



TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: July 16, 2024
FILE NO: 2021-352-RZ
MEETING: COW

SUBJECT: Second Reading
Zone Amending Bylaw No. 7787-2021
23613 132 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 23613 132 Avenue from RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential), to permit a future construction of 18 townhouses. Council granted first reading to Zone Amending Bylaw No. 7787-2021 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 \$7,400.00 per townhouse dwelling unit for an estimated total amount of \$133,200.00 or such rate applicable at third reading of this application.

RECOMMENDATIONS:

1. **That *Zone Amending Bylaw No. 7787-2021* 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 at the intersection of 132 Avenue and 236 Street as required by design;**
 - iii) **Consolidation of the subject properties;**

- iv) **Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;**
- v) **Removal of existing building(s);**
- 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 property. 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 \$133,200.00 (\$7,400.00/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.**

DISCUSSION:

1. Background Context:

Applicant:	Jinyong Yum
Legal Description:	Lot 22 Section 28 Township 12 New Westminster District Plan 47603
OCP:	
Existing:	<i>Medium/High Density Residential</i>
Proposed:	<i>Medium/High Density Residential</i>
Within Urban Area Boundary:	Yes
Area Plan:	Silver Valley Area Plan
OCP Major Corridor:	No
Zoning:	
Existing:	RS-2 (Single Detached Suburban Residential)
Proposed:	RM-1 (Low Density Townhouse Residential)
Surrounding Uses:	
North:	Use: Townhouses
	Zone: RM-1 (Low Density Townhouse Residential)
	Designation: <i>Medium/High Density Residential</i>
South:	Use: Townhouses
	Zone: RM-1 (Low Density Townhouse Residential)

	Designation:	<i>Medium/High Density Residential</i>
East:	Use:	Bare-land (being prepped for townhouses)
	Zone:	RM-1 (Low Density Townhouse Residential)
	Designation:	<i>Medium/High Density Residential</i>
West:	Use:	Residential Single Family
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	<i>Medium/High Density Residential</i>
Existing Use of Property:		Single-Family Residential
Proposed Use of Property:		Multi-Family Residential (Townhouses)
Site Area:		0.406 ha (1.00 acres)
Access:		132 Avenue
Servicing Requirement:		Urban Standard
Flood Plain:		No
Fraser Sewer Area:		Yes

2. Background:

The subject property is located on the corner of 132 Avenue and 236 Street (see Appendices A and B). There is an existing residential single-family dwelling located on-site which is surrounded by coniferous and deciduous vegetation. The terrain of the site consists of a gradual slope starting from the northeast corner declining towards the southwest corner of the property. The neighborhood is experiencing redevelopment with the predominate housing form being townhouses. As such, the subject application is consistent with the redevelopment trends in the immediate area.

3. Project Description:

The subject rezoning application proposes to construct 18 dwelling units in the form of a townhouse development with access from 132 Avenue (see Appendix D). Each dwelling unit will have a double car garage with at least one parking space equipped with roughed-in electrical infrastructure capable of Level 2 charging for an electric vehicle. Four (4) visitor parking spaces are provided, meeting the requirements of the *Off Street Parking and Loading Bylaw*. Minor setback variances are being requested that will impact the rear, interior and exterior lot line setbacks from 7.5 m down to a minimum of 5.8 m. A detailed analysis of the variances is included in Section 4. iv) below.

4. Planning Analysis:

i) Official Community Plan:

The development site is located adjacent to the River Village within the Silver Valley Area Plan and is currently designated *Medium/High Density Residential*. The *Medium/High Density Residential* land use

designation supports a range of single-family zones as well as the RM-1 (Low Density Townhouse Residential) zone. This project has a similar lower density to the RM-1 townhouse projects to the immediate north and east. The following Area Plan policies provide additional guidance for a multi-family development on the development site:

5.2.9 b) River Village is pedestrian-oriented and is a walkable scale, with a significant number of residents within a 5-minute walk.

7.4 j) Townhouse developments should be integrated with other forms of housing within the same block, and are encouraged to front onto streets rather than onto internal enclaves. The form and character of townhouse developments should be compatible with neighboring residential scale and should reflect the design variety of its context.

ii) Zoning Bylaw:

The current application proposes to rezone the property located from RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential) (see Appendix C) to permit the construction of 18 townhouse units (see Appendix D). Related variances are listed below.

iii) Off-Street Parking and Loading Bylaw:

The subject 18-unit proposal provides two (2) parking spaces per dwelling unit, with 14 of these units, contained within four (4) buildings having double-car garages. The other four (4) units have tandem parking available, which is permissible as they represent less than 30% of the total residential parking provided as permitted under Council Policy 6.35. Under the current *Off-Street Parking and Loading Bylaw 4350-1990*, at least one parking space per dwelling unit is required to be provided with roughed-in infrastructure capable of providing Level 2 charging.

There are four (4) visitor parking spaces required for this development, and the minimum for this requirement has also been met. One space is designated as an accessible space.

iv) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations, which are consistent with surrounding developments (see Appendix D):

- To reduce the exterior side setback from 6.0 meters to 5.0 meters
- To reduce the rear lot line setback from 7.5 meters to 5.8 meters
- To reduce the interior side setback from 7.5 meters to 6.3 meters

The requested variances to the RM-1 (Low Density Townhouse Residential) zone will be the subject of a future Council report. These variances are supportable due to the consistency in setbacks with the surrounding developments and maintenance of the neighborhoods form and character.

There is also an Engineering Department variance included in Section 6.i) below for undergrounding of services, supportable under Policy 9.05 – Conversion of Existing Overhead Utility Wiring.

v) Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application 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.

vi) Advisory Design Panel:

The application was reviewed and supported by the Advisory Design Panel at the September 20, 2023 meeting and their comments and the applicant's response can be seen in Appendix H.

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 Yennadon School (23347 128 Avenue) on May 21, 2024. Three (3) 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 or Public Comment Opportunity was provided by the applicant and include the following main points:

- Retention of significant trees on site
- Undergrounding of BC Hydro services

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

- The significant giant cedar at the north end of the project is being retained, with planting and landscaping plans to account for the new design

- The existing overhead lines will not be converted to underground. See section 4(iv) below. The on-site will be serviced with underground utilities only.

5. Environmental Implications:

There are no requirements for an Environmental Development Permit for this application. An Arborist Report or Tree Management Plan as well as a Stormwater Management Plan are required and must be coordinated with existing protected trees, grading, drainages and landscaping plans.

The applicant must also retain an environmental professional to identify if/what invasive plant species are on site and provide an Invasive Species Management Plan if required.

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*
- Frontage upgrades to the applicable road standard

As per Council Policy 9.05 – Conversion of Existing Overhead Utility Wiring, due to the frontage along 236 Street being less than 250.0 meters and that the BC Hydro infrastructure is 3-phase servicing, a variance can be supported with cash-in-lieu taken for the future conversion of the overhead lines to underground.

ii) Parks, Recreation and Culture Department:

There are no comments from the Parks, Recreation and Culture Department for the rezoning application.

CONCLUSION:

It is recommended that first and second reading be given to *Zone Amending Bylaw No. 7787-2021* and that application 2021-352-RZ be forwarded to Public Hearing.

“Original Signed by Annie Slater-Kinghorn”

Prepared by: **Annie Slater-Kinghorn**
Planning Technician

“Original Signed by Marlene Best”

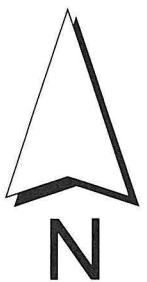
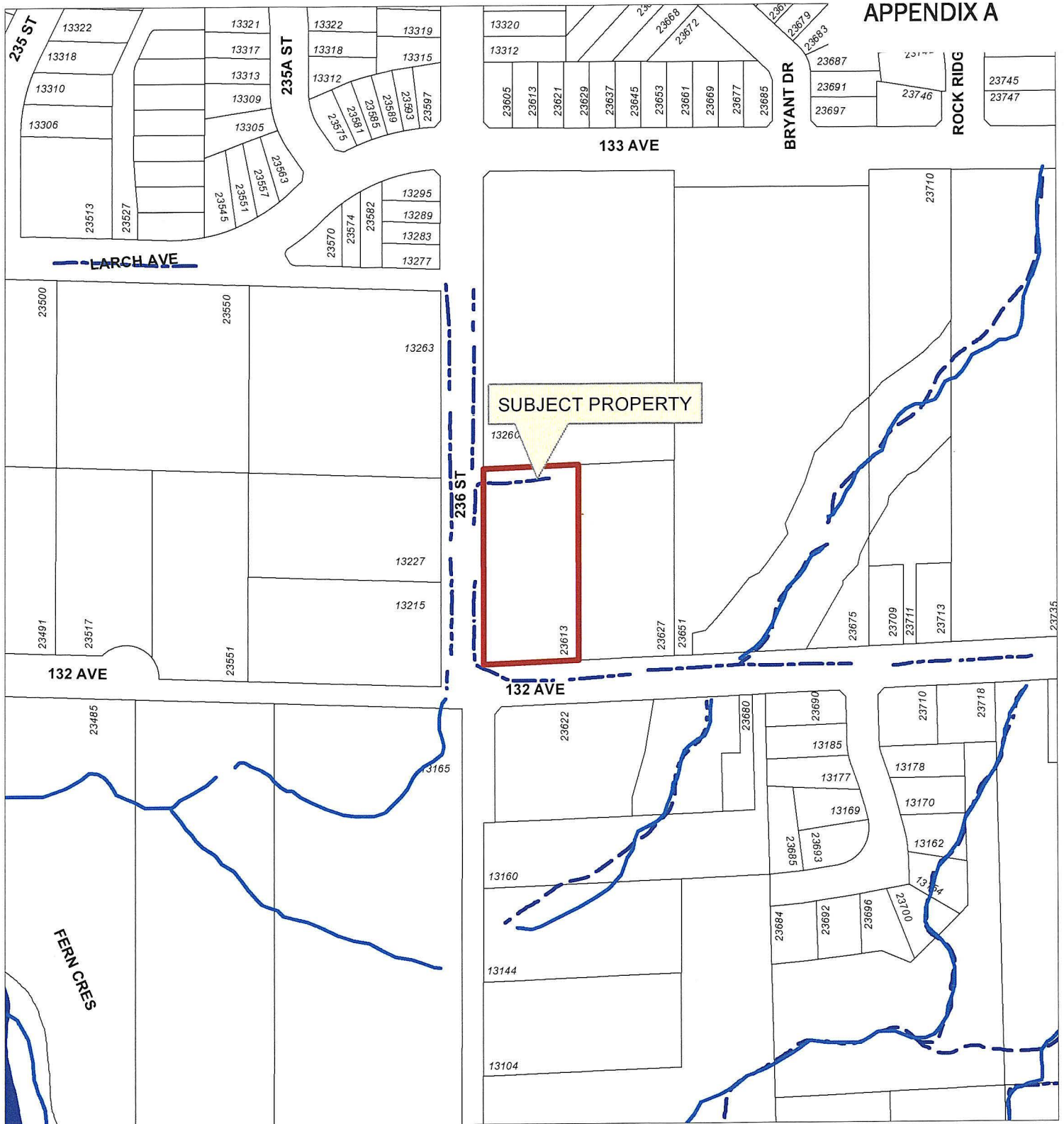
Reviewed by: **Marlene Best, RPP, MBA**
Interim Director of Planning

“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. 7787-2021
- Appendix D – Site Plan
- Appendix E – Landscape Plan
- Appendix F – ADP Design Comments



Scale: 1:2,500

Legend

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River
- Street Name Labels

23613 132 AVENUE
PID: 000-484-237

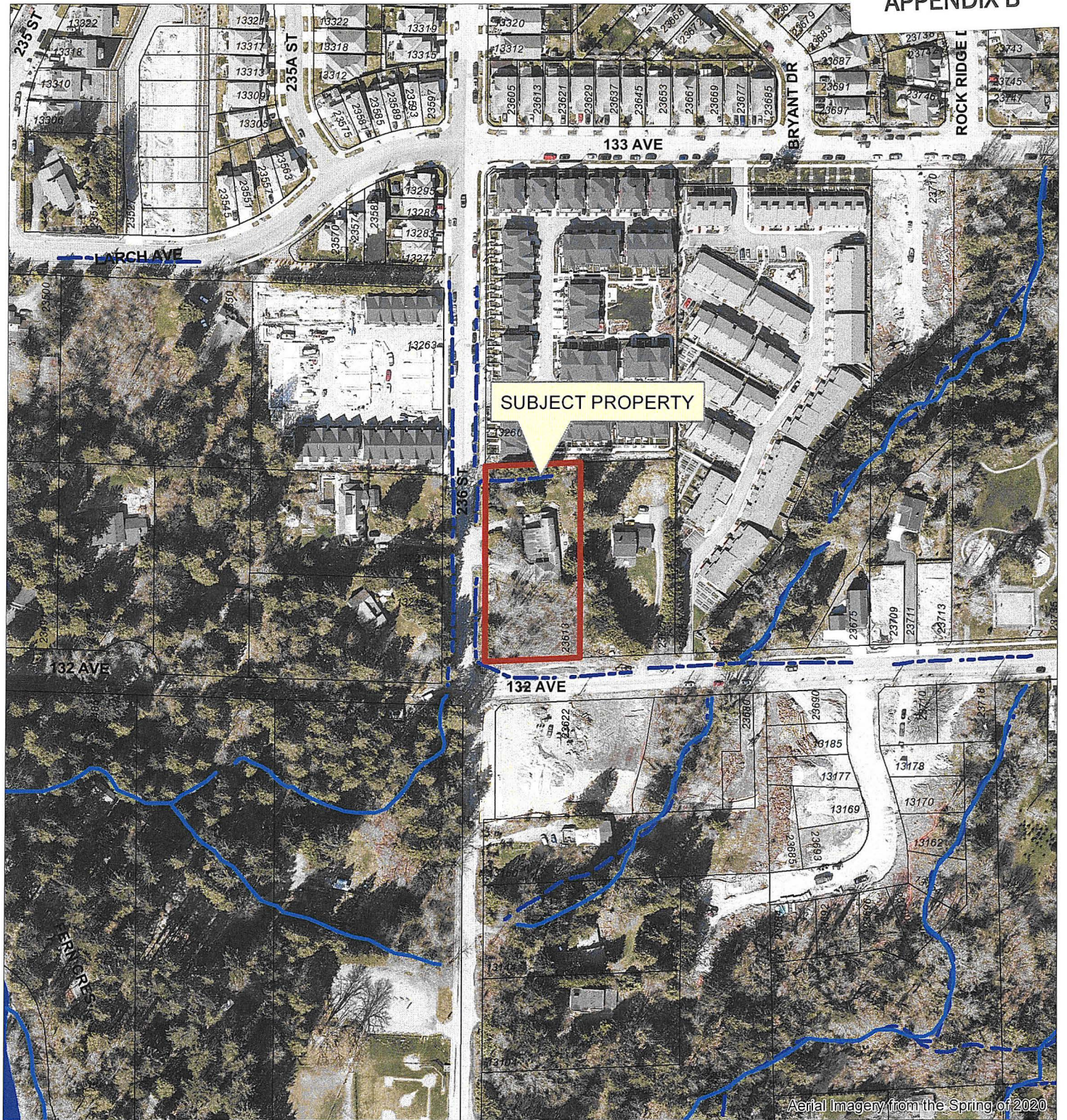
PLANNING DEPARTMENT



Maple Ridge

FILE: 2021-352-RZ/DP
DATE: Oct 27, 2021

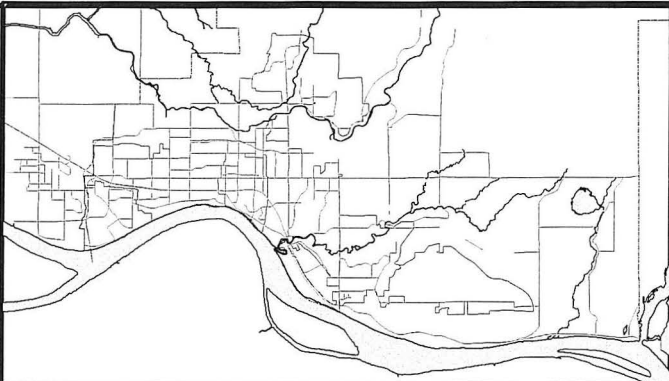
BY: PC



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



23613 132 AVENUE
 PID: 000-484-237

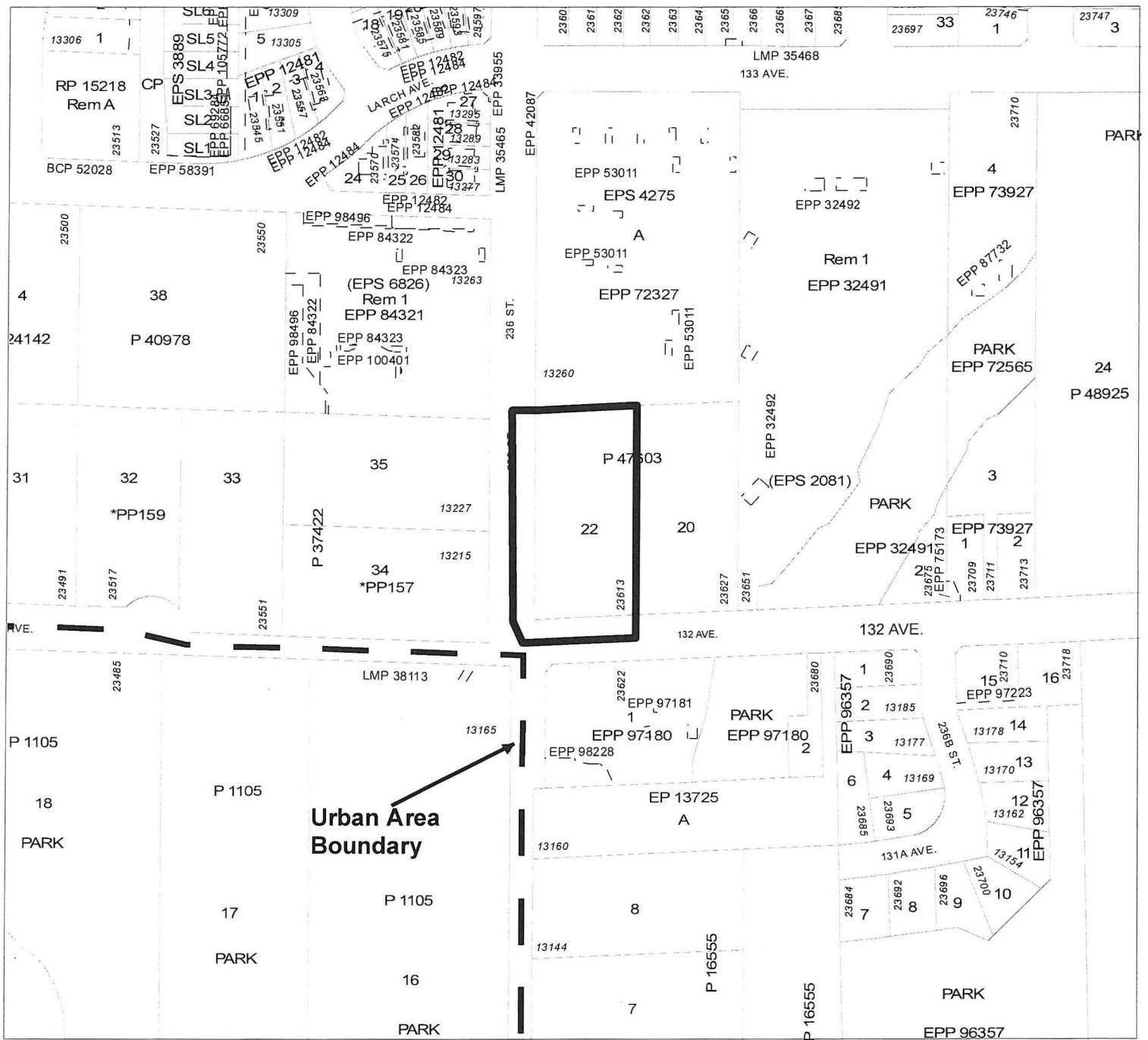
PLANNING DEPARTMENT



Maple Ridge

FILE: 2021-352-RZ/DP
 DATE: Oct 27, 2021

BY: PC



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7787-2021

Map No. 1906

From: RS-2 (Single Detached Suburban Residential)

To: RM-1 (Low Density Townhouse Residential)



— Urban Area Boundary

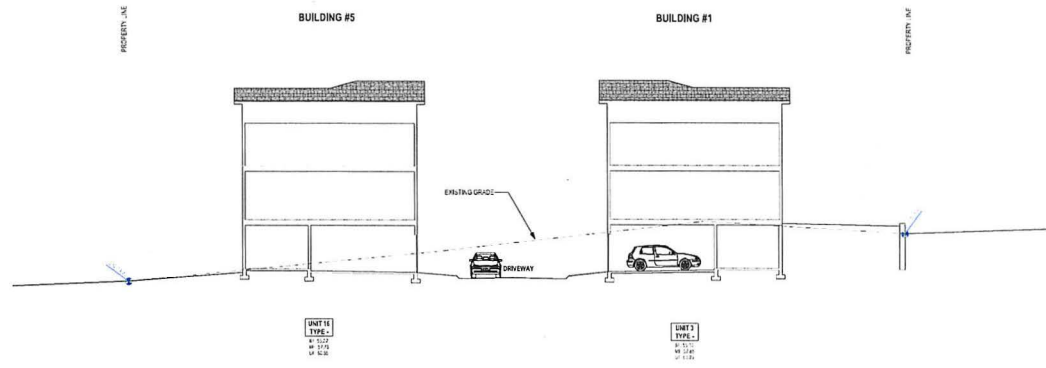


SCALE 1:2,500

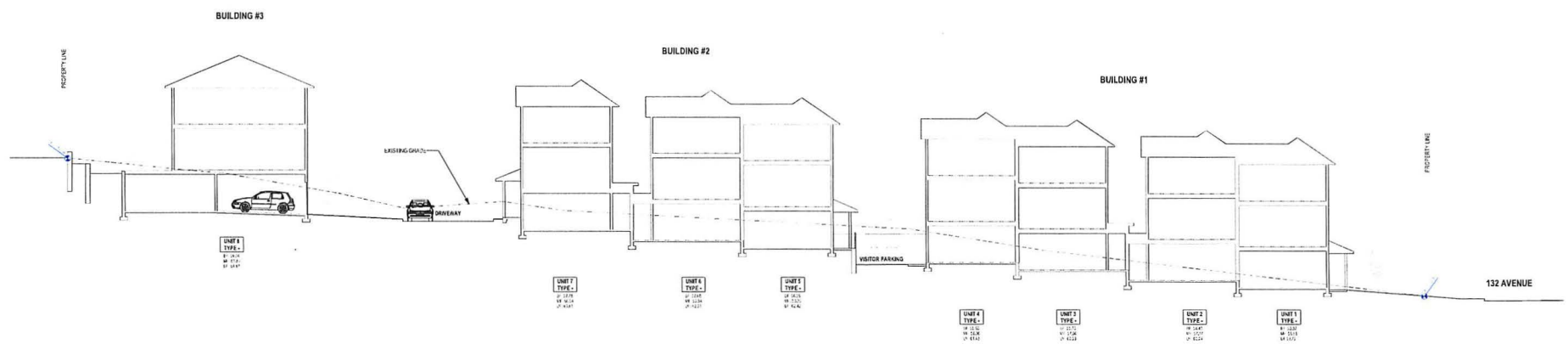
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1 SECTION A-A
Scale: 1:128



2 SECTION B-B
Scale: 1:128

18 TOWNHOMES
23613 132ND AVENUE, MAPLE RIDGE, BC

JY ARCHITECTURE INC.
248 TRLR, 8441 201ST STREET, LANGLEY, BC V2Y 6G3
Canada

REV. DATE DESCRIPTION

REV.	DATE	ISSUE/NOTE
AS NOTED		
1	2023-12-01	Permitted by JY
2	2023-12-01	

SITE SECTIONS

A102



1 NORTH ELEVATION - BUILDING #2
Scale: 1/8"

- ELEVATION KEYNOTES**
1. VERTICAL HARDIE BOARD AND BATTEN, COLOR: XXX
 2. PAINTED SOLID WOOD FASCIA TRIM BOARD, COLOR: XXX
 3. HORIZONTAL HARDIE BOARD, COLOR: XXX2
 4. DOUBLE GLAZED WOOD WINDOW, COLOR: CHARCOAL
 5. ASPHALT SINGLE ROOFING
 6. PRE-FINISHED METAL GUTTER, COLOR: XXX
 7. PAINTED FIBER DOOR WITH GLAZING INSERT, COLOR: XXX
 8. WALL SCONE
 9. ALUM. BLOCK RETAINING WALL
 10. HORIZONTAL HARDIE SIDING, COLOR: XXX1
 11. PAINTED STEEL DOOR FOR ELECTRICAL ROOM
 12. PAINTED ENTRY DOOR WITH GLAZING INSERT, COLOR: XXX
 13. PRE-FINISHED ALUMINUM & GLAZING GUARDRAIL, COLOR: CHARCOAL

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18 TOWNHOMES
 23613 132ND AVENUE, MAPLE RIDGE, BC

JY ARCHITECTURE INC.
 1000 FLO. 3663 201 STREET, LANGLEY BC V3V 6G9
 604-881-1241

REV. DATE DESCRIPTION

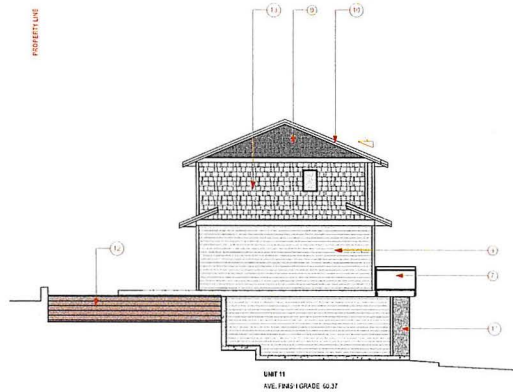
REV.	DATE	DESCRIPTION
1	AS NOTED	
2	2/22/2021	JY
3	2/22/21	

BUILDING #1 & #2 ELEVATIONS

A402



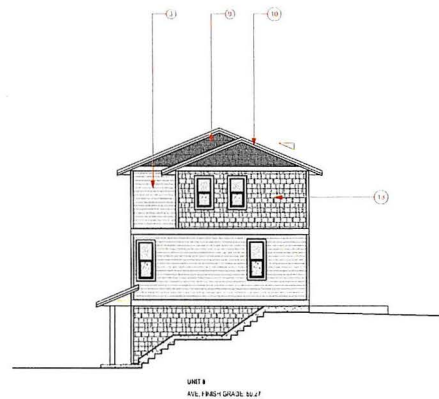
2 EAST ELEVATION - BUILDING #1 & #2
Scale: 1/8"



2 WEST ELEVATION - BUILDING #3
Scale: 1/32



1 SOUTH ELEVATION - BUILDING #3
Scale: 1/32



4 EAST ELEVATION - BUILDING #3
Scale: 1/32



3 NORTH ELEVATION - BUILDING #3
Scale: 1/32

- ELEVATION KEYNOTES**
1. ASPHALT SINGLE ROOFING.
 2. PRE-FINISHED METAL GUTTER, COLOR XXX
 3. HORIZONTAL HARDIE SIDING, COLOR XXXX
 4. DOUBLE GLAZED VINYL W/30%GVW, COLOR CHARCOAL.
 5. PAINTED METAL GARAGE DOOR, COLOR XXX
 6. PAINTED ENTRY DOOR WITH GLAZING INSERT, COLOR XXX
 7. PRE-FINISHED ALUMINUM 8' GLAZING GUARDRAIL, COLOR CHARCOAL.
 8. DOUBLE GLAZED VINYL SLIDING DOOR, COLOR CHARCOAL.
 9. HARDIE SHINGLES, COLOR XXX
 10. PAINTED SOLID WOOD FASCIA TRIM BOARD, COLOR XXX
 11. STONE VENEER.
 12. ALIEN BLOCK RETAINING WALL.
 13. HARDIE SHINGLES, COLOR XXXX
 14. PAINTED PAIRO DOOR WITH GLAZING INSERT, COLOR XXX

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18 TOWNHOMES

23613 132ND AVENUE, MAPLE RIDGE, BC

JY ARCHITECTURE INC.
204 FLOUR, 3645 101 STREET, LAMBERT, BC V2Y 6G3
Contact: [Redacted]

REV.	DATE	ISSUE/NOTE
001	2022-12-01	AS NOTED
002	2022-12-01	REVISION 1
003	2022-12-01	REVISION 2

BUILDING #3 ELEVATIONS

A403



UNIT 18
AVE. FINISH GRADE 53.62

1 SOUTH ELEVATION - BUILDING #5
Scale: 1/36

ELEVATION KEYNOTES

1. ASPHALT SHAINGLE ROOFING.
2. DOUBLE GLAZED WPA, W/ALCOV, COLOR CHARCOAL.
3. VERTICAL HARDIE BOARD AND BATTEN, COLOR XXX.
4. HORIZONTAL HARDIE SIDING, COLOR XXX1.
5. HORIZONTAL HARDIE SIDING, COLOR XXX2.
6. STONE VEELEK.
7. PAINTED METAL GARAGE DOOR, CO, OR XXX.
8. PAINTED ENTRY DOOR WITH GLAZING INSERT, COLOR XXX.
9. HARDIE SHINGLES, COLOR XXX2.
10. HARDIE SHINGLES, COLOR XXX1.
11. UNIT NUMBER SIDING.
12. WALL SCOVE.
13. PRE-FINISHED METAL GUTTER, COLOR XXX.
14. PAINTED SOLID WOOD FASCIA TRIM BOARD, COLOR XXX.
15. PRE-FINISHED ALUMINUM GLAZING GUARDRAIL, COLOR CHARCOAL.
16. N/A.
17. N/A.

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The Contractor shall verify and is responsible for all dimensions, grades and levels. The Contractor shall verify the location of all existing conditions. The Contractor shall verify the location of all existing conditions. The Contractor shall verify the location of all existing conditions.

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18 TOWNHOMES
 23613 132ND AVENUE, MAPLE RIDGE, BC



UNIT 18
AVE. FINISH GRADE 53.03

UNIT 17
AVE. FINISH GRADE 54.18

UNIT 16
AVE. FINISH GRADE 54.82

UNIT 15
AVE. FINISH GRADE 55.45

UNIT 14
AVE. FINISH GRADE 55.27

UNIT 13
AVE. FINISH GRADE 56.70

UNIT 12
AVE. FINISH GRADE 57.25

BUILDING #5

BUILDING #4

2 EAST ELEVATION - BUILDING #4 & #5
Scale: 1/36

JY ARCHITECTURE INC.
 2nd Floor, 3615 101 STREET, GANGLY BICOVEY BLDG
 GANGLY

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION
AS NOTED		
1	2/22/2021	
2	2/23/21	

BUILDING #4 & #5 ELEVATIONS

A404

HARDSCAPE AND MATERIALS LEGEND

- AQUAPAVE PERMEABLE CONCRETE UNIT PAVERS (80MM) ABBOTSFORD CONCRETE
- HERRINGBONE PATTERN CHARCOAL FINISH
- 2' x 2' ARISTOCRAT PORCELAIN PATIO SLABS PACIFIC COAST GRANITE FINISH ABBOTSFORD CONCRETE
- PLAYFALL RUBBER TILES
- 2' x 2' STEPPING STONES
- BROOM FINISH CONCRETE
- CLEAR CRUSH GRAVEL / DRAIN ROCK
- SOD LAWN

FENCING LEGEND

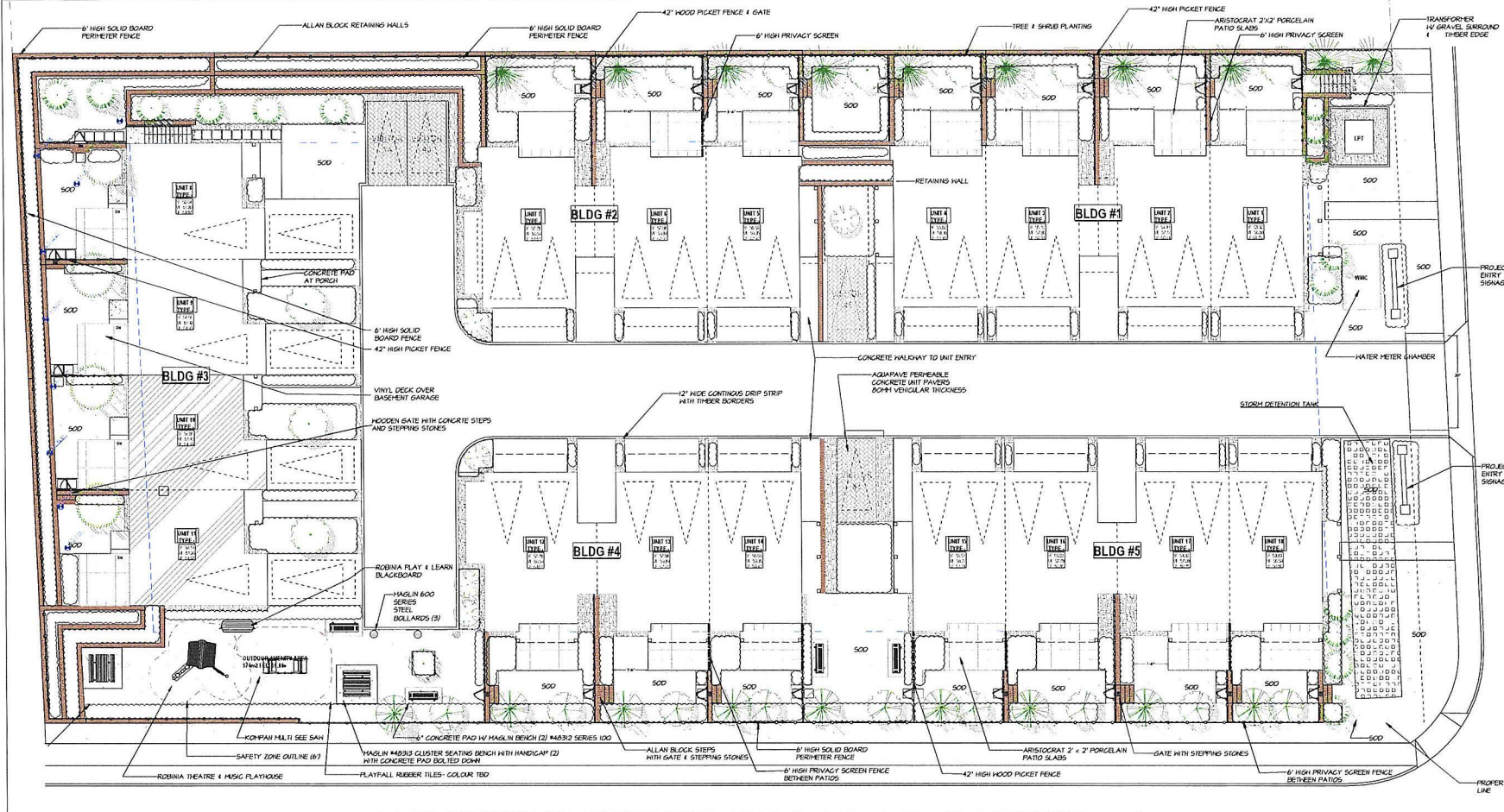
- 6' SOLID WOOD PERIMETER FENCE
- 6' PRIVACY SCREEN FENCE
- 42" WOOD PICKET FENCE
- PROPERTY LINE

TREE SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 22-038	PLANTED SIZE / REMARKS
12	ACER GINNALA 'ILAME'	FLAME AMUR MAPLE		25M HT, 1.8M STD, LOW STD SHRUB
6	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE		25M HT, B1B, UPRIGHT FORM
4	QUANAEYPARIS ROOYKATENSIS 'PENDULA'	KEEPSH RODKAL CYPRESS		2M HT, B1B
1	QUANAEYPARIS GIBBSA 'ERAGLIS'	SLENDER HINOKI CYPRESS		2M HT, B1B
10	PICEA ABIES	NORWAY SPRUCE		2M HT, B1B
8	STEHARTIA PSEUDOCAMELLIA	JAPANESE STEHARTIA		50M CAL, 15M STD B1B
15	TRILIX OCCIDENTALIS 'BRANDSON'	BRANDSON CEDAR		25M HT, B1B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER MEASUREMENTS, 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	2022-08-11	REV AS PER NEW SITE PLAN	DM
2	2022-08-11	REV FOR PERMIT	DM
3	2022-08-11	REV FOR PERMIT	DM

SCALE:

PROJECT:

PROPOSED TOWNHOMES
23615 132 AVENUE
MAPLE RIDGE, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE: AUG 11 2022
SCALE: 3/32" = 1'-0"
DRAWN: LM
DESIGN: LM
CHECK: HJLH

DRAWING NUMBER: **L1**

M2LA PROJECT NUMBER: 22-038 - 041P

JY ARCHITECTURE INC.

2nd Floor, 8661 201 St. Langley BC V2Y 0G9

t: 604 493 2001

e: contact@JYarch.comwww.JYarch.com**Jinyong Yum** Principal

Architect AIBC, LEED BD+C

t: 604 493 2001 ext.700

e: jyum@JYarch.com

June 5th, 2024

Re: Final comments by ADP for the townhouse development at 23613 132nd Avenue, Maple Ridge (R/2023-ADP-037).

Ms. Annie Slater-Kinghorn
 Planner, Planning Department
 City of Maple Ridge
 11995 Haney Place
 Maple Ridge, BC V2X 6A9

Dear Ms. Slater-Kinghorn,

Please see the following response to the comments by the ADP meeting (R/2023-ADP-037) for the proposed townhouse development at 23613 132nd Avenue, Maple Ridge.

ARCHITECTURAL

1. Show fire truck turning dimensions on site plans
 - *A fire truck access route is added to the site plan.*
2. Show garbage and recycling pickup locations on site plan.
 - *Garbage and recycle bins will be pulled out from the garage and collected from the driveway.*
3. Consider the façade articulation of white vertical Hardie Board on building #4 and #5 on A405.
 - *Vertical Hardie siding is revised to shingle siding.*
4. Visitor Parking: Consider the potential hazard that visitor parking spots 3&4 pose as they are reverse turning inside and outside.
 - *Warning signage will be provided at the visitor's parking spaces, and a convex safety mirror will be installed at the driveway corner.*

LANDSCAPE

1. Consider the use of detained stormwater for irrigation
 - *We will review with civil and consider the use of detained stormwater for on-site irrigation.*
2. Off-Site Landscaping: Ensure that off-site landscaping creates a suitable streetscape, offering effective screening and resolves the grading transition towards the intersection.
 - *11 large street trees at 8m O.C. spacing along 236th Street will provide effective screening towards the west side of the site. We will review the grading at the corner of 236th Street and 132nd Ave to resolve the transition towards the intersection.*

JY ARCHITECTURE INC.

2nd Floor, 8661 201 St. Langley BC V2Y 0G9

t: 604 493 2001

e: contact@JYarch.com

www.JYarch.com

Jinyong Yum Principal

Architect AIBC, LEED BD+C

t: 604 493 2001 ext.700

e: jyum@JYarch.com

3. Pedestrian Access: Explore adding pedestrian access points along 236 Street, specifically between buildings 3&4 and 4&5. This approach has been implemented in the adjacent development and can contribute to a livelier street frontage

- *Pedestrian access along 236th Street has been provided with a concrete walkway proposed at the entry to the west outdoor amenity area from public sidewalk.*

Should you have any questions or require further clarification, feel free to contact me at your convenience.

Sincerely,

JY Architecture Inc.

Per:



Jinyong Yum, Architect-AIBC, LEED BD+C

Principal