

City of Maple Ridge

**COMMITTEE OF THE WHOLE  
AGENDA**

**October 5, 2021**

**1:30 p.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.*

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For virtual public participation during Public Question Period register by going to [www.mapleridge.ca/640/Council-Meetings](http://www.mapleridge.ca/640/Council-Meetings) and clicking on the meeting date

**1. CALL TO ORDER**

**2. ADOPTION OF MINUTES**

**2.1 Minutes of the Committee of the Whole Meeting of September 21, 2021**

**3. DELEGATIONS / STAFF PRESENTATIONS (10 minutes each)**

**3.1 Innovation Challenge Awards Presentations**

**4. PLANNING AND 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 2021-381-RZ, 22900 & 22094 117 Avenue, 11675 229 Street and 11678 & 11690 Burnett Street, RS-1 to RM-2**

Staff report dated October 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7792-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of approximately 92 dwelling units in an apartment building and nine (9) dwelling units in a townhouse form for a total of 101 dwelling units be given first reading and that the applicant provide further information as described on Schedules A, B, D and E of the Development Procedures Bylaw No. 5879-1999.

**1102 2019-331-RZ, 25597 130 Avenue, RS-3 to RS-2**

Staff report dated October 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7586-2019 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision of two (2) lots be given second reading and be forwarded to Public Hearing.

**5. ENGINEERING SERVICES**

**6. CORPORATE SERVICES**

**1151 Union of British Columbia Municipalities (UBCM) 2022 Community Resiliency Investment (CRI) Program**

Staff report dated October 5, 2021 recommending that an application for grant funding to the Union of British Columbia Municipalities Community Resiliency Investment (CRI) Program to hire a time-duration FireSmart Coordinator to facilitate FireSmart related activities be submitted and that the overall grant management for the Coordinator be provided by the City of Maple Ridge.

**7. PARKS, RECREATION & CULTURE**

**8. ADMINISTRATION**

**9. COMMUNITY FORUM**

**10. NOTICE OF CLOSED COUNCIL MEETING**

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)(g) Litigation or potential litigation affecting the municipality;.

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*.

**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](mailto: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](mailto: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 contact:

Clerk's Department at 604-463-5221 or [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca)  
Mayor and Council at [mayorcouncilandcaol@mapleridge.ca](mailto:mayorcouncilandcaol@mapleridge.ca)

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APPROVED BY:


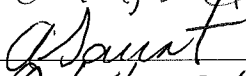
DATE:


PREPARED BY:

DATE:

CHECKED BY:

DATE:

  
Oct 4, 2021  
  
Oct. 4, 2021

  
Oct 4/2021

***COMMITTEE OF THE WHOLE MEETING MINUTES***

September 21, 2021

The Minutes of the Committee of the Whole Meeting held on September 21, 2021 at 1:32 p.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.

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|                                 |  |
|---------------------------------|--|
| <b><i>PRESENT</i></b>           | <b><i>Appointed Staff</i></b>                              |
| <b><i>Elected Officials</i></b> | A. Horsman, Chief Administrative Officer                   |
| Mayor M. Morden                 | C. Carter, General Manager Planning & Development Services |
| Councillor J. Dueck             | C. Crabtree, General Manager Corporate Services            |
| Councillor K. Duncan            | S. Hartman, General Manager Parks, Recreation & Culture    |
| Councillor C. Meadus            | P. Hlavac-Winsor, General Counsel and Executive Director,  |
| Councillor G. Robson            | Legislative Services                                       |
| Councillor R. Svendsen          | D. Pollock, General Manager Engineering Services           |
| Councillor A. Yousef            | S. Nichols, Corporate Officer                              |
|                                 | T. Thompson, Director of Finance                           |
|                                 | <b><i>Other Staff as Required</i></b>                      |
|                                 | W. Cooper, Planner 1                                       |
|                                 | C. Goddard, Director of Planning                           |
|                                 | K. Gowan, Planner 1  |
|                                 | M. McMullan, Manager of Development and Environmental      |
|                                 | Services   |
|                                 | M. Orsetti, Director of Bylaw & Licensing                  |
|                                 | A. Rieu, Planner 1   |
|                                 | R. Tardif, Planner 1                                       |

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

Note: Due to the COVID-19 pandemic, Councillor Yousef chose to participate electronically.

1. ***CALL TO ORDER***

2. ***ADOPTION AND RECEIPT OF MINUTES***

2.1 Minutes of the Committee of the Whole Meeting of September 7, 2021

It was moved and seconded

**That the minutes of the September 7, 2021 Committee of the Whole Meeting be adopted.**

CARRIED

3. ***DELEGATIONS/STAFF PRESENTATIONS*** – Nil

4. ***PLANNING AND DEVELOPMENT SERVICES***

1101 **2021-342-AL, 21973 132 Avenue, Non-Farm Use Application**

Staff report dated September 21, 2021 recommending that Application 2021-342-AL to permit an existing full-service restaurant known as 'The Ranch Pub and Grill' to continue to operate on lands located within the Agricultural Land Reserve be authorized to proceed to the Agricultural Land Commission.

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

It was moved and seconded

**That the staff report dated September 21, 2021 titled “Non-Farm Use Application 21973 132 Avenue” be forwarded to the Council Meeting of September 28, 2021.**

CARRIED

1102 **2021-101-RZ, 21938, 21952, 21964, 21976 and 21988 Lougheed Highway, RS-1 to RM-2**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7784-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit a six storey market strata residential apartment building be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

W. Cooper, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated September 21, 2021 titled “First Reading, Zone Amending Bylaw No. 7784-2021, 21938, 21952, 21964, 21976 and 21988 Lougheed Highway” be forwarded to the Council Meeting of September 28, 2021.**

CARRIED

**1103 2021-152-RZ, 11646 and 11648-54 228 Street, RS-1 to RM-1**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7786-2021 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit the future construction of eight townhouse dwelling units be given first reading and that the applicant provides further information as described on Schedules C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated September 21, 2021 titled "First Reading, Zone Amending Bylaw No. 7786-2021, 11646 and 11648-54 228 Street" be forwarded to the Council Meeting of September 28, 2021.**

CARRIED

**1104 2021-324-RZ, 20660 and 20670 123 Avenue and 20679 Tyner Avenue, RS-3 to R-1**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7788-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a future development of a bare-land strata subdivision to create approximately ten (10) bare-land strata lots be given first reading and that the applicant provides further information as described on Schedules B, E, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

M. McMullen, Manager of Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated September 21, 2021 titled "First Reading, Zone Amending Bylaw No. 7788-2021, 20660 and 20670 123 Avenue, and 20679 Tyner Avenue" be forwarded to the Council Meeting of September 28, 2021.**

CARRIED

**1105    2021-341-RZ, 22108, 22118, 22126, 22136, 22146, 22154 and 22164  
Lougheed Highway, RS-1 to RM-2**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7780-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of a six storey, 224 unit residential apartment building be given first reading and that the applicant provides further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879-1999.

W. Cooper, Planner, provided a summary presentation and staff answered Council questions.

The Director of Bylaw & Licensing advised of bylaw enforcement issues located at the properties.

It was moved and seconded

**That the staff report dated September 21, 2021 titled “First Reading, Zone Amending Bylaw No. 7780-2021, 22108, 22118, 22126, 22136, 22146, 22154 and 22164 Lougheed Highway” be referred back to staff.**

CARRIED

**1106    2016-238-RZ, 24212 112 Avenue, RS-3 to RS-1b**

Staff report dated September 21, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7265-2016 to redesignate the subject property to Low/Medium Density Residential and Conservation be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7266-2016 to rezone from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached [Medium Density] Residential) to permit a future subdivision of approximately 10 lots be given second reading and be forwarded to Public Hearing.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated September 21, 2021 titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7265-2016, Second Reading, Zone Amending Bylaw No. 7266-2016, 24212 112 Avenue” be forwarded to the Council Meeting of September 28, 2021.**

CARRIED

**1107 2020-409-RZ, 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive, RS-3, R-1 and R-2 to R-1 and R-2**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7701-2021 to rezone from RS-3 (Single Detached Rural Residential), R-1 (Single Detached [Low Density] Urban Residential) and R-2 (Single Detached [Medium Density] Urban Residential) to R-1 (Single Detached [Low Density] Urban Residential) and R-2 (Single Detached [Medium Density] Urban Residential) to permit a future subdivision of approximately 19 single-family lots. be given second reading and be forwarded to Public Hearing.

M. McMullen, Manager of Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated September 21, 2021 titled "Second Reading, Zone Amending Bylaw No. 7701-2021, 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive" be forwarded to the Council Meeting of September 28, 2021.**

CARRIED

5. **ENGINEERING SERVICES – Nil**
6. **CORPORATE SERVICES – Nil**
7. **PARKS, RECREATION & CULTURE – Nil**
8. **ADMINISTRATION – Nil**
9. **COMMUNITY FORUM – Nil**
10. **ADJOURNMENT – 3:14 p.m.**



**TO:** His Worship Mayor Michael Morden  
and Members of Council

**FROM:** Chief Administrative Officer

**MEETING DATE:** October 5 , 2021

**FILE NO:** 2021-381-RZ

**MEETING:** C o W

**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7792-2021  
22900 & 22904 117 Avenue, 11675 229 Street and 11678 & 11690 Burnett  
Street

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#### **EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties, located at 22900 & 22904 117 Avenue, 11675 229 Street, and 11678 & 11690 Burnett Street from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of approximately 92 dwelling units in an apartment building and nine (9) dwelling units in a townhouse form for a total of 101 dwelling units. The development proposal encompasses five (5) single-family residential lots for a total combined area of approximately 0.452 ha (1.116 acres). This application requires a text amendment to the Official Community Plan to allow building heights of up to six (6) storeys. To proceed further with this application additional information as outlined below is required.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$3,100.00 per apartment dwelling unit, for an estimated amount of \$285,200.00; \$4,100.00 per townhouse dwelling unit, for an estimated amount \$36,900.00; combined for a total estimated Community Amenity Contribution of \$322,100.00.

#### **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, and;

2. That Zone Amending Bylaw No. 7792-2021 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, D, and E of the Development Procedures Bylaw No. 5879-1999.

## DISCUSSION:

### a) Background Context:

|                             |   |
|-----------------------------|---|
| Applicant:                  | Key Plan Development Mgmt.  |
| Legal Description:          | Lot 227, Section 17, Township 12, Plan NWP57530<br>Lot 228, Section NE17, Township 12, Plan NWP57530<br>Lot 1, Section 17, Township 12, Plan NWP12588<br>Lot 1, Section 17, Township 12, Plan NWP12588<br>Lot 2, Section 17, Township 12, Plan NWP12588 |
| OCP:                        |   |
| Existing:                   | Urban Residential   |
| Proposed:                   | Urban Residential   |
| Within Urban Area Boundary: | Yes   |
| Area Plan:                  | General Land Use Area Plan  |
| OCP Major Corridor:         | Yes   |
| Zoning:                     |   |
| Existing:                   | RS-1 (Single Detached Residential)  |
| Proposed:                   | RM-2 (Medium Density Apartment Residential)   |
| Surrounding Uses:           |   |
| North:                      | Use: Bare land (Single-Family Residential)<br>Zone: R-1 (Single Detached (Low Density) Urban Residential)<br>Designation: Urban Residential   |
| South:                      | Use: Single-Family Residential<br>Zone: RS-1 (Single Detached Residential)<br>Designation: Urban Residential  |
| East:                       | Use: Single-Family Residential<br>Zone: RS-1 (Single Detached Residential)<br>Designation: Urban Residential  |
| West:                       | Use: Commercial/Multi-Family Residential<br>Zone: CS-1 (Service Commercial)/C-3 (Town Centre Commercial)<br>Designation: Apartment – Low Rise/Conservation/Town Centre Commercial   |
| Existing Use of Property:   | Single-Family Residential   |
| Proposed Use of Property:   | Multi-Family Residential  |
| Site Area:                  | 0.452 ha (1.116 acres)  |
| Access:                     | 117 Avenue  |
| Servicing requirement:      | Urban Standard  |

**b) Site Characteristics:**

The subject properties consist of a city block with public streets along the north, east, and west sides with a single-family residential lot adjacent to the south (see Appendices A and B). Overall, the site is flat with little to no elevation variation and there are multiple varieties of vegetation found throughout the site but is predominately located on the eastern periphery of the site. There is vegetation within the City boulevard (Burnett Street) which would need to be protected should development occur.

**c) Project Description:**

The current application is proposing to construct an apartment building with 92 dwelling units and a townhouse building with nine (9) units with all parking located in an underground parking garage (Appendix D). The apartment building form will be located along Lougheed Highway, Burnett Street and 117 Avenue with a central courtyard/open space above the underground parking garage. The apartment building is proposing to be six (6) storeys in height with the sixth storey being setback from 229 Street in an effort to be sensitive to adjacent land uses. The top floors will have rooftop amenity spaces in the form of terraces and patios with green elements such as planters and raised garden/flower beds. A townhouse building form will abut 229 Street with a maximum height of three (3) storeys. This building form will provide a “transition” between the proposed apartment building and adjacent single-family residential uses. This is an effort to be sensitive to the existing character of the area which is predominately low-rise single-family residential dwellings whilst also acknowledging the development and densification occurring in the *Town Centre Area Plan* and along Lougheed Highway.

At this time, it is anticipated that a height variance will be required for the proposed development. As per the RM-2 (Medium Density Apartment Residential) zone’s height regulations, any development outside of the *Town Centre Area Plan* shall not exceed four (4) storeys or 15.0 metres and be not less than 11.0 metres in height. Had this development occurred on a lot directly across Burnett Street located within the *Town Centre Area Plan*, a height variance would not be required as the RM-2 zone permits heights of up to six (6) storeys and with a maximum height of 22.0 metres and not less than 11.0 metres. Due to the proximity of the proposed development to the Town Centre Area Plan, which allows higher densities and increased height regulations and proximity to Lougheed Highway, there is justification for proposed development application and its subsequent applications to be supported.

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:**

**Official Community Plan:**

The subject properties are designated *Urban Residential* within the OCP, with frontage on both Major Corridor and local roads. The development site, as a consolidation of five properties, is subject to the following *Major Corridor* infill policies of the OCP:

*Policy 3 - 20 Major Corridor Residential Infill developments must be designed to be compatible with the surrounding neighbourhood and will be evaluated against the following criteria:*

- a) building forms such as single detached dwellings, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21;*
- b) a maximum height of two and one-half storeys with an emphasis on ground-oriented units for all developments except for apartments;*
- c) a maximum height of four storeys for apartments; and*
- d) adherence to Development Permit Guidelines for ground-oriented residential infill, multi-family and intensive residential developments as outlined in Chapter 8 of the Official Community Plan.*

*3 - 21 All Neighbourhood and Major Corridor Residential infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to:*

- a) the ability of the existing infrastructure to support the new development;*
- b) the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area;*
- c) the compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties;*
- d) the location, orientation, and visual impact of vehicle access/egress in relation to:*
  - i. adjacent developments*
  - ii. the street*
  - iii. the pedestrian environment minimizing adverse parking and traffic impacts on the existing neighbourhood;*
- e) a gradual transition of scale and density through the design of building mass and form, such as:*
  - i. reduction in building heights at the edges of a development;*
  - ii. location of lower density components towards the perimeters of a site;*
  - and iii. concentration of density to the centre of a development or towards a non-residential boundary;*
- f) retention and preservation of significant trees, other natural vegetation, and environmental features;*
- g) maintaining adequate light, view and privacy for residents on adjacent properties or in adjacent neighbourhoods;*
- h) conservation of special landscapes such as gardens, or built-form features, including heritage buildings, that contribute to the unique character of a neighbourhood.*

The proposed apartment form of development is supported under Policy 3-20 of the OCP. Additionally, the new Density Bonus provisions in the Zoning Bylaw provide an opportunity for additional density in the RM-2 (Medium Density Apartment Residential) zone. In response to these new provisions, additional height to a maximum of six storeys is supportable on the subject properties. An OCP text amendment is required to reflect the additional height in conjunction with a development variance permit to allow an increase from four (4) to six (6) storeys. Given the proposed apartment form of development and the surrounding neighbourhood context, design considerations included in the project were made to create sensitive integration along 117 Avenue and 229 Street. Further design refinement is expected prior to second reading.

In 2020, CitySpaces Consulting completed a Housing Needs Report for the City of Maple Ridge. The report identified a need for residential units with two and three bedrooms, which reflects the greater supply of four and five bedroom units and one bedroom units in the community. Residential units with two and three bedroom provide housing options for families and create broader housing choice at different price points. It is anticipated that the proposed development will contain a mix of units that will contribute to housing options. However, unit types and form have not been provided at this time and should Council approve 1<sup>st</sup> reading to this application, unit details will be provided before second reading.

#### **Zoning Bylaw:**

The current application proposes to rezone the subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) (see Appendix C) to permit a multi-family residential development in the form of an apartment building and a townhouse building (see Appendix D). At this time, the proposed development will require a Development Variance Permit application to vary the height from four (4) storeys to six (6) storeys.

#### **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; | e) School District;                                   |
| b) Operations Department;  | f) Utility companies;                                 |
| c) Fire Department;        | g) Ministry of Transportation and Infrastructure; and |
| d) Building Department;    | 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) 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.

**g) 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 B);
3. A Multi-Family Residential Development Permit Application (Schedule D);
4. A Development Variance Permit (Schedule E);

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

**CONCLUSION:**

It is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading. It is recommended that Council not require any further additional OCP consultation.

Justification has been provided to support an OCP amendment for site specific text amendment in conjunction with a variance application for the height of six storeys. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Mark McMullen"

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Prepared by: **Tyson Baker, B.Pl.**  
**Planning Technician**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

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Concurrence: **Al Horsman**  
**Chief Administrative Officer**

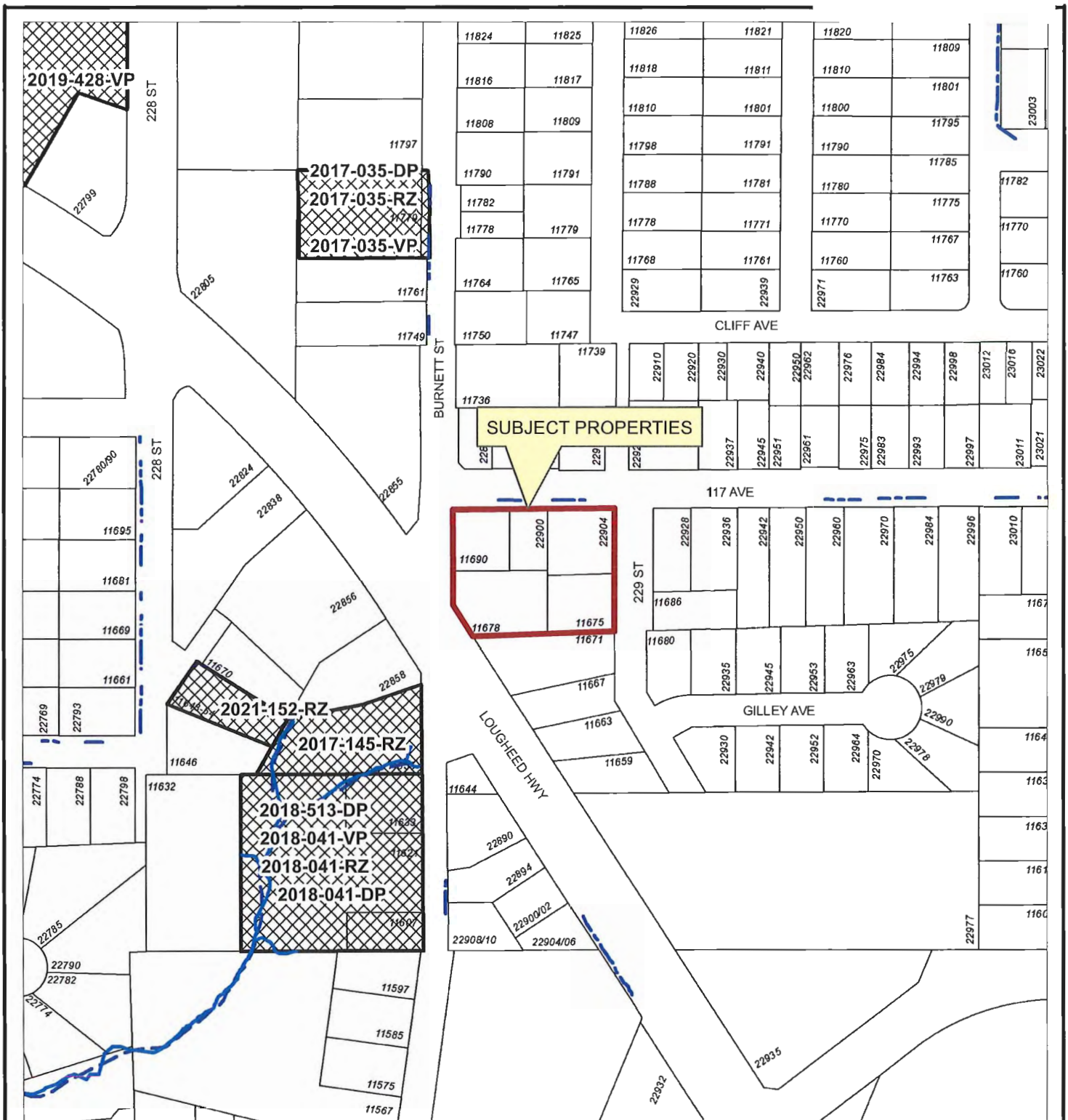
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7792-2021

Appendix D – Proposed Site Plan



Scale: 1:2,500

**Legend**

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

11678/90 BURNETT STREET,  
22900/04 117 AVENUE &  
11675 229 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2021-381-RZ

DATE: Jul 21, 2021

BY: PC





Aerial Imagery from the Spring of 2020



Scale: 1:2,500

11678/90 BURNETT STREET,  
22900/04 117 AVENUE &  
11675 229 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2021-381-RZ

DATE: Jul 21, 2021

BY: PC



**CITY OF MAPLE RIDGE  
BYLAW NO. 7792-2021**

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of  
Zoning Bylaw No. 7600-2019 as amended

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**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. 7792-2021."
2. Those parcels or tracts of land and premises known and described as:

Lot 227 Section 17 Township 12 New Westminster District Plan 57530;  
Lot 228 Section 17 Township 12 New Westminster District Plan 57530;  
East 60 Feet Lot 1 Section 17 Township 12 New Westminster District Plan 12588;  
Lot 1, Except East 60 Feet, Section 17 Township 12 New Westminster District Plan 12588; and  
Lot 2 Section 17 Township 12 New Westminster District Plan 12588

and outlined in heavy black line on Map No. 1928 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-2 (Medium Density Apartment Residential).

3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are 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

**APPROVED** by the Ministry of Transportation and Infrastructure this       day of       , 20

**ADOPTED**, the       day of       , 20

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7792-2021

Map No. 1928

From: RS-1 (Single Detached Residential)

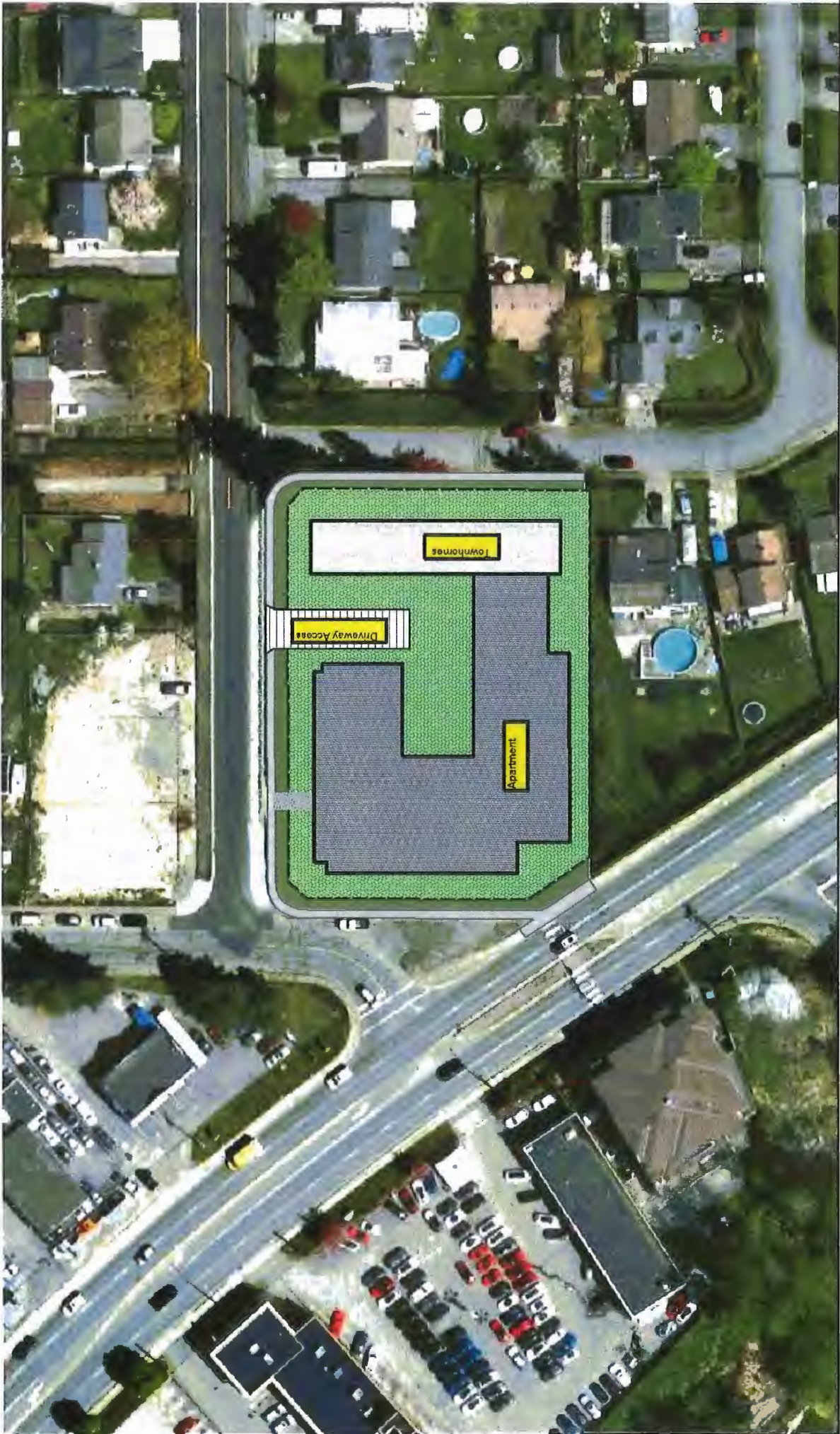
To: RM-2 (Medium Density Apartment Residential)



SCALE 1:2,500

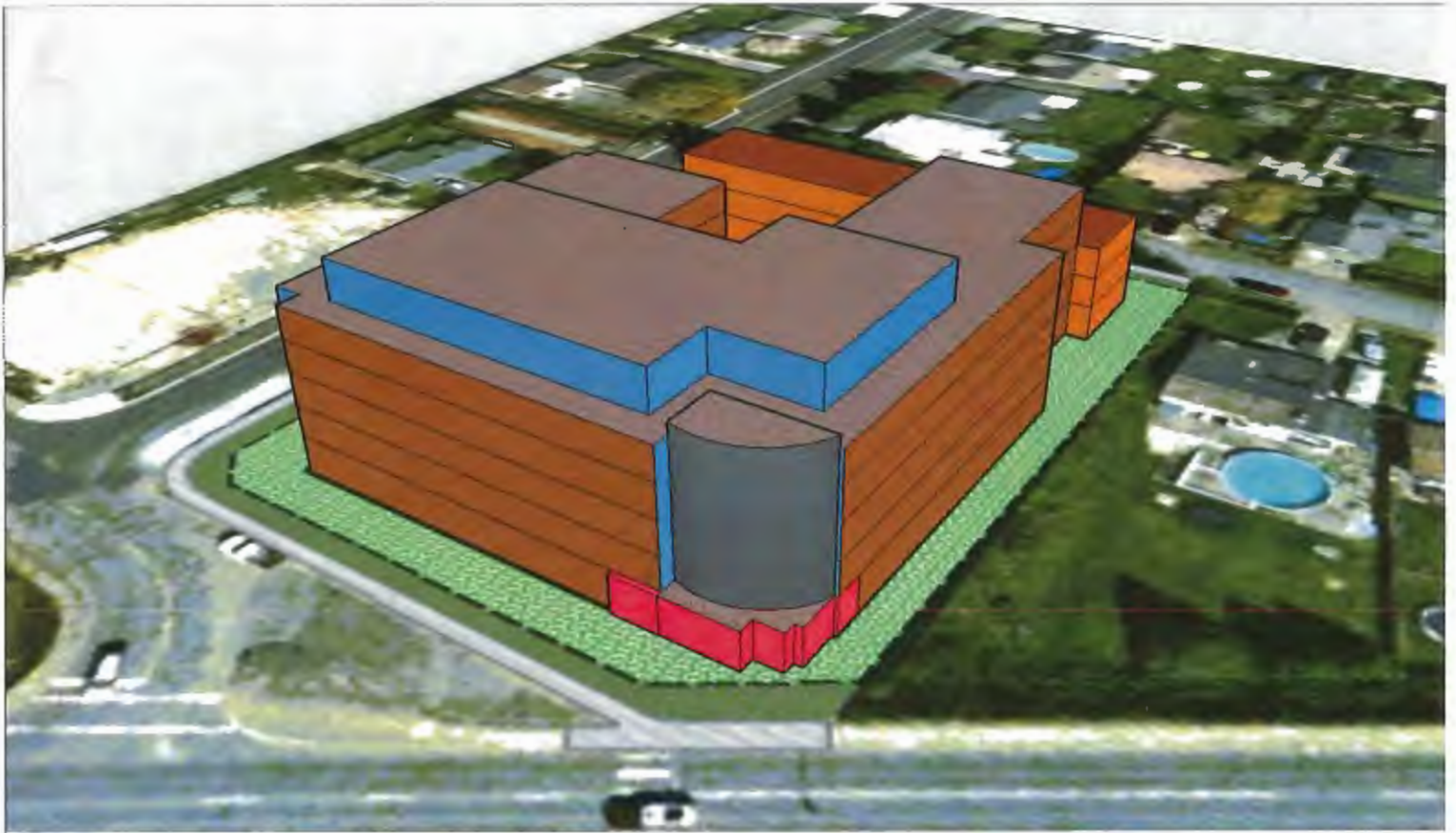


DRAFT





DRAFT



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **Second Reading**  
**Zone Amending Bylaw No. 7586-2019**  
**25597 130 Avenue**

**MEETING DATE:** October 5, 2021  
**FILE NO:** 2019-331-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property located at 25597 130 Avenue from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision of two (2) lots. This application is in compliance with the *Suburban Residential* designation and the policies of the Official Community Plan (OCP). Council granted first reading to Zone Amending Bylaw No. 7586-2019 on November 26, 2019.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00, per single family lot, for an estimated total of \$5,100.00; as per the Policy the original lot is exempt for developments proposing the creation of less than three (3) lots.

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7586-2019 as amended 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 the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
  - ii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
  - iii) Registration of a Restrictive Covenant for Stormwater Management;
  - iv) Registration of an Enhancement & Maintenance Agreement;
  - v) Registration of on-site septic fields with Fraser Health for septic disposal and registration of a Restrictive Covenant for the protection of the septic field areas;
  - vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

- vii) That a contribution, in the amount of \$5,100.00 (\$5,100.00/lot) be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

#### DISCUSSION:

##### 1) Background Context:

Applicant: Silver Valley Homes Ltd.

Legal Description:

OCP:

Existing: Suburban Residential  
Proposed: Suburban Residential

Within Urban Area Boundary: No  
Area Plan: General Land Use Area Plan  
OCP Major Corridor: Yes

Zoning:

Existing: RS-3 (Single Detached Rural Residential)  
Proposed: RS-2 (Single Detached Suburban Residential)

Surrounding Uses:

North: Use: Single-Family Residential  
Zone: RS-2 (Single Detached Suburban Residential)  
Designation: Suburban Residential

South: Use: Single-Family Residential  
Zone: RS-3 (Single Detached Rural Residential)  
Designation: Agriculture

East: Use: Single-Family Residential  
Zone: A-1 (Small Holding Agricultural)  
Designation: Industrial Reserve

West: Use: Single-Family Residential  
Zone: RS-3 (Single Detached Rural Residential)  
Designation: Suburban Residential

Existing Use of Property: Single-Family Residential  
Proposed Use of Property: Single-Family Residential  
Site Area: 1.0 ha (2.5 acres)  
Access: 256 Street  
Servicing: Rural Standard  
Previous OR Companion Applications: 2019-331-DP  
2019-331-SD

## 2) Project Description:

The subject property, located at 25597 130 Avenue, is located outside of the Urban Area Boundary, on the northwest corner of the intersection of 130 Avenue and 256 Street (see Appendices A and B). There is a watercourse, Webster's Creek, located just west of the subject property, which will require a Watercourse Protection Development Permit. There are some grade changes located on-site near the watercourse; however, the remainder of the subject property is relatively flat. Trees are located along the west, south, and east property lines.

The current application proposes to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit the future subdivision into two lots, not less than 0.4 ha (1.0 acre) in area. The existing house, located on the southern portion of the property, will remain. Access for the existing house will continue to be from 130 Avenue and access for the new proposed lot will be from 256 Street.

## 3) Planning Analysis:

### i) Official Community Plan:

The subject property is designated *Suburban Residential* in the Official Community Plan, which permits a single detached housing form located outside of the Urban Area Boundary. Additionally, the designation supports the creation of new lots not less than 0.4 ha (1.0 acre) in size. The RS-2 (Single Detached Suburban Residential) zone is in compliance with this designation, and requires city water and private sewage disposal system.

### ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) (see Appendix C) to permit future subdivision into two lots (see Appendix D). The minimum lot size for the current RS-3 (Single Detached Rural Residential) zone is 0.8 ha (2.0 acres), and the minimum lot size for the proposed RS-2 (Single Detached Suburban Residential) zone is 0.4 ha (1.0 acre). The new lots are proposed to be 0.5 ha in area. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

### iii) Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

## 4) Environmental Implications:

The proposed development has minimal environmental implications. The on-site sewage disposal system must be installed outside of the environmental setback of 22.0 metres from top of the bank of Webster's Creek. Furthermore, a Habitat Covenant must be registered to protect all lands within the environmental setback of Webster's Creek. An Enhancement and Maintenance Agreement will be required to enhance and maintain vegetation within Webster's Creek setbacks. These will be conditions of final reading.

5) **Interdepartmental Implications:**

i) **Engineering Department:**

The property is serviced by municipal water and the existing roads meet current standards. Drainage and wastewater will be handled on site as a condition of subdivision. The applicant has submitted a Geotechnical Report to analyze the slope located on the western portion of the subject property in support of the proposed development.

**CONCLUSION:**

It is recommended that second reading be given to Zone Amending Bylaw No. 7586-2019, and that application number 2019-331-RZ be forwarded to Public Hearing.

"Original signed by Tyson Baker"

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*Prepared by:* **Tyson Baker, B.Pl.**  
**Planning Technician**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

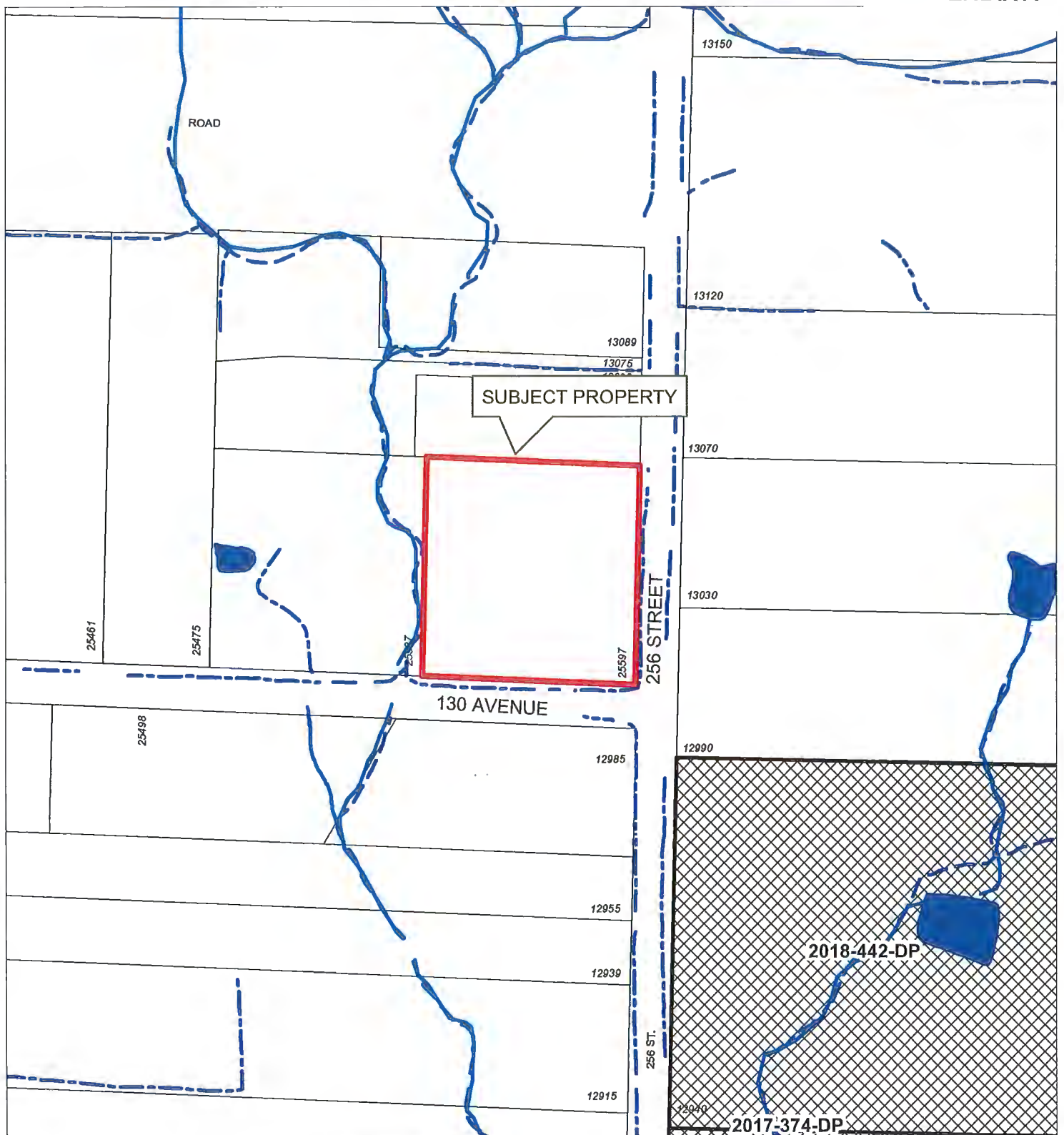
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*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7586-2019  
Appendix D – Subdivision Plan





Scale: 1:2,500

### Legend

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

25597 130 AVENUE  
P.I.D: 011-213-442

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

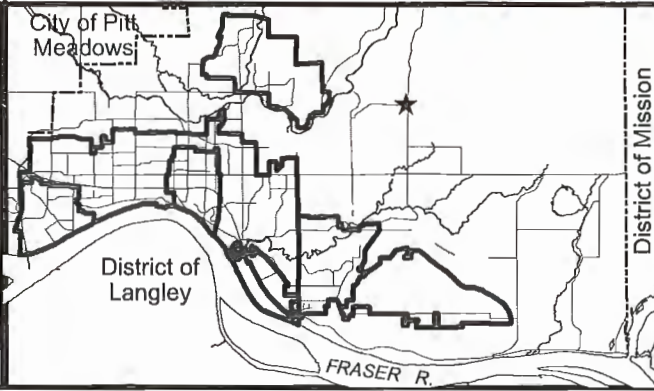
FILE: 2019-331-RZ  
DATE: Sep 20, 2019

BY: AA





Scale: 1:2,500



25597 130 AVENUE  
P.I.D: 011-213-442

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-331-RZ  
DATE: Sep 20, 2019

BY: AA

**CITY OF MAPLE RIDGE  
BYLAW NO. 7586-2019**

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of 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. 7586-2019."
2. That parcel or tract of land and premises known and described as:  
  
East Half Lot 20 Section 26 Township 12 New Westminster District Plan 7639  
  
and outlined in heavy black line on Map No. 1813 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-2 (Single Detached Suburban Residential).
3. Maple Ridge Zoning Bylaw No. 7600 - 2019 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 26<sup>th</sup> day of November, 2019.

**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

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7586-2019

Map No. 1813

From: RS-3 (Single Detached Rural Residential)

To: RS-2 (Single Detached Suburban Residential)



SCALE 1:2,500

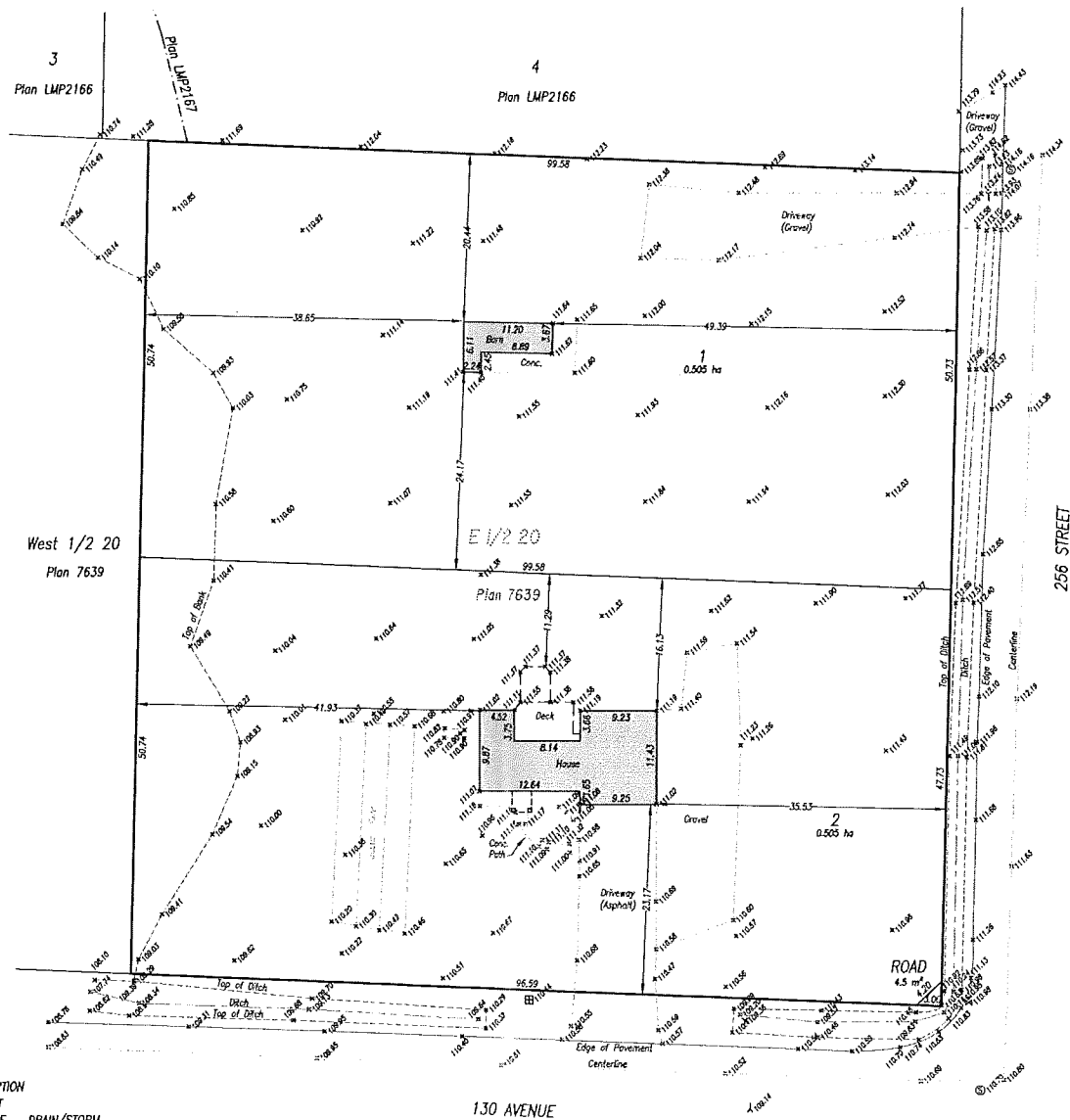
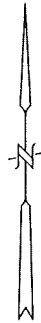
# DRAFT PLAN OF PROPOSED SUBDIVISION OF EAST HALF LOT 20 SECTION 26 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 7639

SCALE 1 : 400

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED.

CIVIC ADDRESS: 25597 130TH STREET, MAPLE RIDGE

PARCEL IDENTIFIER: 011-213-442



## LEGEND

## SYMBOLS

|   |                       |
|---|-----------------------|
| — | DESCRIPTION           |
| — | CULVERT               |
| — | MANHOLE - DRAIN/STORM |
| — | MANHOLE - SANITARY    |
| — | POWER/UTILITY POLE    |
| — | WATER SERVICE/METER   |
| — | GAS VALVE             |

LOT DIMENSIONS DERIVED FROM  
PLAN 7639 AND FIELD TIESELEVATIONS ARE IN METRES (GEODETIC)  
ELEVATIONS REFERENCED TO  
MONUMENT: OCMRSH0705  
ELEVATION: 111.603m  
CYG020186VROWADE & ASSOCIATES LAND SURVEYING LTD.  
BC LAND SURVEYORS  
MISSION & MAPLE RIDGE  
PHONE: (604) 826-9561 OR 463-4753  
FILE: H3034-02

PREPARED FOR: PRESBER

CHARGE(S) ON TITLE WITHOUT REFERENCE TO  
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:  
N/A

S.P. WADE, BCLS

DATE OF SURVEY: APRIL 6, 2016  
APRIL 2, 2019



**TO:** His Worship Mayor Michael Morden  
and Members of Council

**MEETING DATE:** October 5, 2021

**FILE NO:** 01-0620-01

**FROM:** Chief Administrative Officer

**MEETING:** CoW

**SUBJECT:** UBCM-2022 Community Resiliency Investment (CRI) Program

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**EXECUTIVE SUMMARY:**

As part of the Community Resiliency Investment ("CRI") Program, the Provincial Government has implemented a support initiative intended to reduce the risk of wildfires and mitigate their impacts in BC communities.

As in previous years, the FireSmart Community Funding & Supports Program is providing funding to local governments and First Nations in BC. The funding is directed toward projects and initiatives that increase community resiliency by undertaking community-based FireSmart planning and activities intended to reduce the community's risk from wildfires.

This report recommends that the City of Maple Ridge make an application for the hiring of a FireSmart coordinator on a time-durated basis.

**RECOMMENDATION:**

That staff submit an application for grant funding to the Union of British Columbia Municipalities Community Resiliency Investment (CRI) Program for the time-duration hire of a FireSmart Coordinator to facilitate, plan and organize FireSmart related activities within the Wildfire Urban Interface areas of the City of Maple Ridge; and,

That overall grant management for the Fire Smart Coordinator be provided by the City of Maple Ridge.

**DISCUSSION:**

**a) Background Context:**

In keeping with the City's existing Community Wildfire Protection Plan and draft update pending council adoption, strategic recommendations exist to engage in public education as to the risks and recommended actions property owners can implement within the Wildland Urban Interface (WUI).

To facilitate the implementation of these strategic recommendations, the City of Maple Ridge is applying for a grant of up to \$50,000 to hire a time duration Fire Smart Coordinator who will facilitate, coordinate, plan and organize FireSmart related activities to promote wildfire safety awareness activities within the WUI in the City.

Grant application submissions are vetted by the UBCM grant administrator and a technical review committee to ensure cost effectiveness and good value. Applications must also include a Council Resolution indicating support for the proposed activities and a willingness to provide overall grant management.

b) **Desired Outcome:**

In applying for funding under the UBCM-CRI program, City staff intend on securing Provincial funds to hire a fully funded time-duration Fire Smart Coordinator who will facilitate, coordinate, plan and organize FireSmart related activities to promote wildfire safety awareness activities within the WUI in the City.

c) **Strategic Alignment:**

This request aligns with the City of Maple Ridge Strategic Plan 2019-2022, specifically with the strategic priority of Community Safety. The coordinator will plan and facilitate activities intended to foster and encourage residents' engagement with the intended goal of increasing resiliency to wildfire threats in the Wildfire Urban Interface neighbourhoods.

d) **Business Plan/Financial Implications:**

The UBCM-CRI program provides funding to a maximum of \$50,000. It is anticipated that the expense of hiring a FireSmart Coordinator, the creation of FireSmart materials and the hosting of related community events will fall entirely within this maximum limit.

**CONCLUSION:**

An investment in educational activities is a key step in increasing wildland fire resiliency in the City. The FireSmart Coordinator will focus their efforts on addressing the strategic recommendations specific to education and emergency preparedness. Those efforts will culminate in increased awareness and enhanced resiliency in the high-risk areas of the Wildland Urban Interface (WUI) of the City of Maple Ridge.

  
Prepared by: **Stephan Drolet M.O.M.**  
**Assistant Fire Chief**

  
Approved by: **Michael Van Dop, MBA**  
**Deputy Fire Chief**

  
Concurrence: **Al Horsman**  
**Chief Administrative Officer**