

**CITY OF MAPLE RIDGE
BYLAW NO. 7810-2021**

A Bylaw to amend 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. 7810-2021."

2. Those parcels or tracts of land and premises known and described as:

Lot 2 Section 20 Township 12 New Westminster District Plan 8843;
Lot 3 Section 20 Township 12 New Westminster District Plan 8843;
Lot 1 Section 20 Township 12 New Westminster District Plan 9446;
Lot 2 Section 20 Township 12 New Westminster District Plan 9446; and
Lot 3 Section 20 Township 12 New Westminster District Plan 9446

and outlined in heavy black line on Map No. 1935 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 14th day of December, 2021.

READ a second time the 26th day of September, 2023

PUBLIC HEARING held the 17th day of October, 2023

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

**mapleridge.ca****City of Maple Ridge**

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7810-2021
22582, 22588, 22596, 22606, and 22610 121 Avenue

MEETING DATE: September 12, 2023
FILE NO: 2021-471-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 22582, 22588, 22596, 22606, and 22610 121 Avenue (see Appendices A and B), from the RS-1 (Single Detached Residential) zone to the RM-3 (Medium/High Density Apartment Residential) zone, to permit the future construction of a 5-storey apartment building with 87 market strata dwelling units. The units would range in configuration from studio apartments to 2-bedroom apartments. The proposed development would involve road dedication. The development proposes a density of 1.84 FSR (Floor Space Ratio) based on the proposed lot area. It would include one level of underground parking for all off-street parking in order to improve the streetscape and create a more urban form of development. The parking arrangement and form are consistent with that of nearby apartment buildings. Council granted first reading to *Zone Amending Bylaw No. 7810-2021* (see Appendix C) on December 14, 2021.

This application is in compliance with the Official Community Plan (OCP).

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$5,600.00 per apartment dwelling unit, for an estimated amount of \$487,200.00, or such rate applicable at third reading of this application.

RECOMMENDATIONS:

1. That *Zone Amending Bylaw No. 7810-2021* be given second reading, and be forwarded to Public Hearing; and further
2. That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication for the lane as required;
 - iii) Consolidation of the subject properties;
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - v) Registration of a Restrictive Covenant for the protection of Visitor Parking;

- vi) Registration of a Restrictive Covenant for Stormwater Management;
- vii) Removal of existing buildings;
- viii) 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.
- ix) That a voluntary contribution, in the amount of \$487,200.00 (\$5,600.00 per apartment dwelling unit), or such rate applicable at third reading of this application, be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.
- x) That a voluntary contribution, in the amount of \$158,500.87 (\$161.46 per square metre (\$15.00 per square foot) for Floor Space Ratio (FSR) in excess of other density provisions for the RM-3 zone), be provided in keeping with the applicable Density Bonus contribution.
- xi) That a voluntary contribution, in the amount of \$168,000.00 (\$8,000.00 per off-street parking space required but not provided), be provided in keeping with the previous rate in the City's Off-Street Parking and Loading Bylaw. The previous cash in-lieu rate is being applied as the zone amending bylaw received first reading prior to the adoption of the bylaw amending the City's Off-Street Parking and Loading Bylaw to have a higher cash in-lieu rate.
- xii) Confirmation in writing that a voluntary contribution, in the amount of \$50,000.00 is being provided to the Ridge Meadows Seniors Society toward the society's new bus service that helps take seniors to medical appointments, shopping, and recreational trips.
- xiii) Confirmation in writing of a voluntary agreement with the Ridge Meadows Seniors Society to provide a daily hot meal for one year, at the Ridge Meadows Seniors Society's Maple Ridge Seniors Activity Centre, to seniors who purchase a unit in the proposed development.

DISCUSSION:

a) Background Context:

Applicant: 1232369 B.C. Ltd.

Legal Description: Lot 2 Section 20 Township 12 New Westminster District Plan 8843;
 Lot 3 Section 20 Township 12 New Westminster District Plan 8843;
 Lot 1 Section 20 Township 12 New Westminster District Plan 9446;
 Lot 2 Section 20 Township 12 New Westminster District Plan 9446;
 Lot 3 Section 20 Township 12 New Westminster District Plan 9446

OCP Designation:	
Existing:	<i>Medium and High-Rise Apartment</i>
Proposed:	<i>Medium and High-Rise Apartment</i>
Within Urban Area Boundary:	Yes
Area Plan:	Town Centre Area Plan
OCP Major Corridor:	No
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	RM-3 (Medium/High Density Apartment Residential)
Surrounding Uses:	
North:	Use: Place of Worship and School Zone: P-2 (Special Institutional) P-4 (Place of Worship) Designation: <i>Institutional; Park</i>
East:	Use: Single Detached Residence Zone: RS-1 (Single Detached Residence) Designation: <i>Medium and High-Rise Apartment</i>
South:	Use: Single Detached Residential; Apartment Residential Zone: RS-1 (Single Detached Residential); RM-2 (Medium Density Apartment Residential) Designation: <i>Medium and High-Rise Apartment</i>
West:	Use: Apartment Residential Zone: RM-3 (Medium/High Density Apartment Residential) Designation: <i>Medium and High-Rise Apartment</i>
Use of Property:	
Existing:	Single Detached Residential
Proposed:	Apartment Residential
Site Area:	
Existing:	2956.4 m ² (0.7 acres)
Proposed:	2904.4 m ² (0.7 acres)
Proposed Vehicular Access:	Rear Lane
Fraser Sewer Area:	Yes
Flood Plain:	No
Relevant Applications:	2021-471-VP (Development Variance Permit) 2021-471-DP (Town Centre Development Permit)

b) Site Characteristics:

The subject properties are located on 121 Avenue and have a total site area of 2956.4 m² (0.7 acres) (see Appendices A and B). They have a few trees and are relatively flat. The subject properties have five single detached residences and accessory buildings/structures on them with vehicular accesses

from 121 Avenue and the rear lane. The subject properties are bounded by apartment residential to the west and single detached residential to the east. To the north, there is 121 Avenue with a place of worship and a school across the road. To the south, there is a lane with single detached residential and apartment residential across the road.

c) Project Description:

The applicant is proposing to rezone the subject properties to the RM-3 (Medium/High Density Apartment Residential) zone and construct a 5-storey apartment building with 87 market strata dwelling units. The units would range in configuration from studio apartments to 2-bedroom apartments. The applicant considered including 3-bedroom units but notes that none were included as the proposed development is intended to provide homes for seniors and younger buyers entering the housing market. Unit configuration breakdown would be as per the table below.

Unit Configuration	Number of Units
Studio	28 (32%)
1-bedroom plus den	39 (45%)
2-bedroom	20 (23%)
<i>Total</i>	87

Demonstrating their intent to provide homes for seniors, the applicant has met with the Ridge Meadows Seniors Society to look for ways to help improve the lives of seniors who would live in the proposed development. The applicant has offered to provide \$50,000 to the Ridge Meadows Seniors Society toward the society's new bus service that helps take seniors to medical appointments, shopping, and recreational trips. Furthermore, the applicant has offered to enter into an agreement with the Ridge Meadows Seniors Society to provide a daily hot meal for one year, at the Ridge Meadows Seniors Society's Maple Ridge Seniors Activity Centre, to seniors who purchase a unit in the proposed development.

The proposed development would include one level of underground parking for all off-street parking in order to improve the streetscape and create a more urban form of development. The parking arrangement and form are consistent with that of nearby apartment buildings. The applicant is proposing to have vehicular access for the apartment building from the rear lane.

The proposed development would involve lot consolidation and road dedication. The proposed development would have a gross floor area of 5,338.9 m² (57,467.6 ft²) as calculated under the City's Zoning Bylaw. The density would be 1.84 FSR based on the proposed lot area. The proposed development utilizes the proposed RM-3 (Medium/High Density Apartment Residential) zone's base allowable density of 1.2 FSR, additional density of 0.3 FSR for providing all off-street parking spaces in underground parking, and additional density of 0.34 FSR through a density bonus for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

d) Planning Analysis:

Official Community Plan:

The subject properties currently designated *Medium and High-Rise Apartment* under the Town Centre Area Plan. The designation supports the proposed development under the RM-3 (Medium/High Density Apartment Residential) zone.

Zoning Bylaw and Off-Street Parking and Loading Bylaw:

The current application proposes to rezone the subject properties located at 22582, 22588, 22596, 22606, and 22610 121 Avenue, from the RS-1 (Single Detached Residential) zone to the RM-3 (Medium/High Density Apartment Residential) zone (see Appendix C), to permit the future construction of a 5-storey apartment building (see Appendices D and E).

Parking Requirements:

In terms of off-street parking, there are 96 spaces required and 75 spaces proposed. The proposed off-street parking would entail 0.86 parking spaces per unit (including visitor parking spaces). In terms of long-term (residential) bicycle parking, there are 22 spaces required and 40 spaces proposed. In terms of short-term (visitor) bicycle parking, there are 27 spaces required and 27 spaces proposed. Required and proposed parking are as per the table on the next page.

Category	Number of Parking Spaces		Variance
	Parking Spaces		
<u>Residential</u>			
Studio Unit		28 units x 0.9 spaces = 25.2 spaces	
1-bedroom Unit		39 units x 1.0 spaces = 39.0 spaces	
2-bedroom Unit		20 units x 1.1 spaces = 22.0 spaces	
	<i>Required</i>	87 residential parking spaces	
	<i>Proposed</i>	66 residential parking spaces	No (Cash In-Lieu)
<u>Visitors</u>			
		87 units x 0.1 spaces = 8.7 spaces	
	<i>Required</i>	9 visitor parking spaces	
	<i>Proposed</i>	9 visitor parking spaces	No
	<i>Total Required</i>	96 parking spaces	
	<i>Total Proposed</i>	75 parking spaces	
<i>Small Car Percent (Max. 10%)</i>		<i>Including 19 small car spaces (25.4%)</i>	Yes
<i>Accessible (2 spaces required)</i>		<i>Including 1 accessible space</i>	Yes
Long-Term (Residential) Bicycle Parking Spaces			
Medium-Rise Residential		87 units x 0.25 spaces = 21.75 spaces	
	<i>Required</i>	22 long-term bicycle parking spaces	
	<i>Proposed</i>	40 long-term bicycle parking spaces	No (Surplus of 18)
Short-Term (Visitor) Bicycle Parking Spaces			
Medium-Rise Residential		87 units x 0.3 spaces = 26.1 spaces	
	<i>Required</i>	27 short-term bicycle parking spaces	
	<i>Proposed</i>	27 short-term bicycle parking spaces	No

Common Open Area, Outdoor Amenity Area, Private Outdoor Area, and Permeability Requirements:

The proposed development meets common open area, outdoor amenity area, private outdoor area, and permeable area requirements. Required and proposed amounts are as per the table below.

Category	Amount of Area		Variance
Common Open Area (Includes Outdoor Amenity Area and Private Outdoor Area)			
Apartment Buildings	Required	30% of lot area	No (Surplus)
	Proposed	46.9 % of lot area	
Outdoor Amenity Area			
Apartment Buildings	Required	87 units x 1.0 m ² = 87.0 m ²	No (Surplus)
	Proposed	87.0 m ² of outdoor amenity area	
		95.5 m ² of outdoor amenity area	
Private Outdoor Area			
Dwelling Units	Required	4.6 m ² for each dwelling unit	No (Surplus)
	Proposed	Minimum 5.1 m ² for each dwelling unit	
Indoor Amenity Area			
Apartment Buildings	Required	87 units x 1 m ² = 87.0 m ²	No (Surplus)
	Proposed	87.0 m ² of indoor amenity area	
		87.2 m ² of indoor amenity area	

Proposed Variances:

The following variances will be required:

Off-Street Parking Variances:

Section 4.1 of the City's Off-Street Parking and Loading Bylaw notes that a maximum of 10% of the parking spaces in any off-street parking area may be small car spaces. The applicant is seeking a variance to have a maximum of 25.4% of the parking spaces in an off-street parking area as small car spaces. The variance is supported considering the need to maximize the amount of parking spaces.

Section 4.3 of City's Off-Street Parking and Loading Bylaw notes that 2 accessible off-street parking spaces are required where the required number of off-street spaces is between 76 and 125 spaces. The applicant is seeking a variance to have 1 accessible off-street parking space. The variance is supported considering that 75 parking spaces are proposed and that there are space constraints in the underground parking.

Minimum Building Height Variance:

Section 619.8.1 of the City's Zoning Bylaw notes a minimum building height of not less than 18.0 metres nor five storeys. The applicant is seeking a variance to have a lower minimum building height of 13.71 metres and five storeys. The variance is supported considering that the five-storey requirement is met.

Setback Variances:

Section 619.7.1 of the City's Zoning Bylaw has setback requirements. The applicant is seeking front lot line (northern) and interior side lot line (eastern) setback variances as per the table below. The variances are supported considering that they are minor and should not negatively impact the proposed development, adjacent developments, or visual interest by passersby.

Setback	Principal Buildings (Section 619.7.1)	Variance
Front Lot Line (Northern)		
Required	7.5 metres	
Proposed	7.32 metres	Yes
Rear Lot Line (Southern)		
Required	7.5 metres	
Proposed	8.28 metres	No
Interior Side Lot Line (Western)		
Required	7.5 metres	
Proposed	8.11 metres	No
Interior Side Lot Line (Eastern)		
Required	7.5 metres	
Proposed	5.12 metres	Yes

Development Permit:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit 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.

The following is a brief description and assessment of the proposal's conformance with the applicable Town Centre Area Plan (North View Precinct) Key Guideline Concepts:

1. "Promote North and South View as distinctive, highly liveable multi-family neighbourhoods"
 - *Staff Comment: The proposed apartment building would help the North View precinct grow as a highly liveable multi-family neighbourhood, would preserve the mix of housing types at varying densities, and would add vibrancy through ground-oriented units. The proposed development is intended to provide homes for seniors and younger buyers entering the housing market.*
2. "Create a pedestrian-friendly, ground-oriented, multi-family community."
 - *Staff Comment: The proposed apartment building fosters a pedestrian-oriented, residential environment through its form and character, ground-oriented units, street interface, and public art component.*
3. "Maintain cohesive building styles."
 - *Staff Comment: The proposed apartment building maintains a cohesive building style in terms of setbacks, form, mass, and height. The colours and various architectural features provide an appropriate amount of diversity within the character of the neighbourhood and help create a visually appealing street.*

4. "Capitalize on important views."
 - *Staff Comment: The proposed apartment building capitalizes on mountain views through windows, patios on the ground floor, and balconies on the second through fifth floors.*
5. "Provide private and semi-private green space."
 - *Staff Comment: The proposed apartment building provides attractive, private and semi-private spaces as shown on the architectural and landscape plans.*
6. "Provide climate appropriate landscaping and green features."
 - *Staff Comment: The proposed apartment building provides climate appropriate landscaping and green features as shown on the landscape plans.*
7. "Maintain street interconnectivity."
 - *Staff Comment: The proposed apartment building maintains street interconnectivity and the tradition use of the lane as a service street and secondary vehicular and pedestrian thoroughway. The allocated parking areas does not intrude upon the urban, pedestrian-oriented quality of the Town Centre.*

Advisory Design Panel:

The application was reviewed by the Advisory Design Panel (ADP) at the April 12, 2023 meeting and their resolution/comments and the applicant's response can be seen in Appendix F. As per the ADP resolution from that meeting, revised plans and the applicant's response were reviewed by Planning staff and determined to be satisfactory.

A detailed description of the project's form and character will be included in a future Development Permit report to Council.

Development Information Meeting:

A Development Information Meeting hosted by the applicant was held at Eric Langton Elementary on February 9, 2023. 9 people attended the event. 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 G) and includes the following main points:

- General support for a new and well-designed apartment building providing additional housing
 - *Staff Comment: The proposed development is well-designed and will provide additional housing, especially for seniors and younger buyers entering the housing market.*
- Suggestion to remove the grass between the street and the sidewalk and replace it with gravel
 - *Staff Comment: The proposed development will need to meet requirements of the City's Subdivision and Development Servicing Bylaw to the satisfaction of the Engineering Department.*
- Suggestion to include additional long-term bicycle parking spaces and facilities for electric bicycle charging
 - *Staff Comment: The proposed development has been redesigned to accommodate additional long-term bicycle parking spaces and the applicant has noted that the*

bicycle storage rooms will be supplied with electrical service for electric bicycle charging.

e) Interdepartmental/External Implications:

Engineering Department:

- The Engineering Department has indicated that road dedication and frontage/servicing upgrades through the Rezoning Servicing Agreement will be required.
 - Road dedication as required to meet the design criteria of *Subdivision and Development Servicing Bylaw No. 4800-1993*, as amended.
 - Frontage upgrades to the applicable road standard.
 - Utility servicing as required to meet the design criteria of *Subdivision and Development Servicing Bylaw No. 4800-1993*, as amended.

Fire Department:

- The applicant was provided with comments from the Fire Department about matters to be addressed through the Building Permit process.

Building Department:

- A Building Department referral was not required for this application. Comments from the Building Department will be provided and addressed through the Building Permit process.

Parks, Recreation, and Culture Department:

- The applicant was provided with comments from the Parks, Recreation, and Culture Department about working with the City's Public Art Streeting Committee for the public art component.

School District:

- School District No. 42 provided comments on the proposed development (see Appendix H).
- The proposed development would affect the student population for the catchment areas currently served by Eric Langton Elementary and Thomas Haney Secondary School.
- Eric Langton Elementary has an operating capacity of 402 students. For the 2022-2023 school year, the student enrollment at Eric Langton Elementary is 456 students (113% utilization) including 286 students from out of catchment and 243 French Immersion students.
- Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2022-2023 school year, the student enrollment at Thomas Haney Secondary School is 1090 students (91% utilization) including 550 students from out of catchment.
- Based on the density estimates for the various land uses at build out, the following would apply:
 - For the proposed 87-unit apartment building, the estimated number of school-age residents is 3.

CONCLUSION:

It is recommended that second reading be given to *Zone Amending Bylaw No. 7810-2021* and that application 2021-471-RZ be forwarded to Public Hearing.

"Original Signed by Daniel Rajasooriar"

Prepared by: **Daniel Rajasooriar, MRM**
Planner

"Original Signed by Mark McMullen"

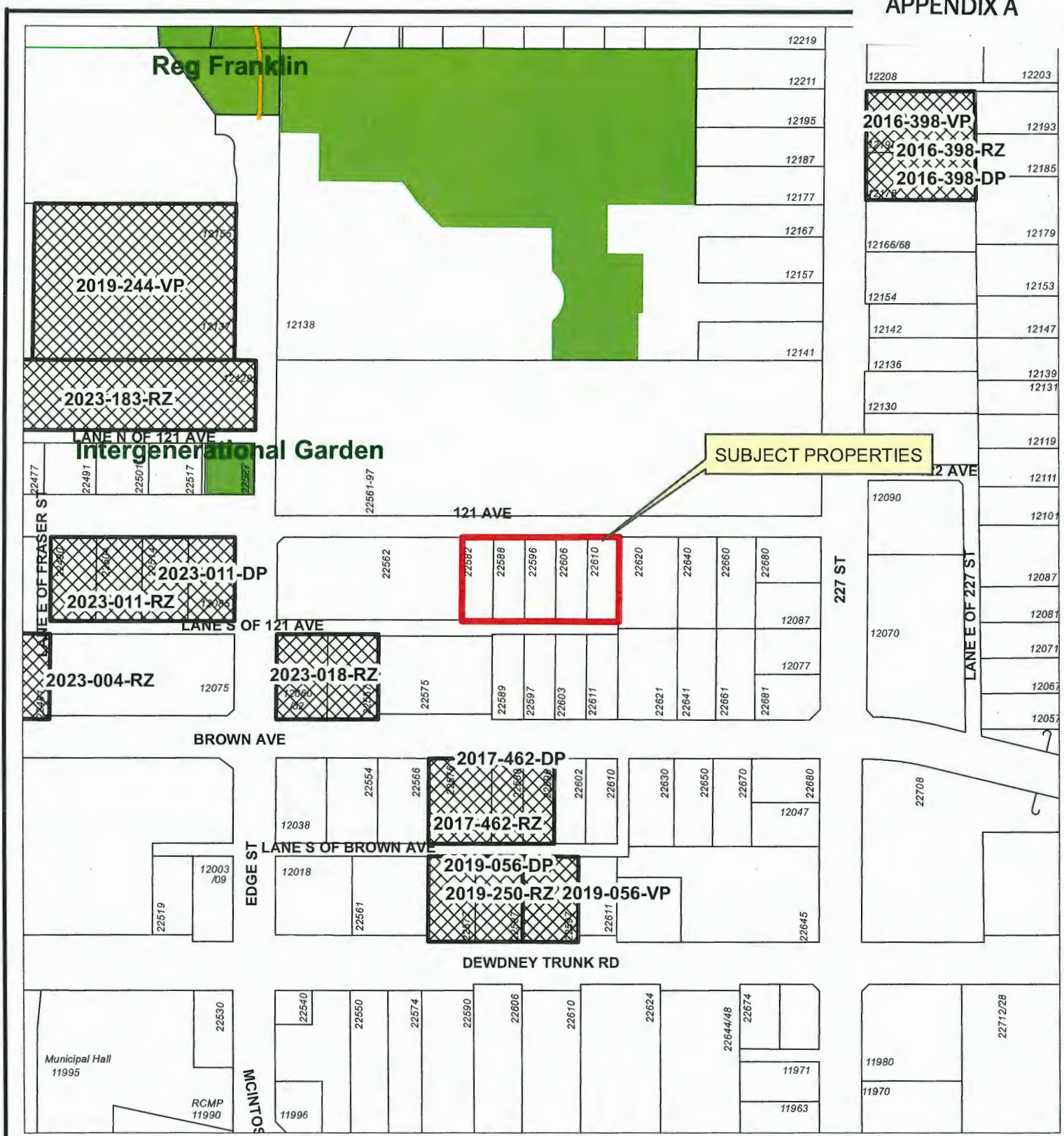
Approved by: **Mark McMullen**
**Manager of Development &
Environmental Services**

"Original Signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer



The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7852-2022
Appendix D – Proposed Architectural Plans
Appendix E – Proposed Landscape Plans
Appendix F – ADP Resolutions/Comments and Applicant Response
Appendix G – Development Information Meeting Summary
Appendix H – School District No. 42 Comments



Scale: 1:2,500

Legend

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

22582-22610 121 AVENUE
ACTIVE DEVELOPMENT IN AREA

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

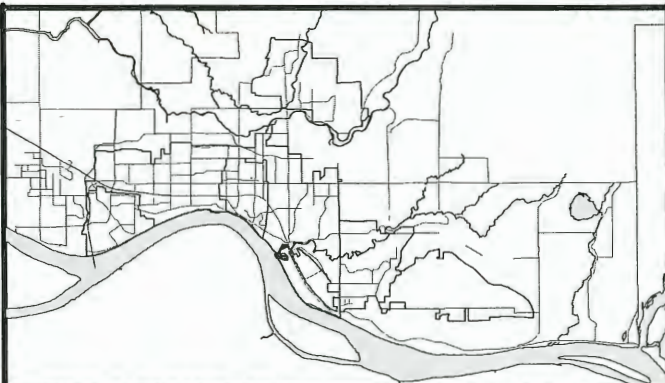
FILE: 2021-471-RZ

DATE: Aug 18, 2023

BY: DT



Scale: 1:2,500



22582-22610 121 AVENUE
ORTHO

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-471-RZ

DATE: Aug 18, 2023

BY: DT

**CITY OF MAPLE RIDGE
BYLAW NO. 7810-2021**

A Bylaw to amend 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. 7810-2021."

2. Those parcels or tracts of land and premises known and described as:

Lot 2 Section 20 Township 12 New Westminster District Plan 8843;
Lot 3 Section 20 Township 12 New Westminster District Plan 8843;
Lot 1 Section 20 Township 12 New Westminster District Plan 9446;
Lot 2 Section 20 Township 12 New Westminster District Plan 9446; and
Lot 3 Section 20 Township 12 New Westminster District Plan 9446

and outlined in heavy black line on Map No. 1935 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-3 (Medium/High 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 14th day of December, 2021.

READ, as amended, 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

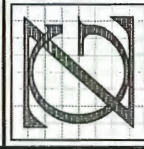
EDGE 4 CONDOMINIUMS

CIVIC ADDRESS: 22582, 22588, 22596, 22606, 22610 121ST AVENUE, MAPLE RIDGE, BC

LEGAL DESCRIPTION: LOTS 2 AND 3, PLAN 8843, AND LOTS 1, 2 AND 3, PLAN 9446; ALL OF SECTION 20, TOWNSHIP 12, NEW WESTMINSTER DISTRICT



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	NOV 17 2023
2	ISSUED FOR PERMIT	NOV 17 2023
3	ISSUED FOR PERMIT	NOV 17 2023
4	ISSUED FOR PERMIT	NOV 17 2023
5	ISSUED FOR PERMIT	NOV 17 2023
6	ISSUED FOR PERMIT	NOV 17 2023
7	ISSUED FOR PERMIT	NOV 17 2023
8	ISSUED FOR PERMIT	NOV 17 2023
9	ISSUED FOR PERMIT	NOV 17 2023
10	ISSUED FOR PERMIT	NOV 17 2023
11	ISSUED FOR PERMIT	NOV 17 2023
12	ISSUED FOR PERMIT	NOV 17 2023
13	ISSUED FOR PERMIT	NOV 17 2023
14	ISSUED FOR PERMIT	NOV 17 2023
15	ISSUED FOR PERMIT	NOV 17 2023
16	ISSUED FOR PERMIT	NOV 17 2023
17	ISSUED FOR PERMIT	NOV 17 2023
18	ISSUED FOR PERMIT	NOV 17 2023
19	ISSUED FOR PERMIT	NOV 17 2023
20	ISSUED FOR PERMIT	NOV 17 2023
21	ISSUED FOR PERMIT	NOV 17 2023
22	ISSUED FOR PERMIT	NOV 17 2023
23	ISSUED FOR PERMIT	NOV 17 2023
24	ISSUED FOR PERMIT	NOV 17 2023
25	ISSUED FOR PERMIT	NOV 17 2023
26	ISSUED FOR PERMIT	NOV 17 2023
27	ISSUED FOR PERMIT	NOV 17 2023
28	ISSUED FOR PERMIT	NOV 17 2023
29	ISSUED FOR PERMIT	NOV 17 2023
30	ISSUED FOR PERMIT	NOV 17 2023
31	ISSUED FOR PERMIT	NOV 17 2023
32	ISSUED FOR PERMIT	NOV 17 2023
33	ISSUED FOR PERMIT	NOV 17 2023
34	ISSUED FOR PERMIT	NOV 17 2023
35	ISSUED FOR PERMIT	NOV 17 2023
36	ISSUED FOR PERMIT	NOV 17 2023
37	ISSUED FOR PERMIT	NOV 17 2023
38	ISSUED FOR PERMIT	NOV 17 2023
39	ISSUED FOR PERMIT	NOV 17 2023
40	ISSUED FOR PERMIT	NOV 17 2023
41	ISSUED FOR PERMIT	NOV 17 2023
42	ISSUED FOR PERMIT	NOV 17 2023
43	ISSUED FOR PERMIT	NOV 17 2023
44	ISSUED FOR PERMIT	NOV 17 2023
45	ISSUED FOR PERMIT	NOV 17 2023
46	ISSUED FOR PERMIT	NOV 17 2023
47	ISSUED FOR PERMIT	NOV 17 2023
48	ISSUED FOR PERMIT	NOV 17 2023
49	ISSUED FOR PERMIT	NOV 17 2023
50	ISSUED FOR PERMIT	NOV 17 2023
51	ISSUED FOR PERMIT	NOV 17 2023
52	ISSUED FOR PERMIT	NOV 17 2023
53	ISSUED FOR PERMIT	NOV 17 2023
54	ISSUED FOR PERMIT	NOV 17 2023
55	ISSUED FOR PERMIT	NOV 17 2023
56	ISSUED FOR PERMIT	NOV 17 2023
57	ISSUED FOR PERMIT	NOV 17 2023
58	ISSUED FOR PERMIT	NOV 17 2023
59	ISSUED FOR PERMIT	NOV 17 2023
60	ISSUED FOR PERMIT	NOV 17 2023
61	ISSUED FOR PERMIT	NOV 17 2023
62	ISSUED FOR PERMIT	NOV 17 2023
63	ISSUED FOR PERMIT	NOV 17 2023
64	ISSUED FOR PERMIT	NOV 17 2023
65	ISSUED FOR PERMIT	NOV 17 2023
66	ISSUED FOR PERMIT	NOV 17 2023
67	ISSUED FOR PERMIT	NOV 17 2023
68	ISSUED FOR PERMIT	NOV 17 2023
69	ISSUED FOR PERMIT	NOV 17 2023
70	ISSUED FOR PERMIT	NOV 17 2023
71	ISSUED FOR PERMIT	NOV 17 2023
72	ISSUED FOR PERMIT	NOV 17 2023
73	ISSUED FOR PERMIT	NOV 17 2023
74	ISSUED FOR PERMIT	NOV 17 2023
75	ISSUED FOR PERMIT	NOV 17 2023
76	ISSUED FOR PERMIT	NOV 17 2023
77	ISSUED FOR PERMIT	NOV 17 2023
78	ISSUED FOR PERMIT	NOV 17 2023
79	ISSUED FOR PERMIT	NOV 17 2023
80	ISSUED FOR PERMIT	NOV 17 2023
81	ISSUED FOR PERMIT	NOV 17 2023
82	ISSUED FOR PERMIT	NOV 17 2023
83	ISSUED FOR PERMIT	NOV 17 2023
84	ISSUED FOR PERMIT	NOV 17 2023
85	ISSUED FOR PERMIT	NOV 17 2023
86	ISSUED FOR PERMIT	NOV 17 2023
87	ISSUED FOR PERMIT	NOV 17 2023
88	ISSUED FOR PERMIT	NOV 17 2023
89	ISSUED FOR PERMIT	NOV 17 2023
90	ISSUED FOR PERMIT	NOV 17 2023
91	ISSUED FOR PERMIT	NOV 17 2023
92	ISSUED FOR PERMIT	NOV 17 2023
93	ISSUED FOR PERMIT	NOV 17 2023
94	ISSUED FOR PERMIT	NOV 17 2023
95	ISSUED FOR PERMIT	NOV 17 2023
96	ISSUED FOR PERMIT	NOV 17 2023
97	ISSUED FOR PERMIT	NOV 17 2023
98	ISSUED FOR PERMIT	NOV 17 2023
99	ISSUED FOR PERMIT	NOV 17 2023
100	ISSUED FOR PERMIT	NOV 17 2023



GARCIA ZUNINO ARCHITECTS INC.
882 EAST WINDSOR RD.
NORTH VANCOUVER B.C.
CANADA V7M 1K7
PHONE: 604.271.8881
FAX: 604.271.8881
WWW.GZARCHITECTS.COM

THIS DOCUMENT IS THE PROPERTY OF GARCIA ZUNINO ARCHITECTS INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GARCIA ZUNINO ARCHITECTS INC.



CLIENT:
MACLEAN HOMES

PROJECT:
EDGE 4

CONDOMINIUMS

22582, 22588, 22596, 22606 & 22610
121ST AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE:
COVER SHEET

REVISION NO:
A-0.1

PROJECT NO:	12
DATE:	12
REVISION NO:	12

LOTS 2 AND 3, PLAN 8843, AND LOTS 1, 2 AND 3, PLAN 9446; ALL OF SECTION 20, TOWNSHIP 12, NEW WESTMINSTER DISTRICT

[illegible]

PERSPECTIVE
SKETCH
NORTH VIEW

ISSUE / DISCONTINUATION	NO. OF ISSUES	1994	1995
1. 1994-1995	1	1	1
2. 1995-1996	1	1	1
3. 1996-1997	1	1	1
4. 1997-1998	1	1	1
5. 1998-1999	1	1	1
6. 1999-2000	1	1	1
7. 2000-2001	1	1	1
8. 2001-2002	1	1	1
9. 2002-2003	1	1	1
10. 2003-2004	1	1	1
11. 2004-2005	1	1	1
12. 2005-2006	1	1	1
13. 2006-2007	1	1	1
14. 2007-2008	1	1	1
15. 2008-2009	1	1	1
16. 2009-2010	1	1	1
17. 2010-2011	1	1	1
18. 2011-2012	1	1	1
19. 2012-2013	1	1	1
20. 2013-2014	1	1	1
21. 2014-2015	1	1	1
22. 2015-2016	1	1	1
23. 2016-2017	1	1	1
24. 2017-2018	1	1	1
25. 2018-2019	1	1	1
26. 2019-2020	1	1	1
27. 2020-2021	1	1	1
28. 2021-2022	1	1	1
29. 2022-2023	1	1	1
30. 2023-2024	1	1	1
31. 2024-2025	1	1	1
32. 2025-2026	1	1	1
33. 2026-2027	1	1	1
34. 2027-2028	1	1	1
35. 2028-2029	1	1	1
36. 2029-2030	1	1	1
37. 2030-2031	1	1	1
38. 2031-2032	1	1	1
39. 2032-2033	1	1	1
40. 2033-2034	1	1	1
41. 2034-2035	1	1	1
42. 2035-2036	1	1	1
43. 2036-2037	1	1	1
44. 2037-2038	1	1	1
45. 2038-2039	1	1	1
46. 2039-2040	1	1	1
47. 2040-2041	1	1	1
48. 2041-2042	1	1	1
49. 2042-2043	1	1	1
50. 2043-2044	1	1	1
51. 2044-2045	1	1	1
52. 2045-2046	1	1	1
53. 2046-2047	1	1	1
54. 2047-2048	1	1	1
55. 2048-2049	1	1	1
56. 2049-2050	1	1	1
57. 2050-2051	1	1	1
58. 2051-2052	1	1	1
59. 2052-2053	1	1	1
60. 2053-2054	1	1	1
61. 2054-2055	1	1	1
62. 2055-2056	1	1	1
63. 2056-2057	1	1	1
64. 2057-2058	1	1	1
65. 2058-2059	1	1	1
66. 2059-2060	1	1	1
67. 2060-2061	1	1	1
68. 2061-2062	1	1	1
69. 2062-2063	1	1	1
70. 2063-2064	1	1	1
71. 2064-2065	1	1	1
72. 2065-2066	1	1	1
73. 2066-2067	1	1	1
74. 2067-2068	1	1	1
75. 2068-2069	1	1	1
76. 2069-2070	1	1	1
77. 2070-2071	1	1	1
78. 2071-2072	1	1	1
79. 2072-2073	1	1	1
80. 2073-2074	1	1	1
81. 2074-2075	1	1	1
82. 2075-2076	1	1	1
83. 2076-2077	1	1	1
84. 2077-2078	1	1	1
85. 2078-2079	1	1	1
86. 2079-2080	1	1	1

[illegible]

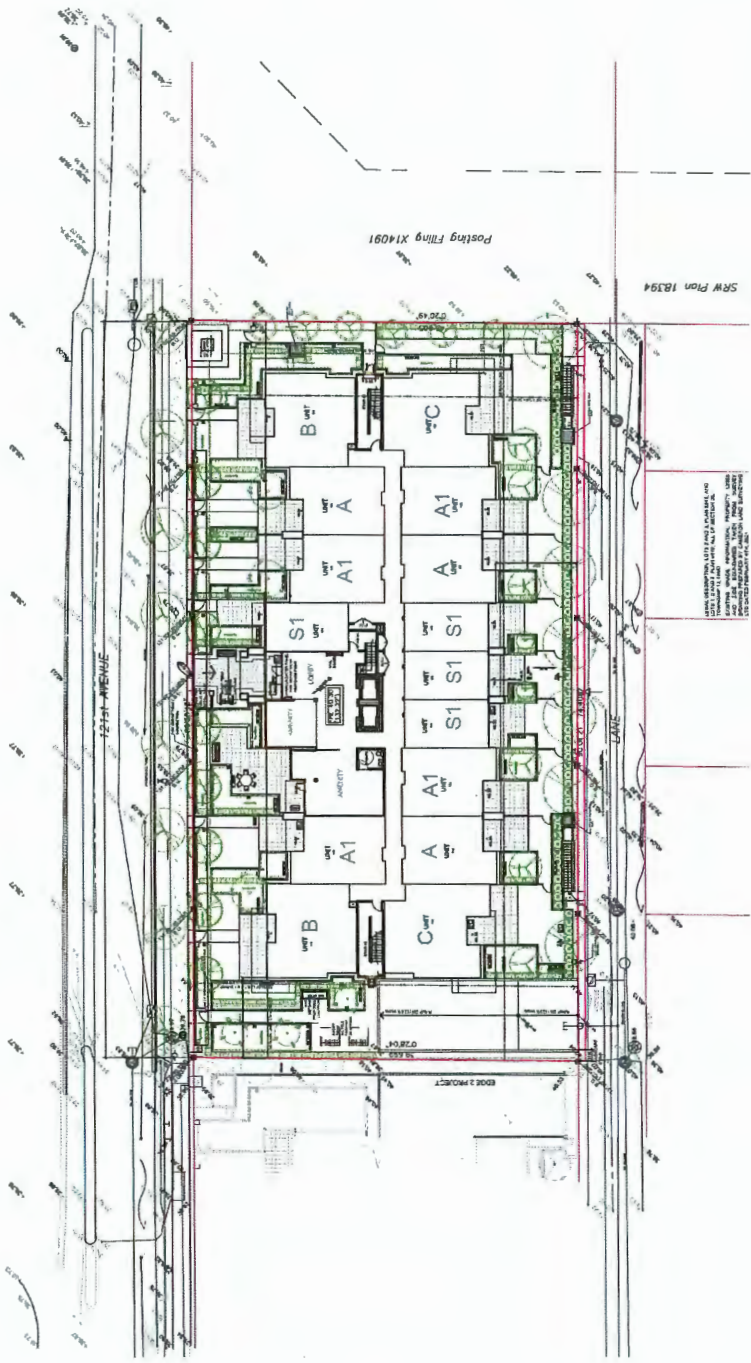
14-20	COVER SHEET
14-21	PROJECT INFORMATION SHEET
14-22	BET PLAN
14-23	PLAN OF FANBELLS
14-24	COMBINED CHINA PLAN - 1000000000 AREA - 1000000000 AREA
14-25	PLAN OF FANBELLS
14-26	PLAN OF FANBELLS
14-27	PLAN OF FANBELLS
14-28	PLAN OF FANBELLS
14-29	PLAN OF FANBELLS
14-30	PLAN OF FANBELLS
14-31	PLAN OF FANBELLS
14-32	PLAN OF FANBELLS
14-33	PLAN OF FANBELLS
14-34	PLAN OF FANBELLS
14-35	PLAN OF FANBELLS
14-36	PLAN OF FANBELLS
14-37	PLAN OF FANBELLS
14-38	PLAN OF FANBELLS
14-39	PLAN OF FANBELLS
14-40	PLAN OF FANBELLS
14-41	PLAN OF FANBELLS
14-42	PLAN OF FANBELLS
14-43	PLAN OF FANBELLS
14-44	PLAN OF FANBELLS
14-45	PLAN OF FANBELLS
14-46	PLAN OF FANBELLS
14-47	PLAN OF FANBELLS
14-48	PLAN OF FANBELLS
14-49	PLAN OF FANBELLS
14-50	PLAN OF FANBELLS
14-51	PLAN OF FANBELLS
14-52	PLAN OF FANBELLS
14-53	PLAN OF FANBELLS
14-54	PLAN OF FANBELLS
14-55	PLAN OF FANBELLS
14-56	PLAN OF FANBELLS
14-57	PLAN OF FANBELLS
14-58	PLAN OF FANBELLS
14-59	PLAN OF FANBELLS
14-60	PLAN OF FANBELLS
14-61	PLAN OF FANBELLS
14-62	PLAN OF FANBELLS
14-63	PLAN OF FANBELLS
14-64	PLAN OF FANBELLS
14-65	PLAN OF FANBELLS
14-66	PLAN OF FANBELLS
14-67	PLAN OF FANBELLS
14-68	PLAN OF FANBELLS
14-69	PLAN OF FANBELLS
14-70	PLAN OF FANBELLS
14-71	PLAN OF FANBELLS
14-72	PLAN OF FANBELLS
14-73	PLAN OF FANBELLS
14-74	PLAN OF FANBELLS
14-75	PLAN OF FANBELLS
14-76	PLAN OF FANBELLS
14-77	PLAN OF FANBELLS
14-78	PLAN OF FANBELLS
14-79	PLAN OF FANBELLS
14-80	PLAN OF FANBELLS
14-81	PLAN OF FANBELLS
14-82	PLAN OF FANBELLS
14-83	PLAN OF FANBELLS
14-84	PLAN OF FANBELLS
14-85	PLAN OF FANBELLS
14-86	PLAN OF FANBELLS
14-87	PLAN OF FANBELLS
14-88	PLAN OF FANBELLS
14-89	PLAN OF FANBELLS
14-90	PLAN OF FANBELLS
14-91	PLAN OF FANBELLS
14-92	PLAN OF FANBELLS
14-93	PLAN OF FANBELLS
14-94	PLAN OF FANBELLS
14-95	PLAN OF FANBELLS
14-96	PLAN OF FANBELLS
14-97	PLAN OF FANBELLS
14-98	PLAN OF FANBELLS
14-99	PLAN OF FANBELLS
15-00	PLAN OF FANBELLS

DP RESUBMISSION - JUNE 27 2023

Notation

DATE	SCALE	DATE
06/01/21	1:200	JUN 30 2021

☐ MAIL ☐ NO MAIL
 RETURNED TO: ☐ YES ☐ NO
 RETURNED TO: ☐ YES ☐ NO





1	DATE	2021.06.27
2	BY	ARCHITECT
3	FOR	REVISION
4	DATE	2021.06.27
5	BY	ARCHITECT
6	FOR	REVISION
7	DATE	2021.06.27
8	BY	ARCHITECT
9	FOR	REVISION
10	DATE	2021.06.27
11	BY	ARCHITECT
12	FOR	REVISION



GARCIA ZUNINO ARCHITECTS INC.
682 EAST WINDSOR RD.
NORTH VANCOUVER B.C.
CANADA V7N 1K7
PHONE: 604.977.8504
WWW.GZARCHITECTS.COM



CLIENT
MACLEAN HOMES

PROJECT
EDGE 4 CONDOMINIUMS

2505 121ST AVENUE, VANCOUVER, BC
121ST AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE
SUMMARY OF VARIANCES

ENVELOPE NO.
A-1.02

PROJECT NO.
2101.00

DATE
JUNE 1, 2021

CHECKED
JUN 27 2021

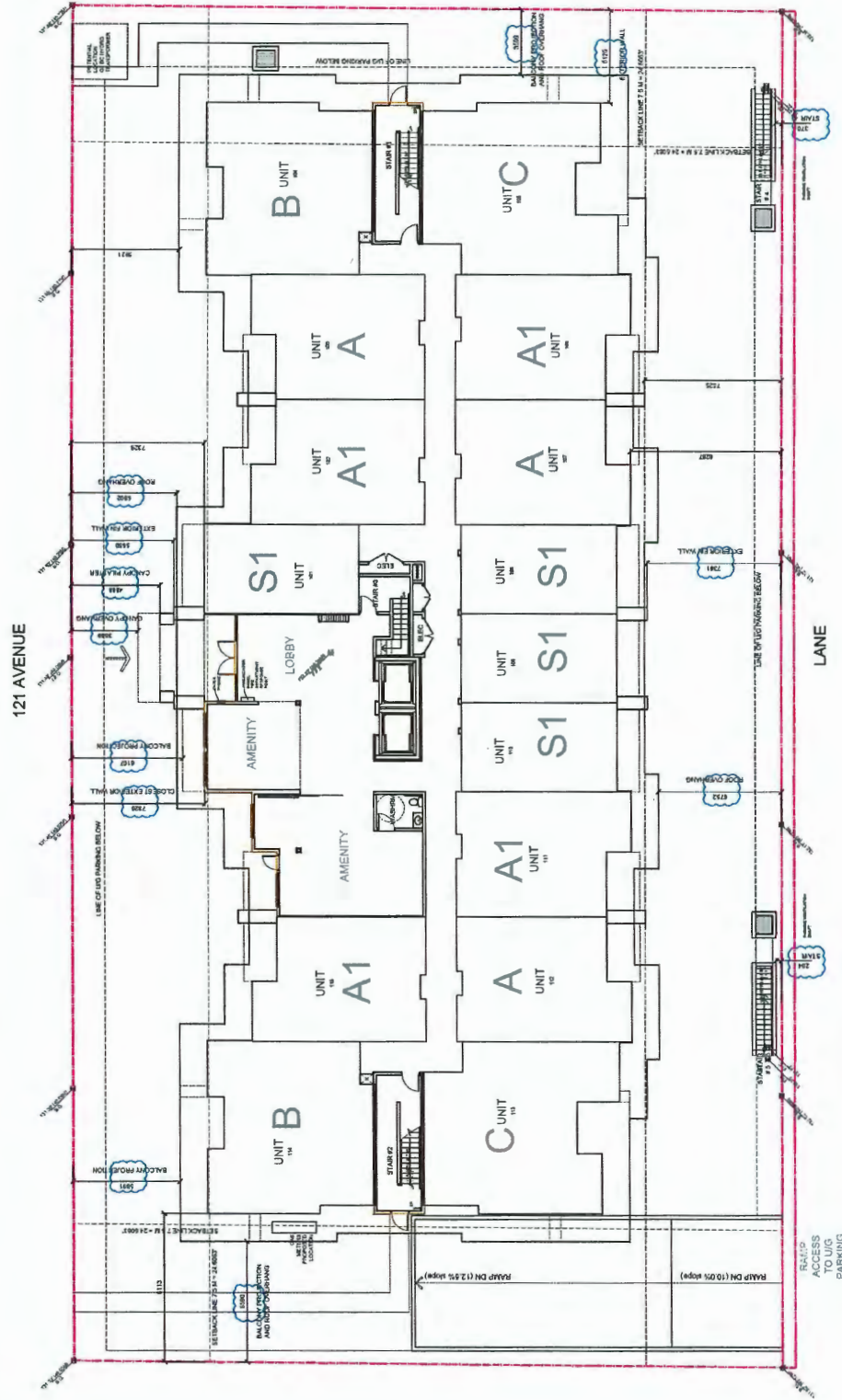
DP RESUBMISSION - JUNE 27 2021

VARIANCE SUMMARY:

1 - PARKING VARIANCES:
Required parking:
88 spaces + 9 visitors' spaces
10.0% small car spaces
Proposed parking:
66 spaces + 9 visitors' spaces
25% small car spaces

2 - SETBACK VARIANCES
Yard setback variances requested of the East and North property lines.
Covered parking exit stairs require setback variances at North and South property lines.

CIRCLED DIMENSION INDICATES SETBACK VARIANCE





**GARCIA ZUNINO
ARCHITECTS INC.**
662 EAST WINDSOR RD.
NORTH VANCOUVER B.C.
CANADA V7N 1K7

ALL DOCUMENTS, INFORMATION AND RELATED DOCUMENTS AND THE CONFIDENTIALITY OF THE PROJECT AND MUST BE RETURNED UPON PROJECT COMPLETION OF "NAME IN PART OF WHOLE" IN ORDER TO WITHIN THE PROJECTS WITHIN "CONTRACTS".



CLIENT
MacLEAN HOMES

PROJECT
EDGE 4
CONDOMINIUMS

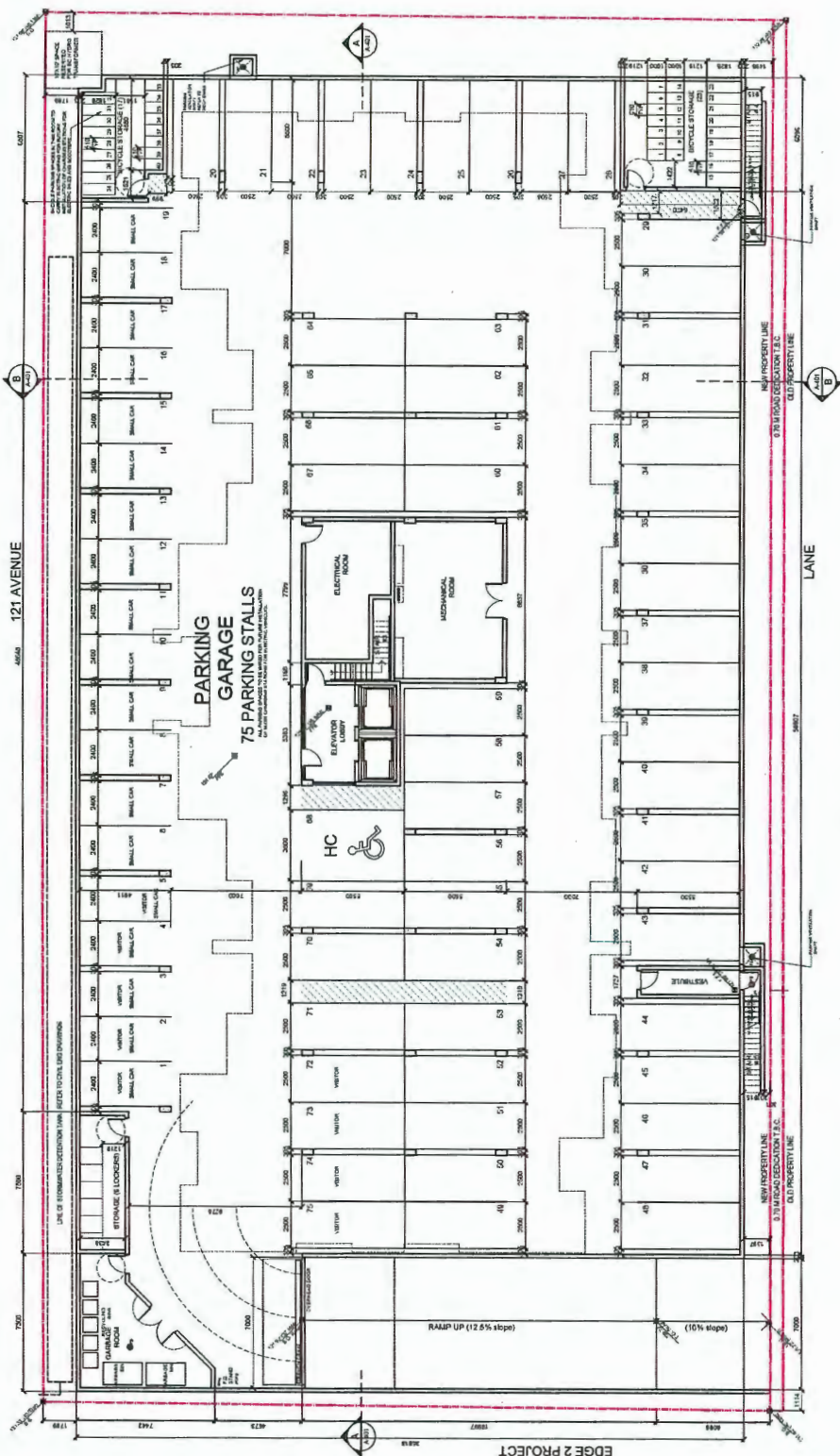
22542, 22543, 22544, 22545, 22546 & 22547
1714 AVENUE MACHÉ BOUT

PROJECT TITLE	PARKING LEVEL PLAN
---------------	-----------------------

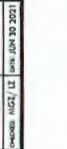
DRAWING NO :
A-2.01

PROJECT NO.:	2101.00
SCALE	1:100
DATE	11/10/00

PERSONAL DATA 1. Full name and surname 2. Date of birth 3. Place of birth 4. Nationality 5. Marital status 6. Address 7. Telephone 8. E-mail 9. Other contact information 10. Other information		EDUCATION 1. Name of the institution 2. Degree 3. Year of graduation 4. Other information		EMPLOYMENT 1. Name of the institution 2. Position 3. Date of entry 4. Date of exit 5. Other information		PROFESSIONAL EXPERIENCE 1. Name of the institution 2. Position 3. Date of entry 4. Date of exit 5. Other information		ADDITIONAL INFORMATION 1. Other information 2. Other information 3. Other information 4. Other information 5. Other information	
--	--	--	--	---	--	--	--	---	--



EDGE 2 PROJECT





DATE	DESCRIPTION
2023.07.27	1. 1st PRELIMINARY
2023.08.01	2. 2nd PRELIMINARY
2023.08.01	3. 3rd PRELIMINARY
2023.08.01	4. 4th PRELIMINARY
2023.08.01	5. 5th PRELIMINARY
2023.08.01	6. 6th PRELIMINARY
2023.08.01	7. 7th PRELIMINARY
2023.08.01	8. 8th PRELIMINARY
2023.08.01	9. 9th PRELIMINARY
2023.08.01	10. 10th PRELIMINARY
2023.08.01	11. 11th PRELIMINARY
2023.08.01	12. 12th PRELIMINARY
2023.08.01	13. 13th PRELIMINARY
2023.08.01	14. 14th PRELIMINARY
2023.08.01	15. 15th PRELIMINARY
2023.08.01	16. 16th PRELIMINARY
2023.08.01	17. 17th PRELIMINARY
2023.08.01	18. 18th PRELIMINARY
2023.08.01	19. 19th PRELIMINARY
2023.08.01	20. 20th PRELIMINARY
2023.08.01	21. 21st PRELIMINARY
2023.08.01	22. 22nd PRELIMINARY
2023.08.01	23. 23rd PRELIMINARY
2023.08.01	24. 24th PRELIMINARY
2023.08.01	25. 25th PRELIMINARY
2023.08.01	26. 26th PRELIMINARY
2023.08.01	27. 27th PRELIMINARY
2023.08.01	28. 28th PRELIMINARY
2023.08.01	29. 29th PRELIMINARY
2023.08.01	30. 30th PRELIMINARY
2023.08.01	31. 31st PRELIMINARY
2023.08.01	32. 32nd PRELIMINARY
2023.08.01	33. 33rd PRELIMINARY
2023.08.01	34. 34th PRELIMINARY
2023.08.01	35. 35th PRELIMINARY
2023.08.01	36. 36th PRELIMINARY
2023.08.01	37. 37th PRELIMINARY
2023.08.01	38. 38th PRELIMINARY
2023.08.01	39. 39th PRELIMINARY
2023.08.01	40. 40th PRELIMINARY
2023.08.01	41. 41st PRELIMINARY
2023.08.01	42. 42nd PRELIMINARY
2023.08.01	43. 43rd PRELIMINARY
2023.08.01	44. 44th PRELIMINARY
2023.08.01	45. 45th PRELIMINARY
2023.08.01	46. 46th PRELIMINARY
2023.08.01	47. 47th PRELIMINARY
2023.08.01	48. 48th PRELIMINARY
2023.08.01	49. 49th PRELIMINARY
2023.08.01	50. 50th PRELIMINARY
2023.08.01	51. 51st PRELIMINARY
2023.08.01	52. 52nd PRELIMINARY
2023.08.01	53. 53rd PRELIMINARY
2023.08.01	54. 54th PRELIMINARY
2023.08.01	55. 55th PRELIMINARY
2023.08.01	56. 56th PRELIMINARY
2023.08.01	57. 57th PRELIMINARY
2023.08.01	58. 58th PRELIMINARY
2023.08.01	59. 59th PRELIMINARY
2023.08.01	60. 60th PRELIMINARY
2023.08.01	61. 61st PRELIMINARY
2023.08.01	62. 62nd PRELIMINARY
2023.08.01	63. 63rd PRELIMINARY
2023.08.01	64. 64th PRELIMINARY
2023.08.01	65. 65th PRELIMINARY
2023.08.01	66. 66th PRELIMINARY
2023.08.01	67. 67th PRELIMINARY
2023.08.01	68. 68th PRELIMINARY
2023.08.01	69. 69th PRELIMINARY
2023.08.01	70. 70th PRELIMINARY
2023.08.01	71. 71st PRELIMINARY
2023.08.01	72. 72nd PRELIMINARY
2023.08.01	73. 73rd PRELIMINARY
2023.08.01	74. 74th PRELIMINARY
2023.08.01	75. 75th PRELIMINARY
2023.08.01	76. 76th PRELIMINARY
2023.08.01	77. 77th PRELIMINARY
2023.08.01	78. 78th PRELIMINARY
2023.08.01	79. 79th PRELIMINARY
2023.08.01	80. 80th PRELIMINARY
2023.08.01	81. 81st PRELIMINARY
2023.08.01	82. 82nd PRELIMINARY
2023.08.01	83. 83rd PRELIMINARY
2023.08.01	84. 84th PRELIMINARY
2023.08.01	85. 85th PRELIMINARY
2023.08.01	86. 86th PRELIMINARY
2023.08.01	87. 87th PRELIMINARY
2023.08.01	88. 88th PRELIMINARY
2023.08.01	89. 89th PRELIMINARY
2023.08.01	90. 90th PRELIMINARY
2023.08.01	91. 91st PRELIMINARY
2023.08.01	92. 92nd PRELIMINARY
2023.08.01	93. 93rd PRELIMINARY
2023.08.01	94. 94th PRELIMINARY
2023.08.01	95. 95th PRELIMINARY
2023.08.01	96. 96th PRELIMINARY
2023.08.01	97. 97th PRELIMINARY
2023.08.01	98. 98th PRELIMINARY
2023.08.01	99. 99th PRELIMINARY
2023.08.01	100. 100th PRELIMINARY



GARCIA ZUNINO ARCHITECTS INC.
682 EAST WINGBORO RD.
NORTH VANCOUVER B.C.
CANADA V7M 1K7
PHONE: 604.273.4545
FAX: 604.273.4546
WEB: gzunino.com



CLIENT
ARCLEAN HOMES

PROJECT
EDGE 4
CONDOMINIUMS

22545 225th Ave, 225th & 226th
17th Avenue, Maple Ridge, B.C.

SHEET TITLE
SECOND FLOOR
LEVEL PLAN

DATE
A-2.03

PROJECT NO.
2101.00

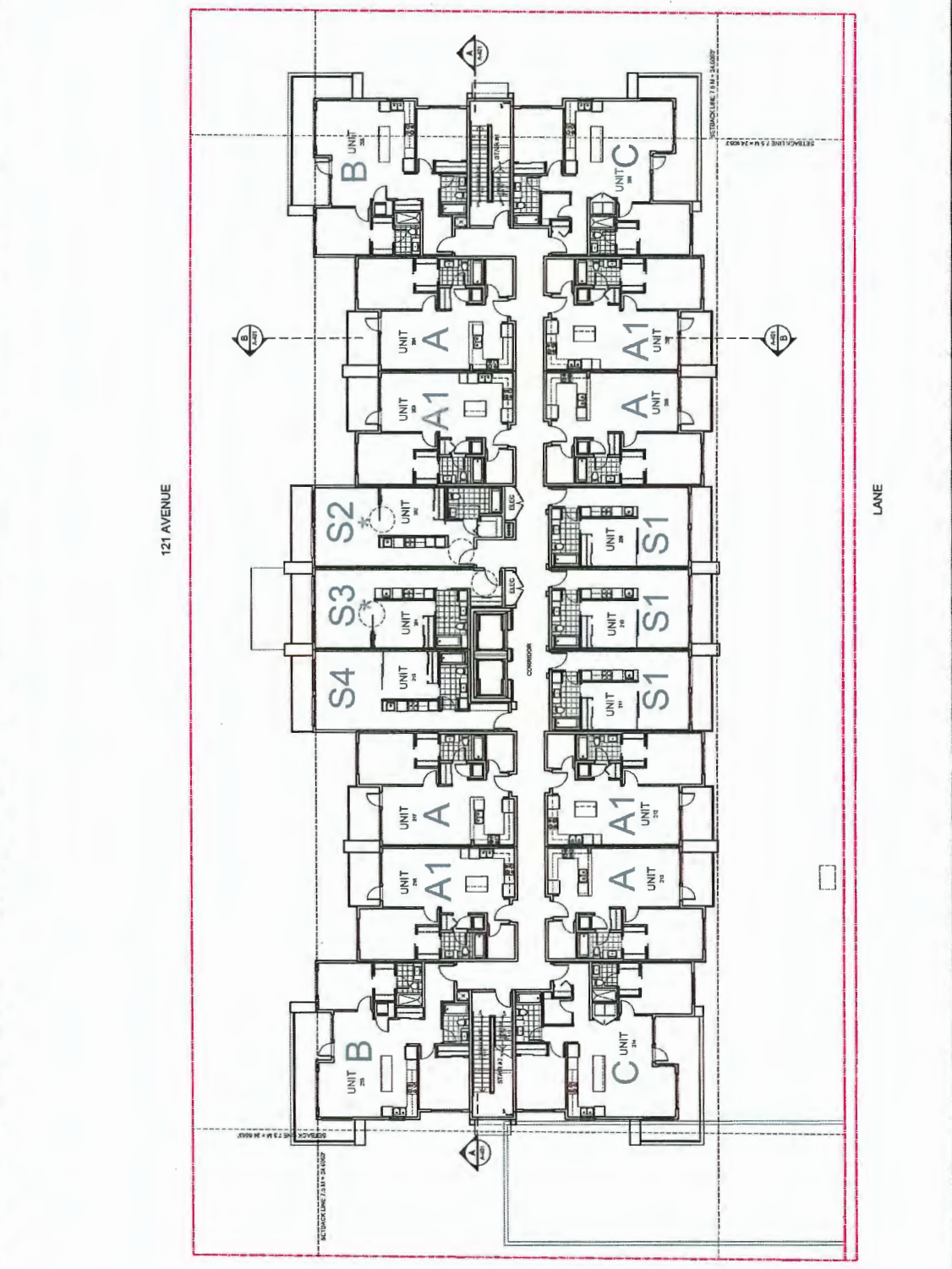
DATE
1.1.00

DATE
10/2/12

DATE
10/30/2021

REVISIONS:















NO.	DATE	DESCRIPTION
1	2023.07.27	1. 1st PRELIMINARY
2	2023.08.01	2. 2nd PRELIMINARY
3	2023.08.01	3. 3rd PRELIMINARY
4	2023.08.01	4. 4th PRELIMINARY
5	2023.08.01	5. 5th PRELIMINARY
6	2023.08.01	6. 6th PRELIMINARY
7	2023.08.01	7. 7th PRELIMINARY
8	2023.08.01	8. 8th PRELIMINARY
9	2023.08.01	9. 9th PRELIMINARY
10	2023.08.01	10. 10th PRELIMINARY
11	2023.08.01	11. 11th PRELIMINARY
12	2023.08.01	12. 12th PRELIMINARY
13	2023.08.01	13. 13th PRELIMINARY
14	2023.08.01	14. 14th PRELIMINARY
15	2023.08.01	15. 15th PRELIMINARY
16	2023.08.01	16. 16th PRELIMINARY
17	2023.08.01	17. 17th PRELIMINARY
18	2023.08.01	18. 18th PRELIMINARY
19	2023.08.01	19. 19th PRELIMINARY
20	2023.08.01	20. 20th PRELIMINARY
21	2023.08.01	21. 21st PRELIMINARY
22	2023.08.01	22. 22nd PRELIMINARY
23	2023.08.01	23. 23rd PRELIMINARY
24	2023.08.01	24. 24th PRELIMINARY
25	2023.08.01	25. 25th PRELIMINARY
26	2023.08.01	26. 26th PRELIMINARY
27	2023.08.01	27. 27th PRELIMINARY
28	2023.08.01	28. 28th PRELIMINARY
29	2023.08.01	29. 29th PRELIMINARY
30	2023.08.01	30. 30th PRELIMINARY
31	2023.08.01	31. 31st PRELIMINARY
32	2023.08.01	32. 32nd PRELIMINARY
33	2023.08.01	33. 33rd PRELIMINARY
34	2023.08.01	34. 34th PRELIMINARY
35	2023.08.01	35. 35th PRELIMINARY
36	2023.08.01	36. 36th PRELIMINARY
37	2023.08.01	37. 37th PRELIMINARY
38	2023.08.01	38. 38th PRELIMINARY
39	2023.08.01	39. 39th PRELIMINARY
40	2023.08.01	40. 40th PRELIMINARY
41	2023.08.01	41. 41st PRELIMINARY
42	2023.08.01	42. 42nd PRELIMINARY
43	2023.08.01	43. 43rd PRELIMINARY
44	2023.08.01	44. 44th PRELIMINARY
45	2023.08.01	45. 45th PRELIMINARY
46	2023.08.01	46. 46th PRELIMINARY
47	2023.08.01	47. 47th PRELIMINARY
48	2023.08.01	48. 48th PRELIMINARY
49	2023.08.01	49. 49th PRELIMINARY
50	2023.08.01	50. 50th PRELIMINARY
51	2023.08.01	51. 51st PRELIMINARY
52	2023.08.01	52. 52nd PRELIMINARY
53	2023.08.01	53. 53rd PRELIMINARY
54	2023.08.01	54. 54th PRELIMINARY
55	2023.08.01	55. 55th PRELIMINARY
56	2023.08.01	56. 56th PRELIMINARY
57	2023.08.01	57. 57th PRELIMINARY
58	2023.08.01	58. 58th PRELIMINARY
59	2023.08.01	59. 59th PRELIMINARY
60	2023.08.01	60. 60th PRELIMINARY
61	2023.08.01	61. 61st PRELIMINARY
62	2023.08.01	62. 62nd PRELIMINARY
63	2023.08.01	63. 63rd PRELIMINARY
64	2023.08.01	64. 64th PRELIMINARY
65	2023.08.01	65. 65th PRELIMINARY
66	2023.08.01	66. 66th PRELIMINARY
67	2023.08.01	67. 67th PRELIMINARY
68	2023.08.01	68. 68th PRELIMINARY
69	2023.08.01	69. 69th PRELIMINARY
70	2023.08.01	70. 70th PRELIMINARY
71	2023.08.01	71. 71st PRELIMINARY
72	2023.08.01	72. 72nd PRELIMINARY
73	2023.08.01	73. 73rd PRELIMINARY
74	2023.08.01	74. 74th PRELIMINARY
75	2023.08.01	75. 75th PRELIMINARY
76	2023.08.01	76. 76th PRELIMINARY
77	2023.08.01	77. 77th PRELIMINARY
78	2023.08.01	78. 78th PRELIMINARY
79	2023.08.01	79. 79th PRELIMINARY
80	2023.08.01	80. 80th PRELIMINARY
81	2023.08.01	81. 81st PRELIMINARY
82	2023.08.01	82. 82nd PRELIMINARY
83	2023.08.01	83. 83rd PRELIMINARY
84	2023.08.01	84. 84th PRELIMINARY
85	2023.08.01	85. 85th PRELIMINARY
86	2023.08.01	86. 86th PRELIMINARY
87	2023.08.01	87. 87th PRELIMINARY
88	2023.08.01	88. 88th PRELIMINARY
89	2023.08.01	89. 89th PRELIMINARY
90	2023.08.01	90. 90th PRELIMINARY
91	2023.08.01	91. 91st PRELIMINARY
92	2023.08.01	92. 92nd PRELIMINARY
93	2023.08.01	93. 93rd PRELIMINARY
94	2023.08.01	94. 94th PRELIMINARY
95	2023.08.01	95. 95th PRELIMINARY
96	2023.08.01	96. 96th PRELIMINARY
97	2023.08.01	97. 97th PRELIMINARY
98	2023.08.01	98. 98th PRELIMINARY
99	2023.08.01	99. 99th PRELIMINARY
100	2023.08.01	100. 100th PRELIMINARY



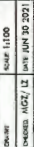
EDGE 2



LEGEND:

	INTERVIEWER (PANEL MEMBER)
	CONCURRENCE (ALL)
	CONCURRENCE (BY TEAM)
	CONCURRENCE (BY TEAM)
	CONCURRENCE (BY TEAM)
	CONCURRENCE (BY TEAM)
	CONCURRENCE (BY TEAM)
	CONCURRENCE (BY TEAM)
	CONCURRENCE (BY TEAM)
	CONCURRENCE (BY TEAM)
	CONCURRENCE (BY TEAM)
	CONCURRENCE (BY TEAM)
	CONCURRENCE (BY TEAM)
	CONCURRENCE (BY TEAM)

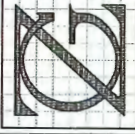
EDGE 2

[illegible]

EDGE 2



ISSUE	DESCRIPTION	DATE
1	REGISTRATION	MAY 01, 2022
2	ADDITIONAL APPLICATION	OCT 05, 2022
3	ADDITIONAL	MAY 23, 2022
4	REGISTRATION	MAY 31, 2022
5	REGISTRATION	JUNE 27, 2022



**GARCIA ZUNINO
ARCHITECTS INC.**

682 EAST WINDSOR RD.
NORTH VANCOUVER B.C.
CANADA V7N 1K7

PHONE: 604.987.8304
FAX: 604.987.8371
WEB: g2architects.com

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ACHIEVED AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF SAME IN PART OR WHOLE IS PROHIBITED WITHOUT THE ACHIEVED'S WRITTEN CONSENT.



CLIENT
MacLEAN HOMES

EDGE 4
CONDOMINIUMS

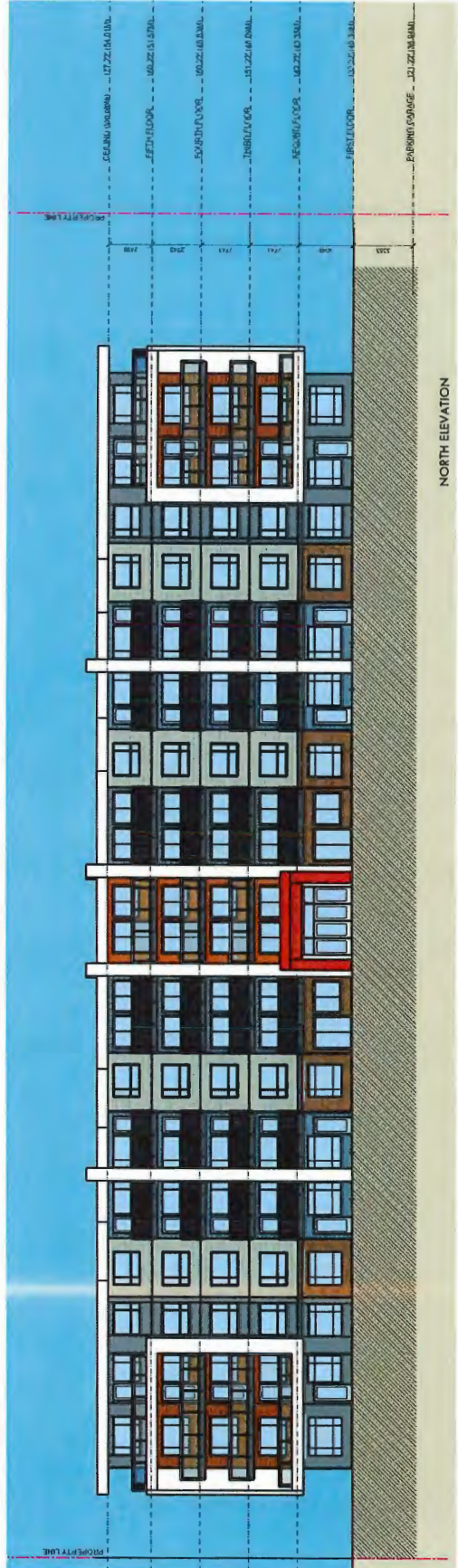
22582, 22588, 22590, 22599 & 22610
12 MI AVENUE, MAPLE RIDGE, B.C.

SHEET TITLE
BLDG ELEVATIONS
WEST AND NORTH

DRAWING NO.:
A-3.01

PROJECT NO:	2101.00
DATE:	SCALE 1:100
DESIGNED BY:	DATE JUN 30 2021
CHECKED BY:	CHICAGO A/CZ/12

- [illegible]





**GARCIA ZUNINO
ARCHITECTS INC.**
682 EAST WINDSOR RD.
NORTH VANCOUVER B.C.
CANADA V7N 1K7

PHONE: 604.287.8204
FAX: 604.967.1371
WEB: gzaarchitects.com

ALL OF ABOVE INFORMATION AND RELATED DOCUMENTS ARE THE PROPERTY OF THE AGENCY AND MUST BE RETURNED UPON REQUEST. PROSECUTION OF SAME IN PART OR WHOLE IS FORBIDDEN WITHOUT THE AGENCY'S WRITTEN PERMISSION.



MacLEAN HOMES

EDGE 4 CONDOMINIUMS

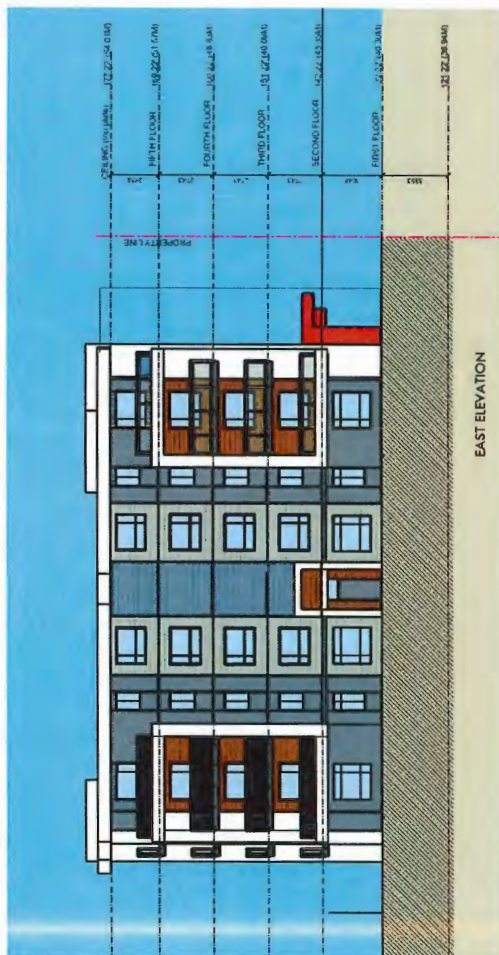
22530, 22538, 22649, 22806 & 22910
121st AVENUE, MAPLE RIDGE, B.C.

246ET TITLE

REQUIRING NO:
A-3.02

PROJECT NO:	2101.00
SCALE	1:100

DP RESUBMISSION - JUNE 27 2023

[illegible]



PARTIAL NORTH ELEVATION



NO.	DATE	DESCRIPTION
1	2022.06.27	PRELIMINARY
2	2022.07.15	REVISED
3	2022.08.15	REVISED
4	2022.09.15	REVISED
5	2022.10.15	REVISED
6	2022.11.15	REVISED
7	2022.12.15	REVISED
8	2023.01.15	REVISED
9	2023.02.15	REVISED
10	2023.03.15	REVISED
11	2023.04.15	REVISED
12	2023.05.15	REVISED



GARCIA ZUNINO ARCHITECTS INC.
683 EAST WINDSOR RD.
NORTH VANCOUVER B.C.
CANADA V7N 1G7
PHONE: 604 977 8501
FAX: 604 977 8502
WEB: gzunino.com

THIS DOCUMENT IS THE PROPERTY OF GARCIA ZUNINO ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GARCIA ZUNINO ARCHITECTS INC.



CLIENT
MACLEAN HOMES

PROJECT
EDGE 4 CONDOMINIUMS

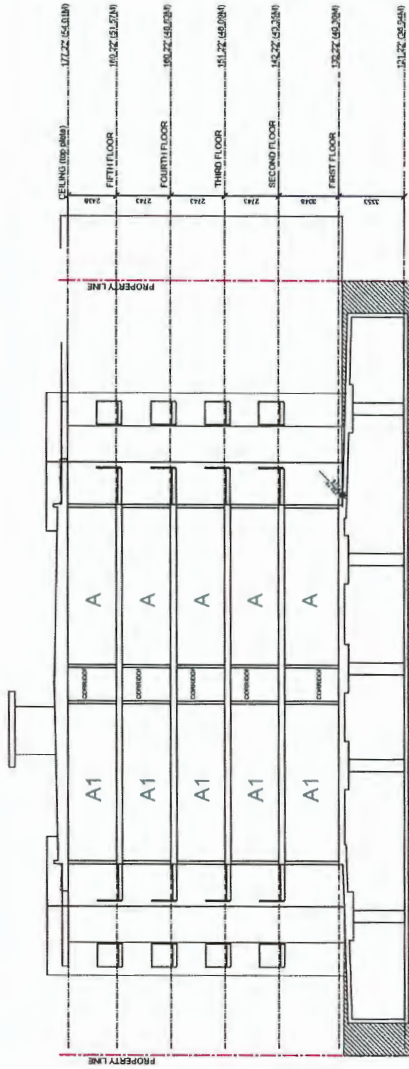
3302, 2508, 2506, 2504 & 2502
1218 AVENUE, MAPLE RIDGE, B.C.

REPORT TITLE
BUILDING SECTIONS

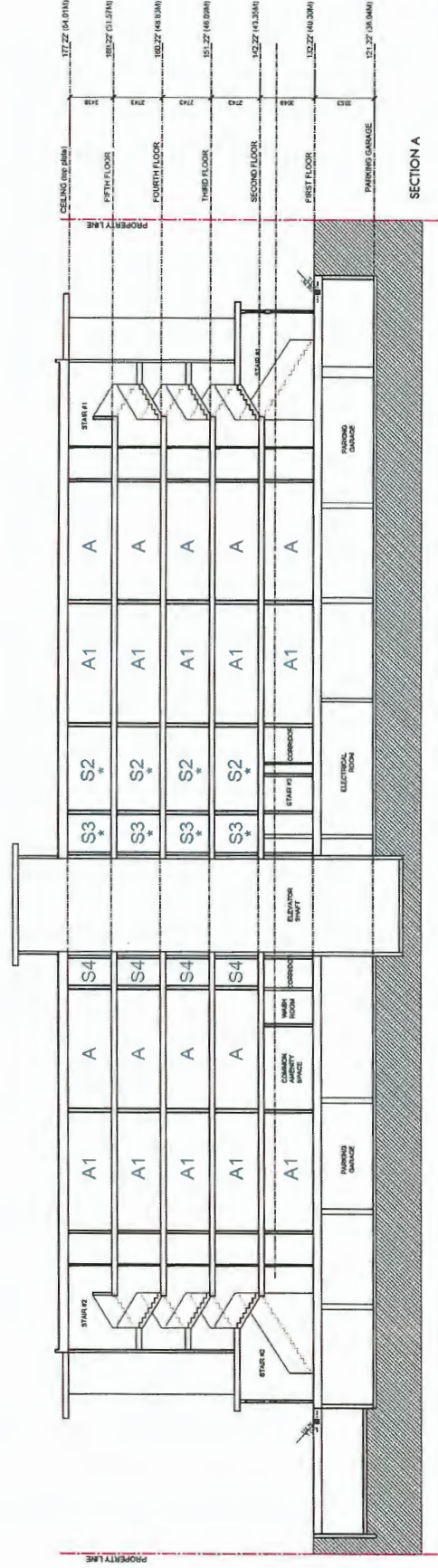
SECTION NO.
A-4.01

PROJECT NO.: 2101.00
DATE: 11.09
SHEET: 1022 / 12 (REV. JUN 30, 2021)

DP RESUBMISSION - JUNE 27 2023



SECTION B



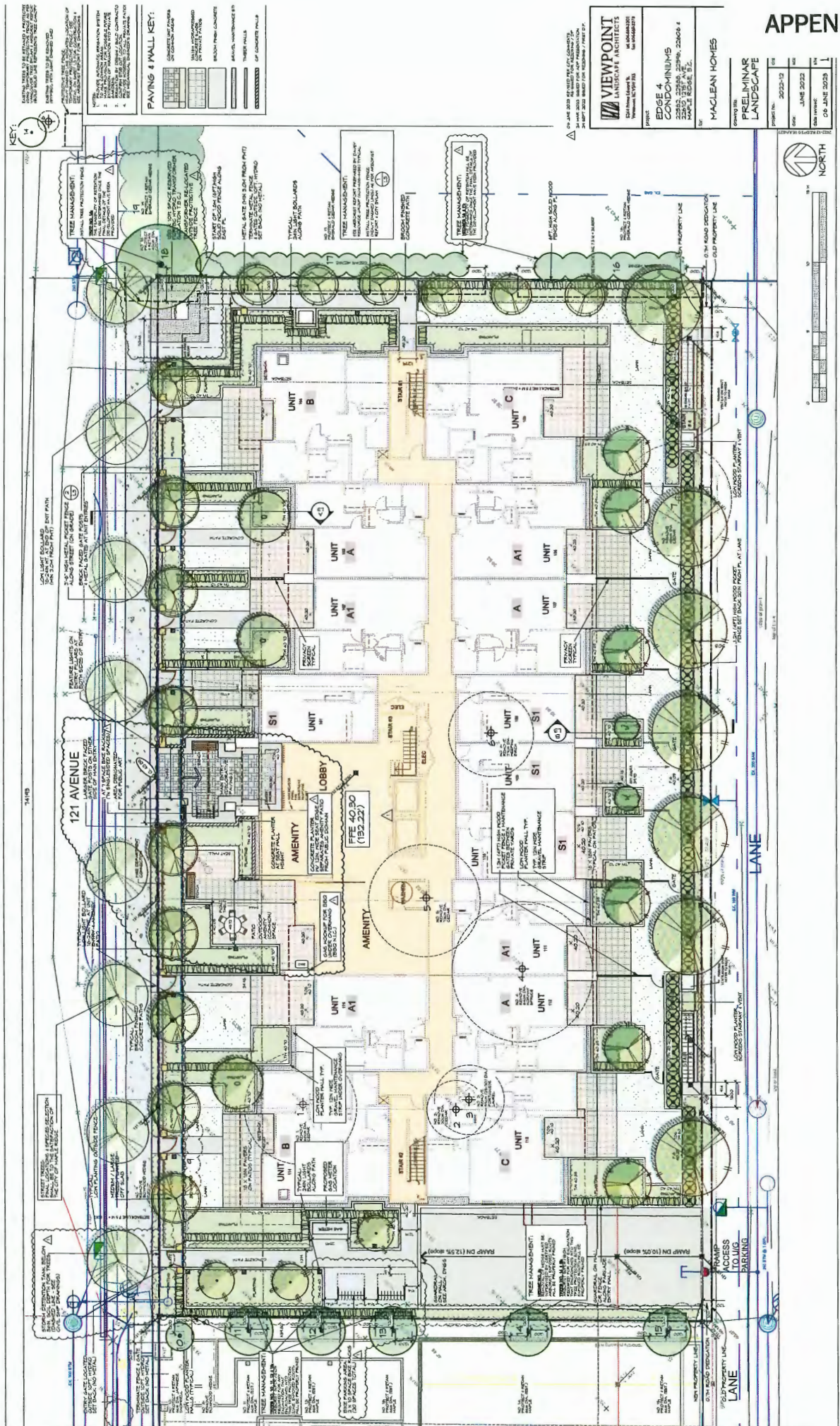
SECTION A

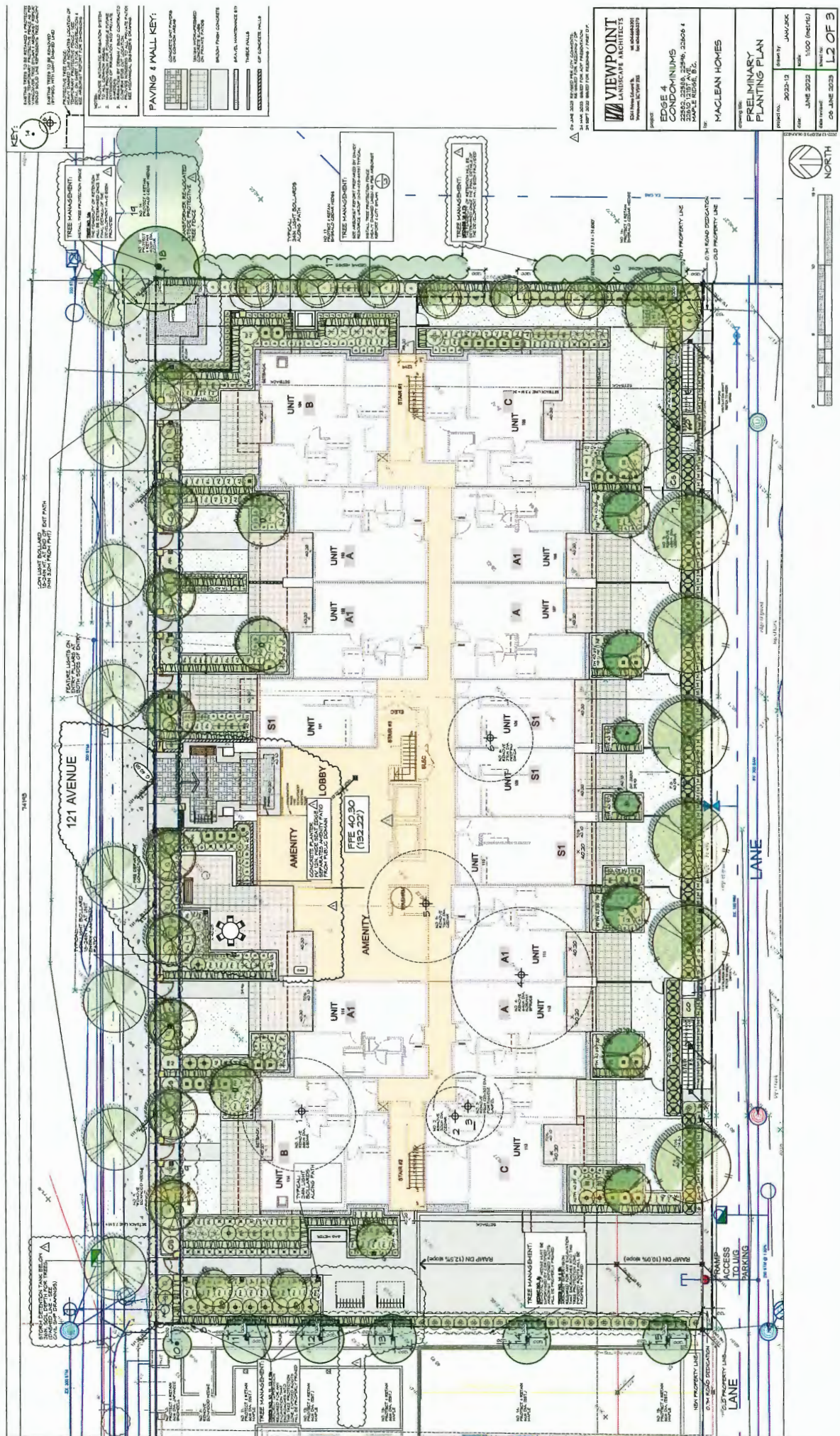


DOORS CLEARANCE OF 300 MILLIMETER FOR DOORS IN ITS LOCATED IN ACCESSIBLE PATH OF TRAVEL ARE REQUIRED IN ACCORDANCE WITH STANDARD A.3.3.4(11). OTHERWISE POWER DOOR OPERATION IS REQUIRED.



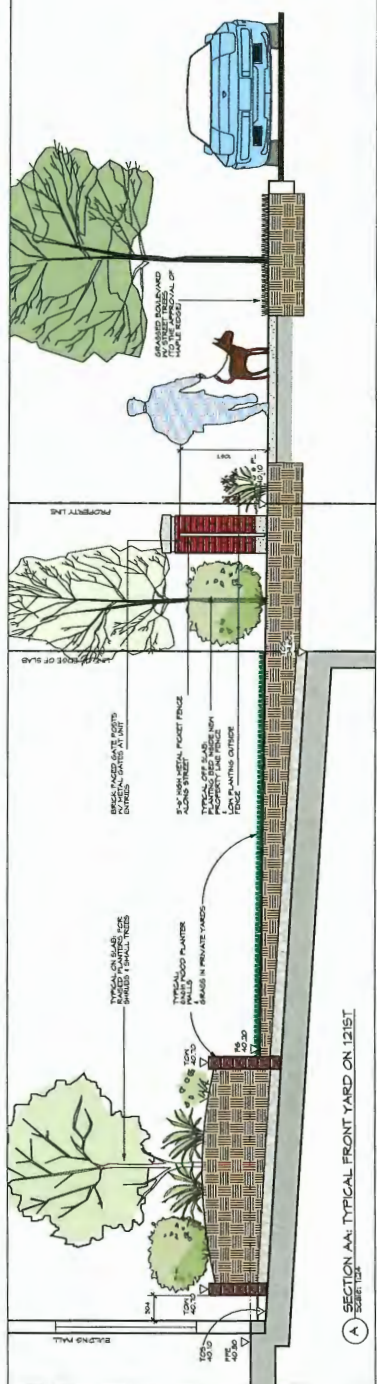
DP RESUBMISSION - JUNE 27 2023



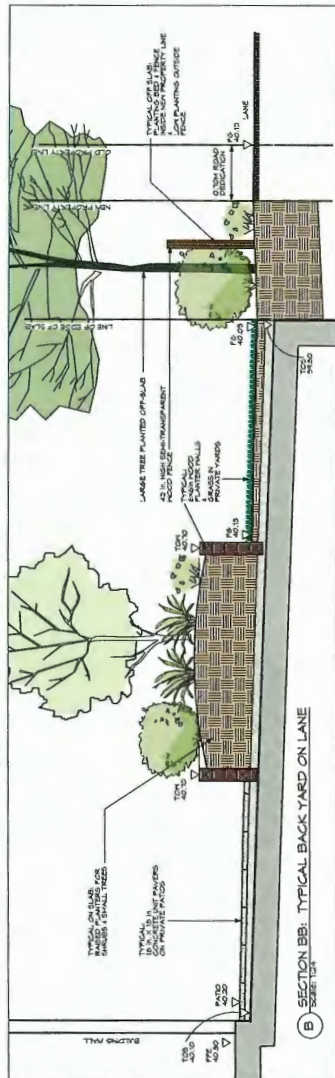


PLANT LIST

NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
1	(Symbol)	PLANT NAME	1	REMARKS
2	(Symbol)	PLANT NAME	1	REMARKS
3	(Symbol)	PLANT NAME	1	REMARKS
4	(Symbol)	PLANT NAME	1	REMARKS
5	(Symbol)	PLANT NAME	1	REMARKS
6	(Symbol)	PLANT NAME	1	REMARKS
7	(Symbol)	PLANT NAME	1	REMARKS
8	(Symbol)	PLANT NAME	1	REMARKS
9	(Symbol)	PLANT NAME	1	REMARKS
10	(Symbol)	PLANT NAME	1	REMARKS
11	(Symbol)	PLANT NAME	1	REMARKS
12	(Symbol)	PLANT NAME	1	REMARKS
13	(Symbol)	PLANT NAME	1	REMARKS
14	(Symbol)	PLANT NAME	1	REMARKS
15	(Symbol)	PLANT NAME	1	REMARKS
16	(Symbol)	PLANT NAME	1	REMARKS
17	(Symbol)	PLANT NAME	1	REMARKS
18	(Symbol)	PLANT NAME	1	REMARKS
19	(Symbol)	PLANT NAME	1	REMARKS
20	(Symbol)	PLANT NAME	1	REMARKS
21	(Symbol)	PLANT NAME	1	REMARKS
22	(Symbol)	PLANT NAME	1	REMARKS
23	(Symbol)	PLANT NAME	1	REMARKS
24	(Symbol)	PLANT NAME	1	REMARKS
25	(Symbol)	PLANT NAME	1	REMARKS
26	(Symbol)	PLANT NAME	1	REMARKS
27	(Symbol)	PLANT NAME	1	REMARKS
28	(Symbol)	PLANT NAME	1	REMARKS
29	(Symbol)	PLANT NAME	1	REMARKS
30	(Symbol)	PLANT NAME	1	REMARKS
31	(Symbol)	PLANT NAME	1	REMARKS
32	(Symbol)	PLANT NAME	1	REMARKS
33	(Symbol)	PLANT NAME	1	REMARKS
34	(Symbol)	PLANT NAME	1	REMARKS
35	(Symbol)	PLANT NAME	1	REMARKS
36	(Symbol)	PLANT NAME	1	REMARKS
37	(Symbol)	PLANT NAME	1	REMARKS
38	(Symbol)	PLANT NAME	1	REMARKS
39	(Symbol)	PLANT NAME	1	REMARKS
40	(Symbol)	PLANT NAME	1	REMARKS
41	(Symbol)	PLANT NAME	1	REMARKS
42	(Symbol)	PLANT NAME	1	REMARKS
43	(Symbol)	PLANT NAME	1	REMARKS
44	(Symbol)	PLANT NAME	1	REMARKS
45	(Symbol)	PLANT NAME	1	REMARKS
46	(Symbol)	PLANT NAME	1	REMARKS
47	(Symbol)	PLANT NAME	1	REMARKS
48	(Symbol)	PLANT NAME	1	REMARKS
49	(Symbol)	PLANT NAME	1	REMARKS
50	(Symbol)	PLANT NAME	1	REMARKS
51	(Symbol)	PLANT NAME	1	REMARKS
52	(Symbol)	PLANT NAME	1	REMARKS
53	(Symbol)	PLANT NAME	1	REMARKS
54	(Symbol)	PLANT NAME	1	REMARKS
55	(Symbol)	PLANT NAME	1	REMARKS
56	(Symbol)	PLANT NAME	1	REMARKS
57	(Symbol)	PLANT NAME	1	REMARKS
58	(Symbol)	PLANT NAME	1	REMARKS
59	(Symbol)	PLANT NAME	1	REMARKS
60	(Symbol)	PLANT NAME	1	REMARKS
61	(Symbol)	PLANT NAME	1	REMARKS
62	(Symbol)	PLANT NAME	1	REMARKS
63	(Symbol)	PLANT NAME	1	REMARKS
64	(Symbol)	PLANT NAME	1	REMARKS
65	(Symbol)	PLANT NAME	1	REMARKS
66	(Symbol)	PLANT NAME	1	REMARKS
67	(Symbol)	PLANT NAME	1	REMARKS
68	(Symbol)	PLANT NAME	1	REMARKS
69	(Symbol)	PLANT NAME	1	REMARKS
70	(Symbol)	PLANT NAME	1	REMARKS
71	(Symbol)	PLANT NAME	1	REMARKS
72	(Symbol)	PLANT NAME	1	REMARKS
73	(Symbol)	PLANT NAME	1	REMARKS
74	(Symbol)	PLANT NAME	1	REMARKS
75	(Symbol)	PLANT NAME	1	REMARKS
76	(Symbol)	PLANT NAME	1	REMARKS
77	(Symbol)	PLANT NAME	1	REMARKS
78	(Symbol)	PLANT NAME	1	REMARKS
79	(Symbol)	PLANT NAME	1	REMARKS
80	(Symbol)	PLANT NAME	1	REMARKS
81	(Symbol)	PLANT NAME	1	REMARKS
82	(Symbol)	PLANT NAME	1	REMARKS
83	(Symbol)	PLANT NAME	1	REMARKS
84	(Symbol)	PLANT NAME	1	REMARKS
85	(Symbol)	PLANT NAME	1	REMARKS
86	(Symbol)	PLANT NAME	1	REMARKS
87	(Symbol)	PLANT NAME	1	REMARKS
88	(Symbol)	PLANT NAME	1	REMARKS
89	(Symbol)	PLANT NAME	1	REMARKS
90	(Symbol)	PLANT NAME	1	REMARKS
91	(Symbol)	PLANT NAME	1	REMARKS
92	(Symbol)	PLANT NAME	1	REMARKS
93	(Symbol)	PLANT NAME	1	REMARKS
94	(Symbol)	PLANT NAME	1	REMARKS
95	(Symbol)	PLANT NAME	1	REMARKS
96	(Symbol)	PLANT NAME	1	REMARKS
97	(Symbol)	PLANT NAME	1	REMARKS
98	(Symbol)	PLANT NAME	1	REMARKS
99	(Symbol)	PLANT NAME	1	REMARKS
100	(Symbol)	PLANT NAME	1	REMARKS

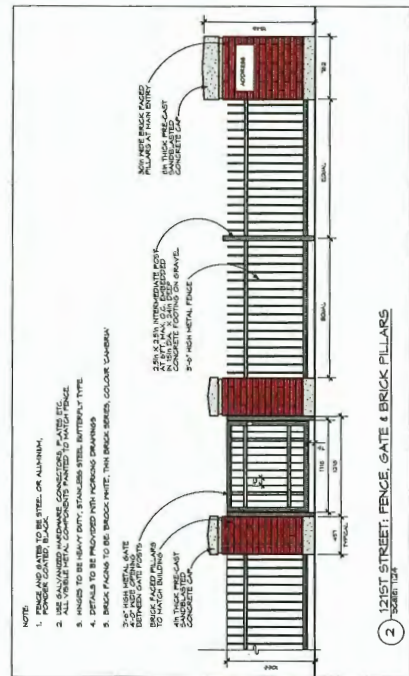


A SECTION AA: TYPICAL FRONT YARD ON 121ST
SCALE 1/8" = 1'-0"



B SECTION BB: TYPICAL BACK YARD ON LANE
SCALE 1/8" = 1'-0"

- NOTE:
1. FENCE AND GATE TO BE STEEL OR ALUMINUM.
 2. SEE SCHEDULE FOR MATERIALS AND FINISHES.
 3. SEE SCHEDULE FOR MATERIALS AND FINISHES.
 4. DETAILS TO BE PROVIDED FOR FENCING DRAWINGS.
 5. BACK FACING TO BE BRICK WHITE, THE BRICK SERIES, COLOR GARDEN.



2 121ST STREET: FENCE, GATE & BRICK PILLARS
SCALE 1/8" = 1'-0"

VIEWPOINT
ARCHITECTS
3000 12TH AVE S.W.
SUITE 100
SEASIDE, WA 98138
TEL: 206.465.1234
WWW.VPARCH.COM

EDGE 4 CONDOMINIUMS
3000 12TH AVE S.W.
SUITE 100
SEASIDE, WA 98138
TEL: 206.465.1234
WWW.VPARCH.COM

MACLEAN HOMES
PRELIMINARY SECTION, DETAILS & PLANT LIST
PROJECT NO. 2022-12
DATE: JUNE 2022
DRAWN BY: JAC/JAC
CHECKED BY: JAC/JAC
DATE: JUNE 2022
SCALE: 1/8" = 1'-0" (SHEET)
SHEET NO. 13 OF 3

BIKE RACK
RECOMMENDED FOR USE IN AREAS WHERE BIKES ARE PARKED. SEE SCHEDULE FOR MATERIALS AND FINISHES.

BENCHES
RECOMMENDED FOR USE IN AREAS WHERE PEOPLE ARE SEATED. SEE SCHEDULE FOR MATERIALS AND FINISHES.

PICNIC TABLE
RECOMMENDED FOR USE IN AREAS WHERE PEOPLE ARE SEATED. SEE SCHEDULE FOR MATERIALS AND FINISHES.

LIGHT BOLLARD
RECOMMENDED FOR USE IN AREAS WHERE PEOPLE ARE SEATED. SEE SCHEDULE FOR MATERIALS AND FINISHES.

PROTECTIVE TREE FENCING
RECOMMENDED FOR USE IN AREAS WHERE PEOPLE ARE SEATED. SEE SCHEDULE FOR MATERIALS AND FINISHES.



mapleridge.ca

City of Maple Ridge

Advisory Design Panel Resolutions/Comments

Application 2021-471-RZ was reviewed by the Advisory Design Panel (ADP) at the April 12, 2023 meeting. As per the ADP resolution from that meeting, revised plans and the applicant's response were reviewed by Planning staff and determined to be satisfactory. The following is the resolution/comments:

April 12, 2023 – R/2023-ADP-013

It was moved and seconded

That the application be supported as the following concerns be addressed as the design develops and submitted to Planning staff for follow up.

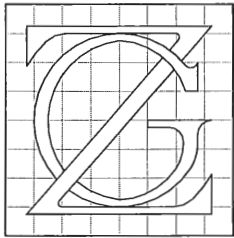
Architectural Comments:

- Review parking level access to elevator and stairs, building code has requirements for vestibules between spaces when you are above 3 Storeys in a C occupancy building
- Review stair width, and dimensions with BC Building Code. Review accessibility requirements in corridors with BC Building Code.
- Encourage to compare red brick with red wood materials to ensure adequate contrast
- Consider having higher ceiling for top floor penthouse with opportunity to have skylights or localized areas with higher ceiling above the roofline
- Consider separating visitors from the residential parking area
- Suggest exploring alternative architectural features to reference adjacent new developments
- Suggest the brick cladding used on main floor to be increased in height till 2nd floor.
- Glass and metal railing used is good, conveyed their message as used
- Need vestibule at the entrance – explore how it can be incorporated
- Increase visibility of main entrance canopy by raising it taller

Landscape Comments:

- Suggest access separation between outdoor amenity and public areas
- Suggest introducing additional hierarchy between rooflines and architectural frames
- Consider utilizing wood material in other areas, for example, soffits, balconies, etc.
- Consider more varied amenity offer for outdoor spaces, for example, kids play, barbeques, overhead canopies, etc.
- Consider use of different material for on-slab planters. Suggest use of brick instead of wood for
- Review conflict between protected existing tree and proposed location of Hydro PMT
- In the amenity area, there is a planter and seat wall – if you intend that to be a seat wall provide more space on the ledge

CARRIED UNANIMOUSLY



GARCIA ZUNINO
ARCHITECTS INC.

662 East Windsor Road
North Vancouver, B.C.
CANADA, V7N 1K7

T: (604) 987-8304
F: (604) 987-8371

www.gzarchitects.com

Marcela Garcia Zunino,
Architect AIBC,
LEED A.P.

Luis Zunino,
Architect AIBC

Jun 05, 2023

City of Maple Ridge
11995 Haney Place
Maple Ridge, B.C., V2X 6A9

Attention:
Daniel Rajasooriar, Planner

Re: 2021-471-RZ EDGE 4 CONDOMINIUMS
22582, 22588, 22596, 22606 AND 22610 121ST AVENUE, MAPLE RIDGE, B.C.

Dear Daniel,

The project drawings were revised in response to the written comments received from the Advisory Design Panel, Engineering and Environmental Departments, and Canada Post.

The revised drawings submitted digitally alongside this document include:

1. Architectural DPA drawings, issued May 31, 2023
2. Landscape DPA drawings, issued June 6th, 2023
3. Civil Engineering Servicing Plan, issued June 5th, 2023
4. Civil Stormwater Management Plan, issued June 5th, 2023

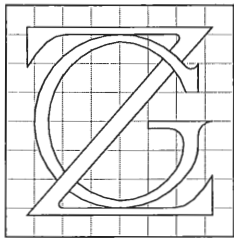
Also, the following response documents to the departmental memorandums received are attached:

5. Creus Engineering letter regarding the Stormwater Management Plan.
6. Response to architectural and ADP comments is included below within this document.

Architectural responses by Garcia Zunino Architects (in blue):

1. To the comments received by MacLean Homes on May 25, 2023:

- A cash-in-lieu contribution – not a variance – will be required for each off-street parking space required but not provided. **Noted.**
- For short-term bicycle parking spaces, the relevant Town Centre requirement is 0.3 spaces per dwelling unit but rounded up. This works out to 27 spaces – not 26 spaces.
- **(GZA) A-1.01 Site Plan and A-2.02 First Floor Plan show 27 Short Term Bicycle Parking spaces located at the building entrance and along the west property line. This was also amended in the Project Statistics page A-0.01 and the Landscape Architect drawings.**
- Section 405.3.1 of the City's Zoning Bylaw requires a 1m landscape screen around the perimeter of unenclosed off-street parking (including ramps) in RM zones. As such,



GARCIA ZUNINO
ARCHITECTS INC.

662 East Windsor Road
North Vancouver, B.C.
CANADA, V7N 1K7

T: (604) 987-8304
F: (604) 987-8371

www.gzarchitects.com

Marcela Garcia Zunino,
Architect AIBC,
LEED A.P.

Luis Zunino,
Architect AIBC

there needs to be a 1m landscape screen between the ramp to the underground parking and the western property line. Clearly indicate this 1m distance on the plans.

(GZA) A-1.01 Site Plan and A-2.02 First Floor Plan show the dimension of the landscape strip = 1114mm alongside the side yard flanking the parking ramp at the west property line.

2. To the comments received on May 10, 2023, from Canada Post:

(GZA) A-1.01 Site Plan and A-2.02 First Floor Plan show the location of the mailboxes at the building entry lobby. Requirements from Canada Post were added to the notes and legends at the right side of both pages.

3. To the comments received on May 10, 2023, from the Advisory Design Panel meeting:

Viewpoint Landscape Architects responses are shown **(in red)** to the Landscape Comments and Garcia Zunino Architects responses **(in blue)** to the Architectural comments.

Advisory Design Panel (ADP) Resolution/Comments

Please see below for the ADP resolution (carried unanimously) and comments from the ADP meeting on April 12, 2023. Comments will need to be acknowledged and/or addressed in writing. Plans will need to be updated to address the comments.

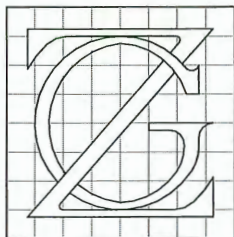
R/2023-ADP-013

It was moved and seconded

That the application be supported as the following concerns be addressed as the design develops and submitted to Planning staff for follow up.

Architectural Comments:

- Review parking level access to elevator and stairs, building code has requirements for vestibules between spaces when you are above 3 Storeys in a C occupancy building.
(GZA) From our preliminary Building Code review, the two parking stairs that exit directly to the street would not need a vestibule. The stair that connects the building with the parking level opens through a door into the elevator lobby that acts as a vestibule. During the building permit application process, further building code analysis will be done and these items will be revisited again.
- Review stair width, and dimensions with BC Building Code. Review accessibility requirements in corridors with BC Building Code.
(GZA) From our preliminary Building Code review, the stair widths and accessibility features would meet the code requirements. During the building permit application process, further building code analysis will be done and these items will be revisited again.
- Encourage to compare red brick with red wood materials to ensure adequate contrast.



GARCIA ZUNINO
ARCHITECTS INC.

662 East Windsor Road
North Vancouver, B.C.
CANADA, V7N 1K7

T: (604) 987-8304
F: (604) 987-8371

www.gzarchitects.com

Marcela Garcia Zunino,
Architect AIBC,
LEED A.P.

Luis Zunino,
Architect AIBC

(GZA) We obtained a sample of the specified color materials including the brick and verified that the red materials selected harmonize as intended. A second verification of material color compatibility will be done before the construction stage.

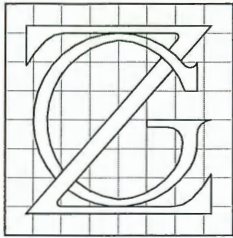
- Consider having higher ceiling for top floor penthouse with opportunity to have skylights or localized areas with higher ceiling above the roofline.
(GZA) Localized areas with higher ceiling were not considered as they would detract from the intended building shape. The design idea is to maintain the top floor level with the standard ceiling height already specified.
- Consider separating visitors from the residential parking area.
(GZA) It is MacLean Homes point of view that securing the visitors parking area in a small building such as the Edge 4 increases the costs to the strata corporation and decreases the building security and livability while offering little or no benefit to the residence. In order to have secured visitors parking in the underground a 2nd parking gate is required that all residents must pass through to get to the residence gate. This 2nd gate increases the wait times for the cars entering and frustrates the residents as they must wait for the 1st gate to close prior to the 2nd gate opening to prevent intruders from entering the building.

An alternate option is to install a timer on the first gate to allow the gate to remain open during the day and automatically close during the evening. The majority of stratas are not in favor of this option as it creates an unmonitored access point for the criminal element to break into the underground undetected and in addition creates a warm dry place for loiterers.

To make the gate system operational an access system with a resident directory will be required on the entry ramp for visitors to contact residence from their cars to have them remotely open the gate to gain access to the visitor parking. Costs are a major concern for strata corporations today and every dollar spent has to be passed onto the new condo owners in monthly fees. The gate access system requires a phone line to operate and both the parking gates and access systems have monthly maintenance contracts and phone line charges to keep them operational. The installation of the secured underground will increase the costs to everyone living in the building and provides very little benefit.

It has been MacLean Homes experience that the majority of strata owners prefer to have their guests park on the street for short visits and should their guests be staying for longer periods of time the owners simply enter the underground with their guests to park the car and enter the building.

- Suggest exploring alternative architectural features to reference adjacent new developments.
(GZA) The Edge 4 building is unique and different from the previous Edge projects with a more contemporary building design. Reference to the adjacent projects is found in the exterior color selection which is similar and complementary, including reds, whites, and grays.



GARCIA ZUNINO
ARCHITECTS INC.

662 East Windsor Road
North Vancouver, B.C.
CANADA, V7N 1K7

T: (604) 987-8304
F: (604) 987-8371

www.gzarchitects.com

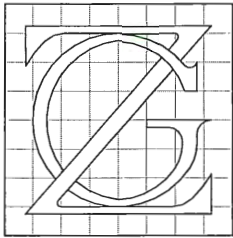
Marcela Garcia Zunino,
Architect AIBC,
LEED A.P.

Luis Zunino,
Architect AIBC

- Suggest the brick cladding used on main floor to be increased in height till 2nd floor.
(GZA) The building design intent is to articulate the building form with a 1st floor base different from upper levels to reinforce the building corner details of fin wall frames running from the 2nd to the 5th floor levels. Carrying the 1st floor brick cladding higher would contradict the design intent and likely not compliment the building design.
- Glass and metal railing used is good, conveyed their message as used.
(GZA) Noted.
- Need vestibule at the entrance – explore how it can be incorporated
(GZA) From our preliminary Building Code review, a vestibule at the entry may not be required. During the building permit application process, after building energy modelling and further building code analysis gets completed, this item will be revisited again.
- Increase visibility of main entrance canopy by raising it taller.
(GZA) The entry to the building was highlighted by increasing the size of the covered space sheltering the entrance to the building. The new canopy reaches closer to the property line. We also increased the thickness of the canopy roof which will be highlighted by using a bright red color and additional lighting on the soffit. The height of the canopy will not be altered as its proportion is adequate for a five-storey building, in our opinion. Additional emphasis to this area was created with the revised landscape plan. Refer to pages A-0.01 and A-3-01 for revisions to the entry canopy.

Landscape Comments:

- Suggest access separation between outdoor amenity and public areas.
(VLA) We have redesigned the amenity area to include an 18in. high concrete planter along the east edge to separate it from the public entry. The planter will include either evergreen flowering shrubs +/-3ft high / total height 4.5ft, or a 4ft. hedge plus layered planting. Planting T.B.D. at detailed design stage.
- Suggest introducing additional hierarchy between rooflines and architectural frames
(GZA) During the building permit application, once the construction assemblies and assembly details are defined, consideration to the different roof thicknesses will be revisited.
- Consider utilizing wood material in other areas, for example, soffits, balconies, etc.
(GZA) By building code requirements, we can only use non-combustible materials for cladding or soffit material. Although there are non-combustible materials with faux-wood paints, we have specified all solid-



GARCIA ZUNINO
ARCHITECTS INC.

662 East Windsor Road
North Vancouver, B.C.
CANADA, V7N 1K7

T: (604) 987-8304
F: (604) 987-8371

www.gzarchitects.com

Marcela Garcia Zunino,
Architect AIBC,
LEED A.P.

Luis Zunino,
Architect AIBC

color materials, a variety of grays, black and white, that would serve as a background to the red color materials used to accent the building form.

- Consider more varied amenity offer for outdoor spaces, for example, kids play, barbeques, overhead canopies, etc.
(VLA) A gas connection has been added to the amenity area for a future barbeque. The seat ledge has been widened for comfort, and extended in length to form additional passive seating and a conversation corner.
- Consider use of different material for on-slab planters. Suggest use of brick instead of wood.
(VLA) Wood walls are proposed by MacLean Homes as it is currently the affordable option for planter wall construction. Future consideration may be given to upgrade this material in public areas.
- Review conflict between protected existing tree and proposed location of Hydro PMT.
(VLA) The Hydro PMT has been relocated one meter further west, outside the tree protection zone.
- In the amenity area, there is a planter and seat wall – if you intend that to be a seat wall provide more space on the ledge.
(VLA) Seating ledge has been widened to 12 inches and extended as noted above.

Sincerely,

GARCIA ZUNINO ARCHITECTS INC.

Per:

Marcela Garcia Zunino, Architect AIBC, LEED® AP

Tel.: (604) 987-8304

E-mail: mgzunino@gzarchitects.com

Page 1

MacLean Homes

Development Information Meeting Minutes

February 9, 2023

The Minutes of the Development Information Meeting held at Eric Langton Elementary School Library on Thursday February 9, 2023, 5:30 PM – 7:30 PM

Host members present.

Luis Zunio: Garcia Architects

David Webster: Maclean Homes

Zeina El Timani: MacLean Homes

Start of Meeting – 5:30

9 members of the public attended the meeting and reviewed the building information and display boards

2 people provided comment sheets

1 comment sheet was received by way of a phone call

1 comment sheet was received by email

The meeting was adjourned at 7:30

MacLean Homes Development Information Meeting

February 9, 2023

Analysis of the comment sheets

- a) 2 comment sheets approve of the design and encourage quick approval of the application to have the housing built as quickly as possible
- b) 1 comment sheet requests that the grass between the sidewalk and street be removed and replaced with gravel.
- c) 1 generic comment sheet was received via email from HUB Cycling requesting additional long term bicycle parking spaces and facilities for electric bike charging

MacLean Homes Development Information Meeting

February 9, 2023

**Summary on how the issues and concerns identified from the
Development Information Meeting will be addressed**

- a) MacLean Homes will work with the planning department to complete the application as quickly as possible
- b) MacLean Homes will discuss with the engineering department the possibility of installing weatherproof walking materials between the sidewalk and street
- c) The storage room in the Northwest corner of the parking garage was redesigned to accommodate additional long term bicycle storage. The original storage lockers are to be deleted and replaced with an additional 17 long term Bicycle stalls. MacLean Homes will supply electrical service to the bicycle storage rooms for the charging of electric bicycles.



March 6, 2023

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: Rene Tardif

Dear Ms. Tardif:

Re: File #: 2021-471-RZ
Legal: Lot: 2, Section: 20, Township: 12, Plan: NWP8843
Lot: 3, Section: 20, Township: 12, Plan: NWP8843
Lot: 1, Block: 22, Section: 20, Township: 12, Plan: NWP9446
Lot: 2, Section: 20, Township: 12, Plan: NWP9446
Lot: 3, Section: 20, Township: 12, Plan: NWP9446
Location: 22582, 22588, 22596, 22606 and 22610 121 Avenue
From: RS-1 (Single Detached Residential)
To: RM-2 (Medium Density Apartment Residential)

The proposed application would affect the student population for the catchment areas currently served by Eric Langton Elementary and Thomas Haney Secondary School.

Eric Langton Elementary has an operating capacity of 402 students. For the 2022-23 school year the student enrolment at Eric Langton Elementary is 456 students (113% utilization) including 286 students from out of catchment and 243 French Immersion students.

Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2022-23 school year the student enrolment at Thomas Haney Secondary School is 1090 students (91% utilization) including 550 students from out of catchment.

Based on the density estimates for the various land uses at build out the following would apply:

- For an 87-unit apartment building, the estimated number of school age residents is 3

Sincerely,

Flavia Coughlan
Secretary Treasurer

The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Louie Girotto, Director, Facilities
Maryam Fallahi, Manager, Facilities Planning
David Vandergugten, Assistant Superintendent