



City of Maple Ridge

**PUBLIC
HEARING**

April 25, 2017

CITY OF MAPLE RIDGE

PUBLIC HEARING

AGENDA

7:00 PM

DATE: April 25, 2017

1) 2016-209-RZ

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7264-2016

LEGAL: Lot 42, District Lot 276, Plan NWP37662

LOCATION: 20421 123 Avenue

FROM: RS-1 (One Family Urban Residential)

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

PURPOSE: To Rezone to RS-1b with a current application for a future 2 lot subdivision.

CITY OF MAPLE RIDGE
NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 p.m., Tuesday, April 25, 2017 to consider the following bylaw:

1) **2016-209-RZ**

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7264-2016

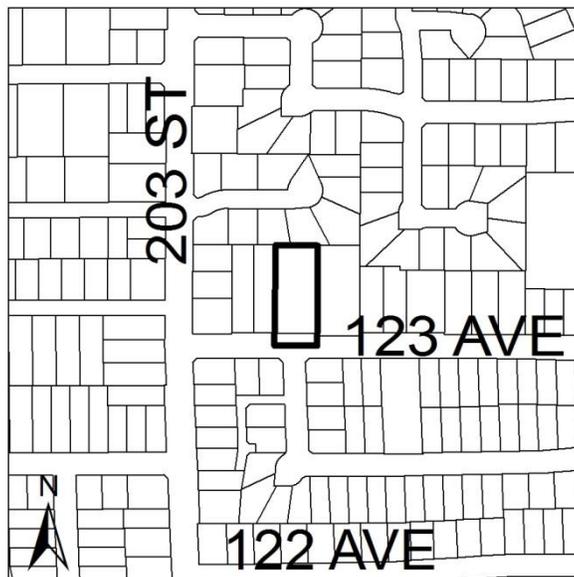
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AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaw and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaw will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 a.m. and 4:00 p.m. from April 11, 2017 to April 25, 2017 Saturdays, Sundays and Statutory Holidays excepted. To view staff report for this item, go to Council Meeting dated March 28, 2017, on the City website at www.mapleridge.ca/AgendaCenter.

ALL PERSONS who deem themselves affected by this bylaw shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaw or by making a written submission to the attention of the Manager of Legislative Services or by sending an e-mail to the Clerk's Department at clerks@mapleridge.ca, by 4:00 p.m., April 25, 2017. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 11th day of April, 2017.

Laurie Darcus, MMC
Manager of Legislative Services

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-209-RZ
File Manager: Diane Hall

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

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

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

Additional reports provided: _____

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: March 20, 2017
FILE NO: 2016-209-RZ
MEETING: C of W

SUBJECT:
Second Reading
Zone Amending Bylaw No. 7264-2016
20421 123 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 20421 123 Avenue from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a future 2 lot subdivision. Council granted first reading to Zone Amending Bylaw No. 7264-2016 on September 6, 2016. The minimum lot size for the current RS-1 (One Family Urban Residential) Zone is 668 m² and for the RS-1b (One Family Urban (Medium Density) Residential Zone is 557 m².

This application is in compliance with the OCP.

As this proposal is to create fewer than 3 lots, this application is exempt from the Community Amenity Contribution Program.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7264-2016 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Restrictive Covenant for Stormwater Management.
 - ii) Removal of existing building;
 - iii) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Profile, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property;
 - iv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

Applicant: Mayur Mehta

Legal Description: Legal Description: Lot: 42, D.L.: 276, Plan: NWP37662

OCP:

Existing: Urban Residential

Proposed: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)

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

Surrounding Uses:

Surrounding Uses:

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

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

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

West: Use: Vacant
Zone: RS-1b (One Family Urban (Medium Density) Residential)
Designation: Urban Residential

Existing Use of Property: Single Family Residential

Proposed Use of Property: Single Family Residential

Site Area: 0.236 ha. (0.58 acres)

Access: 123 Avenue

Servicing requirement: Urban Standard

2) Background:

The subject property is approximately 0.236 ha. (0.58 acres) in size and is bound by single family residential properties to the north, east, and west, and 123 Avenue to the south.

3) Project Description:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit future subdivision into two single family residential lots. At approximately 1200 m² each, the proposed lots will be significantly larger than minimum parcel size in the current and the proposed RS-1b (One Family Urban (Medium Density) Residential) zone.

4) Planning Analysis:

Official Community Plan:

The development site is currently designated *Urban Residential – Major Corridor*. This designation is characterized by having frontage on a Major Road Corridor as identified on Figure 4 of the OCP, or has frontage on a road built in whole or part to a collector, arterial, Translink Major Road, or Provincial Highway standard. This designation includes ground-oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies. The subdivision of this property into two lots and use of the RS-1b (One Family Urban (Medium Density) Residential) zone is in compliance with the OCP.

Zoning Bylaw:

The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m², and 557m² for the proposed RS-1b (One Family Urban (Medium Density) Residential) Zone. At approximately 1200 m² each, the proposed lots will significantly exceed minimum parcel size in both the current and proposed zoning. Rezoning is required to facilitate subdivision, however, as the minimum lot width of the proposed new lots is insufficient to meet lot geometry requirements in the current RS-1 (One Family Urban Residential) zone. No bylaw amendments have occurred since first reading that would affect this application.

Off-Street Parking And Loading Bylaw:

The Off-Street Parking and Loading Bylaw specifies that a single family structure requires the provision of a minimum of 2.0 off street parking stalls. The proposed RS-1b (One Family Urban (Medium Density) Residential) Zone also permits additional residential uses in the form of a temporary residential use, secondary suite, or detached garden suite (building details have not been provided at this time). There is an additional bylaw requirement of 1 stall per secondary suite or detached garden suite. As these proposed lots are significantly larger than required, all parking requirements should be easily accommodated on the site.

5) Environmental Implications:

The applicant has provided a tree management report that inventories the existing trees on the site, assesses potential for retention, and makes recommendations for replacement. This matter will be dealt with at the subdivision stage through the tree cutting permit.

6) Interdepartmental Implications:

- i) **Engineering Department:** The Engineering Department has established that existing services, including existing curb and gutter, and sidewalks are sufficient to meet current standards. Connections to municipal services will be a requirement at the subdivision stage.
- ii) **License, Permits and Bylaws Department:** The Building Department reviewed the application and noted that a geotechnical review would be required at the building permit stage, that a covenant would be required to register the stormwater management plant, and a tree protection covenant would be required (subdivision stage)
- iii) **Fire Department:** The Fire Department had no concerns with this application, but had instructions for demolition and the security of existing buildings from unauthorized entry. These have been forwarded to the applicant.

7) Citizen/Customer Implications:

Once second reading is granted for this application, it will be scheduled for public hearing, providing the opportunity for public comment.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7264-2016, and that 2016-209-RZ be forwarded to Public Hearing.

“Original signed by Diana Hall”

Prepared by: Diana Hall, MA (Planning) MCIP, RPP
Planner 2

“Original signed by Chuck Goddard” for

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

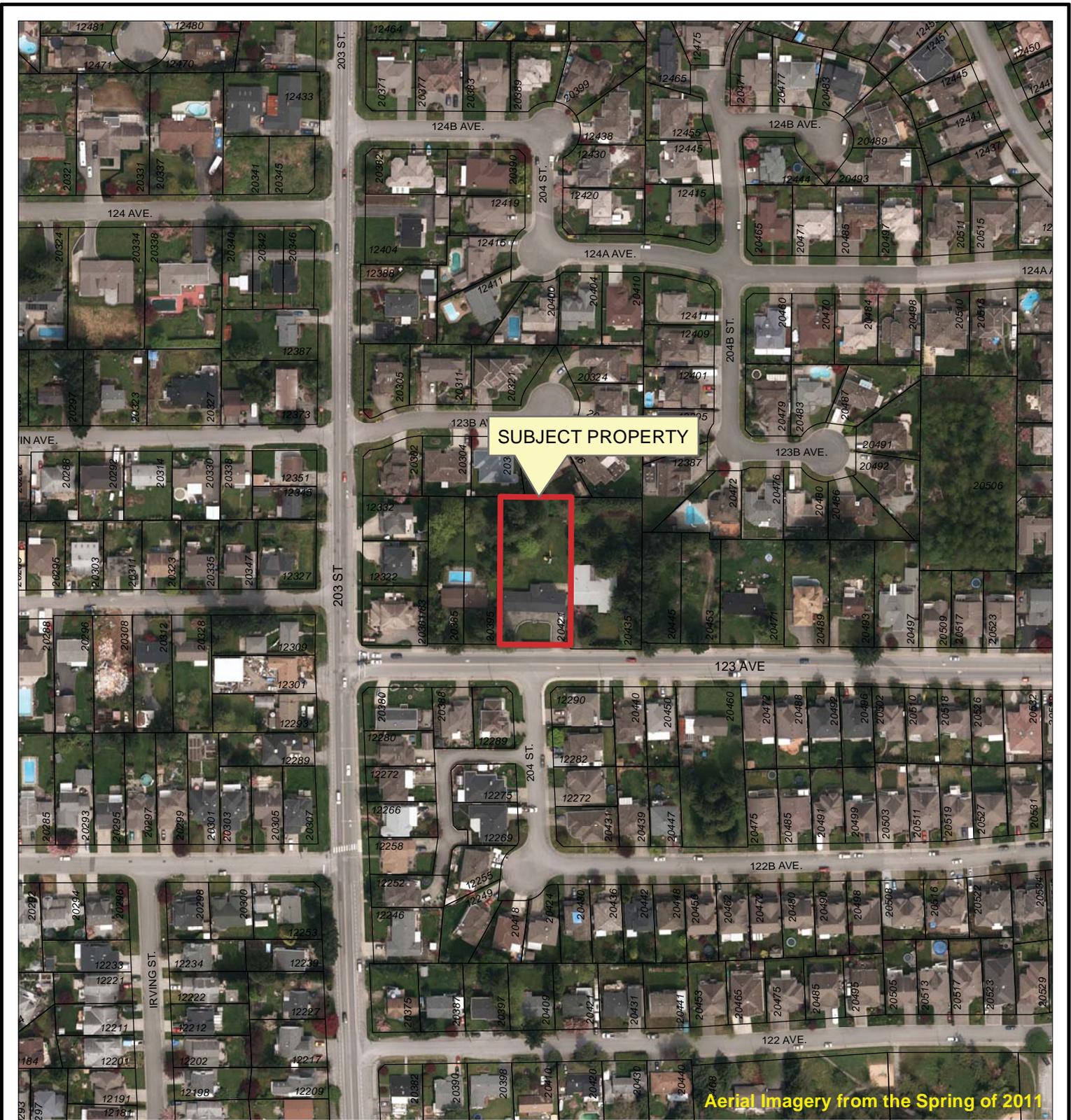
“Original signed by Frank Quinn”

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

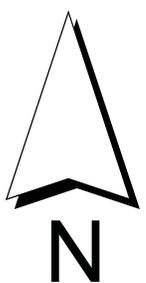
“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

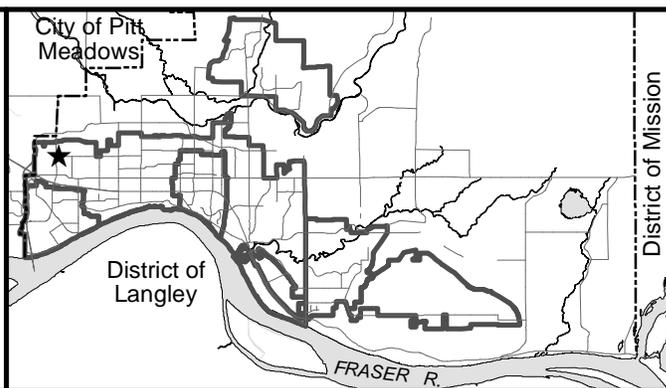
The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7264-2016
Appendix D –Subdivision Plan



Aerial Imagery from the Spring of 2011



Scale: 1:2,500

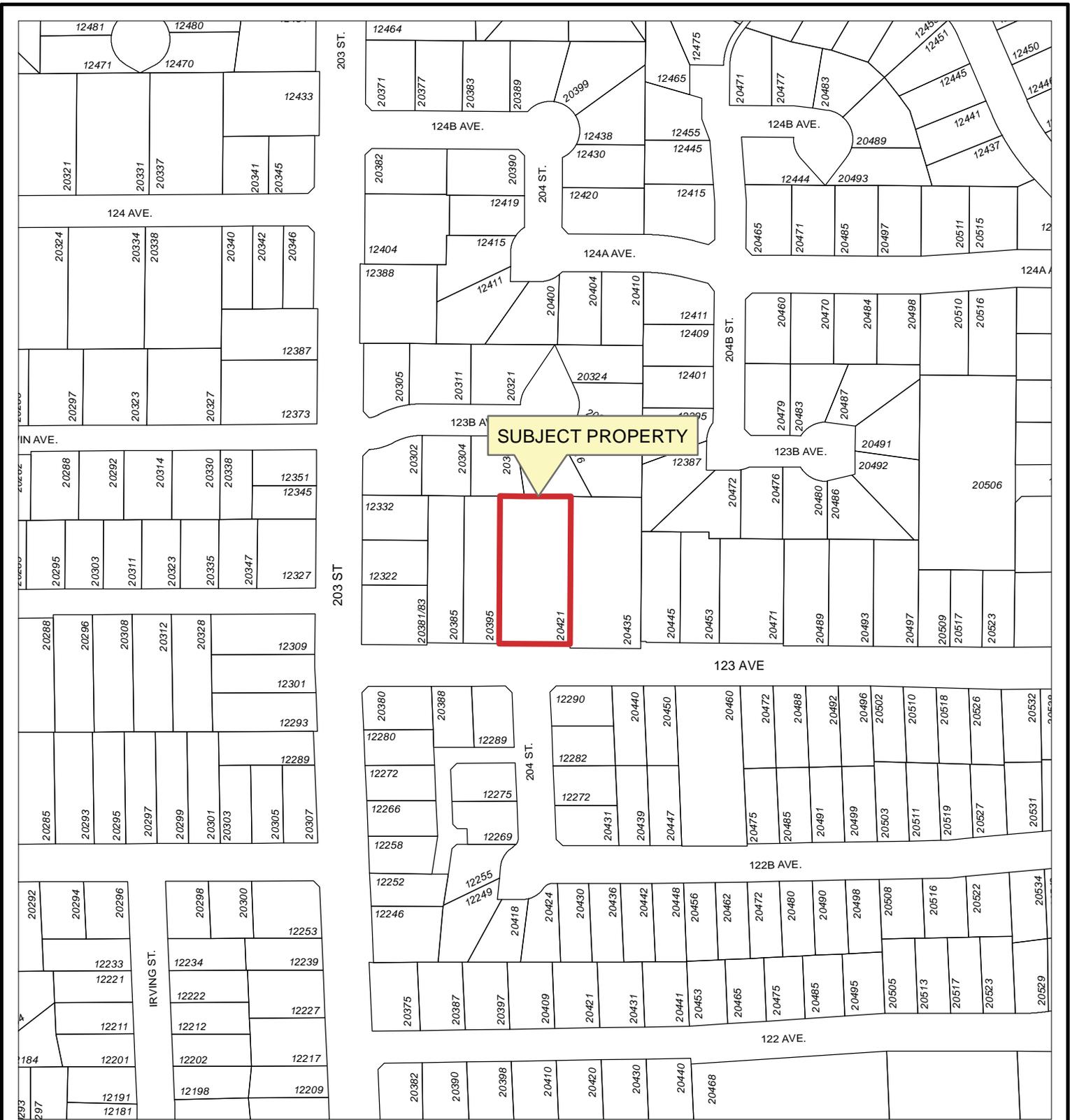


20421 123 AVENUE

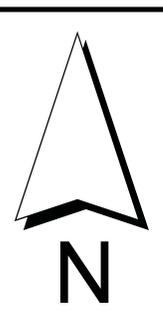


FILE: 2016-209-RZ
DATE: Jun 14, 2016

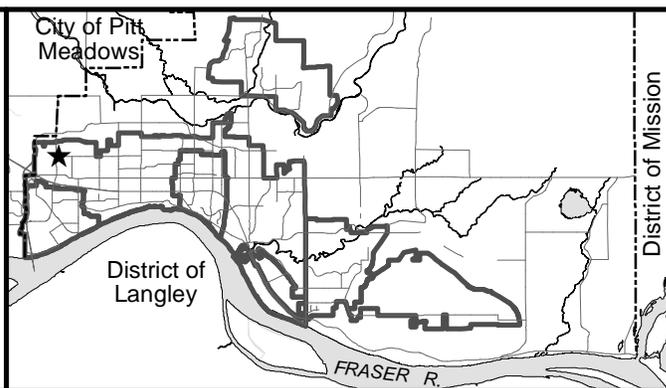
BY: PC



SUBJECT PROPERTY



Scale: 1:2,500

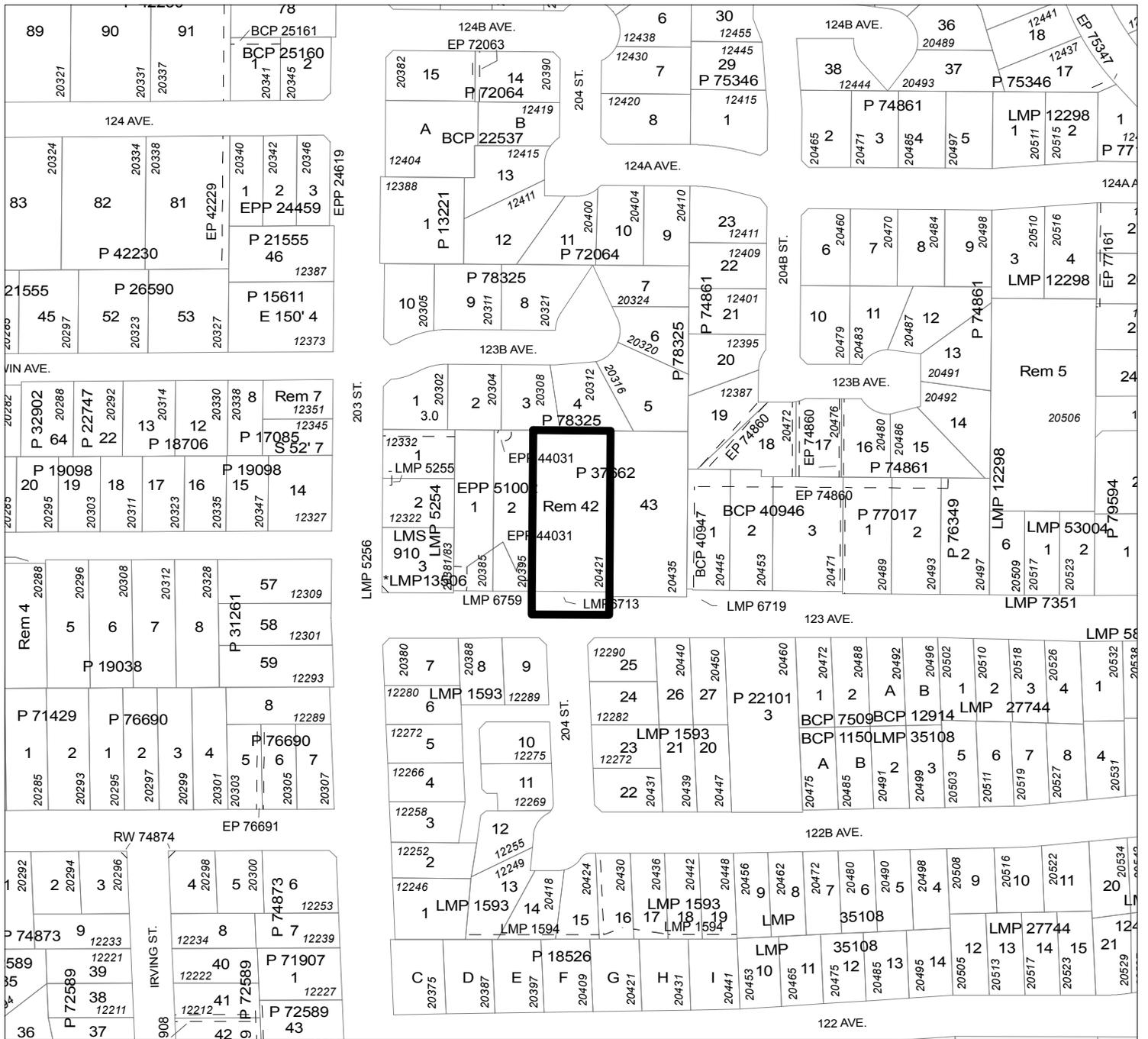


20421 123 AVENUE



FILE: 2016-209-RZ
DATE: Jun 14, 2016

BY: PC



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7264-2016
 Map No. 1686
 From: RS-1 (One Family Urban Residential)
 To: RS-1b (One Family Urban (Medium Density) Residential)

