

City of Maple Ridge

PUBLIC HEARING

November 19, 2019

CITY OF MAPLE RIDGE

***PUBLIC HEARING AGENDA
November 19, 2019
7:00 pm
Council Chambers, 1st Floor, City Hall***

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

- 1a) **2018-408-RZ**
13160 236 Street
Parcel "A" (Explanatory Plan 13725) Lot 1 South East Quarter Section 28 Township 12 New Westminster District Plan 2637
- Maple Ridge Official Community Plan Amending Bylaw No. 7576-2019**
To amend Silver Valley Area Plan Figure 2 and Figure 3C from Conservation and Medium/High Density Residential to Medium/High Density Residential and Conservation.
- To amend Silver Valley Area Plan Figure 4 – to Remove from Conservation and Add to Conservation.
- 1b) **2018-408-RZ**
13160 236 Street
- Maple Ridge Zone Amending Bylaw No. 7527-2019**
To rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District).
The current application is to permit a future subdivision of 5 lots.
- 2) **2018-249-RZ**
25180 108 Avenue
Lot 5 Section 11 Township 12 New Westminster District Plan 37195
- Maple Ridge Zone Amending Bylaw No. 7517-2018**
To rezone from A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) and A-1 (Small Holding Agricultural).
The current application is to permit a future subdivision of 3 lots.

- 3a) **2018-105-RZ**
24145 and 24185 110 Avenue
Lot 28 Section 10 Township 12 New Westminster District Plan 43223
Lot 29 Section 10 Township 12 New Westminster District Plan 43223
- Maple Ridge Official Community Plan Amending Bylaw No. 7582-2019**
To amend Albion Area Plan Schedule 1 from Low Density Residential to Low/Medium Density Residential, Conservation and Park.
- To amend Schedule "C" – to Add to Conservation.
- 3b) **2018-105-RZ**
24145 and 24185 110 Avenue
- Maple Ridge Zone Amending Bylaw No. 7466-2018**
To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential).
The current application is to permit a future subdivision of 18 lots.
- 4) **2016-246-RZ**
12111 and 12119 203 Street
Lot G District Lot 263 Group 1 New Westminster District Plan 18612
Lot H District Lot 263 Group 1 New Westminster District Plan 18612
- Maple Ridge Zone Amending Bylaw No. 7267-2016**
To rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential).
The current application is to permit future construction of 10 townhouse units.
- 5) **2019-314-RZ**
Density Bonus Requirements for New Development
- Maple Ridge Zone Amending Bylaw No. 7569-2019**
To amend the Zoning Bylaw to establish a set of density bonus regulations for new development in the Town Centre Area and along major corridors as designated in the Official Community Plan.

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 p.m., Tuesday, November 19, 2019, to consider the following bylaws:

1a) 2018-408-RZ


13160 236 Street

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





Maple Ridge Official Community Plan Amending Bylaw No. 7576-2019

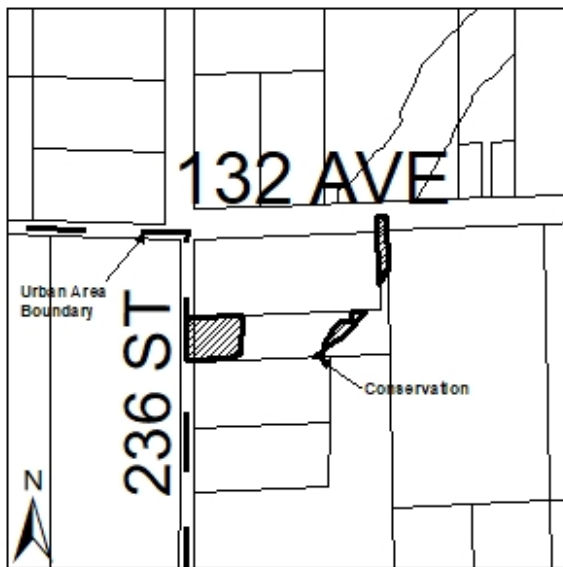
To amend Silver Valley Area Plan Figure 2 and Figure 3C from Conservation and

Medium/High Density Residential to Medium/High Density Residential  and

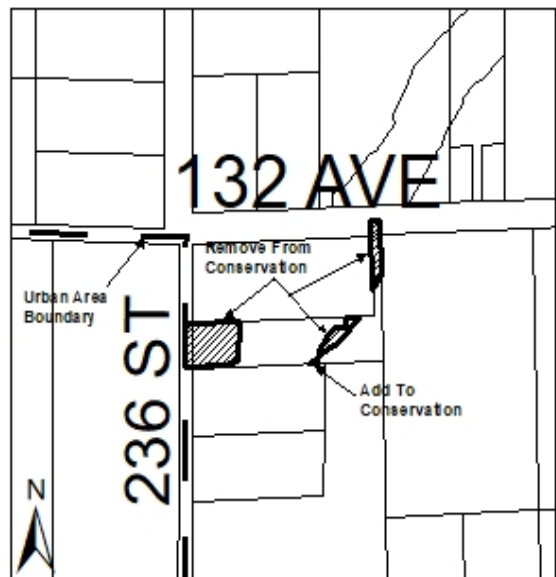
Conservation  (as shown on Map No. 1006).

To amend Silver Valley Area Plan Figure 4 – to Remove from Conservation  and to

Add to Conservation  (as shown on Map No. 1007).



Map No. 1006

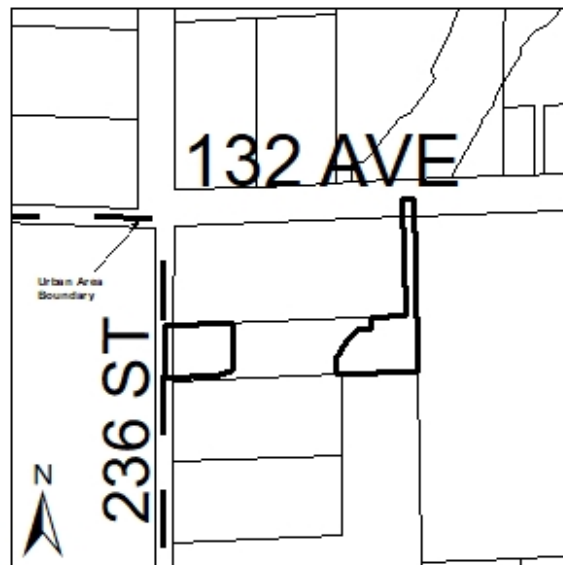


Map No. 1007

- 1b) 2018-408-RZ
13160 236 Street

Maple Ridge Zone Amending Bylaw No. 7527-2019

To rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District).
The current application is to permit a future subdivision of 5 lots.



2)

2018-249-RZ


25180 108 Avenue

Lot 5 Section 11 Township 12 New Westminster District Plan 37195



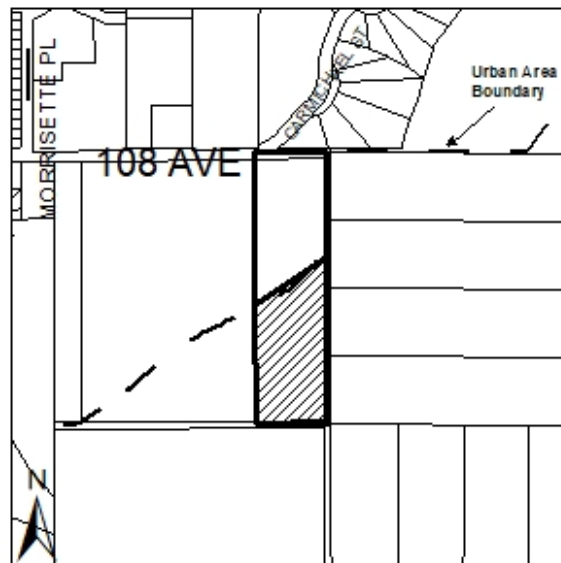
Maple Ridge Zone Amending Bylaw No. 7517-2018

To rezone from A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential) to

RS-2 (One Family Suburban Residential)  and

A-1 (Small Holding Agricultural) .

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



3a)

2018-105-RZ

24145 and 24185 110 Avenue




Lot 28 Section 10 Township 12 New Westminster District Plan 43223


Lot 29 Section 10 Township 12 New Westminster District Plan 43223

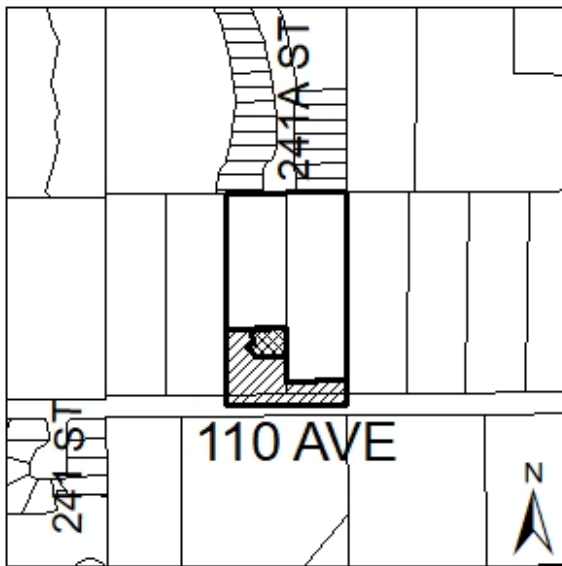


Maple Ridge Official Community Plan Amending Bylaw No. 7582-2019

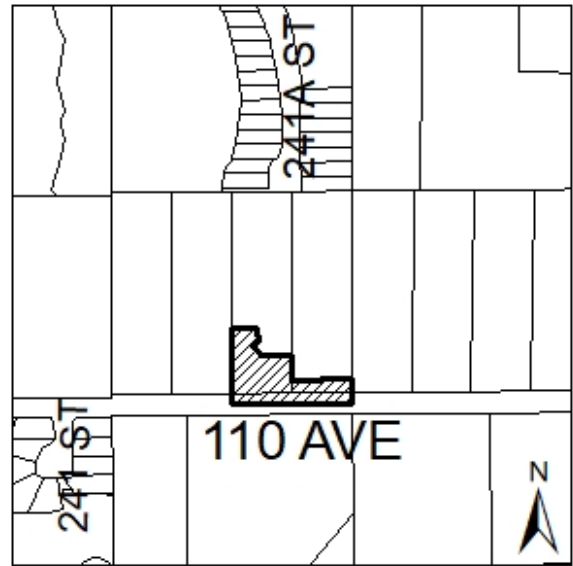
To amend Albion Area Plan Schedule 1 from Low Density Residential to

Low/Medium Density Residential , Conservation  and Park 
(as shown on Map No. 1009)

To amend Schedule "C" – to Add to Conservation  (as shown on Map No. 1010)



Map No. 1009



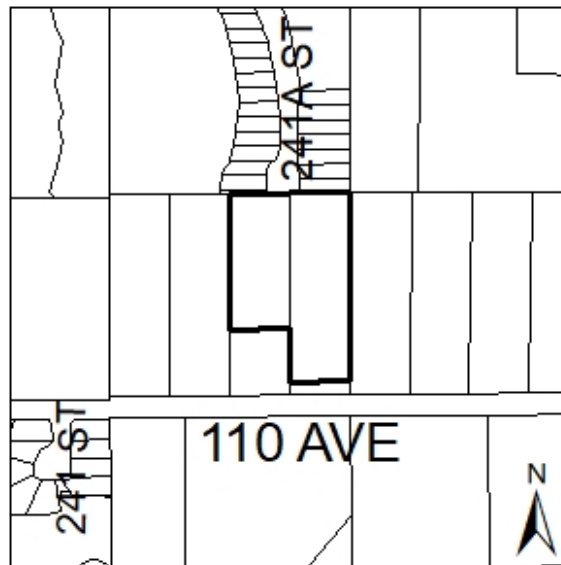
Map No. 1010

- 3b) **2018-105-RZ**
24145 and 24185 110 Avenue

Maple Ridge Zone Amending Bylaw No. 7466-2018

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential).

The current application is to permit a future subdivision of 18 lots.



4)

2016-246-RZ

12111 and 12119 203 Street

Lot G District Lot 263 Group 1 New Westminster District Plan 18612

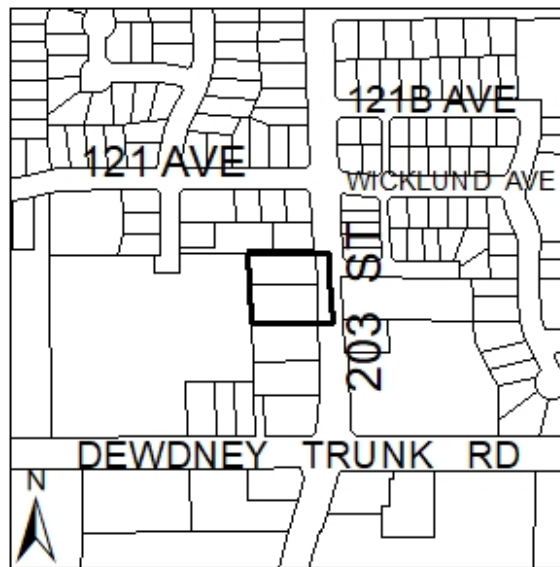
Lot H District Lot 263 Group 1 New Westminster District Plan 18612



Maple Ridge Zone Amending Bylaw No. 7267-2016

To rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential).

The current application is to permit future construction of 10 townhouse units.



5) **2019-314-RZ**
Density Bonus Requirements for New Development

Maple Ridge Zone Amending Bylaw No. 7569-2019

To amend the Zoning Bylaw to establish a set of density bonus regulations for new development in the Town Centre Area and along major corridors as designated in the Official Community Plan.

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 a.m. and 4:00 p.m. from November 5, 2019 to November 19, 2019, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at [*www.mapleridge.ca/640*](http://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*](mailto:clerks@mapleridge.ca), by **4:00 p.m., November 19, 2019**. 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 5th day of November, 2019.

Laura Benson, CPA, CMA
Corporate Officer

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-408-RZ
File Manager: Diane Hall

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

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: October 8, 2019
FILE NO: 2018-408-RZ
MEETING: C o W

SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7576-2019;
Second Reading
Zone Amending Bylaw No. 7527-2019;
13160 236 Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-2 (One Family Suburban Residential) to R-1 (Residential District) in order to permit a 5 lot subdivision that will proceed in phases. Two of the proposed lots front 236th Street and can be developed in accordance with the R-1 Residential District Zone. The remainder will remain as 1 lot with frontage through a panhandle with access off 132nd Avenue. Future subdivision of this remainder can proceed in tandem with development of adjacent properties and road network. To proceed further with this application additional information is required as outlined below. This application is subject to the Community Amenity Contribution program, and will be required to pay \$5100.00 per lot which will total 25,500.00. This contribution must be paid prior to rezoning occurring.

Council granted first reading to Zone Amending Bylaw No. 7527-2019 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on January 29, 2019. The minimum lot size for the current RS-2 (One Family Suburban Residential) zone is 4000 m².

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the Official Community Plan (OCP). Ground-truthing on the site has established the developable areas, and as a result, an OCP amendment is required to revise the boundaries of the land use designations to fit the site conditions. In addition, the lot layout has been adjusted slightly since first reading was granted, and this revised layout is reflected in the attached zone amending bylaw.

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 \$25,500.00.

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. 7576-2019 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;

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. 7576-2019 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. 7576-2019 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. 7576-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7576-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7527-2019 as amended in the staff report, dated October 8-2019, be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3C - River Hamlet, Figure 4 - Trails / Open Space,
 - iii) Road dedication on 236th Street as required;
 - iv) Park dedication as required, including construction of multi-purpose trails; and removal of all debris and garbage from park land;
 - 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.
 - vii) Removal of existing building;
 - viii) That a voluntary contribution, in the amount of \$5100.00 per lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Don Bowins
Legal Description:	Section: 28, Township: 12, Plan: NWP2637

OCP:	
Existing:	Conservation, Medium/High Density Residential
Proposed:	Medium/High Density Residential

Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	R-1 (Residential District)

Surrounding Uses:

North:	Use:	Vacant
	Zone:	RS-2 (under application to RM-1 and R-1)
	Designation:	Med/High Density Residential, Conservation
South:	Use:	Suburban Residential
	Zone:	RS-2 Suburban Residential
	Designation:	Med/High Density Residential, Conservation
East:	Use:	Park
	Zone:	P-1 Park and School
	Designation:	Park
West:	Use:	Vacant
	Zone:	RS-2 (under application to RS-1b)
	Designation:	Conservation, Low Density Urban, Medium/High Density Residential)

Existing Use of Property:	Suburban Residential
Proposed Use of Property:	Urban Residential
Site Area:	0.44 HA. (1.1acres)
Access:	236 th Street
Servicing requirement:	Urban Standard

2) Background:

The context of the site is developing quickly, with development applications in place to the north, south, and east of the subject property. The development of adjacent parcels and the road dedication these applications will provide is essential to the completion of this development proposal, which will rely on the future development of a cul-de-sac to serve 3 of the proposed parcels created by this subdivision.

3) Project Description:

The application indicates sufficient developable area to create 5 R-1 lots. Two of these lots face 236th Street, and could be developed at this time, but the remainder will have to wait until the future road alignment can serve additional subdivision.

This remainder portion of the site is not large enough to retain its existing RS-2 Suburban Residential Zoning and therefore will also be rezoned to R-1. This portion has frontage through a panhandle with access off 132nd Avenue. It will not be further subdivided until adjacent properties have completed their development applications, which will likely occur after the rezoning of the subject property is complete. Future adjacent development will contribute to the required road network to give these properties sufficient road frontage to meet bylaw requirements in the R-1 zone. The future cul-de-sac that will serve this portion of the site may be viewed with the proposed subdivision plan, attached to this report as Appendix E.

As the entire developable area will be rezoned with this application, Community Amenity Contributions must be paid for all of the 5 lots, as the rezoning process provides the only opportunity for securing these funds.

4) Planning Analysis:

i) Official Community Plan:

The development site is located within the Silver Valley Area Plan and is currently designated Conservation and Medium / High Density. The proposed R-1 Residential District zone permits a residential density that aligns with this designation. For the proposed development an OCP amendment will be required to adjust the portions of the site that are currently designated Conservation to allow the proposed R-1 Residential District Zoning.

ii) Zoning Bylaw:

The minimum lot size for the current RS-2 (One Family Suburban Residential) zone is 4000 m². The current application proposes to rezone the property located at 13160 236 Street from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a total of 5 lots, with 2 parcels developing in accordance with the R-1 Zoning in the short term. The remainder portion will be able to further subdivide into 3 parcels in the future in cooperation with neighbouring properties. The minimum lot size for the current RS-2 Zone is 4000 m², and the minimum lot size for the proposed R-1 Zone is 371 m².

iii) Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. A Wildfire Development Permit is also required to minimize wildfire risks in this development.

iv) Development Information Meeting:

A Development Information Meeting was held at Yennadon School on March 20, 2019. There were no attendees.

v) Parkland Requirement:

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of Final Reading.

5) Environmental Implications:

The review by the Environmental Section of the Planning Department included the following comments:

- The Environmental Consultant (EDI) has confirmed the 15m setback for the watercourse on the property known as Maple Ridge Park Creek.

- Invasive species have been identified on the property, requiring site/habitat restoration and replanting that will require a 5 year monitoring and maintenance.
- Restoration and enhancement plans and cost estimate are required as part of the watercourse protection development permit, as well as an Enhancement and Maintenance Agreement.
- The dedicated park space is to have a post and rail fence along the boundary.
- The lot layout needs some minor adjustments based on least impact options for the watercourse and the steep slopes along the north property.

As a result of these comments, these adjustments were made, and the zoning map has been adjusted accordingly.

6) Interdepartmental Implications:

i) Engineering Department:

Requirements established by the Engineering Department include the need for road dedication along 236th Street, street improvements, a stormwater management plan, undergrounding of overhead wiring, and the need for senior agency approvals for instream works.

ii) License, Permits and Bylaws Department:

The Building Department noted that a comprehensive lot grading plan and a stormwater management plan must be submitted prior to subdivision approval. More details are needed for proposed retaining walls, which could have implications for wall protection covenants.

iii) Fire Department:

A Wildfire Development Permit is required for this proposal, which must be approved by Council prior to subdivision approval.

7) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, to conservation boundaries, 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. 7576-2019, that second reading be given to Zone Amending Bylaw No. 7527-2019, and that application 2018-408-RZ be forwarded to Public Hearing.

"Original signed by Diana Hall"

Prepared by: **Diana Hall, MA, RPP, MCIP**
Planner 2

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

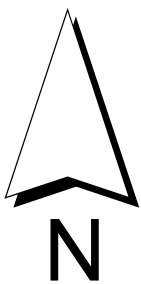
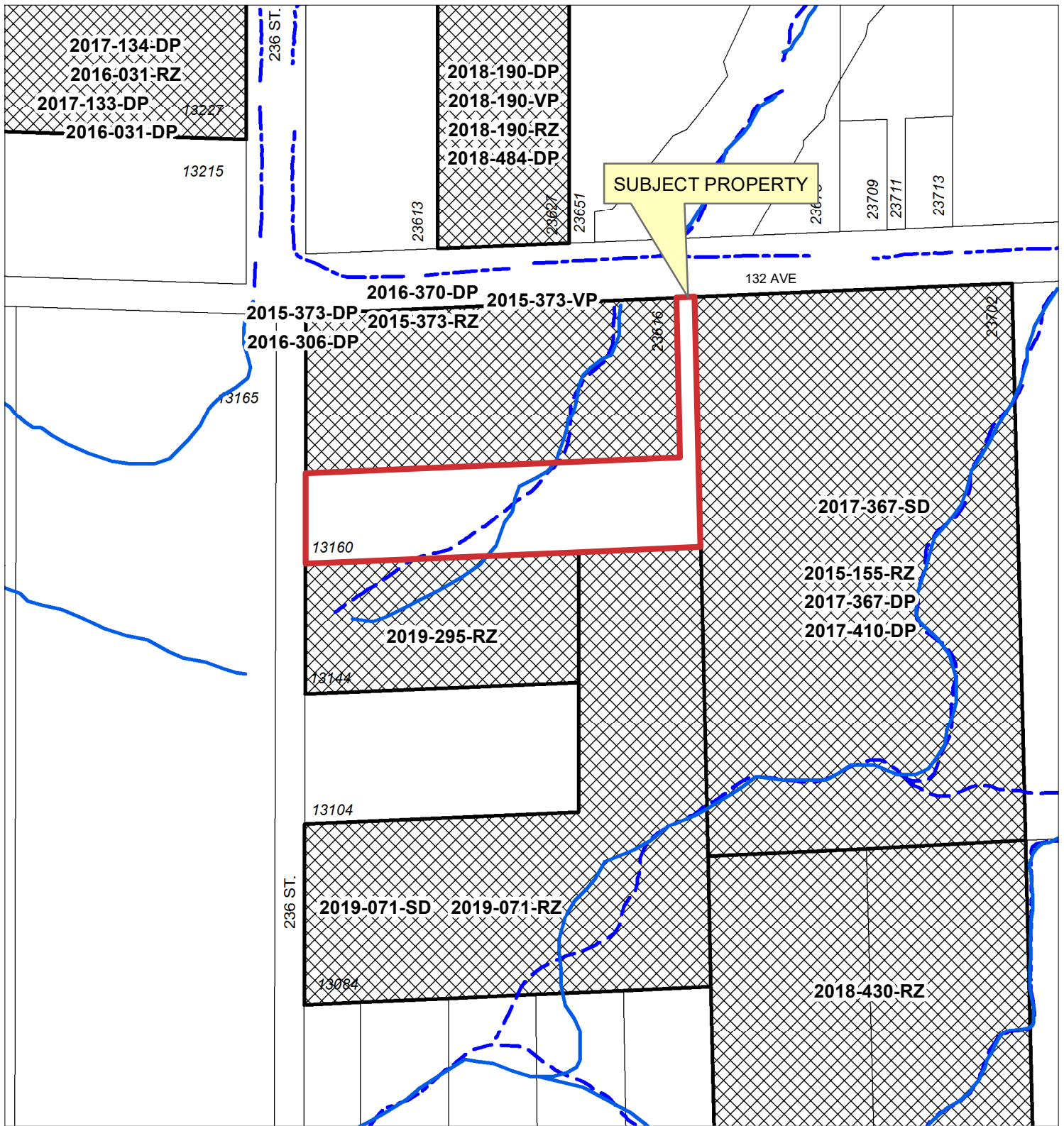
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7576-2019
Appendix D – Zone Amending Bylaw No. 7527-2019
Appendix E – Subdivision Plan



Scale: 1:1,810

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Active Applications (RZ/SD/DP/VP)

13160 236 STREET
 PID: 010-502-386

PLANNING DEPARTMENT

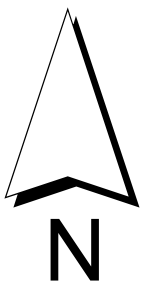
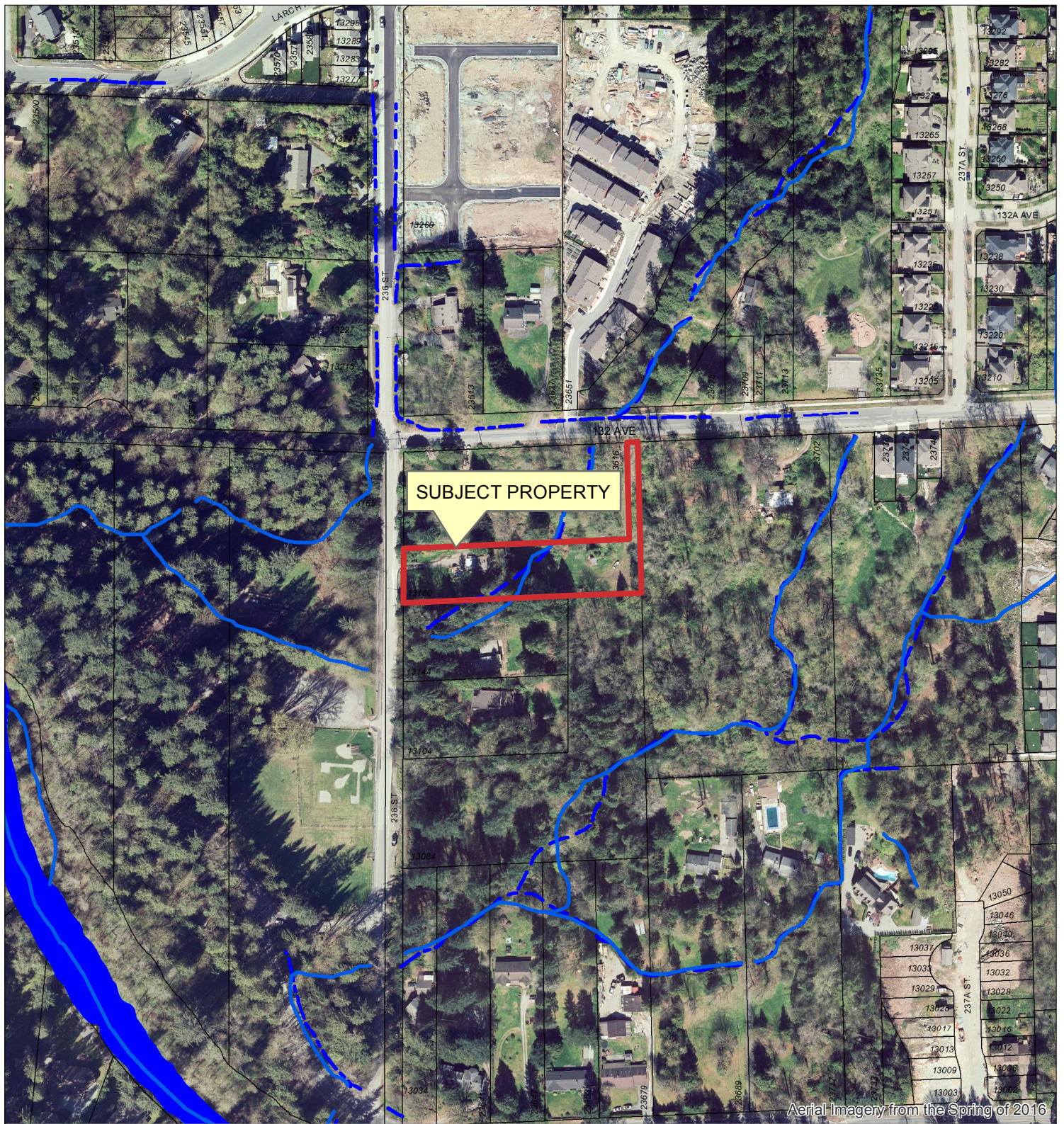


MAPLE RIDGE
 British Columbia

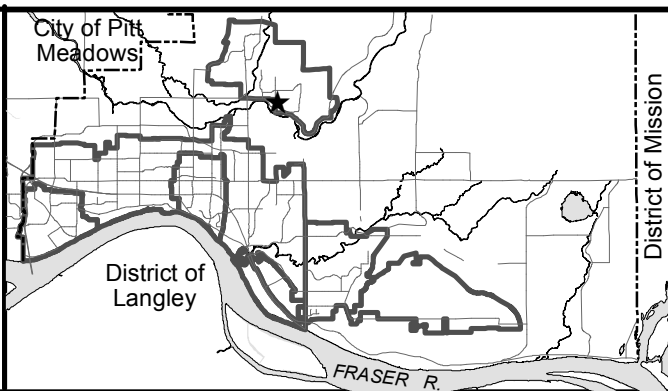
mapleridge.ca

FILE: 2019-408-RZ
 DATE: Oct 2, 2019

BY: PC



Scale: 1:3,000



13160 236 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-408-RZ
DATE: Oct 9, 2018

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7576-2019**

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. 7576-2019."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure3C - River Hamlet,

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

and outlined in heavy black line on Map No. 1006, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

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

and outlined in heavy black line on Map No. 1007, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

READ a first time the 15th day of October, 2019.

READ a second time the 15th day of October, 2019.

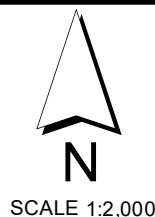
PUBLIC HEARING held the day of , 20

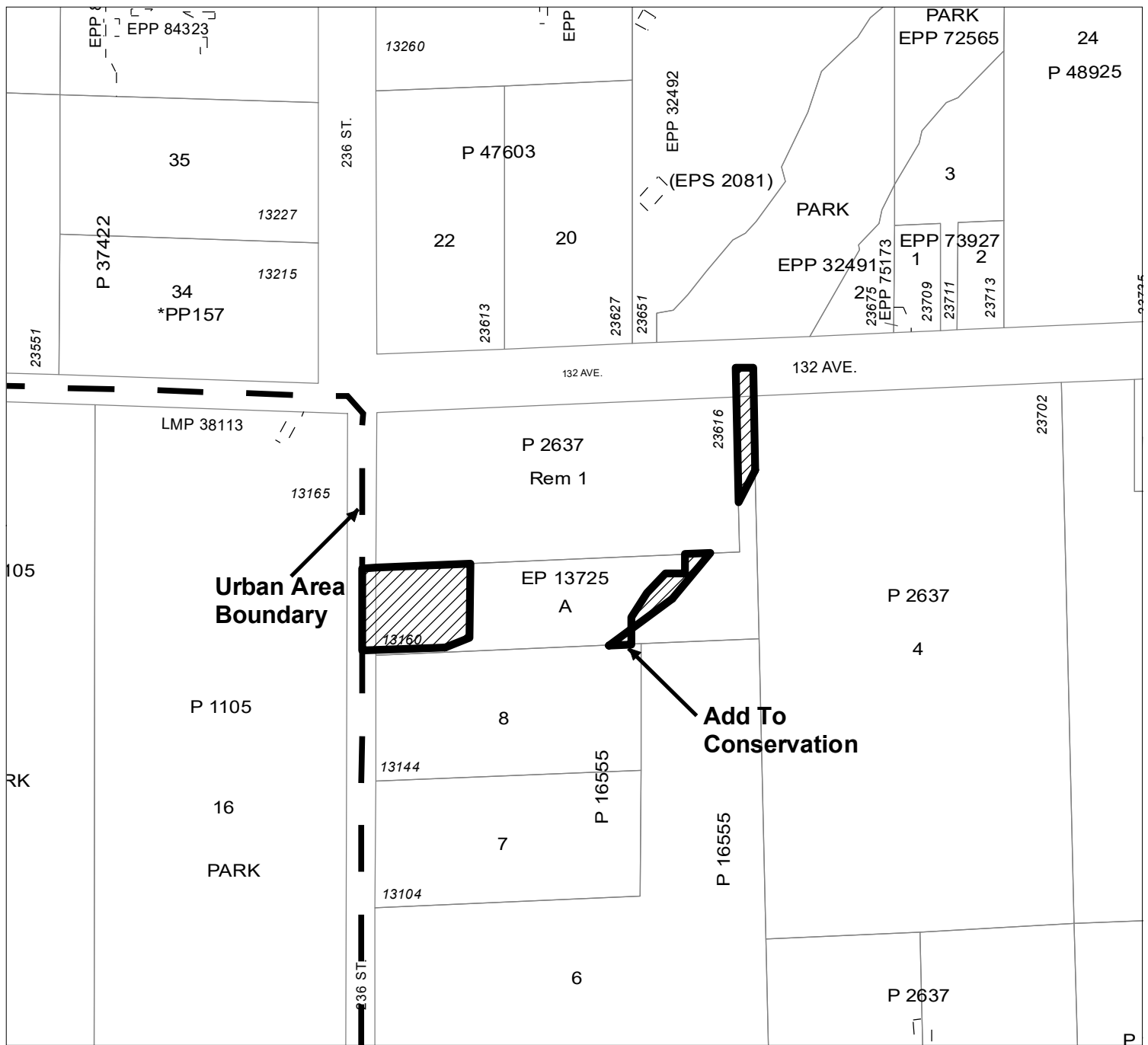
READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER





MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7576-2019

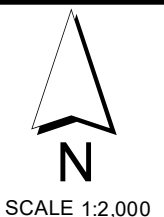
Map No. 1007

Purpose: To Amend Silver Valley Area Plan Figure 4 As Shown

 To Remove From Conservation
  To Add To Conservation



 Urban Area Boundary

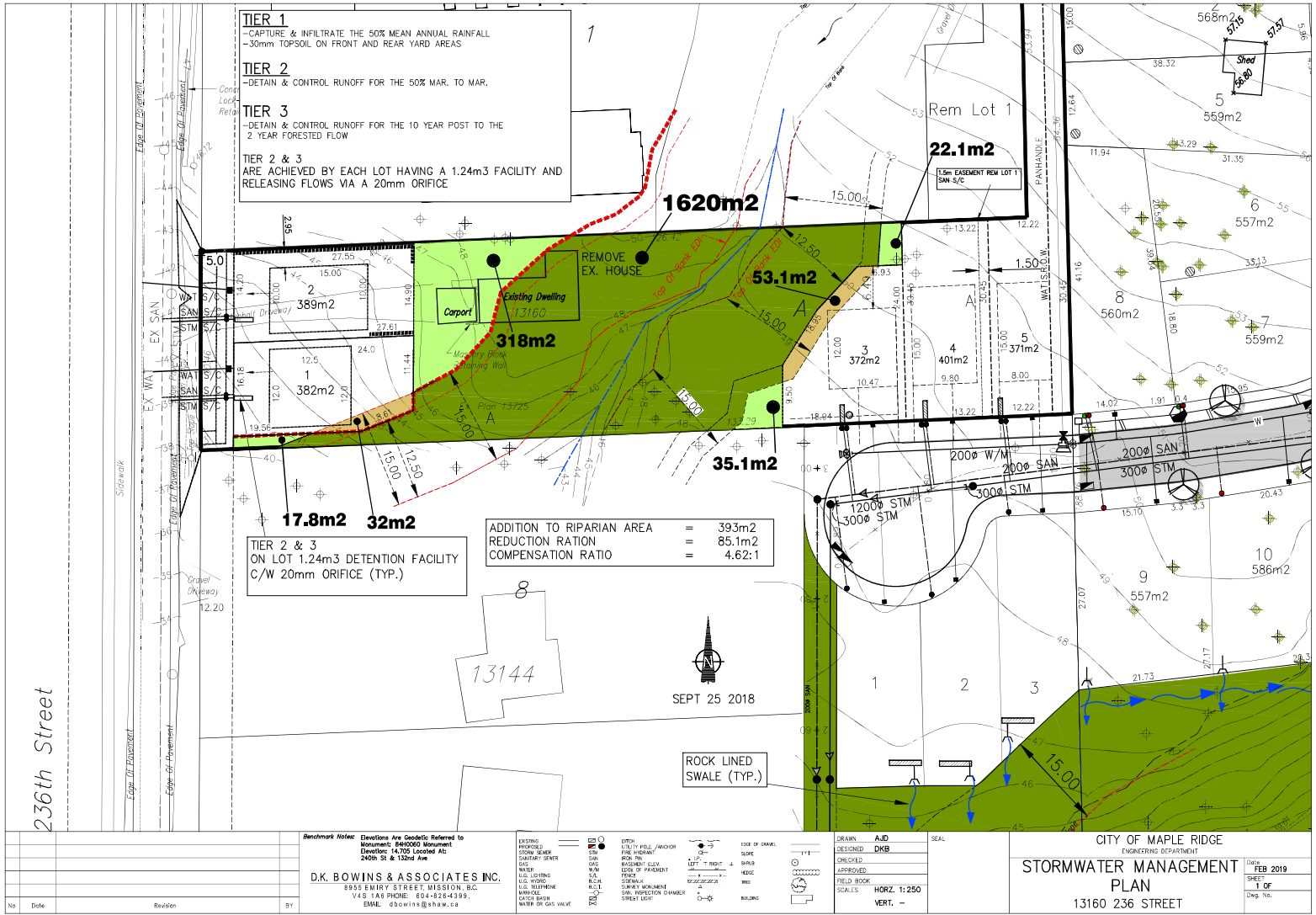


A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

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

- ADOPTED,** the day of , 20

CORPORATE OFFICER



**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-249-RZ
File Manager: Diane Hall**

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"/>
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4. A legal survey of the property(ies)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7517-2018;
25180 108th Avenue

MEETING DATE: October 8, 2019
FILE NO: 2018-249-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 25180 108 Avenue to permit a future subdivision of 3 lots. The existing zones are A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential). The proposed Zones are RS-2 (One Family Suburban Residential) at the north end of the site, and A-1 (Small Holding Agriculture) at the south. Council granted first reading to Zone Amending Bylaw No. 7517-2018 on February 12, 2019. The minimum lot size for the current A-2 zone is 4.0 hectares, and the minimum lot size for the proposed A-1 zone is 2.0 hectares. The minimum parcel size for the current RS-3 zone is 0.8 hectares (with community water), and the minimum lot size for the proposed RS-2 Zone is 0.4 hectares. 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, for a 3 lot split, leaving the original lot exempt.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7517-2018 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 the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - iii) Registration of Restrictive Covenants for Slope Protection, Tree Protection, and Stormwater Management;
 - iv) Registration of a "No Build" Restrictive Covenant pertaining to the portion of the site that is within the Urban Reserve;
 - v) Registration with Fraser Health for septic disposal; and registration of a Restrictive Covenant for the protection of the septic field areas;
 - 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:

a) Background Context:

Applicant: Otg Developments Ltd.

Legal Description: Lot 5 Section 11 Township 12 New Westminster District Plan 37195

OCP:

Existing: Urban Reserve, Suburban Residential)

Proposed: No change

Zoning:

Existing: A-2 (Upland Agricultural), RS-3 (One Family Rural Residential)

Proposed: RS-2 (One Family Suburban Residential)

Surrounding Uses:

North:	Use:	Suburban Residential
	Zone:	RG-2 Suburban Strata Zone
	Designation:	Suburban Residential
South:	Use:	Vacant
	Zone:	A-2 Upland Agricultural
	Designation:	Urban Reserve
East:	Use:	Park
	Zone:	A-2 Upland Agricultural
	Designation:	Urban Reserve
West:	Use:	Farm, Rural Residential
	Zone:	RS-3 One Family Rural Residential, A-2 Upland Agricultural
	Designation:	Urban Reserve and Suburban Residential.

Existing Use of Property:	Rural Residential
Proposed Use of Property:	Suburban and Rural Residential
Site Area:	4.045 HA. (10 acres)
Access:	108 th Avenue
Servicing requirement:	Rural and Suburban Standard

b) Background:

The unique property is split designated Suburban Residential and Urban Reserve. The boundary of the Thornhill Urban Reserve transects the site on a diagonal, following the ridge of a steep slope. The north portion of the site is designated Suburban Residential. The property has unconstructed road allowance on its south and east boundaries. The lands to the north of the site are gradually developing in compliance with their Suburban Residential land use designation, characterized by a mix of adjacent suburban and rural residential land uses. The area to the south of the site is a mix of rural residential and municipally owned park land.

c) Project Description:

This development proposal is to rezone and subdivide the property in alignment with its land use designations. In compliance with the Zoning Bylaw and the Official Community Plan, the portion of the site that is designated Urban Reserve will be rezoned to A-1 Small Holdings Agriculture in accordance with the zoning matrix of the Official Community Plan (Appendix C of the OCP). This portion will be retained as a future development site.

Based on lot size and land use designations, the applicant is seeking a 3 lot subdivision. In compliance with the land use designations, the north portions of the site will be rezoned to RS-2 Suburban Residential with 3 RS-2 lots. The southern remainder that is being rezoned to A-1 (Small Holding Agriculture), will be tied to one of the 3 RS-2 parcels with a requirement for a no-build covenant on title.

The subject property is located within the Grant Hill aquifer area, and a groundwater impact assessment will be required as part of the subdivision approval process.

d) Planning Analysis:

i) Official Community Plan:

Urban Reserve. The southern portion of the site is located within the Thornhill Urban Reserve and is currently designated for future urban development. Policies 3-24 and 3-25 of the Official Community Plan have established triggers to identify the pacing of urban development in this area, and specific measures prior to development occurring. Pertinent policies are as follows:

3 - 23 Maple Ridge will not support urban level densities in the Urban Reserve until an Area Plan is adopted pursuant to policy 3 -25.

The key message behind Policy 3-23 is that at present, the Urban Reserve is not available for urban development. This message is followed by Policy 3-24 which outlines the 2 triggers that will signify the timing for an area planning process for the Urban Reserve.

3 - 24 Maple Ridge will retain the Thornhill area as a long term Urban Reserve area. Urban development will not be supported in the Thornhill Urban Reserve Area until the population threshold exceeds 100,000 people for the District and the residential capacity within the existing urban area is approaching build-out.

Policy 3-25 establishes required processes in advance of urban levels of development occurring in the Urban Reserve:

3 - 25 Prior to urban development occurring in the Thornhill Urban Reserve, the following must have been achieved:

- a) approval of an amended Regional Context Statement by the Metro Vancouver Board;*
- b) approval of an extension to the Fraser Sewer Area by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board;*
- c) an Area Plan adopted by Council which includes, but is not limited to:*
 - i. policies regarding the types of residential development, land use patterns, minimum density requirements, and appropriate phasing for the area;*
 - ii. a fiscal impact assessment study;*
 - iii. identification of environmentally sensitive areas, ecosystems and the impact of development;*
 - iv. agricultural impact assessment to minimize the impact of development on adjacent farm lands;*
 - v. an aquifer groundwater management study; and*
 - vi. a transportation plan that includes an integrated system which balances all modes of transportation, including transit.*

Policy 3-26 establishes the retention of large parcels in the Urban Reserve, in order to maximize opportunities in the area planning process.

3 - 26 Until policies 3-24 and 3-25 are satisfied, the minimum parcel size for subdivision of land designated Urban Reserve is 2.0 hectares.

Until the requirements noted above are met, Policy 3-26 states that the minimum parcel size for subdivision of land designated Urban Reserve is 2.0 hectares. For these reasons, the portion of the site that is within the Urban Reserve will remain attached to one of the newly created northern parcels, to be retained for future development.

The property is split zoned RS-3 and A-2 Upland Agriculture. The A-2 Zone has a minimum parcel size of 4.0 hectares. As the subject property is only slightly larger than 4.0 hectares, it cannot be subdivided further without rezoning. To resolve this matter, the southern portion of the site that is within the Urban Reserve is proposed to be rezoned to A-1 Small Holdings Agriculture, which has a minimum parcel size of 2.0 hectares. Appendix C of the Official Community Plan identifies appropriate zones for land use designations. As both agricultural zones are identified as consistent with the Urban Reserve designation, this portion of this rezoning proposal complies with the Official Community Plan.

Suburban Residential. The portion of the subject property that is designated Suburban Residential in the Official Community Plan, aligns with the RS-2 (One Family Suburban Residential) zone. This zone requires city water and private sewage disposal system to permit a one family residential housing form outside of the Urban Area Boundary.

The Suburban Residential designation has been the subject of Council discussion for a few years. On September 5, 2017 Council reaffirmed the Suburban Residential designation. The resolution is as follows:

That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential Land Use Designations, as discussed in the Council report dated September 5, 2017.

With the September 5, 2017 reaffirmation of this land use designation, it is clear that this proposal for rezoning this affected portion of the site to RS-2 Suburban Residential is consistent with the stated direction of both Council and the Official Community Plan.

ii) Zoning Bylaw:

The current application proposes to rezone the property located at 25180 108 Avenue from A-2 (Upland Agricultural), RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) and A-1 Small Holding Agriculture to permit a 3 lot subdivision with retention of a remainder for further development once the Urban Reserve is ready for development. The minimum lot size for the current A-2 zone is 4.0 hectares, and the minimum lot size for the proposed A-1 zone is 2.0 hectares. The minimum parcel size for the current RS-3 zone is 0.8 hectares (with community water), and the minimum lot size for the proposed RS-2 Zone is 0.4 hectares. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

iii) Off-Street Parking and Loading Bylaw:

Each property will be required to provide a minimum of 2 off-street parking stalls to serve each residence. Given the site area involved (minimum 0.4 hectare or 1 acre), these requirements are not anticipated to be difficult to achieve.

iv) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations:

- *Maple Ridge Zoning Bylaw No. 3510 -1985, Schedule D.*

To vary lot width in the RS-2 (One Family Suburban Residential) zone from 36 metres to 34.3 metres.

The requested variances to the RS-2 (One Family Suburban Residential) zone will be the subject of a future Council report.

v) Development Permits:

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

- All areas designated *Conservation* on Schedule “B” or all areas within 50 metres of an area designated *Conservation* on Schedule “B”, or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 percent;
- All floodplain areas and forest lands identified on Schedule “C”

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

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for the protection of life and property in designated areas that could be at risk for wildfires unless those risks are abated through appropriate cautionary measures.

vi) Development Information Meeting:

As there are fewer than 5 lots being created, this application is exempt from the requirement to provide a Development Information Meeting.

e) Environmental Implications:

The Environmental Section of the Planning Department reviewed this application, and noted the following:

1. There are no discernible watercourses on the property and therefore a Watercourse Protection Development Permit is not required, nor are there any watercourse protection setbacks that require protection.
2. There are steep slopes on the property. The project will require a Natural Features Development Permit and a protective steep slope and Habitat protection covenant for the steep slope portion of the site.
3. Stormwater and Groundwater Management.
 - a. The neighbouring development to the north had significant ground water and drainage concerns during their site works for construction.
 - b. Due to the location of this site along the same aquifer and steep slope habitat it is likely that there is similar drainage concerns on site that will need to be managed through a stormwater management plan.
4. Tree removal is being proposed and therefore an arborist report will be required and a tree removal permit will also be required.
 - a. Please note that the trees that are located on and immediately adjacent to the steep slopes on site will not likely be permitted for removal.
5. Post and Rail fencing should be installed along the steep slope covenant boundary.
6. The Environmental Assessment report has identified evidence of the occurrence of Pacific Side Band (Species at Risk) on the subject site. Although current legislation does not require the protection of this species or its habitat, best management practices should be followed. This would include further assessment and salvage prior to any disturbances on site.

f) Interdepartmental Implications:

i) Engineering Department:

All required civil works are to be completed as a condition of subdivision. The requirement for 3 tier stormwater management was noted. Water service will require modelling and capacity assessments to determine if upgrades are required.

ii) Fire Department:

The visibility of street addresses were noted as a priority. The need for a Wildfire Development Permit was also noted.

g) Citizen/Customer Implications:

Opportunities for public input will be provided with the required Public Hearing and with the neighbourhood notification which will precede the variance request for reduced lot width.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7517-2018, and that application 2018-249-RZ be forwarded to Public Hearing.

“Original signed by Diana Hall”

Prepared by: **Diana Hall M.A, MCIP, RPP
Planner 2**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Kelly Swift”

Concurrence: **Kelly Swift, MBA
Acting Chief Administrative Officer**

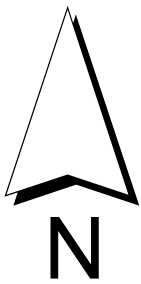
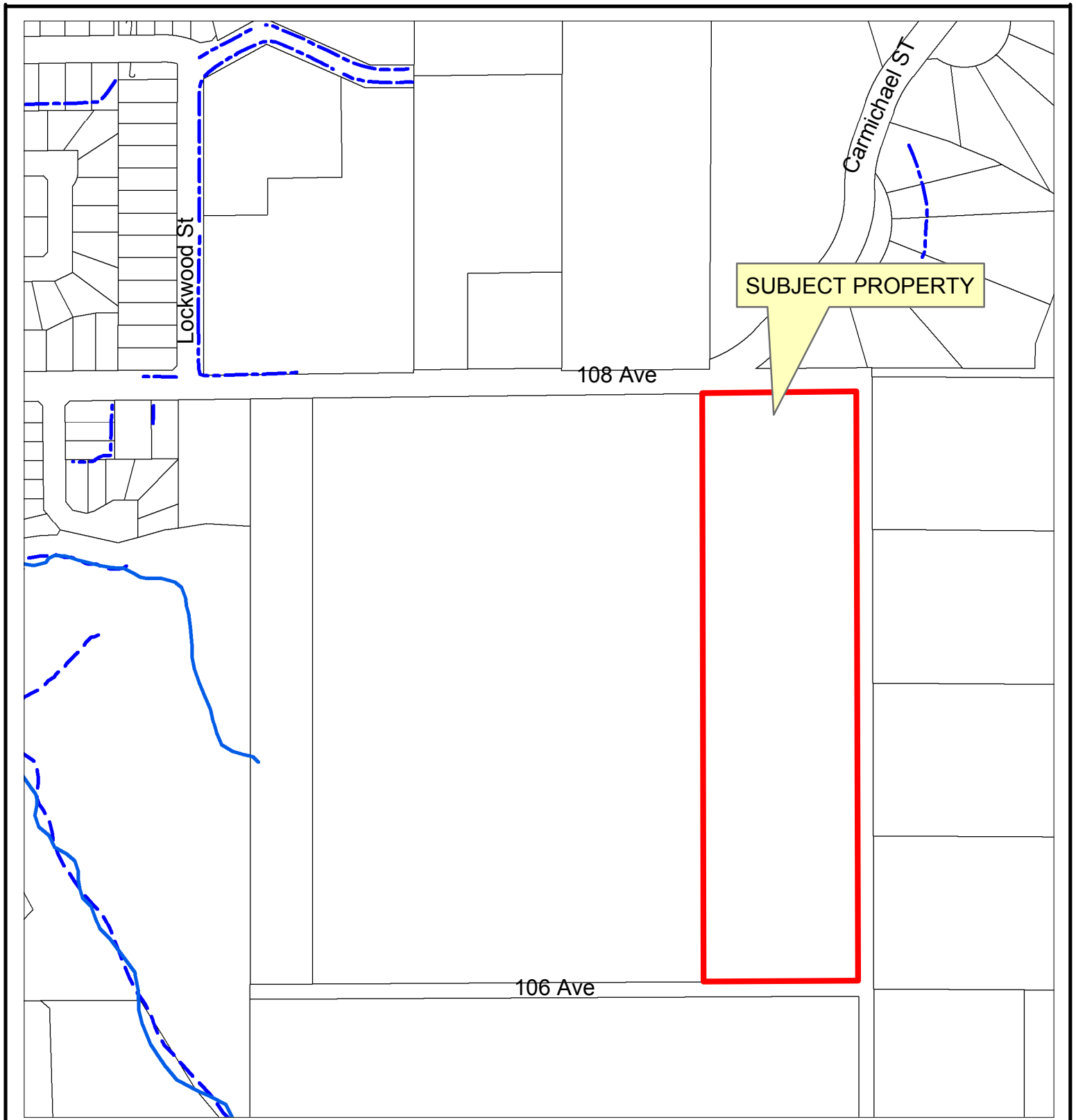
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map





Appendix C – Zone Amending Bylaw No. 7517-2018

Appendix D – Subdivision Plan



Scale: 1:3,500

Legend

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

25180 108 Ave

PLANNING DEPARTMENT



MAPLE RIDGE

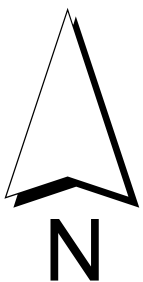
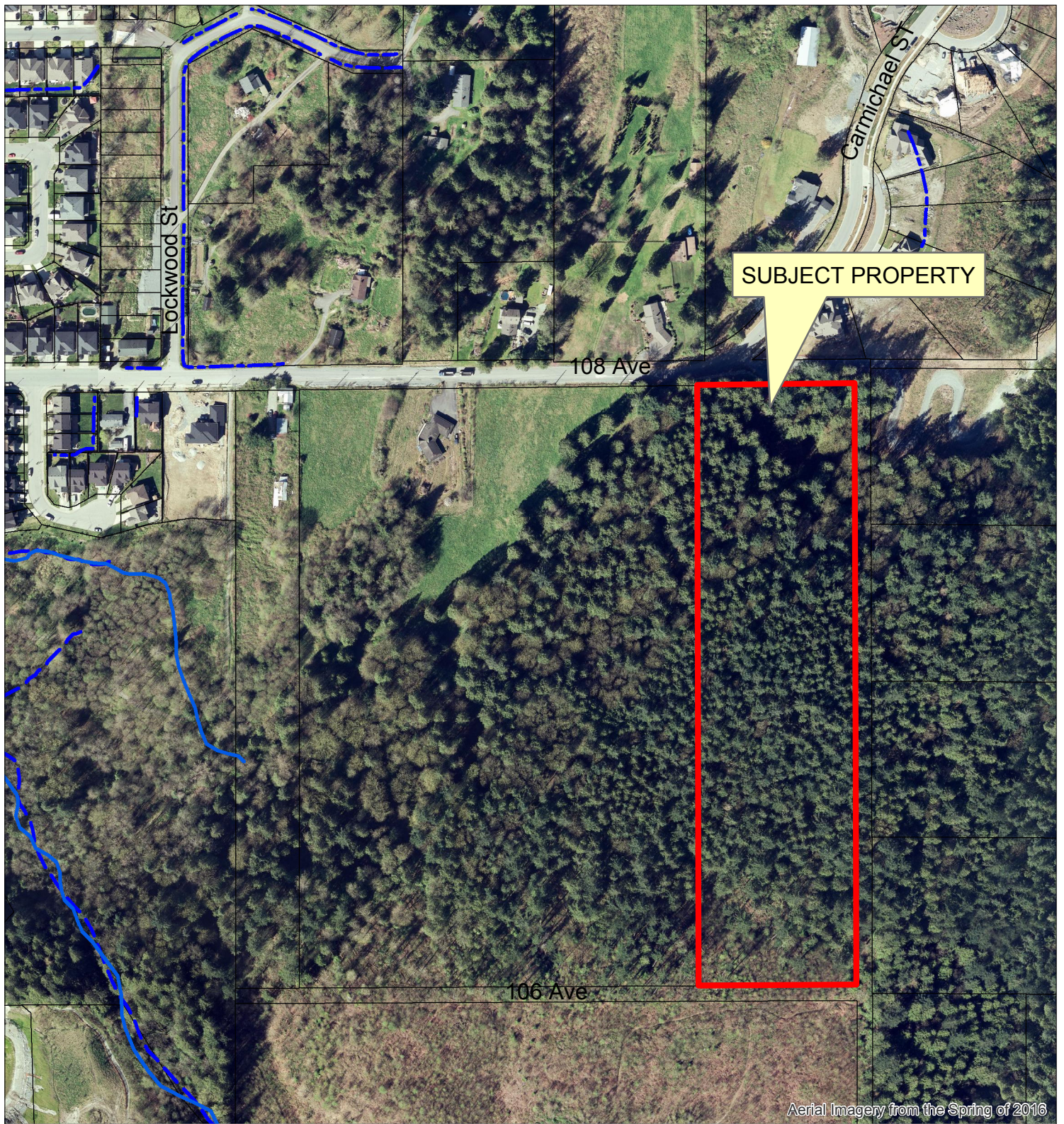
British Columbia

mapleridge.ca

2018-249-RZ

DATE: Jun 14, 2018

BY: JV



Scale: 1:3,500

Legend

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

25180 108 Ave

PLANNING DEPARTMENT



MAPLE RIDGE

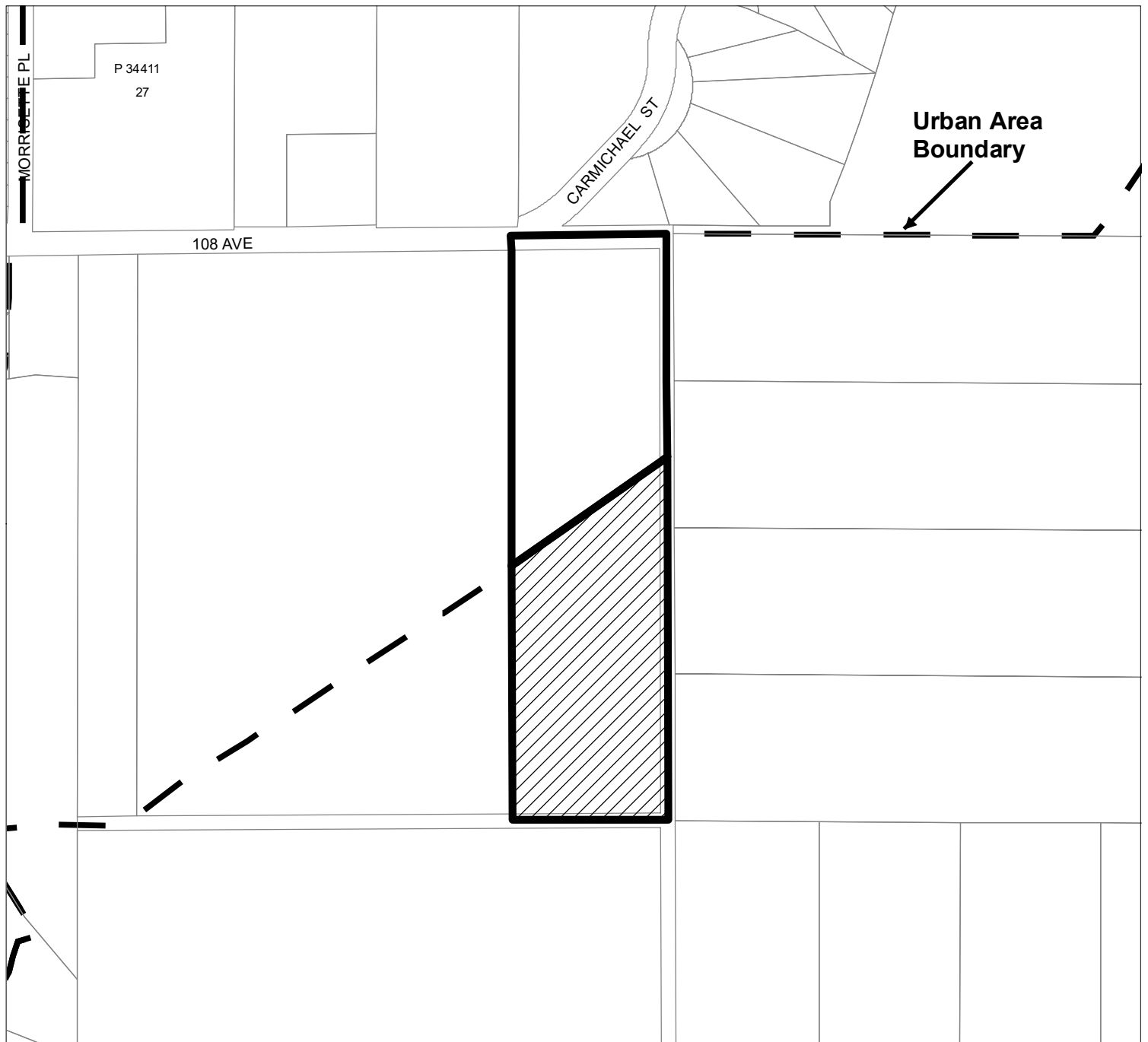
British Columbia

mapleridge.ca

2018-249-RZ
DATE: Jun 14, 2018

BY: JV

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7517-2018

Map No. 1783

From: A-2 (Upland Agricultural)
RS-3 (One Family Rural Residential)

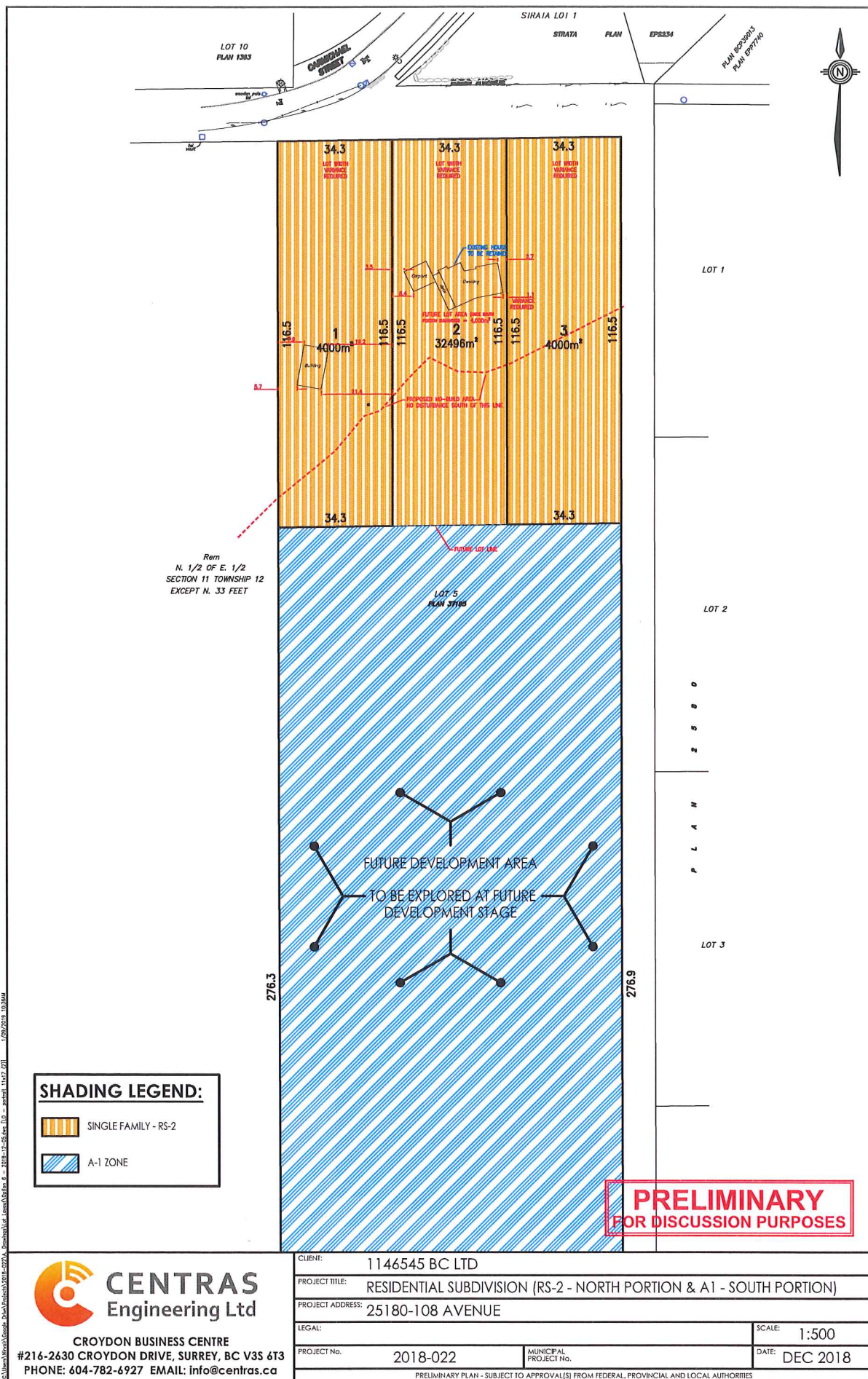
To:  RS-2 (One Family Suburban Residential)
 A-1 (Small Holding Agricultural)



— — Urban Area Boundary



SCALE 1:4,000



**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-105-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	<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:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7582-2019;
Second Reading
Zone Amending Bylaw No. 7466-2018;
24145 and 24185 110 Avenue

MEETING DATE: October 22, 2019
FILE NO: 2018-105-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 24145 and 24185 110 Avenue from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential, with a density bonus, to permit a future subdivision of approximately 18 residential lots. Council granted first reading to Zone Amending Bylaw No. 7466-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on June 12, 2018.

The proposed RS-1d (One Family Urban (Half Acre) Residential zone utilizing the Density Bonus will allow the development of RS-1b One Family Urban (Medium Density) sized single family lots of 557m². The proposed zone and Density Bonus complies with the policies of the Official Community Plan (OCP). However, an amendment to the OCP is required to adjust the areas designated Residential Low Density to amend the Conservation boundary.

In order to achieve the Density Bonus provision and have RS-1b One Family Urban (Medium Density) Residential zone sized lots a Density Bonus contribution of approximately \$55,800.00 will be required.

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 \$91,800.00.

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. 7582-2019 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. 7582-2019 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. 7582-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7582-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7466-2018 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";
 - iii) Road dedication on 110 Avenue as required;
 - iv) Park dedication as required, including construction of walkways; and removal of all debris and garbage from park land;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
 - viii) Registration of a Statutory Right-of-Way plan and agreement for infrastructure;
 - ix) Registration of a Restrictive Covenant for Tree Protection; Stormwater Management Habitation and Restoration Plan and additional items that may be identified through the final processing of the rezoning;
 - x) Removal of existing buildings;
 - xi) 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 properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
 - xii) That a voluntary contribution, in the amount of \$91,800.00 (\$5,100 per lot X 18 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
 - xiii) Payment of the Density Bonus provision of the Rs-1b (One Family Urban (Medium Density) Residential) zone and RS-1d (One Family Urban (Half Acre) Residential, in the amount \$55,800.00 (\$3,100 per lot X 18 lots)

DISCUSSION:

1) Background Context:

Applicant:	Morningstar Homes Ltd.
Legal Description:	Lot 28 Section 10 Township 12 New Westminster District Plan 43223; Lot 29 Section 10 Township 12 New Westminster District Plan 43223;
OCP:	
Existing:	Low Density Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b(One Family Urban(Medium Density) Residential).
Surrounding Uses:	
North:	Use: Single Family Zone: RS-1b (One Family Urban (Medium Density) Residential), with a Density Bonus through the Albion Community Amenity Program to R-1 (Residential District) zone.
South:	Designation: Low/Medium Density Residential Use: Vacant Land Zone: RS-3 (One Family Rural Residential)
East:	Designation: Low Density Residential and Conservation Use: Rural Residential Use Zone: RS-3 (One Family Rural Residential)
West:	Designation: Low Density Residential and Conservation Use: Rural Residential Use Zone: RS-3 (One Family Rural Residential) Designation: Low Density Residential and Conservation
Existing Use of Property:	Rural Residential
Proposed Use of Property:	Single Family Residential
Site Area:	1.62 Hectares (3.99 acres)
Access:	110 th Avenue
Servicing requirement:	Urban Standard

2) Project Description:

The applicant has request to rezone the subject properties from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential, with a Density Bonus.

The RS-1d (One Family Urban (Half Acre) Residential) zone, the base density is a minimum net lot area of 2,000m², minimum lot width of 30m, and a minimum lot depth of 40m. A Density Bonus is an option in the RS-1b zone and shall be applied as follows:

- a. An Amenity Contribution of \$3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 2,000m².
- b. The maximum density permitted through the Density Bonus option is:
 - i. minimum net lot area of 557m²;
 - ii. minimum lot width of 14.0m;
 - iii. minimum lot depth of 27m.
- c. Zoning requirements consistent with the RS-1b One Family Urban (Medium Density) Residential zone will apply and supersede the zoning requirements for the RS-1d zone.

The proposal consists of 18 lots amounting to a Density Bonus Contribution of approximately \$55,800.00. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program which will require a contribution of \$5,100.00 per lot.

3) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Albion Area Plan and is currently designated Low Density Residential and Conservation.

The Low Density Residential designation corresponds with single detached residential development at a lot density urban standard with lot sizes at 2000m² (half acre). Higher densities may be supportable in compliance with the Density Bonus Program regulations prescribed in the Zoning Bylaw and Albion Area Plan.

The Conservation Designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geological sensitivity.

Albion Plan Policy 10.2.2 – is intended to meet the needs of the community and respond to changes in housing form and demand over time by enabling an additional means of providing neighbourhood amenities. The Albion Area Plan Community Amenity Program provides the opportunity for a Density Bonus within a number of zones identified with the Albion Zoning Matrix. Within these zones, ‘bonus’ density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Plan Area.

The application is in compliance with *OCP Amending Bylaw No. 6995–2013*, that establishes the Density Bonus Program, and in compliance with the proposed *Zone Amending Bylaw No. 6996-2013*, that permits a Density Bonus option in the *Low Density Residential* designation in the Albion

Area Plan. The applicant intends to apply the Density Bonus option to this project, as discussed above in the Project Description.

For the proposed development, an OCP amendment will be required to adjust the Conservation area boundary for protection of the natural features.

ii) Zoning Bylaw:

The current application proposes to rezone the properties located at 24145 110 Avenue and 24185 110 Avenue from RS-3 (One Family Residential) to RS-1d (One Family Urban (Half Acre) Residential with a Density Bonus, to permit future subdivision of 18 RS-1b One Family Urban (Medium Density) sized single family lots. The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the application to reduce the single-family lot size from RS-1d (One Family Urban (Half Acre) base density of 2,000m² to 557m². A Density Bonus Contribution of \$3,100 per lot for each lot that is less than 2,000m² is required for a total of \$55,800.00. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program and will result in a contribution of \$91,800.00.

iii) Proposed Variances:

A Development Variance Permit application has been received for this project to reduce the minimum lot width for proposed lots 1, 2, 9 and 10.

The requested variances to RS-1d (One Family Urban (Half Acre) Residential zone will be the subject of a future Council report. With the density provision of the RS-1d (One Family Urban (Half Acre) Residential zone the RS-1b One Family Urban (Medium Density) zone siting requirements apply.

iv) Development Permits:

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

- All areas designated *Conservation* on Schedule “B” or all areas within 50 metres of an area designated *Conservation* on Schedule “B”, or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 percent;
- All floodplain areas and forest lands identified on Schedule “C”

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

v) Development Information Meeting:

A Development Information Meeting was held at St. George’s Church, 23500 Dewdney Trunk Road on August 15, 2019, 6 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:

- Positive comments on the trail network connections;
- Appreciative comments for the retention of bordering trees to the site.
- One person in attendance commented on the lack of housing availability in Maple Ridge;

- One question was posed regarding how services along 110th Avenue will be provided, which the applicant provided information on the pump station location;
- Traffic was also included in the conversation; residents were pleased to see the cul-de-sac provide a quiet street for the neighbourhood;
- Residents were happy to see the accessibility ramp included in the walkway design along 110th Avenue;
- Some residents were concerned with the increase in traffic along 240th Street, but these comments were mostly contributed to higher density developments around the neighbourhood.

vi) Parkland Requirement:

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject properties and this land will be required to be dedicated as a condition of Final Reading.

4) Environmental Implications:

The subject property is influenced by slopes; trees; and a water course. The applicant's Professional Environmental Professional has submitted the following documents in support of the application:

- Environmental Impact Assessment;
- Geotechnical Report;
- Arborist Report; and
- Watercourse Assessment report.

The Environmental Section is satisfied that the reports submitted are satisfied that they meet Maple Ridge's environmental Development Permit objectives and requirements.

5) Interdepartmental Implications:

i) Engineering Department:

In order for the proposed development to be serviced by sanitary sewer a pump station is required at the sole cost of the applicant. The location of the required pump station has not been agreed upon by the applicant and the City. The location of the pump station needs to be approved and accepted by the City before adoption of Zone Amending Bylaw 7466-2018.

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 on May 15, 2018.

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, a revision of the Conservation boundary, 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. 7582-2019, that second reading be given to Zone Amending Bylaw No. 7466-2018, and that application 2018-105-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

Prepared by: **Wendy Cooper, MCIP,RPP
Planner 1**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

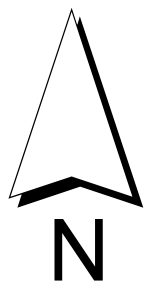
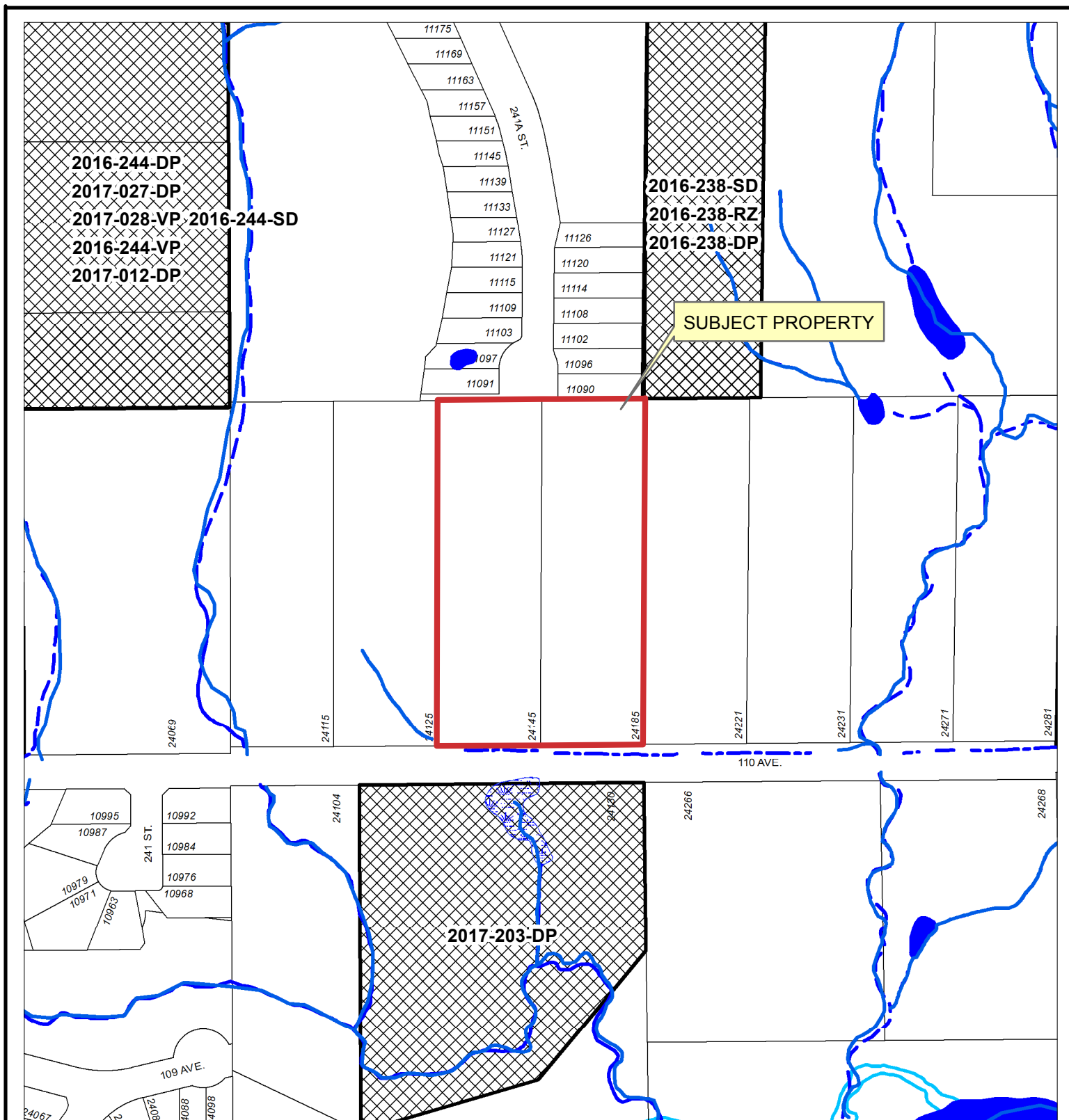
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Kelly Swift”

Concurrence: **Kelly Swift, MBA
Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7582-2019
Appendix D – Zone Amending Bylaw No. 7466-2018
Appendix E – Site Plan



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Edge of River
- - - Edge of Marsh
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- Marsh
- River
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/VP)

24145 & 24185 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

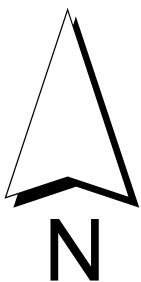
mapleridge.ca

FILE: 2018-105-VP
DATE: Aug 2, 2018

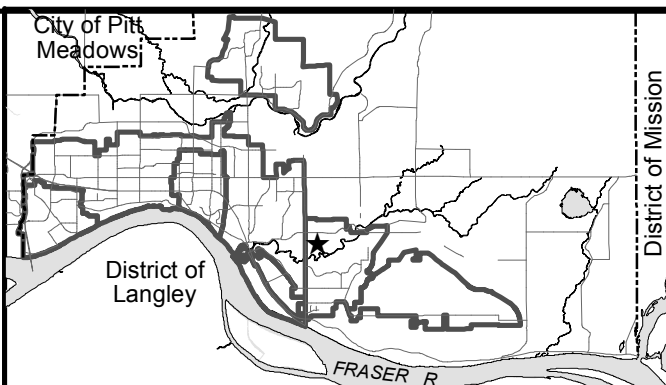
BY: LP



Aerial Imagery from the Spring of 2016



Scale: 1:2,500



24145 & 24185 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-105-VP
DATE: Aug 2, 2018

BY: LP

**CITY OF MAPLE RIDGE
BYLAW NO. 7582-2019**

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" & "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. 7582-2019."
2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and "Figure 1: Northeast Albion" are hereby amended for that parcel or tract of land and premises known and described as:

Lot 28 Section 10 Township 12 New Westminster District Plan 43223
Lot 29 Section 10 Township 12 New Westminster District Plan 43223

and outlined in heavy black line on Map No. 1009, a copy of which is attached hereto and forms part of this bylaw, are hereby designated as shown.

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

Lot 28 Section 10 Township 12 New Westminster District Plan 43223
Lot 29 Section 10 Township 12 New Westminster District Plan 43223

and outlined in heavy black line on Map No. 1010, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the 29th day of October, 2019.

READ a second time the 29th day of October, 2019.

PUBLIC HEARING held the day of , 20 .

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

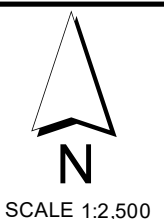
CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7582-2019
 Map No. 1010
 Purpose: To Amend Schedule C As Shown

 To Add to Conservation



**CITY OF MAPLE RIDGE
BYLAW NO. 7466-2018**

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. 7466-2018."
2. Those parcel (s) or tract (s) of land and premises known and described as:

Lot 28 Section 10 Township 12 New Westminster District Plan 43223
 Lot 29 Section 10 Township 12 New Westminster District Plan 43223

and outlined in heavy black line on Map No. 1764 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RS-1d (One Family Urban (Half Acre) 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 12th day of June, 2018.

READ a second time the 29th day of October, 2019.

PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



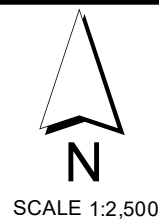
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7466-2018

Map No. 1764

From: RS-3 (One Family Rural Residential)

To: RS-1d (One Family Urban (Half Acre) Residential)



**PROPOSED SUBDIVISION PLAN OF LOTS 28 AND 29,
SECTION 10, TOWNSHIP 12, N.W.D. PLAN 43223.**

SCALE 1:500

10 5 0 10 20 30
All Distances are in Metres.

The intended plot size of this plan is
432mm in width by 560mm in height
(C size) when plotted at a scale of 1:500

CIVIC ADDRESSES:

LOT 28

24145 110 AVENUE

MAPLE RIDGE, B.C.

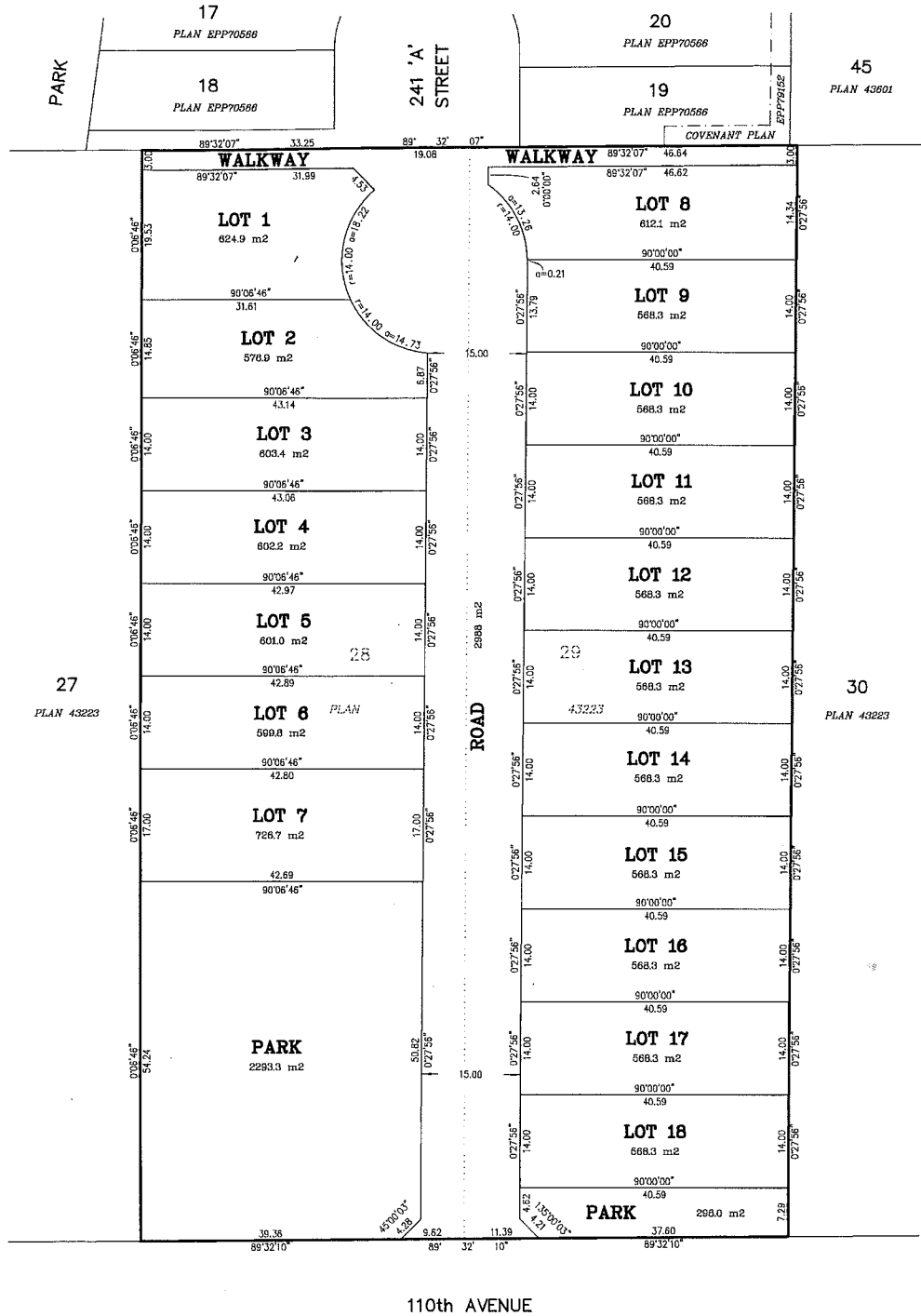
P.I.D.: 006-718-426

LOT 29

24185 110 AVENUE

MAPLE RIDGE, B.C.

P.I.D.: 006-718-434



DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-246-RZ
File Manager: Michelle Baski, AScT, MA

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 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:

Geotechnical Report, by JECTH Consultants Inc., dated July 20, 2018
Stormwater Management Plan, by JECTH Consultants Inc., dated August 3, 2018
Arborist Report, PMG Landscape Architects, dated April 28, 2016

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7267-2016
12111 and 12119 203 Street

MEETING DATE: October 22, 2019
FILE NO: 2016-246-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 12111 and 12119 203 Street from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential), to permit the future construction of 10 townhouse units. Council granted first reading to Zone Amending Bylaw No. 7267-2016 on September 20, 2016. The application was delayed due to the application of Building Code and Fire Code requirements that required Fire Department vehicles to have direct access to at least one face of every building by means of a street. Due to this requirement, the orientation of the buildings needed to be revised to meet the Code requirements.

This application is in compliance with the Official Community Plan.

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, for an estimated amount of \$41,000.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7267-2016 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 203 Street, East/West lane, and the North/South new lane, as required;
 - iv) Consolidation of the subject properties;
 - v) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - vi) Registration of a Restrictive Covenant for Stormwater Management;
 - vii) Removal of existing buildings;

- viii) Approval from Fortis BC for the proposed land alterations on the Fortis Right-of-way;
- 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 properties. 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 \$41,000.00 (\$4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Matthew Cheng, Matthew Cheng Architect Inc.
Legal Descriptions:	Lots G and H, District Lot 263, Group 1, New Westminster District Plan 18612
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-1 (Townhouse Residential)
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: RS-1 (One Family Urban Residential)
	Designation: Urban Residential
East:	Use: Single Family Residential
	Zone: RS-1 (One Family Urban Residential) and R-2 (Urban Residential District)
	Designation: Urban Residential
West:	Use: Church
	Zone: P-4a (Place of Worship Institutional/Educational)
	Designation: Institutional
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.31 ha (0.7 acre)
Access:	Lane off of 203 Street
Servicing requirement:	Urban Standard
Companion Applications:	2016-246-DP/DVP

2) Project Description:

The subject properties are located north of Dewdney Trunk Road, on the west side of 203 Street. The properties are relatively flat and are currently occupied by single family dwellings. There are single family residential properties to the north, east, and south, and a church to the east (see Appendices A and B).

An application has been received to rezone the subject properties, located at 12111 and 12119 203 Street, from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential), for future development of approximately 10 townhouse units. Originally, the application proposed the townhouses to be oriented north-south. Building Code and Fire Code require that Fire Department vehicles must have direct access to at least one face of every building by means of a street. By definition, a street needed to be dedicated and at least 9m (29.5 ft.) or more in width. Due to this requirement, the orientation of the buildings was revised to be oriented east-west to meet the Code requirements.

3) Planning Analysis:

i. Official Community Plan:

The subject properties are designated *Urban Residential – Major Corridor* in the Official Community Plan (OCP). This designation allows for ground-oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies. The proposed development for townhouses is consistent with the OCP designation.

ii. Zoning Bylaw:

The applicant is proposing to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) (see Appendix C) to permit the development of 10 townhouse units (see Appendices D and E). The proposed zone is supported by the land use designation.

iii. Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350 – 1990* requires that the RM-1 (Townhouse Residential) zone provide two off-street parking spaces per dwelling unit, plus 0.2 spaces per dwelling unit designated for visitors. As there are 10 dwelling units proposed, 20 resident parking spaces are required and 2 visitor parking spaces are required. Double-car garages are provided for all the units and two visitor parking stalls are provided.

iv. Proposed Variances:

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

- *Maple Ridge Zoning Bylaw No. 3510 -1985, to reduce the front and rear setback from 7.5m (24.6 ft.) down to 4.5m (14.8 ft.).*
- *Maple Ridge Zoning Bylaw No. 3510 -1985, to reduce the minimum Useable Open Space dimension from 6m (19.7 ft.) down to 5.2m (17 ft.).*

The requested variances to the RM-1 (Townhouse Residential) zone 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. Accordingly, prior to final zoning approval, the Development Permit must be reviewed and approved. An application for the Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to Council and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

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 April 17, 2019.

The ADP concerns have been addressed and are reflected in the current plans. A summary of the resolutions and how the developer addressed the resolutions has been provided (see Appendix F). 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 the Maple Ridge Community Church on September 30, 2019. Approximately five people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and is summarized as follows:

There was an inquiry with respect to the entry into the development and whether or not the internal driveway will become an additional entry onto 203 Street. The architect explained that the internal driveways will be blocked with removable bollards, as it is intended for emergency access only. Entry into the development will be from the lane.

4) Environmental Implications:

A Tree Permit is required to remove the existing trees onsite. More than the minimum number of trees required for the area will be replanted with the proposed landscaping plan.

5) Traffic Impact:

As the subject properties are 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:

The Engineering Department has identified that all the services required in support of this development do not yet exist. It will be necessary for the owner to enter into a Rezoning Servicing Agreement and provide the securities to do the required work in that Agreement. Comments received from the Engineering Department regarding site servicing are as follows:

- Two existing driveway letdowns will need to be removed and replaced with sidewalk and barrier curb and gutter.
- The emergency access will need to have a reduced curb height to allow for emergency vehicles to access the site.
- A lane must be constructed along the North and West property lines for access to the townhomes. This will require approximately 3.75m (12.3 ft.) of dedication along the North property line and 7.5m (24.6 ft.) along the west property line. Three metres (9.8 ft.) of road dedication is also required along 203 Street.
- A new sanitary sewer, storm, and water service connection will be required and will be sized accordingly by the applicant's engineer.
- A 6m (19.7 ft.) driveway letdown will need to be constructed for access to the lane.
- Street trees are required along the property frontage.
- All third party utilities are to be serviced underground; conduits for Hydro/Tel/Shaw/City communications are to be installed across the frontage of the development.

ii. Fire Department:

The Fire Department has identified that all onsite carriageways must be a minimum width of 6m (19.7 ft.) and rated to their specifications, which were provided to the developer. Signage indicating that the lanes are fire lanes and that no parking is permitted within the lanes is required. A unit directional addressing sign, which is visible day and night, is to be permanently mounted at the main entrance. A private fire hydrant will be required near the main entrance to the development.

iii. Building Department:

The Building Department has reviewed the development application and has provided comments related to Building Code requirements which have been provided to the developer. These comments will be reviewed again at the Building Permit stage.

7) School District No. 42 Comments:

A referral was sent to School District No. 42 and the following comments were received:

"This rezoning application would affect the student population for the catchment areas currently served by Fairview Elementary and Westview Secondary School.

Fairview Elementary has an operating capacity of 433 students. For the 2016-17 school year, the student enrolment at Fairview Elementary is 279 students (67% utilization), including 93 students from out of catchment.

Westview Secondary School has an operating capacity of 1200 students. For the 2016-17 school year, the student enrolment at Westview Secondary School is 649 students (54% utilization) including 139 students from out of catchment."

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7267-2016, and that application 2016-246-RZ be forwarded to Public Hearing.

“Original signed by Michelle Baski”

Prepared by: **Michelle Baski, ASCT, MA**
Planner 2

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

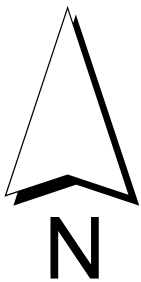
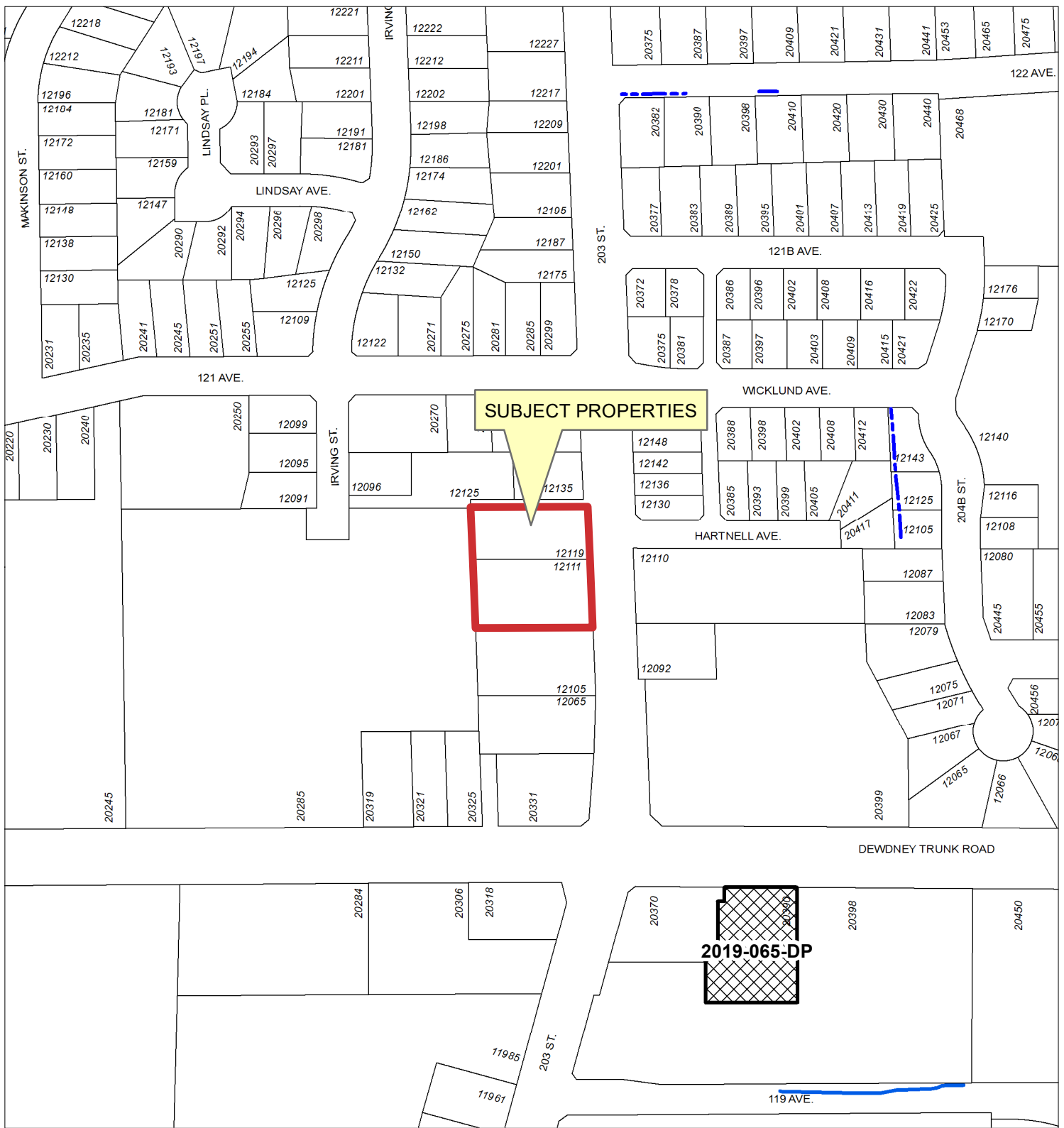
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“Original signed by Kelly Swift”

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7267-2016
Appendix D – Site Plan and Building Elevations
Appendix E – Landscape Plan
Appendix F – Advisory Design Panel Summary



Scale: 1:2,500

Legend



Active Applications (RZ/SD/DP/VP)

12111 & 12119 203 St
010-426-001 & 001-281-089

PLANNING DEPARTMENT



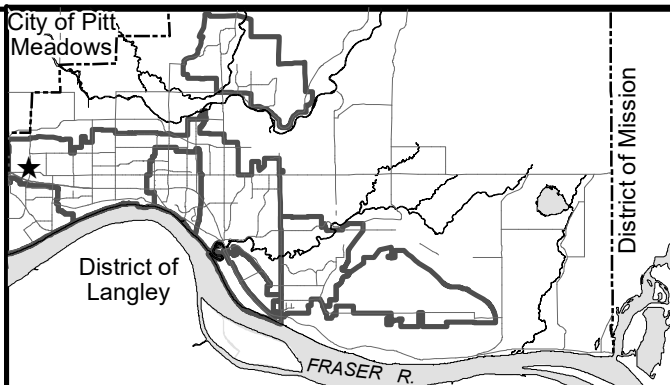
MAPLE RIDGE

British Columbia

mapleridge.ca

2016-246-RZ
DATE: Oct 23, 2019

BY: MC



12111 & 12119 203 STREET
PID: 010-426-001, 001-281-089

PLANNING DEPARTMENT



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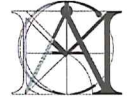
FILE: 206-246-RZ
DATE: Oct 28, 2019

BY: AC

BYLAW NO. 7267-2016

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

CORPORATE OFFICER



**MATTHEW CHENG
ARCHITECT INC.**
Unit 202 - 870 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3021 / Fax: (604) 731-3908
Cell: (604) 649-6697 / Email: matthew@mc.ai

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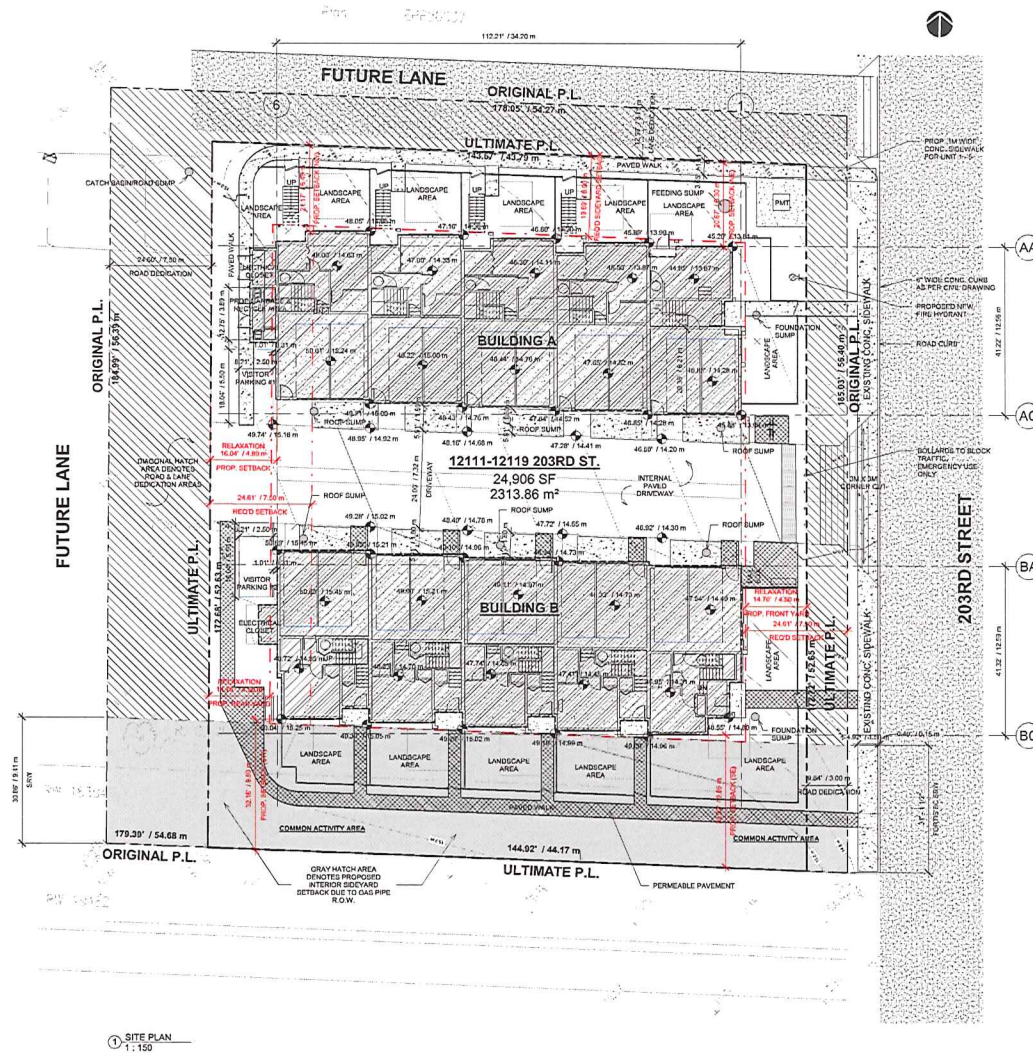
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Consultants:

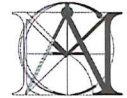
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203RD STREET,
MAPLE RIDGE
B.C.**

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Drawn: RK
Checked: MC
Scale: 1 : 150
Project: 15MTH01
Revision: _____
Print Date: 20160629
A0.1



① SITE PLAN
1 : 150



**MATTHEW CHENG
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Unit 202 - 670 EVANS AVENUE
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TEL: (604) 731-3521 / Fax: (604) 731-3906
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Revision:
20161124 RA APPLICATION
20160221 DP RESUBMISSION
20160228 DP RESUBMISSION
20160417 ASP SUBMISSION
20160629 ASP RESOLUTION

Consultants:

Project Title:
**12111-12119
203RD STREET,
MAPLE RIDGE
B.C.**

Sheet Title:
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Checked by:
MC

Scale:
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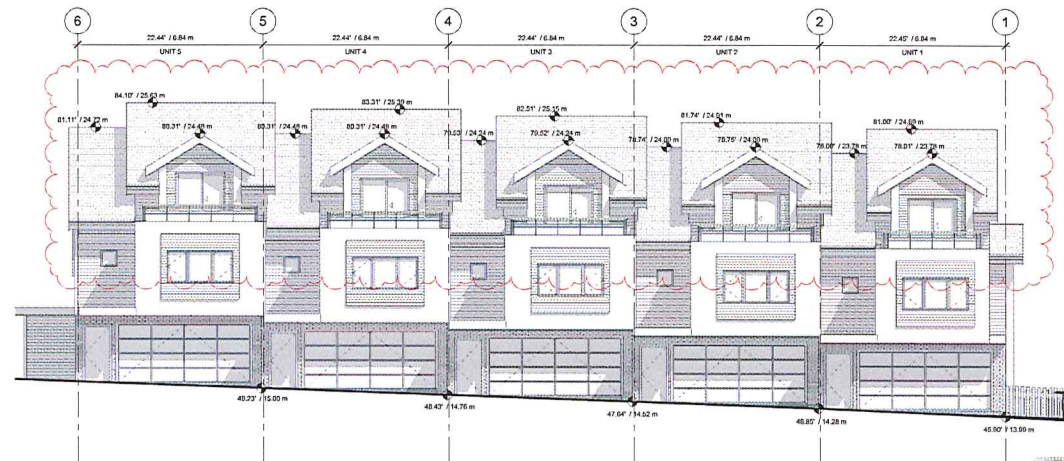
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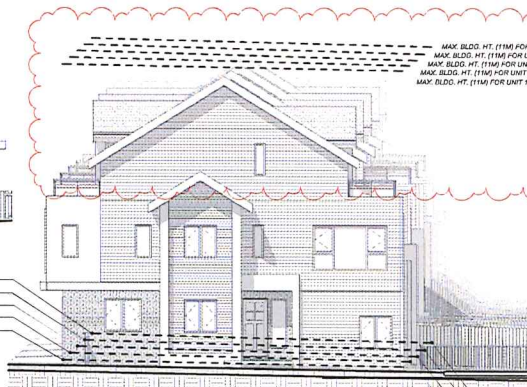
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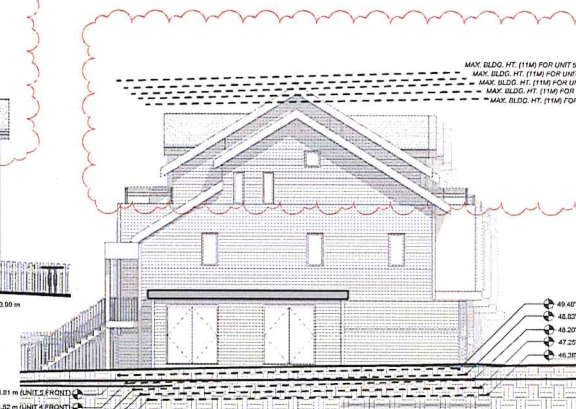
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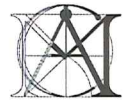
2. BLDG A SOUTH ELEVATION
1:75



3. BLDG A & B EAST ELEVATION (203 ST)
1:75



**4. BUILDING A WEST ELEVATION (FUTURE
LANE)**
1:75



**MATTHEW CHENG
ARCHITECT INC.**
Unit 202 - 670 EVANS AVENUE
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Revision:
20161124 RA APPLICATION
20160221 DP RESUBMISSION
20160229 DP RESUBMISSION
20160417 ASP SUBMISSION
20160229 ASP RESOLUTION

Project Title:
**12111-12119
203RD STREET,
MAPLE RIDGE
B.C.**

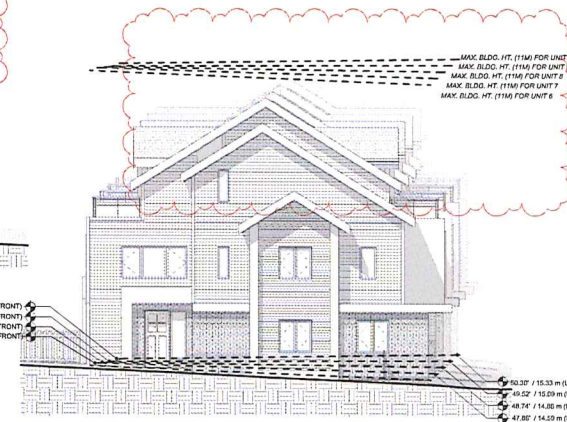
Sheet Title:
**BUILDING B
HEIGHT**

Drawn: RK
Checked: MAC
Date: 1:75
Project: 15MTH01
Revision: _____
Date: _____
Print Date: 20160229

A2.3



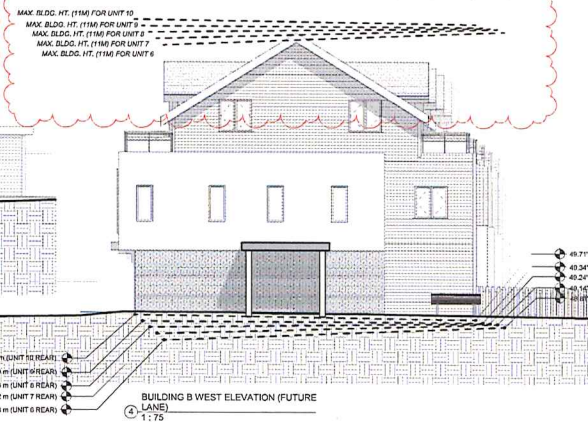
1. BLDG B SOUTH ELEVATION
1:75



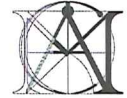
3. BLDG B EAST ELEVATION (203 ST)
1:75



2. BLDG B NORTH ELEVATION HT
1:75



4. BUILDING B WEST ELEVATION (FUTURE
LANE)
1:75



**MATTHEW CHENG
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Revisions

20161124 RA APPLICATION
20160221 DP RESUBMISSION
20160221 DP RESUBMISSION
20160411 ADP RESUBMISSION
20160827 ADP RESOLUTION

Consultants

Project Title

12111-12119
203RD STREET,
MAPLE RIDGE
B.C.

Sheet Title

ELEVATIONS

Drawn: RK

Checked: MC

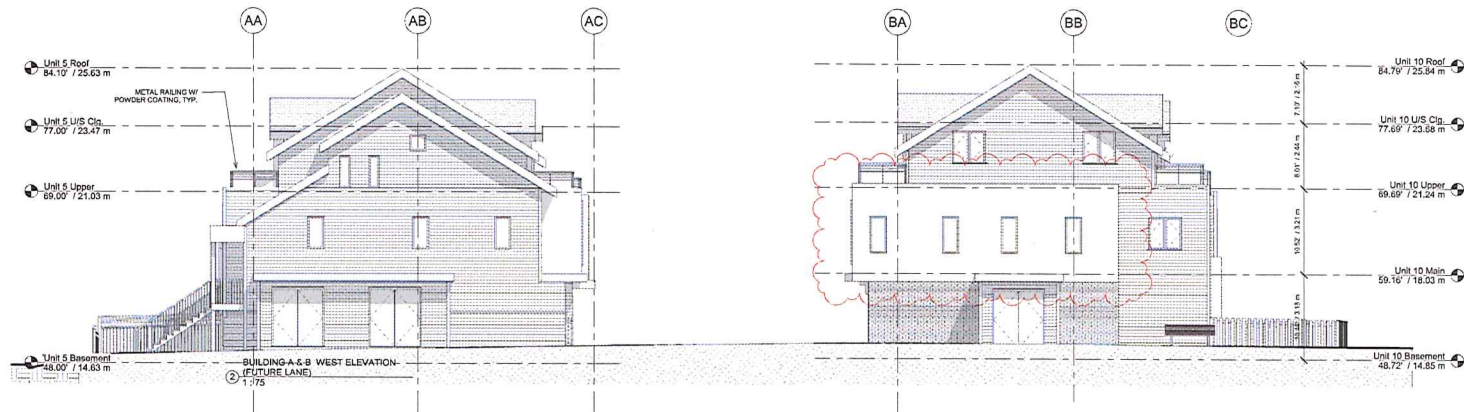
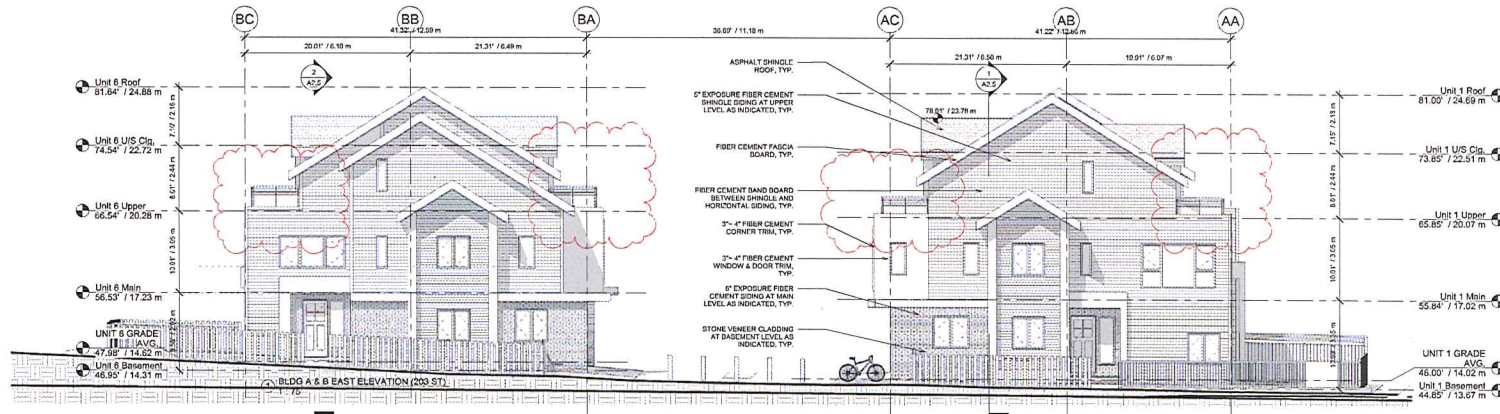
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Project: 15MTH01

Revision: _____

Print Date:
20160228

A2.4

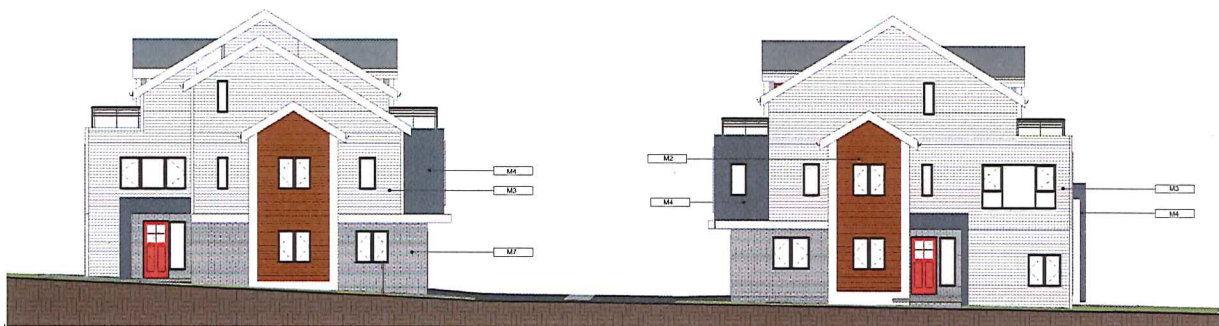




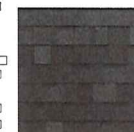
③ BUILDING 1 NORTH COLOR ELEVATION
1:75



② BUILDING 1 WEST COLOR ELEVATION
1:75



① BUILDING 1 EAST COLOR ELEVATION
1:75



M1
DARK GREY ASPHALT SHINGLE

- ALL GABLE ROOF
- ALL SHED ROOF



M2
PVC SIDING SAGIWALL BY
SAGIPER CARAMEL CEDAR
REF-8

- FEATURE EXTERIOR WALL



M3
JAMES HARDIE PLANK SIDING
PAINT FINISH ARCTIC WHITE
BY BENJAMINE MOORE

- FC SIDING
- FC FASCIA BOARD
- FC WINDOW & DOOR TRIM
- FC CORNER TRIM
- FC BAND
- FC SOFFITS
- PTD. REAR ENTRANCE DOOR
- PTD. COLUMN
- PTD. GARAGE DOOR



M4
JAMES HARDIE PANEL WITH
FRY REGLETS. PAINT FINISH
WITCHING HOUR 2120-30 BY
BENJAMINE MOORE

- FC SIDINGS



M5
BENJAMIN MOORE PAINT
SANGRIA 2006 - 10

- PTD MAIN ENTRANCE DOOR PANEL



M6
BENJAMIN MOORE PAINT
LEAD GRAY 2131-30 OR TO
MATCH

- HANDRAIL & GUARDRAIL
- GUTTER



M7
LIGHT GRAY SPECK THIN
BRICK WALL BY IXL

- PORTIONS OF BASEMENT FLOOR
- EXTERIOR WALLS



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Revision

20181124 RA APPLICATION
20180227 DP RESUBMISSION
20180228 DP RESUBMISSION
20180417 ASP SUBMISSION
20180609 ASP RESOLUTION

Consultants

Project Title

12111-12119
203RD STREET,
MAPLE RIDGE
B.C.

Sheet Title

MATERIALS AND
COLOUR
SCHEME

Drawn: RK

Checked: MC

Scale: 1:75

Project: 15MTH01

Revision: Dwg:

Print Date: 2019/02/28

A2.6



Entrance driveway and building façade along 203 Street



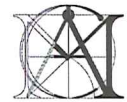
Rear view



View of unit entrances to Building B facing Common Activity Area



Aerial View of Building A & B facing Future Lane



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Revision
20181124 RA APPLICATION
20181221 DP RESUBMISSION
20181228 DP RESUBMISSION
20190417 ADP SUBMISSION
20190501 ADP RESOLUTION

Consultants

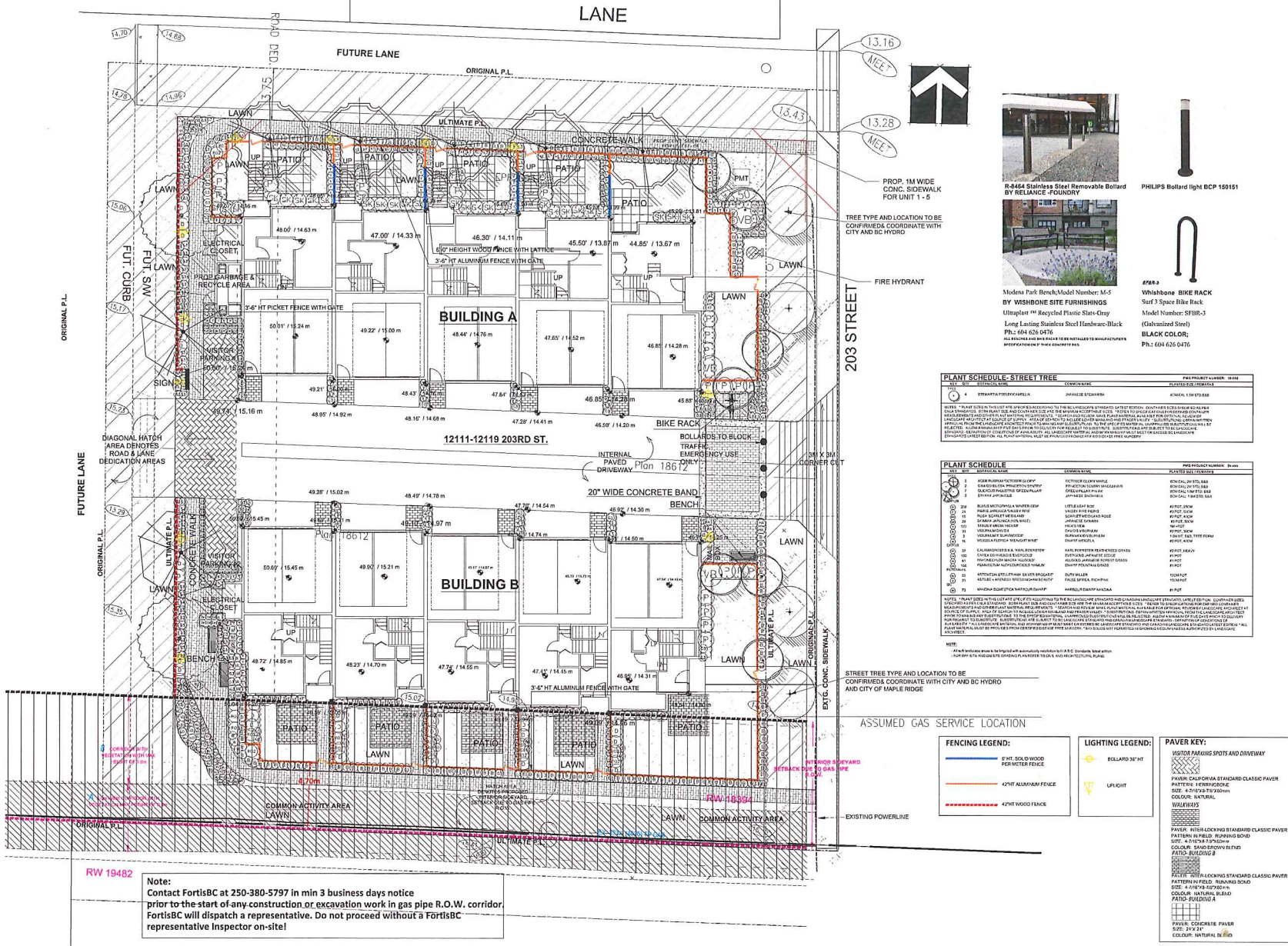
Project Title
**12111-12119
203RD STREET,
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Sheet Title
PERSPECTIVES

Drawn: RO
Checked: MC
Scale:
Project: 15MTH01
Revision: _____ Date: _____
Print Date: 03/01/19 **A4.0**

NOTES:
• TREES AND PLANTINGS SHOWN ARE FOR REPRESENTATION ONLY AND DOES NOT
REFLECT THE ACTUAL IMAGE OF THE PLANTING.
• PLEASE REFER TO LANDSCAPING PLANTS FOR DETAILS
• SOME TREES MAY BE OMITTED IN THE PERSPECTIVE VIEWS SUCH THAT THE
BUILDING FOR CAN BE IN FULLY VIEW.

SEAL:



PROJECT:
10-UNIT TOWNHOUSE DEVELOPMENT

**12111 AND 12119 203RD STREET
MAPLE RIDGE**

WITH: MATTHEW CHENG ARCHITECT INC.
LANDSCAPE PLAN

DATE: June 21, 2016 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM OF 4

Appendix F

Summary of Advisory Design Panel Resolutions

Following presentations by the project Architect and Landscape Architect, the Advisory Design Panel made the following resolution that:

That File No. 2016-246-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up (responses provided by the Architect and Landscape Architect are provided in italics):

Landscape Comments:

1. Consider replacing community garden boxes with additional seating;
Garden boxes have been replaced with benches.
2. Consider incorporating a unit paver detail to the North side concrete walkway for consistency along the path;
This has been incorporated in the landscaping plans.
3. Consider detailing landscape perimeter fencing to relate to architectural detailing and character;
Fencing details have been updated.
4. Consider detailing the removable bollards at the 203 Street driveway to be high visibility but still aesthetically pleasing;
A more decorative bollard design has been provided.
5. Consider alternative materials such as grass rings or grass paving material to make emergency service vehicle entry off 203 Street more pedestrian oriented.
This was considered, but not implemented as the grass paving material is difficult to maintain.

Architectural Comments:

1. Consider reviewing the architectural detailing for style;
The style remains reflective and in context with its immediate surrounding and neighboring newly built houses across 203 Street. However, the proposed buildings will have a more modern and contemporary take of the craftsman style, fused with some elements reminiscent of west coast style, colour scheme and materials.
2. Provide additional details to support architectural character;
Accent walls of wood grain vinyl sidings provide warmth and colour to otherwise, light grayish façade. Main doors and back doors remain red to provide accent and color to the building. The juxtaposed rectilinear gray painted Hardie Sidings create a contemporary façade, yet the high-pitch gable roofs and the horizontal white Hardie plank wall sidings reminds that of the craftsman style. The wider window style with black coloured frames are primary contemporary, making the unit a bit more airy and open.
3. Consider adding variation to dormer roof lines;
The design of the dormers has been revised and changed from original design. It is now wider and the immediate roof deck in front of it has more open space with glass baluster and aluminum railings, making it more usable as an extended space for users.

4. Provide accent colours and/or materiality at a human scale;
The colours are more earthly and warmer now with Sagjrev wood grain Vinyl sidings as the primary wall accents. Red doors are kept to give life to otherwise neutral colours of white, gray, and brown.
5. Emphasize the 203 Street façade through materials, articulation, etc.
The imposing wood grain accent wall with two vertical walls and a gable roof on top provide a more imposing or prominent feature of the building façade. The red doors with rectilinear gray wall and canopy directs people to the main entrance to each unit.

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2019-314-RZ
File Manager: Amanda Grochowich

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:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Zone Amending Bylaw No. 7569-2019;
Density Bonus Requirements

MEETING DATE: September 17, 2019
FILE NO: 2019-314-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

At the July 23, 2019 Council Workshop, Council directed that a Zone Amending Bylaw be brought forward that establishes a set of density bonus regulations for new development. The regulations, which are revised from an earlier set of provisions approved in-principle in 2018, remove any optional requirement to provide below market rental floor space in exchange for bonus density. Instead the revised density bonus regulations now focus on an increased set of cash contribution rates which would be used to fund future affordable housing projects. The intent of this work is to further implement the City's Official Community Plan, Housing Action Plan and Council's Strategic Plan to encourage greater delivery of affordable, rental, and special needs housing within the City.

Staff are reporting back to Council and are recommending that Zone Amending Bylaw No. 7569-2019 (attached in Appendix A) be given first and second reading and forwarded to the next available Public Hearing.

RECOMMENDATION:

That Zone Amending Bylaw No. 7569-2019 be given first and second reading, and be forwarded to Public Hearing.

BACKGROUND:

On July 17, 2018, Council reviewed and approved in-principle a draft framework of density bonus regulations to encourage greater delivery of affordable, rental, and special needs housing options through new development and directed that the draft regulations be included in the New Zoning Bylaw.

On January 29, 2019, application 2017-461-RZ to rezone the subject property located at 11641 227 Street from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of approximately 153 residential units based on a density bonus, was considered by Council for second reading. During that meeting Council expressed an interest in revising the in-kind amenity contribution of the 13 market rental and 3 affordable rental units, and directed staff to discuss further with the applicant the option of providing a cash-in-lieu contribution in exchange for the proposed increase in density. Through the subsequent discussions, the applicant proposed a cash-in-lieu figure of \$20.00 a sq. ft. or an estimated figure of \$256,000.

On June 4, 2019, Council revisited the draft Density Bonus regulations presented in 2018 and discussed preferences for securing additional affordable housing in the City. In doing so, it was directed that the draft Density Bonus provisions were to be amended to eliminate the option of

providing below market rental units. In their place, Council identified a preference for only cash contributions in exchange for bonus density.

On July 23, 2019, as a follow-up and after reviewing the founding financial analysis that underpins the draft Density Bonus regulations, Council directed:

That staff prepare a Zone Amending Bylaw to bring forward draft density bonus zoning which removes the optional requirement to provide rental floor space in exchange for bonus density and increases the cash contribution rates to reflect the analysis identified in the staff report titled “CAC and Density Bonus Analysis and Outcomes”, dated July 23, 2019.

DISCUSSION:

a) Draft Density Bonus Regulations

The draft density bonus framework that Council recently approved in-principle on July 23rd and is included in Zone Amending Bylaw No. 7569 – 2019 (available in full in Appendix A) is as follows:

For applicable residential zones:

Zone	Housing Form Eligible for Bonus	Base Density	Maximum Density Bonus	Cash Contribution Rate
RM-1 RM-4 RM-5	Townhouse	0.60 FSR 0.75 FSR 0.80 FSR	0.75 FSR 0.90 FSR 0.95 FSR	\$344.34 m ² (\$32 sq ft)
RM-2	Apartment	1.8 FSR	2.4 FSR	\$161.46 m ² (\$15 sq ft)
RM-3	Apartment	1.2 FSR	2.8 FSR*	\$161.46 m ² (\$15 sq ft)
RM-6	Apartment	1.6 FSR	3.65 FSR*	\$161.46 m ² (\$15 sq ft)
Other existing density bonus options included				

For applicable commercial zones:

Zone	Housing Form Eligible for Bonus	Base Density	Maximum Density Bonus	Cash Contribution Rate
C-2	Townhouse	Measured in terms of height, with 7.5 m or 1 storey maximum	Base height is increased to permit 1 extra storey (2 storey maximum), to a maximum height of 10 m.	\$161.46 m ² (\$15 sq ft)
C-3	Apartment	1.0 FSR with existing density bonus provisions for underground parking and building height above 2 storeys. **	2.8 FSR outside of Port Haney	\$161.46 m ² (\$15 sq ft)
** This replaces the prior bonus provisions for affordable housing.				

Zone Amending Bylaw No. 7569-2019 updates the density bonus rates for apartment and townhouse units in the noted zones. These density bonus options apply to lots within the Town Centre Area, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw. All funds received would require the creation of a new Affordable Housing Density Bonus Reserve Fund, and would be available to help fund future affordable housing projects in the City.

b) Strategic Alignment:

As part of the City of Maple Ridge Strategic Plan 2019 – 2022, under its Community Safety theme, the creation of affordable, rental, and special needs housing options in Maple Ridge is a key priority of Council.

c) Policy Implications:

The City's Official Community Plan and Housing Action Plan (HAP) establishes as a key strategy the creation of new affordable, rental, and special needs housing opportunities. As a short term action item, the endorsed 2015 HAP implementation plan suggested the potential use of density bonuses as a means of creating affordable, rental and special needs housing options in Maple Ridge.

d) Interdepartmental Implications:

The Planning and Finance Departments continue to collaborate on amenity policy and zoning matters such as density bonus zoning to help foster greater affordable housing in Maple Ridge. Other interdepartmental efforts to create greater housing choice and offer more affordable, rental, and special needs housing options are ongoing.

e) Financial Implications:

The creation of an additional reserve fund and an accompanying authorizing bylaw would be required to receive cash contributions that may stem from the proposed density bonus framework, if approved and adopted by Council. The Affordable Housing Density Bonus Reserve Fund bylaw will be presented to Council concurrently should the draft density bonus bylaw No. 7569-2019 be brought forward for a fourth and final reading.

CONCLUSION:

Given Council's recently expressed interest in developing an appropriate cash contribution density bonus framework that could help facilitate greater affordable, rental, and special needs housing in the City, Zone Amending Bylaw No. 7569-2019 is presented for Council consideration of first and second reading.

"Original signed by Amanda Grochowich"

Prepared by: **Amanda Grochowich, MCIP, RPP
Planner I**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA
Acting Chief Administrative Officer**

Appendix A – Zone Amending Bylaw No. 7569-2019

CITY OF MAPLE RIDGE
BYLAW NO. 7569-2019

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

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. 7569-2019”.
2. That PART 6 RESIDENTIAL ZONES, SECTION 602 RM-1 TOWNHOUSE RESIDENTIAL DISTRICT is amended by adding the following after 9.2.:
 3. For lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014):
 - a) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).
3. That PART 6 RESIDENTIAL ZONES, SECTION 603 RM-4 MULTIPLE FAMILY RESIDENTIAL DISTRICT is amended by inserting the following after 5. b):
 - b) i) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).
4. That PART 6 RESIDENTIAL ZONES, SECTION 604 RM-2 MEDIUM DENSITY APARTMENT RESIDENTIAL DISTRICT is amended by inserting the following between 5. e) and 5. f) and re-lettering the remaining bullets accordingly:
 - f) Additional density not to exceed 0.6 times the lot area may be obtained with the following provision:
 - i) for lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor

Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

5. That PART 6 RESIDENTIAL ZONES, SECTION 605 RM-3 HIGH DENSITY APARTMENT RESIDENTIAL DISTRICT is amended by inserting the following after 5. a) and re-lettering the remaining bullets accordingly:
- b) Additional density not to exceed 0.6 times the lot area may be obtained with the following provision:
- i) for lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).
6. That PART 6 RESIDENTIAL ZONES, SECTION 606 RM-5 LOW DENSITY APARTMENT RESIDENTIAL DISTRICT (GARDEN APARTMENTS) is amended by deleting 5. DENSITY and replacing with the following:

5. DENSITY

All buildings for apartment and townhouse use shall not exceed a floor space ratio of 0.8 times the lot area:

- a) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).
- b) The calculations shall not include the following for computing the floor space ratio:
- i) Any portion of a basement or cellar or other common area containing heating, laundry, recreational or storage facilities;
- ii) Amenity areas, swimming pools and open sundecks;
- iii) Any portion of a storey used for mechanical or electrical service room;
- iv) Balconies;
- v) Common stairwells and common corridors.

7. That PART 6 RESIDENTIAL ZONES, SECTION 607 RM-6 REGIONAL TOWN CENTRE HIGH DENSITY APARTMENT RESIDENTIAL is amended by deleting 5 a) iii. and replacing with the following:

5) a) iii. Additional density not to exceed 0.5 times the lot area may be obtained for lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

8. That PART 7 COMMERCIAL ZONES, SECTION 702 COMMUNITY COMMERCIAL: C-2 is amended by inserting the following after 6) b):

c) A second storey greater than 50% in area of the first storey, not to exceed a height of 10.0 metres, may be obtained for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

9. That PART 7 COMMERCIAL ZONES, SECTION 703 CENTRE COMMERCIAL: C-3 is amended by inserting the following after 7) b) and re-lettering the remaining bullets accordingly:

c) Additional density not to exceed 0.5 times the lot area may be obtained for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

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

READ a first time the 1st day of October, 2019.

READ a second time the 1st day of October, 2019.

PUBLIC HEARING held the day of , 2019.

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER