

**CITY OF MAPLE RIDGE
DEVELOPMENT VARIANCE PERMIT NO. 2021-281-VP**

**TO: BT PROJECT 175 LTD., INC. NO. BC1298595
205-43995 PROGRESS WAY
CHILLIWACK, BC, V2R 0E6**
(the "Permittee")

1. This Development Variance Permit (the "Permit") is issued subject to compliance with all the Bylaws of the City of Maple Ridge (the "City") applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to, and only to those lands within the City described below and any and all buildings, structures, and other development thereon:

**Lot 230 Section 17 Township 12 New Westminster District Plan 58011
Lot 218 Section 17 Township 12 New Westminster District Plan 56868
Lot 231 Section 17 Township 12 New Westminster District Plan 58011
Lot 223 Section 17 Township 12 New Westminster District Plan 57491
Lot 224 Section 17 Township 12 New Westminster District Plan 57491**
(the "Lands")

3. The Maple Ridge Zoning Bylaw No. 7600-2019 as amended is varied as follows:

Part 4, Section 403.2.4(b)

- To vary the siting exemption for Balconies by allowing Balconies to encroach up to 1.1 metres into the minimum Setback to an adjacent Interior Side Lot Line as permitted elsewhere in this Bylaw.

Part 6, Section 618.7 1(a)

- To vary the minimum principal structure Front Lot Line (Northern) setback from 7.5 metres to 4.45 metres.

Part 6, Section 618.7 1(b)

- To vary the minimum principal structure Rear Lot Line (Southern) setback from 7.5 metres to 3.0 metres.

Part 6, Section 618.7 1(c)

- To vary the minimum principal structure Eastern interior Side Lot Line (Eastern) setback from 7.5 metres to 6.65 metres.

Part 6, Section 618.7 2(a)

- To vary the minimum off-street parking provided in an underground structure front lot line (Northern) setback from 1.5 metres to 0.23 metre.

Part 6, Section 618.8 1(2)

- To vary the maximum principal structure height from 15 metres / 4 storeys to 21.29 metres / 6 storeys.

Part 6, Section 618.11(3)

- To vary the requirement to provide a Private Outdoor Amenity Area for each Dwelling Unit, to allow 3 units not to have a Private Outdoor Amenity Area.

4. The Maple Ridge Off-Street Parking and Loading bylaw No. 4350-1990 as amended, is varied as follows:

Section 3.1 and Schedule A, Section 1(b)

- To vary the minimum residential tenant off-street parking spaces from 1.5 spaces per dwelling unit (267 spaces) to 1.28 spaces per dwelling unit (229 spaces).
- To vary the minimum residential visitor off-street parking spaces from 0.2 spaces per dwelling unit (36 spaces) to 0.18 spaces per dwelling unit (33 spaces).

5. As a condition of the issuance of this Permit, the applicant has voluntarily offered a contribution of \$388,000.00 for the purpose of transportation demand management beneficial to the subject site. The transportation demand management measures will serve as a means to offset the impact of the parking variance. The City may use the contribution to create or improve pedestrian, cycling, transit infrastructure and similar streetscape improvements. Additionally, 63 long-term bicycle parking spaces and 10 short-term bicycle parking spaces will be provided on-site to provide more transportation options for the residents of the building.
6. The Lands described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
7. If the Permittee does not substantially commence the development permitted by this Permit within 2 years of issuance, this permit shall lapse.
8. This Permit is not a Building Permit.

ISSUED on the day of 20 .

CORPORATE OFFICER

DRAFT