



City of Maple Ridge

PUBLIC HEARING

September 18, 2018

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA

September 18, 2018

6:00 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) 2013-117-RZ
12182 228 Street**

Lot 1 Except: Firstly: The North 75 Feet and Secondly: Part Subdivided by Plan 44214; Section 20 Township 12 New Westminster District Plan 4836

Maple Ridge Zone Amending Bylaw No. 7055-2014

To rezone from RS-1 (One Family Urban Residential) to R-3 (Special amenity Residential District). The current application is to permit a future subdivision of approximately 3 lots.

**2) 2017-221-RZ
22032 119 Avenue**

Lot 56 District Lot 397 Group 1 New Westminster District Plan 14049

Maple Ridge Zone Amending Bylaw No. 7355-2017

To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill). The current application is to permit the future construction of a triplex.

**3) 2017-331-RZ
12260 Laity Street**

Lot 12 District Lot 248 Group 1 New Westminster District Plan LMP11733

Maple Ridge Zone Amending Bylaw No. 7385-2017

To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The current application is to permit the future subdivision of approximately 3 lots.

- 4) **2017-031-RZ**
21333 River Road
Lot 49 District Lot 248 Group 1 New Westminster District Plan 27106

Maple Ridge Zone Amending Bylaw No. 7348-2017

To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill). The current application is to permit future construction of approximately 4 units.

- 5) **2017-233-RZ**

Maple Ridge Official Community Plan Amending Bylaw No. 7349-2017

To amend the Maple Ridge Official Community Plan to implement the triplex, fourplex and courtyard housing forms.

Maple Ridge Zone Amending Bylaw No. 7312-2017

To amend the Maple Ridge Zoning Bylaw to create a new RT-2(Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard housing forms

Off Street Parking and Loading Amending Bylaw No. 7350-2017

To amend the Maple Ridge Off Street Parking and Loading Bylaw to implement the triplex, fourplex and courtyard forms. The current application is to create a new RT-2 (Ground-Oriented Residential Infill) zone.

- 6) **2012-023-RZ**
11240 238 Street

Parcel "P" (Reference Plan 1224) Of The South East Quarter Section 16, Township 12 New Westminster District, Except Plan EPP62575

Maple Ridge Official Community Plan Amending Bylaw No. 7482-2018

To amend Schedule "B" from Park and Conservation to Institutional and Conservation
To amend Schedule "C" to Add to Conservation.

Maple Ridge Zone Amending Bylaw No. 7313-2017

To rezone from RS-3 (One Family Rural Residential) to P-6 (Civic Institutional).

That Part 2, INTERPERTATION, CIVIC is hereby amended by

The addition of the word "park" following the words "golf courses and firehalls".

That Part 9, INSTITUTIONAL ZONES, Section 901 PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES IN INSTITUTIONAL ZONES , PERMITTED USE is hereby amended by replacing "Civic Institutional" with "Civic";

The current application is to permit the future construction of Fire Hall No. 4.

7) **2015-373-RZ**

23616 132 Avenue

Lot 1 Except: Parcel "A" (Explanatory Plan 13725), South East Quarter Section 28
Township 12 New Westminster District Plan 2637

Maple Ridge Official Community Plan Amending Bylaw No. 7469-2018

Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, is hereby amended from Medium/High Density Residential and Conservation to Conservation/Low Density Urban and Medium/High Density Residential

Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space is hereby amended To Add To Conservation and To Remove From Conservation

Maple Ridge Zone Amending Bylaw No. 7195-2015

To rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) and R-1 (Residential District). The current application is to permit a 16 unit townhouse project and one lot accommodating an existing single residential dwelling.

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

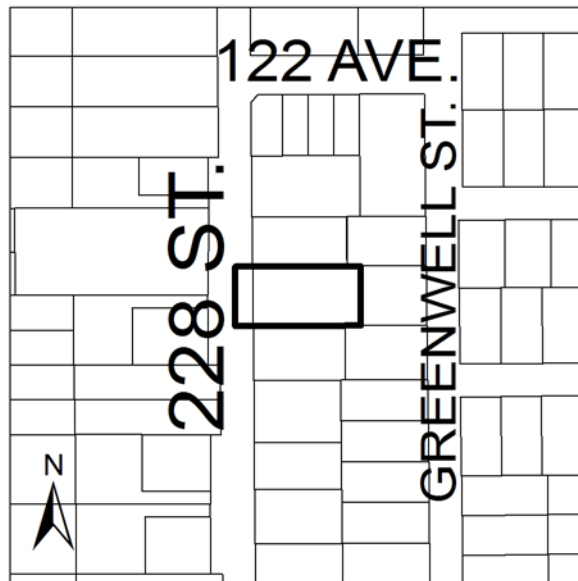
TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at **6:00 pm**, Tuesday, September 18, 2018 to consider the following bylaws:

- 1) **2013-117-RZ**
12182 228 Street

Lot 1 Except: Firstly: The North 75 Feet and Secondly: Part Subdivided by Plan 44214; Section 20 Township 12 New Westminster District Plan 4836

Maple Ridge Zone Amending Bylaw No. 7055-2014

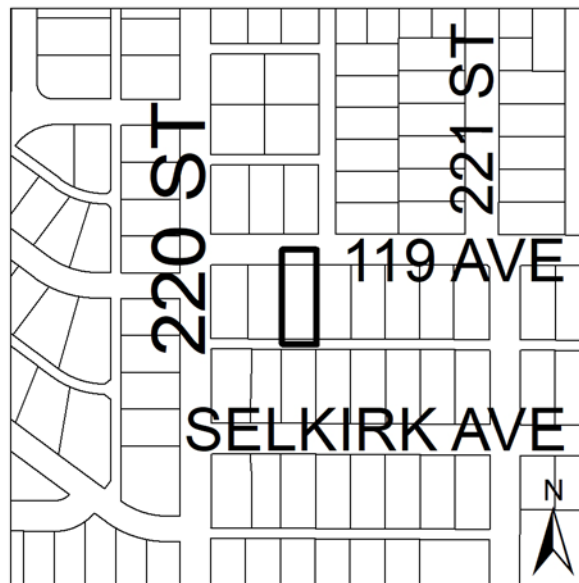
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The current application is to permit a future subdivision of approximately 3 lots.



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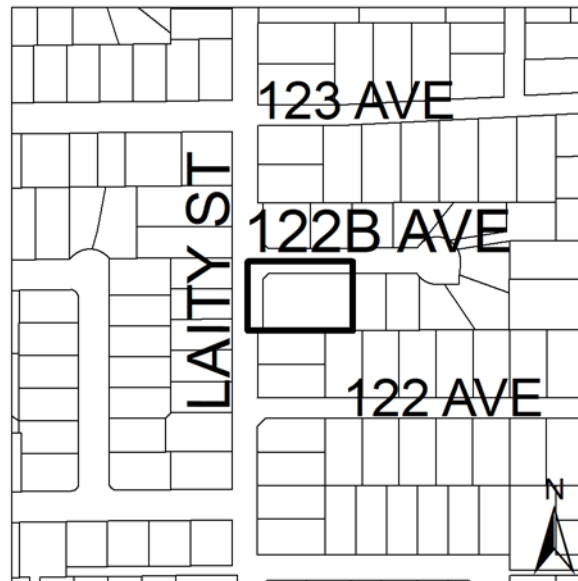
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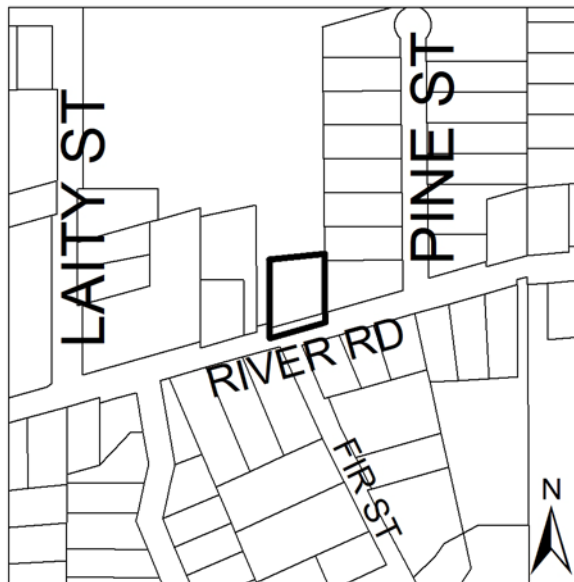
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6)



2012-023-RZ


11240 238 Street

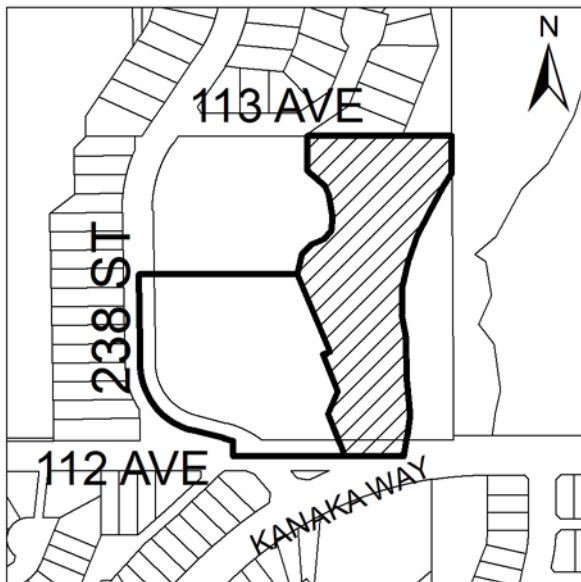
Parcel "P" (Reference Plan 1224) Of The South East Quarter Section 16, Township 12 New Westminster District, Except Plan EPP62575



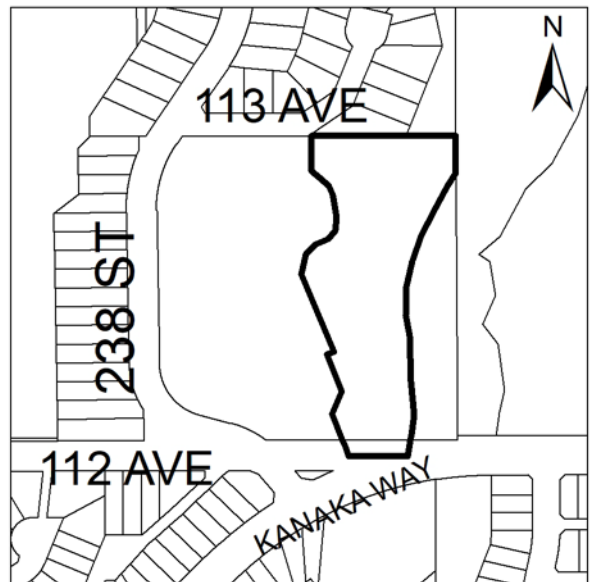
Maple Ridge Official Community Plan Amending Bylaw No. 7482-2018

To amend Schedule "B" from Park and Conservation to Institutional 
and Conservation  (Map No. 978)

To amend Schedule "C" to Add to Conservation.  (Map No. 979)



Map No. 978



Map No. 979

Maple Ridge Zone Amending Bylaw No. 7313-2017

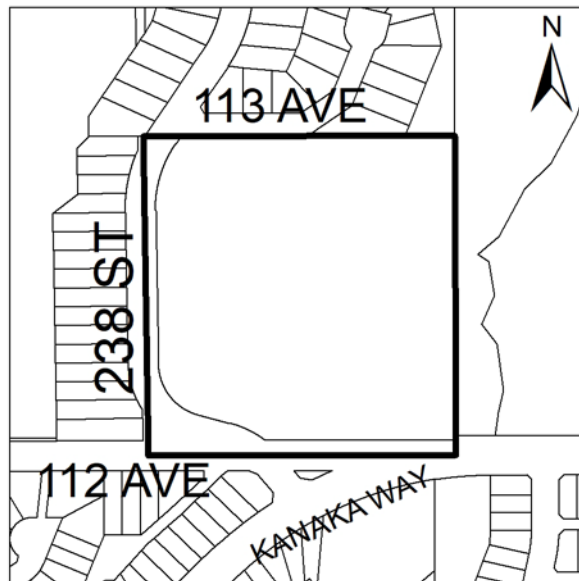
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Maple Ridge Official Community Plan Amending Bylaw No. 7469-2018

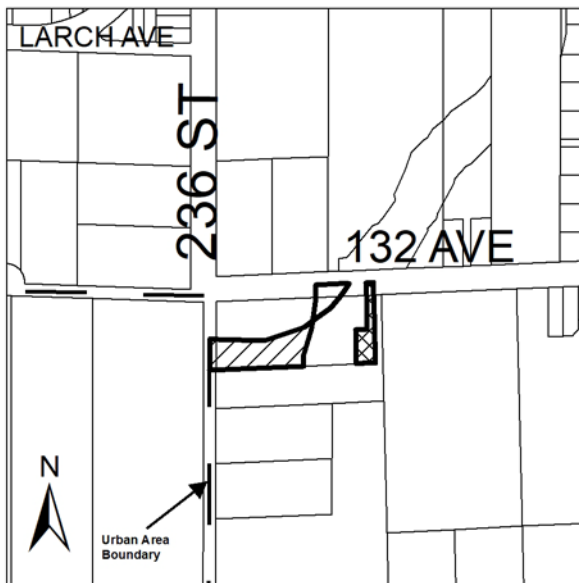
Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, is hereby

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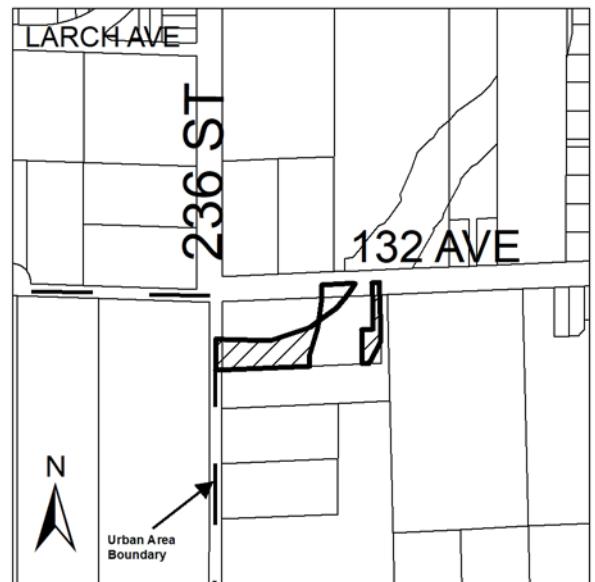
/Low Density Urban  and Medium/High Density Residential  (Map No. 976)

Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space is hereby

amended To Add To Conservation  and To Remove From Conservation  (Map No. 977)





Map No. 976

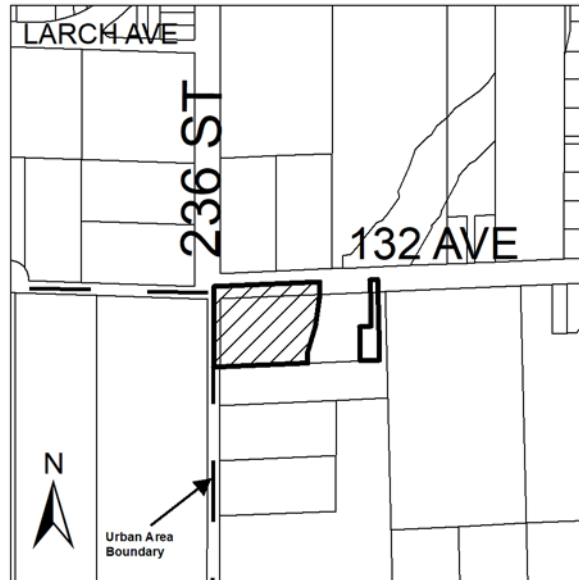


Map No. 977

Maple Ridge Zone Amending Bylaw No. 7195-2015

To rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential)

 and R-1 (Residential District) . The current application is to permit a 16 unit townhouse project and one lot accommodating an existing single residential dwelling.



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 am and 4:00 pm from September 7, 2018 to September 18, 2018, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at www.mapleridge.ca/640.

ALL PERSONS who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Corporate Officer or by sending an email to the Clerk's Department at clerks@mapleridge.ca, by 4:00 pm, September 18, 2018. 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.

Dated this 7th day of September, 2018.

Laura Benson, CPA, CMA
Director of Corporate Administration

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2013-117-RZ
File Manager: Therese Melser**

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 checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Neighbourhood context plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Lot grading plan/ Engineering plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Landscape plan ⁺⁺	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation ⁺⁺ .	<input type="checkbox"/>	<input checked="" 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:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	July 24, 2018
FROM:	Chief Administrative Officer	FILE NO:	2013-117-RZ
		MEETING:	Council
SUBJECT:	Rescinding second and third readings Second reading Zone Amending Bylaw No. 7055-2014; 12182 228 Street		

EXECUTIVE SUMMARY:

This is an application for the property at 12182 228 Street to be rezoned from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) for a future subdivision of approximately 3 lots, a lane, and a remnant portion. The property is at third reading granted by Council on April 26, 2016, with an extension granted October 23, 2017. Over the course of this application's life, the land has changed hands two times and was faced by a number of hurdles beyond the control of the applicant, including a legal challenge. The current owner has been pursuing this application and has acquired multiple lands surrounding the subject property, allowing the applicant to achieve an improved lot yield for the subject property. However, the rezoning application extension expired on April 26, 2018 and the revised rezoning submission is still at the referral stage, so is unable to be completed at this time.

As the applicant is pursuing completion of application 2013-117-RZ, and the layout concept plus house designs are a departure from the previous one presented, achieving better coordination with surrounding lands, the applicant is requesting that the application be taken back to second reading and Public Hearing to allow for the time necessary to complete the application. Ordinarily there is an 18 month period after third reading (with a 6 month extension at the discretion of the Director of Planning) to complete terms and conditions and to seek final adoption. This full period may not be required in this instance and staff is recommending that the applicant be limited to six months to complete this project.

The process to achieve the applicant's request would be for Council to take the following actions respecting Bylaw No. 7055-2014:

- rescind second and third readings to the bylaw;
- grant second reading again to the bylaw; and
- forward the bylaw to a new Public Hearing.

This request is supportable as the applicant has been actively working on the application, but more importantly the request will allow the neighbours to comment on the revised proposal, recognizing that ownership in the neighbourhood may change. The proposed R-3 (Special Amenity Residential District) zoning complies with the Official Community Plan.

This application was previously exempt from Policy 6.31 regarding the Community Amenity Contribution Program, however will be subject to this policy, should Council repeal second reading of the bylaw. The subject program applies to all development of all residential buildings, with an exemption that where 3 or less single family lots are proposed, the original lot is exempt. Since 3 single family lots are proposed, the original lot is exempt, resulting in a voluntary contribution in the

amount of **\$10,200.00** (\$5,100.00 x 2) be provided in keeping with the Council Policy with regard to Community Amenity Contributions. Further contributions for the future rezoning and subdivision into the remainder 19 lots will be collected under future applications.

RECOMMENDATIONS:

- 1) That second and third readings for Bylaw No. 7055-2014 be rescinded;
- 2) That Zone Amending Bylaw No. 7055-2014 be given second reading, and be forwarded to Public Hearing;
- 3) That an additional fee will be required for the second Public Hearing in the amount of \$882.00, as described in the approved fee schedule;
- 4) That the following terms and conditions be met prior to final reading:
 - i) Registration of a temporary Statutory Right of Way on the proposed northern portion of lot 3, to provide temporary access to the rear lane, until such time as alternative access is provided via a lane system;
 - ii) Registration of a Restrictive Covenant for Stormwater Management;
 - iii) Removal of existing structures;
 - iv) Dedication of the 7.5m wide lane, to be projected on the Subdivision plan as per Subdivision and Servicing Amending Bylaw No. 7093-2014.
 - v) Registration of a temporary 'No Build' Restrictive Covenant on lot 3, both over the northern portion and over the eastern remnant portion;
 - vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - vii) That a voluntary contribution, in the amount of \$10,200.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
- 5) That the terms and conditions for Zone Amending Bylaw No. 7055-2014 be satisfied within 6 months of receiving third reading of the Bylaw. Failure to satisfy the conditions within this prescribed timeframe will result in the closure of file 2013-117-RZ. There will not be an option for extension.

DISCUSSION:

1) Background Context:

Applicant: Bahal Holdings Inc., Ronnie Jagday

Legal Description: Lot 1, except firstly the north 75 feet, and secondly part subdivided by plan 44214, Section 20, Township 12, New Westminster District Plan 4836

OCP:

Existing: Single-Family Residential
Proposed: Single-Family Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: R-3 (Special Amenity Residential District)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential) and RM-1 (Townhouse Residential)
	Designation:	Single Family Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.138 ha (0.34 acres)
Access:	228 Street
Servicing:	Urban Standard
Companion Applications:	2013-117-SD and 2013-117-DP

The original application received first reading on February 11, 2014, and second reading on March 8, 2016. In March 2016 the property changed ownership. Public Hearing was held on April 19, 2016 and third reading was granted April 26, 2016. Due to legal implications beyond control of the owners, they requested a 6 month extension, and were granted such on October 23, 2017, to be valid until April 26, 2018. Mid December 2017 the property was sold again, and the current owner took over the application. Due to circumstances outside control of the new owner, a new consultant team needed to be assembled, working on both the subject property as well as the full development of acquired adjacent properties, ultimately proposing 22 lots (3 of which on the subject property, 19 on the acquired adjacent sites), accessing through a lane connected to Greenwell Street.

2) Project Description:

The property at 12182 228 Street is proposed to be rezoned from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) for a future subdivision of approximately 3 lots, a lane, and a remnant portion. The application was initially granted third reading on April 26, 2016. Since that time, the number of proposed lots remains at 3; however; the revised layout is for narrower lots that are reduced in the size (not less than the 213 m² lot size for the R-3 Zone) with a larger remnant to accommodate the wider subdivision pattern to be part of a separate rezoning application in the future.

3) Site Characteristics:

The subject property is situated in a block bound by 122 Avenue to the north, Greenwell Street to the east, Purdey Avenue to the south, and 228 Street to the west (see Appendix A and B). The subject property fronts 228 Street, and is located in the Town Centre Area Plan. A single family home is currently located on the property. No watercourses or steep slopes exist on the subject property.

The applicant is proposing to develop 3 single family lots with detached homes. Detached garages are projected in the rear yards, with rear lane access. Also included in the project is a portion of remnant land that will be consolidated for future subdivision with the adjacent property to the east. The rear lane will be extended and accessed by way of Greenwell Street. 228 Street is designated as a collector road intended to accommodate both a high volume of vehicle traffic and on-street parking. Providing a rear lane will eliminate driveway letdowns, maximizing the available on-street parking for new developments on 228 Street.

4) Planning Analysis:

i) Official Community Plan:

The subject site is located within the North View Precinct of the Town Centre Area Plan and is currently designated *Single-Family Residential*, which allows for intensive single family and duplex development as a transition from higher densities in the downtown area to existing larger lot single family residential areas outside of the Town Centre Area. The North View Precinct of the Town Centre encompasses a range of land uses. The highest residential densities, such as high-rise apartments, are permitted adjacent to the civic core and transition down to lower single family residential densities closer to the area plan boundaries. The Town Centre Area Plan states the following in the *Single-Family Residential* designation:

The Single-Family Residential designation in the Town Centre provides options for increasing density and choice of housing form, while retaining the single family character in these established neighbourhood blocks.

Policy 3-17 *To enable some densification in areas designated for **Single-Family Residential**, Maple Ridge will consider:*

- a. *A Detached Garden Suite, subject to consistency with the Maple Ridge Detached Garden Suites policy;*
- b. *A Secondary Suite within a principle single-family use dwelling, subject to consistency with the existing Maple Ridge Secondary Suite Bylaws.*
- c. *Lot size of 213m² to 370m² is permitted, where vehicle access is from a rear lane only.*
- d. *Minimum lot size of 371m² is permitted, where driveway access is located from the rear lane or the street.*
- e. *Duplex development will be permitted on a corner lot or a lot with lane access to concealed parking. The minimum lot size for duplex development is 557m² and the character of the development should be similar to a single-family development in its size, scale, and massing.*

Policy 5-9 *Maple Ridge will encourage the retention of laneways and the creation of new laneways should be considered, where appropriate and feasible.*

The proposed single detached form with vehicle access from the lane is consistent with the Town Centre Area Plan policies.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property located at 12182 228 Street from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit future subdivision into approximately three single family lots, a lane, and a remnant lot. (see Appendix C). The minimum area requirement for R-3 (Special Amenity Residential District) is 213 m², and a minimum width of 7.9m is required when there is access off a lane. This is in compliance with the regulations in the R-3 Zone.

iii) Off-Street Parking And Loading Bylaw:

Schedule A of the Off-Street Parking and Loading Bylaw states that for a building with One Family Residential, and Two Family Residential uses, 2.0 parking spaces for each unit is required. The proposed plan shows double garages on each lot.

iv) Development Permits:

Pursuant to Section 8.8 of the OCP, an Intensive Residential Development Permit application is required to ensure the current proposal provides emphasis on high standards in aesthetics and quality of the built environment. Compliance with the key guidelines will be the subject of a future report to Council for application 2013-117-DP. The proposed form and character of the buildings consist of detached 2 storey residences with basement.

v) Parkland Requirements:

As there are fewer than three additional lots proposed to be created, the developer will not be required to comply with the park dedication requirements of Section 510 of the Local Government Act prior to subdivision approval.

5) Interdepartmental Implications:

i) Engineering Department:

The Subdivision and Servicing Amending Bylaw No. 7093-2014 requires a right-of-way width of 7.5 m for a lane. It is noted that the property can accommodate a 7.5m wide lane in line with the conceptual lane design for this block. The Engineering Department therefore would not support any variance to reduce the lane width.

Consistent with the Town Centre Area Plan and the intended functionality of a collector road, the Engineering Department supports the lane access requirement for newly created lots less than 370m² in area. At this time, a statutory right-of-way will be required over one of the proposed lots until such time that lane access can be connected through to Greenwell Street, or the lane is extended and a new temporary access is provided on an adjacent property.

The original Stormwater Management Plan was prepared by Civic Consultants in Abbotsford, received November 26, 2015. Due to changed layout, an updated plan needs to be prepared by the applicant for review by the City.

ii) Fire Department:

A Statutory Right of Way is required on one of the lots, to provide temporary access to the rear lane way, as also noted in the Engineering comments. Temporary access on the lot is to be constructed to similar standard as the regular municipal lanes. A sign stating 'Fire Lane – No Parking' is required to be posted on the lane.

III) Alternative:

Should Council deny the request, the file will be closed, as the opportunity to be kept open through the Development Procedures Bylaw No. 5879-1999, has expired after April 26, 2018. It is then recommended that Zone Amending Bylaw No. 7055-2014, be rescinded, and file 2013-117-RZ and its affiliated files be closed. The applicant will have an opportunity to re-apply for rezoning of the subject property to get subdivided into 3 proposed lots, or apply for the full project site to be rezoned and subdivided into 22 proposed lots.

CONCLUSION:

The original proposed application is to permit future subdivision into three (3) single family lots in the North View Precinct of the Town Centre Area Plan. Three (3) lots are still proposed; however, they have been reduced in size and width. The revised proposal is in compliance with the OCP. It is recommended that second and third reading be rescinded, that Second Reading be given to Zone Amending Bylaw No.7055-2014, and that application 2013-117-RZ be forwarded to Public Hearing.

"Original signed by Adrian Kopystynski" for

Prepared by: Therese Melser
Planning Technician

"Original signed by Christine Carter"

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

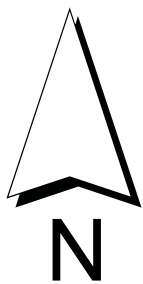
"Original signed by Frank Quinn"

Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7055-2014
Appendix D – Site Plan



Scale: 1:2,500

Legend

--- Ditch Centreline

12182 228 STREET

PLANNING DEPARTMENT



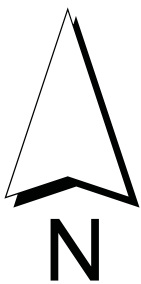
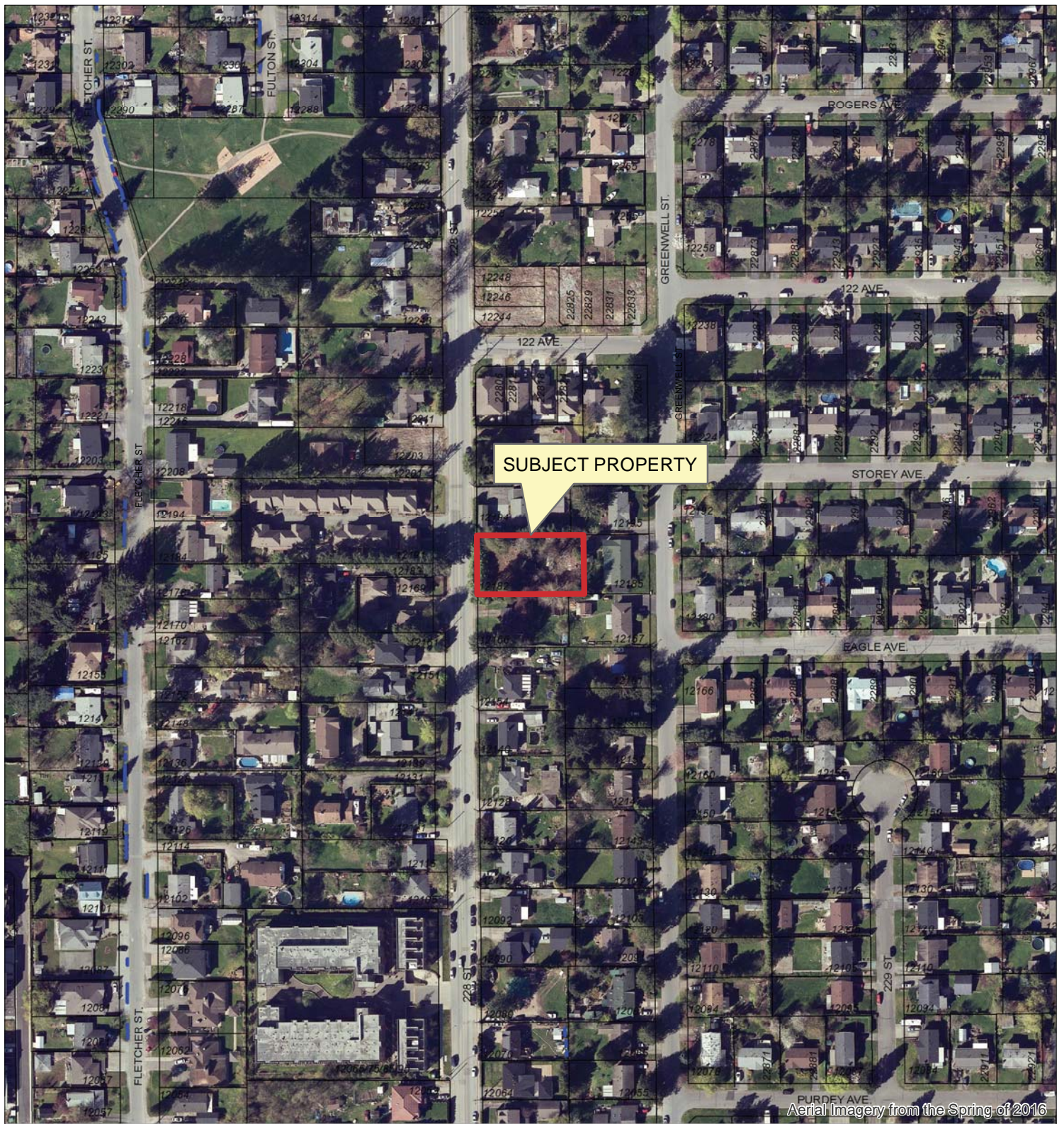
MAPLE RIDGE

British Columbia

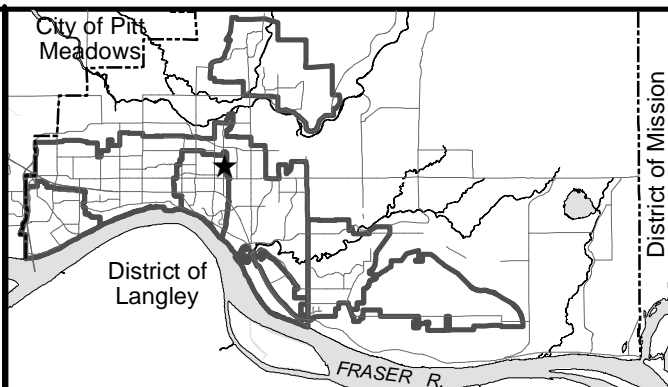
mapleridge.ca

FILE: 2013-117-RZ
DATE: Jul 18, 2018

BY: PC



Scale: 1:2,500



12182 228 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2013-117-RZ
DATE: Jul 18, 2018

BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7055-2014

**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. 7055-2014."
2. That parcel or tract of land and premises known and described as:

Lot 1 Except: Firstly: The North 75 Feet and Secondly: Part Subdivided by Plan 44214; Section 20 Township 12 New Westminster District Plan 4836

and outlined in heavy black line on Map No. 1607 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-3 (Special Amenity Residential District).

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, 2014.

READ a second time the 8th day of March, 2016

PUBLIC HEARING held the 19th day of April, 2016.

READ a third time the 26th day of April, 2016.

RESCINDED second and third readings the 24th day of July, 2018.

RE-READ a second time the 24th day of July, 2018.

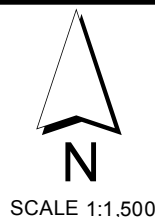
PUBLIC HEARING held the day of , 2018.

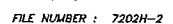
RE-READ a third time the day of , 2018.

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER





Site plan for R3 LOT 3 (REMAINDER) showing property boundaries, storm manholes, and proposed developments. The plan includes dimensions, elevations, and labels for various features like 'PROP. DEVELOPMENT AREA = 1374.2m²' and 'R3 LOT 3 (REMAINDER) 235.8m²'. It also shows 'PLAN NWP44214' and 'PLAN NWP44396'.

Key features and labels:

- PROP. DEVELOPMENT AREA = 1374.2m²**
- R3 LOT 3 (REMAINDER) 235.8m²**
- PROP. ROAD AREA = 207.3m²**
- PROP. TEMP. 6.0m WIDE ASPHALT ACCESS C/W ASPHALT CURB**
- PROP. 1050# STORM MANHOLE EX. 1050# STORM MANHOLE RIM = 44.32 INV N = 42.61 (EX 200# CONC)**
- PROP. 21.5m± - 250# PVC SDR 35 STORM @ 1.0%**
- AMENDED TOPSOIL (450mm THICK) ON ALL PERMEABLE AREAS**
- PROP. 6.0m WIDE LANE AS PER MAPLE CITY STD. DWG. R106 TYPE B**
- PROP. 1050# STORM MANHOLE DMH-02 RIM = 44.87 INV N = 43.25 (PR 250# PVC) INV S = 43.28 (PR 250# PVC)**
- PROP. DETACHED GARAGE (TYP.)**
- PROP. BUILDING ENVELOPE (TYP.)**
- PLAN NWP44214**
- PLAN NWP44396**

CONTROL MONUMENT 84H0116
LOCATED AT GREENWELL ST AND EAGLE AVE
ELEVATION = 45.284m

Vector engineering services Ltd.
275-280 AND AVE. BURNBURY B.C. V5R 3A9

3375 NORLAND AVE
PH: 604-298-2333
BURNABY B.C. V5B 3A9
FAX: 604-298-5652

DRAWN	JF
DESIGNED	DD
CHECKED	-
APPROVED	-
FIELD BOOK	
SCALES	

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-221-RZ
File Manager: Chee Chan

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 checked="" type="checkbox"/>	<input 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:

Arborist Report

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: July 24, 2018
FILE NO: 2017-221-RZ
MEETING: Council
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7355-2017;
22032 119 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 22032 119 Avenue from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future construction of a triplex. Council granted first reading to *Zone Amending Bylaw No. 7355-2017* on July 11, 2017 to change the subject property's zoning.

Note that *Official Community Plan Amending Bylaw No. 7349-2017*, *Zone Amending Bylaw No. 7312-2017*, and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* text amendments to create the new RT-2 (Ground-Oriented Residential Infill) zone were given first reading on June 13, 2017. These text amending bylaws, when approved, will create the policy and regulatory basis to permit new ground-oriented infill housing such as courtyard, fourplex and triplex forms in accordance with the action items of the Housing Action Plan Implementation Framework that were prioritized by Council. These text amending bylaws are being presented for consideration of second reading at the July 24, 2018 Council Meeting.

Pursuant to Council Policy 6.31, which was updated on December 12, 2017, a Community Amenity Contribution (CAC) charge of \$8,200 is requested for this application (\$4,100 per attached ground-oriented dwelling unit, excluding the first unit).

The applicant has worked with City staff, and has received comments from the City's Advisory Design Panel regarding the proposed triplex. It conforms with the intent of the new RT-2 zone, and provides a sensitive, infill project that is compatible with the surrounding neighbourhood. For these reasons, this application is being forwarded to Council for consideration of second reading and referral to Public Hearing.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7355-2017 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 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) Road dedication on the lane to the south of the subject property as required;
- iv) Removal of existing building;
- v) Registration of a Restrictive Covenant for Stormwater Management;
- vi) Registration of a Restrictive Covenant prohibiting secondary suites;
- vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- viii) That a voluntary contribution, in the amount of \$8,200 (\$4,100/unit, excluding the first one) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: 1119300 BC LTD., Grace Yu

Legal Description: Lot 56, D.L. 397, New Westminster Plan 14049

OCP:

Existing: Urban Residential
Proposed: No change

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: RT-2 (Ground-Oriented Residential Infill)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	RS-1
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1
	Designation:	Urban Residential

Existing Use of Property: Single Family Residential
Proposed Use of Property: Multi-Family Residential (Triplex)
Site Area: 899 m² (0.22 acres)

Access: 119 Avenue and lane south of property
Servicing: Urban standard

2) Background and Context:

On June 13, 2017, Council received a staff report presenting policy and zoning amendments to the OCP, Zoning Bylaw, and Off Street Parking and Loading Bylaw to create a new RT-2 (*Ground-Oriented Residential Infill*) zone for the triplex, fourplex and courtyard residential housing forms. Based on this information, Council gave first reading to *OCP Amending Bylaw No. 7349-2017*, *Zone Amending Bylaw No. 7312-2017*, and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* on June 13, 2017 to create the new RT-2 zone. Those three policy and zone amending bylaws are also being presented to Council for second reading at this time under a separate staff report (2017-233-RZ). It is important to note that, should those three policy and zone amending bylaws not be approved, this triplex application would not be able to complete and the file would be closed.

As discussed under the staff report for the policy and zone amending bylaws (2017-233-RZ), it was intended that new RT-2 (*Ground-Oriented Residential Infill*) projects integrate sensitively into existing neighbourhoods by proposing forms that are similar in scale and massing to a detached single-family dwelling and not replicate townhouse or rowhouse housing form. Dwelling units may be in one building with shared party walls to create triplexes or fourplexes. In the case of courtyard residential development, dwelling units may be arranged individually or attached in groups of buildings that still resemble single family dwellings, but are clustered around a shared open space in a village-style residential pattern. In all cases, units should take advantage of site context to create uniqueness, orient entrances towards the street where possible, and utilize landscaping and screening to create private or semi-private yard spaces. It is upon this founding basis that the current triplex application has been developed.

3) Project Description:

The subject property, located at 22032 119 Avenue, is a rectangular shaped lot that is 899 m² (0.22 acres) in size (see Appendix A). The subject property and surrounding lots are characterized by one storey single family dwellings. There is a lane behind (south) the subject property. The subject property is relatively flat with a few trees along its edges and in the back yard (see Appendix B).

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of a triplex. The proposed triplex provides 702 m² (7,556 sf) of gross floor area in a building resembling a single family house with two storeys and a basement. Each dwelling unit contains three bedrooms with an overall unit size around 230 m² (2,476 sf). All units share a common landscaped front yard with an access walkway from the street, while each unit is provided with semi-private back yard space. Each unit is also provided with two off-street parking spaces (see Appendix D, E and F).

4) Planning Analysis:

i) Official Community Plan:

The subject property is located in the general urban area just to the west of the Town Centre Area. It is currently designated *Urban Residential*, and the OCP's neighbourhood residential infill policies apply to the current application. Under the infill policies, unit types such as duplexes and triplexes are allowed, with an emphasis on street oriented buildings (Policy 3-19, b). These policies also

require proposed developments to respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention paid to site design, setbacks, and lot configuration of the existing pattern of development, as well as compatibility between building massing and the types of dwelling units (Policy 3-21).

It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB), and to accommodate that growth through infill by promoting a mix of housing types and tenures (Policy 3-1).

The proposed triplex aligns with the intent of these OCP and neighbourhood residential infill and compatibility policies. Since first reading, the applicant has worked with staff to develop a design which is sensitive to the existing, surrounding neighbourhood. For example, the street façade picks up design cues from surrounding single family houses such as the front sloping roof to promote compatibility. The front and sides of the building have been articulated through the use of varying materials and colours, building projections, and roof accents to create visual interest. The height of the building has been reduced to 8.8 m (29 ft) in recognition of the low, single storey houses around it. Finally, the interior side setbacks of the triplex, with the exception of two small cantilevered projections for bedrooms, have been increased from 1.5 m (4.9 ft), which is typical in single family zones, to 2.25 m (7.4 ft) to increase the distance from neighbouring houses.

The footprint of the building and detached garage structures, which covers approximately 34% of the lot, is not significantly larger than the single family lots around the subject property. It should also be recognized that most of the houses in the surrounding area are underbuilt compared to what could be built under the current zoning bylaw for new single family dwellings (e.g. 11 m height, 40% lot coverage).

For these reasons, the proposed triplex aligns with the land use, residential infill, and compatibility policies of the OCP. It also aligns with the goals of the Housing Action Plan (HAP) and Implementation Framework, notably Strategy #1, which articulates the importance of a diverse housing mix and innovation and supports the development of a mix of housing forms.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property located at 22032 119 Avenue from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of a triplex. This application applies the draft zoning provisions of the new RT-2 *Zone Amending Bylaw No. 7312-2017* that is being considered by Council for second reading under a separate staff report (see 2017-233-RZ).

The subject property, after dedication, is 884 m² (9,515 sf) in size, which is larger than the 800 m² (8,611 sf) minimum lot size required by the new RT-2 zone for triplexes in the Urban Area Boundary. No variances are requested to the requirements of the proposed RT-2 zone to accommodate this project.

iii) Off Street Parking And Loading Bylaw:

The *Off Street Parking and Loading Amending Bylaw 7349-2017* of the new RT-2 zone is being considered by Council for second reading under a separate staff report (see 2017-233-RZ). The proposed amendments require two off street parking spaces be provided per unit for RT-2 projects. The current application meets this requirement by providing one covered parking stall in a detached garage, and one outdoor parking pad, for each dwelling units. All of the parking spaces are accessed

from the lane to the south of the development property (see Appendix D). The applicant has also offered one energized Level 2 parking space for each dwelling unit in the detached garages (i.e. installed panel capacity, circuit breaker, conduit and wiring, but excluding charging station). Bicycle parking spaces can be accommodated within each garage.

iv) Community Amenity Contribution:

Pursuant to Council Policy 6.31, a voluntary Community Amenity Contribution (CAC) charge of \$8,200 is requested for this application. This is derived from the value of \$4,100 per attached ground-oriented dwelling unit, excluding the first unit. For information, the CAC exemption for the first unit applies to duplexes, triplexes, fourplexes and courtyard developments as per Council Policy 6.31, updated in December 2017.

v) Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. The Proposed Triplex, Fourplex and Courtyard Housing Forms Overview report from April 18, 2016 stated that applications for triplex, fourplex and courtyard housing will use the Multi-Family Development Permit guidelines for these types of applications until specific tailored guidelines are developed. The current application has been reviewed by the Advisory Design Panel (ADP), with comments outlined below.

vi) Advisory Design Panel:

The ADP reviewed the form and character of the proposed development at a meeting held on June 20, 2018 (see Appendix D, E and F).

Following a presentation by the applicant, the ADP made the following resolution:

- Consider sidewalk re-alignment to the front entrances so that the sidewalk is more central to the property and less dominant towards one specific entrance;
- Provide column detailing at the base of the column and at the top of the column;
- The design of the bay window needs to be addressed for building envelope purposes in order to allow for the insulation;
- Review the orientation of entry closets;
- Re-evaluate the projections along each side of the residences; consider articulation through use of different material;
- Add chimney cap detail to faux chimney;
- Move the west window so that it does not align with the faux chimney;
- If possible, consider adding street vegetation to buffer between each garage and gravel parking spaces to vitalize the lane;
- Provide foundation planting along West and East elevations;
- Provide additional shrubbery between bushes and rear elevation;
- Treat entrances similarly with the stone and wood column detailing;
- Consider coordinating mutton bars so they do not obstruct sightlines and show window openings.

All of ADP's concerns have been addressed and are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting was not required for this application because there is no OCP amendment for this application, and the proposal is less than 5 dwelling units.

5) Traffic Impact:

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Ministry approval of this application's *Zone Amending Bylaw No. 7355-2017* 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:

New concrete curb, gutter, and asphalt paving would be required across the property frontage and lane to the south. A sidewalk, street trees and street lighting would also be required across the property frontage. However, as this property sits in the middle of the block, cash in lieu of construction will be taken. A new storm sewer must be constructed across the property frontage because it does not currently exist. While a sanitary sewer exists in the lane behind the subject property, the applicant's engineer will need to review its condition and capacity in support of this rezoning application. A Rezoning Servicing Agreement detailing these upgrades must be completed and registered as a restrictive covenant on title as a condition of final reading. Finally, lane dedication of approximately 0.75 m is required.

ii) Building Department:

The project's stormwater management plan must conform with the City's 3-tier stormwater management requirements as well as restrictions on groundwater infiltration under Council Policy 6.23, which controls infiltration in the area of influence of the Fraser River escarpment. Registration on title of a Restrictive Covenant of an approved Stormwater Management Plan will be required as a condition of final reading. Any Tier A requirements such as bio-filtration and absorbent topsoil must be reflected in the landscaping plans in the development permit for this project.

7) School District No. 42 Comments:

This application was referred to School District No. 42 for comment. The School District returned the following information:

The proposed application would affect the student population for the catchment areas currently served by Glenwood Elementary and Westview Secondary School.

Glenwood Elementary has an operating capacity of 364 students. For the 2017-18 school year the student enrolment at Glenwood Elementary is 354 students (97.25% utilization) including 95 students from out of catchment.

Westview Secondary School has an operating capacity of 1,200 students. For the 2017-18 school year the student enrolment at Westview Secondary School is 776 students (64.67% utilization) including 137 students from out of catchment.

CONCLUSION:

This triplex application is the first of its kind under the new proposed RT-2 (Ground-oriented Residential Infill) zone. The proposed triplex aligns with the land use, residential infill, and compatibility policies of the OCP. It also aligns with the goals of the Housing Action Plan and Implementation Framework to provide greater housing mix and innovation. The applicant has worked with City staff, incorporated the City's Advisory Design Panel's comments, and developed a project, building design, scale and massing which is sensitive to the existing, surrounding neighbourhood. This proposed triplex conforms with the intent and provisions of the new RT-2 zone for sensitive, residential infill projects.

Therefore, it is recommended that second reading be given to *Zone Amending Bylaw No. 7355-2017* and that this application be forwarded to Public Hearing.

"Original signed by Chee Chan"

Prepared by: Chee Chan, MCIP, RPP, BSc
Planner 1

"Original signed by Christine Carter"

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

"Original signed by Frank Quinn"

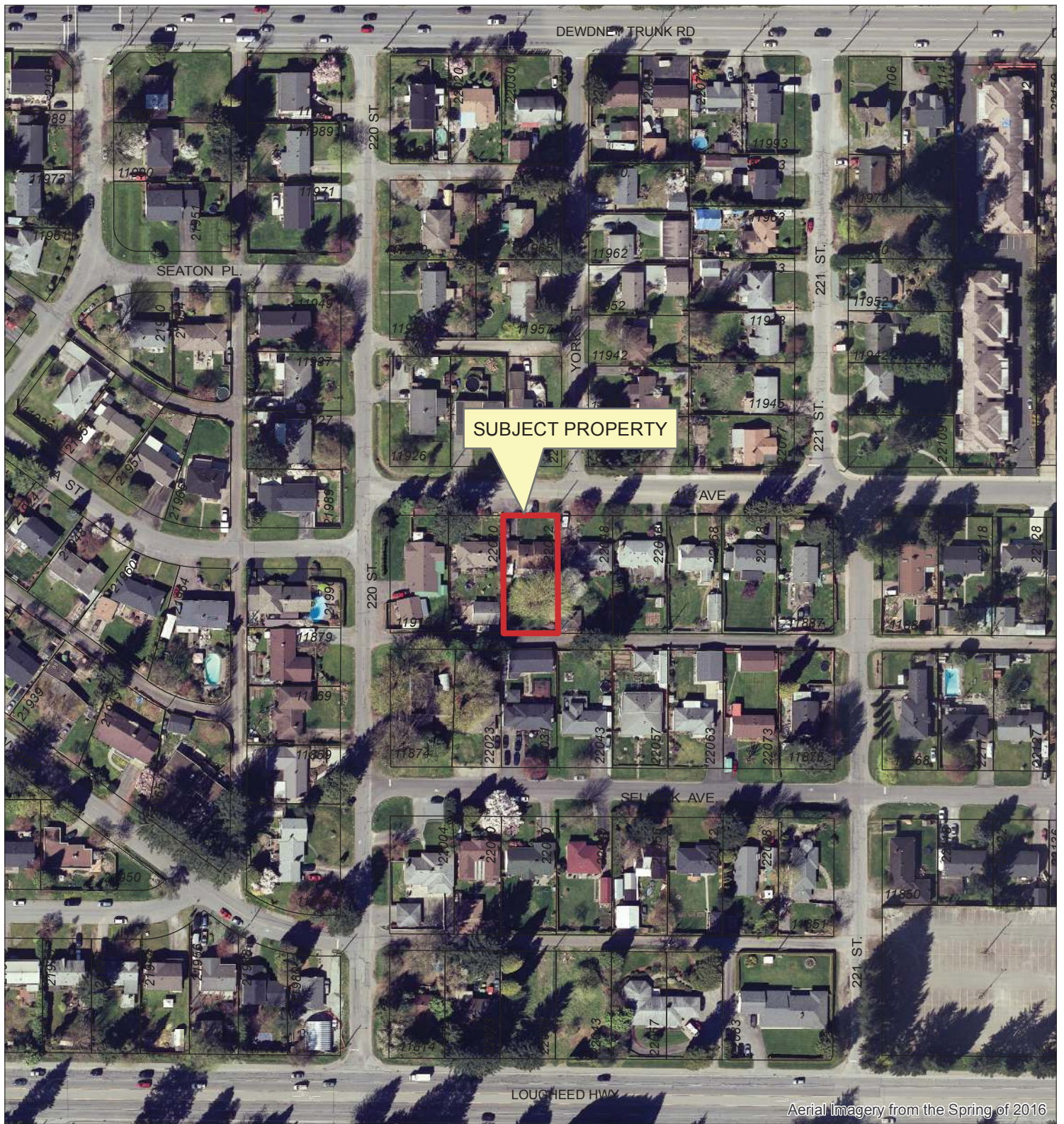
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

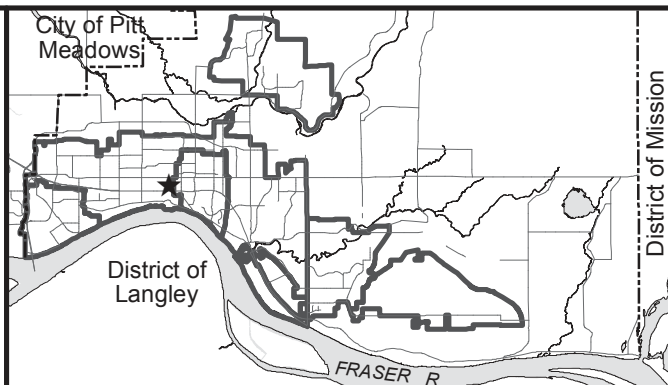
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7355-2017
Appendix D – Site Plan
Appendix E – Building Elevation Plans
Appendix F – Landscape Plan



Aerial Imagery from the Spring of 2016



Scale: 1:2,000



22032 119 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-221-RZ
DATE: May 31, 2017

BY: PC

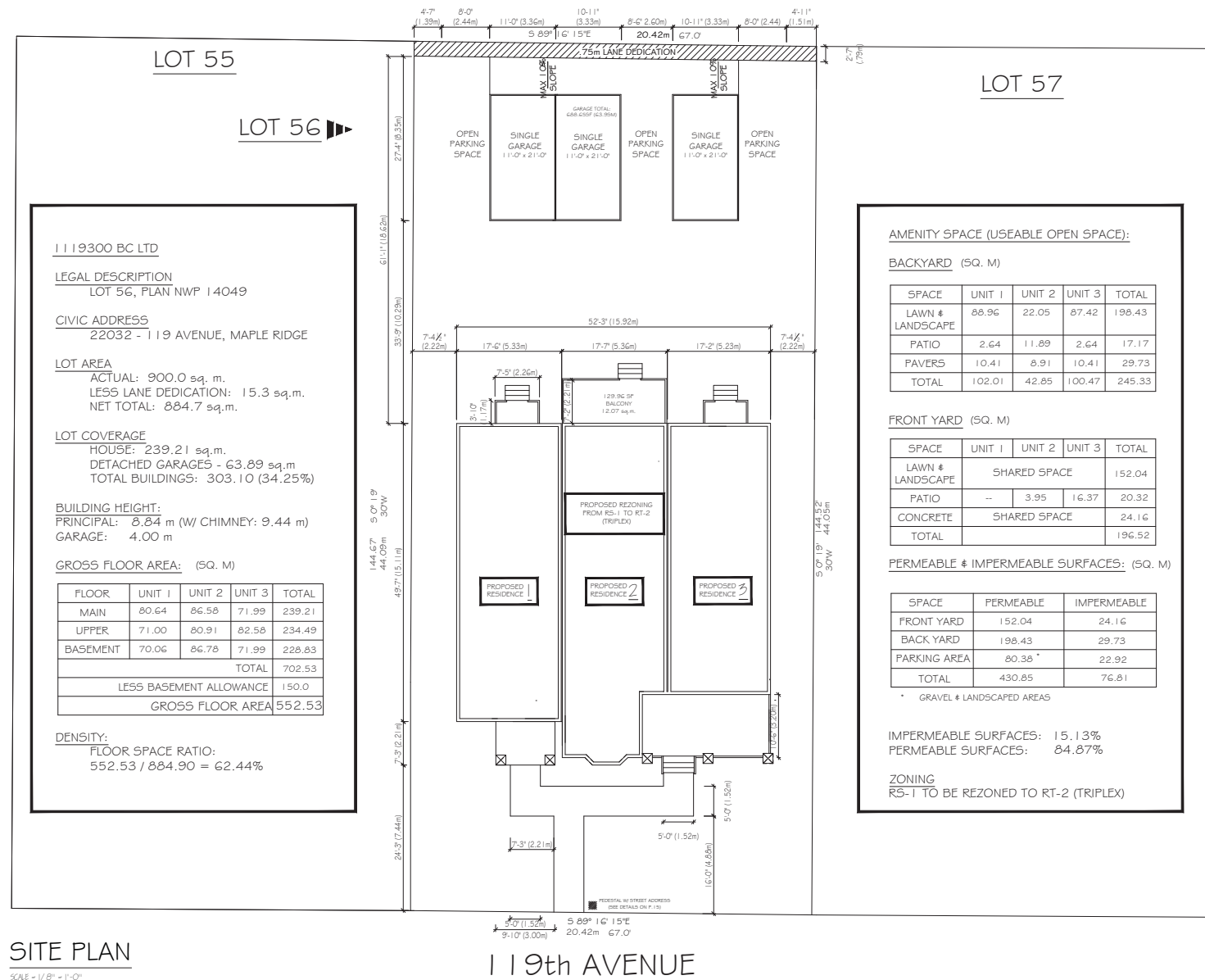
A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

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

- and outlined in heavy black line on Map No. 1719 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RT-2 (Ground-Oriented Residential Infill).

- ADOPTED** the day of , 20

CORPORATE OFFICER



2770 NADINA DRIVE
 COQUITLAM, B.C. V3C 6A5
 778-688-0505



THE DRAWINGS COMPLY TO
 THE 2012 BCBC INCLUDING
 DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS
 1119300 B.C. LTD.
 FILE # 2017-221-RZ
 22032-119 AVE, MAPLE RIDGE

DRAWING TITLE
 PROPOSED TRIPLEX
 SITE PLAN
 LOT 56 PLAN NWP 14049

DRAWN	G.Y.	DATE	4 OF 15
DATE	JULY 7, 2018	SCALE	AS NOTED



1119300 B.C. L.T.D.
PROPOSED TRIPLEX
FILE #2017-221-RZ
 22032 119 AVENUE
 MAPLE RIDGE

LIST OF DRAWINGS:

1. SITE / NEIGHBOURHOOD CONTEXT PLAN
2. STREETSCAPE -- PLAN & PERSPECTIVE
3. STREETSCAPE -- PERSPECTIVES
4. SITE PLAN
5. MAIN FLOOR PLAN
6. UPPER FLOOR PLAN
7. BASEMENT FLOOR PLAN
8. BUILDING SECTIONS
9. EXTERIOR ELEVATIONS
10. GARAGE PLAN AND ELEVATIONS
11. PERSPECTIVES
12. LANDSCAPE PLAN
13. LANDSCAPE SECTION DRAWINGS 1
14. LANDSCAPE SECTION DRAWINGS 2
15. LANDSCAPE LIGHTING PLAN & DETAILS



FRONT PERSPECTIVE FROM 119 AVENUE

2770 NADINA DRIVE
 COQUITLAM, B.C. V3C 6A5
 778-688-0505



THE DRAWINGS COMPLY TO
 THE 2012 BCBC INCLUDING
 DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

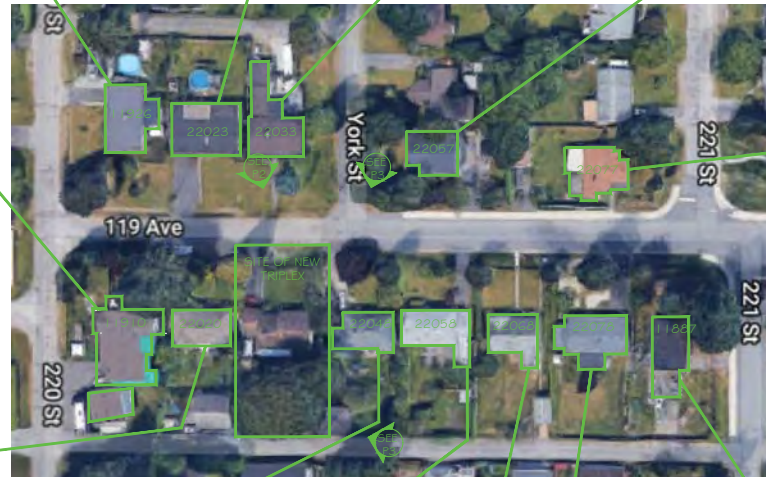
PROJECT NAME AND ADDRESS
 1119300 B.C. LTD.
 FILE # 2017-221-RZ
 22032-119 AVE, MAPLE RIDGE

DRAWING TITLE
**PROPOSED TRIPLEX
 COVER PAGE**
 LOT 56 PLAN NWP 14049

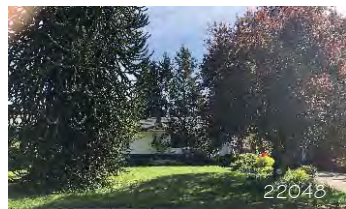
DRAWN	G.Y.	PAGE
DATE	JULY 03, 2018	0 OF 15
SCALE	AS NOTED	



THE LOT COVERAGE OF THE HOUSE ON 11910 220th STREET IS FAIRLY MASSIVE RELATIVE TO THE OTHER HOUSES ON THE BLOCK. ITS LOT COVERAGE IS FAIRLY SIMILAR TO THAT OF THE PROPOSED TRIPLEX. SEE P.2 FOR STREET PLAN VIEW WITH TRIPLEX RENDERED IN.



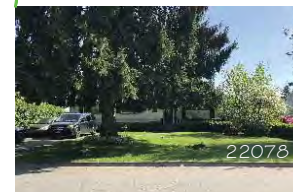
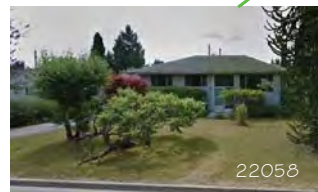
WHILE MOST HOUSES HAVE FRONT SETBACKS FARTHER THAN THE REQUIRED 7.5m, 22077 221st AVENUE, HAS A SETBACK ON 119th AVENUE SIGNIFICANTLY LESS THAN 7.5m.



AS WITH 22066, THE USE DOUBLE DOORS WALKING OUT ONTO A PATIO HAS BEEN IMPLEMENTED IN THE TRIPLEX DESIGN.



MOST HOUSES ON THE STREET HAVE ROOF LINES THAT SLOPE TOWARD THE STREET. THIS CHARACTERISTIC HAS BEEN USED IN THE DESIGN OF THE NEW TRIPLEX.



SITE / NEIGHBOURHOOD CONTEXT

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505



THE DRAWINGS COMPLY TO
THE 2012 BCBC INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS
1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

DRAWING TITLE
CONTEXT PLAN
LOT 56 PLAN NWP 14049

DRAWN	G.Y.	DATE
SCALE	AS NOTED	1 OF 15





TRIPLEX IN CONTEXT OF NEIGHBOURHOOD PLAN VIEW



TRIPLEX IN CONTEXT NW PERSPECTIVE

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505



THE DRAWINGS COMPLY TO
THE 2012 BCBC INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS

1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

DRAWING TITLE

SITE CONTEXT
PLAN & PERSPECTIVE
LOT 56 PLAN NWP 14049

DRAWN	G.Y.	DATE
DATE	JUNE 29, 2018	2 OF 15
SCALE	AS NOTED	





TRIPLEX IN CONTEXT NE PERSPECTIVE



TRIPLEX IN CONTEXT BACK LANE PERSPECTIVE

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505



THE DRAWINGS COMPLY TO
THE 2012 BCBC INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS

1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

DRAWING TITLE

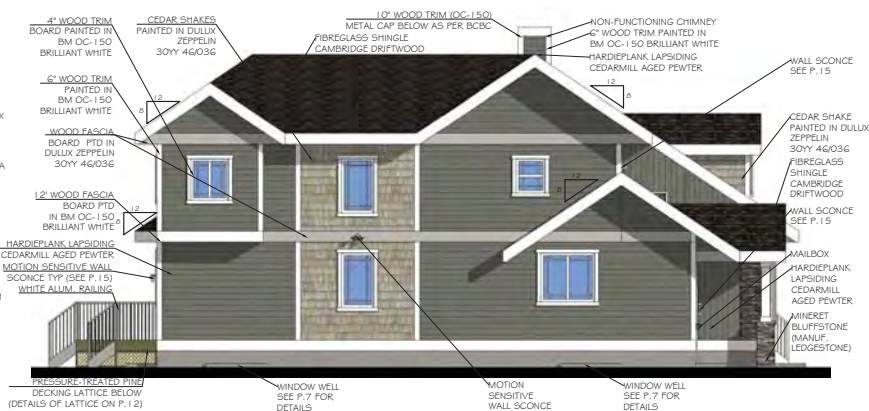
CONTEXT PLAN
PERSPECTIVES
LOT 56 PLAN NWP 14049

DRAWN	G.Y.	DATE
DATE	JUNE 27, 2018	3 OF 15
SCALE	AS NOTED	



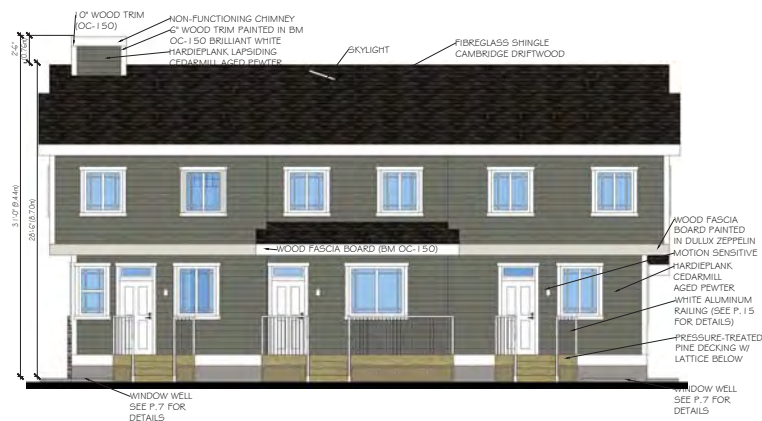
NORTH ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



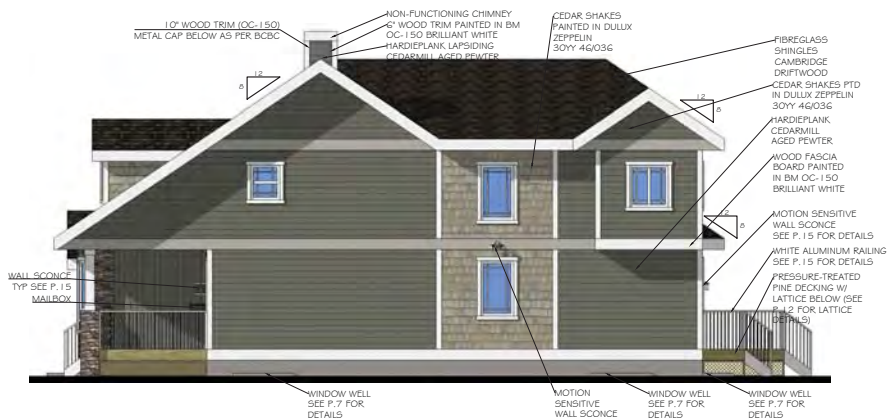
EAST ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



SOUTH ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



WEST ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505

GKY DESIGNS INC.

THE DRAWINGS COMPLY TO
THE 2012 BCBC INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

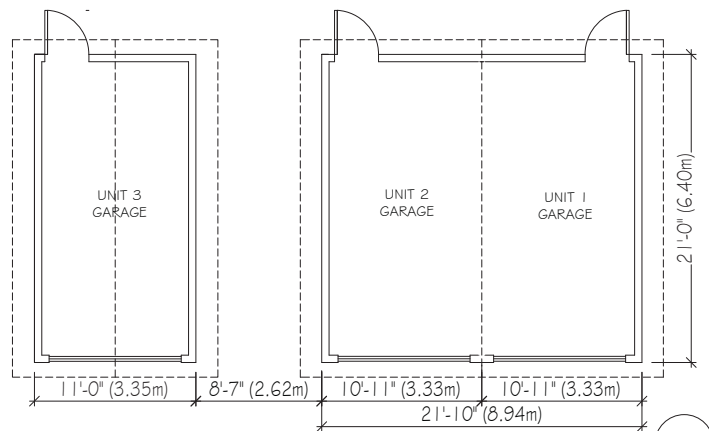
PROJECT NAME AND ADDRESS

1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

DRAWING TITLE

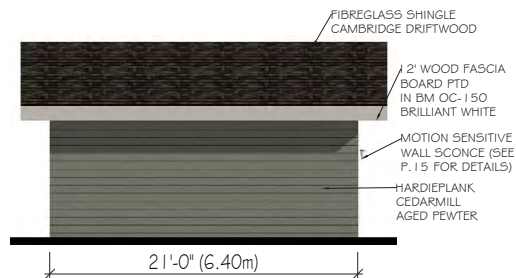
**PROPOSED TRIPLEX
EXTERIOR ELEVATIONS
LOT 56 PLAN NWP 14049**

DRAWN	G.Y.	DATE
DATE	JULY 3, 2018	9 OF 15
SCALE	AS NOTED	



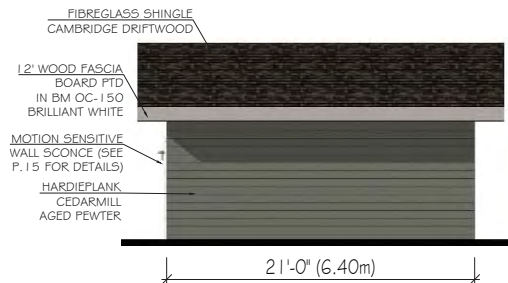
GARAGE FLOOR PLANS

SCALE = 1/16" = 1'-0"



GARAGE EAST ELEVATION

SCALE = 1/4" = 1'-0"



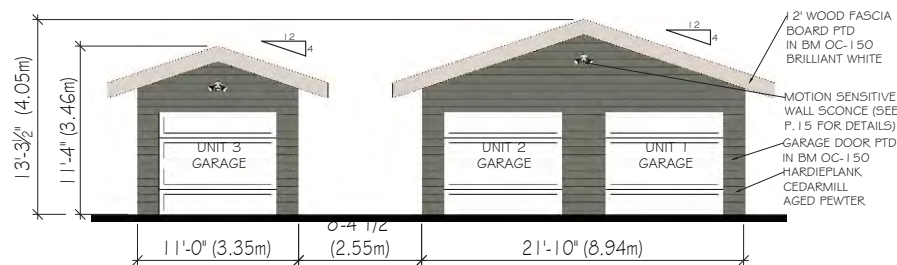
GARAGE WEST ELEVATION

SCALE = 1/4" = 1'-0"



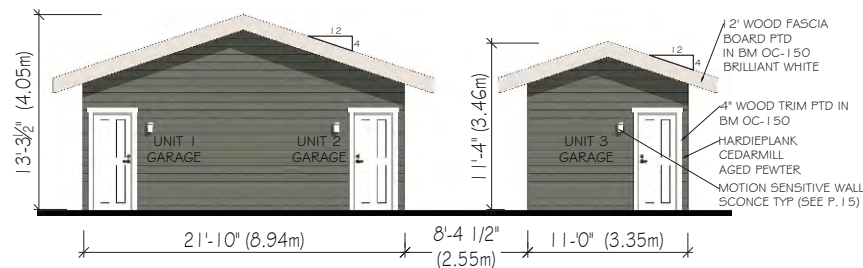
GARAGE SOUTH ELEVATION W/ LANDSCAPE

SCALE = 5/16" = 1'-0"



GARAGE SOUTH ELEVATION

SCALE = 1/4" = 1'-0"



GARAGE NORTH ELEVATION

SCALE = 1/4" = 1'-0"

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505

GKY DESIGNS INC.

THE DRAWINGS COMPLY TO
THE 2012 BCBC INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS

1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

DRAWING TITLE

PROPOSED TRIPLEX
LANDSCAPE SECTIONS 1
LOT 56 PLAN NWP 14049

DATE	G.Y.	DATE

10 OF 15



NW PERSPECTIVE



SE PERSPECTIVE



NE PERSPECTIVE



SW PERSPECTIVE

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505

GKY DESIGNS INC.

THE DRAWINGS COMPLY TO
THE 2012 BCBG INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

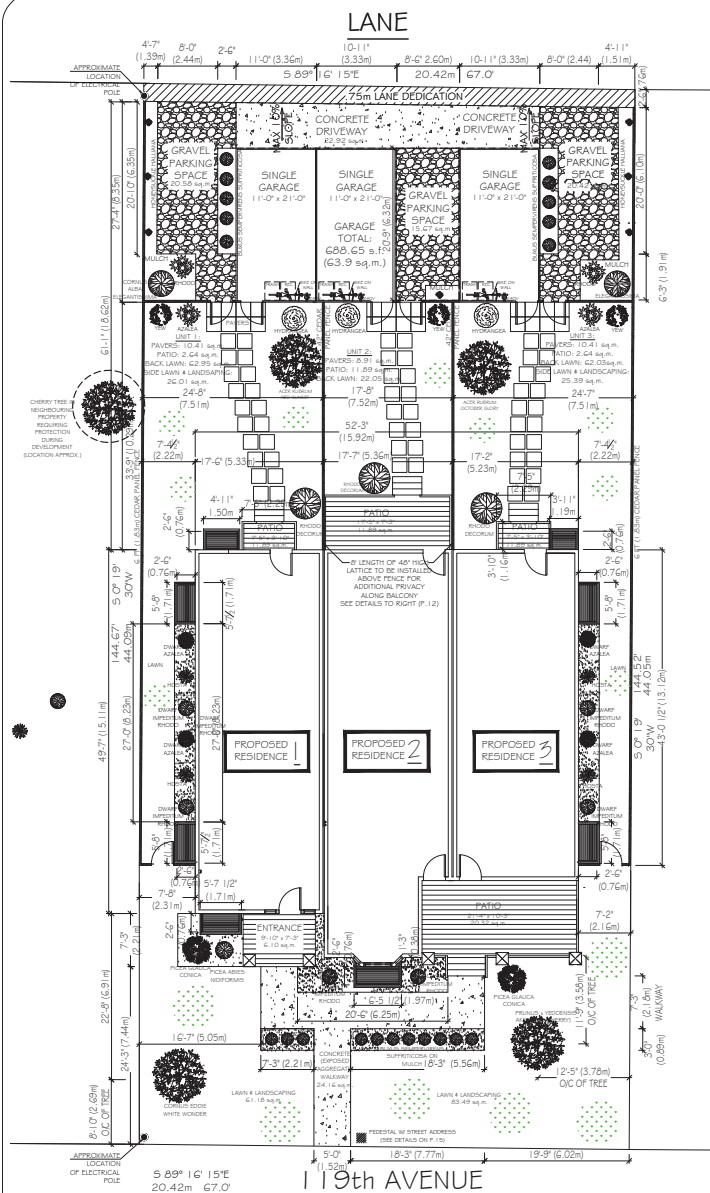
PROJECT NAME AND ADDRESS

1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

DRAWING TITLE

PROPOSED TRIPLEX
EXTERIOR PERSPECTIVES
LOT 56 PLAN NWP 14049

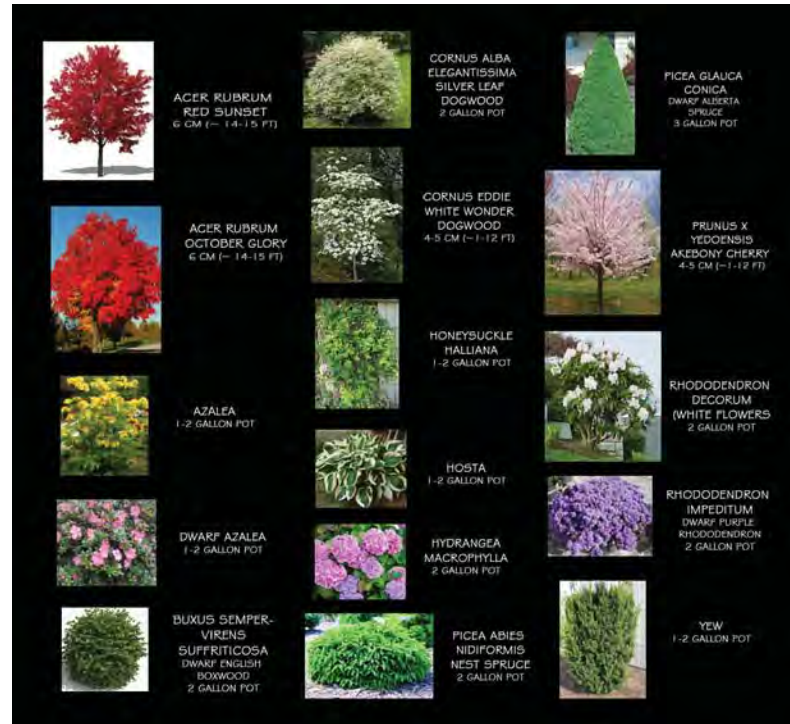
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DATE	JULY 7, 2018	11 OF 15
SCALE	AS NOTED	



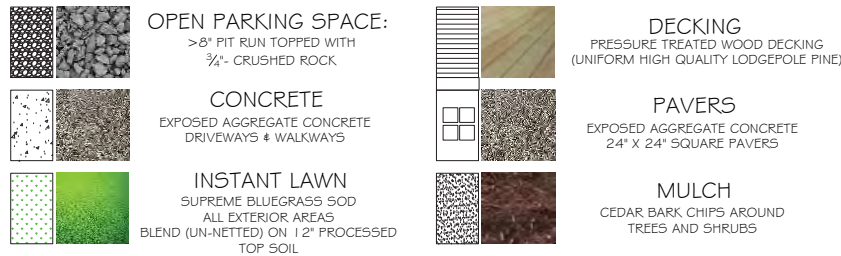
LANDSCAPE PLAN

SCALE: 1" = 1'-0"

TREES & SHRUBS



MATERIALS LEGEND:



CEDAR LATTICE DETAILS



2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505

GKY DESIGNS INC.

THE DRAWINGS COMPLY TO THE 2012 BCBC INCLUDING DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS
1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

DRAWING TITLE
PROPOSED TRIPLEX LANDSCAPE PLAN
LOT 56 PLAN NWP 14049

DRAWN	G.Y.	DATE
DATE	JULY 7, 2018	12 OF 15
SCALE	AS NOTED	

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505



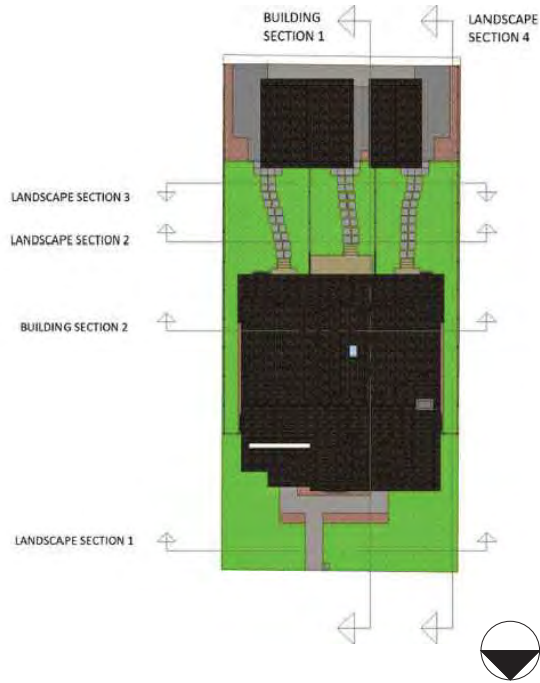
THE DRAWINGS COMPLY TO
THE 2012 BCBC INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS
1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

DRAWING TITLE
PROPOSED TRIPLEX
LANDSCAPE SECTIONS 1
LOT 56 PLAN NWP 14049

DRAWN	G.Y.	DATE
CHECKED		
DATE	JULY 7, 2018	13 OF 15
SCALE	AS NOTED	



SECTION REFERENCE



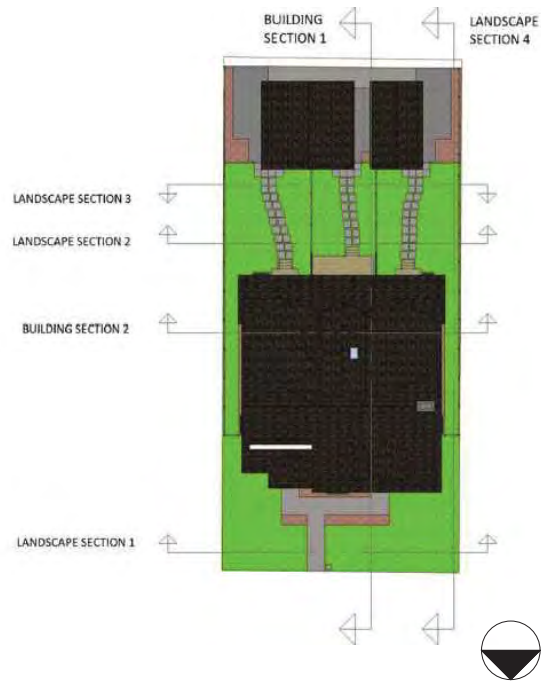
LANDSCAPE SECTION 1

SCALE: 1/4" = 1'-0"



LANDSCAPE SECTION 2

SCALE: 1/4" = 1'-0"



SECTION REFERENCE

SCALE: 1/16" = 1'-0"



LANDSCAPE SECTION 3

SCALE: 1/4" = 1'-0"



LANDSCAPE SECTION 4

SCALE: 3/16" = 1'-0"

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505

GKY DESIGNS INC.

THE DRAWINGS COMPLY TO
THE 2012 BCBC INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS
1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

DRAWING TITLE
PROPOSED TRIPLEX
LANDSCAPE SECTIONS 2
LOT 56 PLAN NWP 14049

DATE	BY	DATE

14 OF 15

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-331-RZ
File Manager: Wendy Cooper**

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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
6. Neighbourhood context plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Lot grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Landscape plan**	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation**.	<input type="checkbox"/>	<input checked="" 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:

Arborist

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: July 24, 2018
FILE NO: 2017-331-RZ
MEETING: Council
SUBJECT: Second Reading
Zone Amending Bylaw No. 7385-2017;
12260 Laity Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 12260 Laity Street from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a future subdivision of approximately 3 lots. Council granted first reading to Zone Amending Bylaw No. 7385-2017 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on September 17, 2017. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m².

This application is in compliance with the OCP.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$10,200.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7385-2017 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 Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Registration of a Restrictive Covenant for Stormwater Management and Fraser River Escarpment restrictions;
 - iii) Removal of existing building/s with a valid demolition permit;
 - iv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
 - v) Payment for street trees along Laity Street; and

- vi) That a voluntary contribution, in the amount of \$10,200.00 (\$5,100.00 per lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: H & T Quality Homes Ltd.

Legal Description: Lot 12 District Lot 248 New Westminster District Plan LMP11733 Group 1.

OCP:

Existing: Urban Residential
Proposed: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: RS-1b (One Family Urban (Medium Density) Residential)

OCP:

Existing: Urban Residential
Proposed: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: RS-1b (One Family Urban (Medium Density) Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Residential)
	Designation:	Urban Residential

Existing Use of Property: Single Family Residential
Proposed Use of Property: Single Family Residential
Site Area: 0.180 Hectares (0.44 acres)
Access: 122 B Avenue
Servicing requirement: Urban Standard

2) Project Description:

The application is to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to facilitate a 3 lot subdivision (Appendix D). The proposed subdivision will require the removal of the existing single family dwelling and accessory building that is located on the subject property. The RS-1b zone (One Family Urban (Medium Density) Residential) zone requires a minimum parcel size of 557 m² with a minimum width of 15 m and depth of 27 m.

3) Planning Analysis:

i) Official Community Plan:

The development site is currently designated Urban Residential. This designation permits a range of housing types, densities and infill opportunities within the Urban Area boundary in which the subject property is located. The Urban Residential Designation is broken into two categories and the subject property is located within the Major Corridor Residential category. The Major Corridor Residential category provides for a variety of housing forms which include single detached dwellings. The proposed development is in compliance with the OCP.

ii) Zoning Bylaw:

The current application proposes to rezone the property located at 12260 Laity Street from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit the subdivision of the property into approximately 3 residential lots. The minimum lot size for the current RS-1 (One Family Residential) zone is 668m², and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557m².

4) Interdepartmental Implications:

i) Engineering Department:

The subject property fronts onto 122B Street and Laity Street. Access to the proposed lots will be limited to 6m wide driveways off 122B Street. There is sanitary sewer and storm mains fronting along 122B Street and water mains on Laity Street and 122 B Avenue.

ii) Fire Department:

The house and accessory structures located on the subject property will be removed and need to be done under a valid demolition permit. Once, the current structures are vacated they must be secured in accordance with Maple Ridge Vacant / Abandoned Building Bylaw No. 6958-2012.

iii) Building:

The subject property is located within the Fraser River Escarpment area; therefore, no infiltration is permitted. A comprehensive site grading plan will be required.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7385-2017, and that application 2017-331-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

Prepared by: Wendy Cooper, MCIP, RPP
Senior Planning Technician

“Original signed by Christine Carter”

Approved by: Christine Carter, M.P.L, MCIP, RPP
Director of Planning

“Original signed by Frank Quinn”

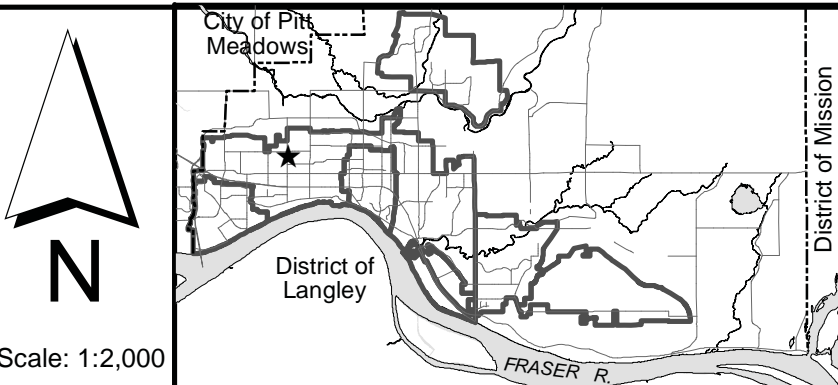
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7385-2017
Appendix D – Proposed Subdivision layout



12260 LAITY STREET

PLANNING DEPARTMENT



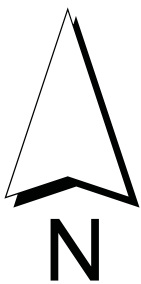
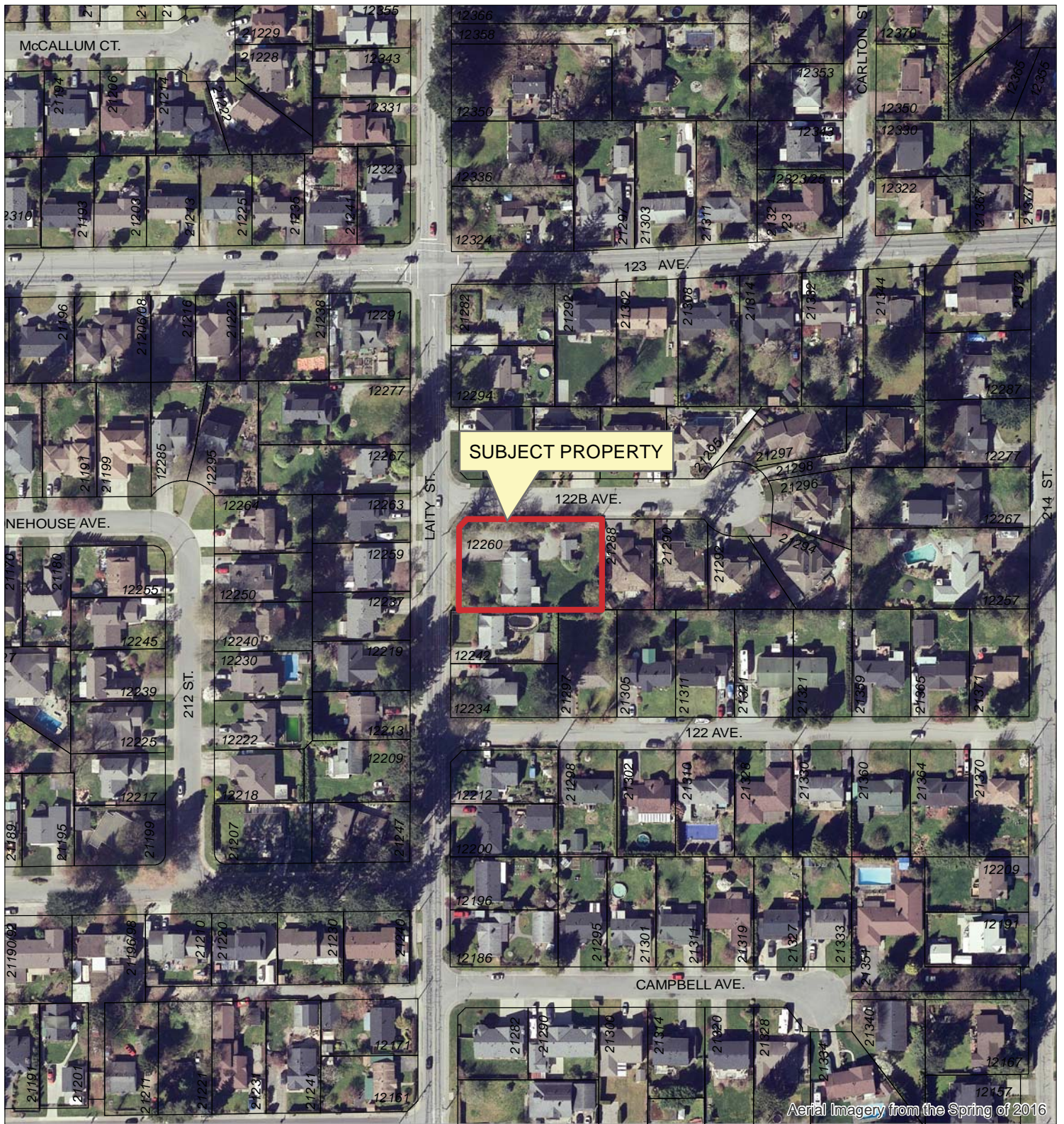
MAPLE RIDGE

British Columbia

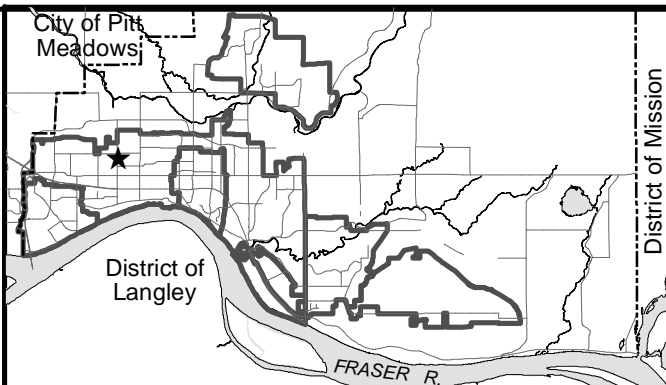
mapleridge.ca

FILE: 2017-331-RZ
DATE: Jul 31, 2017

BY: PC



Scale: 1:2,000



12260 LAITY STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-331-RZ
DATE: Jul 31, 2017

BY: PC

BYLAW NO. 7385-2017

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7385-2017."

Lot 12 District Lot 248 Group 1 New Westminster District Plan LMP11733

and outlined in heavy black line on Map No. 1731 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 19th day of September, 2017.

READ a second time the 24th day of July, 2018.

PUBLIC HEARING held the day of , 20

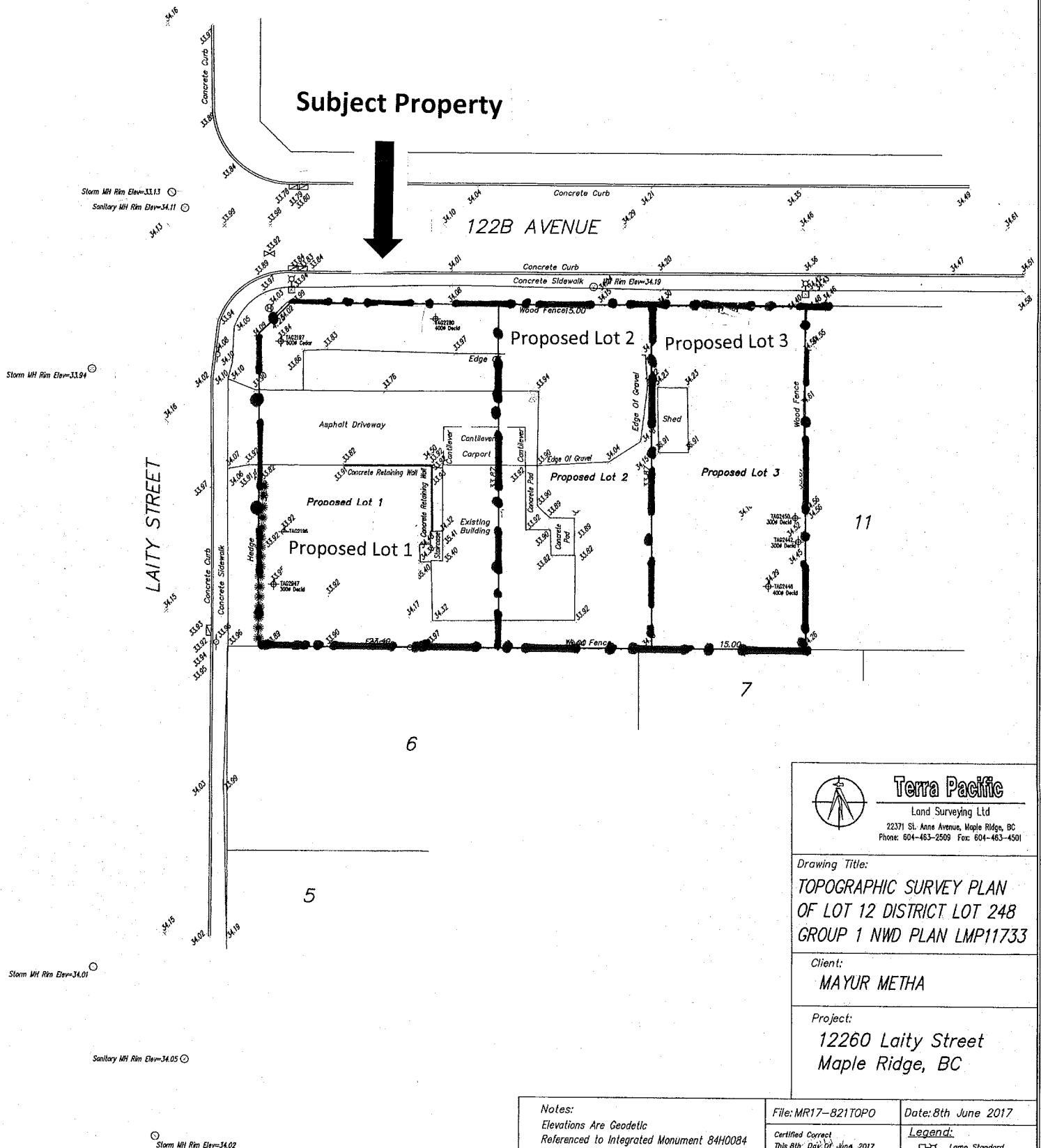
READ a third time the _____ day of _____, 20_____

ADOPTED the day of , 20

CORPORATE OFFICER



Subject Property



Terra Pacific

Land Surveying Ltd

22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

Drawing Title:

**TOPOGRAPHIC SURVEY PLAN
OF LOT 12 DISTRICT LOT 248
GROUP 1 NWD PLAN LMP11733**

Client:

MAYUR METHA

Project:

**12260 Laity Street
Maple Ridge, BC**

Notes:

Elevations Are Geodetic
Referenced to Integrated Monument 84H0084
Monument Elevation: 31.961m
Lot Dimensions Are Based On Current Legal
Legal Survey
Current Zoning: RS-1
Proposed Zoning RS-1B

File: MR17-821TOPO

Date: 8th June 2017

Certified Correct

This 8th Day Of June, 2017

[Signature]

Mike Bernemann, BCLS

Legend:

- Lamp Standard
- Tree
- Ground Elevation
- Water Valve
- Manhole
- Catch Basin
- Power Pole
- Fire Hydrant
- Cleanout

SCALE 1 : 250



DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-031-RZ
File Manager: Adam Rieu

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: July 24, 2018
FILE NO: 2017-031-RZ
MEETING: Council
SUBJECT: Second Reading
Zone Amending Bylaw No. 7348-2017
21333 River Road

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21333 River Road, from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill), a newly created zone (Bylaw No. 7312-2017), to permit the development of courtyard residential housing. This project proposes a total of 4 dwelling units, clustered around a common courtyard. Council granted first reading to Zone Amending Bylaw No. 7348-2017 on June 13, 2017.

Note that *Official Community Plan Amending Bylaw No. 7349-2017*, *Zone Amending Bylaw No. 7312-2017*, and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* text amendments in conjunction with creating the new RT-2 (Ground-Oriented Residential Infill) zone, were given first reading on June 13, 2017. These amending bylaws, if approved, will create the policy and regulatory basis to permit new ground-oriented infill housing such as courtyard, fourplex and triplex forms in accordance with the action items of the Housing Action Plan Implementation Framework that were prioritized by Council. This courtyard application applies the draft requirements of the proposed RT-2 zone and Off Street Parking and Loading Bylaw for courtyard developments, which will also be considered for second reading at the July 24, 2018 Council meeting.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per new dwelling unit; for an estimated amount of \$12,300.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7348-2017 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 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) Road dedication on River Road, as required;
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;

- v) Registration of a Restrictive Covenant for Stormwater Management;
- vi) Registration of a Restrictive Covenant prohibiting secondary suites;
- vii) Removal of existing building;
- viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- ix) That a voluntary contribution, in the amount of \$12,300.00 (\$4,100.00 per unit excluding the original) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Kevin Urbas
Legal Description:	Lot 49 District Lot 248 Group 1 New Westminster District Plan 27106
OCP:	
Existing:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RT-2 (Ground-Oriented Residential Infill)
Surrounding Uses:	
North:	Use: Hospital (Ridge Meadows) Zone: P-6 (Civic Institutional), RS-1 (One Family Urban Residential) Designation: Institutional, Conservation, Urban Residential
South:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
East:	Use: Apartment Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
West:	Use: Hospital (Ridge Meadows), Single Family Residential Zone: P-6 (Civic Institutional), RS-1 (One Family Urban Residential) Designation: Institutional, Conservation, Urban Residential
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential (Courtyard)
Site Area:	0.12 ha (0.31 acres)
Access:	River Road
Servicing requirement:	Urban Standard

2) Background and Context:

On June 13, 2017, Council received a staff report presenting policy and zoning amendments to the OCP, Zoning Bylaw, and Off Street Parking and Loading Bylaw to create a new RT-2 (Ground-Oriented Residential Infill) zone for the triplex, fourplex and courtyard residential housing forms. Based on this information, Council gave first reading to *OCP Amending Bylaw No. 7349-2017*, *Zone Amending Bylaw No. 7312-2017*, and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* on June 13, 2017 to create the new RT-2 zone. Those three policy and zone amending bylaws are also being presented to Council for second reading at this time under a separate staff report (2017-233-RZ). It is important to note that, should those three policy and zone amending bylaws not be approved, this courtyard development application would not be able to complete and the file would be closed.

As discussed under the staff report for the policy and zone amending bylaws (2017-233-RZ), it was intended that new RT-2 (Ground-Oriented Residential Infill) projects integrate sensitively into existing neighbourhoods with housing forms that are similar in scale and massing to a detached single-family dwelling, and not replicate townhouse or rowhouse housing form. Dwelling units may be in one building with shared party walls to create triplexes or fourplexes. In the case of courtyard residential development, dwelling units may be arranged individually or attached in groups of buildings that still resemble single family dwellings, but clustered around a shared open space (courtyard) in a village-style residential pattern. In all cases, units should take advantage of site context to create uniqueness, orient entrances towards the street where possible, and utilize landscaping and screening to create private or semi-private yard spaces.

3) Project Description:

The subject property, located at 21333 River Road, is 1,250 m² (0.31 acres) in size, and is bound by single family lots to the west and south, Ridge Meadows Hospital to the north, and a 3-storey non-conforming apartment to the east. The subject property is relatively flat, with a few trees located to the south along River Road (see Appendices A and B).

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the construction of a courtyard development. The proposed courtyard development provides a total of 686 m² (7,384 ft²) of gross floor area in two buildings, each with two units for a total of four dwelling units. Three of the dwelling units contain three bedrooms, each approximately 184 m² (1,981 ft²) in size, and one unit contains two bedrooms, approximately 134 m² (1,442 ft²) in size. All units face the central courtyard, which is designed to be a flexible and interactive common outdoor space for residents. The courtyard area contains both hardscaping (permeable pavers and stamped concrete) and softscaping (plants and shrubs) (see Appendix G). A common barbeque area on the northern portion of the courtyard will be included, along with a basketball hoop, both of which to facilitate social gathering and community interaction for the residents of the development. Units are oriented with common rooms facing the courtyard to encourage a connection between indoor and outdoor space, subsequently creating both a sense of community, as well as a sense of safety. Units 1 and 3 are also oriented to River Road, which helps create a positive relationship to the street, and encourages the buildings to appear as single family dwellings (see Appendix E). The courtyard area also provides vehicle access and egress to residential garages. Each unit also has private outdoor space in the form of a roof top patio and a fenced yard.

4) Planning Analysis:

i) Official Community Plan:

The OCP designates the subject property *Urban Residential – Major Corridor*, and development of the property is subject to the *Major Corridor* infill policies of the OCP. The *Major Corridor Residential* category identifies the types of ground-oriented housing forms, which are encouraged along major road corridors. These policies also require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks, and lot configuration with the existing pattern of development in the area. It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1). The proposed rezoning of the subject property to RT-2 (Ground-Oriented Residential Infill) aligns with the proposed amendments to the OCP to accommodate courtyard developments along Major Corridors.

As mentioned above, the site is located on River Road, which is a Major Corridor as identified on Figure 4 of the OCP. This site lends itself well to surrounding ground-oriented residential infill, given the varying forms of development surrounding the subject property. While the surrounding developments vary in character, the proposed development references a single family housing form by separating the dwelling units into two groups to face each other in a courtyard style. The result of the two buildings, along with the scale and massing, allows this courtyard development to read as single family dwellings from the street level.

For these reasons, the proposed courtyard development aligns with the land use, residential infill, and compatibility policies of the OCP. It also aligns with the goals of the Housing Action Plan (HAP) and Implementation Framework, notably Strategy #1, which articulates the importance of a diverse housing mix and innovation and supports the development of a mix of housing forms.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of courtyard housing. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m² and the minimum lot size for Courtyard Housing in the RT-2 (Ground-Oriented Residential Infill) zone is 950 m². As mentioned earlier in the report, Bylaw No. 7312-2017 creates the new RT-2 zone and the Bylaw will run concurrently with the application.

Courtyard residential development is supported on this property because it will be similar in scale to the surrounding, established neighbourhood. The maximum height requirements for courtyard residential developments has been set to 9.5 m to fit within the context of established neighbourhoods, with a recognition that existing homes in the area were built to a lower height. Each dwelling unit is also provided with ample greenspace, along with one shared driveway for all units to access their individual garages. The density permitted for courtyard residential is set at 0.75 FSR.

iii) Off-Street Parking And Loading Bylaw:

An amendment to the Off-Street Parking and Loading Bylaw is being proposed, under a parallel report, along with the proposed amendment to the OCP and Zoning Bylaw to create the new RT-2 (Ground-Oriented Residential Infill) zone. The amendment clarifies that two off street parking spaces will be required for each dwelling unit for triplex, fourplex and courtyard residential developments. This courtyard development conforms to the parking requirements for the new RT-2 (Ground-Oriented Residential Infill) zone. Each unit is provided with two concealed parking stalls in the

principal building or detached garage structure. A common driveway provides access to the parking stalls.

iv) Proposed Variances:

A Development Variance Permit application has been received for this project and involves relaxations to the front yard setbacks from 6.0 m to 4.6 m to the building face for Units 1 and 3; as well as a minor relaxation to the side yard setback on the east side of the development site. The requested variances to the RT-2 (Ground-Oriented Residential Infill) zone will be the subject of a future report to Council.

v) Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. The Proposed Triplex, Fourplex and Courtyard Housing Forms Overview report from April 18, 2016 stated that applications for triplex, fourplex and courtyard housing will use the Multi-Family Development Permit guidelines until such time that specific Development Permit guidelines are created for this new housing form. The current application has been reviewed by the Advisory Design Panel (ADP), with comments outlined below.

vi) Advisory Design Panel:

The ADP reviewed the form and character of the proposed development and the landscaping plans at a meeting held on May 16, 2018 (see Appendix E and F).

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution that:

- *Consider changing the unit pavers to another level play surface at the Basketball hoop courtyard and relocate the catch basin;*
- *Consider utilizing private courtyard for Units 4 and 2 as amenity space;*
- *North perimeter of property - consider adding slats to open chain link fence; add taller plant material and vines in front of the chain link fence;*
- *Reduce the variety of paving treatments used in central driveway area to two types;*
- *Expand and continue the decorative treatment through the central driveway area;*
- *Consider using a fence that would bring unity/link to property;*
- *Use the front yard elevations palette on the remainder of the elevations;*
- *ADP has consistently requested that vinyl materials not be applied;*
- *Integrate a lighting plan both on buildings and in landscaping;*
- *Establish uniform datum heights for fenestration; and*
- *Indicate location of Fire Department directional signage.*

The ADP concerns have been addressed and are reflected in the current plans (see Appendix D). A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting was not required for this application because there is no OCP amendment and the proposal is less than 5 dwelling units.

5) Traffic Impact:

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. 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:

New concrete curb, gutter and sidewalk will be required across the frontage of the subject property. A new sanitary sewer, storm sewer and water service connection will be required as part of development. Street lighting and street trees are also required along with road dedication of approximately 3.0 m across the property frontage.

ii) Building Department:

The subject property is located within the Fraser River Escarpment area, where stormwater must be directed to Municipal storm sewer, as per Council Policy 6.23. This has been incorporated into the Stormwater Management Plan and registration of a Stormwater Covenant will be required as a condition of final reading.

7) School District No. 42 Comments:

A referral was sent to School District No. 42 with the following information:

"The proposed application would affect the student population for the catchment areas currently served by Maple Ridge Elementary and Westview Secondary School.

Maple Ridge Elementary has an operating capacity of 480 students. For the 2017-18 school year the student enrolment at Maple Ridge Elementary is 381 students (82% utilization) including 98 students from out of catchment.

Westview Secondary School has an operating capacity of 1,200 students. For the 2017-18 school year the student enrolment at Westview Secondary School is 765 students (64% utilization) including 137 students from out of catchment."

CONCLUSION:

This courtyard development application is the first of its kind under the new proposed RT-2 (Ground-oriented Residential Infill) zone. The proposed zone aligns with the land use and compatibility policies of the OCP. It also aligns with the goals of the Housing Action Plan and Implementation Framework to provide greater housing mix and innovation. The applicant has worked with City staff, incorporated the City's Advisory Design Panel's comments, and developed a project, building design, scale and massing which is sensitive to the existing, surrounding neighbourhood, and conforms to the intent and provisions of the new RT-2 zone for residential infill projects.

Therefore, it is recommended that second reading be given to Zone Amending Bylaw No.7348-2017 and that application 2017-031-RZ be forwarded to Public Hearing.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

"Original signed by Frank Quinn"

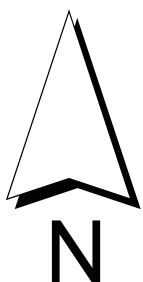
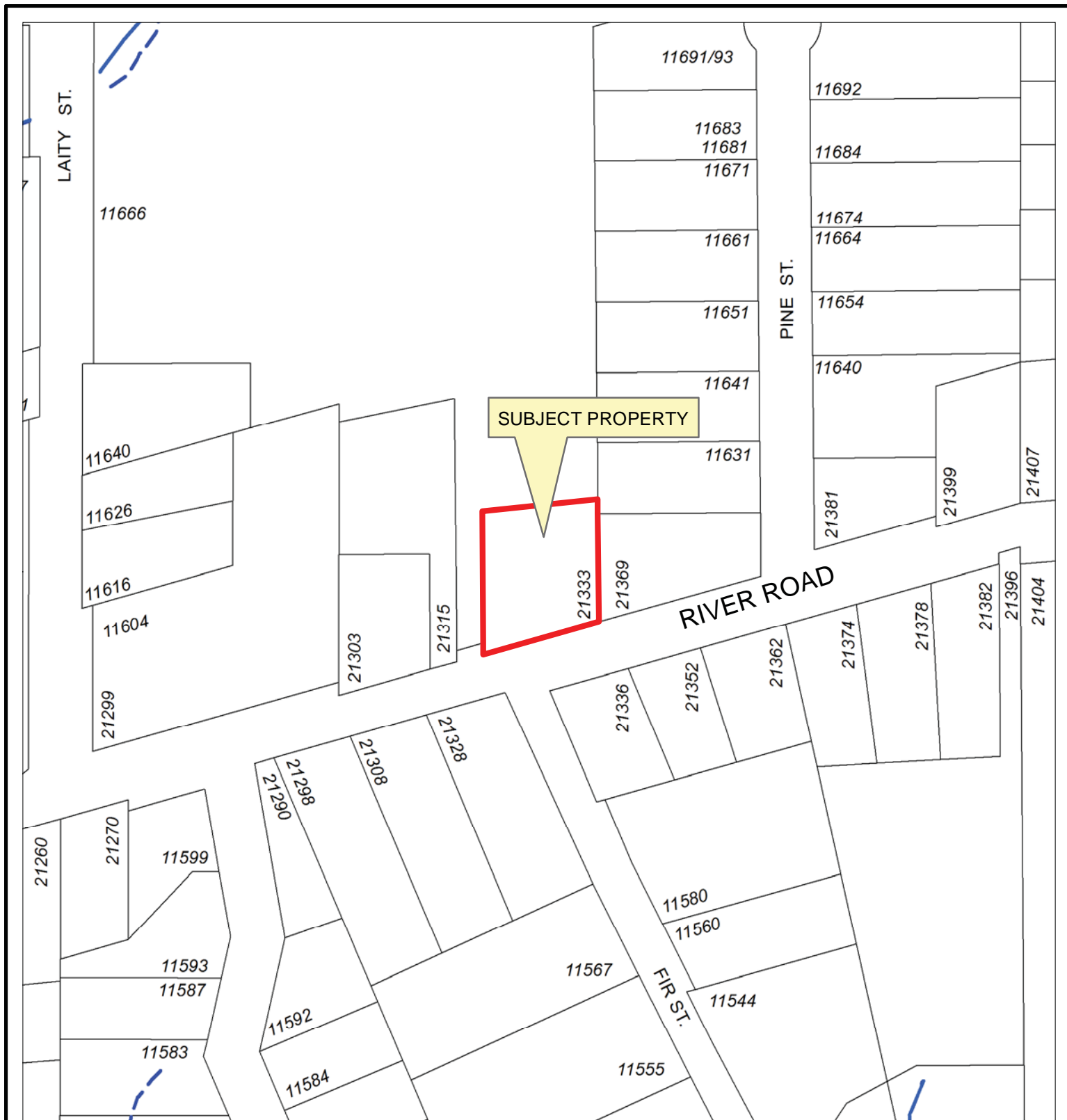
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7348-2017
Appendix D – Site Plan
Appendix E – Building Elevation Plans
Appendix F – Building Rendering
Appendix G – Landscape Plan



Scale: 1:1,500

Legend

- Stream
- - - Indefinite Creek
- River
- Major Rivers & Lakes

21333 River Road

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-031-RZ

DATE: Feb 9, 2017

BY: JV

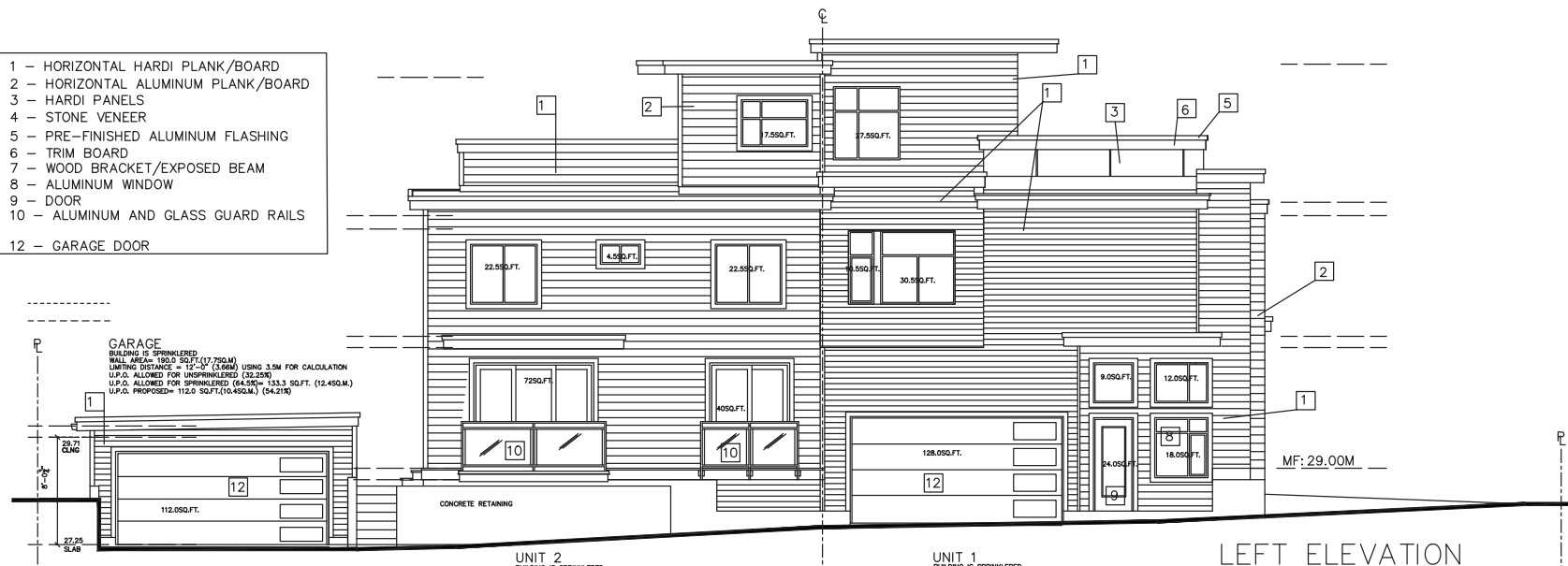


BYLAW NO. 7348-2017

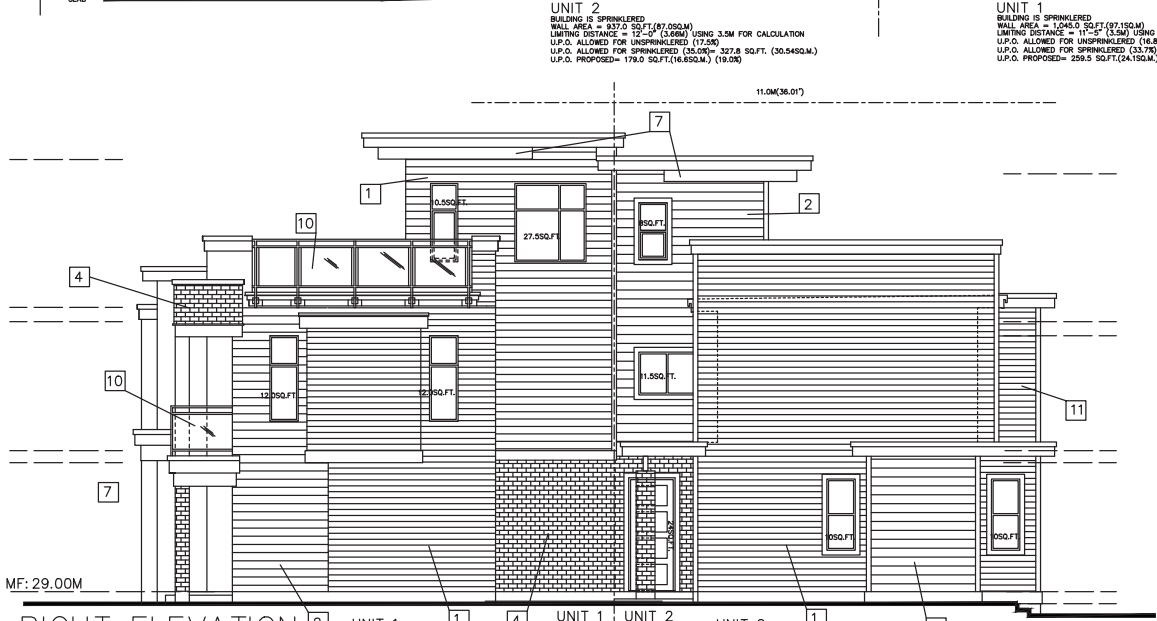
WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

CORPORATE OFFICER

- 1 - HORIZONTAL HARDI PLANK/BOARD
- 2 - HORIZONTAL ALUMINUM PLANK/BOARD
- 3 - HARDI PANELS
- 4 - STONE VENEER
- 5 - PRE-FINISHED ALUMINUM FLASHING
- 6 - TRIM BOARD
- 7 - WOOD BRACKET/EXPOSED BEAM
- 8 - ALUMINUM WINDOW
- 9 - DOOR
- 10 - ALUMINUM AND GLASS GUARD RAILS
- 12 - GARAGE DOOR



LEFT ELEVATION
(BLDG 1)



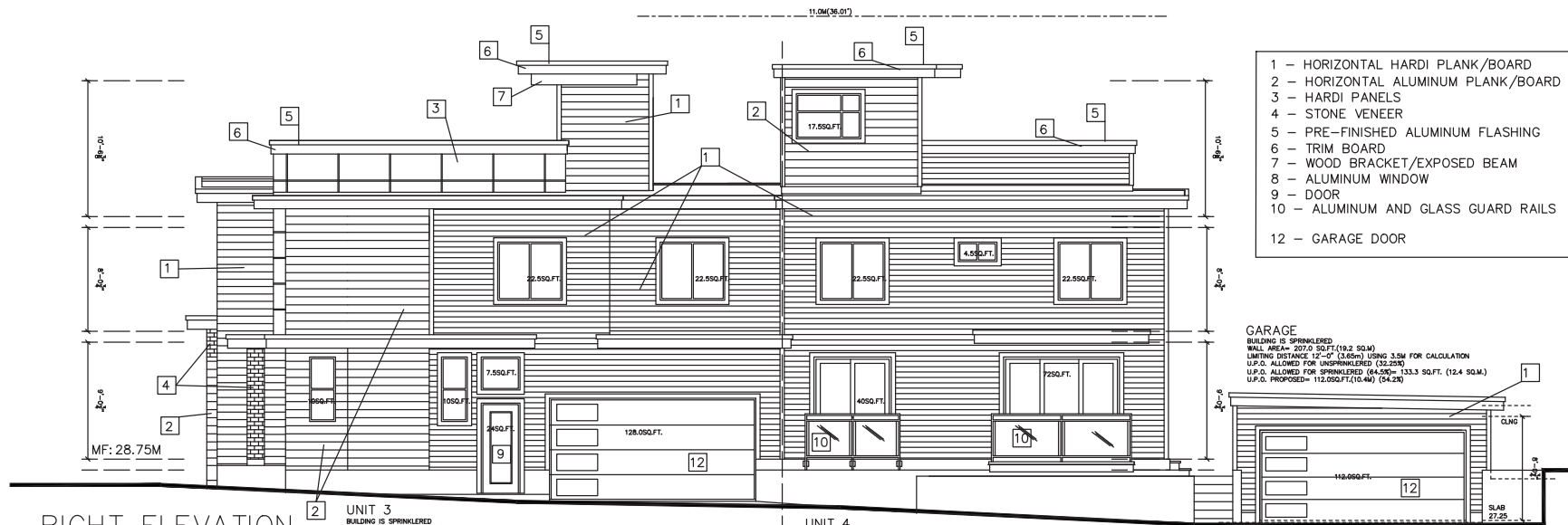
RIGHT ELEVATION
(BLDG 1)

UNIT 2
BUILDING IS SPRINKLERED
WALL AREA = 837.0 SQ.FT.(87.050M)
LIMITING DISTANCE = 12'-0" (3.66M) USING 3.5M FOR CALCULATION
U.P.O. ALLOWED FOR UNSPRINKLERED (17.5M)
U.P.O. ALLOWED FOR SPRINKLERED (33.05) = 327.8 SQ.FT. (30.5450M.)
U.P.O. PROPOSED = 179.0 SQ.FT.(16.850M.) (19.0M)

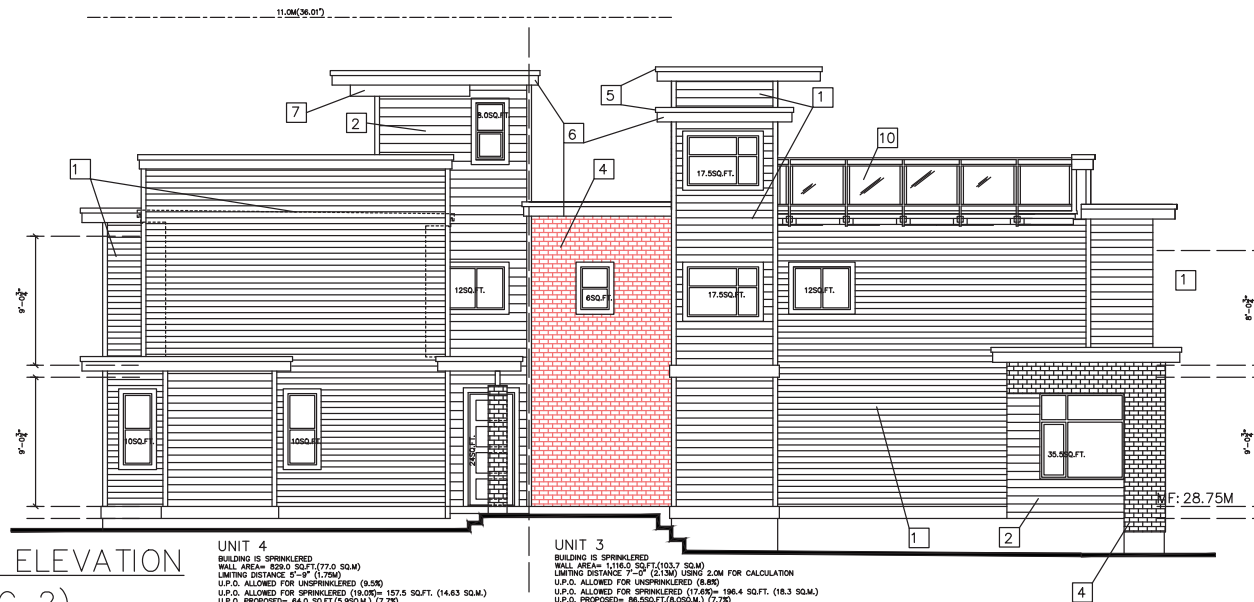
UNIT 1
BUILDING IS SPRINKLERED
WALL AREA = 1,240.0 SQ.FT.(97.150M)
LIMITING DISTANCE = 11'-0" (3.3M) USING 3.5M FOR CALCULATION
U.P.O. ALLOWED FOR UNSPRINKLERED (16.8M)
U.P.O. ALLOWED FOR SPRINKLERED (33.75) = 351.9 SQ.FT. (32.750M.)
U.P.O. PROPOSED = 259.5 SQ.FT.(24.150M.) (24.1M)

UNIT 1
BUILDING IS SPRINKLERED
WALL AREA = 886.0 SQ.FT.(82.3 SQ.M)
LIMITING DISTANCE 6'-8" (2.0M)
U.P.O. ALLOWED FOR UNSPRINKLERED 2.0M = (9.5M)
U.P.O. ALLOWED FOR SPRINKLERED (18.05) = 168.3 SQ.FT. (15.6 SQ.M.)
U.P.O. PROPOSED = 62.0 SQ.FT.(5.8 SQ.M.) (7.0M)

UNIT 2
BUILDING IS SPRINKLERED
WALL AREA = 872.0 SQ.FT.(75.0 SQ.M)
LIMITING DISTANCE 6'-8" (1.7M)
U.P.O. ALLOWED FOR UNSPRINKLERED 1.7M = (8.75M)
U.P.O. ALLOWED FOR SPRINKLERED (17.5M) = 141.3 SQ.FT. (13.1 SQ.M.)
U.P.O. PROPOSED = 63.5 SQ.FT.(5.9 SQ.M.) (7.8M)



RIGHT ELEVATION
(BLDG 2)

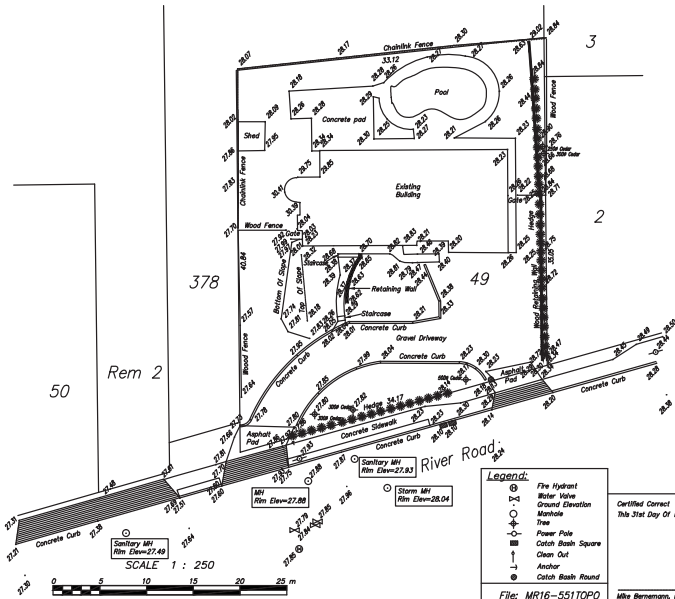


LEFT ELEVATION
(BLDG 2)

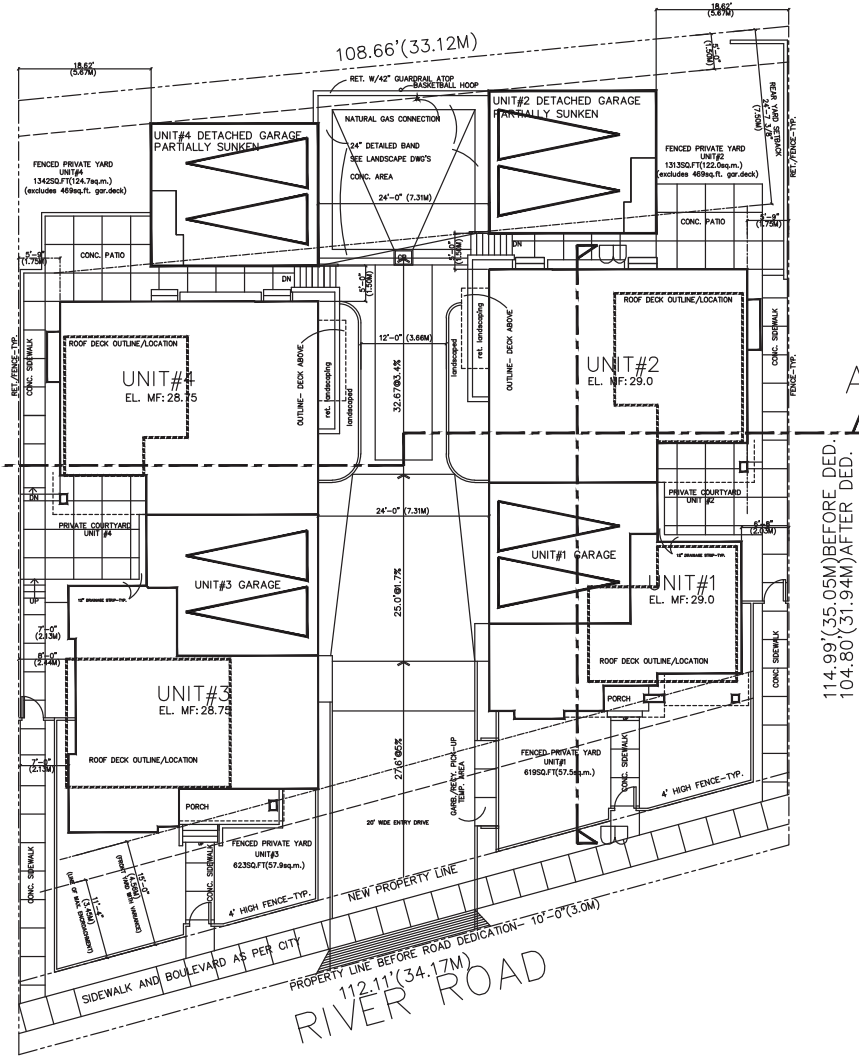
DRAWING NO:	REVISIONS	DATE	NO.	DESIGNED BY:	CLIENT:	PROJECT TITLE:
11 of 12	ELEVATIONS	18/3/18	C/R			
				DRAWN BY:		
				SCALE: 1/4"=10'	UNQ.	
				DATE: 31AUG17		
				E-FILE NAME		

DRAWING TITLE: ELEVATIONS
BUILDING 2 (UNITS 3&4)





134.00'(40.84M) BEFORE DED.
123.79'(37.73M) AFTER DED.



RT-2 ZONING
GROUND-ORIENTED RESIDENTIAL INFILL
CIVIC ADDRESS
21333 RIVER ROAD
MAPLE RIDGE, B.C.

SITE PLAN
SCALE: 1/8"=1'-0"
revised: 18MARCH18

ABOVE GRADE CONSULTING
DESIGN AND DEVELOPMENT SOLUTIONS
778-240-0909
kjahrdt@hotmail.com

CLIENT: ALPHONSE SEWARD
PROJECT TITLE: RT-2 TOWNHOMES
21333 RIVER ROAD
DRAWING TITLE: SITE PLAN
STATS

DESIGNED BY: KJU
DRAWN BY: KJU
SCALE: 1/8"=1'-0" UNQ.
DATE: 05 JAN 18

REVISIONS
DATE: 18/3/18
C.R.
E-FILE NAME



-

FRONT ELEVATION
(BLDG 1 UNIT 1)

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-233-RZ
File Manager: Chee Chan

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
8. Landscape plan**	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation**.	<input type="checkbox"/>	<input checked="" 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:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Official Community Plan Amending Bylaw No. 7349-2017;
Second Reading
Zone Amending Bylaw No. 7312-2017;
Second Reading
Off Street Parking and Loading Amending Bylaw 7350-2017;
Triplex, Fourplex and Courtyard Housing

MEETING DATE: July 24, 2018
FILE NO: 2017-233-RZ
MEETING: Council

EXECUTIVE SUMMARY:

On June 13, 2017, Council gave first reading to *Official Community Plan Amending Bylaw No. 7349-2017*, *Zone Amending Bylaw No. 7312-2017*, and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* to create a new RT-2 (Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard housing forms. Since that time, Council has also given first reading to in-stream triplex, fourplex, and courtyard rezoning applications on specific sites in the city, which are dependent on the adoption of the RT-2 triplex, fourplex and courtyard zone.

Over the past year, staff have been refining the requirements of the RT-2 zone by working with the developers of the three in-stream rezoning applications cited above, as well as other developers interested in this new housing form. As a result of this work, changes have been proposed to *Zone Amending Bylaw No. 7312-2017* to promote neighbourhood compatibility and integration. No changes are necessary to the OCP or Off Street Parking and Loading Bylaw Amendments as proposed at first reading.

In order to continue the implementation of these new housing forms, and permit in-stream applications to proceed through their rezoning processes, *OCP Bylaw No. 7349-2017*, *Zone Amending Bylaw No. 7312-2017*, and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* are being forwarded to Council for consideration for second reading and referral to Public Hearing. It is important to note that without these amending bylaws, the three in-stream applications would not be able to proceed.

RECOMMENDATION:

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. 7349-2017 on the municipal website, 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. 7349-2017 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. 7349-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That OCP Amending Bylaw No. 7349-2017 be given second reading and forwarded to Public Hearing; and
5. That Zone Amending Bylaw No.7312-2017 be second reading and forwarded to Public Hearing; and
6. That Off Street Parking and Loading Amending Bylaw No. 7350-2017 be given second reading and forwarded to Public Hearing.

BACKGROUND:

The Housing Action Plan (HAP), endorsed in 2014, and its Implementation Framework endorsed by Council in September, 2015, includes a number of goals and principles aimed at providing safe, affordable and appropriate housing for the community. Specific goals in support of encouraging ground-oriented residential infill housing include: “To improve housing choice for all current and future households”. Strategy #1 of the HAP articulates the importance of a diverse housing mix and innovation and supports the development of a mix of housing forms.

In April 2016, Council received a report outlining possible policy and zoning next steps to help implement triplex, fourplex and courtyard residential forms of development and directed that staff prepare OCP and Zoning Bylaw amendments to create the zone.

On June 13, 2017, Council received a staff report presenting policy and zoning amendments to the OCP, Zoning Bylaw, and Off Street Parking and Loading Bylaw to create a new RT-2 (*Ground-Oriented Residential Infill*) zone for triplex, fourplex and courtyard residential forms. The proposed amendments provide for the infill of ground-oriented residential buildings within established residential neighbourhoods and along major corridors, in a form that will be incremental and sensitive to the existing and emerging context. Based on this information, Council gave first reading to *OCP Amending Bylaw No. 7349-2017* (see Appendix A), *Zone Amending Bylaw No. 7312-2017* (see Appendix B), and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* (See Appendix C) on June 13, 2017 to create the new RT-2 zone.

At the same meeting, Council gave first reading to a rezoning application to support a proposed courtyard residential project (2017-031-RZ) at 21333 River Road. On July 11, 2017, Council gave first reading to a rezoning for 22032 119 Avenue to support a triplex (2017-221-RZ). On January 30, 2018, Council gave first reading to a rezoning for 11384 207 Street to support a fourplex (2017-471-RZ).

Over the past year, staff have been refining the requirements of the RT-2 zone by working with the developers of the three in-stream rezoning applications cited above, as well as other developers interested in this new housing form. As a result of this work, changes have been proposed to the draft RT-2 *Zone Amending Bylaw No.7312-2017* in order to promote neighbourhood compatibility and integration. No changes are proposed to the OCP or Off Street Parking and Loading Bylaw Amendments that were granted first reading.

This report presents the amendments to *Zone Amending Bylaw No. 7312-2017*. It also recommends that the OCP, Zoning, and Off Street Parking Bylaw amendments to create the RT-2 zone be considered for second reading and referred to Public Hearing. Note that the in-stream applications for the courtyard and triplex are also being forwarded to Council for consideration of second reading under separate staff reports.

DISCUSSION:

To promote the incremental and sensitive integration of new RT-2 (*Ground-Oriented Residential Infill*) projects into existing neighbourhoods, it was intended that these new housing forms be similar in scale and massing to a detached single-family dwelling, and not replicate townhouse or rowhouse housing form. Dwelling units may be in one building with shared party walls to create triplexes or fourplexes. In the case of courtyard residential development, dwelling units may be arranged individually or attached in groups of buildings that still resemble single family dwellings, but clustered around a shared open space in a village-style residential pattern. In all cases, units should take advantage of site context to create uniqueness, orient entrances towards the street where possible, and utilize landscaping and screening to create private or semi-private yard spaces.

Planning Analysis:

Since Council last reviewed the RT-2 zone, and based on experiences working with the applicants of the instream applications, changes have been proposed to the setback and height requirements of the proposed RT-2 zone to promote greater compatibility of ground-oriented residential infill projects with their surrounding neighbourhoods. It was found that the in-stream triplex, fourplex and courtyard developments, being the first of their kind on a street, were being situated in neighbourhoods with older, generally single storey, single family homes. Furthermore, many of these existing single family homes were not built to the maximum height or lot coverage allowed by the existing Zoning Bylaw. This contrasted with residential infill projects which often propose somewhat larger buildings and footprints.

In consideration of these issues, staff worked with applicants to find a balance between neighbourhood character and the developers' desired floor areas, building footprint, height, massing and design, in order to facilitate the integration of these forms sensitively within existing areas. This work has resulted in minor changes to the proposed height and setback requirements of the proposed RT-2 zone. They are:

- Height of principal building or structure reduced from 11.0 m to 9.5 m, for the peak of the roof;
- Interior side yard setbacks increased from 1.5 m to 2.25 m. Up to 40% of the side of the building facing the interior side lot line may be sited at 1.5 m to reveal or highlight a side entrance to a dwelling unit, or to create building articulation to break up massing and enhance for visual interest;
- Front yard setback for the fourplex and courtyard housing forms decreased from 7.5 m to 6.0 m for properties in the Urban Area Boundary.

The following table summarizes the relevant zoning requirements, including proposed changes in **BOLD**, of the RT-2 zone. The text of the proposed zone amending bylaw is contained in Appendix B.

Table 1: Summary of RT-2 Zone Requirements – Town Centre and within the Urban Area Boundary with Revisions in Bold

	Min.Lot Size	Setbacks Front	Rear	Ext. Side	Int. Side		Lot Width	Lot Depth
Triplex								
Town Centre	700 m ²	5.5 m	7.5 m	4.5 m	2.25 m, with reduction to 1.5 m for 40% max of the building wall facing int. side line		20 m	27 m
Urban Area Boundary	800 m ²	7.5 m						
Fourplex								
Town Centre	800 m ²	5.5 m	7.5 m	4.5 m	2.25 m, with reduction to 1.5 m for 40% max of the building wall facing int. side line		22 m	30 m
Urban Area Boundary	850 m ²	6.0 m						
Courtyard								
Town Centre	900 m ²	5.5 m	7.5 m	4.5 m	2.25 m, with reduction to 1.5 m for 40% max of the building wall facing int. side line		25 m	35 m
Urban Area Boundary	950 m ²	6.0 m						
Common to triplex, fourplex and courtyard								
Lot Coverage			45 %					
Floor Space Ratio			0.75					
Max. Height, Principal Building			9.5 m					

Parking:

Each triplex, fourplex, and courtyard housing development will require two off street parking spaces per unit. This requirement has not changed since first reading of the *Off Street Parking and Loading Bylaw Amendment 7350-2017* (See Appendix D).

Secondary Suites:

Secondary suites are not permitted under the new RT-2 zone. A Section 219 Restrictive Covenant will be required as a condition of rezoning for RT-2 projects to prohibit secondary suites, a practice that the City already applies to duplex rezoning applications.

Development Permits:

It is intended that the new triplex, fourplex and courtyard housing forms be reviewed with the aid of a form and character development permit. However, tailored development permit guidelines are still under development for these new housing forms, and in-stream applications have used the existing Multi-Family Development Permit guidelines. The design philosophy and intent of these new housing forms have been discussed with the City's Advisory Design Panel (ADP) in order to advance current in-stream applications, as well as to obtain their feedback for the eventual design specific guidelines.

At this time, the courtyard and triplex applications have been reviewed by ADP, and the feedback and comments are reported in each application's respective and separate staff reports.

CONCLUSION:

The introduction of a new ground-oriented residential infill zone aligns with the goals, principles and strategies in the HAP, as it will encourage diverse housing forms within the City. Since first reading of the OCP, Zone, and Off Street Parking and Loading Amending Bylaws to create the RT-2 zone, staff have worked with developers to refine the zoning requirements to facilitate the integration of these new housing forms sensitively into existing neighbourhoods. To this end, minor changes have been proposed to the RT-2 Zone Amending Bylaw in terms of building height and setbacks, while the content and details of the OCP and Off Street Parking and Loading Amending Bylaws remain unchanged since first reading.

Therefore, it is recommended that Council give consideration for second reading and referral to Public Hearing of *OCP Amending Bylaw No. 7349-2017*, *Zone Amending Bylaw No. 7312-2017*, and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* to advance the new RT-2 (Ground-Oriented Residential Infill) zone and support current in-stream applications. Should second reading not be granted to these amending bylaws, the three in-stream applications would not be able to proceed.

"Original signed by Chee Chan"

Prepared by: Chee F. Chan, MCIP, RPP, BSc
Planner 1

"Original signed by Christine Carter"

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

"Original signed by Frank Quinn"

Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – OCP Amending Bylaw No. 7349-2017

Appendix B – Zone Amending Bylaw No. 7312-2017

Appendix C – Off Street Parking and Loading Amending Bylaw No. 7350-2017

**CITY OF MAPLE RIDGE
BYLAW NO. 7349-2017**

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 OCP 7349-2017.
2. That Chapter 3 Neighbourhoods & Housing, Section 3.1.3 Residential Designations be amended by repealing policy 3-18(2)(b) and replacing it with the following:

3-18(2)(b) includes ground oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies.
3. That Chapter 3 Neighbourhoods & Housing, Section 3.1.4 Residential Infill and Compatibility Criteria be amended by repealing policy 3-20(a) and replacing them with the following:

3-20(a) building forms such as single detached dwellings, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21;
4. That Chapter 10.3 Silver Valley Area Plan, Sections 5.4 Eco-Clusters and 7.0 Design Guidelines be amended by repealing policies 5.4.4(c) and 7.4(h) and replacing them with the following:

5.4.4(c) As a means of providing a diversity of housing types, consider integrating duplex, triplex, and fourplex developments that have the appearance of a single larger residence into the Eco-Clusters.

7.4(h) To blend into a streetscape/cluster of typical larger single family residences, consider designing duplex, triplex and fourplex developments to have the appearance of one larger residence.
5. That Chapter 10.4 Town Centre Area Plan, Section 3.3 Land Use Designations be amended by adding to the paragraph located under the Single-Family Residential designation the following words identified in bold text:

The Single-Family Residential designation in the Town Centre provides options for increasing density and choice of housing form, while retaining the single family character in these established neighbourhood blocks. **Single-family dwellings, duplex, and triplex are the forms of development permitted in the in the Single Family Designation.**

6. That Chapter 10.4 Town Centre Area Plan, Section 3.3 Land Use Designations be amended by adding to the paragraph located under the Ground-Oriented Multi-Family designation the following words identified in bold text:

The Ground-Oriented Multi-Family use is intended to provide housing options that range from a low density attached form to a medium-high density attached form of ground-oriented housing that will generally be a maximum of three (3) storeys in height with ground level access to each unit. The development forms include **fourplex, courtyard residential**, townhouse, rowhouse, and stacked townhouse.

7. That Chapter 10.4 Town Centre Area Plan be amended by repealing policies 3-17(e) and 3.18 and replacing them with the following:

3-17(e) Duplex and triplex developments will be permitted on a corner lot or a lot with lane access to concealed parking. The minimum lot size for duplex development is 557m² and the minimum lot size for triplex development is 700 m². The character of duplex and triplex developments should be similar to a single-family development in its size, scale, and massing.

3-18 Ground-Oriented Multi-Family development should be a maximum of three (3) storeys in height, with ground level entry to each unit, except for the stacked townhouse form (see Policy 3-21). Fourplex developments should also ensure that dwelling units are contained in an individual building resembling a single-family dwelling in its size, scale, and massing. A courtyard residential development may have its dwelling units arranged individually or attached in small groupings of buildings, each resembling a single-family dwelling and located around a common courtyard open space.

8. That Chapter 10.4 Town Centre Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following after “RT-1 Two Family Urban Residential” under the column heading “Zone” that corresponds to the “Single-Family Residential” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

9. That Chapter 10.4 Town Centre Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following before “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Ground-Oriented Multi-Family” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to fourplex and courtyard residential uses only)

10. That Chapter 10.5 Hammond Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following after “RT-1 Two Family Urban Residential” under the column heading “Zone” that corresponds to the “Single-Family & Compact Residential” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

11. That Chapter 10.5 Hammond Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following before “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Low Density Multi-Family” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to fourplex and courtyard residential uses only)

12. That Appendix A Glossary be amended by inserting the following between “Council” and “Density”:

Courtyard Residential

A residential use where a group of four to eight dwelling units may be separately detached or combined within two or more buildings and arranged around a shared open space.

13. That Appendix A Glossary be amended by deleting “Apartment”, “Fourplex”, “Townhouse” and “Triplex” and replacing them with the following, in alphabetical order:

Apartment

A residential use where the building or buildings on a lot are each used for three or more dwelling units. Apartment building(s) may contain Townhouse dwelling units, but shall not include Triplex, Fourplex, or Courtyard Residential dwelling units.

Fourplex

A residential use where the building on a lot is used for four dwelling units.

Townhouse

A single building comprised of three or more dwelling units separated one from another by party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade. Triplex, Fourplex, or Courtyard Residential dwelling units are excluded.

Triplex

A residential use where the building on a lot is used for three dwelling units.

14. That Appendix C Zoning Matrix be amended by inserting the following between “RT-1 Two Family Urban Residential” and “SRS Special Urban Residential” under the column heading “Zone” that corresponds to the “Urban Residential Designation/Neighbourhood Residential – Infill” under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

15. That Appendix C Zoning Matrix be amended by inserting the following between “RT-1 Two Family Urban Residential” and “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Major Corridor Residential Category” under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill

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

READ a first time the 13th day of June, 2017.

READ a second time the 24th day of July, 2018.

PUBLIC HEARING held the day of , 20 .

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
BYLAW NO. 7312-2017**

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 3510-1985 as amended

WHEREAS, it is deemed desirable to create a new ground-oriented infill zone called “RT-2 Ground-Oriented Residential Infill”; and

WHEREAS, it is deemed expedient to amend the 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. 7312-2017”.
2. That PART 2 INTERPRETATION the definition of “*APARTMENT*” is amended by deleting the “.” at the end of the definition and adding the words identified in **bold text**:

APARTMENT use means a residential use where the building or buildings on a lot are each used for three or more dwelling units. Apartment building(s) may contain Townhouse dwelling units, **but shall not include Triplex, Fourplex, or Courtyard Residential dwelling units.**

3. That PART 2 INTERPRETATION is amended by inserting the following between “Correctional and Rehabilitation” and “Datum Determination Points”:

COURTYARD RESIDENTIAL means a residential use where a group of dwelling units not exceeding eight may be separately detached or joined within two or more buildings and arranged around a shared open space.

4. That PART 2 INTERPRETATION is amended by inserting the following between “Food Primary” and “Front Lot Line”:

FOURPLEX means a residential use where one building contains only four dwelling units.

5. That PART 2 INTERPRETATION is amended by inserting the following between “Townhouse(s)” and “Two-Family Residential”:

TRIPLEX means a residential use where one building contains only three dwelling units.

6. That PART 2 INTERPRETATION the definition of “*Townhouse(s)*” is amended by adding the words identified in **bold text**:

TOWNHOUSE(S) – means a single building comprised of three or more dwelling units separated one from another by party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade. **Triplex, Fourplex, or Courtyard**

Residential dwelling units are excluded.

7. That PART 3 BASIC PROVISIONS, SECTION 302 ZONES (1) is amended by inserting the following between “RT-1 Two Family Urban Residential” and “RM-1 Townhouse Residential”:

RT-2 Ground-Oriented Residential Infill

8. That PART 6 RESIDENTIAL ZONES is amended by inserting the following after Section 601E “RST-SV Street Townhouse – Silver Valley”:

601F RT-2 Ground-Oriented Residential Infill

A. PURPOSE

This zone provides for the infill of ground-oriented residential buildings established in a form similar to surrounding single-detached residential uses. In all forms, Ground-Oriented Residential Infill should emphasize pedestrian connections and open space, while accommodating vehicle access from a street or lane where possible.

B. PRINCIPAL USES

1. The following principal use and no other shall be permitted in this zone:
 - (a) Triplex residential use;
 - (b) Fourplex residential use;
 - (c) Courtyard residential use.

C. ACCESSORY USES

1. The following uses shall be permitted as accessory uses to one of the permitted principal uses in this zone:
 - (a) Boarding use;
 - (b) Home occupation use.

D. LOT AREA AND DIMENSIONS

1. Minimum net lot area and dimensions for a triplex residential use:
 - (a) In net lot area 800 square metres;
 - (b) In lot width 20.0 metres;
 - (c) In depth 27.0 metres.
2. Minimum net lot area and dimensions for a fourplex residential use:
 - (a) In net lot area 850 square metres;
 - (b) In lot width 22.0 metres;
 - (c) In depth 30.0 metres.

3. Minimum net lot area and dimensions for a courtyard residential use:
 - (a) In net lot area 950 square metres;
 - (b) In lot width 25.0 metres;
 - (c) In depth 35.0 metres.
4. Minimum net lot area on a lot located within the Town Centre, as identified on Schedule H of the Zoning Bylaw, for the following permitted uses are:
 - (a) Triplex residential use in net lot area 700 square metres;
 - (b) Fourplex residential use in net lot area 800 square metres;
 - (c) Courtyard residential use in net lot area 900 square metres.

E. DENSITY

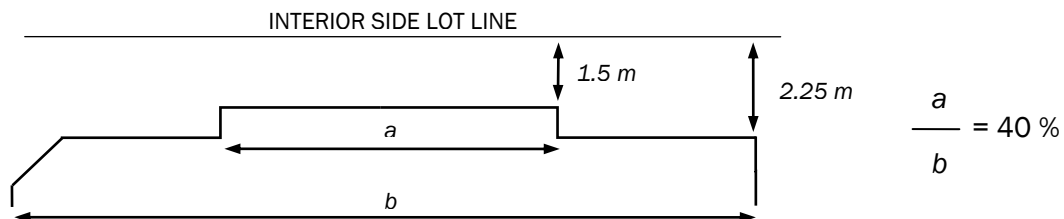
1. No building or structures containing floor area enclosed within the building or structures shall exceed a floor space ratio of 0.75 times the net lot area.

F. LOT COVERAGE

1. Buildings and structures shall not exceed lot coverage of 45%.

G. SITING

1. Minimum setbacks for principal buildings or principal structures shall not be less than:
 - (a) from a front lot line 7.5 metres for a triplex residential use;
 - (b) from a front lot line 6.0 metres for a fourplex and courtyard residential use;
 - (c) from a rear lot line 7.5 metres;
 - (d) from an exterior side lot line 4.5 metres;
 - (e) from an interior side lot line 2.25 metres, except up to 40 % of the total horizontal length of the wall may be sited not less than 1.5 metres.



2. Minimum setbacks for principal buildings or principal structures located on lots located within the Town Centre, as identified in Schedule H of the Zoning Bylaw, shall not be less than:
 - (a) from a front lot line 5.5 metres;
 - (b) from a rear lot line 7.5 metres;
 - (c) from an exterior side lot line 4.5 metres;

- (d) from an interior side lot line 2.25 metres, except up to 40 % of the total horizontal length of the wall may be sited not less than 1.5 metres.

3. Minimum setbacks for Accessory Buildings and Accessory Structures shall not be less than:

- (a) from a rear and interior side lot line 1.5 metres;
- (b) from a front and exterior side lot line 3 metres, except that no building or structure for an accessory off-street parking use shall be sited within the required front yard setback;
- (c) from a building used for residential use 1.5 metres;

H. SIZE OF BUILDINGS AND STRUCTURES

- 1. No principal building or principal structure shall exceed a height of 9.5 metres.
- 2. No accessory building or accessory structure shall exceed a height of 4.5 metres.

I. OTHER REGULATIONS

- 1. Areas for an Accessory Off-Street Parking Use shall, when not concealed, be surrounded by a continuous landscape screen of not less than one metre in height.
- 2. Hard surface areas in this zone must be 50% permeable.
- 3. Useable open space for all residential uses must be provided for each dwelling unit on a lot based on the following ratio:
 - (a) 45.0 square metres for each dwelling unit with 3 or more bedrooms;
 - (b) 30.0 square metres for each dwelling unit with less than 3 bedrooms.
- 4. In a Courtyard Residential use, the courtyard space shall be common to all dwelling units, and:
 - (a) be not less than 7.0 metres in width;
 - (b) be landscaped, which may include:
 - (i). variation in type and scale with areas of large perennials, shrubs and trees, not just grassed areas;
 - (ii). existing trees and landscape features should be kept wherever possible; and
 - (iii). should be designed to create filtering and screening of views;
 - (c) may be used to accommodate driveway access to the dwelling units, but shall not be used to accommodate an Accessory Off-Street Parking uses; and
 - (d) not be included in the requirements for useable open space if the courtyard space also provides driveway access.

9. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended accordingly.

READ a first time the 13th day of June, 2017.

READ a second time the 24th day of July, 2018.

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7350-2017

A Bylaw to amend the Maple Ridge Parking and Loading Bylaw No. 4350 - 1990

WHEREAS it is deemed expedient to further amend the Maple Ridge Parking and Loading Bylaw, as amended;

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 Parking and Loading Amending Bylaw No 7350-2017.
2. That Appendix A Off-Street Parking Requirements, Section 1(b) be amended by adding the following words identified in bold text:
 - 1(b) A building for one family residential use, two family residential use, **triplex residential use, fourplex residential use, courtyard residential use**
3. That Appendix A Off-Street Parking Requirements, Section 10.1(a)(1) be amended by replacing the "." at the end of Section 10.1(a)(1)(b) with a ";" and adding the following words, in sequential order:
 - c) a property with a single triplex development;
 - d) a property with a single fourplex development;
 - e) a property with a courtyard residential development.
4. Maple Ridge Parking and Loading Amending Bylaw No. 4350-1990 is hereby amended accordingly.

READ a first time the 13th day of June, 2017.

READ a second time the 24th day of July, 2018.

PUBLIC HEARING held the day of , 20 .

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2012-023-RZ
File Manager: Wendy Cooper**

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 checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout submission @ later date	<input type="checkbox"/>	<input type="checkbox"/>
6. Neighbourhood context plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Lot grading plan	<input type="checkbox"/>	<input checked="" 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:

Geotechnical Report
Environmental Report

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7482-2018;
Second Reading
Zone Amending Bylaw No. 7313-2017;
11240 238 Street

MEETING DATE: July 24, 2018
FILE NO: 2012-023-RZ
MEETING: Council

EXECUTIVE SUMMARY:

A rezoning application has been received to rezone the subject property, located at 11240 238th Street from RS-3 (One Family Rural Residential) zone to P-6 (Civic Institutional) zone to permit the future development of Fire Hall No. 4 with an associated fire/rescue training centre and Community Park. Staff also recommends two housingkeeping changes amongst the amendments. Firstly, amending the definition of Civic Use in the Zoning Bylaw to include park with uses listed. Secondly, to replace the term “Civic Institutional” in Section 901 Permitted Use of the P-6 (Civic Institutional) zone with “Civic” use for better alignment with the terminology used in the Interpretation section of the Zoning Bylaw.

To accommodate the proposed P-6 (Civic Institutional) Zone, the portion of the site for the fire/rescue training centre and Community Park is being redesignated to Institutional from Park. In addition, a boundary adjustment will be required to enlarge the Conservation Designation to reflect the ground truthing and the LIDAR mapping of the Environmental Sensitive Area, which is subject to a Watercourse Protection Development Permit. Institutional developments are not subject to a form and character development permit or Advisory Design Panel review; however, the project was informally reviewed by the Advisory Design Panel, who provided suggestions on improving the project's design.

Council granted first reading to Zone Amending Bylaw No. 7313-2017 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on April 24, 2017.

The Council policy respecting Community Amenity Contributions is not applicable to institutional projects.

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. 7060-2014 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. 7482-2018 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. 7482-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7482-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7313-2017 be given second reading, as amended, and be forwarded to Public Hearing; and
- 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) Amendment to Official Community Plan Schedules "B" and "C";
 - iii) Subdivision of the subject property into two lots and the dedication of the conservation area as Park;
 - iv) Construction of walkways and removal of all debris and garbage from the park being dedicated;
 - v) Issuance of a Natural Feature Development Permit, including associated security for restoration work in the Environmentally Sensitive Area;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property that is not dedicate as Park;
 - viii) Registration of a Restrictive Covenant for Stormwater Management; and
 - ix) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. 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:

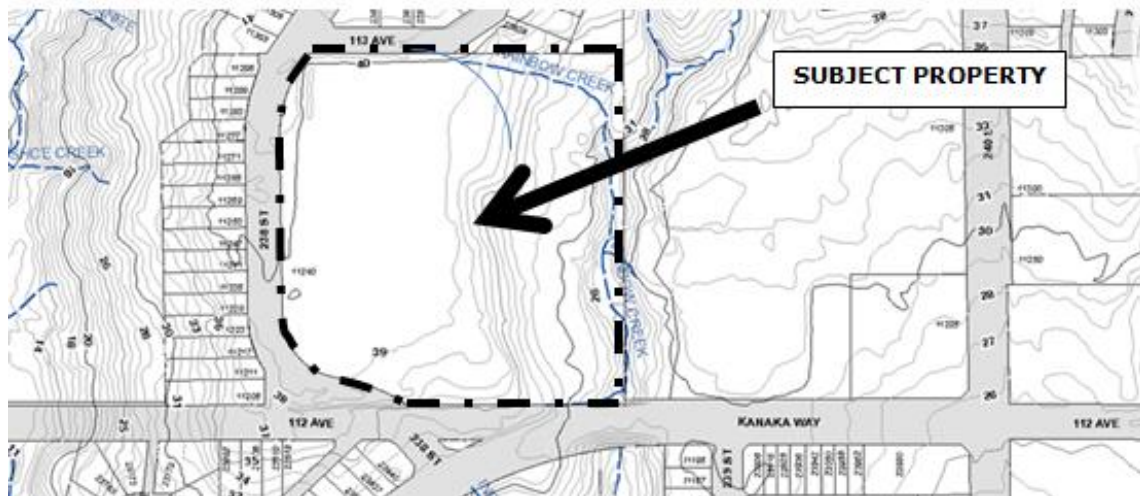
Applicant:	Maple Ridge Fire Department (Michael Van Dop)
Legal Description:	Parcel "P" (Reference Plan 1224) of the South East Quarter Section 16 Township 12 New Westminster District
OCP:	
Existing:	Park and Conservation
Proposed:	Park, Institutional and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	P-6 (Civic Institutional)
	With a Zoning Bylaw Text Amendment to replace "Civic Institutional" with "Civic" in the P-6 zone and add "Park" in the definition of Civic Use.
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1b (One Family Urban (medium density) Residential) Designation: Urban Residential
South:	Use: Single Family Residential Zone: CD-1-93 (Amenity Residential District) Designation: Urban Residential
East:	Use: Townhouse Development Zone: RM-1 (Townhouse Residential District) Designation: RS-1b (One Family Urban (medium density) Residential)
West:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential
Existing Use of Property:	Vacant land.
Proposed Use of Property:	Fire Hall with accompanying training centre and a Community Park to be located to the northern portion of the site. Dedication of the Environmentally Sensitive Area.
Site Area:	4.060 ha. (10.03 acres)
Access:	238 Street and 112 Avenue
Servicing requirement:	Urban Standard

2) Background:

This location was selected for the Fire Hall No. 4 and its associated training centre as a result of studies which determined this property will provide an acceptable response time for rapid fire and rescue to the Cottonwood/Albion area, which is currently underserved. The service area for Fire Hall No. 4 is approximately 232 Street to 256 Street and River Road to Alouette River.

3) Project Description:

The subject property is located at the corner of 238th Street and Kanaka Way. As shown in the diagram below, Rainbow Creek is located on the east side of the property with a north-south alignment. The site slopes west to east from 238th Street and north to south with a plateau along 238th Street.



The site was the location of a residential house with a former greenhouse operation. The greenhouses and residential house have been removed. At the north end of the site will be the future Community Park; to the south is Kanaka Way and to the south side of Kanaka Way single family residential homes; to the west is a new single family subdivision subject to a restrictive covenant requiring additional sound attenuation measures included in the construction of the homes; and to the east across the ravine are Townhouses and a neighbourhood commercial centre beyond.

The proposed Fire Hall No. 4 site will occupy approximately 2.25 ha. (5.575 acres) of the 3.82 ha. (9.45 acres) site. The remainder of the site will accommodate Community Park and Conservation area.

The Fire Hall No. 4 site is proposed to have the following elements:

- Fire hall building with bays for fire engine parking, classroom and office space;
- Structures designed to accommodate ladder and stair training;
- Outdoor water spray training area;
- An area to practice the use of the jaws of life on vehicles; and
- The use of propane fueled fires via props that will not emit smoke (see Appendix F).

4) Planning Analysis:

i) Official Community Plan:

The subject property is currently designated Park and Conservation. The proposed application requires amendments to the current designation to expand the Conservation Designation and to redesignate a portion of the site from Park to Institutional (see Appendix D).

The OCP identifies that growth should be integrated with services and infrastructure and it is recognized that the Institutional designation includes diverse uses to meet community needs and serve the local population. Policy 4-31 supports locally servicing facilities such as fire halls to be located through the Community. The policy reads:

"4 - 31 Small scale or locally serving institutional facilities that can be located throughout the community include: schools, community halls, parks and recreation facilities, museums, fire halls, and places of worship. These uses will be permitted in rural and urban areas subject to parking requirements, access, compliance with zoning bylaws, and compatibility with adjacent land uses."

In order to mitigate potential impacts on surrounding land uses the following measures have been incorporated:

- A covenant has been placed on the lands to the west of the site requires the houses to be constructed with sound attenuation;
- The Community Park to the north of the subject property will create a buffer between the residential homes and the fire hall training/centre;
- The protection of the Environmentally Sensitive Area (ESA) and the future enhancement and restoration plan for the ESA area through the Watercourse Protection Development Permit will enhance the existing natural buffer for the townhouses to the east.
- The building component of the site is located to the south of the property which will buffer the residence to the South that are separated from the subject property by Kanaka Way.

Amendment to the Conservation Designation Boundary is also required to reflect ground truthing. The proposed OCP amendments are in compliance with the OCP.

ii) Zoning Bylaw:

The application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to P-6 (Civic Institutional) zone to permit the development of a Community Park and Fire Hall No. 4 with an associated fire/rescue training centre. Two housekeeping amendments to the Zoning Bylaw are also included; firstly, to clarify that "Park" is a permitted use; and secondly, replacing the term "Civic Institutional" use in the P-6 (Civic Institutional) zone with the term "Civic" use to align with the terminology used in the Interpretation section.

The minimum lot size for the current RS-3 zone is 0.80 ha. and there is no minimum lot size for the proposed P-6 zone. At this time a review of any variances to the Zoning Bylaw have not been undertaken as the final designs of the building have not been completed. Since the proposed Fire Hall is not subject to a development permit for form and character, Development Permit level detailed designs have not been prepared; however, advanced conceptual plans were circulated to members of the Advisory Design Panel.

If any variations from the requirements of the P-6 (Civic Institutional) zone are required an additional report to Council will be required with the associated Development Variance Permit application.

iii) **Development Permits:**

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for this development because a portion of the site is within 50 metres of an area designated *Conservation* on Schedule “B”, and a portion of the site has an average natural slope of greater than 15 percent. The development permit will ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

iv) **Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposal and the landscaping plans through an informal review process. Institutional developments are not subject to form and character Development Permit applications or Advisory Design Panel review. However, due to location and significance of this proposal, the project was forwarded to the Advisory Design Panel to have an independent review of the project and provide ways in which to enhance it. The comments about the project were very positive and a number of minor modifications improving the design were made to the project's plans.

v) **Development Information Meeting:**

A Development Information Meeting was held at Albion Elementary School on June 27, 2018. 24 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- *Likes the proposal, wants the trail built at the start.*
- *Likes the look “Go for it”.*
- *Would like to see a light/crosswalk and or emergency flashing lights at the intersection with Kanaka Way to allow the trucks ease of access and hopefully reduce the use of sirens.*
- *Would appreciate any efforts to keep sirens to a minimum.*
- *Concerned about the noise in the middle of a dense residential area. Why do we need a training centre when there is one on 256th Street. Will there be night training and what other locations were considered.*
- *Would hope that better noise barrier be added to east side of training area such as berm and thicker foliage/trees).*
- *Would hope that training activities be restricted to daylight hours. (no later than 7:00pm) like is required for construction.*
- *Keep as a park. Does not need to be there. Non Conforming and non compliant.*
- *It looks like all of the hard work to do this Planning really is working well. The vision for this to be a major step toward serving our community is much appreciated. Of course I am biased, yet having as many services for the training areas as possible seems a good idea. I was surprised to see there are not currently plans for a hose tower. That addition would get my vote. Thanks for all of your hard work.*

The following are provided by the applicant in response to some of the issues raised by the public:

- The Fire Department in coordination with the Engineering Department will install a similar traffic control light to enter onto Kanaka Way to the ones at Fire Hall No. 1. However, this will not negate the use of sirens. The *BC Motor Vehicle Act*, Section 122 requires Fire Departments when responding to emergencies to use **BOTH** emergency lights and sirens.
- Our Paid or Volunteer members work their regular daytime jobs; therefore, their training takes place in the evening.

- Fire Hall No. 4 when completed will host a Neighbourhood Open House to invite their neighbours to the centre. The neighbours will be able to interact with the personnel that will be operating the facility which will field any questions or concerns that they may have with respect to the facility.

Although Institutional projects do not require form and character development permits, Development Permit level plans will be required for the project to be submitted as part of a future Building Permit application. There will be no Development Permit report to Council respecting the final design as is the case for other projects like Multi-family or Commercial. Instead, work is in progress between Planning, Fire Department and the project Architect (the coordinating professional) and Landscape Architect to address matters raised that may be resolved through further design changes as part of the Building Permit.

5) Environmental Implications:

The subject property has steep slopes and Rainbow Creek is located on the east side of the site running north to south. Any development of the site will require a Watercourse Protection Development Permit. The applicant's Qualified Environmental Professional is working with staff of the City's Environmental Section to address environmental considerations. It has been determined that additional land will be dedicated as Park for the protection of the environmental features. The land that is being dedicated will also be designated as Conservation through the amendment to the Official Community Plan (Appendix C).

The City's Environmental Section have been working with the applicant's coordinating professional for the site with respect to Stormwater Management; Geotechnical Engineer and the Qualified Environmental Professional. These details and reports will be finalized as third reading condition. The drawings that were displayed at the Development Information Meeting indicated that there would be wetland features on the Park site for stormwater treatment. After review, by the City's Environmental Section, it was identified that these proposed wetland features were at such an elevation that stormwater from the fire hall site would not naturally flow in to them; therefore, they have been removed.

6) Interdepartmental Implications:

i) Engineering Department:

Through the rezoning of the property directly west of the site under application 2012-004-RZ, 238th Street was constructed and serviced. The detailed servicing design of the site has not been done; therefore, Engineering has not received engineering design drawings.

ii) Parks, Recreation and Culture Department:

The Parks and Leisure Services Department has been engaged throughout the rezoning process to facilitate the future Park use at the North end of the site.

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 to the Official Community Plan requires that a portion of the property be designated to Institutional to facilitate the P-6 (Civil Institutional) zone and a boundary adjustment to enlarge the Conservation Designation for the protection of the Environmentally

Sensitive Area, is considered to be 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:

In addition to rezoning the site from RS-3 (One Family Rural Residential) zone to P-6 (Civic Institutional) zone, this application requires housekeeping amendments to the Section 901 of the P-6 (Civic Institutional) zone by replacing the "Civic Institutional" Use to "Civic" Use to alignment with the Interpretation Section of the Zoning Bylaw and the inclusion of "Park" in the "Civic" definition.

The application is supported by the policies of the Official Community Plan. The designation of the subject property requires an expansion of the Conservation Designation and re-designation from Park to Institutional Designation for those portion of the site with the fire hall/training centre.

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7482-2018, that second reading be given to Zone Amending Bylaw No. 7313-2017 and that application 2012-023-RZ be forwarded to Public Hearing.

"Original signed by Wendy Cooper"

Prepared by: Wendy Cooper, MCIP, RPP
Senior Planning Technician

"Original signed by Christine Carter"

Approved by: Christine Carter, M.P.L, MCIP, RPP
Director of Planning

"Original signed by Frank Quinn"

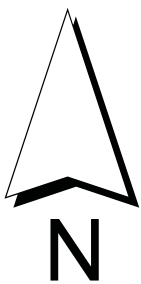
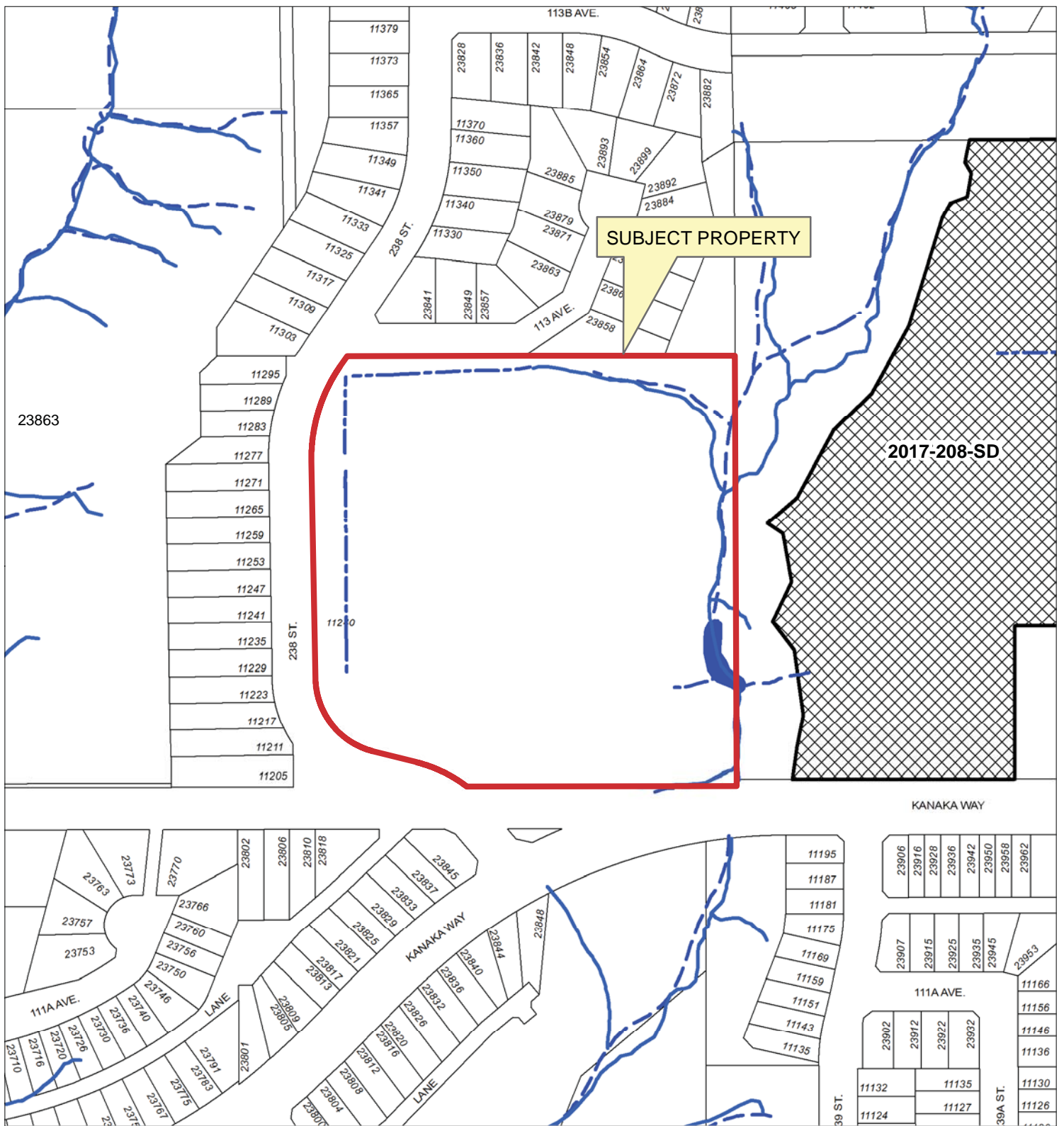
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Map
Appendix D – OCP Amending Bylaw No. 7482-2018
Appendix E – Zone Amending Bylaw No. 7313-2017
Appendix F – Site Plan



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- Active Applications (RZ/SD/DP/VP)

11240 238 STREET

PLANNING DEPARTMENT



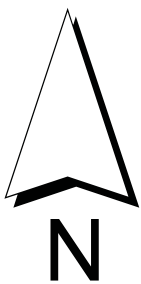
MAPLE RIDGE

British Columbia

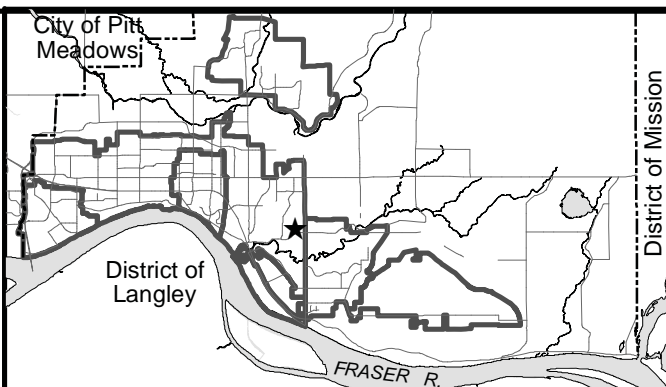
mapleridge.ca

FILE: 2012-023-RZ
DATE: Jul 12, 2018

BY: LP



Scale: 1:2,500



11240 238 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2012-023-RZ
DATE: Jul 12, 2018

BY: LP

**CITY OF MAPLE RIDGE
BYLAW NO. 7482-2018**

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 Schedules "B" & "C" 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. 7482-2018"
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Parcel "P" (Reference Plan 1224) Of The South East Quarter Section 16, Township 12 New Westminister District, Except Plan EPP62575

and outlined in heavy black line on Map No. 978, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Parcel "P" (Reference Plan 1224) Of The South East Quarter Section 16, Township 12 New Westminster District, Except Plan EPP62575

and outlined in heavy black line on Map No. 979, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation and Institutional.

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

READ a first time the 24th day of July, 2018.

READ a second time the 24th day of July, 2018.

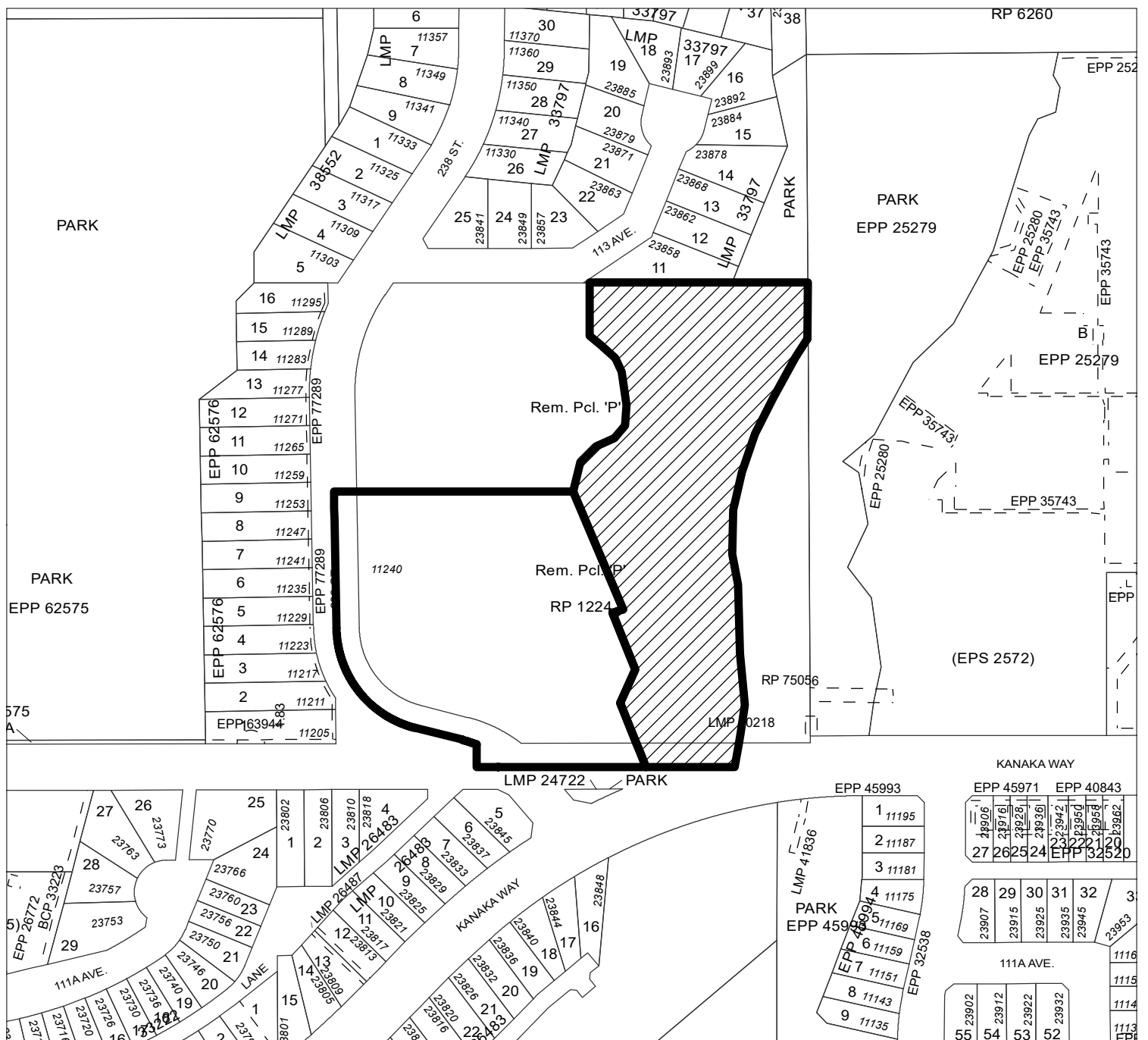
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



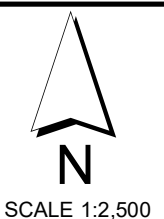
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

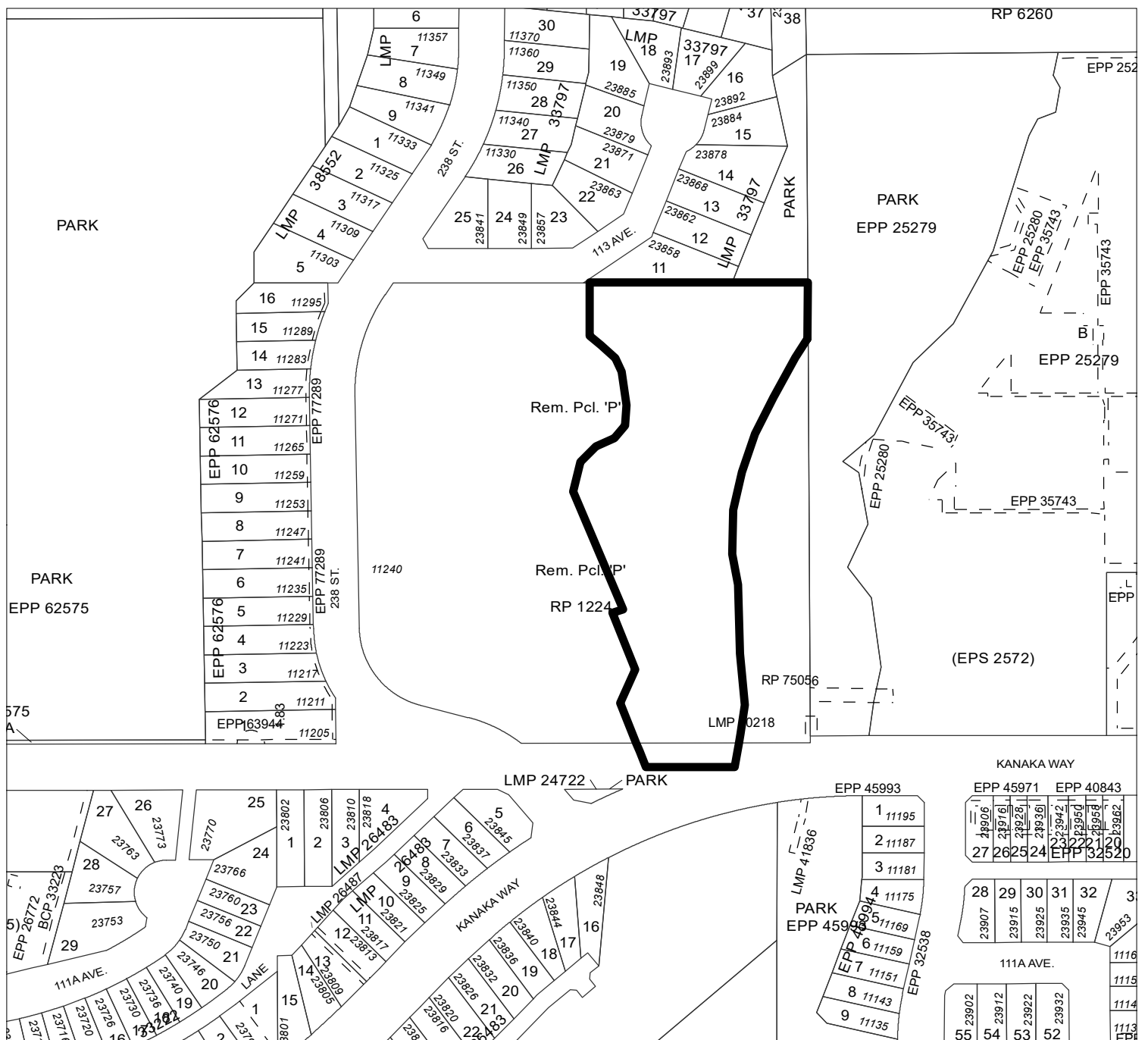
Bylaw No. 7482-2018

Map No. 978

From: Park and Conservation

To:  Institutional  Conservation

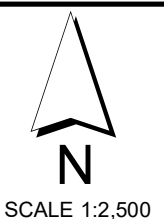




MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7482-2018
 Map No. 979
 Purpose: To Amend Schedule C as shown

 To Add To Conservation

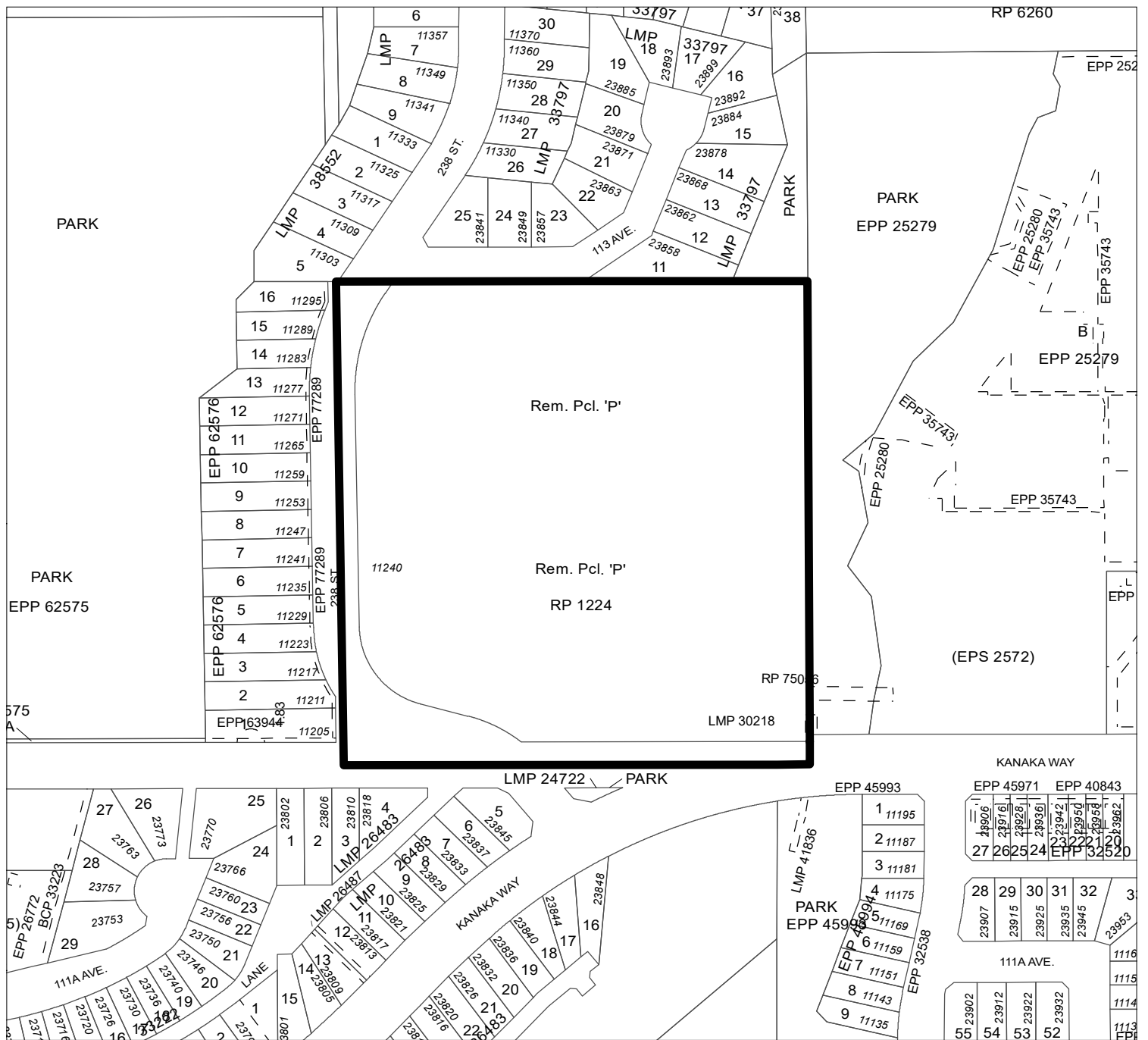


A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

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

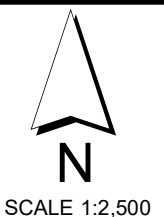
- ADOPTED,** the day of , 20

CORPORATE OFFICER

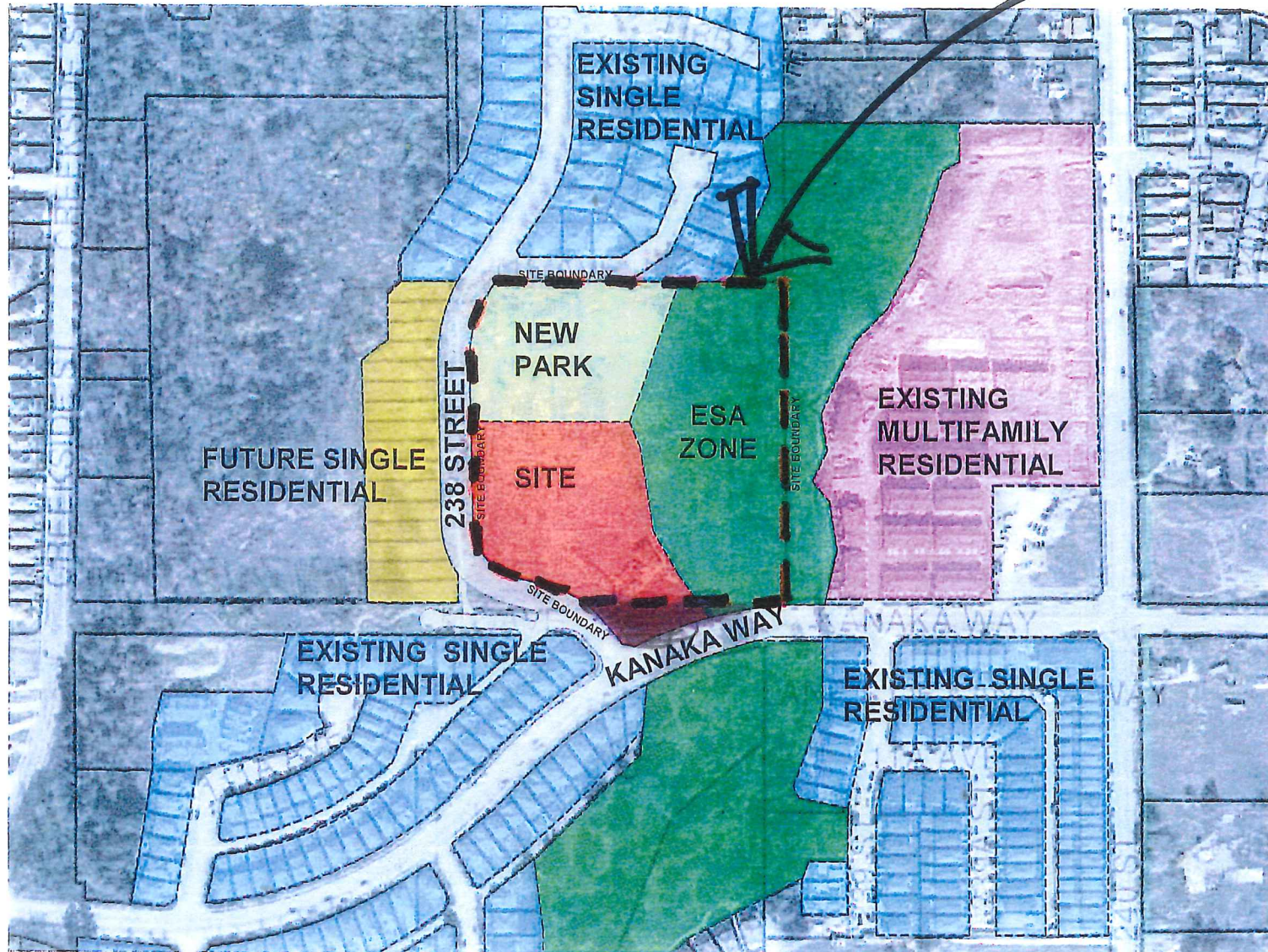


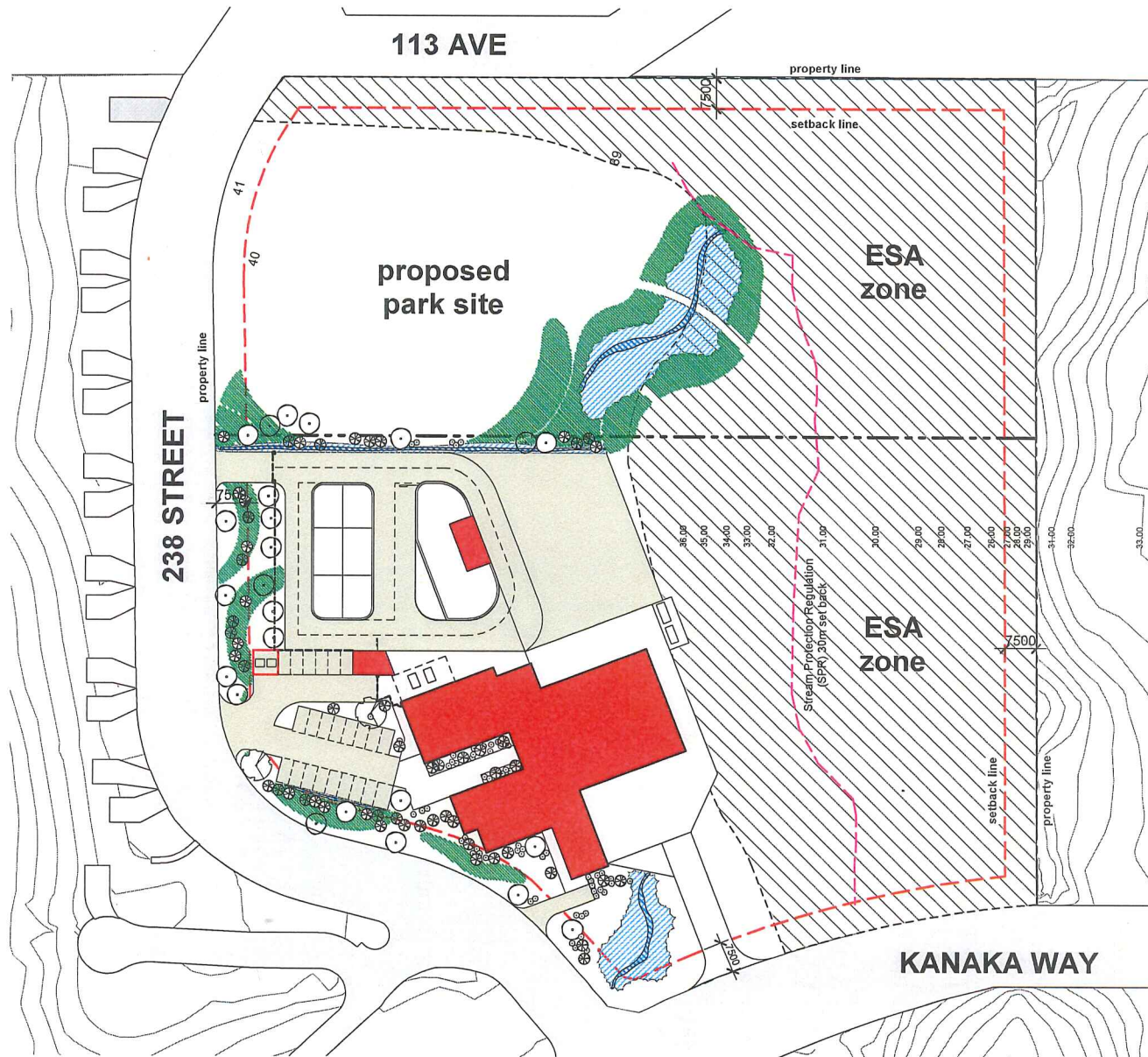
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7313-2017
Map No. 1705
From: RS-3 (One Family Rural Residential)
To: P-6 (Civic Institutional)



Subject
Property





OVERALL SITE LEGEND:

	BUILDING FOOTPRINT
	ROAD DEDICATION
	LANDSCAPED AREA
	BIO RETENTION POND
	RIPARIAN ZONE
	CONCRETE
	ASPHALT
	EXISTING ROAD
	PROPERTY LINE
	SETBACK



**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2015-373-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:

Preliminary Geotechnical Report (May 9, 2009)

Arborist Report (May 24, 2016)

Habitat Balance Summary (May 24, 2016)

Environmental Assessment (June 3, 2016)

Tree Evaluation Report (April 26, 2016)

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7469-2018
Second Reading
Zone Amending Bylaw No. 7195-2015
23616 132 Avenue

MEETING DATE: June 26, 2018
FILE NO: 2015-373-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 23616 132 Avenue from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) for a 16 unit townhouse project and to R-1 (Residential District) for one lot to accommodate an existing single residential dwelling being retained. Council granted first reading to Zone Amending Bylaw No. 7195-2015 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on January 13, 2016. The minimum R-1 lot size is 371 m².

The proposed RM-1 (Townhouse Residential) and R-1 (Residential District) zoning complies with the policies of the Official Community Plan (OCP). However, an amendment to the OCP is required to adjust the area designated *Conservation* around the watercourse / steep slope area to amend the *Conservation* boundary for ground-truthing.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per townhouse dwelling unit (16 units) and \$5,100.00 per single family lot (1 lot), for a total amount of \$70,700.

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. 7469-2018 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. 7469-2018 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. 7469-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7469-2018 be given first and second readings and be forwarded to Public Hearing;

- 5) That Zone Amending Bylaw No. 7195-2015 be given second reading, and be forwarded to Public Hearing; and,
- 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) Amendment to Official Community Plan Schedule "B" and "C";
 - iii) Road dedication on 236 Street and a corner truncation as required;
 - iv) Park dedication as required, including construction of pedestrian trails;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - vi) Registration of a Restrictive Covenant for stormwater management, including maintenance guidelines;
 - vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - viii) Removal of existing building/s;
 - ix) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - x) That a voluntary contribution, in the amount of \$70,700 [\$4,100.00 per townhouse dwelling unit (16 units) and \$5,100.00 per single family lot (1 lot)] to be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Don Schmidt
Legal Description:	Lot 1 Except: Parcel "A" (Explanatory Plan 13725), South East Quarter Section 28 Township 12 NWD Plan 2637
OCP:	
Existing:	Med/High Density Residential, Conservation
Proposed:	Med/High Density Residential, Low Density Urban and Conservation (new boundaries)
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RM-1 (Townhouse Residential) and R-1 (Residential District)
Surrounding Uses:	
North:	Use: Single Family Residential

	Zone:	RS-2 (One Family Suburban Residential), RM-1 (Townhouse Residential)
South:	Designation:	Med/High Density Residential, Conservation
	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
East:	Designation:	Med/High Density Residential, Conservation
	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Low Density Urban, Med/High Residential, Conservation, Open Space
West:	Use:	Upper Maple Ridge Park
	Zone:	P-1 (Park and School)
	Designation:	Park
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Multi Family Residential, Single Family Residential and Conservation
Site Area:		0.68 ha (1.68 acres)
Access:		132 Avenue
Servicing requirement:		Urban Standard
Accompanying applications:		

2) Background:

The subject property, located at 23616 132 Avenue (see Appendices A and B), is approximately 0.68 ha (1.68 acres) in size and is bound by single family residential lots to the east and south, Upper Maple Ridge Park and 236 Street to the west and both single family and multi-family to the north. The north eastern portion of the subject property is higher in elevation and slopes down towards the southwest. There is an existing single family dwelling located on the property that will be removed as a condition of final reading. There is also an existing equestrian trail located on the south side of 132 Avenue in the road right-of-way.

A tributary of Maple Ridge Park Creek is located in the northeast corner and flows south across the middle of the subject property. The creek will be dedicated as Conservation as a condition of final reading. There are several trees throughout the property, with the majority being located around the watercourse and the southwest property boundary.

3) Project Description:

The applicant is proposing a townhouse development consisting of 16 units on the west side of Maple Ridge Park Creek and one single family residential lot on the east side of Maple Ridge Park Creek. Each townhouse unit has three (3) bedrooms. Access to both the proposed townhouse site and the single family lot will be off 132 Avenue.

Due to the location of Maple Ridge Park Creek, the applicant is proposing a panhandle lot for the single family lot on the eastern portion of the development. The panhandle would be required to reduce the disruption of the sensitive riparian area around the creek, and would allow the development to be set further back on the property. Council Policy 6.02 indicates that panhandle lots are permitted “when the lot would allow a subdivision to overcome a clearly established topographic difficulty”. In this instance, Maple Ridge Park Creek bisects the property; therefore, a panhandle lot can be supported. There are no other alternative

opportunities to access the single family lot and there will be no privacy concerns as a result of the creation of the panhandle lot, as per Council Policy 6.02.

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

4) Planning Analysis:

i) Official Community Plan:

The development site is within the Silver Valley Area Plan and is currently designated Med/High Density Residential and Conservation and is located in the River Village hamlet boundary. The Med/High Density Residential designation provides for densities in the range of 30 to 50 units per hectare in both a detached and single family form. The proposed rezoning to RM-1 (Townhouse Residential) and R-1 (Residential District) complies with the Med/High Density Residential designation within the Silver Valley Area Plan. The balance of the property is designated Conservation in the Area Plan. As a result of ground truthing, an amendment to the Conservation boundary is required. The single residential property would be designed Low Density Urban.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) and R-1 (Residential District) to permit the future development of 16 townhouse units and one single family residential lot. The minimum lot size for the proposed RM-1 (Townhouse Residential) zone is 557m² (5,991 ft²) and for the R-1 (Residential District) zone is 371 m² (3,995 ft²).

iii) Off-Street Parking And Loading Bylaw:

The residential parking provided exceeds the minimum parking requirement. A total of 55 residential and three (3) visitor parking spaces, one (1) of which is designed as a disabled parking space. A total of four (4) visitor parking spaces are required, however, the ample residential parking justifies a reduction by one space.

A total of nine (9) townhouses contain 2 side-by-side garage parking spaces. Eight (8) of these townhouses each have two (2) apron parking spaces. The remaining seven (7) townhouse units each have two (2) tandem garage parking spaces with one (1) apron parking space. Each of these units utilize the slope along 132 Avenue to allow a portion of the roof of the forward portion of the sunken tandem garage to be a front porch element for the front yards of each of these 132 Avenue facing townhouses.

iv) Proposed Variances:

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

The Maple Ridge Zoning Bylaw No. 3510 1985, Section 602 RM-1 Townhouse Residential District, sub-section 6 Siting clause a) is to be varied as follows:

- For the front lot line setback (236 Street), the 7.5 metre requirement for Buildings 1 and 2 is reduced to 5.5 metres to the face of the building.
- For the front lot line setback (236 Street), the 7.5 metre requirement for Building 1 and 2 is reduced to 4.0 metres to the deck edges and structural posts.
- For the exterior lot line setback (132 Avenue), the 7.5 metre requirement for Building 1 is reduced to 4.5 metres to the building face and to 3.0 metres to balcony edges and structural posts.
- For the exterior lot line setback (132 Avenue), the 7.5 metre requirement for Buildings 5 and 6 is reduced to 5.5 metres for the lowest level of the building and to 4.5 metres to porch roof edges and structural posts.
- For the interior lot line setback, the 6.0 metre requirement for Buildings 3 and 4 is reduced to 4.5 metres to the balcony edges and structural posts.

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

v) **Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

Pursuant to Section 8.9 and 8.10 of the OCP, a combined Watercourse Protection and Natural Features Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

Pursuant to Section 8.12 of the OCP, a Wildfire Protection Development Permit application is required to ensure protection of life and property in designated areas that could be at risk for wildland fire.

vi) **Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on May 16, 2018. (see Appendix E and F)

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution that:

Landscape Comments:

1. Utilize different surfacing material for the parking spaces in front of Unit 5;
2. Consider additional CPTED measures given the reduced visibility into the Amenity space;
3. Consider accommodating terraced seating in the amenity space, preferably combined with the ramp;
4. Move the planting strip to the East side of the ramp adjacent to Unit 6.

5. Consider different style or material type of picket fence to reflect the modern style of the building.

Architectural Comments:

1. Consider increasing the width of bathroom windows;
2. Consideration for Hardie reveals with window frames;
3. Consider framing transitions at material changes to articulate the massing;
4. Provide details for mailbox kiosk;
5. Provide building, landscape, and amenity lighting plans;
6. Confirm with the Fire Department that emergency vehicles can turnaround requirements are satisfied;
7. Indicate location of Fire Department directional signage.

The ADP concerns are being addressed and will be reflected in the development permit plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting was held at Yennadon School on June 6, 2018. One person, a resident of Pitt Meadows, attended the meeting. There were no matters raised.

5) Interdepartmental Implications:

i) Engineering Department:

Road widening and corner truncation is required. Other requirements would be satisfied through a Rezoning Serving Agreement.

ii) Parks & Leisure Services Department:

The lands to become a conservation area will be dedicated as parkland. A pedestrian trail in accordance with Parks, Recreation and Culture Department standards is required.

iii) License, Permits and Bylaws Department:

The building and lot elevation for the single residential lot will need to consider the sewer elevation to service the lot. Subject to in-depth assessment, a sanitary sewerage pump system may be acceptable.

iv) Fire Department:

All applicable requirements will be assessed for compliance as part of the building permit process.

6) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 and there were no comments in response

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 is considered to be 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 OCP Amending Bylaw No. 7469-2018, that second reading be given to Zone Amending Bylaw No. 7195-2015, and that application 2015-373-RZ be forwarded to Public Hearing.

“Original signed by Adrian Kopystynski”

Prepared by: Adrian Kopystynski, MCIP, RPP, MCAHP
Planner

“Original signed by Christine Carter”

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

“Original signed by Frank Quinn”

Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

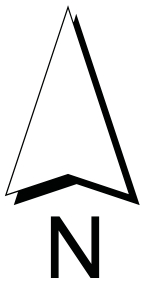
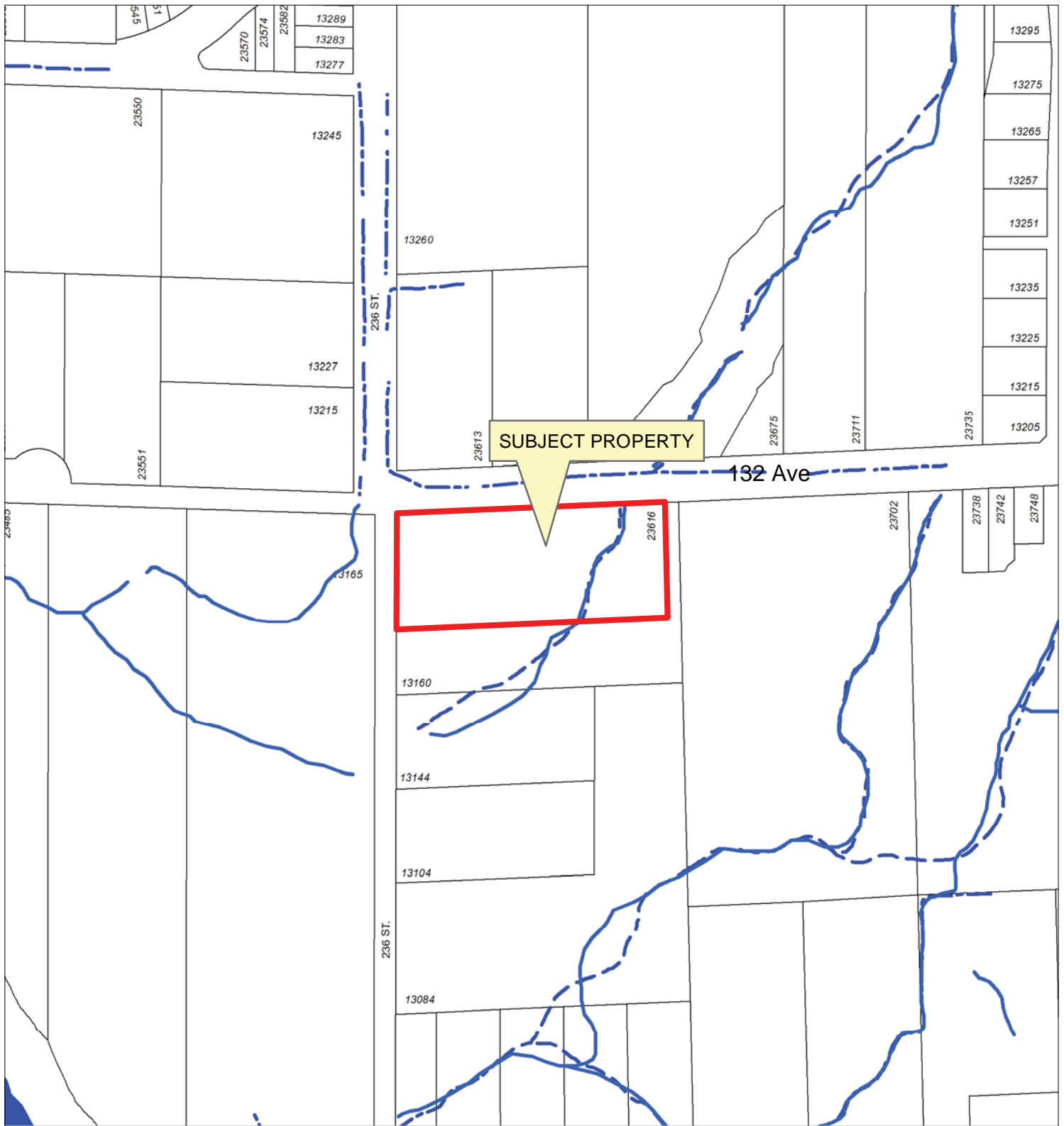
Appendix C – OCP Amending Bylaw No. 7469-2018

Appendix D – Zone Amending Bylaw No. 7195-2015

Appendix E – Site Plan and Subdivision Plan

Appendix F – Building Elevation Plans

Appendix G – Landscape Plan



Scale: 1:2,500

Legend

- Stream
- - - Indefinite Creek
- River Centreline
- River
- Major Rivers & Lakes

23616 132 Avenue
2011 Image

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2015-373-RZ
DATE: Dec 2, 2015

BY: JV

**CITY OF MAPLE RIDGE
BYLAW NO. 7469-2018**

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 Schedules 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. No 7469-2018.
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, is hereby amended for the parcel or tract of land and premises known and described as::

Lot 1 Except: Parcel "A" (Explanatory Plan 13725), South East Quarter Section 28 Township 12 New Westminster District Plan 2637

and outlined in heavy black line on Map No. 976, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

3. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space is hereby amended for the parcel or tract of land and premises known and described as::

Lot 1 Except: Parcel "A" (Explanatory Plan 13725), South East Quarter Section 28 Township 12 New Westminster District Plan 2637

and outlined in heavy black line on Map No. 977, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding/removing Conservation.

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

READ a first time the 26th day of June, 2018.

READ a second time the 26th day of June, 2018.

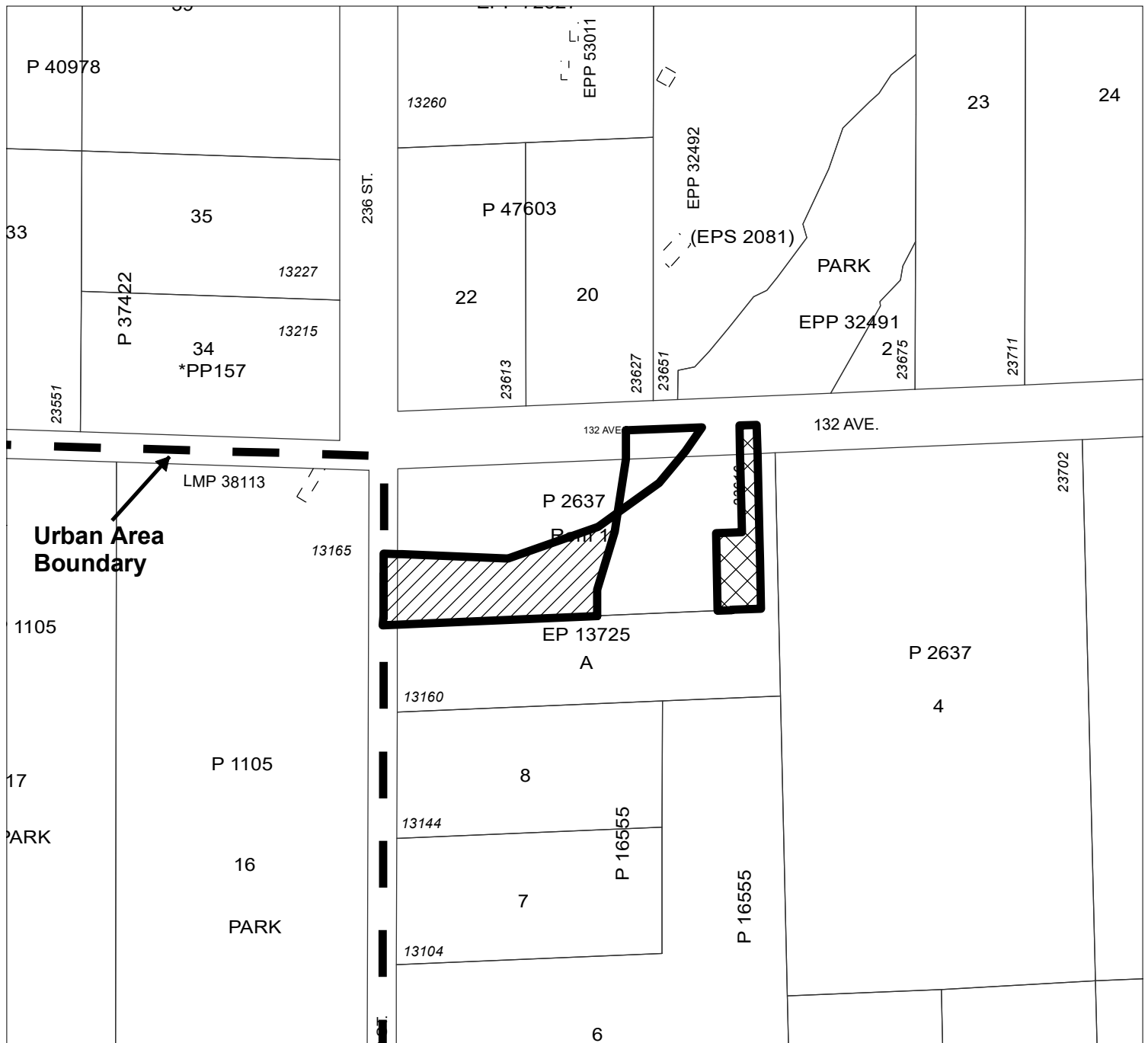
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 2018 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7469-2018

Map No. 976

Purpose: To Amend Figure 2 and Figure 3C of the Silver Valley Area Plan

From: Medium/High Density Residential and Conservation

To:  Conservation  Low Density Urban

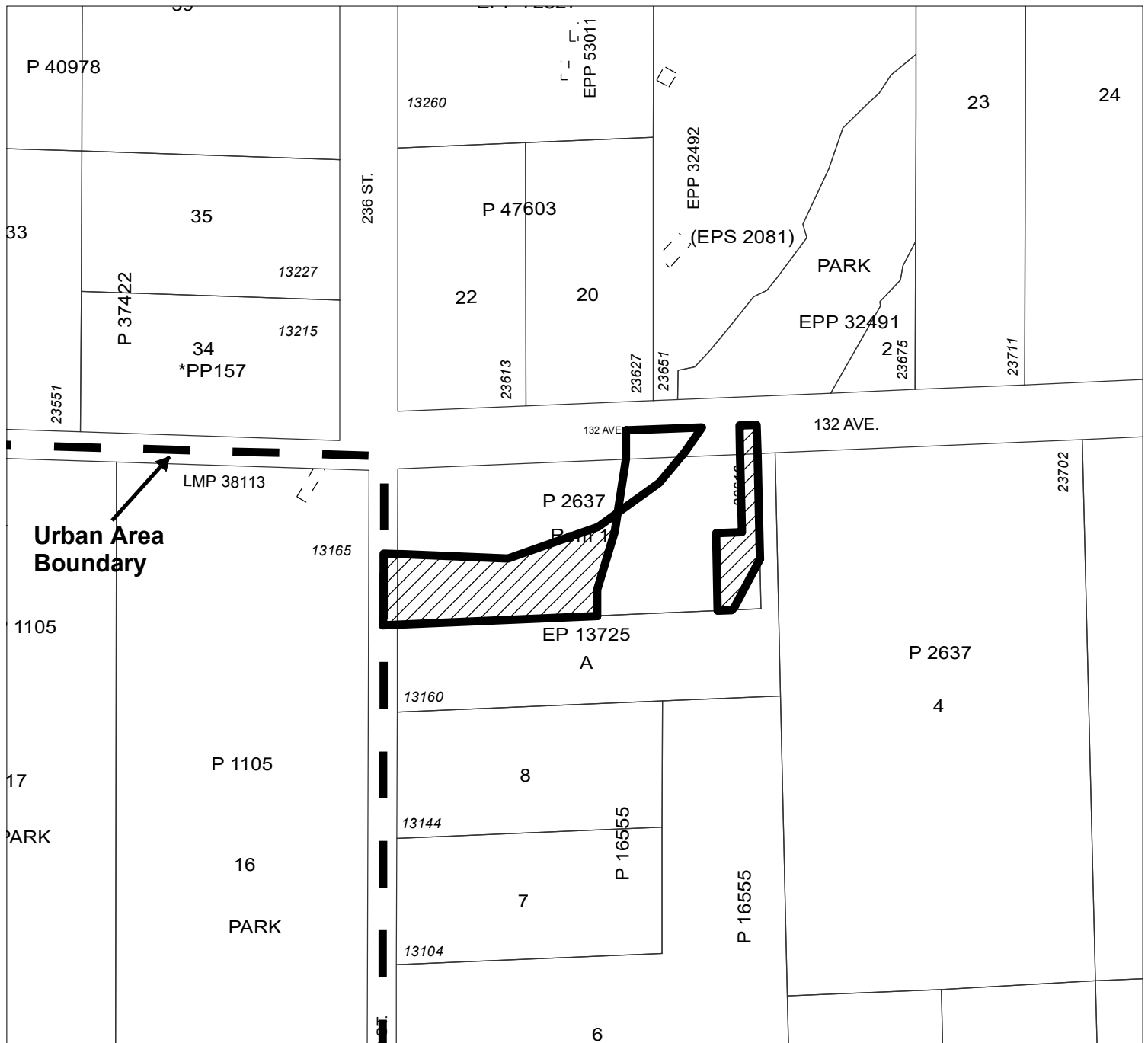
 Medium/High Density Residential



--- Urban Area Boundary



SCALE 1:2,000



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7469-2018

Map No. 977

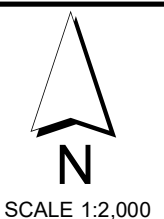
Purpose: To Amend Figure 4 of the Silver Valley Area Plan as Shown

 To Add To Conservation

 To Remove From Conservation



 Urban Area Boundary



BYLAW NO. 7195-2015

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7195-2015."
2. That parcel or tract of land and premises known and described as:

and outlined in heavy black line on Map No. 1652 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 (Townhouse Residential) and R-1 (Residential District).

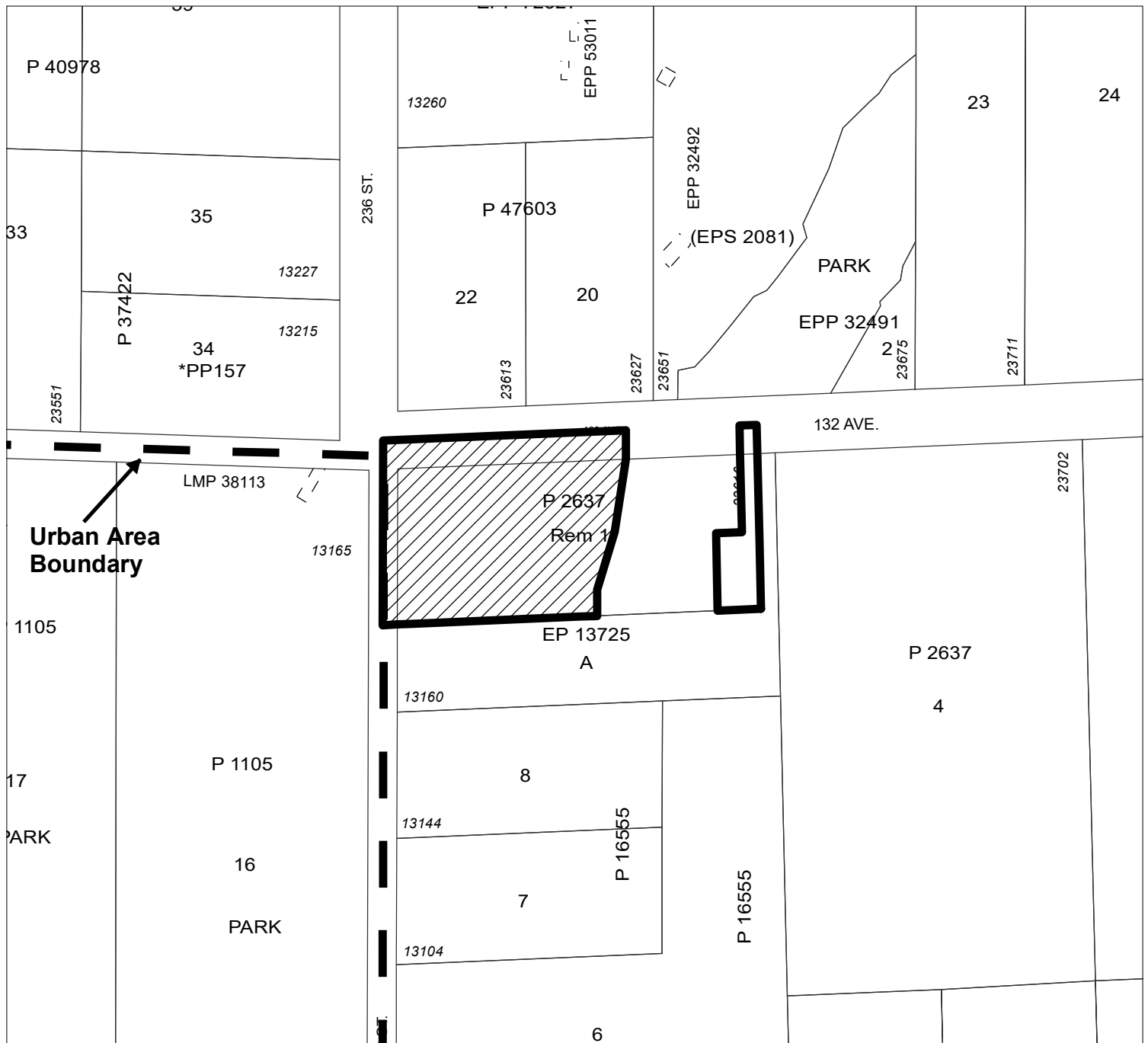
- READ** a first time the 12th day of January, 2016.

PUBLIC HEARING held the day of , 20

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

ADOPTED the day of , 20

CORPORATE OFFICER





MAPLE RIDGE ZONE AMENDING

Bylaw No. 7195-2015

Map No. 1652

From: RS-2 (One Family Suburban Residential)

To:  R-1 (Residential District)

 RM-1 (Townhouse Residential)



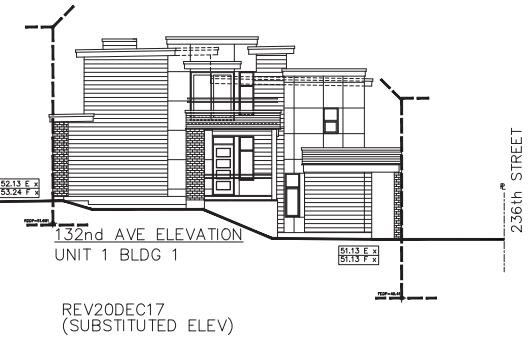
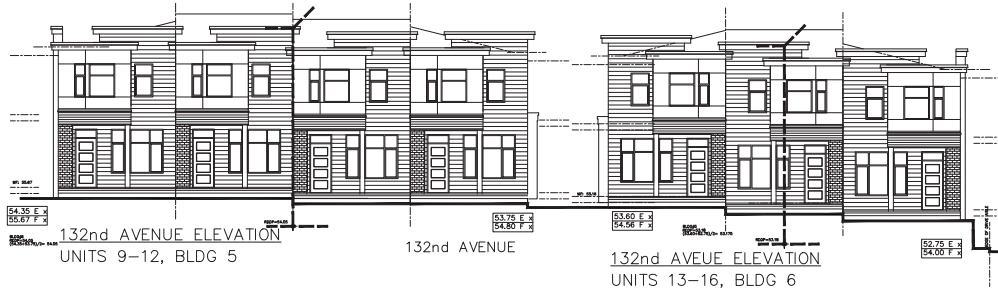
— — Urban Area Boundary



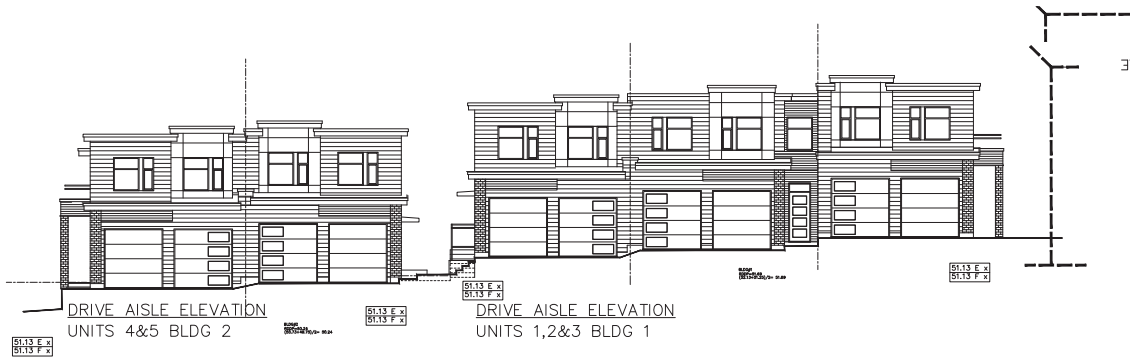
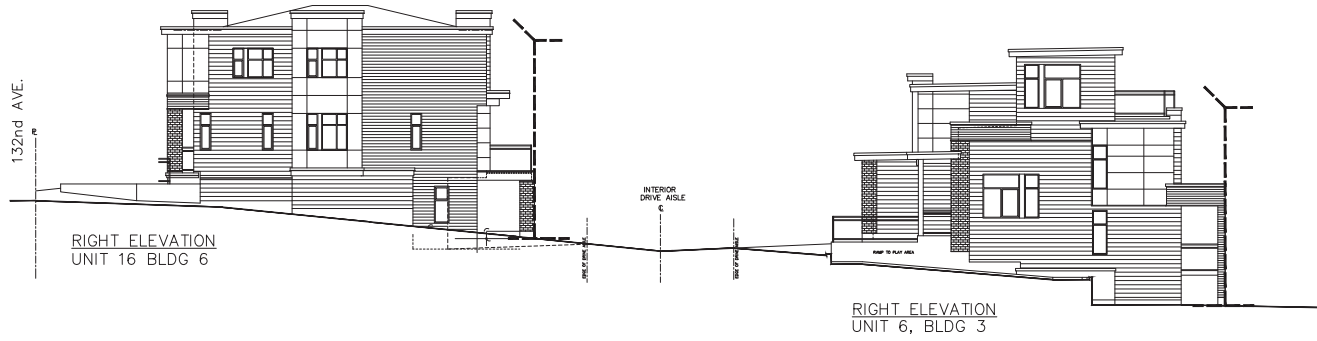
SCALE 1:2,000



DRAWING NO:	REVISIONS	DATE	NO.	DESIGNED BY:	CLIENT: PROJECT TITLE:	ELEVATIONS
	PLOTTED			DRAWN BY:		
					SCALE: 1/8"=1'-0" U.N.D.	
					DATE: 17 AUGUST 2017	
	E-FILE NAME					



DRAWING NO: 2 of 3		REVISIONS PLOTTED		DATE		NO.		DESIGNED BY:	CLIENT:	PROJECT TITLE:		DRAWING TITLE:		ELEVATIONS	
		DRAWN BY:		SCALE: 1/8"=1'-0" U.N.D.		DATE: 17 AUGUST 2017									



DRAWING NO:		REVISIONS		DATE		NO.		DESIGNED BY:		CLIENT:		PROJECT TITLE:		DRAWING TITLE:		ELEVATIONS	
3 of 3		PLOTTED															
								DRAWN BY:									
												SCALE: 1/8"=1'-0" U.N.C.					
												DATE: 17 AUGUST 2017					
		E-FILE NAME															





[illegible]

16-146



