

City of Maple Ridge

PUBLIC HEARING

July 21, 2020

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA
July 21, 2020
7:00 pm
Council Chambers, 1st Floor, City Hall

The purpose of the Public Hearing is to allow all persons who deem themselves affected by any of these bylaws a reasonable opportunity to be heard before Council on the matters contained in the bylaws. Persons wishing to speak for or against a bylaw will be given opportunities. You will be asked to give your name and address. Please note that all written submissions provided in response to this consultation including names and addresses will become part of the public record which includes the submissions being made available for public inspection. Further consideration of bylaws on this agenda will be at the next regular Council meeting. The meeting is recorded by the City of Maple Ridge.

- 1) **2019-310-RZ**
11232 Dartford Street

Parcel 5 District Lot 278 Group 1 New Westminster District Reference Plan 64192

Maple Ridge Zone Amending Bylaw No. 7603-2019

To rezone from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial) to allow for the continued operation of a stand-alone liquor store.

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 p.m., **Tuesday, July 21, 2020**, to consider the following bylaw:

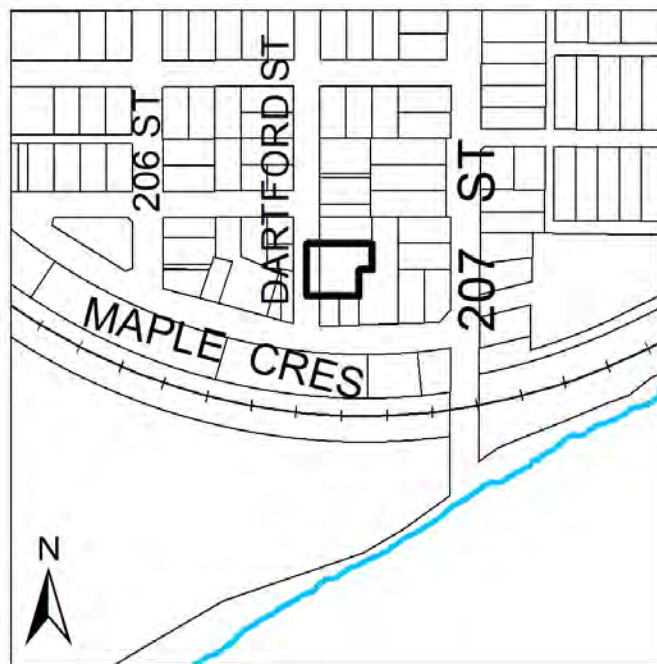
- 1) **2019-310-RZ**
11232 Dartford Street



Parcel 5 District Lot 278 Group 1 New Westminster District Reference
Plan 64192

Maple Ridge Zone Amending Bylaw No. 7603-2019

To rezone from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial) to allow for the continued operation of a stand-alone liquor store.



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaw and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaw are available for viewing on the City's Land Development Viewer site at:

<https://gis.mapleridge.ca/LandDevelopmentViewer/LandDevelopmentViewer.html>.

The Public Hearing Agenda with full reports can be viewed on the City website at:

www.mapleridge.ca/640.

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens.

ALL PERSONS who believe themselves affected by the above-mentioned bylaw shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaw or by making a written submission to the attention of the Corporate Officer or by sending an email to clerks@mapleridge.ca by 4:00 p.m. July 20, 2020. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

These are the following ways to participate:

- **Virtually**, by going to: www.mapleridge.ca/640/Council-Meetings and clicking on the meeting date to register. We ask that you have your camera on. You will be asked to give your name and address to give Council your proximity to the application;
- **Attendance in person** by pre-registering with the Corporate Officer at snichols@mapleridge.ca;
- **Submitting a letter** prior to the meeting to the Corporate Officer **by 4:00 p.m., Monday, July 20, 2020** via drop-off at City Hall or by mail to 11995 Haney Place, Maple Ridge, V2X 6A9; or,
- **Emailing clerks@mapleridge.ca until 4:00 p.m. on Tuesday, July 21, 2020.**

Please note that all written submissions provided in response to this consultation including names and addresses will become part of the public record which includes the submissions being made available for public inspection.

Dated this 8th day of July, 2020.

Stephanie Nichols
Corporate Officer

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2019-310-RZ
File Manager: Adrian Kopystynski**

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Subdivision plan layout	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Neighbourhood context plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Lot grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Landscape plan**	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation**.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* These items may not be required for single-family residential applications

+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: June 16, 2020
FILE NO: 2019-310-RZ
MEETING: C o W
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7603-2019;
11232 Dartford Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11232 Dartford Street (Appendix A), from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial). Currently, the site is licensed for a Neighbourhood Pub and a licensee retail store as an accessory use. The zone being sought would allow the licensee retail store to operate as an independent principle use and the pub would be discontinued as a use. There are no physical changes being proposed to the existing building and associated accessory parking. A development variance permit will be required to permit the building as-built.

Council granted first reading to Zone Amending Bylaw No. 7603-2019 on February 11, 2020. This application is in compliance with the Hammond Area Plan.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7603-2019 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Restrictive Covenant to for future road widening.

DISCUSSION:

1) Background Context:

Applicant:	Sel Engineering Ltd (Lee Her)
Legal Description:	Parcel 5 District Lot 278 Group 1 NWD Reference Plan 64192
OCP:	
Existing:	Hammond Village Commercial
Proposed:	Hammond Village Commercial
Zoning:	
Existing:	C-4 (Neighbourhood Public House Commercial)
Proposed:	H-1 (Hertiage Commercial)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Hammond Village Commercial
South:	Use:	Commercial
	Zone:	H-1 (Heritage Commercial)
	Designation:	Hammond Village Commercial
East:	Use:	Residential
	Zone:	One Family Urban Residential
	Designation:	Medium Density Multi-Family and Hammond Village Commercial
West:	Use:	Commercial
	Zone:	H-1 (Heritage Commercial)
	Designation:	Hammond Village Commercial
Existing Use of Property:		Commercial
Proposed Use of Property:		Commercial
Site Area:		0.12 HA. (0.3 acres)
Access:		Dartford Street
Servicing requirement:		Urban Standard

2) Background:

The subject site (Appendix A and B) is a fully developed flat parcel of land, with a commercial building in the northern end of the site and the associated accessory parking for the business in the southern half of the lot. There is a hedge partially along the southern and eastern edges of the parking area, buffering of garbage bin storage area to the residential lot to the east. There is a tree that straddles the lot line in the southeast corner of the parking lot.

When first presented to Committee of the Whole on January 28, 2020, a decision on the application was deferred to the February 11, 2020 Council meeting with the request for staff to contact the applicant and to report back on the termination of the pub operation. Staff confirmed with the applicant their decision had already been made to close the pub and operate only the Licensee Retail Store as a business decision. Council granted first reading on February 11, 2020.

3) Project Description:

The proposal is to rezone the subject site from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial), to permit the existing licensee retail store in the building as a principal use. There are no physical changes being proposed to the existing building and associated accessory parking (Appendix D, E and F). Therefore, no development permit for form and character is required as part of this application. A development variance permit will be required to permit the building as built.

4) Planning Analysis:

i) Official Community Plan:

The development site is located within the Hammond Village Area Plan and is currently designated Hammond Village Commercial. The proposed rezoning from C-4 (Neighbourhood Public House

Commercial) to H-1 (Heritage Commercial) is consistent with the Hammond Village Commercial designation.

ii) Zoning Bylaw:

The current application proposes to rezone the property located at 11232 Dartford Street (see Appendix C) from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial) to permit the existing licensee retail store in the building as a principal use. A development variance permit will be required to permit the building as built.

iii) Off-Street Parking And Loading Bylaw:

There are 17 parking spaces which meet the bylaw requirements based on the plans provided by the applicant's architect.

iv) Proposed Variances:

A Development Variance Permit application has been received for this project and involves variances to accommodate the existing siting of the building. The following relaxations to Section 713 Heritage Commercial: H-1, 7) Sitting a) commercial use of the Maple Ridge Zoning Bylaw No. 3510 -1985 are necessary to accommodate the building as built:

- Rear lot line setback is to be reduced from 6.0 metres to approximately 0.78 metres.

The requested setback variances will be the subject of a future Council report.

v) Development Permits:

The subject property is subject to Section 8.13 of the OCP, which is the Hammond Development Permit Area application for all Low Density Multi-family, Medium Density Multi-family, Infill General Employment and Hammond Village Commercial located in the Hammond Area. As described earlier, no development permit for form and character is required as part of this rezoning application.

vi) Advisory Design Panel:

A submission to the ADP was not required because there will be no change to the building and thus a form and character development permit is not associated with this rezoning application.

vii) Development Information Meeting:

A Development Information Meeting was not required for this application under Council Policy 6.20.

5) Interdepartmental Implications:

i) Engineering Department:

Should the existing building be demolished and replaced in the future, 1.0 metre of road widening will be required along Dartford Street. A restrictive covenant preventing the future construction of a new building or for parking area within this 1.0 metre wide strip of land is proposed to be registered on title.

ii) **License, Permits and Bylaws Department:**

Building advised a building permit would be required to alter the exterior appearance of the building and to reconfigure the interior of the building. The signage would need to comply with City requirements.

iii) **Fire Department:**

If no changes are taking place to the structure the Fire Department would have no issues with this project moving forward based on its use prior to this rezoning.

CONCLUSION:

It is recommended that that second reading be given to Zone Amending Bylaw No. 7603-2019, and that application 2017-310-RZ be forwarded to Public Hearing.

“Original signed by Adrian Kopystynski”

Prepared by: **Adrian Kopystynski, M.Sc., MCIP, RPP, MCAHP
Planner**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Al Horsman”

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7603-2019
Appendix D – Site Plan
Appendix E – Landscape Plan
Appendix F – Building Plans and Elevation



**CITY OF MAPLE RIDGE
BYLAW NO. 7603-2019**

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 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. 7603-2019."
2. That parcel of land and premises known and described as:

Parcel 5 District Lot 278 Group 1 New Westminster District Reference Plan 64192

and outlined in heavy black line on Map No. 1820 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to H-1 (Heritage Commercial).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 11th day of February, 2020.

READ a second time the 23rd day of June, 2020.

PUBLIC HEARING held the day of , 20

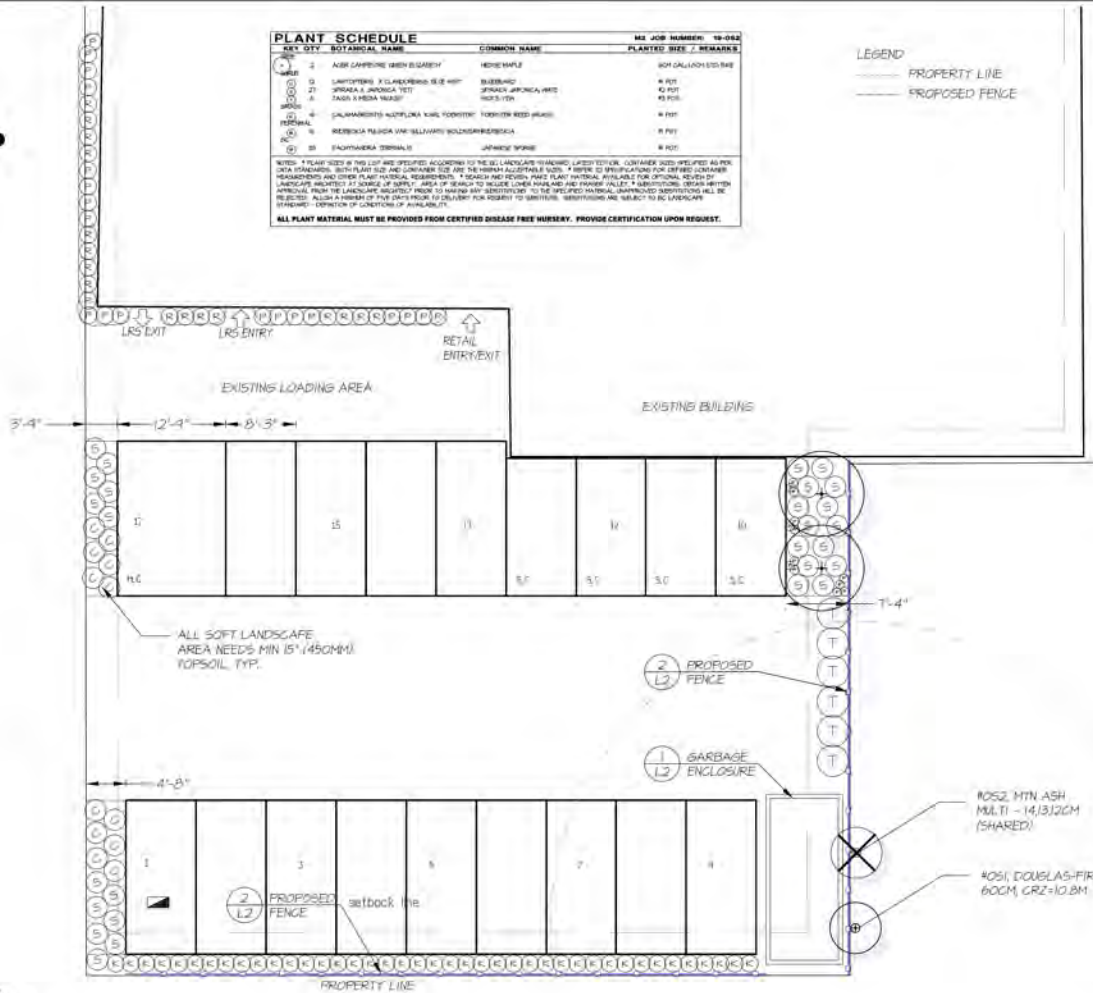
READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

DARTFORD STREET



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M2

LANDSCAPE ARCHITECTURE

R220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



DATE	10/10/2018	DATE FOR REVISION	10/10/2018
REV	DATE	REVISION DESCRIPTION	BY
1	10/10/2018	ISSUED FOR PERMIT	MM

PROJECT:

TENANT IMPROVEMENT
1032 DARTFORD STREET
MAPLE RIDGE, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 10/10/2018

SCALE: 1/8"=1'-0"

DRAWN BY: JAY

DESIGN BY: JAY

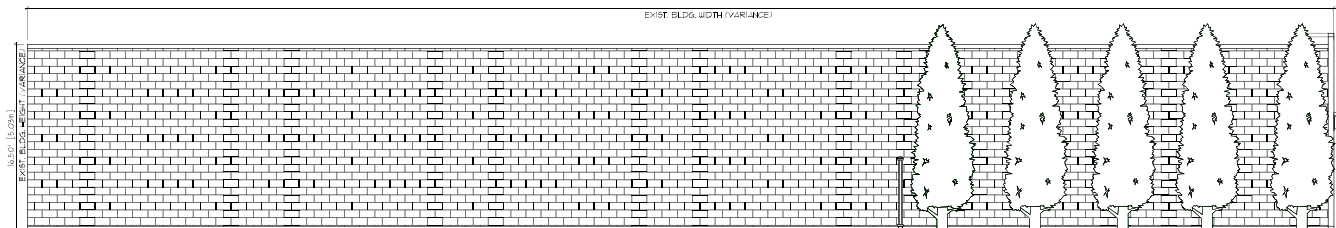
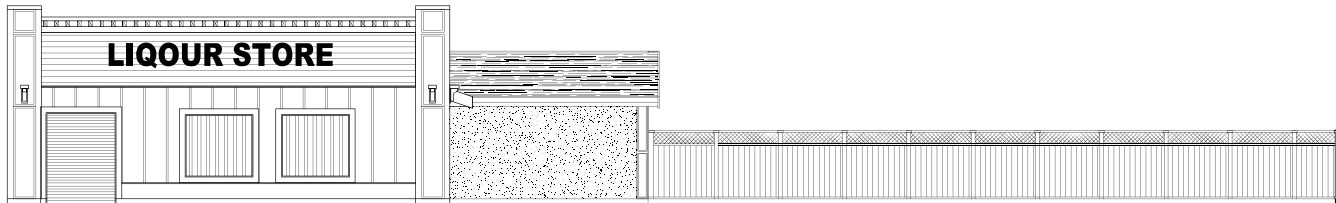
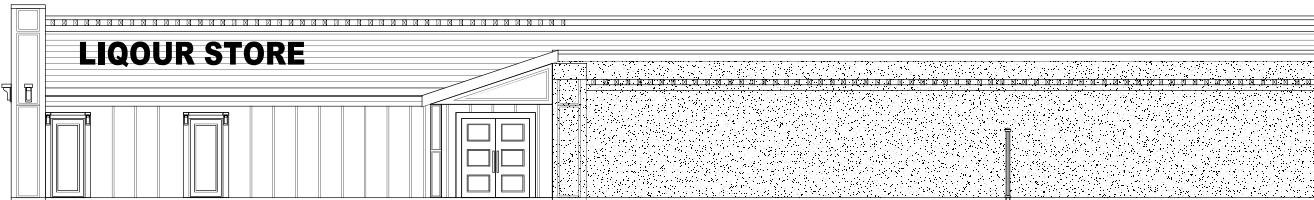
CHECK BY: JAY

DATE: 10/10/2018

PROJECT NUMBER: 19-002

OF 3

L1



REVISIONS:		
I	PRELIMINARY	09/23/2013



701, 5003 ST. JOHN'S STREET
PORT MOODY, BC V5H 2C4
TELEPHONE: 604.469.3723
FACSIMILE: 604.469.3701
E-MAIL: SEL@SELENG.COM

SEAL:

I, CHUNHO CHUNG, P. ENG, HAVE REVIEWED AND CONFIRMED THAT ALL STRUCTURAL MEMBERS AND CONNECTIONS OF THIS BUILDING, INCLUDING BRACING TO RESIST SEISMIC LOADS ARE DESIGNED IN ACCORDANCE WITH PART 4 OF BRG 93.

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CONDITIONS ON PROJECT AND THIS OFFICE SHALL BE
NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS
AND CONDITIONS SHOWN ON THE DRAWINGS. DO NOT
SCALE DRAWING.

PROJECT TITLE:
TENANT IMPROVEMENT AT:
1232 DARTFORD STREET
MAPLE RIDGE, BC

DRAWING TITLE:
EXISTING ELEVATIONS

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	SHS
PROJECT NO:	C13074
DATE:	09.23.03
SCALE:	AS SHOWN
DRAWING NO.	

A-3

