



**mapleridge.ca**

**City of Maple Ridge**

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

**MEETING DATE:** September 5, 2023  
**FILE NO:** 2023-255-RZ  
**MEETING:** CoW

**SUBJECT:** **First Reading**  
**Zone Amending Bylaw No. 7962-2023**  
**13285 Balsam Street**

---

#### **EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property located at 13285 Balsam Street, from the RS-3 (Single Detached Rural Residential) zone to a proposed CD-4-23 (Medium/High Density Townhouse Residential with Live/Work Units) zone, to permit the future construction of a townhouse development with 42 market strata dwelling units. The units are configured as 3-bedroom townhouses, including 9 live/work units fronting Balsam Street. The proposed development would involve park/conservation dedication and road dedication. The development proposes a density of 0.87 FSR (Floor Space Ratio) based on the proposed lot area. It would include concealed parking, except for 3 tandem residential spaces and 12 visitor parking spaces, facing the interior of the subject property in order to improve the streetscape.

This rezoning application is being considered for first reading only as the application was received prior to July 25, 2023, when *Development Procedures Bylaw No. 5879-1999* was amended to require a complete rezoning application for consideration of first and second readings. To proceed further with this application, additional information is required as outlined below.

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 unit, for a total estimated amount of \$310,800.00, or such rate applicable at third reading of this application.

#### **RECOMMENDATIONS:**

1. That *Zone Amending Bylaw No. 7962-2023* be given first reading; and further
2. That the applicant submit a complete application, including detailed information and technical reports, for the Official Community Plan amendment, rezoning, Multi-Family Development Permit, Watercourse Protection / Natural Features Development Permit, and Wildfire Development Permit.

## DISCUSSION:

### a) Background Context:

Applicant:	Atelier Pacific Architecture Inc.
Legal Description:	Lot 1 Section 28 Township 12 New Westminster District Plan 58516
OCP Designation:	
Existing:	<i>Medium/High Density Residential; High Density Residential; Neighbourhood Park; Conservation</i>
Proposed:	<i>Medium/High Density Residential; Conservation</i>
Within Urban Area Boundary:	Yes
Area Plan:	Silver Valley Area Plan
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	CD-4-23 (Medium/High Density Townhouse Residential with Live/Work Units)
Surrounding Uses:	
North:	Use: Balsam Creek Zone: CD-1-99 (Apartment, Group Housing, Residential and Park); RS-3 (Single Detached Rural Residential); RS-1b (Single Detached (Medium Density) Residential)
South:	Designation: <i>Conservation</i> Use: Vacant Land Zone: RS-2 (Single Detached Suburban Residential) Designation: <i>Civic Buildings Village / Hamlet Commercial</i>
East:	Use: Single Detached Residential Zone: RS-3 (Single Detached Rural Residential); P-2 (Special Institutional)
West:	Designation: <i>Neighbourhood Parks</i> Use: Single Detached Residential; Balsam Creek Zone: RS-3 (Single Detached Rural Residential); RS-2 (Single Detached Suburban Residential); CS-3 (Recreation Commercial) Designation: <i>Townhouses/Small Lots</i>
Use of Property:	
Existing:	Single Detached Residential
Proposed:	Townhouse Residential

Site Area:	
Existing:	9,444.5 m <sup>2</sup> (2.3 acres)
Proposed:	7,005.8 m <sup>2</sup> (1.7 acres)
Proposed Vehicular Access:	Future Road (South)
Servicing Requirement:	Urban Standard
Fraser Sewer Area:	Yes
Flood Plain:	No

**b) Site Characteristics:**

The subject property is located on Balsam Street and has a total site area of 9,444.5 m<sup>2</sup> (2.3 acres) (see Appendices A and B). It has a few trees and slopes gradually rising from the southwestern corner to the northeastern corner, which marks its highest point. The subject property has a single detached residence and accessory buildings/structures on it with vehicular access from Balsam Street. The subject properties are bounded by Balsam Creek to the north/northwest, single detached residential to the west, and vacant land to the south. To the east, there is Balsam Street with a single detached residence across the road.

**c) Project Description:**

The proposed 42 market strata dwelling units are configured as 3-bedroom townhouses, including 9 live/work units fronting Balsam Street. The proposed development would include concealed parking, except for 3 tandem residential spaces and 12 visitor parking spaces, facing the interior of the subject property in order to improve the streetscape and create a more urban form of development.

The proposed development would involve park/conservation and road dedications leaving a development site of 7,005.8 m<sup>2</sup> (1.7 acres) and buildings with a gross floor area of 6,104.0 m<sup>2</sup> (65,703.1 ft<sup>2</sup>) as calculated under the City's Zoning Bylaw. The density would be 0.87 FSR based on the proposed lot area. The proposed development utilizes the proposed CD-4-23 (Medium/High Density Townhouse Residential with Live/Work Units) zone's base allowable density of 0.6 FSR, which is based on the RM-1 (Low Density Townhouse Residential) zone's base allowable density, and additional density of 0.27 FSR through a density bonus contribution at a rate of \$344.46 per square metre (\$32.00 per square foot) for an estimated \$654,658.72.

At this time, the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and bylaw particulars, and may require application for further development permits.

**d) Planning Analysis:**

**Official Community Plan:**

The subject properties are located within the Silver Valley Area Plan and are currently designated *Medium/High Density Residential* (toward the west), *High Density Residential* (toward the east), *Neighbourhood Park* (toward the east, adjacent to Balsam Street), and *Conservation* toward the north (toward the north, adjacent to Balsam Creek). For the proposed development, an OCP amendment will be required to redesignate the site to *Medium/High Density Residential* and *Conservation* to allow the proposed CD-4-23 (Medium/High Density Townhouse Residential with Live/Work Units) zone. The redesignation of the east part of the site from *High Density Residential* is proposed as the development's density is consistent with the *Medium/High Density Residential* designation. The boundary for the *Conservation* designation will need to be adjusted based on environmental studies being undertaken for the development.

The Silver Valley Area Plan indicates that residential densities are to range from 30 to 70 units per net hectare within a 5-minute walk of River Village. Furthermore, it indicates that higher densities of 70 units per net hectare are limited to Balsam Street on opposing sides of the north half of a proposed Community Green or neighbourhood park. The proposed development includes 60 units per net hectare consistent with the residential densities indicated in the Silver Valley Area Plan.

The River Village Concept Plan in the Silver Valley Area Plan envisions a mixed-use development toward the east of the subject properties. Consistent with this vision, the proposed *Zone Amending Bylaw No. 7962-2023* would require the proposed 9 dwelling units fronting Balsam Street to be live/work units, with the following definition of live/work units added to the City's Zoning Bylaw:

**LIVE/WORK UNIT** means a use involving a Dwelling Unit where the occupant also uses part of the dwelling for Office use and to provide Professional Services.

Section 8.3 of the Silver Valley Area Plan encourages home-based businesses in the Silver Valley Area and the live-work units are in alignment with this. A Type 1 Home Occupation / Home-Based Business, as permitted in the City's Zoning Bylaw and currently provided in the RM-1 zone, would be permitted in all of the units.

**Zoning Bylaw and Off-Street Parking and Loading Bylaw:**

The current application proposes to rezone the subject property located at 13285 Balsam Street, from the RS-3 (Single Detached Rural Residential) zone to the proposed CD-4-23 (Medium/High Density Townhouse Residential with Live/Work Units) zone (see Appendix C), to permit the future construction of a townhouse development (see Appendix D).

It is expected that once a complete application is received (e.g., building height in metres, common open area, outdoor amenity area, private outdoor area), *Zone Amending Bylaw No. 7962-2023* will be amended prior to second reading to capture any required variances.

In terms of off-street parking, 93 spaces are required and 96 spaces are proposed for the townhouse residential use. The proposed off-street parking would entail 2.29 parking spaces per unit (including 12 visitor parking spaces). Of the 84 residential parking spaces, 6 are tandem spaces. There will be 5 residential visitor parking spaces shared with the live/work units. All residential parking spaces and 5 residential visitor parking spaces will be provided with roughed-in infrastructure capable of providing Level 2 charging for electric vehicles. Long-term (residential) bicycle storage would be provided inside

individual units and 7 short-term (visitor) bicycle parking spaces are proposed. Parking requirements are as per the table on the next page.

### **Parking Requirements:**

Category	Number of Parking Spaces		Variance
Parking Spaces			
Residential		42 units x 2 spaces = 84.0 spaces	
	Required	84 residential parking spaces	
	Proposed	84 residential parking spaces	No
Visitors		42 units x 0.2 spaces = 8.4 spaces	
	Required	9 residential visitor parking spaces	
	Proposed	12 residential visitor parking spaces	No (Surplus of 3)
		Including 5 spaces shared with live/work units	
	Total Required	93 parking spaces	
	Total Proposed	96 parking spaces	
	Small Car Percent (Max. 10%)	Including 2 small car spaces	No
	Accessible (2 spaces required)	Including 2 accessible spaces	No
Long-Term (Residential) Bicycle Parking Spaces			
Long-Term Bicycle Parking			
	Proposed	Storage provided inside individual units	
Short-Term (Visitor) Bicycle Parking Spaces			
Short-Term Bicycle Parking			
	Proposed	7 short-term bicycle parking spaces	

### **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.

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 m of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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

- All areas designated Conservation on Schedule "B" or all areas within 50 m 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 %;
- All floodplain areas and forest lands identified on Natural Features Schedule "C"

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

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activities or building permits to protect life and properties in the areas identified as Wildfire Risk Areas.

**Advisory Design Panel:**

A Multi-Family Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading.

**Development Information Meeting:**

A Development Information Meeting is required for this application. Prior to second reading, the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

**e) Interdepartmental Implications:**

In order to advance the current application, after first reading, comments and input will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District;
- g) Utility companies; and
- h) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

**f) Early and Ongoing Consultation:**

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.

**g) Development Applications:**

In order for this application to proceed, the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999*, as amended:

1. A complete Rezoning Application;
2. A Multi-Family Development Permit Application;
3. A Watercourse Protection Development Permit Application;
4. A Natural Features Development Permit Application; and
5. A Wildfire Development Permit Application.

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

## CONCLUSION:

The development proposal is generally in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to redesignate the subject properties to *Medium/High Density Residential* and *Conservation* to allow the proposed CD-4-23 (Medium/High Density Townhouse Residential with Live/Work Units) zone. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

It is recommended that Council not require any further additional OCP consultation.

It is expected that once complete information is received, *Zone Amending Bylaw No. 7962-2023* will be amended.

\*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:

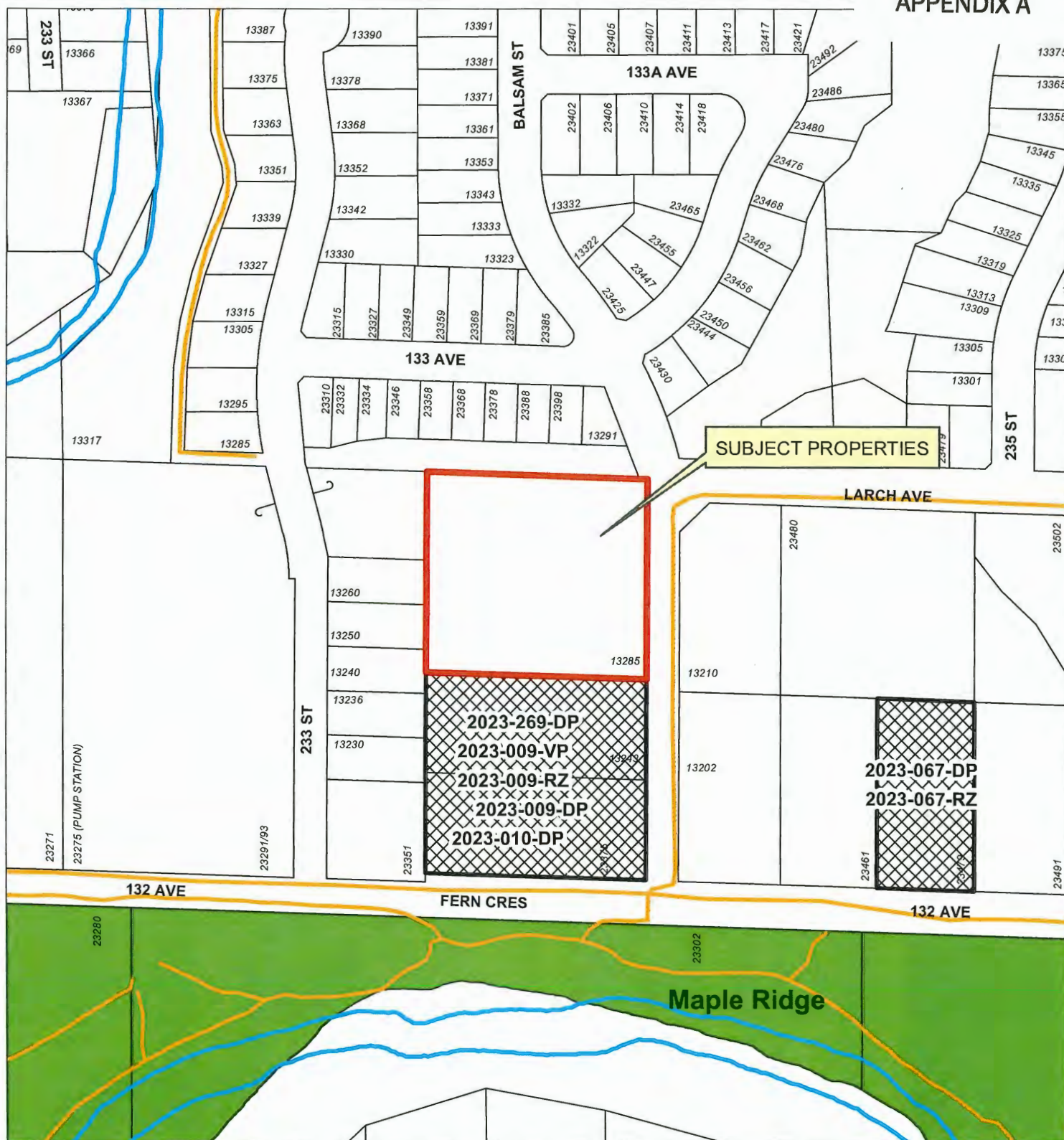
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7962-2023




Appendix D – Proposed Site Plan and Live/Work Unit Sketch





Scale: 1:2,500

### Legend

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

13285 BALSAM ST  
ACTIVE DEVELOPEMENT IN AREA

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

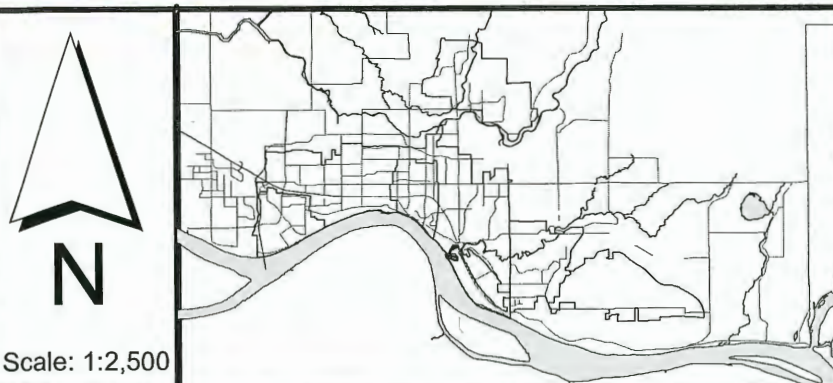
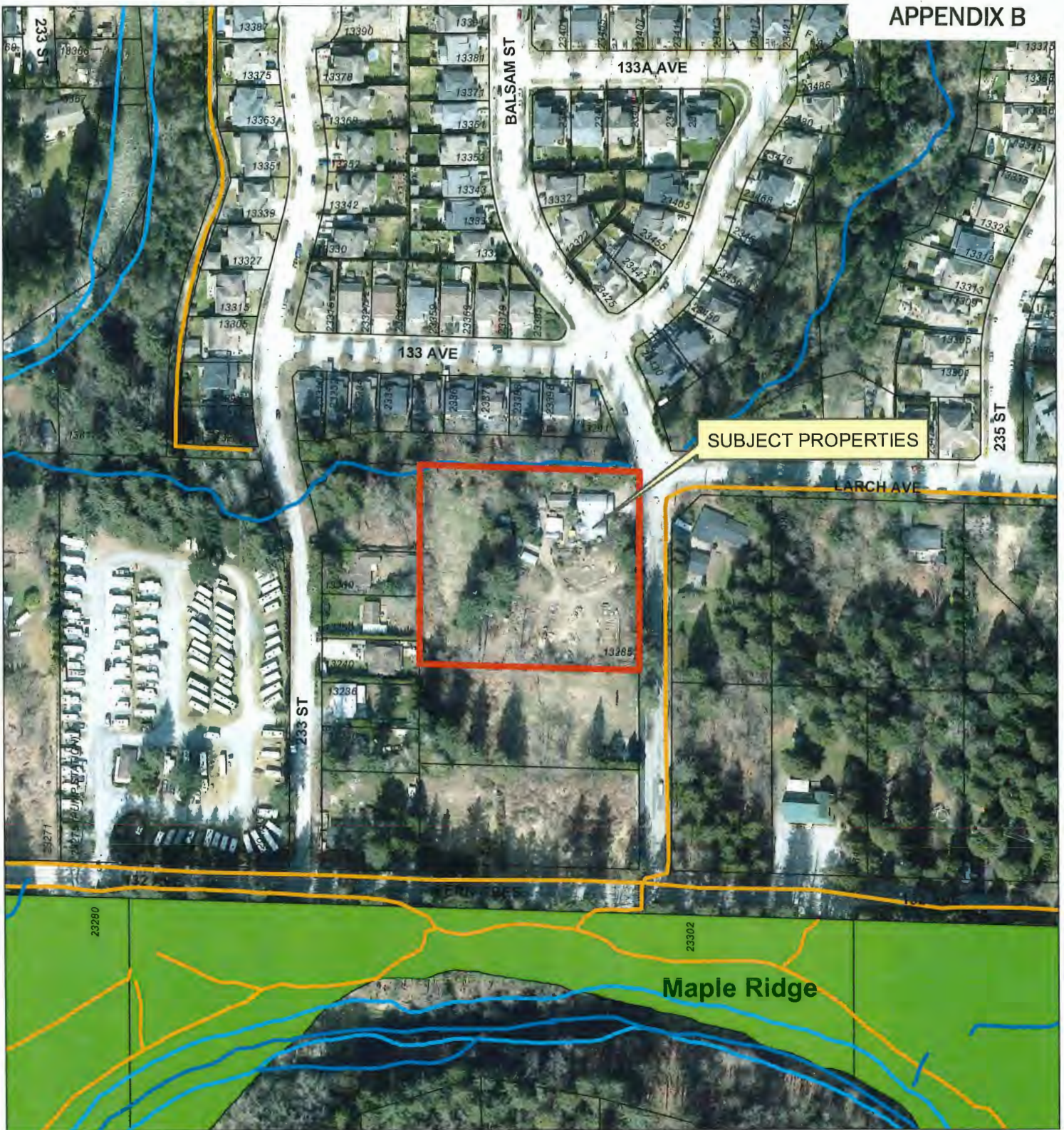
[mapleridge.ca](http://mapleridge.ca)

FILE: 2023-255-RZ

DATE: Aug 18, 2023

BY: DT





13285 BALSAM ST  
ORTHO

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2023-255-RZ  
DATE: Aug 18, 2023

BY: DT



**CITY OF MAPLE RIDGE  
BYLAW NO. 7962-2023**

A Bylaw to amend the text and 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. 7962-2023."
2. PART 2 – INTERPRETATIONS AND DEFINITIONS, SECTION 202 DEFINITIONS, SECTION 202.1, is amended by adding the following definition in the correct sequential order:

**LIVE/WORK UNIT** means a use involving a Dwelling Unit where the occupant also uses part of the dwelling for Office use and to provide Professional Services.

3. PART 10 – COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct sequential order:

**10XX            CD-4-23 Medium/High Density Townhouse Residential with Live/Work Units**

**10XX.1        PURPOSE**

This zone is intended to accommodate and regulate the development of a medium to high density comprehensively-planned mixed use development.

**10XX.2        PRINCIPAL USES**

1. The following Principal Uses shall be permitted in this zone:
  - a) Townhouse Residential; and
  - b) Live/Work Units.

**10XX.3        ACCESSORY USES**

1. The following shall be permitted as Accessory Uses to one of the permitted Principal Uses in this Zone:
  - a) Boarding; and
  - b) Home Occupation.
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 not be less than:
  - a. In Lot Area 1,000.0 square meters
  - b. In Lot Width 27.0 meters
  - c. In Lot Depth 30.0 meters

#### **10XX.5 DENSITY**

1. Floor Space Ratio shall not exceed 0.6 times the Lot Area.
2. Additional Density up to a maximum of 0.87 times the Lot Area may be obtained for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot) as a Density Bonus.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

#### **10XX.6 LOT COVERAGE**

1. No Lot Coverage requirements in this Zone.

#### **10XX.7 SETBACKS**

1. Minimum Setbacks for all Buildings and Structures shall be not less than:
  - a. from a Front Lot Line 3.0 metres;
  - b. from a Rear Lot Line 5.0 metres;
  - c. from an Interior Lot Line 4.9 metres; and
  - 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 Principal Buildings and Principal Structures for Townhouse Residential Use shall not exceed 9.5 metres.
2. Building Height for Accessory Buildings and Accessory Structures shall not exceed 4.5 metres.
3. Building Height for Accessory Buildings and Accessory Structures used for Indoor Amenity Area shall not exceed 9.5 metres.

4. 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.

**1037.10 PARKING and LOADING**

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended, except as provided below.
2. Off-Street Parking shall be provided at the ratio of 2.0 residential parking spaces and 0.2 residential visitor parking spaces per Townhouse Dwelling Unit.
3. Live/Work Units will be provided access to 5.0 residential visitor parking spaces.
4. Notwithstanding requirements in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended, maneuvering aisles shall be not less than 6.0 metres.
5. Accessory Off-Street Parking, except for that provided as tandem parking or visitor parking, shall be Concealed Parking that extends no more than 0.8 metres above Average Finished Grade and which is Landscaped and integrated to become a useable part of the yard area.
6. Tandem Parking garage units shall be limited to one enclosed single-car garage, with a driveway apron length to accommodate a second vehicle, as specified in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended. Two-car enclosed Tandem Parking shall not be permitted.
7. The maximum percentage of single-car Tandem Parking garage units shall be limited to 10%.
8. Refer to Section 402 of this Bylaw.

**10XX.11 OTHER REQUIREMENTS**

1. Each Dwelling Unit facing Balsam Street shall be a Live/Work Unit.

2. Common Open Area(s) shall be provided on the Lot for Townhouse Residential Use based on the ratios as set out in Section 617.11 of this Bylaw.
  3. Outdoor Amenity Area(s) shall be provided on the Lot based on the ratio as set out in Section 617.11 of this Bylaw, and this area may form part of the Common Open Area requirement
  4. Private Outdoor Area(s) shall be provided for each Dwelling Unit based on the ratio as set out in Section 617.11 of this Bylaw, and this area may form part of the Common Open Area requirement.
  5. A Townhouse Residential Use shall be limited to six (6) attached Townhouse Dwelling Units in one block, not to exceed a length of 45 metres (147.5 feet).
4. The parcel and tract of land and premises known and described as:
- Lot 1 Section 28 Township 12 New Westminster District Plan 58516
- and outlined in heavy black line on Map No. 2031, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to CD-4-23 (Medium/High Density Townhouse Residential with Live/Work Units).
5. 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 .

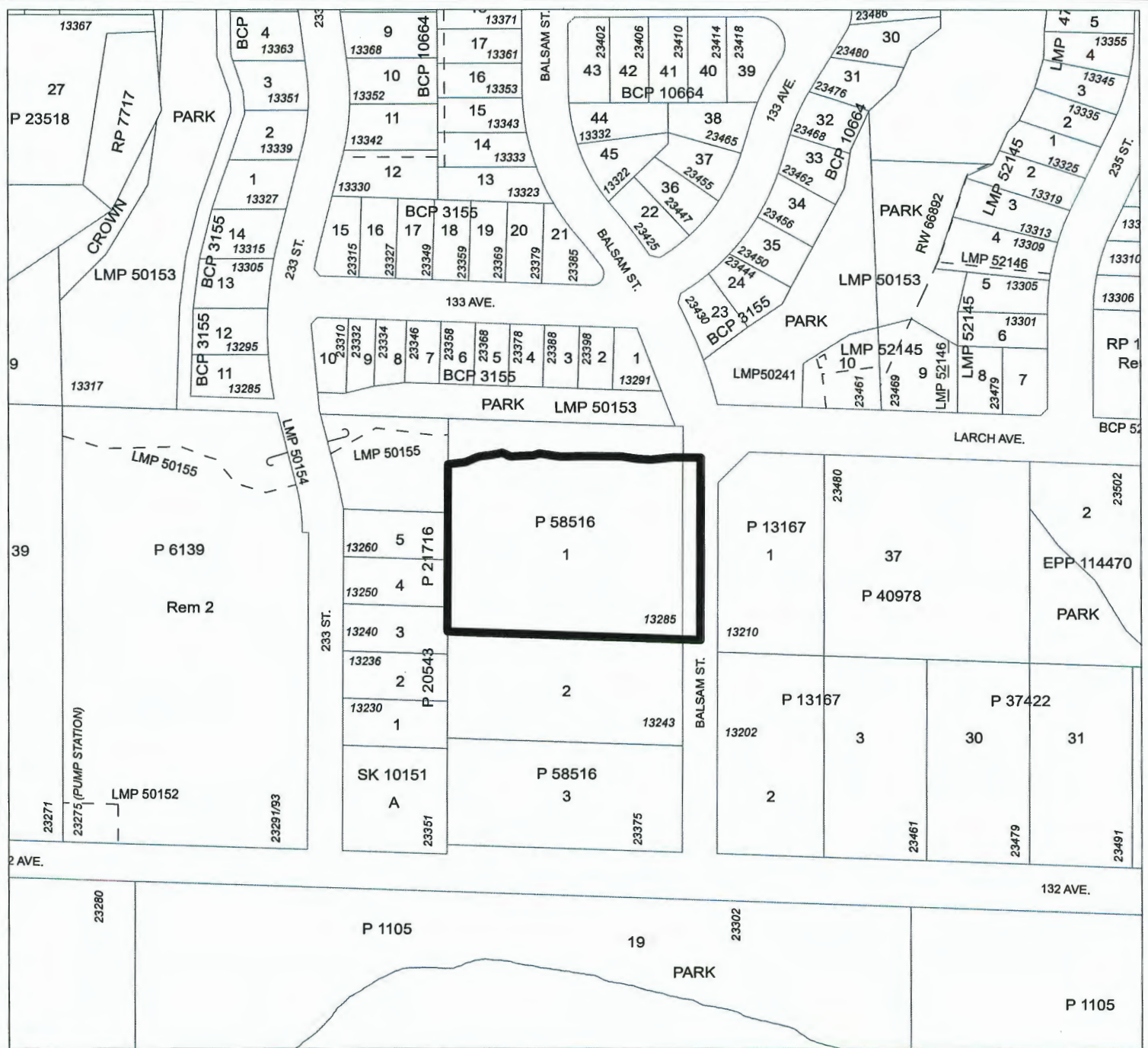
**ADOPTED** the       day of       , 20 .

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7962-2023

Map No. 2031

From: RS-3 Single Detached Rural Residential

To: CD-4-23 Medium/High Density Townhouse Residential  
with Live/Work Units



SCALE 1:2,500





NOTES:  
- SOME  
- BICYC  
- MINIMU  
- ALL PA  
**5 TOTAL**  
WITH RO  
PROVID  
- POWER  
ELECTR

- NOTES:  
- SOME UNIT TYPES HAVE ROOF-TOP DECKS  
- BICYCLE PARKING PROVIDED IN ALL UNITS  
- MINIMUM GARAGE VERTICAL CLEARANCE IS 2.1M  
- ALL PARKING SPACES FOR RESIDENTIAL USE AND  
5 TOTAL VISITOR PARKING SPACES WILL BE PROVIDED  
WITH ROUGHED-IN INFRASTRUCTURE CAPABLE OF  
PROVIDING LEVEL 2 CHARGING  
- POWER OUTLETS PROVIDED IN GARAGE FOR  
ELECTRIC BIKE CHARGING

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



atelier pacific  
architecture inc.

**PROPOSED TOWNHOUSE DEVELOPMENT**

**13285 Balsam Street, Maple Ridge, B.C.**

**Woodlock  
Developments  
Ltd.**

100

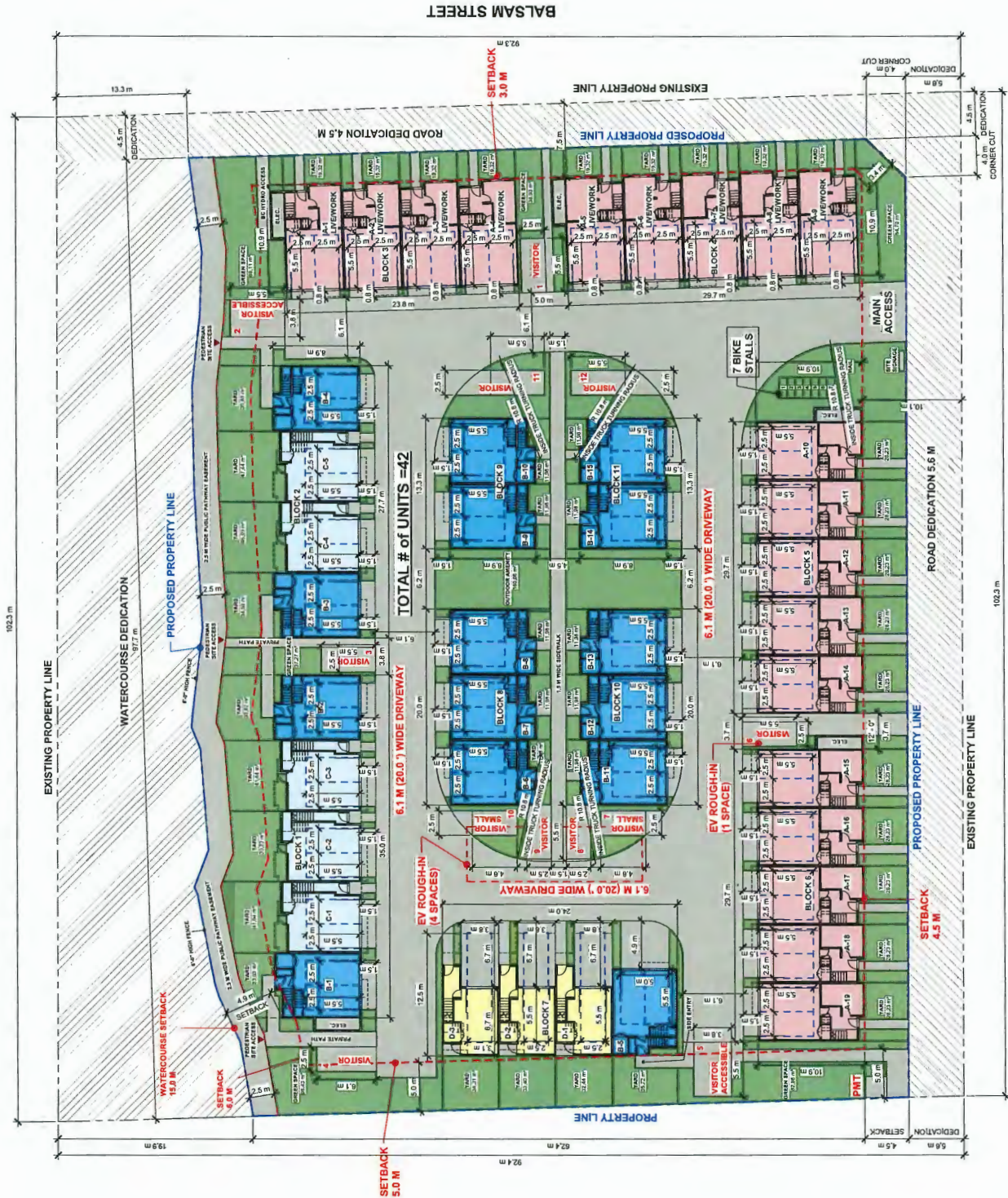
Order

**DRAFTING**

SITE

## APPENDIX D

**A-100**



## FUTURE ROAD



Roof Access

Black Flashing

Black Asphalt Shingle Mansard Roof

Black Gutter/Rail

Black Painted, Mt. Window Shutter

Black PVC Windows

Black Mt. Planter Box

White Hardi Planking

Black Trim

White Brick

Light Grey Hardi Planking

Black Address #5

LED Porch Light w/ Black Housing

Black & Wood Roof Frame

Typical Live/Work Unit

Bakeman Street

Woodblock Developments

APR 11  
2015.06.01



back access

black planter

black arched  
shuttered  
porch

black gutter/purl

black roofing w/  
window shutter

black PVC windows

black arch planter  
box

white hardi plank

black trim

white LED light w/  
black housing

box fence

white brick  
gate posts  
black roofing w/  
black unit

black spine street

live/work gate fence details

woodlock developments

APR 06 04  
2009.06.21

