) A-1.01 Site Plan and A-2.02 First Floor Plan show 27 Short Term Bicycle Parking spaces located at the building entrance and along the west property line. This was also amended in the Project Statistics page A-0.01 and the Landscape Architect drawings.**

- Section 405.3.1 of the City's Zoning Bylaw requires a 1m landscape screen around the perimeter of unenclosed off-street parking (including ramps) in RM zones. As such,

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Luis Zunino,
Architect AIBC

there needs to be a 1m landscape screen between the ramp to the underground parking and the western property line. Clearly indicate this 1m distance on the plans.
(GZA) A-1.01 Site Plan and A-2.02 First Floor Plan show the dimension of the landscape strip = 1114mm alongside the side yard flanking the parking ramp at the west property line.

2. To the comments received on May 10, 2023, from Canada Post:

(GZA) A-1.01 Site Plan and A-2.02 First Floor Plan show the location of the mailboxes at the building entry lobby. Requirements from Canada Post were added to the notes and legends at the right side of both pages.

3. To the comments received on May 10, 2023, from the Advisory Design Panel meeting:

Viewpoint Landscape Architects responses are shown (in red) to the Landscape Comments and Garcia Zunino Architects responses (in blue) to the Architectural comments.

Advisory Design Panel (ADP) Resolution/Comments

Please see below for the ADP resolution (carried unanimously) and comments from the ADP meeting on April 12, 2023. Comments will need to acknowledged and/or addressed in writing. Plans will need to be updated to address the comments.

R/2023-ADP-013
It was moved and seconded
That the application be supported as the following concerns be addressed as the design develops and submitted to Planning staff for follow up.

Architectural Comments:

- Review parking level access to elevator and stairs, building code has requirements for vestibules between spaces when you are above 3 Storeys *in a C occupancy building.*
  (GZA) From our preliminary Building Code review, the two parking stairs that exit directly to the street would not need a vestibule. The stair that connects the building with the parking level opens through a door into the elevator lobby that acts as a vestibule. During the building permit application process, further building code analysis will be done and these items will be revisited again.

- Review stair width, and dimensions with BC Building Code. Review *accessibility requirements in corridors with BC Building Code.*
  (GZA) From our preliminary Building Code review, the stair widths and accessibility features would meet the code requirements. During the building permit application process, further building code analysis will be done and these items will be revisited again.

- Encourage to compare red brick with red wood materials to ensure adequate contrast.

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(GZA) We obtained a sample of the specified color materials including the brick and verified that the red materials selected harmonize as intended. A second verification of material color compatibility will be done before the construction stage.

- Consider having higher ceiling for top floor penthouse with opportunity to have skylights or localized areas with higher ceiling above the roofline.
  (GZA) Localized areas with higher ceiling were not considered as they would detract from the intended building shape. The design idea is to maintain the top floor level with the standard ceiling height already specified.

- Consider separating visitors from the residential parking area.
  (GZA) It is MacLean Homes point of view that securing the visitors parking area in a small building such as the Edge 4 increases the costs to the strata corporation and decreases the building security and livability while offering little or no benefit to the residence. In order to have secured visitors parking in the underground a 2nd parking gate is required that all residents must pass through to get to the residence gate. This 2nd gate increases the wait times for the cars entering and frustrates the residents as they must wait for the 1st gate to close prior to the 2nd gate opening to prevent intruders from entering the building.

  An alternate option is to install a timer on the first gate to allow the gate to remain open during the day and automatically close during the evening. The majority of stratas are not in favor of this option as it creates an unmonitored access point for the criminal element to break into the underground undetected and in addition creates a warm dry place for loiterers.

  To make the gate system operational an access system with a resident directory will be required on the entry ramp for visitors to contact residence from their cars to have them remotely open the gate to gain access to the visitor parking. Costs are a major concern for strata corporations today and every dollar spent has to be passed onto the new condo owners in monthly fees. The gate access system requires a phone line to operate and both the parking gates and access systems have monthly maintenance contracts and phone line charges to keep them operational. The installation of the secured underground will increase the costs to everyone living in the building and provides very little benefit.

  It has been MacLean Homes experience that the majority of strata owners prefer to have their guests park on the street for short visits and should their guests be staying for longer periods of time the owners simply enter the underground with their guests to park the car and enter the building.

- Suggest exploring alternative architectural features to reference adjacent new developments.
  (GZA) The Edge 4 building is unique and different from the previous Edge projects with a more contemporary building design. Reference to the adjacent projects is found in the exterior color selection which is similar and complementary, including reds, whites, and grays.

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LEED A.P.

Luis Zunino,
Architect AIBC

- Suggest the brick cladding used on main floor to be increased in height till 2nd floor.
  (GZA) The building design intent is to articulate the building form with a 1st floor base different from upper levels to reinforce the building corner details of fin wall frames running from the 2nd to the 5th floor levels. Carrying the 1st floor brick cladding higher would contradict the design intent and likely not compliment the building design.

- Glass and metal railing used is good, conveyed their message as used.
  (GZA) Noted.

- Need vestibule at the entrance – explore how it can be incorporated
  (GZA) From our preliminary Building Code review, a vestibule at the entry may not be required. During the building permit application process, after building energy modelling and further building code analysis gets completed, this item will be revisited again.

- Increase visibility of main entrance canopy by raising it taller.
  (GZA) The entry to the building was highlighted by increasing the size of the covered space sheltering the entrance to the building. The new canopy reaches closer to the property line. We also increased the thickness of the canopy roof which will be highlighted by using a bright red color and additional lighting on the soffit. The height of the canopy will not be altered as its proportion is adequate for a five-storey building, in our opinion. Additional emphasis to this area was created with the revised landscape plan. Refer to pages A-0.01 and A-3-01 for revisions to the entry canopy.

Landscape Comments:

- Suggest access separation between outdoor amenity and public areas.
  (VLA) We have redesigned the amenity area to include an 18in. high concrete planter along the east edge to separate it from the public entry. The planter will include either evergreen flowering shrubs +/-3ft high / total height 4.5ft, or a 4ft. hedge plus layered planting. Planting T.B.D. at detailed design stage.

- Suggest introducing additional hierarchy between rooflines and architectural frames
  (GZA) During the building permit application, once the construction assemblies and assembly details are defined, consideration to the different roof thicknesses will be revisited.

- Consider utilizing wood material in other areas, for example, soffits, balconies, etc.
  (GZA) By building code requirements, we can only use non-combustible materials for cladding or soffit material. Although there are non-combustible materials with faux-wood paints, we have specified all solid-

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Marcela Garcia Zunino,
Architect AIBC,
LEED A.P.

Luis Zunino,
Architect AIBC

color materials, a variety of grays, black and white, that would serve as a background to the red color materials used to accent the building form.

- Consider more varied amenity offer for outdoor spaces, for example, kids play, barbeques, overhead canopies, etc.
  (VLA) A gas connection has been added to the amenity area for a future barbeque. The seat ledge has been widened for comfort, and extended in length to form additional passive seating and a conversation corner.

- Consider use of different material for on-slab planters. Suggest use of brick instead of wood.
  (VLA) Wood walls are proposed by MacLean Homes as it is currently the affordable option for planter wall construction. Future consideration may be given to upgrade this material in public areas.

- Review conflict between protected existing tree and proposed location of Hydro PMT.
  (VLA) The Hydro PMT has been relocated one meter further west, outside the tree protection zone.

- In the amenity area, there is a planter and seat wall – if you intend that to be a seat wall provide more space on the ledge.
  (VLA) Seating ledge has been widened to 12 inches and extended as noted above.

Sincerely,

GARCIA ZUNINO ARCHITECTS INC.
Per:

Marcela Garcia Zunino, Architect AIBC, LEED® AP
Tel.: (604) 987-8304
E-mail: mgzunino@gzarchitects.com

MacLean Homes

Development Information Meeting Minutes

February 9, 2023

The Minutes of the Development Information Meeting held at Eric Langton Elementary School Library on Thursday February 9, 2023, 5:30 PM – 7:30 PM

Host members present.

Luis Zunio: Garcia Architects

David Webster: Maclean Homes

Zeina El Timani: MacLean Homes

Start of Meeting – 5:30

9 members of the public attended the meeting and reviewed the building information and display boards

2 people provided comment sheets

1 comment sheet was received by way of a phone call

1 comment sheet was received by email

The meeting was adjourned at 7:30

MacLean Homes Development Information Meeting

February 9, 2023

Analysis of the comment sheets

---

a) 2 comment sheets approve of the design and encourage quick approval of the application to have the housing built as quickly as possible

b) 1 comment sheet requests that the grass between the sidewalk and street be removed and replaced with gravel.

c) 1 generic comment sheet was received via email from HUB Cycling requesting additional long term bicycle parking spaces and facilities for electric bike charging

MacLean Homes Development Information Meeting

February 9, 2023

Summary on how the issues and concerns identified from the Development Information Meeting will be addressed

---

a) MacLean Homes will work with the planning department to complete the application as quickly as possible

b) MacLean Homes will discuss with the engineering department the possibility of installing weatherproof walking materials between the sidewalk and street

c) The storage room in the Northwest corner of the parking garage was redesigned to accommodate additional long term bicycle storage. The original storage lockers are to be deleted and replaced with an additional 17 long term Bicycle stalls. MacLean Homes will supply electrical service to the bicycle storage rooms for the charging of electric bicycles.

APPENDIX H

School District 42
Maple Ridge & Pitt Meadows
Learning Today, Leading Tomorrow

March 6, 2023

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

Attention: Rene Tardif

Dear Ms. Tardif:

Re:	File #:	2021-471-RZ
	Legal:	Lot: 2, Section: 20, Township: 12, Plan: NWP8843
		Lot: 3, Section: 20, Township: 12, Plan: NWP8843
		Lot: 1, Block: 22, Section: 20, Township: 12, Plan: NWP9446
		Lot: 2, Section: 20, Township: 12, Plan: NWP9446
		Lot: 3, Section: 20, Township: 12, Plan: NWP9446
	Location:	22582, 22588, 22596, 22606 and 22610 121 Avenue
	From:	RS-1 (Single Detached Residential)
	To:	RM-2 (Medium Density Apartment Residential)

The proposed application would affect the student population for the catchment areas currently served by Eric Langton Elementary and Thomas Haney Secondary School.

Eric Langton Elementary has an operating capacity of 402 students. For the 2022-23 school year the student enrolment at Eric Langton Elementary is 456 students (113% utilization) including 286 students from out of catchment and 243 French Immersion students.

Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2022-23 school year the student enrolment at Thomas Haney Secondary School is 1090 students (91% utilization) including 550 students from out of catchment.

Based on the density estimates for the various land uses at build out the following would apply:

- For an 87-unit apartment building, the estimated number of school age residents is 3

Sincerely,

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

cc: Louie Girotto, Director, Facilities
Maryam Fallahi, Manager, Facilities Planning
David Vandergugten, Assistant Superintendent

CITY OF MAPLE RIDGE

BYLAW NO. 7908-2023

A Bylaw to amend the text and Schedule "A" Zoning Bylaw Map of Zoning Bylaw No. 7600-2019 as amended

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WHEREAS, it is deemed expedient to amend the 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. 7908-2023".

2. PART 10, COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct sequential order:

10XX CD-2-23 Comprehensive Development

10XX.1 PURPOSE

1. This zone provides for a higher-density business park industrial area with emphasis on quality building design and landscaping.

10XX.2 PRINCIPAL USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-2-23 Comprehensive Development zone:

a) all those uses permitted in the M-3 Business Park Industrial zone;

10XX.3 ACCESSORY USE:

1. Subject to the requirements contained elsewhere in this Bylaw, the following shall be permitted as Accessory Uses to permitted Principal Uses in this Zone:

a) all those accessory uses permitted in the M-3 Business Park Industrial zone;

2. Refer to Sections 401 and 402 of this Bylaw for additional information.

10XX. 4 LOT AREA and DIMENSIONS:

1. Minimum Lot Area and dimensions shall be not less than:

a.	In Lot Area	2,000.0	square meters
b.	In Lot Width	30.0	meters
c.	In Lot Depth	50.0	meters

10XX.5 DENSITY:

1. Floor Space Ratio shall not exceed 1.6 times the Lot Area.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

10XX.6 LOT COVERAGE:

1. All Principal Buildings and Principal Structures and Accessory Buildings and Accessory Structures together shall not exceed a Lot Coverage of 80%.
2. The total Lot Coverage for all Unenclosed Storage shall not exceed 25% of the Lot Area.

10XX.7 SETBACKS:

1. Minimum Setbacks for all Buildings and Structures shall be not less than:

a. from a Front Lot Line	4.5 metres
b. from a Rear Lot Line	3.0 metres, except 6.0 metres where adjacent to a Lot Designated or Zoned for non-Industrial Use.
c. from a Side Lot Line	1.5 metres, except 4.5 metres where adjacent to a Lot Designated or Zoned for non-Industrial Use.
d. from an Exterior Lot Line	4.5 metres;

2. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

10XX.8 HEIGHT:

1. Building Height for a Building or Structure shall not exceed 35.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

10XX.9 LANDSCAPING and SCREENING:

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

10XX.10 PARKING and LOADING:

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with the ratios and design requirements specified in the

Maple Ridge Off Street Parking and Loading Bylaw No. 4350-1990, as amended.

10XX.11 OTHER REQUIREMENTS:

1. All Uses shall be conducted within a completely Enclosed Building except for:

   a. refueling facilities;
   b. Retail;
   c. training program; and
   d. Unenclosed Storage.

2. Loading bays and Unenclosed Storage shall not be located in a Front Yard or an exterior Side Yard.
3. No noise is permitted in excess of 70 dB(A) measured at any point on any Lot boundary on which the Use is located, provided that where the Lot is adjacent to a non-Industrial Lot permitted noise levels shall not exceed 60 dB(A).
4. Uses shall be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial, or Federal authorities.

3. The parcels and tracts of land and premises known and described as:

   Parcel A District Lot 280 Group 1 New Westminister District Reference Plan LMP22088

   and outlined in heavy black line on Map No. 1998, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to CD-2-23 Comprehensive Development Zone.

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

READ a first time the 28th day of February, 2023.

READ a second time the 26th day of September, 2023 .

PUBLIC HEARING held the 17th day of October, 2023 .

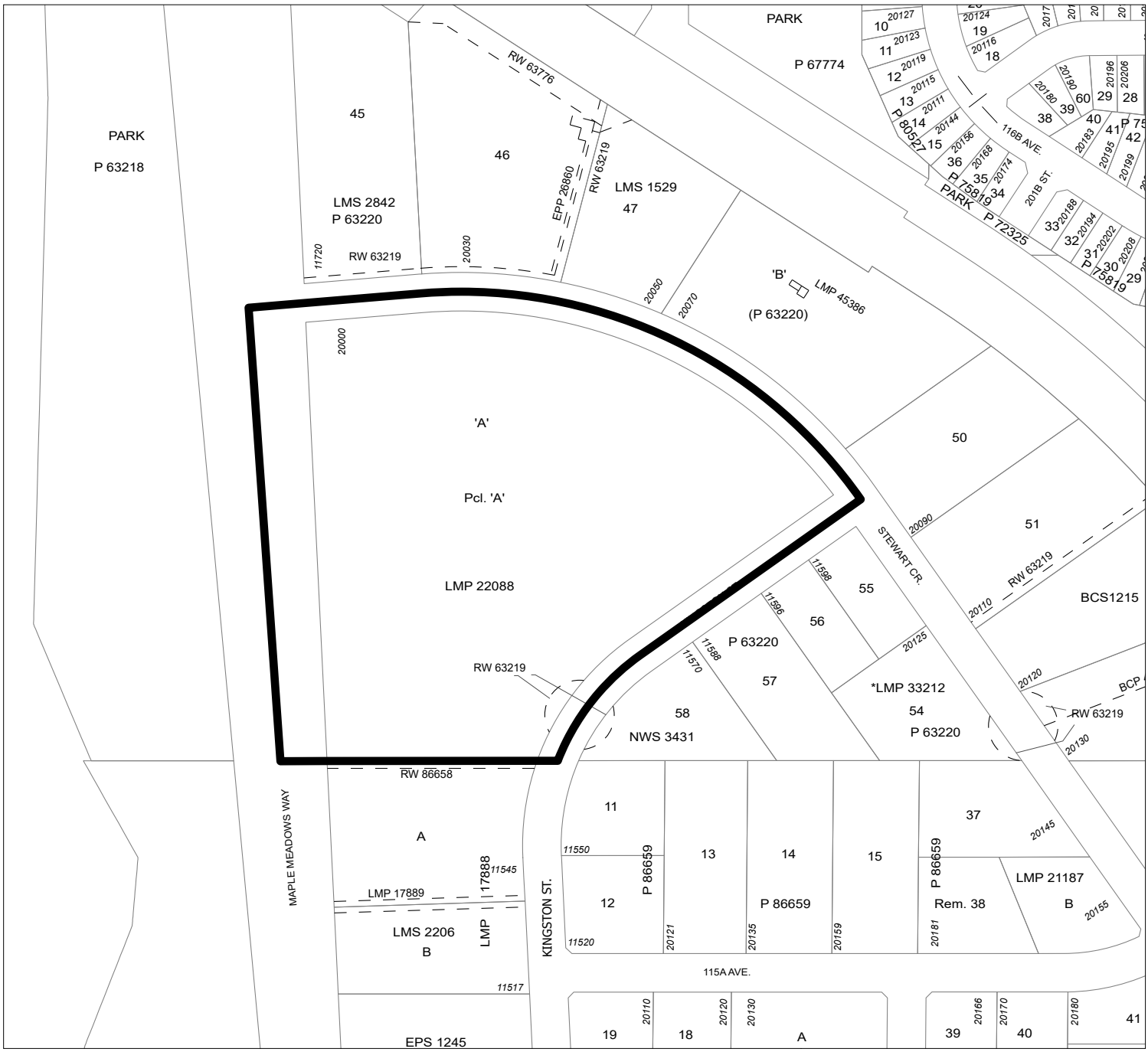
READ a third time the day of , 20

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

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7908-2023

Map No. 1998

From: M-3 (Business Park Industrial)

To: CD-2-23 (Comprehensive Development)

MAPLE RIDGE
British Columbia

N

SCALE 1:3,000

REPORT FROM PREVIOUS MEETING

MAPLE RIDGE British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	September 12, 2023
		FILE NO:	2023-016-RZ
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7908-2023
20000 Stewart Crescent

EXECUTIVE SUMMARY:

An application has been received to rezone the property located at 20000 Stewart Crescent from M-3 (Business Park Industrial) zone to CD-2-23 Comprehensive Development zone. The purpose of this rezoning is to permit redevelopment of the existing E-One Moli Energy facility to increase the manufacturing capacity of lithium-ion batteries on the subject site. The proposed development includes a one-storey industrial building, including two-levels of mezzanine space, with a total floor area of approximately 61,256 m^2 (659,354.1 sq. ft.), a seven-storey office/research and development building with a total floor area of approximately 9,118 m^2 (98,145 sq. ft.), and a stand-alone five-storey above-ground parking facility with an open upper deck.

The above-noted development with the total gross floor area of approximately 70,374 m^2 (757,499.4 sq. ft.) will be located above ground[1] due to its location within the Fraser River floodplain area. The property is designated *Maple Meadows Business Park* in the Hammond Area Plan of the Official Community Plan (OCP).

This application is in compliance with the OCP.

RECOMMENDATIONS:

1. That *Zone Amending Bylaw No. 7908-2023*, as amended, be given second reading, and be forwarded to Public Hearing;

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

   i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;

   ii) Approval from the Ministry of Transportation and Infrastructure;

   iii) Registration of a Restrictive Covenant for the Geotechnical Report and floodplain report, which addresses the suitability of the subject property for the proposed development;

   iv) Registration of a Restrictive Covenant for Stormwater Management;

[1] Flood Construction Elevation for this development is 6.7 m (22.0 ft.).

v) **Removal of existing building;**

vi) **If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property; and**

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.**

DISCUSSION:

1. Background Context:

Applicant:	Stantec Consulting Ltd.
Legal Description:	Parcel A District Lot 280 Group 1 New Westminister District Reference Plan LMP22088
OCP:	
Existing:	*Maple Meadows Business Park*
Proposed:	*Maple Meadows Business Park*
Within Urban Area Boundary:	Yes
Area Plan:	Hammond
Zoning:	
Existing:	M-3 (Business Park Industrial)
Proposed:	CD-2-23 Comprehensive Development
Surrounding Uses:	
North:	Use: Industrial/warehouse Zone: M-3 (Business Park Industrial) Designation: *Maple Meadows Business Park*
South:	Use: Industrial/warehouse Zone: M-3 (Business Park Industrial) Designation: *Maple Meadows Business Park*
East:	Use: Industrial/warehouse Zone: M-3 (Business Park Industrial) Designation: *Maple Meadows Business Park*
West:	Use: Vacant lot. This property is subject to an application for the exclusion from Agricultural Land Reserve. Zone: RS-3 (Single Detached Rural Residential) Designation: *Conservation*
Existing Use of Property:	Research and development associated with industial use
Proposed Use of Property:	Manuracturing of lithium-ion batteries, with accessory office/research and development, and parking facility

Site Area:	4.44 ha. (11 ac.)
Access:	Stewart Crescent and Kingston Street
Servicing Requirement:	Urban Standard
Flood Plain:	Yes
Fraser Sewer Area:	Yes

2. Project Description:

The subject site is located at the intersection of Kingston Street, Stewart Crescent, and Maple Meadows Way in the Maple Meadows Business Park within the Hammond neighbourhood (see Appendices A and B). The site is located in proximity of Lougheed Highway and Golden Ears Way which are major corridors, as well as Westcoast Express as the major transportation network. The property currently includes a one-storey industrial building with an attached two-storey office which is mostly occupied by E-One Moli Energy as their research and development facility. The site with a total lot area of 4.44 ha. (11 ac.) is within the Fraser River floodplain and is subject to 6.7 m (22.0 ft.) flood construction elevation. Vehicular accesses to the site are currently off Kingston Street, Stewart Crescent, and Maple Meadows Way.

The applicant is proposing to rezone the property from M-3 to a site-specific CD-2-23 zone to facilitate redevelopment of the site for the expansion of E-One Moli Energy facility. The existing industrial building will be replaced with a state-of-the-art facility containing 70,374 m^2 (757,499 sq. ft.) for industrial and office/research and development uses[2], and a stand-alone five-story parking structure with an open upper deck. The proposed office/research and development areas will be provided in an attached 29.29 m (96.1 ft.) seven-storey building, overlooking the extensive green roof on the proposed industrial building. The proposed development aims to meet the energy efficiency standards and sustainability criteria.

The proposed development will provide employment opportunities for approximately 584 employees (4 shifts of 97 workers plus an additional 195 office staff for a maximum 292 employees at any given time) which is 6.8 times the number of employees at the current E-One Moli Energy facility. This development is consistent with the City's Economic Development Strategy.

3. Planning Analysis:

i) Official Community Plan:

The subject site is located within the Hammond Area Plan and is designated *Maple Meadows Business Park*. The proposed project, which includes a mix of industrial and office spaces, requires more flexibility in the use of land, in line with its *Business Park* designation. This application is compliant with the City's OCP policies.

ii) Zoning Bylaw:

The development site is currently subject to the requirements of the M-3 zone, including permitted land uses, density (floor area), lot coverage, setbacks, height, etc. However, these requirements do not allow a development that meets the operational and space needs for the planned expansion of E-One-Moli Energy facility. Considering the extent and the number of variances to the requirements

[2] The proposed building will include 56,636 m^2 (609,625 sq. ft.) of industrial area, 4,620 m^2 (49,729 sq. ft.) of warehouse, and 9,118 m^2 (98,145 sq. ft.) of office space.

of the M-3 zone to meet the needs of E-One Moli Energy expansion, the applicant is proposing to rezone the property to the site-specific CD-2-23 zone (see Appendix C).

The proposed CD zone originally included a density of 1.2 FSR. Upon the further facility's planning and design conducted after first reading, the applicant requested to increase the density to 1.6 FSR to meet the actual operational needs of the facility. The increased floor area allows the addition of two levels of mezzanine within the industrial building to accommodate model plants and supporting services. The applicant is also requesting to increase the maximum building height under the CD-2-23 zone from 30.0 m (98.4 ft.) to 35.0 m (114.8 ft.) to enable any future increased ceiling height in the office/research and development building to accommodate research and testing equipment. If Council support the proposed additional density and building height, the *Zone Amending Bylaw No. 7908-2023,* which received first reading on February 28, 2023, shall be amended to include the density of 1.6 FSR and the building height of 35.0 m (114.8 ft.).

Table 1 provides a summary of the Zoning Bylaw requirements in the M-3 and CD-2-23 zones related to density (floor area), lot coverage, setback, and building height:

Zone	Density	Lot Coverage (all buildings and structures)	Setbacks	Height
M-3 (Current)	0.75 FSR	60%	• Front: 6.0 m • Rear: 3.0 m, except 6.0 m where adjacent to non-industrial use • Interior side: 1.5 m, except 4.5 m where adjacent to non-industrial use • Exterior Side: 4.5 m	15.0 m
CD-2-23 (Proposed)	1.6 FSR	80%	• Front: 4.5 m • Rear: 3.0 m, except 6.0 m where adjacent to non-industrial use • Interior side: 1.5 m, except 4.5 m where adjacent to non-industrial use • Exterior Side: 4.5 m	35.0 m

Table 1: Requirements related to density (floor area), lot coverage, setbacks, and building height in M-3 and CD-2-23 Zones.

iii) Off-Street Parking and Loading Bylaw:

According to the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, the required off-street parking spaces are one parking space per 93.0 m^2 (1,001.0 sq. ft.) of industrial gross floor area, and one parking space per 40.0 m^2 (430.6 sq. ft.) of office gross floor area. Based on the proposed gross floor area, a total of 862 off-street parking spaces are required for this mixed industrial/office development.

The applicant has submitted a parking study and requests to vary the required off-street parking spaces from 862 to 351 parking spaces. According to the parking study, given that 389 shift workers will be working in four shifts and 97% of office staff will be working during daytime, there will be a peak parking demand between 8:30 am and 2:30 pm. The peak parking demand during this time

period is estimated at 292 parking spaces based on one off-street parking space per employee. The provision of 351 off-street parking spaces will provide adequate parking space per employee as well as visitors at the peak parking demand. In addition, the applicant is proposing to provide the following Traffic Demand Management (TDM) measures given that the site is located within a short walking distance from the Westcoast Express station and the R-3 Rapid Bus on Lougheed Highway:

- Transit pass subsidies for employees;
- 38 short-term bicycle parking, 64 long-term secured bicycle storage, and end-of-trip facilities, including water closets, wash basins, showers, and lockers; and
- Incentives to promote carpooling, use of public transit, and other modes of active transportation.

The proposed development includes seven accessible parking spaces, 344 regular off-street parking spaces and six off-street loading spaces.

iv) **Proposed Variances:**

A Development Variance Permit application has been received for the proposed development which will be subject to a future Council report. The requested variances are as follows :

Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990:

To vary Sections 2.0 (g), 7.0 (a), and 7.0 (b) of the Schedule "A" of the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990 to reduce the required off-street parking spaces for the proposed industrial and office development from 862 to 351 parking spaces.

As discussed under the "Off-Street Parking and Loading Bylaw" section of this report, the off-street parking requirements of the Bylaw are generally calculated based on gross floor area insread of the number of employees. Given that the proposed facility will operate in multiple shifts, the requested off-street parking variance based on one off-street parking for each emplyee at the peak parking demand would be suportable as it provides adequate off-street parking spaces for employees and visitors at any given time. The proposed off-street parking variance is not anticipated to negatively impact the adjacent on-street parking and neighbouring properties.

Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 – 1993:

To vary subsection B. "Highways" of section IV. "General Requirements" of the Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 – 1993 to relax the following requirements:

- Dedication of the corner truncations at the intersections of Stewart Crescent with Maple Meadows Way and Kingston Street; and

- Construction of a sidewalk along the property's frontage on Kingston Street.

Under the Subdivision and Development Servicing Bylaw, Corner truncations shall be dedicated at the intersections of Stewart Crescent with Maple Meadows Way and Kingston Street. This requirement is to ensure unobstructed views at intersections for the safety of drivers, pedestrians, and cyclists. The City services fronting the development site are considered finished, with only minor improvements (i.e. street lighting) will be required as part of this development. Given that the dedication of corner truncations requires the expansion of City services to the new property lines (i.e. expansion of the existing sidewalk), Engineering supports the relaxation of this requirement,

provided that a sight-line analysis confirms that the view at the intersections will not be obstructed by any on-site structure.

The proposed architectural and landscape drawings confirm that no building or structure higher than 1.0 m (3.3 ft.) in height will be located within 7.5 m (24.6 ft.) from the intersections of Stewart Crescent with Maple Meadows Way and Kingston Street. This proposal is also consistent with the "visual clearance at intersection" requirements of the Zoning Bylaw. As such, the requested variance to relax the dedication of corner truncations at the intersection of Stewart Crescent with Maple Meadows Way and Kingston Street is supportable.

As a requirement of this rezoning application, construction of a sidewalk along the property's frontage on Kingston Street is required. It should be noted that there is an existing sidewalk along the property's frontage on Stewart Crescent and a multi-use path on Maple Meadows Way. The applicant is proposing pedestrian and vehicular access to the site off Stewart Crescent and truck access off Kingston Street. The proposed access off Kingston Street will be only used for trucks to access the loading area, which is physically separated from the areas provided for staff and visitors access. Given the proposed exclusive truck access off Kingston Street and the location of the existing sidewalk to the east of Kingston Street across the subject site, Engineering support relaxation of the sidewalk construction along the property's frontage on Kingston Street.

v) Development Permits:

Pursuant to Section 8.6 of the OCP, an Industrial Development Permit application is required to ensure that the proposal meets the needs of industry, through an attractive design that is compatible with adjacent developments.

The proposed development is comprised of a campus style design, including manufacturing, office/research and development, and parking facilities. The purpose of the proposed design is to use a simple palette of materials to provide an attractive and engaging enclosure for the large manufacturing facility (approximately 61,256 m^2 (659,354.1 sq. ft.), feature sustainable materials such as mass timber for the office building (approximately 9,118 m^2 (98,145.3 sq. ft.), and use of effective pre-cast concrete construction for the parking structure. The pressing timeline for construction and constructability has been an important factor in designing the site. Notwithstanding this, E-One Moli Energy is seeking to engage representatives of both Katzie First Nation and Indigenous Peoples of Taiwan to produce integrated artworks for the project (see Appendix E).

The proposed landscaping is characterized by a pragmatic approach between aesthetics and functionality in the intersection between infrastructure and architecture. The proposed design approach is about building climate resiliency through native and adaptable planting, infiltration and stormwater management, and public experience by incorporating bioswales, extensive green roof, outdoor amenity areas, and accessibility in the landscape design (see Appendix F).

The proposed development has been assessed against the key guideline concepts of the Industrial Development Permit Area as follows:

- **Provide a street presence with entrances and architectural interest in building designs fronting public streets:**

  Street presence is achieved by the prominent office frontage with glazing as a major component of street-facing building façade and generous entry plaza on Stewart Crescent. A central drive aisle artery is designed to provide access to the office and parking structure.

The industrial building and the above-ground parking structure will include special façade treatments along street frontage (i.e. First Nation's artwork) to enhance the building's appearance to the public realm.

- **Loading facilities should be located away from public streets and into the rear or the interior of a site:**

  Due to operational needs, truck access and off-street loading area are located off Kingston Street. However, these areas will be sequestered behind a screen of existing trees. Overhead service doors and loading docks are designed to fit with the overall design of the industrial building.

- **Outdoor storage and less attractive structures such as accessory buildings should be screened with fencing or landscaping.**

  Outdoor storage will be screened by enclosures and landscaping.

- **The transportation needs of diverse users should be accommodated through amenities such as bicycle facilities, and accessible design for the mobility impaired:**

  Accessible ramps are proposed at the entry plaza to the office building and the skywalk connecting the office to the parking structure. Accessible parking spaces will be in proximity to the accessible ramp and the skywalk. The proposed development includes 38 short-term bicycle parking close to the building entrances, 64 long-term bicycle storage on level-one of the parking structure, and end-of-trip facilities at level-five of the office building. The provided bicycle storage and end-of-trip facilities exceed the requirements of the Zoning Bylaw and Off-Street Parking and Loading Bylaw for industrial developments.

- **The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation:**

  Due to operational needs of the facility, the proposed buildings are significantly larger than the adjacent industrial buildings. However, detailed architectural and landscape features such as glazing, texture, graphics, colours, and green roof have been incorporated in the site and buildings' design to reduce the visual impact on the street and surrounding areas.

On the above basis, the proposed development generally complies with the Development Permit Area key design guidelines. The development permit application will be brought forward for Council consideration in a future report.

vi) <u>Landscape Securities:</u>

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape costs will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. The estimated on-site landscape cost will be determined prior to approval of the development permit 2023-016-DP.

vii) Advisory Design Panel:

The proposed development, including the architectural and landscape drawings, was reviewed by the Advisory Design Panel (ADP) on July 19, 2023. At the meeting, the ADP supported the application and requested that the concerns raised at the meeting be addressed as the design develops and the revised drawings be submitted to staff for follow-up. The applicant has responded to the ADP comments (see Appendix G) and provided revised architectural and landscape drawings in response to the comments raised at the meeting. Generally, the ADP concerns have been addressed and are reflected in the revised plans.

It should be noted that the proposed density and the industrial building height have been increased since the ADP review of the application, in response to operational needs of the future facility. However, due to time sensitivity of the application, staff have supported this application to proceed to second reading without further review of the proposed changes by the ADP. The proposed density includes an additional density of 0.5 FSR (total density of 1.6 FSR) to add two levels of mezzanine space within the proposed industrial building. The industrial building height increase includes the expansion of a section of the building with higher building height (approximately 4.9 m (16.1 ft.) higher building height) to accommodate mechanical equipment required for the operation of the industrial facility. It should be noted that the building height for the office building and parking structure has not changed since the ADP review of the application.

viii) Development Information Meeting:

A Development Information Meeting hosted by the applicant was held at Maple Ridge Elementary School on July 20, 2023, from 5:00 pm - 8:00 pm. Six people attended the meeting. Attendees were generally in support of the proposed development. No written comments have been received in opposition to the proposed development.

The applicant has received correspondence from HUB Cycling in support of providing TDM measures in exchange for the requested parking reduction (see Appendix H). The applicant is proposing 38 short-term and 64 long-term bicycle parking spaces, as well as end-of-trip facilities for the employees and the visitors of the facility. It should be noted that the subject site is located adjacent to the bike route along Maple Meadows Way which connects the site to the WestCoast Express station. Staff will continue to work with the applicant to establish other TDM measures to encourage the use of public transit and carpooling.

The notification requirements for the Development Information Meeting include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and information on the development.

ix) Environmental Implications:

In alignment with E-One Moli Energy directive of "Total Climate Commitment", the proposed buildings will target LEED Gold, Net Zero and the BC Energy Step Code, through high performance building systems, sustainable materials such as mass timber, and water conservation strategies, such as the construction of bioswales and intensive green roof.

The proposed stormwater management plan is comprised of a layered approach, utilizing several strategies from landscaping to traditional civil infrastructure to achieve the targets required by the City. The proposed plan includes an intensive green roof on the manufacturing building and

bioswales at-grade along the site's frontages to the north and east, where it is feasible, and in the median island at the entry plaza.

An arborist report has been provided in accordance with the *Tree Protection and Management Bylaw No. 7133-2015* to identify on-site/off-site significant trees which will be removed or retained/protected as part of this development. According to the initial arborist report, 71 trees will be removed and 29 trees will be maintained as part of the proposed development. The four hectares developable area will require planting, retention or compensation of a minimum 160 trees to meet the City Tree Canopy Targets. Where planting of replacement trees is not possible as part of this development, a cash-in-lieu amount of $600 per tree will be required for planting trees elsewhere.

A Tree Permit will be required for the removal, protection and/or compensation of trees. All Engineering servicing and building design shall be coordinated with the approved tree retention/protection, landscaping, and stormwater management plan.

The development site does not contain an environmentally sensitive area. However, given the site's proximity to Katzie Slough (west of Golden Ears Way) further review may be needed prior to issuance of the development permit to ensure that the proposed development will not impact the adjacent environmentally sensitive areas.

x) **Traffic Impact:**

As the subject property is located within 800.0 m (2,624.7 ft.) of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure (MOTI). Ministry approval of the Zone Amending Bylaw 7908-2023 will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

xi) **Interdepartmental Implications:**

Engineering Department:

The Engineering Department has indicated that the following servicing upgrades will be required through the Rezoning Servicing Agreement:

- Utility servicing as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993.*
- Frontage upgrades to the applicable road standard.
- Improve traffic efficiency at the intersection of Stewart Crescent and 113B Avenue.

Fire Department:

Fire Department has no concern at this time.

CONCLUSION:

It is recommended that second reading be given to *Zone Amending Bylaw No.* 7908-2023, as amended, and that application 2023-016-RZ be forwarded to Public Hearing.

"Original Signed by Parissa Shafizadeh"
Prepared by: **Parissa Shafizadeh**
Planner 3, Supervisor

"Original Signed by Mark McMullen"
Reviewed by: **Mark McMullen**
Manager of Development and Environmental Planning

"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. 7908-2023
Appendix D – Architectural Drawings
Appendix E – Buildings Rendering
Appendix F – Landscape Drawings
Appendix G – Applicant's Responses to ADP Comments
Appendix H – HUB Cycling Comments

APPENDIX A

N

Scale: 1:2,500

Legend

- Stream
- Canal Edge
- Ditch Centreline
- Indefinite Creek
- Canal

20000 STEWART CRESENT
PID: 019-180-446

PLANNING DEPARTMENT

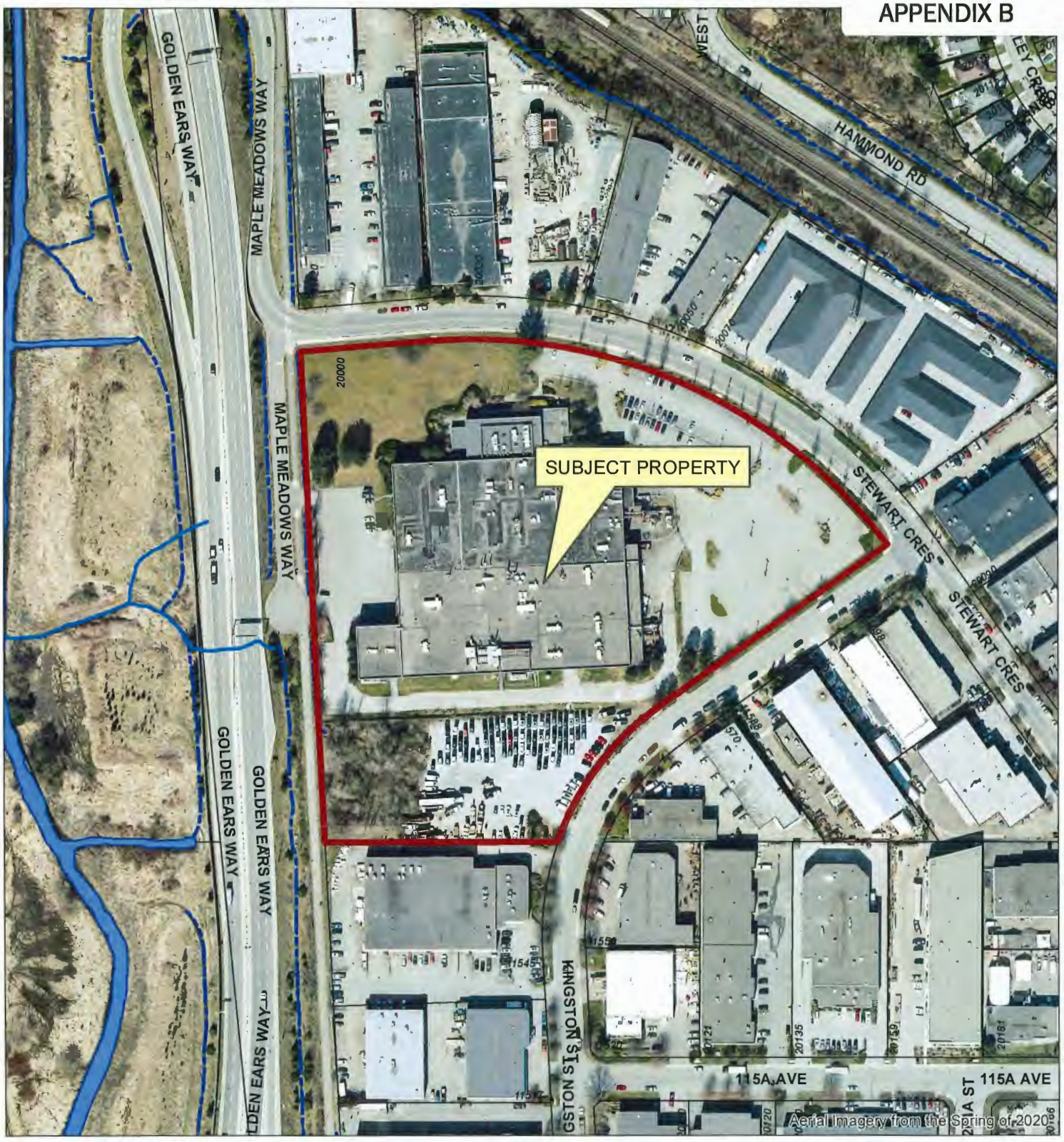
MAPLE RIDGE British Columbia

mapleridge.ca

FILE: 2023-016-RZ
DATE: Jan 31, 2023

BY: AL

APPENDIX B



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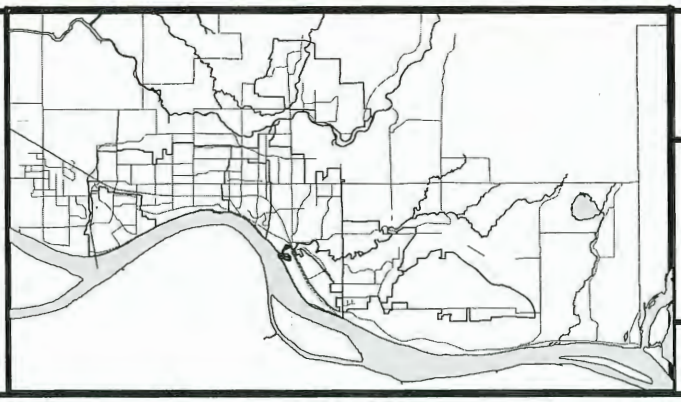


20000 STEWART CRESENT
PID: 019-180-446

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2023-016-RZ
DATE: Jan 31, 2023

BY: AL

CITY OF MAPLE RIDGE

BYLAW NO. 7908-2023

A Bylaw to amend the text and Schedule "A" Zoning Bylaw Map of Zoning Bylaw No. 7600-2019 as amended

---

WHEREAS, it is deemed expedient to amend the 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. 7908-2023".

2. PART 10, COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct sequential order:

10XX CD-2-23 Comprehensive Development

10XX.1 PURPOSE

1. This zone provides for a higher-density business park industrial area with emphasis on quality building design and landscaping.

10XX.2 PRINCIPAL USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-2-23 Comprehensive Development zone:

a) all those uses permitted in the M-3 Business Park Industrial zone;

10XX.3 ACCESSORY USE:

1. Subject to the requirements contained elsewhere in this Bylaw, the following shall be permitted as Accessory Uses to permitted Principal Uses in this Zone:

a) all those accessory uses permitted in the M-3 Business Park Industrial zone;

2. Refer to Sections 401 and 402 of this Bylaw for additional information.

10XX. 4 LOT AREA and DIMENSIONS:

1. Minimum Lot Area and dimensions shall be not less than:

a.	In Lot Area	2,000.0	square meters
b.	In Lot Width	30.0	meters
c.	In Lot Depth	50.0	meters

10XX.5 **DENSITY:**

1. Floor Space Ratio shall not exceed 1.6 times the Lot Area.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

10XX.6 **LOT COVERAGE:**

1. All Principal Buildings and Principal Structures and Accessory Buildings and Accessory Structures together shall not exceed a Lot Coverage of 80%.
2. The total Lot Coverage for all Unenclosed Storage shall not exceed 25% of the Lot Area.

10XX.7 **SETBACKS:**

1. Minimum Setbacks for all Buildings and Structures shall be not less than:

a. from a Front Lot Line	4.5 metres
b. from a Rear Lot Line	3.0 metres, except 6.0 metres where adjacent to a Lot Designated or Zoned for non-Industrial Use.
c. from a Side Lot Line	1.5 metres, except 4.5 metres where adjacent to a Lot Designated or Zoned for non-Industrial Use.
d. from an Exterior Lot Line	4.5 metres;

2. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

10XX.8 **HEIGHT:**

1. Building Height for a Building or Structure shall not exceed 35.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

10XX.9 **LANDSCAPING and SCREENING:**

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

10XX.10 **PARKING and LOADING:**

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with the ratios and design requirements specified in the

Maple Ridge Off Street Parking and Loading Bylaw No. 4350-1990, as amended.

10XX.11 **OTHER REQUIREMENTS:**

1. All Uses shall be conducted within a completely Enclosed Building except for:

   a. refueling facilities;
   b. Retail;
   c. training program; and
   d. Unenclosed Storage.

2. Loading bays and Unenclosed Storage shall not be located in a Front Yard or an exterior Side Yard.
3. No noise is permitted in excess of 70 dB(A) measured at any point on any Lot boundary on which the Use is located, provided that where the Lot is adjacent to a non-Industrial Lot permitted noise levels shall not exceed 60 dB(A).
4. Uses shall be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial, or Federal authorities.

3. The parcels and tracts of land and premises known and described as:

   Parcel A District Lot 280 Group 1 New Westminister District Reference Plan LMP22088

   and outlined in heavy black line on Map No. 1998, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to CD-2-23 Comprehensive Development Zone.

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

READ a first time the day of , 20.

READ a second time the day of , 20 .

PUBLIC HEARING held the day of , 20 .

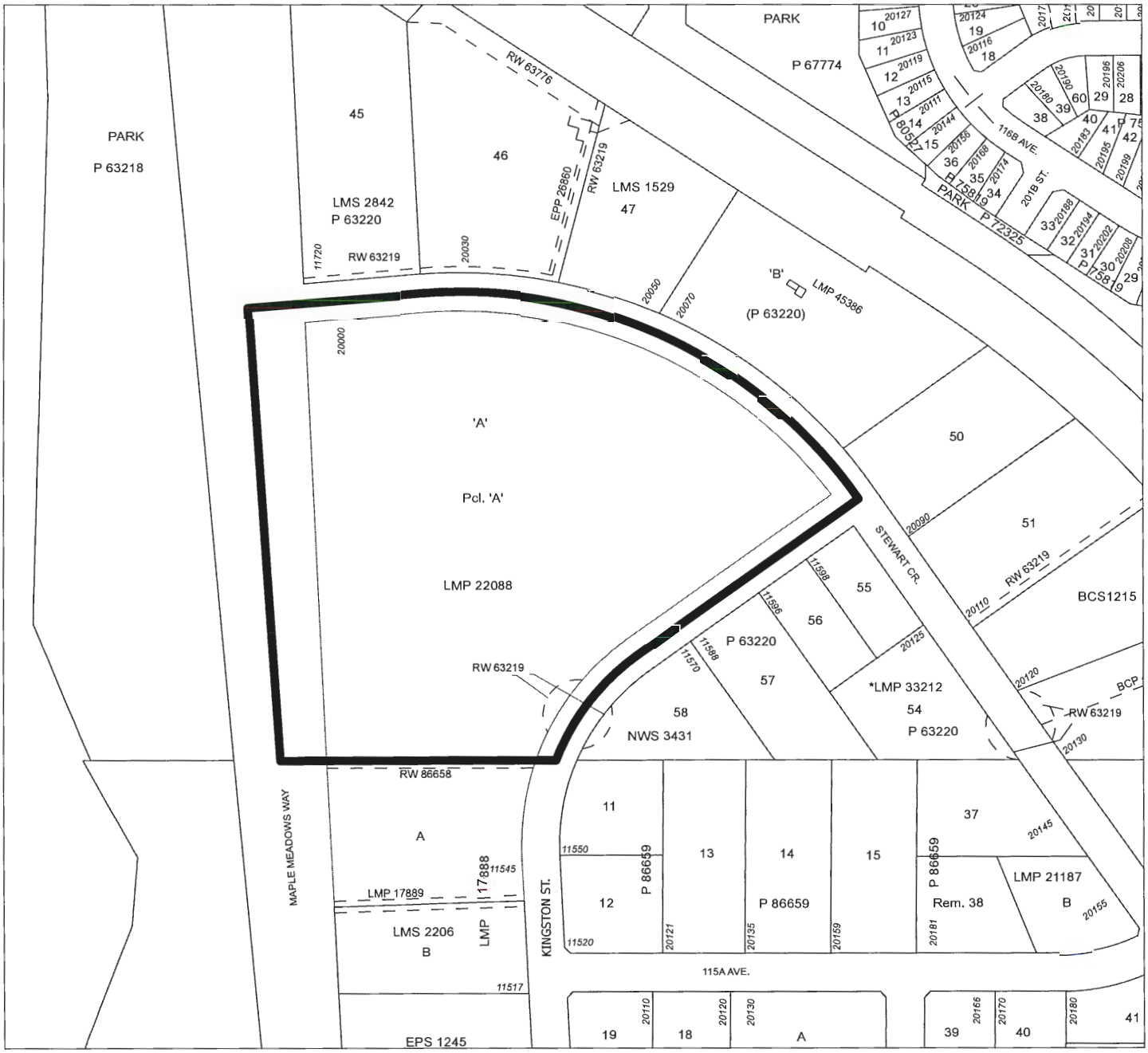
READ a third time the day of , 20

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

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7908-2023
Map No. 1998
From: M-3 (Business Park Industrial)

To: CD-2-23 (Comprehensive Development)

MAPLE RIDGE
British Columbia

N

SCALE 1:3,000

Sheet List		
Sheet Number	Sheet Name	Discipline
A000	COVER SHEET	ARCHITECTURAL
A001	SITE PLAN	ARCHITECTURAL
A010	GENERAL NOTES	ARCHITECTURAL
A014	ASSEMBLY	ARCHITECTURAL
A016	TYPICAL DETAILS	ARCHITECTURAL
A100	SITE COMPARISON PLANS	ARCHITECTURAL
A101	SITE COMPARISON PLANS	ARCHITECTURAL
A102	SITE COMPARISON PLANS	ARCHITECTURAL
A103	SITE COMPARISON PLANS	ARCHITECTURAL
A150	LEVEL 1 - INSTALL FLOOR PLAN	ARCHITECTURAL
A151	LEVEL 2 - INSTALL FLOOR PLAN	ARCHITECTURAL
A152	LEVEL 3 - OVERALL FLOOR PLAN	ARCHITECTURAL
A154	LEVEL 4 - OVERALL FLOOR PLAN	ARCHITECTURAL
A156	ROOF - INSTALL DUCT PLAN	ARCHITECTURAL
A200	LEVEL 1 - FLOOR PLAN - ZONE 1 - WAREHOUSE	ARCHITECTURAL
A201	LEVEL 1 - FLOOR PLAN - ZONE 2 - WAREHOUSE	ARCHITECTURAL
A202	LEVEL 1 - FLOOR PLAN - ZONE 3 - WAREHOUSE	ARCHITECTURAL
A203	LEVEL 1 - FLOOR PLAN - ZONE 4 - WAREHOUSE	ARCHITECTURAL
A204	LEVEL 1 - FLOOR PLAN - ZONE 5 - WAREHOUSE	ARCHITECTURAL
A205	LEVEL 1 - FLOOR PLAN - ZONE 6 - WAREHOUSE	ARCHITECTURAL
A206	LEVEL 1 - FLOOR PLAN - ZONE 1 - WAREHOUSE	ARCHITECTURAL
A207	LEVEL 1 - FLOOR PLAN - ZONE 2 - WAREHOUSE	ARCHITECTURAL
A208	LEVEL 1 - FLOOR PLAN - ZONE 3 - WAREHOUSE	ARCHITECTURAL
A209	LEVEL 1 - FLOOR PLAN - ZONE 4 - WAREHOUSE	ARCHITECTURAL
A210	LEVEL 1 - FLOOR PLAN - ZONE 5 - WAREHOUSE	ARCHITECTURAL
A211	LEVEL 1 - FLOOR PLAN - ZONE 6 - WAREHOUSE	ARCHITECTURAL
A212	LEVEL 1 - FLOOR PLAN - ZONE 7 - OFFICE	ARCHITECTURAL
A213	LEVEL 1 - FLOOR PLAN - ZONE 7 - OFFICE WITH DECK PLAN	ARCHITECTURAL
A220	LEVEL 2 - FLOOR PLAN - ZONE 7 - OFFICE	ARCHITECTURAL
A221	LEVEL 3 - FLOOR PLAN - ZONE 7 - OFFICE	ARCHITECTURAL
A224	LEVEL 4 - FLOOR PLAN - ZONE 7 - OFFICE	ARCHITECTURAL
A225	LEVEL 5 - FLOOR PLAN - ZONE 7 - OFFICE	ARCHITECTURAL
A226	LEVEL 6 - FLOOR PLAN - ZONE 7 - OFFICE	ARCHITECTURAL
A227	LEVEL 7 - FLOOR PLAN - ZONE 7 - OFFICE	ARCHITECTURAL
A228	ROOF - ROOF PLAN - ZONE 7 - OFFICE	ARCHITECTURAL
A250	ENLARGED PLANS - WASHROOM & EMPLOYEE ENTRANCE	ARCHITECTURAL
A251	ENLARGED PLANS - ROOF CANOPY	ARCHITECTURAL
A252	ENLARGED PLANS - LOUVER DTAIL	ARCHITECTURAL
A253	ENLARGED PLANS - LOUVER DTAIL	ARCHITECTURAL
A281	OVERALL EXTERIOR ELEVATION	ARCHITECTURAL
A282	ENLARGED EXTERIOR ELEVATION	ARCHITECTURAL
A283	ENLARGED EXTERIOR ELEVATION	ARCHITECTURAL
A284	ENLARGED EXTERIOR ELEVATION	ARCHITECTURAL
A285	SECTION	ARCHITECTURAL
A300	WINDOW SCHEDULES + SAMPLE GRAPHICS	ARCHITECTURAL
A301	WINDOW DETAILS - WALL SECTION	ARCHITECTURAL
A302	WINDOW DETAILS - SECTION - DETAILS	ARCHITECTURAL
A401	BUILDING SECTIONS	ARCHITECTURAL
A402	VIEWS	ARCHITECTURAL
A501	LEVEL 1 - REFLECTED CEILING PLAN - OVERALL	ARCHITECTURAL
A502	LEVEL 1 - REFLECTED CEILING PLAN - OVERALL	ARCHITECTURAL
A701	DOOR TYPES + SCHEDULES	ARCHITECTURAL
A702	EXTERIOR - ELEVATION DETAILS	ARCHITECTURAL
A801	ROOF TYPES AND DETAILS	ARCHITECTURAL
A802	WINDOW TYPES AND DETAILS	ARCHITECTURAL
A803	CURTAIN WALL DETAILS	ARCHITECTURAL
A804	EQUIPMENT SCHEDULE	ARCHITECTURAL
A901	WALL TYPE, MODULE, DETAILS	ARCHITECTURAL

1:1

Notes

Issued/Revision

No.	Description	Date (YYYY.MM.DD)
1	ISSUED FOR CLIENT REVIEW	2020.04.30
2	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION	2020.06.30
3	ISSUED FOR DEVELOPMENT PERMIT	2020.09.21

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	Beck	Origin	Chkd	YYYY.MM.DD

Title

COVER SHEET

Project No.
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Revision
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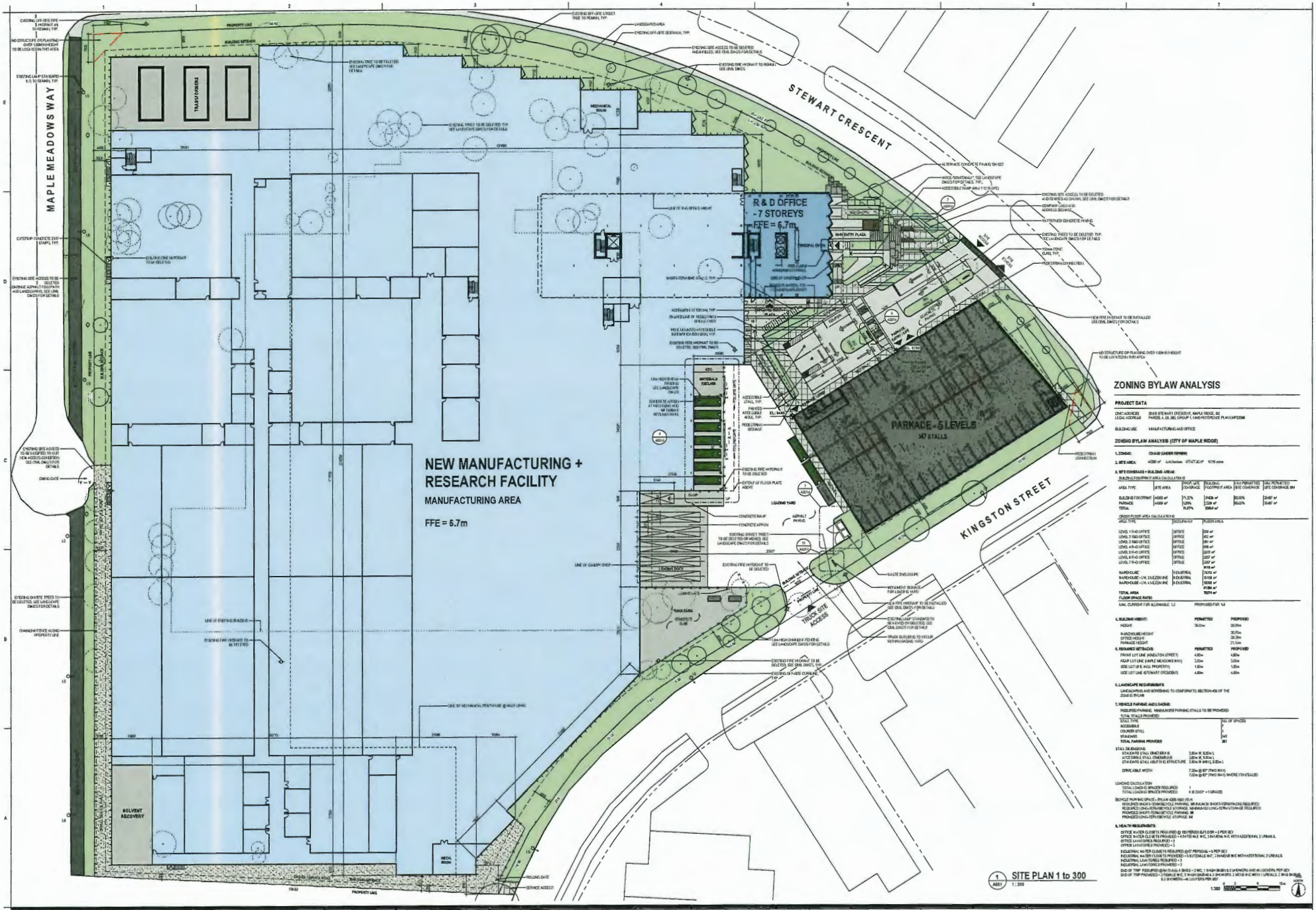
Drawing No.

APPENDIX D



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SITE PLAN

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Scale

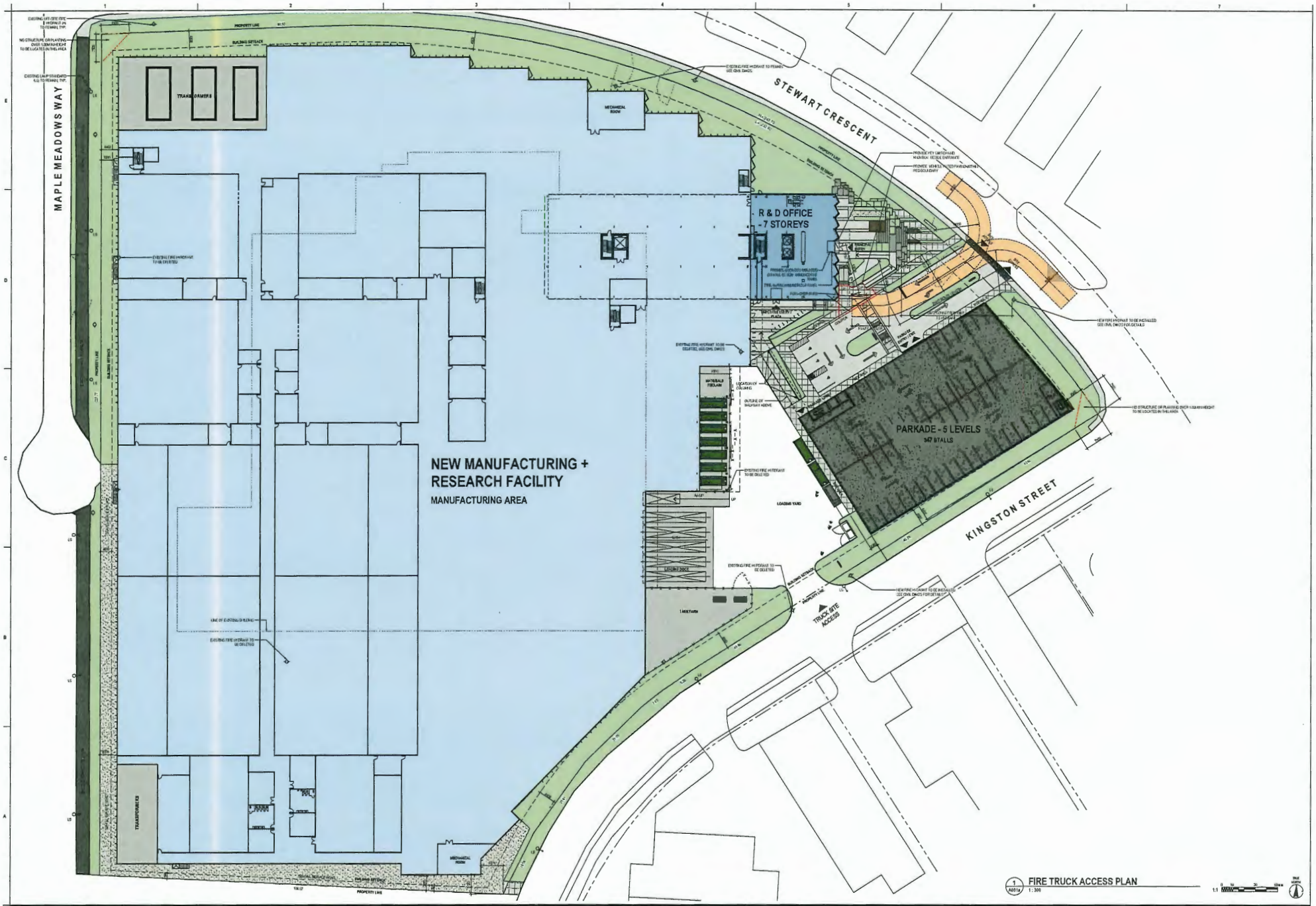
As indicated

Revision

3

Drawing No.

A001



1 A001a FIRE TRUCK ACCESS PLAN
1:300

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Title
FIRE TRUCK ACCESS PLAN

Project No. 113522010
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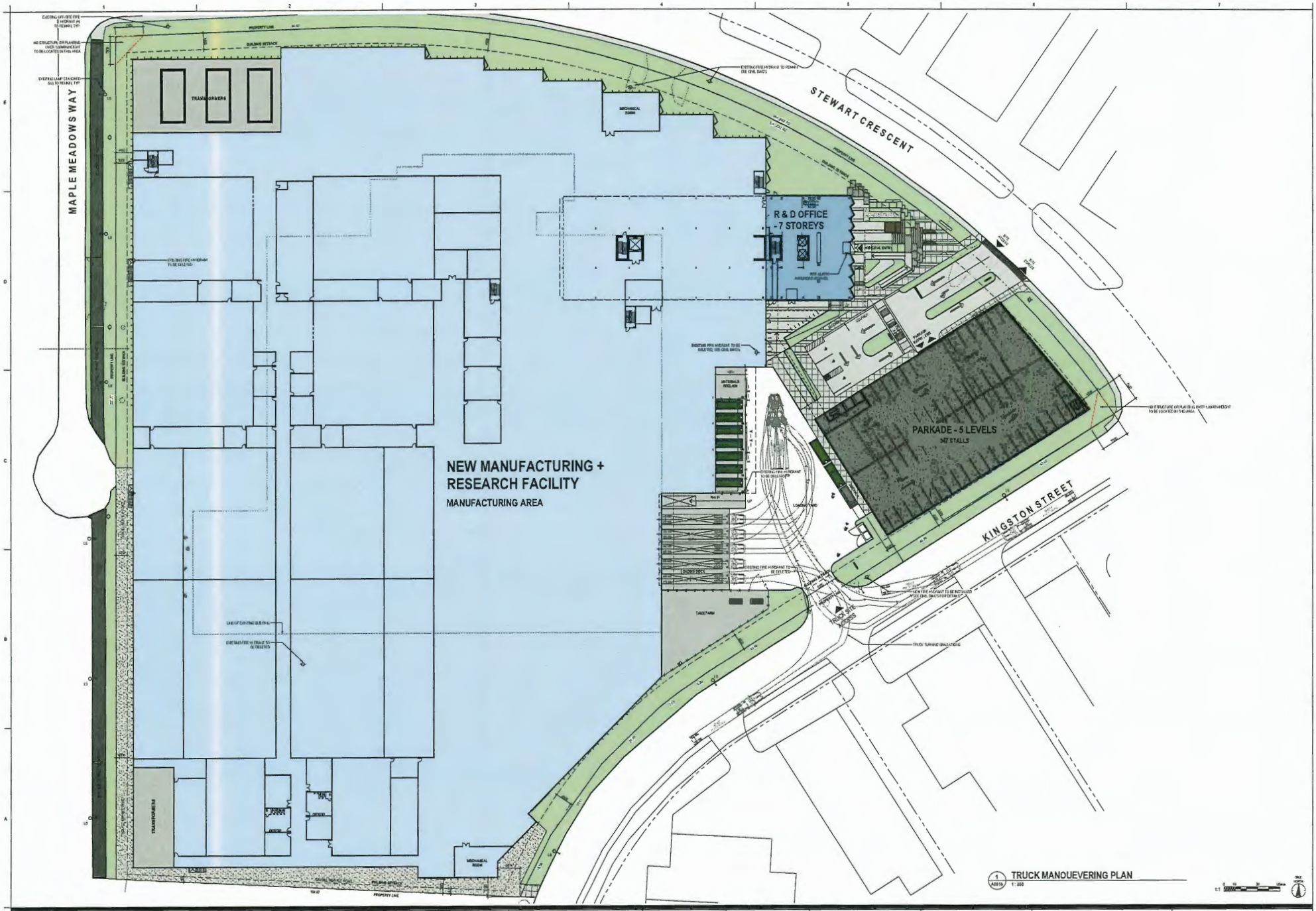
Revision 2
Drawing No. A001a



1 A001b TRUCK MANOUEVERING PLAN
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Title
TRUCK MANEUVERING PLAN

Project No.
111902090

Scale
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Revision
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Drawing No.
A001b

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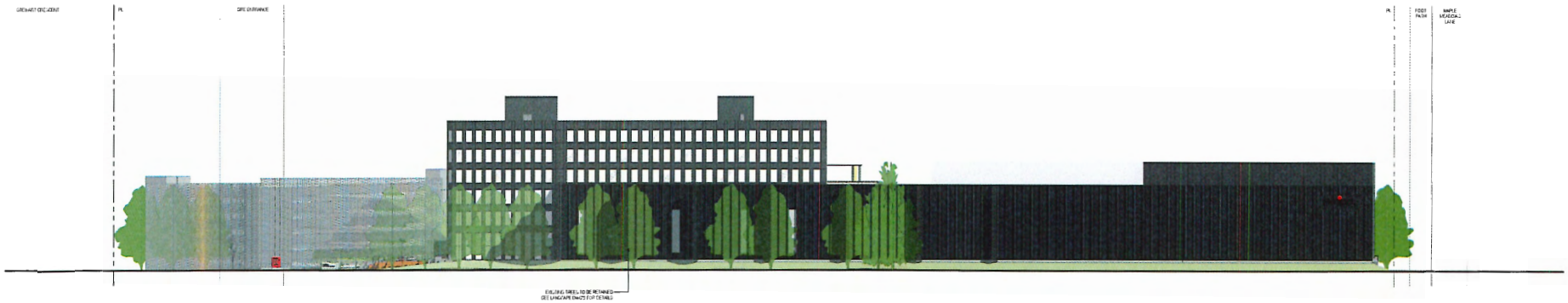

1 A001c **STREETSCAPE ELEVATION - STEWART CRESCENT NORTH**
1 : 300

2 A001c **STREETSCAPE ELEVATION - STEWART CRESCENT WEST**
1 : 300

1:1

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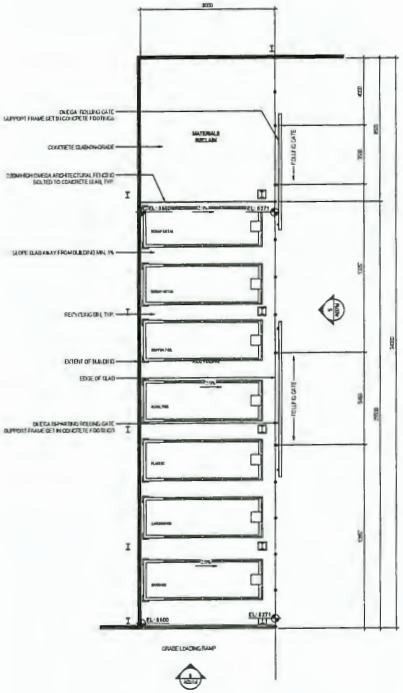
STREETSCAPES

Project No. 115102300

Scale 1 : 300

Revision 2

Drawing No. **A001c**



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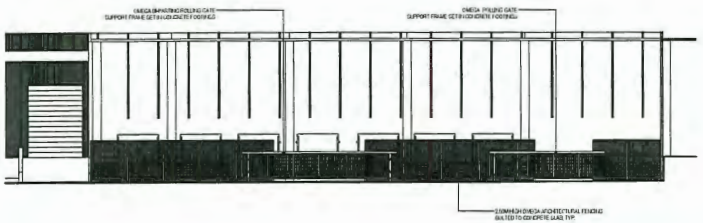

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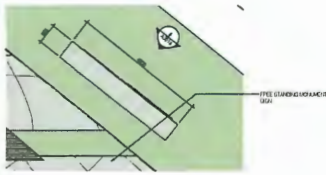

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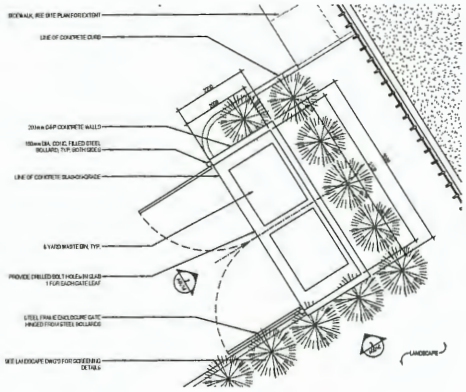

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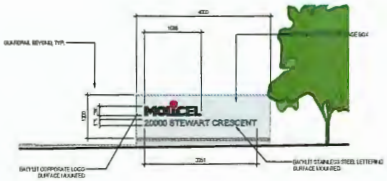
11 A0016 — LOADING SIGNAGE - PLAN
1 : 50



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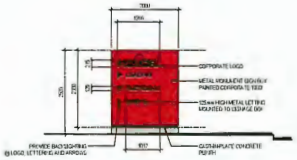

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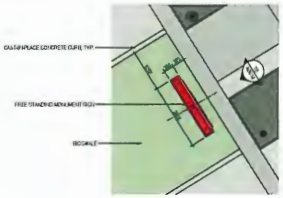

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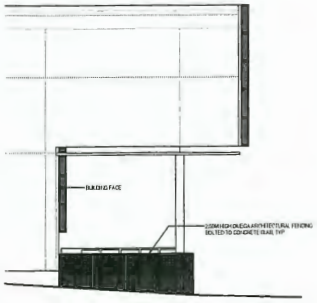

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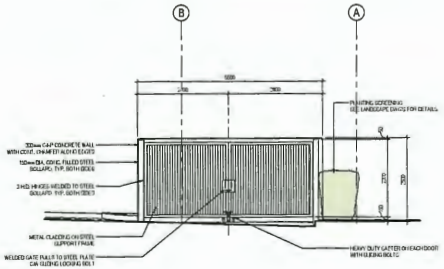

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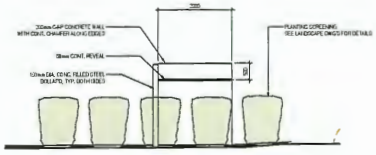

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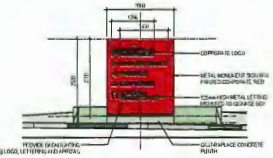

10 A0016 — DIRECTIONAL SIGNAGE - EAST ELEVATION
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1:1

Notes

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20000 Stewart Crescent, Maple Ridge, BC

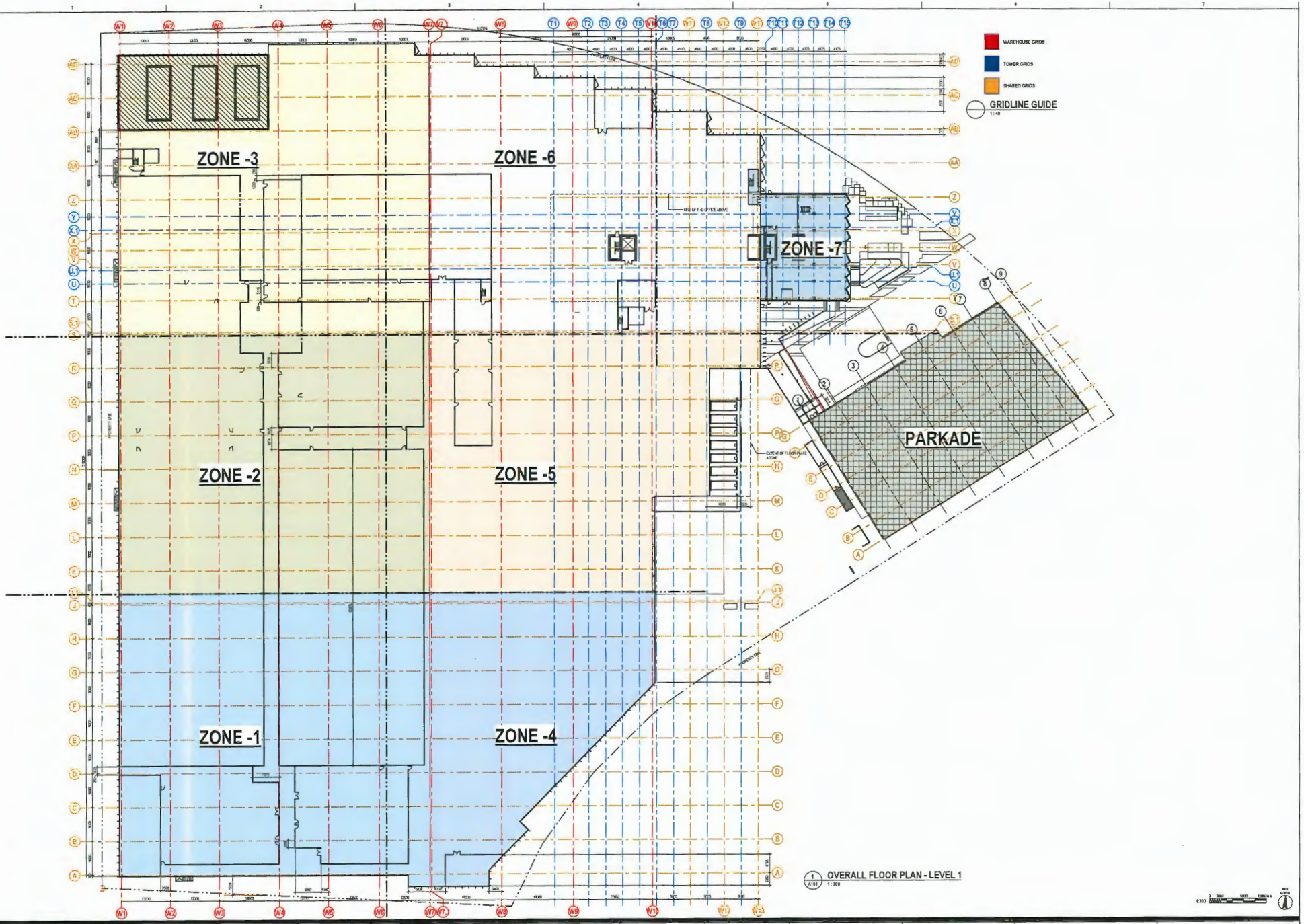
Title
SITE DETAILS

Project No.
115122090

Scale
As indicated

Revision
2

Drawing No.
A001d



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Title

LEVEL 1 - OVERALL FLOOR PLAN

Project No.
119022010

Scale
As indicated

Revision
3

Drawing No.
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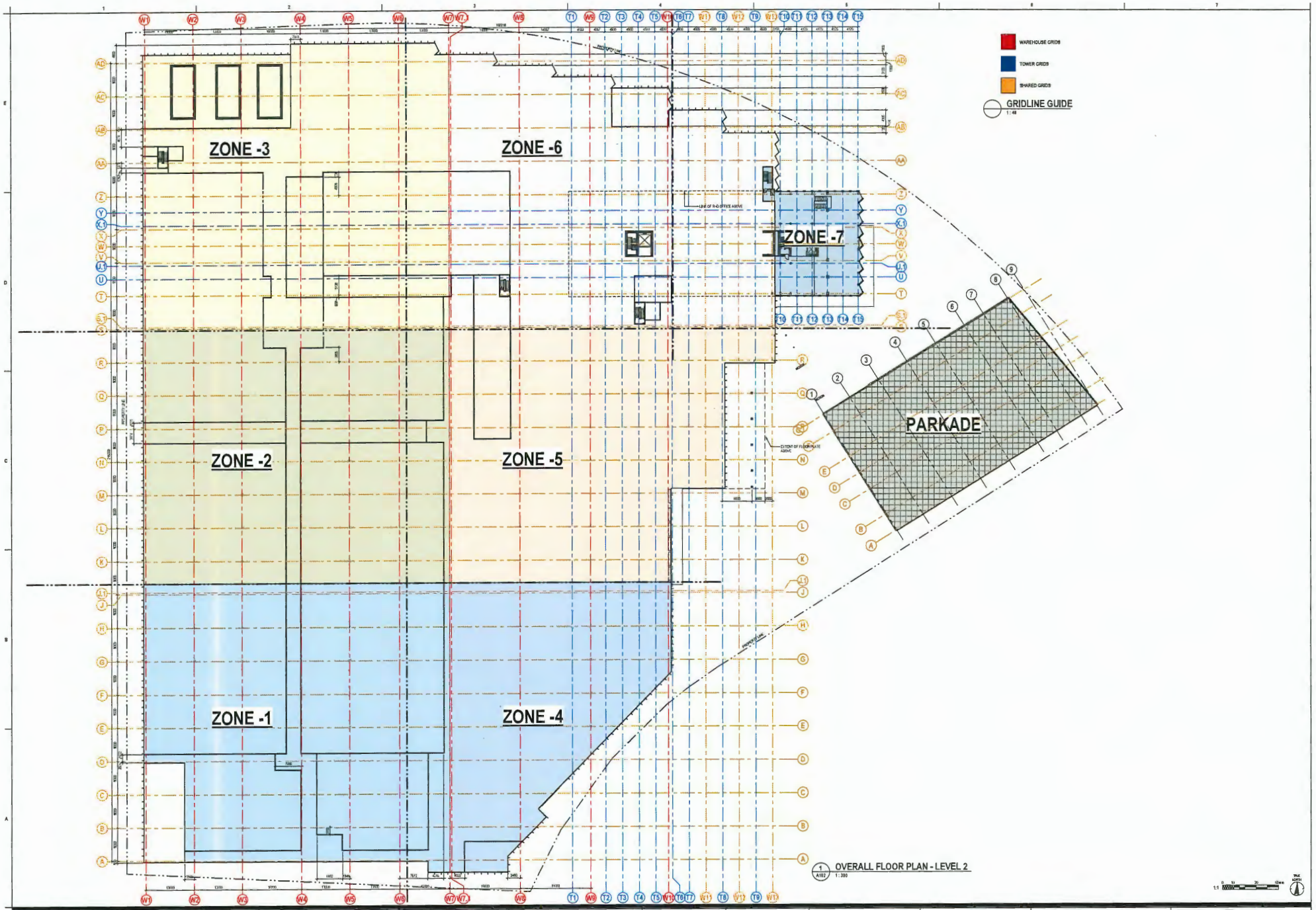

Notes

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Title

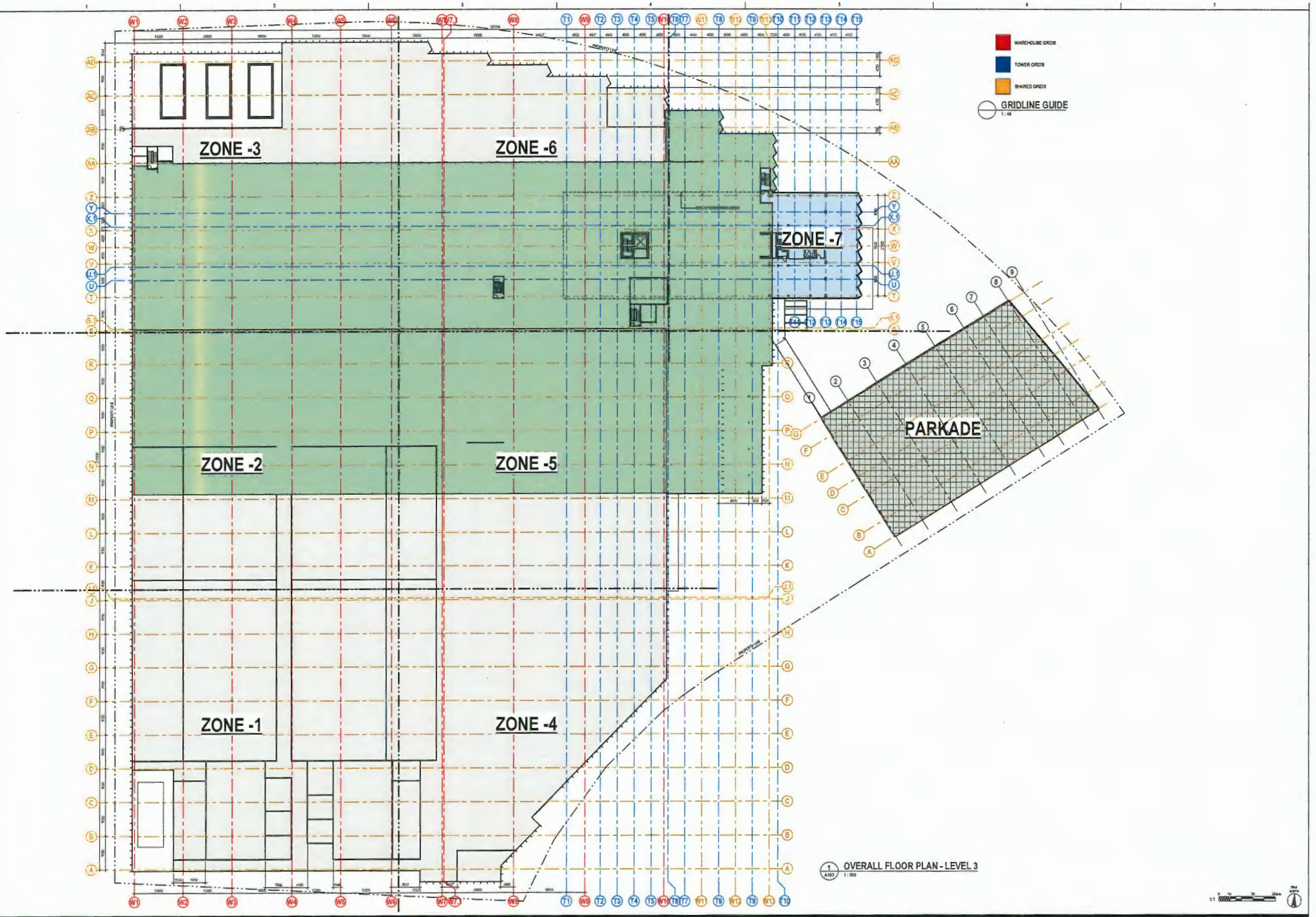
LEVEL 2 - OVERALL FLOOR PLAN

Project No.
111922290

Scale
As indicated

Revision
3

Drawing No.
A102



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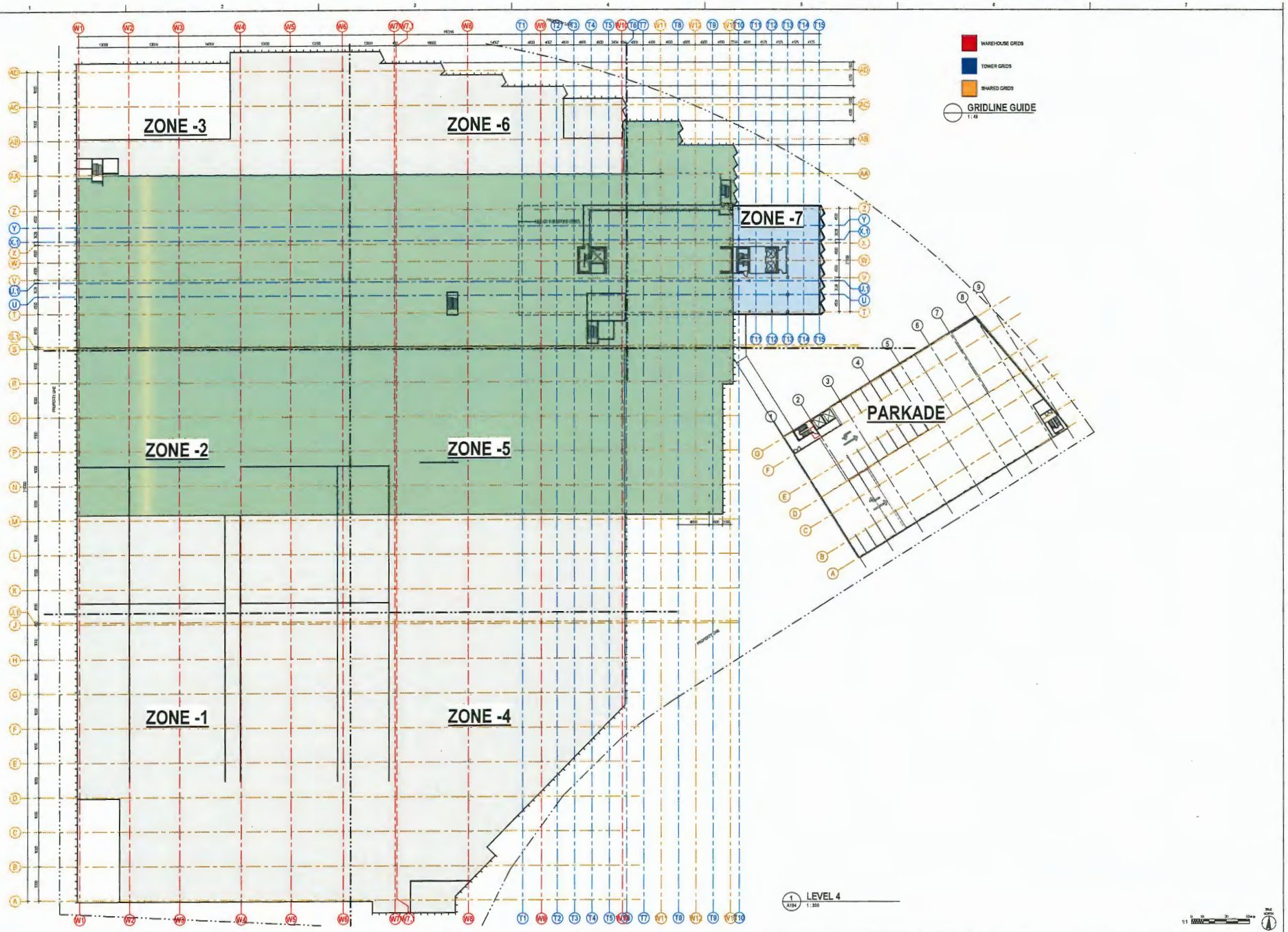
Title
LEVEL 3 - OVERALL FLOOR PLAN

Project No.
113822090

Scale
As indicated

Revision
3

Drawing No.
A103



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Title

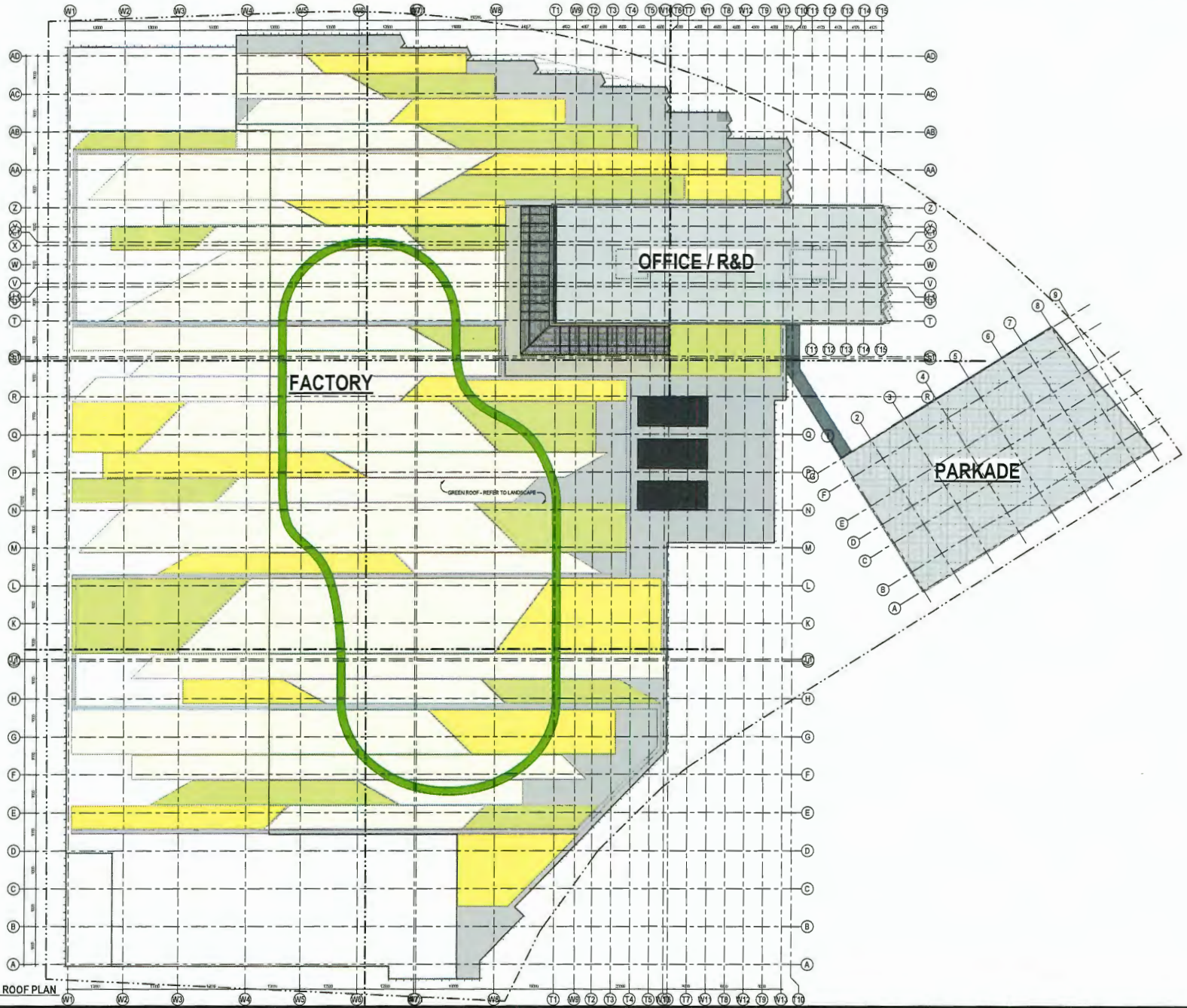
LEVEL 4 - OVERALL FLOOR PLAN

Project No.
11 8922090

Scale
As indicated

Revision
2

Drawing No.
A104



1 OVERALL ROOF PLAN
A102 1:300

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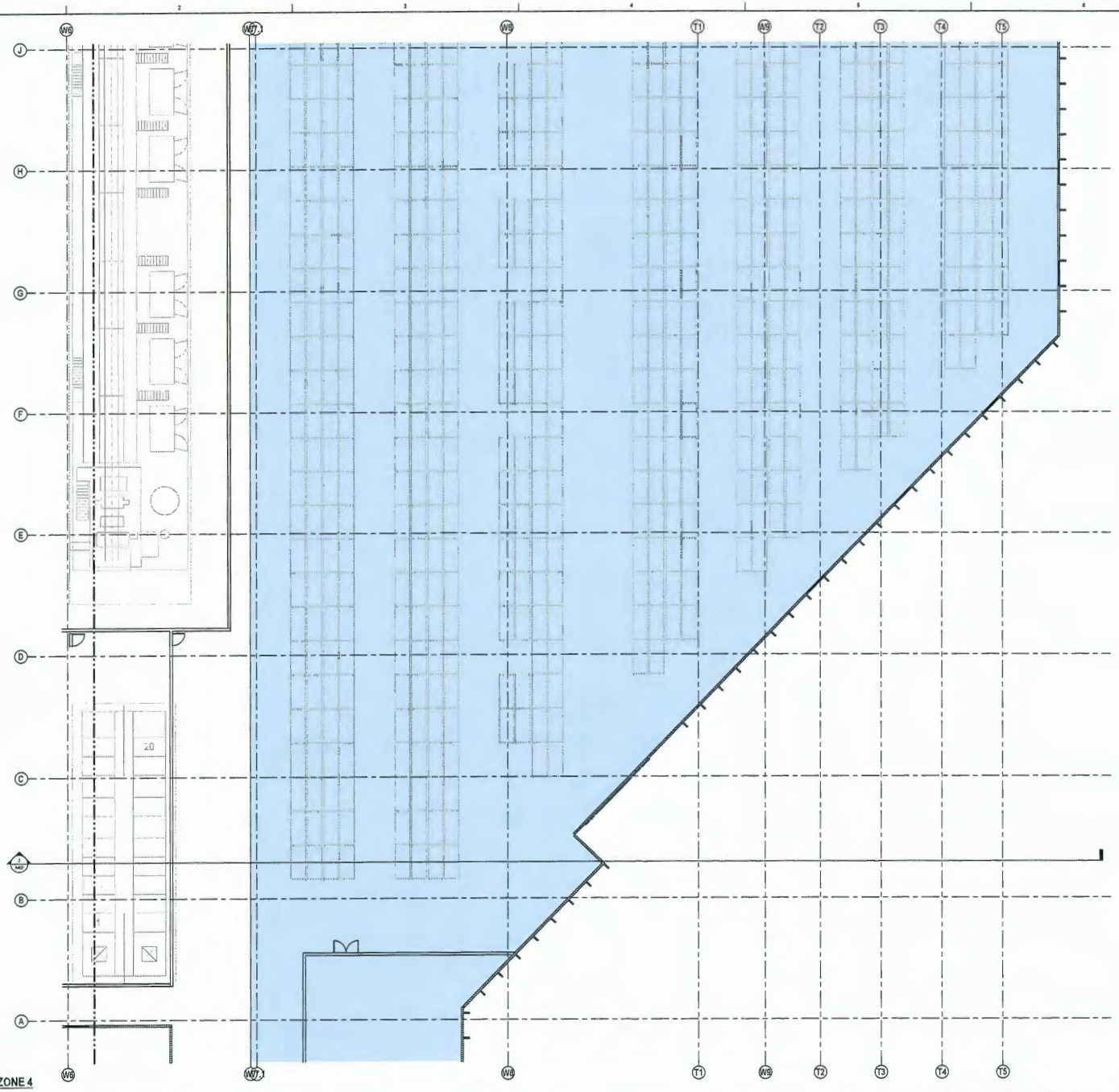
Title
ROOF - OVERALL ROOF PLAN

Project No.
11582ZZ90

Scale
1:300

Revision
3

Drawing No.
A105



1 A210 LEVEL 2 - FLOOR PLAN - ZONE 4
1:100

Notes

Issued/Revision

		By	Appd
5	Issued for Permit		2015.10.21
4	Issued for Client Review		2015.10.16
3	Issued for Client Review		2015.10.13

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	Dark.	Dsgn.	Chkd	YYYY.MM.DD

Title

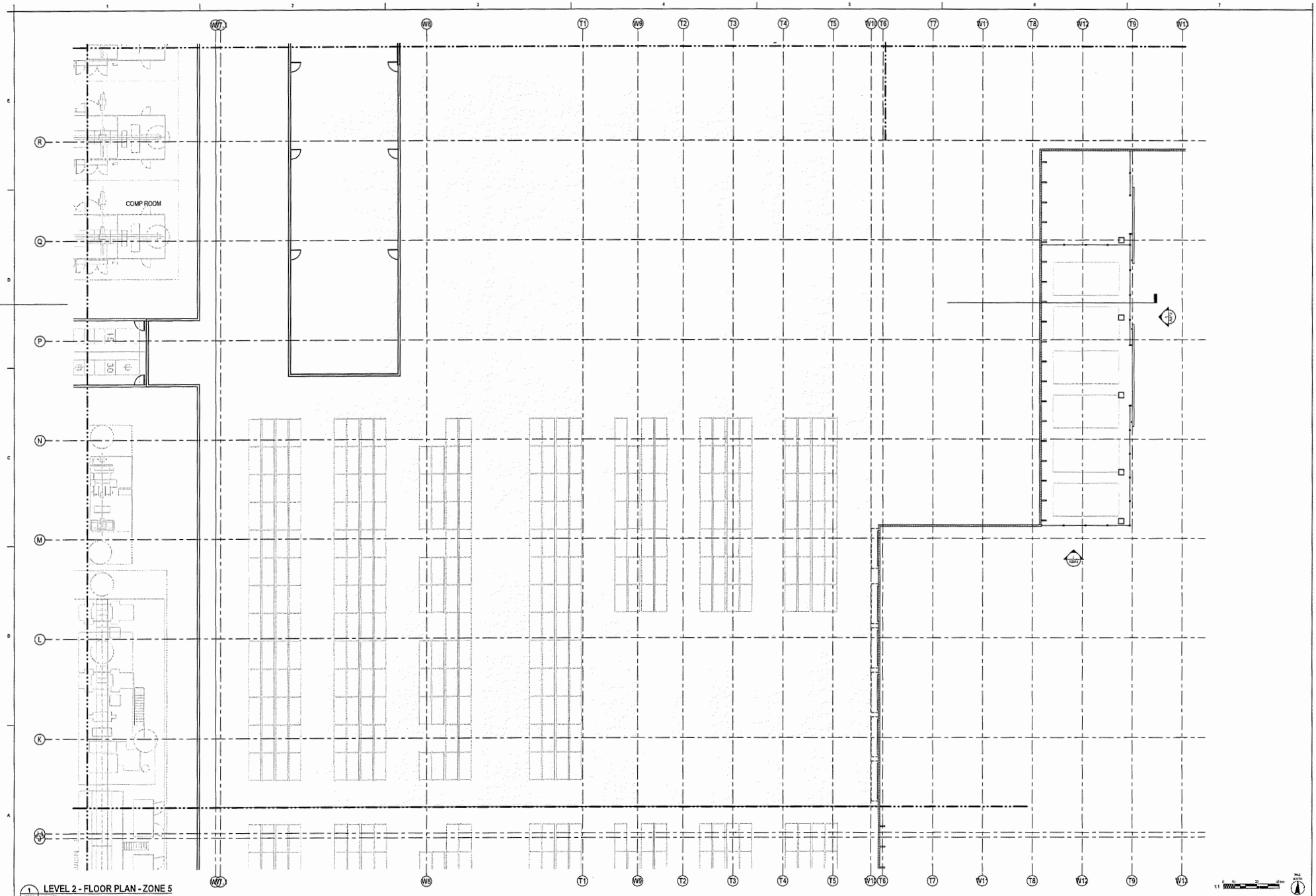
LEVEL 2 - FLOOR PLAN - ZONE 4 _ WAREHOUSE

Project No.
11.3822090

Scale
1 : 100

Revision
3

Drawing No.
A210



1 A211 LEVEL 2 - FLOOR PLAN - ZONE 5
1 : 100

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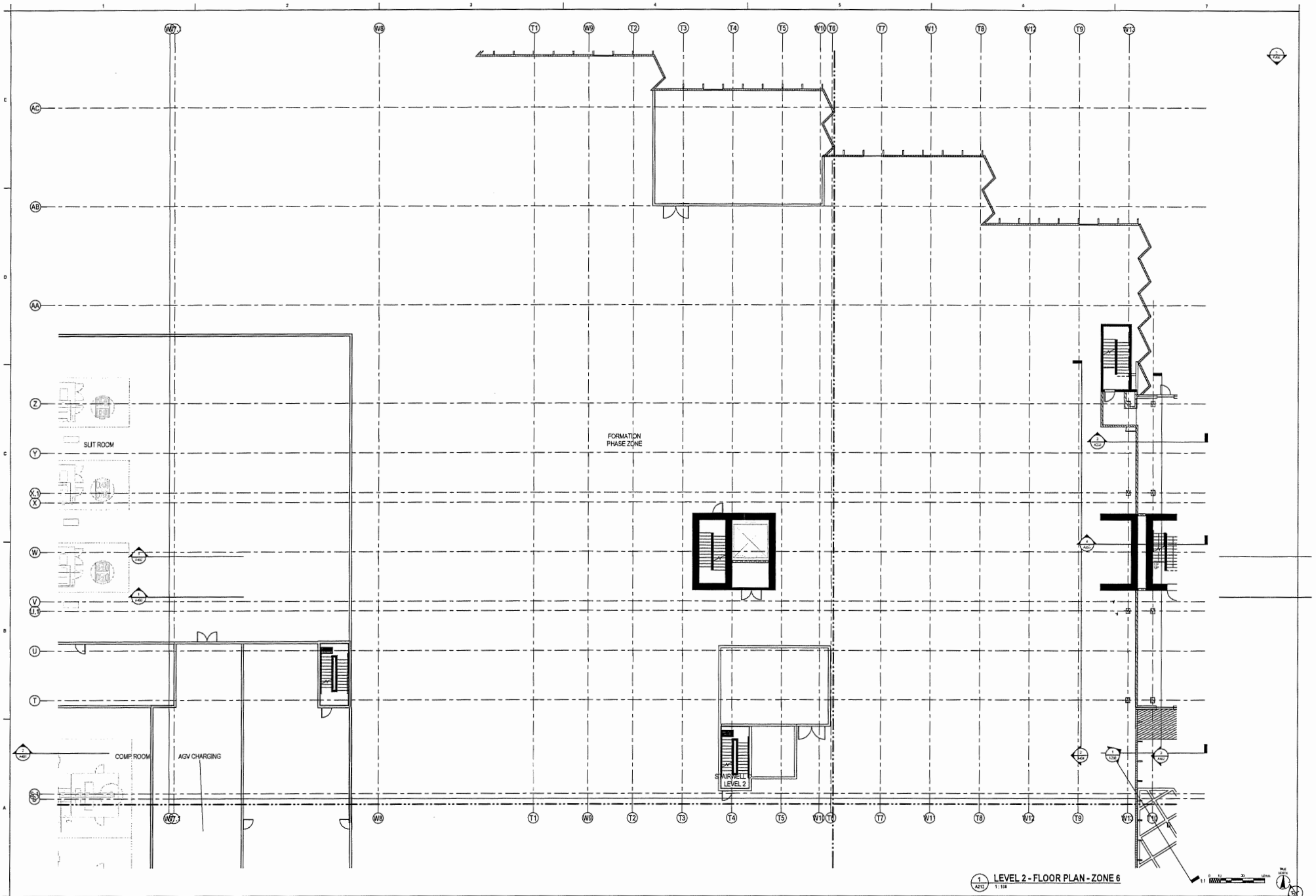
Title
LEVEL 2 - FLOOR PLAN - ZONE 5 _
WAREHOUSE

Project No.
115922910

Scale
1 : 100

Revision
3

Drawing No.
A211



1 A212 LEVEL 2 - FLOOR PLAN - ZONE 6
1:100

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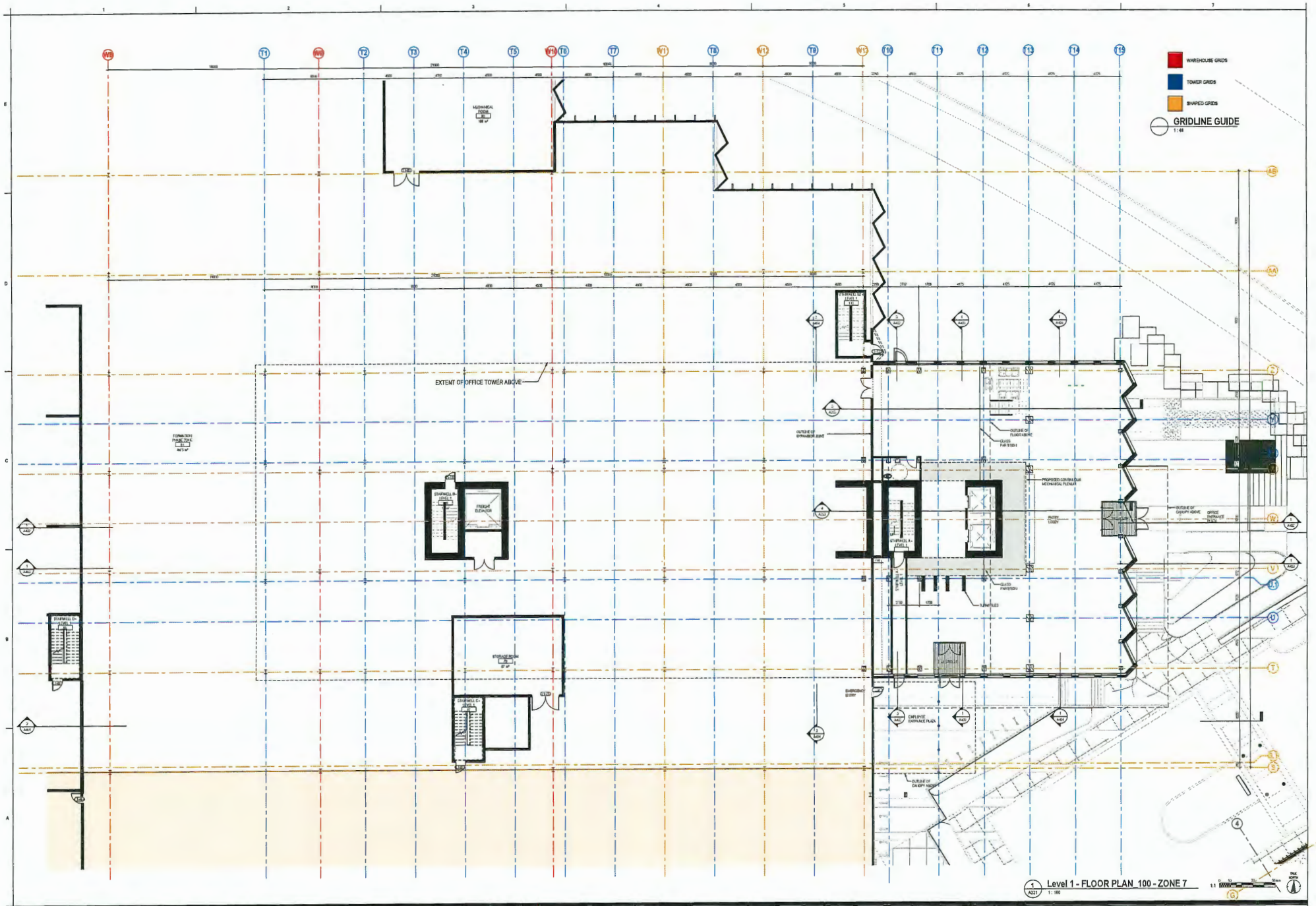
Title
LEVEL 2 - FLOOR PLAN - ZONE 6 _
WAREHOUSE

Project No.
115422010

Scale
1:100

Revision
3

Drawing No.
A212



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		Dsm.	Dsgn.	Chkd.	

Title

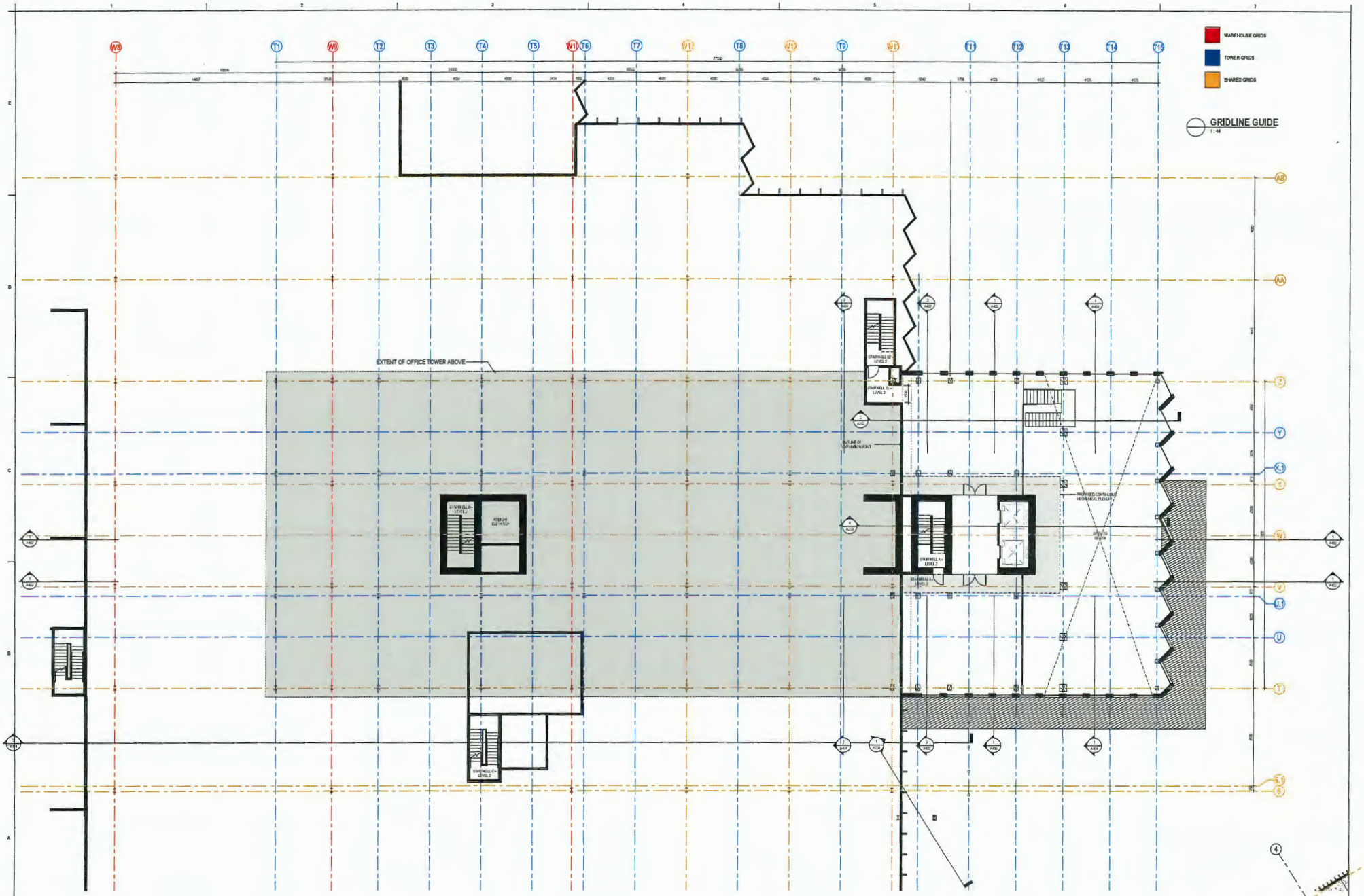
LEVEL 1 - FLOOR PLAN - ZONE 7 _ OFFICE

Project No.
11562090

Scale
As indicated

Revision
3

Drawing No.
A221



1 A222 LEVEL 2 - FLOOR PLAN - ZONE 7_OFFICE
1:100

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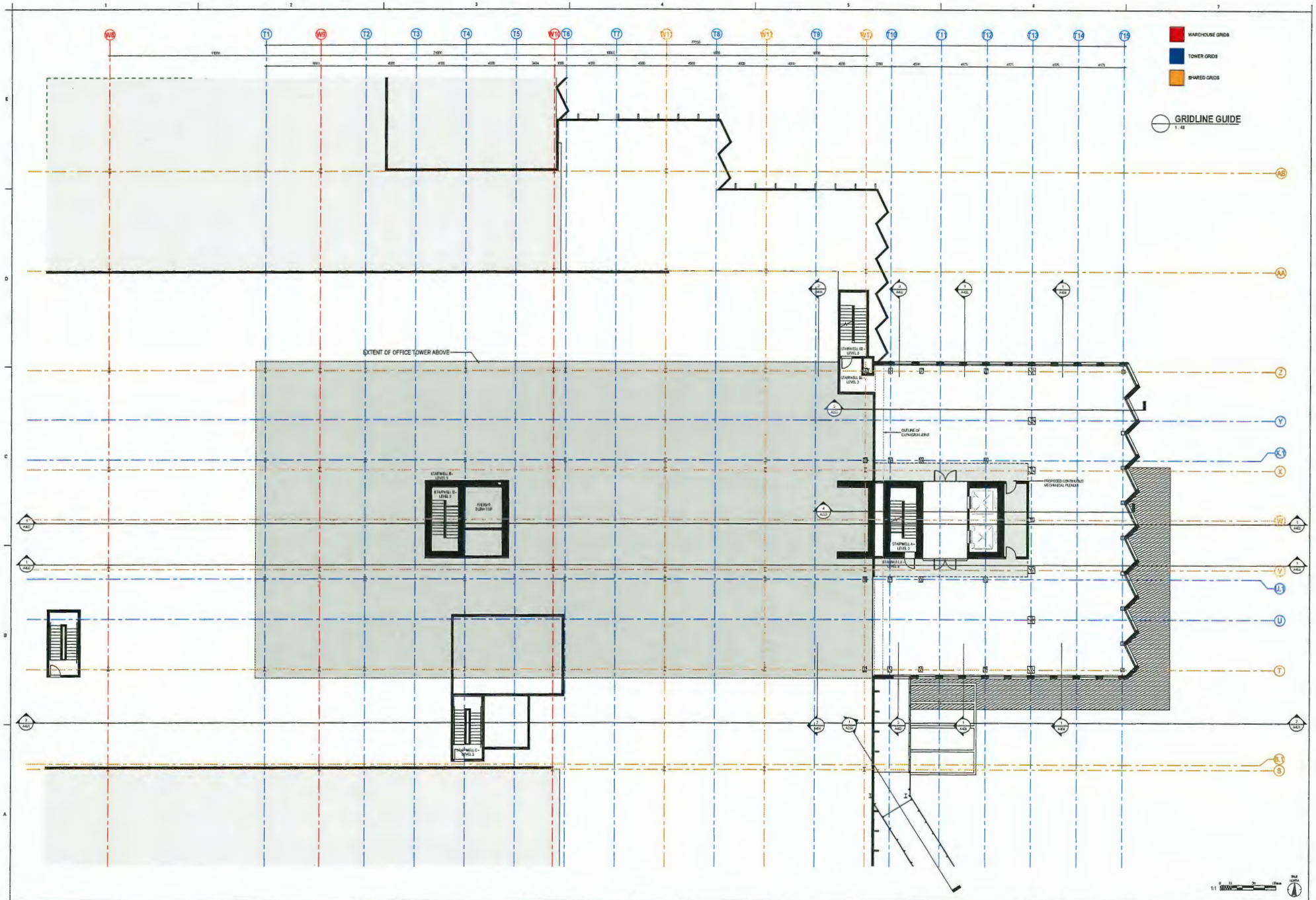
Title
LEVEL 2 - FLOOR PLAN - ZONE 7_
OFFICE

Project No.
119522090

Scale
As indicated

Revision
3

Drawing No.
A222



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LEVEL 3 - FLOOR PLAN - ZONE 7 _ OFFICE

Project No.: 113622290

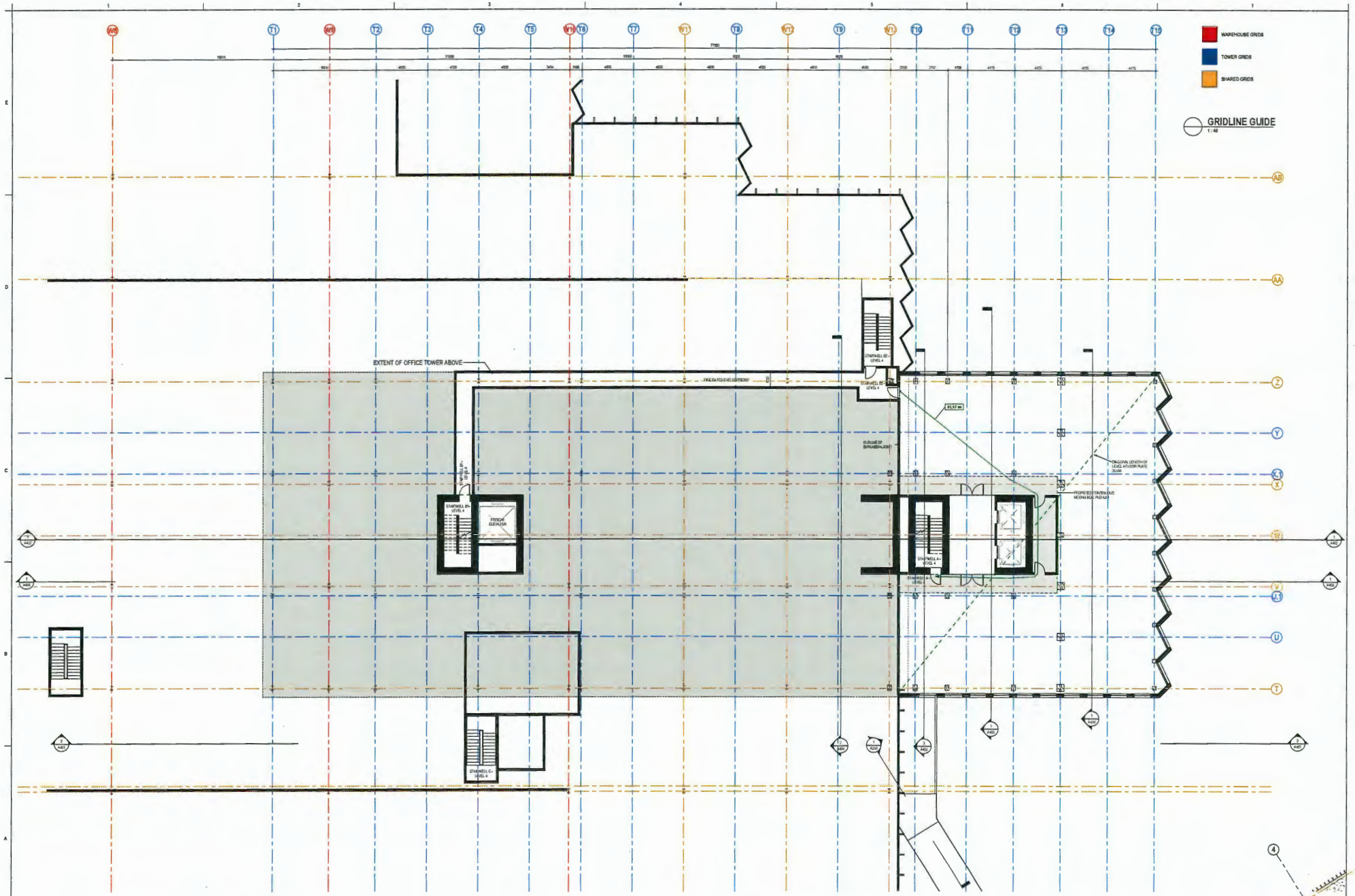
Scale: As indicated

Revision: 3

Drawing No.: A223

Issued/Revision

No.	Issued	YYYY.MM.DD
1	[illegible]	2019.11.15
2	[illegible]	2020.04.14
3	[illegible]	2021.03.11



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Title

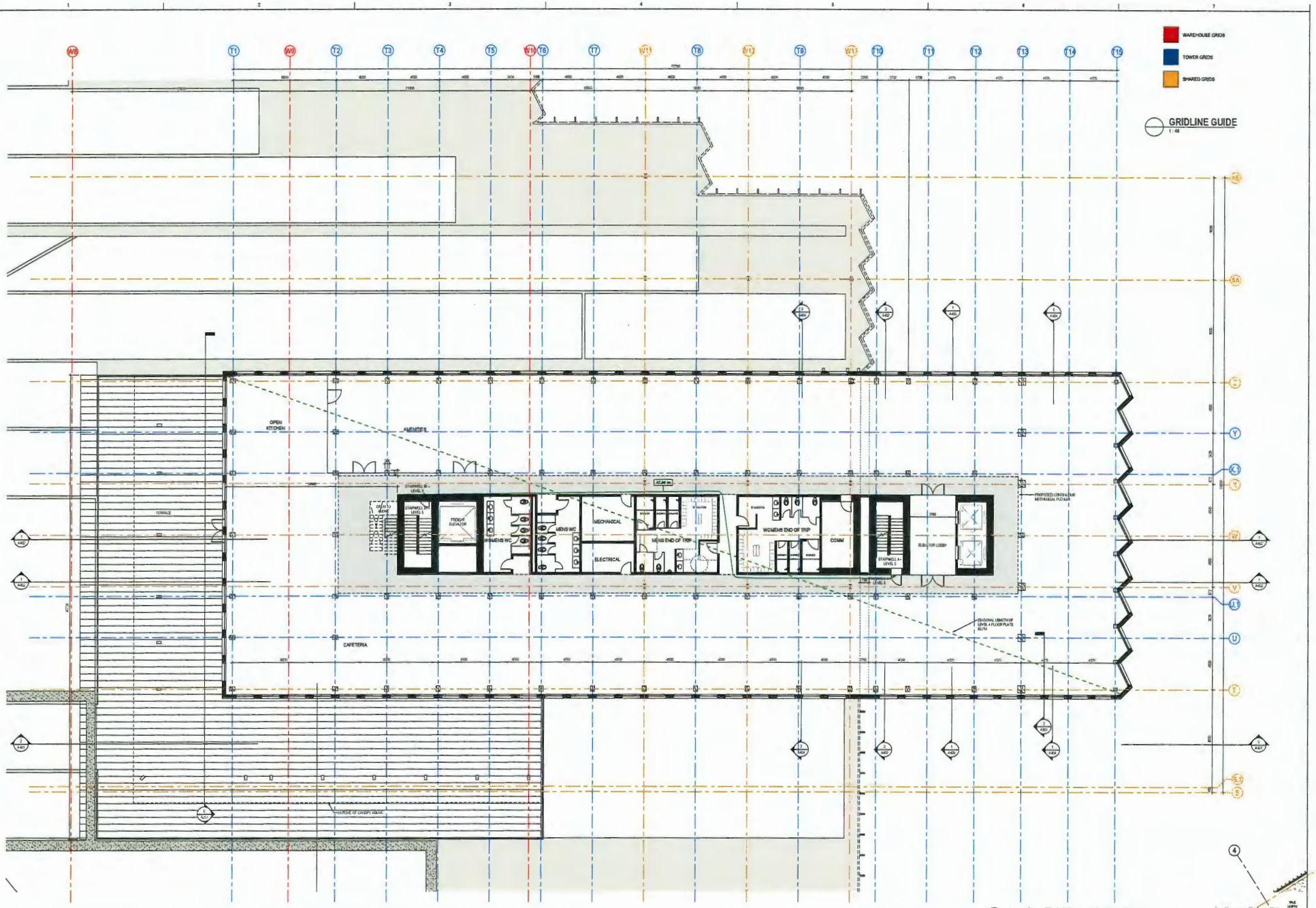
LEVEL 4 - FLOOR PLAN - ZONE 7 _ OFFICE

Project No.
113922090

Scale
As indicated

Revision
3

Drawing No.
A224



1 A225 Level 5 - FLOOR PLAN_100 - ZONE 7
1 : 100

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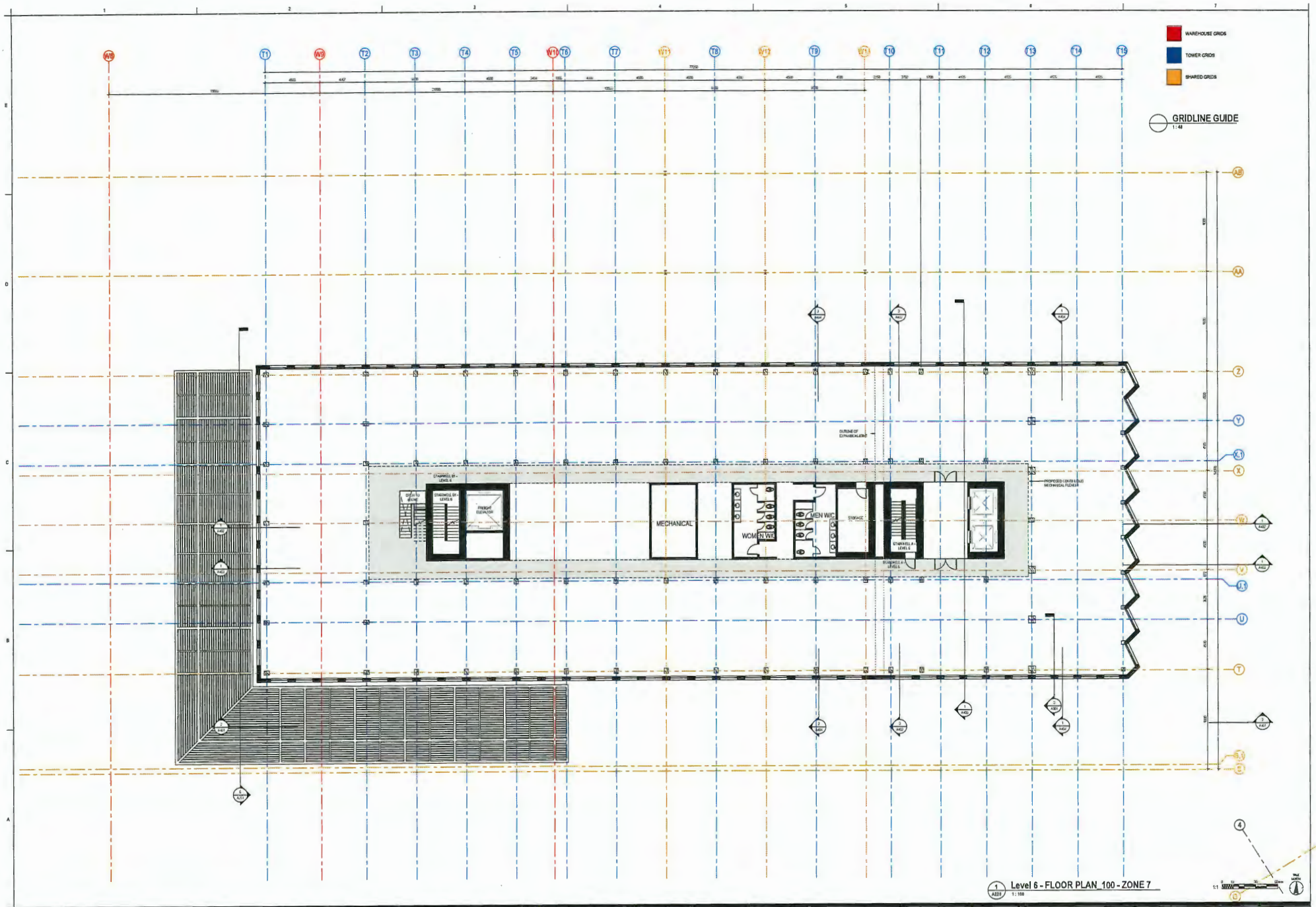
LEVEL 5 - FLOOR PLAN - ZONE 7 _ OFFICE

Project No.
111902290

Scale
As indicated

Revision
3

Drawing No.
A225



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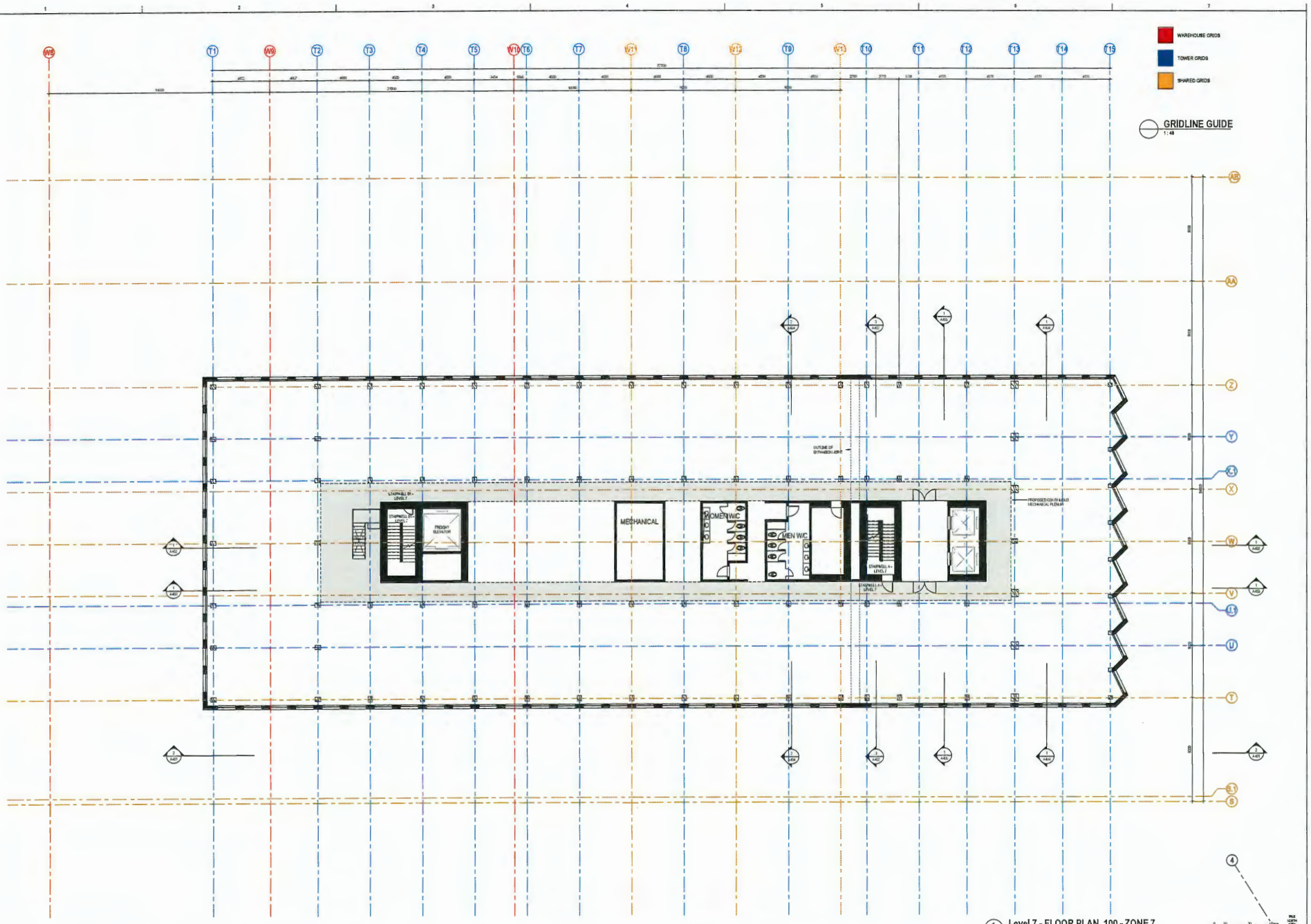
Title
LEVEL 6 - FLOOR PLAN - ZONE 7_ OFFICE

Project No.
11852090

Scale
As indicated

Revision
3

Drawing No.
A226



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Title

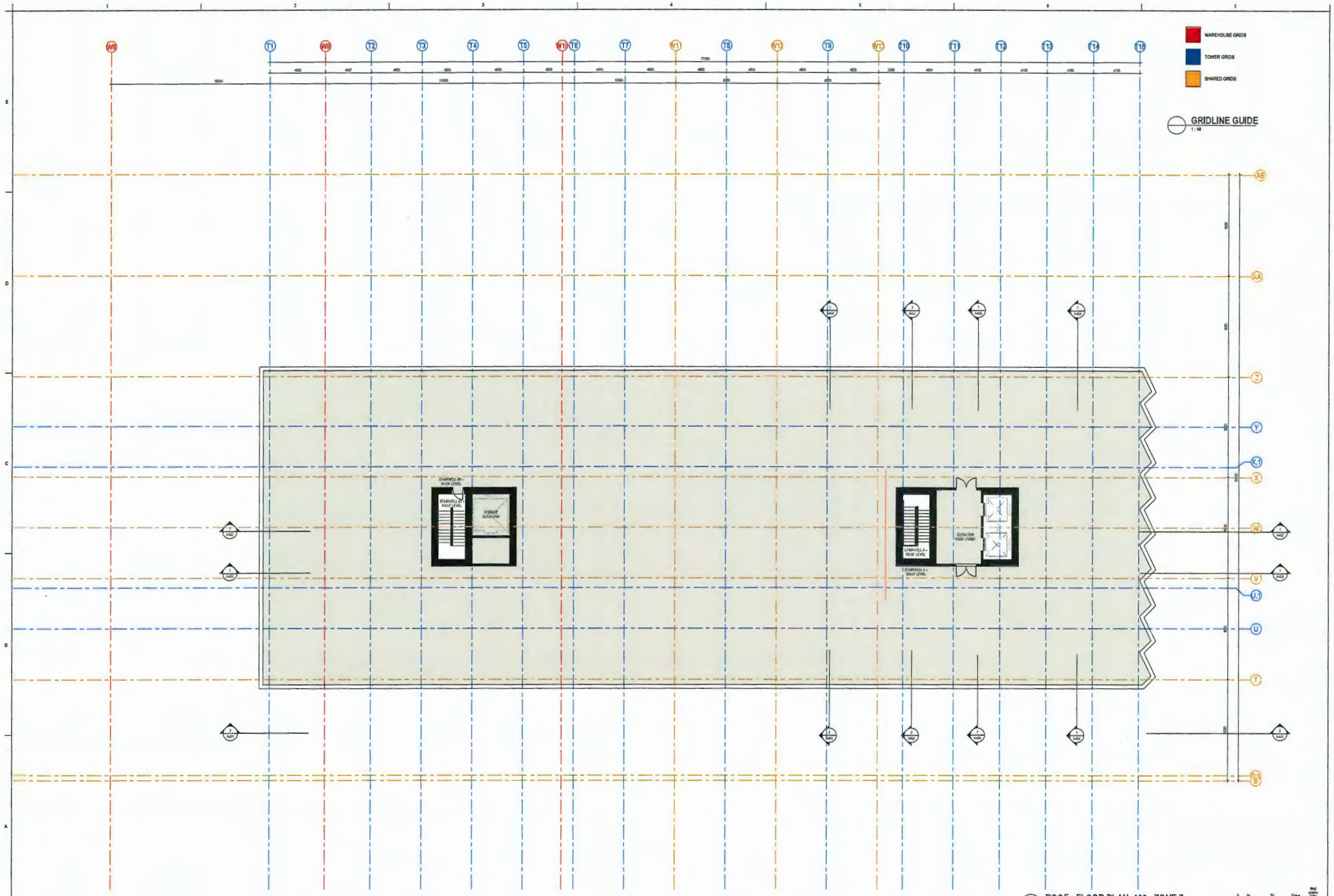
LEVEL 7 - FLOOR PLAN - ZONE 7_ OFFICE

Project No.
113822090

Scale
As indicated

Revision
3

Drawing No.
A227



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Title
ROOF - ROOF PLAN - ZONE 7_
OFFICE

Project No.
115802090

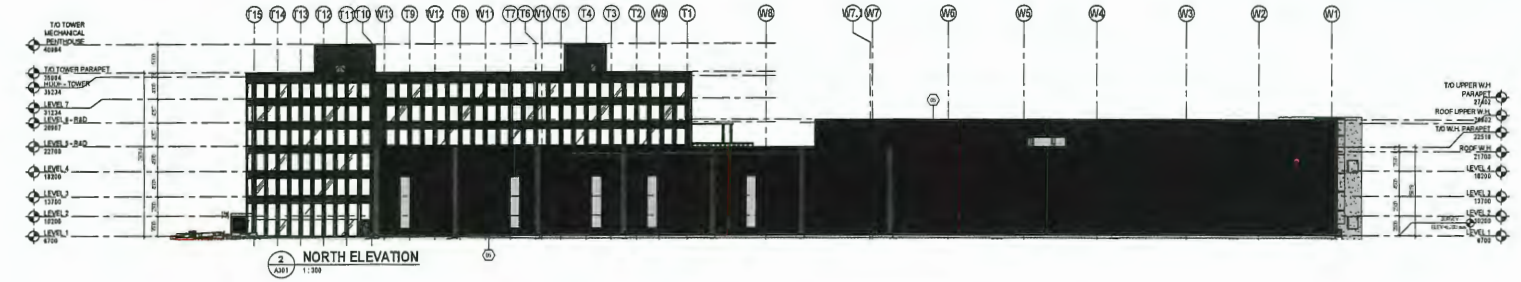
Scale
As indicated

Revision
3

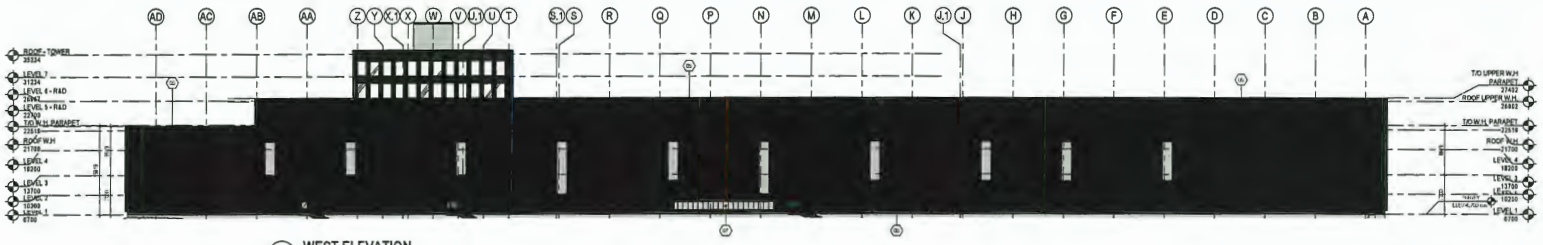
Drawing No.
A228

Issued/Revision

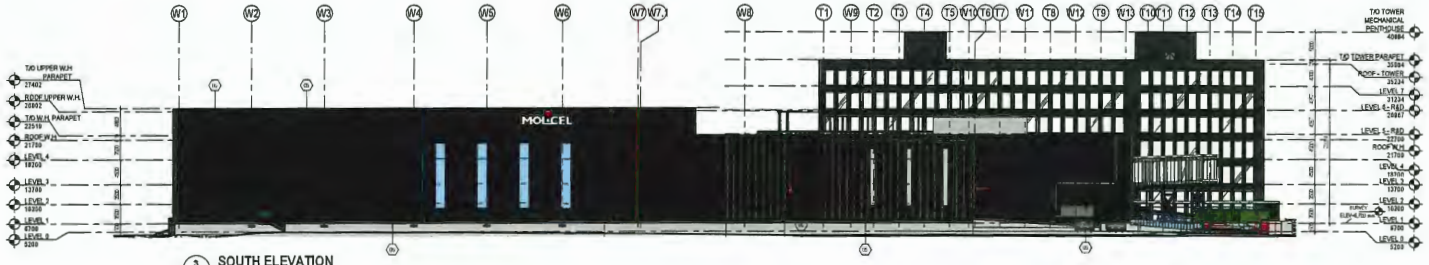
No.	Description	Date (dd/mm/yy)
1	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION	2021-06-11
2	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION	2021-08-13
3	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION	2021-09-17



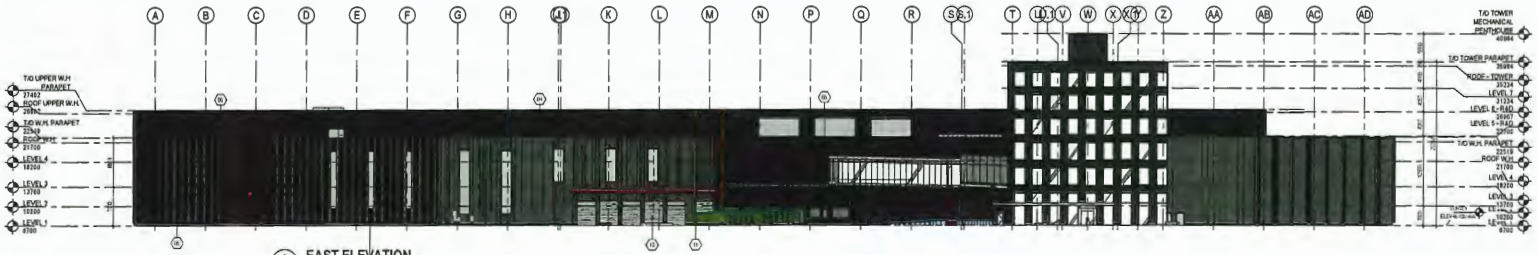
2 A301 NORTH ELEVATION 1 : 300



4 A301 WEST ELEVATION 1 : 300



3 A301 SOUTH ELEVATION 1 : 300

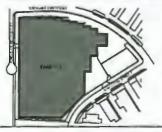


1 A301 EAST ELEVATION 1 : 300

ELEVATION LEGEND

05	SHERWIN-WILLIAMS COLOUR
07	CLEAR GLAZED WINDOW
09	SPANDREL PANEL-IRON
11	CANOPY
13	OVERHEAD DOOR

Notes



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Title

OVERALL EXTERIOR ELEVATIONS

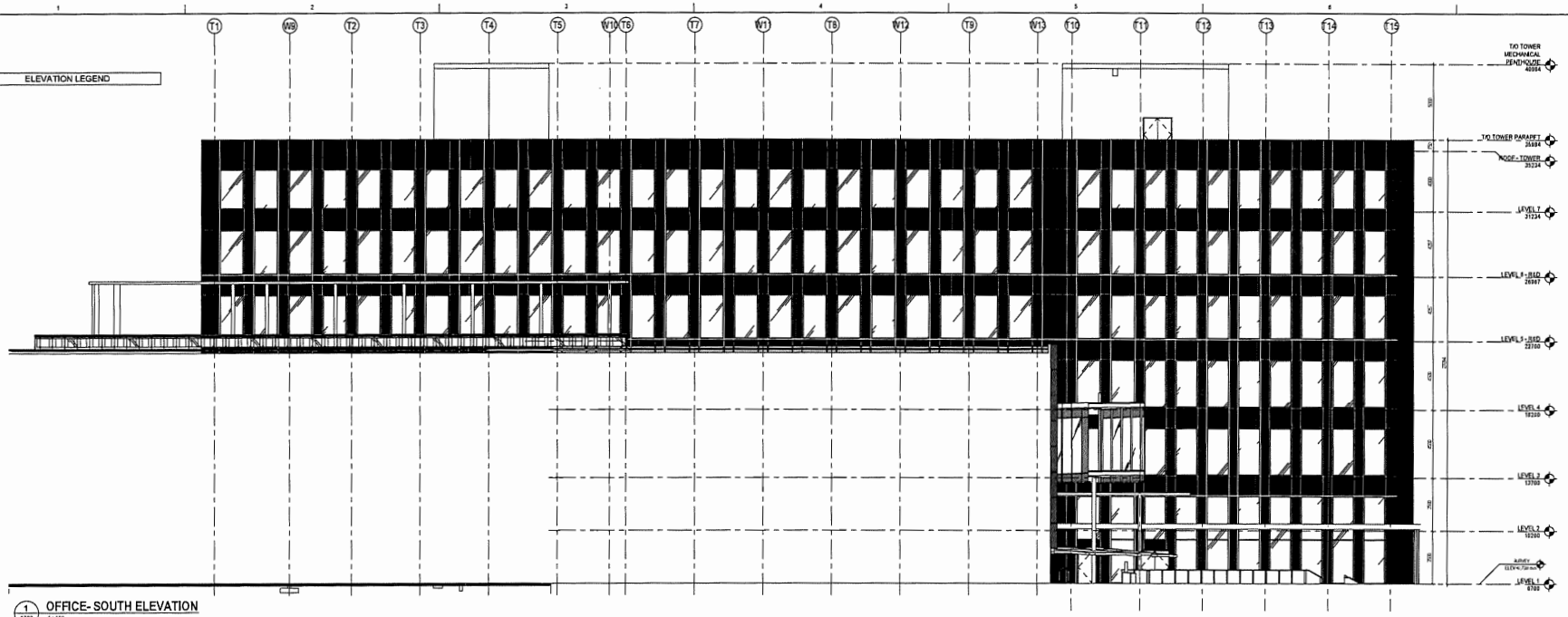
Project No. 115525010

Scale 1 : 300

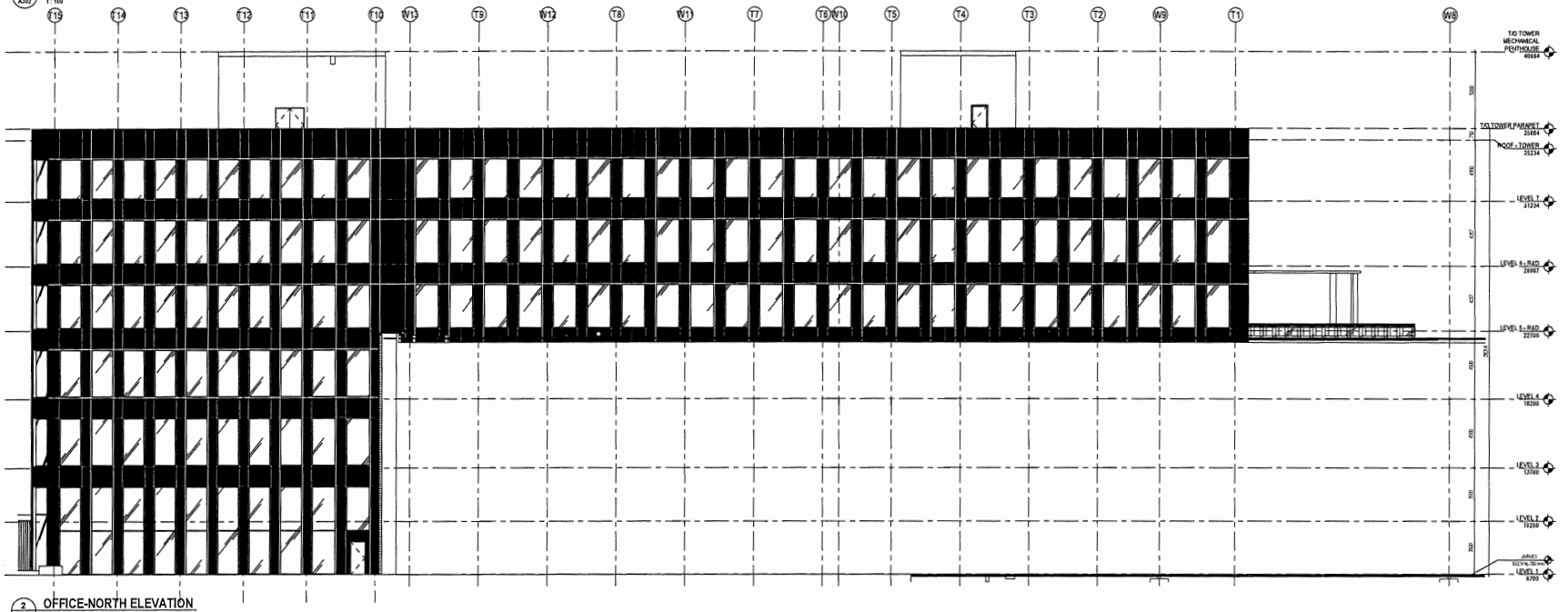
Revision 3

Drawing No. A301

ELEVATION LEGEND



1 A302 OFFICE- SOUTH ELEVATION 1 : 100



2 A302 OFFICE-NORTH ELEVATION 1 : 100

1:1

Notes

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	Issued/Revision	By	Dated
5	[illegible]		
4	[illegible]		
3	[illegible]		

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File Name/ref	Author	Designed	Checked	Verified
	Sects	Yingh	Chck	YYYY.MM.DD

Title

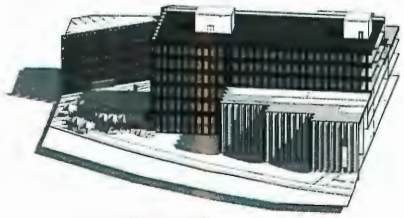
ENLARGED EXTERIOR ELEVATIONS

Project No.: 115622290

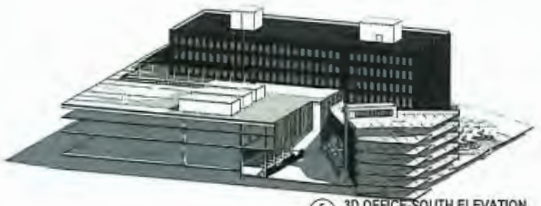
Scale: 1 : 100

Revision: 3

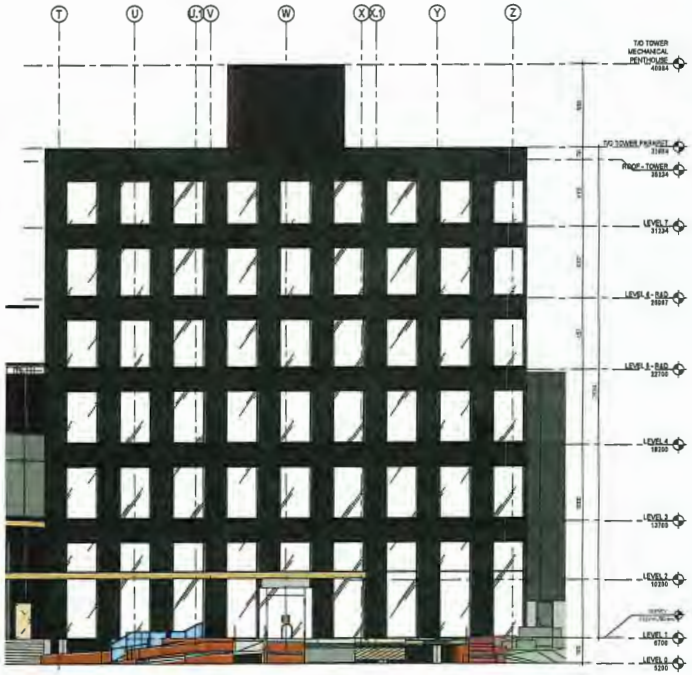
Drawing No.: A302



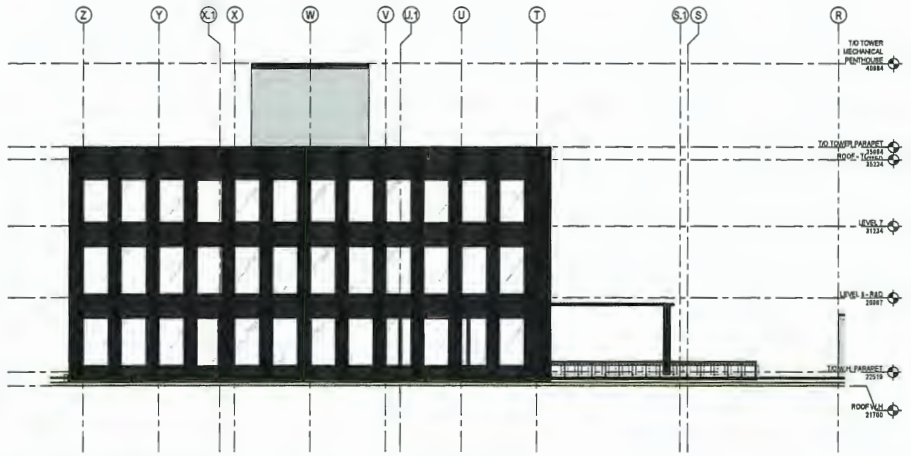
3 A303 3D OFFICE-NORTH ELEVATION



5 A303 3D OFFICE-SOUTH ELEVATION



1 A303 OFFICE- EAST ELEVATION
1 : 100



2 A303 OFFICE - WEST ELEVATION
1 : 100

ELEVATION LEGEND

1:1

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Title

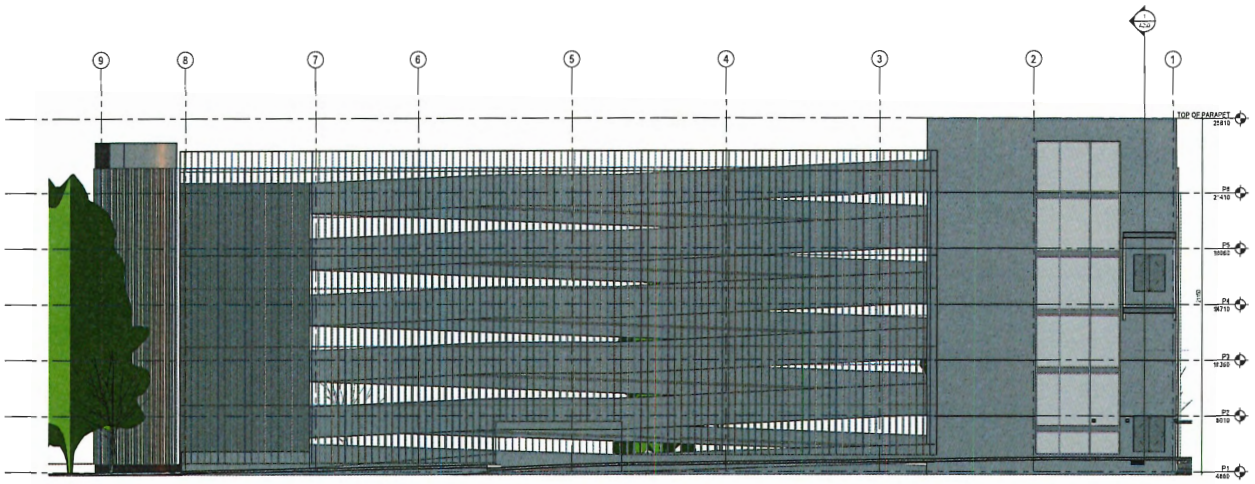
ENLARGED EXTERIOR ELEVATIONS

Project No. 115622090

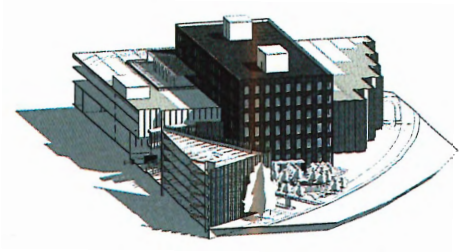
Scale 1:100

Revision 3

Drawing No. A303



2 / A304 Building Section - Tower to Parkade facing Parkade
1 : 100



1 / A304 3D OFFICE-EAST ELEVATION

1:1

Status

Issued/Revision

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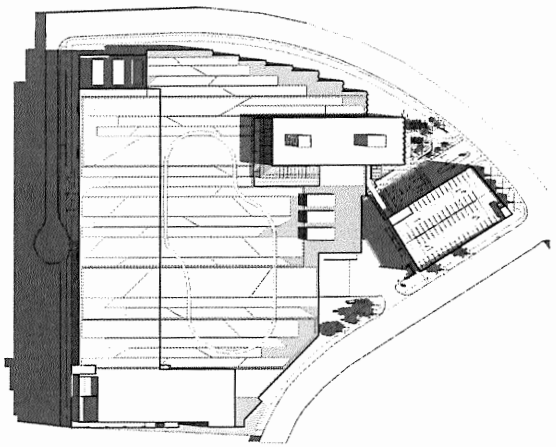
Title
ENLARGED EXTERIOR ELEVATIONS

Project No.
116822-0

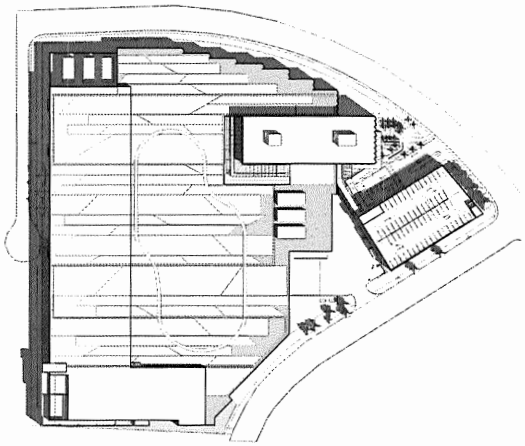
Scale
1 : 100

Revision
2

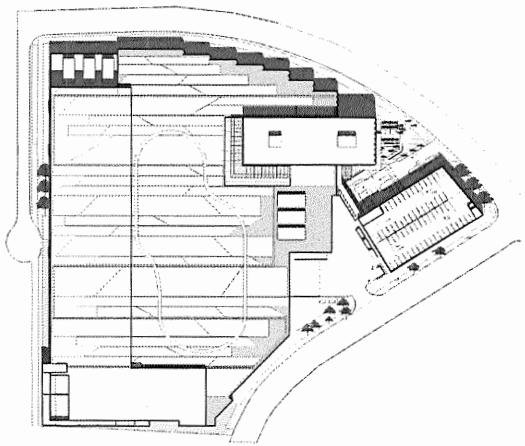
Drawing No.
A304



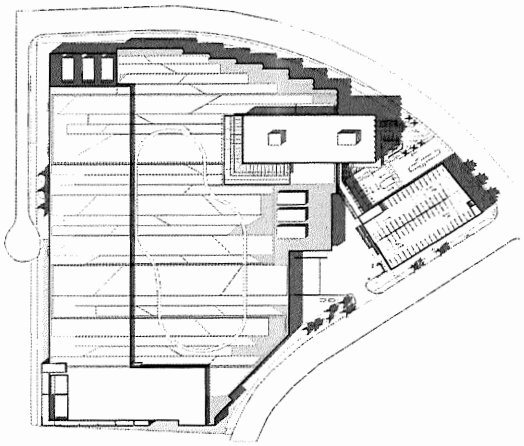
1 A350 Shadow Study - Summer Solstice - 8 am



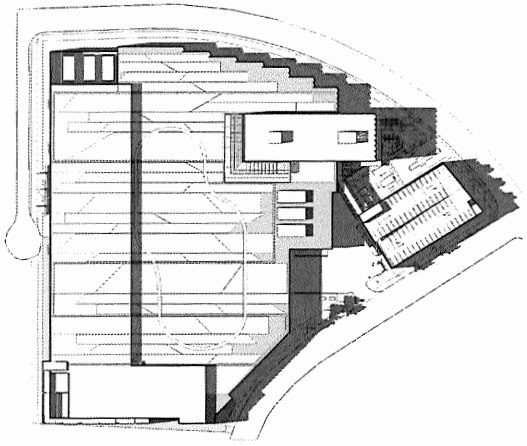
2 A350 Shadow Study - Summer Solstice - 10 am



3 A350 Shadow Study - Summer Solstice - 12 pm



4 A350 Shadow Study - Summer Solstice - 2 pm



5 A350 Shadow Study - Summer Solstice - 4 pm

1:1

Notes

Issued/Revision

Permit/Seal

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CONSTRUCTION

Consultant

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20000 Stewart Crescent, Maple Ridge, BC

Title

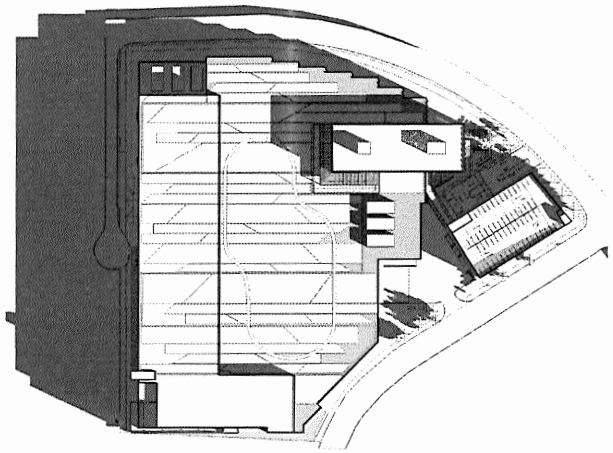
SHADOW STUDIES - SUMMER SOLSTICE

Project No.
115622(R0)

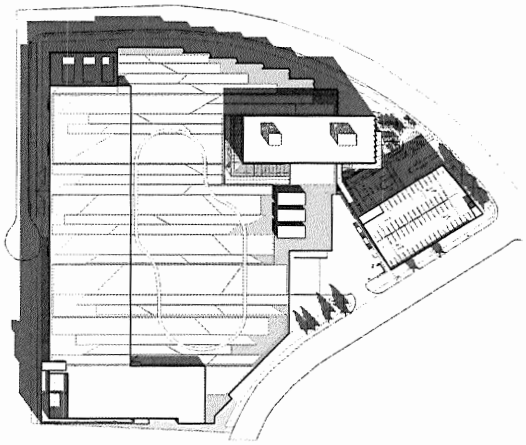
Scale

Revision
3

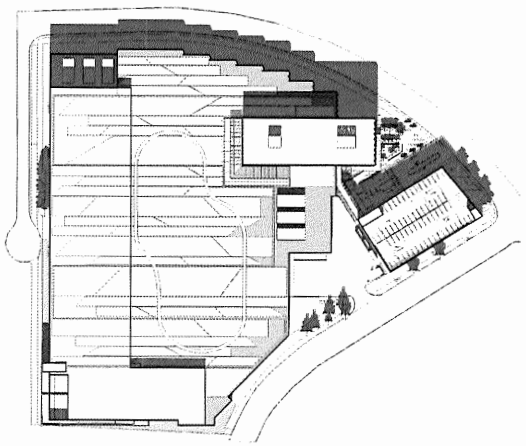
Drawing No.
A350



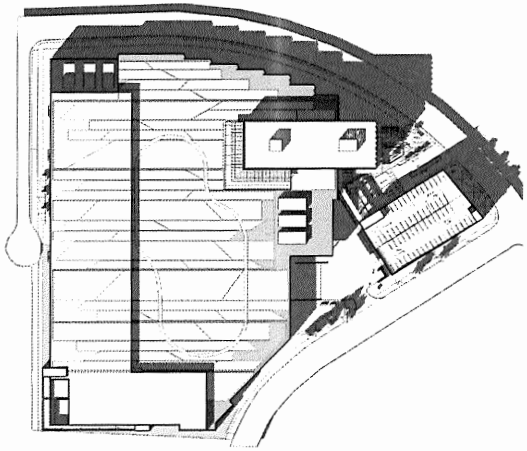
1 A351 Shadow Study - Fall Equinox - 8 am



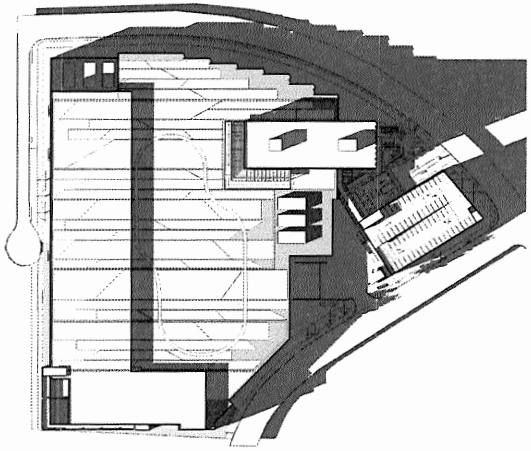
2 A351 Shadow Study - Fall Equinox - 10 am



3 A351 Shadow Study - Fall Equinox - 12 pm



4 A351 Shadow Study - Fall Equinox - 2 pm



5 A351 Shadow Study - Fall Equinox - 4 pm

1:1 0 10 20 30cm

Notes

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Title

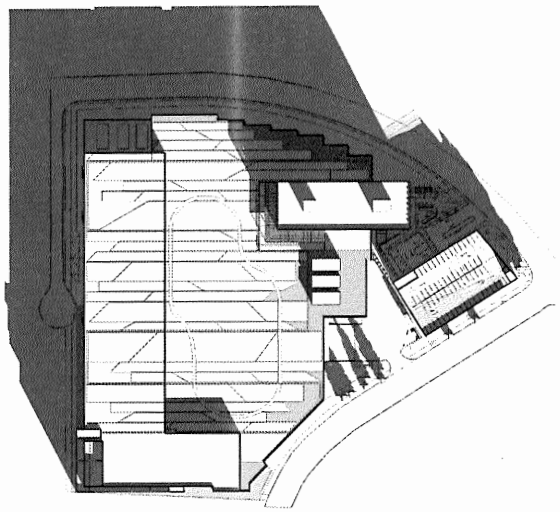
SHADOW STUDIES - FALL EQUINOX

Project No.
115822010

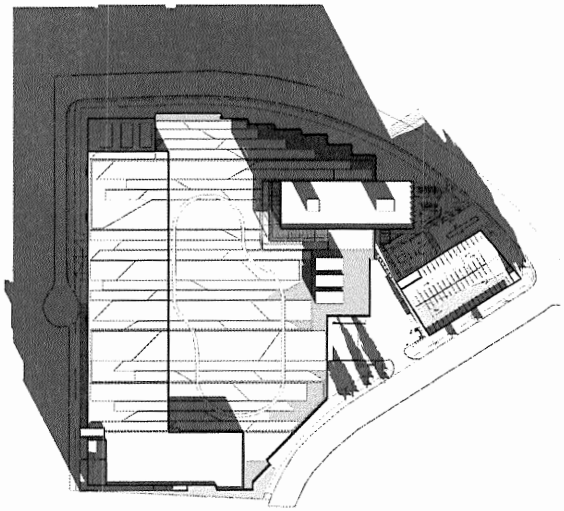
Scale

Revision
3

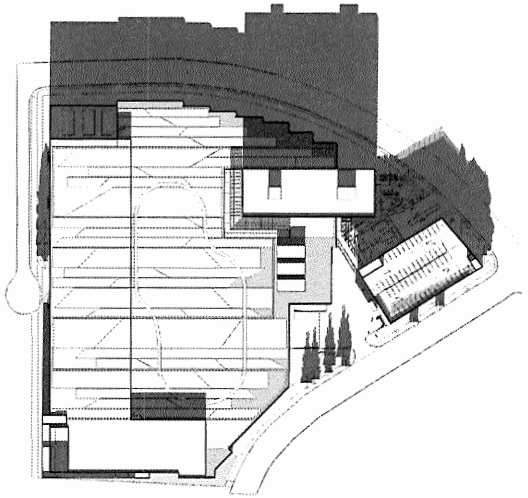
Drawing No.
A351



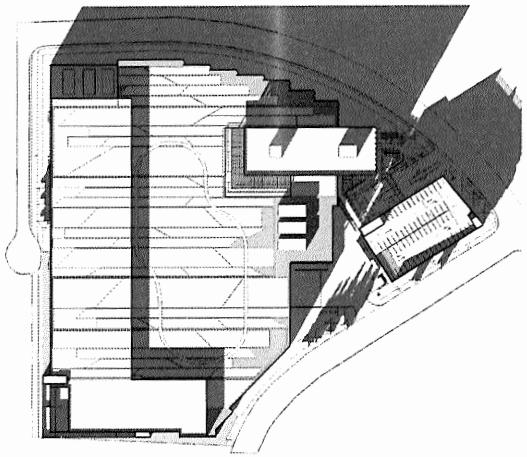
1 A352 Shadow Study - Winter Solstice - 8 am



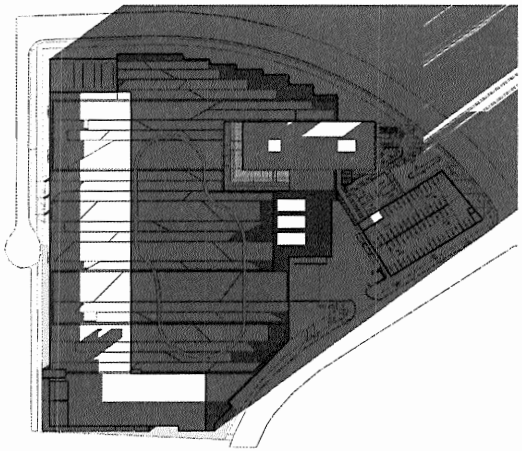
2 A352 Shadow Study - Winter Solstice - 10 am



3 A352 Shadow Study - Winter Solstice - 12 pm



4 A352 Shadow Study - Winter Solstice - 2 pm



5 A352 Shadow Study - Winter Solstice - 4 pm

1:1

Notes

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File Name	Author	Designed	Checked	Date/Dim
	Drawn	Dept.	Chkd	YYYY.MM.DD

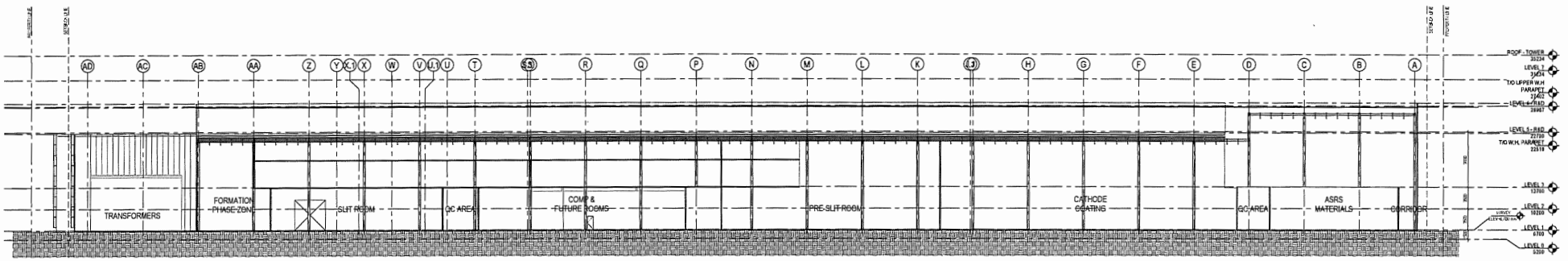
Title
SHADOW STUDIES - WINTER SOLSTICE

Project No.
115522-10

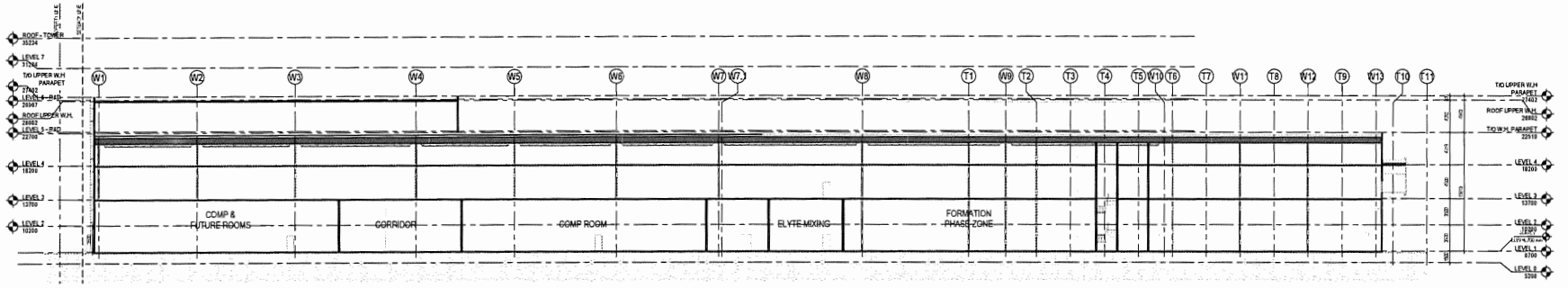
Scale

Revision
3

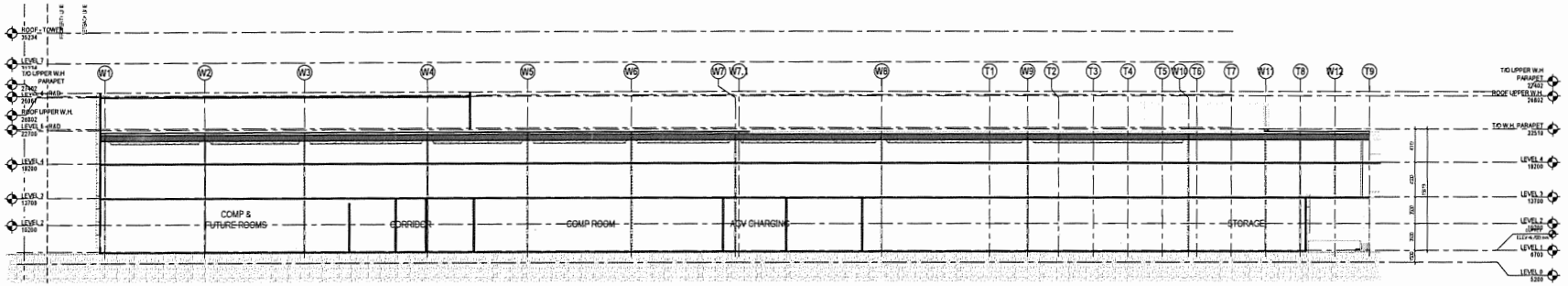
Drawing No.
A352



1 A401 **BUILDING SECTION - WAREHOUSE - 1**
1 : 200



2 A401 **BUILDING SECTION -WAREHOUSE - 2**
1 : 200



3 A401 **BUILDING SECTION - WAREHOUSE - 3**
1 : 200

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Title

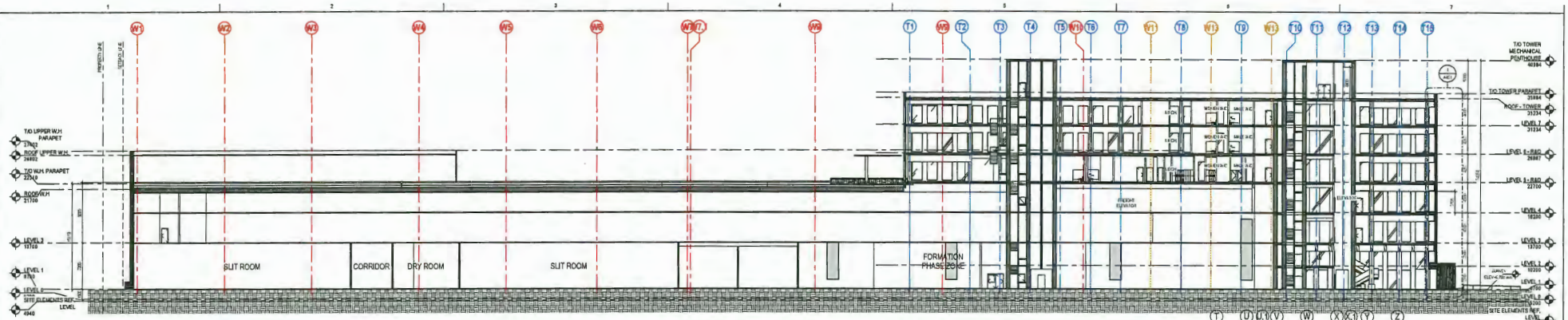
BUILDING SECTIONS

Project No. 115622010

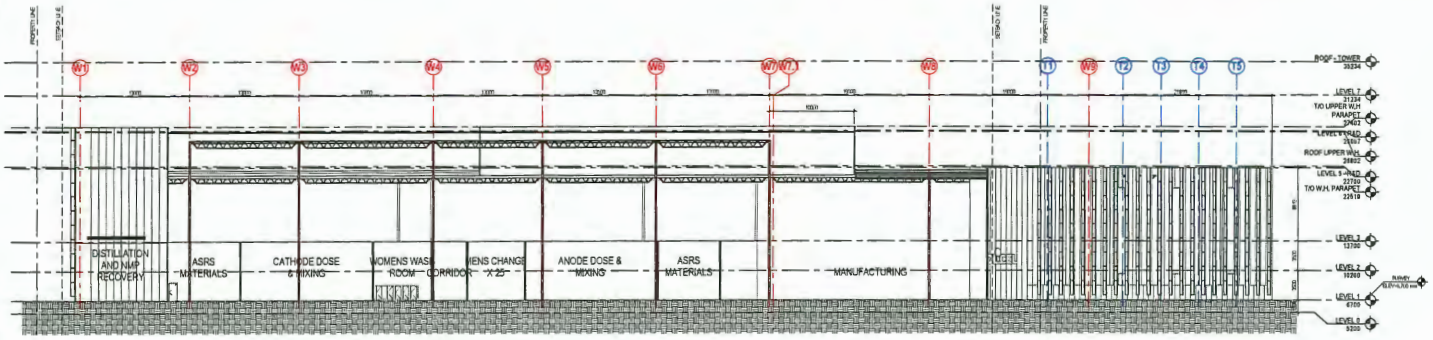
Scale As indicated

Revision 3

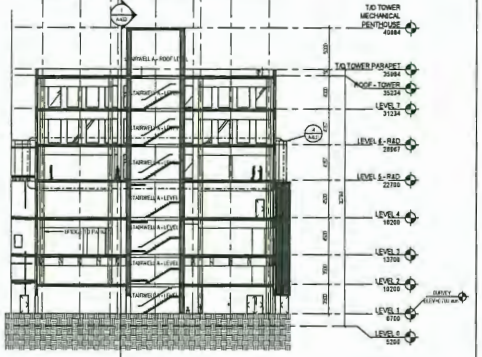
Drawing No. **A401**



1 A402 1 : 200 **BUILDING SECTION - WAREHOUSE & OFFICE - EAST/WEST SECTION**



2 A402 1 : 200 **BUILDING SECTION - WAREHOUSE - 4**



3 A402 1 : 200 **BUILDING SECTION - OFFICE**

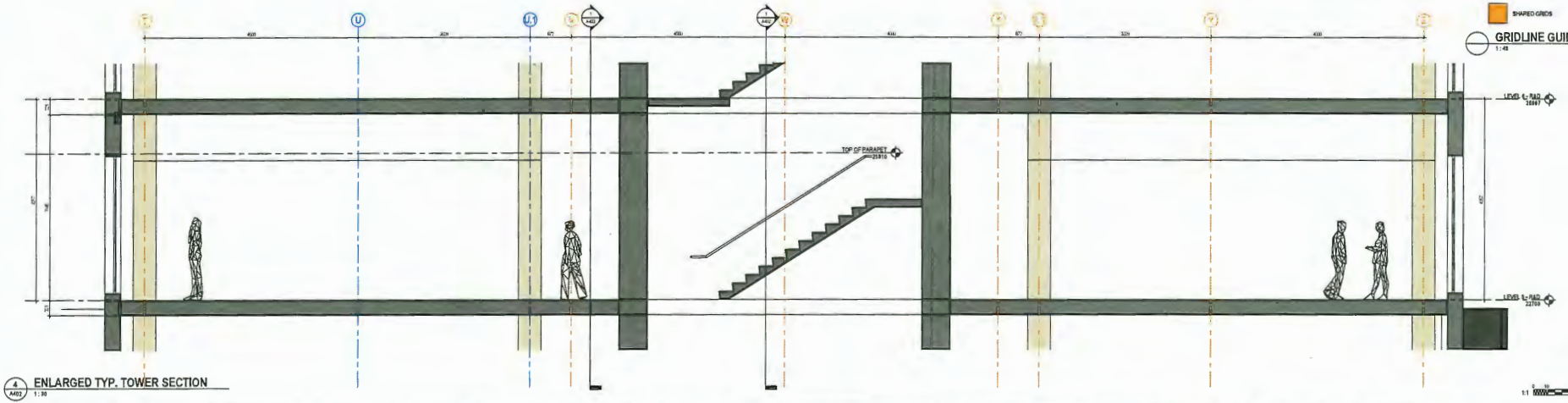
WAREHOUSE GRIDS

TOWER GRIDS

SHARED GRIDS

GRIDLINE GUIDE

1 : 40



4 A402 1 : 30 **ENLARGED TYP. TOWER SECTION**

Notes

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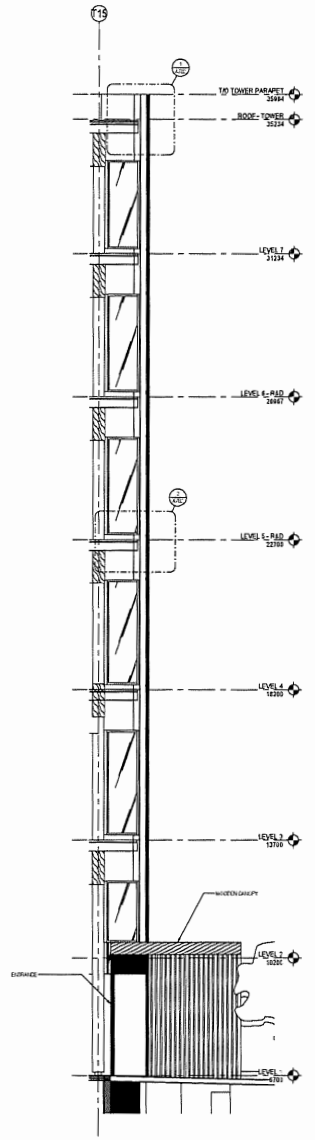
BUILDING SECTIONS

Project No.
111902210

Scale
As indicated

Revision
3

Drawing No.
A402



1 / A451 **WALL SECTION @ GL T6 - TOWER EAST WALL**
1 : 50

1:1 0 10 20 40mm

Titles

Issue/Revision

1	ISSUED FOR REVIEW	2020.10.16
2	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION	2020.12.21
3	ISSUED FOR DEVELOPMENT PERMIT	2021.03.31

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	Drawn	Dsgn.	Chkd.	Vrfd.

Title

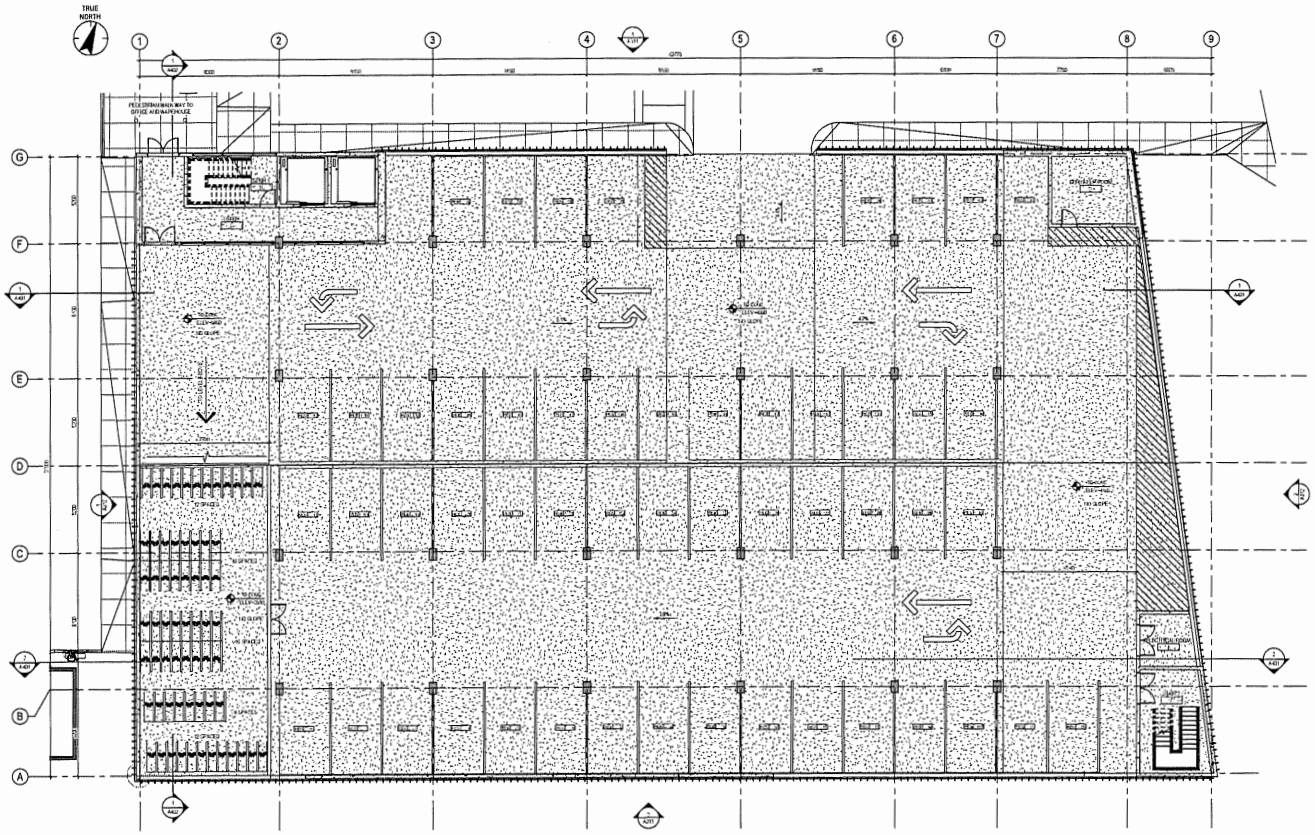
WALL SECTIONS

Project No.
115002090

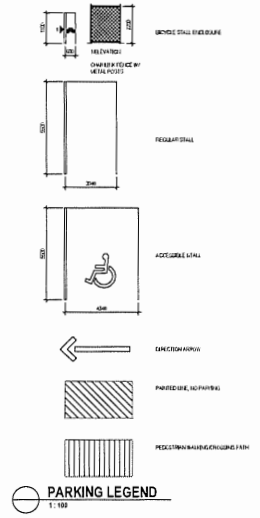
Scale
1 : 50

Revision
3

Drawing No.
A451



1 A201 **P1 - PARKADE FLOOR PLAN**
1 : 100



PARKING LEGEND
1 : 100

PARKING STALLS PROVIDED

LEVEL	TYPE	SIZE	NO. OF SPACES
P1	STANDARD	2500 x 5500mm - 90 deg	92
P2	STANDARD	2500 x 5500mm - 90 deg	99
P3	STANDARD	2500 x 5500mm - 90 deg	99
P4	STANDARD	2500 x 5500mm - 90 deg	93
P5	STANDARD	2500 x 5500mm - 90 deg	94
P6	STANDARD	2500 x 5500mm - 90 deg	99
P7	STANDARD	2500 x 5500mm - 90 deg	91
TOTAL PARKING STALLS			647

BICYCLE PARKING SCHEDULE

Facility	Level	Type	Count
Bicycle parking	P1	1800 x 1200mm - 90 deg	164

1:100 0 1 2 5m TRUE NORTH

Notes

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E-One Moli Energy Site Expansion

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Issued/Revision	1			YYYY.MM.DD

File name: n/a	Author	Designed	Checked	Approved
	Dept.	Dept.	Dept.	YYYY.MM.DD

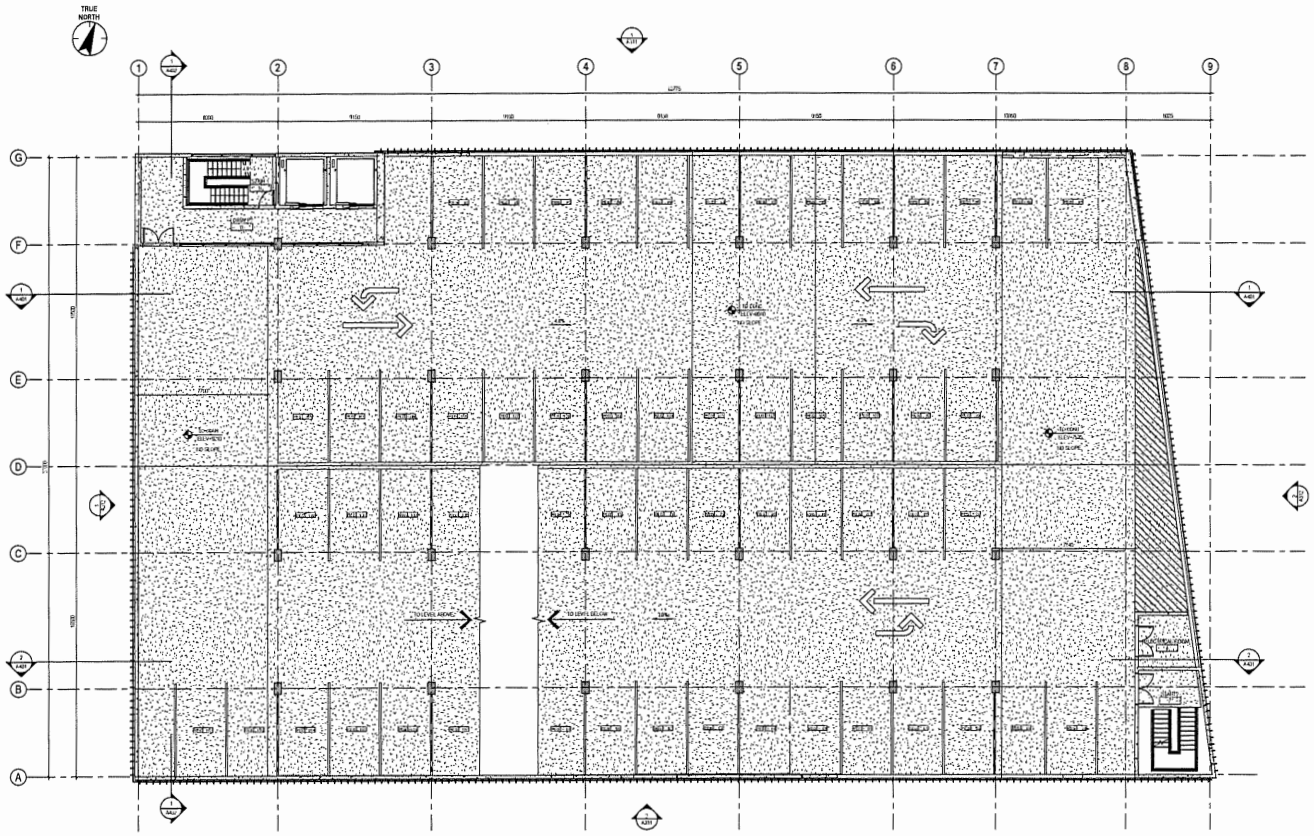
Title
P1 PARKADE

Project No.
112822690

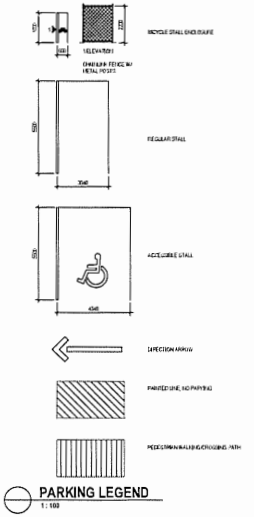
Scale
1 : 100

Revision
1

Drawing No.
A201



1 A202 **P2 - PARKADE FLOOR PLAN**
1 : 100



PARKING LEGEND
1 : 100

1:100 TRUE NORTH

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P2 PARKADE

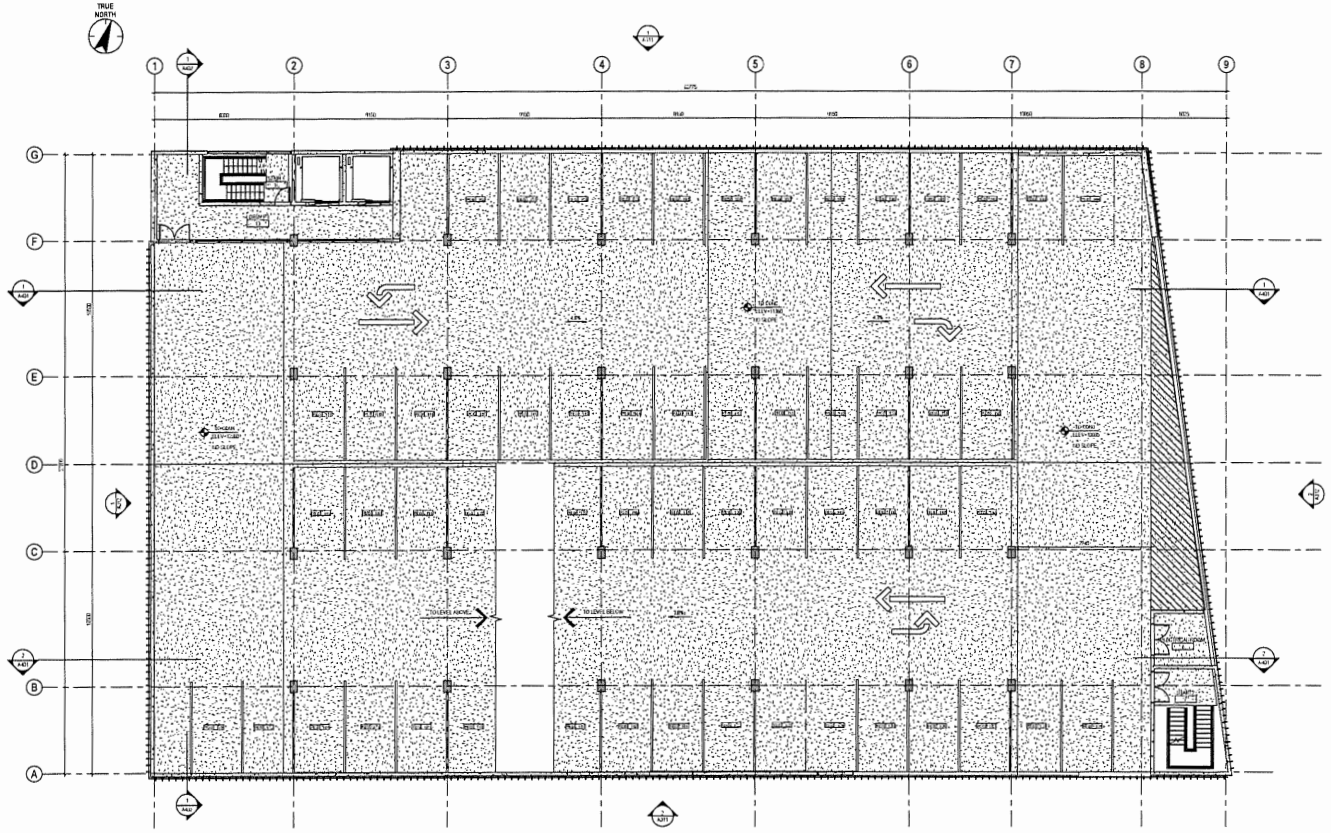
Project No.
112400490

Scale
1 : 100

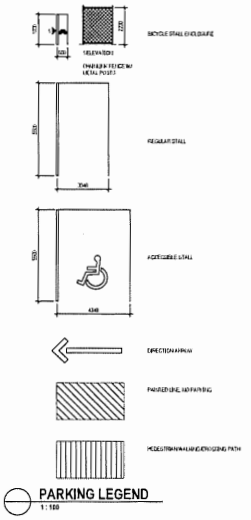
Revision
1

Drawing No.
A202

Issued/Revision



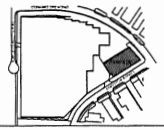
1 A203 **P3 - PARKADE FLOOR PLAN**
1 : 100



PARKING LEGEND
1 : 100

1:100

Notes



Issued/Revision	by	Appd	YYYY.MM.DD
1			

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		Dwn.	Chkd.	

Title

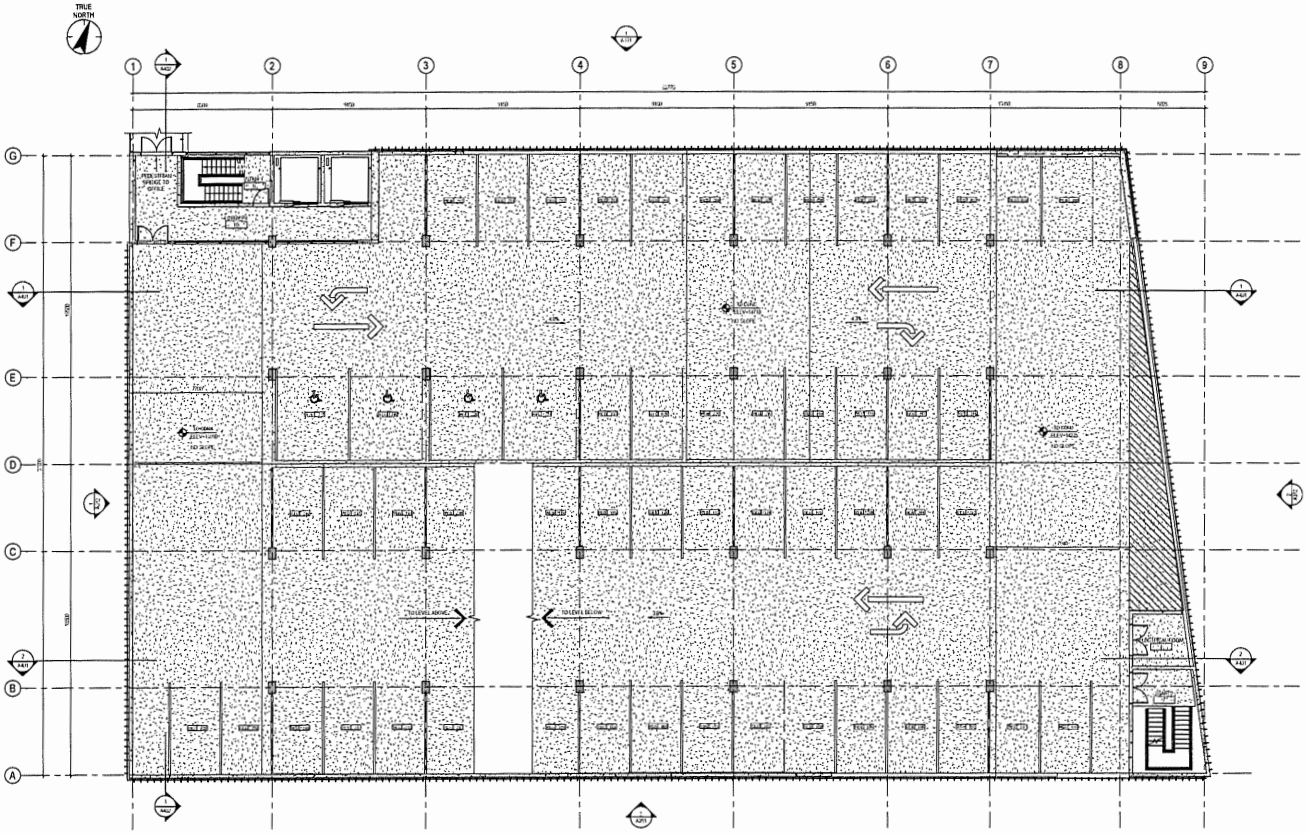
P3 PARKADE

Project No.
113822090

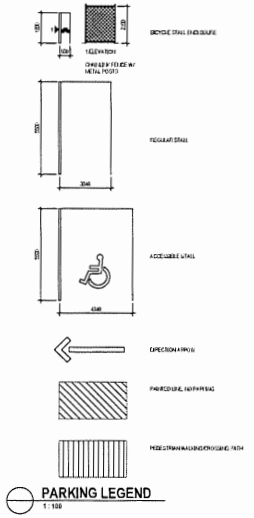
Scale
1 : 100

Revision
1

Drawing No.
A203



1 / A204 **P4 - PARKADE FLOOR PLAN**
1 : 100

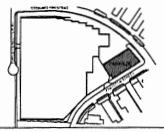


PARKING LEGEND
1 : 100

1:100

TRUE NORTH

Notes



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	Date	Dsgn	Chkd	By

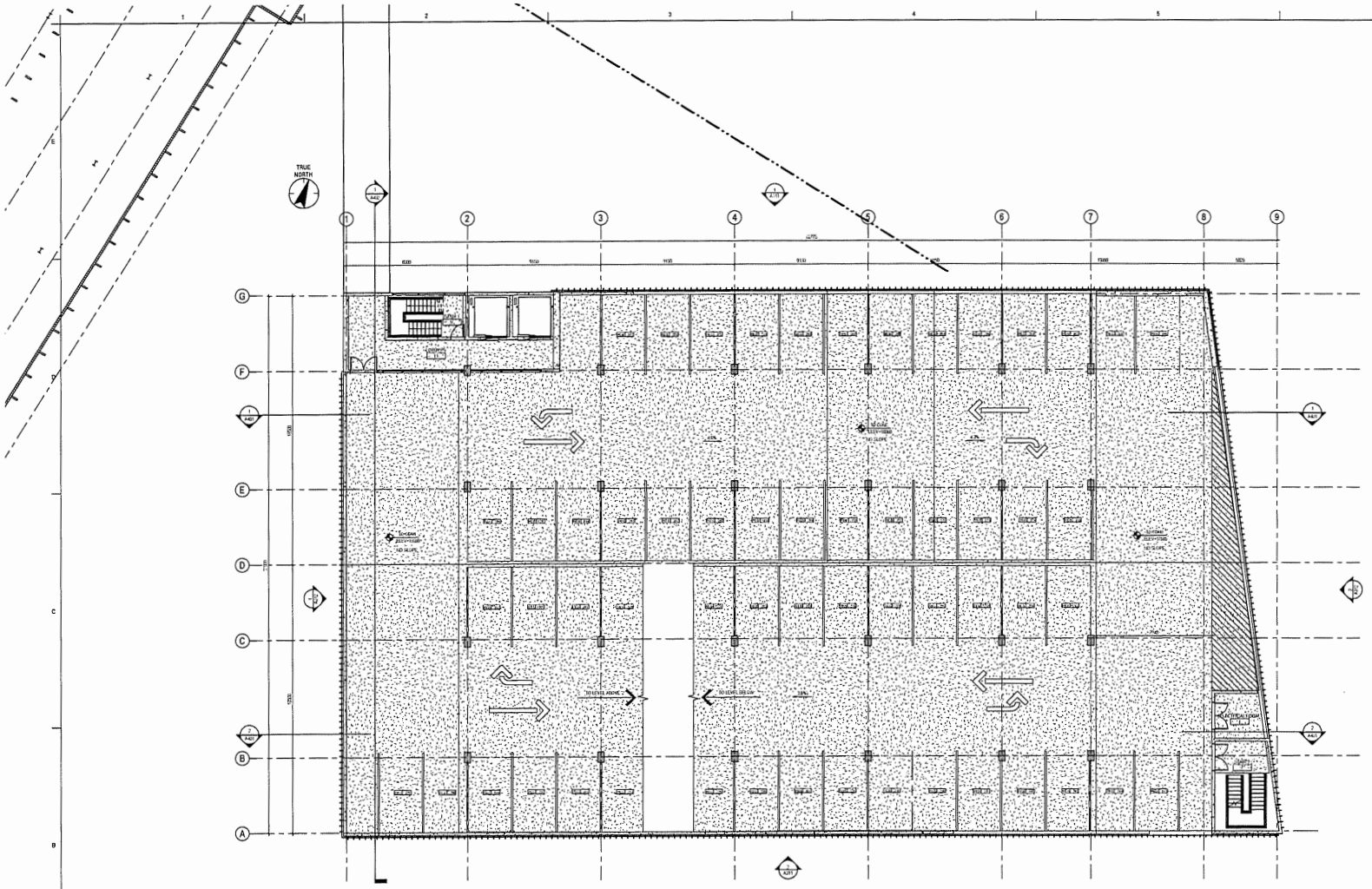
Title
P4 PARKADE

Project No.
112402090

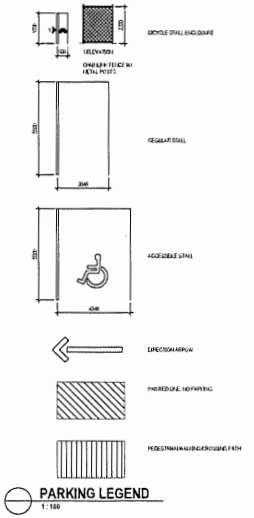
Scale
1 : 100

Revision
1

Drawing No.
A204



1 A205 P5 - PARKADE FLOOR PLAN
1 : 100



PARKING LEGEND
1 : 100

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E-One Moli Energy Site Expansion

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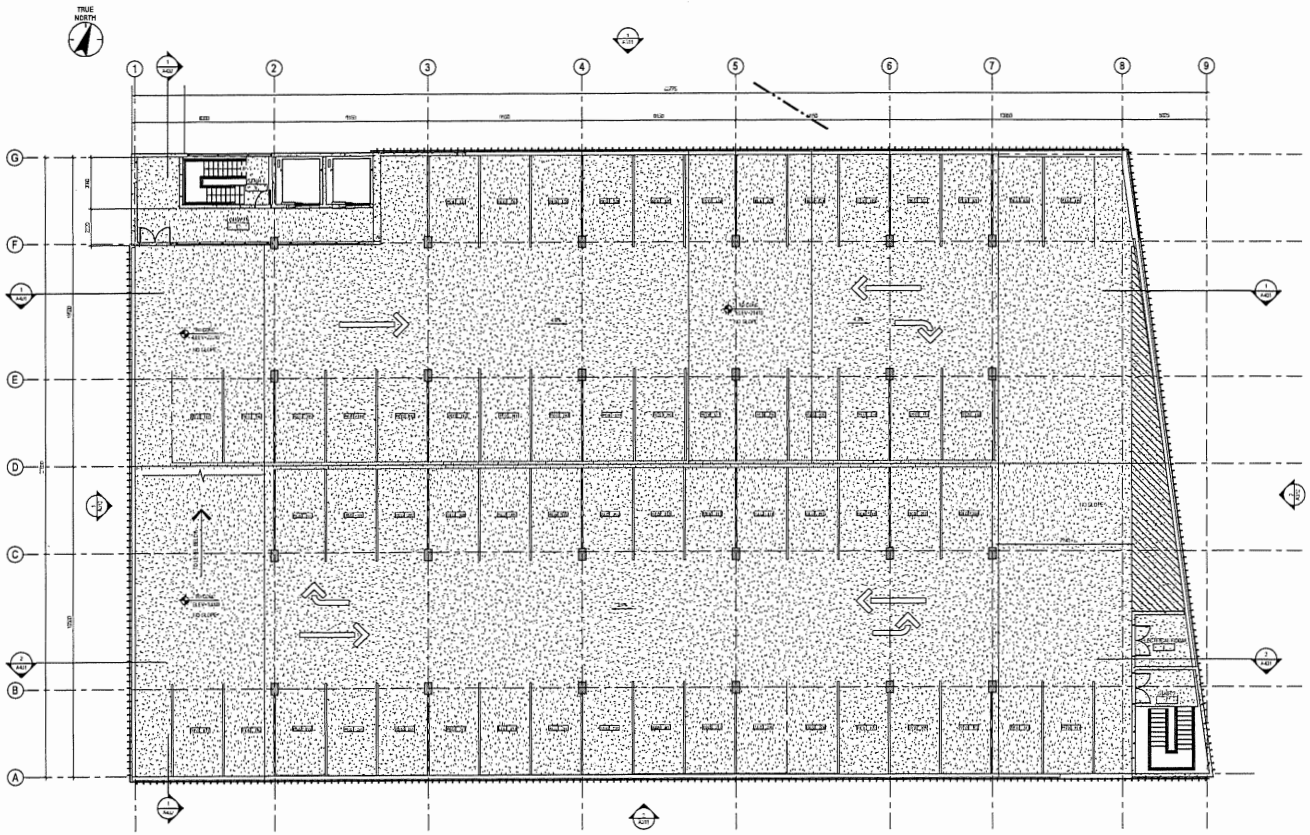
P5 PARKADE

Project No.
112122490

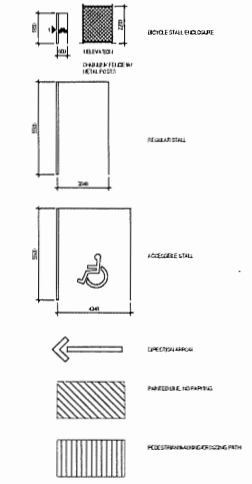
Scale
1 : 100

Revision
1

Drawing No.
A205



1 A206 **P6 - PARKADE FLOOR PLAN**
1 : 100



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P6 PARKADE

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115622090

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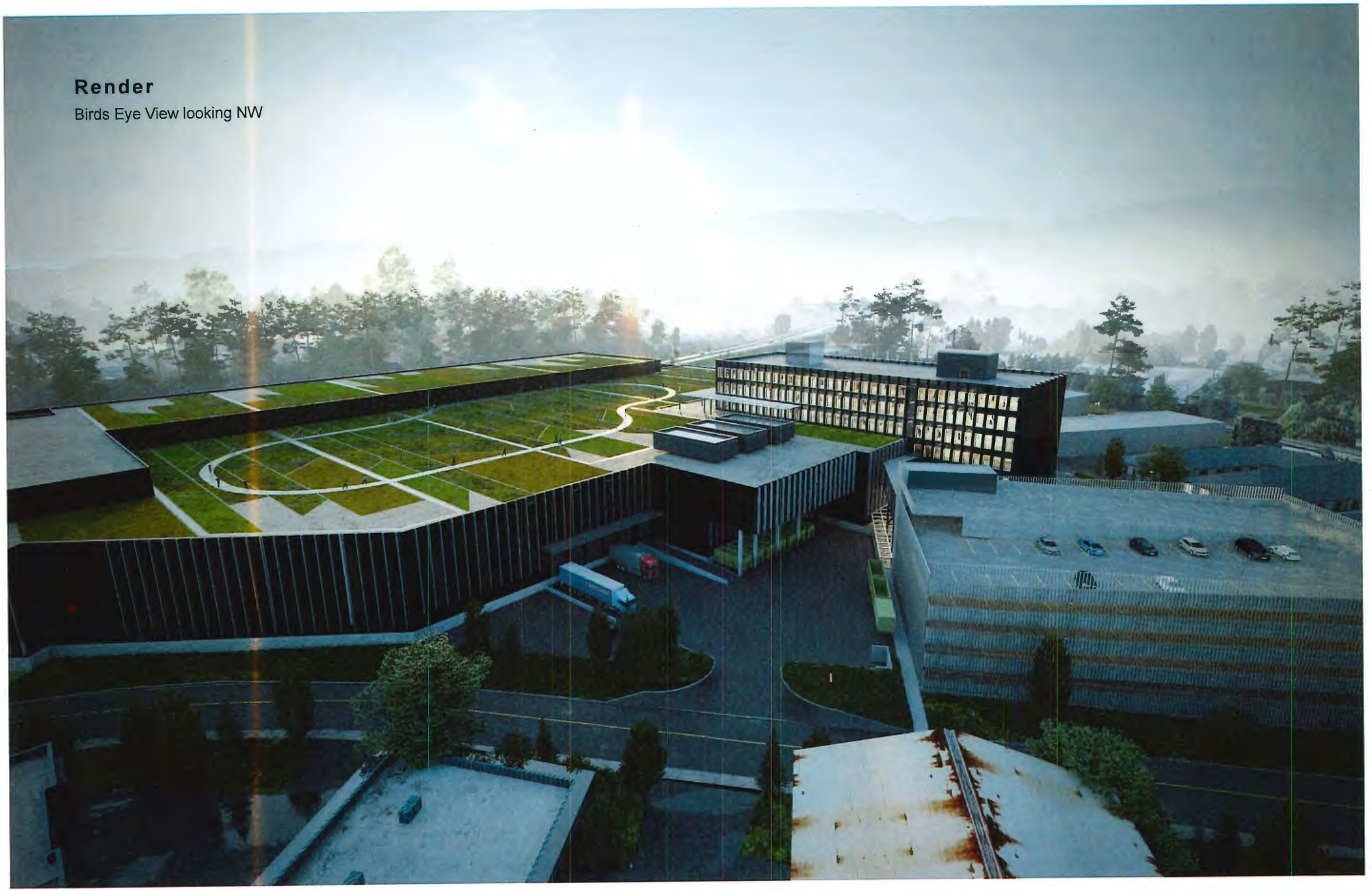
Revision
1

Drawing No.
A206

APPENDIX E

Render

Birds Eye View looking NW



Render

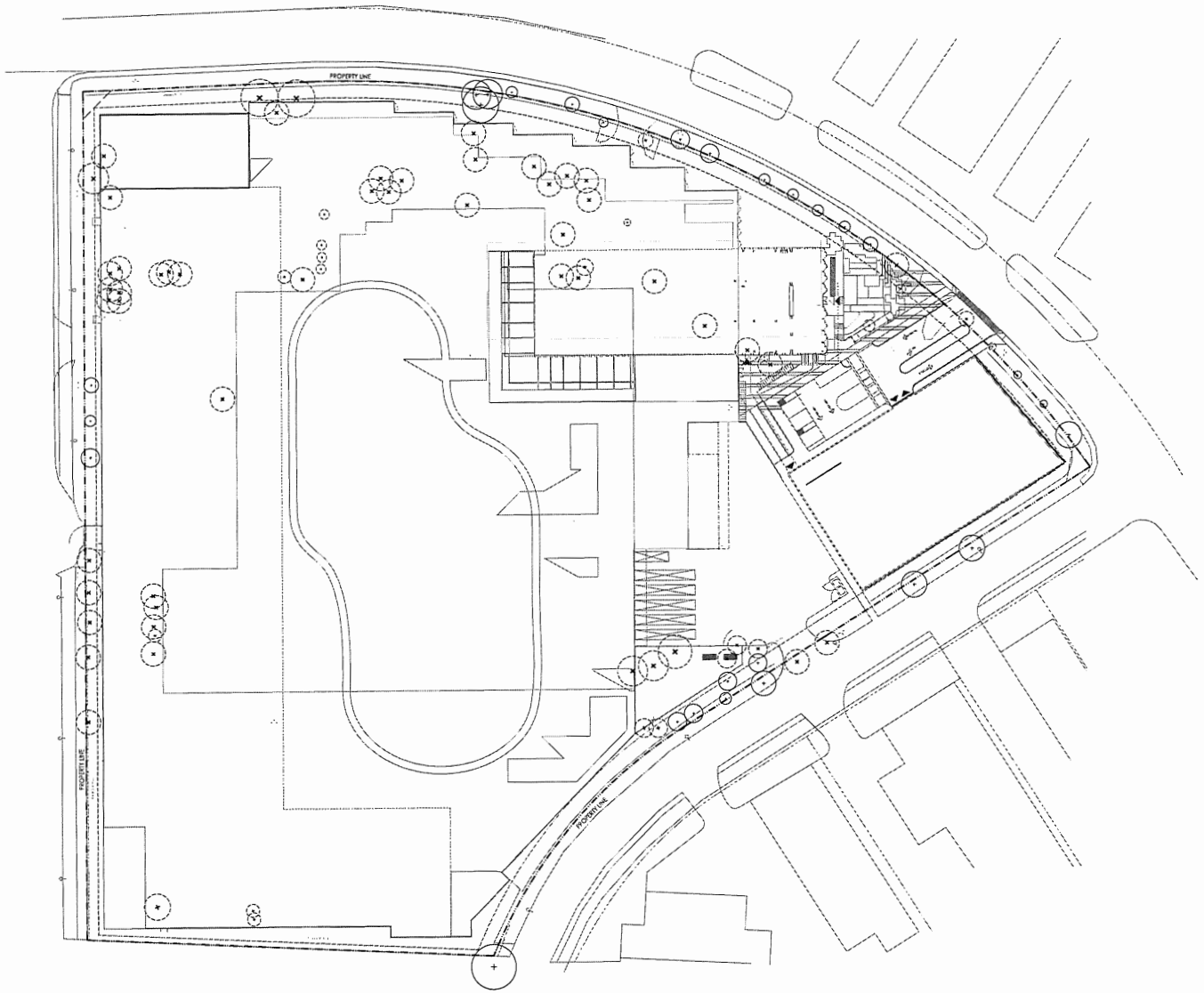
Main Entrance, East Facade

Render

Main Entrance, East Facade

Render

Looking SE from Golden Ears Way



REFERENCE NOTES SCHEDULE

SYMBOL	EXISTING KEYNOTES DESCRIPTION	QTY
C-151	EXISTING TREE TO BE REMOVED	74
E-102	EXISTING TREE TO BE RETAINED AND PROTECTED	28

NOTE: PER THE CITY OF MAPLE RIDGE TREE PROTECTION AND MANAGEMENT BYLAW NO. 7133-2015 BULLETIN 2016-007-ENV, THE CITY OF MAPLE RIDGE WILL BE RENUMERATED AT A RATE OF $600 PER REQUIRED REPLACEMENT TREE TO A MAXIMUM OF $24,000 PER HECTARE.

140 TOTAL REPLACEMENT TREES ARE REQUIRED. PROPOSED AND RETAINED TREES (IN RATIO) ACCOUNT FOR 99 TREES, THERE IS A REMAINING DEFICIT OF 41 TREES.

APPENDIX F

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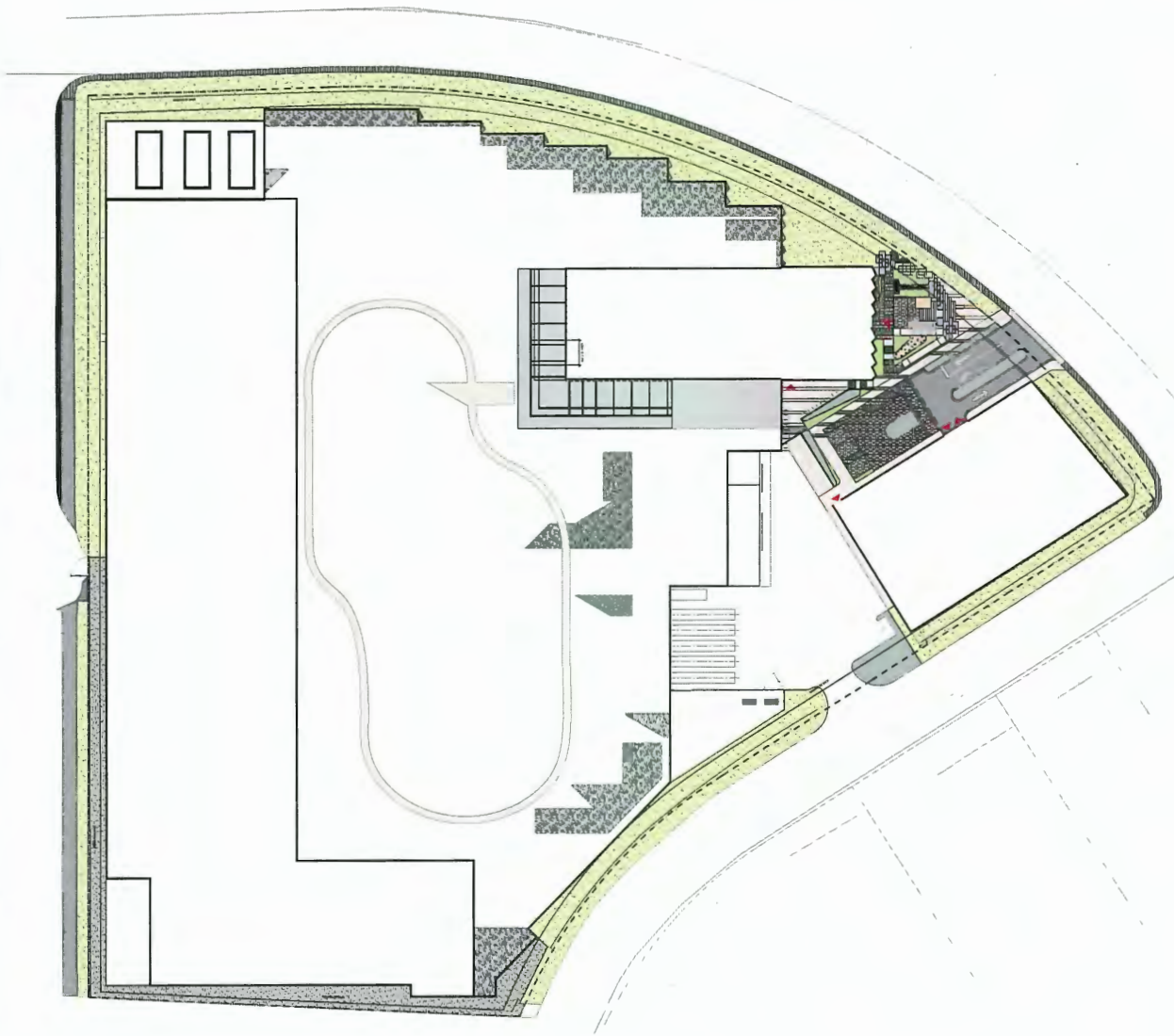
TREE MANAGEMENT PLAN

Project No.
115822090

Sheet
2 of 11

Revision

Drawing No.
L101



REFERENCE NOTES SCHEDULE L200

SYMBOL	EXISTING KEYNOTES DESCRIPTION	QTY	DETAIL
E-104	EXISTING CIP CONCRETE PAVING TO REMAIN	446.4 m²	
E-105	ASPHALT PAVING. REFER TO CIVIL	1,138 m²	
E-106	EXISTING LANDSCAPING AND SOD TO REMAIN	124.5 m²	
SYMBOL	**GROUNDCOVER DESCRIPTION**	**QTY**	**DETAIL**
GC-101	PEA GRAVEL	17.3 m²	
SYMBOL	**GRADING AND DRAINAGE DESCRIPTION**	**QTY**	**DETAIL**
GD-102	GRASS SWALE	413.3 m	
SYMBOL	**HARDSCAPING DESCRIPTION**	**QTY**	**DETAIL**
HS-01	6MM CRUSHED STONE SURFACING	21.7 m²	
HS-02	CONCRETE UNIT PAVING, LIGHT GREY	596.2 m²	5/L401
HS-03	CONCRETE UNIT PAVING, DARK GREY	43.1 m²	5/L401
HS-05	CONCRETE UNIT PAVING - MEDIUM GREY	42.8 m²	7/L401
HS-07	CONCRETE UNIT PAVING - VSS ROAD PAVER BY EXPOCRETE 15X30CM (6X12"), RUNNING BOND, LIGHT GREY, OR SIMILAR	143.9 m²	15/L401
HS-08	CONCRETE UNIT PAVING - VSS ROAD PAVER 15X30CM (6X12") DARK GREY, OR SIMILAR	104.0 m²	15/L401
HS-09	CONCRETE UNIT PAVING - VSS ROAD PAVER 15 X 30CM (6X12"), GREY, OR SIMILAR	212.4 m²	15/L401
HS-14	GRAVEL ROAD SURFACE, VEHICLE RATED	1,111 m²	
HS-18	COLOR CONCRETE SLABS BY DAVIS COLOR, FINISH SANDSTONE, PEDESTRIAN RATED. REFER TO STRUCTURAL FOR REINFORCEMENT. SIZE VARIES	4.0 m²	
HS-19	RIVER ROCK SURFACING	1,774 m²	
HS-20	PROPOSED ASPHALT. REFER TO CIVIL	10.9 m²	/
HS-21	TEXADA PAVING SLABS: 300X600 MM, OR SIMILAR	749.3 m²	1/L401
HS-22	TEXADA PAVING SLABS: 600X600 MM, OR SIMILAR	1,173 m²	1/L401
HS-25	COLOR CONCRETE SLABS BY DAVIS COLOR, FINISH HARVEST GOLD, PEDESTRIAN RATED, OR SIMILAR	m²	/
HS-28	300MM ROLL-OVER CURB.	18.0 m²	6/L401
HS-35	WOOD DECK (RESISTA WOOD), OR SIMILAR	25.4 m²	
HS-36	CIP CONCRETE STAIRCASE. 150 MM RISE AND A 300 MM RUN	31.5 m²	
HS-45	CIP CONCRETE STAIRCASE. 100 MM RISE AND A 300 MM RUN	32.7 m²	
HS-47	CIP CONCRETE RAMP	46.2 m²	8/L401
SYMBOL	**PLANTING KEYNOTES DESCRIPTION**	**QTY**	**DETAIL**
P-101	PLANTING A (DECORATIVE PLANTING)	144.7 m²	
P-103	PLANTING C (EDGE PLANTING)	22.2 m²	
P-106	PLANTING BED WITH NATIVE AND ADAPTIVE PLANTS	337.4 m²	3/L400
P-107	BIOSWALE PLANTING. REFER TO PLANTING PLAN	11.3 m²	10/L400
P-108	HYDROSEED WITH TURF MIX	5,596 m²	5/L400
SF-08	LANDSCAPE FORMS RING-BR RING BIKE RACK, STAINLESS STEEL TUBING CONSTRUCTION, 28IN. W X 1.5IN. D X 27IN. H. BIKE RACK: STAINLESS STEEL, OR SIMILAR	18	16/L401
SYMBOL	**SITE STRUCTURES DESCRIPTION**	**QTY**	**DETAIL**
SS-01	WIRE TRELLIS SUPPORT WITH POSTS	64.0 m	7/L400
SS-03	FENCE	282.1 m	13/L401
SS-04	CORTEN STEEL, OR SIMILAR	63.3 m	
SS-05	SHEET PILE WALL, OR SIMILAR	160.6 m	
SYMBOL	**SITE STRUCTURES DESCRIPTION**	**QTY**	**DETAIL**
SS-107	CONCRETE SLAB (STACKED)	59.4 m²	

SCALE 1:400

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Maple Ridge, BC

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LAYOUT AND MATERIALS PLAN

Project No. 111802090 | Sheet 2 of 11 | Scale 1:400

Revision | Drawing No. L200

REFERENCE NOTES SCHEDULE L201

SYMBOL	DESCRIPTION	QTY	DETAIL
EXISTING KEYNOTES			
E-104	EXISTING CIP CONCRETE PAVING TO REMAIN	m²	
E-105	ASPHALT PAVING, REFER TO CIVIL	371.6 m²	
E-106	EXISTING LANDSCAPING AND SOD TO REMAIN	124.5 m²	
GRADING AND DRAINAGE			
GD-102	GRASS SWALE	217.7 m	
HARDSCAPING			
HS-19	RIVER ROCK SURFACING	361.7 m²	
HS-20	PROPOSED ASPHALT, REFER TO CIVIL	10.9 m²	/
HS-21	TEXADA PAVING SLABS: 300X600 MM, OR SIMILAR	749.3 m²	1/L401
HS-22	TEXADA PAVING SLABS: 600X600 MM, OR SIMILAR	1,173 m²	1/L401
PLANTING KEYNOTES			
P-108	HYDROSEED WITH TURF MIX	3,478 m²	5/L400
SITE STRUCTURES			
SS-03	FENCE	120.2 m	13/L401

MATCH-LINE (REFER TO L202)

MATCH-LINE (REFER TO L204)

KEYPLAN

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SCALE 1:300

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Maple Ridge, BC

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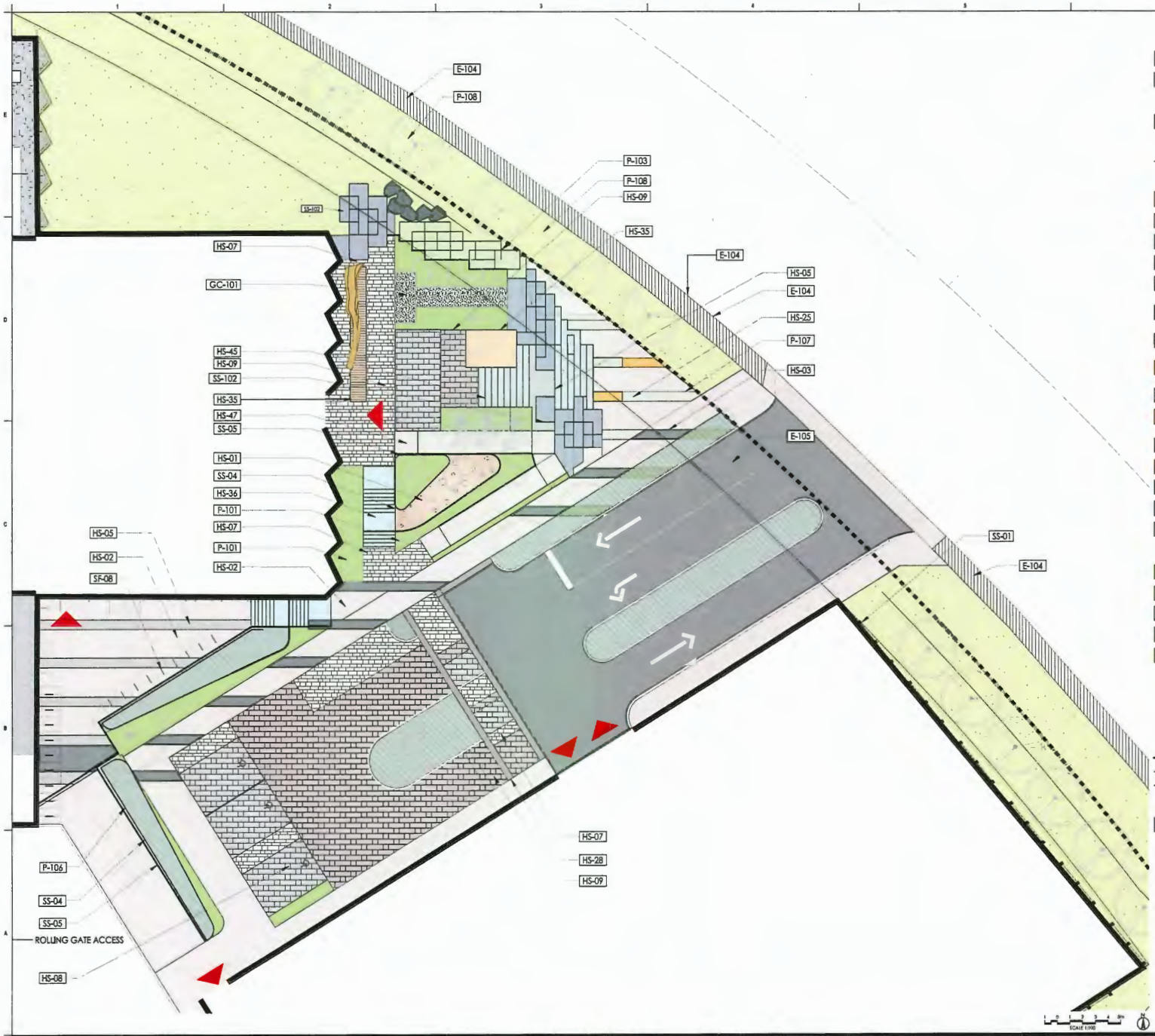
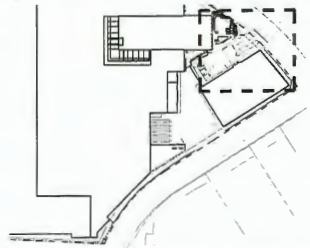
LAYOUT AND MATERIALS PLAN
BUILDING NORTH

Project No.	Sheet	Scale
115822090	4 of 11	1:100
Revision	Drawing No.	
	L201	



REFERENCE NOTES SCHEDULE L202

SYMBOL	DESCRIPTION	QTY	DETAIL
	EXISTING KEYNOTES		
E-104	EXISTING CIP CONCRETE PAVING TO REMAIN	m²	
E-105	ASPHALT PAVING, REFER TO CIVIL	398.6 m²	
	GROUNDCOVER		
GC-101	PEA GRAVEL	17.3 m²	
	GRADING AND DRAINAGE		
GD-102	GRASS SWALE	103.9 m	
	HARDSCAPING		
HS-01	6MM CRUSHED STONE SURFACING	21.7 m²	
HS-03	CONCRETE UNIT PAVING, LIGHT GREY	596.2 m²	5/L401
HS-03	CONCRETE UNIT PAVING, DARK GREY	43.1 m²	5/L401
HS-03	CONCRETE UNIT PAVING - MEDIUM GREY	42.8 m²	7/L401
HS-07	CONCRETE UNIT PAVING - VSS ROAD PAVER BY EXPOCRETE 15X30CM (6X12"), RUNNING BOND, LIGHT GREY, OR SIMILAR	143.9 m²	15/L40
HS-08	CONCRETE UNIT PAVING - VSS ROAD PAVER 15X30CM (6X12") DARK GREY, OR SIMILAR	104.0 m²	15/L40
HS-09	CONCRETE UNIT PAVING - VSS ROAD PAVER 15 X 30CM (6X12"), GREY, OR SIMILAR	212.4 m²	15/L40
HS-18	COLOR CONCRETE SLABS BY DAVIS COLOR, FINISH SANDSTONE, PEDESTRIAN RATED. REFER TO STRUCTURAL FOR REINFORCEMENT. SIZE VARIES	4.0 m²	
HS-19	RIVER ROCK SURFACING	m²	
HS-25	COLOR CONCRETE SLABS BY DAVIS COLOR, FINISH HARVEST GOLD, PEDESTRIAN RATED, OR SIMILAR	m²	/
HS-28	300MM ROLL-OVER CURB.	18.0 m²	6/L401
HS-35	WOOD DECK (KEYSTA WOOD), OR SIMILAR	25.4 m²	
HS-36	CIP CONCRETE STAIRCASE, 150 MM RISE AND A 300 MM RUN	31.5 m²	
HS-45	CIP CONCRETE STAIRCASE, 100 MM RISE AND A 300 MM RUN	32.7 m²	
HS-47	CIP CONCRETE RAMP	46.2 m²	8/L401
	PLANTING KEYNOTES		
P-101	PLANTING A (DECORATIVE PLANTING)	144.7 m²	
P-103	PLANTING C (EDGE PLANTING)	22.2 m²	
P-106	PLANTING BED WITH NATIVE AND ADAPTIVE PLANTS	186.2 m²	3/L400
P-107	BIOSWALE PLANTING, REFER TO PLANTING PLAN	11.3 m²	10/L40
P-108	HYDROSEED WITH TURF MIX	m²	5/L400
	SITE FURNISHINGS		
SF-08	LANDSCAPE FORMS RING-6R RING BIKE RACK, STAINLESS STEEL TUBING CONSTRUCTION. 25IN. W X 1.5IN. D X 27IN. H. BIKE RACK: STAINLESS STEEL, OR SIMILAR	18	14/L40
	SITE STRUCTURES		
SS-01	WIRE TRELLIS SUPPORT WITH POSTS	24.0 m	7/L400
SS-04	CORTEN STEEL, OR SIMILAR	63.3 m	
SS-05	SHEET PILE WALL, OR SIMILAR	160.6 m	
	SITE STRUCTURES		
SS-102	CONCRETE SLAB (STACKED)	59.4 m²	



KEYPLAN

SCALE N.T.S.

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2000 Stewart Crescent
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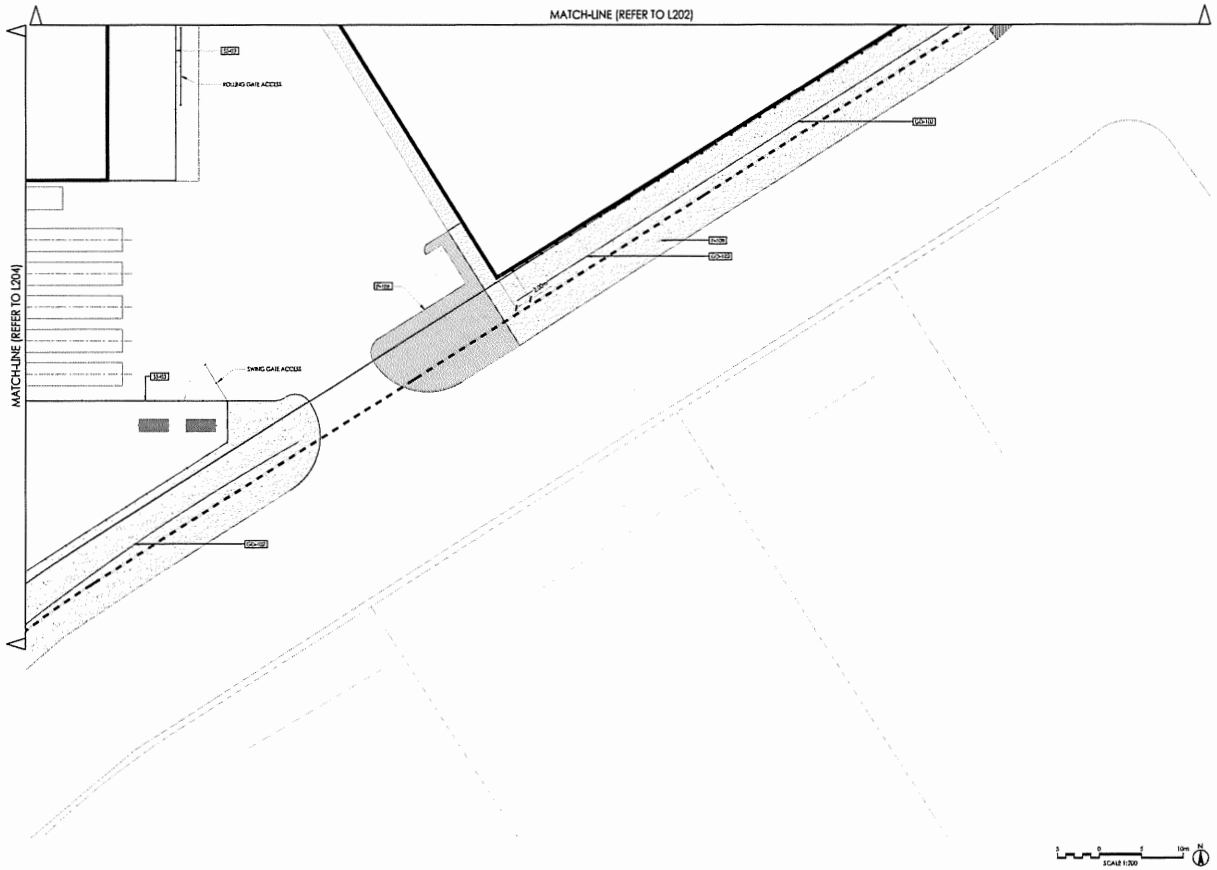
LAYOUT AND MATERIALS PLAN - PLAZA ENLARGMENT

Project No.	Sheet	Scale
111802090	3 of 8	1:100
Revision	Drawing No.	
	L201	



REFERENCE NOTES SCHEDULE L203

GRADING AND DRAINAGE

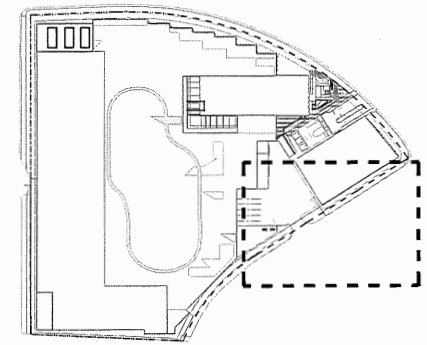
SYMBOL	DESCRIPTION	QTY	DETAIL
GD-107	GRASS SWALE	103.9 m	

PLANTING KEYNOTES

SYMBOL	DESCRIPTION	QTY	DETAIL
P-104	PLANTING BED WITH NATIVE AND ADAPTIVE PLANTS	151.2 m²	3/L400
P-108	HYDROSEED WITH TURF MIX	917.2 m²	5/L400

SITE STRUCTURES

SYMBOL	DESCRIPTION	QTY	DETAIL
SS-01	WIRE TRELLIS SUPPORT WITH POSTS	40.0 m	7/L400
SS-03	FENCE	143 m	13/L401



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LAYOUT AND MATERIALS PLAN
TRUCK SITE ACCESS

Project No.	Sheet	Scale
119522090	6 of 11	1:100
Revision	Drawing No.	
	L203	

MATCH-LINE (REFER TO L201)

MATCH-LINE (REFER TO L203)

GD-102

HS-16

SS-03

ROLLING GATE SERVICE ROAD ACCESS

HS-07

REFERENCE NOTES SCHEDULE L204

SYMBOL	EXISTING KEYNOTES DESCRIPTION	QTY	DETAIL
E-105	ASHPHALT PAVING, REFER TO CIVIL	368.3 m²	

SYMBOL	GRADING AND DRAINAGE DESCRIPTION	QTY	DETAIL
GD-102	GRASS SWALE	91.7 m	

SYMBOL	HARDSCAPING DESCRIPTION	QTY	DETAIL
HS-07	CONCRETE UNIT PAVING, LIGHT GREY	m²	5/L401
HS-16	GRAVEL ROAD SURFACE, VEHICLE RATED	1,111 m²	
HS-19	RIVER ROCK SURFACING	534.9 m²	

SYMBOL	PLANTING KEYNOTES DESCRIPTION	QTY	DETAIL
P-108	HYDROSEED WITH TURF MIX	1,201 m²	5/L400

SYMBOL	SITE STRUCTURES DESCRIPTION	QTY	DETAIL
SS-03	FENCE	90.5 m	13/L401

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LAYOUT AND MATERIALS PLAN
BUILDING SOUTH

Project No.	Sheet	Scale
115822090	7 of 11	1:100
Revision	Drawing No.	
	L204	

GROUND COVER	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	S4	7,338 m²	ARCHITEX EXTENSIVE / BLUE TONES SEDUM MIX MODULE SIZE: 1' X 2' X 3-1/4"	CONTAINER
	S	35,422 m²	ARCHITEX EXTENSIVE / GREEN TONES SEDUM MIX MODULE SIZE: 1' X 2' X 4"	CONTAINER
	S2	8,438 m²	ARCHITEX EXTENSIVE / RED TONES SEDUM MIX MODULE SIZE: 1' X 2' X 3-1/4"	CONTAINER
	S3	10,145 m²	ARCHITEX EXTENSIVE / YELLOW TONES SEDUM MIX MODULE SIZE: 1' X 2' X 3-1/4"	CONTAINER
	H5	8,314 m²	NATIVE HYDROMEED GRASS SEED MIX - SEE SPECIFICATIONS	SEED

0 5 10 20m
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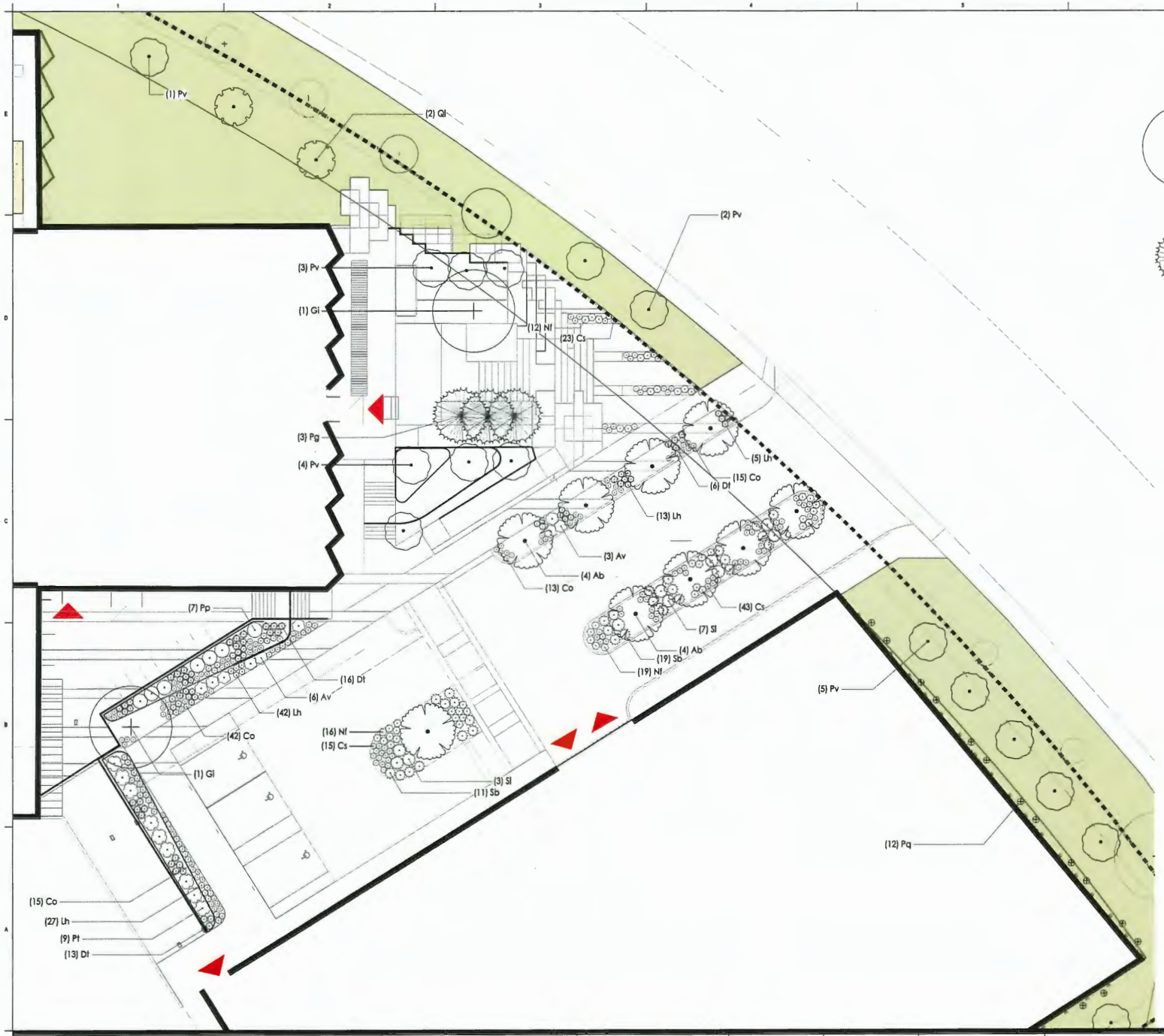
PLANTING PLAN

Project No.	Sheet	Scale
115622090	8 of 11	1:400
Revision	Drawing No.	
	L300	



PLANT_SCHEDULE_L301_

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER
	Ab	9	ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE	70MM CAL.
	Gl	3	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST	70MM CAL.
	Pv	15	PARROTIA PERSICA 'VANESSA' / VANESSA PERSIAN PARROTIA	70MM CAL.
	Pg	3	PINUS PARVIFLORA 'GLAUCA' / JAPANESE WHITE PINE	70MM CAL.
	Qi	3	QUERCUS ROBUR X ALBA 'JFS-KW2GDT' / SKYMAST CENTER OAK	70MM CAL.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Pq	14	PARTHENOCISSUS QUINQUEFOLIA / VIRGINIA CREEPER	#2 POT.

BIOSWALE PLANTING	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Cs	81	CAREX STRICTA / AWL-FRUITED SEDGE	#1 POT.
	Nf	47	NEPETA X FAASSENII / CATMINT	#2 POT.
	S	10	SPIRAEA X BUMALDA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA	#2 POT.
	Sb	30	STACHYS BYZANTINA / LAMB'S EAR	#2 POT.

NATIVE AND ADAPTIVE PLANTING	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Co	88	CAREX OSHIMENSIS 'EVERGOLD' / EVERGOLD JAPANESE SEDGE	#1 POT.
	Di	38	DESCHAMPSIA CAESPITOSA / TUFTED HAIR GRASS	#2 POT.
	Lh	87	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE ENGLISH LAVENDER	#1 POT.
	Pt	9	PHYSOCARPUS OPULIFOLIUS 'SMPOTW' / DIRT WHERE NINEBARK	#2 POT.
	Pp	7	PINUS MUGO PUMILIO / DWARF MUGO PINE	#2 POT.

PERENNIALS AND GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Av	9	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE' / VANCOUVER JADE KINNIKINNICK	#1 POT

KEYPLAN

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Maple Ridge, BC

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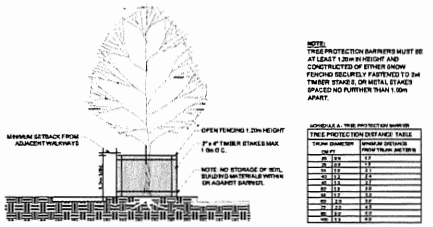
PLANTING PLAN
PLAZA ENLARGEMENT

Project No. 113522090
Sheet 9 of 11
Scale 1:100
Revision
Drawing No. L301

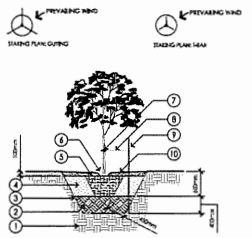


NOTE:
TREE PROTECTION BARRIERS MUST BE AT LEAST 1.20m IN HEIGHT AND CONSTRUCTED OF EITHER SNOW FENCING SECURELY FASTENED TO 3m TIMBER STAKES, OR METAL STAKES SPACED NO FURTHER THAN 1.80m APART.

SCHEDULE A - TREE PROTECTION BARRIER

TREE PROTECTION DISTANCE TABLE	
TRUNK DIAMETER (DBH) CM	MINIMUM DISTANCE FROM TRUNK (METERS)
20 - 30	2.5
31 - 40	3.0
41 - 50	3.5
51 - 60	4.0
61 - 70	4.5
71 - 80	5.0
81 - 90	5.5
91 - 100	6.0
101 - 110	6.5
111 - 120	7.0
121 - 130	7.5
131 - 140	8.0
141 - 150	8.5

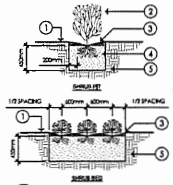
1 TYPICAL TREE PROTECTION FENCE
SCALE: 1:40



1. SUBSOIL
2. COMPACTED CLAY BELOW ROOTBALL
3. SCARIFY SIDES OF TREE PIT
4. TOP SOIL
5. SLOPE TOPSOIL FROM ROOT BALL TO EDGE OF HOLE TO FORM WELL
6. TRUNK FLARE AT GRADE
7. RUBBER STRAP TO PREVENT ANY CONTACT BETWEEN WIRE AND TREE
8. 11 GAUGE GUY WIRE OF APPROVED ALTERNATIVE
9. USE 5 WIRE 1800mm PAINTED MARS
10. 75mm APPROVED MULCH, STARTING 50mm FROM TRUNK FLARE EXTENDING TO LINE OF TREE TIP / WELL MULCH NOT TO CONTACT TRUNK.

NOTES:
- PRUNE AWAY ANY GROWING POINTS
- PRUNE WITHIN AND CROSSED ROOT ENDS WITH SECATEURS
- HOLD TRUNK VERTICAL, BACKFILL AROUND ROOTS WITH TOPSOIL, CONTINUOUSLY PACKING SOIL (WET), FIRM.
- TREE SHOULD BE PLANTED THE SAME ORIGINAL GROWING DEPTH AS IN NURSERY, TRUNK FLARE SHOULD BE VISIBLE AT GRADE.
- IF TREE IS IN A WIRE BASKET, CUT AND REMOVE STRAPPING AND THE HORIZONTAL/VERTICAL WIRES OF THE UPPER 1/3 AS A MINIMUM, PULL BACK BURLAP TO THE SAME MINIMUM
- MARS SHOULD BE HAMMERED DOWN INTO SOLID FOOTING (MINIMUM 450mm INTO SUBSOIL).
- STAKING TO BE IN PLACE FOR A MAXIMUM OF ONE YEAR, WHEN REQUIRED.
- USE RUBBER STRAPS TO PROTECT THE TREES AT POINT OF CONTACT WITH TRUNK.
- PRUNE DEAD / STUNG / DISEASED BRANCHES TO MARKSON MATERIAL FORM OF TREE
- ALL DIMENSIONS IN mm.

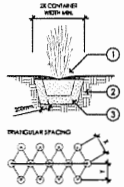
2 DECIDUOUS TREE PLANTING
SCALE: 1:40



1. FINISHED GRADE
2. PRUNE DEAD, DYING AND DISEASED BRANCHES WHILE RETAINING NATURAL PLANT SHAPE
3. 75mm APPROVED MULCH, STARTING 50mm FROM TRUNK FLARE EXTENDING TO LIMIT OF SHRUB PERIMETER
4. 450mm DEPTH TOPSOIL
5. UNDISTURBED SOIL

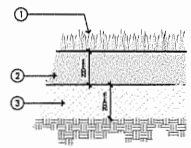
NOTES:
- LOOSEN ROOTBALL FROM POT/CONTAINER
- CHECK FOR GIRDLING ROOTS. ANY GIRDLING ROOTS SHOULD BE PRUNED TO PREVENT FUTURE GIRDLING
- THIS DETAIL WILL BE USED FOR ALL CONTAINERIZED DECIDUOUS OR COMPACTED SHRUBS PLANT SHRUBS AT ORIGINAL DEPTH AS GROWN IN NURSERY. ROOT FLARE SHOULD BE VISIBLE AT GRADE

3 SHRUB PLANTING
SCALE: 1:40



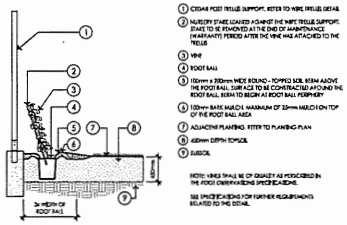
1. PLANT MATERIAL AS SPECIFIED TO BE PLANTED IN TRIANGULAR PATTERN AT SPECIFIED SPACING
2. UNDISTURBED SOIL
3. NOTES:
   - DIMENSION 'X' IS NOTED ON THE PLANS. DIMENSION 'Y' EQUALS 86% OF DIMENSION 'X'. TYPICAL PERENNIAL SPACINGS INDICATED ON PLANTING SCHEDULE.
   - TILL NATIVE SOIL TO A DEPTH OF 150mm. ADD 2.5M³ OF WELL-ROTTED HUMUS PER 10M². ADD GYPSUM AT THE RATE OF 20 LBS. PER 10 M² AND INCORPORATE INTO TOP 50mm OF SOIL. APPLY EACH OIL OR SUPPLIER TO ALL GROUNDCOVER SEED, AT THE MANUFACTURER'S RECOMMENDED RATE.

4 PERENNIAL PLANTING
SCALE: 1:40



1. SEED MIX. REFER TO SPECS
2. 200mm MIN. DEPTH TOP SOIL
3. SCARIFY AND TILL EXISTING SOIL TO A DEPTH OF 200mm

5 SEEDED LAWN
SCALE: 1:10

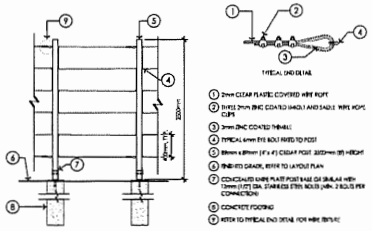


1. CEDAR POST TRELLIS SUPPORT, REFER TO WIRE TRELLIS DETAIL
2. NURSERY STAKE LEANED AGAINST THE WIRE TRELLIS SUPPORT. STAKE TO BE REMOVED AT THE END OF MAINTENANCE (WARRANTY) PERIOD AFTER THE VINE HAS ATTACHED TO THE TRELLIS
3. VINE
4. ROOT BALL
5. 150mm x 300mm WIDE MOUND - TOPPED SOIL MIX IN ABOVE. THE ROOT BALL SURFACE TO BE CONTRACTED AROUND THE ROOT BALL AREA TO BEGIN AT ROOT BALL PERIPHERY
6. 100mm BARK MULCH, MAXIMUM OF 150mm MULCH ON TOP OF THE ROOT BALL AREA
7. ADJACENT PLANTING, REFER TO PLANTING PLAN
8. 450mm DEPTH TOPSOIL
9. SUBSOIL

NOTE: VINES SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OWNERSHIPS SPECIFICATIONS.

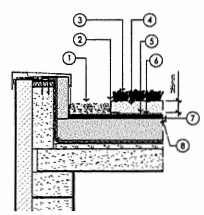
SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

6 VINE PLANTING
1:20



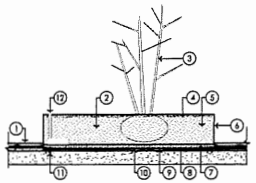
1. 2mm CLEAR PLASTIC COVERED WIRE ROPE
2. TWIST 2mm (BWG COATED (HIGH) AND SAGLE WIRE ROPE CLIPS
3. 3mm (BWG COATED TWINNED)
4. TYPICAL 6mm EYE BOLT FIXED TO POST
5. 89mm x 89mm (4" x 4") CEDAR POST 2057mm (81) HEIGHT
6. FINISHED GRADE, REFER TO LAYOUT PLAN
7. CONCEALED KNIFE PLATE POST BASE OR SIMILAR WITH 12mm (1/2") DIA. STAINLESS STEEL BOLTS (MIN. 2 BOLTS PER CONNECTION)
8. CONCRETE FOOTING
9. REFER TO TYPICAL END DETAIL FOR WIRE TENSION

7 WIRE TRELLIS
1:20



1. GRAVEL EDGING
2. ALUMINUM EDGING
3. MIXED SEDUM SPECIES, REFER TO PLANTING PLAN
4. GROW MEDIA (ARCHITEX EXTENSIVE MIX)
5. FILTER SHEET
6. DRAINAGE BOARD - 25#
7. PROTECTION MAT
8. ROOT BARRIER

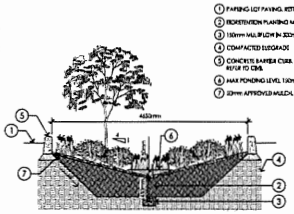
8 EXTENSIVE GREEN ROOF - WATER RETENTION (PRELIMINARY)
1:40



1. ADJACENT SURFACE REFER TO LAYOUT DRAWINGS.
2. LINE OF STEEL PLANTER
3. ORNAMENTAL TREE
4. MULCH REFER TO LAYOUT DRAWINGS FOR PRODUCT INFORMATION
5. ENGINEERED LIGHTWEIGHT GROWING MEDIUM, REFER TO PROJECT SPECIFICATIONS FOR SOIL MIX.
6. METAL PLANTER REFER TO PROJECT SPECIFICATIONS, FILTER FABRIC
7. FILTER FABRIC
8. DRAINAGE/RETENTION/ABSORBTION MAT
9. ROOT BARRIER
10. ROOFING MEMBRANE SYSTEM
11. METAL PLANTER (INTERNAL SUPPORTS ANCHORED TO STRUCTURAL SLAB
12. DALE PLANT SUPPLIER OR APPROVED EQUAL

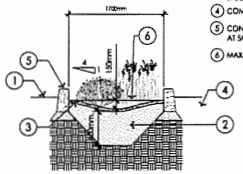
NOTE: DIMENSIONS OF PLANTERS VARY, REFER TO LAYOUT PLAN.

9 METAL PLANTER ON GREEN ROOF
SCALE: 1:20



1. PARKING LOT PAVING, REFER TO CIVIL
2. BIORETENTION PLANTING MEDIA, REFER TO SPECIFICATION
3. 150mm MIN. FLOW IN 300mm x 250mm SAND TRENCH
4. COMPACTED SUBGRADE
5. CONCRETE BARRIER CURB, OPENING AT 5M INTERVAL, REFER TO CIVIL
6. MAX PONDING LEVEL 150mm
7. 50mm APPROVED MULCH, REFER TO SPECIFICATION

10 BIOSWALE
1:40

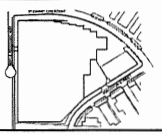


1. PARKING LOT PAVING, REFER TO CIVIL
2. BIORETENTION PLANTING MEDIA, REFER TO SPECIFICATION
3. 50mm APPROVED MULCH, REFER TO SPECIFICATION
4. COMPACTED SUBGRADE
5. CONCRETE BARRIER CURB, OPENING AT 5M INTERVAL, REFER TO CIVIL
6. MAX PONDING LEVEL 150mm

11 BIOSWALE - NARROW
1:20

FOR REFERENCE ONLY

Notes



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Client/Project Logo

MOLICEL

Client/Project
E-One Moli Energy Ltd.

E-one Moli Expansion
2000 Stewart Crescent

Maple Ridge, BC

Title
DETAILS - PLANTING

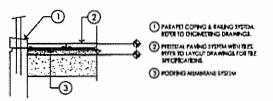
Project No.
115822090

Sheet
10 of 11

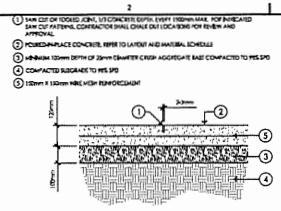
Scale

Revision

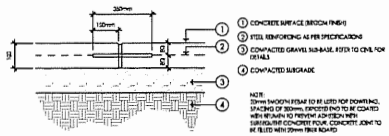
Drawing No.
L400



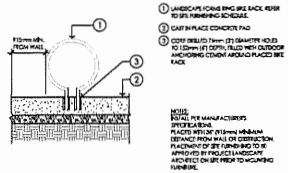
1 PEDESTAL PAVING - GREEN ROOF
SCALE: 1:20



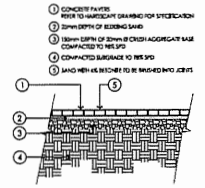
2 CONCRETE CONTROL JOINT
SCALE: 1:10



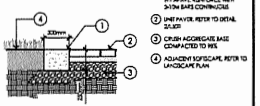
3 CIP CONCRETE WITH EXPANSION JOINT (PEDESTRIAN RATED)
SCALE: 1:10



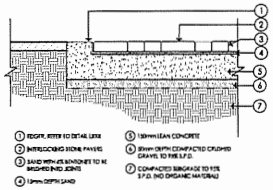
4 BIKE RACK ATTACHMENT - CONCRETE PAD
SCALE: 1:20



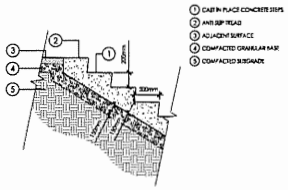
5 CONCRETE UNIT PAVERS
SCALE: 1:25



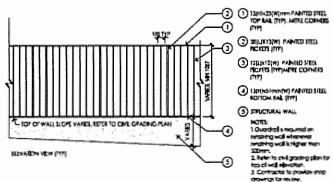
6 CONCRETE CURB AT PAVER EDGE
SCALE: 1:20



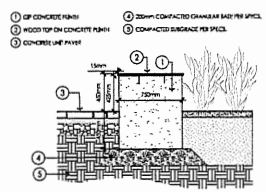
7 PAVERS ON CONCRETE
SCALE: 1:10



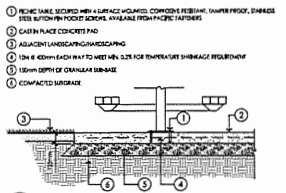
8 CAST IN PLACE CONCRETE STAIRS
SCALE: 1:20



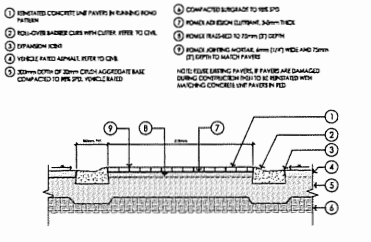
9 TYPICAL GUARDRAIL ON STRUCTURAL WALL
SCALE: 1:25



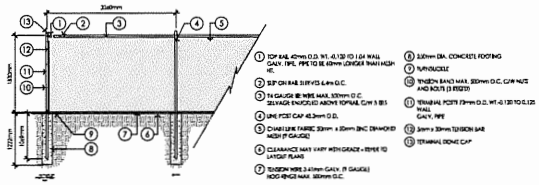
10 CONCRETE SEAT WALL WITH WOOD TOP
SCALE: 1:25



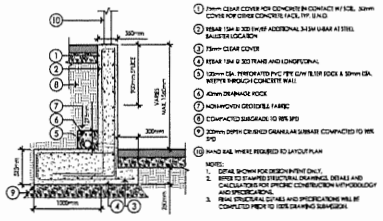
11 PICNIC TABLE ATTACHMENT - CONCRETE PAD
SCALE: 1:25



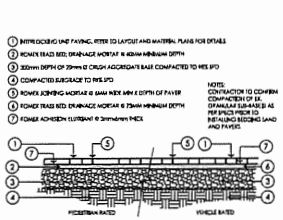
12 ROLL-OVER CURB BETWEEN ASPHALT AND UNIT PAVERS
1:20



13 1830MM HT. CHAIN LINK FENCE
SCALE: 1:40



14 CONCRETE RETAINING WALL
SCALE: 1:25



15 UNIT PAVERS (PEDESTRIAN / VEHICLE RATED)
SCALE: 1:25

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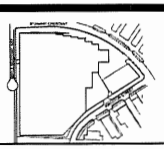
Notes



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Maple Ridge, BC

Title
DETAILS - HARDSCAPE

Project No.
119822090

Sheet
11 of 11

Scale

Revision

Drawing No.
6401

Stantec Consulting Ltd.
1100-111 Dunsmuir Street
Vancouver BC V6B 6A3

August 18, 2023

Project/File: 115822090

Parissa Shafizadeh, Senior Planner
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC
V2X 6A9

Dear Parissa,

Reference: 2023-016-RZ - 20000 Stewart Crescent - Submission for 2nd Reading

The following tables provide responses to the comments provided by the ADP and City and should be read in conjunction with the revised design packages.

We trust this meets your requirements. Should you have any questions, please do not hesitate to reach out to the undersigned.

Sincerely,

STANTEC CONSULTING LTD.

Chris Hendriksen P.Eng.
Senior Associate, Community Development
Mobile: 672-377-3693
chris.hendriksen@stantec.com

Reference: 2023-016-RZ - 20000 Stewart Crescent - Submission for 2nd Reading

1 ADP Comments

General Comments		
Comment #	**City Comment**	**Stantec Response**
1	The Panel recognizes the unique opportunity that this project represents for the City and is supportive of this application. The overall massing of the proposed facility is substantially bigger than the surrounding buildings and will have a visual impact in the area, however its well-though design features and characteristics elevate the business park architectural typology and would, in that sense, positively contribute to the surrounding context.	No response required
2	The Panel found that the visual impact to the residential neighbourhood across Golden Ears Way is not concerning as there is sufficient distance and screening provided by the existing treed areas.	No response required

Architectural Comments		
Comment #	**City Comment**	**Stantec Response**
3	Suggest more trees/shrubs and interesting vegetation drive in entry to add some scaled elements and overall visual interest	The entrance and building plaza approaching the main entrance has been updated to incorporate more interest.
4	Considerable effort has been put on the design of the building's façade features, however, the most prominent corners of the building are all dominated by a vegetated screen that has not been defined to the same level of design and seems to be compromising the visual appearance of the building (Transformer enclosures and Parkade). Consider providing a screen design that is aligned with the other façade types presented, with a similar level of visual interest without necessarily relying in the success of the vegetation.	Continuation of the building cladding has been extended to screen the two areas noted in the ADP comments regarding mechanical and electrical enclosures at the northwest and southwest corners of the factory building. The updated parkade cladding incorporates open air ventilation requirements that will extend over the three prominent street facing corners. This cladding elevates the visual interest of the parkade without relying on the success of vegetation.

Reference: 2023-016-RZ - 20000 Stewart Crescent - Submission for 2nd Reading

5	The current location of the parkade undermines the arrival experience and has a negative visual impact on the main building's street presence. Consider a potential relocation of the parkade to where it does not compete with the "tower" and the main entrance plaza. There seems to be an opportunity to push the parkade deeper into the site, or to relocate to the south end of the site altogether.	Due to site constraints and operational requirements, the proposed location of the parkade is fixed. Design treatments of the parkade have been reviewed further and improved to elevate the presence of the parkade.
6	Consider further design development of the main entrance canopy for better integration with the façade design.	Main entry canopy has been updated for improved functionality and integration in the façade.
7	Consider conducting a traffic study of additional load to 113b Ave from Golden Ears Way.	Requirements for a traffic study have been waived by the City, save for a request for recommendations on intersection improvements at 113B Avenue and Stewart Crescent. MoTI may require additional study work however the requirements of this are still to be provided by MoTI.
8	Consider using a triple-glazing curtain wall for energy efficiency.	This will be considered further as part of detailed design.
9	Consider better screening for Northwest and Southwest building corner that is visible from Golden Ears Way.	Continuation of the building cladding has been extended to screen enclosures at the northwest and southwest corners of the factory building.
10	The Bridge between parking and building to be shown with structural considerations.	The bridge has been updated to reflect structural considerations which are shown in the updated renderings

Landscape Comments		
Comment #	**City Comment**	**Stantec Response**
11	Consider incorporating additional shade and seating opportunities along the green roof track.	This will be considered further as part of the detailed design. We are currently exploring a pocket forest strategy as a place of respite and habitat opportunity.

Reference: 2023-016-RZ - 20000 Stewart Crescent - Submission for 2nd Reading

12	Consider incorporating areas of intensive planting at selected locations on the extensive green roof for better stormwater absorption and evapotranspiration, visual interest, and wildlife habitat functions.	This will be considered further as part of detailed design.
13	Consider incorporating stormwater storage underneath the green roof such as felt mats or crates.	We are exploring higher capacity stormwater systems to work in conjunction with the green roof. This will be coordinated with civil and structural disciplines to optimize the solution.
14	Consider incorporating other green roof features such as bird or bat boxes, tree snags, log and stone piles etc. to support wildlife habitat. Perhaps this can be incorporated as part of the additional shade structures. In summary, consider enhancing the ecological function of the extensive green roof, as sedum mats alone are not optimal.	Details of the green roof are subject to future submissions as part of detailed design however these elements will be considered for incorporation.
15	Consider incorporating some additional green roof areas at the parkade, where possible.	The proposed parkade design considers an open upper deck which does not allow for green roof areas.
16	Consider providing additional soft landscaping, planting, along the SW corner of the building.	Operational requirements for the facility require the access route along the south/southwest of the site and so additional landscaping has not been added. Building cladding has been extended in this area to better address the character of the southwest corner.
17	Consider additional tree screening along Golden Ears Way and Stewart Crescent	Tree planting has been proposed where viable on the site. Operational requirements for the facility create limitations in certain areas.
18	Resolve pinch point between the main public entrance plaza and the staff entrance plaza.	The revised design resolves this pinch point by shifting pedestrian paths of travel to better utilize this space.
19	Consider incorporating some of the façade design features into the landscape guardrail at the main entrance as it currently dominates the visual presence of the main entry plaza and its design is not aligned with other architectural features.	The proposed design of the at-grade space has been updated to better address the language between building and landscape.

Reference: 2023-016-RZ - 20000 Stewart Crescent - Submission for 2nd Reading

20	Consider breaking down the main entrance plaza edge with a terraced approach around the accessible ramp for a softer interface at street level.	The updated design relaxes the entrance to the main plaza and incorporates terracing.
21	If the parkade remains in its current location, consider studying alternative solutions for the left turn access, as it is immediately adjacent to the site access and provides very limited queue.	The entrance to the parkade has been shifted further into the site to improve queuing capacity within the site for up to 3 vehicles.
22	Consider providing additional opportunities for stormwater infiltration. The whole site edge along Stewart Cr and Golden Ears Way seems to be an excellent opportunity to provide a planted bioswale, and even a detention pond that would facilitate infiltration of the substantial water volume captured by the facility's green roof.	Green space within the site has been maximized and incorporates additional bioswales along the site perimeter where feasible and in median islands at the main site entrance. Soil conditions and space restrictions are not favourable to a detention pond. Along the west side (northerly portion) of the site is located an existing ditch to which drainage from a small area between property line and building is directed. Functionally, this runoff cannot be contained onsite. Along the west side (southerly portion) and south of the site an access is required which is
23	Overall, a very impressive project with a well-developed design rationale.	Thank you. No response required
24	Perhaps consider making the cedar tree design motif more obvious on the green roof.	This will be considered further as part of detailed design.
25	Consider the use of collected stormwater and grey water from the building for green roof irrigation.	This is being considered as part of the stormwater management and sustainability initiatives for the project
26	Consider the addition of a vertical element for the building entrance plaza, perhaps a piece of public art could be commissioned for the space that relates to the Indigenous weaving.	This will be considered further as part of detailed design.

Your Cycling Connection

bikehub.ca

February 26, 2023

To: Mayor and Council
Cc: Mark McMullen, Charles Goddard (Planning)
Mark Halpin, Manager of Transportation

Re: Council meeting Feb. 28; 2023-016-RZ, 20000 Stewart Crescent;
Need for protected cycling facilities on 113B Ave. and 203 St.

Dear Mayor and Council,

We are pleased to see that, as part of the redevelopment of the industrial building on this site, the applicant proposes to provide the following Traffic Demand Management measures:

- Transit pass subsidies for employees;
- Secure bicycle parking and end-of-trip facilities; and
- Incentives to promote carpooling, use of public transit, and other modes of active transportation.

We are looking forward to hearing further details about these provisions.

Due to reduced peak parking demand as a result of shift work, the applicant will be seeking a significant parking variance (315 spaces down from the required 720). The number of spaces provided will still surpass peak demand (292), i.e. more than one space will be provided per employee. An additional 23 visitor parking spaces will be provided as well. We ask the City to encourage the applicant to further decrease the number of spaces provided, as with the Traffic Demand Management measures provided it's highly unlikely that actual demand will ever reach peak demand.

We would like to note that, in order to make cycling an attractive option for employees, it's also important that safe cycling facilities are provided to and from destinations such as residential areas and transit stops.

We refer to our e-mail dated June 19, 2022, regarding the industrial development just south of 113B Ave., at 11310 Kingston Street (2018-458-RZ). As noted by TransLink, that "site offers high cycling potential". This is also the case for this industrial facility at 20000 Stewart Crescent.

TransLink's recommendations for the development on Kingston Street included:

- to upgrade the painted bike lanes on 113B Ave. to protected AAA bike lanes, and
- to work with Pitt Meadows to upgrade the cycling facilities from 113B Ave. to Airport Way to AAA.

Our HUB Cycling Local Committee supports these recommendations for 113B Ave. Protected facilities will be needed along 203 St. as well.

This designated bike route features door-zone bike lanes. These bike lanes put people cycling in the door-zone of parked cars, which can lead to them getting "doored" and being thrown in front of moving cars. They are unsafe and therefore need to be upgraded to protected bike lanes. Note that since the tolls were removed on the Golden Ears bridge, traffic on 113B Ave. and 203 St. has increased dramatically, which increases the risk for people cycling.

The 113 Ave./203 St. corridor offers easy access from the site to the Rapid Bus (and future Bus Rapid Transit) at Lougheed and 203 St. at a distance of about 1.5 km (our HUB Local Committee requested TransLink to install secure bike lockers at the station). Further to the north, the corridor extends to the existing protected bike lanes north of Dewdney Trunk Road. It also connects to the bike route going east through residential neighbourhoods via Thorne Ave. and 117 Ave. towards the Town Centre. At the other end it offers access to the Golden Ears Bridge (with cycling facilities) and Pitt Meadows residential and industrial areas. Cycling facilities along Airport Way in Pitt Meadows are being upgraded to protected facilities, and TransLink has plans for upgrading the Golden Ears Way roundabouts as well.

Our HUB Local Committee's priorities for upgrades of the cycling network in our community are listed in our UnGapTheMap gap list, a summary of which for the City of Maple Ridge has been submitted to the City in July 2022. Note that 113B Ave. between Maple Crescent and Golden Ears Way as well as 203 St. between Maple Crescent and Dewdney Trunk Rd. are listed as "top priority" (marked in green).

With kind regards,

Jackie Chow
HUB Cycling
Maple Ridge/Pitt Meadows Committee

JC/SG/JW/NF/JL

About HUB Cycling

HUB Cycling is a charitable not for profit organization that has spent over 22 years removing barriers to cycling in Metro Vancouver, while cultivating the health, environmental, and economic benefits that active transportation can bring. HUB has educated thousands of people, motivated thousands more, and championed improvements that #UnGapTheMap to create a connected cycling network. HUB Cycling's mission is to get more people cycling more often. HUB Cycling has close to 3,000 members and more than 45,000 direct supporters. HUB Cycling has 10 volunteer committees across Metro Vancouver that encourage cycling for all ages and abilities (AAA) in municipalities across Metro Vancouver. For more information, visit bikehub.ca.

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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WHEREAS, pursuant to provisions of the Community Charter, S.B.C., 2003, Chapter 26, a Municipal Council may exempt certain land and improvements from property taxation, where, in the opinion of the Municipal Council, the use of the land and improvements qualifies for an exemption;

AND WHEREAS, the Municipal Council deems it expedient to exempt certain land and improvements for the years 2024-2027;

NOW THEREFORE, the Municipal Council of the City of Maple Ridge in open meeting assembled, enacts as follows:

1. The properties described on "Schedule A" through "Schedule H"; which are attached to this bylaw, shall be exempt from property taxation for the years 2024-2027 provided that the lands, buildings, or portions of building thereon, continue to be used for the purpose for which tax exemption has been granted.

2. This Bylaw shall be cited for all purposes as Maple Ridge Property Tax Exemption Bylaw No. 7961-2023.

3. The exemptions granted by this bylaw are without prejudice to any claim for entitlement to exemption based on any other provisions of the Community Charter or any other legislation.

READ a FIRST TIME 26th day of September, 2023.

READ a SECOND TIME 26th day of September, 2023.

READ a THIRD TIME 26th day of September, 2023.

THIRD READING rescinded on the 10th day of October, 2023

RE-READ AS AMENDED a third time on the 10th day of October, 2023

ADOPTED the _____ day of _____, 2023.

_____ _____

PRESIDING MEMBER CORPORATE OFFICER

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE A"

That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
Scout Properties (BC/Yukon) Ltd.	27660 Dewdney Trunk Road	05299-0100-0	Lot 1, Sec 17, TWP 15, NWD, PL NWP82116	014-874-229
Girl Guides of Canada	26521 Ferguson Avenue	05322-0300-1	Lot 1, Sec 7, TWP 15, NWD, PL NWP70434	002-388-189
Portion of Land and Improvements owned by the City of Maple Ridge/Leased to: Ridge Meadows Seniors Society	12148 224 Street	52700-0001-1	Lot 2, Sec 20, TWP 12, NWD, PL LMS 4011	024-607-525
Ruskin Community Hall	28395 96 Avenue	94856-0000-8	Lot 1, Sec 4, TWP 15, NWD, PL NWP4048	011-015-322

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE B"

That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from municipal property taxation; and in accordance with Section 225(2)(e) of the Community Charter, the following land and improvements that are eligible golf course property, being land maintained as a golf course be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/Leased to: Region View Recreation Services (Public Golf Course)	20818 Golf Lane	21238-1001-1	Lot 1, DL 277, NWD, PL NWP84260	015-947-424

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE C"

That in accordance with Section 224(2)(a) of the Community Charter, the following land and improvements that are owned or held by a charitable, philanthropic, or other not for profit corporation, and the council considers are used for the same purpose be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/Occupied By: Maple Ridge Search and Rescue Society	23598 Jim Robson Way	84120-0005-0	DL 275, NWD, PL LMP45108	N/A

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE D"

That in accordance with Section 224(2)(d) of the Community Charter, the interest in land and improvements owned by a public or local authority that are being used by a corporation or organization that would be eligible for exemption if the land and improvements were owned by that corporation or organization, shall be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/Leased to: Maple Ridge Pitt Meadows Arts Council	11944 Haney Place	31711-1000-0	N/A	N/A
Greater Vancouver Sewage & Solid Waste/Leased to: Ridge Meadows Recycling Society	10092 236 Street	84112-0001-0	Lot B, DL 275, NWD, PL NWP7587	011-259-281
City of Maple Ridge/ Leased to: Katie's Place	10255 Jackson Road	84292-0100-0	Lot 2, Sec 3, TWP 12, NWD, PL NWP38409	N/A
City of Maple Ridge/Leased to: BC Society for the Prevention of Cruelty to Animals	10235 Jackson Road	84292-0257-0	Lot A, Sec 3, TWP 12, NWD, PL BCP43808	028-160-100

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE E"

That in accordance with Section 224(2)(f) of the Community Charter, in relation to property that is exempt under section 220(1)(h) [buildings for public worship], the following land and improvements, that have been deemed as necessary to the building set apart for public worship and not including any portion of the property used for a commercial purpose, be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
Wildwood Fellowship Church	10810 272 Street	05071-0100-5	Lot 1, Sec 8, TWP 15, NWD, PL NWP15658	010-090-797
Ridge Meadows Open Door Church	11391 Dartford St	10622-0100-0	Lot 695, DL 278, NWD, PL NWP114	011-525-606
BC Conference of Mennonite Brethren Churches	20450 Dewdney Trunk Road	20762-0305-0	Lot 1, DL 222, NWD, PL LMP40767	024-380-253
Christian & Missionary Alliance (Canadian Pacific District)	20399 Dewdney Trunk Road	20804-0401-1	Lot 1, DL 241, NWD, PL NWP83237	015-254-399
St. Pauls Evangelical Lutheran Church of Haney BC	12145 Laity Street	20861-0100-4	DL 242, NWD	012-842-320
St. John the Divine Anglican Church	21299 River Road	20920-0100-1	Lot 331, DL 248, NWD, PL NWP65523	003-630-421
Roman Catholic Archbishop of Vancouver Church	20285 Dewdney Trunk Road	21140-0400-1	Lot 1, DL 263, NWD, PL NWP75684	008-434-271
Maple Ridge Christian Reformed Church	20245 Dewdney Trunk Road	21142-3300-3	Lot 33, DL 263, NWD, PL NWP71910	004-613-333
Burnett Fellowship Baptist Church	20639 123 Avenue	21190-0001-0	Lot 1, DL 276, NWD, PL LMP42697	024-551-741
Church of Jesus Christ of Latter Day Saints in Canada	11750 207 Street	21255-0201-X	Lot 369, DL 277, NWD, PL NWP54899	005-333-504
Trustees of the Kanaka Creek Congregation of Jehovah's Witnesses	11770 West Street	21335-2200-2	Lot 22, DL 280, NWD, PL NWP67774	000-556-505
Church of the Nazarene Canada Pacific District	21467 Dewdney Trunk Road	41990-0000-8	Lot B, DL 245, NWD, PL NWP9007	011-402-911
High Way Church	21746 Lougheed Highway	42162-0000-X	Lot 3, DL 247, NWD, PL NWP6664	011-228-393
Congregation of the Haney Presbyterian Church	11858 216 Street	42176-0000-8	Lot 324, DL 247, NWD, PL NWP64655	003-471-951
Trustees of the Congregation of the Golden Ears United Church	22165 Dewdney Trunk Road	42249-0100-6	Lot C, DL 396, NWD, PL NWP14898	006-588-697
Maple Ridge Baptist Church	22155 Lougheed Highway	42331-0100-1	Lot A, DL 397, NWD, PL NWP67821	000-580-376
Governing Council of the Salvation Army in Canada	22188 Lougheed Highway	42345-0200-0	Lot A, DL 397, NWD, PL NWP68759	000-933-295

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE E" continued

Roman Catholic Archbishop of Vancouver	22561 121 Avenue	52788-0000-8	Lot 24, Sec 20, TWP 12, NWD, PL NWP1161	012-020-389
Cornerstone Neighbourhood Fellowship Baptist Church	25102 Dewdney Trunk Road	63029-0100-5	Lot 5, Sec 14, TWP 12, NWD, PL NWP3275	010-904-140
Parish of St. George (Maple Ridge)	23500 Dewdney Trunk Road	63157-2001-1	Lot A, Sec 16, TWP 12, NWD, PL NWP83835	015-406-661
Christian Life Assembly	11756 232 Street	63163-2300-2	Lot 22, Sec 16, TWP 12, NWD, PL NWP75454	008-243-123
Lord Bishop of New Westminster (St. John Evangelical)	27123 River Road	94720-0001-0	Lot 1, DL 433, NWD, PL LMP28492	023-434-716
Apostles of Infinite Love, Canada	27289 96 Avenue	94906-0000-3	Lot B, Sec 5, TWP 15, NWD, PL NWP11439	008-311-048
Jamia Riyadhul Jannah British Columbia Foundation	27079 River Road	94717-0000-0	DL 433, NWD	012-877-301

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE F"

That in accordance with Section 224(2)(g) of the Community Charter, land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers necessary to land or improvements so used or occupied, be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
474223 BC Ltd/Leased to: Northridge Foursquare Church	11601 Laity Street	21034-0000-8	Lot 381, DL 249, NWD, PL NWP58286	005-703-808

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE G"

That in accordance with Section 225(2)(b) of the Community Charter the following heritage lands and improvements shall be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/ Leased to: Maple Ridge Historical Society (St.Andrew's United Church)	22279 116 Avenue	31428-0000-1	Lot 4, DL 398, NWD, PL NWP59018	005-724-431
Prince David Temple Society	22272 116 Avenue	31429-0100-0	Lot 3, DL 398, NWD, PL NWP59018	001-421-336
City of Maple Ridge/Leased to: Fraser Information Society (Old Japanese School House)	11739 223 Street	31492-0000-3	Lot 28, BLK 5, DL 398, NWD, PL NWP155	011-539-348
City of Maple Ridge/Leased to: Maple Ridge Historical Society (Haney House)	11612 224 Street	31790-0000-4	Lot 2, BLK 2, DL 398, NWD, PL NWP155	011-538-449
City of Maple Ridge/Leased to: Maple Ridge Historical Society (Haney Brick Yard Office and Haney Brick Yard House)	22520 116 Avenue	31962-0502-3	Lot 2, DL 401, NWD, PL NWP79665	012-350-371

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE H"

That in accordance with Section 224(2)(c) of the Community Charter, "land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use", the council may, by the adoption of a bylaw, determine the proportions of the land and improvements that are to be exempt and taxable; and Section 224(2)(i) of the Community Charter, land or improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes, shall be exempt from property taxation as by the proportions set in accordance with Section 224(2)(c) of the Community Charter:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
Land and Improvements owned by the City of Maple Ridge, herein called Cam Neely Arena, shall be exempted from 90% of taxation	23588 Jim Robson Way	84120-0002-0	DL 275, 405, 406 & 408, NWD, PL LMP45108	024-715-883
Land and Improvements owned by the City of Maple Ridge, herein called the Golden Ears Winter Club, shall be exempted from 95% of taxation	23588 Jim Robson Way	84120-0004-0	DL 275, 405, 406 & 408, NWD, PL LMP45108	N/A

Included within each of the exemptions 9(a) and 9(b) is a proportionate share (based on the square footage areas of Cam Neely Arena, The Golden Ears Winter Club, and the remainder of the building) of all entrances, lobbies, change rooms, stairs, elevators, hallways, foyers and other common use areas of the lands and improvements.

REPORT FROM PREVIOUS MEETING

MAPLE RIDGE British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	September 12, 2023
		FILE NO:	05-1970-04
FROM:	Chief Administrative Officer	**MEETING:**	COW
SUBJECT:	2024-2027 Permissive Tax Exemptions		

EXECUTIVE SUMMARY:

The Community Charter provides Council with the authority to exempt certain types of properties from municipal property taxation for up to ten years. The bylaw attached to this report authorizes permissive exemptions for four years: 2024 through 2027. Council's policy direction in this area is based on the fundamental principle that the City will not grant property tax exemptions to organizations providing services on a private or for profit basis, or where the service is the responsibility of senior governments. If exemptions were granted in these instances then tax payers would be funding programs that were not intended to be funded by property taxes. This policy framework was reviewed at the July 11, 2023, Audit & Finance Committee meeting. No changes to the policy framework were contemplated as a result of the review.

Over the past several years, Council has maintained limited growth in Permissive Tax Exemptions recognizing that any increase in exemptions results in a shift of the tax revenue to be collected from the remaining taxable properties.

In accordance with the Community Charter and Council policies 5.16 to 5.23, the properties listed in Bylaw No. 7961-2023 are recommended for property tax exemption for the 2024-2027 taxation years.

RECOMMENDATION:

That Maple Ridge Tax Exemption Bylaw No. 7961-2023 be given first, second and third readings.

DISCUSSION:

a) **Background Context:**

The Community Charter provides for a general exemption from taxation over which Council does not have any legislative authority. This includes properties such as schools, public hospitals, buildings set apart for public worship and provincial and municipally held public buildings and land. B.C. Assessment determines which properties qualify for statutory exemption according to the Community Charter.

The statutory exemption provided to places of public worship only provides for the building used for worship and the land on which it stands, leaving any remaining land and improvements as taxable. Council policy 5.20 confirms that places of public worship will also receive a permissive tax exemption for an additional hall and the entire parcel of land, to a maximum of 5 acres. Buildings other than those used for worship and the hall are subject to taxation, as are any portions of the property deemed to be used for a commercial purpose, as determined by BC Assessment. The statutory exemption offered to places of public worship is not available for those that lease, rather than own, property; Council's policy framework confirms that a permissive exemption will be provided in this instance.

The Community Charter also provides Council with the authority to exempt certain other properties from municipal taxation by adopting a bylaw authorizing permissive tax exemptions for up to ten years. These can be land and improvements that are used by not-for-profit organizations that are deemed to contribute to the well-being of the community or private institutions licensed under other legislation such as the *Hospital Act and Community Care Facility Act.* The bylaw attached to this report authorizes exemptions for a period of four years. Should there be any changes to the eligibility status of properties following the adoption of bylaw 7961-2023, staff will bring forward an amending bylaw as needed.

Permissive exemptions can also be granted by Council for heritage properties and portions of a property used for municipal purposes (e.g. parts of Planet Ice, the curling rink and the Ridge Meadows Seniors Society).

Council's policy direction is intended to prevent the downloading of services that are the responsibility of senior governments and to ensure local residents are not subsidizing residents from other municipalities. They also establish that where a permissive tax exemption is granted all residents of Maple Ridge have access to the service provided and make certain that the property tax exemption does not provide for an unfair competitive advantage. The services provided by the organization are to be an extension of Municipal services and programs and fall under the responsibility of local government.

A Tax Exemption Bylaw adopted by Council specifically applies to the Municipal tax levies on the Property Tax Notice. At this time, the School Act and the Hospital District Act also provide for exemptions from other taxing authorities for properties included in the bylaw.

The Community Charter requires the contents of the proposed taxation exemption bylaw be publicly posted and included in a newspaper prior to its adoption. The notice will include a description of each property and the estimated tax exemption for 2024 and subsequent three years. Churches that receive a statutory exemption are not included in the notice. The City's Annual Report also includes information on all permissive exemptions granted.

b) Desired Outcome:

Council must adopt the Tax Exemption Bylaw before October 31, 2023, to exempt properties from municipal property taxation for 2024-2027.

c) Citizen/Customer Implications:

Permissive exemptions are designed to support those services that complement City programs. Inadequate funding from senior governments sometimes results in agencies turning to local government for assistance. The sources of municipal funding are limited and providing exemptions to those groups that fall under the responsibility of senior governments is not feasible.

All applicants that received an exemption for the 2023 taxation year are recommended for a permissive tax exemption for 2024 through 2027.

d) Business Plan/Financial Implications:

Based on 2023 assessed values and using the estimated tax increase for 2024 from the most recent Financial Overview Report, the estimated amount attributable to all the 2024 proposed tax exemptions for the municipal portion of taxes is $891 thousand. Total exemptions for the proposed 2024-2027 bylaw are estimated at $3.8 million. The 2023-2026 financial plan estimates tax revenue in excess of $113 million for 2024. The proposed exemptions equate to less than 1% of annual tax revenues.

e) **Policy Implications:**
The applicants recommended for exemption are aligned with the adopted policies.

f) **Alternatives:**
Granting tax exemptions leads to a tax shift to other taxpayers, most notably in the Residential Class. An option for Council is to provide a financial grant to assist those organizations providing community services that Council wishes to support. Grants are an annual budget decision and are limited to one year. Council has used this option from time to time. Providing grants does not relieve senior levels of government from their responsibility to the community. Therefore, the potential for downloading costs to the City is somewhat reduced.

CONCLUSIONS:
The attached bylaw proposes to provide permissive tax exemptions in alignment with Council's policy framework and will apply for the years 2024 – 2027. The bylaw must be adopted before October 31, 2023, in order for BC Assessment to enact its provisions. Any changes to eligible properties will be addressed through a bylaw amendment.

Prepared by: Catherine Nolan, CPA, CGA
Deputy Director of Finance

Approved by: Trevor Thompson, BBA, CPA, CGA
Director of Finance

Concurrence: **Scott Hartman**
Chief Administrative Officer

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

---

WHEREAS, pursuant to provisions of the Community Charter, S.B.C., 2003, Chapter 26, a Municipal Council may exempt certain land and improvements from property taxation, where, in the opinion of the Municipal Council, the use of the land and improvements qualifies for an exemption;

AND WHEREAS, the Municipal Council deems it expedient to exempt certain land and improvements for the years 2024-2027;

NOW THEREFORE, the Municipal Council of the City of Maple Ridge in open meeting assembled, enacts as follows:

1. The properties described on "Schedule A" through "Schedule H"; which are attached to this bylaw, shall be exempt from property taxation for the years 2024-2027 provided that the lands, buildings, or portions of building thereon, continue to be used for the purpose for which tax exemption has been granted.

2. This Bylaw shall be cited for all purposes as Maple Ridge Property Tax Exemption Bylaw No. 7961-2023.

3. The exemptions granted by this bylaw are without prejudice to any claim for entitlement to exemption based on any other provisions of the Community Charter or any other legislation.

READ a FIRST TIME _____ day of _____, 2023.

READ a SECOND TIME _____ day of _____, 2023.

READ a THIRD TIME _____ day of _____, 2023.

RECONSIDERED AND ADOPTED the _____ day of _____, 2023.

_____ _____

PRESIDING MEMBER CORPORATE OFFICER

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

---

"SCHEDULE A"

That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
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Girl Guides of Canada	26521 Ferguson Avenue	05322-0300-1	Lot 1, Sec 7, TWP 15, NWD, PL NWP70434	002-388-189
Portion of Land and Improvements owned by the City of Maple Ridge/Leased to: Ridge Meadows Seniors Society	12148 224 Street	52700-0001-0	Lot 2, Sec 20, TWP 12, NWD, PL LMS4011	024-607-525
Fraternal Order of Eagles	23461 132 Avenue	73878-0300-6	Lot 3, Sec 28, TWP 12, NWD, PL NWP13167	009-781-455
Ruskin Community Hall	28395 96 Avenue	94856-0000-8	Lot 1, Sec 4, TWP 15, NWD, PL NWP4048	011-015-322

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE B"

That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from municipal property taxation; and in accordance with Section 225(2)(e) of the Community Charter, the following land and improvements that are eligible golf course property, being land maintained as a golf course be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/Leased to: Region View Recreation Services (Public Golf Course)	20818 Golf Lane	21238-1001-1	Lot 1, DL 277, NWD, PL NWP84260	015-947-424

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE C"

That in accordance with Section 224(2)(a) of the Community Charter, the following land and improvements that are owned or held by a charitable, philanthropic, or other not for profit corporation, and the council considers are used for the same purpose be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/Occupied By: Maple Ridge Search and Rescue Society	23598 Jim Robson Way	84120-0005-0	DL 275, NWD, PL LMP45108	N/A

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE D"

That in accordance with Section 224(2)(d) of the Community Charter, the interest in land and improvements owned by a public or local authority that are being used by a corporation or organization that would be eligible for exemption if the land and improvements were owned by that corporation or organization, shall be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/Leased to: Maple Ridge Pitt Meadows Arts Council	11944 Haney Place	31711-1000-0	N/A	N/A
Greater Vancouver Sewage & Solid Waste/Leased to: Ridge Meadows Recycling Society	10092 236 Street	84112-0001-0	Lot B, DL 275, NWD, PL NWP7587	011-259-281
City of Maple Ridge/ Leased to: Katie's Place	10255 Jackson Road	84292-0100-0	Lot 2, Sec 3, TWP 12, NWD, PL NWP38409	N/A
City of Maple Ridge/Leased to: BC Society for the Prevention of Cruelty to Animals	10235 Jackson Road	84292-0257-0	Lot A, Sec 3, TWP 12, NWD, PL BCP43808	028-160-100

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE E"

That in accordance with Section 224(2)(f) of the Community Charter, in relation to property that is exempt under section 220(1)(h) [buildings for public worship], the following land and improvements, that have been deemed as necessary to the building set apart for public worship and not including any portion of the property used for a commercial purpose, be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
Wildwood Fellowship Church	10810 272 Street	05071-0100-5	Lot 1, Sec 8, TWP 15, NWD, PL NWP15658	010-090-797
Ridge Meadows Open Door Church	11391 Dartford St	10622-0100-0	Lot 695, DL 278, NWD, PL NWP114	011-525-606
BC Conference of Mennonite Brethren Churches	20450 Dewdney Trunk Road	20762-0305-0	Lot 1, DL 222, NWD, PL LMP40767	024-380-253
Christian & Missionary Alliance (Canadian Pacific District)	20399 Dewdney Trunk Road	20804-0401-1	Lot 1, DL 241, NWD, PL NWP83237	015-254-399
St. Pauls Evangelical Lutheran Church of Haney BC	12145 Laity Street	20861-0100-4	DL 242, NWD	012-842-320
St. John the Divine Anglican Church	21299 River Road	20920-0100-1	Lot 331, DL 248, NWD, PL NWP65523	003-630-421
Roman Catholic Archbishop of Vancouver Church	20285 Dewdney Trunk Road	21140-0400-1	Lot 1, DL 263, NWD, PL NWP75684	008-434-271
Maple Ridge Christian Reformed Church	20245 Dewdney Trunk Road	21142-3300-3	Lot 33, DL 263, NWD, PL NWP71910	004-613-333
Burnett Fellowship Baptist Church	20639 123 Avenue	21190-0001-0	Lot 1, DL 276, NWD, PL LMP42697	024-551-741
Church of Jesus Christ of Latter Day Saints in Canada	11750 207 Street	21255-0201-X	Lot 369, DL 277, NWD, PL NWP54899	005-333-504
Trustees of the Kanaka Creek Congregation of Jehovah's Witnesses	11770 West Street	21335-2200-2	Lot 22, DL 280, NWD, PL NWP67774	000-556-505
Church of the Nazarene Canada Pacific District	21467 Dewdney Trunk Road	41990-0000-8	Lot B, DL 245, NWD, PL NWP9007	011-402-911
High Way Church	21746 Lougheed Highway	42162-0000-X	Lot 3, DL 247, NWD, PL NWP6664	011-228-393
Congregation of the Haney Presbyterian Church	11858 216 Street	42176-0000-8	Lot 324, DL 247, NWD, PL NWP64655	003-471-951
Trustees of the Congregation of the Golden Ears United Church	22165 Dewdney Trunk Road	42249-0100-6	Lot C, DL 396, NWD, PL NWP14898	006-588-697
Maple Ridge Baptist Church	22155 Lougheed Highway	42331-0100-1	Lot A, DL 397, NWD, PL NWP67821	000-580-376
Governing Council of the Salvation Army in Canada	22188 Lougheed Highway	42345-0200-0	Lot A, DL 397, NWD, PL NWP68759	000-933-295

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE E" continued

Roman Catholic Archbishop of Vancouver	22561 121 Avenue	52788-0000-8	Lot 24, Sec 20, TWP 12, NWD, PL NWP1161	012-020-389
Cornerstone Neighbourhood Fellowship Baptist Church	25102 Dewdney Trunk Road	63029-0100-5	Lot 5, Sec 14, TWP 12, NWD, PL NWP3275	010-904-140
Parish of St. George (Maple Ridge)	23500 Dewdney Trunk Road	63157-2001-1	Lot A, Sec 16, TWP 12, NWD, PL NWP83835	015-406-661
Christian Life Assembly	11756 232 Street	63163-2300-2	Lot 22, Sec 16, TWP 12, NWD, PL NWP75454	008-243-123
Lord Bishop of New Westminster (St. John Evangelical)	27123 River Road	94720-0001-0	Lot 1, DL 433, NWD, PL LMP28492	023-434-716
Apostles of Infinite Love, Canada	27289 96 Avenue	94906-0000-3	Lot B, Sec 5, TWP 15, NWD, PL NWP11439	008-311-048
Jamia Riyadhul Jannah British Columbia Foundation	27079 River Road	94717-0000-0	DL 433, NWD	012-877-301

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE F"

That in accordance with Section 224(2)(g) of the Community Charter, land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers necessary to land or improvements so used or occupied, be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
474223 BC Ltd/Leased to: Northridge Foursquare Church	11601 Laity Street	21034-0000-8	Lot 381, DL 249, NWD, PL NWP58286	005-703-808

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE G"

That in accordance with Section 225(2)(b) of the Community Charter the following heritage lands and improvements shall be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/ Leased to: Maple Ridge Historical Society (St.Andrew's United Church)	22279 116 Avenue	31428-0000-1	Lot 4, DL 398, NWD, PL NWP59018	005-724-431
Prince David Temple Society	22272 116 Avenue	31429-0100-0	Lot 3, DL 398, NWD, PL NWP59018	001-421-336
City of Maple Ridge/Leased to: Fraser Information Society (Old Japanese School House)	11739 223 Street	31492-0000-3	Lot 28, BLK 5, DL 398, NWD, PL NWP155	011-539-348
City of Maple Ridge/Leased to: Maple Ridge Historical Society (Haney House)	11612 224 Street	31790-0000-4	Lot 2, BLK 2, DL 398, NWD, PL NWP155	011-538-449
City of Maple Ridge/Leased to: Maple Ridge Historical Society (Haney Brick Yard Office and Haney Brick Yard House)	22520 116 Avenue	31962-0502-3	Lot 2, DL 401, NWD, PL NWP79665	012-350-371

City of Maple Ridge
Bylaw No. 7961-2023

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

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"SCHEDULE H"

That in accordance with Section 224(2)(c) of the Community Charter, "land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use", the council may, by the adoption of a bylaw, determine the proportions of the land and improvements that are to be exempt and taxable; and Section 224(2)(i) of the Community Charter, land or improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes, shall be exempt from property taxation as by the proportions set in accordance with Section 224(2)(c) of the Community Charter:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
Land and Improvements owned by the City of Maple Ridge, herein called Cam Neely Arena, shall be exempted from 90% of taxation	23588 Jim Robson Way	84120-0002-0	DL 275, 405, 406 & 408, NWD, PL LMP45108	024-715-883
Land and Improvements owned by the City of Maple Ridge, herein called the Golden Ears Winter Club, shall be exempted from 95% of taxation	23588 Jim Robson Way	84120-0004-0	DL 275, 405, 406 & 408, NWD, PL LMP45108	N/A

Included within each of the exemptions 9(a) and 9(b) is a proportionate share (based on the square footage areas of Cam Neely Arena, The Golden Ears Winter Club, and the remainder of the building) of all entrances, lobbies, change rooms, stairs, elevators, hallways, foyers and other common use areas of the lands and improvements.

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City of Maple Ridge

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	October 17, 2023
		FILE NO:	2018-489 DP/DVP
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Development Permit and Development Variance Permit 20278 and 20292 Patterson Avenue**

EXECUTIVE SUMMARY:

A Development Permit application has been submitted for the subject properties, located at 20278 and 20292 Patterson Avenue. The development proposal is for the consturction of an 88 unit, four-storey apartment building. This application is subject to the Hammond Development Permit Area Guildelines, which establish the form and character of multi-family development in the North Hammond Precinct area of the Hammond Area Plan.

In addition, to the Hammond Development Permit, the applicant has requested several variances to accommodate the proposed development. A summary of the requested variances is provided below.

Maple Ridge Zoning Bylaw No. 7600-2019:

- To reduce the the front yard setback to 203 Street from 7.5 m (24.6 ft.) to 4.0 m (13.1 ft.) to the building face and 2.75 m (9.0 ft.) to the roof overhang;
- To reduce the exterior side yard setback to Paterson Avenue from 7.5 m (24.6 ft.) to 4.0 m (13.1 ft.) to the building face and 2.75 m (9.0 ft.) to the roof overhang;

It is recommended that Development Permit 2018-489-DP and Development Variance Permit 2018-489-DVP be approved.

Council will be considering final reading for rezoning application 2018-489-RZ on October 24, 2023.

RECOMMENDATION:

1. **That the Corporate Officer be authorized to sign and seal 2018-489-DVP respecting property located at 20278 and 20292 Patterson Avenue; and further**

2. **That the Corporate Officer be authorized to sign and seal 2018-489-DP respecting property located at 20278 and 20292 Patterson Avenue.**

DISCUSSION:

a) Background Context

Applicant:	W. Bissky, Bissky Architecture and Urban Design Inc.
Legal Description:	Lot 55 Except Part Dedicated Road on Plan 78633 District Lot 222 Group 1 New Westminster District Plan 35806; and Lot 56 District Lot 222 Group 1 New Westminster District Plan 35806

OCP:			
	Existing:	*Medium Density Multi-Family*	
	Proposed:	*Medium Density Multi-Family*	
Within Urban Area Boundary:		Yes	
OCP Major Corridor:		Yes	
Area Plan:		Hammond Area Plan	
Zoning:			
	Existing:	RS-1 (Single Detached Residential)	
	Proposed:	RM-2 (Medium Density Apartment Residential)	
Surrounding Uses:			
	North:	Use:	Single Family Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	*Low Density Multi-Family and Medium Density Multi-Family*
	South:	Use:	Single Family Residential
		Zone:	RS-1 (Single Detached Residential), RS-1b (Single Detached (Medium Density) Residential)
		Designation:	*Medium Density Multi-Family, Single-Family and Compact Residential*
	East:	Use:	Single Family Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	*Medium Density Multi-Family*
	West:	Use:	Single Family Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	*Low Density Multi-Family*

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.37 ha (0.91 acres)
Access:	Patterson Avenue
Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes
Concurrent Applications:	2018-489-RZ

b) Project Description:

The proposal is for a four storey apartment building with 88 units and two levels of underground parking. The development consists of a variety of one and two-bedroom units ranging from approximately 500 ft^2 to 875 ft^2.

c) Planning Analysis:

The subject site is located within the Hammond Area Plan and is subject to the Hammond Development Permit (DP) guidelines to shape the design of new buildings so that they integrate with

the character of each Hammond neighbourhood. The proposed development is subject to the Multi-Family Residential Medium Density multi-family guidelines as outlined below.

The following North Hammond DP Guideline Key Concepts have been addressed by the Architect of record with each response below.

1. Street and Block Pattern
   - Increase residential density with a housing style complimentary to existing; and
   - Increase pedestrian connectivity of the neighbourhood by connecting to local destinations and public sidewalks.

We are applying to change this zone to a higher density using the RM-2 zone. We have deliberately designed a quiet building that complements the existing neighourhood and respects Hammond's heritage. The main floor units will have individual entries to the street.

2. Typical Lot Size and Layout
   - Maintain the current lot pattern and coverage, look and feel with larger duplex, triplex homes and fourplexes (on corner lots). Use similar massing to other homes in the area, mimicking the same block pattern;
   - Increase ground-oriented and street-fronting townhomes; and
   - Siting to take best advantage of sunlight and/or shading in order to plan for future use of solar technology.

This corner lot is conducive to transitioning from the lower density on adjacent properties to a higher density. The main floor units have pedestrian access to the sidewalks and the north-south main orientation permits the greatest number of units to enjoy daytime sunlight most times of the year.

3. Greenspace and Landscaping
   - Increase the number of trees planted on lots and within new development; and,
   - Ensure high quality and climate change resilient landscaping and common greenspace areas.

There will be a greatly increased number of trees and other plants on this site post-construction. Most of the plants selected by the landscape architect are drought resistant.

4. Housing & Heritage Features
   - Enhance the neighbourhood look and feel with front façade orientation of new development facing towards the street and parking and driveways that are incorporated in a subtle manner;
   - Enhance the character and identity of the area with architectural details, themes and materials that speak to Hammond's history and area and/or increase the social and community feel of the neighbourhood. This may include:
     - the use of wood, horizontal wood siding, wood shingles;
     - entrances with porches that overlook the street; and,
     - symmetrical front elevation and second storey with articulated units.

The materials, colours, and detailing are chosen to reflect Hammond's heritage influence. Elements on the building are repeated and slightly varied for interest and to harmonize as a whole.

The applicant was encouraged to step back the building on the south-western corner; however, the applicant wanted to proceed with the attached plans, preferring to weigh the advantages of housing affordability over the DP guidelines. The proposal does address most of these policies by breaking up the building with an internal courtyard fronting Patterson Avenue. Units front onto the streets and

courtyard, providing "eyes on the street". Although setback variances are being sought for the street frontages, the required setbacks to the west and south are being met and significant landscaping is being provided.

d) Variance Analysis:

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

The requested variances are described below:

1. *Maple Ridge Zoning Bylaw No. 7600-2019*, Part 4 - Residential Zones, Section 618 RM-2 Medium Density Apartment Residential as follows:
    - Section 618.7 (1)(a) - Reduce the minimum setback for all Principal Buildings and Structures shall be not less than 7.5 m (24.6 ft.) to 4 m (13.1 ft.) from a Front Lot line to the building face (to 203 Street).
    - Section 618.7 (1)(d) - Reduce the minimum setback for all Principal Buildings and Structures shall be not less than 7.5 m (24.6 ft.) to 4 m (13.1 ft.) from an Exterior Lot line to the building face (to Patterson Avenue).
    - Section 618.7 (1)(a) - Reduce the minimum setback for all Principal Buildings and Structures shall be not less than 7.5 m (24.6 ft.) to 2.75 m (9.0 ft.) from a Front Lot line to the roof overhang (to 203 Street).
    - Section 618.7 (1)(d) - Reduce the minimum setback for all Principal Buildings and Structures shall be not less than 7.5 m (24.6 ft.) to 2.75 m (9.0 ft.) from an Exterior Lot line to the roof overhang (to Patterson Avenue).

The above varied setbacks are typical of those provided for other low-rise apartment buildings proposed in the City. The articulated building facades and landscaping within the setback areas provides for a good transition to the adjacent streetscapes.

e) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variances can be supported as they are minor in nature and enhance the overall design of the proposed development. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2018-489-DVP.

This Hammond Development Permit is for a 88 unit, four storey apartment building. Staff have reviewed the proposal and are satisfied that it complies with the Hammond Development Permit Guidelines of the OCP for form and character. It is recommended that the Coporate Officer be authorized to sign and seal 2018-489-DP respecting the subject properties.

"Original Signed by Wendy Cooper"

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

"Original Signed by Marlene Best"

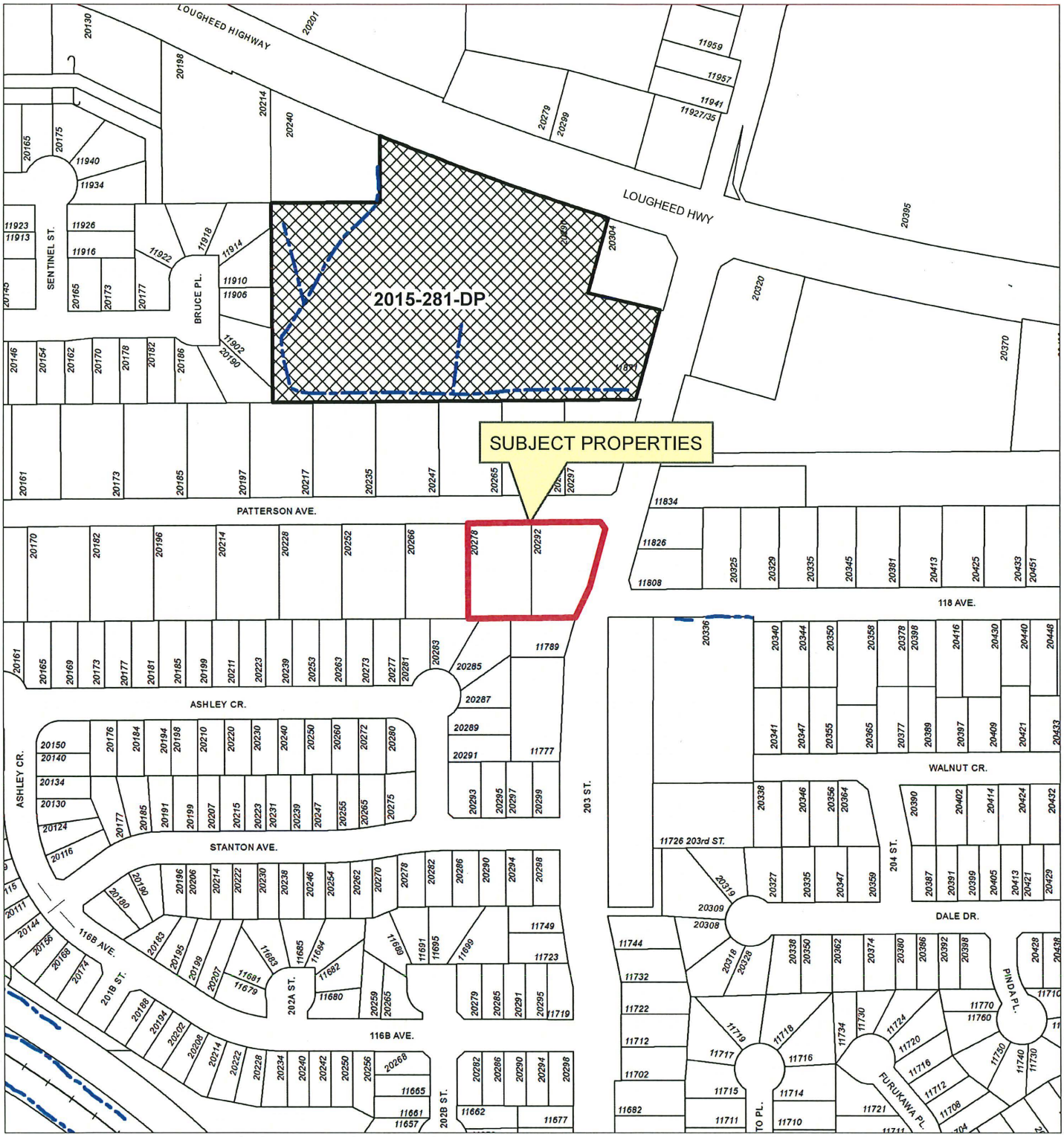
Reviewed by: **Marlene Best**
Interim Director of Planning

"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 – Proposed Building Elevations
Appendix D – Proposed Landscaping Plans
Appendix E – Site Plan showing variances

APPENDIX A



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Legend

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

20292 & 20278 PATTERSON AVE

PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

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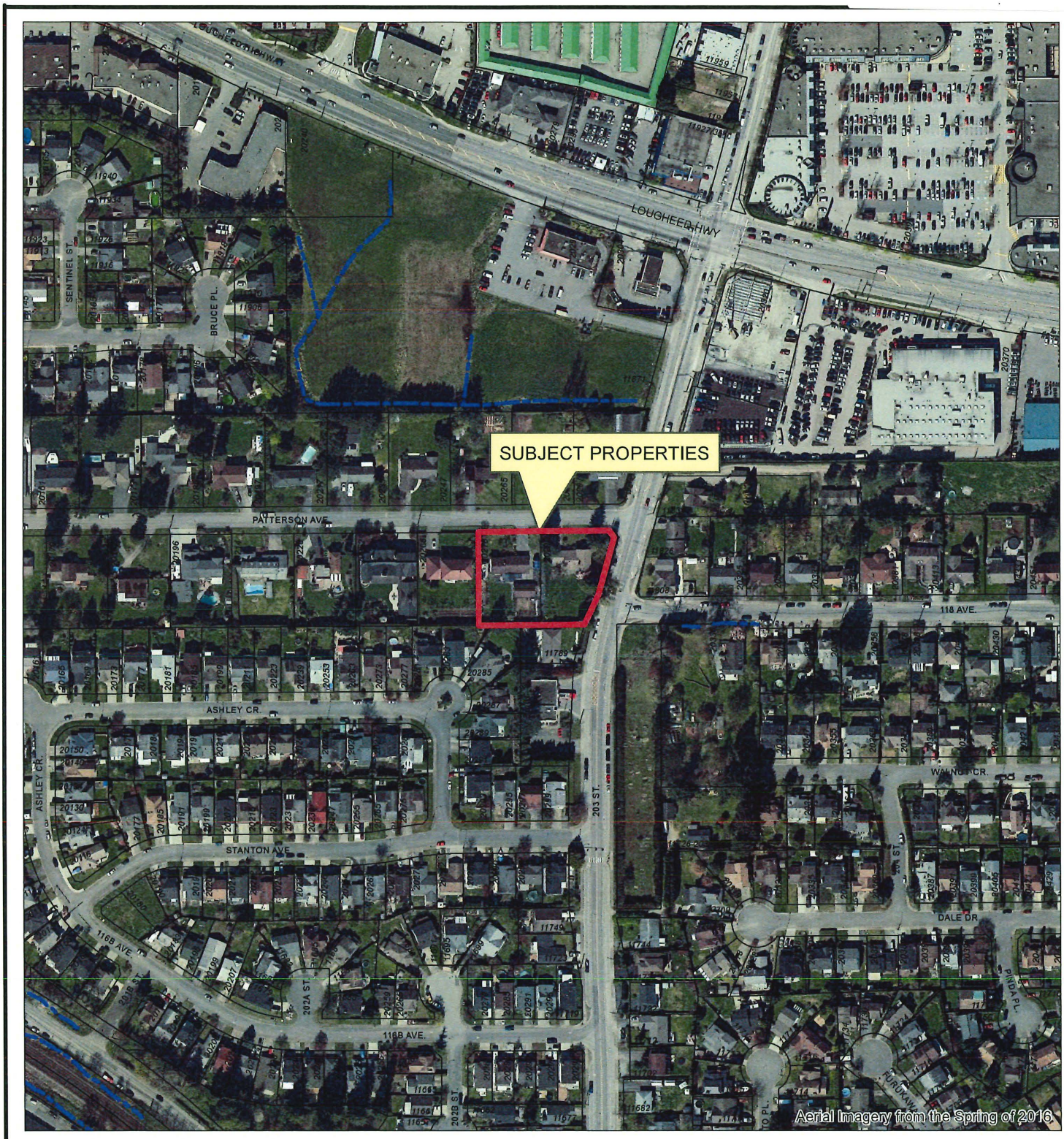
FILE: 2018-489-RZ
DATE: Nov 27, 2018 BY: RA

APPENDIX B



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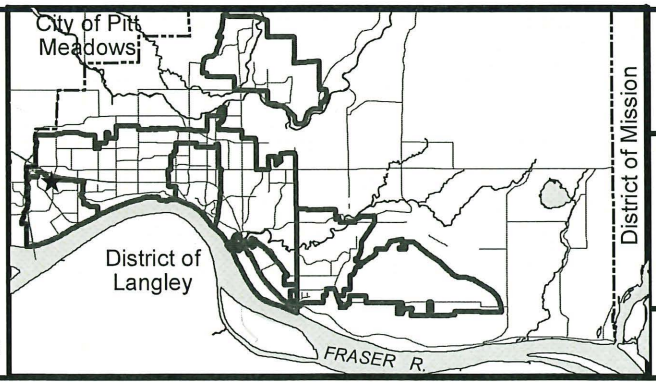


20292 & 20278 PATTERSON AVE

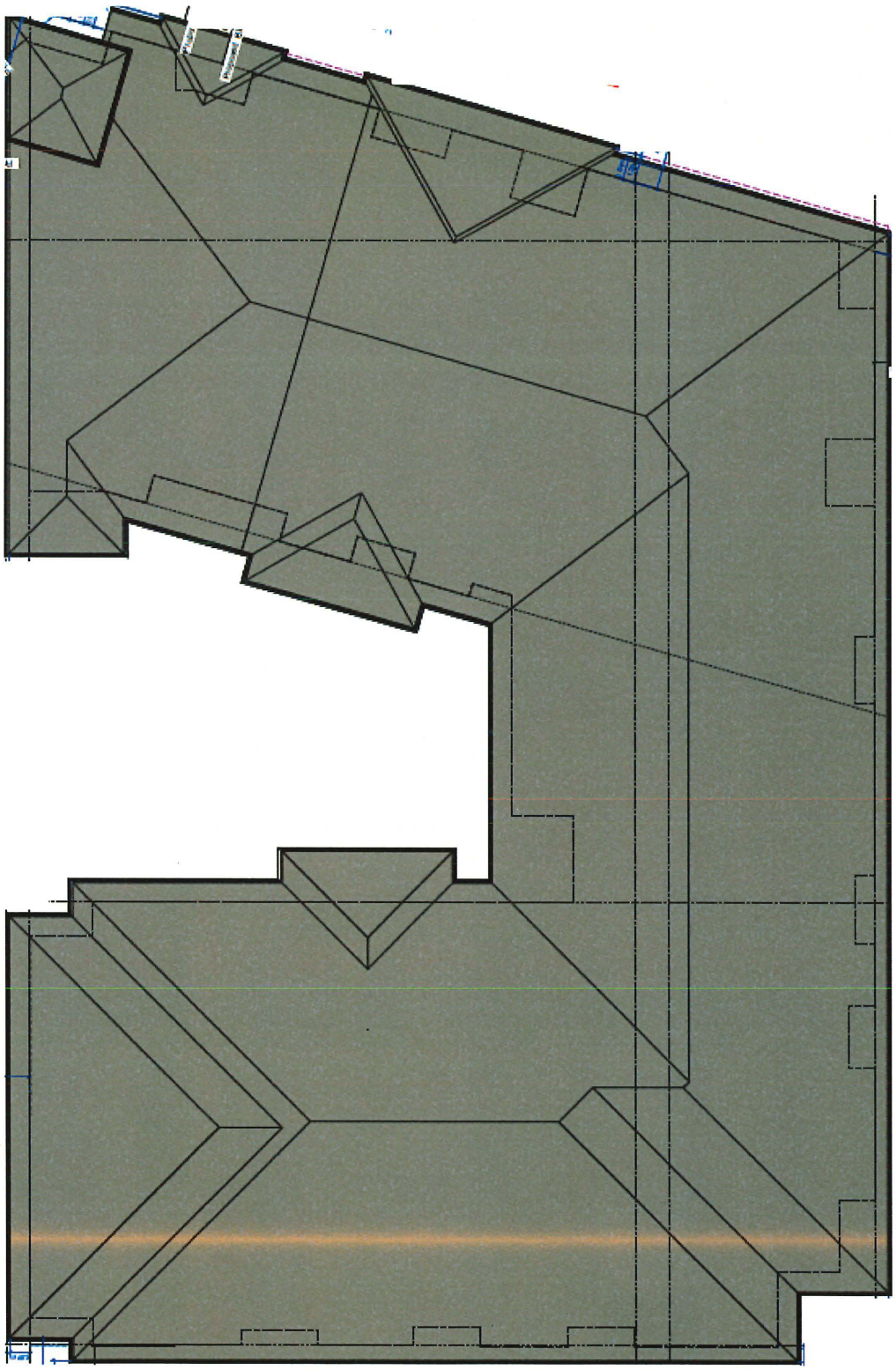
PLANNING DEPARTMENT

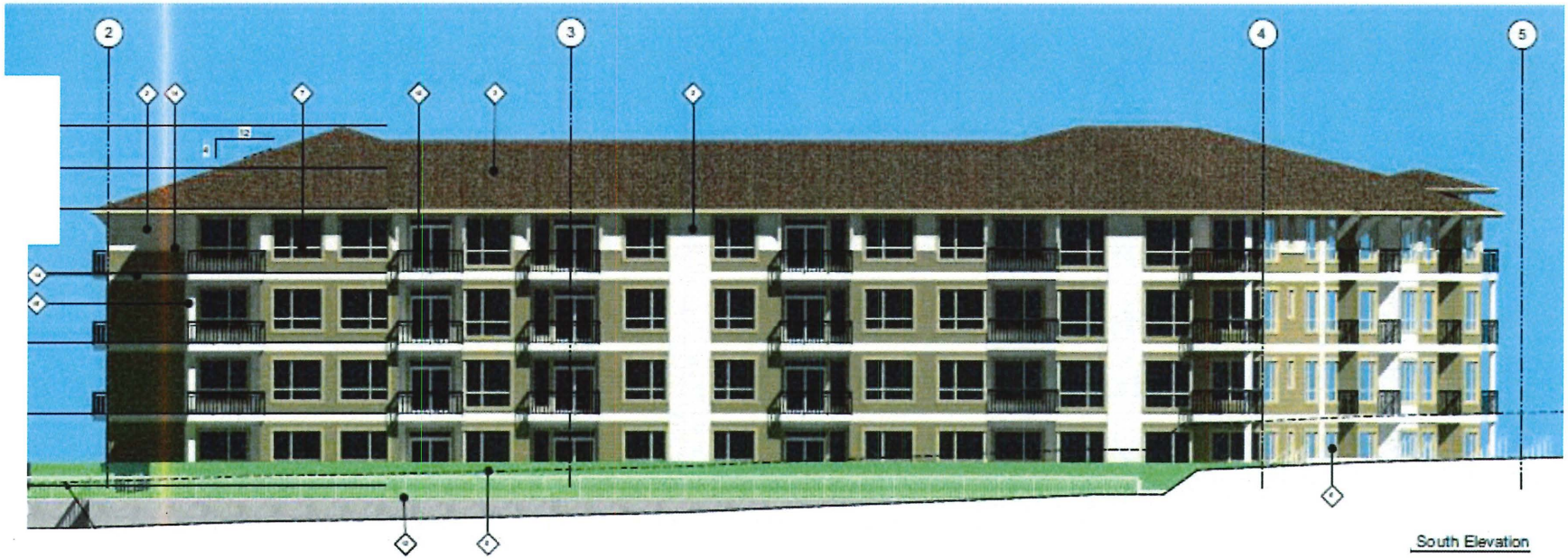
MAPLE RIDGE British Columbia

mapleridge.ca

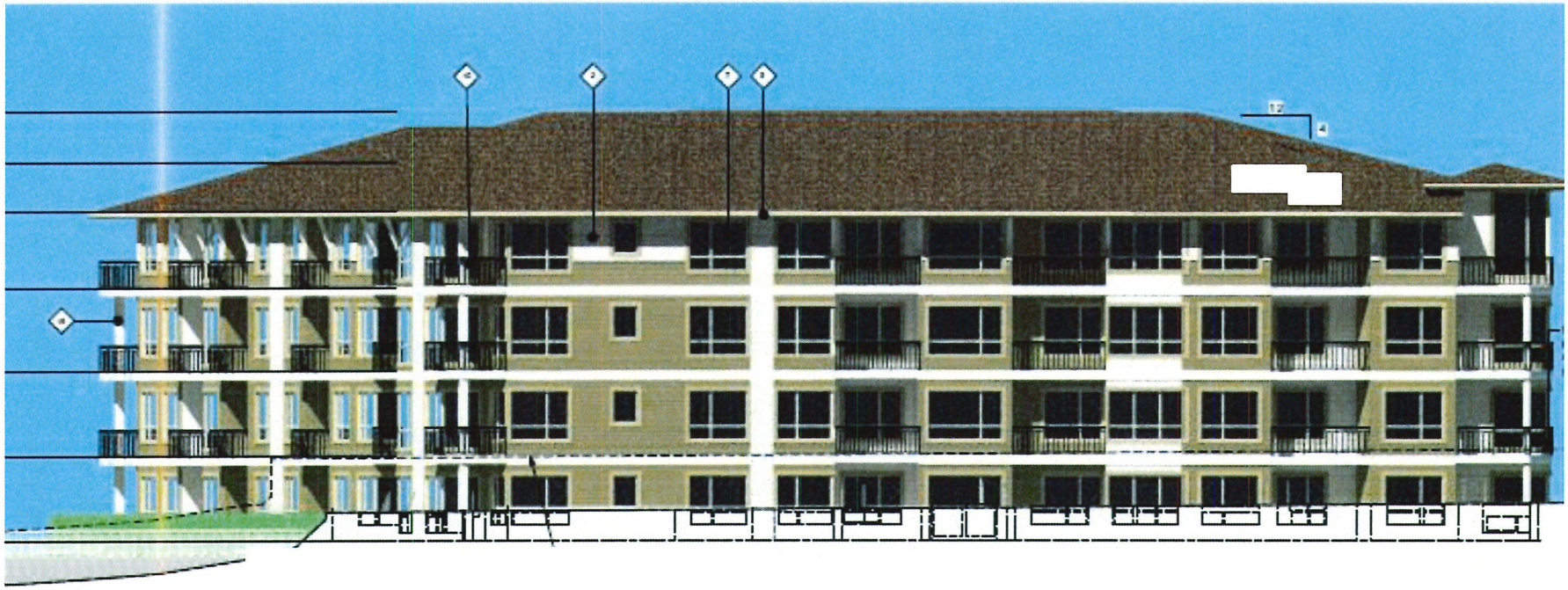
FILE: 2018-489-RZ
DATE: Nov 27, 2018 BY: RA

Roof Plan





South Elevation



East Elevation

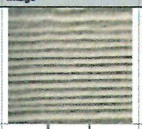
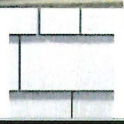
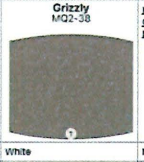
North Elevation

West Elevation

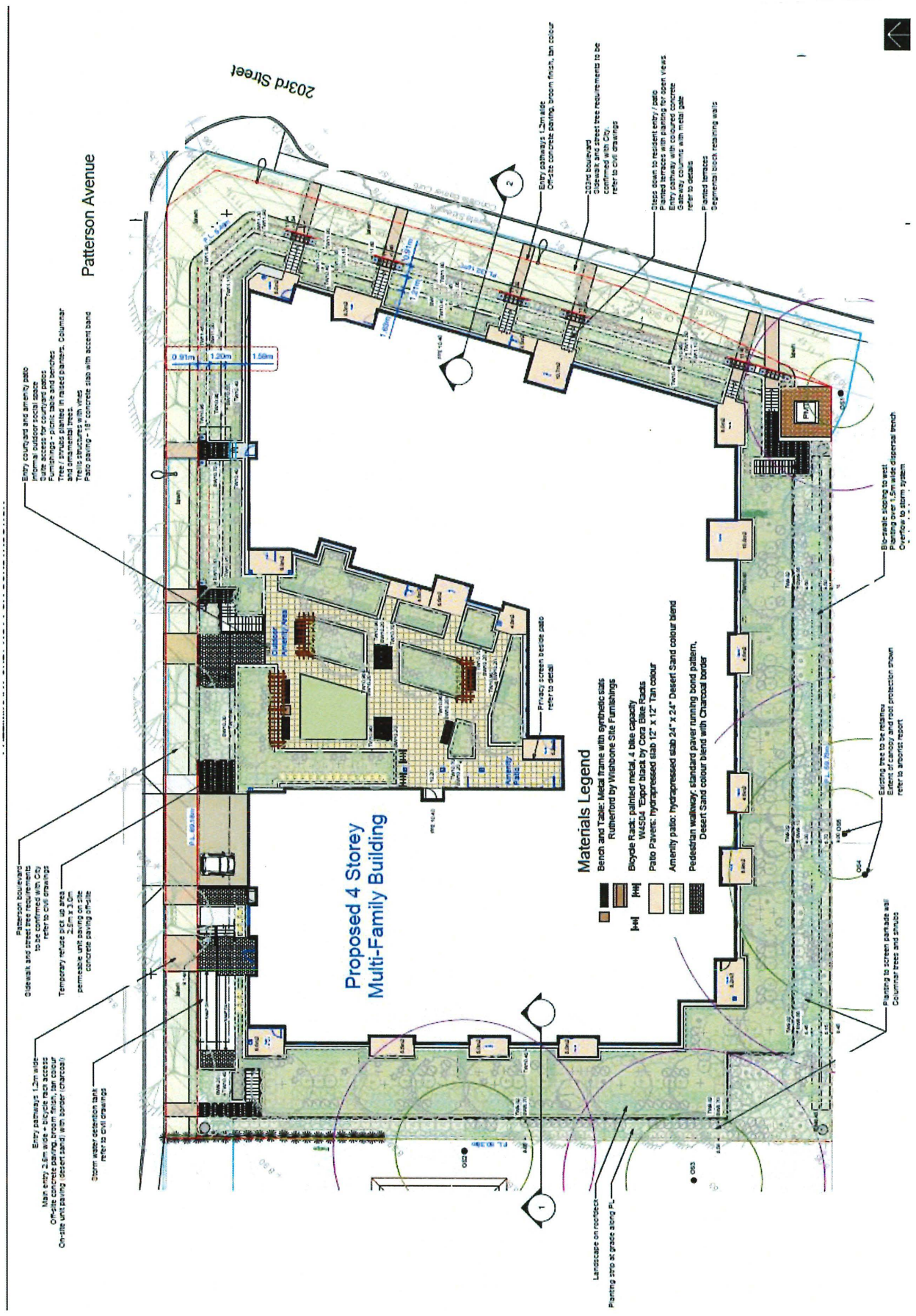
Exterior Material Board

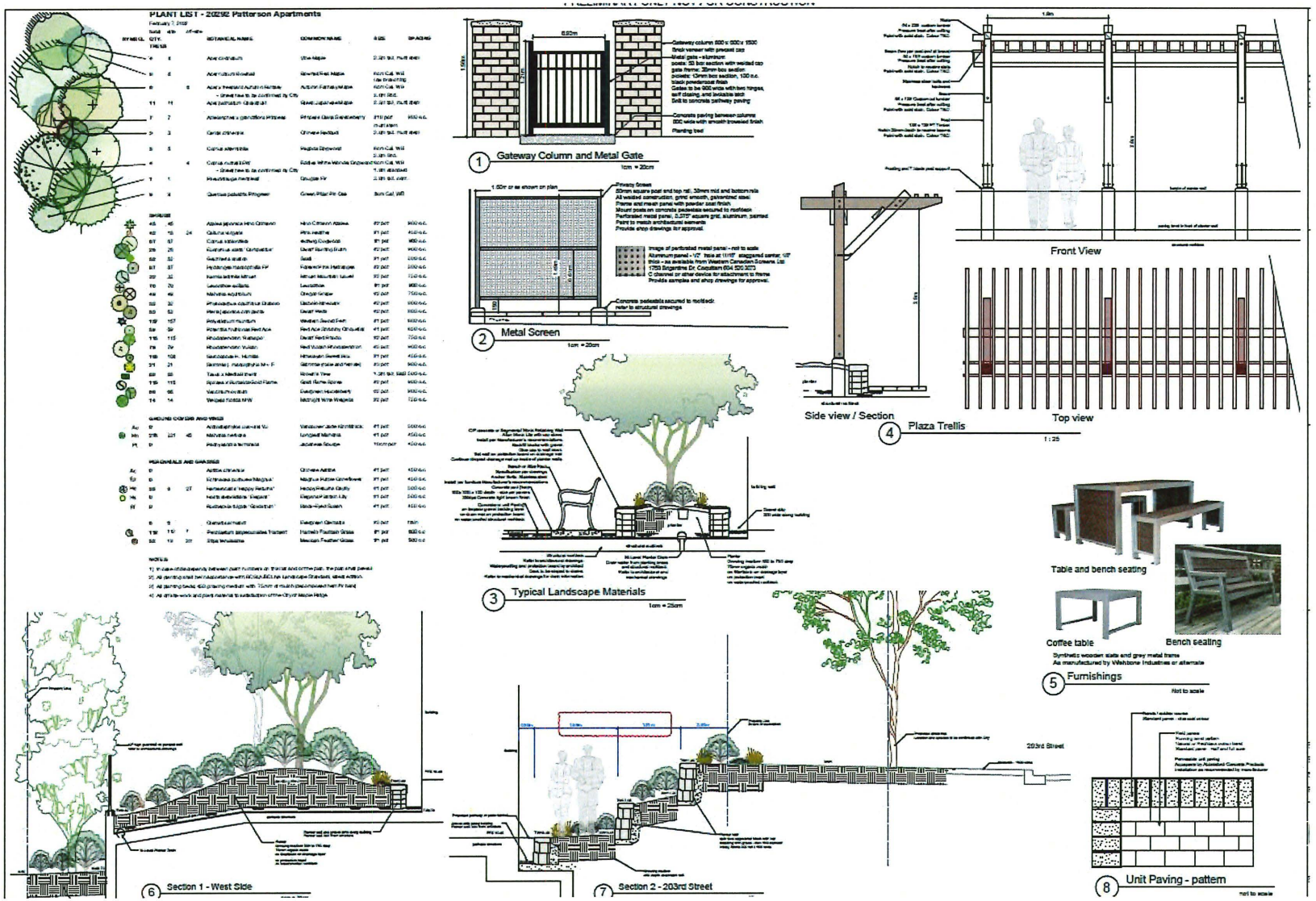
Exterior Materials

#	Description	Manufacture	Colour
1	Fibre-Cement Horizontal Siding	Hardie	Navajo Beige
2	Fibre-Cement Shake Siding	Hardie	Arctic White
3	Asphalt Shingle Roofing	IKO	Driftwood
4	Fascia Board		Behr Grizzly MQ2-38
5	Gutters & Downspouts		Prefinished Metal - White
6	Brick Veneer	IXL	Hebron's Harbourtown
7	Vinyl Framed Windows		White
8	Exterior Doors		White
9	Prefinished Metal Landscape Railing		White
10	Prefinished Metal Balcony Railing		White
11	Soffit	Gentek	Snow White
12	Concrete		
13	Translucent Privacy Screen		
14	Stained Wood Trim		Behr Ultra Pure White PR-W15
15	Stained Wood Columns		Behr Ultra Pure White PR-W15
16	Overhead Garage Door		White

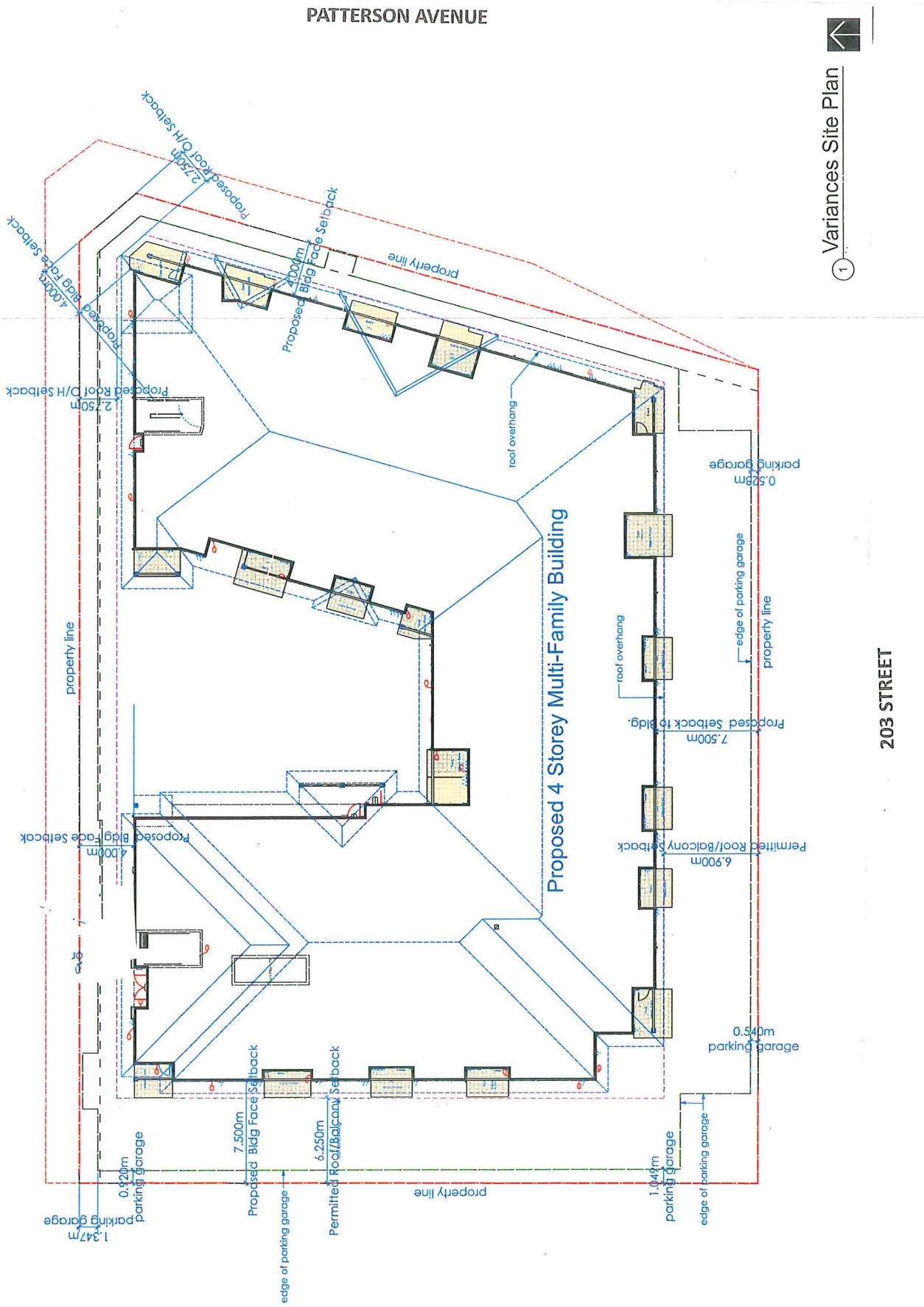
Item	Name and colour	Image	Link
Exterior Siding (main body of exterior)	HardiePlank Select Cedarmill Horizontal Lap Siding 5" Exposure Colour to be "Navajo Beige"		https://www.jameshardie.ca/product/hardieplank-lap-siding?loc=refresh
Accent Siding (along upper floor and elsewhere on exterior)	HardieShingle Siding colour to be "Arctic White"		https://www.jameshardie.ca/product/hardieshingle-siding
Roofing	IKO Marathon Plus AR colour to be "Driftwood"		https://www.iko.com/na/residential-roofing-shingles/three-tab/marathon-plus-ar/
Soffits	Gequoia Premium Beaded 8" vented soffit colour to be "Snow White"		https://www.gentek.ca/en/index/home/Revetement/Soffit-and-Fascia/Vinylsoffit.aspx
All Trim (Band Board, Windows, doors, etc.)	Behr Ultra Pure White® PR-W15		https://www.behr.ca/consumer/colors/paint/explore/all-colors/white/1
Fascia Board	Behr Grizzly MQ2-38		https://www.behr.ca/consumer/colors/paint/explore/all-colors/brown/4
Gutters and Downspouts	White	White	N/A
Entry Gate Posts	IXL Brick Hebron's Harbourtown.		https://ixlbuild.com/our-products/harbourtown/

APPENDIX D


Patterson Avenue
203rd Street
Proposed 4 Storey
Multi-Family Building
Materials Legend
Bench and Table: Metal frame with synthetic slats
Rutherford by Wishbone Site Furnishings
Bicycle Rack: painted metal, 4 bike capacity
W4554 "Expo" black by Cora Bike Racks
Patio Pavers: hydrapressed slab 12" x 12" Tan colour
Amenity patio: hydrapressed slab 24" x 24" Desert Sand colour blend
Pedestrian walkway: standard paver running bond pattern,
Desert Sand colour blend with Charcoal border
Entry courtyard and amenity patio
Informal outdoor recreation space
Suite access by courtyard patios
Furnishings - picnic table and benches
Tree / shrubs planted in raised planters. Columnar and ornamental trees
Trellis structures with vines
Patio paving - 18" concrete slab with accent band
Patterson boulevard
Sidewalk and street tree requirements to be confirmed with City refer to civil drawings
Temporary refuse pick up area
2.5m x 3.0m permeable unit paving on site
concrete paving off-site
Entry pathways 1.2m wide
Main entry 2.5m wide + Ramp to max access
Off-site concrete paving, broom finish, tan colour
On-site unit paving (desert sand) with border (charcoal)
Storm water detention tank
refer to civil drawings
Entry pathways 1.2m wide
Off-site concrete paving, broom finish, tan colour
1.83m boulevard
Sidewalk and street tree requirements to be confirmed with City
refer to civil drawings
Steps down to resident entry / patio
Planted terraces with planting for down views
Entry courtyard with mixed concrete
Gate and fence with metal rails
refer to details
Planted terraces
Segmental block retaining walls
Bio-swale sloping to west
Planting over 1.5m wide dispersal trench
Overflow to storm system
Existing tree to be retained
Extent of canopy and root protection shown
refer to arborist report
Planting to screen parkade wall
Columnar trees and shrubs
Privacy screen beside patio
refer to detail
Landscape on roofdeck
Planting area at grade along PL


PLANT LIST - 20292 Patterson Apartments
February 7, 2020
1 Gateway Column and Metal Gate
1cm = 20cm
2 Metal Screen
1cm = 20cm
Front View
Side view / Section
Top view
4 Plaza Trellis
1 : 25
3 Typical Landscape Materials
1cm = 25cm
Table and bench seating
Coffee table
Bench seating
Synthetic wooden slats and grey metal frame
As manufactured by Webbone Industries or alternate
5 Furnishings
Not to scale
6 Section 1 - West Side
7 Section 2 - 203rd Street
203rd Street
8 Unit Paving - pattern
not to scale

APPENDIX E


PATTERSON AVENUE
203 STREET
Variances Site Plan
1
Proposed 4 Storey Multi-Family Building
property line
roof overhang
edge of parking garage
parking garage
0.523m
7.500m
Proposed Setback to Bldg.
6.900m
Permitted Roof/Balcony Setback
0.540m
parking garage
1.049m
parking garage
edge of parking garage
7.500m
Proposed Bldg Face Setback
6.250m
Permitted Roof/Balcony Setback
0.920m
parking garage
edge of parking garage
1.347m
parking garage
Proposed Bldg Face Setback
4.000m
Proposed Roof O/H Setback
2.750m
Proposed Roof O/H Setback
2.750m
Proposed Bldg Face Setback
4.000m
property line

MAPLE RIDGE
British Columbia

mapleridge.ca City of Maple Ridge

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	October 17, 2023
		FILE NO:	2023-346-RZ
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **First Reading**
City of Maple Ridge Off-Street Parking and Loading Bylaw No. 7970-2023

EXECUTIVE SUMMARY:

The City of Maple Ridge *Off-Street Parking and Loading Bylaw No. 4350-1990*, also referred to as the "Parking Bylaw", was adopted in 1990 and has been amended several times over the years. A comprehensive review of the Parking Bylaw has been underway since Spring 2022 to ensure parking minimums meet modern demands and requirements help facilitate sustainable and transit-oriented development, as well as support the reduction of greenhouse gas emissions.

On September 6, 2022, at Council Workshop, Council received a report that introduced the Off-Street Parking Bylaw project. This report summarized existing parking policies and recent parking studies conducted by Metro Vancouver. The report also identified eight topics within the existing Parking Bylaw that are likely to see the most change in the new Parking Bylaw.

At the July 25, 2023, Council Workshop, an update on the approaches moving forward was provided that reflected the contracted consultant, Evolve Traffic Solutions, preliminary recommendations and feedback from committees on potential approaches for the new Parking Bylaw.

The purpose of this report is to provide a summary of the proposed *City of Maple Ridge Off-Street Parking and Loading Bylaw No. 7970-2023* (Appendix B), which will replace the existing *Off-Street Parking and Loading Bylaw No. 4350-1990.* A side by side of major changes from the existing Parking Bylaw and the proposed Parking Bylaw can be found in Appendix A. Overall, the majority of approaches considered in July 25, 2023 Council Workshop report have been introduced into the proposed new Parking Bylaw, but have been adjusted to reflect Council's feedback from the July 25, 2023 Workshop meeting.

Should Council grant first reading of *City of Maple Ridge Off-Street Parking and Loading Bylaw No. 7970-2023*, the bylaw will be sent to Urban Development Institute (UDI), Home Builders Association Vancouver (HAVAN), Maple Ridge Climate Hub, and the Cycling Hub for comment. Comments from the noted organizations will be included in the next reading report.

RECOMMENDATION:

That *City of Maple Ridge Off-Street Parking and Loading Bylaw No. 7970-2023* be given first reading; and

That staff bring forward the necessary bylaw and policy amendments to align with the *City of Maple Ridge Off-Street Parking and Loading Bylaw No. 7970-2023.*

1.0 BACKGROUND:

The Parking Bylaw was identified as a Planning Department work item in the City's 2022 Business Plan and research began in Spring 2022. On September 6, 2022, at Council Workshop, Council received a report that introduced the Off-street Parking Bylaw project. This report summarized existing parking policies and recent parking studies conducted by Metro Vancouver. The report also identified eight topics within the existing Parking Bylaw that are likely to see the most change and what those changes might look like based on a preliminary review of regional best practices. Some of these topics included parking minimums, EV charging, and bicycle parking.

At the September 6, 2022, Council Workshop, Council provided feedback and overall direction. Generally, Council's feedback reflected finding a balance between changing regulations to encourage people to use a wide range of transportation options and recognizing the limited transit available today.

After the September 2022 Workshop, staff retained Evolve Traffic Solutions, a parking consulting firm, to help provide guidance on current parking trends and approaches that would best meet Maple Ridge's current and future needs related to the off-street parking of motor vehicles, bicycles, and other forms for rolling across the City. Evolve prepared a draft directional report that can be found in the July 25, 2023, Workshop report.

At the July 25, 2023, Council Workshop, an update on the approaches moving forward was provided. The proposed approaches were based on Evolve Traffic Solutions preliminary recommendations, which included a municipal scan and field data collection, and feedback from the Transportation Advisory Committee (TAC) and the Municipal Advisory Committee on Accessibility and Inclusiveness (MACAI).

2.0 DISCUSSION:

This section of the report provides a brief summary of the bigger changes proposed in the *City of Maple Ridge Off-Street Parking and Loading Bylaw No. 7970-2023* under the following themes:

- Reduction of Green Houses Gases;
- Housing Choice;
- Accessibility and Inclusion; and
- Active Transportation

The summary of changes is categorized under the above themes in order to provide more background context. A more comprehensive list of changes can be found in Appendix A of this report. Overall, the majority of approaches presented at the on July 25, 2023, Council Workshop are moving forward with amendments to reflect Council's comments at the July 25, 2023 Council Workshop meeting.

2.1 Supporting Reduction of Green House Gases

Metro Vancouver's Climate 2050 Strategic Framework (2019) identifies transportation as the single largest source of greenhouse gas emissions, accounting for approximately 45% of the regional total. The dominant emission contributors in the transportation sector are cars and light trucks. Today, in Maple Ridge about 90% of daily trips are made by motor vehicles, which is higher than the regional average, which is about 70%. By slightly reducing parking minimums, increasing bicycle parking minimums, and energizing off-street parking spaces with outlets, it encourages Maple Ridge residents to consider other modes of transportation and should they choose to drive, that the choice to drive an electric vehicle is more desirable.

Council's Strategic Plan sets the goal to reduce community greenhouse gas emissions in alignment with adopted targets, under the Climate Leadership & Environmental Stewardship priority. To help support Maple Ridge's goal of reducing community greenhouse gas emissions to net zero by 2050 from 2010 levels (OCP Policy 5-45), the new Parking Bylaw proposes:

- Reducing the minimum number of parking spaces for market apartments dwelling units within the Town Centre Area from 1.3 (for a three bedroom) spaces per dwelling unit to 1.0 spaces per dwelling unit (regardless of number of bedrooms);
- Reducing the minimum number of parking spaces for market apartments dwelling units within the Lougheed Transit Corridor Area from 1.5 spaces per dwelling unit to 1.2 spaces per dwelling unit;
- Permitting a 5% reduction of off-street parking requirements parking when a Car Share program (such as EVO and MODO) are provided in a multi-unit residential or mixed-use building;
- Expanding the Payment-In Lieu area to include all of the Town Centre Area Plan and the Lougheed Transit Corridor Area;
- Requiring 1.0 vehicle parking space minimum to be energized (have an outlet) for Singled Detached, Accessory Dwelling Units, Duplexes, Triplexes, Fourplexes, Courtyards, and Townhouses;
- Requiring a minimum of 30% of the vehicle parking spaces for all apartment and mixed-use residential developments to be energized at occupancy (have an outlet) and the remaining residential units to have EV rough-in infrastructure available for future use;
- Permitting 25% of parking spaces to be built to "small car" dimensions in commercial, industrial, and institutional developments;
- Requiring 10% of each non-residential development to be fully energized; and
- Requiring a minimum of one pedestrian walkway, with landscaping, for parking areas with over 40 contiguous spaces.

Additionally, the proposed new Parking Bylaw includes requirements for energizing parking spaces, expanding the payment in-lieu area and landscaping requirements to help reduce greenhouse gas emissions and pollution from cars around population centers.

2.2 Supporting Housing Choice

In 2012, Metro Vancouver published the findings from their Regional Parking Study, which found that parking supply exceeded parking demand in the range of 18% to 35% in the 80 study apartment sites (including Maple Ridge). Metro Vancouver conducted another Parking Study in 2018 and found similar results for the oversupply of parking in apartment buildings, especially when the building was rental, non-market, or near transit. The cost savings from not requiring applicants to build an oversupply of parking can allow for the cost savings to be passed on by the developers to the occupant of the dwelling, making the units more attainable for residents.

Providing housing choice in Maple Ridge is a key Principle in the Official Community Plan (OCP) to meet the diverse needs of the current and future residents (Principle 37). Council's Strategic Plan also sets the goal to facilitate expanded housing diversity and supply to promote attainability, under the Livable Community priority. Reducing the minimum number of required off-street parking spaces for non-market and/or rental apartment dwelling units and allowing tandem parking in more housing forms are examples of how parking requirements can support housing choice in Maple Ridge. Reducing the minimum number of off-street parking spaces for non-market and/or rental apartment dwelling units encourages developers to build more attainable dwelling units for residents. Tandem parking allows for a development to have a mix of different designs and layouts as the off-street parking areas often creates the footprint of the home. To help support Maple Ridge's goal for expanding housing choice, the new Parking Bylaw proposes:

- Reducing the minimum number of parking spaces for non-market or rental apartments dwelling units within the Town Centre Area from 1.3 (for a three bedroom) spaces per dwelling unit to 0.8 spaces per dwelling unit (regardless of number of bedrooms);
- Reducing the minimum number of parking spaces for non-market and rental apartments dwelling units within the Town Centre Area from 1.3 (for a three bedroom) spaces per dwelling unit to 0.6 spaces per dwelling unit (regardless of number of bedrooms);
- Reducing the minimum number of parking spaces for non-market or rental apartments dwelling units within the Lougheed Transit Corridor Area from 1.5 spaces per dwelling unit to 1.0 spaces per dwelling unit;
- Reducing the minimum number of parking spaces for non-market and rental apartments dwelling units within the Lougheed Transit Corridor Area from 1.5 spaces per dwelling unit to 0.8 spaces per dwelling unit;
- Allowing up to 30% of Triplex, Fourplex, and Townhouse units outside of the Town Centre and Lougheed Transit Corridor Area to have tandem parking; and
- Allowing up to 50% of Triplex, Fourplex, and Townhouse units within the Town Centre and Lougheed Transit Corridor Area to have tandem parking.

2.3 Supporting Accessibility and Inclusion

In December 2018, accessible parking requirements were removed from the BC Building Code Regulations and municipalities were able to adopt their own design standards and supply rates within their respective bylaws for off-street parking. This allows municipalities to better meet their community's needs. In 2021/2022 the Social Planning and Research Council (SPARC) of BC processed 4,360 accessible parking permits for Maple Ridge, which means approximately 5% of people in Maple Ridge participates in the SPARC BC parking permit program last year.

The need to support universal accessibility is recognized in the Official Community Plan (OCP) Policy 7-38 and parking specific actions through the City's Age-Friendly Initiative. The City's Age-Friendly Initiative (endorsed 2015) and associated Action Plan (endorsed 2018) identified the need to review accessible parking design, specifically the width of parking spaces and proximity to buildings. The accessible parking requirements and loading requirements have been revised to better meet the community's needs and align with present day best practices by:

- Lowering the thresholds for when an accessible space is required;
- Introducing van-accessible dimensions and requirements;
- Requiring a 1.5m wide access aisle beside each accessible space;
- Providing one passenger loading space in residential buildings of 50 dwelling units or more;
- Increasing the width of standard car parking from 2.5m to 2.6m;
- Introducing lighting requirements for shared surface and underground parking; and
- Updating signage requirements for visitor, accessible, EV, and assigned parking spaces

2.4 Supporting Active Transportation

The Strategic Transportation Plan endorsed on September 26, 2023, identified that 90% of daily trips made by residents in Maple Ridge are made by motor vehicle and the use of motor vehicle for daily trips has increased, while other forms of transportation options have decreased, such as walking, and cycling. The Strategic Transportation Plan also found that there is an opportunity for residents to decrease their motor car use as 68% of daily trips that originate within Maple Ridge are within the City's boarders.

Increasing the choice of non-automobile transportation modes are part of the long-term vision for the community, as per the Official Community Plan Policy (OCP) Policy 7-4. A part of supporting residents' choice for non-automobile transportation is ensuring there is a safe and secure parking area for their

bicycle at home and their destinations. By ensuring there is more bicycle parking across the City, it helps this mode of transportation to become a more convenient way of getting around for most personal trips.

Additionally, Council's Strategic Plan sets the goal of improving mobility with safe, sustainable and effective transportation options, under the Livable Community priority. To help support Maple Ridge's goal of improving transportation options, the new Parking Bylaw proposes:

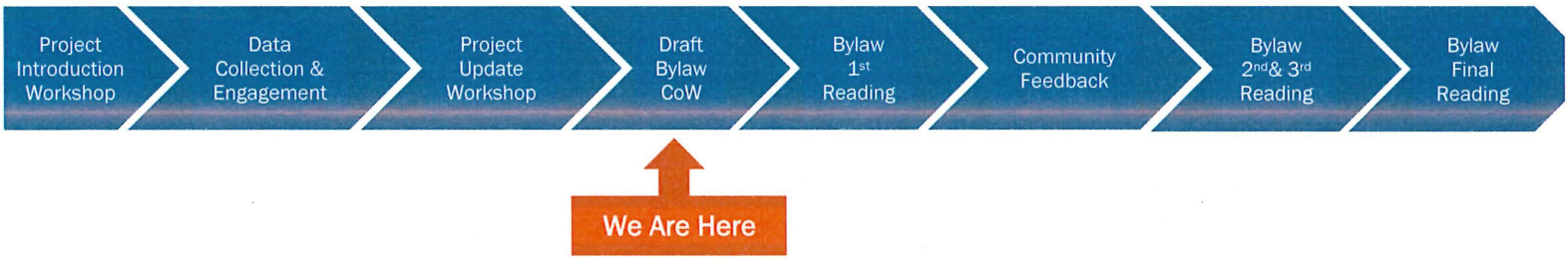
- Requiring at least one bicycle parking space per dwelling unit throughout the City;
- Requiring short-term bicycle parking at all commercial, industrial, and institutional buildings city wide;
- Requiring long-term bicycle spaces to be secure, illuminated, and adjacent to main entrances or elevators and not located any lower than the first complete parking level below grade; and
- Requiring accessible scooter parking for Senior Independent Living and Assisted Living buildings.

3.0 NEXT STEPS

Should Council move forward with the proposed bylaw, it will move forward for first reading at the next Regular Council meeting. Should Council grant first reading, the bylaw will be sent to Urban Development Institute (UDI), Home Builders Association Vancouver (HAVAN), Maple Ridge Climate Hub, and the Cycling Hub for comment. Comments from these organizations will be included in the next report.

Should Council grant first reading, the necessary bylaw and policy amendments will be brought forward with the next report to align with the proposed *City of Maple Ridge Off-Street Parking and Loading Bylaw No. 7970-2023.*

Figure 1: New Parking Bylaw Process



Should the *City of Maple Ridge Off-Street Parking and Loading Bylaw No. 7970-2023* be adopted, the sketches to demonstrate some of the parking requirements will be created to provide clarity to applicants. Additionally, should the proposed bylaw be adopted, the new process would apply to applications that have not yet received second reading. Applications that have received second reading, would follow the existing Off-Street Parking and Loading bylaw.

4.0 STRATEGIC ALIGNMENT

The Parking Bylaw aligns with four of the five pillars of the 2023-2026 City of Maple Ridge Strategic Plan.

- Updating the Parking Bylaw aligns with the "Livable Community" pillar as it will help facilitate housing diversity by allowing more flexibility in the amount of space dedicated to parking.
- Encouraging active transportation by increasing the minimum number of long- and short-term bike parking across the City will help to reduce the community's greenhouse gas emissions, which aligns with the "Climate Leadership & Environmental Stewardship" pillar.

- Updating the Parking Bylaws accessibility requirements and including provisions to improve the pedestrian experience aligns with the "Engage, Healthy Community" pillar as it will help ensure the safety and enhances the well-being of residents.
- Lastly, the update to the Parking Bylaw aligns with "Governance & Corporate Excellence" pillar as the new bylaw will have an improved layout, functionality, and clarity to be more user-friendly and effective in regulating off-street parking.

5.0 INTERDEPARTMENTAL IMPLICATIONS:

Staff will continue to work collaboratively with various departments, including Engineering, Bylaw & Licensing Services, Building, and Fire on the new Parking Bylaw.

6.0 CONCLUSION:

This report provides a summary of the proposed *City of Maple Ridge Off-Street Parking and Loading Bylaw No. 7970-2023* (Appendix B), which will replace the existing *Off-Street Parking and Loading Bylaw No. 4350-1990.* A comprehensive review of the *Off-Street Parking and Loading Bylaw No. 4350-1990*, also referred to as the "Parking Bylaw", has been underway since Spring 2022 to ensure parking minimums meet modern demands and requirements help facilitate sustainable and transit-oriented development, as well as support the reduction of greenhouse gas emissions.

Throughout the process, there have been two check-ins with Council regarding off-street parking research and potential approaches. The first report was presented at the September 6, 2022, at Council Workshop, and the second at the July 25, 2023, Council Workshop. Overall, the majority of approaches considered in July 25, 2023 Council Workshop have been implemented into the proposed new Parking Bylaw.

Should Council grant first reading of *City of Maple Ridge Off-Street Parking and Loading Bylaw No. 7970-2023*, the bylaw will be sent to Urban Development Institute (UDI), Home Builders Association Vancouver (HAVAN), Maple Ridge Climate Hub, and the Cycling Hub for comment. Comments from the noted organizations will be included in the next reading report.

"Original Signed by Krista Gowan"
Prepared by: **Krista Gowan, MA**
Planner 2

"Original Signed by Marlene Best"
Reviewed by: **Marlene Best, RPP, MBA**
Interim Director of Planning

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

The following appendix is attached hereto:
Appendix A – Table Summary of Changes
Appendix B – City of Maple Ridge Off-Street Parking and Loading Bylaw No. 7970-2023

APPENDIX A

This section summarizes changes from the existing Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 to the proposed new Maple Ridge Off-Street Parking and Loading Bylaw No. 7970-2023.

Part 1 Administration

Category	Current Bylaw	Proposed New Bylaw
Definitions	Not Included	Definitions have been added for clarity, such as: • "Bicycle Parking (Long Term)" • "Bicycle Parking (Short Term)"
Calculation – Vehicle	Where the required number of off-street parking spaces results in a fractional parking space, one (1) off-street parking space shall be provided to meet the fractional requirement	Where the required number of off-street vehicle parking spaces results in a fractional parking space, any fraction: a. less than one-half (0.5) shall be disregarded; and b. one-half (0.5) or greater shall be considered equivalent to one. In the case of a Lot which contains more than one type of Use, the required number of Residential Visitor spaces, Electric Vehicle Charging spaces, Accessible spaces, and off-street bicycle parking spaces shall be the sum of the requirements for the various Uses calculated separately.
Calculation – Other	Not Specified	Clarification that Visitor parking, EV Charging spaces, Accessible spaces and Bicycle Parking is calculated separately from Vehicle parking

Part 2 Off-Street Vehicle Parking Spaces - Construction Section

Category	Current Bylaw	Proposed New Bylaw
Surface Material	Not specified	Asphalt, concrete or paving stones, or other permeable surface other than gravel
Illumination	Not specified	Each off-street vehicle parking space shall be illuminated, except for single detached and duplex residential uses.
Curb Stops	Not specified	For non-residential uses (except for townhouses and apartments), provide adequate curb or wheel stops to prevent Vehicles from obstructing an adjacent pedestrian walkway, Bicycle Parking (Short-term) area or landscape area, unless it inhibits accessibility
Ramp Requirements	Not specified	Where off-street parking is provided within a structure and a ramp is required: a. The entrance ramp to the structure shall have a maximum grade of 10% for the first 10.0m from the street frontage lot line; b. The internal ramp area shall have a maximum grade of 12%; c. The parking space areas shall have a maximum grade of 8%
Pedestrian pathway	Not specified	Any Off-Street Vehicle Parking area that contains a Commercial, Industrial or Institutional Use on a Lot that is required to have 40 or more parking spaces shall: a. Have at least one pedestrian pathway, with an unobstructed width of at least 2.0m, through a parking area between two parking modules and aligned with a major entrance to a Principal Building;

		b. Have at least one pedestrian pathway, with an unobstructed width of at least 2.0 m, through a parking area, that connects to a public sidewalk that abuts the Lot. In a case where there is no public sidewalk, the pedestrian walkway shall be provided to the front or exterior side yard Lot line; c. Have curb letdowns for all Accessible parking spaces adjacent to the pathway; d. Have trees or other vegetation integrated into pedestrian pathway(s), except for underground parking areas; and e. Have clearly marked and signed crosswalks where pedestrians cross.

PART 2 OFF-STREET VEHICLE PARKING SPACES - Standard and Small Car Parking Space Section

Category	Current Bylaw	Proposed New Bylaw
Dimensions – Standard Vehicle Parking Space	2.5m wide x 5.5m long	2.6m wide x 5.5m long
Percentage permitted to be "Small Car Only" vehicle parking spaces	10% maximum of parking spaces	25% maximum of vehicle parking spaces for non-residential uses and residential visitor parking spaces.

PART 2 OFF-STREET VEHICLE PARKING SPACES - Residential Garages and Carports Vehicle Parking

Category	Current Bylaw	Proposed New Bylaw
Single Car Garage	3.7m wide x 6.7m long (Only for Townhouses)	3.7m wide x 6.7m long; expanded to all residential uses.
Single Garage Driveway Apron for Tandem Single Garage	3.0m wide x 6.1m long	3.6m wide x 6.1m long
Double Garage Tandem Parking	Not Specified	3.7m wide x 12.2m long
Side by Side Garage	6.5m wide x 6.7m long (Only for Townhouses)	6.5m wide x 6.7m long; expand to all residential uses.

PART 2 OFF-STREET VEHICLE PARKING SPACES – Residential Tandem Parking

Category	Current Bylaw	Proposed New Bylaw
Percentage of Triplex, Fourplex, and Courtyard Dwelling Units in a Development Permitted to have Tandem Parking	Not Permitted	Up to 50% in the Town Centre Area, Up to 50% in the Lougheed Transit Corridor Area Up to 30% outside of the Town Centre and Lougheed Transit Corridor Area
Percentage of Town House Dwelling Units in a Development Permitted to have Tandem Parking	Not Specified (Policy 6.35 notes that no more than 30% is desired, but may be permitted up to 50% should site-specific conditions significantly impact the developable area)	Up to 50% in the Town Centre Area and Lougheed Transit Corridor Area Up to 30% outside of the Town Centre and Lougheed Transit Corridor Area

PART 2 OFF-STREET VEHICLE PARKING SPACES – Required Off-Street Vehicle Parking

Category	Current Bylaw		New Bylaw		
	General *(per Dwelling Unit)*	**Central Business District** *(per Dwelling Unit)*	**General** *(per Dwelling Unit)*	**Town Centre Area Plan** *(per Dwelling Unit)*	**Lougheed Transit Corridor Area** *(per Dwelling Unit)*
AGRICULTURAL					
Equestrian Facility	Not Specified	N/A	1.0 space per hectare of lot area	N/A	
Farm Alcohol Production Facility	Not Specified	N/A	1.0 spaces per 20m² of retail area and indoor/outdoor lounge areas	N/A	
Farm Industrial	Not Specified	N/A	1.0 space per 93m² of plant or warehouse Gross Floor Area, plus 1.0 space per 32m² of Gross Floor Area used for office, display or sales	N/A	
Farm Retail Sales or Produce Sales	Not Specified	N/A	1 space per 20m² of Gross Floor Area	N/A	
Farm Processing Use	Not Specified	N/A	1.0 space per 93m² of plant, or 1 space per 31m² of Gross Floor Area used for Office, display or sales warehouse Gross Floor Area	N/A	
RESIDENTIAL					
Apartment - Market	1.5 – 2.0 spaces	Bachelor = 0.9 1 BDRM = 1.0 2 BDRM = 1.1 3 BDRM = 1.2	1.5 space	1.0 space	1.2 spaces
Apartment – Non-Market	Not Specified	Bachelor = 0.8 spaces 1 BDRM = 0.9 2 BDRM = 1.0 3 BDRM = 1.1	1.2 space	0.8 space	1.0 space
Apartment - Rental	Not Specified		1.2 space	0.8 space	1.0 space
Apartment – Non-Market & Rental	Not Specified		1.0 space	0.6 space	0.8 space

Assisted Living, Supportive Housing, Special Needs Housing, and Congregate Care	1 space per 4 sleeping unit plus 0.2 spaces per sleeping unit designated for visitors	0.35 spaces per bed or dwelling unit.	0.35 space per bed, plus 1.0 space per bed for employee parking, plus 0.1 spaces per bed for visitor parking		
Detached Garden Suite	1.0 spaces		1.0 spaces	Not Required	1.0 spaces
Secondary Suite	1.0 spaces		1.0 spaces	Not Required	1.0 spaces
Seniors Independent Living	1.0 spaces	0.35 spaces per bed	0.5 space per bed, plus 0.2 space per bed for visitor parking		
OTHER					
Brewery/Distillery/Winery	Not Specified		1.0 spaces per 20m² of retail area and indoor/outdoor lounge areas		
Group Child Care Centres	1.0 space per 20m² gross floor area		1.0 space per employee, plus 3.0 spaces for drop off/pick up per 10 children	1.0 space per employee, plus 1.5 spaces for drop off/pick up per 10 children	1.0 space per employee, plus 3.0 spaces for drop off/pick up per 10 children
Light Industrial, other than Brewery/Distillery/ Winery	Not Specified		3.0 spaces per 100m² of Gross Floor Area used for office operation and retail, if any		
Manufacturing	Not Specified		1.0 space per 100m² of Gross Floor Area 1.0 space per 40m² of Gross Floor Area used for Office, Classroom, Retail sale, rental or display of goods		
School - Elementary	1.0 space per 93m² gross floor area		1.0 space per classroom, plus 2.0 spaces for drop off/pick up		
School - Secondary	1.0 space per 93m² gross floor area		5 spaces per classroom, plus 2.0 spaces for drop off/pick up		
School – Post-Secondary	1.0 space per 93m² gross floor area		10.0 spaces per classroom, and 0.25 space per Sleeping Unit within a Dormitory, plus 1 space per 40m² of Gross Floor Area for offices 1 space for every 10m² of Gross Floor Area for associated gymnasium or theatre		

PART 2 OFF-STREET VEHICLE PARKING SPACES – Payment in Lieu

Category	Current Bylaw	New Bylaw
Applicable Area	930m diameter around City Hall	Town Centre Area Plan and Lougheed Transit Corridor Area
Cost per Non-Constructed Parking Space	$20,000 per space	$35,000 to $65,000 based on requested reduction in the Town Centre Area plan or the Lougheed Transit Corridor Area

Cap of Reduction	Not Specified	Maximum of 20% reduction in the Town Centre Area and maximum of 15% in the Lougheed Transit Corridor Area.

PART 2 OFF-STREET VEHICLE PARKING SPACES – Accessible Parking Spaces

Category	Current Bylaw	New Bylaw
Types of Accessible Spaces	Standard only specified	Standard and Van-Accessible Spaces
Number of Spaces Required	26–75 spaces = 1.0 Accessible Space 76 – 125 spaces = 2.0 Accessible Spaces 126 – 200 spaces = 3.0Accessible Space 200 + spaces = 3.0 spaces plus one space for every 100 required spaces in excess of 200	5-25 spaces = 1.0 Van-Accessible Space 26-50 spaces= 1.0 Standard Accessible space & 1.0 Van-Accessible Spaces 51-75 spaces = 2.0 Standard Accessible space & 1.0 Van-Accessible Spaces 76-100 spaces = 3.0 Standard Accessible space & 1.0 Van-Accessible Spaces For each additional increment of 100 spaces = 1.0 Standard Accessible space & for every 3.0 accessible parking spaces required, 1.0 shall be a van accessible parking space
Dimensions	3.8m wide x 5.5m long	Standard Accessible Parking Space = 2.6m wide x 5.5m long with a 1.5m wide access aisle Van-Accessible Parking Space = 3.4m wide x 5.5m long with a 1.5m wide access aisle

PART 2 OFF-STREET VEHICLE PARKING SPACES - Electric Vehicle Charging Infrastructure

Category	Current Bylaw	New Bylaw
Single Detached **Duplex** **Triplex** **Fourplex** **Courtyard** **Townhouse**	1.0 space per dwelling unit shall be provided with roughed-in infrastructure capable of providing Level 2 charging	1.0 space per dwelling unit shall be provided with an energized electric vehicle outlet capable of providing Level 2 charging
Apartment	1.0 space per dwelling unit shall be provided with roughed-in infrastructure capable of providing Level 2 charging	30% of residential parking spaces shall be provided with dedicated energized electric vehicle outlet; and remaining spaces required to be roughed-in
Visitor Parking	Minimum of 50% of required visitor parking spaces shall be provided with roughed-in infrastructure capable of providing Level 2 charging	Minimum of 50% of required visitor parking spaces shall be provided with an energized electric vehicle outlet capable of providing Level 2 charging
Accessible Parking	Not Specified	100% of Accessible parking spaces be provided with an electric vehicle charger capable of providing Level 2 Charging
Agriculture	Not Specified, unless for a Single Detached Use	10% of the total number of parking spaces constructed shall be provided with an electric vehicle charger capable of providing a minimum of Level 2 Charging.
Commercial	Minimum of 10% of the parking spaces shall each be provided with roughed-in	

	infrastructure capable of providing Level 2 charging	
Industrial	Not Specified	
Institutional	Not Specified	

PART 2 OFF-STREET VEHICLE PARKING SPACES – Car Share Parking

Category	Current Bylaw	New Bylaw
Percentage permitted to be Car Share Parking	Not Specified	A maximum of 5% reduction of the total parking spaces required; each car share parking space is equivalent to 2.0 required parking spaces

PART 3 OFF-STREET BICYCLE AND SCOOTER PARKING SPACES – Bicycle and Scooter Parking Space Minimums

Category	Current Bylaw	New Bylaw
RESIDENTIAL		
Apartment	Town Centre Only Short Term – 6 spaces for every 20 units Long Term – 1 per 4 units	City Wide Short Term = 0.2 spaces per Dwelling Unit Long Term = 1.25 spaces per Dwelling Unit
Assisted Living, Supportive Housing, Special Needs Housing, and Congregate Care	Town Centre & Assisted Living Only 0.10 space for every unit	City Wide Short Term = 1.0 spaces for every 20 beds Long Term = 0.10 accessible scooter spaces per bed
Seniors Independent Living	Town Centre Only Short Term – 2 spaces for every 20 units Long Term 0.10 space	City Wide Short Term = 1.0 spaces for every 10 Dwelling Units Long Term = 0.2 bicycle spaces per Dwelling Unit; plus 0.10 accessible scooter spaces per Dwelling Unit
Single Detached, Two-Unit, Secondary Suite, and Detached Garden Suite	Not Specified	City Wide Short Term = N/A Long Term = 1.0 space per Dwelling Unit
Townhouse and Courtyard	Town Centre Only Short Term – 3 spaces for every 20 units Long Term storage in units	City Wide Short Term = 3.0 spaces for every 20 units Long Term = 1.0 space per Dwelling Unit
Triplex and Fourplex	Not Specified	City Wide Short Term = N/A Long Term = 1.0 space per Dwelling Unit
OTHER		
Agricultural	Not Specified	City Wide Short Term = 3.0 spaces for each building entrance for any building with 1000m^2, plus 1.0 additional space per each additional 500 m^2 of Gross Floor Area Long Term = 5% of required number of vehicle spaces
Commercial	Town Centre Only	City Wide

	Short Term = 6 spaces for every 1500m² Gross Floor Area Long Term = 1.0 spaces per 750m² Gross Floor Area	Short Term = 1.0 space per each 500m² of Gross Floor Area Long Term = 1.0 space per 750m² of Gross Floor Area, whichever is more, plus 1.0 additional space per each additional 500m² of Gross Floor Area
Group Child Care Centres	Town Centre Only Short Term = 6 spaces for every 1500m² Gross Floor Area Long Term = N/A	City Wide Short Term = 1.0 space for drop off/pick up per 10 children Long Term = 0.5 space per employee
Industrial or Employment	Not Specified	City Wide Short Term = 3.0 spaces for each building entrance for any building with 1000m², plus 1.0 additional space per each additional 500 m² of Gross Floor Area Long Term = 10% of required number of vehicle spaces
Institutional, except for Group Child Care Centres and Schools	Town Centre Only Short Term = 6 spaces for every 1500m² Gross Floor Area Long Term = 15% of required number of automobile spaces	City Wide Short Term = 3.0 spaces for each building entrance for any building with 500m², plus additional space per each additional 500 m² of Gross Floor Area Long Term = 15% of required number of vehicle spaces
Schools	Not Specified	City Wide Short Term = 4.0 spaces per classroom for elementary schools, or 8.0 spaces per classroom for secondary schools and post-secondary institutions Long Term = 20% of required number of vehicle spaces

PART 4 OFF-STREET LOADING PARKING SPACES

Category	Current Bylaw	New Bylaw
Minimum Dimensions	Not Specified	Non Residential - 9.2m in length, 3.5m in width, and 4.5m in clearance height. Residential - 6.0m in length, 3.5m in width, and 4.5 m in clear height
Surface Material	Not Specified	Asphalt or Concrete
Residential Loading	Not Specified	1.0 space per 50 Dwelling units
Commercial / Industrial Loading	Not Specified	1.0 loading space for 400m² -2000m² Gross Floor Area, and then 1.0 loading space per 2000m² Gross Floor Area or 1.0 space per overhead loading door or shipping and receiving area, whichever number is greater

PART 5 ENFORCEMENT

Category	Current Bylaw	New Bylaw
Maximum Fine	$2000.00	$10,000.00

APPENDIX B

CITY OF MAPLE RIDGE
BYLAW NO. 7970-2023

A bylaw to require owners and occupiers of any land, building or structure to provide off-street parking, bicycle, and loading spaces.

WHEREAS, pursuant to Section 525 of the *Local Government Act*, a local government may by bylaw require owners or occupiers of any land, or of any building or other structure to provide off-street parking and loading spaces for the building or structure;

WHEREAS Section 527 of the Local Government Act authorizes a local government to create screening and landscaping requirements;

AND WHEREAS, it is deemed desirable to classify buildings and structures and differentiate and discriminate between classes with respect to the amount of space provided; and

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

PART 1 ADMINISTRATION

1.01 CITATION

1 That Off-Street Parking and Loading Bylaw No.4350-1990 be repealed in its entirety.

2 This Bylaw shall be cited as "Maple Ridge Off-Street Parking and Loading Bylaw No.7970-2023".

1.02 INTENT

1. Owners and occupiers of land, buildings and structures shall provide off-street parking spaces and off-street loading spaces in accordance with provisions of this Bylaw.

2. Any reference to the number of off-street parking spaces lawfully required to be provided and maintained prior to the adoption of this bylaw shall be a reference to the lawful requirements of Maple Ridge Zoning Bylaw No. 7600 - 2019 as in force and effect at the date of the adoption of this bylaw.

3. Nothing in this bylaw relieves an owner, occupier, contractor, builder or developer of land from the responsibility of seeking out and complying with all other Municipal or senior government regulations as they may apply to an undertaking.

1.03 TRANSITION

1. Where a use of land or use of a building or structure existing at the time of the adoption of this bylaw:
    a. Is provided with the number of off-street parking spaces required prior to the adoption of this bylaw, then if such use continues and if the building or structure continues to exist, that use building or structure is exempt from this bylaw, provided that the number of off-

street parking spaces shall not be reduced below the number required prior to the adoption of this bylaw; and

b. If, after adoption of this bylaw, is changed to another use with or without an intervening discontinuance of use, the number of off-street parking spaces provided and maintained for the new use shall be the number of spaces required to be provided for the new use prior to adoption of this bylaw.

2. Where a building or structure existing at the time of adoption of this bylaw is added to, extended, enlarged, or increased, additional off-street parking spaces appurtenant to such extension, increase, enlargement or addition calculated and determined pursuant to this bylaw shall be required to be provided and maintained. However such number of additional off-street parking spaces shall be determined and required only in respect of the extension, increase, enlargement or addition of the building or structure.

3. Where a building or structure existing at the date of adoption of this bylaw is demolished or otherwise destroyed, any use of the land or a new building or structure on the same land shall comply with the requirements of this bylaw.

1.04 DEFINITIONS

1. In this Bylaw:

"Bicycle Parking Areas" means the Gross Floor Area, or outdoor space, devoted to Bicycle Parking (Long Term) and Bicycle Parking (Short Term);

"Bicycle Parking (Long Term)" means a Building or a room within a Building that contains rack(s), railing(s), locker(s) or other structurally sound device(s), or some combination of the four, designed for the securing of one or more bicycles in an orderly fashion and is meant for the long term storage of bicycles for the Uses within the Building it serves;

"Bicycle Parking (Short Term)" means a Structure that shelters bicycle rack(s), railing(s) or other structurally sound divide(s) designed for the securing of one or more bicycles in an orderly fashion and is meant for the short-term storages of bicycles for the visitors of the Development it serves;

"**Building**" means as per Maple Ridge Zoning Bylaw No. 7600 – 2019 as amended from time to time;

"Driveway" means a surfaced or paved portion of any lot that provides access for a vehicle to or from a highway.

"Electric Vehicle" means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's battery;

"Electric Vehicle Charging Station" means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an Electric Vehicle;

"**Gross Floor Area**" means as per Maple Ridge Zoning Bylaw No. 7600 – 2019 as amended from time to time;

"**Highway**" means as per Maple Ridge Zoning Bylaw No. 7600 – 2019 as amended from time to time;

"Level 2 Charging" as defined by the SAE International's J1772 standard;

"Off-Street Loading" means as per Maple Ridge Zoning Bylaw No. 7600 – 2019 as amended from time to time;

"Off-Street Parking" means as per Maple Ridge Zoning Bylaw No. 7600 – 2019 as amended from time to time;

"Payment-in-lieu" means a procedure to pay in lieu of providing off-street parking in accordance with Section 525 of the *Local Government Act*;

"Roughed-In Infrastructure" means sufficient panel capacity and conduit connecting the panel to the outlet capable of providing Level 2 charging;

"Tandem" means as per Maple Ridge Zoning Bylaw No. 7600 – 2019 as amended from time to time;

"Vehicle" means Motor Vehicle as defined in the British Columbia Motor Vehicle Act [SBC 1996] Chapter 318;

2. In this bylaw, the terms "added to", "extended", "enlarged" or "increased" refers to any alteration to a building or structure that increases the gross floor area of the building or structure from that existing prior to the alteration.

3. Wherever a term in this bylaw is undefined it shall, if defined in "Maple Ridge Zoning Bylaw No. 7600-2019" as amended, have the meaning therein provided.

1.05 CALCULATION

1. In the case of a Lot which contains more than one type of Use, the required number of Residential Visitor spaces, Electric Vehicle Charging spaces, Accessible spaces, and off-street bicycle parking spaces shall be the sum of the requirements for the various Uses calculated separately.

2. In the case of a lot which contains more than one type of use, the required number of off-street vehicle parking spaces shall be the sum of the requirements for the various uses calculated separately.
    a. Where the calculation of parking requirements results in a fractional parking space, any fraction:
        i. less than one-half (0.5) shall be disregarded; and
        ii. one-half (0.5) or greater shall be considered equivalent to one.

PART 2 OFF-STREET VEHICLE PARKING SPACES

2.01 GENERAL REQUIREMENTS

1. All off-street parking spaces and off-street loading spaces shall have vehicular access to a Highway.

2. All required off-street parking spaces shall be located on the same lot as the building for which they are required; except
    a. where off-street parking is provided on a lot other than that on which the use, building or structure being served is located, an agreement under Section 219 of the Land Title Act shall be registered in favour of the City of Maple Ridge against the lot to be used for parking,

restricting the use of the property, or portion thereof, to parking in conjunction with the use to which the parking is credited; and

b. the off-street parking spaces shall be no more than 150 metres from the lot on which the building or structure it serves is located.

3. All off-street parking spaces shall be located and designed to permit direct and unobstructed Vehicle access to all parking spaces by way of a maneuvering aisle, except for Tandem Parking.

4. Site coverage provisions and restrictions on use of off-street parking shall be as specified in Part 4 General Regulations, and under the respective zones of Zoning Bylaw No. 7600-2019.

5. Off-Street parking spaces shall be located only on a driveway leading to a garage, carport or parking pad, in a garage, in a car port, or on a parking pad.

6. Off-street loading space required by this bylaw shall not be credited as required off-street parking spaces and off-street parking spaces required by this bylaw shall not be credited as required off-street loading space.

7. Required residential visitor parking shall not to be Tandem.

8. Residential visitor off-street vehicle parking spaces shall be clearly marked by painting the word "VISITOR" on each space.

9. Residential visitor parking shall be separated from commercial off-street parking areas.

2.02 CONSTRUCTION

1. Off-Street Parking Areas:
    a. Shall have access to and egress from a highway.
    b. For more than 4 vehicles shall be graded and drained to dispose of all surface water in residential, commercial, institutional and comprehensive development zones. Drainage is not permitted to discharge to the City's sanitary sewage system.

2. Off-Street Parking Area for all Single Detached Residential and Two-Unit Residential Use:
    a. Where the minimum Lot Area is greater than or equal to 668.0 square metres, shall occupy not more than 30% of the Lot Area or shall be Concealed Parking; and
    b. Where the minimum Lot Area is less than 668.0 square metres, shall occupy not more than 20% of the Lot Area or shall be Concealed Parking.

3. Off-Street Parking Area for Single Detached, Secondary Suite, Detached Garden Suite, or Two-Unit Residential uses, each off-street vehicle parking space shall:
    a. Be surfaced with asphalt, concrete or paving stones, or other permeable surface other than gravel; and
    b. Be located only on a driveway leading to a garage, carport or parking pad, in a garage, in a car port, or on a parking pad.

4. Off-Street Parking Area for Commercial, Industrial, Institutional, attached Multi-Unit (except Two-Unit Residential) each off-street vehicle parking space and access/maneuvering aisle shall:
    a. Be surfaced with asphalt, concrete or paving stones or other permeable surface other than gravel;
    b. Be clearly marked by painted lines or otherwise clearly identified;

c. Be illuminated and have lighting arranged so that all direct rays of light are not reflected on any building for residential use; and
d. Provide adequate curb or wheel stops to prevent Vehicles from obstructing an adjacent pedestrian walkway, Bicycle Parking (Short-term) area or landscape area, unless it inhibits accessibility.

5. Where off-street parking is provided within a structure and a ramp is required:
   a. The entrance ramp to the structure shall have a maximum grade of 10% for the first 10.0m from the street frontage lot line;
   b. The internal ramp area shall have a maximum grade of 12%;
   c. The parking space areas shall have a maximum grade of 8%, and
   d. All grade transitions shall be gradual.

6. Any Off-Street Vehicle Parking area that contains a Commercial, Industrial or Institutional Use on a Lot that is required to have 40 or more contiguous parking spaces shall:
   a. Have at least one pedestrian pathway, with an unobstructed width of at least 2.0m, through a parking area between two parking modules and aligned with a major entrance to a Principal Building;
   b. Have at least one pedestrian pathway, with an unobstructed width of at least 2.0 m, through a parking area, that connects to a public sidewalk that abuts the Lot. In a case where there is no public sidewalk, the pedestrian walkway shall be provided to the front or exterior side yard Lot line;
   c. Have curb letdowns for all Accessible parking spaces adjacent to the pathway;
   d. Have trees or other vegetation integrated into pedestrian pathway(s), except for underground parking areas; and
   e. Have clearly marked and signed crosswalks where pedestrians cross.

2.03 MANEUVERING AISLES

1. The aisles leading to parking spaces and providing access from each parking space to a driveway, street or lane shall have unobstructed access, with the exception of Tandem Parking spaces, to and egress from each parking space at all times of and be established according to the standards below:

Parking Angle (Degrees)	Width of Aisle (metres)
90	6.9
	6.5 Where Concealed
60	5.5
45 or less	3.9m
Parallel - One Way	3.9m
Parallel – Two Way	7.0m

2.04 STANRDARD AND SMALL CAR PARKING SPACES

1. The minimum dimensions for Standard and Small Vehicle parking space shall be as follows:

Parking Space Type	Width of Vehicle Parking Space (metres)	Length of Vehicle Parking Space (metres)	Height of Vehicle Parking Space (metres)
Standard Parking Space	2.6m	5.5m	2.2m
Standard Parallel Parking Space	2.6m	6.1m	2.2m
Small Car Only Parking Space	2.4m	4.9m	2.2m

2. A maximum of 25% of the parking spaces in any off-street parking area shall designed to be "Small Car Only" for non-residential uses and residential visitor parking.

3. Minimum for Standard and Small Vehicle Only parking space shall be increased by 0.3 metres on each side which abuts any pillar, wall, or other structure over 0.3 metres in height, excluding parking spaces located within a single or side by side garage.

2.05 RESIDENTIAL GARAGES AND CARPORTS VEHICLE PARKING SPACES

1. The minimum dimensions for Garage and Carport Vehicle parking space, measured from the internal walls if any, shall be as follows:

Parking Space Type	Width of Vehicle Parking Space (metres)	Length of Vehicle Parking Space (metres)	Height of Vehicle Parking Space (metres)
Single Garage	3.7m	6.7m	2.1m
Single Garage Driveway Apron for Tandem Single Garage	3.6m	6.1m	N/A
Double Garage Tandem Parking	3.7m	12.2m	2.1 m
Side by Side Garage	6.5 m	6.7 m	2.1 m

2. Single Detached Residential Uses and Two-Unit Residential Uses shall include Tandem Parking spaces.

3. Any parking space shall be clear, horizontally and vertically, of any protrusions or encroachments by any structural and non-structural elements, including stairs.

2.06 RESIDENTIAL TANDEM PARKING

1. Tandem parking shall not be permitted, except for:
    a. Off-Street Parking for Dwelling Units in a Single Detached and Two-Unit Residential use, may have obstructed access where the primary parking space is a carport or garage, and the obstruction is an intervening parking space.
    b. Off-Street Parking for Dwelling Units in a Triplex, Fourplex, Courtyard and Townhouse Residential Use within the Town Centre Area Plan and Lougheed Transit Corridor Area may have obstructed access where the primary parking space is a carport or garage, and the obstruction is an intervening parking space for up to 50% of the number of units within a development.
    c. Off-Street Parking Areas for Dwelling Units in a Triplex, Fourplex, Courtyard and Townhouse Residential Use outside of the Town Centre Area Plan and the Lougheed Transit Corridor Area may have obstructed access where the primary parking space is a carport or garage, and the obstruction is an intervening parking space for up to 30% of the number of units within a development.

2. Each tandem parking space shall belong to the same Dwelling Unit or real estate entity.

2.07 REQUIRED OFF-STREET VEHICLE PARKING

1. Off-street parking spaces shall be provided in accordance with the minimum requirements set out in the tables below. In the case of a use not specifically mentioned in the table, the requirement shall be the same as that for a use that the Director of Planning considers is most similar in off-street parking demand characteristics.

Building Class or Use	Number of Off-Street Parking Spaces
1.0 Agricultural Uses	**General**
Agricultural Employee Residential	2.0 spaces per Dwelling Unit
Equestrian Facility	1.0 space per hectare of lot area
Farm Alcohol Production Facility	1.0 spaces per 20m² of retail area and indoor/outdoor lounge areas
Farm Industrial	1.0 space per 93m² of plant or warehouse Gross Floor Area, plus 1.0 space per 32m² of Gross Floor Area used for office, display or sales
Farm Retail Sales or Produce Sales	1.0 space per 20m² of Gross Floor Area
Farm Processing Use	1.0 space per 93m² of plant, or 1.0 space per 31m² of Gross Floor Area used for Office, display or sales warehouse Gross Floor Area
Kennel	1.0 space per employee, plus 2.0 spaces for drop-off
Rental Stable	1.0 space per hectare of lot area

Building Class or Use	Number of Off-Street Parking Spaces		
2.0 Residential Uses	**General**	**Town Centre Area Plan**	**Lougheed Transit Corridor Area**
All Uses other than Uses listed below:	2.0 space per Dwelling Unit		
Apartment (Market Dwelling Units)	1.5 space per Dwelling Unit, plus 0.2 spaces per Dwelling Unit for visitor parking	1.0 space per Dwelling Unit, plus 0.2 spaces per Dwelling Unit for visitor parking	1.2 spaces per Dwelling Unit, plus 0.2 spaces per Dwelling Unit for visitor parking
Apartment (Non-Market OR Rental Dwelling Units)	1.2 space per Dwelling Unit, plus 0.2 spaces per Dwelling Unit for visitor parking	0.8 space per Dwelling Unit, plus 0.2 spaces per Dwelling Unit for visitor parking	1.0 space per Dwelling Unit, plus 0.2 spaces per Dwelling Unit for visitor parking
Apartment (Non-Market AND Rental Dwelling Units)	1.0 space per Dwelling Unit, plus 0.2 spaces per Dwelling Unit for visitor parking	0.6 space per Dwelling Unit, plus 0.2 spaces per Dwelling Unit for visitor parking	0.8 space per Dwelling Unit, plus 0.2 spaces per Dwelling Unit for visitor parking
Assisted Living, Supportive Housing, Special Needs Housing,	0.35 space per bed, plus 0.25 space per bed for employee parking, plus 0.1 spaces per bed for visitor parking		

and Congregate Care			
Bed and Breakfast	1.0 space per Sleeping Unit		
Boarding Use	1.0 space per Sleeping Unit	N/A	1.0 space per Sleeping Unit
Caretaker Residential	1.0 space per Dwelling Unit		
Detached Garden Suite	1.0 spaces per Dwelling Unit	N/A	1.0 space per Sleeping Unit
Home Occupation	1.0 space per Non-Resident Employee working on the lot		
Neighbourhood Daycare	1.0 space per 2 Non-Resident Employees, plus 1.0 space for pickup spot per 10 children		
Manufactures Home Park	1.5 spaces per Manufactured Home Site		
Residential Care	1.0 space per Dwelling Unit		
Secondary Suite	1.0 space per Dwelling Unit	N/A	1.0 space per Dwelling Unit
Seniors' Independent Living	0.5 space per bed, plus 0.2 space per bed for visitor parking		
Temporary Residential	1.0 space per Dwelling Unit		
Townhouse	2.0 spaces per Dwelling Unit, plus 0.2 space per Dwelling Unit for visitor parking		

Building Class or Use	Number of Off-Street Parking Spaces	
3.0 Commercial Uses	**General**	**Town Centre Area Plan**
All Uses other than Uses listed below:	1.0 space per 30m² of Gross Floor Area	
Animal Boarding or Daycare	1.0 space per employee, plus 2.0 spaces for drop off/pick up per 10 animals	
Business Services	1.0 space per 30m² Gross Floor Area	1.0 space per 50m² Gross Floor Area
Campground	1.0 space per campground space or recreational vehicle space, plus 1 space per 75m² gross floor area used for dining facilities	
Community Gaming Facility	0.4 spaces per community gaming position	
Recreation - Indoor	3.0 spaces per 100m² of Gross Floor Area	2.0 spaces per 50m² of Gross Floor Area
Recreation - Outdoor	1.0 space per 150m² of Gross Floor Area, or 3.0 spaces per court, plus 1.0 space per 10 spectator seats	N/A
Financial Services	1.0 space per 20m² Gross Floor Area	1.0 space per 50m² Gross Floor Area
Funeral Services	3.0 spaces per 100m² of Gross Floor Area	
Highway Commercial	1.0 space per 25m² Gross Floor Area	N/A
Liquor Primary Establishment	1.0 space per 4 seats	1.0 spaces per 50m² of Gross Floor Area
Microbrewery, Microwinery and Microdistillery	1.0 space per 4 seats	1.0 spaces per 50m² of Gross Floor Area

Office Uses	1.0 space per 30m² Gross Floor Area	1.0 space per 50m² Gross Floor Area
Personal Services	1.0 space per 20m² Gross Floor Area	1.0 space per 30m² Gross Floor Area
Professional Services	1.0 space per 30m² Gross Floor Area	1.0 space per 50m² Gross Floor Area
Restaurant, without Drive-Through	1.0 spaces per 30m² of Gross Floor Area	1.0 spaces per 50m² of Gross Floor Area
Restaurant – Drive-Through	1.0 space per 20m² Gross Floor Area, plus a minimum of 5 vehicle queuing area in advance of each drive-through pick-up window	
Retail Uses	1.0 space per 30m² of Gross Floor Area up to 350m², plus 4.0 spaces for each additional 100m² of Gross Floor Area	1.0 space per 100m² of Gross Floor Area up to 350m², plus 3.0 spaces per 100m² of gross floor area for each additional 100m² of Gross Floor Area
Tourist Accommodations	1.0 space per sleeping unit or Dwelling Unit, plus 1.0 space per 75m² Gross Floor Area used for dining facilities	0.5 space per Sleeping Unit or Dwelling Unit, plus 1.0 space per 100m² Gross Floor Area used for dining facilities

Building Class or Use	Number of Off-Street Parking Spaces	
4.0 Assembly	**General**	**Town Centre Area Plan**
All Uses other than Uses listed below:	1.0 space per 20m² gross floor area	
Group Child Care Centres	1.0 space per employee, plus 3.0 spaces for drop off/pick up per 10 children	1.0 space per employee, plus 1.5 spaces for drop off/pick up per 10 children

Building Class or Use	Number of Off-Street Parking Spaces
4.0 Civic	**General**
All Uses other than Uses listed below:	1.0 space per 30m² Gross Floor Area
Cemetery	1.0 space per 5 seats of assembly area, plus 1.0 space per 100m² of Office space
Golf Course	4.0 spaces per hole
Golf Driving Range	1.5 spaces per tee
Library	1.0 space per 30m² Gross Floor Area
Museum	1.0 space per 100m² Gross Floor Area
Theatre	1.0 space per 5 seats

Building Class or Use	Number of Off-Street Parking Spaces
4.0 Institutional	**General**
All Uses other than Uses listed below:	1.0 spaces per 30m² of Gross Floor Area

Correction and Rehabilitation	1.0 space per 10 residents plus 1 space per 2 employees
Hospital, including Private	1.0 space per 50m² of Gross Floor Area, plus 1.0 space per bed for employee parking
Place of Worship	1.0 space per 5 fixed seats, plus 1 space per 15m² of assembly use area without fixed seats
School - Elementary	1.0 space per classroom, plus 2.0 spaces for drop off/pick up
School - Secondary	5 spaces per classroom, plus 2.0 spaces for drop off/pick up
School – Post-Secondary	10.0 spaces per classroom, and 0.25 space per Sleeping Unit within a Dormitory, plus 1.0 space per 40m² of Gross Floor Area for offices 1.0 space for every 10m² of Gross Floor Area for associated gymnasium or theatre

Building Class or Use	Number of Off-Street Parking Spaces
4.0 Industrial	**General**
All Uses other than Uses listed below:	1.0 space per 100m² Gross Floor Area
Brewery/Distillery/Winery	1.0 spaces per 20m² of retail area and indoor/outdoor lounge areas
Light Industrial, other than Brewery/Distillery/ Winery	3.0 spaces per 100m² of Gross Floor Area used for office operation and retail, if any
Manufacturing	1.0 space per 100m² of Gross Floor Area 1.0 space per 40m² of Gross Floor Area used for Office, Classroom, Retail sale, rental or display of goods
Solid Waste or Recycling Depot	1.0 space per 30m² of Gross Floor Area up to 350m², plus 4.0 spaces for each additional 100m² of Gross Floor Area
Trade School	1.0 space per 100m² of Gross Floor Area 1.0 space per 40m² of Gross Floor Area used for Office, Classroom, Retail sale, rental or display of goods
Warehouse	1.0 space per 200m² of Gross Floor Area, plus 1.0 space per 40m² of Gross Floor Area used for Office, Retail sale, rental or display of goods
Wholesale	1.0 space per 30m² of Gross Floor Area

2.08 JOINT USE PARKING

1. Shared parking facilities of two or more Commercial, Educational, Assembly, Civic and Institutional establishments may be permitted when the maximum demand for such parking facilities by the individual establishments occurs at different periods of the day, and is supported by a parking study approved by the Director of Planning. The parking spaces so provided shall not be less than 75% of the total required by the individual uses.

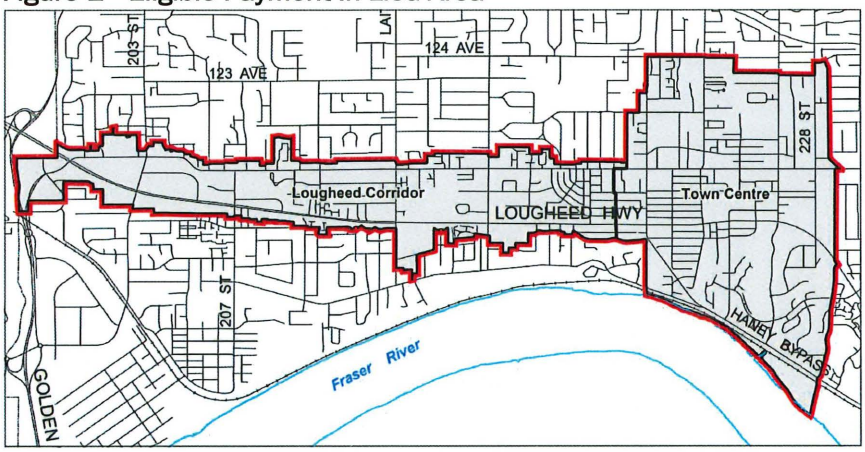
2.09 PAYMENT IN LIEU

1. The Payment-in-lieu option does not apply to Single Detached Residential Use, Two-Unit Urban Residential Use, Triplex Residential Use or Fourplex Residential Use.

2. Where an owner opts to pay money in lieu of providing required vehicle parking spaces required in Section 2.07, the owner shall pay the sum for each required off-street parking space not to provide within the area identified in Figure 1 specified as follows:

Allowable Off-Street Parking Reduction	Town Centre Area Plan	Lougheed Transit Corridor Area
Up to 5%	$35,000 per space	$45,000 per space
Next 5% up to 10%	$45,000 per space	$55,000 per space
Next 5% up to 15%	$55,000 per space	$65,000 per space
Next 5% up to 20%	$65,000 per space	N/A

Figure 1 –Eligible Payment In-Lieu Area



3. The parking payment-in-lieu funds shall be deposited into the "Maple Ridge Off-Street Parking and Loading Spaces Reserve Fund Establishment Bylaw No. 4686-1992".

4. Maximum off-street vehicle parking spaces reduction within the Town Centre Area Plan is 20% and 15% in the Lougheed Transit Corridor Area as identified in Figure 1.

2.10 ACCESSIBLE PARKING SPACE MINIMUMS

1. The owner or occupier of any land or any Building or other structure present on the land or in the Building or other structure that is commercial, industrial, or institutional, must provide the corresponding minimum number of off-street Accessible Parking Spaces and Van Accessible Parking Spaces in accordance with the table below.

Number of Total Parking Spaces Required	Minimum number of Type 1 Accessible Parking Space	Minimum number of Type 2 Van Accessible Parking Space
0-4	n/a	n/a
5-25	0	1
26-50	1	1
51-75	2	1
76-100	3	1
For each additional increment of 100 spaces or portion thereof	1 Accessible Parking Space	For every 3 accessible parking spaces required, 1 shall be a van accessible parking space

2.11 ACCESSIBLE PARKING DIMENSIONS AND DESIGN

1. All Accessible Parking Spaces and Van Accessible Parking Spaces required shall be provided on the same Lot as the Building or use which they serve.

2. The minimum dimensions for Accessible and Van Accessible parking space shall be in accordance with the table below:

	Minimum Width (Metres)	Minimum Length (Metres)	Minimum Height (Metres)
Type 1 Accessible Parking Space	2.6 m	5.5 m	2.2m
Type 2 Van Accessible Parking Space	3.4 m	5.5 m	2.2m
Adjacent Access Aisle	1.5 m	5.5 m	N/A
Parallel Type 1 Accessible Parking Space	2.6m	6.7m	2.2m
Parallel Type 2 Van-Accessible Parking Space	3.4 m	6.7m	2.2m
Parallel Access Aisle	2.0 m	6.7 m	N/A

3. Accessible parking spaces and van accessible parking spaces shall:
    a. Have an adjacent access aisle, marked with diagonal lines painted on the surface and may be shared between two spaces;
    b. Have a hard, level and slip resistant surface,
    c. be located to provide the shortest possible accessible route to the main entrance of the building for which the accessible parking space is required; and
    d. Be clearly identified as accessible parking spaces or van accessible parking spaces as per the Ministry of Transportation and Infrastructure Graphic Sign Index for Parking and Stopping Signs by using signs above or at the end of the parking spaces at a minimum height of 1.5m, and paint markings on the pavement with the international symbol for wheelchair accessibility.

2.12 ELECTRIC VEHICLE PARKING AND CHARGING INFRASTRUCTURE FOR RESIDENTIAL USES

1. The following regulations apply to all residential zones and residential uses in a mixed-use residential building:
    a. For a Single Detached Residential Use or a Two-Unit Residential Use, a minimum of one parking space per dwelling unit shall be provided with an energized electric vehicle outlet or electric vehicle charger. Accessory dwelling units, such as secondary suites or detached garden suites, are included.
    b. For an apartment building or mixed-use residential building, 30% of residential parking spaces shall be provided with dedicated energized electric vehicle outlet or an electric vehicle charger or a capable of providing a minimum of Level 2 Charging.
        i. Where an electric vehicle energy management system is provided within a common parking structure or area, each parking space connected to the electrical vehicle energy management system shall be on a common branch circuit shared with adjacent parking spaces to enable load sharing.
        ii. The remaining residential parking spaces shall be provided with roughed-in infrastructure capable of providing Level 2 Charging
    c. For a Triplex, Fourplex, Courtyard, and Townhouse with individual garages for each dwelling unit, charging infrastructure shall be provided in accordance with Subsection (a); and for a townhouse with parking within a common parking structure or area, charging infrastructure shall be provided in accordance with Subsection (b).

d. For Visitor parking spaces, at least 50% of parking spaces shall be provided with an electric vehicle charger or a dedicated energized electric vehicle outlet capable of providing Level 2 Charging.

2.13 ELECTRIC VEHICLE PARKING AND CHARGING INFRASTRUCTURE FOR NON-RESIDENTIAL USES

1. The following regulations apply to all agricultural, commercial, institutional, industrial uses and commercial uses in a mixed-use residential building:
    a. 10% of the total number of parking spaces constructed shall be provided with an electric vehicle charger capable of providing a minimum of Level 2 Charging.
    b. 100% of Car-Share parking spaces shall be provided with an electric vehicle charger capable of providing a minimum of Level 2 Charging.
    c. 25% of accessible parking spaces, a minimum of 1.0 accessible parking spaces, shall be provided with an electric vehicle charger capable of providing a minimum of Level 2 Charging
    d. Parking spaces for electric vehicles and equipped with an electric vehicle charger shall be identified using signage and paint markings on the pavement as intended for use for electric vehicle charging only.
    e. Where an electric vehicle energy management system is provided, each parking space connected to the electrical vehicle energy management system shall be on a common branch circuit shared with adjacent parking spaces to enable load sharing.

2.14 CAR SHARE PARKING

1. For all multi-unit residential buildings or mixed-use buildings with more than 8 dwelling units, parking spaces for car sharing programs shall be provided in accordance with the following provisions:
    a. A maximum of 5% of the total parking spaces required, excluding required visitor parking spaces and accessible parking space, may be designated for the sole use by car sharing programs;
    b. Each car sharing parking space shall be counted as equivalent to 2.0 required parking spaces;
    c. The car-share vehicle parking space must be located on-site or within 100 metres of the subject property, in a highly visible spot, at-grade, publicly accessible at all times;
    Car sharing parking spaces shall be clearly marked by using signs above or at the end of the parking spaces, or paint markings on the pavement;
    d. Registration of a Section 219 restrictive covenant in favour of the City stating that number of off-street parking spaces are for car sharing purposes only are required;
    e. Registration of a Section 219 restrictive covenant and a statutory right of way in favour of the City for public access to, from and over the car sharing parking spaces is required; and
    f. Provision of a letter of agreement between the developer and a car share operator demonstrating the car share operator's intent to use the car sharing parking space is required;

PART 3 OFF-STREET BICYCLE AND SCOOTER PARKING SPACES

3.01 BICYCLE AND SCOOTER PARKING SPACES MINIMUMS

1. The minimum number of bicycle spaces required for a use shall be calculated according to the table below for areas.

Use	Number of Short-Term Bicycle Spaces	Number of Long-Term Bicycle and Scooter Spaces
All other uses not noted below	1.0 per 20 Off-Street Vehicle Parking Spaces	N/A

Agricultural	3.0 spaces for each building entrance for any building with 1000m², plus 1.0 additional space per each additional 500 m² of Gross Floor Area	5% of required number of vehicle spaces
Apartment	0.2 spaces per Dwelling Unit	1.25 spaces per Dwelling Unit
Assisted Living, Supportive Housing, Special Needs Housing, and Congregate Care	1.0 spaces for every 20 Dwelling Units	0.10 accessible scooter spaces per bed
Commercial	1.0 space per each 500m² of Gross Floor Area	1.0 space per 750m² of Gross Floor Area, whichever is more, plus 1.0 additional space per each additional 500m² of Gross Floor Area
Group Child Care Centres	1.0 space for drop off/pick up per 10 children	0.5 space per employee
Industrial or Employment	3.0 spaces for each building entrance for any building with 1000m², plus 1.0 additional space per each additional 500 m² of Gross Floor Area	10% of required number of vehicle spaces
Institutional, except for Group Child Care Centres and Schools	3.0 spaces for each building entrance for any building with 500m², plus 1.0 additional space per each additional 500 m² of Gross Floor Area	15% of required number of vehicle spaces
Schools	4.0 spaces per classroom for elementary schools, or 8.0 spaces per classroom for secondary schools and post-secondary institutions	20% of required number of vehicle spaces
Seniors Independent Living	1.0 spaces for every 10 Dwelling Units	0.2 bicycle spaces per Dwelling Unit; plus 0.10 accessible scooter spaces per Dwelling Unit
Single Detached, Two-Unit, Secondary Suite, and Detached Garden Suite	N/A	1.0 space per Dwelling Unit
Townhouse and Courtyard	3.0 spaces for every 20 units	1.0 space per Dwelling Unit
Triplex and Fourplex	N/A	1.0 space per Dwelling Unit

3.02 SHORT-TERM BICYCLE PARKING SPACE DESIGN

1. Short-term bicycle parking area shall be located:
    a. In a well-lit, weather protected area within 30.0m of the main entrance of a building that is visible to pedestrians and bicyclists. If more than one public entrance to a building, then bicycle storage should be provided within 30.0m of each main public entrance;
    b. At the same grade as the sidewalk or at a location that can be reached by an accessible route.
    c. In an area that does not obstruct pedestrian or Vehicle movements; and

d. Within 15 metres of the main building entrance, as measured along the most direct pedestrian access route for building, except for Townhouse and Courtyard uses, which are located adjacent to or in close proximity to Visitor vehicle parking areas.

2. Short-Term storage racks shall be designed to provide:
   a. No moving parts;
   b. Two points of contact for stability;
   c. Compatibility with standard locking devices;
   d. Easy access;
   e. Tamper-proof bolts; and
   f. Easy accessibility to individual bicycles even when at full capacity.

3.03 LONG TERM BICYCLE OR ACCESSIBLE SCOOTER PARKING SPACE DESIGN AND DIMENSIONS

1. Long-Term Bicycle space for Single Detached, Secondary Suite, Detached Garden Suite, Two-Unit, Triplex, Fourplex, Courtyard, and Townhouse Residential uses, shall be located within the Dwelling Unit's garage or another secure building or structure associated with the Principal Dwelling Unit.

2. Long-Term Bicycle space dimensions shall be as follows in the table below for all uses, except uses in 3.03.1 above:

Type of Space	Minimum Width	Minimum Length	Minimum Vertical Clearance
Horizontal	0.6m	1.8m	1.9m
Vertical	0.6m	1.0m	1.9m
Stacked	0.6m	1.8m	1.9m

3. Long-Term Accessible Scooter parking space dimensions shall be a minimum of 1.3m wide, 2.0m length and have a minimum vertical clearance of 1.9m.

4. Long-Term Bicycle parking providing in a separate building shall be a maximum of 30.0m from the main entrance of a building that is visible to pedestrians and bicyclists.

5. Long-Term Bicycle and Accessible Scooter spaces for all uses except Single Detached, Secondary Suite, Detached Garden Suite, Two-Unit, Triplex and Fourplex Residential uses shall be as follows:
   a. Provided in the form of lockers, racks or a combination thereof;
   b. Provided in the form of a secured waterproof bicycle locker, secured bicycle room, or other secured area within a building, complete with bicycle racks;
   c. Provided in an illuminated area;
   d. Located adjacent to or in close proximity to the main entrance of the building for which the bicycle spaces are provided, close to elevators or parking entry if they are located within a parking structure, so as not to obstruct pedestrian or vehicular movement, and outside any vehicle parking spaces, loading areas, fire zones or other areas where unobstructed access is required;
   e. Located no lower than the first complete parking level below grade;
   f. Arranged to ensure the safe and convenient circulation of bicycles;
   g. Provided on a 24 hours per day basis for every day;
   h. Separated from garbage storage space, recycling storage space and other storage areas; and
   i. Include a minimum of one electrical outlet for each required bicycle spaces to facilitate charging of electric bicycles.
   j.

3.04 LONG-TERM BICYCLE END-OF-TRIP FACILITIES

1. All new Buildings with a Gross Floor Area of 750.0 square metres or more that require long-term bicycle parking, shall provide Bicycle End of-Trip Facilities, with the exception of new Residential Buildings where residents live independently. New Residential Buildings, with a Gross Floor Area of 750.0 square metres or more, that require employees shall provide Bicycle End-of Trip Facilities.

2. Bicycle End-of-Trip Facilities shall be located in separate locked rooms and shall contain lockers, water closets, wash basins, and shower facilities. Where facilities are required, the standards are as follows in the table below:

Required Number of Long-Term Bicycle Spaces	Minimum Required for Each Gender		
	Water Closets	Wash Basins	Showers
0-3	0	0	0
4-29	1	1	1
30-64	2	1	2
65-94	3	2	3
95-129	4	2	4
130-159	5	3	5
160-194	6	3	6
Over 194	6 plus 1 for each additional 30 bicycle spaces or part thereof	3 plus 1 for each additional 30 bicycle spaces or part thereof	6 plus 1 for each additional 30 bicycle spaces or part thereof

3. The minimum number of clothing lockers, equal to 0.7 times the minimum number of long-term bicycle spaces, shall be provided for each gender, and shall be a minimum of 0.45 metres in depth, 0.30 metres in width; and 0.90 metres in Height; and

4. Bicycle End-of-Trip Facilities shall be located in a locked room, with a door that is either hinged on the inside or designed specifically to prevent removal at the hinges.

PART 4 OFF-STREET LOADING PARKING SPACES

1. The minimum dimensions for non-residential loading spaces are 9.2m in length, 3.5m in width, and 4.5m in clear height.

2. The minimum dimensions for Multi-Family and Mixed-Use residential loading spaces are 6.0m in length, 3.5m in width, and 4.5 m in clear height.

3. Lighting used to illuminate an off-street loading area shall be so arranged as to prevent direct rays of light from shining onto any adjacent Lot or Street.

4. Off Street Loading Spaces shall have adequate curb stops to retain vehicles within the Off-Street Loading Spaces, to prevent Vehicles from obstructing pedestrian walkways or causing damage to Landscaped Areas.

5. Off Street Loading Spaces shall be surfaced with asphalt or concrete.

6. Each loading space shall abut the loading door use or be sited within 12m of the main entrance of the building it is designed to serve.

7. Commercial and Industrial loading spaces shall be provided by means of one or more unobstructed aisles must:
    a. Have a minimum unobstructed width of 3.5 metres and a minimum vertical clearance of 4.2 metres;
    b. Provide sufficient space to permit the manoeuvring of vehicles on the lot so as not to obstruct, or otherwise cause a traffic hazard on, an adjacent street; and
    c. Lead directly from the loading space to a street or alleyway.

8. Loading spaces shall be provided in accordance with the minimum requirements set out in the table below:

Use	Number of Loading Spaces Required
Multi-Family and Mixed Use Residential	1.0 space per 50 Dwelling units
Commercial and Industrial Buildings less than 400m^2 of Gross Floor Area	N/A
Commercial and Industrial Buildings more than 400m^2 of Gross Floor Area	1.0 loading space for 400m^2 -2000m^2 Gross Floor Area, and then 1.0 loading space per 2000m^2 Gross Floor Area or 1.0 space per overhead loading door or shipping and receiving area, whichever number is greater

PART 5 ENFORCEMENT

1. Any person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of or neglects to do or refrains from doing any act or thing required to be done pursuant to any provisions of this Bylaw or any notice issued pursuant hereto, commits an offence and shall be liable to the penalties hereby improved and each day that such violation is permitted to exist shall constitute a separate offence.

2. Any person who violates any of the provisions of this bylaw shall, upon summary conviction thereof, be liable to a penalty of not less than $100.00 and not more than $10,000.00 plus the cost of prosecution, or to a term of imprisonment not exceeding 30 days or both.

3. The penalties provided for herein shall be in addition to and not in substitution of any other penalty or remedy provided for or available at law.

READ a first time the day of , 20

READ a second time the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	October 17, 2023
		FILE NO:	2020-129-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7653-2020
Second Reading
Zone Amending Bylaw No. 7654-2020
13287 232 Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 13287 232 Street, from RS-3 (Single Detached Rural Residential) to RS-1 (Single Detached Residential), to permit a future subdivision of two lots. Council granted first reading to Zone Amending Bylaw No. 7654-2020 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on January 11, 2022. No additional consultation is required beyond the early postings.

The proposed development is generally in compliance with the policies of the Silver Valley Area Plan of the 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 *Conservation* land use designation to permit development of the site.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) program at a rate of $9,200 per lot. Therefore, an estimated CAC amount of $9,200, or such rate applicable at third reading of this application would be required.

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. 7653-2020* on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

2. That *Official Community Plan Amending Bylaw No. 7653-2020* 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. 7653-2020* is consistent with the Capital Expenditure Plan and Waste Management Plan;

4. That *Official Community Plan Amending Bylaw No. 7653-2020* be given first and second reading and be forwarded to Public Hearing;

5. That *Zone Amending Bylaw No. 7654-2020* be given second reading, and be forwarded to Public Hearing;

i) Registration of a Restrictive Covenant for the Geotechnical Report and floodplain report, which addresses the suitability of the subject property for the proposed development;

ii) Removal of existing buildings on proposed Lot 1;

iii) Registration with Fraser Health for septic disposal and water quality; and registration of a Restrictive Covenant for the protection of the septic field areas;

iv) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property;

v) 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.

vi) That a voluntary contribution, in the amount of $9,200, or such rate applicable at third reading of this application, be provided in keeping with the *Council Policy 6.31* with regard to Community Amenity Contributions.

DISCUSSION:

1. Background Context:

Applicant:	Don Bowins	
Legal Description:	Lot "A" Section 29 Township 12 New Westminster District Plan 7004 Except: Part Subdivided by Plan 21219 and EPP82037	
OCP:		
Existing:	*Conservation*	
Proposed:	*Eco-Clusters*	
Within Urban Area Boundary:	Yes	
Area Plan:	Silver Valley Area Plan	
OCP Major Corridor:	Yes	
Zoning:		
Existing:	RS-3 (Single Detached Rural Residential)	
Proposed:	RS-1 (Single Detached Residential)	
Surrounding Uses:		
North:	Use:	Single-Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	*Conservation*
South:	Use:	Park/Vacant Lot
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	*Conservation*

East:	Use:	Single-Family Dwelling
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	*Conservation*
West:	Use:	Park and School
	Zone:	P-1 (Park and School)
	Designation:	*Conservation*

Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	0.75 ha (1.85 ac.)
Access:	232 Street and 132 Avenue
Servicing Requirement:	Urban Standard
Flood Plain	Yes
Fraser Sewer Area	Yes

2. Project Description:

The subject property located at 13287 232 Street is near the intersection of 232 Street and 132 Avenue and is part of the Silver Valley Area Plan. (see Appendices A and B). There is an existing single-family dwelling located on the eastern side of the property and several trees located along the southern portion of the site. An Arborist report was submitted and reviewed by City Staff. The Arborist report did not identify any trees for removal.

The applicant is proposing to rezone the property from RS-3 (One Family Rural Residential) to RS-1 (Single Detached Residential) to allow the future subdivision of two single-family lots. Proposed Lot 1 will be 4,021 m^2 (0.99 ac) and will be access from 132 Avenue. Proposed Lot 2 will be 3,480 m^2 (0.86 ac) and will be access from 232 Street (see Appendix E). Both proposed lots meet the minimum lot area of the RS-1 zone. As part of the proposed development, the applicant will be constructing two new septic fields to service each proposed lot. The existing single-family house on the eastern portion of the property will remain.

3. Planning Analysis:

i) Official Community Plan:

The development site is located within the Silver Valley Area Plan and is currently designated *Conservation*. For the proposed development, an OCP amendment will be required to re-designate the site to *Eco-Clusters* to allow the proposed RS-1 zone.

The *Eco-Clusters* 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 containing steep slopes and environmentally sensitive areas, where the existing rural character should be retained. It should be noted that if the property is re-designated to *Eco-Clusters*, further development and subdivision of the site would be supportable. The proposed RS-1 zone with a 668 m^2 (0.17 ac) minimum lot size is the next smallest single-family zone to the current RS-3 zone which permits a minimum lot size of 0.8 ha (1.98 ac) Other parcels of land in the vicinity with similar circumstances may follow.

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject site from RS-3 to RS-1 zone (See Appendix D) to permit a two-lot subdivision (see Appendix E). The minimum lot size for the proposed RS-1 zone is 668.0 m^2 (0.17 ac) with a minimum lot width of 18.0 m (59.1 ft) and a minimum lot depth of 27 m (88.6 ft). Proposed Lot 1 will be 4,021 m^2 (0.99 ac) and Proposed Lot 2 will be 3,480 m^2 (0.86 ac). Both lots meet the minimum lot size, minimum lot width and minimum lot depth of the RS-1 zone.

The property is located in the Flood Plain area; however, the floodplain requirements do not preclude potential subdivision and development of the property because all new buildings will be designed to meet the minimum Flood Construction Level (FCL) requirements. The applicant submitted a Geotech Report and the report determined the FCL at 17.0 m geodetic. The FCL construction level will be confirmed by the Building department staff at time of construction of the new single-family dwelling.

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

The proposed development would require a minimum of two off-street parking spaces per dwelling unit. At least one off-street parking space per dwelling unit will require roughed-in electrical infrastructure capable of Level 2 electric vehicle charging infrastructure. Visitor parking is not required for single family residential.

iv) **Proposed Variances:**

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

Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 – 1993

1) *To vary Subsection B. Highways of Section IV General Requirements, to relax the required road dedication along the property line fronting 232 Street;*

2) *To vary Clause 3. of Subsection C. Services and Utilities under Section IV General Requirements, to relax the requirement to connect the proposed lots to the municipal sanitary sewage system.*

The above-noted relaxation to the road dedication is proposed as there are no anticipated further frontage upgrades that the require further road dedication.

Under the *Subdivision and Development Services Bylaw*, the subject property must be serviced by municipal sanitary sewer. This property is within Metro Vancouver's Urban Containment Boundary and as such, is permitted to have a sanitary connection; however, there is no sanitary sewer within a reasonable distance of this property. Due to the topography of the site, it is not feasible to service this property by gravity sewer, and a pump station would be economically challenging. As such, a Development Variance Permit to allow these lots to be serviced by septic field is supported. A Septic Feasibility consultant has provided a report to ensure that the existing septic fields meet the requirements of the Fraser Health Authority for existing Lot 2. A separate report will be provided for the proposed Lot 1.

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

v) Development Permits:

The City's Environmental Staff have been able to confirm that there is neither a watercourse or steep slopes on, or in the immediate vicinity of the property that would trigger a Watercourse Protection or Natural Features Development Permit as part of the proposed development.

vi) Advisory Design Panel:

As the proposed development is for single-family development, a Form and Character Development Permit is not required, and the Advisory Design Panel does not need to review the project.

vii) Development Information Meeting:

A Development Information Meeting is not required for this application as there are fewer than five units proposed.

viii) Parkland Requirement:

As there are less than three lots being created, the development is not subject to the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

4. Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has indicated that no servicing or frontage upgrades are triggered by this application.

ii) Parks, Recreation and Culture Department:

The Parks Department noted that the horse trail and the multi-use path that runs along the property's frontage at the round-about should not be impacted during the proposed work.

iii) License, Permits and Bylaws Department:

The Building department had no concerns.

iv) Fire Department:

The Fire department had no concerns or comments.

v) Environmental Section:

The Environmental Section had the following comments:

- All Engineering Servicing and Building design is to be coordinated with tree retention/protection, landscaping and Stormwater management planning.
- Stormwater Management plans need to be coordinated with the existing protected trees, grading, drainages and landscaping plans.

5. School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required. A referral was sent to School District No. 42 and they provided a response on March 30, 2023, which is attached to this report as Appendix F.

6. Intergovernmental Issues:

i) Local Government Act:

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

CONCLUSION:

It is recommended that first and second reading be given to *Official Community Plan Amending Bylaw No. 7653-2020,* that second reading be given to *Zone Amending Bylaw No. 7654-2020,* and that application 2020-129-RZ be forwarded to Public Hearing.

"Original Signed by Rosario Alvarado"
Prepared by: **Rosario Alvarado**
Development Services Technician

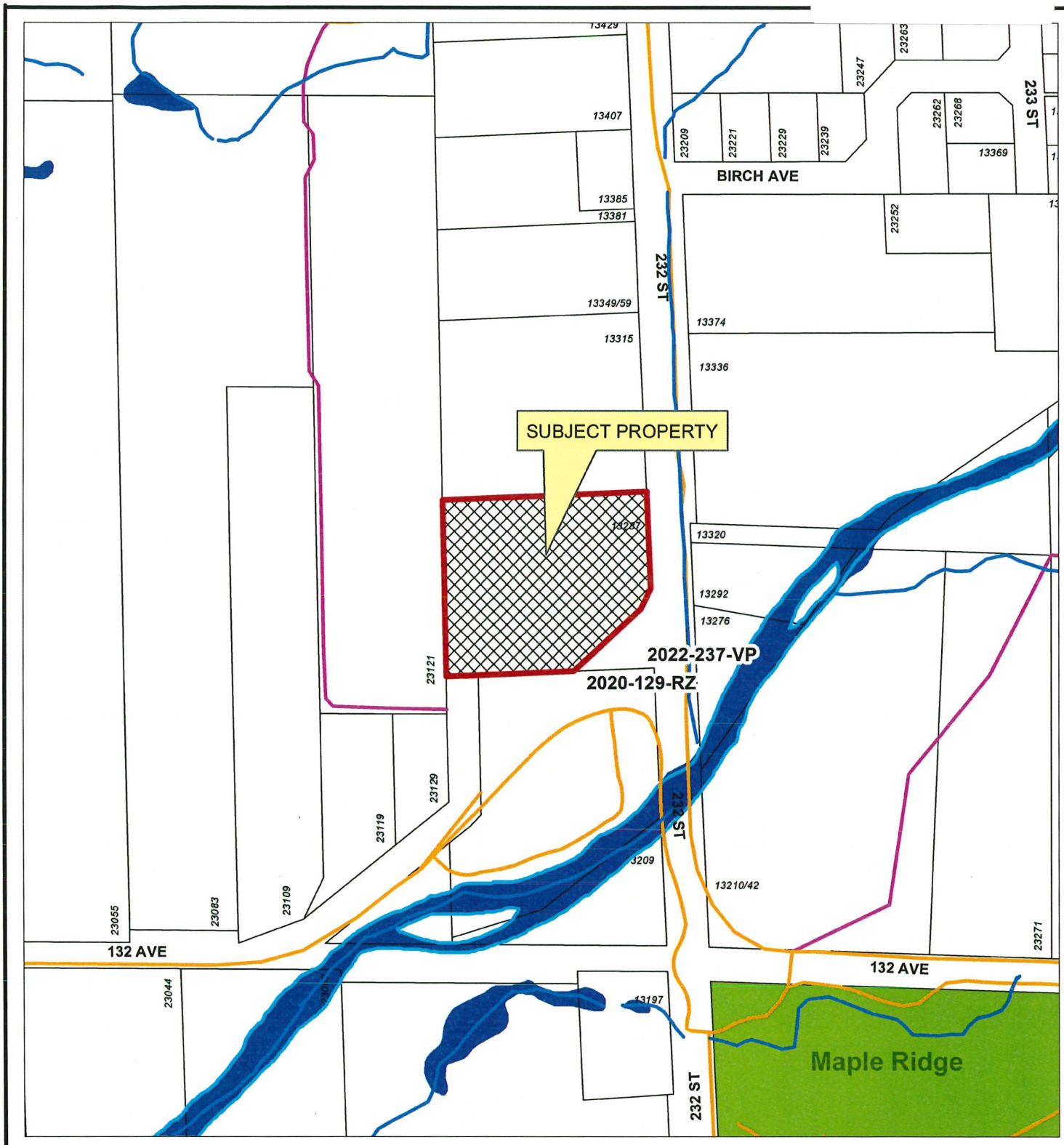
"Original Signed by Marlene Best"
Reviewed by: **Marlene Best**
Interim Director of Planning

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Official Community Plan Amending Bylaw No. 7653-2020
Appendix D – Zone Amending Bylaw No. 7654-2020
Appendix E – Subdivision Plan
Appendix F – School District No. 42 comments
Appendix G – OCP Map

APPENDIX A



Legend

- Stream
- Existing Trails
- Pending, Proposed, & Desired Trails
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/...
- Municipal Park
- Lake or Reservoir
- River

N

Scale: 1:2,500

13287 232 STREET
ACTIVE DEVELOPMENTS IN AREA

PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

mapleridge.ca

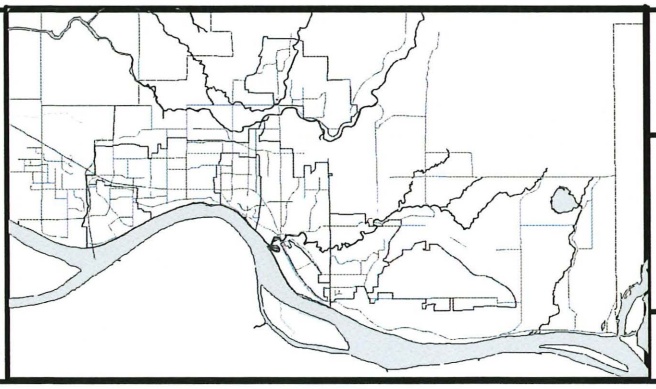
FILE: 2020-129-RZ
DATE: Sep 8, 2023

BY: DM

APPENDIX B

N

Scale: 1:2,500



13287 232 STREET ORTHO

PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

mapleridge.ca

FILE: 2020-129-RZ
DATE: Sep 8, 2023

BY: DM

CITY OF MAPLE RIDGE
BYLAW NO. 7653-2020

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. 7653-2020."

2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure3C - River Hamlet,
are hereby amended for the parcel or tract of land and premises known and described as:

   Lot "A" Section 29 Township 12 New Westminster District Plan 7004
   EXCEPT: Part subdivided by Plan 21219 and EPP82037

   and outlined in heavy black line on Map No. 1025, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

   Lot "A" Section 29 Township 12 New Westminster District Plan 7004
   EXCEPT: Part subdivided by Plan 21219 and EPP82037

   and outlined in heavy black line on Map No. 1026, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

READ a first time the day of , 20

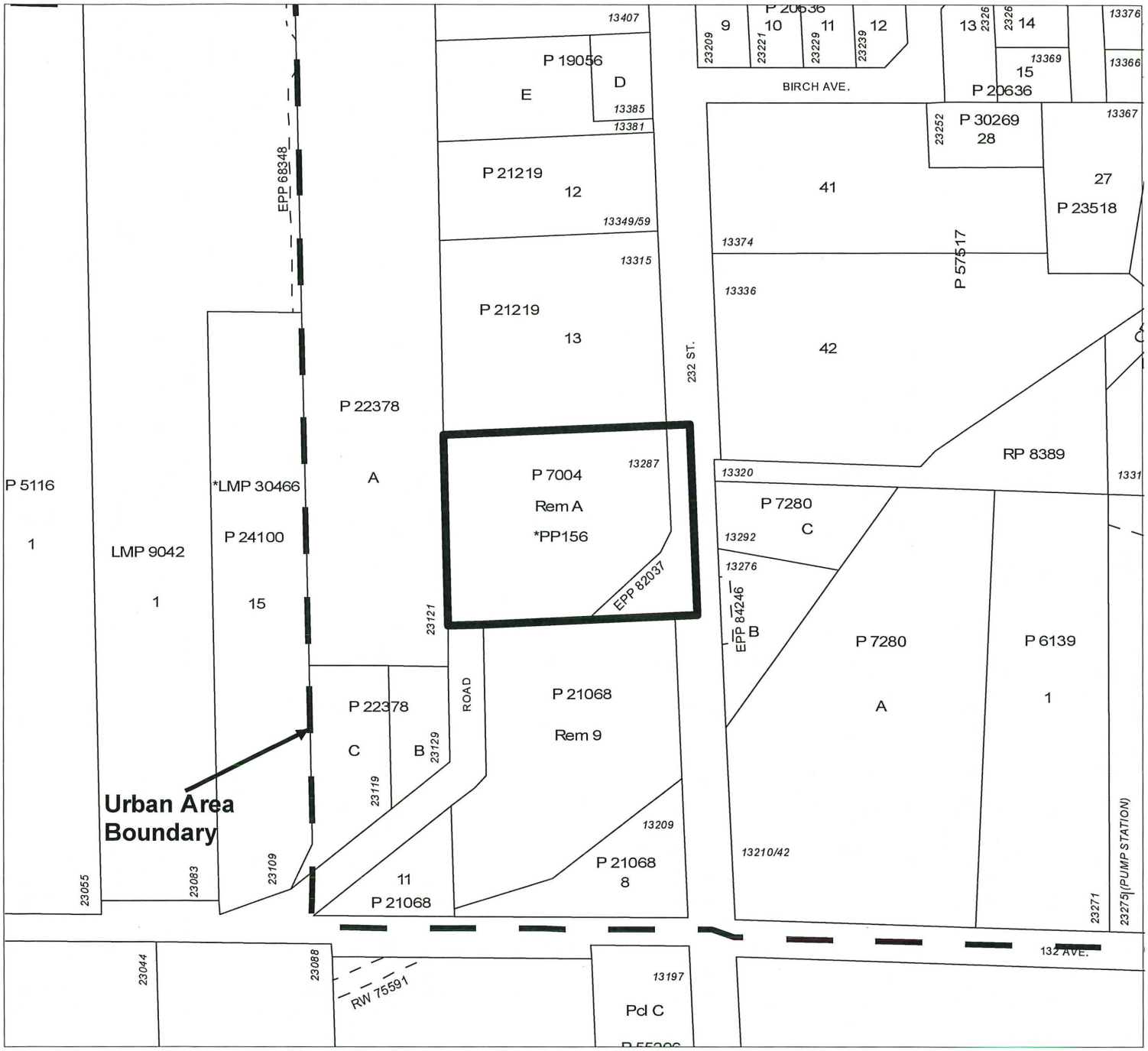
READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7653-2020
Map No. 1025
Purpose: To Amend Figure 2 and Figure 3C of the Silver Valley Area Plan
From: Conservation

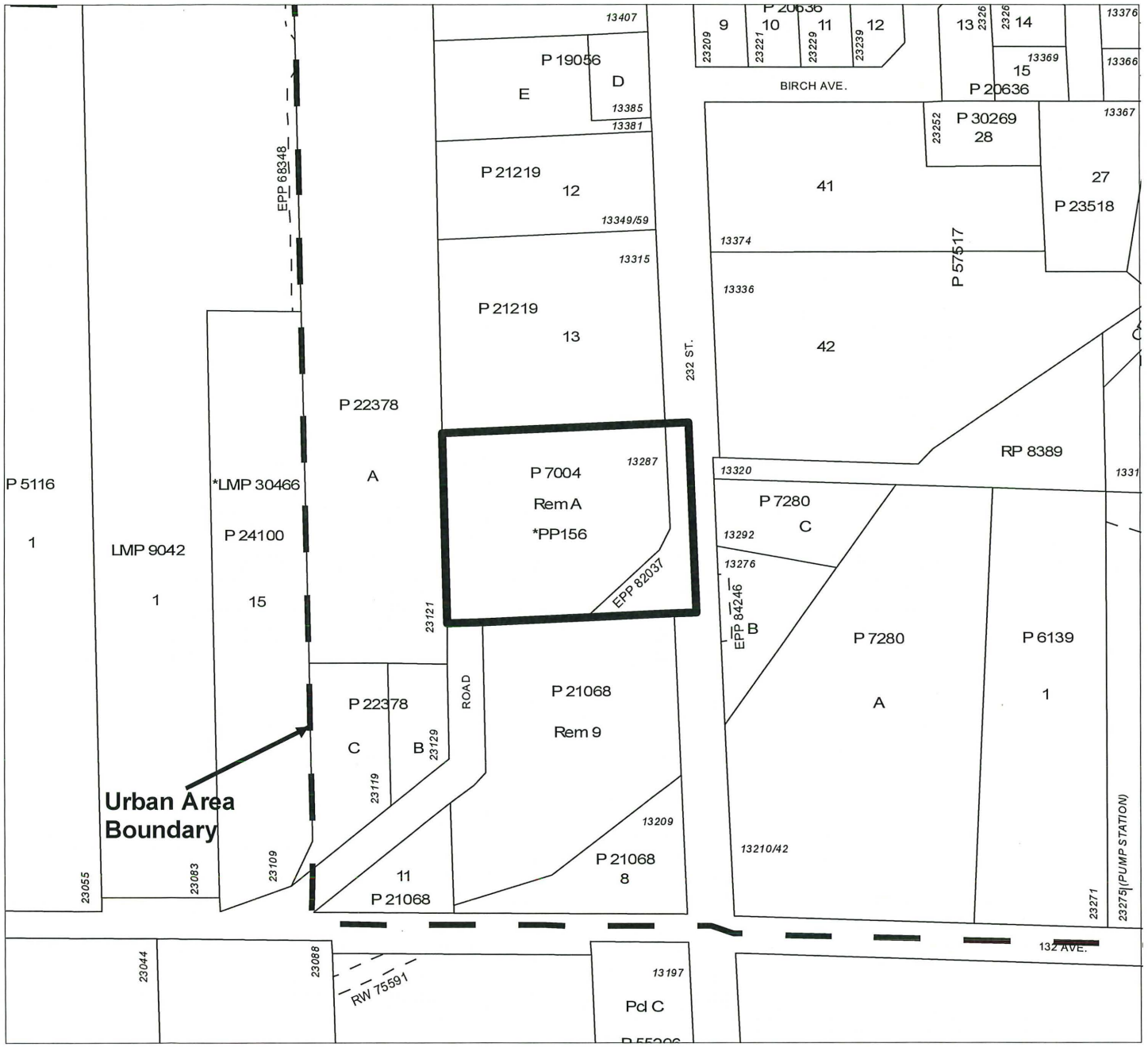
To: Eco Clusters

MAPLE RIDGE
British Columbia

— — Urban Area Boundary

N

SCALE 1:2,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7653-2020

Map No. 1026

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

To Remove from Conservation

MAPLE RIDGE
British Columbia

Urban Area Boundary

N

SCALE 1:2,500

APPENDIX D

CITY OF MAPLE RIDGE
BYLAW NO. 7654-2020

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7654-2020."

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

   Lot "A" Section 29 Township 12 New Westminster District Plan 7004
   EXCEPT: Part subdivided by Plan 21219 and EPP82037

   and outlined in heavy black line on Map No. 1842 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1 (Single Detached 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 11th day of January, 2022.

READ a second time the day of , 20

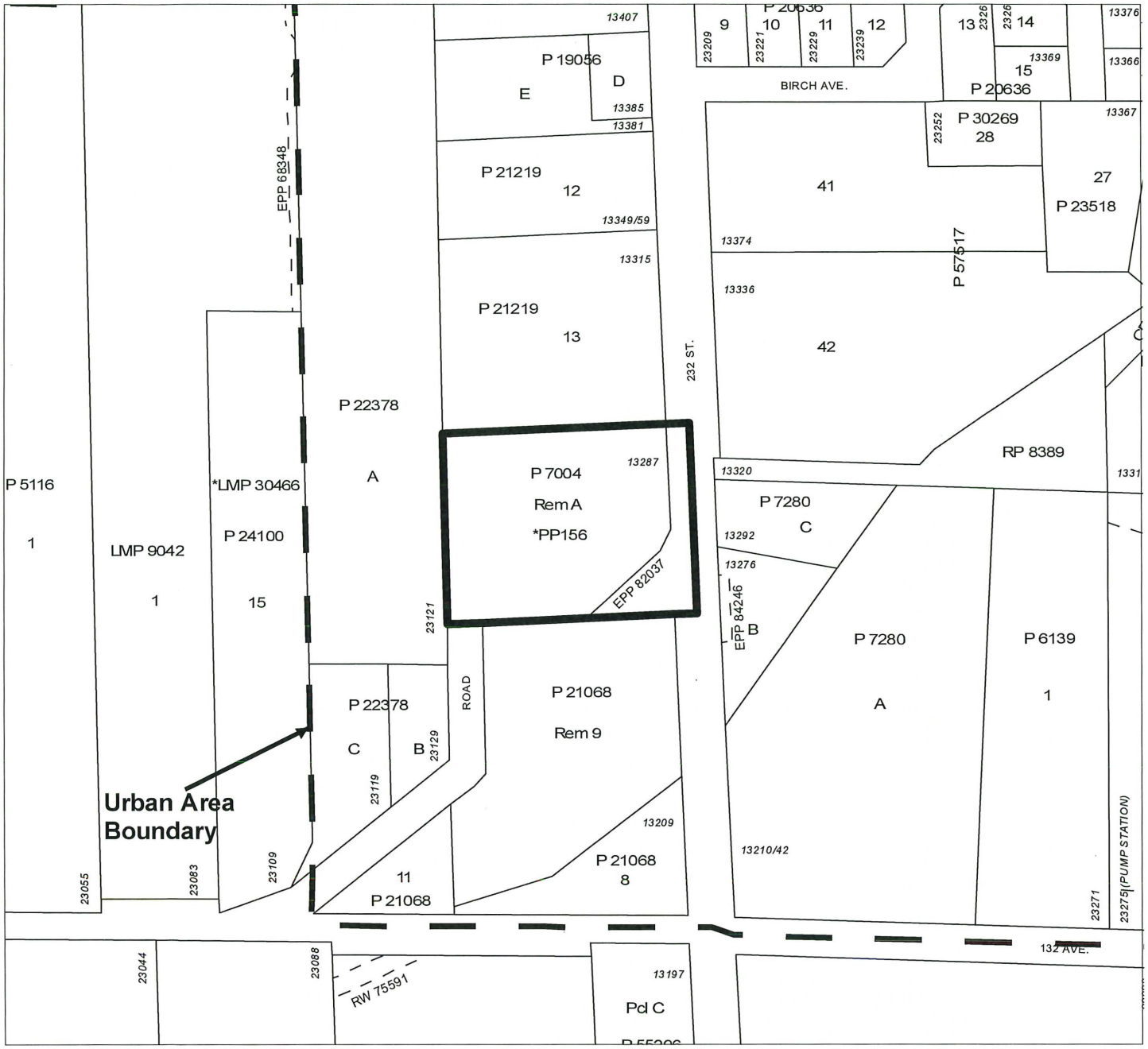
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7654-2020
Map No. 1842
From: RS-3 (Single Detached Rural Residential)

To: RS-1 (Single Detached Urban Residential)

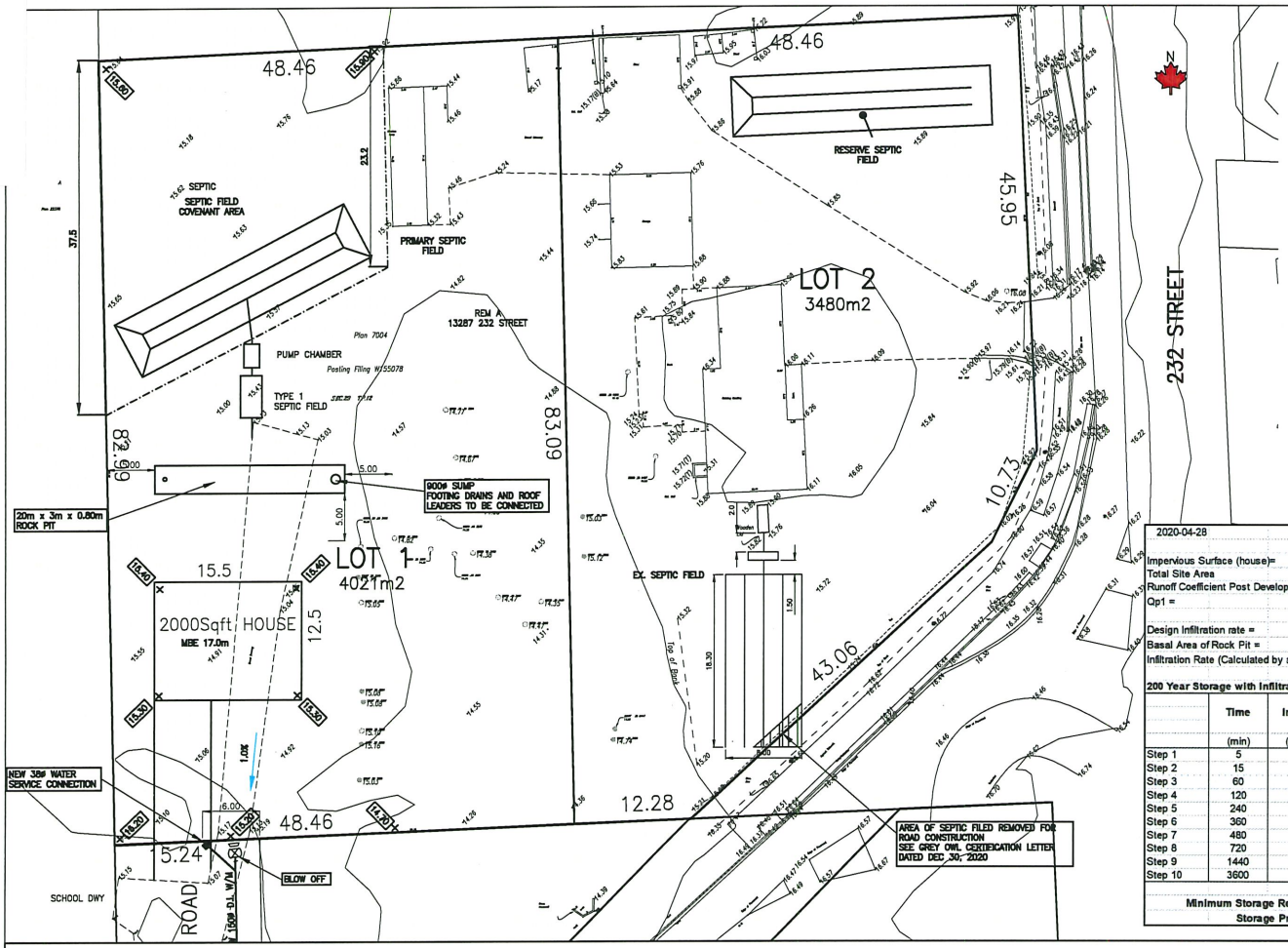
MAPLE RIDGE
British Columbia

— — Urban Area Boundary

N

SCALE 1:2,500

APPENDIX E



SOUTH ALOUETTE FCL = 17.0m

TIER A

300mm TOPSOIL ON ALL DISTURBED AREAS (TYP.)

TIER B/C

200 YR RAINFALL EVENT TO BE CAPTURED, DETAINED AND INFILTRATED ON SITE.

MAINTENANCE

- SUMP TO BE INSPECTED EVERY 6 MONTHS TO ENSURE NO SEDIMENTATION BUILD UP ENTERS THE ROCK PIT. SUMP TO BE CLEANED OUT IF REQUIRED BY VAC TRUCK.
- MAINTAIN CLEAR PATH FROM THE OVERFLOW GRATE TO THE ALOUETTE RIVER. DO NOT REGRADE THE AREA.

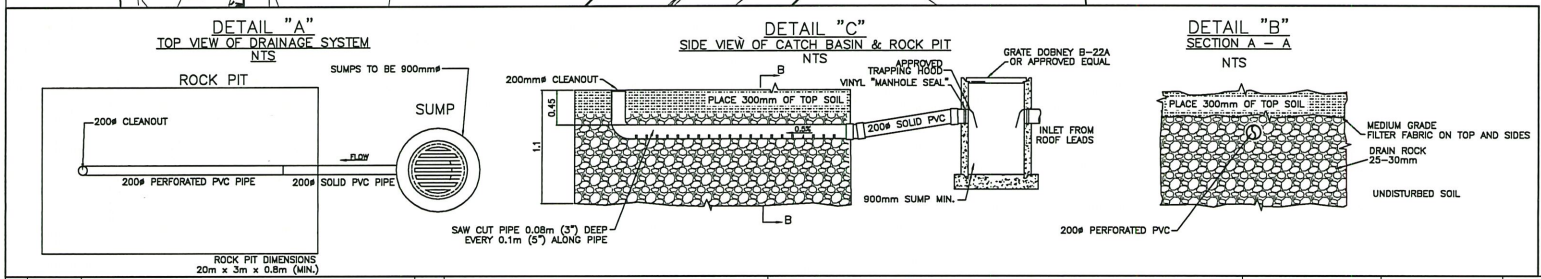
2020-04-28

Impervious Surface (house)=	0.040 Ha.				
Total Site Area	0.219 Ha.				
Runoff Coefficient Post Development =	0.18				
Qp1 =	0.011 m^3/sec	Tc =	10 min	I =	102 mm/hr
Design Infiltration rate =	100 mm/hr/m^2				
Basal Area of Rock Pit =	60 m^2				
Infiltration Rate (Calculated by area) =	0.0016667 m^3/s				

200 Year Storage with Infiltration

	Time	Intensity	Qp2 Peak Flow	In Flow Volume	Intermediate Calculations						Storage Volume
					Tr*(Qp2-Qrel)	1/Qp2	1/Qp1	1/Qp2-1/Qp1	Qrel^2	0.5*Tc(1/Qp2-1/Qp1)	
	(min)	(mm/hr)	(m^3/sec)	(m^3)						*Qrel^2	(m^3)
Step 1	5	143.4	0.016	5	4.28	62.71	87.77	-25.06	2.778E-06	-0.020882	4
Step 2	15	84.2	0.009	8	6.92	106.84	87.77	19.07	2.778E-06	0.015895	7
Step 3	60	43.0	0.005	17	11.20	209.29	87.77	121.52	2.778E-06	0.101267	11
Step 4	120	30.7	0.003	25	12.58	292.92	87.77	205.15	2.778E-06	0.170959	13
Step 5	240	21.9	0.002	35	11.12	409.97	87.77	322.20	2.778E-06	0.268498	11
Step 6	360	18.0	0.002	43	7.28	499.06	87.77	411.29	2.778E-06	0.342742	8
Step 7	480	15.7	0.002	50	2.19	573.78	87.77	486.01	2.778E-06	0.405012	3
Step 8	720	12.9	0.001	62	-10.15	698.48	87.77	610.71	2.778E-06	0.508924	-10
Step 9	1440	9.2	0.001	88	-55.62	977.58	87.77	889.81	2.778E-06	0.741509	-55
Step 10	3600	5.9	0.001	142	-218.32	1524.59	87.77	1436.82	2.778E-06	1.197351	-217

Minimum Storage Required =	13 m^3
Storage Provided =	15 m^3



PROPOSED RS-1

MIN. 18m X 27m2 AREA 668m2

No	Date	Revision	BY

D.K. BOWINS & ASSOCIATES INC.
8955 EMIRY STREET, MISSION, B.C.
V4S 1A6 FAX: 604-826-4399,
EMAIL: dbowins@shaw.ca

EXISTING / PROPOSED: STORM SEWER, SANITARY SEWER, GAS, WATER, U.G. LIGHTING, U.G. HYDRO, U.G. TELEPHONE, MANHOLE, CATCH BASIN, WATER OR GAS VALVE; DITCH, UTILITY POLE /ANCHOR, FIRE HYDRANT, IRON PIN, BASEMENT ELEV., EDGE OF PAVEMENT, FENCE, SIDEWALK, SURVEY MONUMENT, SAN. INSPECTION CHAMBER, STREET LIGHT; EDGE OF GRAVEL, SLOPE, SHRUB, HEDGE, TREE, BUILDING

DRAWN	AJD
DESIGNED	DKB
CHECKED	
APPROVED	
FIELD BOOK	
SCALES	HORZ. 1:250
	VERT. -

SEAL

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

LOT GRADING & SWMP PLAN
13287 232 STREET

Date	APRIL 2020
SHEET	1 OF
Dwg. No.	0

This drawing and design is the property of D.K. BOWINS & ASSOCIATES Inc. and cannot be used, reused or reprinted without the written consent of said company.

APPENDIX F

School District 42
Maple Ridge & Pitt Meadows
Learning Today, Leading Tomorrow

March 30, 2023

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

Attention: Rosario Alvarado

Dear Rosario:

Re:		
	File #:	2020-129-RZ
	Legal:	Lot: A, Section: 29, Township: 12, Plan: NWP7004
	Location:	13287 232 ST
	From:	RS-3 (One Family Rural Residential)
	To:	RS-1 (One Family 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 2022-23 school year, the student enrolment at Yennadon Elementary is 697 students (111% utilization) including 54 students from out of catchment.

Garibaldi Secondary has an operating capacity of 1050 students. For the 2022-23 school year, the student enrolment at Garibaldi Secondary is 973 students (93% utilization) including 267 students from out of catchment.

Sincerely,

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

cc: Louie Girotto, Director, Facilities
Maryam Fallahi, Manager, Facilities Planning
David Vandergugten, Assistant Superintendent

School District No. 42 | Maple Ridge - Pitt Meadows
22225 Brown Avenue Maple Ridge, BC V2X 8N6
Phone: 604.463.4200 | Fax: 604.463.4181

APPENDIX G

N

Scale: 1:2,500

Legend

- CIVIC
- CONSERVATION
- Agricultural
- Park

13287 232 STREET
LAND USE

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2020-129-RZ
DATE: Sep 8, 2023 BY: DM

MAPLE RIDGE
British Columbia
mapleridge.ca City of Maple Ridge

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	October 17, 2023
		FILE NO:	2021-402-RZ
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7800-2021
20535 123 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 20535 123 Avenue, from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential), in order to permit a future subdivision of two lots, each approximately 460m^2 in area. Council granted first reading to *Zone Amending Bylaw No. 7800-2021* on November 23, 2021.

This application is in compliance with the Official Community Plan (OCP).

Pursuant to *Council Policy 6.31*, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of $9,200.00 for the additional lot or such rate applicable at third reading of this application.

RECOMMENDATIONS:

1. **That *Zone Amending Bylaw No. 7800-2021* be given second reading, and be forwarded to Public Hearing;**

2. **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) **Road dedication on 123 Avenue as required;**

   iii) **Removal of existing building;**

   iv) **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.**

   v) **That a voluntary contribution, in the amount of $9,200, or such rate applicable at third reading of this application, be provided in keeping with the *Council Policy 6.31* with regard to Community Amenity Contributions.**

DISCUSSION:

1. Background Context:

Applicant:		1317222 BC LTD. (Pavan Rakhra)
Legal Description:		Lot 1 District Lot 276 New Westminster District Plan 79594
OCP:		
	Existing:	*Urban Residential*
	Proposed:	*Urban Residential*
Within Urban Area Boundary:		Yes
OCP Major Corridor:		Yes
Zoning:		
	Existing:	RS-1 (Single Detached Residential
	Proposed:	R-1 (Single Detached (Low Density) Urban Residential)
Surrounding Uses:		
North:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	*Urban Residential*
South:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	*Urban Residential*
East:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	*Urban Residential*
West:	Use:	Single-Family Residential
	Zone:	RS-1b (Single Detached (Medium Density) Residential)
	Designation:	*Urban Residential*
Existing Use of Property:		Single-Family Residential
Proposed Use of Property:		Single-Family Residential
Site Area:		974.9m^2 (10493.7 ft^2)
Access:		123 Avenue
Servicing requirement:		Urban Standard

2. Project Description:

The subject property, located at 20535 123 Avenue, is rectangular and relatively flat. There is an existing house on the site that will require removal as a condition of final reading. The existing vegetation on the property includes mature and adolescent trees. The applicant proposes to rezone the subject property from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit future subdivision into two residential single-family lots (See Appendix D).

3. Planning Analysis:

i) Official Community Plan:

The development site is currently designated *Urban Residential-Major Corridor*. This designation supports the proposed development under the R-1 (Single Detached (Low Density) Urban Residential) zone.

The *Urban Residential-Major Corridor* designation permits a range of housing types that encourage residential growth through infill density in a manner that respects the characteristics of the surrounding neighbourhood. The proposed development fronts onto a major corridor and is subject to the Major Corridor Residential Infill Policies 3-20 and 3-21 in the Official Community Plan (OCP).

OCP Policy 3-20 outlines how a development should be compatible with the surrounding neighbourhood through similar massing and block layout. The proposed development is consistent with the surrounding single-family residential uses and provides infill densification meeting the above policies. Additionally, a maximum building height of 2.5 storeys and may not exceed 9.5 m under the proposed zone. OCP Policy 3-21 refers to how the development will respect and reinforce the neighbourhood character in regards to compatibility of site design, setbacks and lot configuration as well as building massing. In this case, the proposed single-family subdivision is consistent with the surrounding established neighbourhood.

ii) Zoning Bylaw:

The applicant proposes to rezone the subject property from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit future subdivision into two residential single-family lots (See Appendix D). The minimum lot size for the R-1 Zone is 371.0 m^2 (3,993.4 ft^2). The proposed area of Lot 1 will be approximately 460.4m^2 (4,955.7 ft^2) in area and proposed Lot 2 will be approximately 460.2m^2 (4,955.6 ft^2) in area. The minimum lot width for the R-1 Zone is 12.0 m (39.4 ft) and the minimum lot width is 24.0 m (78.7 ft). Each lot has a proposed lot width of 13.7 m (45.0 ft) and a minimum lot depth of 33.6 m (110.2 ft).

iii) Off-Street Parking and Loading Bylaw:

Each proposed dwelling unit will require a minimum of two off-street parking spaces. A minimum of one off-street parking space per dwelling unit shall be provided with roughed-in infrastructure capable of providing Level 2 charging. Visitor parking is not required for single-family dwellings. Bike parking will be accommodated within the garage of the single-family dwelling.

iv) Development Permits:

A Development Permit is not required for the proposed development.

v) Development Information Meeting:

The proposed development is creating two single-family residential lots, and therefore a Development Information Meeting is not required for this application.

vi) Parkland Requirement:

As there are less than three additional lots being created, the application will not be subject to the park dedication requirements of Section 510 of the *Local Government Act*, prior to subdivision approval.

4. Environmental Implications:

An arborist report was submitted by the applicant and reviewed by staff. Six trees were identified both onsite and offsite (five onsite and one offsite city tree); of these, four trees will be retained. A tree cutting permit and protective fencing will be required throughout the construction phase.

i) Engineering Department:

The Engineering Department has indicated that the following servicing upgrades will be required through the Rezoning Servicing Agreement:

- Road dedication as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993;*
- Utility servicing as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993;*
- Frontage upgrades to the applicable road standard.

ii) Parks, Recreation and Culture Department:

- The applicant was provided comments from the Parks, Recreation and Culture department to be incorporated into the landscape design.

iii) Fire Department:

- No concerns were raised by the Fire Department at this time.

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 on May 29, 2023 and School District No. 42 provided a written response (Appendix E).

CONCLUSION:

It is recommended that second reading be given to *Zone Amending Bylaw No. 7800-2021,* and that application 2021-402-RZ be forwarded to Public Hearing.

"Original Signed by April Crockett"
Prepared by: **April Crockett**
Research Technician

"Original Signed by Marlene Best"
Reviewed by: **Marlene Best, RPP, MBA**
Interim Director of Planning

"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. 7800-2021
Appendix D – Proposed Subdivision Plan
Appendix E – School District 42 Referral Comments

APPENDIX A

N

Scale: 1:2,000

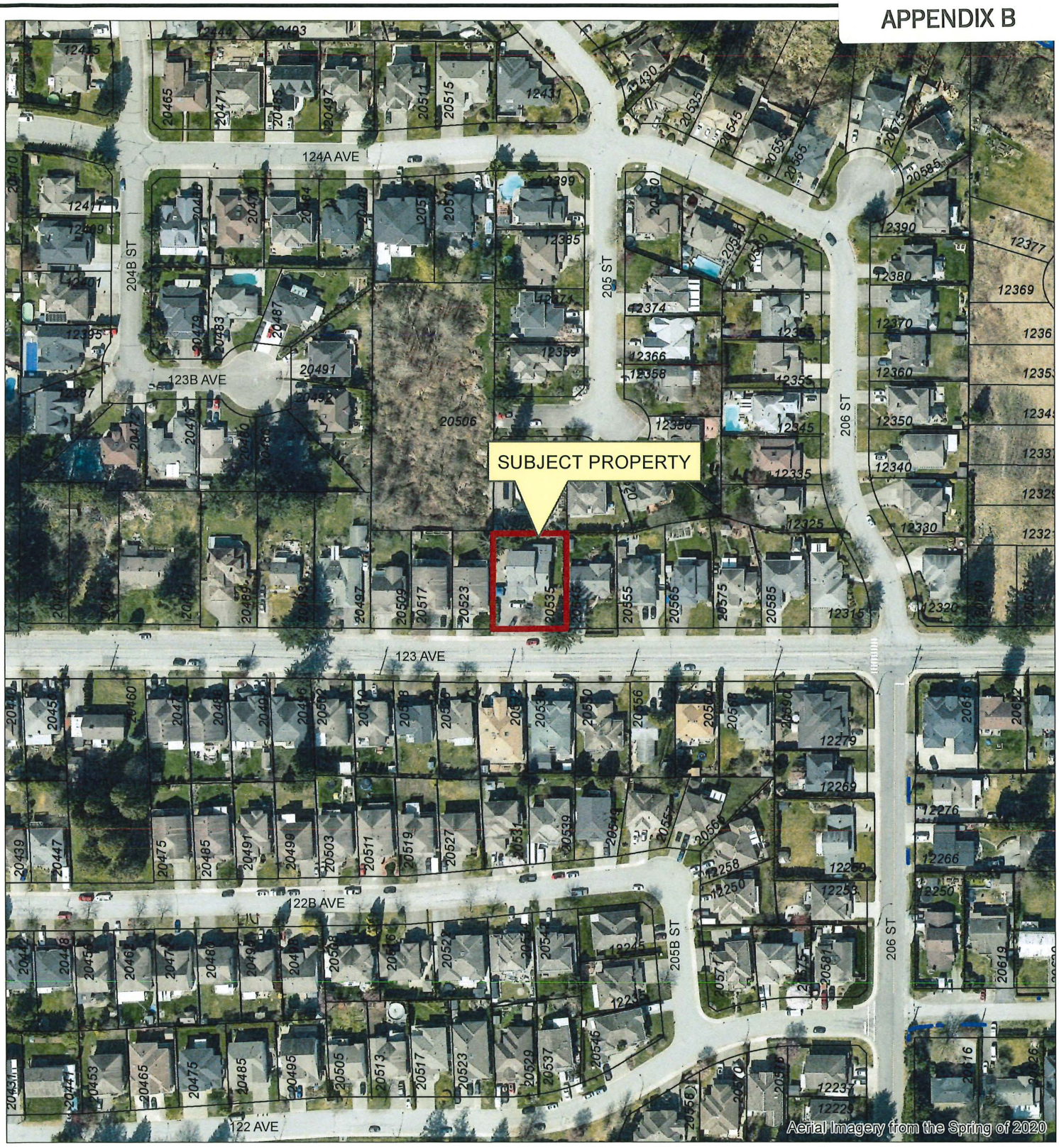
20535 123 AVENUE
PID: 012-304-727

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-402-RZ/SD
DATE: Jul 30, 2021 BY: PC

APPENDIX B



N

Scale: 1:2,000

20535 123 AVENUE
PID: 012-304-727

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-402-RZ/SD
DATE: Jul 30, 2021 BY: PC

CITY OF MAPLE RIDGE
BYLAW NO. 7800-2021

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. 7800-2021."

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

   Lot 1 District Lot 276 New Westminster District Plan 79594

   and outlined in heavy black line on Map No. 1930 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential).

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

READ a first time the 23rd day of November, 2021.

READ a second time the day of , 20

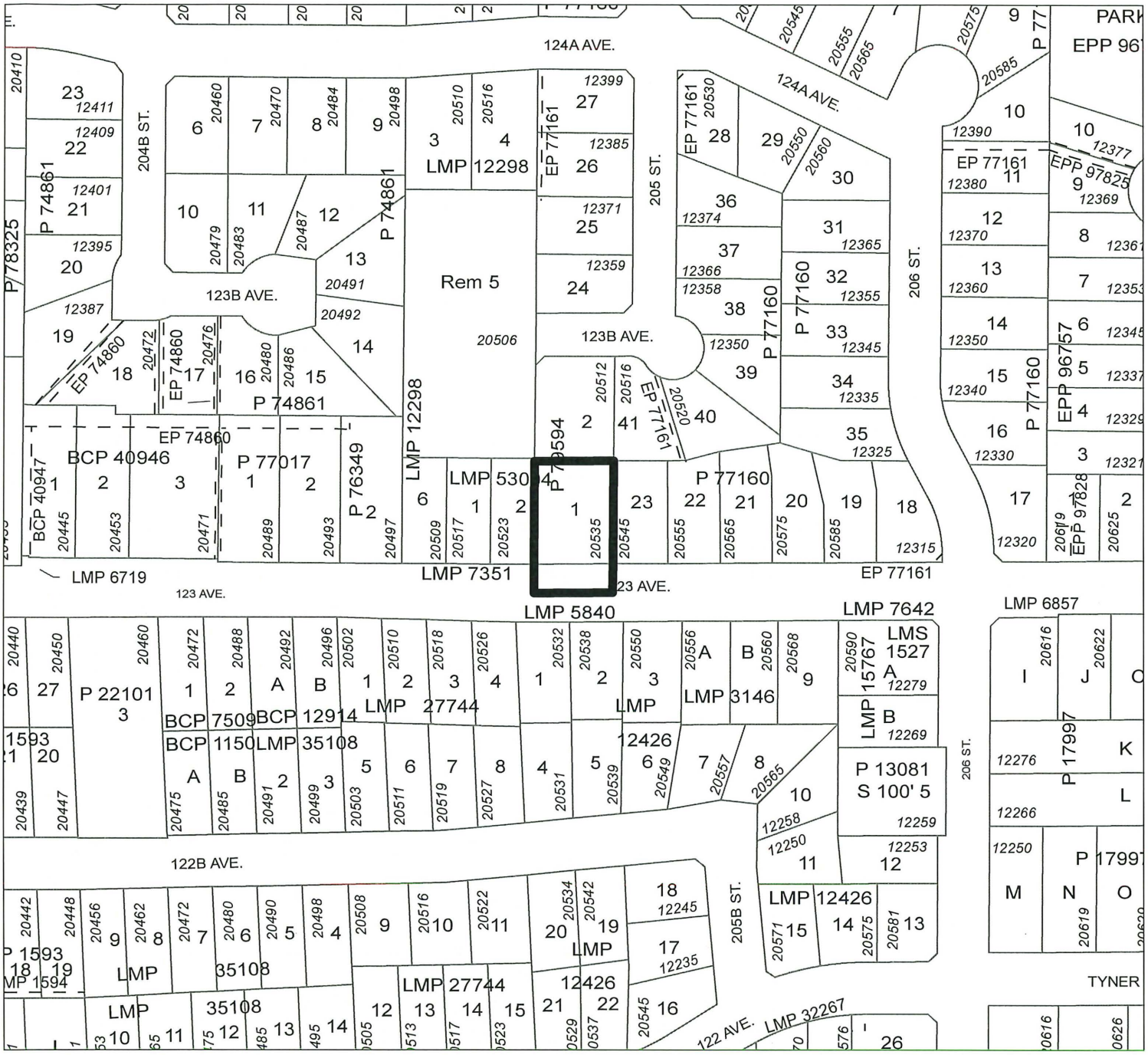
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7800-2021

Map No. 1930

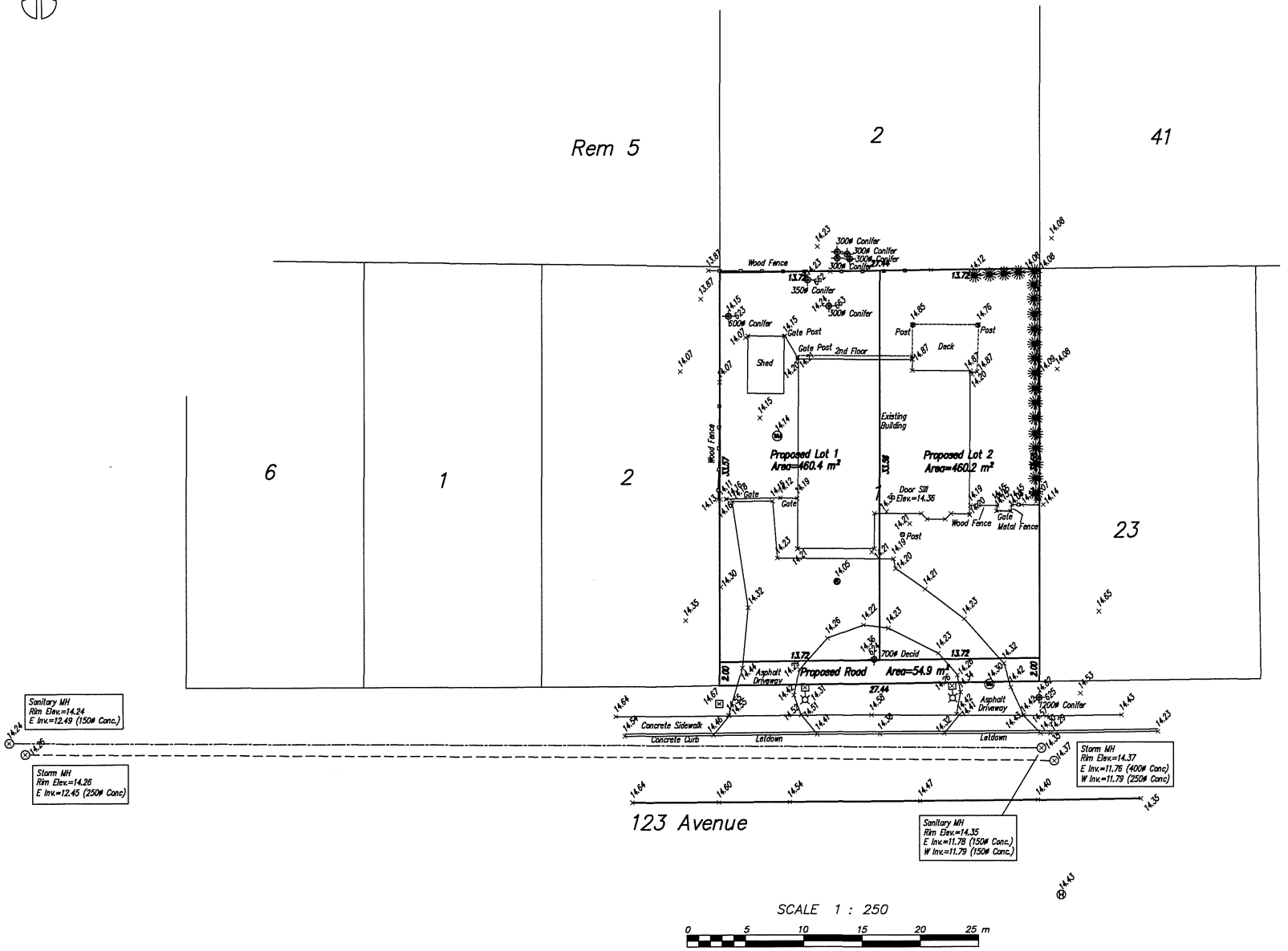
From: RS-1 (Single Detached Residential)

To: R-1 (Single Detached (Low Density) Urban Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,000



SCALE 1 : 250

0 5 10 15 20 25 m

Notes:
Storm and Sanitary Pipe Sizes shown are taken from the Asbuilts as shown on the City of Maple Ridge GIS map.

Benchmark Notes:
Elevations Are Geodetic
Referred to Monument: 93H1034
Monument Elevation: 14.810m
Located At: the intersection of 123rd Avenue and 206th Street.
Vertical Datum: CVD28GVRD2018

Property:
Property dimensions shown are derived from Plan 79594 and may change with current legal survey
Offsets to property lines are not to be used to define boundaries.
Refer to current certificate(s) of title for additional, existing or pending charges.

General:
This plan shows the location of visible features only, and does not indicate buried services that may exist on or around the subject site.
Features shown without dimensions should be confirmed with Terra Pacific Land Surveying Ltd
Building location based on survey ties to visible exterior surfaces unless otherwise noted.
Trees species and dimensions should be confirmed by qualified arborist. shaded area is not an indication of drip line location unless specifically labeled.

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

Client:
Pavan Rakhra

Project:
20535 123 Avenue,
Maple Ridge, BC

PID:
012-304-727

Drawing Title:
Topographic Survey
Plan of Lot 1
DL 276 Gp 1
New Westminster District
Plan 79594

Certified Correct
This 15th Day Of July, 2021

Mike Bernemann, BCLS

Legend:
- Survey Control Monument
- Tree (Tied At Point Of Entry Into The Ground)
- Ground Elevation
- Catch Basin
- Ditch (Swale)
- Edge Of Asphalt
- Fire Hydrant
- Guy Wire
- Inspection Chamber
- Lawn Drain
- Lamp Standard
- Manhole
- Power Pole
- Power Pole With Light
- Water Valve
- Sign
- Gas Valve
- Gas Meter
- Water Meter
- Junction Box

Scale: 1:250
Date: July 13th, 2021
File: MR21-927TOPO

1 Of 1

APPENDIX D

APPENDIX E

School District 42
Maple Ridge & Pitt Meadows
Learning Today, Leading Tomorrow

May 30, 2023

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

Attention: April Crockett

Dear Ms. Crockett:

Re:	File #:	2021-402-RZ
	Legal:	Lot 1, D.L. 276, Plan NWP79594
	Location:	20535 123 Avenue
	From:	RS-1 (Single Detached Residential)
	To:	R-1 (Single Detached (Low Density) Urban Residential)

The proposed application would affect the student population for the catchment areas currently served by Fairview Elementary and Westview Secondary School.

Fairview Elementary has an operating capacity of 429 students. For the 2022-23 school year, the student enrolment at Fairview Elementary is 386 students (90% utilization) including 165 students from out of catchment.

Westview Secondary has an operating capacity of 1200 students. For the 2022-23 school year, the student enrolment at Westview Secondary is 722 students (60% utilization) including 129 students from out of catchment.

Sincerely,

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

cc: Louie Girotto, Director, Facilities
Maryam Fallahi, Manager, Facilities Planning
David Vandergugten, Assistant Superintendent

School District No. 42 | Maple Ridge - Pitt Meadows
22225 Brown Avenue Maple Ridge, BC V2X 8N6
Phone: 604.463.4200 | Fax: 604.463.4181

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	October 17, 2023
		FILE NO:	2021-579-RZ
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: Second Reading
Zone Amending Bylaw No. 7826-2022
23682 Dewdney Trunk Road

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 23682 Dewdney Trunk Road from M-1 (Service Industrial) to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential) to permit a future subdivision of approximately two single-family lots fronting Dewdney Trunk Road and construction of approximately 16 townhouse units on a third lot to the south. The proposed townhouses are configured as 3-bedroom units each with double-car garages. The proposed development will require subdivision of the existing lot into three lots, and road dedication to extend the existing lane located to the east of the property. Council granted first reading to *Zone Amending Bylaw No. 7826-2022* (Appendix C) on March 8, 2022. This application is in compliance with the Official Community Plan (OCP).

Pursuant to *Council Policy 6.31*, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of $7,400 per townhouse dwelling unit and $9,200 per single family lot, for an estimated total amount of $136,800, or such rate applicable at third reading of this application.

RECOMMENDATIONS:

1. That *Zone Amending Bylaw No. 7826-2022* be given second reading, and be forwarded to Public Hearing; and further

2. 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) Road dedication on 119 Avenue and for the new lane as required;

   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 the protection of Visitor Parking;

   v) Registration of a Restrictive Covenant for the Stormwater Management;

   vi) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property;

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.

viii) That a voluntary contribution, in the amount of $136,800 ($7,400 per townhouse dwelling unit and $9,400 per single family lot), or such rate applicable at third reading of this application, be provided in keeping with the *Council Policy 6.31* with regards to Community Amenity Contributions.

DISCUSSION:

1. Background Context:

Applicant:		Geoff Lawlor Architect AIBC
Legal Description:		West 80.7 Feet East Half Lot 7 Except: Part Road on Plan 86679 Section 16 Township 12 New Westminster District Plan 1676
OCP:		
	Existing:	*Urban Residential*
	Proposed:	*Urban Residential*
Within Urban Area Boundary:		Yes
OCP Major Corridor:		Yes (Dewdney Trunk Road)
Zoning:		
	Existing:	M-1 (Service Industrial)
	Proposed:	RM-1 (Low Density Townhouse Residential), R-2 (Single Detached (Medium Density) Urban Residential)
Surrounding Uses:		
	North:	Use: Single-Family Residential Zone: R-3 (Single Detached (Intensive) Urban Residential) Designation: *Urban Residential*
	South:	Use: Single-Family Residential Zone: RS-1b (Single Detached (Medium Density) Residential) Designation: *Urban Residential*
	East:	Use: Single-Family Residential Zone: RS-1b (Single Detached (Medium Density) Residential) and CD-1-93 Designation: *Urban Residential*

West:	Use: Industrial Zone: M-2 (General Industrial) Designation: *Urban Residential*
Existing Use of Property:	Vacant
Proposed Use of Property:	Single-Family and Multi-Family Residential
Site Area:	0.46 ha (1.1 ac)
Access:	Dewdney Trunk Road, 119 Avenue, and new lane extension off 237 Street
Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes
Relevant Applications	2021-579-DP 2021-579-VP 2021-579-SD

2. Site Characteristics:

The subject property is bounded by Dewdney Trunk Road to the north and 119 Avenue to the south. The property is relatively flat and is currently vacant; a mix of mature, adolescent trees and vegetation cover most of the property (see Appendices A and B).

3. Project Description:

The current application is proposing to rezone the subject property from M-1 (Service Industrial) to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential) (see Appendix C) to permit the construction of 16 market strata townhouse units, and two single-family lots fronting Dewdney Trunk Road (see Appendices D and E). The two proposed R-2 zoned single-family lots will have parking provided on-site and will be accessible by the new lane extension which will be constructed as part of this rezoning application.

The proposed townhouse units will be accessible from the lane extension as well as 119 Avenue. The townhouse units are configured in three buildings: two buildings containing 5 units and one building containing 6 units (see Appendices D and E). The townhouse units are proposed as 3-bedroom units with concealed parking in double-car garages. The application is proposing the density of 0.60 FSR, which meets the base density of the RM-1 zone.

4. Planning Analysis:

i) Official Community Plan:

The subject property is located within the Urban Area Boundary and is currently designated *Urban Residential-Major Corridor.* The development of the property is subject to the *Major Corridor* infill policies of the Official Community Plan (OCP). The *Urban Residential-Major Corridor* designation permits a range of housing types that encourage residential growth through infill density in a manner that respects the characteristics of the surrounding neighbourhood.

This designation supports ground-oriented, multi-family housing such as townhouses as well as single-family dwellings, and is more closely aligned with the OCP than the current M-1 zone. The proposed R-2 zoned lots continue the existing neighbourhood pattern along Dewdney Trunk Road.

The proposed rezoning to RM-1 and R-2 zones comply with the *Urban Residential-Major Corridor* designation and *Major Corridor Infill* policies.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from M-1 zone to RM-1 and R-2 zones to respectively permit the construction of 16 townhouse units on one large lot and the subdivision of two single family lots. The minimum lot area for the RM-1 Zone is 0.1 ha (0.25 ac) and the proposed lot area for the RM-1 portion of the property is 0.37 ha (0.9 ac). The minimum lot width of the RM-1 Zone is 27.0 m (88.6 ft) and the minimum lot depth is 30.0 m (98.4 ft). The proposed lot width is 24.6 m (80.7 ft) and the proposed lot depth is 113.4 m (372.0 ft); a variance application has been submitted for the proposed lot width for the townhouse development.

The minimum lot area for the R-2 zone is 315.0 m^2 (3,390.6 sq. ft.). Each of the two proposed single family lots are proposed to be 369.0 m^2 (3,971.9 ft^2). The minimum lot width of an R-2 lot with lane access is 9.0 m (29.5 ft) and the minimum lot depth is 30.0 m (98.4 ft). Each of the proposed lots is proposed to be 12.3 m (40.3 ft) in width and 30.0 m (98.4 ft) in depth.

Common Open Area, Outdoor Amenity Area, Private Outdoor Area, and Permeability Requirements:

The proposed townhouse development meets the required common open area, outdoor amenity area, private outdoor area and permeable area requirements of the Zoning Bylaw. Required and proposed amounts are as per the table below:

Common Open Area, Outdoor Amenity Area, Private Outdoor Area, and Permeability Requirements		
	Required	Proposed
Common Open Area (Includes Outdoor Amenity Area and Private Outdoor Area)	720.0 m^2 of common open area	742.87 m^2 of common open area
Outdoor Amenity Area	80.0 m^2 of outdoor amenity area	148.0 m^2 of outdoor amenity area
Private Outdoor Area	Minimum 5.0% of dwelling unit (9.19 m^2)	12.56 m^2
Permeable Area	40% of proposed lot area	41.4% of proposed lot area

iii) Off-Street Parking and Loading Bylaw:

In accordance with the Off-Street Parking and Loading Bylaw, 36 off-street parking spaces are required, while 37 parking spaces are proposed. Long-term bicycle storage will be provided inside the garage of the individual units. Off-street parking for the single-family lots will be provided onsite and will be accessed from the new lane. Required and proposed parking are as per the table below:

Number of Parking Spaces		
	Required	Proposed
Townhouse Residential **16 units x 2 spaces = 32.0 spaces**	32 residential parking spaces	32 residential parking spaces
Visitor Parking 16 units x 0.2 spaces = 3.2 spaces	4 visitor parking spaces	5 visitor parking spaces
Long Term (Residential) Bicycle Parking Spaces	N/A	Storage provided inside individual units
Short-Term (Visitor) Bicycle Parking Spaces	N/A	Short term bicycle parking spaces have not been

proposed in this application

iv) **Proposed Variances:**

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

Maple Ridge Zoning Bylaw No. 7600-2019

1. *To vary the required lot width of the proposed RM-1 zone from 27.0 m (88.6 ft.) to 24.6 m (80.7 ft.).*

The requested variances to the RM-1 zone will be the subject of a future Council report.

v) **Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required for the proposed townhouse development to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs of the community, and minimize potential conflicts with neighbouring land uses.

The following is a brief description and assessment of the proposal's compliance with the applicable Key Guideline Concepts:

1. "New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing."
    - *Staff Comment: The proposed townhouse development has included landscaping and privacy fences along the eastern and western lot lines. The building form, height, and architectural features are consistent with the local neighbourhood.*

2. "Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low-rise ground oriented housing located to the periphery of higher density developments."
    - *Staff Comment: The proposed townhouse development does not exceed the base density permitted in the zone (0.6 FSR). The height is consistent with the surrounding single-family zones (the proposed townhouse is 9.34 metres).*

3. "Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness."
    - *Staff Comment: The proposed townhouse development is situated to conform with the narrow lot width. Communal areas between the building blocks have been provided to encourage social interaction.*

4. "Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property."
    - *Staff Comment: The proposed townhouse development has provided double-car garages to ensure that off-street parking is maximized onsite. Architectural elements facing the street and internal road have been incorporated to create more interest.*

vi) Advisory Design Panel:

The application was reviewed by the Advisory Design Panel at the May 17, 2023 meeting and their comments and the applicant's response can be seen in Appendix F. As per the ADP resolution, the revised plans were resubmitted to ADP for information at the September 18, 2023 meeting. It was resolved that the application meets the recommendations, and that the applicant may proceed to Council for Second Reading.

A detailed description of the project's form and character will be included in a future Development Permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting hosted by the applicant was held at Alexander Robinson Elementary on May 25, 2023. 19 people attended the meeting. The notification requirements for the Development Information Meeting include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and information on the development.

A summary of the main comments and discussions with the attendees at the Development Information Meeting was provided by the applicant and has been included as Appendix G.

On March 30, 2023, a petition with 248 signatures was received by the City regarding the proposed development and a separate nearby proposed application (2022-034-RZ in relation to the properties located at 11926, 11936, 11946, 11956 236 Street and 23638 Dewdney Trunk Road). In accordance with Council Policy 3.13, the petition was brought to the Council meeting on April 25, 2023 and includes the following main points:

- Concerns over emergency access for the proposed development
    - *Staff Comment: The proposed development includes access from both the lane and from 119 Avenue. The proposed townhouse development will include a 6 m (19.7 ft.) internal road that meets the requirements from the Fire Department. The Engineering Department have noted that the surrounding roads are constructed to meet the City's Design Criteria Manual, which was developed with support from the Fire Department, and are suitable for fire response now and with the development of the subject properties.*
- Concerns over density and traffic congestion/safety and suggestions to require permits for on-street parking
    - *Staff Comment: The RM-1 zone is supported by the current Urban Residential-Major Corridor land use designation and the application is not seeking additional density through density bonus options.*
    - *Staff Comment: In terms of traffic congestion/safety, the Engineering Department have noted that 119 Avenue is not at capacity and that a 4-way stop at the intersection of 236 Street and 119 Avenue, a traffic light at the intersection of 236 Street and Dewdney Trunk Road, and a 3-way stop at the intersection of Cottonwood Drive and 119 Avenue are not warranted based on the Transportation Association of Canada's warrant assessment guidelines to assess intersection control measures.*
    - *Staff Comment: In terms of permits for on-street parking, the Engineering Department have noted that, while the City has Legislative Policy 9.09 (Resident-Exemption and Resident-Only Parking), resident-only parking is reserved for areas of high parking demand such as hospitals and transportation or commercial hubs*

where non-resident vehicles can take up limited on-street parking. The policy is not to be used to re-allocate a public resource between neighbours. The intent is that on-street parking would be utilized on a first-come, first-serve basis.

- Concerns over elementary and secondary schools at capacity
    - *Staff Comment: Comments from School District No. 42 have been provided in Appendix H.*

5. Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has indicated that the following servicing upgrades will be required through the Rezoning Servicing Agreement:

- Road dedication as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993;*
- Utility servicing as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993;*
- Frontage upgrades to the applicable road standard.

ii) Parks, Recreation and Culture Department:

- The applicant was provided comments from the Parks, Recreation and Culture department to be incorporated into the landscape design.

iii) Fire Department:

- The applicant was provided comments from the Fire Department regarding matters to be addressed through the Building Permit process.

iv) Environmental Planning:

- An arborist report has been submitted by the applicant and reviewed. The subject site is currently vacant and a majority of the site is vegetated. Approximately 81 trees were identified onsite, and two significant red cedars will be retained. The majority of the trees identified are not suitable for retention due to the species type or conflict with the construction area. A tree cutting permit will be required for removal of trees; replacement or retention of a minimum of 19 trees will be required or a cash in lieu option of $600.00 per tree (a total of $11,400.00). This will be further assessed through the Tree Cutting Permit and Development Permit. to ensure that the tree canopy targets have been met.

6. 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 on May 16, 2023, and School District No. 42 provided a written response (Appendix H).

CONCLUSION:

It is recommended that Second Reading be given to *Zone Amending Bylaw No. 7826-2022*, and that application 2021-579-RZ be forwarded to Public Hearing.

"Original Signed by April Crockett"
Prepared by: **April Crockett**
Planning Technician

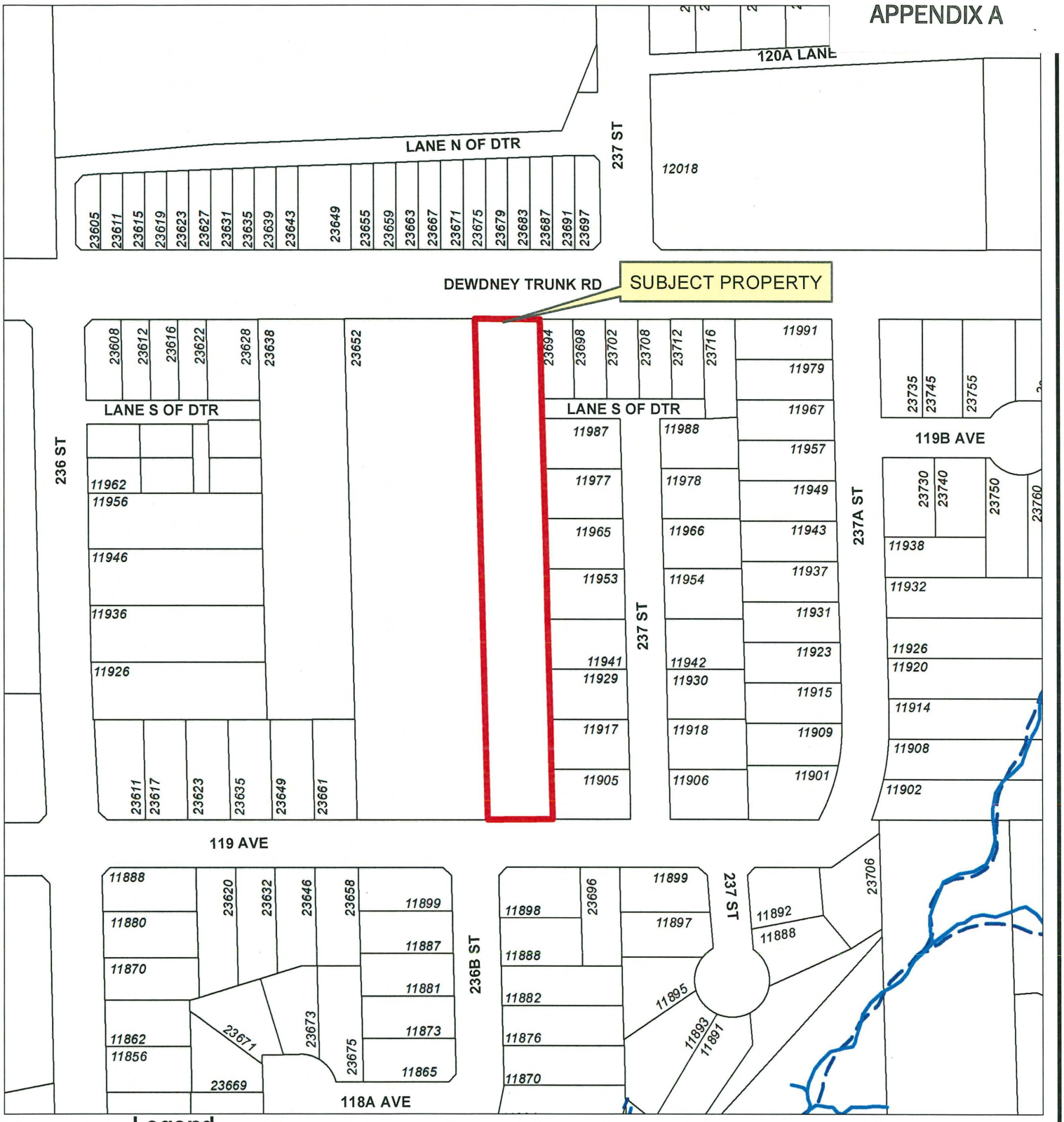
"Original Signed by Marlene Best"
Reviewed by: **Marlene Best, RPP, MBA**
Interim Director of Planning

"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. 7826-2022
Appendix D – Proposed Architectural Plans
Appendix E – Proposed Landscape Plans
Appendix F – ADP Resolutions and Design Comments and the Applicant Response
Appendix G – Development Information Meeting Summary
Appendix H – School District No. 42 Comments

APPENDIX A



Legend

- Parcels selection
- Stream
- Indefinite Creek

N

Scale: 1:2,000

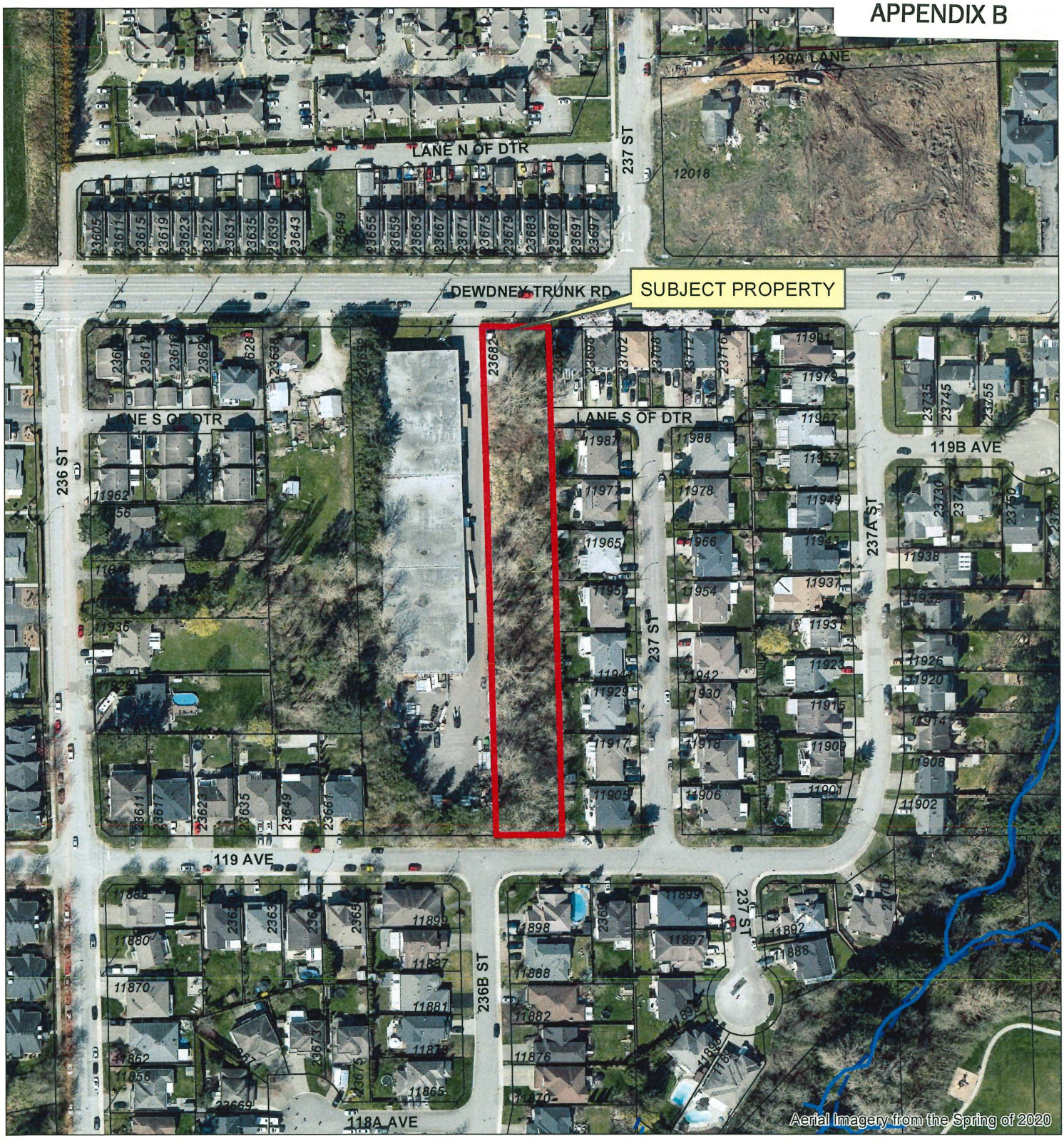
23682 DEWDNEY TRUNK ROAD
PID: 012-293-148

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-579-RZ
DATE: Feb 8, 2022
BY: AC

APPENDIX B



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Scale: 1:2,000

Legend

- Stream
- Indefinite Creek

23682 DEWDNEY TRUNK ROAD
PID: 012-293-148

PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

mapleridge.ca

FILE: 2021-579-RZ
DATE: Feb 8, 2022

BY: AC

CITY OF MAPLE RIDGE
BYLAW NO. 7826-2022

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

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

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. 7826-2022."

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

   West 80.7 Feet East Half Lot 7 Except: Part Road on Plan 86679, Section 16, Township 12, New Westminster District Plan 1676

   and outlined in heavy black line on Map No. 1951 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 (Low Density Townhouse Residential) and 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 8th day of March, 2022.

READ a second time the day of , 20

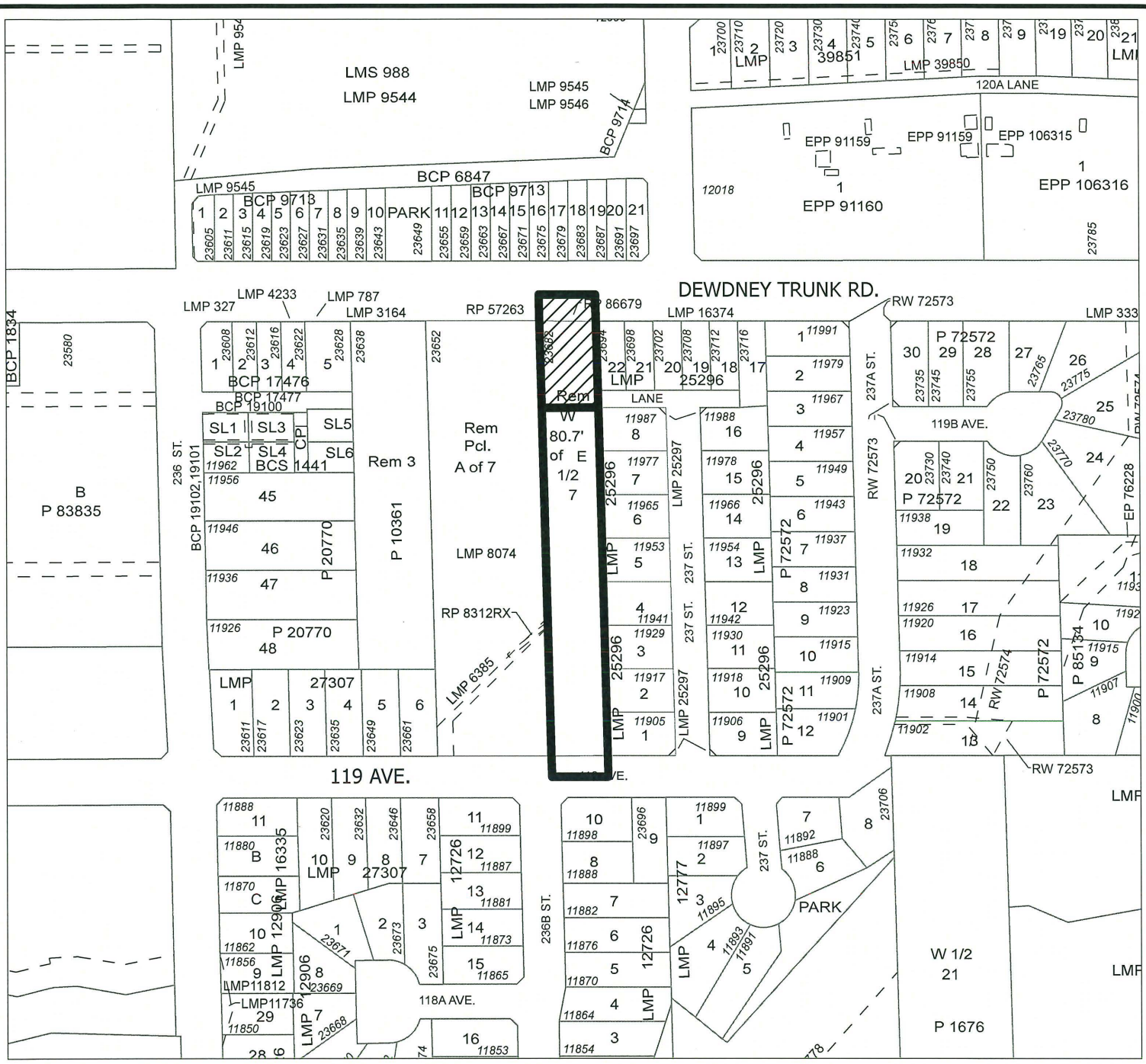
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7826-2022

Map No. 1951

From: M-1 (Service Industrial)

To: RM-1 (Low Density Townhouse Residential)

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

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

NORDEL
Nordel Developments Ltd.
www.nordelgroup.com

604 576 4838 tel
604 576 4851 fax

701-17665-66a Avenue
Surrey, BC V3S 2A7
Canada

proposed townhouse development for: 23682 Dewdney Trunk Road, (236 B St. / 119 Ave.) Maple Ridge

Project Data

existing zoning	M-1		
proposed zoning	RM-1		
total units =	16		
original site area =	0.372 ha		
new site area =	0.369 ha		
new site area =	3690.00 sq m		
max. allowable FAR =	0.60		
proposed FAR =	0.60		
max permitted density =	2214.00 sq m		
proposed density =	2202.96 sq m		
site coverage	29.55%		
parking stalls			
required			
units	32.00		
vistors	3.20 (4)		
provided			
units	32		
vistors	5		
permeable site areas	1138.57	east side	
	180.71	west side	
	27.50	parking stalls	
	13.75	parking stalls	
	30.67	driveway permeable paving	
	15.32	driveway permeable paving	
	29.52	driveway permeable paving	
	91.84	rear patios (16 x 5.74)	
	1527.88	sq m	
	41.41%	of net site	

common open space	required	sq m	provided
block A	5 X 45 =	225	227.72
block B	5 X 45 =	225	227.53
block C	6 X 45 =	270	282.62
outdoor amenity space	5 x 16 =	80	148.01

Block A areas for FAR calculation

ground floor	77.75 sq m
main floor	305.18 sq m
upper floor	305.04 sq m
total	687.97 sq m

Block B areas for FAR calculation

ground floor	77.73 sq m
main floor	304.59 sq m
upper floor	304.52 sq m
total	686.84 sq m

Block C areas for FAR calculation

ground floor	96.07 sq m
main floor	366.02 sq m
upper floor	366.06 sq m
total	828.15 sq m

centre unit areas

basement	15.30	164.63 sq ft
garage	43.72	470.43 sq ft
service rooms	1.42	15.28 sq ft
main floor	60.68	652.92 sq ft
upper floor	60.64	652.49 sq ft
total	181.76 sq m	
	1955.74 sq ft	
	1485.31 sq ft	excluding garage
required private open space =	9.09	
private open space provided =	5.46 deck	
	5.78 patio	
	11.24 sq m	
no. of centre units	10	

end unit areas

basement	15.57	167.53 sq ft
garage	43.72	470.43 sq ft
service	1.40	15.06 sq ft
main floor	61.59	662.71 sq ft
upper floor	61.54	662.17 sq ft
total	183.82 sq m	
	1977.90 sq ft	
	1507.48 sq ft	excluding garage
required private open space =	9.19	
private open space provided =	6.78 deck	
	5.78 patio	
	12.56 sq m	
no. of end units	6	

Consultant List

Architect
Geoff Lawlor Architecture Inc.
632 - 5311 Cedarbridge Way,
Richmond, BC
V6X 0M3

Geoff Lawlor Architect AIBC
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cel.: 778-998-6968

Surveyor
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Maple Ridge, BC
V2X 2E7
Mike Bernemann, BCLS
tel.: 604-463-2509

Civil Engineer
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505 - 1755 W. Broadway
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V6J 4S5
David Laird, P.Eng.
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Geotechnical Engineer
Geosolve Consultants Ltd.

Abbotsford, BC
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Rajinder Bains, P.Eng., M. Eng.
tel., 604-712-1995

Landscape Architect
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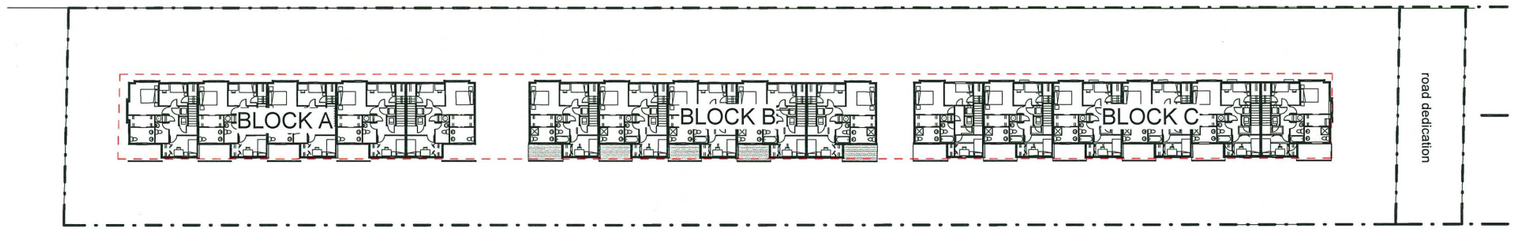
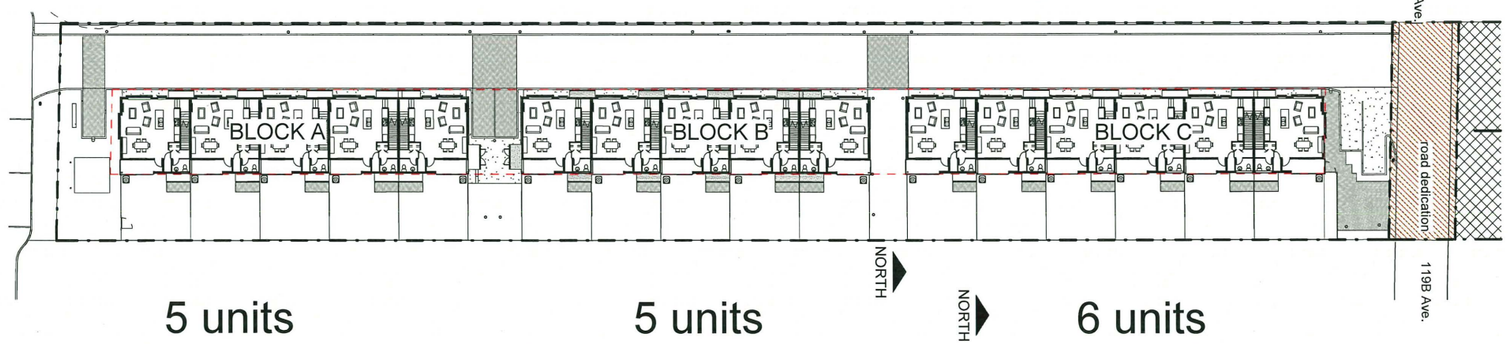
2462 Jonquil Court
Abbotsford, BC
V3G 3E8
Clark Kavolinas
Phone: 604-850-2368
GVRD Phone: 604-857-2376

Arborist
Mike Fadum & Associates Ltd.
#105 - 8277-129 Street
Surrey, BC
V3W 0A6
Mike Fadum
tel.: 778-593-0300

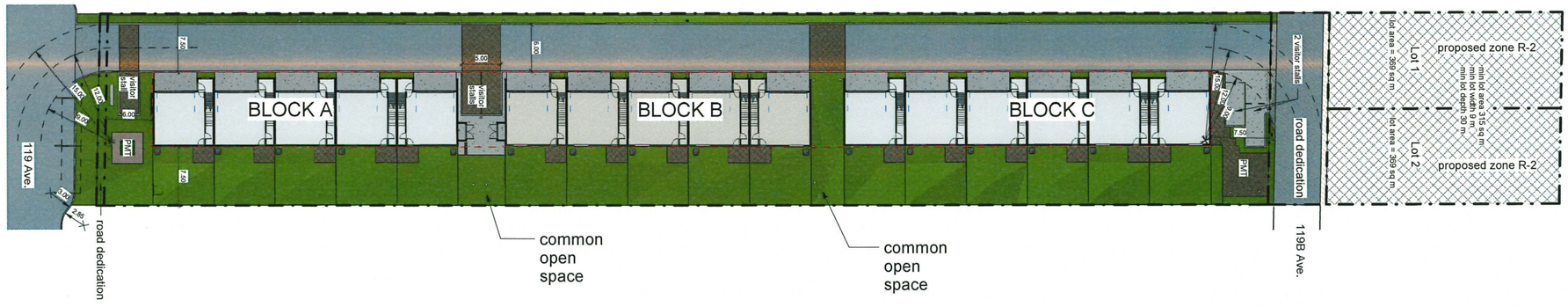
architectural drawings	
Sheet Number	Sheet Name
A 1-1	site plan & data
A 1-2	site elevations & sections
A 1-3	roof & unit plans & permeable areas
A 1-4	material & colour palette
A 1-5	detailed site plans
A 1-6	survey
A 1-7	private & common open spaces
A 1-8	floor area calculations
A 1-9	site context
A 1-10	shadow studies
A 2-1	unit type A plans
A 2-2	unit type A sections
A 3-1	unit type B plans
A 3-2	unit type B sections



site - upper floor level (2) 1 : 300



site - main floor (1) 1 : 300



site - ground level (3) 1 : 300

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The General Contractor shall check and verify all dimensions and report errors and omissions to the architect. This drawing is not to be used for construction unless signed and sealed by the architect.

This design document is prepared solely for the use of the party with whom Geoff Lawlor Architecture Inc. has entered into a contract with. No representation of any kind is made to any other party.

rev A, Dec 3/21
sub-division info up-dated
project data up-dated

rev B, March 13/22
units reduced in area

rev C, March 24/22
DP package up-dated - units reduced in size

rev D, March 31/22
road width changed back to 6m

rev E, April 4/22
bio-swale moved to east prop. line
landscape width increased along west prop. line

rev F, March 31/23
general revisions to accommodate south road dedication

rev G, June 6/23
road surface changed
outdoor amenity space increased
perspective updated

rev H, June 30/23
general ADP changes

rev I, Aug 14/23
area calcs adjusted for entry lobby change
perspective up-dated

rev J, Sept 29/23
project data up-dated

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 25/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 14/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS MARCH 24/22

ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS OCT 7/21

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Richmond, B.C. email: geoff@lawlorarchitecture.com
V6X 0M3 web site: www.geoffLawlorarchitecture.com

project
NORDEL
Nordel Developments Ltd.
Townhouses
23682 Dewdney Trunk Road, Maple Ridge

drawing title
site plan & data

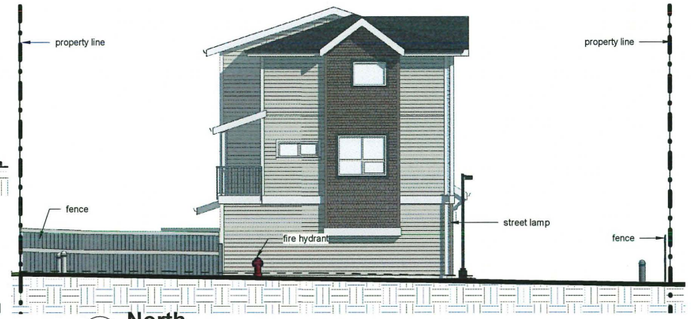
seal
REGISTERED ARCHITECT
April 25, 2023

project # 21-112
drawing #
scale as shown
A 1-1
drawn by GDL
checked by

3 East
1 : 300

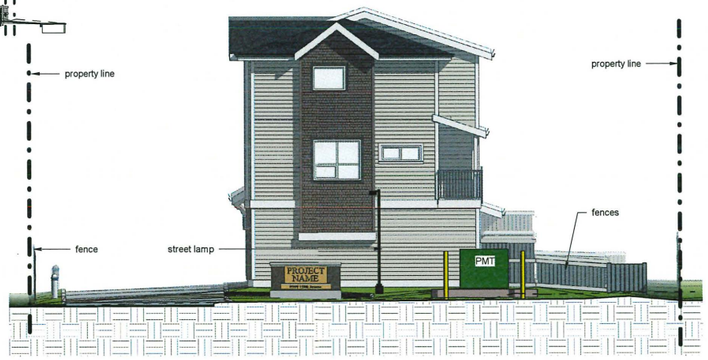
4 West
1 : 300

6 Section 2
1 : 300



1 North
1 : 100

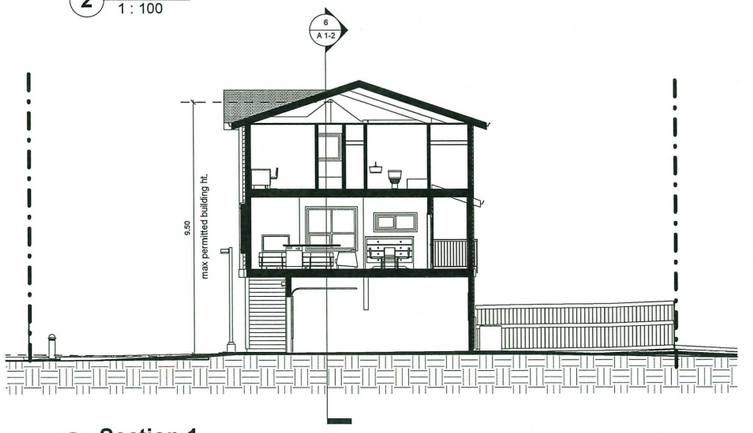
119 Ave.



2 South
1 : 100

8 West - Block A
1 : 100

7 East - Block A
1 : 100



5 Section 1
1 : 100

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rev A, Aug 11/21
rear fencing changed & stone veneer removed from some locations on west elevation

rev B, March 24/22
DP package up-dated - units reduced in area

rev C, March 31/23
general revisions to accommodate south road dedication

rev D, June 30/23
general ADP changes

rev E, Aug 14/23
wall finish changed to shingles
roof to entry changed
entry lobby windows increased

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 25/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 14/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS MARCH 24/22

ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS OCT 7/21

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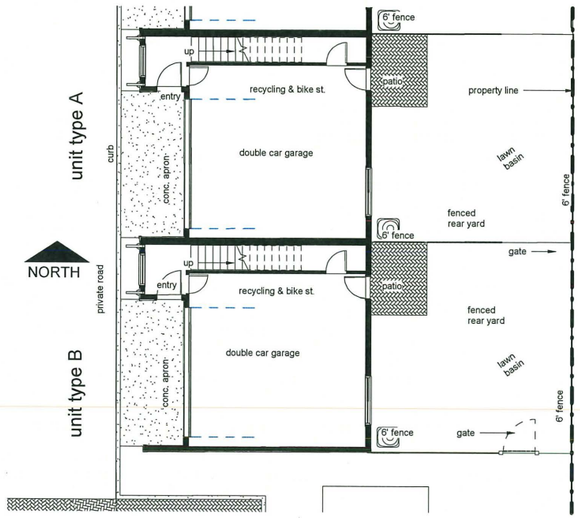
Richmond, B.C. email: geoff@lawlorarchitecture.com
V6X 0A3 web site: www.geofflawlorarchitecture.com

project
NORDEL
Nordel Developments Ltd.
Townhouses
23682 Dewdney Trunk Road, Maple Ridge

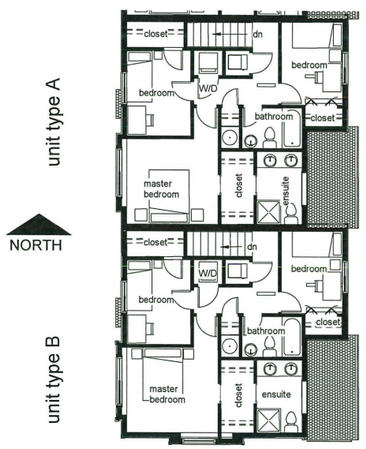
drawing title
site elevations & sections

seal
REGISTERED ARCHITECT
GEOFF LAWLOR
BRITISH COLUMBIA
April 25, 2023

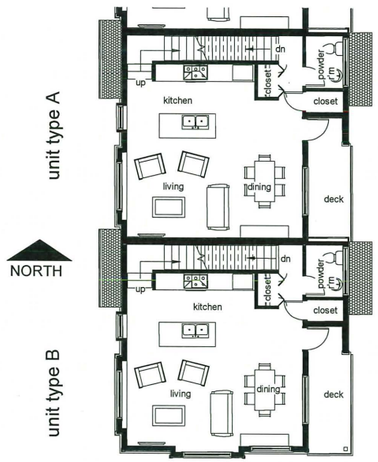
project # 21-112
drawing # A 1-2
scale as shown
drawn by GDL
checked by



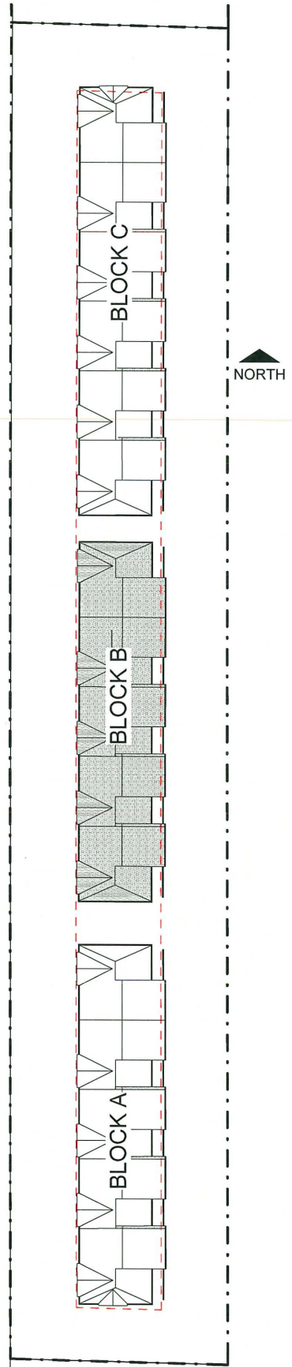
1 typical units A & B - ground floor
1 : 100



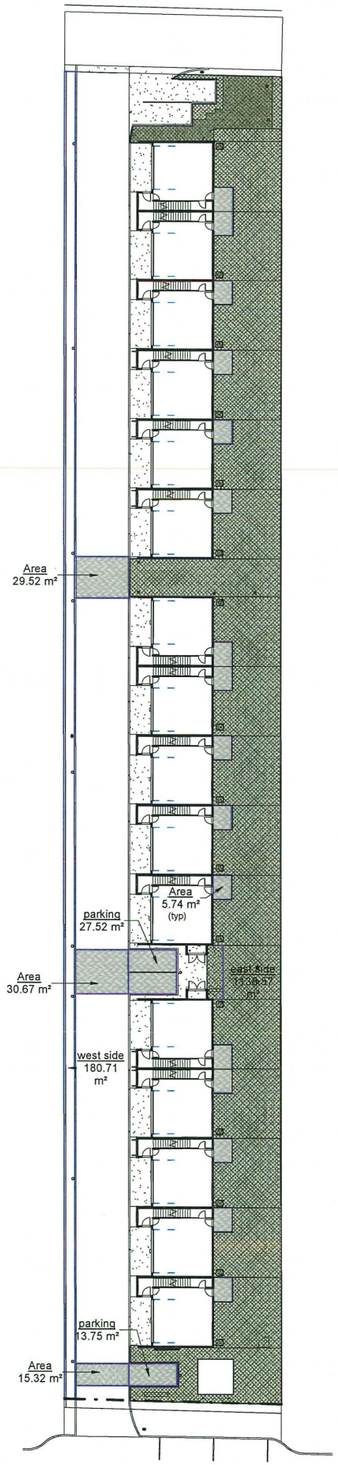
3 typical units A & B - upper floor
1 : 100



2 typical units A & B - main floor
1 : 100



5 site - roof plan
1 : 300



4 site permeable areas
1 : 300

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rev A, Aug 11/21
kitchen layouts changed

rev B, March 24/22
DP package up-dated - units reduced in area

rev C, March 31/23
general revisions to accommodate south road dedication

rev D, June 30/23
general ADP changes

rev E, Sept 29/23
permeable areas updated.

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 25/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 14/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS MARCH 24/22

ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS OCT 7/21

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Richmond, B.C. email: geoff@lawlorarchitecture.com
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project
NORDEL
Nordel Developments Ltd.
Townhouses
23682 Dewdney Trunk Road, Maple Ridge

drawing title
roof & unit plans & permeable areas

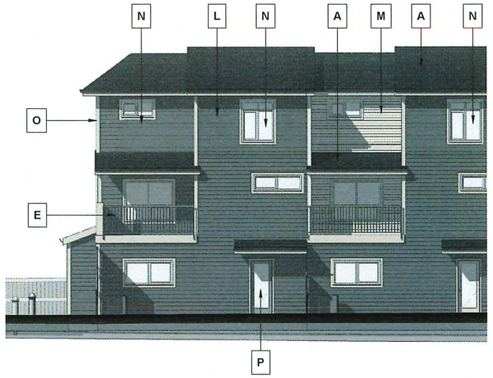
seal
REGISTERED ARCHITECT GEOFF LAWLOR
April 25, 2023

project # 21-112
drawing # A 1-3
scale as shown
drawn by GDL
checked by

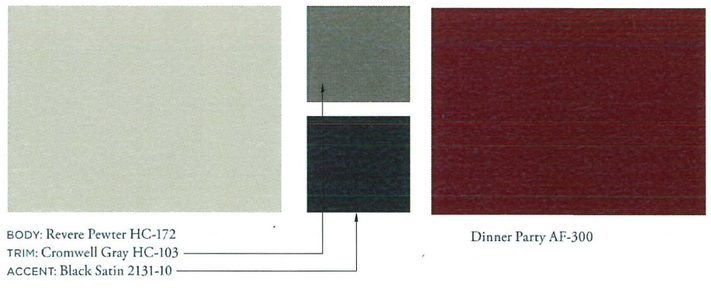
1 Ext. colours - Blocks A & C - west
1 : 100

4 Ext. colours - Blocks A & C - east
1 : 100

3 Ext. colours - Block B - west
1 : 100



5 Ext. colours - Block B - east
1 : 100



exterior finishes

A	asphalt shingles - black
B	fascia board - painted BM White
C	cement fibre shingle siding - painted BM Cromwell Gray HC-103
D	cement fibre board lap siding 6" exposure - painted BM Dinner Party AF-300
E	aluminum guardrail - painted BM Black Satin 2131-10
F	trim board - painted BM White
G	cement fibre board lap siding 6" exposure - painted BM Blue Nose - 1678
H	white vinyl window with perimeter trim painted white
I	white vinyl window with perimeter trim painted BM Black Satin 2131-10
J	glazed entry door painted BM Revere Pewter HC-172 with frame & trim painted BM Black Satin 2131-10
K	glazed garage door painted BM Distant Haze with frame & trim painted BM Distant Haze
L	cement fibre board lap siding 6" exposure - painted BM Raccoon Fur 2126-20
M	cement fibre board lap siding 4" exposure - painted BM Distant Haze
N	white vinyl window with perimeter trim painted BM Distant Haze
O	trim board - painted BM Distant Haze
P	glazed entry door painted BM Raccoon Fur 2126-20 with frame & trim painted BM Distant Haze
Q	cement fibre board lap siding 6" exposure - painted BM Distant Haze
R	glazed garage door painted BM Raccoon Fur 2126-20 with frame & trim painted BM Distant Haze
S	glazed entry door painted BM Distant Haze with frame & trim painted BM Distant Haze
T	cement fibre board lap siding 6" exposure - painted BM Revere Pewter HC-172

Distant haze

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rev A, Aug 11/21
stone veneer changed to 4" lap siding between garages & perspective up-dated

rev B, March 24/22
DP package up-dated - units reduced in area finishes adjusted

rev C, March 31/23
general revisions to accommodate south road dedication

rev D, June 9/23
colours updated

rev E, June 30/23
general ADP changes

rev F, Aug 14/23
wall finish changed to shingles
roof to entry changed

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 25/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 14/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS MARCH 24/22

ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS OCT 7/21

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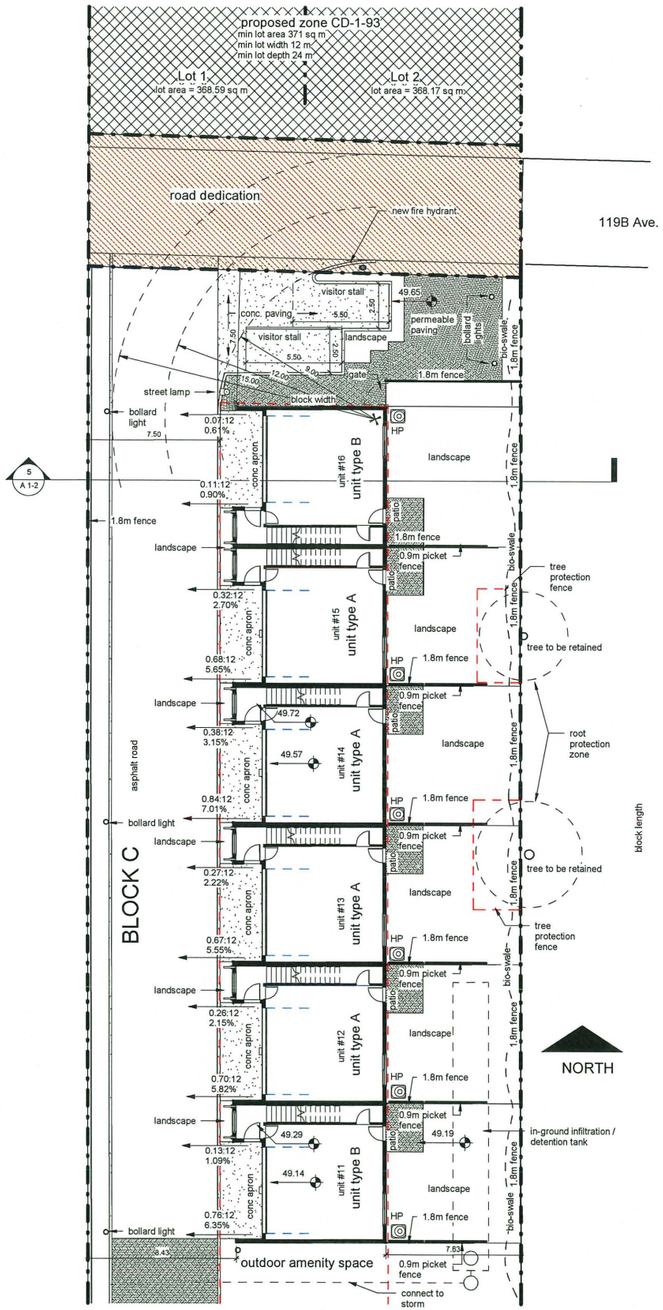
project
NORDEL
Nordel Developments Ltd.
Townhouses
23682 Dewdney Trunk Road, Maple Ridge

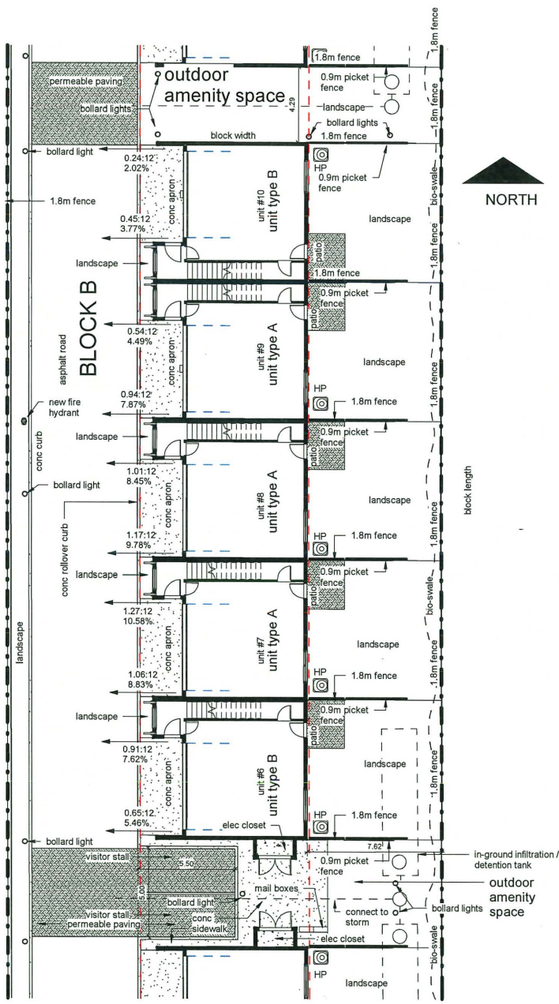
drawing title
material & colour palette

seal
REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA
April 25, 2023

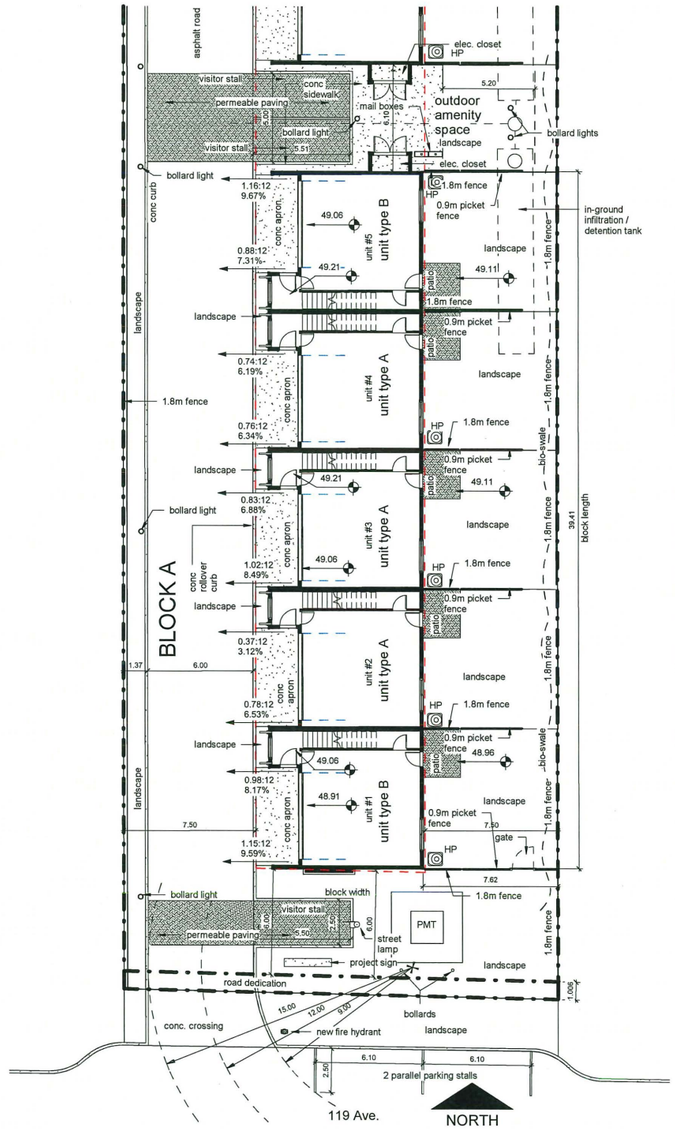
project # 21-112
drawing # A 1-4
scale as shown
drawn by GDL
checked by



3 **detailed site plan - Block C**
1 : 150



2 **detailed site plan - Block B**
1 : 150



1 **detailed site plan - Block A**
1 : 150

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rev A, March 24/22
DP package up-dated - units reduced in area

rev B, April 4/22
bio-swale moved to east prop. line
landscape width increased along west prop. line

rev C, March 31/23
general revisions to accommodate south road dedication

rev D, May 1/23
block dimensions shown & highlighted

rev E, June 6/23
permeable paving added
mail boxes relocated
bollard lights added

rev F, June 30/23
general ADP changes

rev G, Aug 14/23
entry lobbies reduced

rev H, Sept 29/23
rear patios changed from conc to permeable paving

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 25/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 14/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS MARCH 24/22

ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS OCT 7/21

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project
NORDEL
Nordel Developments Ltd.
Townhouses
23682 Dewdney Trunk Road, Maple Ridge

drawing title
detailed site plans

seal
REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
April 25, 2023

project # 21-112
drawing # A 1-5
scale as shown
drawn by GDL
checked by

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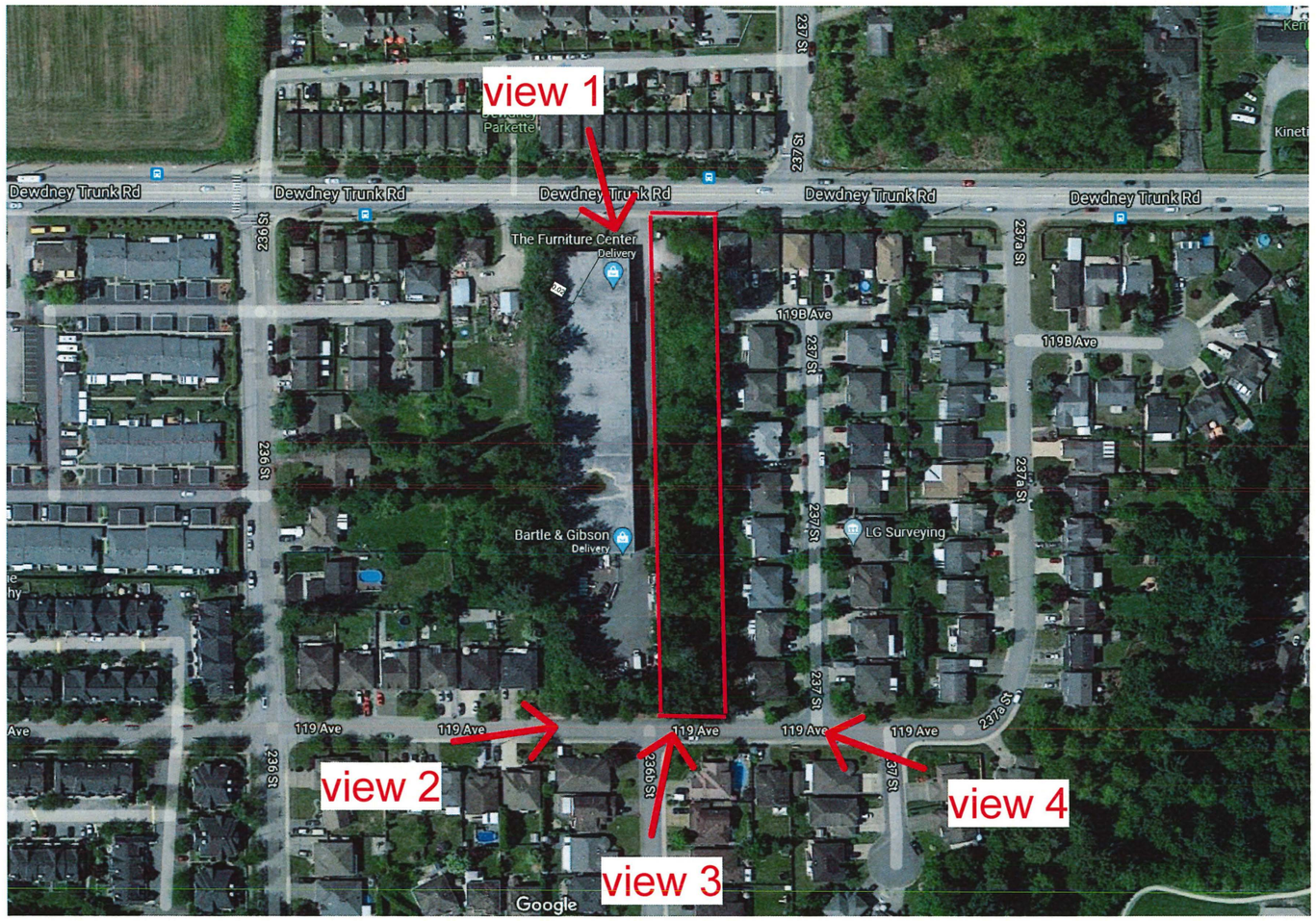

view 1

view 2

view 3

view 4

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RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 14/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS MARCH 24/22

ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS OCT 7/21

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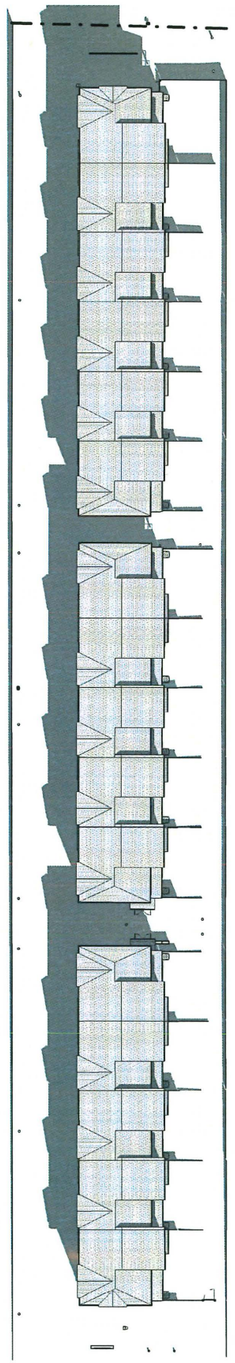
project
NORDEL
Nordel Developments Ltd.
Townhouses
23682 Dewdney Trunk Road, Maple Ridge

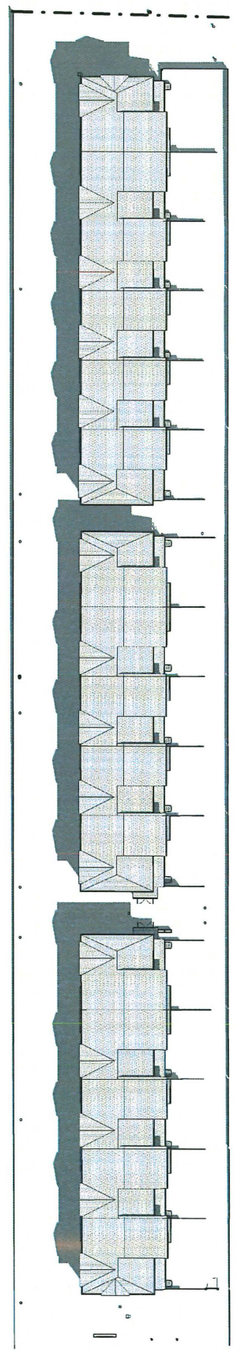
drawing title
site context

seal
REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
April 25, 2023

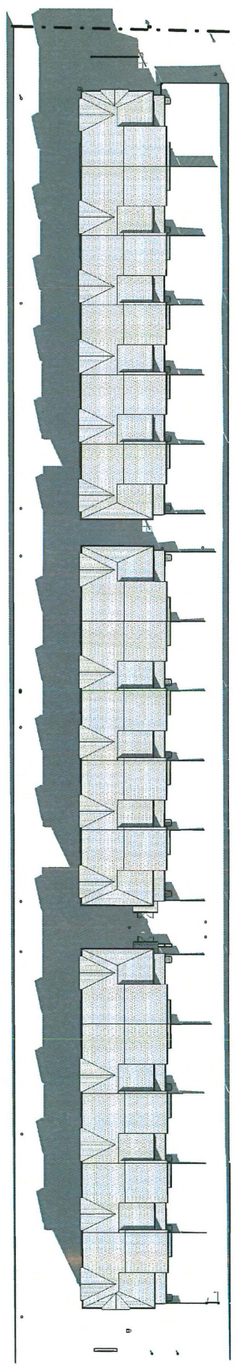
project # 21-112
drawing # A 1-9
scale as shown
drawn by GDL
checked by



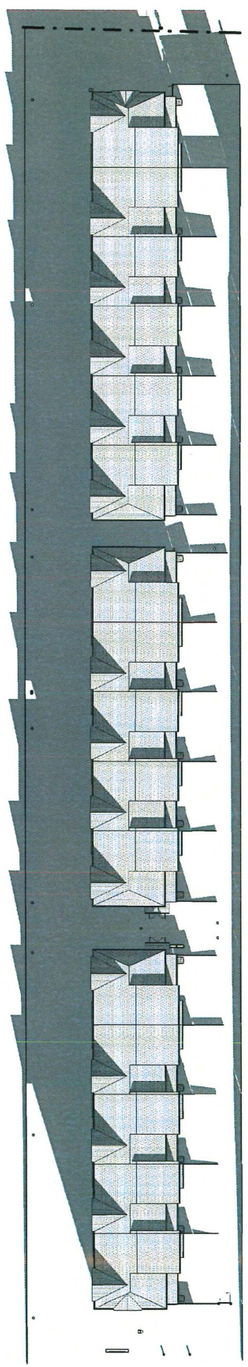
4 **site -shadows autumn equinox**
1 : 300



3 **site -shadows summer solstice**
1 : 300



2 **site -shadows spring equinox**
1 : 300



1 **site -shadows winter solstice**
1 : 300

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rev A, June 30/23
general ADP changes

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 25/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS APRIL 14/23

RE-ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS MARCH 24/22

ISSUED FOR RE-ZONING, DP & DVP APPLICATIONS OCT 7/21

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web site: www.geofflawlorarchitecture.com

project

NORDEL
Nordel Developments Ltd.

Townhouses
23682 Dewdney Trunk Road, Maple Ridge

drawing title

shadow studies

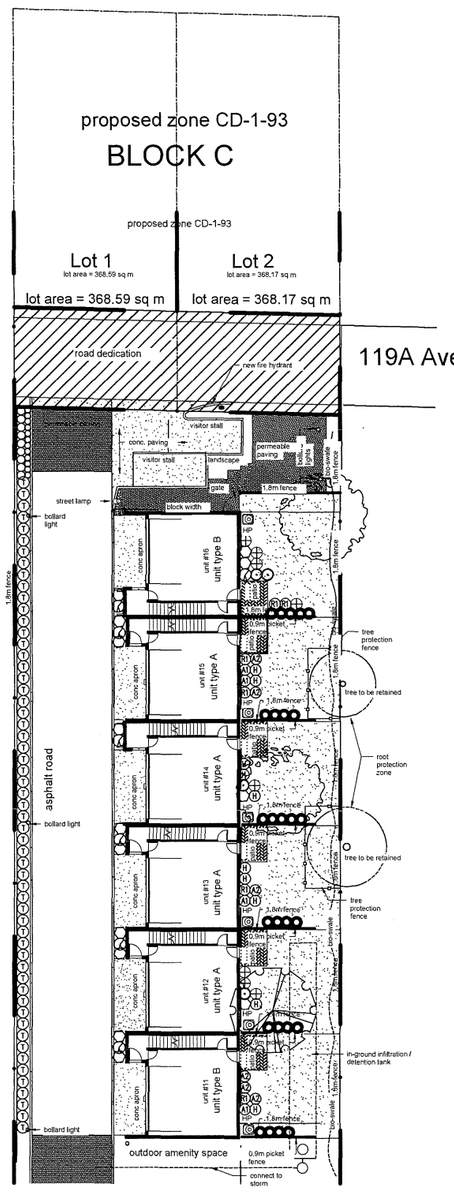
seal

REGISTERED ARCHITECT GEOFF LAWLOR BRITISH COLUMBIA

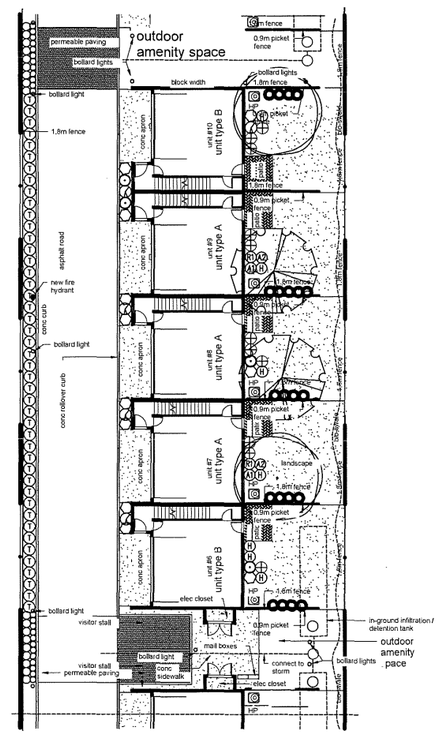
April 25, 2023

project # 21-112	drawing # A 1-10
scale as shown	
drawn by GDL	
checked by	

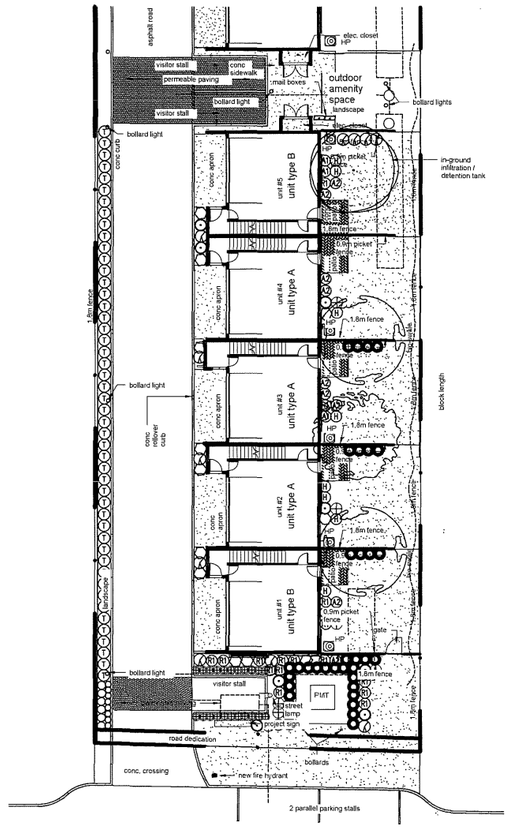
Dewdney Trunk Road



BLOCK B



BLOCK A



119 Ave.

NORTH

PERMEABLE PAVERS

DATE	REMARKS	NO.
SEPT/23	PERMEABLE PAVERS	3
AUG/23	CITY COMMENTS	2
APR/23	CITY COMMENTS	1

REVISIONS

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BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT

NORDEL DEVELOPMENTS LTD.
ATTENTION: RAJ TOOR
SUITE #701
17665 - 66A AVENUE
SURREY, B.C.
V3S 2A7
604-841-5353

TITLE

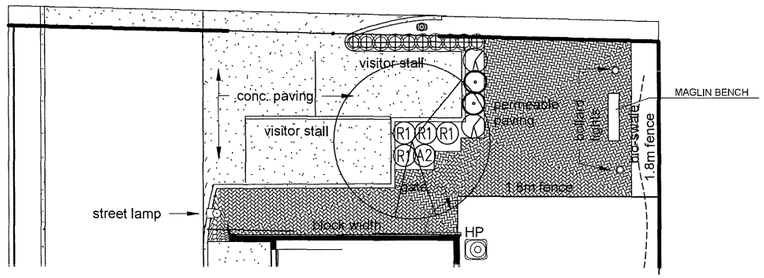
PLAN VIEW

LANDSCAPE PLAN
16 UNIT
TOWNHOUSE DEVELOPMENT
23682 DEWDNEY TRUNK ROAD
MAPLE RIDGE, B.C.

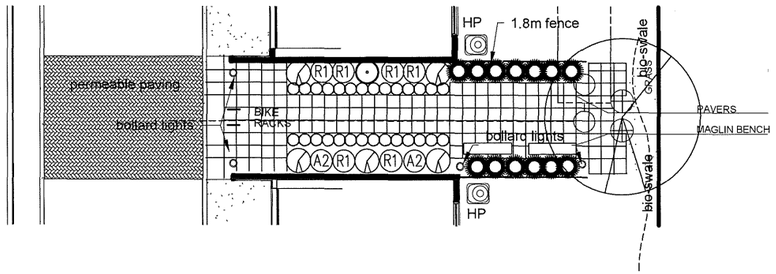
SCALE 1:200	DATE APR/22
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-1A 3

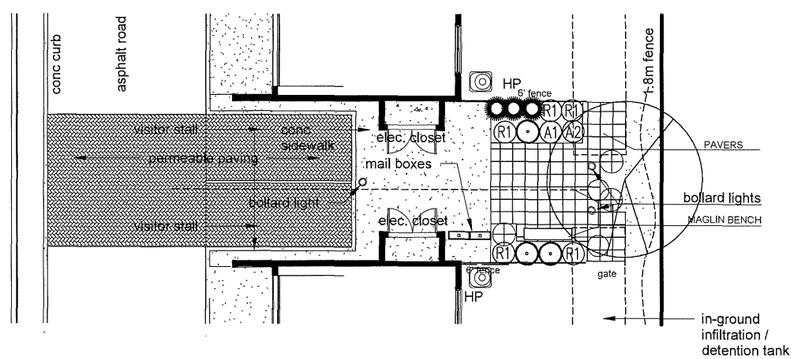
outdoor amenity space #1



outdoor amenity space #2



outdoor amenity space #3



NORTH

DATE	REMARKS	NO.
SEPT/23	PERMEABLE PAVERS	3
AUG/23	CITY COMMENTS	2
APR/23	CITY COMMENTS	1

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

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ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

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ATTENTION: RAJ TOOR

SUITE #701
17665 – 66A AVENUE
SURREY, B.C.
V3S 2A7
604-841-5353

TITLE

PLAN VIEW

AMENITY AREA PLAN
16 UNIT
TOWNHOUSE DEVELOPMENT
23682 DEWDNEY TRUNK ROAD
MAPLE RIDGE, B.C.

SCALE	1:100	DATE	APR/22
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED

JOB No.

DRAWING No. 3

A–1

6.2. Development Permit No: 2021-579-RZ / 23682 Dewdney Trunk Road

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the project. The project team presented the development plans and answered questions from the Panel. It was noted that the Landscape Plans need to be provided to the Advisory Design Panel for further review and feedback.

R/2023-ADP-017
It was moved and seconded

That the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further the Planning staff forward this on to the Advisory Design Panel for information.

Architectural Comments:

- Consider modern design language for future projects.
- Consider additional colors and material transition/variety at along East elevations.
- The road connecting north and south has canyon effect, please consider adding some bump ins by placing the building blocks in stepping to add bump ins in the road.
- Try to seek variance for rear lot line setbacks to add bump ins on the road side.
- Consider adding more articulation on the rear side to have the same effect as on the road side.
- Consider adding more articulation on the side way units facing the street to make them appear similar to the front entrances, perhaps adding man doors on the street side.
- Due to main entrance being tucked away, consider emphasis on the main entrance façade with more pronounced projections and recesses to give visual interest and break up the long leaner massing.
- Suggest providing architectural interest and variety to east façade of buildings using different accent colours and materials.
- Suggest revisiting the composition of the blocks' end facades, north and south, in order to introduce architectural features that would provide additional visual interest (i.e. windows, balconies, overhangs, feature materials, etc...)

Landscape Comments:

- The landscape design is relatively simple given the long narrow site.
- Presentation of landscape drawings online was low resolution and drawings of amenity areas were quite small. Provide colour landscape plans in future with larger scale drawings of amenity areas.
- Suggest relocating mail boxes between Blocks A and B to improve access and usability of the amenity space
- Suggest introducing additional landscape and architectural features that would contribute to reducing the visual linearity of the lane, for example:
    - Introduce different paving materials like permeable pavers areas at the beginning and end of the lane and in front of the common open spaces.
    - Introduce different hedge species, perhaps aligned with the suggested pavers areas above.

  - Introduce additional accent colours on top of the proposed red so that each block is accentuated with a different colour.
- Suggest relocating the PMT to north end of the site, it is currently competing with the site sign beside the main site access.
- Suggest revisiting the bio-swale design along the east edge of the site. It seems unrealistic to implement a continuous functioning bioswale across all private patios. Ensure proposed drainage does not discharge off-site or create ponding areas.
- Suggest widening the outdoor amenity spaces for usability, perhaps reduce planting to achieve a more square space and introduce a table or two for informal picnics. Suggest one arbor per space.
- Suggest introducing street lights or bollard lights along the west verge to achieve adequate street light levels (CPTED) and to make it more pedestrian friendly.

CARRIED UNAMINOUSLY

6.3. Development Permit No: 2020-065-RZ / 22323, 22335, and 22345 Callaghan Avenue

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the project. The project team presented the development plans and answered questions from the Panel.

R/2023-ADP-018
It was moved and seconded

That the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further the Planning staff forward this on to the Advisory Design Panel for information.

Architectural Comments:

- Check building code requirements for smoke vestibules at all stairwells and the elevator lobbies on the parkade level.
- Recommend opportunity to add balcony on studio units.
- The proposed development does not currently include any amenity spaces. The panel highly encourages to introduce both outdoor and indoor amenity spaces for both commercial and residential users. For example, consider adding rooftop garden for lack of outdoor amenity area. In addition, the Penthouse level seems like the best opportunity to provide amenity space since the ground level is compromised by the CRUs and parking areas. Suggest reviewing and coordinating with planning staff to ensure the minimum amenity space requirements are met.
- Suggest introducing additional Architectural and Landscape features to clearly delineate and differentiate the Residential Lobby access, currently treated very similar to the access to the CRUs. Suggest widening the Lobby area to provide a more comfortable entrance.
- Double ramp access up to visitor parking area and down to the residential parkade seems confusing and potentially problematic. Ensure ramp widths are appropriate for two-way or provide one-way only signage. Consider having one vehicle drive way that can split off to underground parking ramp or one way at grade commercial parking above rather than two side by side drive way.
- Stalls 47 and 69 seem compromised and hard to maneuver in and out.

Architecture Inc.
Geoff Lawlor

Geoff Lawlor Architecture Inc.
unit 632 - 5311 Cedarbridge Way
Richmond, B.C.
V6X 0M3

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cell: 778-998-6968
email: geoff@lawlorarchitecture.com
web site: www.geofflawlorarchitecture.com

Wednesday, September 6, 2023

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

Attn.: April Crockett, Planning Technician

Re: 2021-579-RZ, 23682 Dewdney Trunk Road, (236 B St. / 119 Ave.), Maple Ridge
Responses to ADP comments

Hello April,

Our response to the ADP comments has been an on-going exchange of emails rather than a single letter response. I believe that we have general agreement at this point and the only way to demonstrate it might be to provide a consolidated extract of this exchange.

I will start with the original ADP comments (in black) and follow each comment with our final position (in red) with some additional commentary at the end to provide clarity on planning observatiuons.

Architectural Comments:

- Consider modern design language for future projects. Noted but do not agree.
- Consider additional colors and material transition/variety at along East elevations. Rather than adding colours to the blocks we have selected an entirely different colour scheme for block B as noted on the drawings
- The road connecting north and south has canyon effect, please consider adding some bump ins by placing the building blocks in stepping to add bump ins in the road. We understand the issue but, unfortunately, the dimensional and open space requirements make this impossible. The full setback of 7.5m is needed at the rear of the units to provide the amount of Common Open Space required by the zoning bylaw. In addition, we feel that the variance needed to reduce this would not receive Council approval because of serious local community objections. Similarly, on the west side, the face of the units are set close to the setback line and a reduction here would place the garage and unit entries dangerously close to the road. The entries to the units on the west side have been increased in area and now project beyond the main building face permitting the addition of a small roof over the entry.
- Try to seek variance for rear lot line setbacks to add bump ins on the road side. See above
- Consider adding more articulation on the rear side to have the same effect as on the road side. The east elevation is already articulated with highlighted colours in the recessed portions and block B now has an additional colour scheme
- Consider adding more articulation on the side way units facing the street to make them appear similar to the front entrances, perhaps adding man doors on the street side. We have revised the design of the roof as suggested, making it a dormer with decorative

support brackets with integral lighting fixtures. The window size has also been increased significantly giving it a more 'door like' appearance. The entry lobby has been sized to avoid the dormer roof projecting into the internal road. The unit layout does not lend itself to a man door on the south elevation but greater interest has been added with the introduction of more windows.

- Due to main entrance being tucked away, consider emphasis on the main entrance façade with more pronounced projections and recesses to give visual interest and break up the long leaner massing. See note above. Although not highlighted on the building elevations, the entries are very visible form the approach road.

- Suggest providing architectural interest and variety to east façade of buildings using different accent colours and materials. See note above regarding block B colours

- Suggest revisiting the composition of the blocks' end facades, north and south, in order to introduce architectural features that would provide additional visual interest (i.e. windows, balconies, overhangs, feature materials, etc...) See note above

Landscape Comments:

- The landscape design is relatively simple given the long narrow site. Agreed
- Presentation of landscape drawings online was low resolution and drawings of amenity areas were quite small. Provide colour landscape plans in future with larger scale drawings of amenity areas. Coloured landscape site drawings have been added to the drawing package.

- Suggest relocating mail boxes between Blocks A and B to improve access and usability of the amenity space The mailbox location has been approved by Canada Post and its current location provides opportunity for social interaction at the amenity space but we have moved them to the side to permit easier access.

- Suggest introducing additional landscape and architectural features that would contribute to reducing the visual linearity of the lane, for example:
    - Introduce different paving materials like permeable pavers areas at the beginning and end of the lane and in front of the common open spaces. Permeable pavers have been added in front of the common open spaces and are shown on the architectural drawings and have been added to the landscape ones also
    - Introduce different hedge species, perhaps aligned with the suggested pavers areas above. different hedge species have been introduced to the west edge of the site
    - Introduce additional accent colours on top of the proposed red so that each block is accentuated with a different colour. This is an architectural issue - see note above

- Suggest relocating the PMT to north end of the site, it is currently competing with the site sign beside the main site access. We appreciate the concern, but final location will depend on BC Hydro - we anticipate the service being provided from 199 Ave and feel compelled to retain it in its present location for the present.

- Suggest revisiting the bio-swale design along the east edge of the site. It seems unrealistic to implement a continuous functioning bioswale across all private patios. Ensure proposed drainage does not discharge off-site or create ponding areas. The swale is designed to collect surface water and direct it into the site's storm water system. The swale is located along the property line and will not cut through the patio areas.

- Suggest widening the outdoor amenity spaces for usability, perhaps reduce planting to achieve a more square space and introduce a table or two for informal picnics. Suggest one arbor per space. The City has insisted upon strict interpretation of its Outdoor Amenity and Common Open space requirements. The current paved and grassed areas define these separate requirements. The 'rear gardens' are technically Common Open Space for use by everyone in the development. An extended patio would create confusion over who's space it is.

- Suggest introducing street lights or bollard lights along the west verge to achieve adequate street light levels (CPTED) and to make it more pedestrian friendly. This has been done.

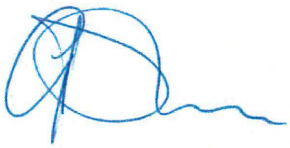
Fencing at the rear has been clarified and changed to provide some screening between units whilst allowing free passage along the eastern property line.

The cement fibre board shingles on parts of the façade have been retained, as per our initial submission.

The 'outdoor amenity space #1' shown on the landscape drawings is additional to the zoning requirements. Generally, these common amenity spaces are small and additional furniture will crowd the spaces making them less usable, not more.

We trust this consolidated response provides the required clarity.

Respectively submitted,



Geoff Lawlor Architect AIBC, Principal

Geoff Lawlor Architecture Inc.
632 - 5311 Cedarbridge Way
Richmond, BC, V6X 0M3

Memorandum

Date: May 3, 2023

To: Maple Ridge Planning Department – Attention April Crockett

Subject: Development Information Meeting Rezoning Application 2021-579-RZ

Dear April, we are pleased to provide this report regarding the results of the Development Information Meeting for this project that took place on May 25, 2023. This report is being provided by the City's policy for a Development Information Meeting.

A. Mailouts, Signage and Ads

A letter was mailed out to residents surrounding the project as per City policy on May 3rd. Appendix A. An ad was placed in the Maple Ridge news which ran in the March 12th and March 19th print editions. Appendix B. A decal was placed on the sign in accordance with the City Policy.

B. Number of Respondents via email or calls

We confirm that a total of 3 inquiries were received via phone calls, all three were prior to the meeting date.

C. Attendees at the Development Information Meeting

A development information meeting was held at Alexander Robinson Elementary at 11849 238b Street in Maple Ridge, BC from 5:00pm to 7:00pm on May 25th. Representatives from Nordel Developments attended as well as the project architect, Geoff Lawlor Architecture Inc.

There were 19 attendees from the public who visited the meeting to review the materials on display and attend the presentation on the plan from the Architect. See sign-in sheet Appendix C.

D. Summary of Comments received

There were a total of 11 comment forms received from the meeting. A brief summary of the comments received is outlined below.

Summary of comments supporting the proposal:

- Need for housing within the community
- Good location for housing as proximity to shops and employment areas
- Large garages aid in maximizing on-site parking
- More infill and densification is required in the city

Summary of comments against the proposal:

- Traffic calming measures needed
- New school , daycares, doctors needed for this development
- Traffic issues, a crosswalk and a 4-way stop is needed with lights at 236th and 119th
- Concerns for pedestrian safety
- Narrow lot
- Off-site parking limitations
- Construction disruption

Arjun Randhawa

Nordel Developments Ltd.

School District 42
Maple Ridge & Pitt Meadows
Learning Today, Leading Tomorrow

May 19, 2023

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

Attention: April Crockett

Dear Ms. Crockett:

Re:		
	File #:	2021-579-RZ
	Legal:	Lot: 7, Section: 16, Township 12, Plan: NWP1676
	Location:	23682 Dewdney Trunk Road
	From:	M-1 (Service Industrial)
	To:	RM-1 (Low Density Townhouse Residential), R-2 (Single Detached (Medium Density) Urban Residential

The proposed application would affect the student population for the catchment areas currently served by Alexander Robinson Elementary and Garibaldi Secondary School.

Alexander Robinson Elementary School has an operating capacity of 471 students. For the 2022-23 school year the student enrolment at Alexander Robinson Elementary School is 539 students (114% utilization) including 146 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2022-23 school year the student enrolment at Garibaldi Secondary School is 973 students (93% utilization) including 267 students from out of catchment.

Based on the density estimates for the various land uses at build out the following would apply:

- For the construction of a 16-unit townhouse development and 2 single family lots, the estimated number of school age residents is 7.

Sincerely,

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

cc: Louie Girotto, Director, Facilities
Maryam Fallahi, Manager, Facilities Planning
David Vandergugten, Assistant Superintendent

School District No. 42 | Maple Ridge - Pitt Meadows
22225 Brown Avenue Maple Ridge, BC V2X 8N6
Phone: 604.463.4200 | Fax: 604.463.4181

MAPLE RIDGE
British Columbia
mapleridge.ca

TO:	His Worship Mayor Dan Ruimy and Members of Council	MEETING DATE:	October 17, 2023
		FILE NO:	2022-250-RZ
FROM:	Chief Administrative Officer	MEETING:	CoW

SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7873-2022
Second Reading
Zone Amending Bylaw No. 7874-2022
22534, 22548, and 22556 Royal Crescent

EXECUTIVE SUMMARY:

An application has been received from BC Housing to rezone the properties located at 22534, 22548, and 22556 Royal Crescent from RS-1 (Single Detached Residential) zone to RM-2 (Medium Density Apartment Residential) zone to permit the future construction of a six-storey rental apartment building. The proposed building which will be operated by the New Vista Society will provide 98 adaptable and accessible dwelling units for low-to-moderate-income seniors. Council granted first reading to Zone Amending Bylaw No. 7874-2022 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on September 27, 2022.

To proceed with this application, amendment to the properties land use designation from *Ground-Oriented Multi-Family* to *Low-Rise Apartment* will be required.

Pursuant to Council Policy 6.31, affordable rental housing projects are exempt from the Community Amenity Contribution (CAC) Program if they are secured through a housing agreement as established under the *Local Government Act*.

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. 7873-2022* 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. 7873-2022* 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. 7873-2022* is consistent with the Capital Expenditure Plan and Waste Management Plan;

4. That *Official Community Plan Amending Bylaw No. 7873-2022* be given first and second reading and be forwarded to Public Hearing;

5. That *Zone Amending Bylaw No. 7874-2022* be given second reading, and be forwarded to Public Hearing;

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) Approval from the Ministry of Transportation and Infrastructure;

   iii) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;

   iv) Road dedication on Royal Crescent as required;

   v) Consolidation of the subject properties;

   vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject site for the proposed development;

   vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;

   viii) Registration of a Restrictive Covenant for Stormwater Management;

   ix) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that the proposed 98-unit apartment building will be restricted to residential rental units;

   x) 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.

DISCUSSION:

1. Background Context:

Applicant:	Timothy Ankenman, Ankenman Marchand Architects
Legal Description:	Lots 1 District Lot 401 Group 1 New Westminster District Plan 10091; Lots 18 District Lot 401 Group 1 New Westminster District Plan 4769; and Lots 19 District Lot 401 Group 1 New Westminster District Plan 4769.
OCP:	
Existing:	*Ground-Oriented Multi-Family*
Proposed:	*Low-Rise Apartment*
Within Urban Area Boundary:	Yes
Area Plan:	Town Centre Area Plan, South of Lougheed Precinct
OCP Major Corridor:	Yes

Zoning:		
	Existing:	RS-1 (Single Detached Residential)
	Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses:		
	North:	Use: Multi-Family Residential Zone: RM-2 (Medium Density Apartment Residential) Designation: *Low-Rise Apartment*
	South:	Use: Multi-Family Residential and Single Family Residential Zone: RM-2 (Medium Density Apartment Residential) and R-1 (Single Detached (Low Density) Urban Residential) Designation: *Low-Rise Apartment* and *Single Family Residential*
	East:	Use: Multi-Family Residential Zone: RM-3 (Medium/High Density Apartment Residential) Designation: *Ground-Oriented Multi-Family*
	West:	Use: Multi-Family Residential Zone: LUC (underlying zone of CD-1-00 for Seniors' Apartment) and RM-2 (Medium Density Apartment Residential) Designation: *Ground-Oriented Multi-Family* and *Low-Rise Apartment*
Existing Use of Property:		Multi-Family Residential (BC Housing Supportive Housing)
Proposed Use of Property:		Multi-Family Residential (BC Housing Seniors Housing)
Site Area:		0.44 ha (1.1 ac)
Access:		Royal Crescent
Servicing Requirement:		Urban Standard
Flood Plain:		No
Fraser Sewer Area:		Yes

2. Project Description:

The subject site currently contains 53 supportive housing units within the temporary modular housing, which are at the end of their life span (see Appendices A and B). BC Housing is planning to remove the modular housing and replace them with the proposed six-storey, below-market rental housing for seniors. The current tenants of the modular housing will be relocated to the permanent supportive housing units in the new purpose-built facility at Fraser Street and 224 Street.

The applicant is proposing to rezone the property from RS-1 zone to RM-2 zone to construct a six-storey below-market rental building containing 98 dwelling units for low-to-moderate-income seniors. The proposed building will contain 93 one-bedroom and five two-bedroom units, 34 of which will be accessible and 64 will be adaptable units. Table 1 summarizes the proposed unit mix and the average unit sizes in the building.

Unit type	1-bedroom accessible unit	1-bedroom adaptable unit	2-bedroom accessible unit
Number of Units	29	64	5
Average Unit Size	52.8 m^2 (568.3 sq. ft.)	50.7 m^2 (545.7 sq. ft.)	67.3 m^2 (724.4 sq. ft.)

Table 1 – Proposed unit mix and average unit size

The proposed building will have a density of 1.19 FSR which is in line with the maximum base density permitted in the RM-2 zone[1]. The senior housing development will include approximately 320.0 m^2 (3,444.5 sq. ft.) of common outdoor amenity and 111.6 m^2 (1,201.3 sq. ft.) of common indoor amenity spaces (see Appendices F and G). This development will include one level of underground parking, as well as surface parking on the southern portion of the site.

The site is relatively flat except for the south-eastern portion of the site which slopes down approximately 27% toward an off-site unnamed creek. This portion of the site consists of dense and unmaintained ground vegetation and mature trees which will be restored and enhanced as part of this development.

3. Planning Analysis:

i) Official Community Plan:

The subject site is located within the South of Lougheed precinct of the Town Centre Area Plan, which serves as a key transportation and transit corridor for Maple Ridge, supporting commercial, mixed-use, and higher density residential developments along its route. Intensive residential infill development will offer the precinct and the downtown core the vibrancy needed to sustain local commercial, recreation and employment opportunities.

The subject site is currently designated *Ground-Oriented Multi-Family* (see Appendix C). To support the rezoning of the site to RM-2 zone and allow the proposed development, an OCP amendment will be required to redesignate the site to *Low Rise Apartment* (see Appendix E). Policy 3-22 of the Town Centre Area Plan states the following:

3-22 All Low-Rise Apartment developments should be a minimum of three (3) storeys and a maximum of five (5) storeys in height. In instances where it is demonstrated that shadowing, neighbourhood character, view obstruction, and other negative impacts are sufficiently mitigated, the height may be increased to six (6) storeys.

The surrounding area consists of two-storey and five-storey apartment buildings to the north, a three-storey apartment building to the east, two-storey apartment buildings to the west and south, and single-family homes to the south. There is an active rezoning application for the properties to the north to replace the existing two-storey apartment and the single family dwelling with a six-storey apartment residential building. As such, the proposed six-storey apartment building would complement the adjacent neighbourhood.

The existing steep slope to the south-east of the site, which will be restored as part of this development, will act as a buffer between the proposed apartment building and the single family dwellings to the south. In addition, the location of the proposed surface parking to the south of the

[1] Maximum base density in RM-2 zone is 1.8 FSR.

site will reduce the impact of this development on adjacent properties to the south and west. The applicant provided a shadow analysis which confirms that the impact of the proposed apartment building on adjacent lower density properties will be minimal.

The City's Housing Action Plan (2014) and Housing Needs Report (2021) identifies the need for additional senior-friendly housing forms in Maple Ridge. Lower income seniors are struggling to find affordable housing options in proximity to community amenities, services, and transit. The proposed development will help ensure seniors can continue to access services and transportation, as well as affordable housing.

ii) Zoning Bylaw:

The current application proposes to rezone the subject properties from the RS-1 zone to the RM-2 zone (see Appendix D) to permit a six-storey apartment building for seniors. A Housing Agreement Bylaw and a section 219 covenant will be required prior to final adoption of the rezoning to ensure that the proposed building will continue to be used for senior rental housing in perpetuity. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

iii) Off-Street Parking and Loading Bylaw:

The subject site is located within the Town Centre, immediately south of the Central Business District. Under the Maple Ridge Off-Street Parking and Loading Bylaw, in the Central Business District, the parking ratio of 0.35 off-street parking spaces per dwelling unit is applicable to senior independent living developments. However, due to the location of the site just outside of the Central Business District, this development is subject to off-street parking rate for apartment residential in the RM-2 zone.

In accordance with the Off-Street Parking and Loading Bylaw, the proposed development is subject to the parking ratio of 1.5 spaces, plus 0.2 spaces per dwelling unit for visitors, which require the provision of 167 off-street parking spaces. Given that the parking demand in senior housing developments is significantly less than other apartment residential developments, the applicant is proposing the provision of 74 off-street parking spaces. Of the provided off-street parking spaces, 46 will be provided in underground parking and 28 on the surface parking located to the south of the proposed building. The proposed development will include eight accessible parking spaces, six small car parking spaces, and six visitor parking spaces. All provided off-street parking spaces for the residents and 50% of the visitor parking spaces will be provided with roughed-in infrastructure capable of providing Level 2 charging.

The proposed development will include ten long-term (residential) and five short-term (visitor) bicycle spaces, in line with the bicycle parking requirements of the Off-Street Parking and Loading Bylaw. A scooter storage room with an area of 25.6 m^2 (275.5 sq. ft.) will be provided for the residents on the main floor of the building.

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

- To reduce the front setback from 7.5 m (24.6 ft.) to 6.65 m (21.8 ft.);
- To reduce the western interior side setback from 7.5 m (24.6 ft.) to 4.0 m (13.1 ft.); and
- To increase the retaining wall height adjacent the south-eastern slope from 1.2 m (3.9 ft.) to 3.6 m (11.8 ft.); and
- To reduce the required off-street parking spaces from 167 to 74.

A review of the proposed variances will be subject to a future Council report.

v) **Development Permits:**

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

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all developments, subdivision activities, or building permits, to ensure the preservation, protection, restoration, and enhancement of the natural environment, and for development that is protected from hazardous conditions. These include the following:

- All areas designated Conservation on Schedule "B" or all areas within 50 m (164 ft.) 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%; and
- All floodplain areas and forest lands identified on Natural Features Schedule "C".

A review of the Town Centre Development Permit will be subject to a future Council report.

vi) **Advisory Design Panel:**

The proposed development, including the architectural and landscape drawings, was reviewed by the Advisory Design Panel (ADP) on September 18, 2023. At the meeting, the ADP supported the proposal and requested that the applicant address the comments provided at the meeting and submit the revised drawings to staff for review. The applicant has addressed the ADP comments and provided revised architectural and landscape drawings for staff review. Generally, the ADP concerns have been addressed and are reflected in the revised plans.

A detailed description of the project's design will be included in a future Development Permit report to Council.

vii) **Development Information Meeting:**

A Development Information Meeting hosted by the applicant was held at Thomas Haney Secondary School on September 27, 2023, from 5:00 pm – 7:00 pm. 13 people attended the meeting. Attendees were generally in support of the proposed affordable rental housing for seniors, as well as the building and site design.

The notification requirements for the Development Information Meeting include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and information on the development.

A summary of the main comments and discussions with the attendees at the Development Information Meeting was provided by the applicant (see Appendix H).

4. Environmental Implications:

The primary environmental features on the site are associated with the existing slopes and mature mixed forest at the south-eastern portion of the Site. The applicant is required to restore and enhance the area through a Natural Features Development Permit and section 219 covenant. Additional measures, including retention of the vegetated habitat on the site, restoration and enhancement planting of the disturbed areas, invasive plant management, stormwater management design, and construction measures, will be applied to further reduce the environmental impact of this development.

The proposed building includes sustainable building design principles, including maximizing natural light, integrating advanced energy systems, and incorporating recycled materials. The applicant is exploring the incorporation of SHARC systems[2] for wastewater heat recovery technology to enhance sustainability of the project. This innovative approach holds the potential to significantly reduce carbon emission, energy costs, and water consumption. The building design will adhere to Step 4 of the Step Code standards to ensure robust energy performance, complemented by superior insulation and air sealing for excellent indoor air quality.

The proposed development adheres to City Stormwater Management criteria by providing landscaping in the front setback, on building's roof top, and throughout the site, maintaining/enhancing the steep slopes on the south-eastern portion of the site, and proposing detention tanks under the building.

An arborist report has been provided in accordance with the *Tree Protection and Management Bylaw No. 7133-2015* to identify on-site/off-site significant trees which will be removed or retained/protected as part of this development. According to the initial arborist report from 24 on-site significant trees, 20 trees will be removed, and 4 trees will be maintained as part of the proposed development. 29 replacement trees will be required for the removal of the existing significant trees. The 0.35 hectares developable area will require planting, retention, or compensation of a minimum of 14 trees to meet the City Tree Canopy Targets. Where planting of replacement trees is not possible as part of this development, a cash-in-lieu amount of $600 per tree will be required for planting trees elsewhere.

A Tree Permit will be required for the removal, protection and/or compensation of trees. All Engineering servicing and building design shall be coordinated with the approved tree retention/protection, landscaping, and stormwater management plan.

5. Traffic Impact:

As the subject site is located within 800.0 m (2,624.7 ft.) of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure.

[2] SHARC Internal System Inc. is a Canadian company specialized in wastewater heat recovery.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

6. Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has indicated that the following servicing upgrades will be required through the Rezoning Servicing Agreement:

- Road dedication as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993*;
- Utility servicing as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993*; and
- Frontage upgrades to the applicable road standard.

ii) Fire Department:

The Fire Department has reviewed the proposal and provided their comments. Fire Department requirements shall be met as part of the review of the building permit.

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 redesignate the site to *Low-Rise Apartment*, is 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 *Official Community Plan Amending Bylaw No. 7873-2022,* that second reading be given to *Zone Amending Bylaw No. 7874-2022,* and that application 2022-250-RZ be forwarded to Public Hearing.

"Original Signed by Parissa Shafizadeh"
Prepared by: **Parissa Shafizadeh**
Planner 3, Supervisor

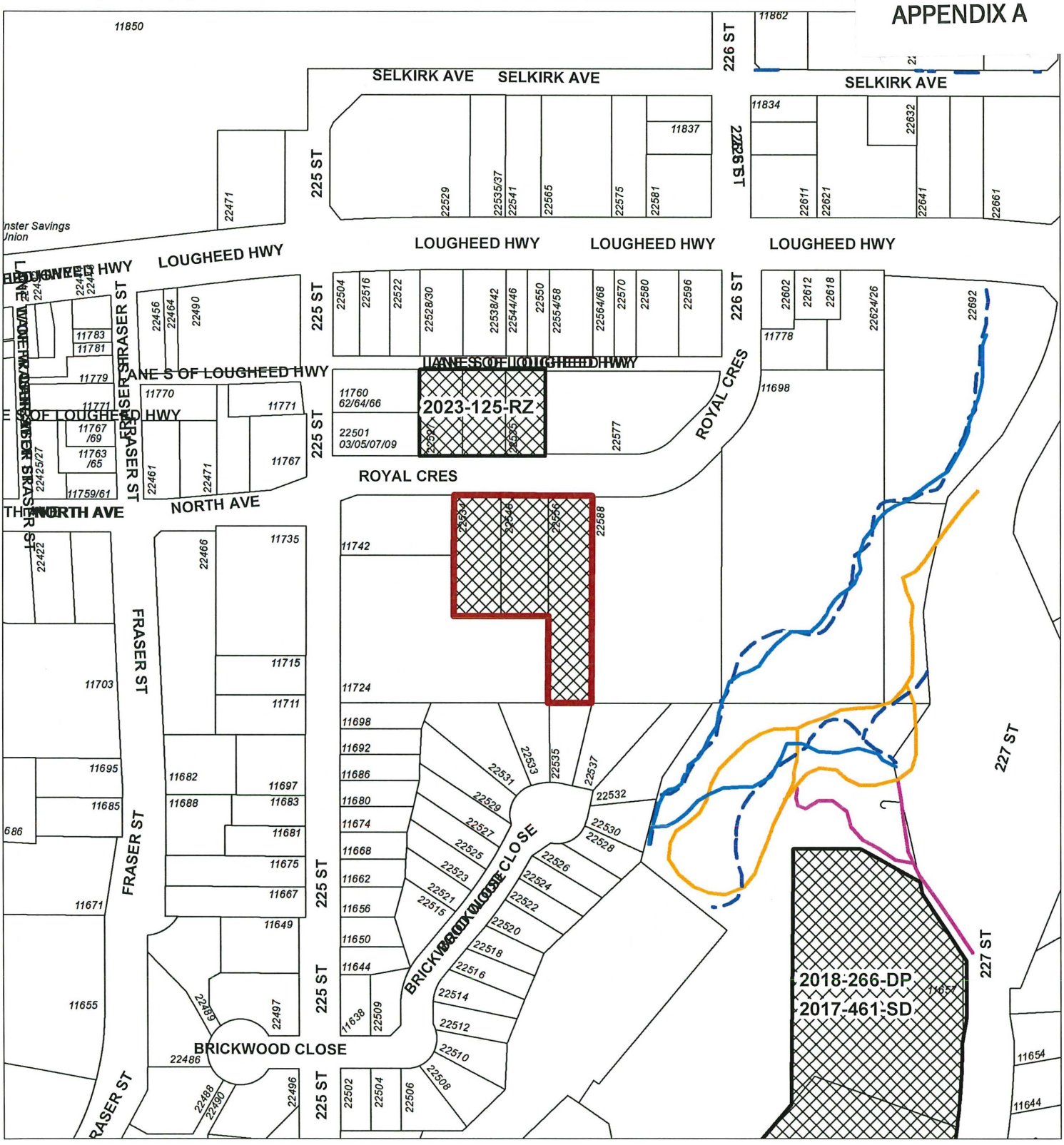
"Original Signed by Marlene Best"
Reviewed by: **Marlene Best, RPP, MBA**
Interim Director of Planning

"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 Map
Appendix D – Zone Amending Bylaw No. 7874-2022
Appendix E – Official Community Plan Amending Bylaw No. 7873-2022
Appendix F – Architectural Plan
Appendix G – Landscape Plan
Appendix H – Development Information Meeting Summary

APPENDIX A



N

Scale: 1:2,500

Legend

- Indefinite Creek
- Stream
- Existing Trails
- Pending, Proposed, & Desired Trails
- Active Applications (RZ/SD/DP/VP)

22534/48/56 ROYAL CRESCENT ACTIVE DEVELOPMENTS IN AREA

PLANNING DEPARTMENT

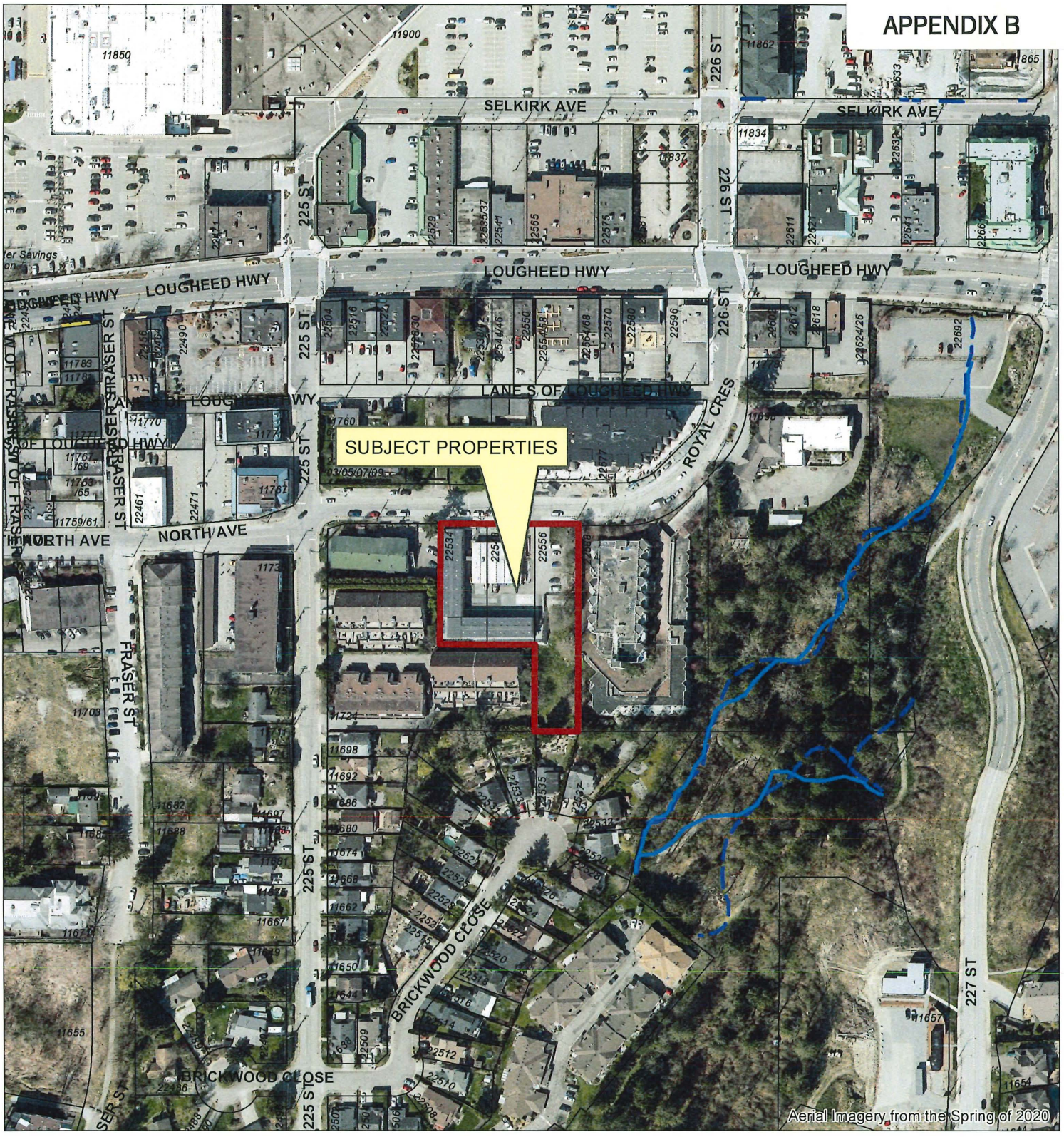
MAPLE RIDGE British Columbia

mapleridge.ca

FILE: 2022-250-RZ
DATE: Oct 4, 2023

BY: DS

APPENDIX B



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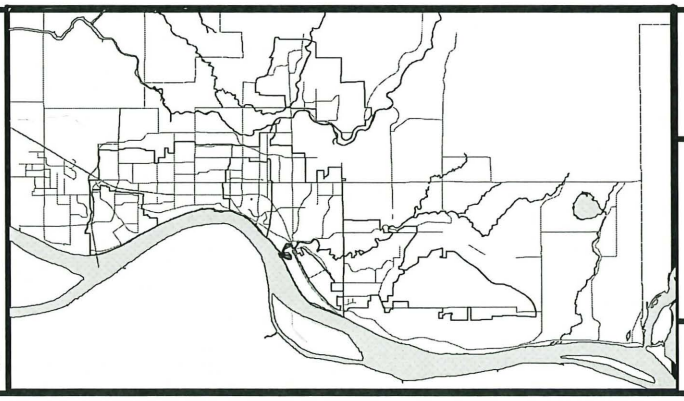


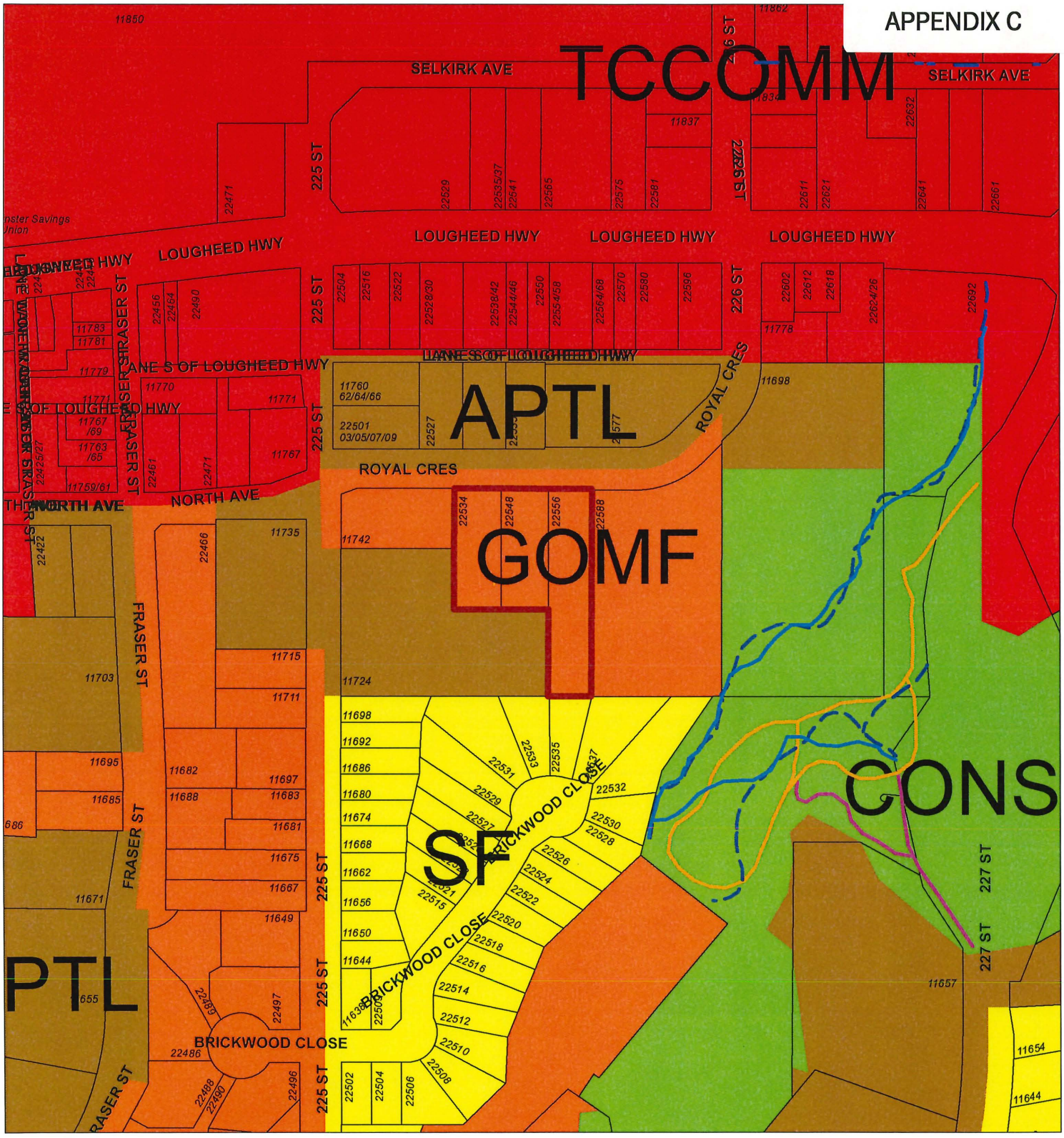
22534/ 48/ 56 ROYAL CRESCENT
PID'S 011-107-880, 004-921-666
& 009-246-924

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2022-250-RZ
DATE: Jul 13, 2022 BY: AH

APPENDIX C



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Scale: 1:2,500

Legend

- Indefinite Creek
- Stream
- Existing Trails
- Pending, Proposed, & Desired Trails
- Single-Family Residential
- Ground-Oriented Multi-Family
- Low-Rise Apartment
- Town Centre Commercial
- Conservation

22534/48/56 ROYAL CRESCENT LAND USE DESIGNATIONS

PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

mapleridge.ca

FILE: 2022-250-RZ
DATE: Oct 5, 2023 BY: DS

CITY OF MAPLE RIDGE
BYLAW NO. 7874-2022

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

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

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. 7874-2022."

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

   Lot 18 District Lot 401 Group 1 New Westminster District Plan 4769;
   Lot 19 District Lot 401 Group 1 New Westminster District Plan 4769; and
   Lot 1 District Lot 401 Group 1 New Westminster District Plan 10091.

   and outlined in heavy black line on Map No. 1981 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

   READ a first time the 27th day of September, 2022.

   READ a second time the day of , 20

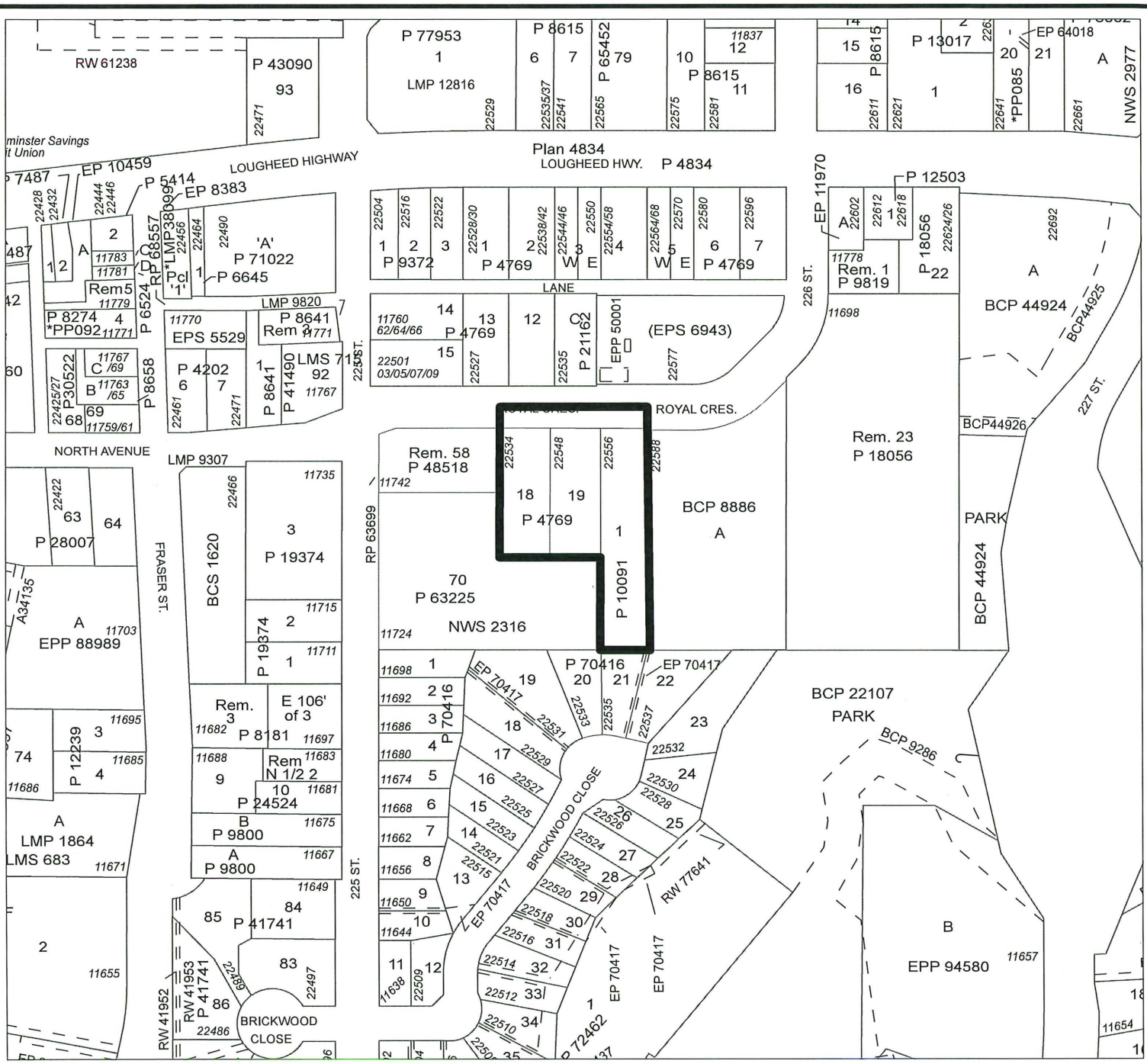
   PUBLIC HEARING held the day of , 20

   READ a third time the day of , 20

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

   ADOPTED the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7784-2022

Map No. 1981

From: RS-1 (Single Detached Residential)

To: RM-2 (Medium Density Apartment Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

CITY OF MAPLE RIDGE
BYLAW NO. 7873-2022

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. 7873-2022."

2. Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1: Town Centre Area Land-Use Designation Map is hereby amended for that parcel or tract of land and premises known and described as:

   Lot 18 District Lot 401 Group 1 New Westminster District Plan 4769;
   Lot 19 District Lot 401 Group 1 New Westminster District Plan 4769; and
   Lot 1 District Lot 401 Group 1 New Westminster District Plan 10091.

   and outlined in heavy black line on Map No. 1063, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as shown.

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

READ a first time the day of , 20 .

READ a second time the day of , 20 .

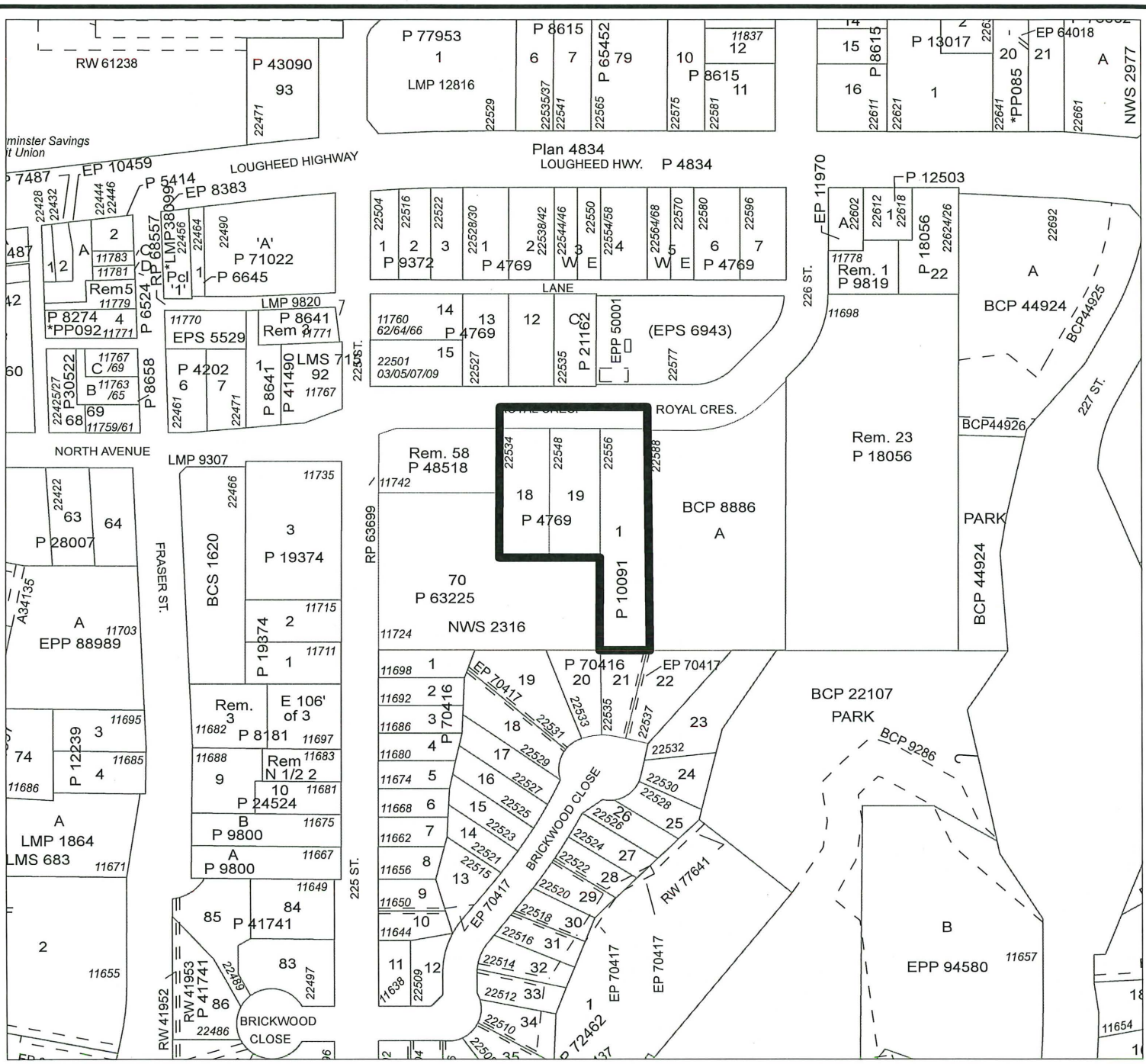
PUBLIC HEARING held the day of , 20 .

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY AMENDING

Bylaw No. 7873-2022

Map No. 1063

From: Ground-Oriented Multi-Family

To: Low-Rise Apartment

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

Maple Ridge Advisory Design Panel

Architect
Ankenman Marchand Architects
1645 West 5th Avenue
Vancouver, BC V6J 1N5
Contact: Name
Email: name@amarchitects.com
Tel: 604.872.2595 Fax: 604.872.2505

Surveyor
Isaak Osman & Associates,
20609 Logan Ave,
Langley, BC V3A 7R3
Contact: Scott M. Todd
Email: Info@isaakosman.com
Tel: 604.533.2411 604.764.6445

Landscape
Architecture Panel Inc.
#103 - 15505 Manne Dr,
White Rock, BC V4B 1C9
Contact: Ruchir Dhall
Email: ruchir@architecturepanel.com
Tel: 604.385.3600 Cel: 604.783.1450

Environmental
Next Environmental Inc
8545 Commerce Ct,
Burnaby, BC V5A 4N4
Contact: Gavin Leung
Email: info@nextenvironmental.com
Tel: 604.419.3800 Fax: 604.419.3801

Arborist
Klimo & Associates
Unit #112 - 4300 N Fraser Way
Burnaby BC, V5J 5J8
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Email: klimofrancis@gmail.com
Tel: 604.358.5562

Building Energy Analyst
Red Pelican Building Science
8651 201 St #200,
Langley Twp, BC V2Y 0G9
Contact: Nicholas Schock
Email: nick@redpelican.ca
Tel: 778.873.3177

Civil
Core Concept Consulting Ltd.
2639 Viking Way #220,
Richmond, BC V6V 3B7
Contact: Aleksandar Kos
Email: akos@coreconcept.com
Tel: 604.249.5040 Fax: 604.249.5041

Geotechnical
Metro Testing & Engineering
6741 Cariboo Rd #401,
Burnaby, BC V3N 4A3
Contact: Percy Villa
Email: pvilla@metrotesting.ca
Tel: 604.385.4244

MAPLE RIDGE SENIORS HOUSING | 6 STOREY MULTI-FAMILY RESIDENTIAL BUILDING

22534, 22548 and 22556 Royal Crescent, Maple RidgeB.C.

Level	Number	Unit #	Unit Type	Name	Area	Area
GROUND FLOOR						
GROUND FLOOR			Services	Amenity/Office	32.33 m²	348.05 ft²
GROUND FLOOR			Services	Circulation & Service Area	183.62 m²	1,976.48 ft²
GROUND FLOOR			Services	Electrical Closet	3.37 m²	36.23 ft²
GROUND FLOOR			Services	Janitor	3.80 m²	40.94 ft²
GROUND FLOOR			Services	Laundry	6.69 m²	72.03 ft²
GROUND FLOOR			Services	Lobby	28.45 m²	306.21 ft²
GROUND FLOOR			Services	Mail	6.48 m²	69.75 ft²
GROUND FLOOR			Services	Scooter	25.59 m²	275.46 ft²
GROUND FLOOR			Services	Vestibule	10.99 m²	118.31 ft²
GROUND FLOOR			Services	Vista	2.50 m²	26.87 ft²
GROUND FLOOR			Services	Washroom	5.98 m²	64.40 ft²
GROUND FLOOR			Services	Washroom	5.98 m²	64.40 ft²
GROUND FLOOR			Services	Amenity/Gathering	79.23 m²	852.85 ft²
GROUND FLOOR	A05	101	1BD	Area	54.15 m²	582.89 ft²
GROUND FLOOR	A03	102	1BD	Area	54.35 m²	585.05 ft²
GROUND FLOOR	A02	103	1BD	Area	54.40 m²	585.51 ft²
GROUND FLOOR	A01c	104	1BD	Area	51.35 m²	552.71 ft²
GROUND FLOOR	A01	105	1BD	Area	50.30 m²	541.37 ft²
GROUND FLOOR	A01	106	1BD	Area	50.30 m²	541.37 ft²
GROUND FLOOR	A01	107	1BD	Area	50.30 m²	541.37 ft²
GROUND FLOOR	A12	108	1BD	Area	55.29 m²	595.08 ft²
GROUND FLOOR	A11	109	1BD	Area	51.83 m²	557.88 ft²
GROUND FLOOR	A10	110	1BD	Area	51.91 m²	558.73 ft²
GROUND FLOOR	A15	111	1BD	Area	53.49 m²	575.73 ft²
GROUND FLOOR	A14	112	1BD	Area	51.76 m²	557.14 ft²
GROUND FLOOR	A13	113	1BD	Area	48.07 m²	517.43 ft²
GROUND FLOOR: 26					1,072.50 m²	11,544.25 ft²
LEVEL 2						
LEVEL 2			Services	Circulation & Service Area	132.41 m²	1,425.25 ft²
LEVEL 2			Services	Electrical Closet	3.91 m²	42.06 ft²
LEVEL 2			Services	Janitor	3.81 m²	40.97 ft²
LEVEL 2			Services	Laundry	8.53 m²	91.78 ft²
LEVEL 2	A06	201	1BD	Area	54.43 m²	585.88 ft²
LEVEL 2	B01s	202	2BD	Area	70.68 m²	760.83 ft²
LEVEL 2	A04	203	1BD	Area	55.00 m²	592.01 ft²
LEVEL 2	A02	204	1BD	Area	54.40 m²	585.51 ft²
LEVEL 2	A01gc	205	1BD	Area	51.56 m²	554.98 ft²
LEVEL 2	A01g	206	1BD	Area	50.50 m²	543.58 ft²
LEVEL 2	A01g	207	1BD	Area	50.50 m²	543.58 ft²
LEVEL 2	A01g	208	1BD	Area	50.50 m²	543.58 ft²
LEVEL 2	A01g	209	1BD	Area	50.50 m²	543.58 ft²
LEVEL 2	A01g	210	1BD	Area	50.50 m²	543.58 ft²
LEVEL 2	A01g	211	1BD	Area	49.51 m²	532.90 ft²
LEVEL 2	A12	212	1BD	Area	55.18 m²	593.97 ft²
LEVEL 2	A11	213	1BD	Area	51.83 m²	557.88 ft²
LEVEL 2	A10	214	1BD	Area	51.91 m²	558.73 ft²
LEVEL 2	A09	215	1BD	Area	54.12 m²	582.49 ft²
LEVEL 2	A08	216	1BD	Area	52.86 m²	568.97 ft²
LEVEL 2	A07	217	1BD	Area	52.90 m²	569.40 ft²
LEVEL 2: 21					1,055.52 m²	11,361.50 ft²
LEVEL 3						
LEVEL 3			Services	Circulation Area	132.41 m²	1,425.25 ft²
LEVEL 3			Services	Janitor	3.81 m²	40.97 ft²
LEVEL 3			Services	Laundry	8.53 m²	91.78 ft²
LEVEL 3			Services	Electrical Closet	3.91 m²	42.06 ft²
LEVEL 3	A06	301	1BD	Area	54.74 m²	589.24 ft²
LEVEL 3	B01	302	2BD	Area	69.61 m²	749.24 ft²
LEVEL 3	A04	303	1BD	Area	55.00 m²	592.01 ft²
LEVEL 3	A02	304	1BD	Area	54.40 m²	585.51 ft²
LEVEL 3	A01c	305	1BD	Area	50.57 m²	544.29 ft²
LEVEL 3	A01	306	1BD	Area	49.51 m²	532.90 ft²
LEVEL 3	A01	307	1BD	Area	49.51 m²	532.90 ft²
LEVEL 3	A01	308	1BD	Area	49.51 m²	532.90 ft²
LEVEL 3	A01	309	1BD	Area	49.51 m²	532.90 ft²
LEVEL 3	A01	310	1BD	Area	49.51 m²	532.90 ft²
LEVEL 3	A01	311	1BD	Area	49.51 m²	532.90 ft²
LEVEL 3	A12	312	1BD	Area	55.18 m²	593.97 ft²
LEVEL 3	A11	313	1BD	Area	51.92 m²	558.85 ft²
LEVEL 3	A10	314	1BD	Area	51.90 m²	558.60 ft²
LEVEL 3	A09	315	1BD	Area	53.16 m²	572.20 ft²
LEVEL 3	A08	316	1BD	Area	51.77 m²	557.29 ft²
LEVEL 3	A07	317	1BD	Area	53.28 m²	573.53 ft²
LEVEL 3: 21					1,047.22 m²	11,272.19 ft²
LEVEL 4						
LEVEL 4			Services	Circulation Area	132.41 m²	1,425.25 ft²
LEVEL 4			Services	Janitor	3.81 m²	40.97 ft²
LEVEL 4			Services	Laundry	8.53 m²	91.78 ft²
LEVEL 4			Services	Electrical Closet	3.91 m²	42.06 ft²
LEVEL 4	A06	401	1BD	Area	54.74 m²	589.24 ft²
LEVEL 4	B01	402	2BD	Area	69.61 m²	749.24 ft²

Level	Number	Unit #	Unit Type	Name	Area	Area
LEVEL 4	A04	403	1BD	Area	55.00 m²	592.01 ft²
LEVEL 4	A02	404	1BD	Area	54.40 m²	585.51 ft²
LEVEL 4	A01c	405	1BD	Area	50.26 m²	540.99 ft²
LEVEL 4	A01	406	1BD	Area	49.21 m²	529.65 ft²
LEVEL 4	A01	407	1BD	Area	49.21 m²	529.65 ft²
LEVEL 4	A01	408	1BD	Area	49.21 m²	529.65 ft²
LEVEL 4	A01	409	1BD	Area	49.21 m²	529.65 ft²
LEVEL 4	A01	410	1BD	Area	49.21 m²	529.65 ft²
LEVEL 4	A01	411	1BD	Area	49.21 m²	529.65 ft²
LEVEL 4	A12	412	1BD	Area	55.18 m²	593.97 ft²
LEVEL 4	A11	413	1BD	Area	51.92 m²	558.85 ft²
LEVEL 4	A10	414	1BD	Area	51.90 m²	558.60 ft²
LEVEL 4	A09	415	1BD	Area	53.16 m²	572.20 ft²
LEVEL 4	A08	416	1BD	Area	51.77 m²	557.29 ft²
LEVEL 4	A07	417	1BD	Area	53.28 m²	573.53 ft²
LEVEL 4: 21					1,045.10 m²	11,249.39 ft²
LEVEL 5						
LEVEL 5			Services	Circulation Area	132.41 m²	1,425.25 ft²
LEVEL 5			Services	Janitor	3.81 m²	40.97 ft²
LEVEL 5			Services	Laundry	8.53 m²	91.78 ft²
LEVEL 5			Services	Electrical Closet	3.91 m²	42.06 ft²
LEVEL 5	A06	501	1BD	Area	54.74 m²	589.24 ft²
LEVEL 5	B01	502	2BD	Area	69.61 m²	749.24 ft²
LEVEL 5	A04	503	1BD	Area	55.00 m²	592.01 ft²
LEVEL 5	A02	504	1BD	Area	54.40 m²	585.51 ft²
LEVEL 5	A01c	505	1BD	Area	50.26 m²	540.99 ft²
LEVEL 5	A01	506	1BD	Area	49.21 m²	529.65 ft²
LEVEL 5	A01	507	1BD	Area	49.21 m²	529.65 ft²
LEVEL 5	A01	508	1BD	Area	49.21 m²	529.65 ft²
LEVEL 5	A01	509	1BD	Area	49.21 m²	529.65 ft²
LEVEL 5	A01	510	1BD	Area	49.21 m²	529.65 ft²
LEVEL 5	A01	511	1BD	Area	49.21 m²	529.65 ft²
LEVEL 5	A12	512	1BD	Area	55.18 m²	593.97 ft²
LEVEL 5	A11	513	1BD	Area	51.92 m²	558.85 ft²
LEVEL 5	A10	514	1BD	Area	51.90 m²	558.60 ft²
LEVEL 5	A09	515	1BD	Area	53.16 m²	572.20 ft²
LEVEL 5	A08	516	1BD	Area	51.77 m²	557.29 ft²
LEVEL 5	A07	517	1BD	Area	53.28 m²	573.53 ft²
LEVEL 5: 21					1,045.10 m²	11,249.39 ft²
LEVEL 6						
LEVEL 6			Services	Circulation Area	133.61 m²	1,438.19 ft²
LEVEL 6			Services	Electrical Closet	3.90 m²	41.96 ft²
LEVEL 6			Services	Janitor	3.81 m²	40.97 ft²
LEVEL 6			Services	Laundry	8.53 m²	91.78 ft²
LEVEL 6	A06	601	1BD	Area	54.29 m²	584.42 ft²
LEVEL 6	B01	602	2BD	Area	69.66 m²	749.85 ft²
LEVEL 6	A04	603	1BD	Area	55.00 m²	592.01 ft²
LEVEL 6	A02	604	1BD	Area	54.40 m²	585.51 ft²
LEVEL 6	A01c	605	1BD	Area	50.26 m²	540.99 ft²
LEVEL 6	A01	606	1BD	Area	49.21 m²	529.65 ft²
LEVEL 6	A01	607	1BD	Area	49.21 m²	529.65 ft²
LEVEL 6	A01	608	1BD	Area	49.21 m²	529.65 ft²
LEVEL 6	A01	609	1BD	Area	49.21 m²	529.65 ft²
LEVEL 6	A01	610	1BD	Area	49.21 m²	529.65 ft²
LEVEL 6	A01	611	1BD	Area	49.21 m²	529.65 ft²
LEVEL 6	A12	612	1BD	Area	55.18 m²	593.97 ft²
LEVEL 6	A11	613	1BD	Area	51.83 m²	557.88 ft²
LEVEL 6	A10	614	1BD	Area	51.91 m²	558.73 ft²
LEVEL 6	A09	615	1BD	Area	53.56 m²	576.52 ft²
LEVEL 6	A08	616	1BD	Area	52.24 m²	562.31 ft²
LEVEL 6	A07	617	1BD	Area	52.10 m²	560.77 ft²
LEVEL 6: 21					1,045.51 m²	11,253.74 ft²
ROOF DECK						
ROOF DECK			Services	Circulation Area	25.59 m²	275.40 ft²
ROOF DECK			Services	Exit	15.14 m²	162.97 ft²
ROOF DECK			Services	Exit	15.25 m²	164.13 ft²
ROOF DECK			Services	Roof Deck	193.97 m²	2,087.90 ft²
ROOF DECK: 4					249.95 m²	2,690.40 ft²
UNDER GROUND						
UNDER GROUND			Services	Bicycle Storage	22.45 m²	241.67 ft²
UNDER GROUND			Services	Elevator	12.09 m²	130.18 ft²
UNDER GROUND			Services	Exit	21.04 m²	226.49 ft²
UNDER GROUND			Services	Exit	19.42 m²	209.00 ft²
UNDER GROUND			Services	Garbage & Recycling	23.68 m²	254.92 ft²
UNDER GROUND			Services	Lobby	18.97 m²	204.18 ft²
UNDER GROUND			Services	Mechanical	27.91 m²	300.41 ft²
UNDER GROUND			Services	Parking	1,401.70 m²	15,087.73 ft²
UNDER GROUND			Services	Storage	11.30 m²	121.61 ft²
UNDER GROUND: 9					1,558.56 m²	16,776.19 ft²
Grand total: 144					8,119.45 m²	87,397.05 ft²

GARBAGE AND RECYCLING CALCULATIONS

RESIDENTIAL

Required: **Waste Management Storage and Disposal Guidelines**
More than 60 units will require nine (9) Recycling Carts
the space allocation determined by multiplying the number of dwelling units by 0.19 m². 18.62 m² (200.42 ft²)

Proposed: **21.06 m² (226.70 ft²)**

AMENITY CALCULATIONS

Outdoor Amenity Area:
Required: 98 units x 1m² = 98m² (321.5 ft²)

Proposed:

Roof Deck Outdoor Amenity	193.97 m²	2,087.90 ft²
Outdoor Amenity Area	54.81 m²	589.97 ft²
Outdoor Amenity Area	71.21 m²	766.50 ft²
Total:	**319.99 m²**	**3,444.37 ft²**

Indoor Amenity Area:
Required: 98 units x 1m² = 98m² (321.5 ft²)

Proposed:

Indoor Amenity	79.23 m²	852.85 ft²
	32.33 m²	348.05 ft²
Total:	**111.56 m²**	**1,200.90 ft²**

BICYCLE PARKING REQUIREMENTS

RESIDENTIAL

Required: Independent Living and Assisted Living Long-Term
Bicycle Parking 0.10 space for every unit and Short-Term
Bicycle Parking 2 spaces for every 20 units
98 x 0.10 = 9.8 = **10 Stall**
98 / 20 = 4.9 = **5 Stall**

Proposed: Long-Term **10 Stall**
Short-Term **5 Stall**

PARKING CALCULATIONS

REQUIRED

Residential: *(per RM-2 1.5 per unit) and for*
1.5 Space x 98 unit = **147 Spaces**
3 Accessible space for 126 - 200 required Spaces = 3 Spaces
Total = 147 Spaces (3 of which to be provided as Accessible)

Visitor: *(Visitor Parking for all RM zones 0.2 spaces per dwelling unit designated for visitor parking)*98 Unit x 0.2 = 19.6 or **20 Spaces**

Loading: *(Every owner or occupier of land, buildings or structures which requires receipt or delivery of goods or materials by vehicles shall, on the site of the building or structure,provide and maintain a minimum of one (1) off-street loading space.)*
1 Space (3m wide x 9.25m length x 4.25m height)

Maximum of 10% of the required parking stalls may be designated for small car parking.

PROPOSED

Residential: Surface Parking 28 + 46 Under ground include:
60 Standard
6 Small
8 accessible stalls
Total 74 Stalls
Request for 74 total stalls which are %50 of 98 units x1.5 Standard plus 20 visitor

Visitor: **6 Standard = 6 Spaces**

Loading: **1 Space**

EV Infrastructure: Each parking space provided for residential use, shall be provided with roughed-in infrastructure capable of providingLevel 2 charging. 50% of required visitor parking spaces shall be provided with roughed-in infrastructure capable of providing Level 2 charging

STATISTICS

Legal Description:	LOTS 18 & 19 DISTRICT LOT 401 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4769 & LOT 1 DISTRICT LOT 401 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 10091 PID: 011-107-880, 004-921-666, 009-246-924
Civic Address:	22534, 22548 AND 22556 Royal Crescent Maple Ridge, BC
Community Plan:	Town Centre Area Plan
Land-Use Designation:	Ground-Oriented Multi-Family
Proposed Land-Use Designation:	Low-Rise Apartment
Development Permit Area:	Town Centre Development Permit Area
Current Zoning:	RS-1 (Single Detached Residential)
Proposed Zoning:	RM-2 Medium Density Apartment Residential with a Maximum Building Hight 6 toreys
Survey Information:	Based on Survey information by Osman & Associates Land Surveying Date: February 10th, 2023

DEVELOPMENT DATA

SITE AREA:	**47,345.38 sf (4,398.53 m²) (1.09 ac) (0.44 ha)**
NET SITE AREA:	**46,759.75 sf (4,344.12 m²) (1.07 ac) (0.43 ha)**

GROSS FLOOR AREA

Proposed Gross Floor Area:	**55,665.35 sf (5,171.48 m²)**
Proposed FSR:	55,665.35 sf / 46,759.75 sf = **1.19 FSR**

DENSITY:

Proposed:	**98 units / 0.44 ha = 222 units per ha**

SITE COVERAGE:

Site Coverage:	No Lot Coverage requirements

HEIGHT:

Vertical distance from the finished grade at the base of the building and excludes the underground parking structure:

Proposed Height:	**20.2 m (66-3")** Average Grade 40.04m

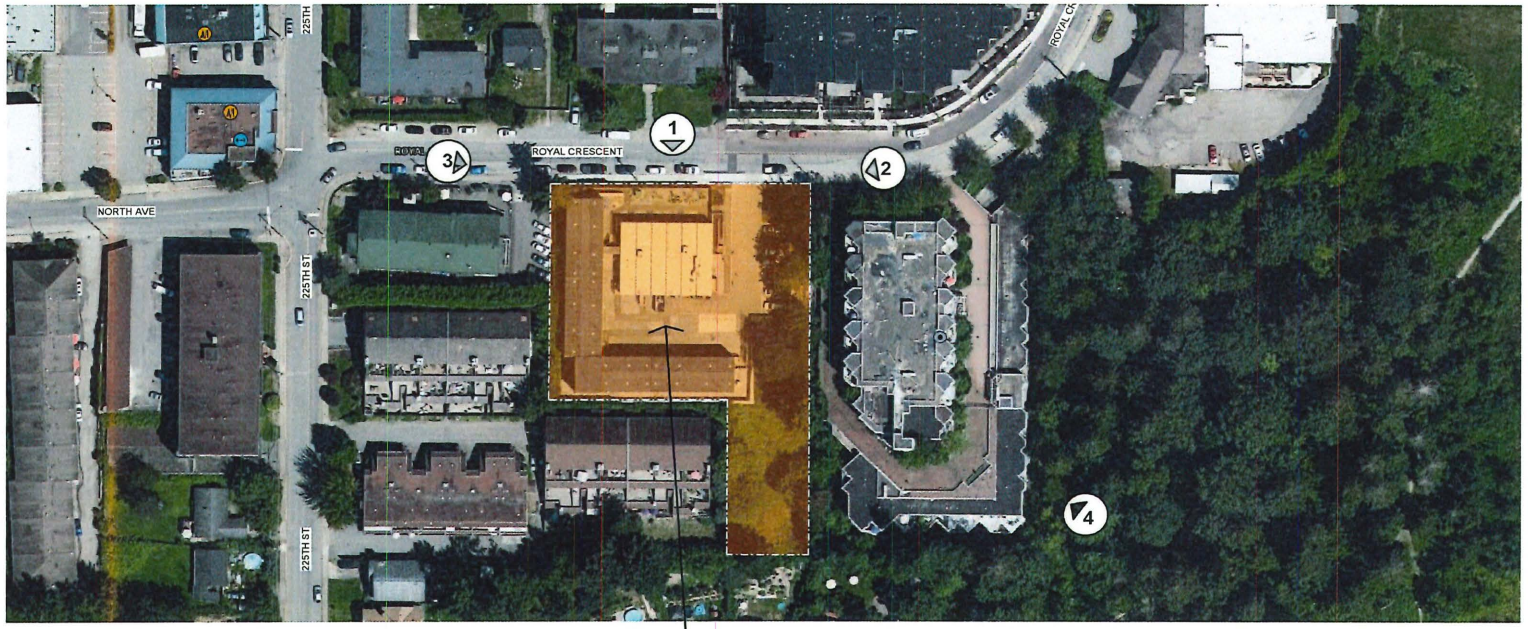
SETBACKS:

Proposed:	Front Lot Line, North	6.65m (21'-9") *
	Rear Lot Line, South	7.5m (24'-7")
	Interior Side Lot Line, West	4.0m (13'-1") *
	Interior Side Lot Line, East	17.5m (24'-7")

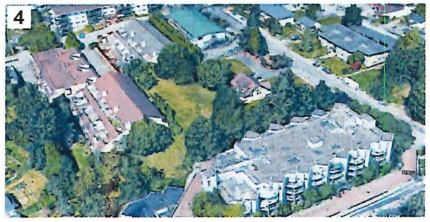
* Seeking for relaxation on east side set back from 7.5 meter on RM-2 zoning to 4 meter and Front lot line min. 0.85 m road dedication along Royal Crescent proposed the front setback reduced to 6.65 m

UNIT MATRIX:

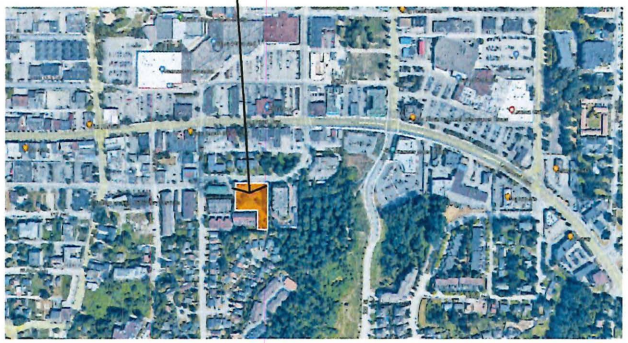
1 BDR	93	(94.90%)
2 BDR	5	(5.10%)



FRONT VIEW

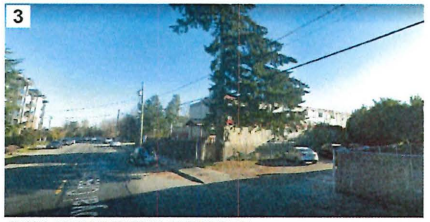


AERIAL VIEW



22534, 22548 and 22556 Royal Crescent, Maple Ridge, BC V2X 2M3
Zoning: RS-1
OCP Land Use: Ground-Oriented Multi-Family
Site Area: 47,345.34 ft², 1.087 Acre

ROYAL CRESCENT VIEW LOOKING WEST



ROYAL CRESCENT VIEW LOOKING EAST

NEW SIX-STORY
PROPOSED BUILDING

NEW SIX-STORY
PROPOSED BUILDING

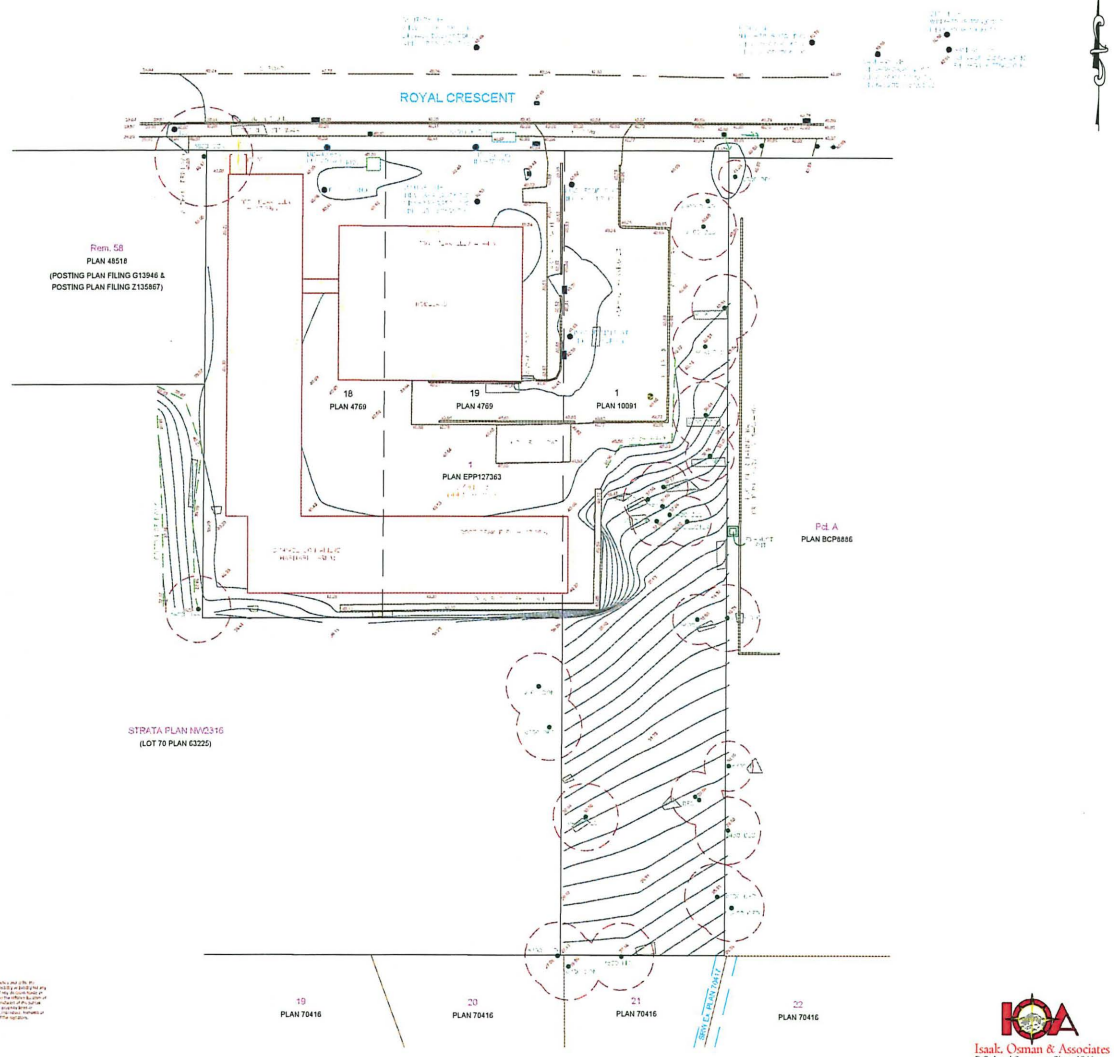
TEMPORARY MODULAR
SUPPORTIVE HOUSING
BUILDING

B.C. LAND SURVEYOR'S TOPOGRAPHIC PLAN ON
LOTS 18 & 19 DISTRICT LOT 401 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 4769
& LOT 1 DISTRICT LOT 401 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 10091

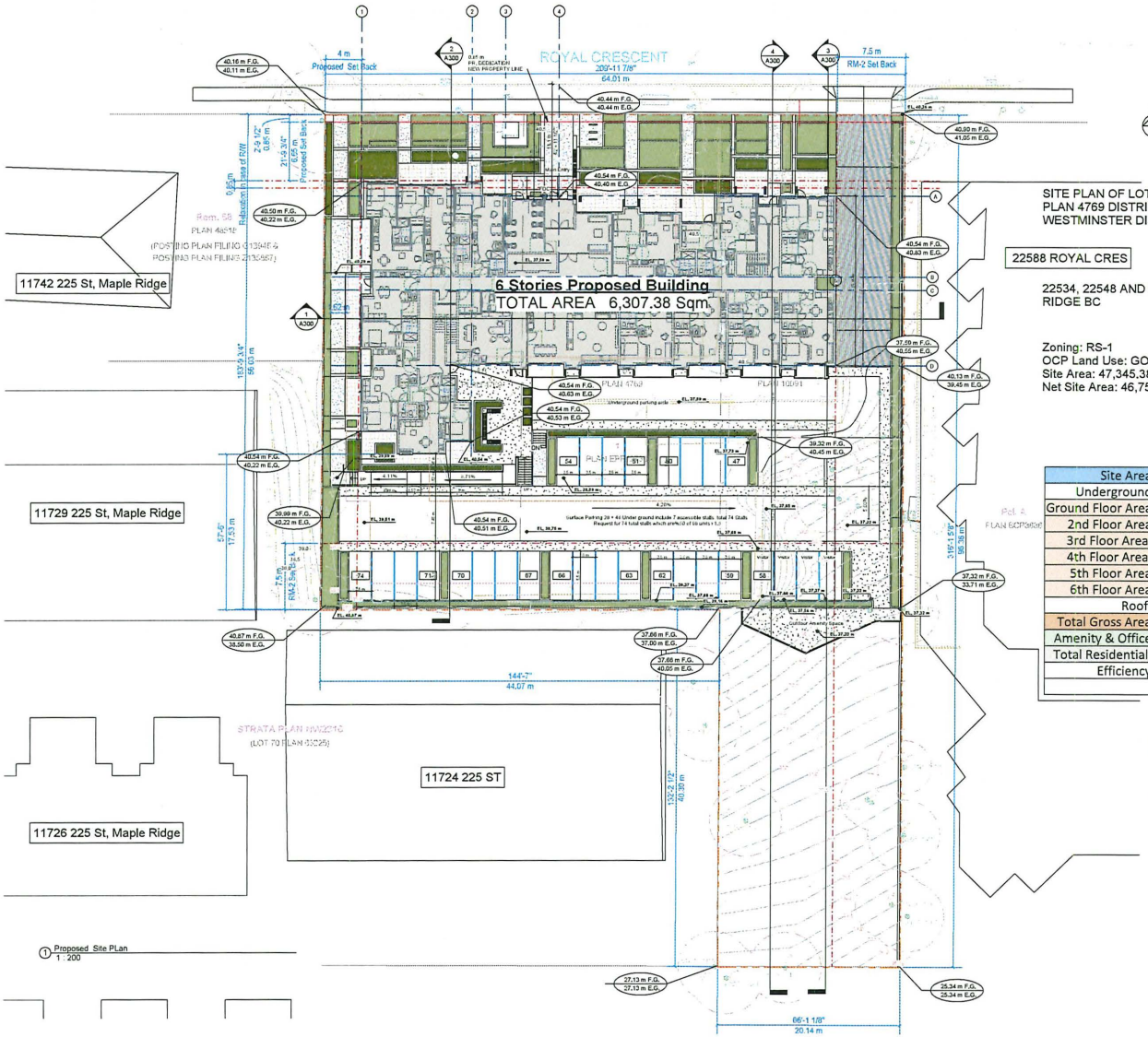
PID: 011-167-489, 004-921-666, 004-346-924

SCALE 1 : 250

PREPARED FOR: BC HOUSING COMMISSION



Isaak, Osman & Associates
B.C. Land Surveyors Since 1946
20609 Logan Avenue, Langley BC V3A 7R3
t. 604-533-2411
FILE : 17410 DWG : 17410-TOPO



1 Proposed Site PLan
1 : 200

SITE PLAN OF LOT 4 PLAN 10091 AND LOTS 18 AND 19 PLAN 4769 DISTRICT LOT 401 GROUP 1 NEW WESTMINSTER DISTRICT

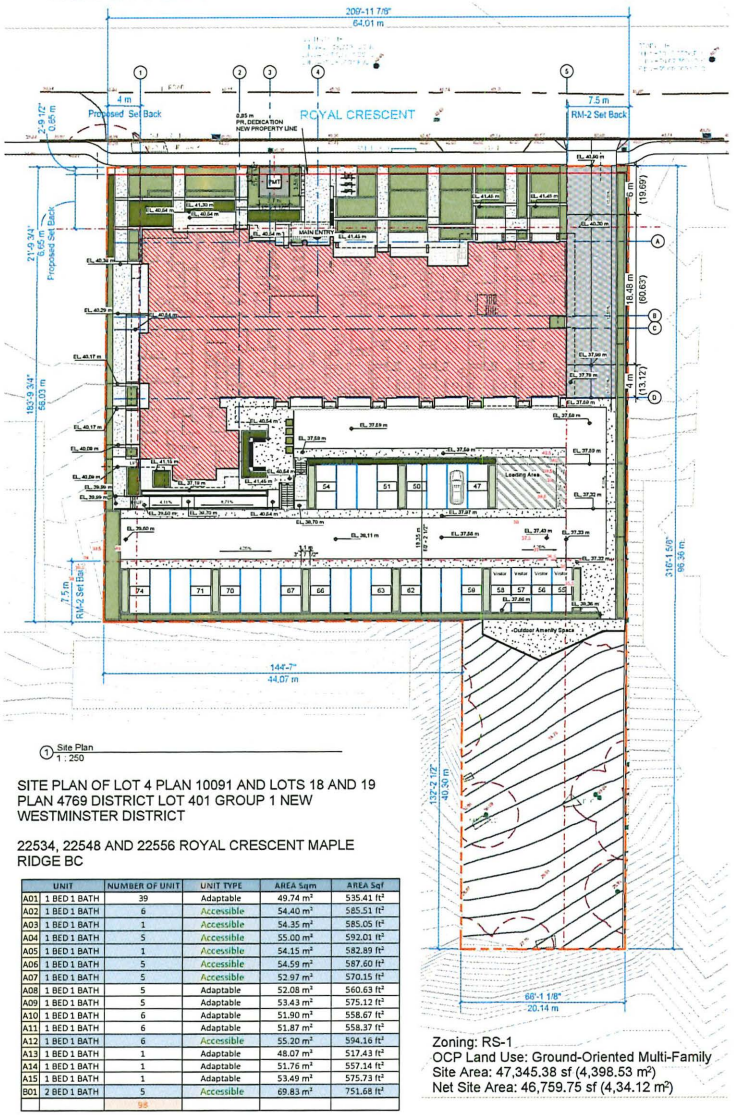
22588 ROYAL CRES

22534, 22548 AND 22556 ROYAL CRESCENT MAPLE RIDGE BC

Zoning: RS-1
OCP Land Use: GOMF (Ground-Oriented Multi-Family)
Site Area: 47,345.38 sf (4,398.53 m²) (1.09 ac) (0.44 ha)
Net Site Area: 46,759.75 sf (4,34.12 m²) (1.07 ac) (0.43 ha)

Site Area:	4,398.53 m²	47,345.34 ft²
Underground:	1,558.94 m²	16,780.29 ft²
Ground Floor Area:	1,072.49 m²	11,544.24 ft²
2nd Floor Area:	1,055.52 m²	11,361.51 ft²
3rd Floor Area :	1,047.22 m²	11,272.19 ft²
4th Floor Area :	1,045.10 m²	11,249.39 ft²
5th Floor Area:	1,045.10 m²	11,249.39 ft²
6th Floor Area:	1,045.51 m²	11,253.76 ft²
Roof :	56.20 m²	604.90 ft²
Total Gross Area:	7,926.09 m²	67,930.48 ft²
Amenity & Office:	111.57 m²	1,200.90 ft²
Total Residential :	5,171.48 m²	55,665.36 ft²
Efficiency:	81.94%	
	FSR :	1.19

Unit Count	
One Bedroom Units	93
Two Bedroom Units	5
Total:	98



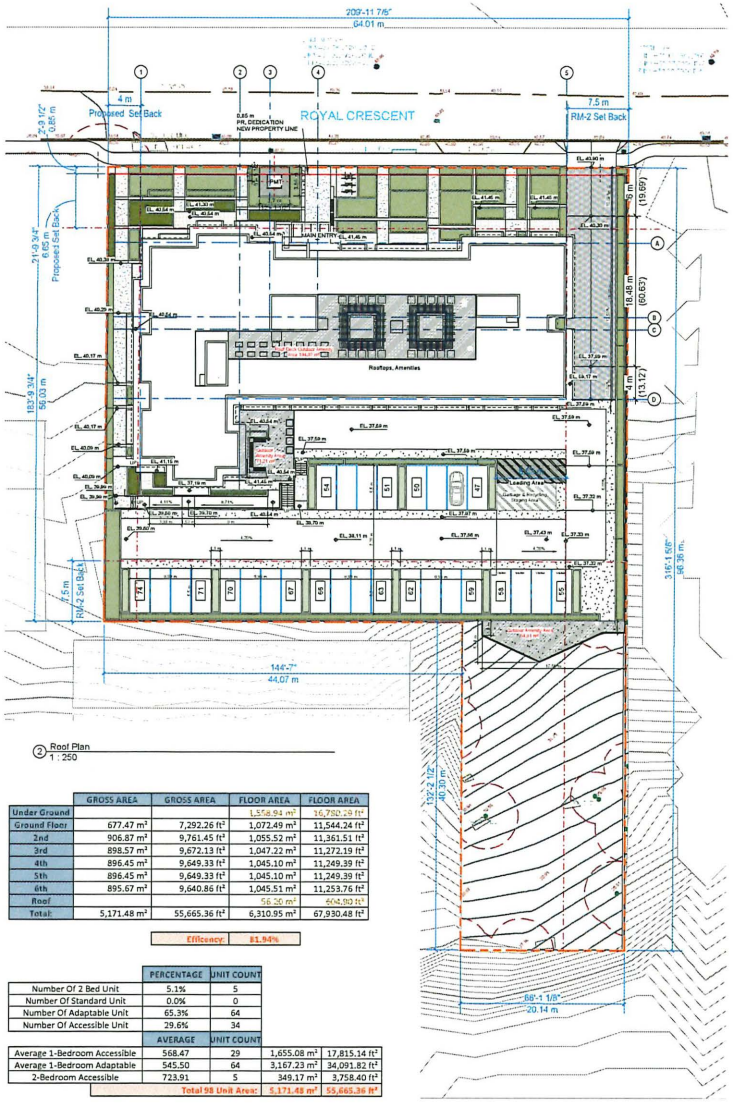
① Site Plan
1 : 250

SITE PLAN OF LOT 4 PLAN 10091 AND LOTS 18 AND 19 PLAN 4769 DISTRICT LOT 401 GROUP 1 NEW WESTMINSTER DISTRICT

22534, 22548 AND 22556 ROYAL CRESCENT MAPLE RIDGE BC

UNIT		NUMBER OF UNIT	UNIT TYPE	AREA Sqm	AREA Sqf
A01	1 BED 1 BATH	39	Adaptable	49.74 m²	535.41 ft²
A02	1 BED 1 BATH	6	Accessible	54.40 m²	585.51 ft²
A03	1 BED 1 BATH	1	Accessible	54.35 m²	585.05 ft²
A04	1 BED 1 BATH	5	Accessible	55.00 m²	592.01 ft²
A05	1 BED 1 BATH	1	Accessible	54.15 m²	582.89 ft²
A06	1 BED 1 BATH	5	Accessible	54.59 m²	587.60 ft²
A07	1 BED 1 BATH	5	Accessible	52.97 m²	570.15 ft²
A08	1 BED 1 BATH	5	Adaptable	52.08 m²	560.63 ft²
A09	1 BED 1 BATH	5	Adaptable	53.43 m²	575.12 ft²
A10	1 BED 1 BATH	6	Adaptable	51.90 m²	558.67 ft²
A11	1 BED 1 BATH	6	Adaptable	51.87 m²	558.37 ft²
A12	1 BED 1 BATH	6	Accessible	55.20 m²	594.16 ft²
A13	1 BED 1 BATH	1	Adaptable	48.07 m²	517.43 ft²
A14	1 BED 1 BATH	1	Adaptable	51.76 m²	557.14 ft²
A15	1 BED 1 BATH	1	Adaptable	53.49 m²	575.73 ft²
B01	2 BED 1 BATH	5	Accessible	69.83 m²	751.68 ft²
		98			

Zoning: RS-1
OCP Land Use: Ground-Oriented Multi-Family
Site Area: 47,345.38 sf (4,398.53 m²)
Net Site Area: 46,759.75 sf (4,34.12 m²)



② Roof Plan
1 : 250

	GROSS AREA	GROSS AREA	FLOOR AREA	FLOOR AREA
Under Ground			1,578.94 m²	16,760.29 ft²
Ground Floor	677.47 m²	7,292.26 ft²	1,072.49 m²	11,544.24 ft²
2nd	906.87 m²	9,761.45 ft²	1,055.52 m²	11,361.51 ft²
3rd	898.57 m²	9,672.13 ft²	1,047.22 m²	11,272.19 ft²
4th	896.45 m²	9,649.33 ft²	1,045.10 m²	11,249.39 ft²
5th	896.45 m²	9,649.33 ft²	1,045.10 m²	11,249.39 ft²
6th	895.67 m²	9,640.86 ft²	1,045.51 m²	11,253.76 ft²
Roof			56.20 m²	604.80 ft²
Total:	5,171.48 m²	55,665.36 ft²	6,310.95 m²	67,930.48 ft²

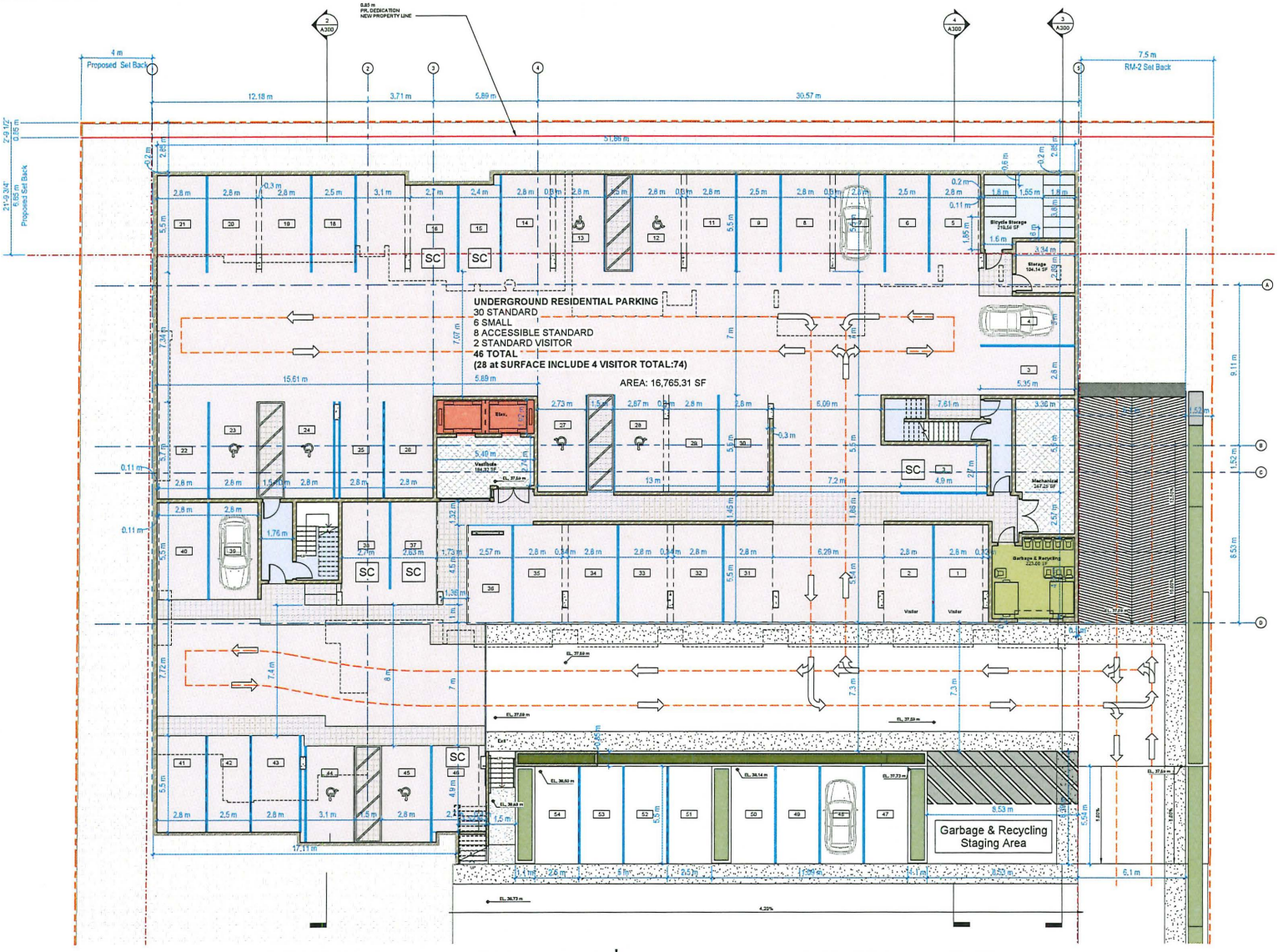
Efficency:	81.94%

	PERCENTAGE	UNIT COUNT
Number Of 2 Bed Unit	5.1%	5
Number Of Standard Unit	0.0%	0
Number Of Adaptable Unit	65.3%	64
Number Of Accessible Unit	29.6%	34

	AVERAGE	UNIT COUNT		
Average 1-Bedroom Accessible	568.47	29	1,655.08 m²	17,815.14 ft²
Average 1-Bedroom Adaptable	545.50	64	3,167.23 m²	34,091.82 ft²
2-Bedroom Accessible	723.91	5	349.17 m²	3,758.40 ft²
		Total 98 Unit Area:	5,171.48 m²	55,665.36 ft²

Drawing:
UNDERGROUND FLOOR PLAN

Maple Ridge Advisory Design Panel



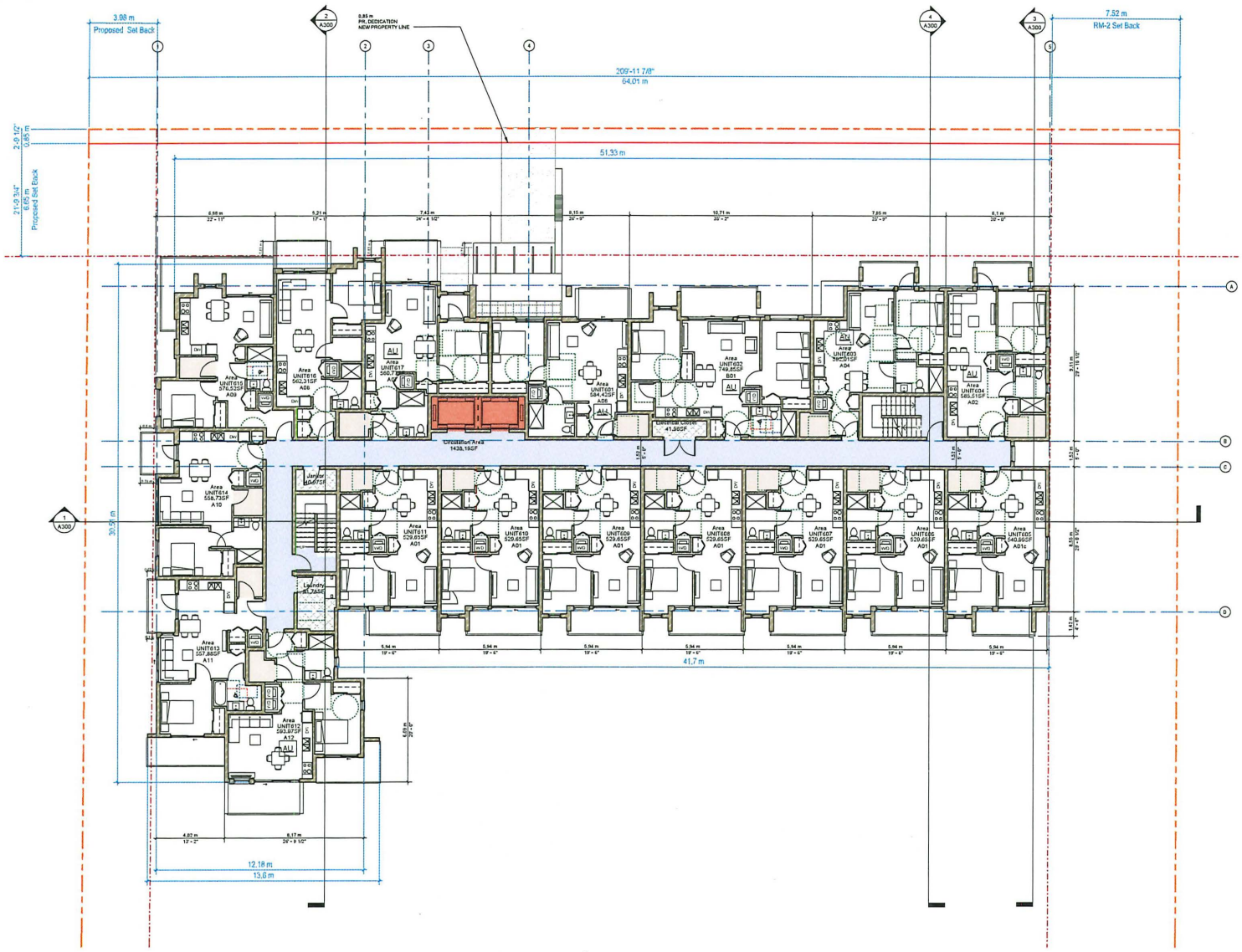
MAPLE RIDGE SENIORS HOUSING | 6 STOREY MULTI-FAMILY RESIDENTIAL BUILDING

22534, 22548 and 22556 Royal Crescent, Maple RidgeB.C.

10/04/2023

4 m
Proposed Set Back
64.01 m
7.5 m
RM-2 Set Back
Existing PMT
Main Entry
FOC
Lobby
306.21SF
Vestibule
118.30 SF
Scooter
275.46SF
Mail
89.75SF
Vista
28.87SF
Electrical Closet
36.23SF
Circulation & Service Area
1076.48SF
Amenity/Gathering
852.85SF
Amenity/Office
348.05SF
Outdoor Amenities
Loading and Passenger Spaces
(custom transit vehicle or HandyDart)
Garbage & Recycling
Staging Area
Green Roof Above

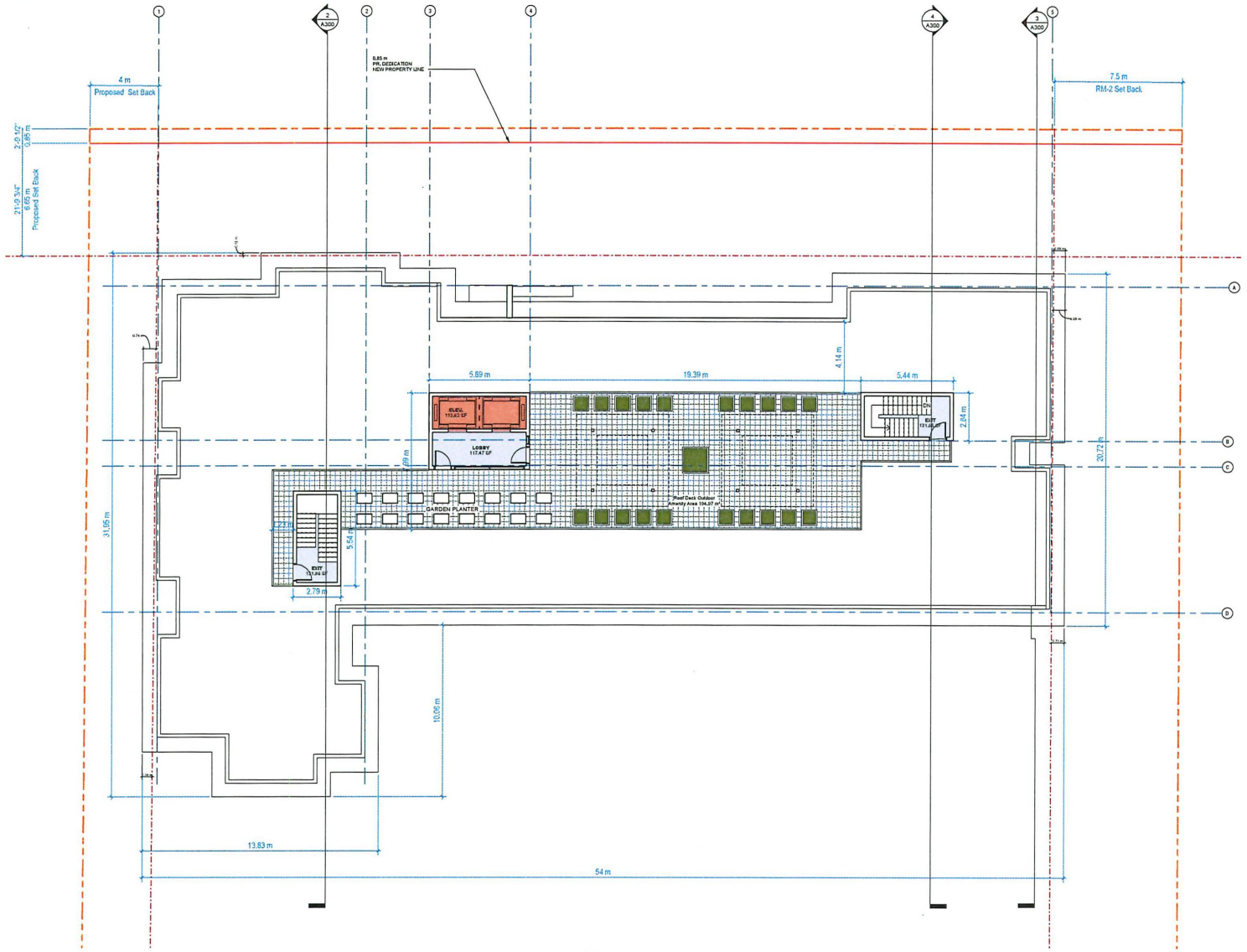
Drawing:
TYPICAL FLOOR PLAN



MAPLE RIDGE SENIORS HOUSING | 6 STOREY MULTI-FAMILY RESIDENTIAL BUILDING

22534, 22548 and 22556 Royal Crescent, Maple RidgeB.C.

10/04/2023


4 m
Proposed Set Back
0.85 m
PR. DEDICATION
NEW PROPERTY LINE
7.5 m
RM-2 Set Back
5.89 m
19.39 m
5.44 m
4.14 m
2.84 m
ELEV.
LOBBY
GARDEN PLANTER
Roof Deck Outdoor
Amenity Area 194.07 m2
EXIT
DN
2.79 m
5.54 m
31.05 m
20.72 m
10.06 m
13.83 m
54 m

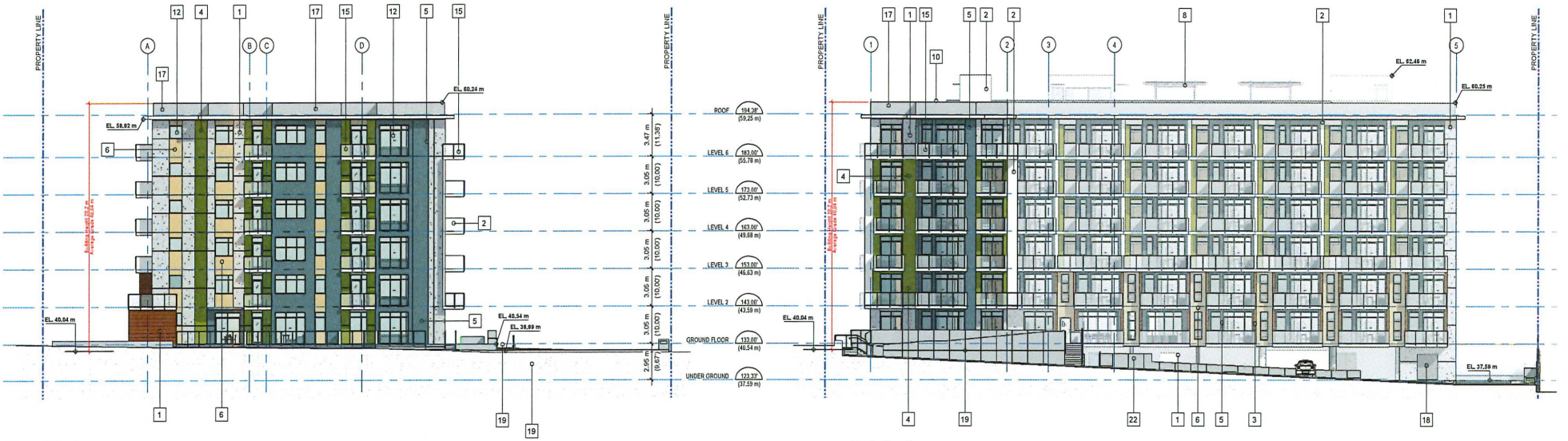
Maple Ridge Advisory Design Panel

1 East Elevation
1 : 200

2 North Elevation
1 : 200

Key Value	Keynote Text
1	Nichiha Industrialblock Concrete Series Panel Siding - Colour: Grey
2	Fibre Cement Panel System Recess Trim With Countersunk Fasteners Colour: White
3	Nichiha Fibre Cement Panel Siding, Horizontal Application - Vintagewood Series - Colour: Cedar
4	Prefinished Metal Panel with 1/4" Reveal (Shadow Reveals) - Colour: Green
5	Fibre Cement Siding Artisan lap and beaded siding, Smooth Mitered corners - Colour: Dark Grey
6	Nichiha Sandstone Wall Panel - Colour: Autumn Brown
8	Pergola- Wood- Colour: Grey and Cedar
9	Glass Canopy with Painted Steel Frame - Colour: Light Grey

Key Value	Keynote Text
10	Metal Roof Fascia - Colour: Charcoal
11	Cap Flashing, Prefinished Metal - Colour: to Match Siding Below
12	Vinyl Window - Colour: White
15	Aluminum Glass Railing Side Mounted - Colour: Light Grey
17	Fiber Cement Panel System Recess Trim With Countersunk Fasteners Colour: Grey
18	Roll Up Door - Prefinished - Colour: Grey
19	Exposed Architectural Cast-in-Place Concrete High Quality Concrete with Clear, Matte Sealer: Walls, Planters at Grade
22	Concrete Block Planter



4 West Elevation
1 : 200

3 South Elevation
1 : 200

Key Value	Keynote Text
1	Nichiha Industrialblock Concrete Series Panel Siding - Colour: Grey
2	Fibre Cement Panel System Recess Trim With Countersunk Fasteners Colour: White
3	Nichiha Fibre Cement Panel Siding, Horizontal Application - Vintagewood Series - Colour: Cedar
4	Prefinished Metal Panel with 1/4" Reveal (Shadow Reveals) - Colour: Green
5	Fibre Cement Siding Artisan lap and beaded siding, Smooth Mitered corners - Colour: Dark Grey
6	Nichiha Sandstone Wall Panel - Colour: Autumn Brown
8	Pergola- Wood- Colour: Grey and Cedar
9	Glass Canopy with Painted Steel Frame - Colour: Light Grey

Key Value	Keynote Text
10	Metal Roof Fascia - Colour: Charcoal
11	Cap Flashing, Prefinished Metal - Colour: to Match Siding Below
12	Vinyl Window - Colour: White
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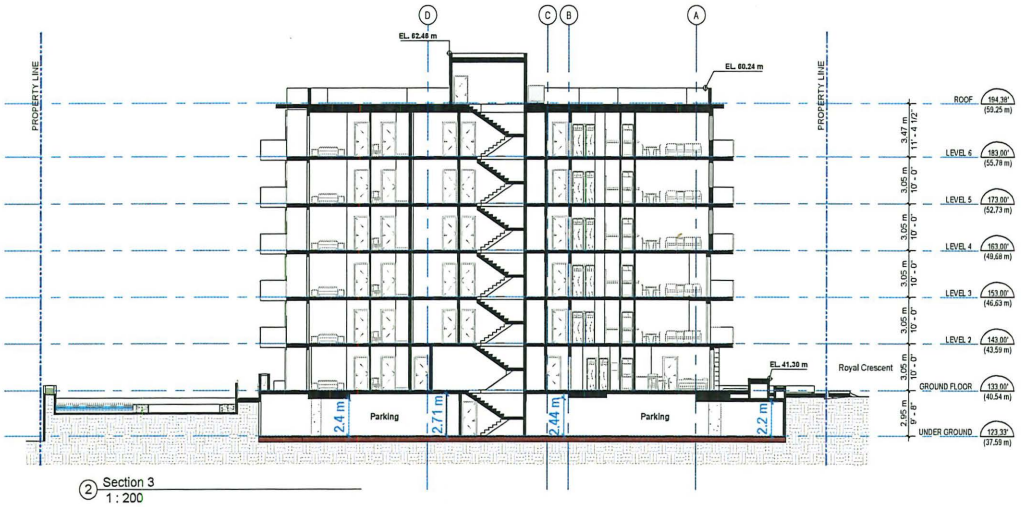
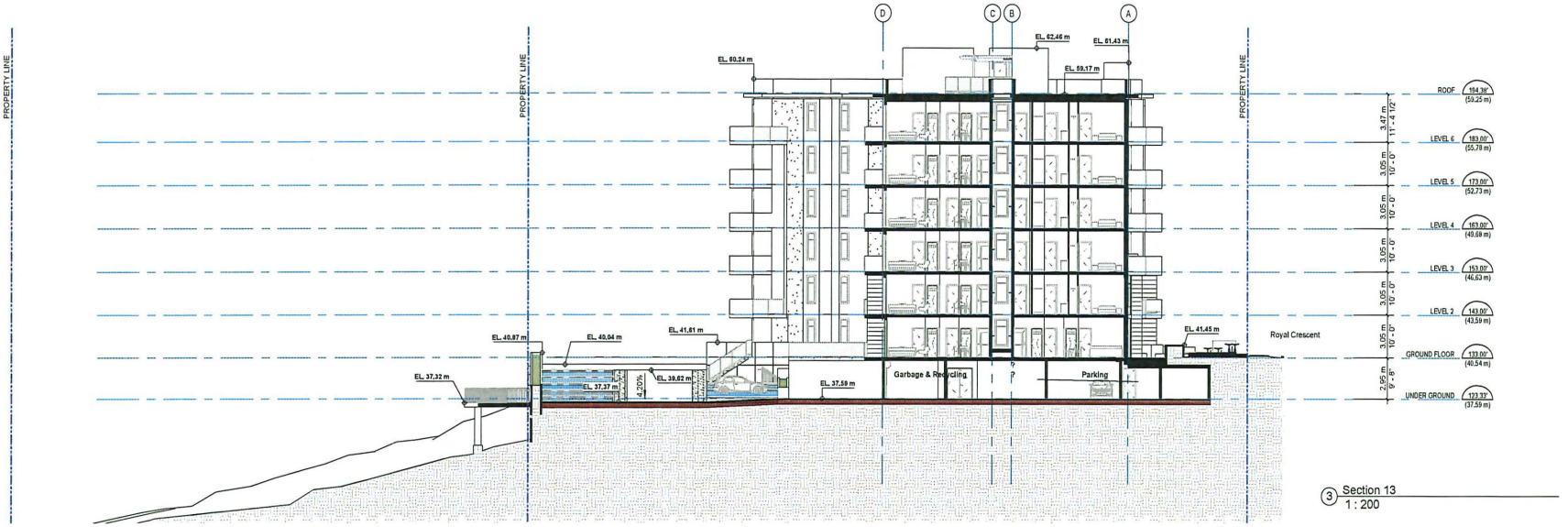
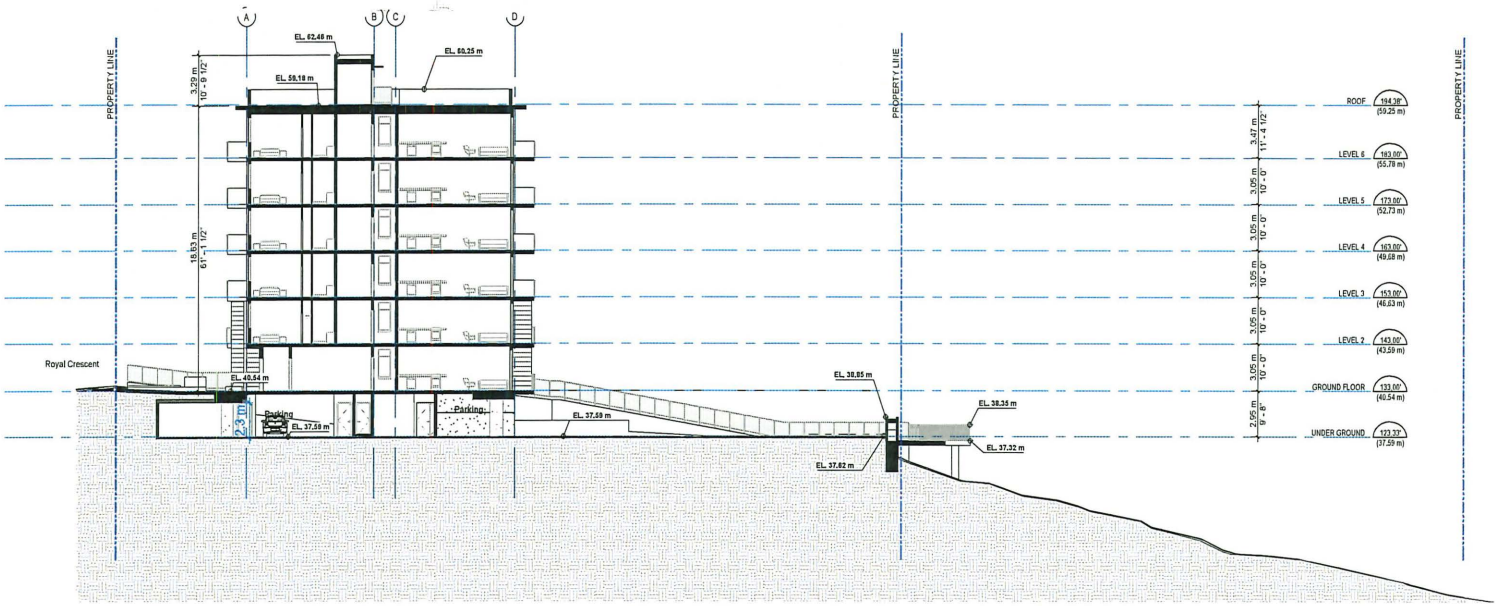


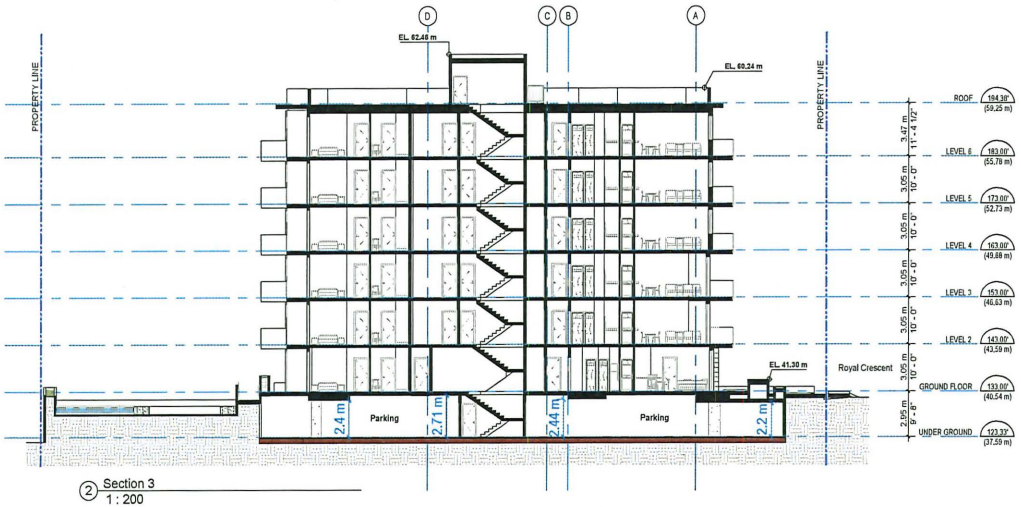
2 Section 3
1 : 200



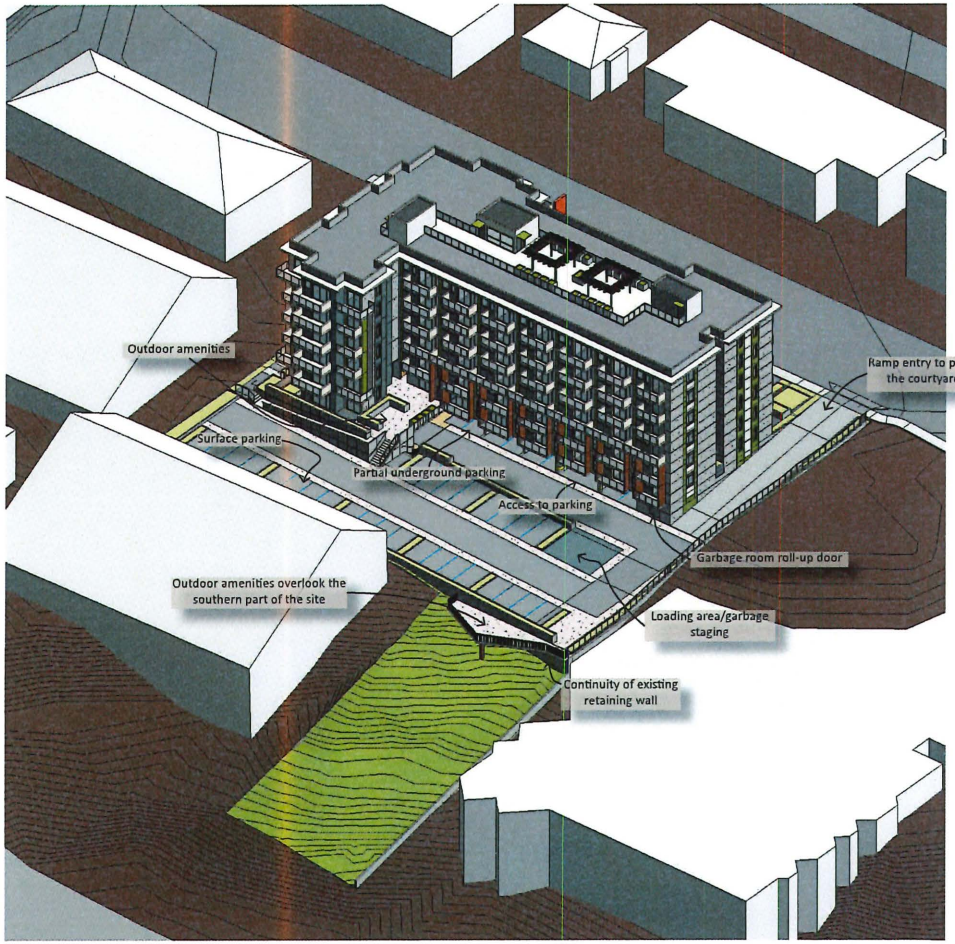
3 Section 13
1 : 200



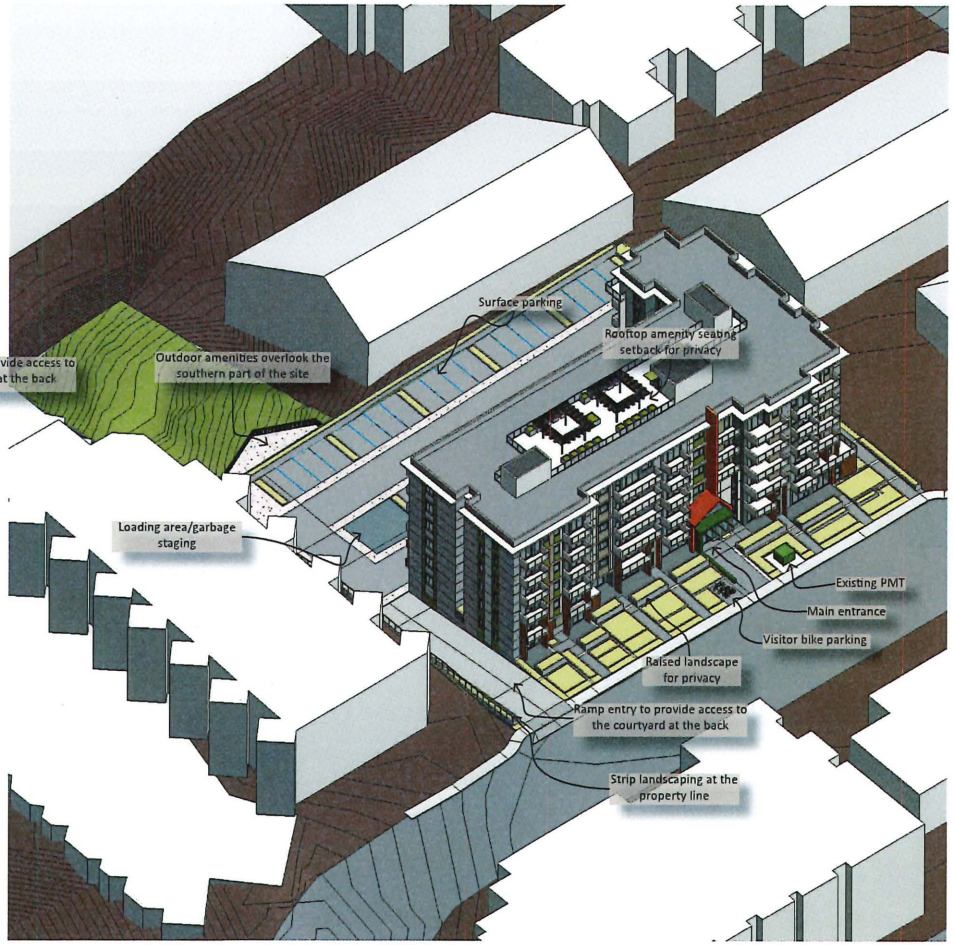
4 Section 4
1 : 200



2 Section 3
1 : 200



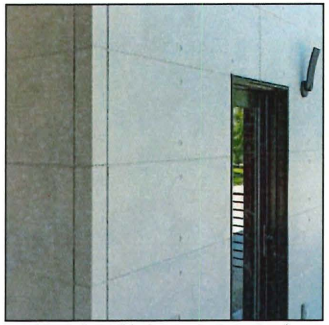
AXONOMETRIC 3D - SOUTH EAST VIEW



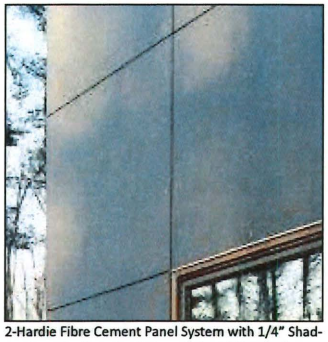
AXONOMETRIC 3D - NORTH EAST VIEW

Maple Ridge Advisory Design Panel

4-Prefinished Metal Panel with 1/4" Reveal (Shadow Reveals) - Colour: Green



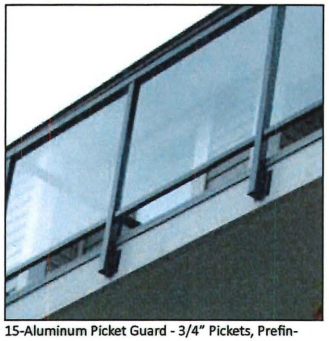
1-Nichiha Industrialblock Concrete Series Panel Siding - Colour: Grey



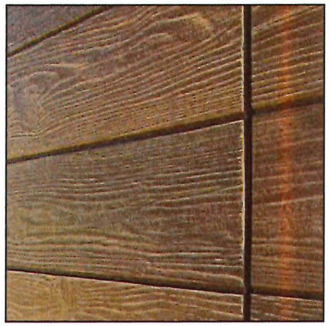
2-Hardie Fibre Cement Panel System with 1/4" Shadow Reveals, Smooth - Colour: Painted Charcoal

12-Vinyl Window - Colour: White

9-Glass Canopy with Painted Steel Frame - Colour: Light Grey



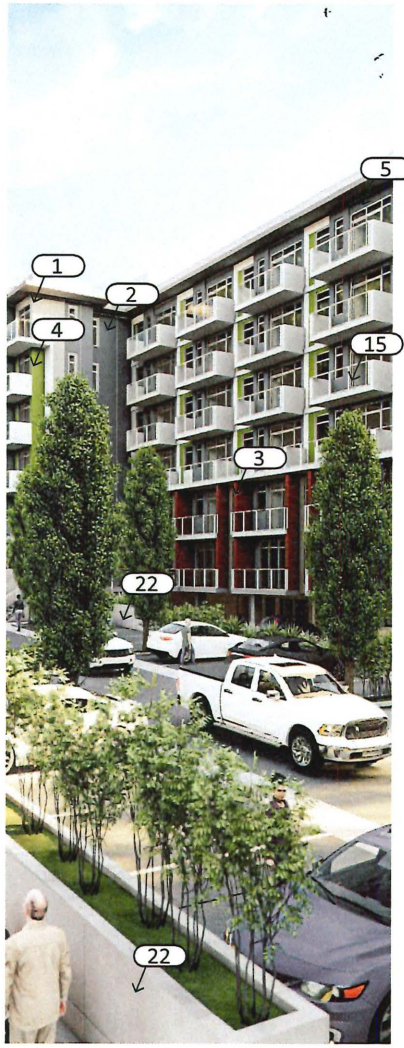
15-Aluminum Picket Guard - 3/4" Pickets, Prefinished - Colour: Light Grey

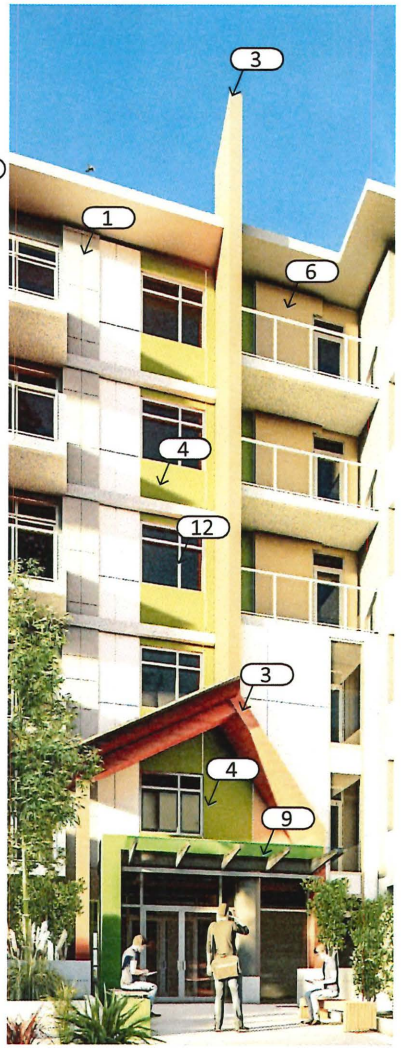


3-Nichiha Panel Siding, Horizontal Application - Vintagewood Series - Colour: Cedar

6-Nichiha Sandstone Wall Panel - Colour: Autumn Brown

22-Concrete Block Planter





Maple Ridge Advisory Design Panel

ELEVATION VIEW ALONG RYAL CRESCENT ENTRY VIEW

Maple Ridge Advisory Design Panel

ELEVATION VIEW FACING ROYAL CRESCENT WEST CORNER LOOKING SOUTH

Maple Ridge Advisory Design Panel

VIEW FACING ROYAL CRESCENT EAST CORNER LOOKING SOUTH

Maple Ridge Advisory Design Panel

VIEW OF THE PARKING RAMP ACCESS FROM THE EAST CORNER OF ROYAL CRESCENT

Maple Ridge Advisory Design Panel

ACCESS RAMP TO COURTYARD AND SOUTH ELEVATION

Maple Ridge Advisory Design Panel

ACCESS TO UNDERGROUND PARKING AND PARTIALLY UNDERGROUND AREAS

Maple Ridge Advisory Design Panel

OUTDOOR AMENITY BALCONY SOUTH EAST CORNER

Maple Ridge Advisory Design Panel

OUTDOOR AMENITY BALCONY SOUTH EAST CORNER

Maple Ridge Advisory Design Panel

AERIAL VIEW CORNER OF WEST WING

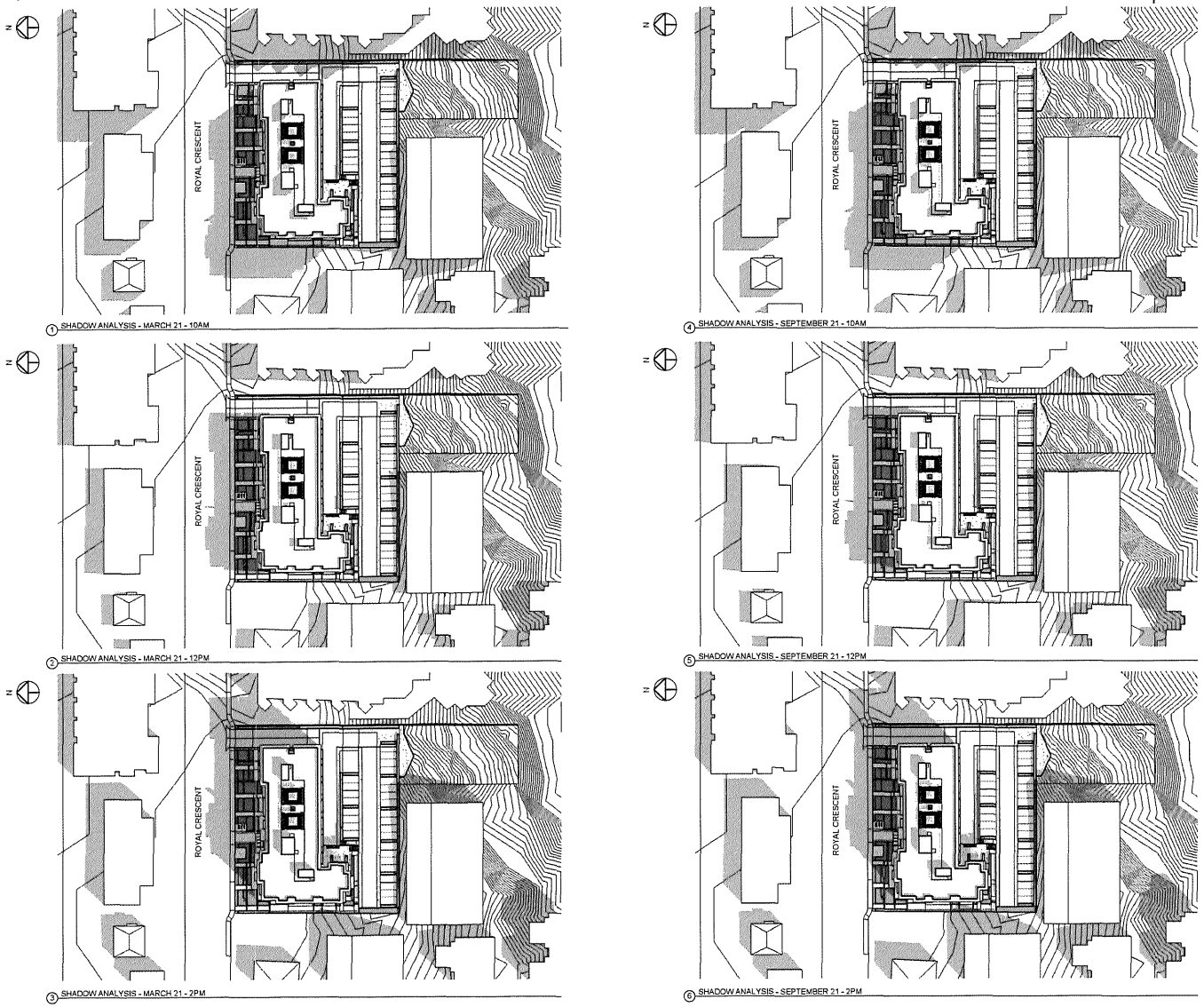
Maple Ridge Advisory Design Panel

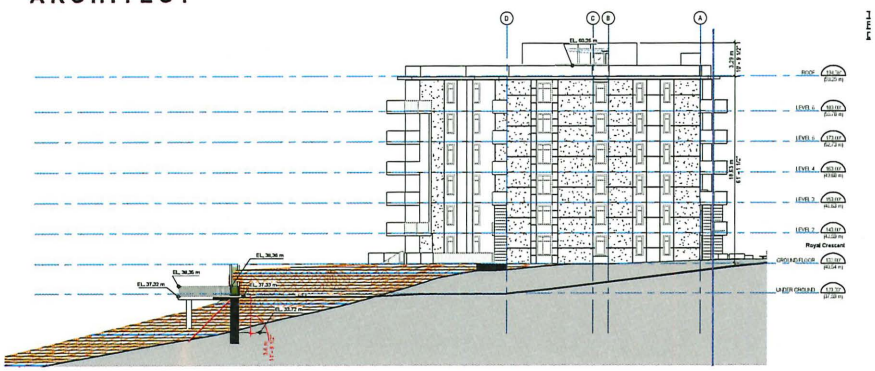
SOUTH EAST CORNER VIEW FROM PARKING AREA

BIRDS-EYE VIEW OF SOUTH- WEST CORNER

BIRDS-EYE VIEW OF SOUTH- WEST CORNER

ROOF DECK OUTDOOR AMENITIES


N
ROYAL CRESCENT
1 SHADOW ANALYSIS - MARCH 21 - 10AM
2 SHADOW ANALYSIS - MARCH 21 - 12PM
3 SHADOW ANALYSIS - MARCH 21 - 2PM
4 SHADOW ANALYSIS - SEPTEMBER 21 - 10AM
5 SHADOW ANALYSIS - SEPTEMBER 21 - 12PM
6 SHADOW ANALYSIS - SEPTEMBER 21 - 2PM



3 Section 6
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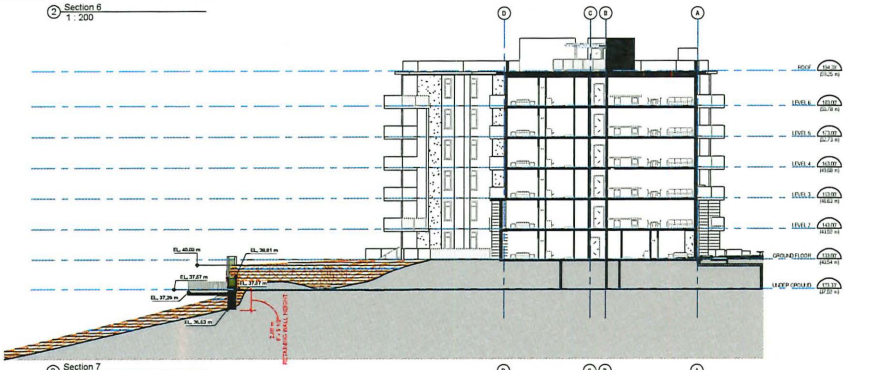

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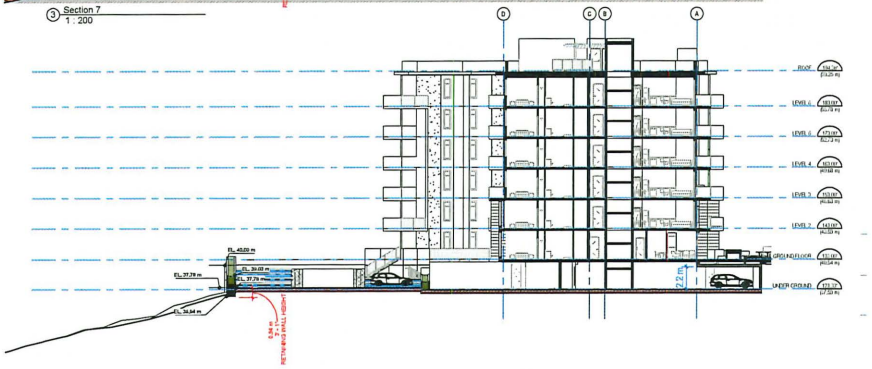

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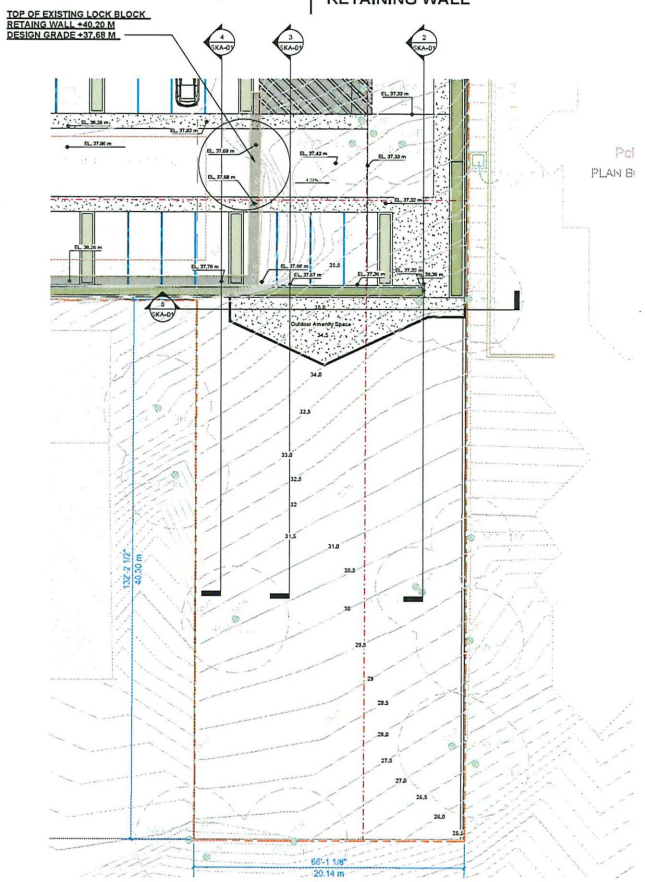

1 Partial Site Plan
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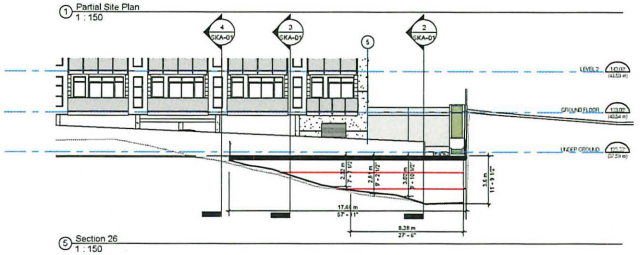

5 Section 26
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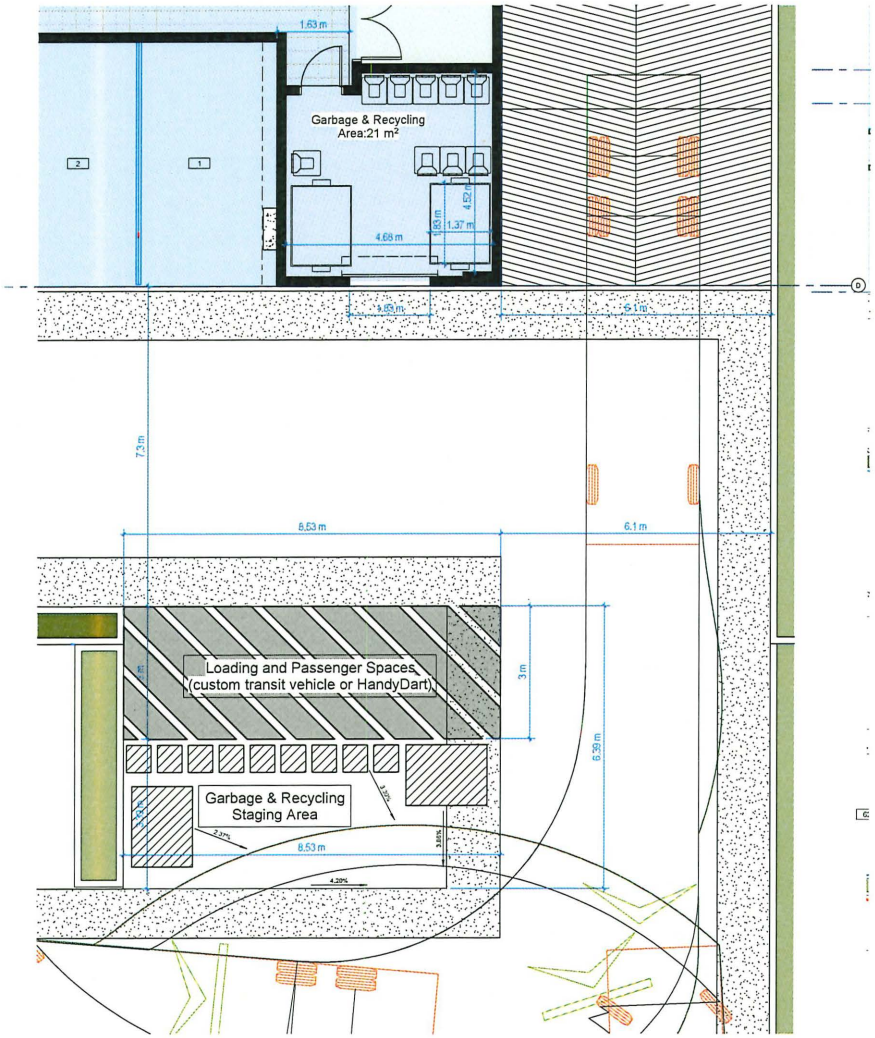
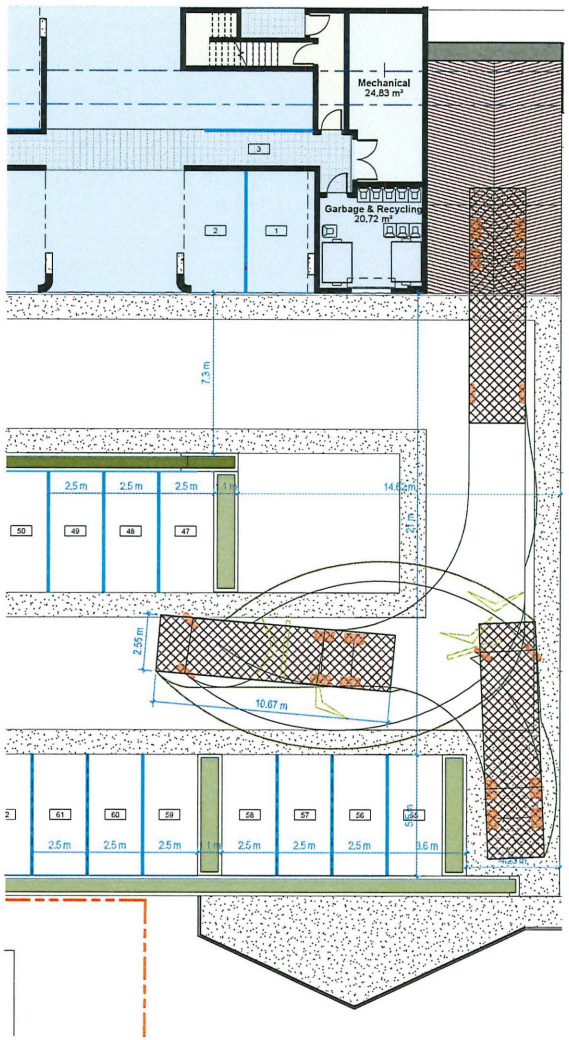
Maple Ridge Advisory Design Panel



② Garbage Room, Staging Area
1 : 50



① Garbage Truck Maneuvering
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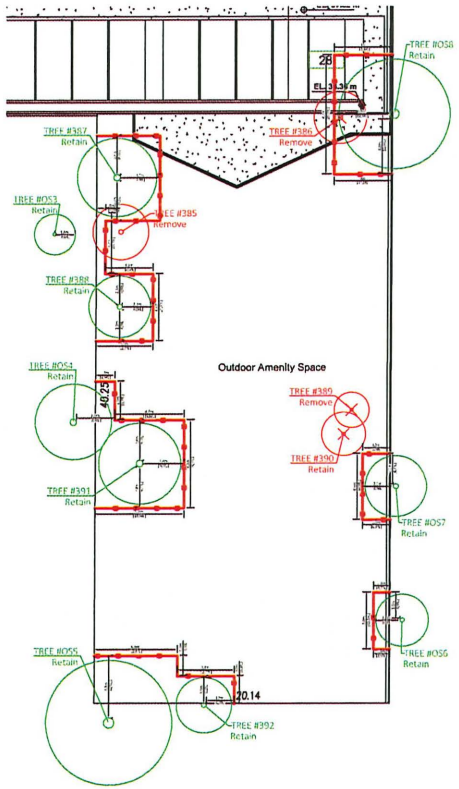
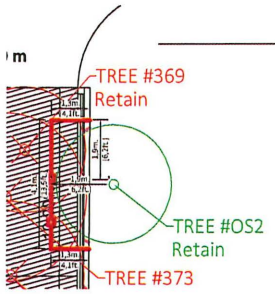
Maple Ridge Advisory Design Panel



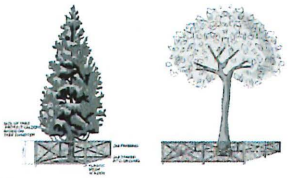


KLIMO & ASSOCIATES Ltd. January 20, 2023

10.0 TREE PROTECTION BARRIER

Tree Protection Barrier Summary					
Tree number (species)	DBH (cm)	Minimum tree protection barrier Radial span (m)	Tree number (species)	DBH (cm)	Minimum tree protection barrier Radial span (m)
392	31	1.9	OS1	77	4.7
391	46	2.8	OS2	31	1.9
387	44	2.7	OS3	22	1.4
			OS4	43	2.6
388	35	2.1	OS5	71	4.3
			OS6	30	1.8
			OS7	34	2.1
			OS8	62	3.8

All trees identified above will require tree protection barriers to protect and prevent the tree trunk, branches and roots being damaged by any construction activities/operations. Prior to any construction activity on site, tree protection fences must be constructed at the specified distance from the tree trunks. The protection barrier or temporary fencing must be at least 1.2 m in height and constructed of 2 by 4 lumber with orange plastic mesh screening. Structure must be sturdy with vertical posts driven firmly into the ground. This must be constructed prior to excavation or construction and remain intact throughout the entire period of construction. Further standards for fencing construction can be found at: *"Maple Ridge Tree Protection and Management Bylaw No. 7133-2015"*



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6.0 SUMMARY OF TREE PRESERVATION BY TREE SPECIES:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Tree(s)			
Alder			
Cottonwood	1	1	
Deciduous Trees (*excluding Alder and Cottonwood Tree(s)*)			
Bigleaf maple	2	2	
Common hazel	1	1	
Butternut	4	2	2
Black cherry plum	1	1	
Common cherry	13	11	2
Northern red oak	2	2	
Coniferous Tree(s)			
Total *(Excluding Alder and Cottonwood Tree(s))*	24	20	4
Additional Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed *(Excluding Boulevard Street Tree(s))*		TBD	
Total Retained and Replacement Tree(s) *(Total = Total replacement tree(s) proposed)*		TBD	

Please note: The trees identified in the table consists of only on-site, shared trees that are bylaw sized and incudes trees within boulevards, proposed streets, and lanes

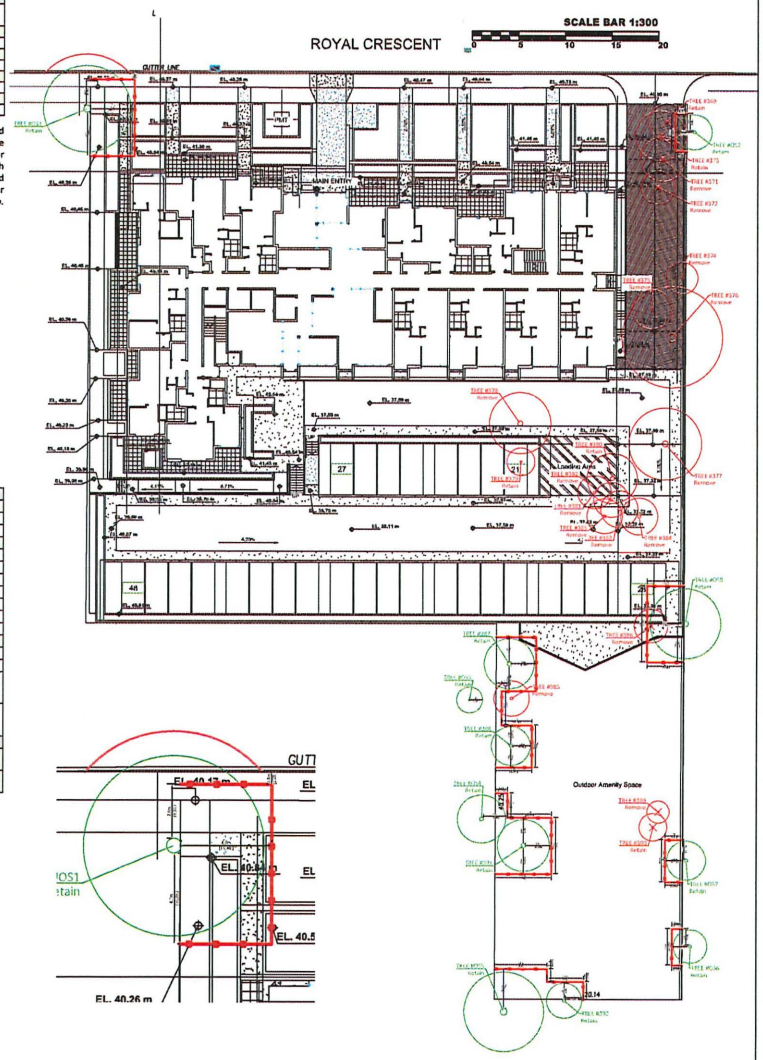
12.0 CONCLUSIONS

Based on our findings, a total of **thirty-two (32) trees** have been identified within the limits of the development project. A total of **twenty (20) on-site trees** have been recommended for removal due to conflicts with the proposed development as the subject trees had fallen within the high disturbance requirement areas relating to the site servicing, boulevard, underground parkade, and other construction related activities occurring within the limits of the site.

A total of **twelve (12) on/off-site trees** have been recommended for retention along with them having the requirement of installing Tree Protection Barriers due to their close proximity towards the proposed construction working limits. Also, in order to ensure the off-site trees and of their protection throughout the duration of the development project, Trigger points have been identified on the Tree Management Plan requiring Arborist supervision when working inside of their TPZ(s) during a few of the construction milestones.

Thank you for choosing Klimo & Associates Ltd. Any further questions can be forwarded to Francis Klimo at (604)358-5562 or by email at klimofrancis@gmail.com

Regards,



Klimo & Associates

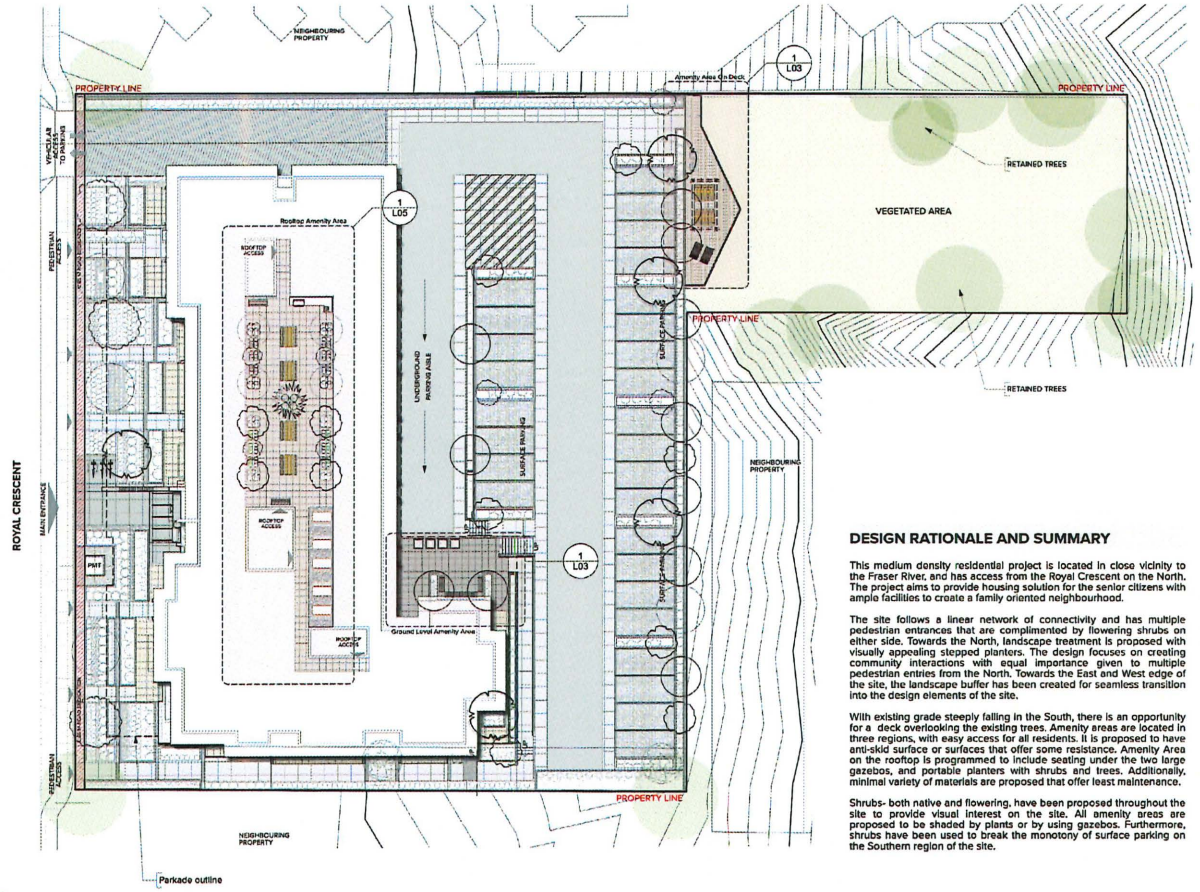
Revisions
No. Date

Consultants

22534, 22548, 22556 ROYAL CRESCENT, MAPLE RIDGE

Project Title

TREE MANAGEMENT PLAN



1 KEY PLAN
Scale: 1:200

DESIGN RATIONALE AND SUMMARY

This medium density residential project is located in close vicinity to the Fraser River, and has access from the Royal Crescent on the North. The project aims to provide housing solution for the senior citizens with ample facilities to create a family oriented neighbourhood.

The site follows a linear network of connectivity and has multiple pedestrian entrances that are complimented by flowering shrubs on either side. Towards the North, landscape treatment is proposed with visually appealing stepped planters. The design focuses on creating community interactions with equal importance given to multiple pedestrian entries from the North. Towards the East and West edge of the site, the landscape buffer has been created for seamless transition into the design elements of the site.

With existing grade steeply falling in the South, there is an opportunity for a deck overlooking the existing trees. Amenity areas are located in three regions, with easy access for all residents. It is proposed to have anti-skid surface or surfaces that offer some resistance. Amenity Area on the rooftop is programmed to include seating under the two large gazebos, and portable planters with shrubs and trees. Additionally, minimal variety of materials are proposed that offer least maintenance.

Shrubs- both native and flowering, have been proposed throughout the site to provide visual interest on the site. All amenity areas are proposed to be shaded by plants or by using gazebos. Furthermore, shrubs have been used to break the monotony of surface parking on the Southern region of the site.

RECOMMENDED TREES AND SHRUBS

Nandina Domestica

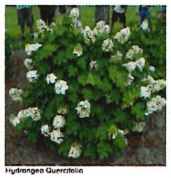
Prunus Laurocerasus 'Zabeliana'

Viburnum Tinus

Vaccinium Ovatum 'Thunderbird'

Liquidambar Styraciflua

Cornus Nuttallii


Hydrangea Quercifolia

Lirope Muscari

GENERAL NOTES

All materials and workmanship to Canadian Landscape Standards (CLS), latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the CLS. Container sizes are specified as per "CNTA Standards'. Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. The contractor must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. Provide certification upon request.

Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground' areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications.Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproducive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All plant material to be warranteed for one year from date of substantial completion. All wood fences to be cedar, with one coat of clear penetrating preservative.

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Project
MAPLE RIDGE SENIORS HOUSING

Owner

Sheet Title
KEY PLAN

Total Sheets	Sheet No.	Contractors	Consultants
7	L01		Ankenman Marchand
Drawn By	**Checked By**	**AHJ**	**Documents**
DO/ BB	RD	City of Maple Ridge	Rezoning
Reviewed By	**Status**		
RD	Rezoning		

No	Date	Issue Notes
A	2023-07-18	DP Application
B	2023-09-15	DP Resubmission

Scale
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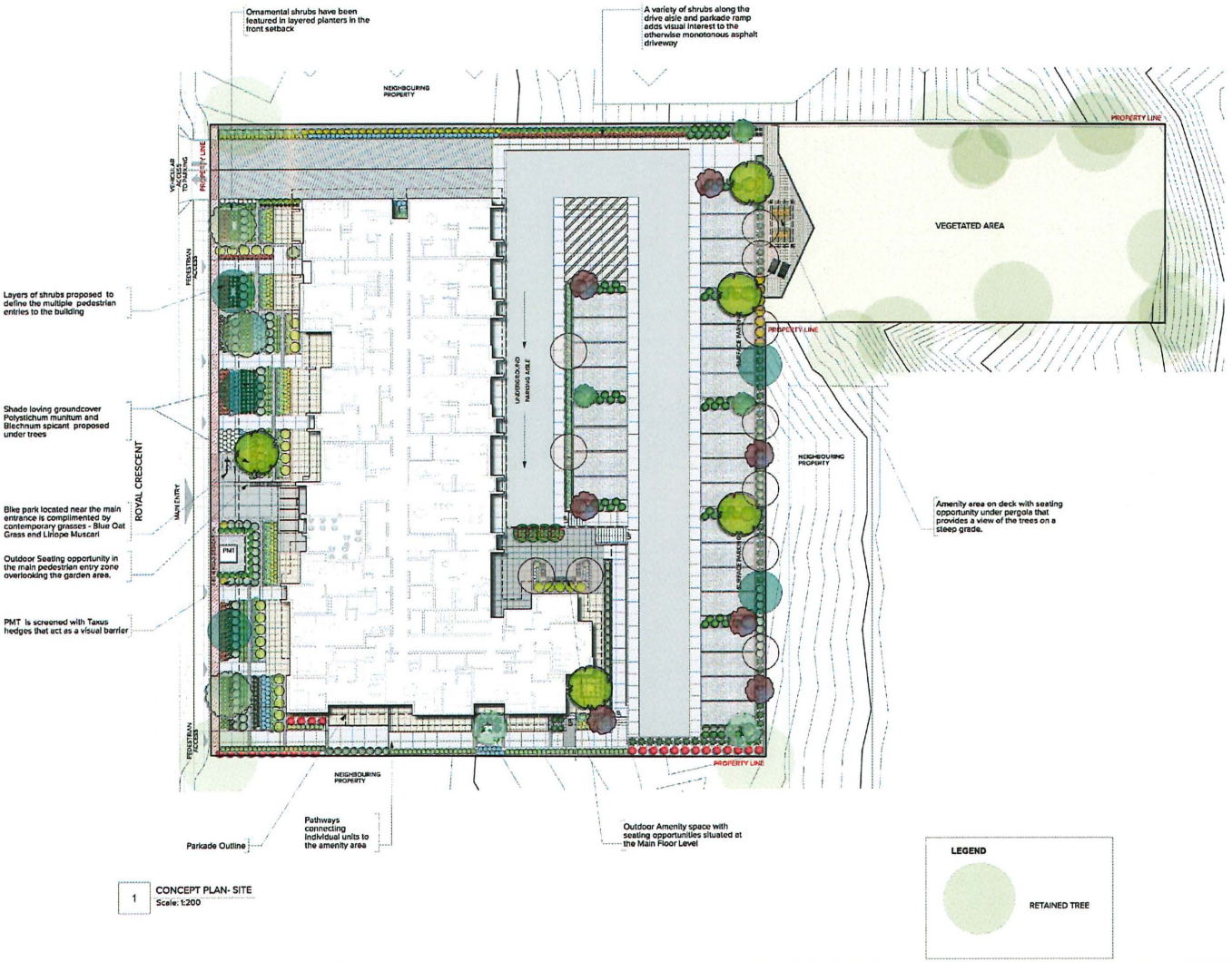
0 10 20 30

APPENDIX G



1 CONCEPT PLAN- SITE
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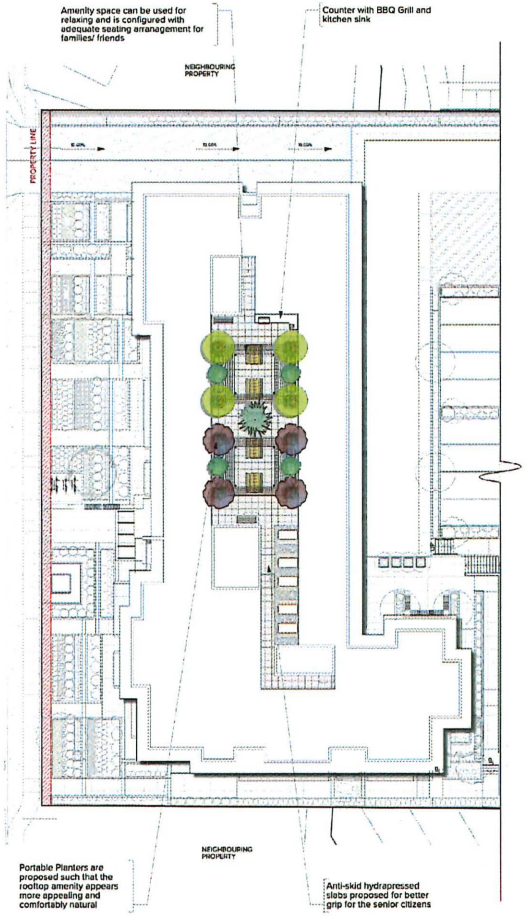

2 CONCEPT PLAN- ROOF
Scale: 1:200

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Project
MAPLE RIDGE SENIORS HOUSING

Owner

Sheet Title
CONCEPT PLAN

Total Sheets	Sheet No.	Contractors	Consultants
7	**L02**		**Ankenman Marchand**
Drawn By	**Checked By**	**AHJ**	**Documents**
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Reviewed By	**Status**		
RD	**Rezoning**		

No	Date	Issue Notes
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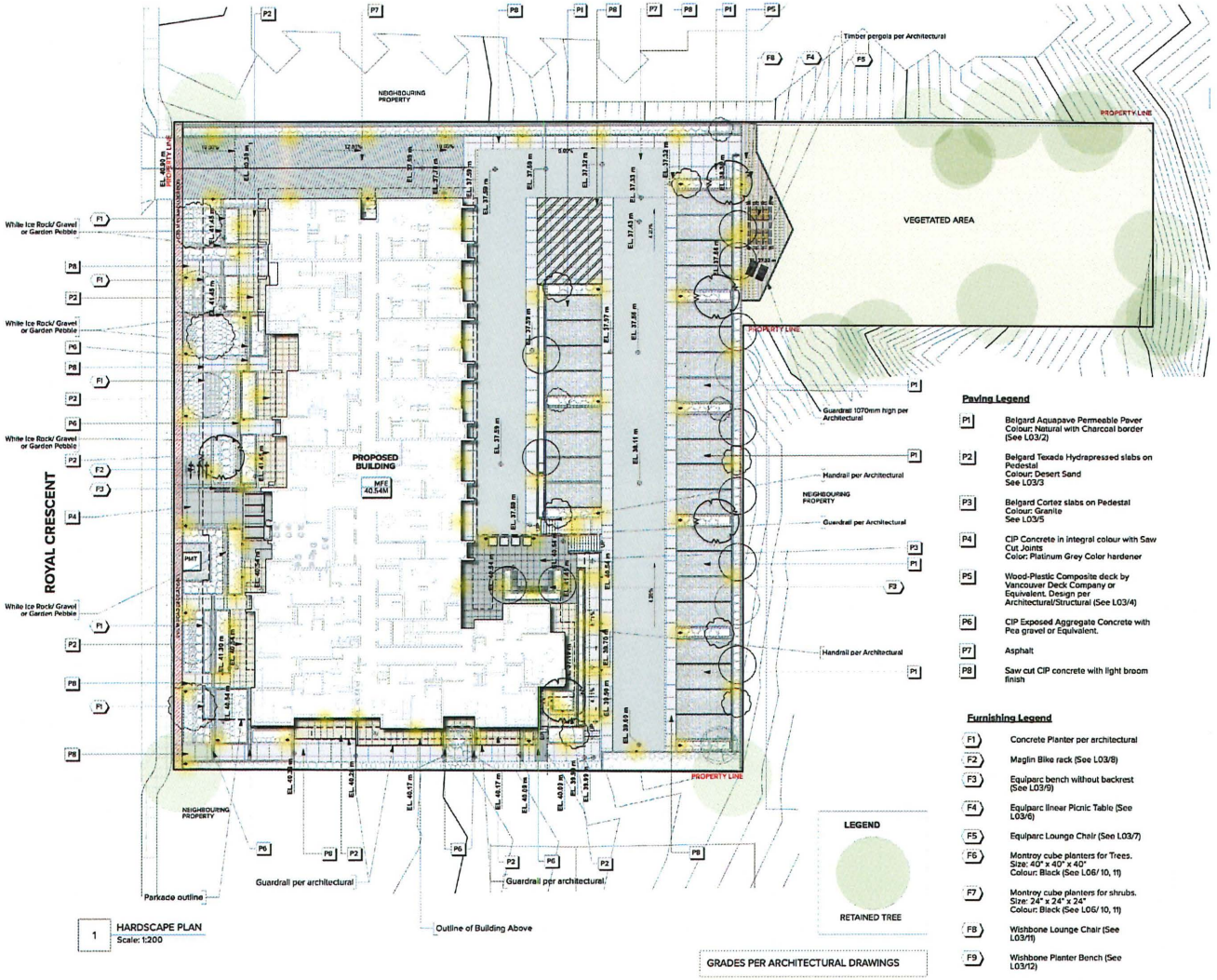
B	2023-09-15	DP Resubmission

Scale



1 HARDSCAPE PLAN
Scale: 1:200

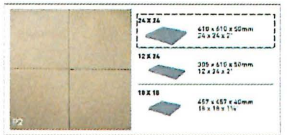
Paving Legend

- P1 Belgard Aquapave Permeable Paver Colour: Natural with Charcoal border (See L03/2)
- P2 Belgard Texada Hydrapressed slabs on Pedestal Colour: Desert Sand See L03/3
- P3 Belgard Cortez slabs on Pedestal Colour: Granite See L03/5
- P4 CIP Concrete in integral colour with Saw Cut Joints Color: Platinum Grey Color hardener
- P5 Wood-Plastic Composite deck by Vancouver Deck Company or Equivalent. Design per Architectural/Structural (See L03/4)
- P6 CIP Exposed Aggregate Concrete with Pea gravel or Equivalent.
- P7 Asphalt
- P8 Saw cut CIP concrete with light broom finish

Furnishing Legend

- F1 Concrete Planter per architectural
- F2 Maglin Bike rack (See L03/8)
- F3 Equiparc bench without backrest (See L03/9)
- F4 Equiparc linear Picnic Table (See L03/6)
- F5 Equiparc Lounge Chair (See L03/7)
- F6 Montroy cube planters for Trees. Size: 40" x 40" x 40" Colour: Black (See L06/ 10, 11)
- F7 Montroy cube planters for shrubs. Size: 24" x 24" x 24" Colour: Black (See L06/ 10, 11)
- F8 Wishbone Lounge Chair (See L03/11)
- F9 Wishbone Planter Bench (See L03/12)

2 Belgard Aquapave permeable pavers (P1)
Scale: NTS



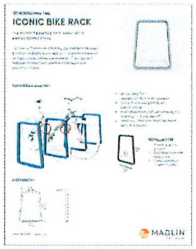
3 Belgard Texada Hydra Pressed Slabs (P2)
Scale: NTS

4 Composite Decking (P5)
Scale: NTS

5 Belgard Cortez Slabs (P3)
Scale: NTS

6 Equiparc Picnic Table (F4)
Scale: NTS

7 Lounge Chair (F5)
Scale: NTS



8 Maglin Bike Rack (F2)
Scale: NTS

9 Equiparc Bench (F3)
Scale: NTS

12 Wishbone Planter Bench (F9)
Scale: NTS

11 Wishbone Lounge Chair (F8)
Scale: NTS

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Project
MAPLE RIDGE SENIORS HOUSING

Owner

Sheet Title
HARDSCAPE PLAN

Total Sheets	Sheet No.	Contractors	Consultants
7	L03		Ankenman Marchand
Drawn By	**Checked By**	**AHJ**	**Documents**
DO/ BB	RD	City of Maple Ridge	Rezoning
Reviewed By	**Status**		
RD	Rezoning		

No	Date	Issue Notes
A	2023-07-18	DP Application
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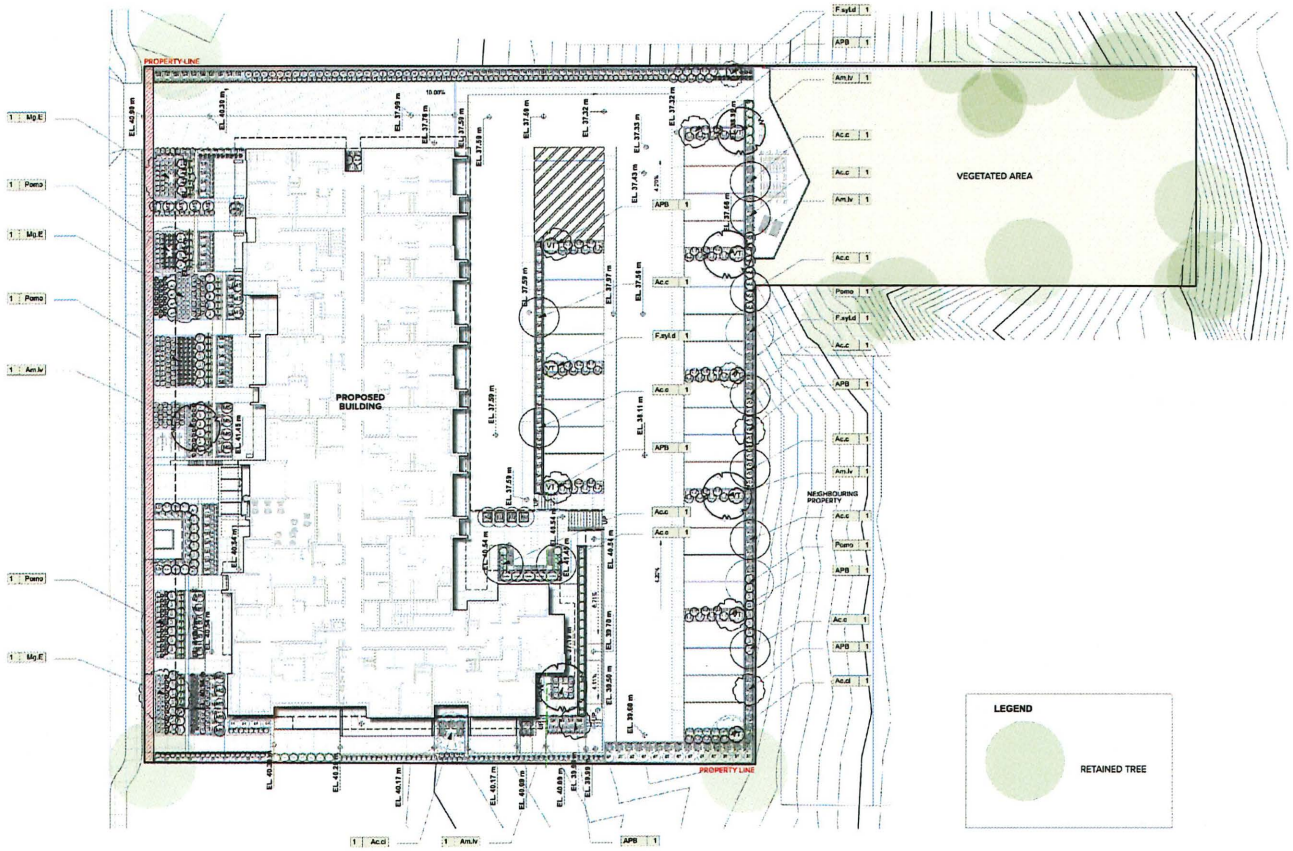

1 PLANTING PLAN
Scale: 1:200

Proposed Shrubs Main Floor

ID	Quantity	Latin Name	Common Name	Scheduled Size
BM	49	Buxus microphylla 'Winter gem'	Asian Boxwood	#2 pot
SJ1	65	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot
B	106	Blechnum spicant	Deer Fern	#2 pot
P	111	Polystichum polyblepharum	Tassel Fern	#2 pot
HL	73	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#1 pot
LM	131	Liriope muscari	Big Blue Lily Turf	#1 pot
A1	6	Anemone x hybrida (A. hupehensis var. japonica)	Windflower	#1 pot
H1	57	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
TM	63	Taxus x media 'Hicksii'	Hicks yew	#3 pot 1.25 m. ht
MS	22	Miscanthus sinensis 'Zebrinus'	Zebra Grass	#3 pot
SR	92	Sarcococca ruscifolia	Fragrant Sarcococca	#3 pot
Hg	125	Heuchera 'Lime Rickey'	Lime coral bells	#1 pot
PM	60	Polystichum munitum	swordfern	#3 pot
RrTB	39	Rosa rugosa x 'Therese Bugnet'	Therese Bugnet Japanese Rose	#1 pot
PT	81	Pachysandra terminalis	Japanese Spurge	#1 pot
VO	10	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot
MA	7	Mahonia aquifolium	Oregon grapiv	#3 pot
Ch.Az	5	Choisya ternata 'Aztec Pearl'	Aztec Pearl Mock Orange	#3 pot
Ech T	12	Echinacea purpurea	Purple Coneflower 'Big Sky Twighlight'	#1 pot
AU	4	Arbutus unedo 'Compacta'	Compact Strawberry Bush	1.0 m. ht.
VT	10	Viburnum tinus 'Compactum' (Vt. 'Spring Bouquet')	Spring Bouquet Laurustinus	#3 pot
PL.Z	71	Prunus laurocerasus 'Zabeliana'	Zabel Laurel	#2 pot
BT	27	Berberis thunbergii 'Crimson Pygmy' (Atropurpurea Nana')	Crimson Pygmy Dwarf Japanese Barberry	#3 pot
AU1	114	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinick	#1 por
RF	28	Rudbeckia fulgida var. fulgida	Orange Coneflower	#1 pot
HQ	1	Hydrangea quercifolia	Oakleaf Hydrangea	#3 pot
LD	2	Ligularia dentata 'Brit Marie Crawford'	Brit Marie Crawford Ligularia	#1 pot

Proposed Trees Main Floor

ID	Quantity	Latin Name	Common Name	Scheduled Size
Mg.E	3	Magnolia x 'Elizabeth' P.P.# 4145	Elizabeth Magnolia	7 cm. cal.
Ac.cl	2	Acer circinatum	Vine maple	3.0m ht.
Am.lv	5	Amelanchier laevis	Allegheny Serviceberry	7cm cal
F.syl.d	3	Fagus sylvatica 'Dawyckii'	Dawyckii Beech	7 cm. cal
Pomo	5	Picea omorika	Serbian Spruce	7cm cal
APB	7	Acer palmatum Bloodgood	Bloodgood Japanese Maple	6 cm. Cal.
Ac.c	11	Acer circinatum	Vine maple	3.0m ht.

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Project
MAPLE RIDGE SENIORS HOUSING

Owner

Sheet Title
PLANTING PLAN

Total Sheets	Sheet No.	Contractors	Consultants
7	**L04**		**Ankenman Marchand**

Drawn By	Checked By	AHJ	Documents
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Reviewed By	Status
RD	**Rezoning**

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A	2023-07-18	DP Application
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Scale
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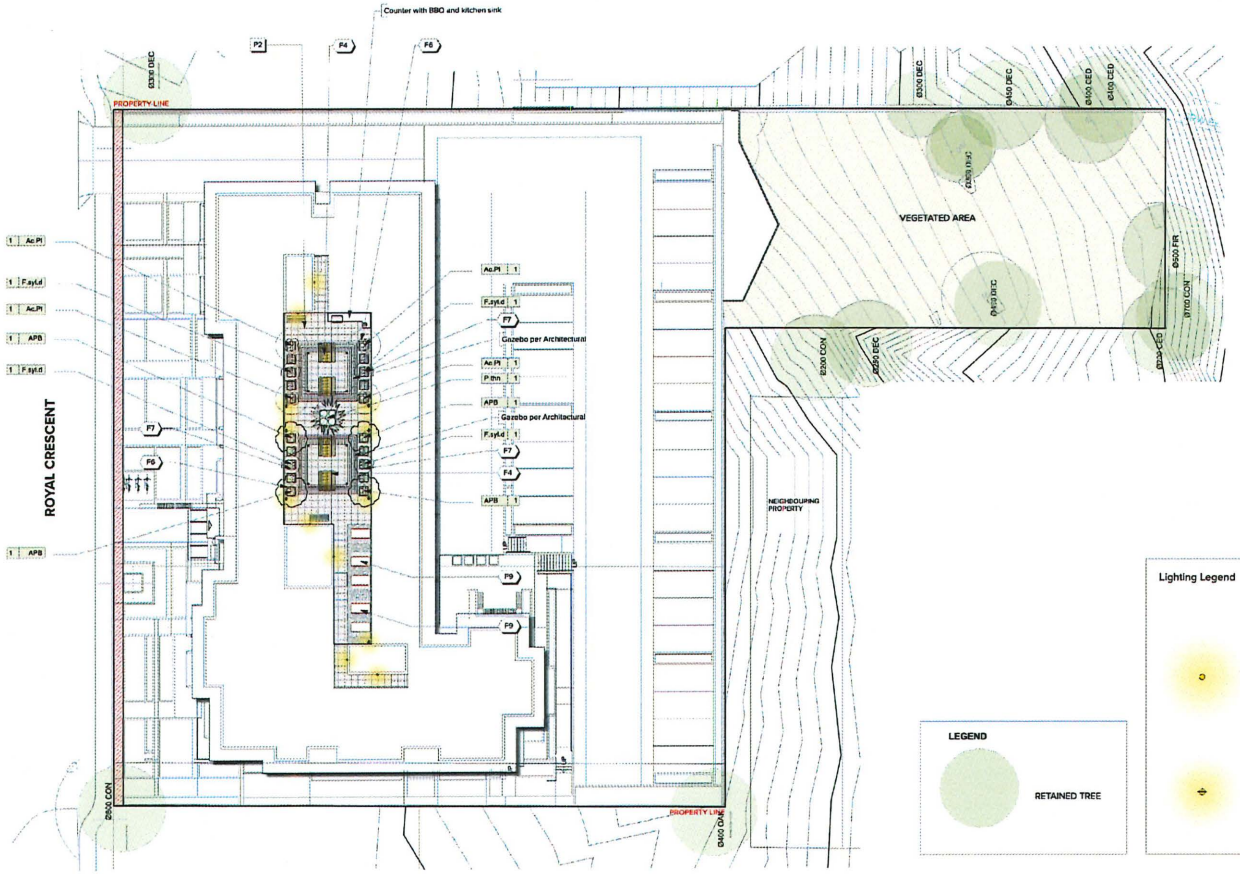


1 ROOFTOP PLAN
Scale: 1:200

Proposed Trees Rooftop Amenity Area

ID	Quantity	Latin Name	Common Name	Scheduled Size
Pthn	1	Pinus thunbergii	Japanese black pine	3m. ht.
APB	4	Acer palmatum Bloodgood	Bloodgood Japanese Maple	6 cm. Cal.
Ac.Pl	4	Acer palmatum	Japanese Maple	3.5 m. ht.
F.syl.d	4	Fagus sylvatica 'Dawyckii'	Dawyckii Beech	7 cm. cal

Proposed Shrubs Rooftop Amenity Area

ID	Quantity	Latin Name	Common Name	Scheduled Size
L.ax	16	Leucothoe axillaris	Coast Leucothoe	#3 pot
AG	16	Abelia grandiflora	Glossy abelia	#3 pot
LM	18	Liriope muscari	Big Blue Lily Turf	#1 pot
HI	18	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
R/TB	4	Rosa rugosa x 'Therese Bugnet'	Therese Bugnet Japanese Rose	#1 pot
Ech.T	18	Echinacea purpurea	Purple Coneflower 'Big Sky Twighlig	#1 pot
RF	18	Rudbeckia fulgida var. fulgida	Orange Coneflower	#1 pot

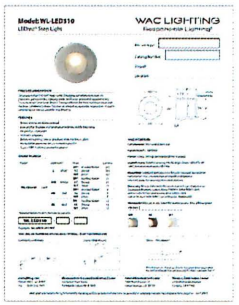
LEGEND

RETAINED TREE

Lighting Legend

Wall Light
See L05/3

LED Bollard.
See L05/4



3 Wall Light
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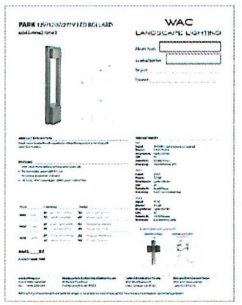

4 LED Bollard
Scale: NTS

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Project
MAPLE RIDGE SENIORS HOUSING

Owner

Sheet Title
HARDSCAPE/PLANTING
PLAN-ROOFTOP

Total Sheets	Sheet No.	Contractors	Consultants
7	L05		Ankenman Marchand
Drawn By	**Checked By**	**AHJ**	**Documents**
DO/ BB	RD	City of Maple Ridge	Rezoning
Reviewed By	**Status**		
RD	Rezoning		

No	Date	Issue Notes
A	2023-07-18	DP Application
B	2023-09-15	DP Resubmission

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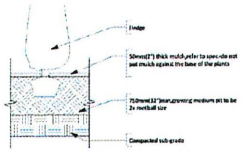

1 DETAILS: HEDGE AT GRADE
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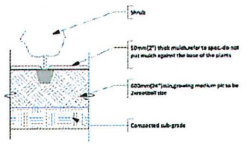

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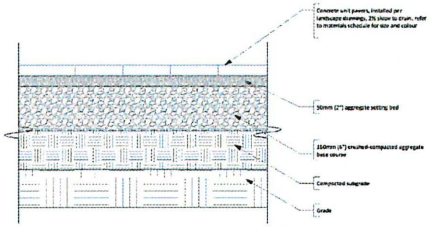

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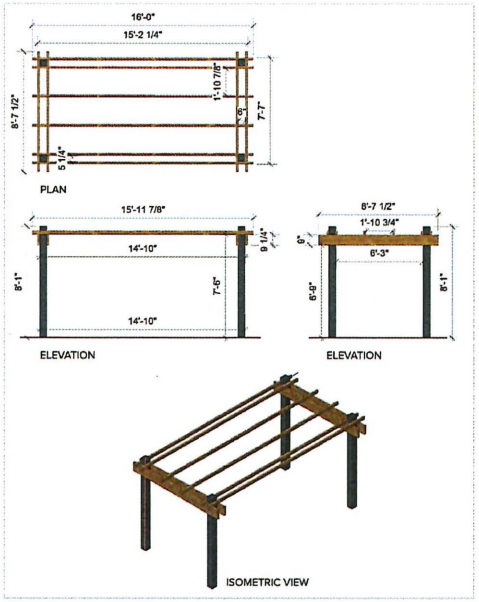

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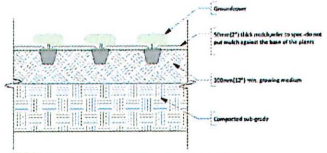

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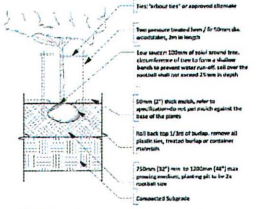

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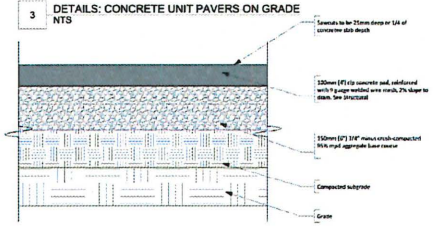

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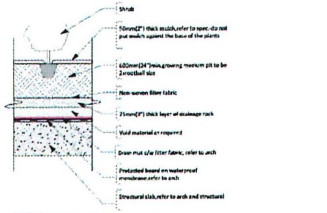

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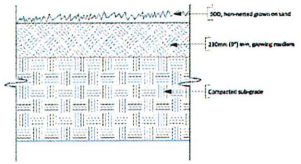

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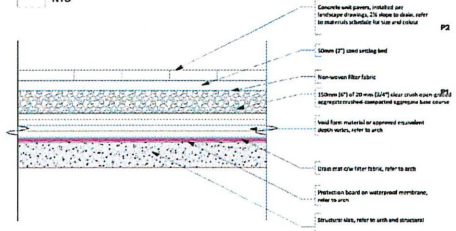

9 DETAILS: CONCRETE UNIT PAVERS ON SLAB
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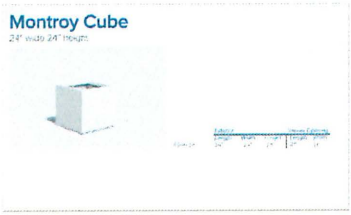
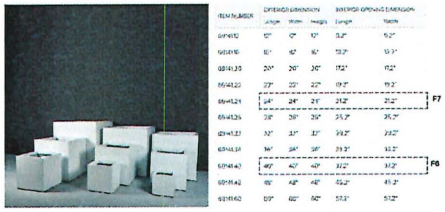


10 MOVABLE PLANTERS (F6 & F7)
Scale: NTS



ITEM NUMBER	EXTERIOR DIMENSION			INTERIOR OPENING DIMENSION		
	Length	Width	Height	Length	Width	
6841612	16"	12"	12"	15.2"	9.2"	
6841616	16"	16"	16"	15.2"	15.2"	
6841620	20"	20"	20"	19.2"	19.2"	
6841620	22"	22"	22"	21.2"	21.2"	
6841624	24"	24"	24"	23.2"	23.2"	F7
6841626	26"	26"	26"	25.2"	25.2"	
6841632	32"	32"	32"	31.2"	31.2"	
6841636	36"	36"	36"	35.2"	35.2"	
6841640	40"	40"	40"	39.2"	39.2"	F6
6841642	42"	42"	42"	41.2"	41.2"	
6841660	60"	60"	60"	59.2"	59.2"	

11 MOVABLE PLANTERS (F6 & F7)
Scale: NTS

12 WHITE ICE ROCK AND PEBBLE (P8)
Scale: NTS

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Project
MAPLE RIDGE SENIORS HOUSING

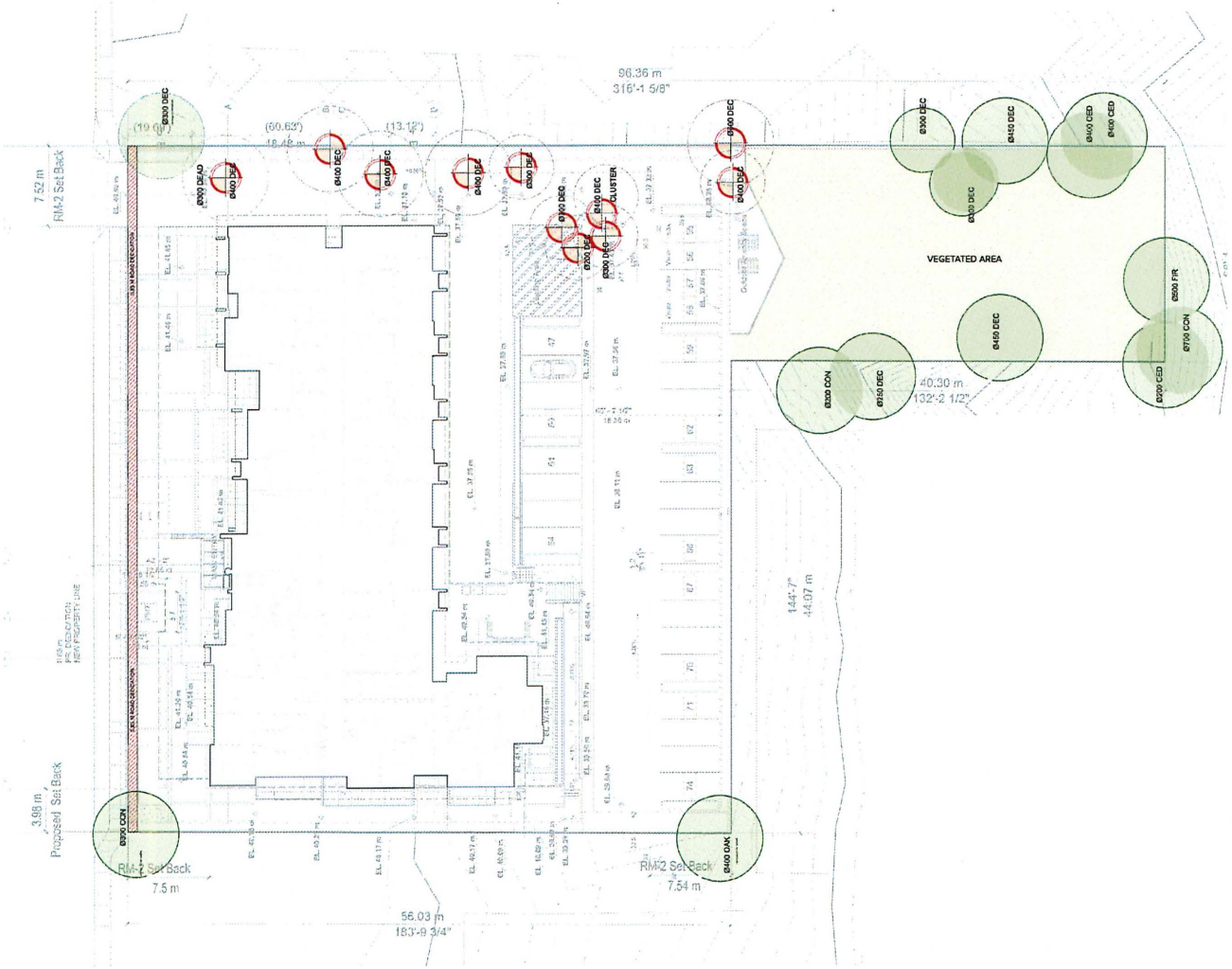
Owner

Sheet Title
DETAILS

Total Sheets	Sheet No.	Contractors	Consultants
7	**L06**		**Ankenman Marchand**
Drawn By	**Checked By**	**AHJ**	**Documents**
DO/ BB	**RD**	**City of Maple Ridge**	**Rezoning**
Reviewed By	**Status**		
RD	**Rezoning**		

No	Date	Issue Notes
A	2023-07-18	DP Application
B	2023-09-15	DP Resubmission

Scale



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Project
MAPLE RIDGE SENIORS HOUSING

Owner

Sheet Title
TREE MANAGEMENT PLAN

Total Sheets	Sheet No.	Contractors	Consultants
7	**L07**		**Ankenman Marchand**
Drawn By	**Checked By**	**AHJ**	**Documents**
DO/ BB	**RD**	**City of Maple Ridge**	**Rezoning**
Reviewed By	**Status**		
RD	**Rezoning**		

No	Date	Issue Notes
A	2023-07-18	DP Application
B	2023-09-15	DP Resubmission

Scale
0 10 20 30 40 FT

ANKENMAN MARCHAND

ARCHITECTS

October 3, 2023

Attention: Parissa Shafizadeh, Senior Planner

Regard: 22534, 22548, and 22556 Royal Crescent in Maple Ridge DIM

On September 27th, 2023, a Development Information Meeting was held for the proposed Maple Ridge Senior Housing project located at 22534, 22548, and 22556 Royal Crescent in Maple Ridge, British Columbia. The meeting occurred from 5:00 p.m. to 7:00 p.m. at Thomas Haney Secondary School, 23000 116 Ave., Maple Ridge, BC.

At the meeting, attendees could offer important input and feedback about developing senior housing. A total of 13 individuals were in attendance, and a sign-in sheet was utilized to document their names and contact information. This ensured that their views were heard and their opinions were considered during the planning process.

Exit Survey Summary are:

1. **Senior Housing Shortage and Design:**
   - Some attendees agreed with the need for more senior housing and liked the project's design.
2. **Royal Crescent Widening Concerns:**
   - Concerns were raised about the Royal Crescent widening, with some attendees suggesting that make sure the dedication to the road might be wide enough.
3. **Rooftop and Gardening Access:**
   - Many participants loved the rooftop and requested more gardening opportunities. Some suggested providing access to the extensive slope area on the south side of the property, although it was mentioned that this might not be recommended for senior accessibility.
4. **Rental Idea and Low-Income Seniors:**
   - Attendees expressed enthusiasm for the rental idea and emphasized the importance of ensuring low-income seniors access housing. Some suggested a need for quicker development of the project.
5. **Replacing Existing Facility:**
   - General happiness was expressed about the idea of replacing the existing problematic facility.
6. **Central Location and Accessibility:**
   - Attendees appreciated the project's central location, close to transit, shopping, and cultural amenities.
7. **Variety of Floor Plans:**
   - Many liked the variety of floor plans offered in the project.
8. **Preservation of Trees and Accessibility:**
   - Attendees favoured keeping the trees on the site's south side and appreciated the idea of an overhanging deck in that area.
   - Some attendees expressed a desire for accessibility and a walkabout to the preserved area on the south side of the property, but it was explained that the slope might not be safe for seniors and could pose accessibility issues.

9. **Modular Construction Disapproval:**
    - Some participants expressed disapproval of modular construction methods.
10. **Senior Stroller:**
    - Mention was made of the availability of an electric scooter room.
11. **Tree Preservation:**
    - Attendees emphasized the importance of preserving the trees on the property.

The summary of the survey conducted at this meeting will help shape the future of the Maple Ridge Senior Housing project, ensuring it meets the needs and expectations of the community while contributing positively to the local area.

Best Regard

Afshin Banafsheh,

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	October 24, 2023
		FILE NO:	2018-489-RZ
FROM:	Chief Administrative Officer	**MEETING:**	COUNCIL

SUBJECT: **Final Reading**
Zone Amending Bylaw No. 7523-2018
20278 and 20292 Patterson Avenue

EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7523-2018 for the subject properties, located at 20278 and 20292 Patterson Avenue (see Appendix A), to permit the future construction of an 88 unit, four-storey apartment building, has been considered by Council and at Public Hearing and subsequently was granted third reading. The applicant has requested that final reading be granted.

Zone Amending Bylaw No. 7523-2018 is to rezone from the RS-1 (Single Detached Residential) zone to the RM-2 (Medium Density Apartment Residential) zone.

Council granted first reading for *Zone Amending Bylaw No. 7523-2018* on January 28, 2020. Council granted second reading for *Zone Amending Bylaw No. 7523-2018* on May 24, 2022 (see Appendix B). This application was presented at Public Hearing on June 21, 2022, and Council granted third reading on June 28, 2022. The purpose of the application is to permit the construction of an 88 unit, four-storey apartment building.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7523-2018 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on June 21, 2022. On June 28, 2022, Council granted third reading to *Zone Amending Bylaw No. 7523-2018* with the stipulation that the following conditions be addressed:

i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;

A signed Servicing Agreement and securities have been received with a Letter of Undertaking to register the restrictive covenant at the Land Titles Office.

ii. Approval from the Ministry of Transportation and Infrastructure;

The Ministry of Transportation and Infrastructure has approved Zone Amending Bylaw No. 7523-2018.

iii. Road dedication on Patterson Avenue and 203 Street, as required;

A Road Dedication Plan for 203 Street has been provided with a Letter of Undertaking to register the plan at the Land Titles Office.

iv. Consolidation of the subject properties;

The Approving Officer has signed the consolidation plan with a Letter of Undertaking to register the consolidation plan at the Land Titles Office.

v. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;

A Restrictive Covenant for the Geotechnical Report has been received with a Letter of Undertaking to register the restrictive covenant at the Land Titles Office.

vi. Registration of a Restrictive Covenant for the Acoustic Study prepared for the subject properties;

A Restrictive Covenant for the Acoustic Study *has been received with a Letter of Undertaking to register the restrictive covenant at the Land Titles Office.*

vii. Registration of a Restrictive Covenant for Stormwater Management;

A Restrictive Covenant for Stormwater Management has been received with a Letter of Undertaking to register the restrictive covenant at the Land Titles Office

viii. Registration of a Restrictive Covenant for Visitor Parking;

A Restrictive Covenant for Visitor Parking has been received with a Letter of Undertaking to register the restrictive covenant at the Land Titles Office

ix. Registration of a Restrictive Covenant for the sanitary and storm pump;

If sanitary and storm pumps are required they will be undertaken at the Building Permit stage.

x. Removal of existing buildings;

The existing buildings have been removed.

xi. The septic systems serving the existing dwellings must be decommissioned and removed, in accordance with Ministry of Health requirements, immediately upon connecting to the municipal Sanitary Sewer;

The existing dwellings have been removed; therefore, this clause is no longer required.

xii. If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning,

development, or development variance permit cannot be approved until a release is obtained for the subject properties;

The Site Disclosure statement did not indicate that Schedule II uses had occurred on the property, so the Site Disclosure was not forwarded to the Ministry of Environment.

xiii. 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;

A letter submitted by a Professional Engineer has been provided, advising that there is no evidence of underground fuel storage tanks on the subject properties.

l. That a voluntary contribution be provided in keeping with the Council Policy with regard to Community Amenity Contributions, at the rate adopted by Council at the time this application receives third reading.

The Community Amenity Contribution, based on 88 units at $3,100.00 per unit, for a total of $272,000.00 has been provided.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Zone Amending Bylaw No. 7523-2018.

"Original Signed by Wendy Cooper"
Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP**
Planner II

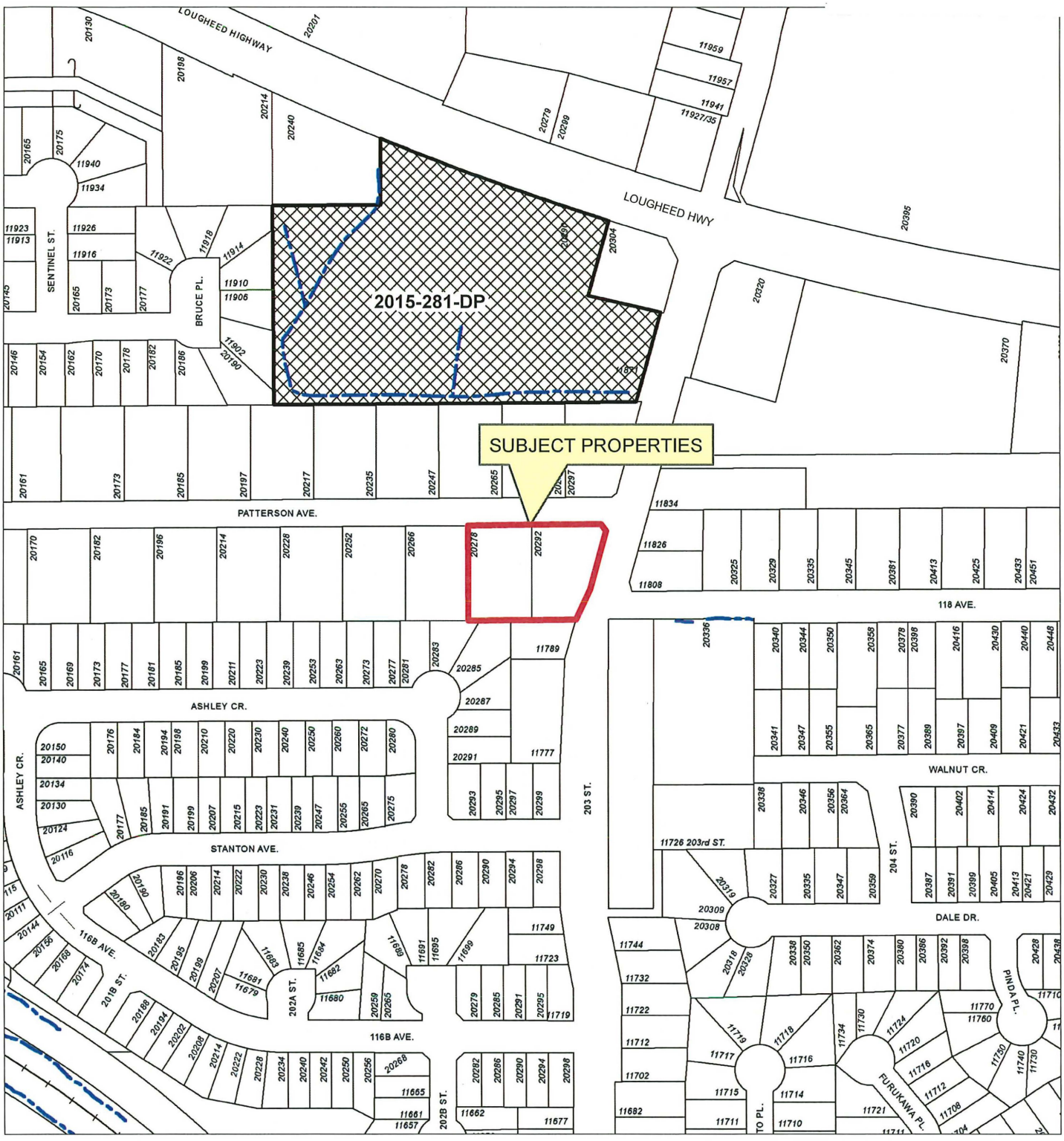
"Original Signed by Marlene Best"
Reviewed by: **Marlene Best,**
Interim Director of Planning

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – *Zone Amending Bylaw No. 7523-2018*

APPENDIX A



Legend

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

N

Scale: 1:3,000

20292 & 20278 PATTERSON AVE

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2018-489-RZ
DATE: Nov 27, 2018 BY: RA

APPENDIX B

CITY OF MAPLE RIDGE
BYLAW NO. 7523-2018

A Bylaw to amend Schedule 'A' Zoning Map forming part of
Zoning Bylaw No. 7600 – 2019, as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7523-2018."

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

   Lot 55 Except: Part Dedicated Road On Plan 78633, District Lot 222 Group 1 New Westminster District Plan 35806; and

   Lot 56 District Lot 222 Group 1 New Westminster District Plan 35806

   and outlined in heavy black line on Map No. 1788 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

3. Maple Ridge Zoning Bylaw No. 7600 – 2019, as amended, and Map 'A' attached thereto are hereby amended accordingly.

   READ a first time the 28th day of January, 2020.

   READ a second time as amended the 24th day of May, 2022.

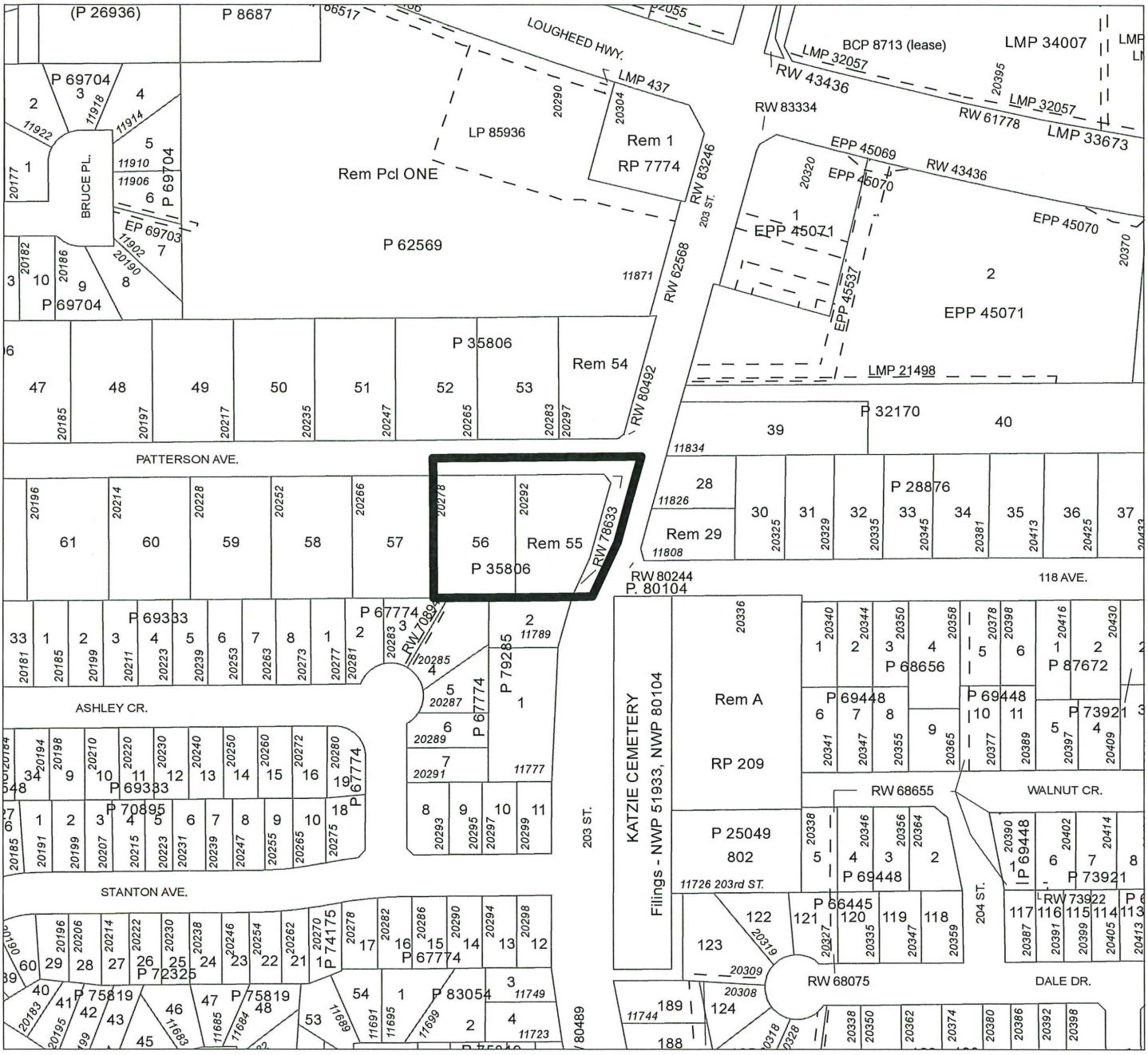
   PUBLIC HEARING held the 21st day of June, 2022.

   READ a third time the 28th day of June, 2022.

   APPROVED by the Ministry of Transportation and Infrastructure this 28th day of October, 2022.

   ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7523-2018

Map No. 1788

From: RS-1 (Single Detached Residential)

To: RM-2 (Medium Density Apartment Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

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British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	October 17, 2023
		FILE NO:	05-1810-01
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: Consolidated Fees & Charges Amending Bylaw – Recreation Services Fees

EXECUTIVE SUMMARY:

The Recreation Services department annually reviews fees for Lower Mainland recreation facilities to align City fees with regional averages, with the most recent increase in September 2022. Proposed adjustments include increasing the majority of fees by 2%, increasing others by 5%, maintaining some fees, and introducing a multi-year schedule to improve customer planning. The goal is to balance cost recovery, offset operational costs, and ensure accessibility, in line with the City's strategic plan.

RECOMMENDATION:

THAT the Maple Ridge Consolidated Fees & Charges Amending Bylaw No. 2023-7966 be given first, second, and third readings.

DISCUSSION:

a) Background Context:

The Parks, Recreation & Culture Fees and Charges Policy guides the process for conducting the annual review of fees. The review of rental and admission rates of Lower Mainland recreation facilities includes Mission, Pitt Meadows, Langley, Coquitlam and Port Coquitlam.

Data gathered is then used to determine current market rental and admission rates to ensure alignment with regional rates. The most recent increase to recreation fees came into effect in September 2022.

Through market analysis, staff are proposing the following adjustments to admission and rental rates:

- Maintain current fees for:
  - 1-Year Memberships
  - Gymnasium fees
  - Ice - Youth/Senior Non-Profit fee
  - Sport Field User Annual Contribution and Miscellaneous Fees
- Increase the following fees by 5% to align with market averages:
  - Mult-use rooms
  - Commercial
  - Park Shelter
- Introduce multi-year rate proposals for Private & Non-Resident rates in order to improve customer process for long-term event planning and to improve administrative efficiency.
- Increase remaining user fees by 2% to maintain pace with inflationary cost increases.

b) Desired Outcome:

That updated fees are adopted to reflect the cost to deliver services and average fees for regional comparators. A modest fee increase will assist in offsetting increasing facility operating costs, while balancing the need to ensure City Parks, Recreation & Culture services and programs remain accessible to all residents.

c) Strategic Alignment:

Maintaining fees with the cost for delivering services aligns with Council's Strategic Plan 2023-2026 objective to 'Ensure organization and financial alignment to achieve Strategic Priorities and meet the needs of our growing community'.

d) Citizen/Customer Implications:

Regular adjustment of user fees ensures that the balance between user contributions and general revenue subsidy maintains balance over time. Multi-year gaps between rate increases the general revenue portion of program funding.

Additionally, the City has a number of programs that will continue to support residents by offering several low-cost options to maintain the accessibility of recreation services, such as:

- Financial Access Program
- Rental Rebate Subsidy
- Grade 5 & 6 Active Pass
- Canadian Jumpstart
- Low Cost Admission times

e) Business Plan/Financial Implications:

Once adopted, revenue increases will be built into the Recreation Services Department budget during the 2024-2028 financial planning process.

f) Policy Implications:

The Parks, Recreation & Culture Fees and Charges Policy guides the review of fees and development of recommendations. No policy changes will be enacted through the adoption of this bylaw.

CONCLUSION:

The City supports equitable access to recreation opportunities for all members of the community. Future adjustments will continue to come forward on an annual basis.

Prepared by: **Dan Olivieri**
Manager of Corporate Planning & Consultation

Approved by: **Stephane Labonne**
Deputy Chief Administrative Officer

Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachments:

(A) Maple Ridge Fees & Charges Amending Bylaw No. 2023-7966
(B) Parks, Recreation & Culture Fees and Charges Policy

Attachment A – Maple Ridge Fees & Charges Amending Bylaw No. 7966-2023

THE CORPORATION OF THE CITY OF MAPLE RIDGE
Bylaw No. 7966-2023

A Bylaw to amend Maple Ridge Fees & Charges Bylaw No. 7575-2019

WHEREAS it is deemed expedient to amend Maple Ridge Fees & Charges Bylaw No. 7575-2019;

NOW THEREFORE the Council of the Corporation of the City of Maple Ridge, ENACT AS FOLLOWS:

1. This bylaw shall be cited for all purposes as "Maple Ridge Fees & Charges Amending Bylaw No. 7966-2023".

2. Maple Ridge Fees & Charges Bylaw No. 7575-2019 is amended by:

   (a) Replacing Schedule B "Parks, Recreation & Culture Fees" with Fees & Charges Amending Bylaw 7966-2023 Schedule A "Recreation Services Fees", attached hereto.

READ a first time the day of , 2023

READ a second time the day of , 2023

READ a third time the day of , 2023

RECONSIDERED AND ADOPTED the day of , 2023

_____
PRESIDING MEMBER

_____
CORPORATE OFFICER

Schedule "B" – Recreation Services Fees

Note:

1. New rates take effect January of the noted year.
2. If no new rate is identified, the most recently stated rate will continue to be applied.
3. All fees are exclusive of tax, which will be added, if applicable.
4. Non-prime time rates will be a 50% reduction of the regular rates and applied to all hours outside of the prime-time windows listed below:

Days	Hours
Monday – Friday	5:00 pm – 9:00 pm
Saturday/Sunday (Year-Round)	8:00 am – 9:00 pm

Admissions

Child	2024
Single	$ 3.11
10 Pass	$ 26.62
20 Pass	$ 49.69
1 Month	$ 27.96
3 Months	$ 74.54
1 Year	$247.95

Youth/Student/Senior	2024
Single	$ 4.18
10 Pass	$ 35.80
20 Pass	$ 66.83
1 Month	$ 37.60
3 Months	$100.25
1 Year	$333.45

Adult	2024
Single	$ 6.11
10 Pass	$ 52.33
20 Pass	$ 97.68
1 Month	$ 54.95
3 Months	$146.51
1 Year	$487.35

Schedule A – "Recreation Services Fees"

Family	2024
Single	$ 11.18
10 Pass	$100.43
20 Pass	$178.90
1 Month	$105.45
3 Months	$281.20
1 Year	$935.37

Drop-In Skating - Single	2024
Child	$ 3.05
Youth/Student/Senior	$ 4.11
Adult/Parent & Tot	$ 5.55
Family	$ 9.77

Outdoor Pool Admission - Single	2024
Child	$ 1.90
Youth/Student/Senior	$ 1.90
Adult/Parent & Tot	$ 2.86

Schedule A – "Recreation Services Fees"

Arenas

All rates are listed hourly

Ice - Prime Time	2024	2025	2026
Youth/Senior Non-Profit	$118.18		
Adult Non-Profit	$177.26		
Private	$295.42	$301.33	$307.36
Commercial	$326.64	$333.18	$339.84
Non-Resident	$315.99	$322.31	$328.75

Ice - Non-Prime Time	2024	2025	2026
Youth/Senior Non-Profit	$86.90		
Adult Non-Profit	$132.95		
Private	$221.56	$226.00	$230.52
Commercial	$252.19	$264.80	$278.04
Non-Resident	$236.99	$241.73	$246.56

Dry Floor - Prime Time	2024	2025	2026
Youth/Senior Non-Profit	$44.91		
Adult Non-Profit	$67.37		
Private	$112.28	$114.53	$116.82
Commercial	$149.52	$152.51	$155.56
Non-Resident	$134.49	$137.18	$139.92

Ice - Junior B	2024	2025	2026
Prime Time/Games	$123.80	$126.27	$128.80
Non-Prime/Practices	$92.86	$94.72	$96.61

Schedule A – "Recreation Services Fees"

Fairgrounds

Stage included at no-charge when booking grounds
All rates are hourly

Barns Beef, Exhibition, Commercial	2024	2025	2026
Youth/Senior Non-Profit	$ 8.49		
Adult Non-Profit	$12.73		
Private	$21.23	$21.65	$22.08
Commercial	$23.35	$23.81	$24.29
Non-Resident	$25.47	$25.98	$26.50

Grounds & Showrings	2024	2025	2026
Youth/Senior Non-Profit	$ 7.43		
Adult Non-Profit	$11.14		
Private	$18.57	$18.95	$19.32
Commercial	$20.43	$20.84	$21.26
Non-Resident	$22.29	$22.73	$23.19

Schedule A – "Recreation Services Fees"

Fields

Youth/Senior Non-Profit

Artificial Turf	2024	2025	2026
Commercial	$24.33	$25.54	$26.82
Special Event	$ 6.09	$ 6.39	$ 6.71
Regular Use			

Class A	2024	2025	2026
Commercial	$23.63	$24.11	$24.59
Special Event	$ 5.61	$ 5.72	$ 5.84
Regular Use			

Class B	2024	2025	2026
Commercial	$17.61	$17.96	$18.32
Special Event	$ 4.41	$ 4.49	$ 4.58
Regular Use			

Class C	2024	2025	2026
Commercial	$ 5.88	$ 5.99	$ 6.11
Special Event	$ 1.47	$ 1.50	$ 1.53
Regular Use			

Schedule A – "Recreation Services Fees"

Adult Non-Profit

Artificial Turf	2024	2025	2026
Commercial	$24.33	$25.55	$26.82
Special Event	$18.82	$19.76	$20.75
Regular Use	$14.01		

Class A	2024	2025	2026
Commercial	$23.63	$24.11	$24.59
Special Event	$17.41	$17.76	$18.11
Regular Use	$12.95		

Class B	2024	2025	2026
Commercial	$17.61	$17.96	$18.32
Special Event	$12.25	$12.50	$12.75
Regular Use	$ 7.12		

Class C	2024	2025	2026
Commercial	$ 5.88	$ 5.99	$ 6.11
Special Event	$ 2.95	$ 3.01	$ 3.07

Local, Private or Political	2024	2025	2026
Artificial Turf	$24.33	$25.54	$26.82
Class A	$23.63	$24.11	$24.59
Class B	$17.61	$17.96	$18.32
Class C	$ 5.88	$ 5.99	$ 6.11

Commercial	2024	2025	2026
Artificial Turf	$26.76	$28.10	$29.51
Class A	$26.76	$28.10	$29.51
Class B	$19.93	$20.93	$21.97
Class C	$ 6.66	$ 6.99	$ 7.34

Non-Resident	2024	2025	2026
Artificial Turf	$30.59	$32.12	$33.72
Class A	$29.71	$30.31	$30.91
Class B	$25.15	$25.66	$26.17
Class C	$ 8.74	$ 8.92	$ 9.09

Schedule A – "Recreation Services Fees"

Halls

Non-Prime time rates will be a 50% reduction of the regular rates.
Facility rates are hourly
Kitchen rates are daily

Great Hall - Albion Community Centre	2024	2025	2026
Youth/Senior Non-Profit	$ 50.34		
Adult Non-Profit	$ 75.50		
Private	$125.84	$128.35	$130.92
Commercial	$256.53	$269.35	$282.82
Non-Resident	$242.08	$246.92	$251.86

Hammond Hall	2024	2025	2026
Youth/Senior Non-Profit	$ 26.49		
Adult Non-Profit	$ 39.74		
Private	$ 66.23	$ 67.55	$ 68.90
Commercial	$ 91.70	$ 96.28	$101.10
Non-Resident	$ 81.27	$ 82.90	$ 84.56

Whonnock Hall	2024	2025	2026
Youth/Senior Non-Profit	$ 86.54		
Adult Non-Profit	$129.82		
Private	$216.35	$220.68	$225.09
Commercial	$256.53	$269.35	$282.82
Non-Resident	$242.08	$246.92	$251.86

Kitchen	2024	2025	2026
Youth/Senior Non-Profit	$ 35.54		
Adult Non-Profit	$ 53.33		
Private	$ 88.86	$ 90.64	$ 92.45
Commercial	$ 125.16	$ 127.67	$ 130.22
Non-Resident	$ 125.16	$ 127.67	$ 130.22
• Fairgrounds • Hammond Hall • Whonnock Lake Centre • Albion Community Centre			

Schedule A – "Recreation Services Fees"

Pools

All rates are hourly
Competition & Teach Pool rates are per lane
Hammond Pool rates are for the whole pool

Competition Pool/Teach Pool	2024	2025	2026
Swim Club - Competition Pool	$ 6.08		
Swim Club - Teach Pool	$ 5.17		
Youth/Senior Non-Profit	$ 10.58		
Adult Non-Profit	$ 15.87		
Private	$ 26.46	$ 26.99	$ 27.53
Commercial	$ 34.60	$ 36.33	$ 38.14
Non-Resident	$ 31.35	$ 31.98	$ 32.62

Hammond Pool (Whole Pool)	2024	2025	2026
Swim Club	$ 20.69		
Youth/Senior Non-Profit	$ 27.84		
Adult Non-Profit	$ 41.75		
Private	$ 69.58	$ 70.98	$ 72.40
Commercial	$ 77.77	$ 81.66	$ 85.75
Non-Resident	$ 70.89	$ 72.31	$ 73.75

Schedule A – "Recreation Services Fees"

Rooms

Non-Prime time rates will be a 50% reduction of the regular rates
Rooms are listed hourly

Multi-Purpose Room (capacity 1-15)	2024	2025	2026
Youth/Senior Non-Profit	$ 4.74		
Adult Non-Profit	$ 7.10		
Private	$ 11.83	$ 12.42	$ 13.04
Commercial	$ 14.53	$ 15.26	$ 16.02
Non-Resident	$ 14.53	$ 15.26	$ 16.02

Multi-Purpose Room (capacity 15-30)	2024	2025	2026
Youth/Senior Non-Profit	$ 9.46		
Adult Non-Profit	$ 14.20		
Private	$ 23.66	$ 24.84	$ 26.09
Commercial	$ 29.05	$ 30.50	$ 32.03
Non-Resident	$ 29.05	$ 30.50	$ 32.03

Multi-Purpose Room (capacity 40-60)	2024	2025	2026
Youth/Senior Non-Profit	$ 12.42		
Adult Non-Profit	$ 18.64		
Private	$ 31.06	$ 32.61	$ 34.24
Commercial	$ 37.35	$ 39.22	$ 41.18
Non-Resident	$ 34.25	$ 35.96	$ 37.76

Multi-Purpose Room (capacity 60-80)	2024	2025	2026
Youth/Senior Non-Profit	$ 14.64		
Adult Non-Profit	$ 21.96		
Private	$ 36.59	$ 38.42	$ 40.34
Commercial	$ 50.78	$ 53.32	$ 55.98
Non-Resident	$ 47.63	$ 50.01	$ 52.51

Gymnasium	2024	2025	2026
Youth/Senior Non-Profit	$ 49.35		
Adult Non-Profit	$ 74.02		
Private	$123.37	$123.37	$123.37
Commercial	$154.31	$154.31	$154.31
Non-Resident	$132.64	$132.64	$132.64

Schedule A – "Recreation Services Fees"

Sports Field User Annual Contribution	2024	2025	2026
Fall/Winter Clubs - per registration	$ 30.00	$ 30.00	$ 30.00
Spring/Summer Clubs - per registration	$ 15.00	$ 15.00	$ 15.00

Miscellaneous	2024	2025	2026
Park Shelter (day rate)	$ 73.50	$ 77.18	$ 81.03
Event Trailer (day rate)	$147.31	$147.31	$147.31
Tennis/Sport Court (Commercial)	$ 15.75	$ 16.54	$ 17.36

MAPLE RIDGE
British Columbia

POLICY MANUAL

Title: Parks, Recreation & Culture Fees and Charges	Policy No: 4.21 Supersedes: New
Authority: ☒ Legislative ☐ Operational Approval: ☒ Council ☐ CMT ☐ General Manager	Effective Date: June 13, 2017 Review Date: June 2018

Policy Statement

The intent of this policy is to provide a framework for the establishment of fees and charges for Parks, Recreation & Culture services.

Purpose

1. To provide staff with direction and guidance on fee setting in Parks, Recreation & Culture (PRC) facilities.
2. To ensure consistency in the rental and admission fees charges at all facilities that provide the same or similar services to citizens.
3. To ensure access for all residents.

The guiding principle of this policy is that PRC will conduct a market analysis on an annual basis. The resulting Facility Rental Market Averages (of like facilities) and a reduced formula for Local Non-Profit organizations will be used when establishing fees & charges including Admission and Program Fees.

The City recognizes that community recreation facilities are a social hub and may be used as informal gathering places. To support this use, PRC will ensure some sites remain available at no cost for unstructured social gatherings that are open to the public.

Where applicable PRC will apply the following formulas in establishing rental fees:

- Youth/Senior Non-Profit Subsidization: 40% of the facility rental market average.
- Adult Non-Profit: 60% of the facility rental market average.
- Non-Prime Time: facility fees are reduced by 50%. Note: Prime Time hours are defined below.
- Private: facility fees for an activity or booking that is not open to the general public.
- Commercial/Fundraiser: facility fees for an activity or booking where the object is to gain profit.
- Non-Resident: facility fees for an activity or booking where the majority of participants do not reside in Maple Ridge.

Definitions

Facility Rental Market Average: The average rate for each type of municipal operated facility.

Local Non-Profit: Community and sports associations with a majority membership comprised of Maple Ridge and Pitt Meadows residents.

Admission Fees: Average rates charges in similar facilities operated by public agencies.

Program Fees: Rates charged for registered programs set at a level sufficient to cover instructor and supply costs.

Prime Time: Rental times where facilities tend to be over capacity (Monday-Friday 5:00 pm – 9:00 pm, Saturday/Sunday 8:00 am – 9:00 pm)

Non-Prime Time: Underutilizes times where facility fees are reduced.

Key Areas of Responsibility

Action to Take	Responsibility
1. Conduct annual market analysis	PRC Business Operations Staff
2. Set recommended updates to Fees & Charges	PRC Business Operations Staff
3. Prepare updated Fees & Charges bylaw	PRC Manager of Business Operations
4. Approve Fees & Charges bylaw	Council

MAPLE RIDGE
British Columbia
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City of Maple Ridge

TO:	His Worship Mayor Dan Ruimy and Members of Council	**MEETING DATE:**	October 17, 2023
		FILE NO:	09-4560-20
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: Intermunicipal Business Licence Bylaw No. 7915-2023 and Intermunicipal Business Licence Agreement Bylaw No. 7971-2023

EXECUTIVE SUMMARY:

Created in partnership with local governments, UBCM, and the Province of British Columbia, the Intermunicipal Business Licence (IMBL) program has simplified and streamlined the licencing process for trade contractors and construction industry professionals. A business licence can be purchased in the home community which is valid for all municipalities that belong to the Fraser Valley Intermunicipal Business Licence Program. Currently there are thirteen (13) municipalities within the Fraser Valley that participate in this program.

In 2019 the Village of Harrison Hot Springs and the City of Merritt requested to join the IMBL partnership which was approved by nine (9) out of the eleven (11) Fraser Valley municipalities. The two partners who did not agree to include the Village of Harrison Hot Springs and the City of Merritt have not amended their Bylaws. In order to align the Fraser Valley IMBL Bylaw it was decided by all eleven (11) original Fraser Valley IMBL Bylaw members to include the Village of Harrison Hot Springs but not the City of Merritt due to their geographical location. The nine (9) participants that have the City of Merritt in their bylaw have agreed to remove the City of Merritt from the Fraser Valley IMBL, the City of Merritt have no objection to this exclusion. In order to do this, the City of Maple Ridge IMBL Bylaw will need to be amended. The remaining two (2) municipalities will be bringing a report forward to their City Council to include the Village of Harrison Hot Springs in their IMBL bylaw. Staff do not anticipate any negative budget impacts from removing this municipality.

RECOMMENDATION(S):

That the following recommendations be forwarded to the next available Council meeting.

1. **That Intermunicipal Business Licence Scheme Bylaw No. 6957-2012 be repealed in its entirety;**

2. **That Intermunicipal Business Licence Agreement Bylaw No. 7971-2023 be given first, second and third reading; and**

3. **That Intermunicipal Business Licence Scheme Bylaw No. 7915-2023 be given first, second and third reading.**

DISCUSSION:

a) **Background Context:**

On January 1, 2013, nine (9) Fraser Valley municipalities implemented a one year Intermunicipal Business Licence (IMBL) Pilot Project. The participating municipalities included the Township of Langley, City of Langley, City of Abbotsford, City of Surrey, City of Maple Ridge, City of Pitt Meadows, District of Mission, City of Chilliwack and the District of Hope. Maple Ridge took a leadership role in implementing the IMBL project.

Prior to the implementation of the Intermunicipal Business Licence Pilot Program, non-resident (mobile) trade contractor businesses were required to obtain a business licence from their home municipality in which they were based, as well as purchase a non-resident business licence from each municipality in which they operated.

Under the Intermunicipal Business Licence Program, the participating municipalities have agreed to allow non-resident (mobile) trade contractor businesses from within the participating municipalities to operate in their municipality on the basis of one Intermunicipal Business Licence purchased from their home municipality. The cost of the IMBL is $250 annually, and each mobile trade business is still required to purchase a resident business licence from their home municipality. The revenue generated from sales of Inter Municipal Business Licences is shared among the participating municipalities.

During the two year pilot program, the IMBL Committee worked closely with the Province's Small Business and Red Tape Reduction Branch to ensure the successful development of an Intermunicipal Business Licence Program taking into consideration the addition of other municipalities to the program, developing a more sustainable revenue sharing formula, and expanding the eligible business types. The success of this pilot program led to it being adopted as a permanent entity in 2016.

Currently the Fraser Valley IMBL partnership includes, the City of Langley, Township of Langley, City of Abbotsford, City of Chilliwack, City of Delta, District of Hope, District of Kent, City of Maple Ridge, City of Mission, City of Pitt Meadows, City of Surrey, City of Merritt and Village of Harrison Hot Springs. The revenue generated from IMBLs is shared on the basis that the principal municipality (i.e. where the contractor is located) retains 90 percent of the business license fee revenue and the remaining 10 percent is evenly distributed amongst the other participating municipalities.

At a meeting earlier in 2022 staff from the eleven (11) original participating IMBL municipalities agreed to the removal of the City of Merritt from the IMBL due to geographical location and it being beneficial in aligning participants bylaws, but in order to do this all participating municipalities need to amend their IMBL Bylaws to remove the City of Merritt prior to January 1, 2024.

b) **Financial Analysis:**

The cost of an IMBL is $250 annually, and businesses are still required to purchase a resident business licence from their home municipality. The revenue generated from the IMBL sales is distributed among the participating municipalities using a revenue sharing formula. Currently we are in a business licence renewal cycle so IMBL numbers

are not known at this point in time, however, in 2022 the City of Maple Ridge had a total of 388 intermunicipal business licences with a revenue of $97,000 before the profit share distribution.

CONCLUSIONS:

The IMBL Committee will continue working closely with the Province's Ministry of Jobs, Economic Recovery and Innovation Branch to ensure the ongoing delivery of a successful Intermunicipal Business Licence Program. Consideration will continue to be given to the addition of other municipalities into the program and possibly expanding the eligible business types.

Prepared by: Michelle Adams
Director of Bylaw, Licensing & Community Safety

Concurrence: Scott Hartman
Chief Administrative Officer

Attachments:

Appendix I: Intermunicipal Business Licence Scheme Bylaw No. 7915-2023
Appendix II: Intermunicipal Business Licence Agreement Bylaw 7971-2023

APPENDIX I

City of Maple Ridge

Maple Ridge
Intermunicipal Business Licence Scheme
Bylaw No. 7915-2023

Effective Date:

City of Maple Ridge

Intermunicipal Business Licence Scheme Bylaw No. 7915-2023

Table of Contents

Part 1 Citation 1
Part 2 Severability 1
Part 3 Previous Bylaw Repeal 1
Part 4 General Provisions 1
Part 5 Definitions 1
Part 6 Specific Regulations 2
Part 7 Intermunicipal Business Licence Fee Sharing Formula 4

DISTRICT OF MAPLE RIDGE

BYLAW NO. 7915-2023

A bylaw to enter into an Intermunicipal Business Licence Scheme

WHEREAS Fraser Valley municipalities wish to enter into an agreement with one another to permit certain categories of Businesses to operate across municipal jurisdictions within the Fraser Valley region while minimizing the need to obtain a separate Municipal Business Licence in each jurisdiction;

AND WHEREAS each of the undersigned local governments (herein called singularly the Participating Municipality or as a group the "Participating Municipalities") has adopted this Bylaw;

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

Part 1 Citation

1.1 This bylaw may be cited for all purposes as "Maple Ridge Intermunicipal Business Licence Bylaw No. 7915-2023"

Part 2 Severability

2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsequent paragraph, subparagraph, clause or phrase.

Part 3 Previous Bylaw Repeal

3.1 Maple Ridge Intermunicipal Business Licence Scheme Bylaw No. 6957-2012

Part 4 General Provisions

4.1 There is hereby established an **Intermunicipal Business Licence** scheme, pursuant to section 14 of the ***Community Charter*** and according to the terms and conditions of this Bylaw.

Part 5 Definitions

5.1 In this bylaw, unless the context otherwise requires, the following words have the following meanings:

Business has the meaning as defined by the ***Community Charter***.

Community Charter means the *Community Charter*, S.BC. 2003, c.26.

Mobile Business means a trades contractor or other professional (related to the construction industry) or contractor who performs maintenance and/or repair of land & buildings from other than their **Premises**.

Intermunicipal Business Licence means a business licence which authorizes a **Mobile Business** to be carried on within the jurisdictional boundaries of any or all of the **Participating Municipalities** in accordance with this Bylaw and shall be in addition to a **Municipal Business Licence**.

Municipal Business Licence means a licence or permit, other than an **Intermunicipal Business Licence**, issued by a **Participating Municipality** that authorizes a **Business** to be carried on within the jurisdictional boundaries of that **Participating Municipality**.

Participating Municipality means those of the following municipalities that have adopted this Bylaw:

City of Abbotsford	Township of Langley
City of Chilliwack	City of Maple Ridge
Corporation of Delta	City of Mission
District of Hope	City of Pitt Meadows
District of Kent	City of Surrey
City of Langley	Village of Harrison Hot Springs

Person has the meaning as defined by the *Interpretation Act*, S.B.C. 1996, c. 238.

Premises means a fixed or permanent location where the **Person** ordinarily carries on **Business**.

Principal Municipality means the Participating Municipality where a **Business** is located or has a **Premise**.

Part 6 Specific Regulations

6.1 Subject to sections 6.2 and 6.4, the provision of the **Intermunicipal Business Licence** Bylaw, the **Participating Municipalities** will permit a **Person** who has obtained an **Intermunicipal Business Licence** to carry on **Business** within any **Participating Municipality** for the term authorized by the **Intermunicipal Business Licence** without obtaining a **Municipal Business Licence** in the other **Participating Municipalities**.

6.2 A **Principal Municipality** may issue an **Intermunicipal Business Licence** to an applicant for an **Intermunicipal Business Licence** provided the applicant is a **Mobile Business** and meets the requirements of this Bylaw in addition to the requirements of the **Municipal Business Licence** bylaw of the **Principal Municipality**.

6.3 Notwithstanding that a **Person** may hold an **Intermunicipal Business Licence** that would make it unnecessary to obtain a **Municipal Business Licence** in other **Participating Municipalities**, the **Person** must still comply with all other regulations of any municipal business licence bylaw or regulation in addition to any other bylaws that may apply within any jurisdiction in which the **Person** carries on **Business**.

6.4 A **Person** that operates a **Mobile Business** may only apply for an **Intermunicipal Business Licence** from the **Participating Municipality** in which they maintain a **Premise**.

6.5 Neither this Bylaw nor the issuance of an **Intermunicipal Business Licence** eliminates a requirement of a holder of an **Intermunicipal Business Licence** to obtain a **Municipal Business Licence** for each **Premises** that is maintained within the jurisdiction of the **Participating Municipality**.

6.6 The **Intermunicipal Business Licence** fee is $250 and is payable to the **Principal Municipality**. The **Intermunicipal Business Licence** fee is separate and additional to any **Municipal Business Licence** fee that may be required.

6.7 Notwithstanding that some **Participating Municipalities** pro-rate their **Municipal Business Licence** fee, the **Intermunicipal Business Licence** fee must not be pro-rated.

6.8 The revenue generated from **Intermunicipal Business Licence** fees is shared amongst all **Participating Municipalities** using the revenue sharing formula referred to in Part 7, subsection 7.1 of this Bylaw.

6.9 The **Participating Municipalities** agree that the revenue sharing formula will be reviewed from time to time and will be altered as necessary upon agreement of all **Participating Municipalities**.

6.10 The revenue generated from **Intermunicipal Business Licence** fees collected by the **Participating Municipalities** will be distributed by each **Participating Municipality** to the other **Participating Municipalities** as follows:

(a) The revenue generated from **Intermunicipal Business Licence** fees collected from January 1 to December 31 inclusive will be distributed by February 28 of the year following the year in which the fees were collected.

6.11 The term of the **Intermunicipal Business Licence** is the same as the term for the **Municipal Business Licence** issued by the **Principal Municipality** for that **Business** category.

6.12 An **Intermunicipal Business Licence** issued within the twelve (12) month term of the **Intermunicipal Business Licence** scheme established by this Bylaw shall, until its term expires, remain valid within the jurisdictional boundaries of any or all of the **Participating Municipalities**.

6.13 Each **Participating Municipality** shall provide the other **Participating Municipalities** with information regarding the **Intermunicipal Business Licences** that it issues by way of regular updates on a shared database that is available to all **Participating Municipalities**.

6.14 A **Participating Municipality** may exercise the authority of the **Principal Municipality** and suspend an **Intermunicipal Business Licence** in relation to conduct by the holder within the **Participating Municipality** which would give rise to the power to suspend a business licence under the ***Community Charter*** or the Municipal Business Licence bylaw or regulation of the **Participating Municipality**. The suspension shall be in effect throughout all of the **Participating Municipalities** and it shall be unlawful for the holder

to carry on the **Business** authorized by the **Intermunicipal Business Licence** in any **Participating Municipality** for the period of the suspension.

6.15 If the Council of a **Participating Municipality** is of the opinion that reasonable cause exists to cancel an **Intermunicipal Business Licence** issued by another of the **Participating Municipalities**, then it may by resolution reciting the details of such reasonable cause request the **Principal Municipality** that issued the licence to consider whether or not the licence should be cancelled pursuant to section 15 or section 60(2) of the ***Community Charter***.

6.16 Any resolution made under section 6.15 of this Bylaw shall be communicated in writing to the **Principal Municipality** that issued the **Intermunicipal Business Licence**, together with such documentary evidence of the reasonable cause as may be available, and such **Principal Municipality** shall as soon thereafter as reasonably possible consider whether the **Intermunicipal Business Licence** should be cancelled.

6.17 In making any decision as to whether to cancel an **Intermunicipal Business Licence** under section 6.15 of this Bylaw or section 15 or section 60(2) of the ***Community Charter***, the **Principal Municipality** shall approach the matter as if the conduct complained of had occurred within its own jurisdictional boundaries.

6.18 The **Principal Municipality** will retain the authority to hear related reconsiderations or appeals of suspensions and cancellations of **Intermunicipal Business Licences**.

6.19 Nothing in this Bylaw affects the authority of a **Participating Municipality** to suspend or cancel any business licence issued by that municipality or to enact regulations in respect of any category of **Business** under section 15 of the ***Community Charter***.

6.20 In the event of an inconsistency between this Bylaw and any other bylaw relating to business licensing of a **Participating Municipality**, the provisions of this Bylaw shall take precedence.

6.21 This Bylaw shall come into force and take effect upon on the first day of January 2024.

Part 7 Intermunicipal Business Licence Fee Sharing Formula

7.1 The revenue generated from Intermunicipal Business Licence fees is shared on the following formula:

(a) The **Principal Municipality** is to retain 90% of the fee collected and the remaining 10% is to be distributed to the remainder of the **Participating Municipalities**.

READ A FIRST TIME this day of, 20 .

READ A SECOND TIME this day of, 20 .

READ A THIRD TIME this day of, 20 .

ADOPTED BY COUNCIL this day of, 20 .

PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX II

City of Maple Ridge

Intermunicipal Business Licence Agreement
Bylaw No. 7971 - 2023

Effective Date:

City of Maple Ridge

Intermunicipal Business Licence Agreement
Bylaw No. 7971 - 2023

Table of Contents

Part 1 Citation 1
Part 2 Bylaw Agreement 1
Schedule A – Intermunicipal Business Licence Agreement 2
Schedule 1 – Intermunicipal Business Licence Fee Sharing 8

City of Maple Ridge

Intermunicipal Business Licence Agreement Bylaw No. 7971-2023

A bylaw to enter into an agreement among the Participating Municipalities regarding an Intermunicipal Business Licence

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WHEREAS the Council of the City of Maple Ridge deems it expedient to provide for a bylaw to enter into an agreement among the Participating Municipalities regarding an Intermunicipal Business Licence;

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

Part 1 Citation

1.1 This bylaw may be cited as "Intermunicipal Business Licence Agreement Bylaw No. 7971-2023.

Part 2 Bylaw Agreement

2.1 Council hereby authorizes the City to enter into an Agreement with the Participating Municipalities in substantially the form and substance of the Agreement attached to this Bylaw as Schedule A, and also authorizes the Corporate Officer to execute the Agreement on behalf of the City, and to deliver it to the Participating Municipalities on such terms and conditions as the Corporate Officer deems fit.

2.2 This Bylaw is to come into force and take effect on the date of its enactment.

Schedules

Schedule A – Intermunicipal Business Licence Agreement
Schedule 1 – Intermunicipal Business Licence Fee Sharing

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date]

PRESIDING MEMBER

CORPORATE OFFICER

Schedule A
Intermunicipal Business Licence Agreement

WHEREAS the City of Abbotsford, the City of Chilliwack, the City of Delta, the Village of Harrison Hot Springs, the District of Hope, the District of Kent, the City of Langley, the Township of Langley, the City of Maple Ridge, the City of Mission, the City of Pitt Meadows, and the City of Surrey (hereinafter the "*Participating Municipalities*") wish to permit certain categories of Businesses to operate across their jurisdictional boundaries while minimizing the need to obtain a separate municipal business licence in each jurisdiction;

NOW THEREFORE the **Participating Municipalities** agree as follows:

1. The **Participating Municipalities** agree to establish an **Intermunicipal Business Licence** scheme among the **Participating Municipalities**,

2. The term this Agreement and the Intermunicipal Business LIcence scheme will be permanent, unless terminated as provided for in this Agreement.

3. In this Agreement:

   Business has the meaning in the Community Charter;

   Community Charter means the Community Charter, S.B.C. 2003, c. 26;

   Intermunicipal Business means a trades contractor or other professional related to the construction industry or a contactor that performs maintenance and/or repair of land and buildings from outside of the **Participating Municipalities** in which the **Premises** are located;

   Intermunicipal Business Licence means a business licence which authorizes an **Intermunicipal Business** to be carried on within the jurisdictional boundaries of any or all of the Participating Municipalities;

   Intermunicipal Business Licence Bylaw means the bylaw previously adopted by the Council of each **Participating Municipality** to implement the intermunicipal business licence scheme contemplated by this Agreement;

   Municipal Business Licence means a licence or permit, other than an **Intermunicipal Business Licence**, issued by a **Participating Municipality** that authorizes a Business to be carried on within the jurisdictional boundaries of that **Participating Municipality**;

   Participating Municipality means any one of the "Participating Municipalities";

   Person has the meaning in the Interpretation Act, R.S.B.C. 1996, c. 238;

   Premises means one or more fixed or permanent locations where the **Person** ordinarily carries on **Business**;

   Principal Municipality means the **Participating Municipality** where a **Business** is located or has **Premises**;

Singular vs. Plural means Reference to the singular includes a reference to the plural and vice versa, unless otherwise specified or the context requires; and

4. Subject to the provisions of the **Intermunicipal Business Licence Bylaw**, the **Participating Municipalities** will permit a **Person** who has obtained an **Intermunicipal Business Licence** to carry on **Business** within any **Participating Municipality** for the term authorized by the **Intermunicipal Business Licence** without obtaining a **Municipal Business Licence** in other **Participating Municipalities**.

5. A **Principal Municipality** may issue an **Intermunicipal Business Licence** to an applicant if the applicant is an **Intermunicipal Business** and meets the requirements of the **Intermunicipal Business Licence Bylaw**, in addition to the requirements of the **Principal Municipality**'s bylaw that applies to a **Municipal Business Licence**.

6. Notwithstanding that a **Person** may hold an **Intermunicipal Business Licence** that would make it unnecessary to obtain a **Municipal Business Licence** in other **Participating Municipalities**, the **Person** must still comply with all other regulations of any municipal business licence bylaw or regulation in addition to any other Bylaws, that may apply within any jurisdiction in which the **Person** carries on **Business**.

7. An **Intermunicipal Business Licence** must be issued by the **Participating Municipality** in which the applicant maintains **Premises.**

8. The **Participating Municipalities** will require that the holder of an **Intermunicipal Business Licence** also obtain a **Municipal Business Licence** for **Premises** that are maintained by the licence holder within the jurisdiction of the **Participating Municipality.**

9. The **Intermunicipal Business Licence** fee is $250 and is payable to the **Principal Municipality**.

10. The **Intermunicipal Business Licence** fee is separate from and in addition to any **Municipal Business Licence** fee that may be required by a **Participating Municipality.**

11. Despite paragraph 10, the **Intermunicipal Business Licence** fee will not be pro-rated.

12. The **Participating Municipalities** will distribute revenue generated from **Intermunicipal Business Licence fees** amongst all **Participating Municipalities** based on the revenue sharing formula referred to in Schedule 1 to this Agreement.

13. The **Participating Municipalities** will review the **Intermunicipal Business Licence** scheme and the revenue sharing formula established by this Agreement from time to time and may alter the formula in Schedule 1 by written agreement of all **Participating Municipalities**.

14. The revenue generated from **Intermunicipal Business Licence** fees collected by the **Participating Municipalities** will be distributed by each **Participating Municipality** to the other **Participating Municipalities** as follows:

    a) The revenue generated from **Intermunicipal Business Licence** fees collected from January 1 to December 31 inclusive will be distributed by February 28 of year following the year in which the fees were collected.

15. The **Intermunicipal Business Licence** is set as a permanent bylaw.

16. An **Intermunicipal Business Licence** will be valid within the jurisdictional boundaries of all of the **Participating Municipalities**, unless the **Intermunicipal Business Licence** is suspended or cancelled in accordance with the **Intermunicipal Business Licence** Bylaw or a **Participating Municipality** withdraws from the **Intermunicipal Business Licence** scheme among the **Participating Municipalities** in accordance with **Intermunicipal Business Licence** Bylaw.

17. Each **Participating Municipality** will share a database of **Intermunicipal Business Licences**, which will be available for the use of all **Participating Municipalities**.

18. Each **Participating Municipality** which issues **Intermunicipal Business Licence** will promptly update the shared database after the issuance of that licence.

19. A **Participating Municipality** may exercise the authority of the **Principal Municipality** and suspend an **Intermunicipal Business Licence** in relation to conduct by the holder within the **Participating Municipality** which would give rise to the power to suspend a business licence under the **Community Charter** or under the business licence bylaw of the **Participating Municipality**. The suspension will be in effect throughout all of the **Participating Municipalities** and it will be unlawful for the holder to carry on the Business authorized by the **Intermunicipal Business Licence** in any **Participating Municipality** for the period of the suspension.

20. A **Participating Municipality** may exercise the authority of the **Principal Municipality** and cancel an **Intermunicipal Business Licence** in relation to conduct by the holder within the **Participating Municipality** which would give rise to the power to cancel a business licence under the **Community Charter** or the business licence bylaw of the **Participating Municipality**. The cancellation will be in effect throughout all of the **Participating Municipalities**.

21. The suspension and cancellation of an **Intermunicipal Business Licence** under section 19 and 20 will not affect the authority of a **Participating Municipality** to issue a business licence, other than an **Intermunicipal Business Licence**, to the holder of the cancelled **Intermunicipal Business Licence**.

22. Nothing in this Agreement affects the authority of a **Participating Municipality** to suspend or cancel any business licence issued by that municipality or to enact regulations in respect of any category of Business under section 15 of the **Community Charter** except as provided for in this Agreement.

23. A **Participating Municipality** may, by notice in writing to each of the other **Participating Municipalities**, withdraw from the **Intermunicipal Business Licence** scheme among the **Participating Municipalities**, and the notice must:

    (a) set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of **Intermunicipal Business Licences**, which date must be at least six months from the date of the notice; and

    (b) include a certified copy of the municipal Council resolution or bylaw authorizing the municipality's withdrawal from the **Intermunicipal Business Licence** scheme.

24. Nothing contained or implied in this Agreement shall fetter in any way the discretion of the Council of the **Participating Municipalities**. Further, nothing contained or implied in this Agreement shall prejudice or affect the **Participating Municipalities'** rights, powers, duties or obligation in the exercise of its functions pursuant to the **Community Charter** or the Local Government Act, as amended or replaced from time to time, or act to fetter or otherwise affect the **Participating Municipalities'** discretion, and the rights, powers, duties and obligations under all public and private statutes, bylaws, orders and regulations, which may be, if each **Participating Municipality** so elects, as fully and effectively exercised as if this Agreement had not been executed and delivered by the **Participating Municipalities**.

25. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original. Such counterparts together shall constitute one and the same instrument, notwithstanding that all of the **Participating Municipalities** are not signatories to the original or the same counterpart.

Signed and delivered on behalf of the **Participating Municipalities**, the Councils of each of which have, by Bylaw, ratified this Agreement and authorized their signatories to sign on behalf of the respective Councils.

The City of Abbotsford	
Name / Title	
Signature	
Date	
City of Chilliwack	
Name / Title	
Signature	
Date	
City of Delta	
Name / Title	
Signature	
Date	
Village of Harrison Hot Springs	
Name / Title	
Signature	
Date	

The District of Hope	
Name / Title	
Signature	
Date	
The District of Kent	
Name / Title	
Signature	
Date	
The Corporation of the City of Langley	
Name / Title	
Signature	
Date	
The Corporation of the Township of Langley	
Name / Title	
Signature	
Date	
City of Maple Ridge	
Name / Title	
Signature	
Date	
The City of Mission	
Name / Title	
Signature	
Date	
The City of Pitt Meadows	
Name / Title	
Signature	
Date	

City of Surrey	
Name / Title	
Signature	
Date	

Schedule 1
Intermunicipal Business Licence Fee Sharing

The revenue generated from **Intermunicipal Business Licence** fees is shared on the following formula:

(a) The **Principal Municipality** is to retain 90% of the fee collected and the remaining 10% is to be distributed to the remainder of the **Participating Municipalities**.