

<b>TO:</b>	His Worship Mayor Dan Ruimy and Members of Council	<b>MEETING DATE:</b>	February 7, 2023
		<b>FILE NO:</b>	2020-062-DVP 2020-062-DP
<b>FROM:</b>	Chief Administrative Officer	<b>MEETING:</b>	C o W
<b>SUBJECT:</b>	<b>Development Variance Permit and Development Permit Unaddressed lot (PID 008-130-493), 22347 117 Avenue &amp; 22349 North Avenue</b>		

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**EXECUTIVE SUMMARY:**

Council considered rezoning application 2020-062-RZ respecting three properties: an unaddressed lot (PID 008-130-493), 22347 117 Avenue and 22349 North Avenue (Appendices A & B) and granted first reading for Zone Amending Bylaw No. 7649-2020 on June 23, 2020. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7794-2021 on October 26, 2021, and second reading for Zone Amending Bylaw No. 7649-2020 on October 26, 2021. This application was presented at Public Hearing on November 16, 2021, and Council granted third reading to both bylaws on November 23, 2021. Council will be considering final reading for rezoning application 2020-062-RZ on February 14, 2023.

Development Variance Permit application (2020-062-VP) has been received in conjunction with this mixed-use commercial/residential application with approximately 67 apartments and 768 square meters (8,268 square feet) of ground-level commercial space along North Avenue. The requested variances are to:

1. To reduce the minimum rear lot line setback facing 117 Avenue for the second storey façade of the proposed building from 6.0 metres to 5.7 metres and from 6.0 metres to 4.71 metres for the firewall that extends beyond this second storey façade along west and east side lot lines;
2. To allow a mix of commercial and residential uses on the first storey;
3. To reduce the minimum Private Outdoor Area(s) for selected dwelling units from a minimum of 4.6 square metres to 3.9 square metres;
4. To reduce the minimum width of the entrance driveway to the underground parking level and underground parking drive aisles from 7.0 metres to 6.7 metres; and
5. To reduce the required number of short-term bicycle parking spaces from 21 to a total of 18 spaces.

Council will be considering final reading for rezoning application 2020-062-RZ on February 14, 2023. It is recommended that both Development Permits be approved.

**RECOMMENDATIONS:**

1. That the Corporate Officer be authorized to sign and seal 2020-062-DVP and 2020-062-DP respecting three properties: the unaddressed lot (PID 008-130-493), 22347 117 Avenue and 22349 North Avenue; and further
2. That payment is received in the amount of \$48,000 for six parking spaces through the Payment In-Lieu Option in the *Off-Street Parking and Loading Bylaw No. 4350-1990* respecting three properties: the unaddressed lot (PID 008-130-493), 22347 117 Avenue and 22349 North Avenue.

## DISCUSSION:

### a) Background Context:

Applicant: Falcon Homes (Nadine Frisen)

Legal Description: Lot 47 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 New Westminster District Plan 155;  
Lot 48 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 New Westminster District Plan 155; and  
Lot 49 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 New Westminster District Plan 155.

OCP:

Existing: Low-Rise Apartment  
Proposed: Town Centre Commercial

Within Urban Area Boundary: Yes  
Area Plan: Town Centre Area  
OCP Major Corridor: Yes

Zoning:

Existing: C-3 (Town Centre Commercial), RM-3 (High Density Apartment Residential) and RT-1 (Two Family Urban Residential)  
Proposed: C-3 (Town Centre Commercial)

Surrounding Uses:

North:	Use:	Commercial
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
South:	Use:	Mixed Use Commercial/Residential and Residential
	Zone:	C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential)
	Designation:	Port Haney Multi-Family, Commercial and Mixed-Use
East:	Use:	Vacant
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
West:	Use:	Institutional and Commercial
	Zone:	C-3 (Town Centre Commercial)

Existing Use of Property: Residential and Vacant  
Proposed Use of Property: Mixed use Commercial/Residential

Site Area: 1,436m<sup>2</sup> (15,457ft<sup>2</sup>)  
Access: 117 Avenue  
Servicing Requirement: Urban Standard  
Flood Plain: No  
Fraser Sewer Area: Yes

Concurrent Applications: 2020-062-RZ

**b) Project Description:**

This development proposal consists of three properties (Appendices A and B); two of these properties, 22347 117 Avenue, which is zoned RT-1 (Two Family Urban Residential), and 22349 North Avenue, which is zoned RM-3 (High Density Apartment Residential), are proposed to be rezoned to C-3 (Town Centre Commercial). The proposed rezoning will allow these two properties to be consolidated with the vacant, unaddressed property immediately to the west (PID 008-130-493), which is already zoned C-3 (Town Centre Commercial) and together these three properties will form a single mixed-use commercial residential development site (Appendix C). All three properties are also proposed to be redesignated from *Low-Rise Apartment* to *Town Centre Commercial* to facilitate the rezoning for the project by way of an OCP Amendment.

**c) Planning Analysis:**

**General Analysis of Project:** This project as a mixed-use building containing approximately 768 square meters (8,268 square feet) of retail or office space on the ground floor with approximately 67 apartment units above in a building totaling six-storeys (Appendix D). The development site will be subject to a Development Permit application. This permit will allow for a project consisting of approximately 768 square meters (8,268 square feet) of ground-level commercial space along North Avenue and approximately 67 apartment units (one less than proposed at first reading) within a six-storey structure. All required commercial and residential parking will be underground or concealed.

The main pedestrian entry will be from North Avenue, with a secondary staircase from 117 Avenue. Vehicle entry will be from 117 Avenue into a two-level underground parking structure. The roof of the exposed portion of the underground parking building is an active recreation and open space.

**Unit mix:** The proposed unit mix is:

- |                        |    |         |
|------------------------|----|---------|
| • Bachelor Units       | 8  | (11.9%) |
| • One Bedroom Units    | 15 | (23.4%) |
| • One Bedroom plus Den | 40 | (59.7%) |
| • Two Bedroom Units    | 4  | (5.9%)  |

This provides a range of unit types and sizes. The developer's goal is to propose a mix of unit types to accommodate community needs as well as addressing family housing needs in the area.

**Aging in Place Consideration:** Although setting aside some units for aging in place has not occurred, the owner's preferred focus is to allow all 67 dwelling units to have the following selected features to improve livability:

- Ensuring doors and plumbing fixtures have lever type hardware;
- Installing electrical receptacle boxes to be 18" high from the finished floor;
- Installing electrical switches to be 42" from finished floor;
- Providing fourplex electrical receptacle beside master bedroom beds; and
- Providing for future grab bar installation at toilets and showers.

**Street facades:** This development site fronts on two streets. The portion of the development along North Avenue is designed with continuous storefronts incorporate architectural features made up of columns and arches with brickwork historically present in this part of the Town Centre. The North Avenue façade treatment is shown below:



The portion of the building facing 117 Street (shown below), is one floor lower. It is the underground parking serving the mixed use commercial and residential building above it. The building façade elevation along 117 Avenue incorporates the same architectural elements as on North Avenue. The building interface also includes landscaping, lighting and public-art inspired screening/grating for the openings to the exposed underground parking area along the public realm. This landscaping and metal artwork will buffer and soften the parking level that faces the street. The final version of the artwork will be reviewed and approved prior to its installation in the building permit stage. The 117 Avenue façade is shown below:



**Design Guidelines:** The following are the applicable Key Development Permit Guidelines for the Town Centre Area, as assessed by the project architect (shown in *italics*):

1. Develop a diverse shopping, employment and residential district.  
*The proposed building enhances the SOLO area with attractive storefronts and attainable residential dwelling suites. The building imports quality design elements from the Brickwater Village development, which is located nearby to the north of Lougheed Highway in the CBD.*
2. Create pedestrian-oriented streetscapes.  
*Attractive, pedestrian-scale storefronts meet North Avenue's pedestrian sidewalk. A metal artwork facade adds interest to 117th Street's pedestrian sidewalk. All residential floors above are stepped back from the street to ensure privacy and maximize light into the street corridor.*



3. Enhance the quality, character and vibrancy of the Town Centre Area.  
*The heritage style facades are respectful to the surrounding context and borrow design elements familiar to Maple Ridge. Landscaped roof decks will provide visible greenery to the urban environment. timeless colour palette is proposed with quality brick and cementitious siding.*
4. Maintain cohesive building styles.  
*The architectural style is of heritage style familiar to Maple Ridge. Building mass is consistent with other new development in the area and the Official Community Plan. The proposed building is the first of three master planned phases; the future phases will feature similar building scale and style.*
5. Capitalize on important views.  
*All residential dwelling suites and decks are either north or south oriented to maximize natural views.*
6. Provide public outdoor space.  
*A roof top south-facing out door space is proposed for residents. The proposed building is designed according to CPTED principles and BCBC accessible requirements.*
7. Provide climate appropriate landscaping and green features.  
*Roof decks are landscaped where possible to help manage stormwater. Deciduous trees provide shade in the summer and light in the winter. The landscape planters and trees are consistently spaced and species have been selected to match the formal character of the building.*
8. Maintain street interconnectivity.  
*All parking is covered and screened. Continuous storefront is provided along North Avenue. Nearly all parking stalls are located underground; due to site sloping and physical constraints, along 116 Avenue parking stalls are located close to grade in the open-air portion of the parkade. This streetfront incorporates the same detailed and pedestrian friendly building façade design like along North Avenue.*

Note: These stalls are screened with metal artwork with the area between the sidewalk and building planted with appropriate species of plants and trees to soften the impact on the pedestrian space. This artwork is to be approved by the City before fabricated and installed. The artwork details will be included as part of building permit approval.

**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 and rationale for support are described below:

1. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 7, Section 703.7 1. b: 1.* To reduce the minimum rear lot line setback facing 117th Avenue for the second storey façade of the proposed building from a of 6.0 metres to 5.7 metres and from 6.0 metres to 4.71 metres for the firewall that extends beyond this second storey façade along the west and east side lot lines.

This is a minor reduction to the setback requirement (see Appendix E). It accommodates Building Code requirements with respect to the fire wall along the interior side lot line. It will allow for a floor plan layout with commercial floor space and corridor system to be separate from the residential portion of the building and have commercial units along North Avenue that reflect the market demand.

2. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 7, Section 703.11 1. a:* To allow Residential use to occupy floor space with commercial floor space on the first storey.

The slope of this property permits a retail commercial storefront only along North Avenue. Therefore, the portion of the first floor facing toward 117 Avenue, which is located on top of the first level of the underground parking building and does not have street front access, is better utilized for residential use.

3. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 7, Section 703.11 3. b:* To reduce the minimum Private Outdoor Area(s) for selected dwelling units from a minimum of 4.6 square metres to 3.9 square metres.

The purpose of this variance is to ensure there is a variety of housing needs are met in terms of providing attainable, cost-sensitive housing for a portion of the dwelling units in this building. Overall, the average size of the private outdoor areas will be more than bylaw minimum because some areas will be more than of 4.6 square metres in area. The intent of the bylaw to provide adequate private outdoor space for all units is being achieved.

4. *Maple Ridge Off Street Parking and Loading Bylaw No. 4350-1990, Part IV Section 4.1 a) iii) (b):* To reduce the minimum width of the maneuvering aisles, including the entrance ramp, from 7.0 metres to 6.7 metres.

The project architect prepared plans in imperial measurement and was required to provide metric plans in accordance with current practices for the final development permit. Due to rounding assumptions, the width does not meet bylaw requirements; however, the small reduction does not significantly affect safe turning movement to enter and leave the parking spaces.

5. *Maple Ridge Off Street Parking and Loading Bylaw No. 4350-1990, Schedule "A" Section 10.4:* To reduce the minimum requirement for short term bicycle storage from 21 spaces to a total of 18 spaces.

Applying the requirement of Schedule "A" Section 10.4, requires 21 short term bicycle parking spaces. This minor reduction of 3 spaces is acceptable because the majority of these spaces are provided immediately next to the underground parking level lobby. This provides better convenience, safety and security, plus offers weather protection for bicycle users.

#### **e) Off Street Parking In Lieu Payment**

Through the payment in lieu provision of the Off-Street Parking and Loading Bylaw, the number of visitor parking spaces is reduced from 14 spaces to 8 spaces, through the rate of \$8,000 per space. This was the rate in place at the time of third reading being granted for the rezoning and before the amendment to the Off-Street Parking and Loading Bylaw increasing the rate to \$20,000 per space was adopted by Council.

**f) Advisory Design Panel:**

This project was presented to the Advisory Design Panel (ADP) meeting on October 19, 2021. All matters raised were satisfactorily addressed. Please refer to Appendix F for the letter from the project Architect addressing the ADP comments.

**g) Intergovernmental Issues:**

The site is in the vicinity of the Haney Bypass and is subject to approval by the Ministry of Transportation and Infrastructure (MOTI). The requirements of MOTI have been addressed and approval granted.

**h) 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.

**i) Financial Implications:**

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, the security is \$122,250.64.

**CONCLUSION:**

The proposed development permit and development variance are supported because the overall design and the variance work together to achieve the intent of the form, character and landscaping Guidelines. The project also introduces a public art solution to mitigate the impact of exposed parking along 117 Avenue, due to the site facing two fronting streets and the site slope.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2020-062-DVP and Development Permit 2020-062-DP.

"Original Signed by Adrian Kopystynski"

***Prepared by: A. Kopystynski MSc, MCIP, RPP, MCAHP  
Planner***

"Original Signed by Charles R. Goddard"

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

"Original Signed by Charles R. Goddard" for

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

"Original Signed by Scott Hartman"

***Concurrence: Scott Hartman  
Chief Administrative Officer***

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plans

Appendix D – Architectural and Landscaping Plans

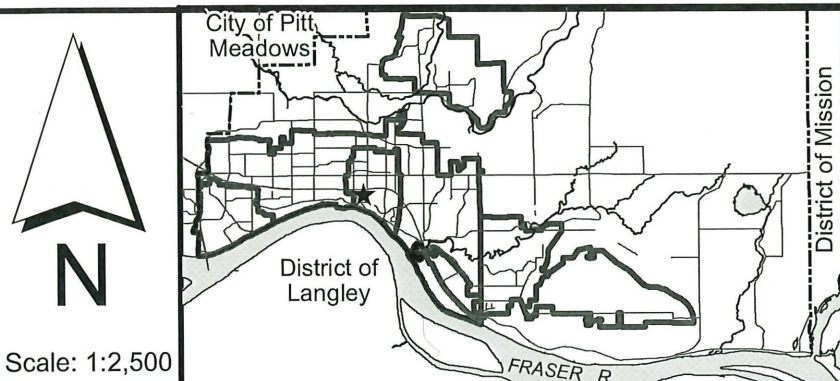
Appendix E – Proposed Setback Variance

Appendix F – Letter about ADP Comments

Appendix G – Development Variance Permit

Appendix H – Development Permit

2415 Westminster Savings  
Credit Union

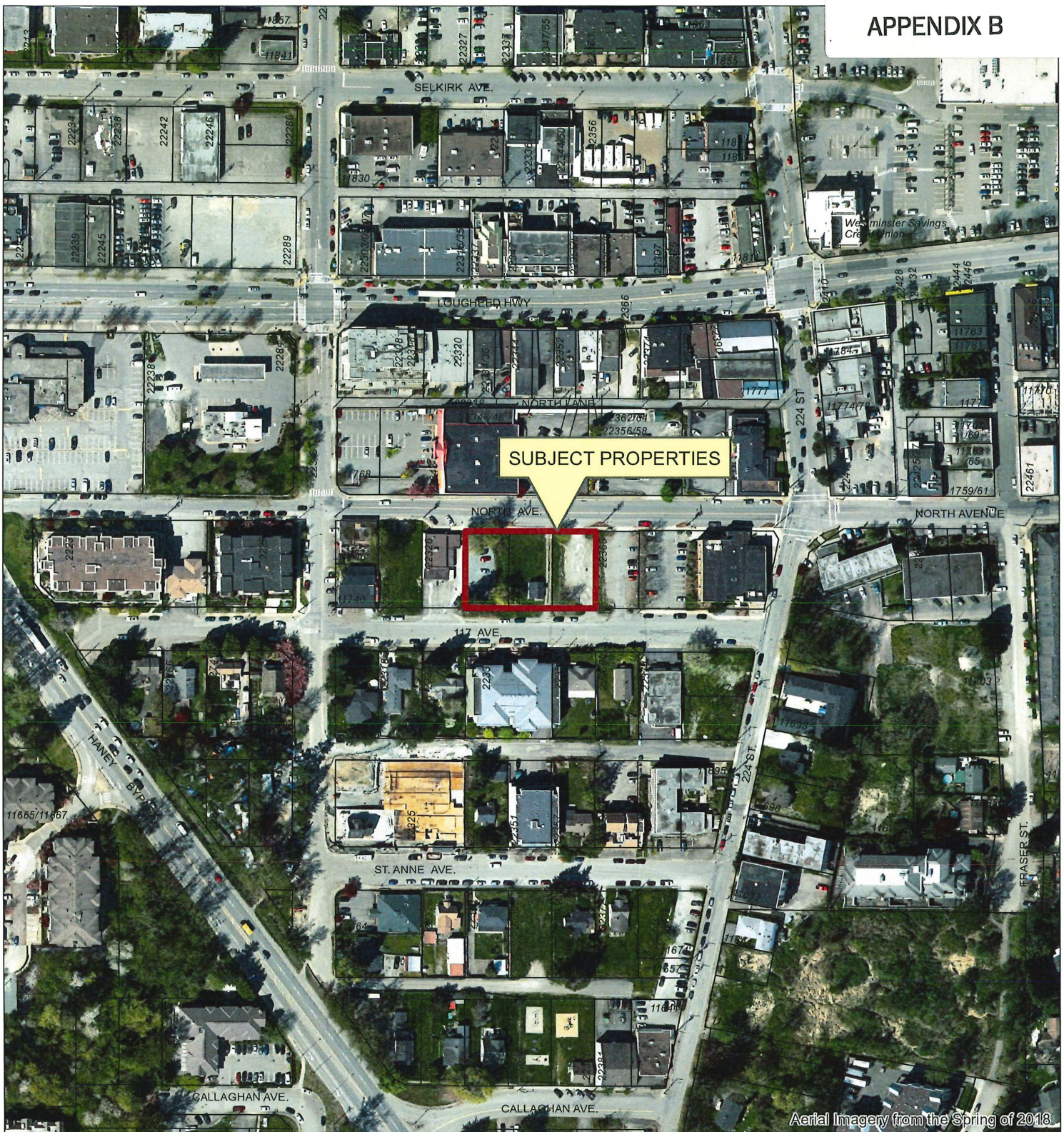


British Columbia

BY: PC



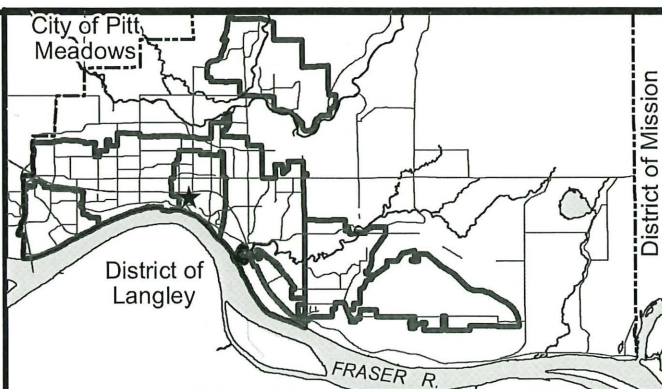
# APPENDIX B



Aerial Imagery from the Spring of 2018



Scale: 1:2,500



LOT 47, PL 155, 22347 117 AVENUE &  
22349/51 NORTH AVENUE  
PID'S: 008-130-493, 000-660-612 & 011-539-534

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

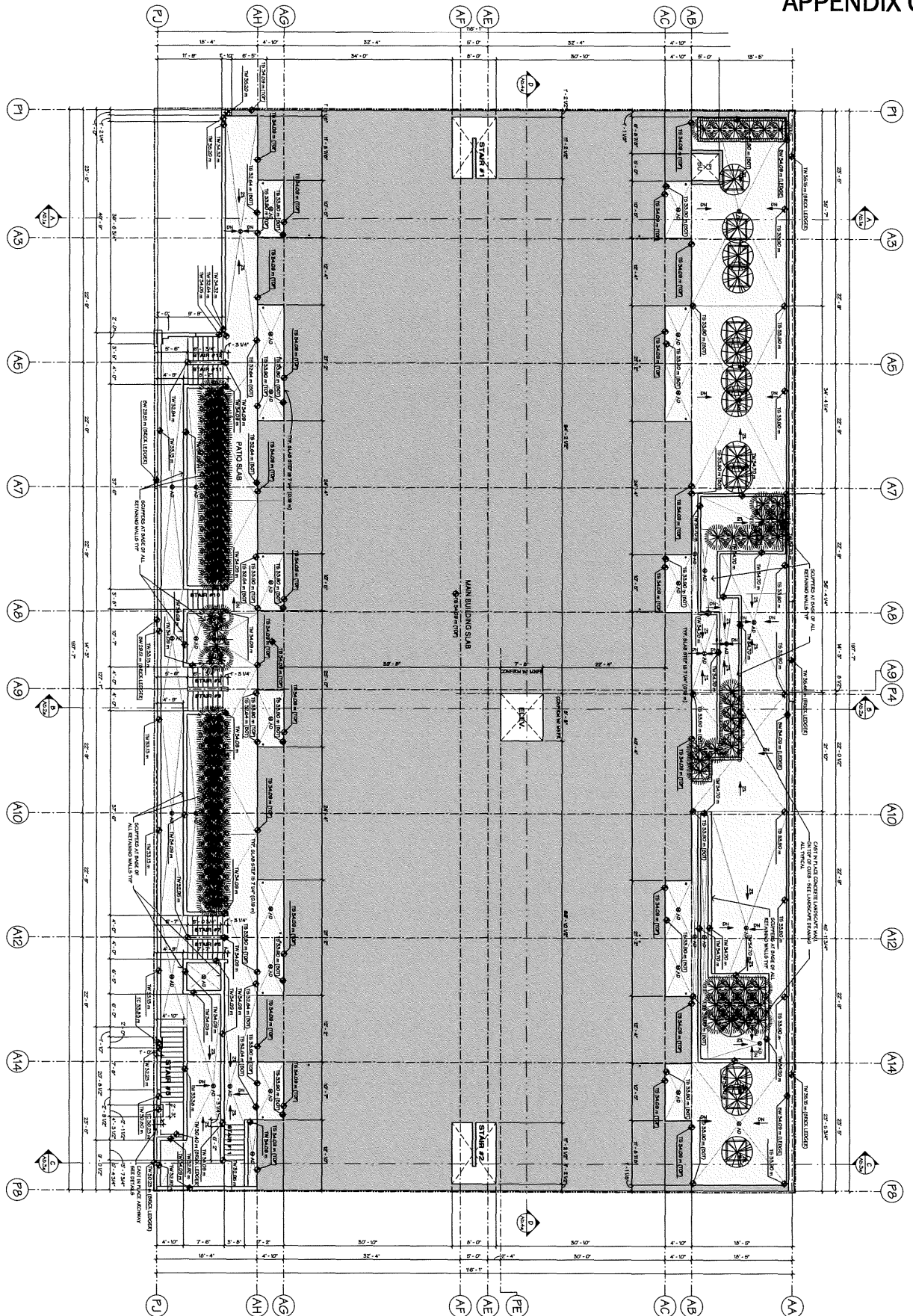
[mapleridge.ca](http://mapleridge.ca)

FILE: 2020-062-RZ  
DATE: Mar 4, 2020

BY: PC



SUSPENDED SLAB PLAN A  
1/16" = 1'-0"



**GEOMETRIC NOTES**  
1. FLOOR GRADE ELEVATIONS ARE ASSUMED.  
2. LIFTING GRADE ELEVATIONS ARE ACTUAL, AND GEOMETRIC GRADE ELEVATIONS ARE ASSUMED TO BE CONFORMED WITH CIVIL DRAWINGS PRIOR TO CONSTRUCTION.

station one architects

604 793 9445

Chilliwack 9355 Young Rd V2P 4S3

Abbotsford 203-2190 W. Railway St V2S 2E2

A2.2a

DRAWING NAME  
**SUSPENDED SLAB PLAN A**  
JOB NO. 1906  
SCALE As Indicated  
DATE JUNE 2019

REVISIONS  
NO. DATE DESCRIPTION  
A13 JULY 11 2022 ISSUED FOR BUILDING PERMIT

DRAWING NAME  
**NORTH AVENUE RESIDENCES, BUILDING A**  
BLDG A: 22349 NORTH AVE.  
MAPLE RIDGE, BC

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NORTH AVENUE



## PARKADE NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED.
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC.
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE COMPARED WITH CHAL. DRAWINGS PRIOR TO REVISION.

## PARKADE NOTES

4. ACCESSIBLE STALLS TO BE CLEARLY LABELLED "PARKING ONLY WITH AN ACCESSIBLE PERMIT"
7. OFFICE STALLS TO BE CLEARLY LABELLED "OFFICE ONLY"
8. STORAGE LOCKERS TO HAVE AN OVERHEAD LIGHT.
9. EXHIBITION-SIDE AS REQUIRED BY CODE.
10. PIPE PROTECTION AS REQUIRED

**FLOOR PLAN NOTES**

1. ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE WALL, SPACING, ETC.
2. ALL INTERIOR DIMENSIONS ARE TO EITHER THE FACE OF CHAIRING LINE OF THE WOOD STUDS OR THE 18" OR 14" BOLT DIMENSIONS. SEE THE FLOOR PLANS AND DETAIL PLANS.
3. BEFORE BUILDING THE ELEVATOR SHAFT, CONSULT WITH THE ELEVATOR MANUFACTURER THE SIZE OF THE ELEVATOR SHAFT REQUIRED SHOWN ON THIS FLOOR PLAN.
4. THERE IS TO BE LIMITED PLUMBING PERMITTED IN THE PARTY WALLS CO-ORDINATED WITH STRUCTURAL AND MECHANICAL DRAWINGS.
5. SEE STRUCTURAL DRAWINGS FOR LOCATION OF ALL PLYWOOD INFILLED BEAM WALLS.

604 793 9445

Chilliwack 9355 Young Rd V2P 4S3

Abbotsford 203-2190 W. Railway St V2S 2E2

### A2.1a

DRAWING NAME  
**1ST FLOOR PLAN**

JOB NO.	1905
SCALE	As indicated
DATE	JUNE 2019

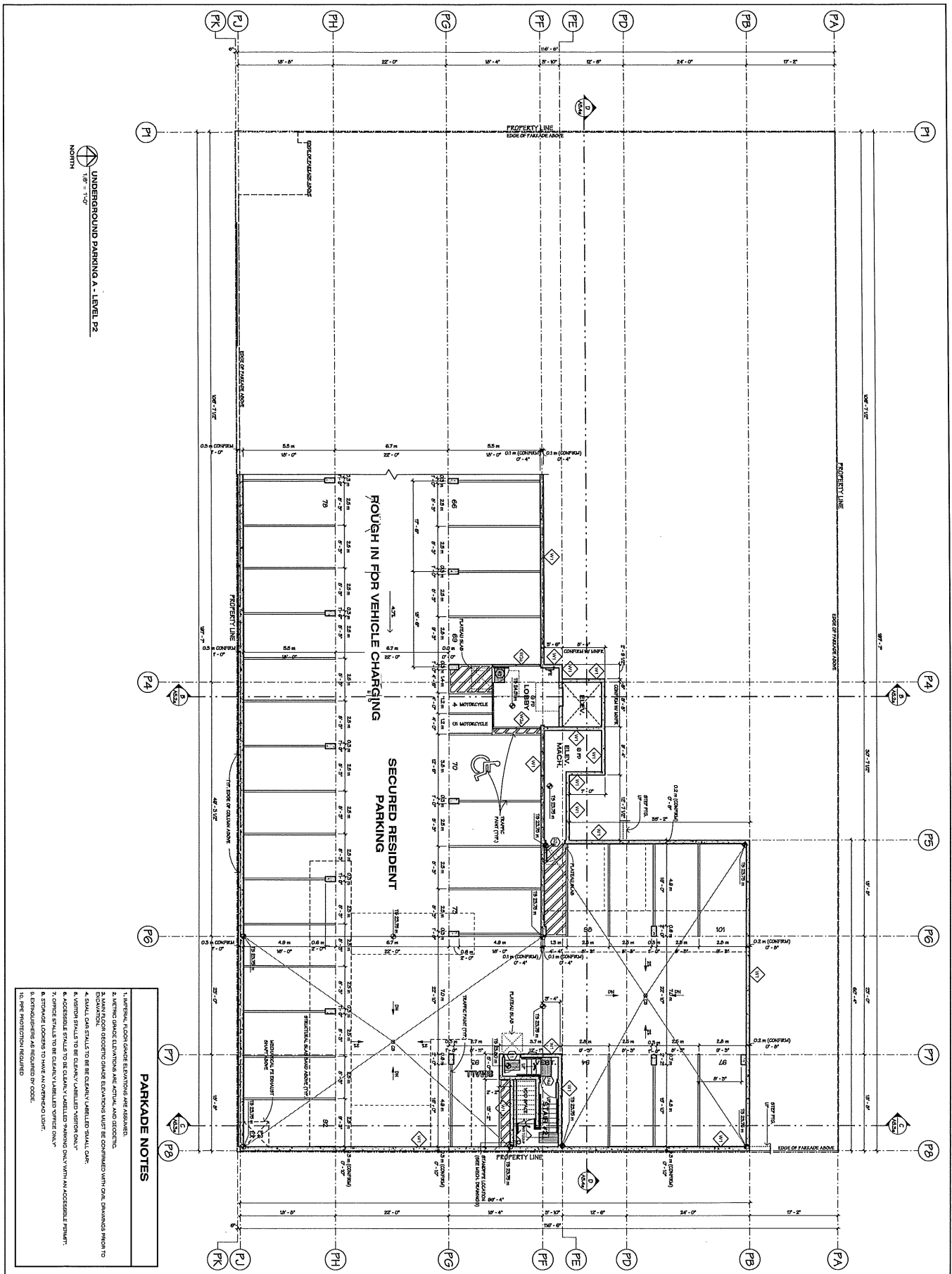
REVISIONS		
NO.	DATE	DESCRIPTION
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A4	JUN 6 2020	REISSUED FOR REZONING & DP
A5	JUN 16 2020	SECTION G FOR DP
A6	AUG 19 2020	REISSUED FOR REZONING & DP
A7	NOV 30 2020	ISSUED FOR CLIENT REVIEW
A8	JAN 25 2021	ISSUED FOR ADP
A9	MAY 28 2021	REISSUED FOR ADP
A10	AUG 10 2021	REISSUED FOR ADP
A11	OCT 5 2021	REISSUED FOR DP
A12	APR 26 2022	REISSUED FOR DP
A13	JULY 11 2022	ISSUED FOR BUILDING PERMIT

DRAWING NAME

**NORTH AVENUE RESIDENCES,  
BUILDING A**

BLDG A: 22349 NORTH AVE.  
MAPLE RIDGE, BC





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604 793 9445

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Abbotsford 203-2190 W. Railway St V2S 2E2

A1.2a

DRAWING NAME  
**UNDERGROUND  
PARKING - LEVEL P2**

JOB NO.  
**1905**

SCALE  
As indicated

DATE  
JUNE 2019

REVISIONS

NO. DATE DESCRIPTION

A3 FEB 21 2020 ISSUED FOR REDLINING & DP

A4 JUNE 2 2020 ISSUED FOR REDLINING & DP

A5 AUG 19 2020 ISSUED FOR REDLINING & DP

A6 NOV 26 2020 ISSUED FOR CLIENT REVIEW

A7 JAN 25 2021 ISSUED FOR ADP

A8 JAN 28 2021 ISSUED FOR ADP

A9 OCT 5 2021 ISSUED FOR DP

A10 APR 26 2022 ISSUED FOR DP

A11 JUL 11 2022 ISSUED FOR BUILDING PERMIT

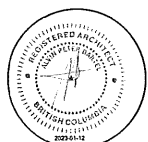
A12 JAN 13 2023 ISSUED FOR DP

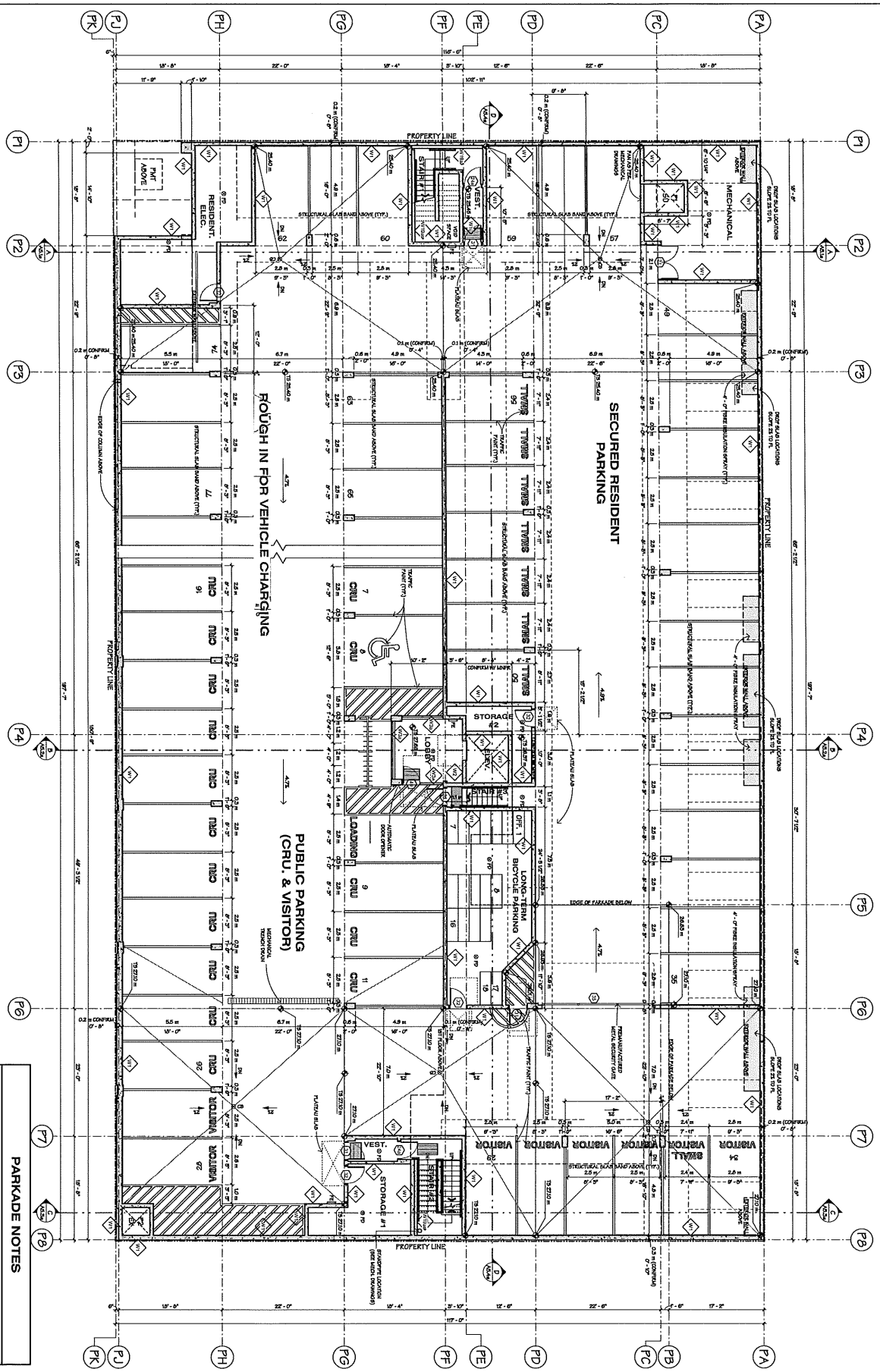
DRAWING NAME

**NORTH AVENUE RESIDENCES,  
BUILDING A**

BLDG A: 22349 NORTH AVE.  
MAPLE RIDGE, BC

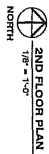
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## PARKADE NOTES

1. INTERNAL, NON-STATE ELEVATORS ARE ASSESSED.
2. AIRING STAGE EVALUATION IS ACTUAL, AND RECORDING.
3. MAIN LIFT IDENTIFIED SHUNT ELEVATORS MUST BE EQUIPPED WITH CRUI, SHOWN FROM TO RECOVERY.
4. SMALL CAR STALLS TO BE CLEARLY LABELED SMALL CAR.
5. VERTICAL STALLS TO BE CLEARLY LABELED VERTICAL ONLY.
6. ACCESSIBLE STALLS TO BE CLEARLY LABELED TRAPPING ONLY WITH AN ACCESSIBLE PEBBLE.
7. CRUIING STALLS TO BE CLEARLY LABELED VERTICAL ONLY.
8. STOPPAGE LOOKING TO HAVE AN OVERFLOW DITCH.
9. EMERGENCY AS REQUIRED BY CODE.
10. THE PROTECTION REQUIRED.



### SUITE PLAN NOTES

1. ENSURE THAT THE 3RD TYPE 3 CURTAIN BOARD IS INSTALLED ABOVE THE ENTRANCE AND SHOWERS AT THE ENTRY WALLS AND COMMON WALLS.
2. ALL ENTRANCE DOORWAYS ARE TO BE FINISHED WITH WATER RESISTIVE SYSTEM BOARD TO THE FINISHES. ALL ENTRANCES TO HAVE GLASSING THE FINISHES TO BE 1/2\"/>
3. THE FINISHES TO THE 3RD TYPE 3 CURTAIN BOARD TO BE FINISHED WITH WATER RESISTIVE SYSTEM BOARD TO THE FINISHES. ALL ENTRANCES TO HAVE GLASSING THE FINISHES TO BE 1/2\"/>
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9. THE FINISHES TO THE 3RD TYPE 3 CURTAIN BOARD TO BE FINISHED WITH WATER RESISTIVE SYSTEM BOARD TO THE FINISHES. ALL ENTRANCES TO HAVE GLASSING THE FINISHES TO BE 1/2\"/>
10. THE FINISHES TO THE 3RD TYPE 3 CURTAIN BOARD TO BE FINISHED WITH WATER RESISTIVE SYSTEM BOARD TO THE FINISHES. ALL ENTRANCES TO HAVE GLASSING THE FINISHES TO BE 1/2\"/>
11. ALL LOADING WALLS ARE TO HAVE 1 LAYER OF 5/8\"/>
12. SEE STRUCTURAL DRAWINGS FOR ALL JOIST, TRUSS, COLUMN, AND BEAM INFORMATION.
13. CHECK ELEVATIONS FOR REQUIRED BUILDING DOORS.
14. CONFORM TO THE LOCATION OF ALL WINDOWS WITH BUILDING FLOOR PLANS AND ELEVATIONS.
15. CONFORM TO THE LOCATION OF ALL WINDOWS WITH BUILDING FLOOR PLANS AND ELEVATIONS.
16. PROVIDE FOR FUTURE ACCESS TO THE BUILDING FROM THE SOUTH SIDE OF THE BUILDING.
17. PROVIDE FOR FUTURE ACCESS TO THE BUILDING FROM THE SOUTH SIDE OF THE BUILDING.
18. PROVIDE FOR FUTURE ACCESS TO THE BUILDING FROM THE SOUTH SIDE OF THE BUILDING.
19. PROVIDE FOR FUTURE ACCESS TO THE BUILDING FROM THE SOUTH SIDE OF THE BUILDING.
20. PROVIDE FOR FUTURE ACCESS TO THE BUILDING FROM THE SOUTH SIDE OF THE BUILDING.
21. PROVIDE FOR FUTURE ACCESS TO THE BUILDING FROM THE SOUTH SIDE OF THE BUILDING.
22. PROVIDE FOR FUTURE ACCESS TO THE BUILDING FROM THE SOUTH SIDE OF THE BUILDING.

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604 793 9445

Chilliwack 9355 Young Rd V2P 4S3

Abbotsford 203-2190 W. Railway St V2S 2E2

A2.3a

### 2ND FLOOR PLAN

JOB NO. 1905  
SCALE: As Indicated  
DATE: JUNE 2019

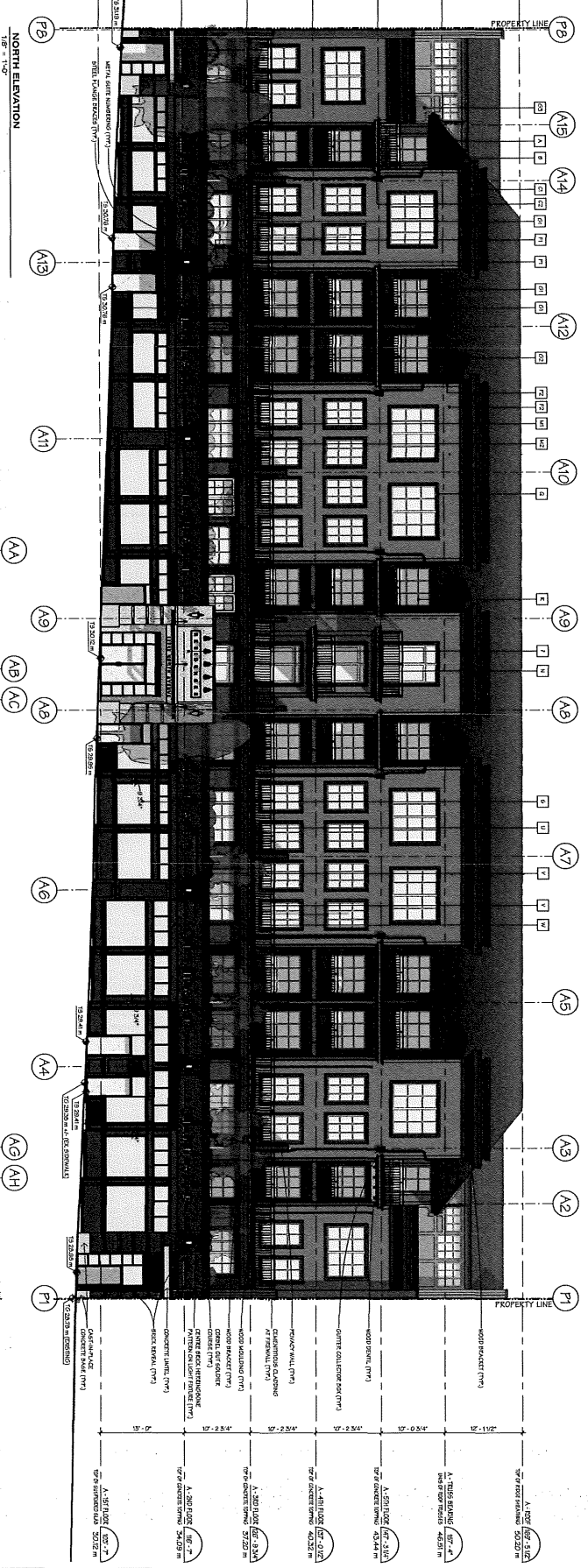
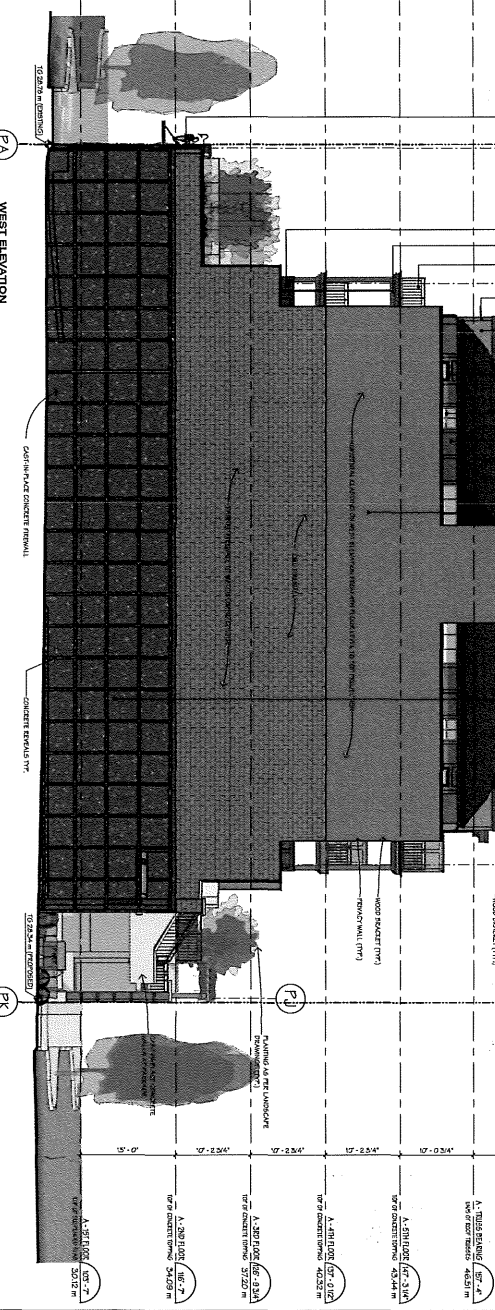
NO.	DATE	DESCRIPTION
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A3	FEB 21 2020	ISSUED FOR REVISIONS & DP
A4	JUNE 2 2020	ISSUED FOR REVISIONS & DP
A5	AUG 19 2020	ISSUED FOR REVISIONS & DP
A6	NOV 30 2020	ISSUED FOR CLIENT REVIEW
A7	NOV 30 2020	ISSUED FOR CLIENT REVIEW
A8	MAY 28 2021	ISSUED FOR ACP
A9	MAY 28 2021	ISSUED FOR ACP
A10	AUG 10 2021	ISSUED FOR ACP
A11	OCT 8 2021	ISSUED FOR ACP
A12	JULY 11 2022	ISSUED FOR BUILDING PERMIT

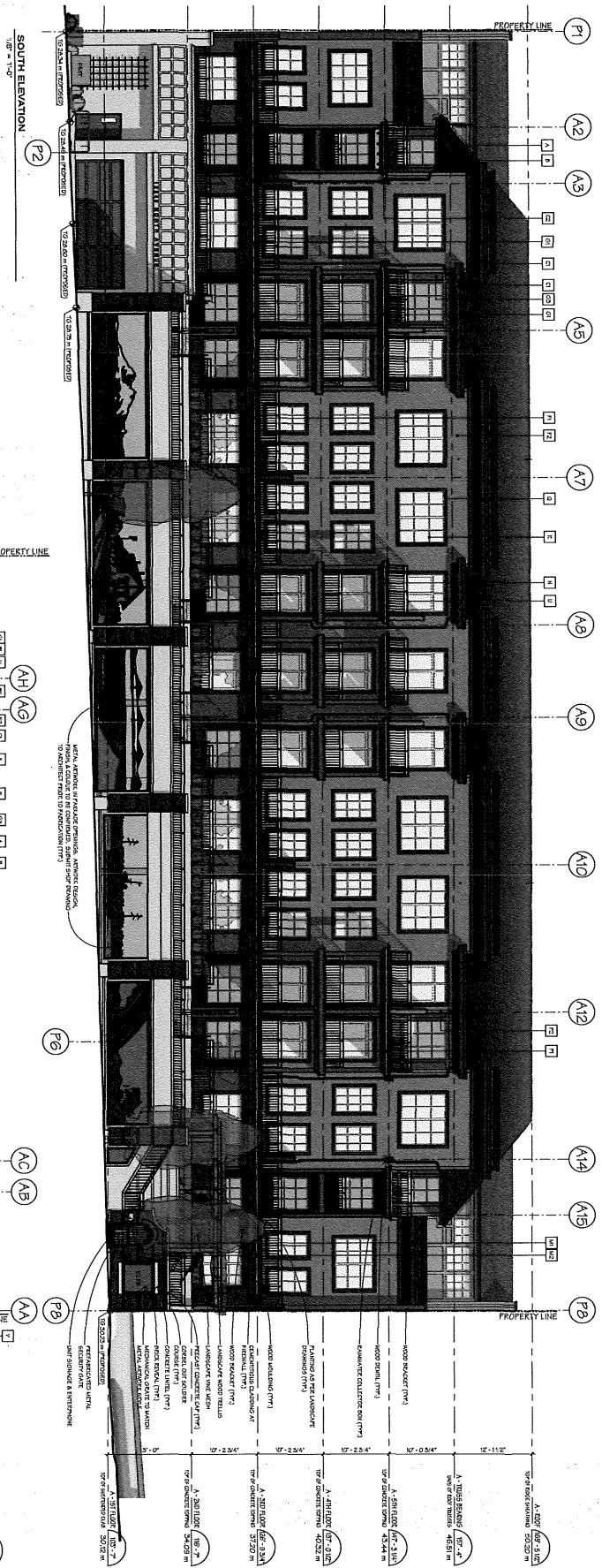
DRAWING NAME  
**NORTH AVENUE RESIDENCES,  
BUILDING A**  
BLDG A: 22349 NORTH AVE.  
MAPLE RIDGE, BC

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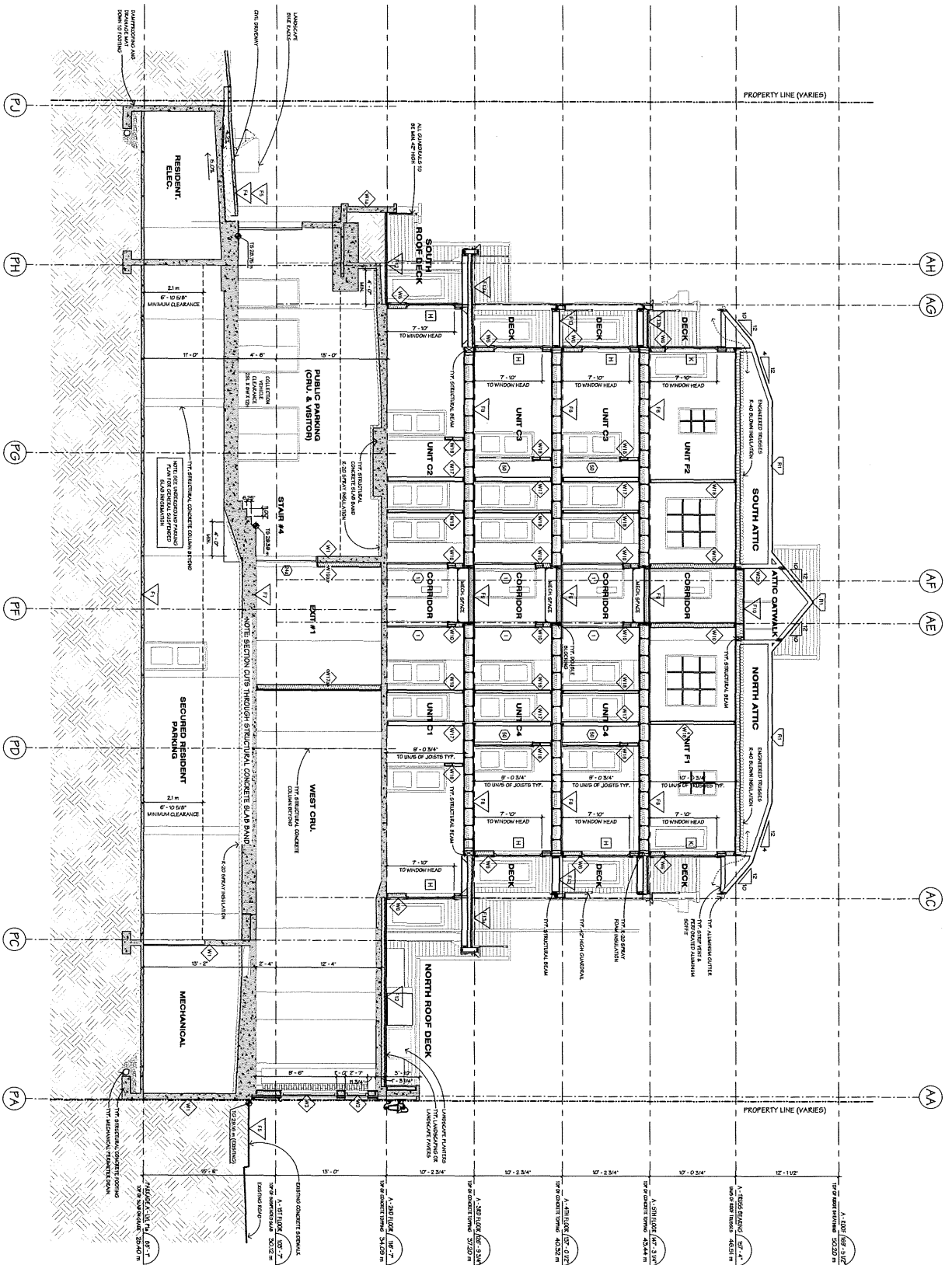


- ### BUILDING FINISHES (BUILDING A)
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**A BUILDING SECTION A**  
 1/2" = 1'-0"



**station one architects**

604 793 9445

Chilliwack 9355 Young Rd V2P 4S3

Abbotsford 203-2190 W. Railway St V2S 2E2

**A5.1a**

**BUILDING SECTION**

JOB NO. 1905  
 SCALE 3/16" = 1'-0"  
 DATE JUNE 2018

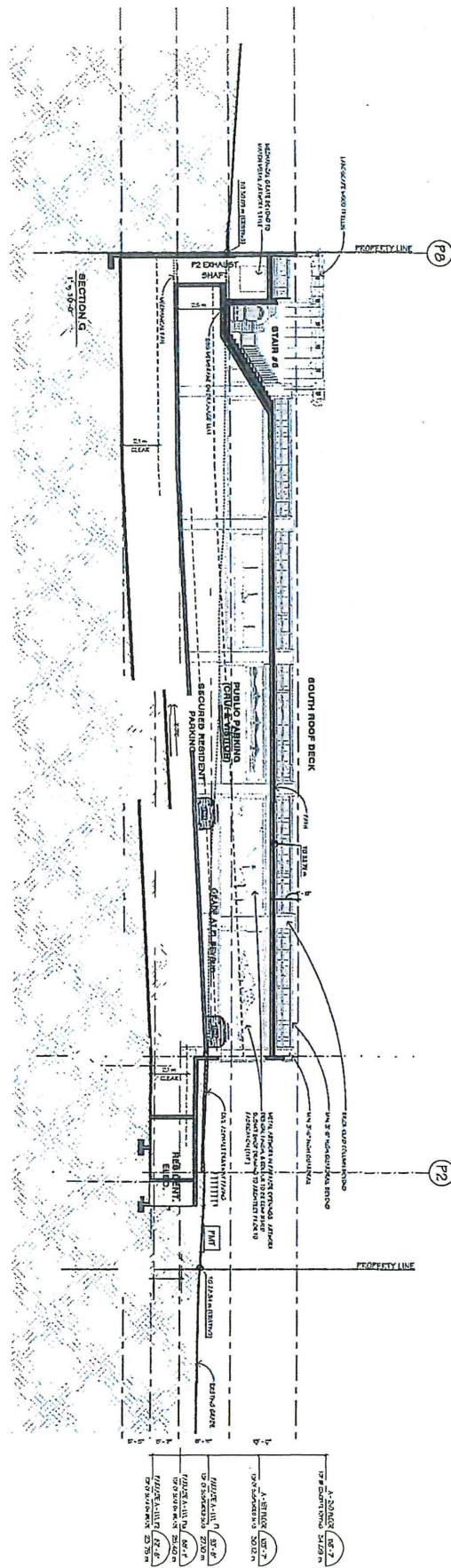
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A13	JULY 11 2022	ISSUED FOR BUILDING PERMIT

**NORTH AVENUE RESIDENCES,  
 BUILDING A**  
 BLDG A: 22349 NORTH AVE.  
 MAPLE RIDGE, BC

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soarchitects.com

The final design of the metal artwork is subject to the approval of the Director of Planning or their designate, prior to fabrication and installation. Please refer to the Development Permit issued by Council for further information.



station one architects

604 793 9445

Chilliwack 9355 Young Rd V2P 4S3

Abbotsford 203-2190 W. Railway St V2S 2E2

A5.5a

DRAWING NAME	
BUILDING SECTIONS	
PROJ NO	1905
SCALE	1" = 10'-0"
DATE	JUNE 2019

REVISIONS	
NO	DATE DESCRIPTION
A5	JUNE 22 2020 SECTION G FOR OP
A6	AUG 19 2020 REVISED FOR ARCHITECT & CP
A7	NOV 20 2020 REVISED FOR CLIENT REVIEW
A8	JAN 21 2021 REVISED FOR ACP
A9	MAY 18 2021 REVISED FOR ACP
A10	AUG 10 2021 REVISED FOR ACP
A11	OCT 15 2021 REVISED FOR OP
A12	JULY 11 2022 ISSUED FOR BUILDING PERMIT

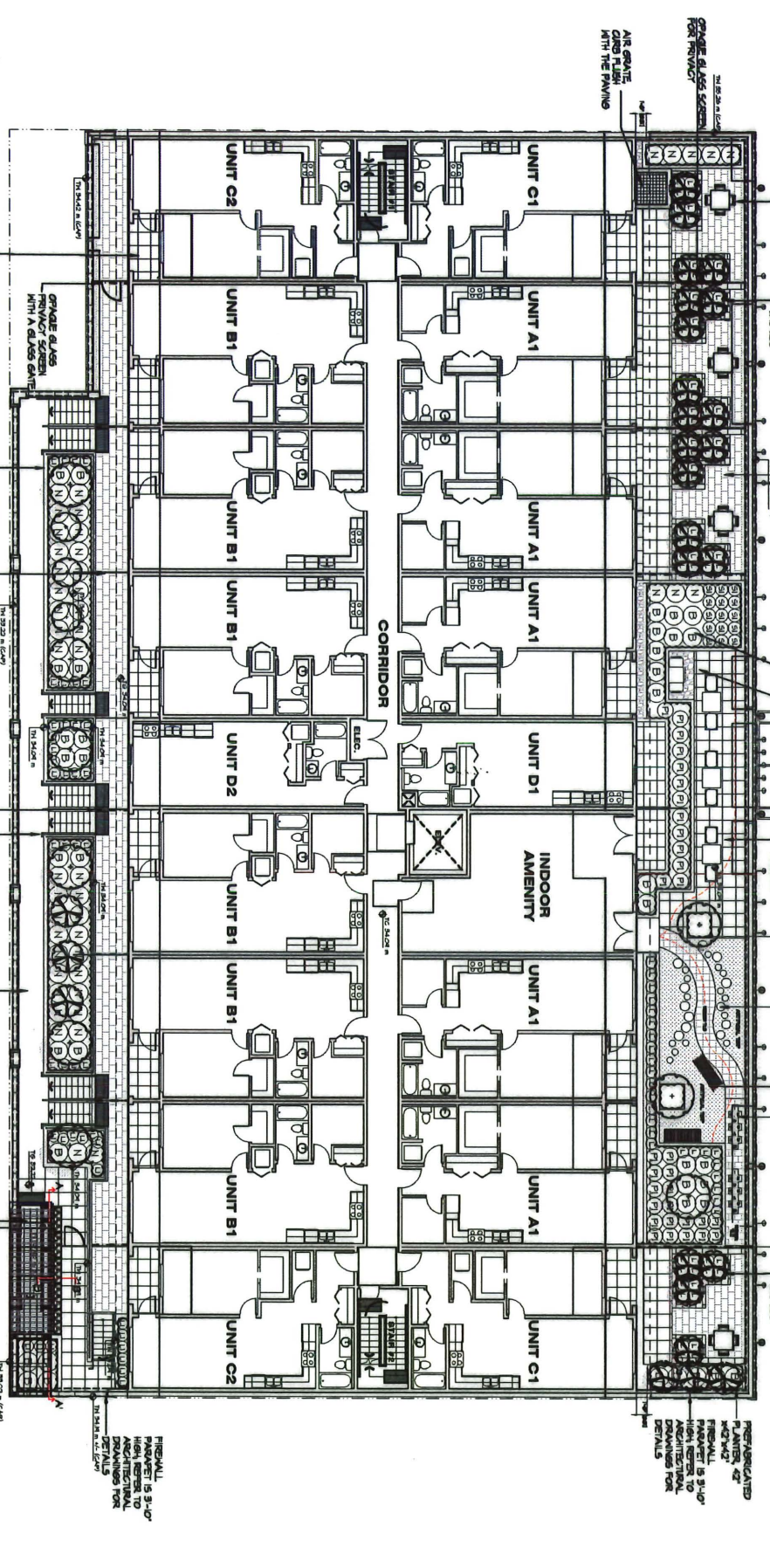
NORTH AVENUE RESIDENCES,  
BUILDING A  
BLDG A: 22349 NORTH AVE.  
MAPLE RIDGE, BC



DATE: 2020-08-10  
SCALE: 1/8" = 1'-0"  
DRAWING NUMBER: L2  
DESIGN: JF  
CHECK: JF  
DATE: 2020-08-10

LOUGHEED-NORTH RESC  
22907-2680 NORTH AVE  
WHITE ROCK, B.C.

PROJECT: LOUGHEED-NORTH RESC  
DATE: 2020-08-10  
SCALE: 1/8" = 1'-0"  
DRAWING NUMBER: L2  
DESIGN: JF  
CHECK: JF  
DATE: 2020-08-10



**PLANT SCHEDULE**

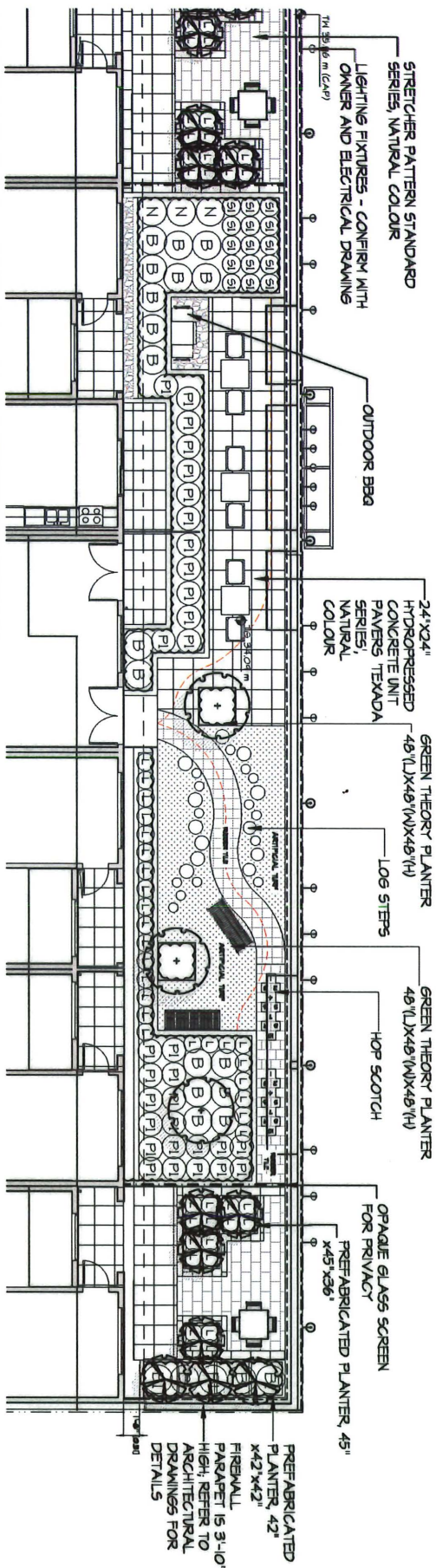
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2	2x12" TEXAS SLAB	50	FOR ARCHITECTURAL
3	24x24" HONED GRANITE	100	FOR ARCHITECTURAL
4	2x12" TEXAS SLAB	50	FOR ARCHITECTURAL
5	24x24" HONED GRANITE	100	FOR ARCHITECTURAL
6	2x12" TEXAS SLAB	50	FOR ARCHITECTURAL
7	24x24" HONED GRANITE	100	FOR ARCHITECTURAL
8	2x12" TEXAS SLAB	50	FOR ARCHITECTURAL
9	24x24" HONED GRANITE	100	FOR ARCHITECTURAL
10	2x12" TEXAS SLAB	50	FOR ARCHITECTURAL








**2x12" TEXAS SERIES SLABS**

24x24" HONED GRANITE  
2x12" TEXAS SERIES SLABS  
24x24" HONED GRANITE  
2x12" TEXAS SERIES SLABS





HARDWARE LEGEND	
	60MM STANDARD SERIAL STRETCHER BAND
	PATTERN: NATURAL COLOR; ABBOTTSTOWN CONC.
	TEKADON HYDRAFRESSED SLABS, 2X2X2"; NATURAL COLOR
	ARTIFICIAL TURF
	RUBBER TILE

[illegible]

NO	DATE	PERSON DESCRIPTION	DR.
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WAPLE RIDGE, B.C.

**LEVEL 2  
NORTH DECK**

DATE: 2008/05/14  
SCALE: 1/10  
DRAWN: JM  
DESIGN: M

DRAWING NUMBER:  
**L3**

CHICKS -	OF
MEZLA PROJECT NUMBER:	D-07

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M2

LANDSCAPE ARCHITECTURE

**#220 - 26 Lorne Mews  
New Westminster, British Columbia**

V33M3L/  
Tel: 604.553.0044  
Fax: 604.553.0044

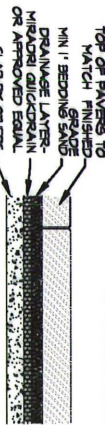
Email: [office@m2la.com](mailto:office@m2la.com)



3:1 Standard

3:1 Standard  
Minimum 2.5' or 750mm  
Width 2.5' or 750mm  
Height 2.5' or 750mm  
Thickness 2.5' or 750mm  
3:1 Standard in 2.5' or 750mm

PAVERS BY ARCHITECTURAL CONCRETE  
PAVING SLAB TYPE I  
24" x 24" x 2" SIZE  
NATURAL COLOR  
RANDOM SPOT FINISH

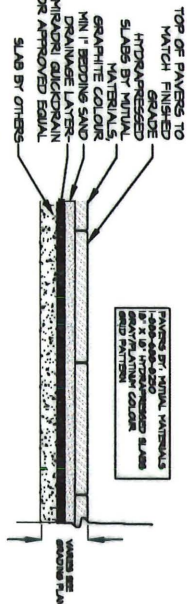


NOTE:  
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

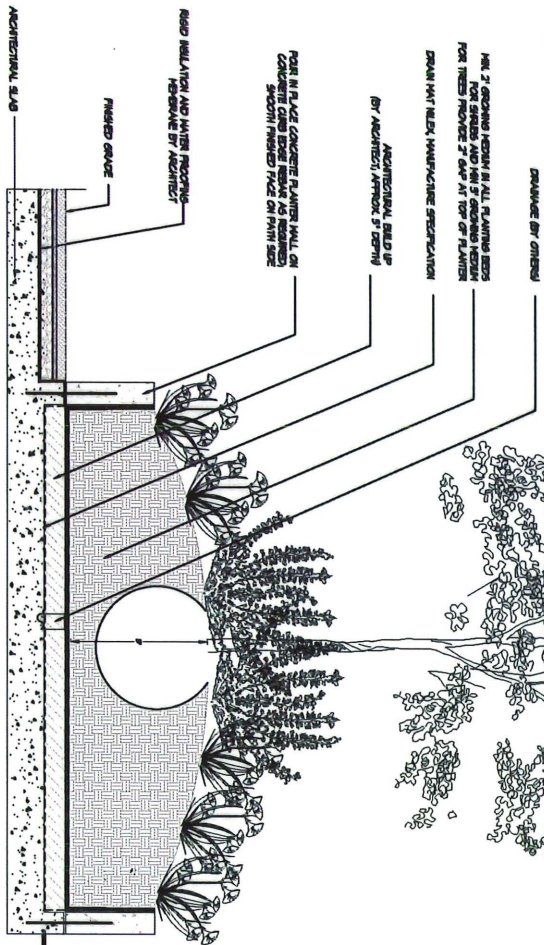
1 PAVERS ON SLAB  
L4 SCALE: 1/4" = 1'-0"

2 HYDRAPRESSED SLABS  
L4 SCALE: 1" = 1'-0"

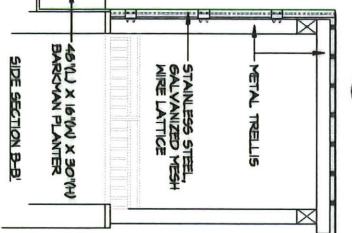
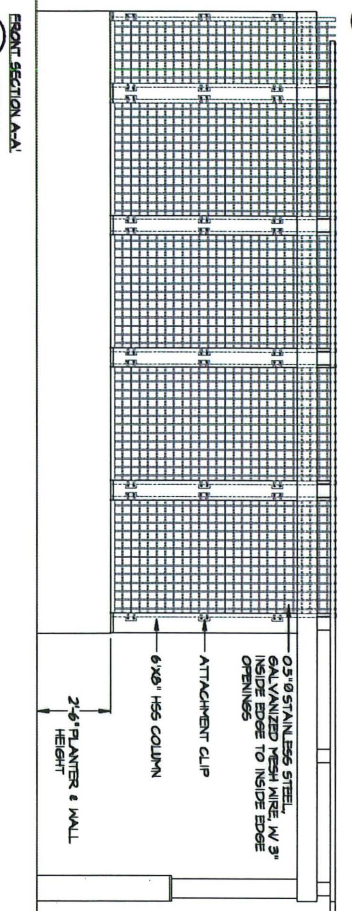
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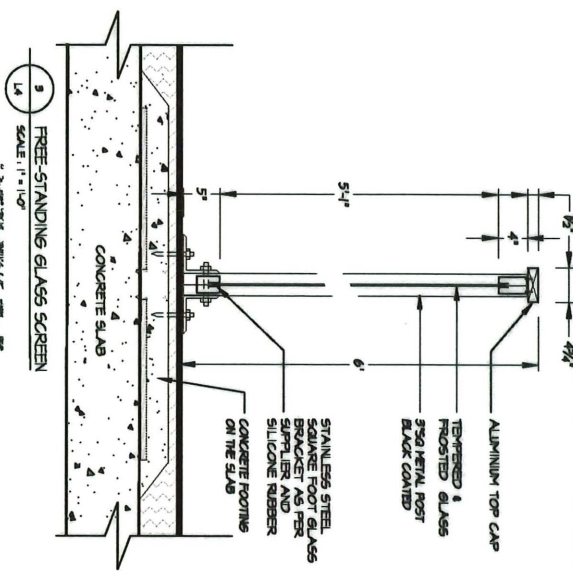
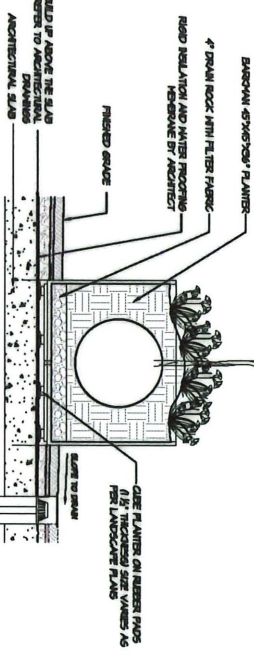
PAVERS BY TOTAL MATERIALS  
24" x 24" x 2" SIZE  
HYDRAPRESSED SLABS  
GRANITE COLOR  
RANDOM SPOT FINISH



4 CAST-IN-PLACE CONCRETE PLANTER ON SLAB  
L4 SCALE: 3/4" = 1'-0"



5 MOVABLE PLANTER ON SLAB  
L4 SCALE: 3/4" = 1'-0"



3 FREE-STANDING GLASS SCREEN  
L4 SCALE: 1" = 1'-0"



7 GREEN THEORY PLANTER  
L4 SCALE: 1/4" = 1'-0"

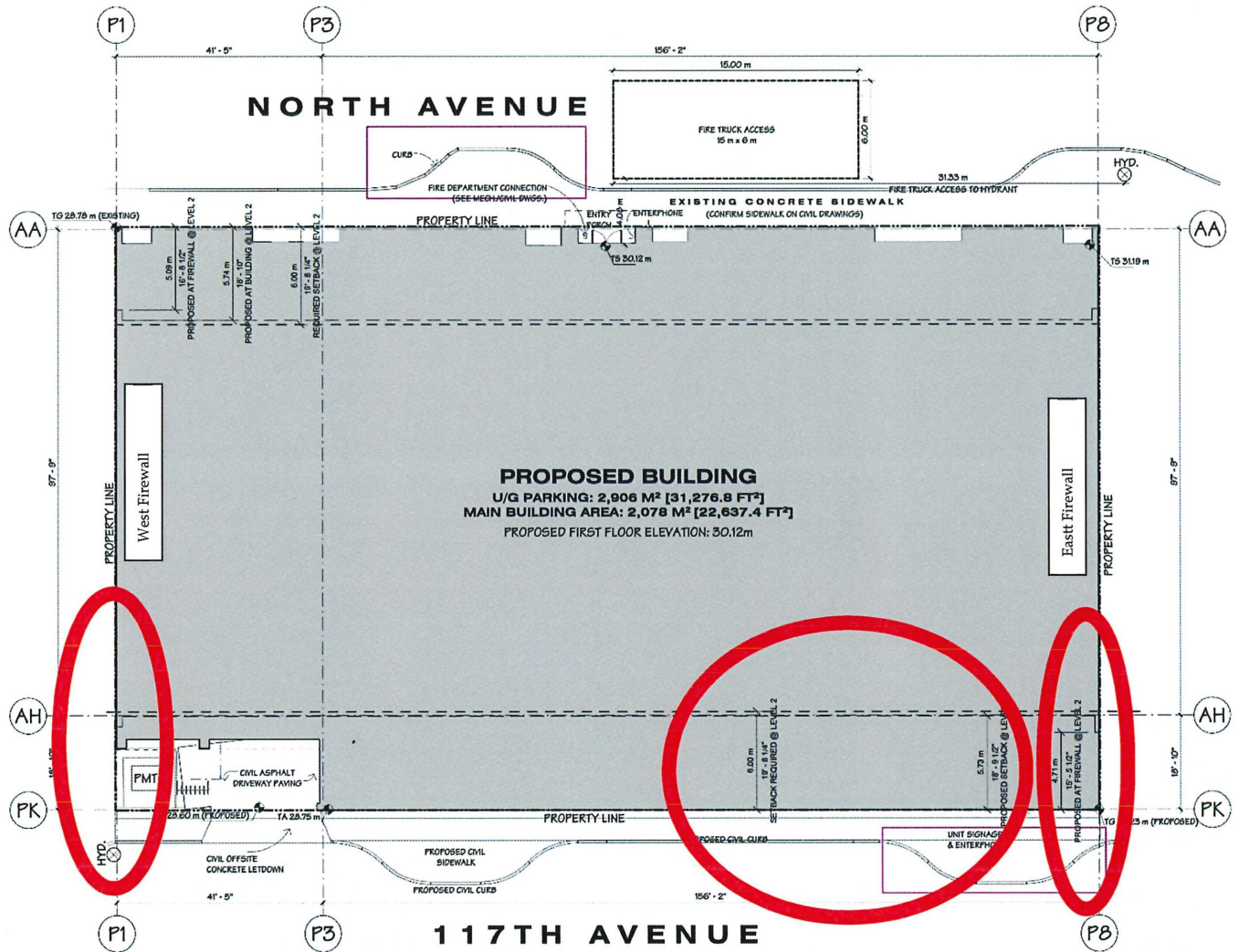
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2011.07.14	4	W.M.	W.M.
2011.07.14	5	W.M.	W.M.
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2011.07.14	9	W.M.	W.M.
2011.07.14	10	W.M.	W.M.

NO.	DATE	REVISION DESCRIPTION	BY
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2	2011.07.14	2. REVISED DESIGN	W.M.
3	2011.07.14	3. REVISED DESIGN	W.M.
4	2011.07.14	4. REVISED DESIGN	W.M.
5	2011.07.14	5. REVISED DESIGN	W.M.
6	2011.07.14	6. REVISED DESIGN	W.M.
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8	2011.07.14	8. REVISED DESIGN	W.M.
9	2011.07.14	9. REVISED DESIGN	W.M.
10	2011.07.14	10. REVISED DESIGN	W.M.

LANDSCAPE ARCHITECTURE  
2220 - 36 Lorne Avenue  
New Westminster, British Columbia  
V3M 3J7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2a.com



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# station one architects

alvin bartel, architect aibc  
justin dyck, architect aibc

May 31, 2021

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

Re: **ADP Response Letter**  
Lougheed & North Avenue Residences, Building A  
22347 to 22351 North Avenue

Dear Adrian,

This is a response letter to your February 25, 2021 email containing ADP comments. Please refer to the enclosed drawing submission. Our responses to your comments are in [turquoise text](#) below.

Please feel free to contact us if you have any questions or comments. We are excited to bring this development to Maple Ridge. Thank you

## Architectural Comments:

- Consider further articulation of south façade;

The southern deck sizes have been substantially increased and more attention given to deck detailing. Heritage detailing has been added to the deck perimeters, including cornices, dentils, decorative trims, and timber columns. As a result, the southern façade has much more depth than previously. An example of how this will look can be found on sheet DP0.1a.

- Explore solar shading options for large windows on upper levels of south elevation;

Larger southern decks provide additional solar shading. Example shadows are illustrated on the South Elevation, sheet DP3.2a.

- Provide larger private outdoor decks above level 2, especially on south elevation;

The south roof deck's private patios have been substantially increased. All decks meet minimum bylaw sizes. Many decks on Level 2 and Level 5 greatly exceed bylaw minimums.

- Provide larger communal outdoor space. Ensure this space is easily accessed from; inside the building without using the stairs so that individuals with mobility concerns can use this space;

An accessible and communal outdoor space has been added to the north roof deck on Level 2. The previous common sitting area, on the south roof deck, has been converted to larger private space to address the above comment.

- Further articulate/architectural express the blank concrete block walls at east and west property lines. Carry red brick around the corner;



CHILLIWACK  
9355 YOUNG ROAD  
CHILLIWACK BC V2P 4S3

ABBOTSFORD  
203-2190 W RAILWAY ST  
ABBOTSFORD BC V2S 2E2 604 793 9445

[soarchitects.com](http://soarchitects.com)

The west firewall has been enhanced with paint and a waffle-pattern configuration of reveals in the cast-in-place concrete portions. Please refer to sheet DP3.1a.

Since the ADP meeting, the property directly to the east began construction. For that reason, we are not proposing enhancements to the east fire wall, because it will never be visible to the public.

For envelope reasons, and to cleanly finish the property line firewall gap between developments, it is not possible to wrap brick around the corner.

**- Increase size of indoor and common outdoor space for private and public to better reflect zoning bylaw requirements;**

A new outdoor common space is proposed on the north roof deck. It meets the minimum bylaw sizes. Please refer to sheet DP2.2a and the landscape drawings.

As for indoor common space, the owner is seeking a variance.

**- Provide architectural definition/focus of condo entry and ground plane.**

The entry archway has been raised relative to the rest of the storefront façade. We are proposing a different brick colour to this area to highlight the entry's prominence. Please refer to sheets DP0.0a and DP3.1a.

#### **Landscape Comments:**

**- Provide landscape definition/focus of condo entry and ground plane;**

Given that the entry has a zero lot line with the sidewalk, definition and focus of the condo entry is achieved through architectural means. We are proposing different brick colours and detailing to highlight the entry. Please refer to sheets DP0.0a and DP3.1a.

**- Consider providing a pedestrian entrance closer to the bike rack location;**

Please refer to sheet DP2.1a. To clarify our ADP meeting discussion, the bike rack is within 14m of the pedestrian entrance. A travel distance line has been illustrated on the drawing. There is no security gate between the bike rack and pedestrian entrance. We've also improved the labelling for both public visitor and secured resident parking areas.

**- Revise south foundation planting to include more than one species and more structure i.e. evergreen planting;**

Please refer to the revised plant list.

**- Consider raising the proposed artwork on the south parkade wall and provide more planting height at the foundation;**

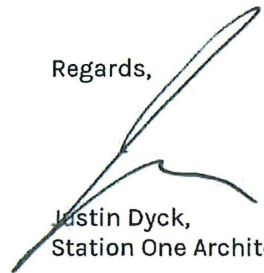
It is not possible to raise the artwork for structural reasons; the concrete band above the artwork is the parkade slab band.

**- Add more programming to make use of the south side patio, refer to all comments regarding amenity space above in architectural comments.**

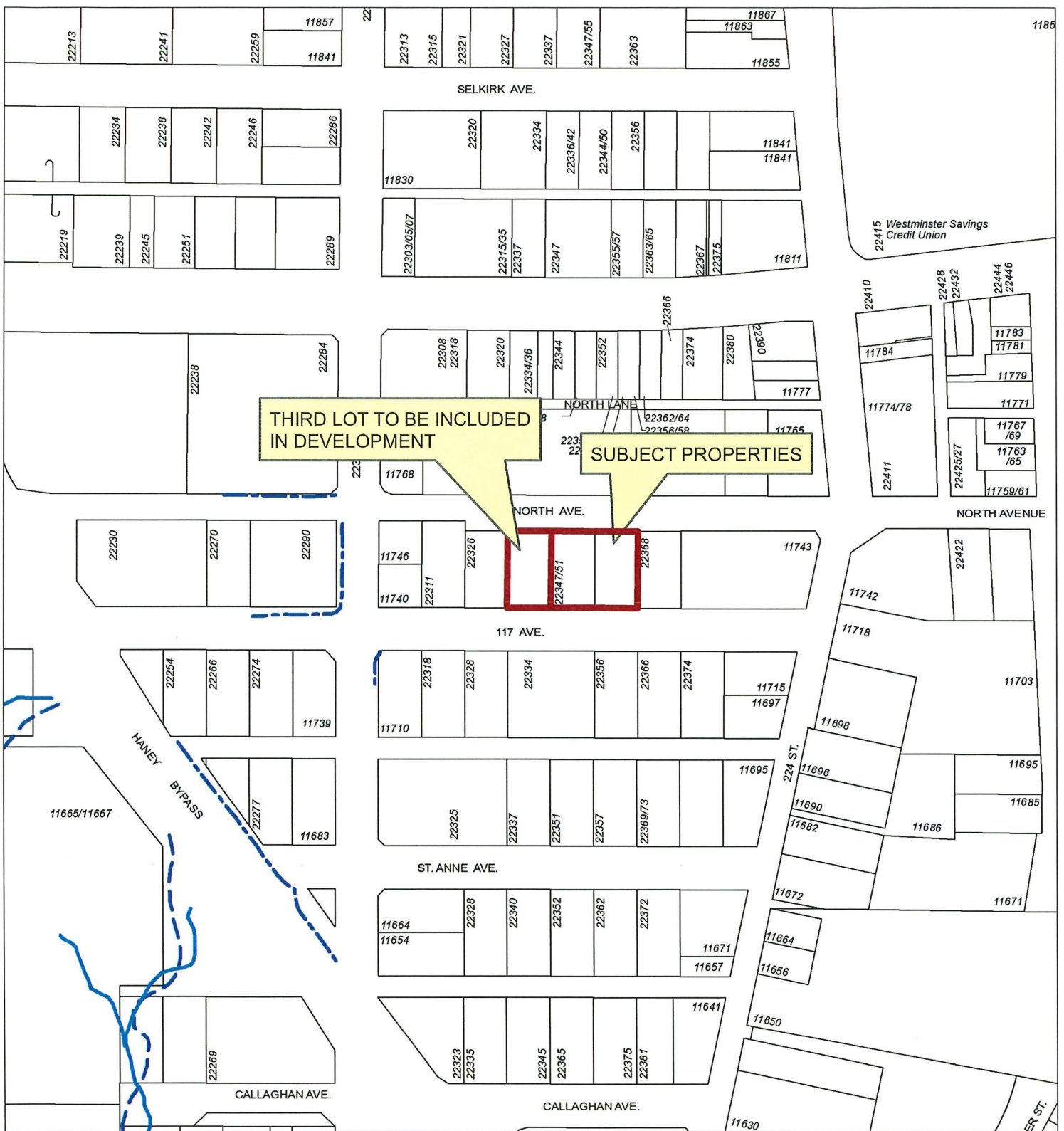


Common space is no longer proposed on the south roof deck; all private patios have been enlarged to address other comments above.

Regards,



Justin Dyck,  
Station One Architects



Scale: 1:2,500

## Legend

- Stream
- Ditch Centreline
- Indefinite Creek

22347 117 AVENUE, 22349 NORTH AVENUE  
PID'S 000-660-612, 011-539-534

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: 2020-062-RZ  
DATE: Jun 1, 2020

BY: PC



## City of Maple Ridge

### DEVELOPMENT VARIANCE PERMIT NO. 2020-062-DP

**TO: FULLER WATSON HOLDINGS LIMITED, INC.NO. 375438**  
**22390 LOUGHEED HIGHWAY**  
**MAPLE RIDGE, BC**  
**V2X 2T4**  
 (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 "Municipality") applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to, and only to those lands within the Municipality described below and any and all buildings, structures, and other development thereon:  
  
**LOT 47 EXCEPT: PART DEDICATED ROAD ON PLAN BCP14057 BLOCK 5 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 155**  
**LOT 48 EXCEPT: PART DEDICATED ROAD ON PLAN BCP14057**  
**BLOCK 5 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 155**  
**LOT 49 EXCEPT: PART DEDICATED ROAD ON PLAN BCP14057**  
**BLOCK 5 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 155**  
 (together the "Lands")
3. The Maple Ridge Zoning Bylaw No. 7600-2019 as amended is varied as follows:
  - a) Part 7, Section 703.7 1. b: To reduce the minimum rear lot line setback facing 117th Avenue for the second storey façade of the proposed building from a of 6.0 metres to 5.7 metres and from 6.0 metres to 4.71 metres for the firewall that extends beyond this second storey façade along the west and east side lot lines.;
  - b) Part 7, Section 703.11 1. a: To allow a mix of commercial and residential uses on the first storey
  - c) Part 7, Section 703.11 1. a: To allow Residential use to occupy floor space with commercial floor space on the first storey.
  - d) Part 7, Section 703.11 3. b: To reduce the minimum Private Outdoor Area(s) for selected dwelling units from a minimum of 4.6 square metres to 3.9 square metres.
4. The Maple Ridge Off-Street Parking and Loading bylaw No. 4350-1990 as amended is varied as follows:
  - a) Part IV Section 4.1 a) iii) (b): To reduce the minimum width of the maneuvering aisles, including the entrance ramp, from 7.0 metres to 6.7 metres.
  - b) Schedule "A" Section 10.4: To reduce the minimum requirement for short term bicycle storage from 6 spaces for every unit (or 21 spaces) to a total of 18 spaces.
5. 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.

6. If the Permittee does not substantially commence the development permitted by this Permit within 24 months of the date of Council Authorization of this Permit (February \_\_, 2023), this Permit shall lapse.
7. This Permit is not a Building Permit.

**AUTHORIZING RESOLUTION** passed by the Council the \_\_\_\_ day of FEBRUARY 2023.

**ISSUED** on the \_\_\_\_ day of FEBRUARY, 2023.

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**CORPORATE OFFICER**







**City of Maple Ridge**  
**DEVELOPMENT PERMIT NO. 2020-062-DP**  
**MIXED USE COMMERCIAL / MULTI-FAMILY**

**TO: FULLER WATSON HOLDINGS LIMITED, INC. NO. 375438**  
**22390 LOUGHEED HIGHWAY**  
**MAPLE RIDGE, BC**  
**V2X 2T4**  
 (the "Permittee")

1. This Development 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 47 EXCEPT: PART DEDICATED ROAD ON PLAN BCP14057 BLOCK 5 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 155**

**LOT 48 EXCEPT: PART DEDICATED ROAD ON PLAN BCP14057**

**BLOCK 5 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 155**

**LOT 49 EXCEPT: PART DEDICATED ROAD ON PLAN BCP14057**

**BLOCK 5 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 155**

(together the "Lands")

3. As a condition of the issuance of this Permit, Council will be holding the security set out below to ensure that development, including landscape works is carried out in accordance with the terms and conditions of this Permit. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of the Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors. Any surplus shall be paid over to the Permittee upon verification by the Director of Planning of the City, or their designate, that the development has been completed in accordance with the terms and conditions of this Permit. There will be filed accordingly:

a) an Irrevocable Letter of Credit in the amount of \$122,250.64.

4. 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.

5. The final artwork proposed along 117 Street, conceptually shown on drawing A5.5a, shall be submitted to and accepted by the Director of Planning or their delegate prior to fabrication. The artwork is to be installed before final occupancy is granted to the commercial/office component of this project.

6. If the Permittee does not substantially commence the development permitted by this Permit within 24 months of the date of Council Authorization of this Permit (February \_\_, 2024), this Permit shall lapse.

7. In the event that this Permit lapses, the Permittee may request refund of the security described in Paragraph 3, and the City shall make such refund.
8. This Permit is not a Building Permit.

**AUTHORIZING RESOLUTION** passed by the Council the \_\_\_\_\_ day of FEBRUARY 2023.

**ISSUED** on the \_\_\_\_ day of FEBRUARY, 2024 .

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**CORPORATE OFFICER**