

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7873-2022
Second Reading
Zone Amending Bylaw No. 7874-2022
22534, 22548, and 22556 Royal Crescent

MEETING DATE: October 17, 2023
FILE NO: 2022-250-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received from BC Housing to rezone the properties located at 22534, 22548, and 22556 Royal Crescent from RS-1 (Single Detached Residential) zone to RM-2 (Medium Density Apartment Residential) zone to permit the future construction of a six-storey rental apartment building. The proposed building which will be operated by the New Vista Society will provide 98 adaptable and accessible dwelling units for low-to-moderate-income seniors. Council granted first reading to Zone Amending Bylaw No. 7874-2022 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on September 27, 2022.

To proceed with this application, amendment to the properties land use designation from *Ground-Oriented Multi-Family* to *Low-Rise Apartment* will be required.

Pursuant to Council Policy 6.31, affordable rental housing projects are exempt from the Community Amenity Contribution (CAC) Program if they are secured through a housing agreement as established under the *Local Government Act*.

RECOMMENDATIONS:

1. That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting *Official Community Plan Amending Bylaw No. 7873-2022* on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2. That *Official Community Plan Amending Bylaw No. 7873-2022* be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that *Official Community Plan Amending Bylaw No. 7873-2022* is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That *Official Community Plan Amending Bylaw No. 7873-2022* be given first and second reading and be forwarded to Public Hearing;
5. That *Zone Amending Bylaw No. 7874-2022* be given second reading, and be forwarded to Public Hearing;

6. That the following terms and conditions be met prior to final reading:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii) Approval from the Ministry of Transportation and Infrastructure;
- iii) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
- iv) Road dedication on Royal Crescent as required;
- v) Consolidation of the subject properties;
- vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject site for the proposed development;
- vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- viii) Registration of a Restrictive Covenant for Stormwater Management;
- ix) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that the proposed 98-unit apartment building will be restricted to residential rental units;
- x) In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1. Background Context:

Applicant:	Timothy Ankenman, Ankenman Marchand Architects
Legal Description:	Lots 1 District Lot 401 Group 1 New Westminster District Plan 10091; Lots 18 District Lot 401 Group 1 New Westminster District Plan 4769; and Lots 19 District Lot 401 Group 1 New Westminster District Plan 4769.
OCP:	
Existing:	<i>Ground-Oriented Multi-Family</i>
Proposed:	<i>Low-Rise Apartment</i>
Within Urban Area Boundary:	Yes
Area Plan:	Town Centre Area Plan, South of Lougheed Precinct
OCP Major Corridor:	Yes

Zoning:		
Existing:		RS-1 (Single Detached Residential)
Proposed:		RM-2 (Medium Density Apartment Residential)
Surrounding Uses:		
North:		Use: Multi-Family Residential Zone: RM-2 (Medium Density Apartment Residential) Designation: <i>Low-Rise Apartment</i>
South:		Use: Multi-Family Residential and Single Family Residential Zone: RM-2 (Medium Density Apartment Residential) and R-1 (Single Detached (Low Density) Urban Residential) Designation: <i>Low-Rise Apartment and Single Family Residential</i>
East:		Use: Multi-Family Residential Zone: RM-3 (Medium/High Density Apartment Residential) Designation: <i>Ground-Oriented Multi-Family</i>
West:		Use: Multi-Family Residential Zone: LUC (underlying zone of CD-1-00 for Seniors' Apartment) and RM-2 (Medium Density Apartment Residential) Designation: <i>Ground-Oriented Multi-Family and Low-Rise Apartment</i>
Existing Use of Property:		Multi-Family Residential (BC Housing Supportive Housing)
Proposed Use of Property:		Multi-Family Residential (BC Housing Seniors Housing)
Site Area:		0.44 ha (1.1 ac)
Access:		Royal Crescent
Servicing Requirement:		Urban Standard
Flood Plain:		No
Fraser Sewer Area:		Yes

2. Project Description:

The subject site currently contains 53 supportive housing units within the temporary modular housing, which are at the end of their life span (see Appendices A and B). BC Housing is planning to remove the modular housing and replace them with the proposed six-storey, below-market rental housing for seniors. The current tenants of the modular housing will be relocated to the permanent supportive housing units in the new purpose-built facility at Fraser Street and 224 Street.

The applicant is proposing to rezone the property from RS-1 zone to RM-2 zone to construct a six-storey below-market rental building containing 98 dwelling units for low-to-moderate-income seniors. The proposed building will contain 93 one-bedroom and five two-bedroom units, 34 of which will be accessible and 64 will be adaptable units. Table 1 summarizes the proposed unit mix and the average unit sizes in the building.

Unit type	1-bedroom accessible unit	1-bedroom adaptable unit	2-bedroom accessible unit
Number of Units	29	64	5
Average Unit Size	52.8 m ² (568.3 sq. ft.)	50.7 m ² (545.7 sq. ft.)	67.3 m ² (724.4 sq. ft.)

Table 1 – Proposed unit mix and average unit size

The proposed building will have a density of 1.19 FSR which is in line with the maximum base density permitted in the RM-2 zone¹. The senior housing development will include approximately 320.0 m² (3,444.5 sq. ft.) of common outdoor amenity and 111.6 m² (1,201.3 sq. ft.) of common indoor amenity spaces (see Appendices F and G). This development will include one level of underground parking, as well as surface parking on the southern portion of the site.

The site is relatively flat except for the south-eastern portion of the site which slopes down approximately 27% toward an off-site unnamed creek. This portion of the site consists of dense and unmaintained ground vegetation and mature trees which will be restored and enhanced as part of this development.

3. Planning Analysis:

i) Official Community Plan:

The subject site is located within the South of Lougheed precinct of the Town Centre Area Plan, which serves as a key transportation and transit corridor for Maple Ridge, supporting commercial, mixed-use, and higher density residential developments along its route. Intensive residential infill development will offer the precinct and the downtown core the vibrancy needed to sustain local commercial, recreation and employment opportunities.

The subject site is currently designated *Ground-Oriented Multi-Family* (see Appendix C). To support the rezoning of the site to RM-2 zone and allow the proposed development, an OCP amendment will be required to redesignate the site to *Low Rise Apartment* (see Appendix E). Policy 3-22 of the Town Centre Area Plan states the following:

3-22 All Low-Rise Apartment developments should be a minimum of three (3) storeys and a maximum of five (5) storeys in height. In instances where it is demonstrated that shadowing, neighbourhood character, view obstruction, and other negative impacts are sufficiently mitigated, the height may be increased to six (6) storeys.

The surrounding area consists of two-storey and five-storey apartment buildings to the north, a three-storey apartment building to the east, two-storey apartment buildings to the west and south, and single-family homes to the south. There is an active rezoning application for the properties to the north to replace the existing two-storey apartment and the single family dwelling with a six-storey apartment residential building. As such, the proposed six-storey apartment building would complement the adjacent neighbourhood.

The existing steep slope to the south-east of the site, which will be restored as part of this development, will act as a buffer between the proposed apartment building and the single family dwellings to the south. In addition, the location of the proposed surface parking to the south of the

¹ Maximum base density in RM-2 zone is 1.8 FSR.

site will reduce the impact of this development on adjacent properties to the south and west. The applicant provided a shadow analysis which confirms that the impact of the proposed apartment building on adjacent lower density properties will be minimal.

The City's Housing Action Plan (2014) and Housing Needs Report (2021) identifies the need for additional senior-friendly housing forms in Maple Ridge. Lower income seniors are struggling to find affordable housing options in proximity to community amenities, services, and transit. The proposed development will help ensure seniors can continue to access services and transportation, as well as affordable housing.

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject properties from the RS-1 zone to the RM-2 zone (see Appendix D) to permit a six-storey apartment building for seniors. A Housing Agreement Bylaw and a section 219 covenant will be required prior to final adoption of the rezoning to ensure that the proposed building will continue to be used for senior rental housing in perpetuity. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

iii) **Off-Street Parking and Loading Bylaw:**

The subject site is located within the Town Centre, immediately south of the Central Business District. Under the Maple Ridge Off-Street Parking and Loading Bylaw, in the Central Business District, the parking ratio of 0.35 off-street parking spaces per dwelling unit is applicable to senior independent living developments. However, due to the location of the site just outside of the Central Business District, this development is subject to off-street parking rate for apartment residential in the RM-2 zone.

In accordance with the Off-Street Parking and Loading Bylaw, the proposed development is subject to the parking ratio of 1.5 spaces, plus 0.2 spaces per dwelling unit for visitors, which require the provision of 167 off-street parking spaces. Given that the parking demand in senior housing developments is significantly less than other apartment residential developments, the applicant is proposing the provision of 74 off-street parking spaces. Of the provided off-street parking spaces, 46 will be provided in underground parking and 28 on the surface parking located to the south of the proposed building. The proposed development will include eight accessible parking spaces, six small car parking spaces, and six visitor parking spaces. All provided off-street parking spaces for the residents and 50% of the visitor parking spaces will be provided with roughed-in infrastructure capable of providing Level 2 charging.

The proposed development will include ten long-term (residential) and five short-term (visitor) bicycle spaces, in line with the bicycle parking requirements of the Off-Street Parking and Loading Bylaw. A scooter storage room with an area of 25.6 m² (275.5 sq. ft.) will be provided for the residents on the main floor of the building.

iv) **Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix F):

Maple Ridge Zoning Bylaw No. 7600-2019

- To reduce the front setback from 7.5 m (24.6 ft.) to 6.65 m (21.8 ft.);
- To reduce the western interior side setback from 7.5 m (24.6 ft.) to 4.0 m (13.1 ft.); and
- To increase the retaining wall height adjacent the south-eastern slope from 1.2 m (3.9 ft.) to 3.6 m (11.8 ft.); and
- To reduce the required off-street parking spaces from 167 to 74.

A review of the proposed variances will be subject to a future Council report.

v) Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application for the South of Lougheed precinct is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre.

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all developments, subdivision activities, or building permits, to ensure the preservation, protection, restoration, and enhancement of the natural environment, and for development that is protected from hazardous conditions. These include the following:

- All areas designated Conservation on Schedule “B” or all areas within 50 m (164 ft.) of an area designated Conservation on Schedule “B”, or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15%; and
- All floodplain areas and forest lands identified on Natural Features Schedule “C”.

A review of the Town Centre Development Permit will be subject to a future Council report.

vi) Advisory Design Panel:

The proposed development, including the architectural and landscape drawings, was reviewed by the Advisory Design Panel (ADP) on September 18, 2023. At the meeting, the ADP supported the proposal and requested that the applicant address the comments provided at the meeting and submit the revised drawings to staff for review. The applicant has addressed the ADP comments and provided revised architectural and landscape drawings for staff review. Generally, the ADP concerns have been addressed and are reflected in the revised plans.

A detailed description of the project’s design will be included in a future Development Permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting hosted by the applicant was held at Thomas Haney Secondary School on September 27, 2023, from 5:00 pm – 7:00 pm. 13 people attended the meeting. Attendees were generally in support of the proposed affordable rental housing for seniors, as well as the building and site design.

The notification requirements for the Development Information Meeting include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and information on the development.

A summary of the main comments and discussions with the attendees at the Development Information Meeting was provided by the applicant (see Appendix H).

4. Environmental Implications:

The primary environmental features on the site are associated with the existing slopes and mature mixed forest at the south-eastern portion of the Site. The applicant is required to restore and enhance the area through a Natural Features Development Permit and section 219 covenant. Additional measures, including retention of the vegetated habitat on the site, restoration and enhancement planting of the disturbed areas, invasive plant management, stormwater management design, and construction measures, will be applied to further reduce the environmental impact of this development.

The proposed building includes sustainable building design principles, including maximizing natural light, integrating advanced energy systems, and incorporating recycled materials. The applicant is exploring the incorporation of SHARC systems² for wastewater heat recovery technology to enhance sustainability of the project. This innovative approach holds the potential to significantly reduce carbon emission, energy costs, and water consumption. The building design will adhere to Step 4 of the Step Code standards to ensure robust energy performance, complemented by superior insulation and air sealing for excellent indoor air quality.

The proposed development adheres to City Stormwater Management criteria by providing landscaping in the front setback, on building's roof top, and throughout the site, maintaining/enhancing the steep slopes on the south-eastern portion of the site, and proposing detention tanks under the building.

An arborist report has been provided in accordance with the *Tree Protection and Management Bylaw No. 7133-2015* to identify on-site/off-site significant trees which will be removed or retained/protected as part of this development. According to the initial arborist report from 24 on-site significant trees, 20 trees will be removed, and 4 trees will be maintained as part of the proposed development. 29 replacement trees will be required for the removal of the existing significant trees. The 0.35 hectares developable area will require planting, retention, or compensation of a minimum of 14 trees to meet the City Tree Canopy Targets. Where planting of replacement trees is not possible as part of this development, a cash-in-lieu amount of \$600 per tree will be required for planting trees elsewhere.

A Tree Permit will be required for the removal, protection and/or compensation of trees. All Engineering servicing and building design shall be coordinated with the approved tree retention/protection, landscaping, and stormwater management plan.

5. Traffic Impact:

As the subject site is located within 800.0 m (2,624.7 ft.) of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure.

² SHARC Internal System Inc. is a Canadian company specialized in wastewater heat recovery.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

6. Interdepartmental Implications:

i) Engineering Department:

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

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

ii) Fire Department:

The Fire Department has reviewed the proposal and provided their comments. Fire Department requirements shall be met as part of the review of the building permit.

7. Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, to redesignate the site to *Low-Rise Apartment*, is minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District, or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

CONCLUSION:

It is recommended that first and second reading be given to *Official Community Plan Amending Bylaw No. 7873-2022*, that second reading be given to *Zone Amending Bylaw No. 7874-2022*, and that application 2022-250-RZ be forwarded to Public Hearing.

"Original Signed by Parissa Shafizadeh"

Prepared by: **Parissa Shafizadeh**

Planner 3, Supervisor

"Original Signed by Marlene Best"

Reviewed by: **Marlene Best, RPP, MBA**

Interim Director of Planning

"Original Signed by Scott Hartman"

Concurrence: **Scott Hartman**

Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – OCP Map

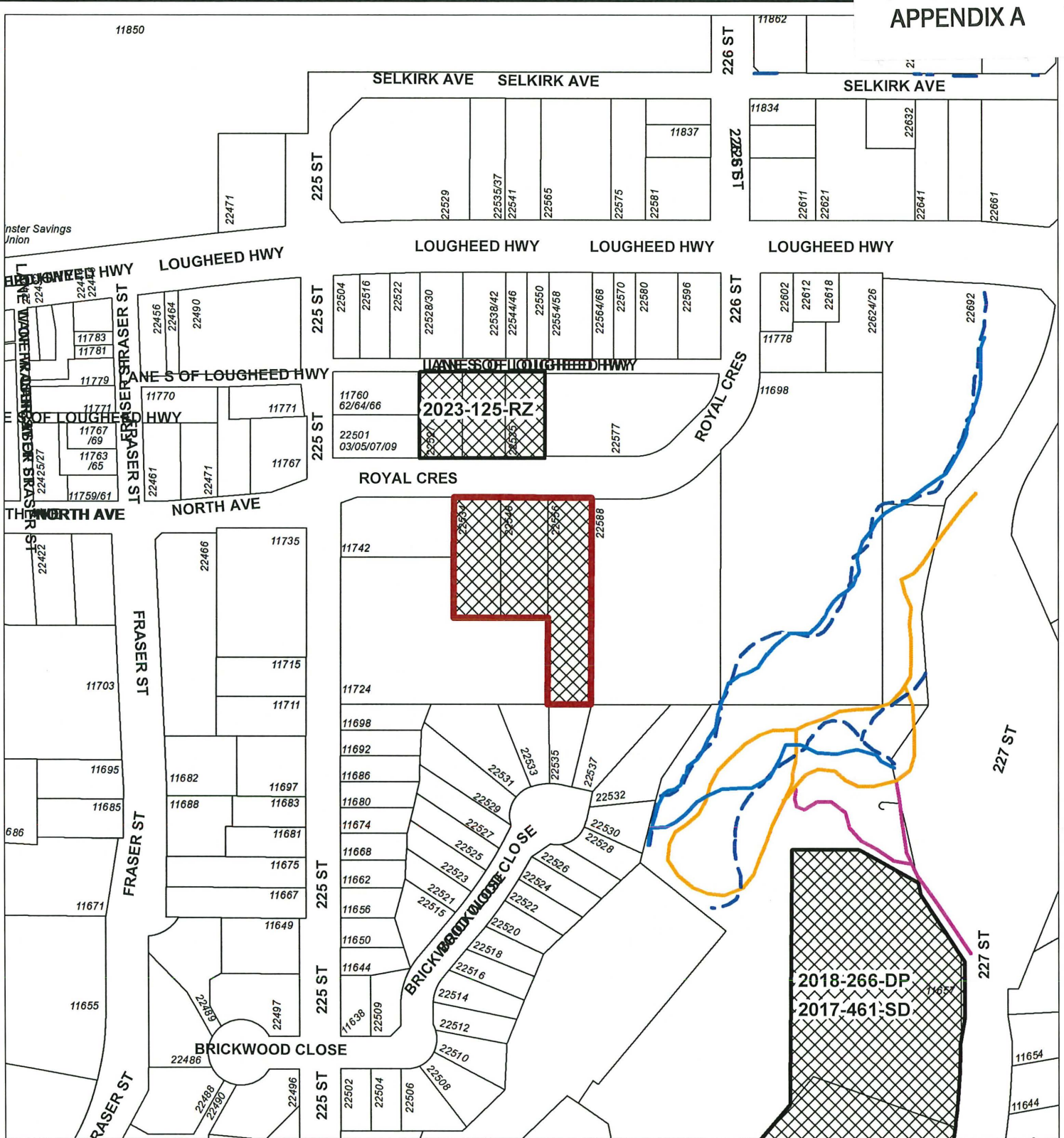
Appendix D – Zone Amending Bylaw No. 7874-2022

Appendix E – Official Community Plan Amending Bylaw No. 7873-2022

Appendix F – Architectural Plan

Appendix G – Landscape Plan

Appendix H – Development Information Meeting Summary



Legend

- Indefinite Creek
- Stream
- Existing Trails
- Pending, Proposed, & Desired Trails
- Active Applications (RZ/SD/DP/VP)

22534/48/56 ROYAL CRESCENT ACTIVE DEVELOPMENTS IN AREA

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

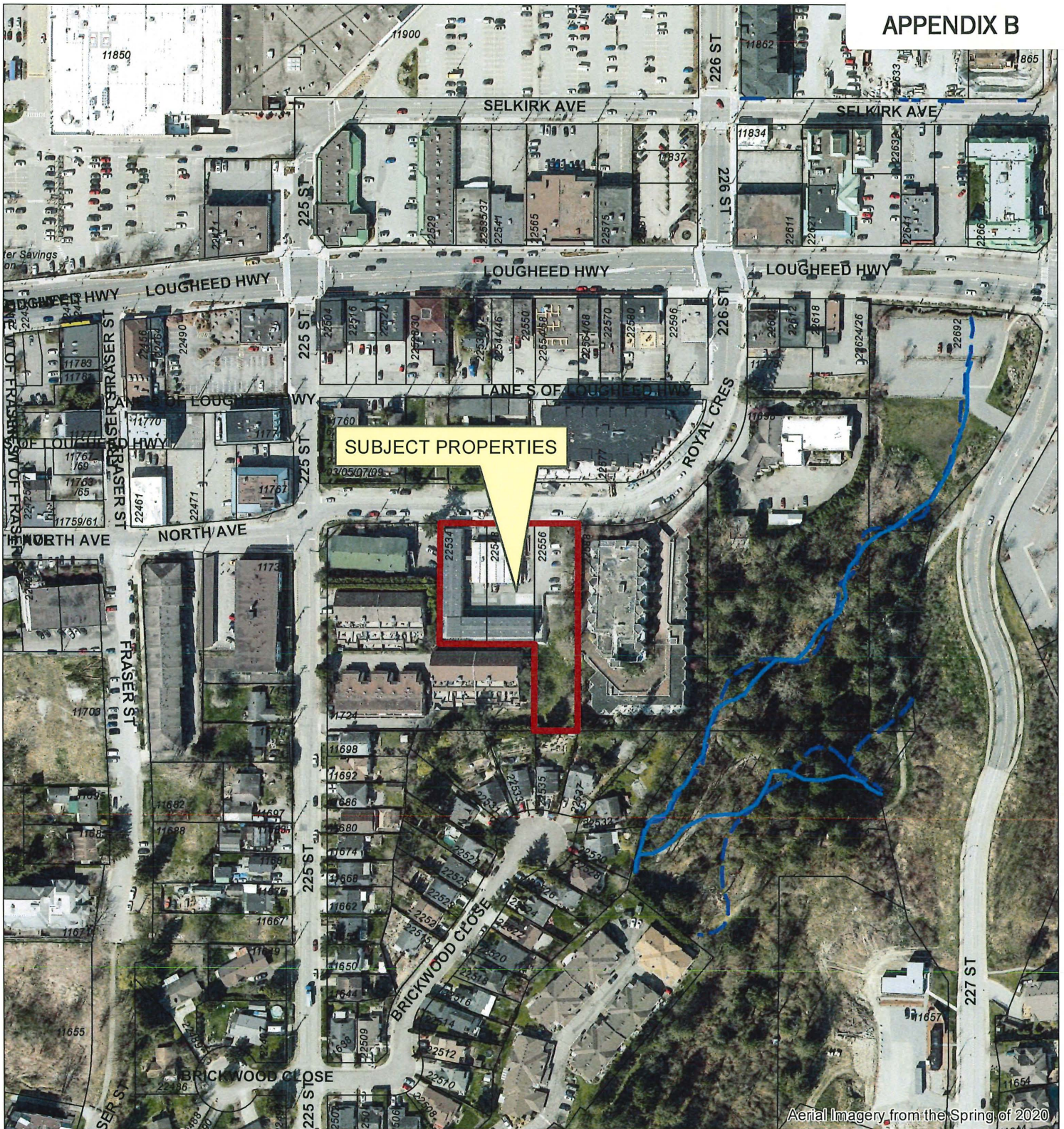
mapleridge.ca

FILE: 2022-250-RZ
DATE: Oct 4, 2023

BY: DS

Scale: 1:2,500

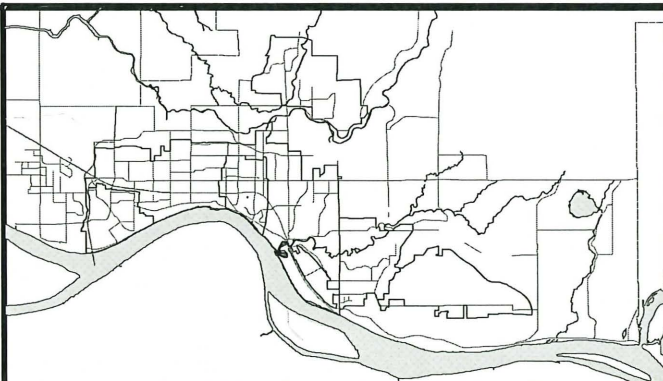
APPENDIX B



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



22534/ 48/ 56 ROYAL CRESCENT
PID'S 011-107-880, 004-921-666
& 009-246-924

PLANNING DEPARTMENT

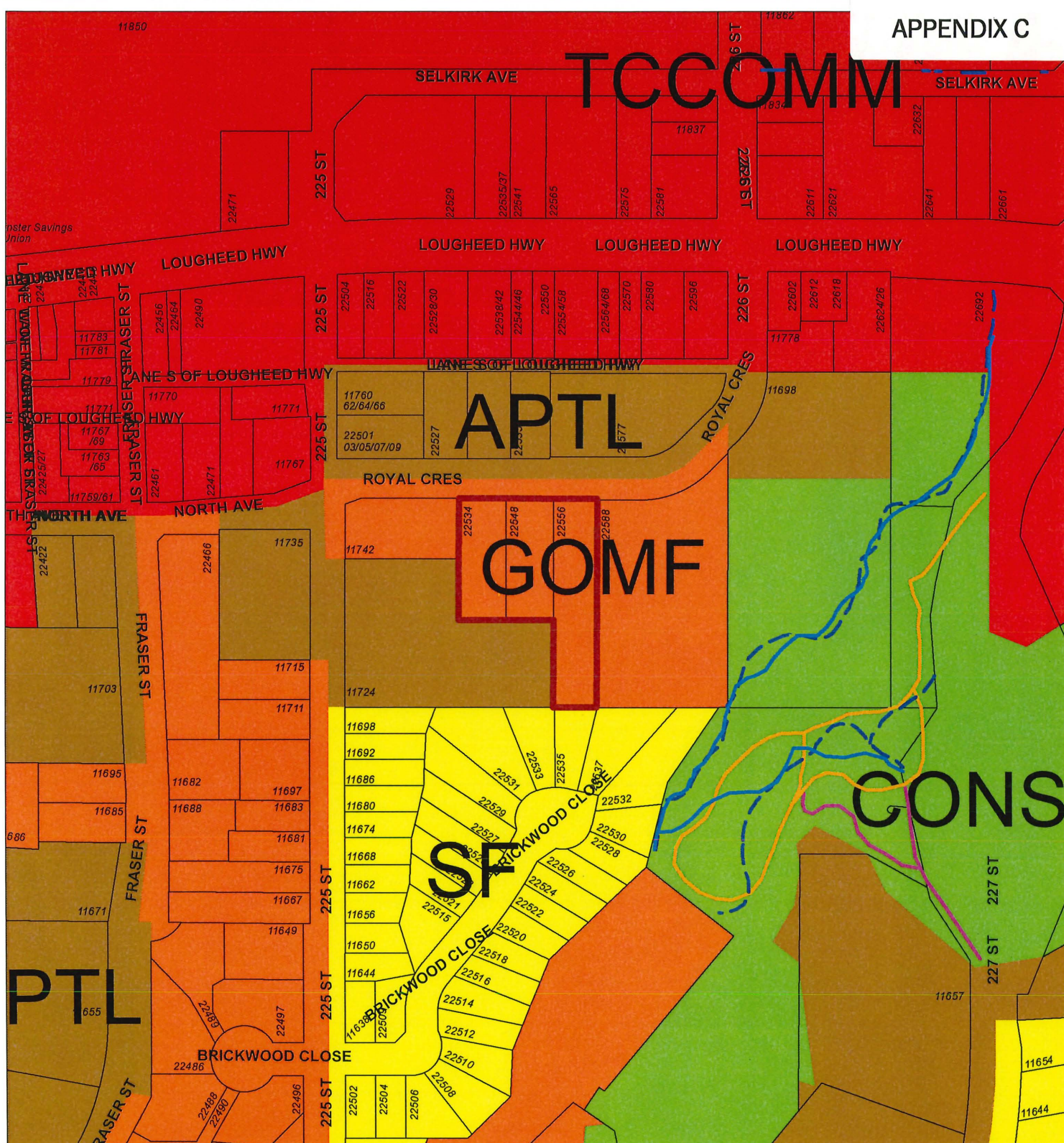


MAPLE RIDGE
British Columbia

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FILE: 2022-250-RZ
DATE: Jul 13, 2022

BY: AH



Scale: 1:2,500

Legend

- Indefinite Creek
- Stream
- Existing Trails
- Pending, Proposed, & Desired Trails
- Single-Family Residential
- Ground-Oriented Multi-Family
- Low-Rise Apartment
- Town Centre Commercial
- Conservation

22534/48/56 ROYAL CRESCENT
LAND USE DESIGNATIONS

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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FILE: 2022-250-RZ

DATE: Oct 5, 2023

BY: DS

**CITY OF MAPLE RIDGE
BYLAW NO. 7874-2022**

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

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

NOW THEREFORE, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7874-2022."
2. Those parcels or tracts of land and premises known and described as:

Lot 18 District Lot 401 Group 1 New Westminster District Plan 4769;
Lot 19 District Lot 401 Group 1 New Westminster District Plan 4769; and
Lot 1 District Lot 401 Group 1 New Westminster District Plan 10091.

and outlined in heavy black line on Map No. 1981 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the 27th day of September, 2022.

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

APPROVED by the Ministry of Transportation and Infrastructure this day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
BYLAW NO. 7873-2022**

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedule "A" to the Official Community Plan;

NOW THEREFORE, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7873-2022."
2. Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1: Town Centre Area Land-Use Designation Map is hereby amended for that parcel or tract of land and premises known and described as:

Lot 18 District Lot 401 Group 1 New Westminster District Plan 4769;
 Lot 19 District Lot 401 Group 1 New Westminster District Plan 4769; and
 Lot 1 District Lot 401 Group 1 New Westminster District Plan 10091.

and outlined in heavy black line on Map No. 1063, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as shown.

3. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

READ a first time the day of , 20 .

READ a second time the day of , 20 .

PUBLIC HEARING held the day of , 20 .

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

Architect

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Tel: 604.395.4244



MAPLE RIDGE SENIORS HOUSING | 6 STOREY MULTI-FAMILY RESIDENTIAL BUILDING

22534, 22548 and 22556 Royal Crescent, Maple Ridge B.C.

Level	Number	Unit #	Unit Type	Name	Area	Area
GROUND FLOOR						
GROUND FLOOR			Services	Amenity/Office	33.33 m ²	348.05 m ²
GROUND FLOOR			Services	Circulation & Service Area	133.62 m ²	1,076.48 m ²
GROUND FLOOR			Services	Electrical Closet	3.37 m ²	30.23 m ²
GROUND FLOOR			Services	Janitor	3.80 m ²	40.94 m ²
GROUND FLOOR			Services	Laundry	6.69 m ²	72.03 m ²
GROUND FLOOR			Services	Lobby	28.45 m ²	306.21 m ²
GROUND FLOOR			Services	Mail	6.48 m ²	69.75 m ²
GROUND FLOOR			Services	Scotter	25.59 m ²	275.46 m ²
GROUND FLOOR			Services	Vestibule	10.99 m ²	118.31 m ²
GROUND FLOOR			Services	Vista	2.50 m ²	26.87 m ²
GROUND FLOOR			Services	Washroom	5.98 m ²	64.40 m ²
GROUND FLOOR			Services	Washroom	5.98 m ²	64.40 m ²
GROUND FLOOR			Services	Amenity/Gathering	79.23 m ²	852.85 m ²
GROUND FLOOR	A05	101	1BD	Area	54.15 m ²	582.69 m ²
GROUND FLOOR	A03	102	1BD	Area	54.35 m ²	585.05 m ²
GROUND FLOOR	A02	103	1BD	Area	54.40 m ²	585.51 m ²
GROUND FLOOR	A01c	104	1BD	Area	51.35 m ²	552.71 m ²
GROUND FLOOR	A01	105	1BD	Area	50.30 m ²	541.37 m ²
GROUND FLOOR	A01	106	1BD	Area	50.30 m ²	541.37 m ²
GROUND FLOOR	A01	107	1BD	Area	50.30 m ²	541.37 m ²
GROUND FLOOR	A12	213	1BD	Area	55.29 m ²	595.09 m ²
GROUND FLOOR	A11	109	1BD	Area	51.83 m ²	557.88 m ²
GROUND FLOOR	A10	110	1BD	Area	51.91 m ²	558.73 m ²
GROUND FLOOR	A15	111	1BD	Area	53.49 m ²	575.73 m ²
GROUND FLOOR	A14	112	1BD	Area	51.76 m ²	557.14 m ²
GROUND FLOOR	A13	113	1BD	Area	48.07 m ²	517.43 m ²
GROUND FLOOR: 26					1,075.50 m ²	11,544.25 m ²
LEVEL 2						
LEVEL 2			Services	Circulation & Service Area	132.41 m ²	1,425.25 m ²
LEVEL 2			Services	Electrical Closet	3.91 m ²	42.78 m ²
LEVEL 2			Services	Janitor	3.81 m ²	40.97 m ²
LEVEL 2			Services	Laundry	8.53 m ²	91.78 m ²
LEVEL 2	A06	201	1BD	Area	54.43 m ²	585.68 m ²
LEVEL 2	B01c	202	2BD	Area	70.66 m ²	760.63 m ²
LEVEL 2	A04	203	1BD	Area	55.00 m ²	592.01 m ²
LEVEL 2	A02	204	1BD	Area	54.40 m ²	585.51 m ²
LEVEL 2	A01pc	205	1BD	Area	51.56 m ²	554.88 m ²
LEVEL 2	A01g	206	1BD	Area	50.50 m ²	543.58 m ²
LEVEL 2	A01g	207	1BD	Area	50.50 m ²	543.58 m ²
LEVEL 2	A01g	208	1BD	Area	50.50 m ²	543.58 m ²
LEVEL 2	A01g	209	1BD	Area	50.50 m ²	543.58 m ²
LEVEL 2	A01g	210	1BD	Area	50.50 m ²	543.58 m ²
LEVEL 2	A01g	211	1BD	Area	49.51 m ²	532.90 m ²
LEVEL 2	A12	212	1BD	Area	55.18 m ²	593.97 m ²
LEVEL 2	A11	213	1BD	Area	51.83 m ²	557.88 m ²
LEVEL 2	A10	214	1BD	Area	51.91 m ²	558.73 m ²
LEVEL 2	A09	215	1BD	Area	54.12 m ²	582.49 m ²
LEVEL 2	A08	216	1BD	Area	52.86 m ²	568.97 m ²
LEVEL 2	A07	217	1BD	Area	52.90 m ²	569.40 m ²
LEVEL 2: 21					1,055.52 m ²	11,361.50 m ²
LEVEL 3						
LEVEL 3			Services	Circulation Area	132.41 m ²	1,425.25 m ²
LEVEL 3			Services	Janitor	3.81 m ²	40.97 m ²
LEVEL 3			Services	Laundry	8.53 m ²	91.78 m ²
LEVEL 3			Services	Electrical Closet	3.91 m ²	42.06 m ²
LEVEL 3	A06	301	1BD	Area	54.74 m ²	589.24 m ²
LEVEL 3	B01	302	2BD	Area	69.61 m ²	749.24 m ²
LEVEL 3	A04	303	1BD	Area	55.00 m ²	592.01 m ²
LEVEL 3	A02	304	1BD	Area	54.40 m ²	585.51 m ²
LEVEL 3	A01c	305	1BD	Area	50.57 m ²	544.29 m ²
LEVEL 3	A01	306	1BD	Area	49.51 m ²	532.90 m ²
LEVEL 3	A01	307	1BD	Area	49.51 m ²	532.90 m ²
LEVEL 3	A01	308	1BD	Area	49.51 m ²	532.90 m ²
LEVEL 3	A01	309	1BD	Area	49.51 m ²	532.90 m ²
LEVEL 3	A01	310	1BD	Area	49.51 m ²	532.90 m ²
LEVEL 3	A01	311	1BD	Area	49.51 m ²	532.90 m ²
LEVEL 3	A12	312	1BD	Area	55.18 m ²	593.97 m ²
LEVEL 3	A11	313	1BD	Area	51.82 m ²	558.85 m ²
LEVEL 3	A10	314	1BD	Area	51.90 m ²	558.62 m ²
LEVEL 3	A09	315	1BD	Area	53.16 m ²	572.20 m ²
LEVEL 3	A08	316	1BD	Area	51.77 m ²	557.29 m ²
LEVEL 3	A07	317	1BD	Area	53.38 m ²	573.53 m ²
LEVEL 3: 21					1,047.22 m ²	11,272.19 m ²
LEVEL 4						
LEVEL 4			Services	Circulation Area	132.41 m ²	1,425.25 m ²
LEVEL 4			Services	Janitor	3.81 m ²	40.97 m ²
LEVEL 4			Services	Laundry	8.53 m ²	91.78 m ²
LEVEL 4			Services	Electrical Closet	3.91 m ²	42.06 m ²
LEVEL 4	A06	401	1BD	Area	54.74 m ²	589.24 m ²
LEVEL 4	B01	402	2BD	Area	69.61 m ²	749.24 m ²

Level	Number	Unit #	Unit Type	Name	Area	Area
LEVEL 4	A04	403	1BD	Area	55.00 m ²	592.01 m ²
LEVEL 4	A02	404	1BD	Area	54.40 m ²	585.51 m ²
LEVEL 4	A01c	405	1BD	Area	50.56 m ²	540.99 m ²
LEVEL 4	A01	406	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 4	A01	407	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 4	A01	408	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 4	A01	409	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 4	A01	410	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 4	A01	411	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 4	A12	412	1BD	Area	55.18 m ²	593.97 m ²
LEVEL 4	A11	413	1BD	Area	51.92 m ²	558.85 m ²
LEVEL 4	A10	414	1BD	Area	51.90 m ²	558.60 m ²
LEVEL 4	A09	415	1BD	Area	53.16 m ²	572.20 m ²
LEVEL 4	A08	416	1BD	Area	51.77 m ²	557.29 m ²
LEVEL 4	A07	417	1BD	Area	53.38 m ²	573.53 m ²
LEVEL 4: 21					1,045.10 m ²	11,249.39 m ²
LEVEL 5						
LEVEL 5			Services	Circulation Area	132.41 m ²	1,425.25 m ²
LEVEL 5			Services	Janitor	3.81 m ²	40.97 m ²
LEVEL 5			Services	Laundry	8.53 m ²	91.78 m ²
LEVEL 5			Services	Electrical Closet	3.91 m ²	42.06 m ²
LEVEL 5	A06	501	1BD	Area	54.74 m ²	589.24 m ²
LEVEL 5	B01	502	2BD	Area	69.61 m ²	749.24 m ²
LEVEL 5	A04	503	1BD	Area	55.00 m ²	592.01 m ²
LEVEL 5	A02	504	1BD	Area	54.40 m ²	585.51 m ²
LEVEL 5	A01c	505	1BD	Area	50.56 m ²	540.99 m ²
LEVEL 5	A01	506	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 5	A01	507	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 5	A01	508	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 5	A01	509	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 5	A01	510	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 5	A01	511	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 5	A12	512	1BD	Area	55.18 m ²	593.97 m ²
LEVEL 5	A11	513	1BD	Area	51.92 m ²	558.85 m ²
LEVEL 5	A10	514	1BD	Area	51.90 m ²	558.60 m ²
LEVEL 5	A09	515	1BD	Area	53.16 m ²	572.20 m ²
LEVEL 5	A08	516	1BD	Area	51.77 m ²	557.29 m ²
LEVEL 5	A07	517	1BD	Area	53.38 m ²	573.53 m ²
LEVEL 5: 21					1,045.10 m ²	11,249.39 m ²
LEVEL 6						
LEVEL 6			Services	Circulation Area	132.61 m ²	1,438.10 m ²
LEVEL 6			Services	Electrical Closet	3.90 m ²	41.98 m ²
LEVEL 6			Services	Janitor	3.81 m ²	40.97 m ²
LEVEL 6			Services	Laundry	8.53 m ²	91.78 m ²
LEVEL 6	A06	601	1BD	Area	54.39 m ²	584.42 m ²
LEVEL 6	B01	602	2BD	Area	69.66 m ²	749.65 m ²
LEVEL 6	A04	603	1BD	Area	55.00 m ²	592.01 m ²
LEVEL 6	A02	604	1BD	Area	54.40 m ²	585.51 m ²
LEVEL 6	A01c	605	1BD	Area	50.26 m ²	540.99 m ²
LEVEL 6	A01	606	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 6	A01	607	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 6	A01	608	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 6	A01	609	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 6	A01	610	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 6	A01	611	1BD	Area	49.21 m ²	529.65 m ²
LEVEL 6	A12	612	1BD	Area	55.18 m ²	593.97 m ²
LEVEL 6	A11	613	1BD	Area	51.83 m ²	557.88 m ²
LEVEL 6	A10	614	1BD	Area	51.91 m ²	558.73 m ²
LEVEL 6	A09	615	1BD	Area	53.56 m ²	576.52 m ²
LEVEL 6	A08	616	1BD	Area	52.34 m ²	562.31 m ²
LEVEL 6	A07	617	1BD	Area	52.10 m ²	560.77 m ²
LEVEL 6: 21					1,045.51 m ²	11,253.74 m ²
ROOF DECK						
ROOF DECK			Services	Circulation Area	25.59 m ²	278.40 m ²
ROOF DECK			Services	Exit	15.14 m ²	162.97 m ²
ROOF DECK			Services	Exit	15.25 m ²	164.13 m ²
ROOF DECK			Services	Roof Deck	193.97 m ²	2,087.50 m ²
ROOF DECK: 4					249.95 m ²	2,690.40 m ²
UNDER GROUND						
UNDER GROUND			Services	Bicycle Storage	22.45 m ²	241.67 m ²
UNDER GROUND			Services	Elevator	12.09 m ²	130.18 m ²
UNDER GROUND			Services	Exit	21.04 m ²	226.49 m ²
UNDER GROUND			Services	Exit	19.42 m ²	208.09 m ²
UNDER GROUND			Services	Garbage & Recycling	23.68 m ²	254.92 m ²
UNDER GROUND			Services	Lobby	18.97 m ²	204.18 m ²
UNDER GROUND			Services	Mechanical	27.91 m ²	300.41 m ²
UNDER GROUND			Services	Parking	1,401.70 m ²	15,087.73 m ²
UNDER GROUND			Services	Storage	11.30 m ²	121.61 m ²
UNDER GROUND: 9					1,558.56 m ²	16,776.19 m ²
Grand total: 144					8,119.45 m ²	87,397.05 m ²

GARBAGE AND RECYCLING CALCULATIONS

RESIDENTIAL

Required: Waste Management Storage and Disposal Guidelines
More than 60 units will require nine (9) Recycling Carts
the space allocation determined by multiplying the number of dwelling units by 0.19 m². 18.62 m² (200.42 ft²)

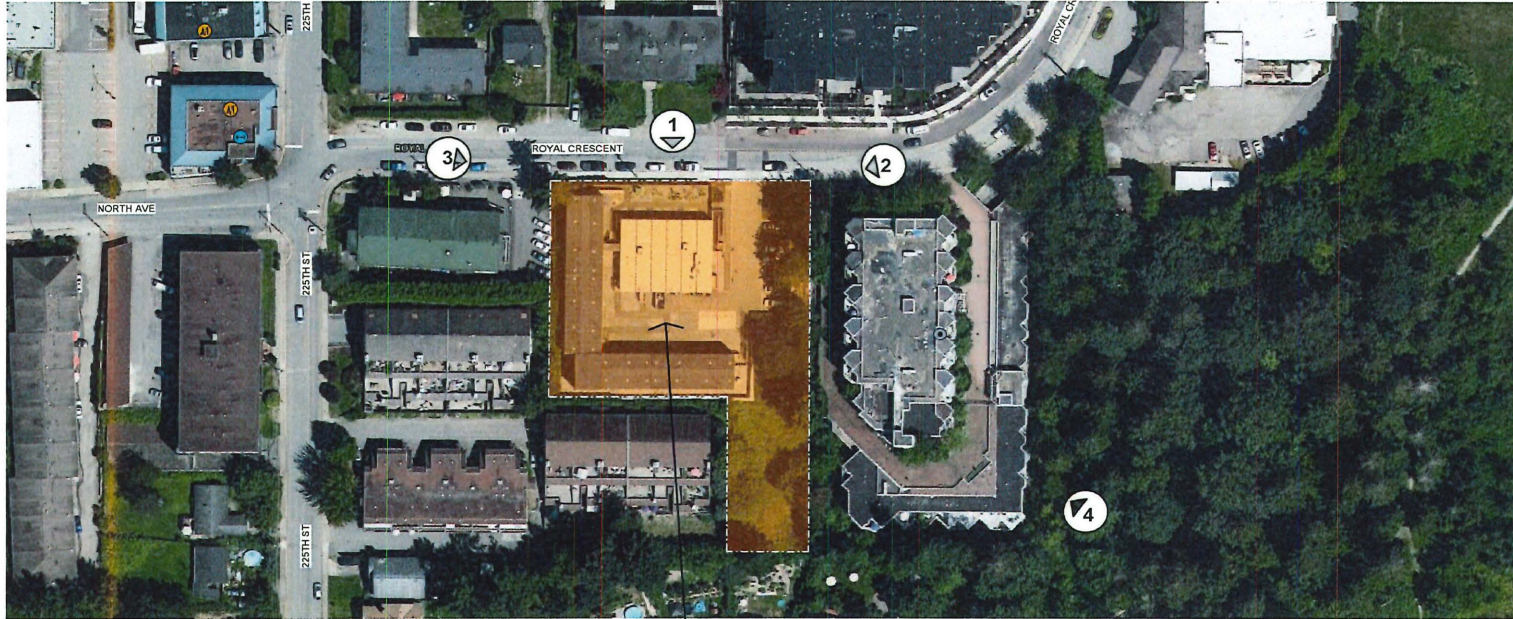
Proposed: 21.06 m² (226.70 ft²)

AMENITY CALCULATIONS

Outdoor Amenity Area:

Required: 98 units x 1m² = 98m² (321.5 ft²)

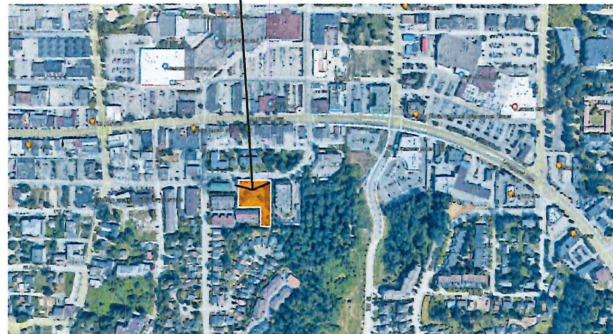
Proposed: Roof Deck Outdoor Amenity 193.97 m² 2,087.9



FRONT VIEW



AERIAL VIEW



22534, 22548 and 22556 Royal Crescent, Maple Ridge, BC V2X 2M3
Zoning: RS-1
OCP Land Use: Ground-Oriented Multi-Family
Site Area: 47,345.34 ft², 1.087 Acre



ROYAL CRESCENT VIEW LOOKING WEST



ROYAL CRESCENT VIEW LOOKING EAST

MAPLE RIDGE SENIORS HOUSING | 6 STOREY MULTI-FAMILY RESIDENTIAL BUILDING

22534, 22548 and 22556 Royal Crescent, Maple Ridge B.C.

10/04/2023



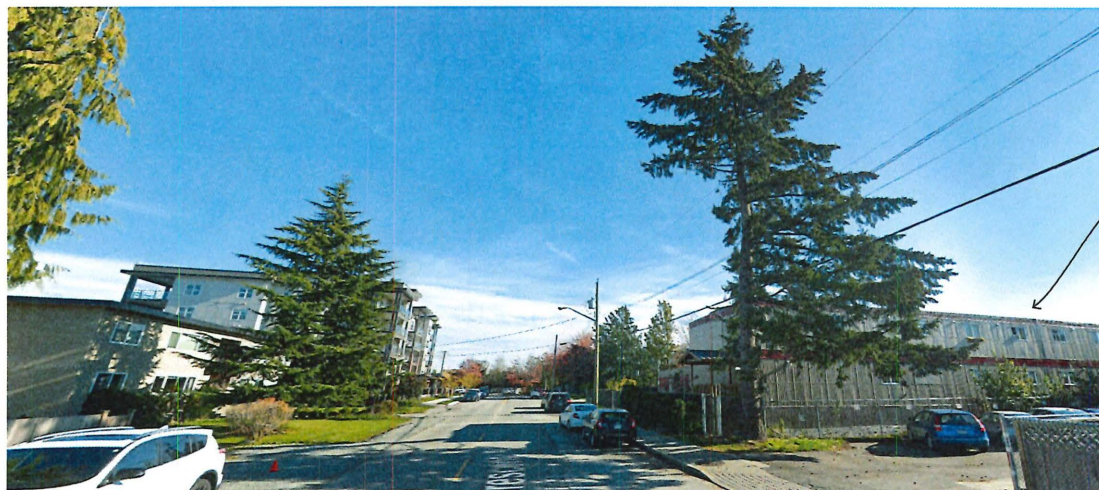
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NEW SIX-STORY
PROPOSED BUILDING

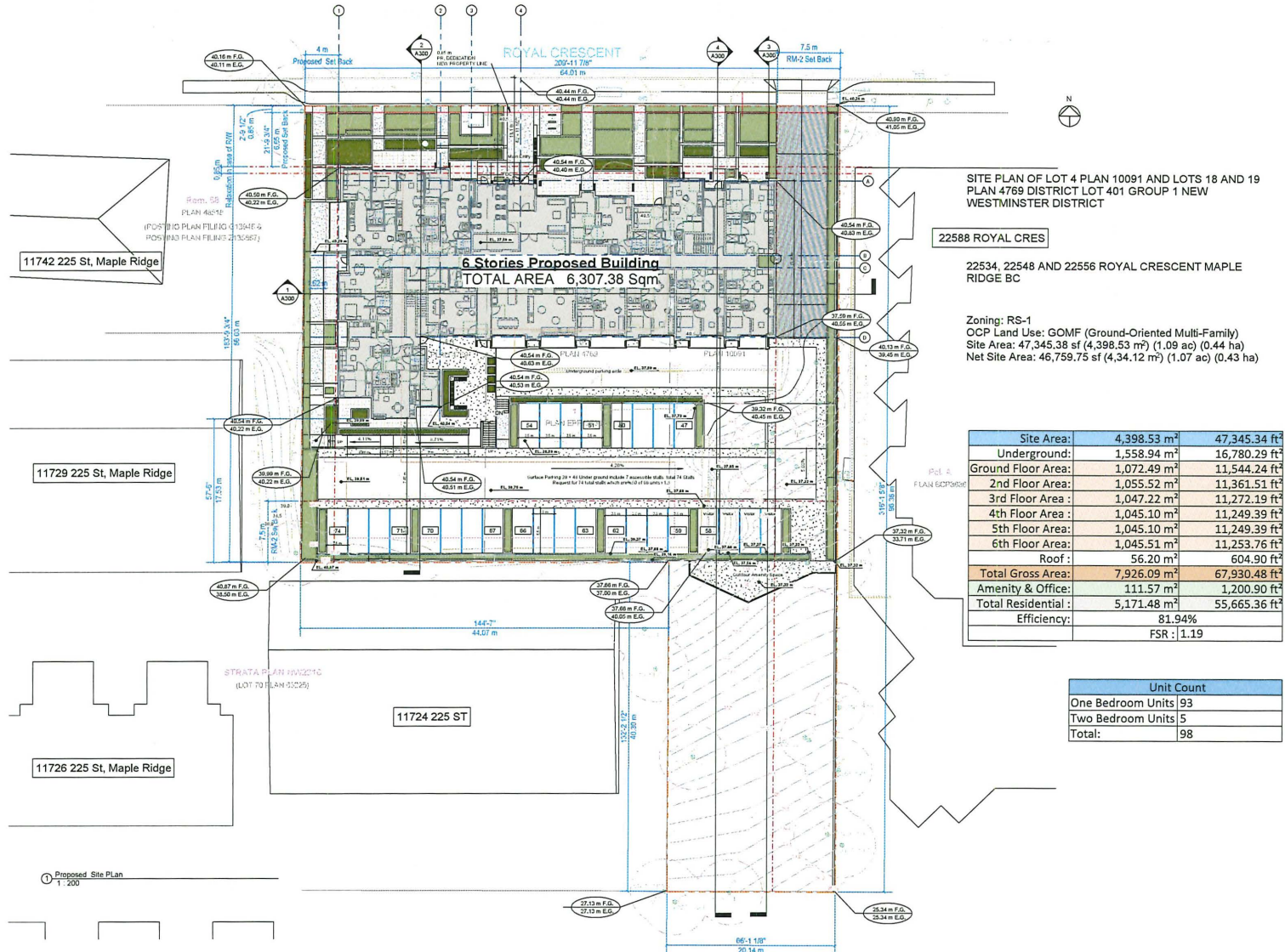


TEMPORARY MODULAR
SUPPORTIVE HOUSING
BUILDING

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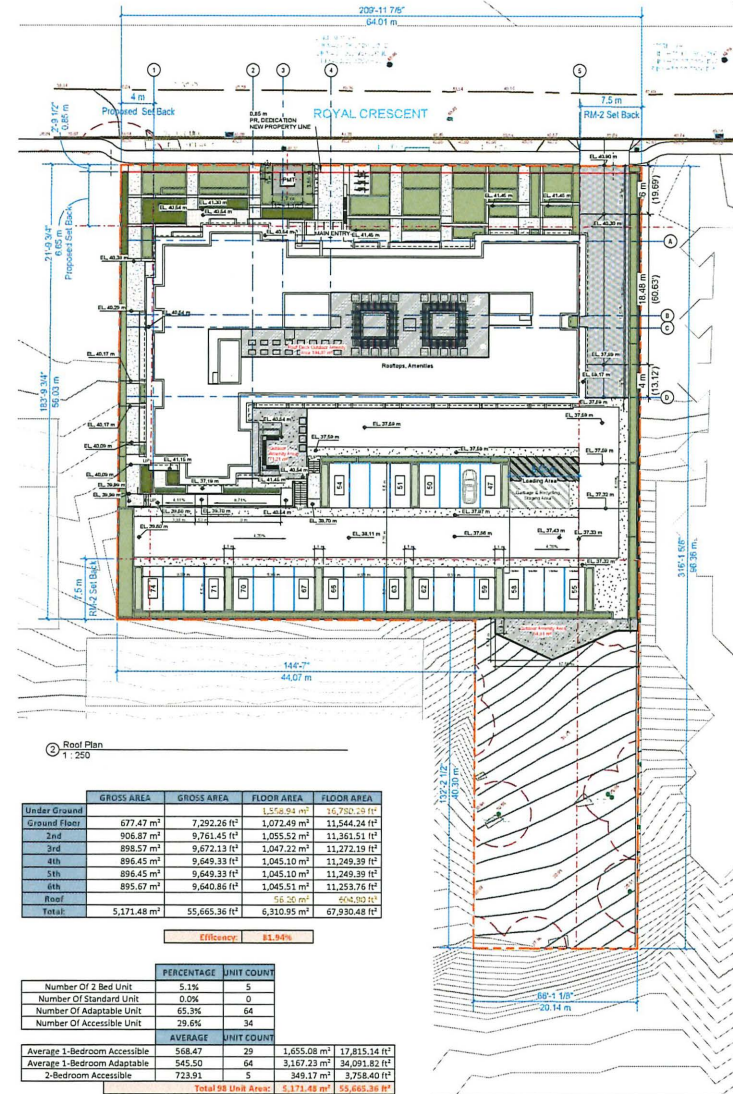
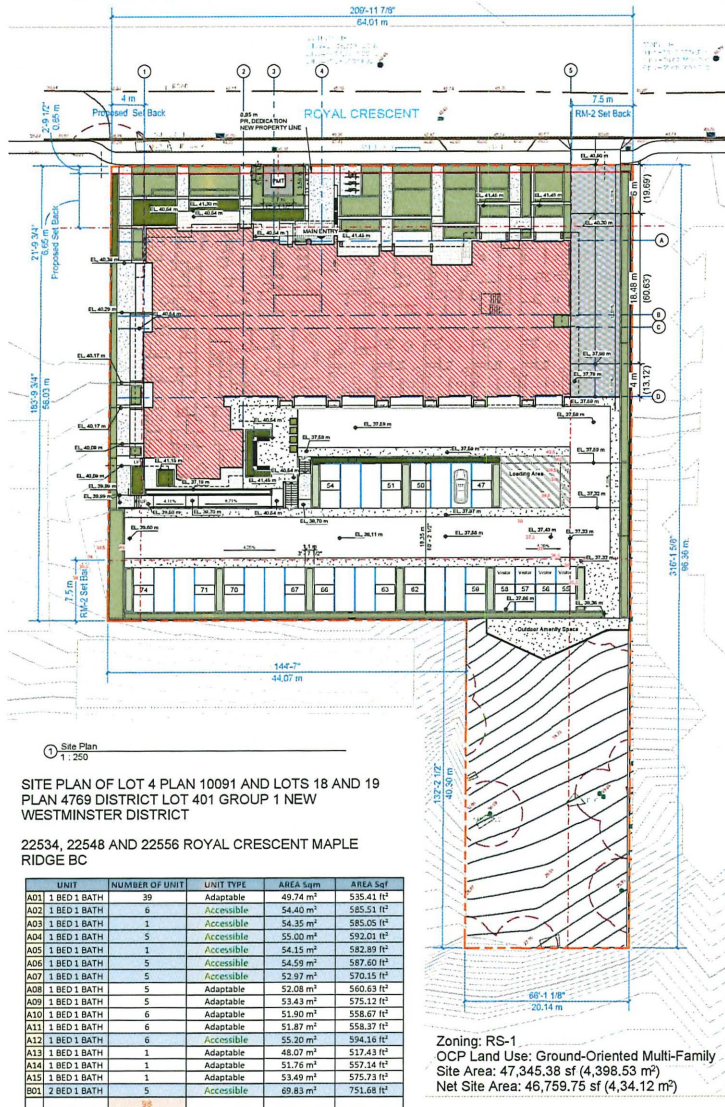
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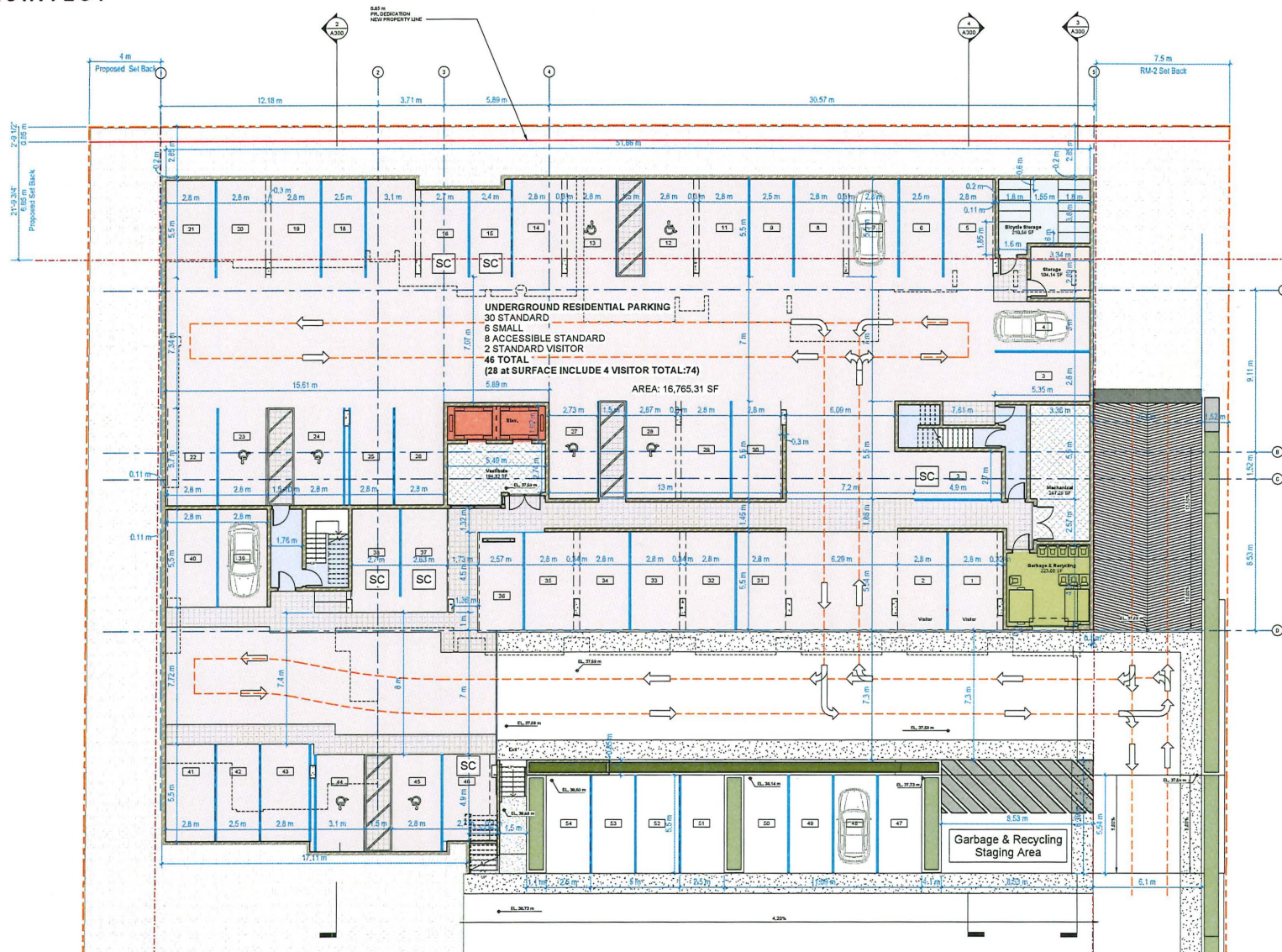


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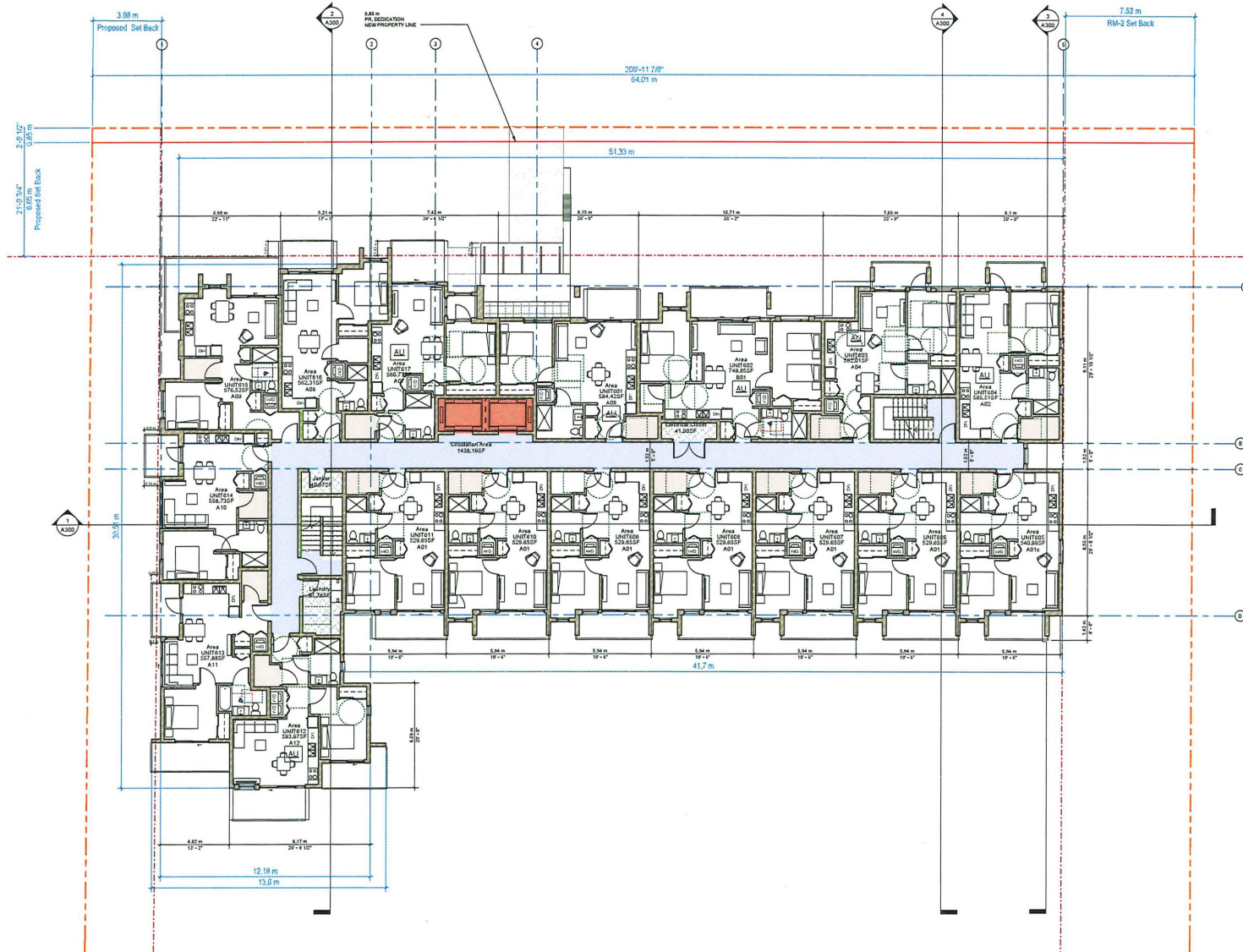




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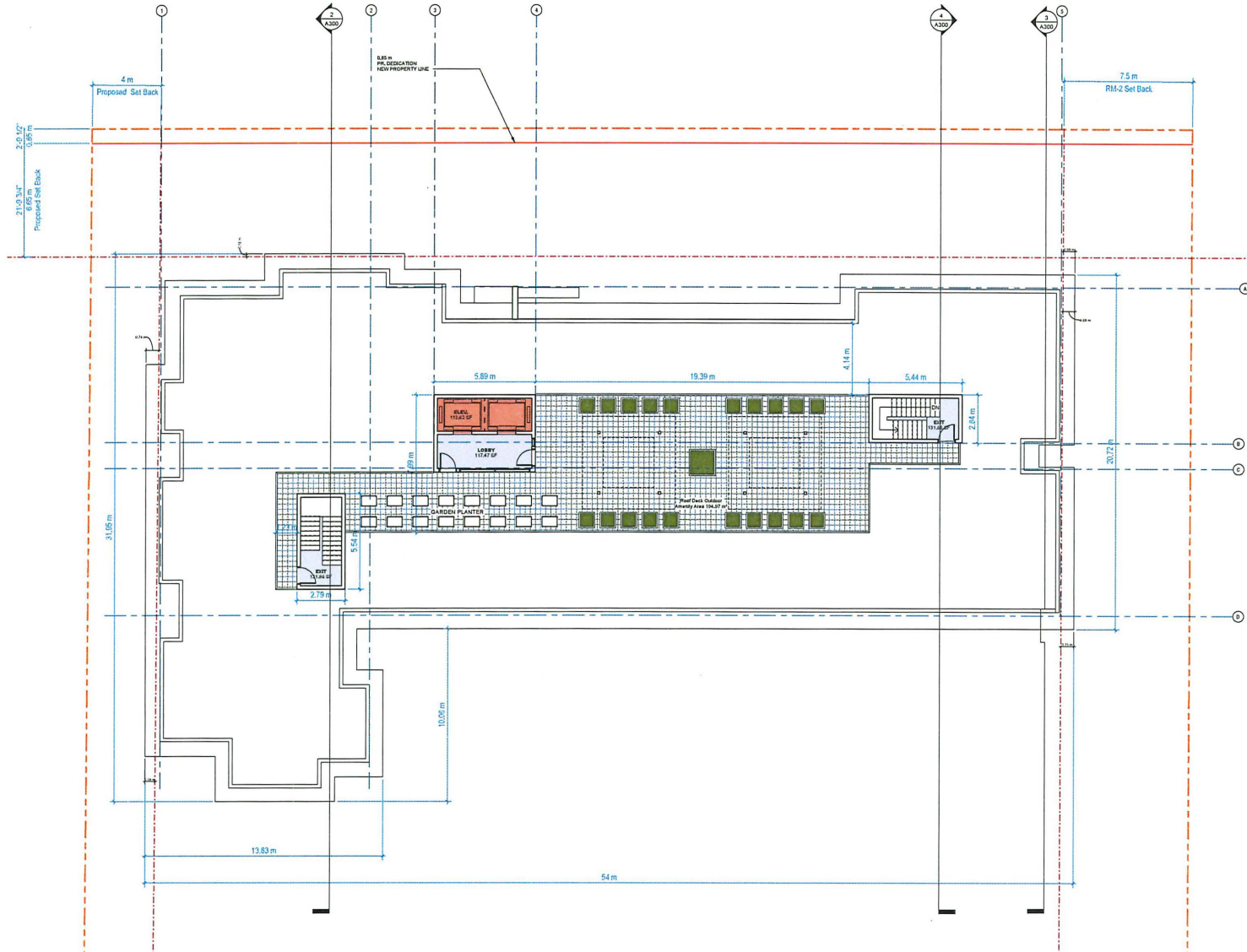
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22534, 22548 and 22556 Royal Crescent, Maple Ridge B.C.

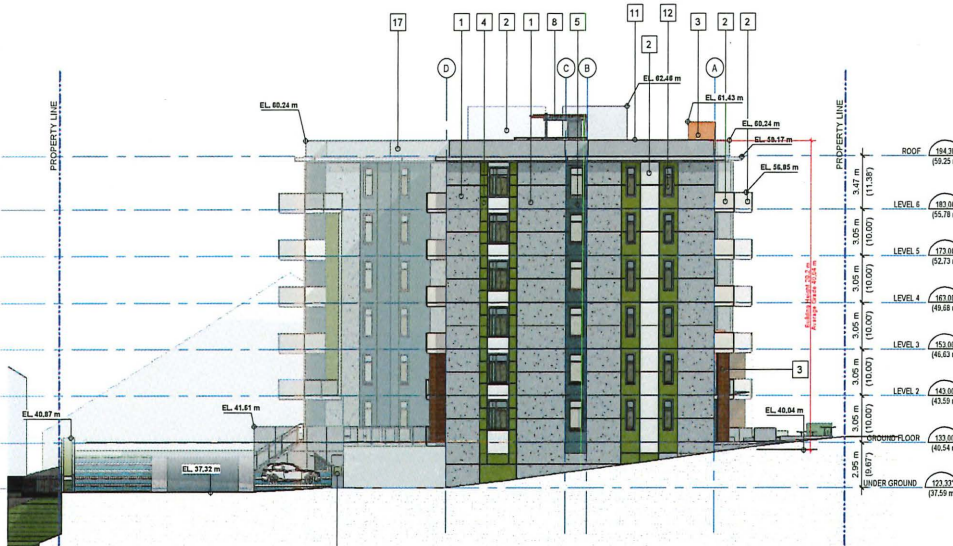
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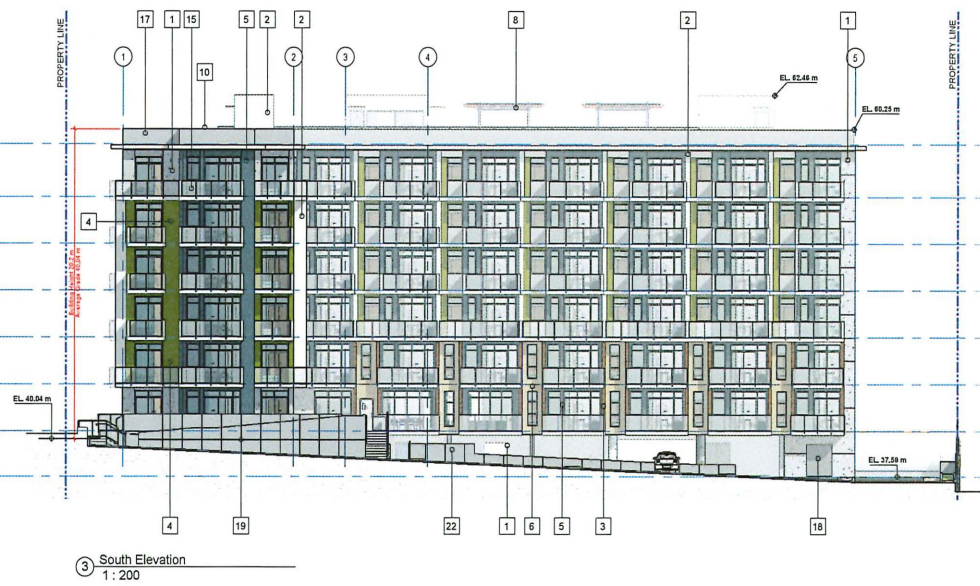
① East Elevation
1: 200



② North Elevation
1: 200

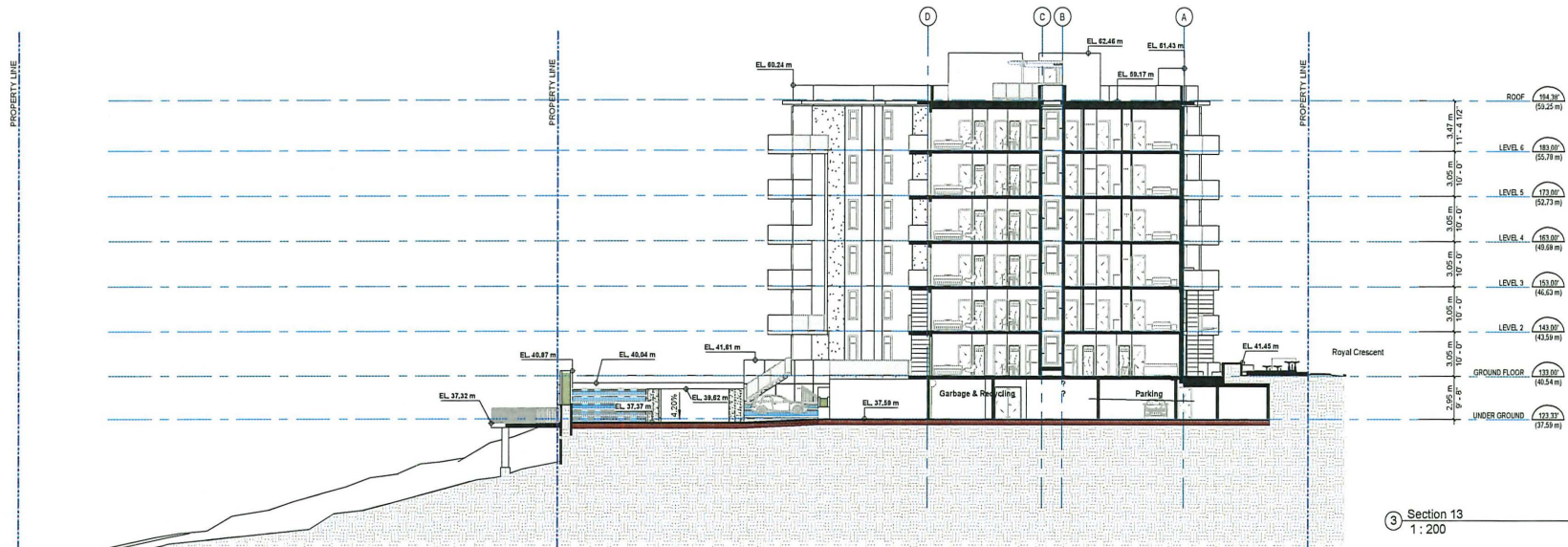
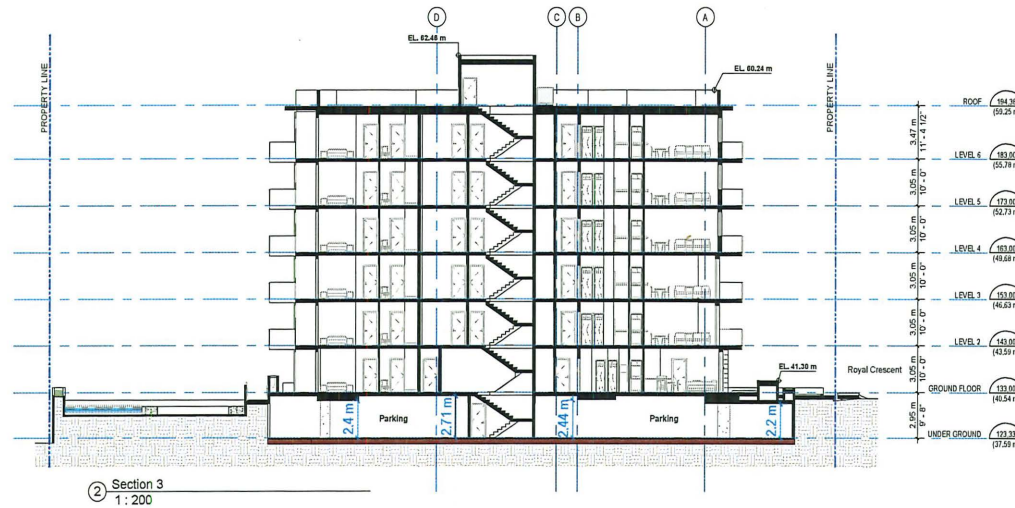
Key Value	Keynote Text
1	Nichiha Industrialblock Concrete Series Panel Siding - Colour: Grey
2	Fibre Cement Panel System Recess Trim With Countersunk Fasteners Colour: White
3	Nichiha Fibre Cement Panel Siding, Horizontal Application - Vintagewood Series - Colour: Cedar
4	Prefinished Metal Panel with 1/4" Reveal (Shadow Reveals) - Colour: Green
5	Fibre Cement Siding Artisan lap and beaded siding, Smooth Mitered corners - Colour: Dark Grey
6	Nichiha Sandstone Wall Panel - Colour: Autumn Brown
8	Pergola- Wood- Colour: Grey and Cedar
9	Glass Canopy with Painted Steel Frame - Colour: Light Grey

Key Value	Keynote Text
10	Metal Roof Fascia - Colour: Charcoal
11	Cap Flashing, Prefinished Metal - Colour: to Match Siding Below
12	Vinyl Window - Colour: White
15	Aluminum Glass Railing Side Mounted - Colour: Light Grey
17	Fibre Cement Panel System Recess Trim With Countersunk Fasteners Colour: Grey
18	Roll Up Door - Prefinished - Colour: Grey
19	Exposed Architectural Cast-in-Place Concrete High Quality Concrete with Clear, Matte Sealer: Walls, Planters at Grade
22	Concrete Block Planter



Key Value	Keynote Text
1	Nichiha Industrialblock Concrete Series Panel Siding - Colour: Grey
2	Fibre Cement Panel System Recess Trim With Countersunk Fasteners Colour: White
3	Nichiha Fibre Cement Panel Siding, Horizontal Application - Vintagewood Series - Colour: Cedar
4	Prefinished Metal Panel with 1/4" Reveal (Shadow Reveals) - Colour: Green
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6	Nichiha Sandstone Wall Panel - Colour: Autumn Brown
8	Pergola- Wood- Colour: Grey and Cedar
9	Glass Canopy with Painted Steel Frame - Colour: Light Grey

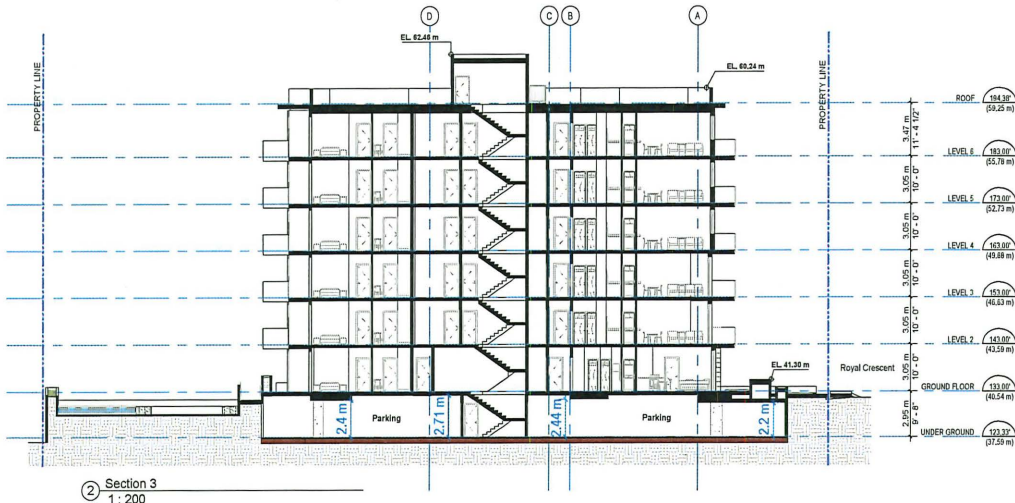
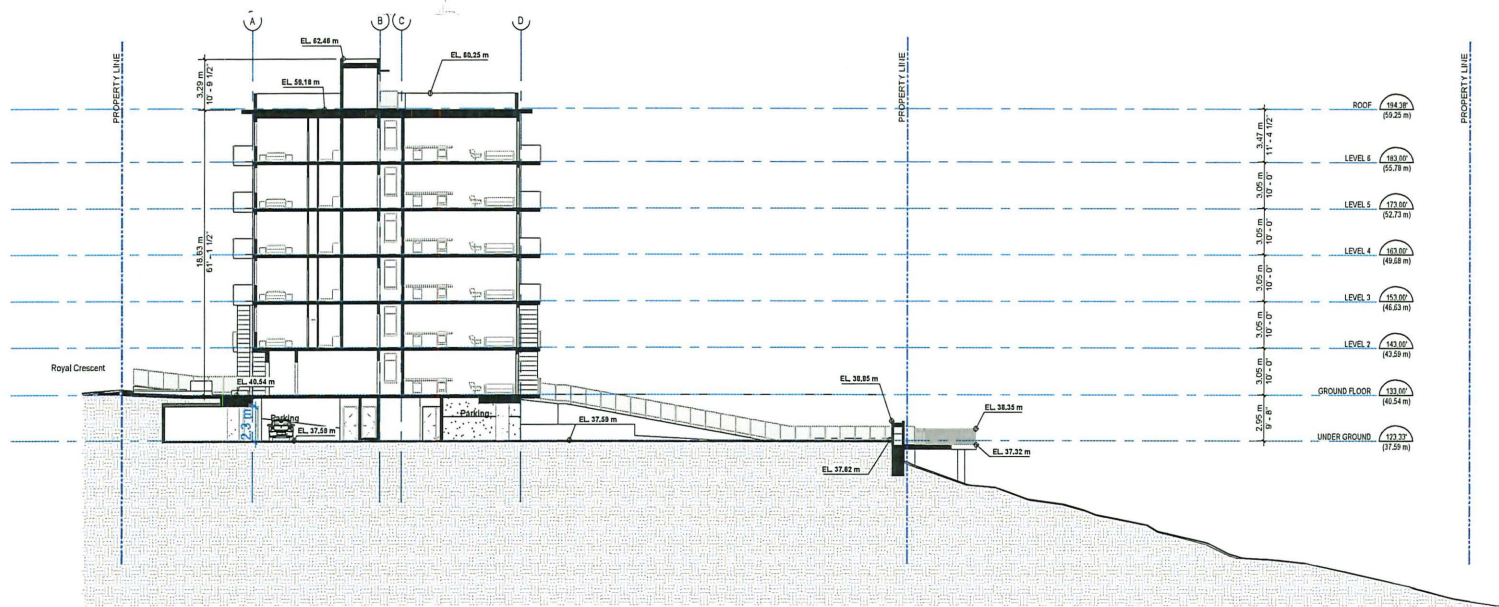
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18	Roll Up Door - Prefinished - Colour: Grey
19	Exposed Architectural Cast-in-Place Concrete High Quality Concrete with Clear, Matte Sealer: Walls, Planters at Grade
22	Concrete Block Planter



MAPLE RIDGE SENIORS HOUSING | 6 STOREY MULTI-FAMILY RESIDENTIAL BUILDING

22534, 22548 and 22556 Royal Crescent, Maple Ridge B.C.

10/04/2023



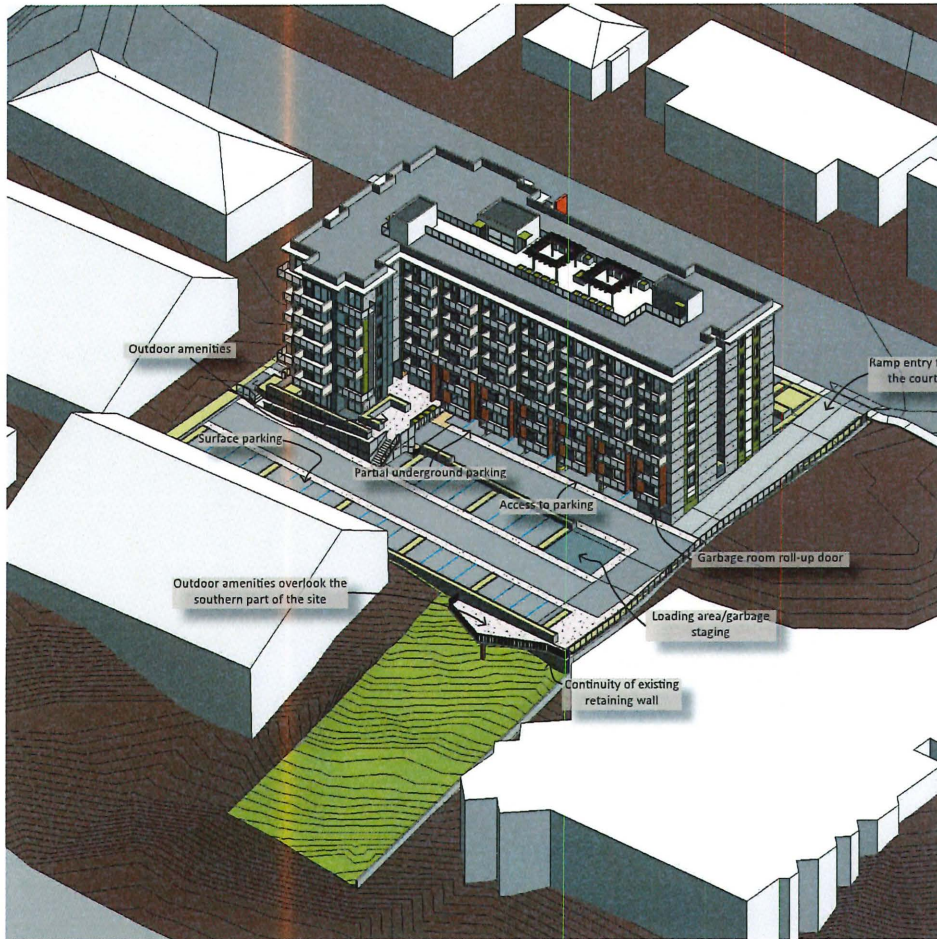
④ Section 4
1: 200

③ Section 3
1: 200

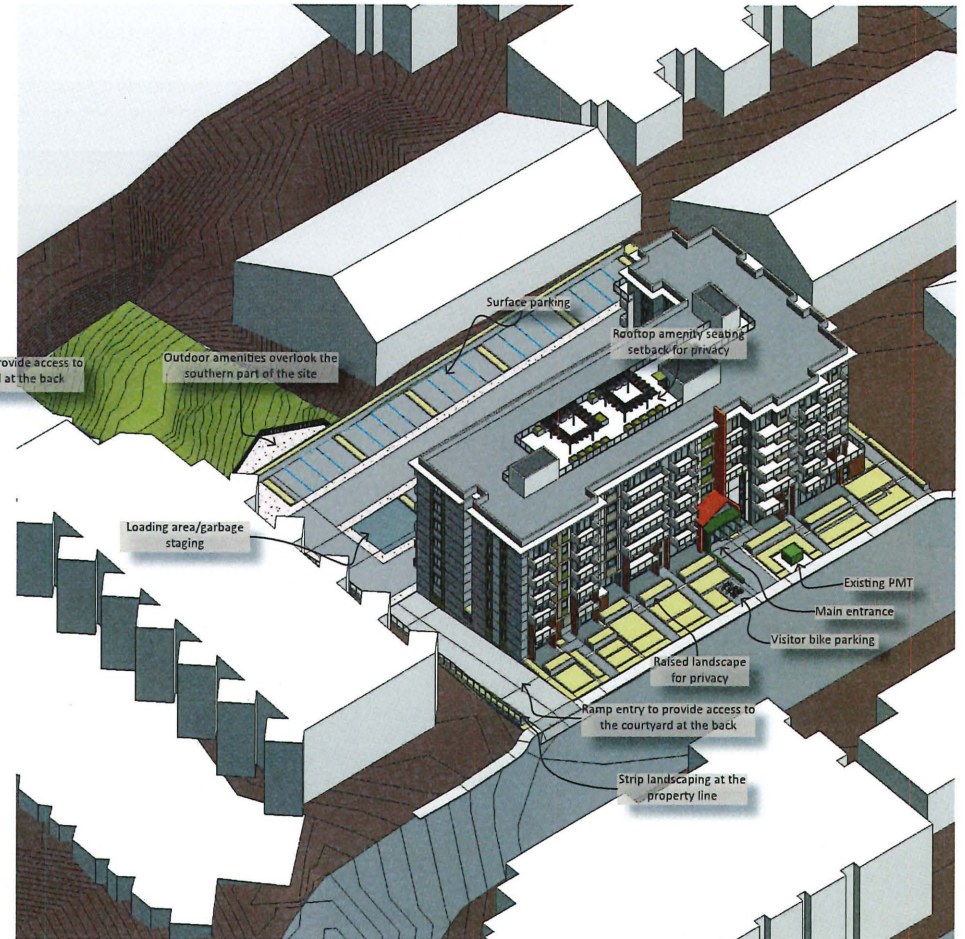
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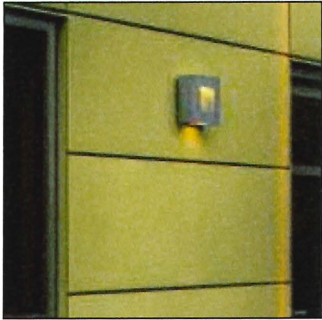
10/04/2023



AXONOMETRIC 3D - SOUTH EAST VIEW



AXONOMETRIC 3D - NORTH EAST VIEW



4-Prefinished Metal Panel with 1/4" Reveal (Shadow Reveals) - Colour: Green



1-Nichiha Industrialblock Concrete Series Panel Siding - Colour: Grey



2-Hardie Fibre Cement Panel System with 1/4" Shadow Reveals, Smooth - Colour: Painted Charcoal



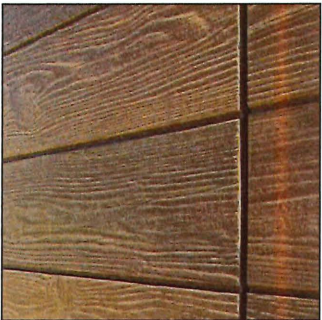
12-Vinyl Window - Colour: White



9-Glass Canopy with Painted Steel Frame - Colour: Light Grey



15-Aluminum Picket Guard - 3/4" Pickets, Prefinished - Colour: Light Grey



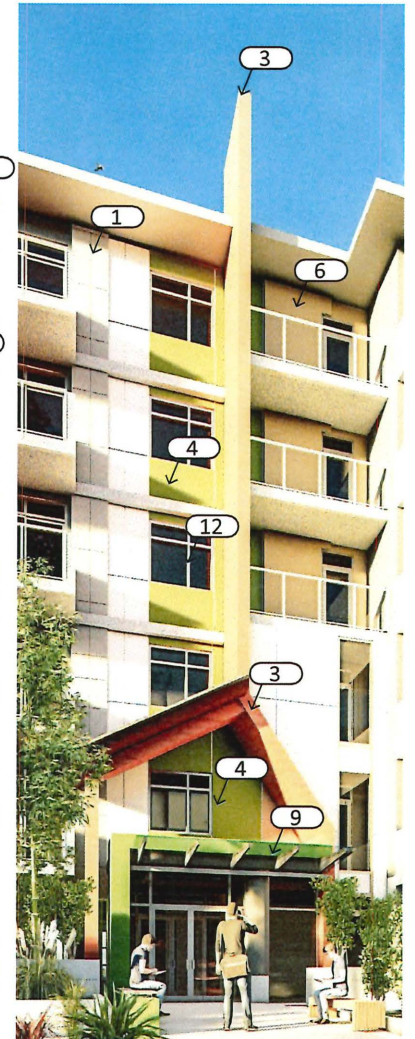
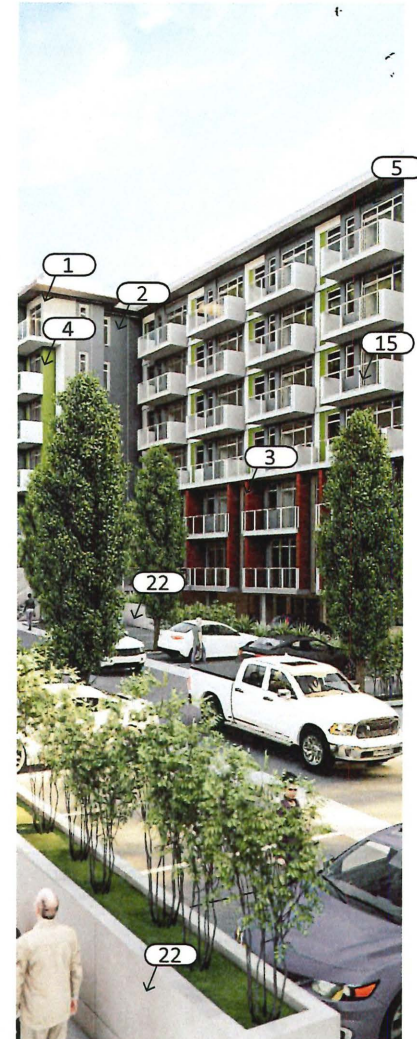
3-Nichiha Panel Siding, Horizontal Application - Vintagewood Series - Colour: Cedar



6-Nichiha Sandstone Wall Panel - Colour: Autumn Brown



22-Concrete Block Planter





ELEVATION VIEW ALONG RYAL CRESCENT ENTRY VIEW

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ELEVATION VIEW FACING ROYAL CRESCENT WEST CORNER LOOKING SOUTH

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VIEW FACING ROYAL CRESCENT EAST CORNER LOOKING SOUTH

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VIEW OF THE PARKING RAMP ACCESS FROM THE EAST CORNER OF ROYAL CRESCENT

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ACCESS RAMP TO COURTYARD AND SOUTH ELEVATION

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ACCESS TO UNDERGROUND PARKING AND PARTIALLY UNDERGROUND AREAS

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OUTDOOR AMENITY BALCONY SOUTH EAST CORNER

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OUTDOOR AMENITY BALCONY SOUTH EAST CORNER

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AERIAL VIEW CORNER OF WEST WING

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SOUTH EAST CORNER VIEW FROM PARKING AREA

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BIRDS-EYE VIEW OF SOUTH- WEST CORNER

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BIRDS-EYE VIEW OF SOUTH- WEST CORNER

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22534, 22548 and 22556 Royal Crescent, Maple Ridge B.C.

10/04/2023

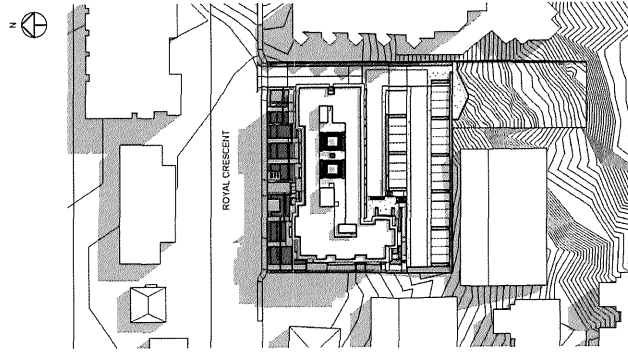


ROOF DECK OUTDOOR AMENITIES

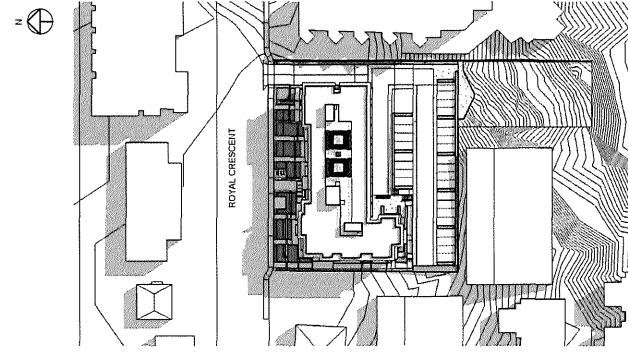
MAPLE RIDGE SENIORS HOUSING | 6 STOREY MULTI-FAMILY RESIDENTIAL BUILDING

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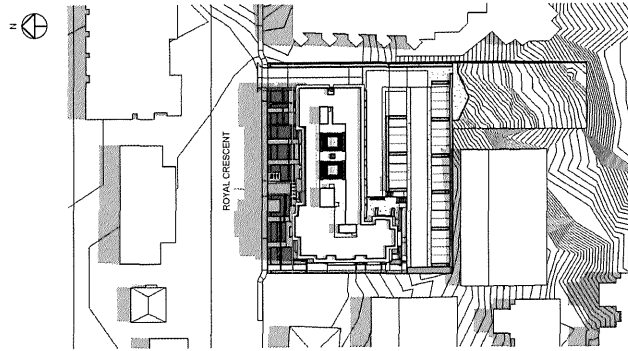
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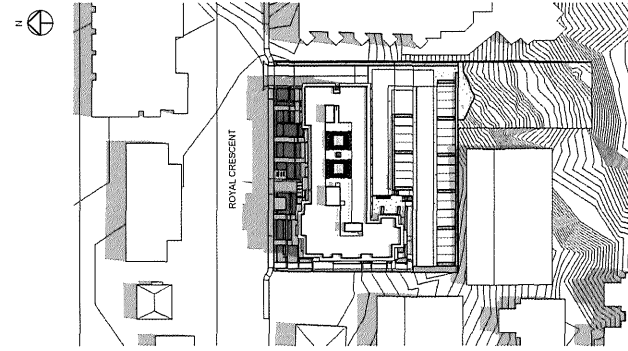
1 SHADOW ANALYSIS - MARCH 21 - 10AM



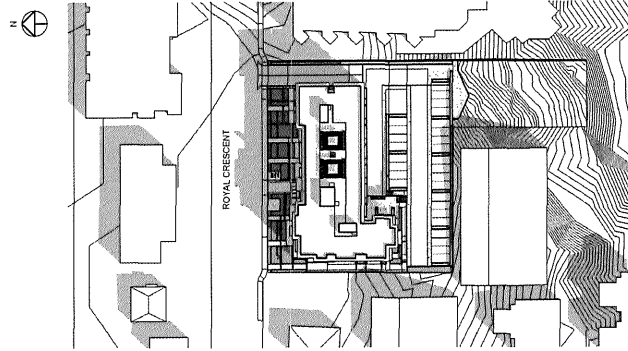
2 SHADOW ANALYSIS - SEPTEMBER 21 - 10AM



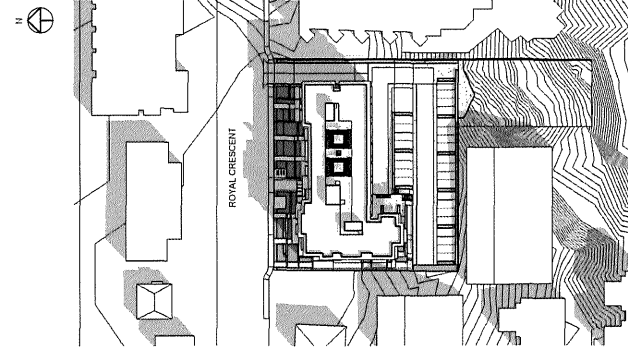
3 SHADOW ANALYSIS - MARCH 21 - 12PM



4 SHADOW ANALYSIS - SEPTEMBER 21 - 12PM



5 SHADOW ANALYSIS - MARCH 21 - 2PM

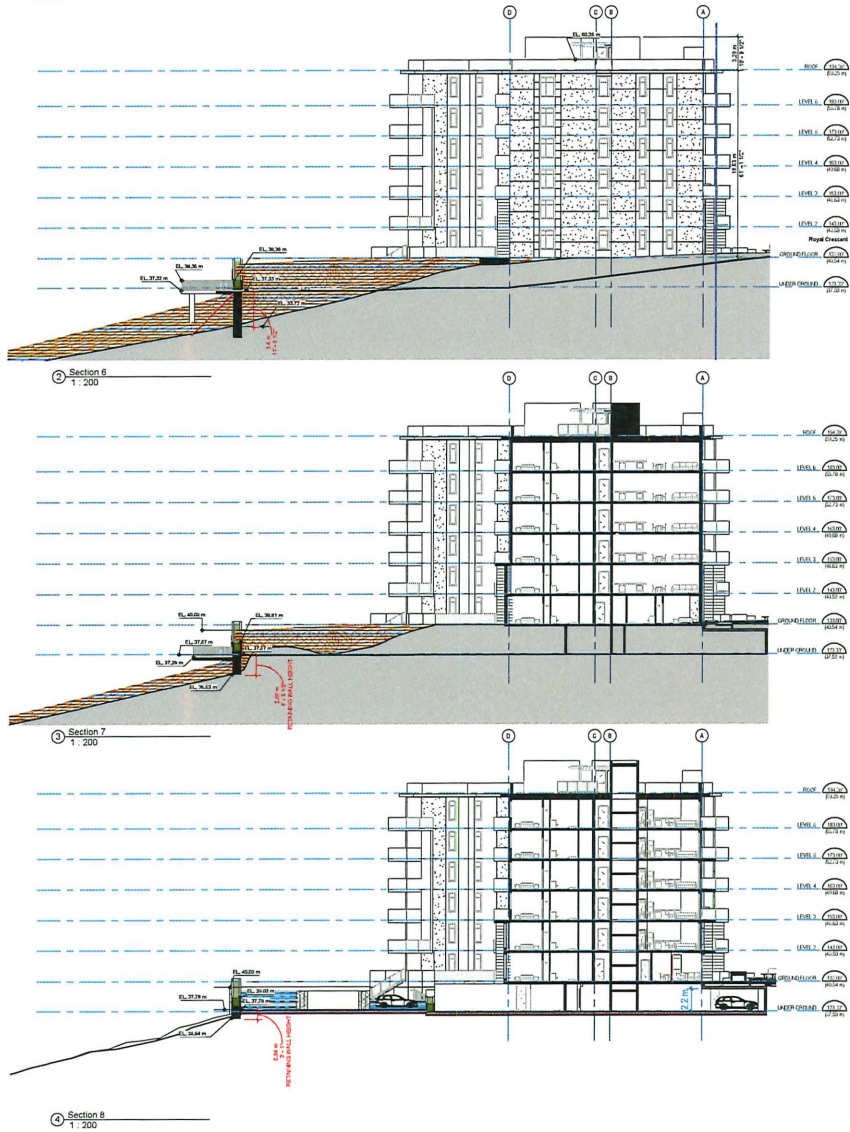


6 SHADOW ANALYSIS - SEPTEMBER 21 - 2PM

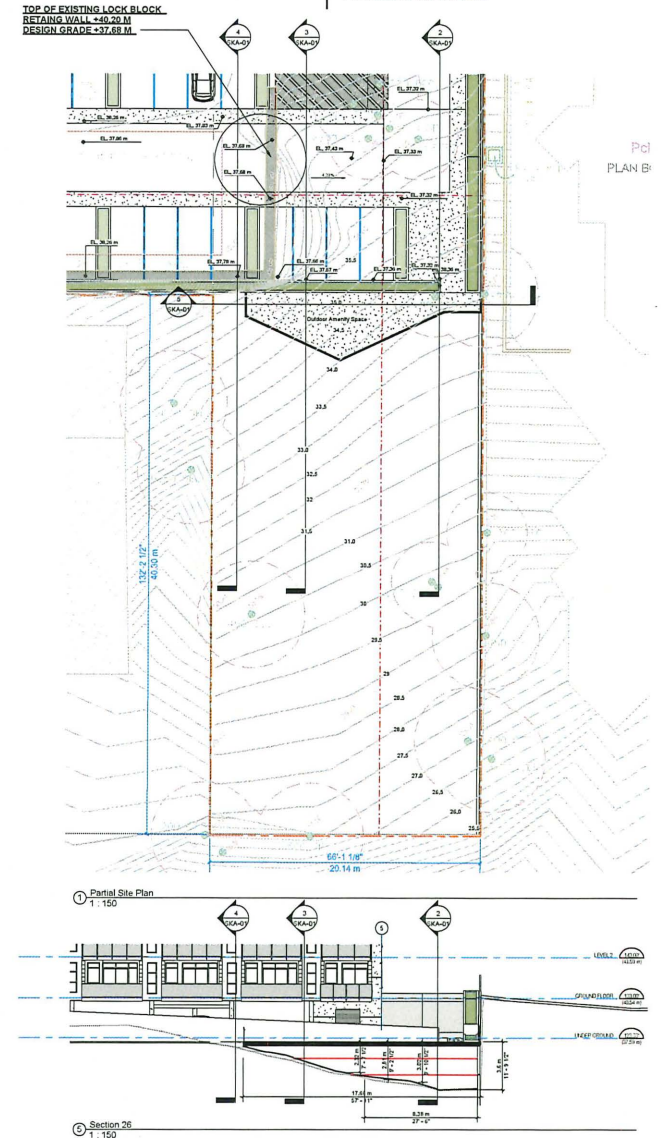
MAPLE RIDGE SENIORS HOUSING | 6 STOREY MULTI-FAMILY RESIDENTIAL BUILDING

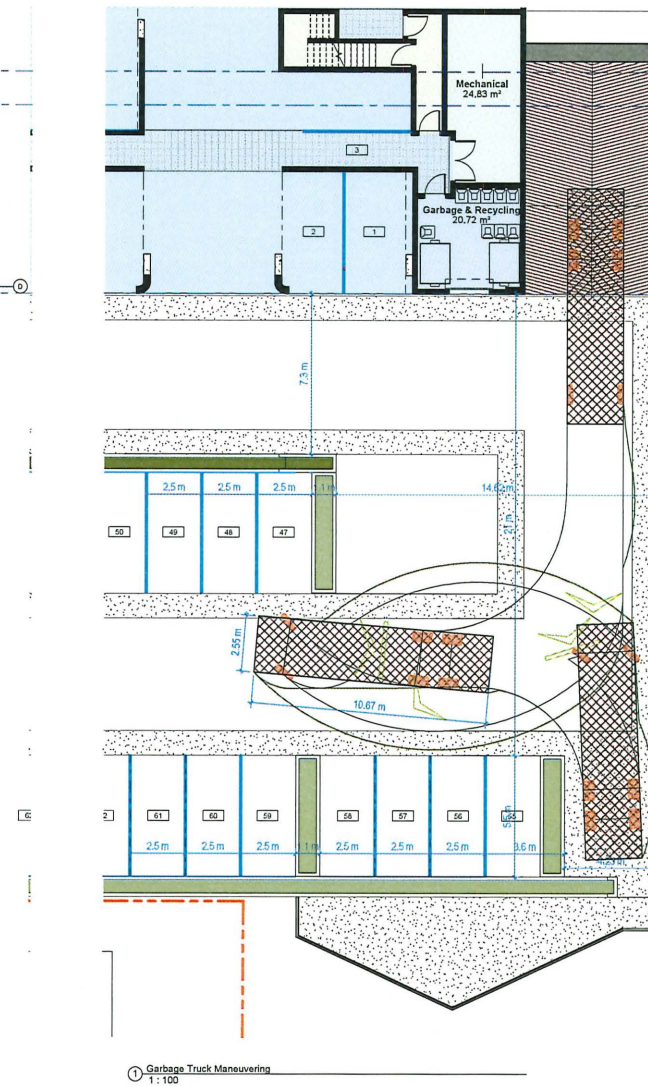
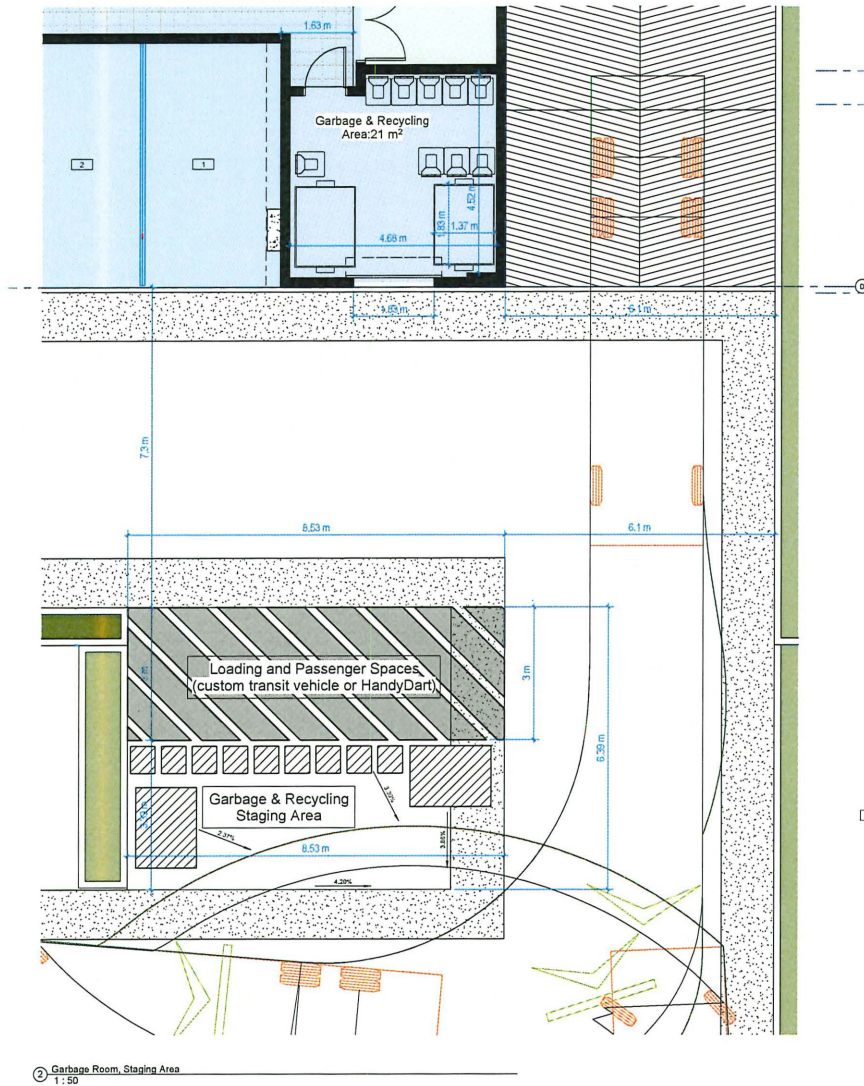
22534, 22548 and 22556 Royal Crescent, Maple Ridge B.C.

10/04/2023



Drawing:
RETAINING WALL



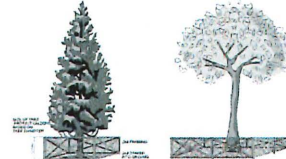


10.0 TREE PROTECTION BARRIER

Tree Protection Barrier Summary					
Tree number (bowl)	DBH (mm)	Minimum tree protection barrier Radial span (m)	Tree number (crown)	DBH (mm)	Minimum tree protection barrier Radial span (m)
392	31	1.0	OS1	77	4.7
391	46	2.8	OS2	31	1.9
387	44	2.7	OS3	22	1.4
			OS4	43	2.6
388	35	2.1	OS5	71	4.3
			OS6	30	1.8
			OS7	34	2.1
			OS8	62	3.8

All trees identified above will require tree protection barriers to protect and prevent the tree trunk, branches and roots being damaged by any construction activities/operations. Prior to any construction activity on site, tree protection fences must be constructed at the specified distance from the tree trunks. The protection barrier or temporary fencing must be at least 1.2 m in height and constructed of 2 by 4 lumber with orange plastic mesh screening. Structure must be sturdy with vertical posts driven firmly into the ground. This must be constructed prior to excavation or construction and remain intact throughout the entire period of construction. Further standards for fencing construction can be found at: "Maple Ridge Tree Protection and Management Bylaw No. 7133-2015"

Page 3



5.0 SUMMARY OF TREE PRESERVATION BY TREE SPECIES:

Tree Species	Existing	Remove	Retain
Alder	1	1	
Cottonwood	1	1	
Deciduous Trees (excluding Alder and Cottonwood Tree(s))			
Bigleaf maple	2	2	
Common hazel	1	1	
Butternut	4	2	2
Black cherry plum	1	1	
Common cherry	13	11	2
Northern red oak	2	2	
Coniferous Tree(s)			
Total (Excluding Alder and Cottonwood Tree(s))	24	20	4
Additional Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed (Excluding Boulevard Street Tree(s))			TBD
Total Retained and Replacement Tree(s) (Total = Total replacement trees proposed)			TBD

*Please note: The trees identified in the table consists of only on-site, shared trees that are below sized and includes trees within boulevards, proposed streets, and lanes

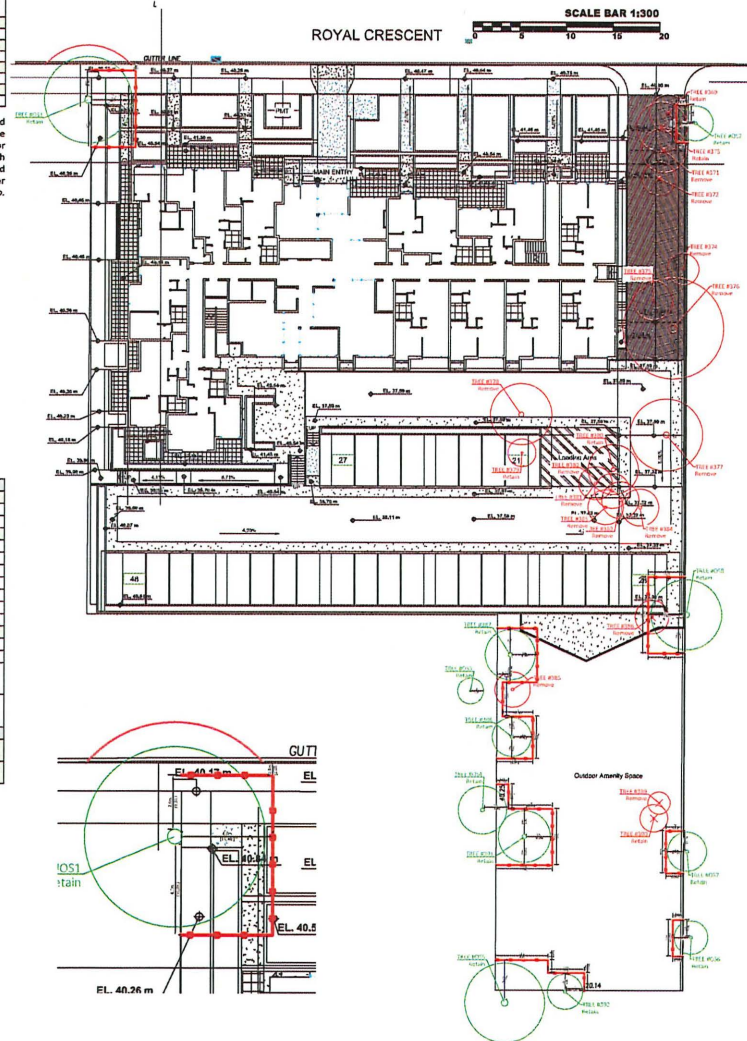
12.0 CONCLUSIONS

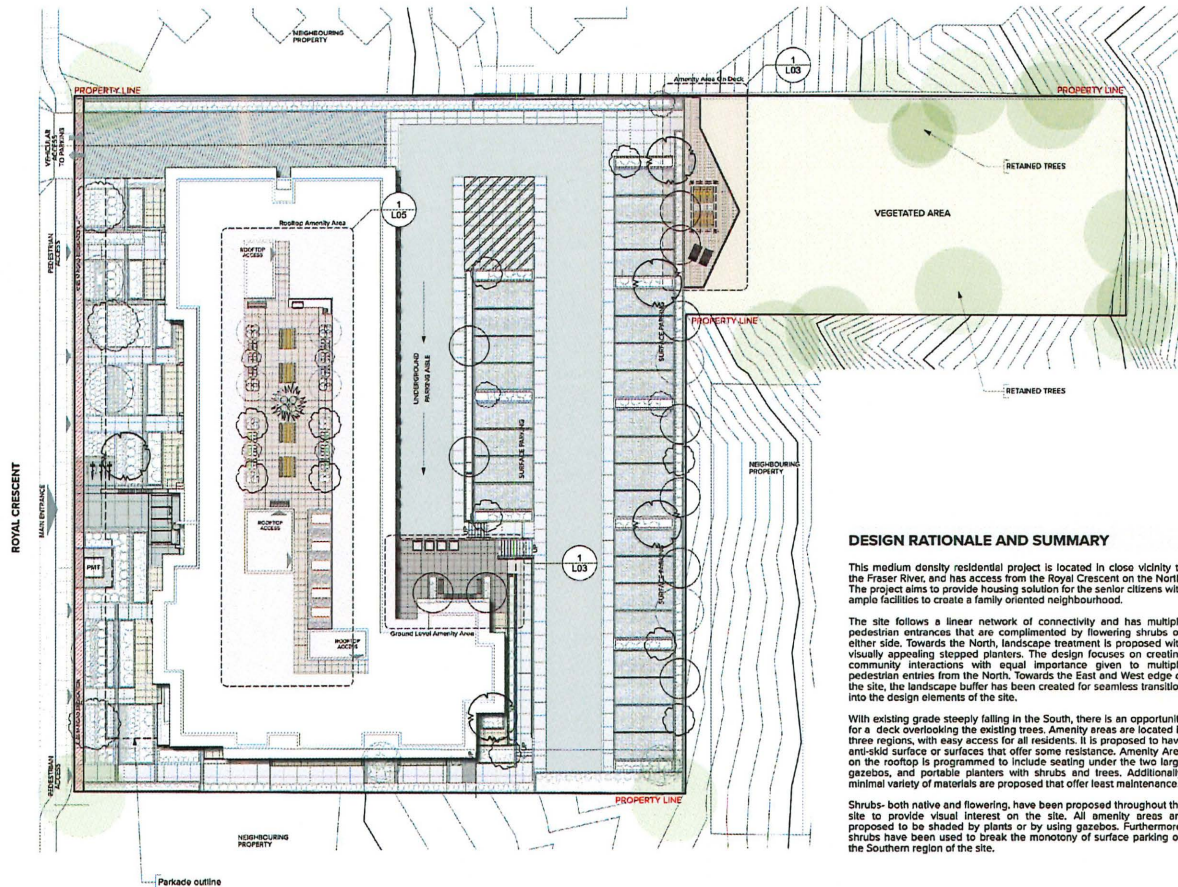
Based on our findings, a total of thirty-two (32) trees have been identified within the limits of the development project. A total of twenty (20) on-site trees have been recommended for removal due to conflicts with the proposed development as the subject trees had fallen within the high disturbance requirement areas relating to the site servicing, boulevard, underground parkade, and other construction related activities occurring within the limits of the site.

A total of twelve (12) on/off-site trees have been recommended for retention along with them having the requirement of installing Tree Protection Barriers due to their close proximity towards the proposed construction working limits. Also, in order to ensure the off-site trees and of their protection throughout the duration of the development project, Trigger points have been identified on the Tree Management Plan requiring Arborist supervision when working inside of their TPZ(s) during a few of the construction milestones.

Thank you for choosing Klimo & Associates Ltd. Any further questions can be forwarded to Francis Klimo at (604)358-5562 or by email at klimofrancis@gmail.com

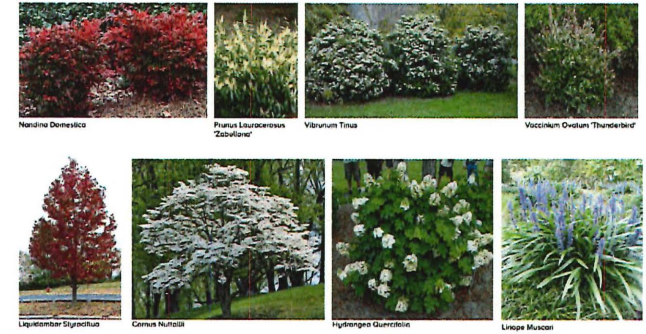
Regards,





1 KEY PLAN
Scale: 1:200

RECOMMENDED TREES AND SHRUBS



DESIGN RATIONALE AND SUMMARY

This medium density residential project is located in close vicinity to the Fraser River, and has access from the Royal Crescent on the North. The project aims to provide housing solution for the senior citizens with ample facilities to create a family oriented neighbourhood.

The site follows a linear network of connectivity and has multiple pedestrian entrances that are complemented by flowering shrubs on either side. Towards the North, landscape treatment is proposed with visually appealing stepped planters. The design focuses on creating community interactions with equal importance given to multiple pedestrian entries from the North. Towards the East and West edge of the site, the landscape buffer has been created for seamless transition into the design elements of the site.

With existing grade steeply falling in the South, there is an opportunity for a deck overlooking the existing trees. Amenity areas are located in three regions, with easy access for all residents. It is proposed to have anti-skid surface or surfaces that offer some resistance. Amenity Area on the rooftop is programmed to include seating under the two large gazebos, and portable planters with shrubs and trees. Additionally, minimal variety of materials are proposed that offer least maintenance.

Shrubs- both native and flowering, have been proposed throughout the site to provide visual interest on the site. All amenity areas are proposed to be shaded by plants or by using gazebos. Furthermore, shrubs have been used to break the monotony of surface parking on the Southern region of the site.

GENERAL NOTES

All materials and workmanship to Canadian Landscape Standards (CLS), latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the CLS. Container sizes are specified as per 'CNTA Standards'. Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. The contractor must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. Provide certification upon request.

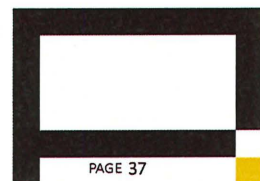
Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground' areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or Imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All plant material to be warranted for one year from date of substantial completion. All wood fences to be cedar, with one coat of clear penetrating preservative.



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Project MAPLE RIDGE SENIORS HOUSING

Owner

Sheet Title
KEY PLAN

Total Sheets
7

Drawn By
DO/BB

Reviewed By
RD

Sheet No.
L01

Checked By
RD

Status
Rezoning

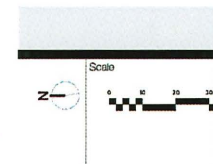
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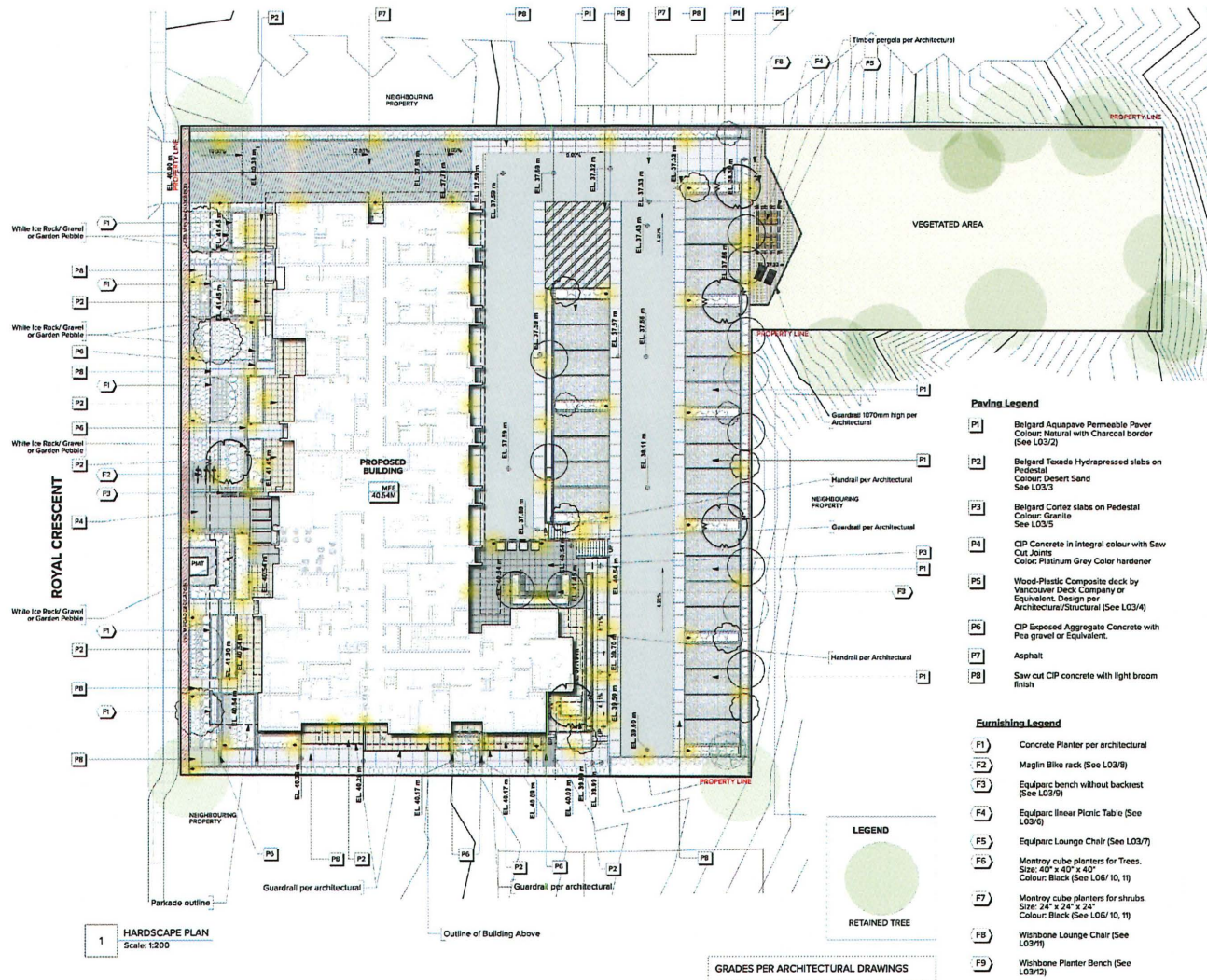
AHJ
City of Maple Ridge

Consultants
Ankenman Marchand

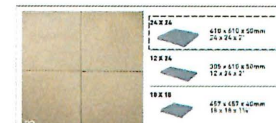
Documents
Rezoning

No	Date	Issue Notes
A	2023-07-18	DP Application
B	2023-09-15	DP Resubmission





2 Belgard Aquapave permeable pavers (P1)
Scale: NTS



3 Belgard Texada Hydra Pressed Slabs (P2)
Scale: NTS



4 Composite Decking (P5)
Scale: NTS



5 Belgard Cortez Slabs (P3)
Scale: NTS



6 Equiparc Picnic Table (F4)
Scale: NTS



7 Lounge Chair (F5)
Scale: NTS



8 Maglin Bike Rack (F2)
Scale: NTS



9 Equiparc Bench (F3)
Scale: NTS



12 Wishbone Planter Bench (F9)
Scale: NTS



11 Wishbone Lounge Chair (F8)
Scale: NTS

- Paving Legend**
- P1 Belgard Aquapave Permeable Paver
Colour: Natural with Charcoal border
(See L03/3)
 - P2 Belgard Texada Hydrapressed slabs on Pedestal
Colour: Desert Sand
(See L03/3)
 - P3 Belgard Cortez slabs on Pedestal
Colour: Granite
(See L03/3)
 - P4 CIP Concrete in integral colour with Saw Cut Joints
Colour: Platinum Grey Color Hardener
(See L03/3)
 - P5 Wood-Plastic Composite deck by Vancouver Deck Company or Equivalent. Design per Architectural/Structural (See L03/4)
 - P6 CIP Exposed Aggregate Concrete with Pea gravel or Equivalent.
 - P7 Asphalt
 - P8 Saw cut CIP concrete with light broom finish

- Furnishing Legend**
- F1 Concrete Planter per architectural
 - F2 Maglin Bike rack (See L03/8)
 - F3 Equiparc bench without backrest (See L03/9)
 - F4 Equiparc Linear Picnic Table (See L03/6)
 - F5 Equiparc Lounge Chair (See L03/7)
 - F6 Montroy cube planters for Trees.
Size: 40" x 40" x 40"
Colour: Black (See L06/10, 11)
 - F7 Montroy cube planters for shrubs.
Size: 24" x 24" x 24"
Colour: Black (See L06/10, 11)
 - F8 Wishbone Lounge Chair (See L03/11)
 - F9 Wishbone Planter Bench (See L03/12)



LEGEND
RETAINED TREE

GRADES PER ARCHITECTURAL DRAWINGS

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Project MAPLE RIDGE SENIORS HOUSING

Owner

Sheet Title
HARDSCAPE PLAN

Total Sheets
7

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L03

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Status
Rezoning

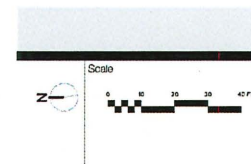
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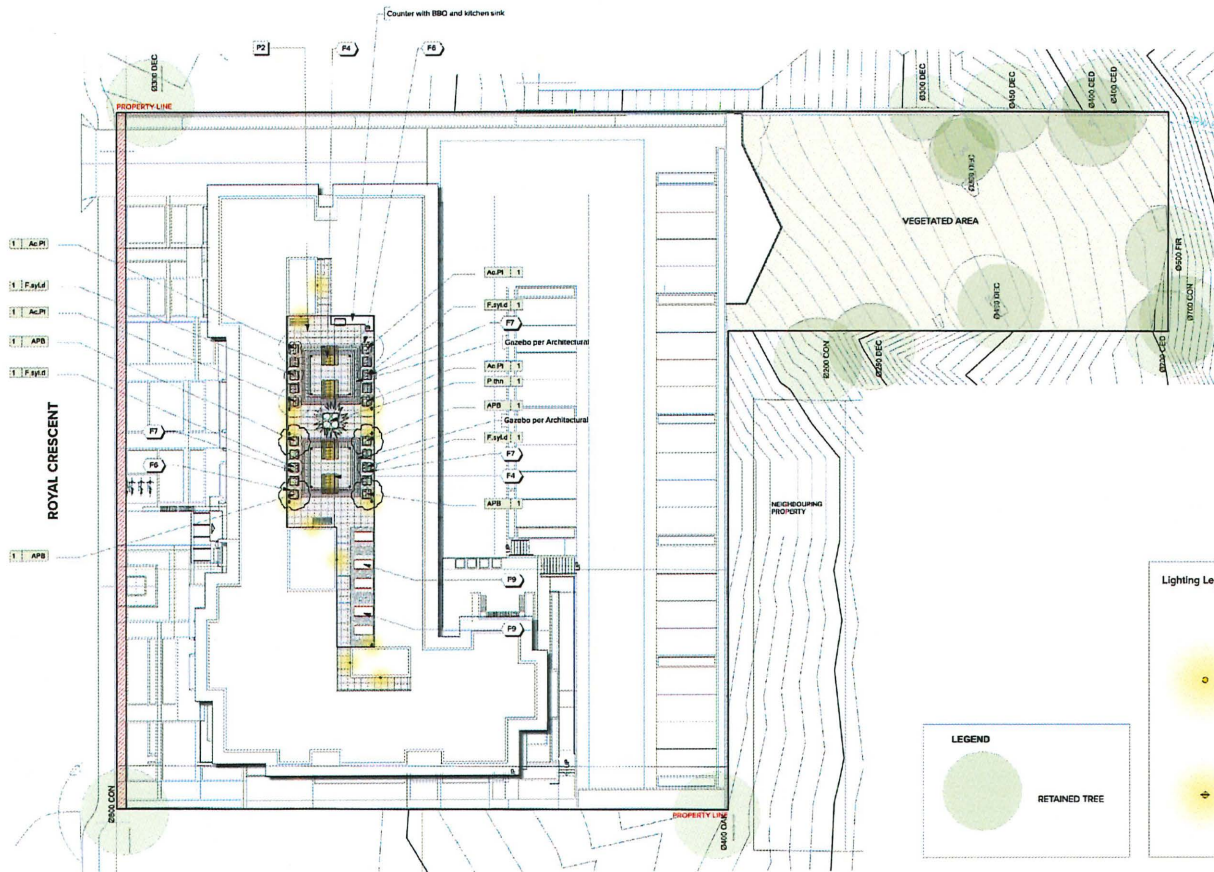
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Documents
Rezoning

No	Date	Issue Notes
A	2023-07-18	DP Application
B	2023-09-15	DP Resubmission





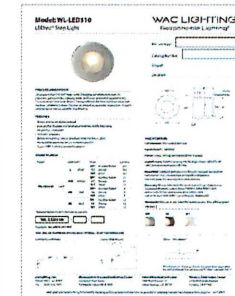
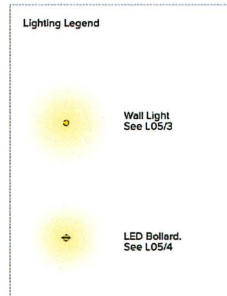
1 ROOFTOP PLAN
Scale: 1/200

Proposed Trees Rooftop Amenity Area

ID	Quantity	Latin Name	Common Name	Scheduled Size
Pthn	1	Pinus thunbergii	Japanese black pine	3m. ht.
APB	4	Acer palmatum Bloodgood	Bloodgood Japanese Maple	6 cm. Cal.
Ac.Pi	4	Acer palmatum	Japanese Maple	3.5 m. ht.
F.syl.d	4	Fagus sylvatica 'Dawyckii'	Dawyckii Beech	7 cm. cal

Proposed Shrubs Rooftop Amenity Area

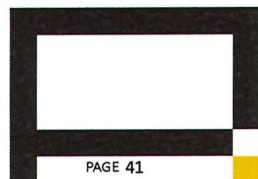
ID	Quantity	Latin Name	Common Name	Scheduled Size
Lax	15	Leucothoe axillaris	Coast Leucothoe	#3 pot.
AG	15	Abelia grandiflora	Glossy abelia	#3 pot.
LM	15	Liriodaphne muscari	Big Blue Lily Turf	#1 pot.
HI	15	Helleborus viridis	Blue Oat Grass	#1 pot.
R/TB	4	Rosa rugosa 'Therese Bugnet'	Therese Bugnet Japanese Rose	#1 pot.
Ech.T	15	Echinacea purpurea	Purple Coneflower 'Big Sky Twilight'	#1 pot.
RF	15	Rudbeckia fulgida var. fulgida	Orange Coneflower	#1 pot.



3 Wall Light
Scale: NTS



4 LED Bollard
Scale: NTS



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Project MAPLE RIDGE SENIORS HOUSING

Owner

Sheet Title LANDSCAPE/PLANTING PLAN-ROOFTOP

Total Sheets
7

Sheet No.
L05

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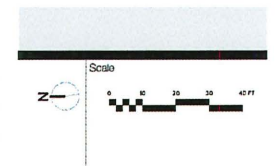
AHJ
City of Maple Ridge

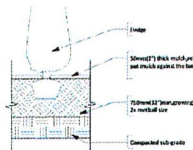
Documents
Rezoning

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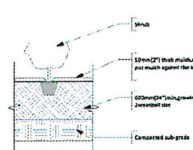
Status
Rezoning

No	Date	Issue Notes
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B	2023-09-15	DP Resubmission

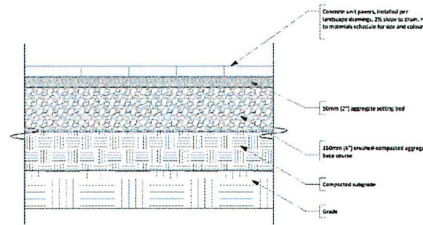




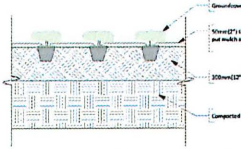
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NTS



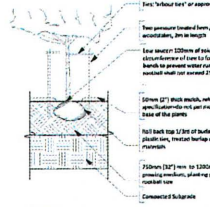
2 DETAILS: SHRUB AT GRADE
NTS



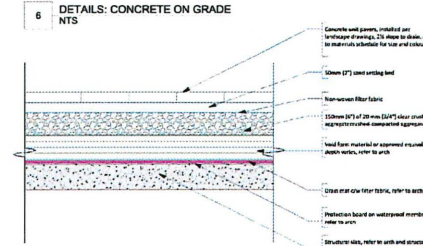
3 DETAILS: CONCRETE UNIT PAVERS ON GRADE
NTS



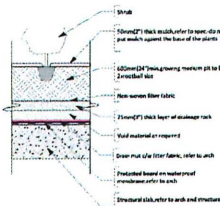
4 DETAILS: GROUNDCOVER AT GRADE
NTS



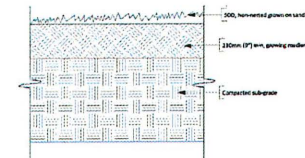
5 DETAILS: TREE AT GRADE
NTS



6 DETAILS: CONCRETE ON GRADE
NTS



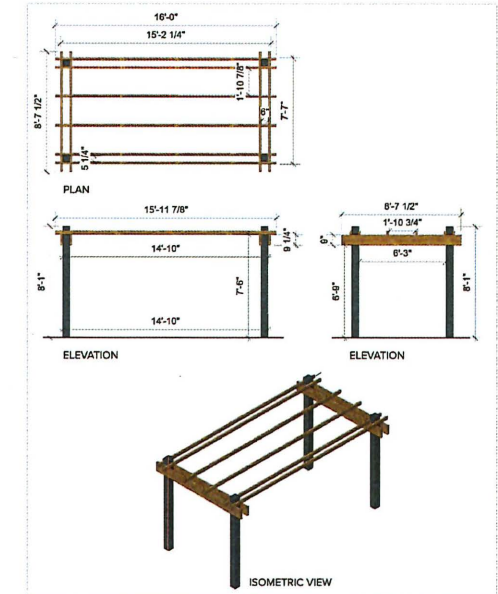
7 DETAILS: SHRUB ON SLAB
NTS



8 SOD AT GRADE
NTS



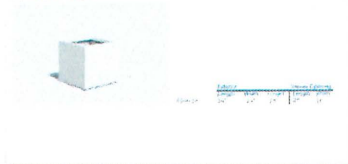
9 DETAILS: CONCRETE UNIT PAVERS ON SLAB
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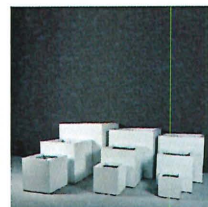
13 SCHEMATIC DETAIL OF PERGOLA
Scale: NTS

Montroy Cube

24" wide 24" height



10 MOVABLE PLANTERS (F6 & F7)
Scale: NTS

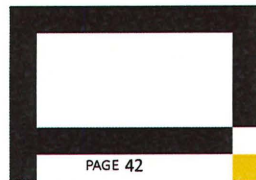


11 MOVABLE PLANTERS (F6 & F7)
Scale: NTS

ITEM NUMBER	LENGTH	WIDTH	HEIGHT	WEIGHT	UNIT
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010416	12"	12"	12"	5.2	5.2
010423	20"	20"	20"	12.2	12.2
010425	20"	20"	20"	12.2	12.2
010427	20"	20"	20"	12.2	12.2
010429	20"	20"	20"	12.2	12.2
010431	20"	20"	20"	12.2	12.2
010433	20"	20"	20"	12.2	12.2
010435	20"	20"	20"	12.2	12.2
010437	20"	20"	20"	12.2	12.2
010439	20"	20"	20"	12.2	12.2
010441	20"	20"	20"	12.2	12.2
010443	20"	20"	20"	12.2	12.2
010445	20"	20"	20"	12.2	12.2
010447	20"	20"	20"	12.2	12.2
010449	20"	20"	20"	12.2	12.2
010451	20"	20"	20"	12.2	12.2



12 WHITE ICE ROCK AND PEBBLE (P8)
Scale: NTS



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Project MAPLE RIDGE SENIORS HOUSING

Owner

Sheet Title DETAILS

Total Sheets
7

Sheet No.
L06

Contractor

Consultants
Ankenman Marchand

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AHJ
City of Maple Ridge

Documents
Rezonning

Reviewed By
RD

Status
Rezonning

No Date Issue Notes

A 2023-07-18 DP Application

B 2023-09-15 DP Resubmission

Scale

ANKENMAN MARCHAND

October 3, 2023

Attention: Parissa Shafizadeh, Senior Planner

Regard: 22534, 22548, and 22556 Royal Crescent in Maple Ridge DIM

On September 27th, 2023, a Development Information Meeting was held for the proposed Maple Ridge Senior Housing project located at 22534, 22548, and 22556 Royal Crescent in Maple Ridge, British Columbia. The meeting occurred from 5:00 p.m. to 7:00 p.m. at Thomas Haney Secondary School, 23000 116 Ave., Maple Ridge, BC.

At the meeting, attendees could offer important input and feedback about developing senior housing. A total of 13 individuals were in attendance, and a sign-in sheet was utilized to document their names and contact information. This ensured that their views were heard and their opinions were considered during the planning process.

Exit Survey Summary are:

1. **Senior Housing Shortage and Design:**
 - Some attendees agreed with the need for more senior housing and liked the project's design.
2. **Royal Crescent Widening Concerns:**
 - Concerns were raised about the Royal Crescent widening, with some attendees suggesting that make sure the dedication to the road might be wide enough.
3. **Rooftop and Gardening Access:**
 - Many participants loved the rooftop and requested more gardening opportunities. Some suggested providing access to the extensive slope area on the south side of the property, although it was mentioned that this might not be recommended for senior accessibility.
4. **Rental Idea and Low-Income Seniors:**
 - Attendees expressed enthusiasm for the rental idea and emphasized the importance of ensuring low-income seniors access housing. Some suggested a need for quicker development of the project.
5. **Replacing Existing Facility:**
 - General happiness was expressed about the idea of replacing the existing problematic facility.
6. **Central Location and Accessibility:**
 - Attendees appreciated the project's central location, close to transit, shopping, and cultural amenities.
7. **Variety of Floor Plans:**
 - Many liked the variety of floor plans offered in the project.
8. **Preservation of Trees and Accessibility:**
 - Attendees favoured keeping the trees on the site's south side and appreciated the idea of an overhanging deck in that area.
 - Some attendees expressed a desire for accessibility and a walkabout to the preserved area on the south side of the property, but it was explained that the slope might not be safe for seniors and could pose accessibility issues.

A N K E N M A N M A R C H A N D

9. **Modular Construction Disapproval:**

- Some participants expressed disapproval of modular construction methods.

10. **Senior Stroller:**

- Mention was made of the availability of an electric scooter room.

11. **Tree Preservation:**

- Attendees emphasized the importance of preserving the trees on the property.

The summary of the survey conducted at this meeting will help shape the future of the Maple Ridge Senior Housing project, ensuring it meets the needs and expectations of the community while contributing positively to the local area.

Best Regard

Afshin Banafsheh,