

City of Maple Ridge

COMMITTEE OF THE WHOLE AGENDA

March 1, 2022

11:00 a.m.

Virtual Online Meeting including Council Chambers

Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council.

The meeting is live streamed and recorded by the City of Maple Ridge.

For virtual participation during Community Forum please go to
www.mapleridge.ca/640/Council-Meetings and select the meeting date.

1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of February 15, 2022

3. DELEGATIONS/STAFF PRESENTATIONS

4. PLANNING & DEVELOPMENT SERVICES

Note:

- Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.
- The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.

1101 2021-457-RZ, Addendum to Regulation of Pharmacies Staff Report dated February 15, 2022

Staff report dated March 1, 2022, recommending that Zone Amending Bylaw No. 7790-2021, to limit the proliferation of pharmacies in the City of Maple Ridge, be given first and second reading and forwarded to Public Hearing.

1102 2018-248-RZ, 21587 128 Avenue, A-2 to CS-4

Staff report dated March 1, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7822-2021 to rezone from A-2 (Upland Agricultural) to CS-4 (Rural Commercial), to permit the future construction of a commercial building be given first reading and that the applicant provide further information as described in the staff report.

1103 2021-579-RZ, 23682 Dewdney Trunk Road, M-1 to RM-1 and R-2

Staff report dated March 1, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7826-2022 to rezone from M-1 (Service Industrial) to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately two single-family lots and the future construction of approximately 16 townhouse units on a third lot, be given first reading and that the applicant provide further information as described in the staff report

1104 2022-028-RZ, 11758 221 Street & 22119, 22127, 22131, 22147, 22155 and 22173 Cliff Avenue

Staff report dated March 1, 2022, recommending that Official Community Plan Amending Bylaw No. 7828-2022, to redesignate 11758 221 Street & 22119, 22127, 22131, 22147, and 22155 Cliff Avenue from Single-Family Residential to Low Rise Apartment and 22173 Cliff Avenue from Single-Family Residential to Town Centre Commercial, be given first reading.

- 5. ENGINEERING SERVICES**
- 6. CORPORATE SERVICES**
- 7. PARKS, RECREATION & CULTURE**
- 8. ADMINISTRATION**
- 9. COMMUNITY FORUM**
- 10. NOTICE OF CLOSED COUNCIL MEETING**
- 11. ADJOURNMENT**

COMMUNITY FORUM

The Community Forum provides the public with an opportunity to speak with Council on items that are of concern to them, with the exception of Public Hearing bylaws that have not yet reached conclusion.

There is a 2 minute time limit per speaker with a second opportunity provided if no one else is waiting to speak, and a total of 15 minutes is provided for the Community Forum. Respectful statements and/or questions must be directed through the Chair and not to individual members of Council.

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. We are doing business a bit differently during this time as we balance the health and safety of citizens and staff with our democratic processes. While City Hall is now open to the public, Council meetings are being held virtually and only necessary staff are present. ***In-person attendance by the public at Council meetings is not available*** and we encourage the public to watch the video recording of the meeting via live stream or any time after the meeting via <http://media.mapleridge.ca/Mediasite/Showcase>.

Using Zoom, input from the public during Community Forum is being facilitated via email to clerks@mapleridge.ca and/or via the *raised hand* function through the Zoom meeting. For virtual public participation during Community Forum please join the meeting by clicking on the date of the meeting at <https://www.mapleridge.ca/640/Council-Meetings>. When the meeting reaches the Community Forum portion, please raise your virtual hand to indicate you would like to speak.

If you have a question or comment that you would normally ask as part of Community Forum, you can email clerks@mapleridge.ca **before 1:00 p.m. on the day of the meeting** and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens' voices are being heard as part of our meetings. We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information on these opportunities contact:

Clerk's Department at 604-463-5221 or clerks@mapleridge.ca
Mayor and Council at mayorandcouncil@mapleridge.ca


APPROVED BY:

DATE:

PREPARED BY:

DATE:


Feb. 24, 2022


February 24, 2022

CHECKED BY: _____

DATE: _____

COMMITTEE OF THE WHOLE MEETING MINUTES

February 15, 2022

The Minutes of the Committee of the Whole Meeting held on February 15, 2022 at 11:00 a.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	Appointed Staff
Elected Officials	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	P. Hlavac-Winsor, General Counsel and Executive Director,
Councillor R. Svendsen	Legislative Services
Councillor A. Yousef	S. Nichols, Corporate Officer
	T. Thompson, Director of Finance
ABSENT	
Councillor K. Duncan	Other Staff as Required
	M. Baski, Senior Planner
	W. Cooper, Planner
	C. Goddard, Director of Planning
	K. Gowan, Planner 1
	A. Grochowich, Planner 2
	R. MacNair, Senior Advisor, Bylaw and Licensing Services
	F. Smith, Director of Engineering

Note: These Minutes are posted on the City website at mapleridge.ca/AgendaCenter/
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Councillor Robson chose to participate electronically. The Acting Mayor chaired the meeting from Chambers.

1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of February 1, 2022

It was moved and seconded

That the minutes of the February 1, 2022 Committee of the Whole Meeting be adopted.

CARRIED

3. **DELEGATIONS/STAFF PRESENTATIONS** - nil

4. **PLANNING AND DEVELOPMENT SERVICES**

1101 Proposed New Cannabis Retail Store at Unit A 20757 Lougheed Highway

Staff report dated February 15, 2022, recommending that the application for a non medical cannabis retail store by Chronic Cannabis located at Unit A 20757 Lougheed Highway, Maple Ridge not be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis regulation Branch.

R. MacNair, Senior Advisor, Bylaw and Licensing Services spoke to the staff report and staff responded to questions from Council.

It was moved and seconded

That the staff report dated February 15, 2022, titled "Proposed New Cannabis Retail Store at Unit A 20757 Lougheed Highway" be forwarded to the Council Meeting of February 22, 2022.

CARRIED

1102 2021-457-RZ, Regulation of Pharmacies

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7790-2021, to prohibit new small-scale pharmacies in the Town Centre Area and to regulate pharmacies outside of the Town Centre Area by implementing a geographic buffer of 400m between new pharmacy applications, be given first and second reading and forwarded to Public Hearing.

A. Grochowich, Planner 2, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated February 15, 2022, titled "First and Second Reading, Zone Amending Bylaw No. 7790-2021, Regulation of Pharmacies" be forwarded to Council Meeting of February 22, 2022.

UNANIMOUSLY DEFEATED

It was moved and seconded

That the staff report dated February 15, 2022, titled "First and Second Reading, Zone Amending Bylaw No. 7790-2021, Regulation of Pharmacies" be referred back to staff.

CARRIED

1103 2019-013-RZ, 24156 104 Avenue, RS-3 to RM-1

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7814-2021 to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of 21 townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D and G of the Development Procedures Bylaw No. 5879-1999.

G. Goddard, Director of Planning, provided a summary presentation.

It was moved and seconded

That the staff report dated February 15, 2022, titled "First Reading, Zone Amending Bylaw No. 7814-2021, 24156 104 Avenue" be forwarded to the Council Meeting of February 22, 2022.

CARRIED

1104 2021-501-RZ, 24255 113 Avenue, RS-3 to RS-1d

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7825-2022 to rezone from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential) utilizing the density bonus option to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately five lots be given first reading and that the applicant provide further information as described on Schedules B, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

C. Goddard, Director of Planning, provided a summary presentation.

It was moved and seconded

That the staff report dated February 15, 2022, titled "First Reading, Zone Amending Bylaw No. 7825-2022, 24255 113 Avenue" be forwarded to the Council Meeting of February 22, 2022.

CARRIED

1105 2021-565-RZ, 24301 126 Avenue, RS-3 to RS-2

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7824-2022 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future subdivision of two single-family lots be given first reading and that the applicant provide further information as described on Schedules B and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

M. Baski, Senior Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

Staff report dated February 15, 2022, titled "First Reading, Zone Amending Bylaw No. 7824-2022, 24301 126 Avenue" be forwarded to the Council Meeting of February 22, 2022.

CARRIED

- 1106 2021-531-RZ, 22486, 22488, 22489, 22490, 22496, 22497 Brickwood Close and 11649 & 11609 225 Street, Termination and Replacement of Land Use Contract

Staff report dated February 15, 2022, recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7747-2021 be given first and second reading and forwarded to a Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7740-2021 to rezone the subject properties regulated by a Land Use Contract to RS-1 (Single Detached Residential), be given first and second reading and be forwarded to Public Hearing.

K. Gowan, Planner 1, provided a summary presentation.

It was moved and seconded

That the staff report dated February 15, 2022, titled "First and Second Reading, Termination and Replacement of Land Use Contract, Official Community Plan Amending Bylaw No. 7747-2021, Zone Amending Bylaw No. 7740-2021, 22486/88/89/90/96/97 Brickwood Close and 11649 & 11609 225 Street" be forwarded to the Council Meeting of February 22, 2022.

CARRIED

- 1107 2021-532-RZ, 11581 256 Street, Termination and Replacement of Land Use Contract

Staff report dated February 15, 2022, recommending that Official Community Plan Amending Bylaw No. 7748-2021 be given first and second reading and forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7710-2021 to rezone the subject property regulated by a Land Use Contract to RS-3 (Single Detached Rural Residential), be given first and second reading and be forwarded to Public Hearing.

K. Gowan, Planner 1, provided a summary presentation and staff responded to Council questions from Council.

It was moved and seconded

That the staff report dated February 15, 2022, titled "First and Second Reading, Termination and Replacement of Land Use Contract, Official Community Plan Amending Bylaw No. 7748-2021, Zone Amending Bylaw No.

7710-2021, 11581 256 Street” be forwarded to the Council Meeting of February 22, 2022.

CARRIED

- 1108 2021-533-RZ, 11698 226 Street, Termination and Replacement of Land Use Contract

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7807-2021 to create the new zone, CD-4-21 (Comprehensive District) and rezone the subject property regulated by a Land Use Contract to CD-4-21, be given first and second reading and be forwarded to Public Hearing.

K. Gowan, Planner 1, provided a summary presentation.

It was moved and seconded

That the staff report dated February 15, 2022, titled “First and Second Reading, Termination and Replacement of Land Use Contract, Zone Amending Bylaw No. 7807-2021, 11698 226 Street” be forwarded to the Council Meeting of February 22, 2022.

CARRIED

- 1109 2021-534-RZ, 12309 240 Street, Termination and Replacement of Land Use Contract

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7809-2021 to create the new zone, CD-5-21 (Nine-Hole Golf Course) and rezone the subject property regulated by a Land Use Contract to CD-5-21, be given first and second reading and forwarded to Public Hearing.

K. Gowan, Planner 1, provided a summary presentation.

It was moved and seconded

That the staff report dated February 15, 2022, titled “First and Second Reading, Termination and Replacement of Land Use Contract, Zone Amending Bylaw No. 7809-2021, 12309 240 Street” be forwarded to the Council Meeting of February 22, 2022.

CARRIED

- 1110 2018-190-DVP/DP, 23627 132 Avenue

Staff report dated February 15, 2022, recommending that the Corporate Officer be authorized to sign and seal 2018-190-DVP and 2018-190-DP to reduce setbacks from the buildings' closest points from the north rear, west and east side property lines, increase building height, and to reduce the Outdoor Amenity Area.

W. Cooper, Planner, provided a summary presentation and staff responded to Council questions from Council.

It was moved and seconded

That the staff report dated February 15, 2022, titled "Development Variance Permit; Development Permit, 23627 132 Avenue" be forwarded to the Council Meeting of February 22, 2022.

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

Note: Councillor Robson raised a point of order to the comments made by the Chair.

1111 2021-473-DVP/DP, 11545 Kingston Street

Staff report dated February 15, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-473-DVP and 2021-473-DP to reduce the rear lot line setback.

M. Baski, Senior Planner, provided a summary presentation.

It was moved and seconded

That the staff report dated February 15, 2022, titled "Development Variance Permit; Development Permit, 11545 Kingston Street" be forwarded to the Council Meeting of February 22, 2022.

CARRIED

1112 2021-112-DP, 22829, 22831 and 22833 122 Avenue

Staff report dated February 15, 2022, recommending that the Notice on Title CA6356664 be discharged from the previous Intensive Residential Development Permit and that the Corporate Officer be authorized to sign and seal 2021-112-DP to permit the construction of three intensive single detached residential dwellings.

M. Baski, Senior Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

Staff report dated February 15, 2022, titled "Intensive Residential Development Permit, 22829, 22831, and 22833 122 Avenue" be forwarded to the Council Meeting of February 22, 2022.

CARRIED

Councillor Robson – OPPOSED

5. **ENGINEERING SERVICES – Nil**
6. **CORPORATE SERVICES – Nil**
7. **PARKS, RECREATION & CULTURE – Nil**
8. **ADMINISTRATION – Nil**
9. **COMMUNITY FORUM – Nil**
10. **NOTICE OF CLOSED COUNCIL MEETING**

It was moved and seconded

That the meeting will be closed to the public pursuant to Sections 90 (1) and 90(2) of the Community Charter as the subject matter being considered relates to the following:

Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

Section 90(1)(g) litigation or potential litigation affecting the municipality;

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for the purpose;

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

CARRIED

11. **ADJOURNMENT – 12:14 p.m.**

Councillor J. Dueck, Chair
Presiding Member of the Committee



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: ADDENDUM to Regulation of Pharmacies Staff Report dated February 15, 2022

MEETING DATE: March 1, 2022
FILE NO: 2021-457-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

At the February 15, 2022 Committee of the Whole Council Meeting, Council deferred consideration of Zone Amending Bylaw No. 7790-2021 by two weeks and requested a list of possible options to consider given Council comments. Proposed Zone Amending Bylaw No. 7790-2021 is intended to limit the proliferation of pharmacies in the City of Maple Ridge. Outlined below are four possible options for Council to consider. The February 15, 2022 Staff Report (including proposed bylaw and appendices) is attached with this report for Council consideration at the March 1, 2022 Committee of the Whole Council Meeting. There is currently a moratorium on pharmacy applications in the City of Maple Ridge.

Possible regulatory land use options, including possible additional or amended recommendations, in response to Council comments, are as follows:

A) Reduce the identified threshold regulating the size of pharmacies within the Town Centre Area.

Currently proposed at 700 square meters of Gross Leasable Area, measured in accordance with BOMA Standard Method of Measurement, this could be reduced to any size Council desires, for example 250 or 500 square meters. The intent of the regulation remains the same, however, additional units within the Town Centre Area may become available for a future pharmacy, depending on the reduction in size.

Should Council wish to implement this option, Council could direct staff to amend Zone Amending Bylaw No. 7790-2021 with the following, or similar, to Section 402.22 1. B before first reading:

b. shall not be permitted as an Accessory Use in a commercial establishment, where the retail sale of goods or services are provided, with a Gross Leasable Area in accordance with Building Owners and Managers Association Standard Methods of Measurement (ANSI/BOMA Z65.5-2020) less than or equal to 500 square metres on a lot within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw;

c. shall be permitted as an Accessory Use in a commercial establishment, where the retail sale of goods or services are provided, with a Gross Leasable Area in accordance with Building Owners and Managers Association Standard Methods of Measurement (ANSI/BOMA Z65.5-2020) greater than 500 square metres on a lot within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw; and

B) Include a site-specific text amendment permitting the use at an identified civic address.

Should Council wish to move Zone Amending Bylaw No. 7790-2021 forward, with the identified size regulation for the Town Centre Area and geographic distance requirement outside of the Town Centre Area, Council may consider a site-specific text amendment for any application that comes forward intending to operate in a unit that does not align with the proposed regulations.

A site specific text amendment application can occur at any time following the adoption of the subject Zone Amending Bylaw and would require the typical four readings of Council and a Public Hearing. Should the civic address of a specific site, not yet publicly disclosed, be considered by Council to be an appropriate location for a pharmacy use that would not align with the proposed Zone Amending Bylaw, Council could direct staff to insert the following, or similar, amendment to Section 402.22 1 b before first reading:

...except:

- i. *The property legally described as [Insert Legal Address] that is permitted an Accessory Pharmacy Use in a commercial establishment, where the retail sales of goods or services are provided, with a Gross Leasable Area in accordance with Building Owners and Managers Association Standard Methods of Measurement (ANSI/BOMA Z65.5-2020) greater than or equal to 250 square meters.*

C) Direct staff to develop additional land use regulation through a separate zone amending bylaw.

Should Council wish to further regulate land uses, Council can direct staff to develop possible options to regulate specific land uses in addition to the pharmacy regulations outlined in Zone Amending Bylaw No. 7790-2021, by directing staff through the following, or similar, resolution:

That staff be directed to explore possible regulatory options to regulate [insert identified use] in Maple Ridge.

Should Council direct this work, staff would come back to Council with an options report, which would outline possible regulator options for Council to consider. From there, a zone amending bylaw would be drafted and go through the approval process, including four readings of council and a Public Hearing.

D) Defer or defeat Zone Amending Bylaw No. 7790-2021 and remove Pharmacy Moratorium.

Should Council wish to permit a pharmacy application at a site that as of yet is not disclosed while maintaining the regulatory thresholds identified in Zone Amending Bylaw No. 7790-2021 and/or did not want to potentially incur additional time or costs to a potential applicant incurred through Option B, detailed above, Council could defer or defeat Zone Amending Bylaw No. 7790-2021 in its entirety and remove the Pharmacy Moratorium in the City. Providing a pharmacy application is on a lot where retail and professional services are permitted, the use could take place today with no further land use regulations. The business license application process would still apply.

RECOMMENDATION:

That Zone Amending Bylaw No. 7790-2021 be given first and second reading and forwarded to Public Hearing.

Alternative Recommendations:

- A. That Zone Amending Bylaw No. 7790-2021, including Option A amendment outlined in the staff addendum dated March 1, 2022, be given first and second reading and forwarded to Public Hearing.
- B. That Zone Amending Bylaw No. 7790-2021, including Option B amendment outlined in the staff addendum dated March 1, 2022, be given first and second reading and forwarded to Public Hearing.
- C. That staff be directed to explore possible regulatory options to regulate [land use] in Maple Ridge.
- D. That Zone Amending Bylaw No. 7790-2021 be defeated and that the moratorium on pharmacy applications in the City of Maple Ridge be lifted.

“Original signed by Amanda Grochowich”

Prepared by: **Amanda Grochowich, MCIP, RPP
Planner 2**

“Original signed by Charles 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 and Development**

“Original signed by Scott Hartman”

Concurrence: **Scott Hartman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Staff report dated February 15, 2022 titled “First and Second Reading Zone Amending Bylaw No. 7790-2021 Regulation of Pharmacies”



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

FROM: Chief Administrative Officer

SUBJECT: First and Second Reading
Zone Amending Bylaw No. 7790-2021
Regulation of Pharmacies

MEETING DATE: February 15, 2022
FILE NO: 2021-457-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

In September 2021, Council directed staff to bring forward a report regarding the regulation of pharmacies in Maple Ridge and also passed a motion to hold applications for new pharmacies in abeyance. At the November 2, 2021 Council Workshop, Council directed that staff prepare a hybrid zone amending bylaw of option 1 and option 2, as detailed in the November 2, 2021 staff report. This staff report and attached zone amending bylaw is the result of the work undertaken on Pharmacy regulation to date.

Zone Amending Bylaw No. 7790-2021 (Appendix A) proposes to prohibit all principal pharmacies within the City of Maple Ridge. It proposes prohibiting accessory pharmacy uses in commercial establishments with less than 700 square meters of Gross Leasable Area, measured in accordance with BOMA Standard Method of Measurement, as well as regulating pharmacies outside of the Town Centre Area by implementing a geographic buffer of 400m between new pharmacy applications. Zone Amending Bylaw No. 7790-2021 is presented to Council for consideration of first and second reading.

RECOMMENDATION:

That Zone Amending Bylaw No. 7790-2021 be given first and second reading and forwarded to Public Hearing.

1.0 BACKGROUND:

At the September 14, 2021 Council Meeting, the following notice of motion was put forward regarding the options available to Council to limit pharmacies:

That Council direct staff to bring back a report regarding the options available to Council to limit pharmacies and further, that applications for pharmacies be held pending the outcome of review.

The motion was discussed at the September 28, 2021 Council Meeting and the following resolution was passed by Council:

That staff bring back a report and draft bylaw to limit pharmacy use in the Town Centre; and further, that applications for pharmacies be held in abeyance pending the option of a Zone Amending Bylaw.

At the November 2, 2021 Council Workshop, staff presented a report (Appendix B) outlining four possible options to regulate pharmacy use in the City. At that meeting, the following resolution was passed by Council:

That applications for Pharmacy Business Licenses in the Town Centre Area continue to be held in abeyance until adoption of a Zone Amending Bylaw; and further

That the item be referred back to staff to prepare a hybrid of option one and two for further consideration of a Zone Amending Bylaw at a future Committee of the Whole Meeting.

Where option 1 speaks to the prohibition of new small-scale pharmacies in the Town Centre Area and option 2 to the regulation of pharmacies outside of the Town Centre Area by implementing a geographic buffer of 400m between new pharmacy applications.

As of January 2022, the City of Maple Ridge has licensed 24 pharmacies, with the majority (17) located in the Town Centre Area of Maple Ridge. Pharmacies in Maple Ridge range in size from a standalone small-scale commercial use to those that are integrated with large scale grocery stores. The majority of local pharmacies are in small-scale commercial spaces and in some cases associated with a neighbouring medical or walk-in clinic use. Nine Maple Ridge pharmacies are integrated into larger scale grocery or retail spaces (i.e. Shoppers Drug Mart and London Drugs).

2.0 DISCUSSION:

2.1 Zone Amending Bylaw No. 7790-2021

Based on the Council motion passed on November 2, 2021, Zone Amending Bylaw No. 7790-2021 has been prepared, incorporating a hybrid approach of the 'option 1' and 'option 2' detailed in the November 2, 2021 staff report.

i) Defining Pharmacy Use

Currently, pharmacies are not defined as a separate identifiable use in the Zoning Bylaw. Pharmacy use is permitted through a combination of land uses including 'retail' and in some cases, in conjunction with 'professional services' depending on any proposed related services. In order to implement the proposed regulations outlined in Zone Amending Bylaw No. 7790-2021, a definition for pharmacy is now proposed:

PHARMACY means a Use in a commercial establishment, where the retail sale of goods or services are provided, which dispenses a broad range of pharmaceutical prescriptions that is licensed as a pharmacy under the *Pharmacy Operations and Drug Scheduling Act*.

Pharmacy use is proposed to be permitted in a range of commercial oriented zones, including: C-1 Neighbourhood Commercial, C-2 Community Commercial, C-3 Town Centre Commercial, C-5 Village Centre Commercial, CRM Commercial / Residential, H-1 Heritage Commercial, and H-2 Hammond Village Commercial.

ii) Town Centre Area Plan

The first component of Zone Amending Bylaw No. 7790-2021 is to prohibit new small-scale pharmacies in the Town Centre Area. Under the wording provided in the Zone Amending Bylaw No. 7790-2021, the City would continue to accept applications in the Town Centre for pharmacies in conjunction with larger retail spaces (such as a grocery store), providing there is a Gross Leasable Area in accordance with Building Owners and Managers Association (BOMA) Standard Methods of

Measurement (ANSI/BOMA Z65.5-2020) of 700 square metres of retail space. Applications in spaces with less than 700 square metres of Gross Leasable Area in accordance with BOMA Standard Method of Measurement would not be permitted.

Existing pharmacies in the Town Centre would be able to continue operating, as 'legally non-conforming', but these existing pharmacies would be limited in their ability to expand or relocate. New doctor's office and/or medical health services would be prohibited from having an accessory pharmacy use in the Town Centre Area should the Gross Leasable Area be less than 700 square meters.

iii) Outside of the Town Centre Area Plan

The second component of Zone Amending Bylaw No. 7790-2021 is to implement a geographic distance between new pharmacies outside of the Town Centre Area. The buffer option would prohibit a pharmacy application from being approved within the stated distance between two existing pharmacies (noting that Council could approve pharmacies on a case-by-case basis through a text amendment to the Zoning Bylaw). A similar strategy has recently been employed by the City, through Council Policy 6.33, for Cannabis Retail Operations, with the distance measured in a straight line from the lot lines of the existing operation and proposed new operation.

Given under the wording provided in the Zone Amending Bylaw No. 7790-2021, the City would continue to accept applications outside of the Town Centre for pharmacies that are located a minimum of 400 meters from another pharmacy. As such, new pharmacy applications would continue to be accepted for any commercial location within other commercial areas of the City, including the Lougheed Transit Corridor, Hammond, Albion and other village commercial nodes.

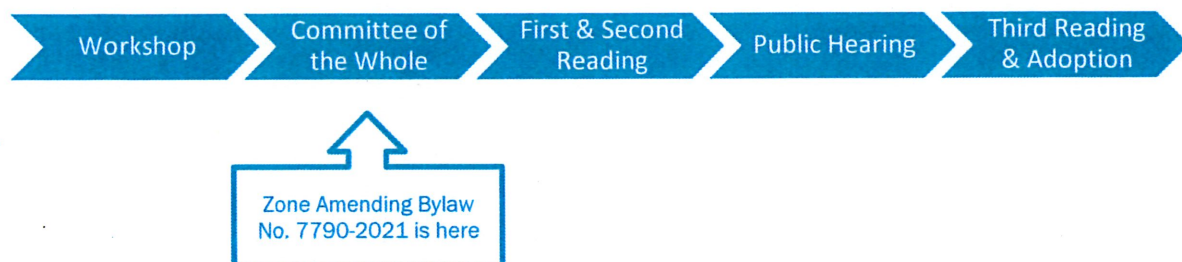
Under Section 8(7)(a) of the *Community Charter*, municipal powers to regulate, prohibit and impose requirements are separate powers that may be exercised independently of one another. Section 9(1)(a) of the *Community Charter* sets out areas for which the Province has concurrent authority, and includes matters of public health. Currently, BC College of Pharmacists - Professional Practice Policy-66 sets out specific policy statements on Opioid Agonist Treatment, and pharmacies are licensed under the *Pharmacy Operations and Drug Scheduling Act*, S.B.C. 2003 c. 77. The City may not adopt a bylaw pertaining to matters of public health within the provincial jurisdiction unless the bylaw is approved through a ministerial order.

Any concurrent authority requirements, such as ministerial order do not apply if the provision is not listed in sub (1). For this reason, the City would not require a ministerial order if it is regulating buildings and other structures.

2.3 Next Steps

Based on the Council resolution passed at the November 2, 2021 Council Workshop meeting, wherein Council directed staff to bring back a zone amending bylaw to regulate pharmacy use in Maple Ridge, attached is Zone Amending Bylaw No. 7790-2021 for Council consideration.

Figure 1 – Proposed Bylaw Amendment Process



3.0 POLICY IMPLICATIONS:

The City of Maple Ridge Official Community Plan and Town Centre Area Plan include policies that speak to the priority function of commercial uses that support the residential population of the Town Centre with the provision of necessary goods, including food, and services, such as medical care, and that these uses will be encouraged to develop or remain in and around the Central Business District of the Town Centre and in the commercial designated areas of Port Haney.

4.0 INTERDEPARTMENTAL IMPLICATIONS:

The review and permitting of business license regulation is a multi-department undertaking between the Planning, Bylaw & Licensing Services, Building, and Economic Development Departments. All departments continue to envision a continued collaborative working relationship to ensure the successful implementation of the Council-approved direction for the regulation of pharmacies in Maple Ridge.

CONCLUSION:

At the November 2, 2021 Council Workshop, Council directed that staff prepare a hybrid zone amending bylaw of option 1 and option 2 as detailed in the November 2, 2021 staff report. Zone Amending Bylaw No. 7790-2021 proposes to prohibit new small-scale pharmacies in the Town Centre Area and regulate pharmacies outside of the Town Centre Area by implementing a geographic buffer of 400m between new pharmacy applications.

"Original signed by Amanda Grochowich"

Prepared by: **Amanda Grochowich, MCIP, RPP**
Planner 2

"Original signed by Charles 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 and Development

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A: Zone Amending Bylaw No. 7790-2021

Appendix B: November 2, 2021 Council Workshop Staff Report

**CITY OF MAPLE RIDGE
BYLAW NO. 7790 - 2021**

A Bylaw to amend Zoning Bylaw No. 7600 - 2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7790-2021."
2. That PART 2 INTERPRETATIONS AND DEFINITIONS, Section 202 Definitions, that the definition of "Pharmacy" is inserted between "PERSONAL SERVICES" and "PLACE OF WORSHIP":
PHARMACY means a Use in a commercial establishment, where the retail sale of goods or services are provided, which dispenses a broad range of pharmaceutical prescriptions that is licensed as a pharmacy under the *Pharmacy Operations and Drug Scheduling Act*.
3. That PART 4 GENERAL REGULATIONS, Section 401.3 Prohibited Uses of Land, Buildings and Structures is amended by inserting the following after sub-bullet f. and re-lettering the section accordingly:
g. a Principal Use as a Pharmacy
4. That PART 4 GENERAL REGULATIONS, Section 402 Regulations for Permitted Uses of Land, Buildings, and Structures is amended by inserting the following between 402.21 Parking and Storing of Unlicensed Vehicles and Contractor's Equipment and 402.22 Produce Sales, and renumbering the section accordingly:
402.22 Pharmacy
 1. A Pharmacy Use is subject to the following provisions:
 - a. shall not be permitted as a Principal Use;
 - b. shall not be permitted as an Accessory Use in a commercial establishment, where the retail sale of goods or services are provided, with a Gross Leasable Area in accordance with Building Owners and Managers Association Standard Methods of Measurement (ANSI/BOMA Z65.5-2020) less than or equal to 700 square metres on a lot within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw;
 - c. shall be permitted as an Accessory Use in a commercial establishment, where the retail sale of goods or services are provided, with a Gross Leasable Area in accordance with Building Owners and Managers Association Standard Methods of Measurement (ANSI/BOMA Z65.5-2020) greater than 700 square metres on a lot within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw; and
 - d. shall be permitted as an Accessory Use outside of the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, if located more than 400 meters, measured in a straight line from the Lot Lines, to another Pharmacy Use.
5. That PART 7 Commercial Zones, Section 701 Zone: C-1 Neighbourhood Commercial is amended by inserting the following after 701.3 1. e.
 - f. a Pharmacy Use, subject to Section 402.22 of this Bylaw.

6. That PART 7 Commercial Zones, Section 702 Zone: C-2 Community Commercial is amended by inserting the following after 702.3 1. e.
 - f. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
7. That PART 7 Commercial Zones, Section 703 Zone: C-3 Town Centre Commercial is amended by inserting the following after 703.3 1. d.
 - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
8. That PART 7 Commercial Zones, Section 705 Zone: C-5 Village Commercial is amended by inserting the following after 705.3 1. d.
 - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
9. That PART 7 Commercial Zones, Section 707 Zone: CRM Commercial / Residential is amended by inserting the following after 707.3 1. d.
 - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
10. That PART 7 Commercial Zones, Section 713 Zone: H-1 Heritage Commercial is amended by inserting the following after 713.3 1. d.
 - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
11. That PART 7 Commercial Zones, Section 714 Zone: H-2 Hammond Village Commercial is amended by inserting the following after 714.3 1. c.
 - d. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
12. That PART 10 Comprehensive Development Zones, Section 1023 CD-2-95 is amended by adding the following after 1023.2, 2 and amending the Section punctuation accordingly:
 3. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
13. That PART 10 Comprehensive Development Zones, Section 1025 CD-2-98 is amended by inserting the following after 1025.1 c.:
 - d. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
14. Maple Ridge Zoning Bylaw No. 7600 – 2019 is amended accordingly.

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
 and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Proposed Options to Regulate Pharmacies in the Town Centre Area, including
 a draft Zone Amending Bylaw

MEETING DATE: November 2, 2021
FILE NO: 2021-457-RZ
MEETING: Workshop

EXECUTIVE SUMMARY:

In September 2021, Council directed staff to bring forward a report regarding the regulation of pharmacies in Maple Ridge and also passed a motion to hold applications for new pharmacies in abeyance. As of September 2021, 22 pharmacies were licensed by the City in addition to two pending applications. Of the 24 pharmacies, 17 are located within the Town Centre Area, as shown in Appendix A.

This report outlines four possible options for the regulation of pharmacies in Maple Ridge, which include:

- Option 1: Outright Prohibit New Small-Scale Pharmacies in the Town Centre Area (Recommended);
- Option 2: Introduce Geographic Buffers of 400 meters to Pharmacy Applications;
- Option 3: Outright Prohibit New Pharmacies City-wide; or
- Option 4: Status Quo.

Hearing Council comments at the September 28, 2021 Council Meeting, a draft Zone Amending Bylaw has been developed given the parameters outlined in Option 1 for Council consideration and discussion. The draft zone amending bylaw is included as a reference (Appendix B) and can be modified, based on Council direction, prior to proceeding to first reading.

RECOMMENDATIONS:

1. That applications for Pharmacy Business Licenses in the Town Centre Area continue to be held in abeyance until adoption of a Zone Amending Bylaw; and further
2. That draft Zone Amending Bylaw, to regulate new small-scale pharmacies in the Town Centre, be presented at an upcoming Committee of the Whole Meeting.

1.0 BACKGROUND:

1.1 Context

At the September 14, 2021 Council Meeting, the following notice of motion was put forward regarding the options available to Council to limit pharmacies:

That Council direct staff to bring back a report regarding the options available to Council to limit pharmacies and further, that applications for pharmacies be held pending the outcome of review.

The motion was discussed at the September 28, 2021 Council Meeting and the following resolution was passed by Council:

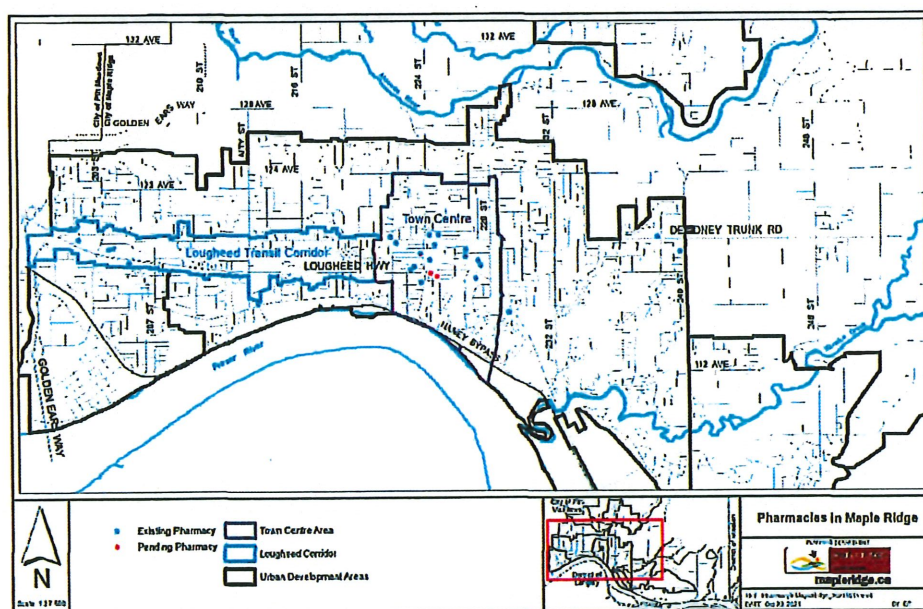
That staff bring back a report and draft bylaw to limit pharmacy use in the Town Centre; and further, that applications for pharmacies be held in abeyance pending the option of a Zone Amending Bylaw.

i) City of Maple Ridge Zoning Bylaw No. 7600-2019

Currently, pharmacies are not a defined use in the Zoning Bylaw. Pharmacy use is permitted through a combination of land uses including 'retail' and in some cases, in conjunction with 'professional services' depending on any proposed related services. As such, the use is permitted in a range of commercial oriented uses, including: C-1 Neighbourhood Commercial, C-2 Community Commercial, C-3 Town Centre Commercial, C-5 Village Centre Commercial, CRM Commercial / Residential, H-1 Heritage Commercial, and H-2 Hammond Village Commercial.

ii) Pharmacies in Maple Ridge

To date, the City of Maple Ridge has licensed 22 pharmacies and currently holds two pending applications. The locations of the pharmacies are shown below with a full-sized map available in Appendix A. The majority of the pharmacies (17 including the two pending) are located within the Town Centre Area of Maple Ridge.



Pharmacies in Maple Ridge range in size from a standalone small-scale commercial use to those that are integrated with large scale grocery stores. The majority of local pharmacies are in small-scale commercial spaces and in some cases associated with a neighbouring medical or walk-in clinic use. Nine Maple Ridge pharmacies are integrated into larger scale grocery or retail spaces (i.e. Shoppers Drug Mart and London Drugs).

2.0 DISCUSSION:

Four options are provided for Council's consideration in regulating pharmacies in Maple Ridge:

- Option 1: Outright Prohibit New Small-Scale Pharmacies in the Town Centre Area;
- Option 2: Introduce Geographic Buffers of 400 metres to Pharmacy Applications;
- Option 3: Outright Prohibit New Pharmacies City-Wide; and
- Option 4: Status Quo.

Specifically, while Section 2.1 outlines the proposed regulatory recommendation and provides a high-level review of what is entailed, Section 2.2 outlines possible alternative options for Council to consider.

2.1 Proposed Recommended Option to Regulate Pharmacies in Maple Ridge

Based on the Council motion passed on September 28, 2021, Option 1 is recommended and draft Zoning Amending Bylaw is attached for Council consideration. Additionally, Options 2 through 4 are also provided for Council to consider if an alternative direction is preferred.

i) Option 1: Outright Prohibit New Small-Scale Pharmacies in the Town Centre Area (Recommended Option)

The first identified option is to outright prohibit new small-scale pharmacies in the Town Centre Area. Under Option 1, applications for small-scale commercial pharmacies within the Town Centre Area would not be permitted. However, under the wording provided in the draft Zone Amending Bylaw (Appendix B), the City would continue to accept applications in the Town Centre for pharmacies in conjunction with larger retail spaces (such as a grocery store). For the purpose of Council consideration, the finished floor area of 700 square metres of retail space as the scale threshold has been selected for discussion purposes.

While a new small-scale commercial pharmacy prohibition would be in effect in the Town Centre, under Option 1, new pharmacy applications would continue to be accepted for any commercial location within other commercial areas of the City, including the Lougheed Transit Corridor, Hammond, Albion and other village commercial nodes. Existing pharmacies in the Town Centre would be able to continue operating, as 'legally non-conforming', but these existing pharmacies would be limited in their ability to expand or relocate.

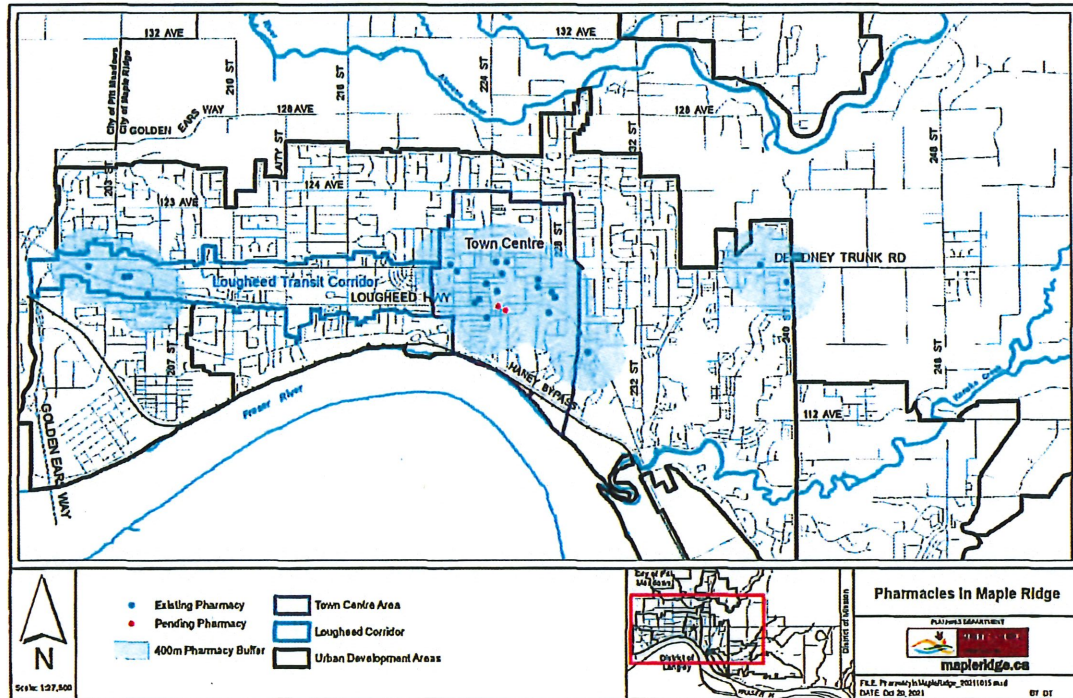
Based on the Council resolution passed on September 28, 2021, Option 1 is the recommended approach and the draft Zone Amending Bylaw (Appendix B) is attached for Council's consideration. To implement Option 1, a Zone Amending Bylaw would require four readings of Council, and include a Public Hearing.

2.2 Possible Alternative Options to Regulate Pharmacies in Maple Ridge

i) Option 2: Introduce Geographic Buffers of 400m between Pharmacy Applications for the Town Centre Area

The second identified option is to introduce geographic buffers for all sizes of pharmacy applications in Maple Ridge. The buffer option would prohibit a pharmacy application from being approved within the stated distance between two existing pharmacies (noting that Council could approve pharmacies on a case-by-case basis through a text amendment to the Zoning Bylaw). A similar strategy has recently been employed by the City, through Council Policy 6.33, for Cannabis Retail Operations, with the distance measured in a straight line from the lot lines of the existing operation and proposed new operation.

For illustrative purposes, a starting distance of 400m has been selected. This distance has been used by the City of Surrey for a similar land use. The figure below, with the full-size map available in Appendix C, demonstrates what a 400m buffer would look like imposed on all existing pharmacies and pending applications within the City today.



Under this option, new applications that do not fall outside the stated distance from an existing pharmacy would not be accepted for the Town Centre Area, but may be accepted for Town Centre locations that are at least 400m apart. Additionally, applications would be accepted for any commercial location within other areas of the City, including the Lougheed Transit Corridor, Hammond, Albion and other Village commercial nodes. Existing operations would be able to continue operating, but limited in their ability to expand or relocate.

To implement Option 2, a Zone Amending Bylaw would be drafted and require four readings of Council, including a Public Hearing. This approach is more challenging to administer and is not recommended.

ii) Option 3: Outright Prohibit Pharmacies City-wide

The third identified option is to outright prohibit new pharmacies of all sizes throughout Maple Ridge. A similar strategy has been employed by the City for Vape Retail operations, prohibiting the use in all zones of the Zoning Bylaw.

Under Option 3, the City would no longer accept pharmacy applications for any location within the City. Existing pharmacies would be able to continue operating, as an adopted Zone Amending Bylaw that prohibits this use would make any legally operating pharmacy 'legally non-conforming', but these existing pharmacies would be limited in their ability to expand or relocate. The 700 square metres of finished floor area threshold could be included in this option as well.

To implement Option 3, a Zone Amending Bylaw would be drafted and require four readings of Council, including a Public Hearing. This approach is not recommended since this use does not appear to be problematic outside of the Town Centre.

iii) Option 4: Status Quo

The fourth identified option is to retain status quo. This would permit pharmacy applications to be considered on zone-appropriate lots – namely commercial zones, including the C-1, C-2, C-3, C-5, CRM, CS-4, H-1, and H-2 zones.

Under this option, new applications would be considered under the existing process involving evaluation of regulatory compliance before issuance of a business license. No Council review or approval process would be required. Existing pharmacies would be able to continue operating as legally conforming businesses.

No bylaw amendments or other actions are required or proposed to implement this option.

iv) Summary of Possible Options

Option	Concept	Impact	Implementation Tool
1	Prohibit Small-Scale Pharmacies in the Town Centre Area.	<ul style="list-style-type: none">No small-scale applications (under 700 m² of retail space) permitted in the Town Centre Area.Applications permitted throughout the rest of the City. Approval dependent on existing regulations and requirements.	Zone Amending Bylaw (4 Readings of Council and a Public Hearing) to define the use and set out the prohibited area.
2	Implement Geographic Buffers of 400 metres to Pharmacy Applications	<ul style="list-style-type: none">Limited applications would be accepted in the Town Centre Area.Applications permitted throughout the rest of the City. Approval dependent on existing regulations and requirements.	Zone Amending Bylaw (4 Readings of Council and a Public Hearing) to define the use and set out the geographic buffer.

Option	Concept	Impact	Implementation Tool
3	Prohibit Pharmacies City-Wide	<ul style="list-style-type: none"> No applications permitted in the City. 	Zone Amending Bylaw (4 Readings of Council and a Public Hearing) to define the use and set out the prohibited area.
4	Status Quo	<ul style="list-style-type: none"> No change to how pharmacy applications are permitted in the City. 	N/A

2.3 Next Steps

Based on the Council resolution passed at the September 28, 2021 Council meeting, wherein Council directed staff to bring back a draft bylaw to limit pharmacy use in the Town Centre, attached is a draft Zone Amending Bylaw for Council to consider and provide direction on proceeding through the Bylaw amendment process shown in Figure 1 below.

Figure 1 – Proposed Bylaw Amendment Process



3.0 POLICY IMPLICATIONS:

The City of Maple Ridge Official Community Plan and Town Centre Area Plan include policies that speak to the priority function of commercial uses that support the residential population of the Town Centre with the provision of necessary goods, including food, and services, such as medical care, and that these uses will be encouraged to develop or remain in and around the Central Business District of the Town Centre and in the commercial designated areas of Port Haney.

4.0 INTERDEPARTMENTAL IMPLICATIONS:

The review and permitting of business license regulation and opportunity is a multi-department undertaking between the Planning, Bylaw & Licensing Services, Building, and Economic Development Departments. All departments continue to envision a continued collaborative working relationship to ensure the successful implementation of the Council-approved direction for the regulation of pharmacies in Maple Ridge.

A consultant for the Economic Development Department has identified that the pharmacist occupation ratio for Maple Ridge is about the same as the pharmacist occupation ratio for the Metro Vancouver and Fraser Valley Regions, as well as B.C. In addition, according to employment wage data, pharmacist and pharmacist assistant wages are considered above average for Maple Ridge. It is also important

to note that manufacturing is a core target sector for future economic development opportunities in Maple Ridge and that limiting or restricting a portion of the pharmaceutical value chain may have an impact on the perception of openness of the manufacturing portion of the pharmaceutical value chain.

From a Community Safety perspective, the majority of the complaints received relate to smaller-scale pharmacies, often with specific OAT offerings included as part of the pharmacy. These pharmacies may struggle to manage the behaviors of their patients. It is recognized that COVID created a challenge where indoor occupancy limits pushed patients out of waiting rooms onto the adjacent sidewalks. While smaller-scale pharmacies, including OAT clinics, are valuable to residents, best practices should be focused on patient behavior management and reducing impacts on neighbouring businesses.

CONCLUSION:

In September 2021, Council directed staff to bring forward an options report regarding the regulation of pharmacies in Maple Ridge. This report outlines four possible options for the regulation of pharmacies in Maple Ridge, which include: Option 1: Outright Prohibit New Small-Scale Pharmacies in the Town Centre Area; Option 2: Introduce Geographic Buffers of 400m to New Pharmacy Applications; Option 3: Outright Prohibit New Pharmacies City-wide; Option 4: Status Quo.

This report includes a draft of a possible Zone Amending Bylaw to limit pharmacies in the Town Centre Area, reflecting Option 1, for Council consideration of first and second reading at an upcoming Council meeting.

"Original signed by Amanda Grochowich"

Prepared by: **Amanda Grochowich, MCIP, RPP**
Planner 2

"Original signed by Charles 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 and Development

"Original signed by Christine Carter" for

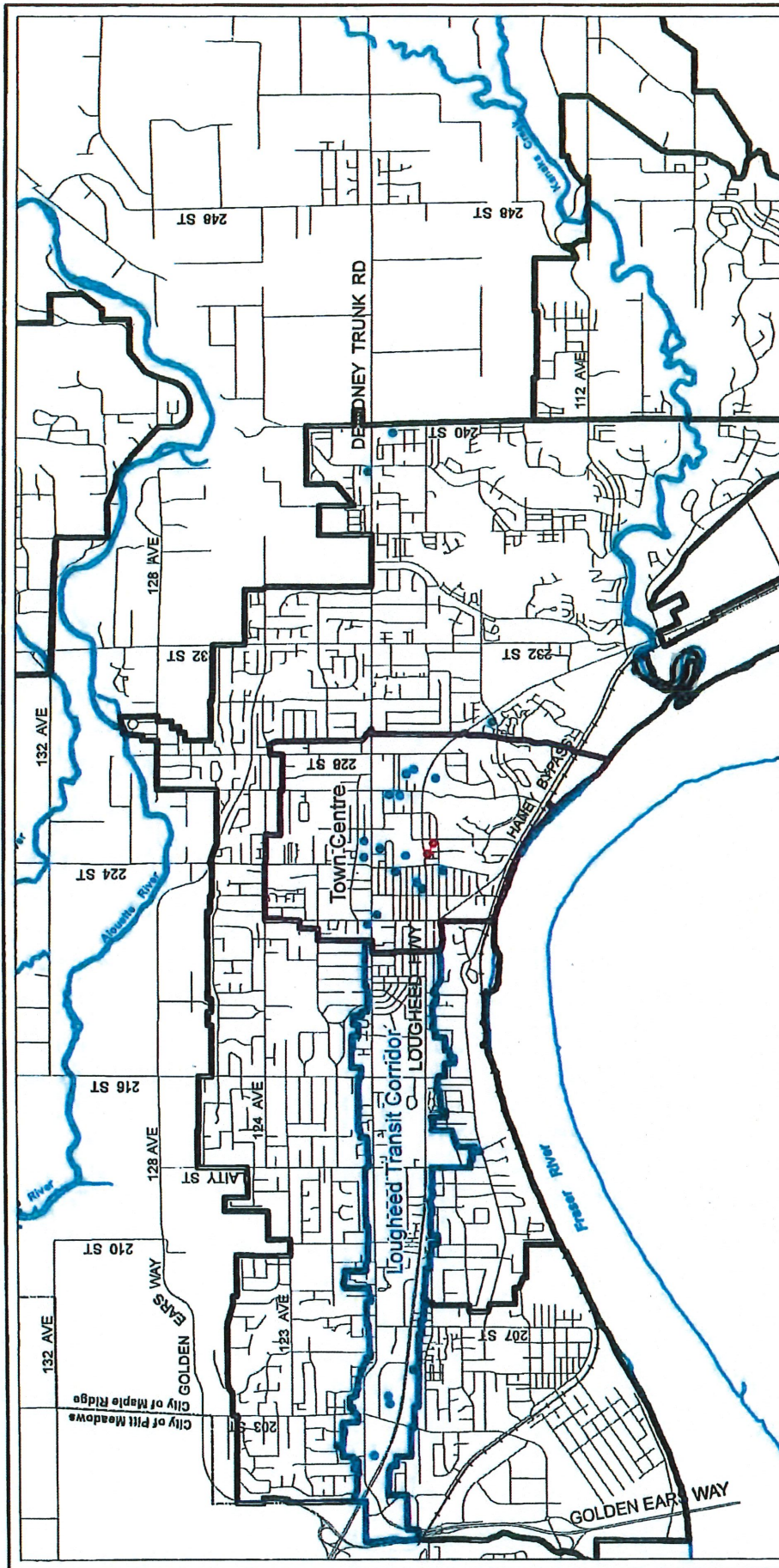
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A: Map of existing and pending pharmacies in Maple Ridge

Appendix B: Draft Zone Amending Bylaw

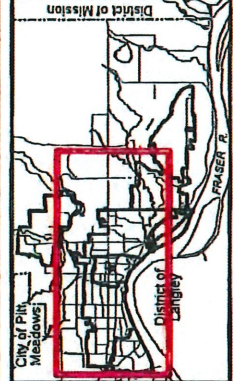
Appendix C: Map of existing and pending pharmacies in Maple Ridge with geographical buffer set at 400m



Pharmacies in Maple Ridge



FILE: PharmacyMapleRidge_20211015.mxd
DATE: Oct 20, 2021
BY: DT



- Existing Pharmacy (Blue dot)
- Pending Pharmacy (Red dot)
- Town Centre Area (Black outline)
- Lougheed Corridor (Blue outline)
- Urban Development Areas (Grey outline)



Scale: 1:27,500

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

A Bylaw to amend Zoning Bylaw No. 7600 - 2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. XXX-2021."
2. That PART 2 INTERPRETATIONS AND DEFINITIONS, Section 202 Definitions, that the definition of "Pharmacy" is inserted between "PERSONAL SERVICES" and "PLACE OF WORSHIP":

PHARMACY means a Use in a commercial establishment which fills a broad range of pharmaceutical prescriptions.
3. That PART 4 GENERAL REGULATIONS, Section 402 Regulations for Permitted Uses of Land, Buildings, and Structures is amended by inserting the following between 402.21 Parking and Storing of Unlicensed Vehicles and Contractor's Equipment and 402.22 Produce Sales, and renumbering the section accordingly:

402.22 Pharmacy
 1. A Pharmacy Use is subject to the following provisions:
 - a. shall not be permitted as a Principal Use;
 - b. shall not be permitted as an Accessory Use in a commercial establishment with a finished floor area less than or equal to 700 square metres on a lot within the Town Centre Area, as Identified on Schedule "C" (Town Centre Area Plan) of this Bylaw;
 - c. shall be permitted as an Accessory Use in a commercial establishment with a finished floor area greater than 700 square metres on a lot within the Town Centre Area, as Identified on Schedule "C" (Town Centre Area Plan) of this Bylaw; and
 - d. shall be permitted as an Accessory Use outside of the Town Centre Area.
4. That PART 7 Commercial Zones, Section 701 Zone: C-1 Neighbourhood Commercial is amended by inserting the following after 701.3 1. e.
 - f. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
5. That PART 7 Commercial Zones, Section 702 Zone: C-2 Community Commercial is amended by inserting the following after 702.3 1. e.
 - f. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
6. That PART 7 Commercial Zones, Section 703 Zone: C-3 Town Centre Commercial is amended by inserting the following after 703.3 1. d.
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7. That PART 7 Commercial Zones, Section 705 Zone: C-5 Village Commercial is amended by inserting the following after 705.3 1. d.
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8. That PART 7 Commercial Zones, Section 707 Zone: CRM Commercial / Residential is amended by inserting the following after 707.3 1. d.
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9. That PART 7 Commercial Zones, Section 713 Zone: H-1 Heritage Commercial is amended by inserting the following after 713.3 1. d.
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10. That PART 7 Commercial Zones, Section 714 Zone: H-2 Hammond Village Commercial is amended by inserting the following after 714.3 1. c.
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11. That PART 10 Comprehensive Development Zones, Section 1023 CD-2-95 is amended by adding the following after 1023.2, 2 and amending the Section punctuation accordingly:
 3. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
12. That PART 10 Comprehensive Development Zones, Section 1025 CD-2-98 is amended by inserting the following after 1025.1 c:
 - d. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
13. Maple Ridge Zoning Bylaw No. 7600 – 2019 is amended accordingly.

READ a first time the day of , 20

READ a second time the day of , 20

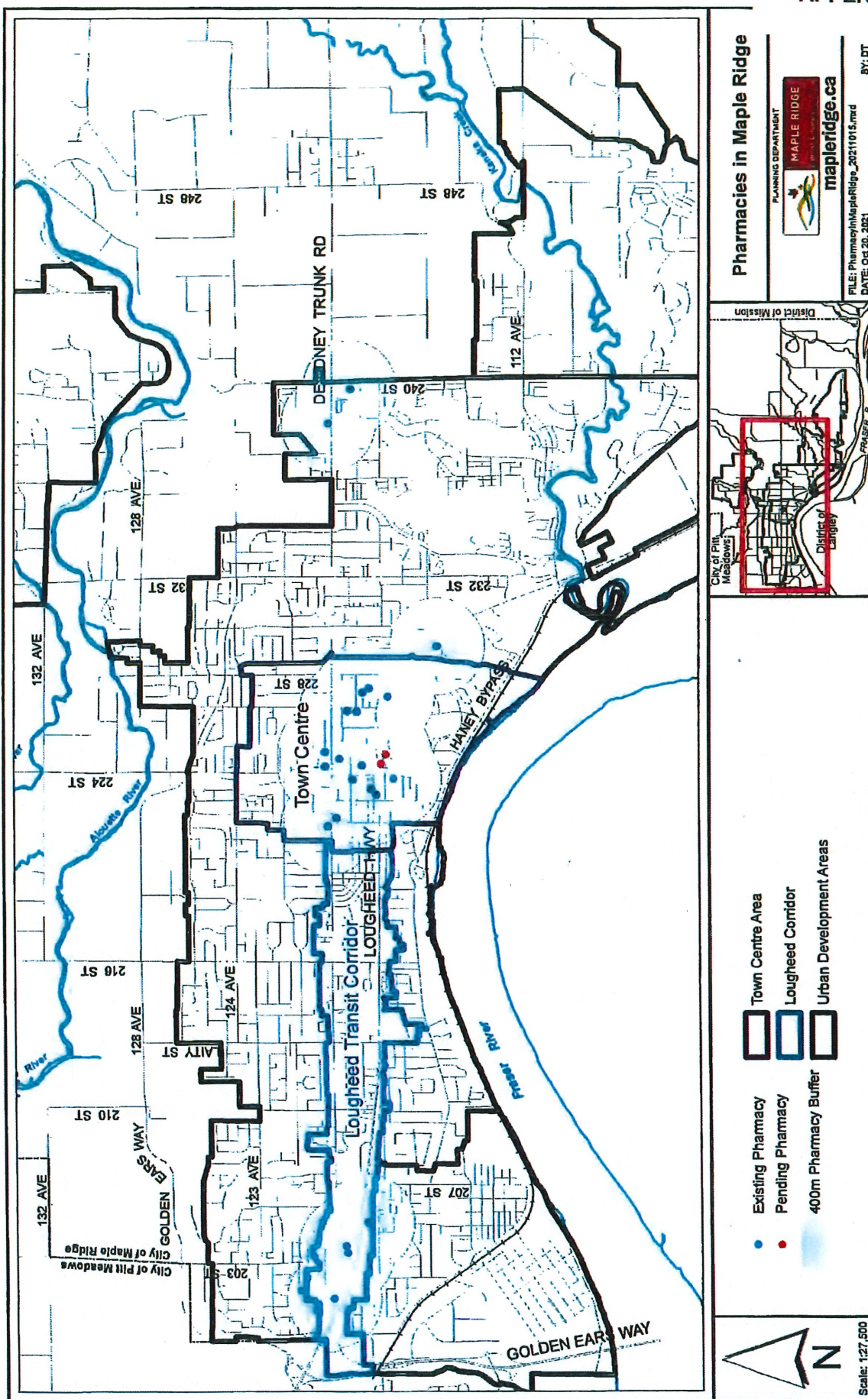
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER





mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7822-2021
21587 128 Avenue

MEETING DATE: March 1, 2022
FILE NO: 2018-248-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21587 128 Avenue, from A-2 (Upland Agricultural) to CS-4 (Rural Commercial), to permit the future construction of a commercial building. The 0.357 hectare (0.88 acre) site is within the Agricultural Land Reserve (ALR), but is exempt from the regulations of the Agricultural Land Commission (ALC) due to its historic small parcel size. As the property is within the ALR, the property is designated Agricultural in the Official Community Plan (OCP) and in the Regional Growth Strategy (RGS) of Metro Vancouver.

At the municipal level, the Official Community Plan must be amended in order to permit commercial development on the site, which triggers the need for an amendment to the Regional Growth Strategy. In order for these amendments to take place, the subject property must be excluded from the ALR.

A previous ALR exclusion application for the site was initially approved conditionally, by the ALC, who stipulated that they would need to approve the land use proposal during the rezoning process. This decision was later rescinded and denied out of concern for potential land uses on the site that could conflict with agricultural uses. The site therefore remains within the ALR.

The exclusion of the subject property will need to follow the new process established by the ALC, which has eliminated the option for landowner applications. As a result, this application can only be advanced by City of Maple Ridge, and the process involves hosting a Public Hearing.

This report will discuss the merits of this application, including policy considerations for introducing new commercial development in the community and outline the processes and agency approvals required to bring the applicant's proposal to fruition. The applicant has clarified their intent to develop the property into a rural commercial use, which will be significantly smaller in scale than was indicated in the previous exclusion application.

Given the site context, rural uses are appropriate. As a smaller scale commercial development, the ALC may find that this revised proposal is defensible. On this basis, this application is found to be supportable and Council is recommended to advance this application to first reading.

RECOMMENDATIONS:

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvements District Boards; and
 - vi. The Provincial and Federal Governments and their agencies;

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment;
2. That Zone Amending Bylaw No. 7822-2021 be given first reading;
3. That the proposal be refined for Council consideration of the application to exclude the subject property from the Agricultural Land Reserve, and for hosting a Public Hearing for that purpose, along with the submission of \$4,950.00 to cover application costs; and further
4. That the applicant provide further information as described on Schedules A, C, and D, of *Development Procedures Bylaw No. 5879-1999*.

DISCUSSION:

a) Background Context:

Applicant:	OTG Developments Ltd.
Legal Description:	Parcel B, Part SE1/4, Section 25, Township 9, New Westminster Land District, Ref Plan 13579; Except RD PL LMP2158 SEC 25; TWP 9; NWD
OCP:	
Existing:	AGR (Agricultural)
Proposed:	Commercial
Within Urban Area Boundary:	No
OCP Major Corridor:	Yes
Zoning:	
Existing:	A-2 (Upland Agricultural)
Proposed:	CS-4 (Rural Commercial)
Surrounding Uses:	
North:	Use: Rural Residential
	Zone: A-2 Upland Agriculture
	Designation: Agricultural

South:	Use:	Farm, Rural Residential
	Zone:	RS-3 One Family Rural Residential
	Designation:	Agricultural
East:	Use:	Rural Residential
	Zone:	A-2 Upland Agriculture
	Designation:	Agricultural
West:	Use:	Rural Residential
	Zone:	A-2 Upland Agriculture
	Designation:	Agricultural
Existing Use of Property:		Residential
Proposed Use of Property:		Commercial
Site Area:		0.357 ha (0.88 acres)
Access:		216 Street
Servicing requirement:		Rural Standard

b) Site Characteristics:

The subject property is situated at the intersection of 128 Avenue and 216 Street. This parcel has a single detached dwelling and an accessory building upon it. The agricultural context surrounding the site is highly visible including forage crops, blueberries, and the blueberry processing plant to the west of the subject property. As a commuter route, 128 Avenue is an east- west arterial that provides the furthest north connection between 216 Street and the Pitt River Bridge, and the most direct access for Silver Valley residents. As it would serve both rural and urban traffic, this site may be a strategic location for modest commercial uses.

c) Project Description:

This application proposes to rezone the subject property from A-2 (Upland Agriculture) to CS-4 (Rural Commercial). Although the 0.357 ha (0.88 acre) site is exempt from the regulations of the ALC, it remains within the ALR and is designated as Agricultural in the OCP and in the Metro Vancouver Regional Growth Strategy. Because the site is currently within the ALR, there are several steps required to bring this proposal to completion. In addition to municipal applications, these steps include agency approvals from the ALC and Metro Vancouver.

There are a number of commercially zoned properties within Maple Ridge that are outside of the Urban Area Boundary. While these uses are typically modest in scale and geared towards serving the neighbouring population, their zoning is usually legal non-conforming and inconsistent with the Official Community Plan.

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

d) Planning Analysis:

The subject property is located outside of the urban area boundary and as such, urban levels of development are not typically supportable in this context. A number of considerations must be addressed prior to redevelopment occurring. These include:

Commercial Development: In 2014 Council endorsed the Maple Ridge Commercial and Industrial Strategy. A key message of the strategy is that the designated commercial land supply in Maple Ridge is sufficient to meet future demand. Retention of commercially designated lands in the Town Centre and Silver Valley are important elements of the future commercial land supply, along with the maximization of the City's existing employment lands. As the identification of more commercial lands was not considered a priority, subsequent policy work in Maple Ridge has primarily focused on increasing industrial land supply.

The Commercial and Industrial Strategy noted that the rural hamlets in Silver Valley would require patience, implying that a sufficient customer base to support retail would occur in the long term with buildout. The Strategy was less explicit in noting the importance of commercial development in fostering community connection, which was a key feature of the Silver Valley Area Plan.

By its very nature, commercial development is population serving, and unlike industrial development, does not typically increase the regional economic base. Local economic benefits may be provided by new commercial development if there is consumer capture that would otherwise have spent money elsewhere. But the introduction of new commercial areas may also reduce or erode the customer base required to support existing and planned areas within the community. In this light, the intent of area planning initiatives such as the Silver Valley Area Plan should be considered.

It should also be noted that the 128 Avenue corridor (in Maple Ridge and Pitt Meadows) has developed a number of agri-commercial destinations that highlight the 'farm-to-table' approach. These businesses enhance access to local produce and value added products. They also contribute to local character and the tourism industry in the community. These businesses align with both the City's and Metro Vancouver's Agricultural land use designation. Under the current A-2 zoning, the subject property is well located to further contribute to the growing agri-tourism destination in Maple Ridge. Although this proposal is small scale, it could enhance this area through the sale of local products and seasonal outdoor displays.

At this stage, the applicant has not given a firm indication of the type of commercial envisioned for the site, although likely it will not be agricultural in nature, thereby triggering the need for a land use redesignation.

Official Community Plan

The subject property is outside of the Maple Ridge Urban Area Boundary, and the most supportable land use redesignation would be for Rural Commercial purposes. Section 6.3.8 of the OCP, titled "Rural Commercial", notes the following about the Rural Commercial designation:

Rural Commercial centres cater to the daily convenience shopping and service needs of a rural population and provide a limited range of services. Rural Commercial retail centres are typically less than 93 m² (1,000 ft²) in area. Community serving outdoor recreational facilities are also appropriate in the rural area.

An example of the footprint of a 93 m² (1,000 ft²) building is appended to this report as Appendix D. Policies pertaining to scale and compatibility of these commercial uses are provided by Policies 6-39 and 6-40 of the Official Community Plan, as follows:

6 - 39 Rural Commercial Centres and outdoor commercial recreation facilities will be considered subject to satisfying Parking Bylaw and Zoning Bylaw requirements, traffic, access, site design, and compatibility with adjacent land uses.

6 - 40 Total commercial space in a Rural Commercial centre is typically less than 93m² (1,000 ft²) in area. Outdoor commercial recreational facilities may exceed 93m² (1,000 ft²) in area.

Properties designated Rural Commercial align with the CS-4 Rural Commercial Zone, which is the applicant's stated intent. The CS-4 Rural Commercial Zone is limited in the maximum size of a commercial building, to 279m², which is significantly larger than the maximum size recommended in the OCP.

Because the proposed development is for non-farm uses adjacent to agriculture, a requirement of the rezoning application will be an agricultural impact assessment.

The OCP would only support limited small scale commercial development within the context of the subject site. Therefore, a compatible rural commercial building would not unduly interfere with opportunities for commercially designated lands, such as those in Silver Valley, and could be supported. However, exact details from the applicant on the nature and size of the proposal are sparse.

A further consideration is access to the site and traffic impacts. Potential conflicts must be considered and addressed prior to second reading.

ALR Requirements: As the property is within the Agricultural Land Reserve, the ALC must approve an exclusion application prior to municipal and regional approvals of a land use designation amendment. As noted earlier in this report, the previous exclusion application (2017-198-AL) was initially conditionally approved by the Agricultural Land Commission, but that approval was subsequently rescinded and denied. Although this revised proposal is more supportable in a rural context than the previous application, there is no guarantee that the ALC will support the exclusion of the property from the ALR.

The steps involved in this process are policy considerations that do not require detailed site planning and qualified professional analysis for a decision to be made. For this reason, out of consideration for the applicants persistent requests, a recommended approach is to apply for the exclusion application early in the process, prior to the interdepartmental referrals process. This would avoid requiring the applicant to invest in engineering and other consultant services for a project that may not be supported by senior agencies. It does, however, leave some doubt as to the true nature of the proposal.

Changes to the ALC application process which came into effect on September 30, 2020 removed the ability of landowners to apply for exclusion applications, and transferred this jurisdiction solely to local governments and first nations. With this new approach, the ALC developed a number of steps that needed to be followed in the application process, with local government requirements including an application fee of \$750.00 and hosting a Public Hearing.

This matter was presented to Council at the November 10, 2020 Council Workshop. Recognizing that this change would entail additional costs, the staff report included the estimated costs of a local government initiated exclusion application. These costs included the public hearing fee (advertising, staff costs), staff report, and the \$750.00 ALC fee. In total these costs were estimated to be \$4,950.00. Upon their receipt of this information, Council passed the following resolution:

- 1. That staff prepare an amendment to Fees & Charges Bylaw No. 7575-2019 to establish a fee for exclusion applications; and*
- 2. That staff prepare a Council Policy for the Processing of Applications for Exclusion from the Agricultural Land Reserve; and further*

3. *That as an interim measure until the above noted Council Policy is endorsed, applications for exclusion for remnant parcels, properties within a Council-endorsed area planning process or other policy based criteria will be evaluated and based on merits may be forwarded to the Agricultural Land Commission.*

To date, no exclusion applications have been pursued, since the ALC change came into effect. This proposal may be the first, if Council gives first reading to the rezoning application. Based on the above Council resolution, a fee schedule is proposed to cover local government costs associated with this application.

Metro Vancouver: In general, the Regional Growth Strategy designates all properties within the Agricultural Land Reserve as Agricultural. Any amendment to an agricultural designation could not occur without first excluding a property from the Agricultural Land Reserve. The Regional Growth Strategy is in the process of being updated, and is expected to be adopted later in 2022. It is anticipated that the overall intent of the Strategy will remain, although changes to the amendment process are likely. These changes are expected to include a greater emphasis on consultation rather than a formal public hearing.

Although the amendment process is in transition, a rural land use designation for the site may be supportable. Rural lands are generally compatible with an agricultural context as they retain a rural character. As noted in the Regional Growth Strategy, the acceptable land uses in this context are low density residential, small scale commercial, industrial, and institutional uses that do not require sewer extension. The local government would need to apply for the Regional Growth Strategy amendment after third reading. This application could be included in the City's submission with other identified regional amendments anticipated for 2023.

Zoning Bylaw: As noted, the subject property is within an area that has not been considered for commercial development, but the CS-4 Rural Commercial Zone is the most supportable, given the site context. Support for redevelopment of this property should prioritize low impact development that does not conflict with the agricultural potential of neighbouring properties, including low risk of soil or groundwater contamination. Principal permitted uses in the CS-4 Zone are limited to convenience store, restaurant, and retail uses. The maximum gross floor area for principal uses in the CS-4 Zone is 279m², which is significantly greater than the 93m² recommended maximum for rural commercial centres in the Official Community Plan.

Of further note is the minimum parcel size for the CS-4 Rural Commercial Zone, which is 0.8 hectares (2 acres) served by on-site septic and community water. With a site area of 0.375 hectares (0.88 acres), the subject property is smaller than minimum lot size in the available zone. The site will need to rely on septic disposal. Although rezoning to CS-4 may be supportable, consideration for reducing the size and scale of development is warranted, given the stated direction of the OCP, and the noted site constraints, including parcel size, and the risk of interfering with traffic flows at this busy intersection.

Uses that generate high traffic volumes would not be supportable at this location. A possible approach could be a restrictive covenant to limit the size and the type of uses that could be allowed on the site.

Development Permits:

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community.

Advisory Design Panel:

A Commercial Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading.

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Next Steps:

If this application is given first reading, the following steps will need to occur:

1. Refinement of proposal in support of Public Hearing and exclusion application;
2. Presentation of proposal to Council;
3. Council advancement of proposal to Public Hearing;
4. Council consideration of request to forward application to ALC.
- 5. If denied by Council, process ends;**
- 6. If denied by the ALC, process ends;**
7. If approved by the ALC, detailed site planning commences;
8. Full application submission, including OCP amendment, development permit application, receipt of consultant reports;
9. Interdepartmental referral process commences;
10. Development Information Meeting, and Advisory Design Panel Meeting;
11. Second reading, Public Hearing, third reading;
12. Council applies to Metro Vancouver for Regional Growth Strategy amendment.
- 13. If Metro Vancouver denies this request, the process ends;**
14. If approved by Metro Vancouver, applicant completes third reading requirements; and
15. Adoption and approval of rezoning and development permit applications.

f) Interdepartmental Implications:

Preliminary discussions with the Engineering Department indicate that a recent upgrade along 128 Avenue with corner truncation would meet municipal standards. However, upgrades would likely be triggered for 216 Street, which is classified as an arterial road. These upgrades could include a 3 metre dedication and road widening of existing asphalt, or if supported, waiving these requirements with a Development Variance Permit. Existing storm drainage is likely sufficient.

A site plan in support of this proposal has not been provided, but the Engineering Department indicates that the site will be limited to one access, which must be from the northern edge of the property along 216 Street.

A more formal referral to the Engineering Department will be made after first reading, after the successful exclusion of the subject property from the ALR, and upon receipt of required consultant reports. Similarly, these steps will be required prior to referrals other internal departments and external agencies including:

- a) Operations Department;
- b) Fire Department;

- c) Building Department;
- d) Parks, Recreation and Culture Department;
- e) Utility companies; and
- f) Agricultural Land Commission.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

g) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

h) Development Applications:

In order for this application to proceed the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999* as amended:

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule C); and
3. A Commercial Area Development Permit Application (Schedule D).

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

i) Alternatives

The subject property is constrained by its size and by its location outside of the Maple Ridge Urban Area Boundary. In contemplating supportable land use changes to the site, both the Regional Growth Strategy and the Maple Ridge Official Community Plan provide a consistent framework that can assist in ensuring that land use changes are compatible with an agricultural context. As a result, the supportable commercial land use for the subject property will be small scale. There are many steps required to realize this development.

As a simpler alternative to redevelopment, the expanded home occupation options in the Zoning Bylaw would not require rezoning and could use the existing house for business and residential purposes. Given the limited potential of the site, this more cost effective option should be considered. Another alternative is to pursue an agri-tourism use in keeping with existing businesses in the area, which might not require land use designation and zoning bylaw amendments. A further alternative is to consider the proposal contrary to the agricultural nature of the area and deny the applicant's request.

CONCLUSION:

Based on the considerations as outlined in this report, there are many steps involving senior agency jurisdictions that would need to be addressed prior to advancing this proposal further. However, the development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to a Rural Commercial centre. It is, therefore, recommended that Council grant first reading subject to the property being excluded from the ALR and additional information being provided and assessed prior to second reading.

“Original signed by Charles Goddard” for

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

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

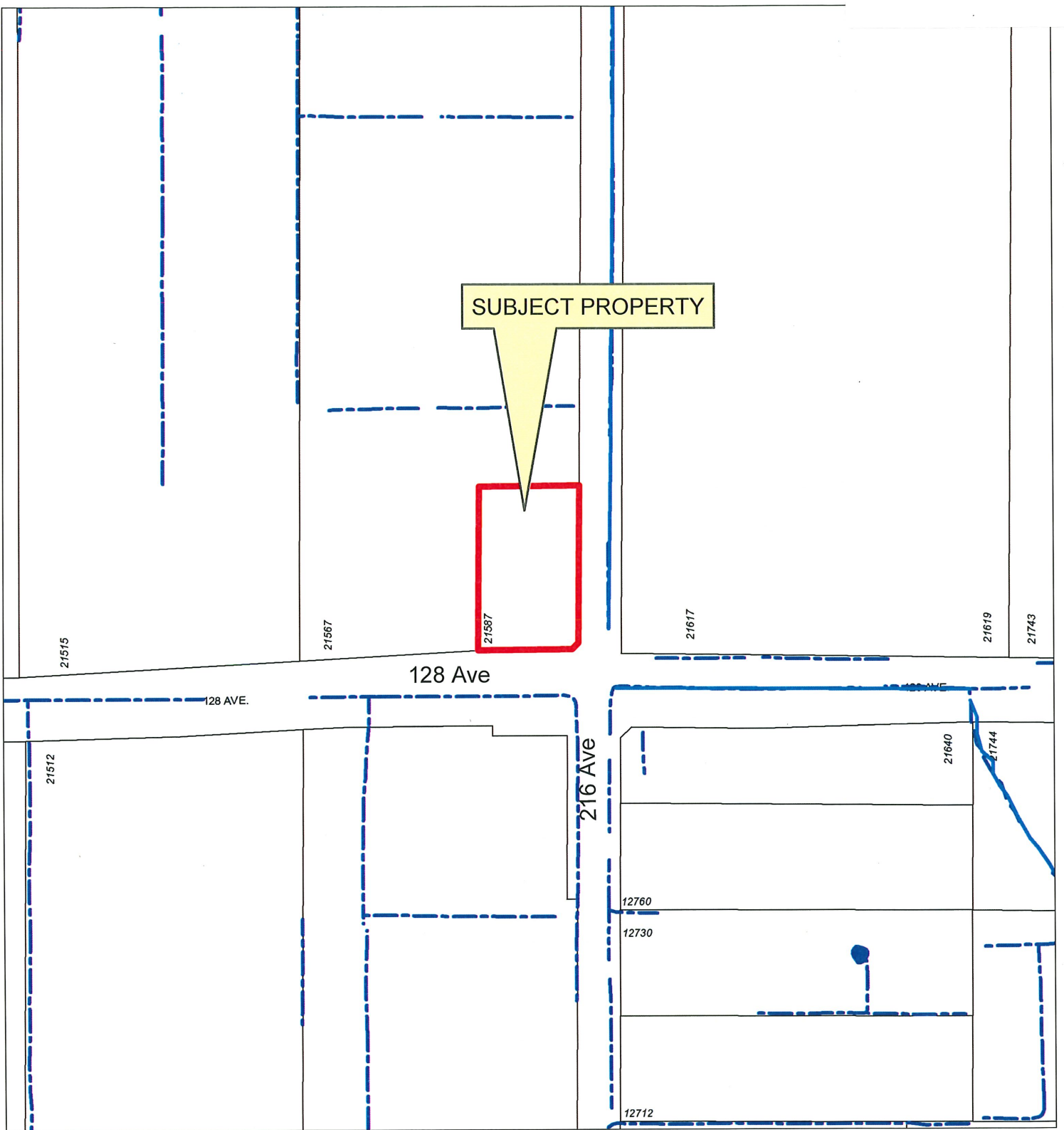
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“Original signed by Scott Hartman”

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7822-2021
- Appendix D – Example Site Plan showing a 93m² building



Scale: 1:2,500

Legend

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

21587 128 Ave

PLANNING DEPARTMENT

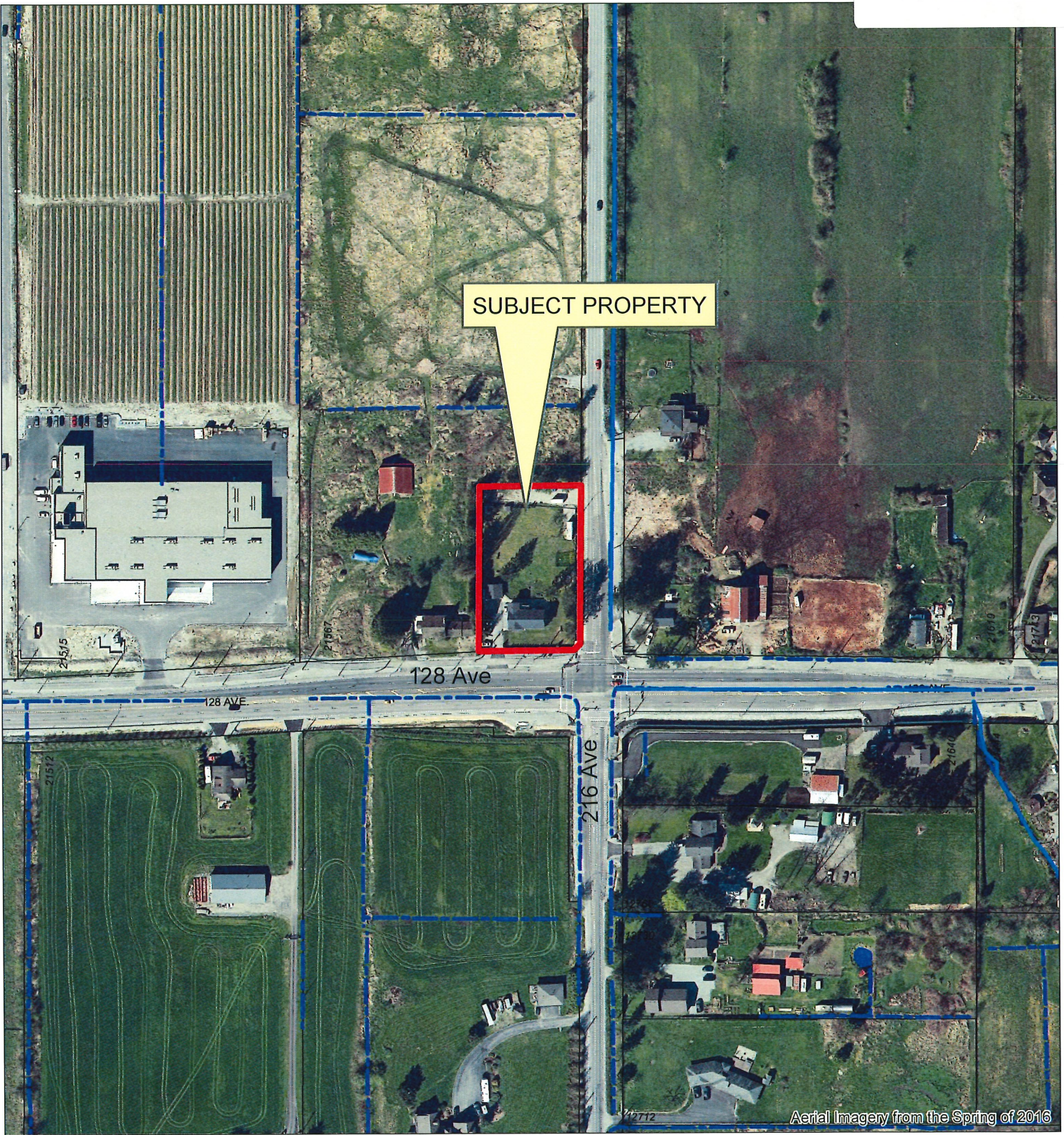


MAPLE RIDGE
British Columbia

mapleridge.ca

2018-248-RZ
DATE: Jun 14, 2018

BY: JV



Scale: 1:2,500

Legend

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

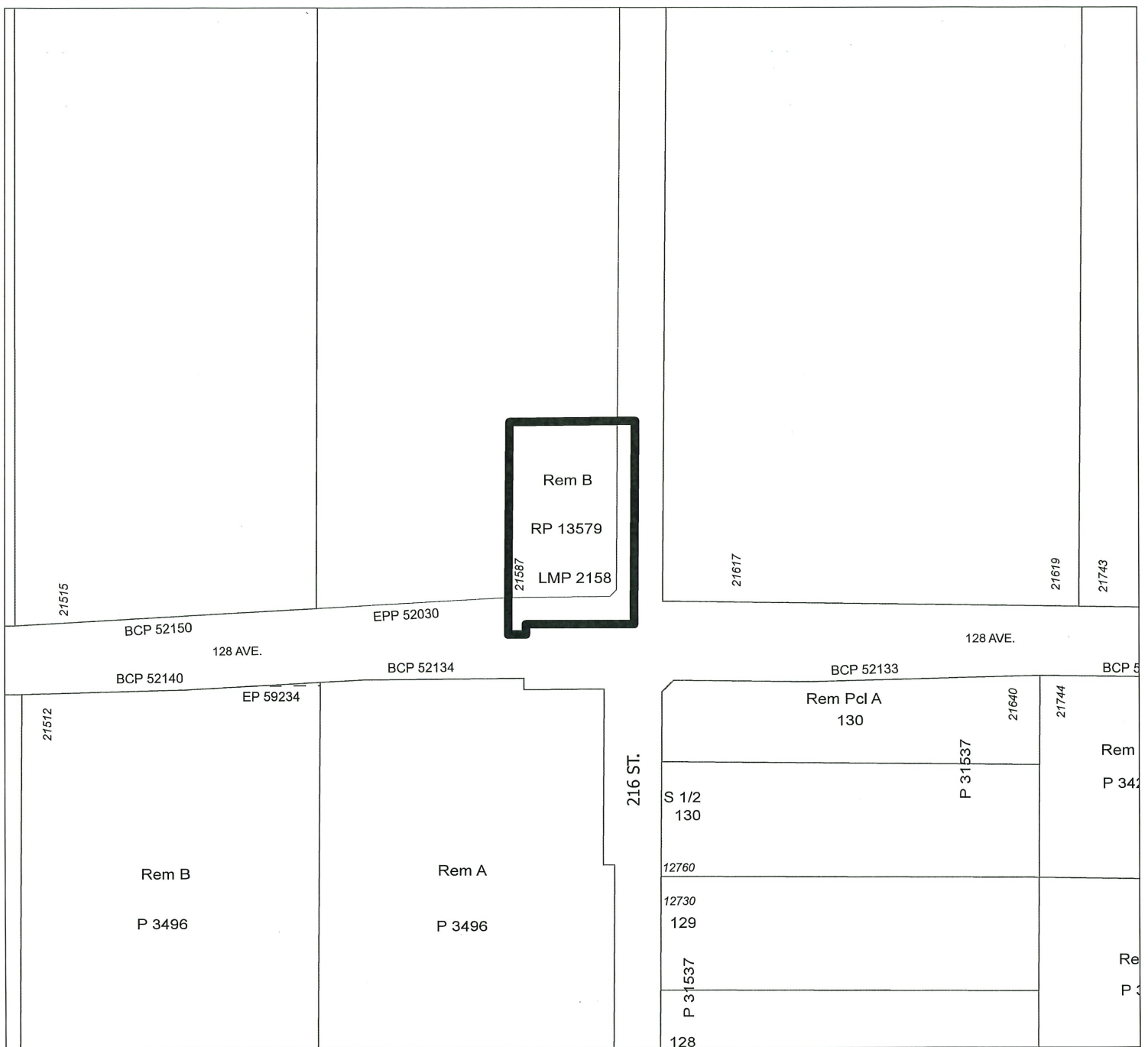
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CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

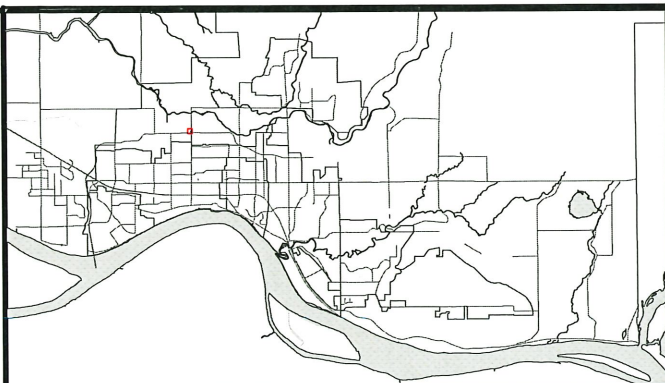
Bylaw No. 7822-2021
 Map No. 1946
 From: A-2 (Upland Agricultural)
 To: CS-4 (Rural Commercial)



SCALE 1:2,500



Scale: 1:750



2018-248-RZ

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

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FILE: Subject Map.mxd

DATE: Feb 7, 2022

BY: DT

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7826-2022
23682 Dewdney Trunk Road

MEETING DATE: March 1, 2022
FILE NO: 2021-579-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 23682 Dewdney Trunk Road, from M-1 (Service Industrial) to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential) in order to permit a future subdivision of approximately two single-family lots and the future construction of approximately 16 townhouse units on a third lot. To proceed further with this application, additional information is required as outlined below.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) program. The CAC rates in Policy 6.31 are currently under review, and if approved at an upcoming Council meeting, it is anticipated that this application will be subject to new rates. The expected CAC contribution rate for this rezoning application will be confirmed in the second reading report.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7826-2022 be given first reading; and further
2. That the applicant provide further information as described on Schedules C and D of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant: Geoff Lawlor Architect AIBC

Legal Description: West 80.7 Feet East Half Lot 7 Except: Part Road on
Plan 86679, Section 16, Township 12, New Westminster
District Plan 1676

OCP:
Existing: Urban Residential
Proposed: Urban Residential

Within Urban Area Boundary: Yes
OCP Major Corridor: Yes

Zoning:

Existing:	M-1 (Service Industrial)
Proposed:	RM-1 (Low Density Townhouse Residential), R-2 (Single Detached (Medium Density) Urban Residential)

Surrounding Uses:

North:	Use:	Single-Family Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential)
	Designation:	Urban Residential

South:	Use:	Single-Family Residential
	Zone:	RS-1b (Single Detached (Medium Density) Residential)
	Designation:	Urban Residential

East:	Use:	Single-Family Residential
	Zone:	RS-1b (Single Detached (Medium Density) Residential) and CD-1-93 (Amenity Residential District)
	Designation:	Urban Residential

West:	Use:	Industrial
	Zone:	M-2 (General Industrial)
	Designation:	Urban Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Single-Family and Multi-Family residential
Site Area:	0.46 ha (1.1 acres)
Access:	119 Avenue and new lane
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is bounded by Dewdney Trunk Road to the north and 119 Avenue to the south. The property is relatively flat and is currently vacant; a mix of mature and adolescent trees and vegetation cover most of the property (see Appendices A and B).

c) Project Description:

The current application is proposing to rezone the subject property from M-1 (Service Industrial) to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential) (see Appendix C) to permit the construction of approximately 16 townhouse units and approximately 2 single-family lots (see Appendices D and E). The two proposed R-2 (Single Detached (Medium Density) Urban Residential) single-family lots will have parking provided onsite and will be accessible by the lane.

The proposed townhouse units will be accessible from the lane extension as well as 119 Avenue. The townhouse units are configured in three buildings: two buildings containing 5 units and one

building containing 6 units (see Appendices E and F). The application is proposing a floor space ratio of 0.65, which exceeds the base density of the RM-1 (Low Density Townhouse Residential) zone. Based on density bonus regulations in the zone, whereby bonus floor space can be achieved in exchange for the provision of \$344.46 per m² (\$32.00 per ft²), the proposed additional density for the townhouse use would yield approximately \$62,333.48. Additionally, the proposed residential parking for the townhouse units is proposed as a mix of side-by-side double car garage configuration (14 units) and 2 units will have parking in a single car garage and 1 space provided in a parking space adjacent to the unit.

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

Any subdivision layout provided is strictly preliminary and could change after servicing details and analysis reports are reviewed. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

d) Planning Analysis:

Official Community Plan:

The subject property is located within the Urban Area Boundary and is currently designated *Urban Residential-Major Corridor*. The development of the property is subject to the *Major Corridor* infill policies of the Official Community Plan (OCP). This designation supports ground-oriented multi-family housing as well as single-family residential and is more closely aligned with the OCP than the current M-1 (Service Industrial) zone. These policies state that development should be compatible with the surrounding neighbourhood and respect neighbourhood characteristics.

The proposed R-2 (Single Detached (Medium Density) Urban Residential) zoned lots continue with the existing neighbourhood pattern of lot sizes along Dewdney Trunk Road. The proposed rezoning to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential) comply with the *Urban Residential-Major Corridor* designation and Major Corridor infill policies.

Zoning Bylaw:

The current application proposes to rezone the subject property from M-1 (Service Industrial) to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential) to permit the construction of 16 townhouse units and the subdivision of two single family lots. The proposed lot size for the RM-1 (Low Density Townhouse Residential) zoned portion is 0.37 ha (0.9 acres).

The minimum lot size for the proposed R-2 (Single Detached (Medium Density) Urban Residential) zone is 315.0 m² (3390.6 ft²), the two proposed single family lots are proposed to be 369.0 m² (3971.9 ft²). Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

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.

Advisory Design Panel:

A Multi-Family Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading.

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

In order to advance the current application, after first reading, comments and input will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District;
- g) Utility companies; and
- h) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

f) Development Applications:

In order for this application to proceed, the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999*, as amended:

1. A complete Rezoning Application (Schedule C);
2. A Multi-Family Residential Development Permit Application (Schedule D); and
3. A Subdivision Application.

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

CONCLUSION:

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant first reading, subject to additional information being provided and assessed prior to second reading.

"Original signed by April Crockett"

Prepared by: **April Crockett**
Planning Technician

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

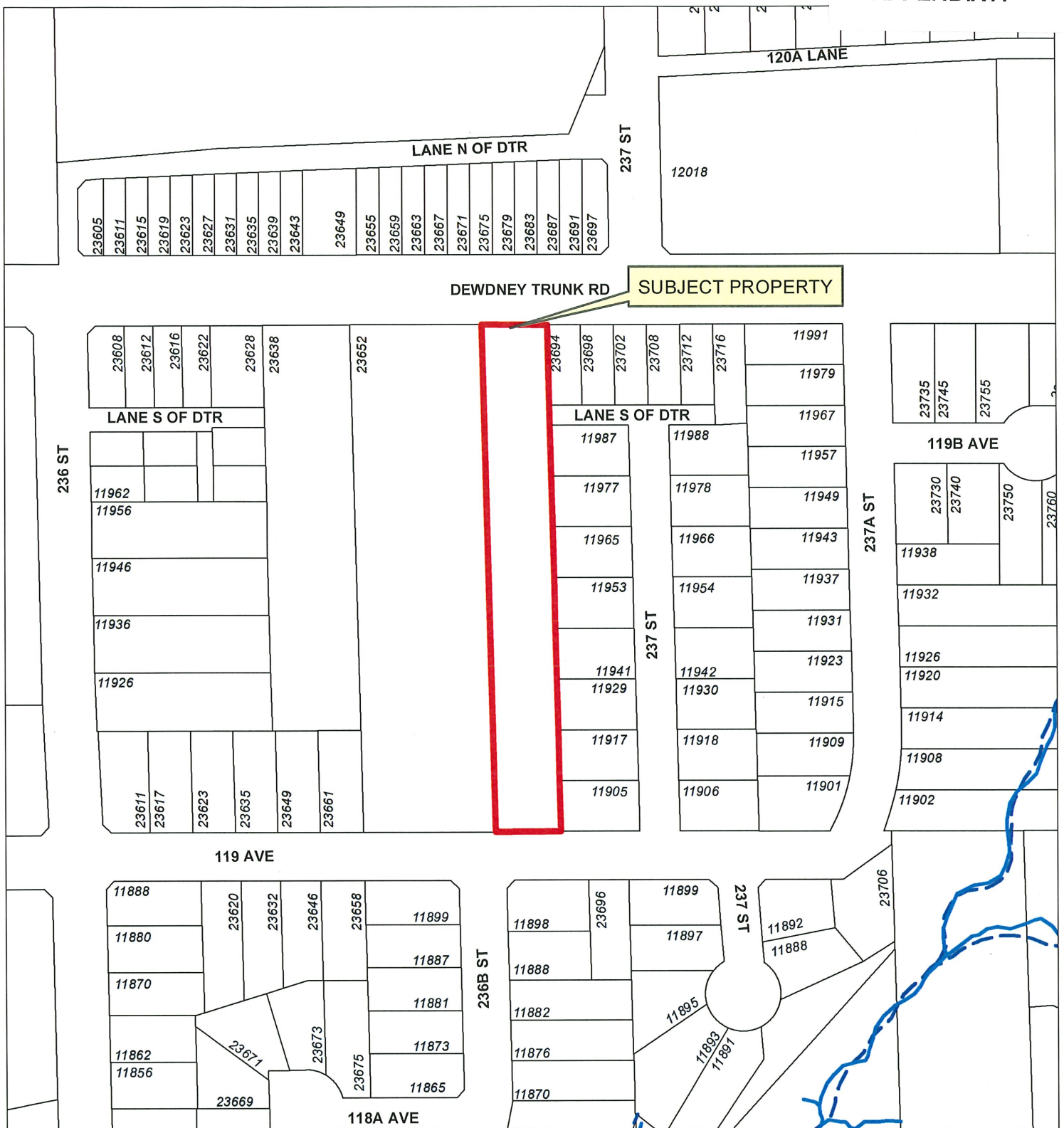
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7826-2022
Appendix D – Proposed Subdivision Plan
Appendix E – Proposed Site Plan
Appendix F – Proposed Elevations



Legend

- Parcels selection
- Stream
- Indefinite Creek



Scale: 1:2,000

23682 DEWDNEY TRUNK ROAD
PID: 012-293-148

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-579-RZ
DATE: Feb 8, 2022

BY: AC



Scale: 1:2,000

Legend

- Stream
- Indefinite Creek

23682 DEWDNEY TRUNK ROAD
PID: 012-293-148

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-579-RZ
DATE: Feb 8, 2022

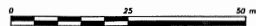
BY: AC

CORPORATE OFFICER



SUBDIVISION PLAN OF THE WEST 80.7 FEET EAST HALF LOT 7
SECTION 16 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 1676
EXCEPT PLAN 86679

BCGS 92G.028



The intended plot size of this plan is 560 mm in width by 864 mm in height (D SIZE) when plotted at a scale of 1:500

This Plot Lies Within Integrated Survey Area No. 36, Maple Ridge, NAD83 (CSRS), 4.0.0.BC.1.MVRD

Grid bearings are derived from observations between geodetic control monuments 02H2439 and 85H0662 and are referred to the central meridian of UTM Zone 10N.

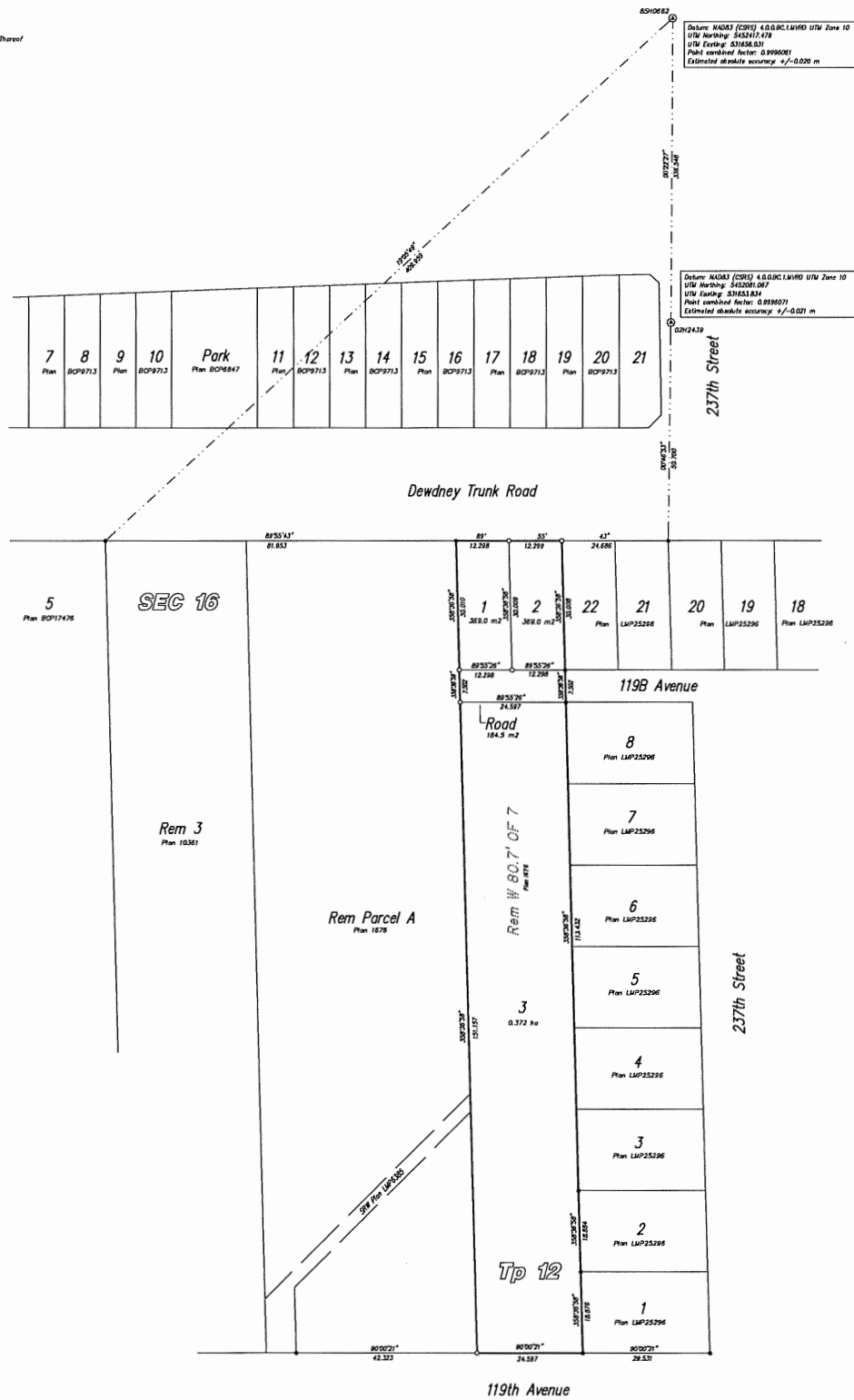
The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOB published coordinates and standard deviations for geodetic control monuments G2H2439 and 65H0662.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996071. The average combined factor has been determined based on geodetic control monument 0212439.

LEGEND:

All Distances Are In Metres And Decimals Thereof

- (A) Control Monument Found
 • Standard Iron Post Found
 O Standard Iron Post Set



This plan lies within the jurisdiction of the
Approving Officer for the City of Maple Ridge

This plan lies within the Metro Vancouver Regional District.

The field survey represented by this plan was completed on the ??? day of ?????, 20???
Mike Bernmann, BQS 793

PRELIMINARY

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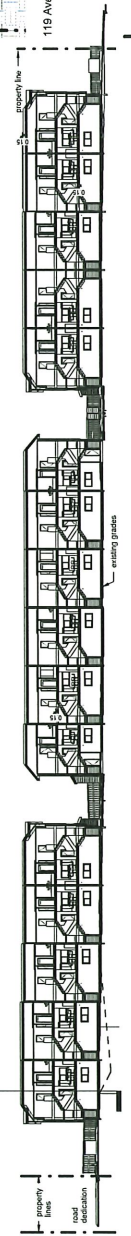
For All Rights Reserved & more views removed from some locations on west elevation



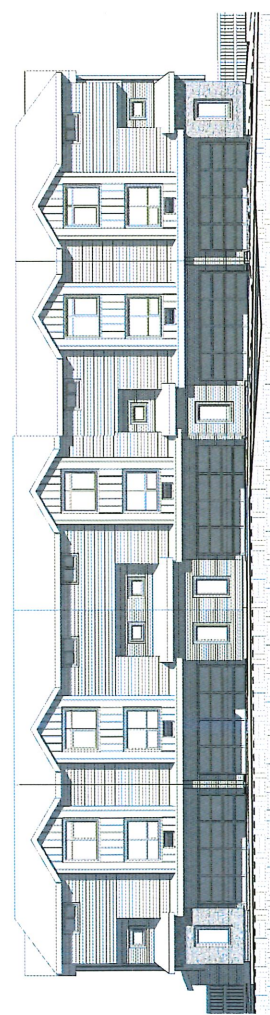
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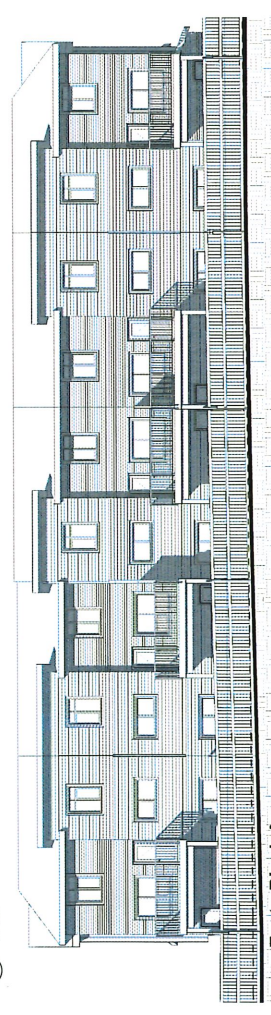
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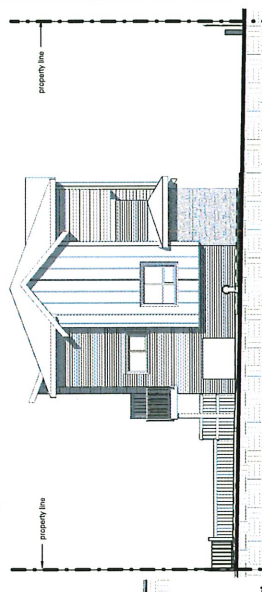
6 Section 2
1:300



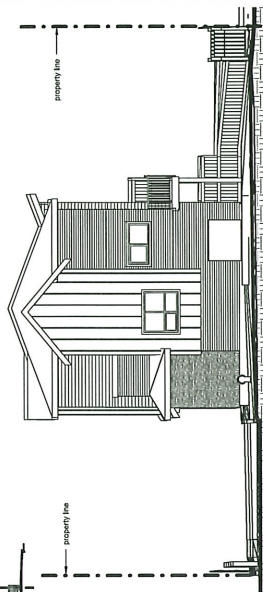
8 West - Block A
1:100



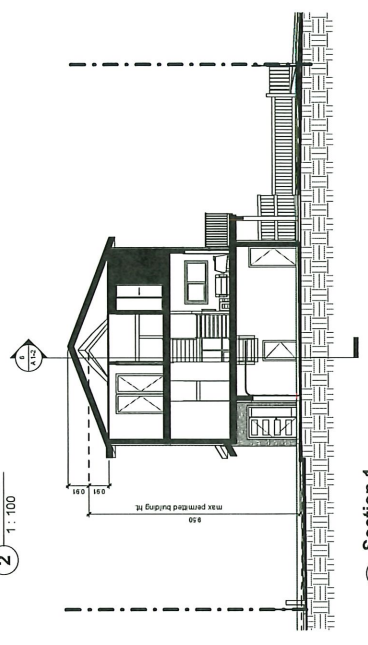
7 East - Block A
1:100



1 North
1:100



2 South
1:100



5 Section 1
1:100

ISSUED FOR REZONING, DP & DVP APPLICATIONS OCT 7/21

ARCHITECT

Architectural Inc.

101 West 2nd Street
Baltimore, MD 21201
Tel: 410.524.2500
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www.architecturalinc.com

Project

NORDEL
Nordel Developments Ltd.

Townhouses
119 Ave. & Bayview
Ridge

Site elevations & sections

Scale

Project # 25-112 drawing #

Scale 1/8" = 1'-0"

Drawn by GDL

Checked by

A 1-2

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Official Community Plan Amending Bylaw No. 7828-2022
11758 221 Street & 22119, 22127, 22131, 22147, 22155, and 22173
Cliff Avenue

MEETING DATE: March 1, 2022
FILE NO: 2022-028-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

This report presents Official Community Plan Amending Bylaw No. 7828-2022 (Appendix A), to redesignate 11758 221 Street, and 22119, 22127, 22131, 22147, and 22155 Cliff Avenue from Single-Family Residential to Low Rise Apartment, and 22173 Cliff Avenue from Single-Family Residential to Town Centre Commercial, for Council consideration of first reading.

This Official Community Plan Amendment is in response to Council direction from the December 14, 2021 Council meeting, where staff were directed to review the land use of properties adjacent to the Lougheed Transit Corridor Area Plan to ensure appropriate transitional land uses are able to be considered. The Cliff Avenue properties were specifically identified for re-designation at that meeting.

In addition to the redesignation of the Cliff Avenue properties, Council could direct staff to also take a closer look at the land uses for the properties currently designated as single family along Selkirk and 119 Avenue (Appendix D). The following additional recommendation has been included for Council consideration: *That staff review the land use designations for the single-family designated properties along Selkirk Avenue and 119 Avenue within the Town Centre Area Plan.*

RECOMMENDATIONS:

1. That in respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvement District Boards, and
 - vi. The Provincial and Federal Governments and their agencies;

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the referral process, and early posting of the proposed Official Community Plan amendments on the City's website;

2. That Official Community Plan Policy Amending Bylaw No. 7828-2022 be given first reading; and further
3. That staff review the land use designations for the single family designated properties along Selkirk Avenue and 119 Avenue within the Town Centre Area Plan.

1.0 CONTEXT:

1.1 Official Community Plan and Area Plans

The Town Centre Area Plan (TCAP) was adopted in 2008 with a vision for creating more density, mixed-uses, and green space, while creating a pedestrian-oriented environment. With this Plan in place, the Town Centre of Maple Ridge has been experiencing a significant amount of redevelopment and change over the past five to ten years. Maple Ridge Council has recognized this growth and wants to ensure that the evolution of the Town Centre continues to be positive and leads to greater vibrancy within this core part of the community.

The Town Centre Area Plan came together with the understanding that 'commercial follows rooftops' and as such, the attraction and development of residential buildings will be followed by commercial development and business growth. A fundamental element to a successful business area is the importance of relevant, vibrant, and safe destinations that appeal to visitors and residents during the day and into the night. Ultimately, the goals of the TCAP reinforce, support and encourage the development of these elements.

Complementing the policies and objectives of the TCAP, the Lougheed Transit Corridor Study was initiated in September 2018 with an aim to review existing Official Community Plan (OCP) designations and policies for the lands west of the TCAP, running along Lougheed Highway and Dewdney Trunk Road from approximately 222 Street to 200 Street, and create a more detailed land use plan to guide future development in this area.

The Lougheed Transit Corridor Concept Plan was endorsed at the November 10, 2020 Council Workshop meeting. At the December 14, 2021 Council meeting, the Lougheed Transit Corridor Area Plan and Development Permit Guidelines received first reading, while noting that some of the land uses adjacent to the Transit Corridor Area Plan should be reviewed, in order to ensure appropriate transitional land uses are considered.

1.2 Recent Initiatives

Table 1 below identifies recent presentations to Council as well as initiatives that have been undertaken in the Town Centre Area:

Table 1 – Recent Council Presentations regarding the Town Centre Area Plan

Date	Initiative	Outcome
September 10, 2019	Presentation of TCAP and recent development at Council Workshop	Council expressed interest in a 2020 Town Centre Visioning Process.
March 31, 2020	Council endorsed scope of work for the TCAP Visioning process	Engagement process ran during the summer and fall of 2020.
February 23, 2021	Engagement outcomes presented to Council	Council directed staff to assess the recommendations in the outcomes report to advance ideas for ways to foster an inclusive, vibrant, and welcoming Town Centre.
February 8, 2022	Port Haney Land Use Policy Review	Council directed staff to review and update the Town Centre Area Plan, Development Permit Guidelines, and Zones to reflect newer heights, uses and reinforce Port Haney's roots and heritage.

Adjacent to the Town Centre Area Plan, the Lougheed Transit Corridor Area Plan (endorsed November 10, 2020; first reading December 14, 2021) reflects the community's values for long range planning development within the Lougheed Corridor boundaries. It has been noted that the identification of higher residential opportunities at the interface of the Lougheed Transit Corridor Area and the TCAP warranted a closer look.

As such, at the December 14, 2021 Council meeting, following Council discussion, it was directed:

That staff be directed to prepare an Official Community Plan Amending Bylaw for first reading to redesignate 11758 221 Street, and 22119, 22127, 22131, 22147, 22155 Cliff Avenue to low rise apartment and 22173 Cliff Avenue to Town Centre Commercial.

This report reflects this Council direction.

2.0 DISCUSSION:

2.1 Cliff Avenue Properties

At the December 14, 2021 Council meeting, staff were directed to prepare an Official Community Plan Amending Bylaw for the properties located at 11758 221 Street, and 22119, 22127, 22131, 22147, 22155 and 22173 Cliff Avenue (known as the "Cliff Avenue" properties for the purposes of this report).

The Cliff Avenue properties are on the western edge of the Town Centre Area Plan (TCAP) and are currently designated as Single-Family Residential (Figure 1, full size in Appendix B). The properties are bounded by the following land use designations:

- North: Low-Rise Apartment and Town Centre Commercial in the TCAP
- East: Town Centre Commercial in the TCAP
- South: Conservation
- West: Transit Corridor Multi-Family and Intensive Attached Residential Infill in the Lougheed Transit Corridor Area Plan (first reading granted at December 14, 2021 Council meeting)

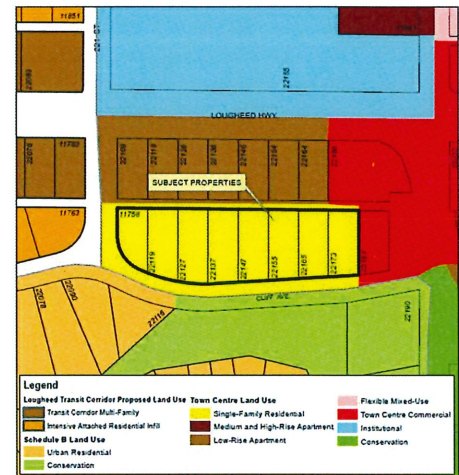


Figure 1 – Current Land Use Designations for the Cliff Avenue Properties and surrounding areas

2.2 Proposed Land Use Designations

The Cliff Avenue properties (shown in Figure 2 below) are located just south of Lougheed Highway, between 221 and 222 Street, where the Town Centre Area Plan interfaces with the Lougheed Transit Corridor Area Plan (LTCAP). Recognizing this interface as a 'gateway' to downtown Maple Ridge, the LTCAP and the TCAP both promote higher residential and commercial densities, than elsewhere in Maple Ridge, with the TCAP land use policies encouraging the highest densities and population in the City. As such, the proposed land use re-designation for the Cliff Avenue properties is intended to update the TCAP western boundary to align with the outcomes of the LTCAP process.

2.2.1 Town Centre Commercial

The property identified as 22173 Cliff Avenue, located at the eastern edge of the subject property block, is proposed to re-designate from Single Family Residential to Town Centre Commercial (see Figure 2, full size in Appendix C), which would increase the potential developable area for a commercial or mixed-use development if consolidated with 22183 Cliff Avenue (that is already designated for Town Centre Commercial). According to the Zoning Matrix (Appendix A of the Town Centre Area Plan), the

Town Centre Commercial designation allows for the C-3 Town Centre Commercial Zone, requiring a minimum lot area of 1,672 m². Through the future consolidation and re-zoning of 22183 and 22173 Cliff Avenue, the minimum lot requirement may be able to be met.

2.2.2 Low-Rise Apartment

The properties identified as 22119, 22127, 22131, 22147, and 22155 Cliff Avenue and 11758 221 Street are proposed to be redesignated from Single-Family Residential to Low Rise Apartment. Currently, the Low-Rise Apartment land use designation in the TCAP allows for development in a three to five storey apartment form. This land use designation is adjacent to the proposed LTCAP designations of Transit Corridor Multi-Family land use designation, permitting four to six storeys in height, and Intensive Attached Residential Infill land use designation, permitting three storeys in height.

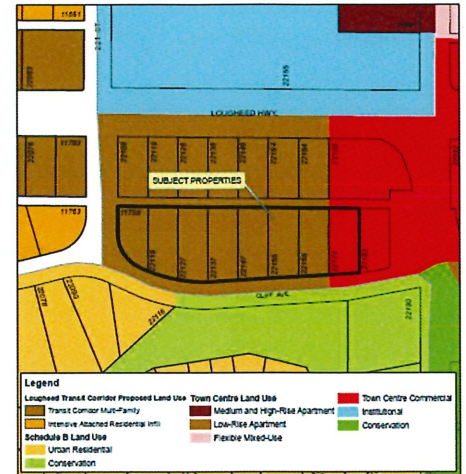


Figure 2 – Proposed Land Use Designations for the Cliff Avenue Properties

2.3 Redesignation of Selkirk & 119th Ave Properties

In addition to the redesignation of the Cliff Avenue Properties, Council could direct staff to take a closer look at the land uses for the properties currently designated as single-family along Selkirk Avenue and 119 Avenue (see Figure 3, full size in Appendix D). Similar to the Cliff Avenue properties, staff would review the land uses in order to the TCAP western boundary to align with the outcomes of the LTCAP process. There are approximately 20 lots designated as single-family within the three blocks.

Should Council direct, staff would bring back a report outlining possible land use designations for these properties. The following additional recommendation has been included for Council consideration:

Additional Recommendation: That staff review the land use designations for the single-family designated properties along Selkirk Avenue and 119 Avenue within the Town Centre Area Plan.

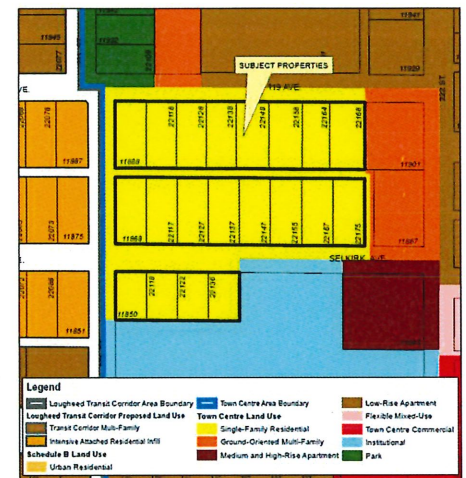
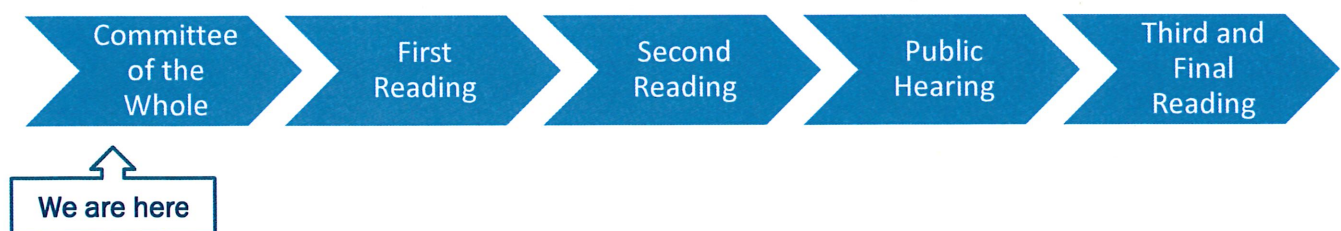


Figure 3 – Current Land Use Designations for the Selkirk Avenue & 119 Avenue Properties

2.4 Next Steps

Based on Council comments at the December 14, 2021 Council Meeting, staff prepared Official Community Plan Amending Bylaw No. 7828-2022 to re-designate the “Cliff Avenue Properties” to align the interface between the Town Centre Area Plan with the proposed Lougheed Corridor Transit Area Plan. This draft Bylaw is proposed for first reading at an upcoming Council meeting.

Figure 4 - OCP Amending Bylaw Process



In respect of Section 475 of the *Local Government Act*, should Official Community Plan Amending Bylaw No. 7828-2022 receive first reading, staff will submit referral notices to the following agencies regarding the proposed re-designation of the Cliff Avenue properties: Metro Vancouver, School District No. 42, local First Nations, TransLink, and Ministry of Transportation.

In addition, should Official Community Plan Amending Bylaw No. 7828-2022 receive first reading, staff will host a virtual open house for the community, which will be advertised through the newspaper and the City's Social Media accounts. Cliff Avenue Property Owners have been notified of Official Community Plan Amending Bylaw No. 7828-2022 via mail-out.

3.0 STRATEGIC ALIGNMENT

Implementing strategic plans related to local infrastructure and the economy is a Council priority, as established under the Growth pillar of the 2019-2022 City of Maple Ridge Strategic Plan. Additional outcomes of work in the Town Centre align with the Community Safety, Community Pride & Spirit, and Natural Environment (Green Infrastructure) pillars of Council's Strategic Plan.

4.0 POLICY IMPLICATIONS

The Official Community Plan and Town Centre Area Plan establish goals, objectives and policies in support of the development of a complete community that is vibrant, healthy and safe.

5.0 INTERDEPARTMENTAL IMPLICATIONS

Continuing to implement the Town Centre Area Plan is anticipated to create synergies with the work that is underway on the Community Social Safety Initiative (particularly with implementation of the Action Plan, involving several City departments and the RCMP), as well anticipated outcomes from the Strategic Transportation Plan and the Economic Development Strategy.

6.0 FINANCIAL IMPLICATIONS

The re-designation of the Cliff Avenue Properties is considered a found milestone for the Planning Department, however the work is accommodated for in the general 2022 Planning Department Budget.

CONCLUSION:

This report presents Official Community Plan Amending Bylaw No. 7828-2022, to redesignate 11758 221 Street & 22119, 22127, 22131, 22147, and 22155 Cliff Avenue to Apartment (Low Rise) and 22173 Cliff Avenue to Town Centre Commercial, for first reading.

An additional recommendation that staff review land use designations for the single-family designated properties along Selkirk Avenue and 119 Avenue within the Town Centre Area Plan is also provided for Council consideration.

“Original signed by Amanda Grochowich”

Prepared by: **Amanda Grochowich, MCIP, RPP**
Planner 2

“Original signed by Charles 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 Scott Hartman”

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A - Official Community Plan Amending Bylaw No. 7828-2022

Appendix B - Cliff Avenue Properties Current Land Use Designation Map

Appendix C - Cliff Avenue Properties Proposed Land Use Designation Map

Appendix D - Selkirk Avenue & 119 Avenue Properties Current Land Use Designation Map

**CITY OF MAPLE RIDGE
BYLAW NO. 7828-2022**

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

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

AND WHEREAS it is deemed expedient to amend Schedule "B" 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. 7828-2022".
2. Schedule "B" is hereby amended for those parcels of land and premises known and described as:

Lot 35 District Lot 397 New Westminster District Plan 9218;
 Lot 36 District Lot 397 New Westminster District Plan 9218;
 Lot 37 District Lot 397 New Westminster District Plan 9218;
 Lot 38 District Lot 397 New Westminster District Plan 9218;
 Lot 39 District Lot 397 New Westminster District Plan 9218;
 Lot 40 District Lot 397 New Westminster District Plan 9218;
 Lot 41 District Lot 397 New Westminster District Plan 9218; and
 Lot 42 District Lot 397 New Westminster District Plan 9218

and outlined in heavy black line on Map No. 1052, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

READ a first time the day of , 20

READ a second time the day of , 20

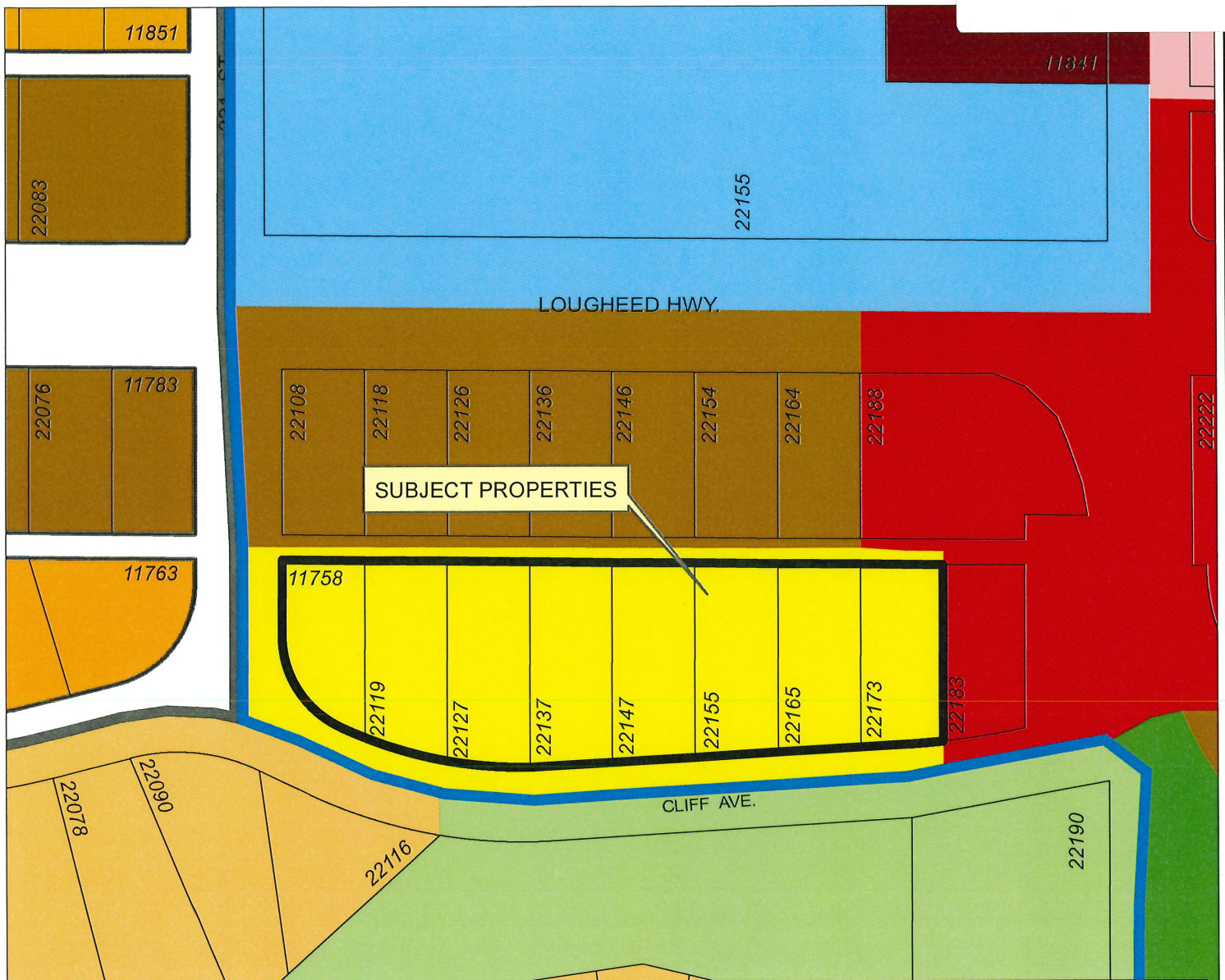
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

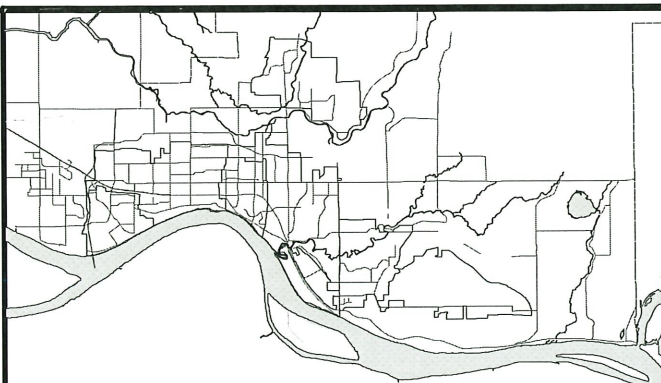


Legend

	Lougheed Transit Corridor Area Boundary		Town Centre Area Boundary		Flexible Mixed-Use
Lougheed Transit Corridor Proposed Land Use					
	Transit Corridor Multi-Family	Town Centre Land Use			
	Intensive Attached Residential Infill		Single-Family Residential		Town Centre Commercial
Schedule B Land Use			Medium and High-Rise Apartment		Institutional
	Urban Residential		Low-Rise Apartment		Conservation
	Conservation				



Scale: 1:1,500



Cliff Avenue Current Land Use

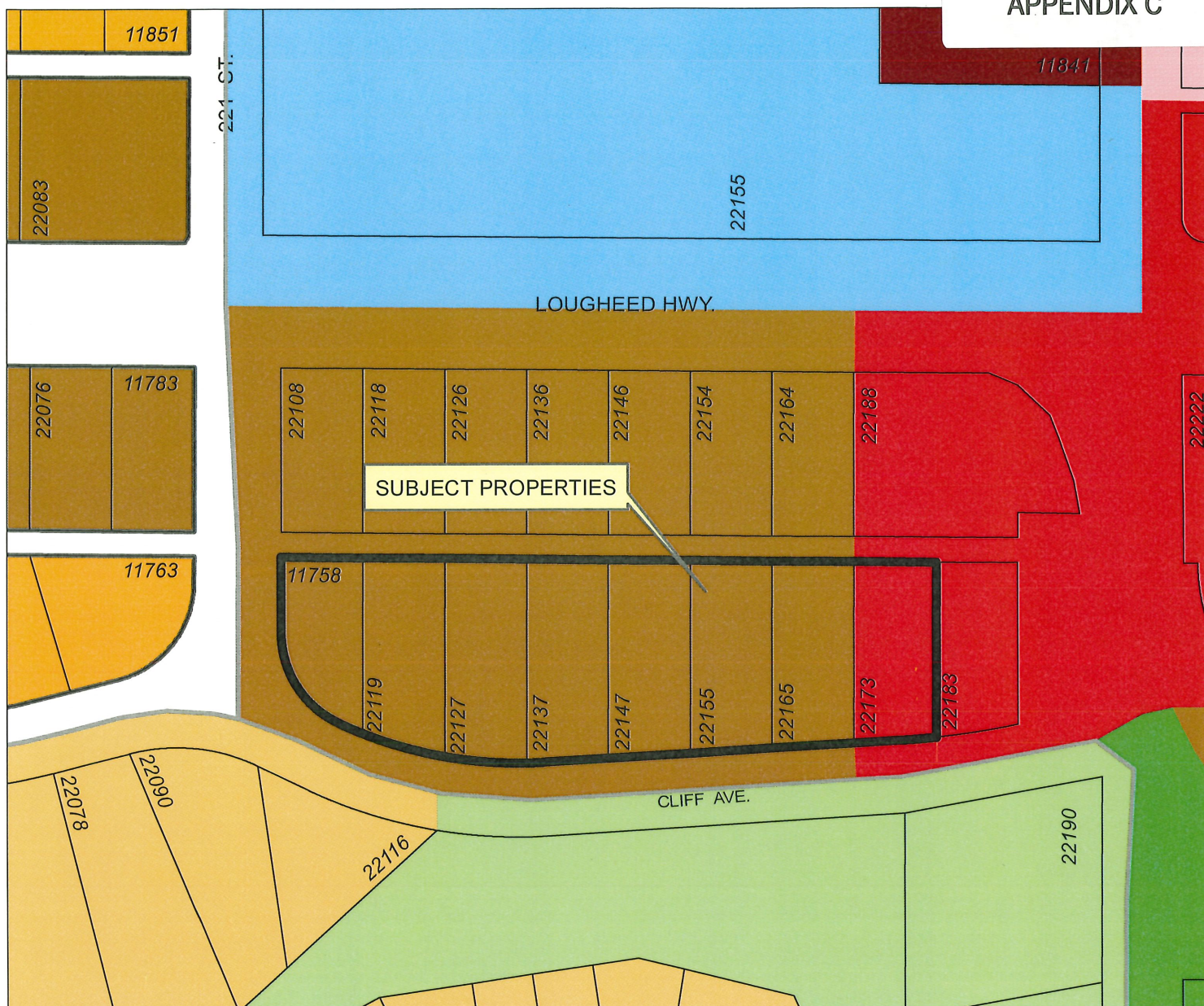
PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 7828-2022 (2022-028-RZ)_CurrentLandUse_SM.mxd
DATE: Feb 11, 2022 BY: DT



Legend

Lougheed Transit Corridor Proposed Land Use

- Transit Corridor Multi-Family
- Intensive Attached Residential Infill

Schedule B Land Use

- Urban Residential
- Conservation

Town Centre Land Use

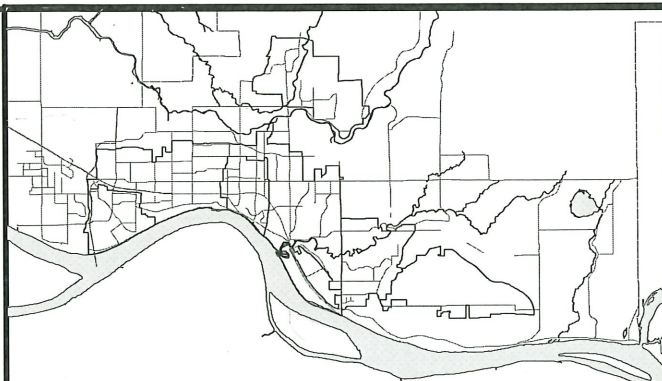
- Medium and High-Rise Apartment
- Low-Rise Apartment
- Flexible Mixed-Use

Town Centre Commercial

- Institutional
- Conservation



Scale: 1:1,500



Cliff Avenue Proposed Land Use

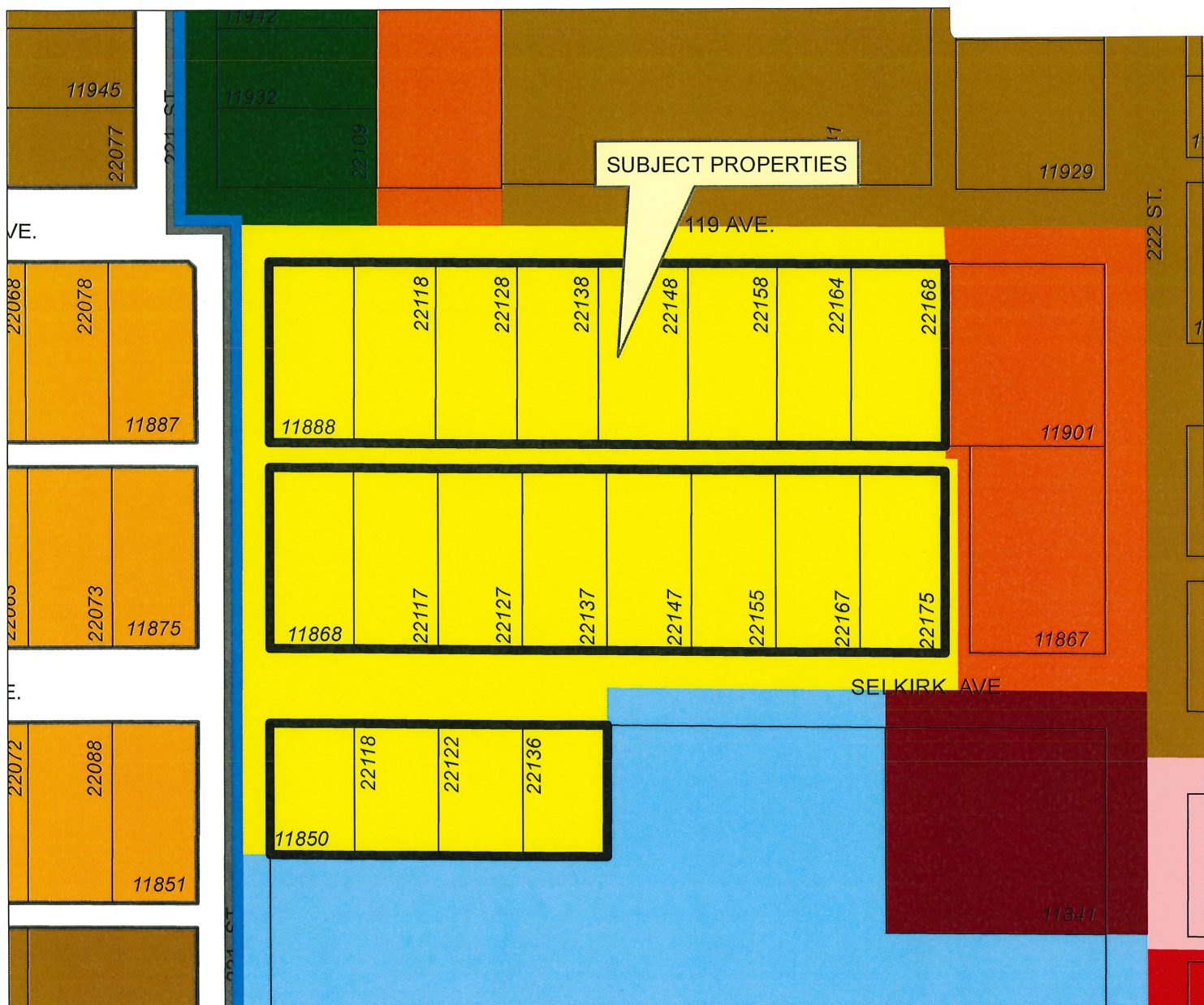
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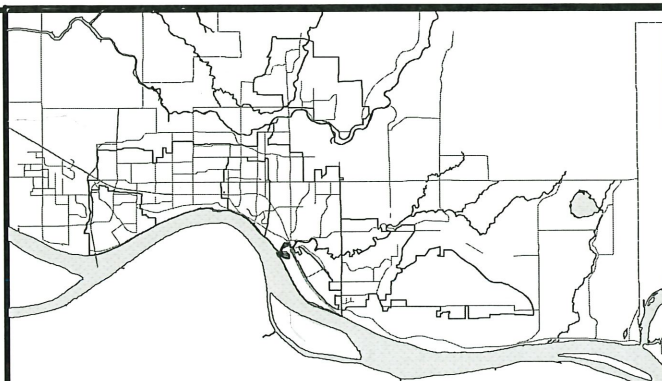


Legend

	Lougheed Transit Corridor Area Boundary		Town Centre Area Boundary		Low-Rise Apartment
Lougheed Transit Corridor Proposed Land Use		Town Centre Land Use			Flexible Mixed-Use
	Transit Corridor Multi-Family		Single-Family Residential		Town Centre Commercial
	Intensive Attached Residential Infill		Ground-Oriented Multi-Family		Institutional
Schedule B Land Use			Medium and High-Rise Apartment		Park
	Urban Residential				



Scale: 1:1,500



119 Avenue & Selkirk Avenue Current Land Use

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FILE: 7828-2022 (2022-028-RZ)_CurrentLandUse_SM.mxd
DATE: Feb 11, 2022 BY: DT