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City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: August 29, 2016
FILE NO:
MEETING: Workshop

SUBJECT: Review of Growth in the Suburban Residential and Estate Suburban Land Use Designation

EXECUTIVE SUMMARY:

At the May 24, 2016 Council Meeting, staff was directed to prepare a report on development in the Suburban Residential land use designation. This was precipitated by a rezoning application that would result in the creation of 0.4 ha (1 acre) lots. Additionally in 2014, a similar scenario was contemplated for the Estate Suburban land use designation.

The Purpose of this report is to provide an overview of the current development and growth patterns, and to contemplate how and where growth should take place in the Suburban Residential and Estate Suburban areas.

Suburban Residential and Estate Suburban Residential are similar with the expectation that Estate Suburban Residential land use designation is located within the Fraser Sewer Area and as such can be serviced by municipal sewer. Suburban Residential can only be serviced through on-site septic disposal methods.

Previously in 2009, this issue was explored in a report that outlined the current policies and servicing framework that guided suburban development in Maple Ridge. The report also provided development projections for these land use designation areas. At the writing of the 2009 report, servicing was a major consideration for development in these designation areas. Since this 2009, water servicing has been extended throughout many of these areas and is no longer a major barrier to development.

When considering the overall growth of the City, development in the Suburban Residential and Estate Suburban areas has been modest with just over 300 new lots being created since 2009.

This Report provides an update to the overall development projections, a summary of the policies influencing development, specifically the Official Community Plan (OCP), Zoning Bylaw, and the recently adopted Commercial Industrial Strategy that identifies future employment lands.

Finally, the report will offer a series of options for directing growth in the Suburban Residential and Estate Suburban land use designations.

RECOMMENDATION:

THAT the Table “Suburban Residential and Estate Suburban Policy Options” in the Report “Review of Growth in the Suburban Residential and Estate Suburban Land Use Designation” dated August 29, 2016 be used as a method to determine, by resolution, the approach for Suburban Residential and Estate Suburban land use policies.

DISCUSSION:

a) Background Context:

As noted above, Council directed that a report be prepared regarding the Suburban Residential and Estate Suburban land use designations in the Official Community Plan, as a result of the discussions relating to recent rezoning applications. This direction was a result of concerns raised regarding the effects of 0.4 ha (1 acre) subdivisions outside the Urban Area Boundary.

Overall the Estate Suburban Designation accounts for 2% of the total land base in the City. Furthermore, the Suburban Residential land use designation accounts for 7% of the land in the City. This is a modest amount of land in the overall scheme of development and growth in the City. And yet, it provides significantly to the rural-like character of the City.

Historical Growth Pattern

Generally, the Suburban Residential and Estate Suburban land use designation areas are located outside the Urban Area Boundary. However, in many cases the lands are located adjacent to this boundary. The Agricultural Land Reserve also borders many of areas lands. The OCP provides guidance that density and the majority of growth should be directed to areas within the Urban Area Boundary. This is evidenced through redevelopment and infill that has been taking place in the City.

The Official Community Plan provides direction and guidance on where development should take place in the city and the densities that can be achieved in different areas. When identifying the type of development and the proper location for it, the following items are contemplated:

- Majority of growth will take place in the Urban Area Boundary this includes housing and jobs
- Highest levels of density will be directed to the Town Centre area, and along Major Corridors close to transit
- Growth will also be directed to commercial community nodes and neighbourhoods within Area Plan areas
- Development patterns should continue to reflect the character and vision of the community
- Servicing and infrastructure should be efficient and sustainable while meeting the required needs of a growing community.

Development in the Suburban Residential and Estate Suburban designations is primarily in the form of subdivision of large lots into 0.4 ha (1 acre) parcels. This is a pattern that has historically taken place in Maple Ridge. At the time the OCP was reviewed, community members expressed their desire to continue to provide a wide range of subdivision options, including 0.4 ha (1 acre) and 0.8 ha (2 acre) lots. The range of lot sizes and housing forms allows people to choose urban settings with little yard space, large rural properties, or alternately a more suburban setting that allows for yards, greenspace and access to natural settings. This is part of what many residents believed expressed the character of Maple Ridge.

2009 Analysis of Suburban Residential and Estate Suburban Land Use Designation

A report was prepared in 2009 that undertook an analysis of the Suburban Residential and Estate Suburban land use designation. The report presented today, is an updated version of the original 2009 report. Since the writing of the 2009 report, the Estate Suburban area has modestly increased in the number of lots (30 new lots) and the land base has largely remained the same. The Suburban Residential land use designation has seen an increase of approximately 300 lots.

This is an average of 37 new lots per year over the last seven years. Since 2009, 1,633 single family units have been constructed in Maple Ridge. New construction in the Suburban Residential and Estate Suburban land use designation areas account for 20% of these new single family units. Furthermore, 3,322 dwelling units (multi-family, townhouse and single family) have been constructed since 2009. Construction in these two land use designations account for less than 10% of all new dwelling units constructed between 2009-2015 in the City. Therefore, the Suburban Residential and Estate Suburban land use designation areas have not been large growth areas for the City.

- **Maple Ridge Official Community Plan**

Generally speaking, the Official Community Plan provides for 3 levels of residential growth within the community: Urban (lands within the Urban Area Boundary); Suburban and Estate Suburban (on community water); and Rural (on private services). Section 2.2 Land Use Designations of the Plan defines the Suburban Residential and Estate Suburban Residential land use designations and identifies that the only distinction between the two land use designations is that Estate Suburban Residential properties are within the GVS&DD Fraser Sewer Area. The definitions are as follows:

Suburban Residential - The Suburban Residential designation permits single detached or duplex housing in areas located outside of the Urban Area Boundary that has water service but which are not connected to the municipal sanitary sewer system.

Estate Suburban Residential - The Estate Suburban Residential designation permits single detached or duplex housing in areas outside the Urban Area Boundary. The properties are within the Fraser Sewer Area or on property where sewer services have already been connected.

The Official Community Plan also prescribes the zones that can be used in the Suburban Residential and Estate Suburban Residential Land Use designations as follows:

**Table 1
Excerpt from Official Community Plan, Appendix C Zoning**

RESIDENTIAL DESIGNATIONS	ZONES	Lot Size
Suburban Residential Designation	RS-2 One Family Suburban Residential	0.4 ha (1 acre) with community water
	RG-2 Suburban Residential Strata	0.4 ha (1 acre) with community water and private sanitary sewer system
Estate Suburban Residential Designation	RS-2 One Family Suburban Residential	0.4 ha (1 acre) with community water *properties are located in the Fraser Sewer Area and have the ability to connect to the regional sewer system

- **Number of Parcels and Area**

Currently, there are 1750 parcels designated Suburban Residential and Estate Suburban Residential in Maple Ridge, and total 1103 hectares (2725 acres) in area. These properties are predominately located in the central and eastern portions of the City, with the bulk of these

properties situated north of Dewdney Trunk Road. The breakdown by land use designation is as follows:

**Table 2
Land Use Designation, Area and Parcels**

Land Use Designation	Area	Number of Existing Parcels*
Suburban Residential	860 ha	967
Estate Suburban	243 ha	783
TOTAL	1103 ha (2725 acres)	1750

*This is the number of existing parcels (developed and undeveloped). The overall area and number do not take into account site constraints such as steep slopes, streamside protection areas, etc. that limits the overall development potential for a parcel.

The Suburban Residential land use designation has the larger land base and accounts for a greater amount of development potential when compared to the Estate Suburban land use designation area. In the development projection section of the report, the overall number of parcels is reduced to reflect lots with development potential to provide a more accurate account of future development in these land use designation areas.

○ **Parcel Size**

The majority of lots (71%) in the Estate Suburban land use designation are less than 0.8 ha (2 acres) and therefore do not have the ability to further subdivide into 0.4 hectares (1 acre) lots. The balance of parcels (29%) are greater than 0.8 ha and may have some ability to subdivide to a smaller lot size.

The chart below indicates that 71% of existing parcels in the Suburban Residential designation are greater than 0.8 ha (2 acres), and may have the ability to subdivide into smaller lots (0.4 ha with a connection to the community water system). Approximately, 29% of existing parcels are less than 0.8 ha (2 acres) in the Suburban Residential designation and do not have the ability to subdivide.

It is important to note that these figures are gross numbers and do not include watercourse setbacks, geotechnical restrictions, or other limiting factors that would impact the overall developable area. These figures do not account for lot consolidation or land assemblies.

**Table 3
Lot Size by Land Use Designation**

Designation	0 < 0.4ha (0 < 1 ac)	0.4 < .8ha (1 < 2 ac)	.8 < 2.0ha (2 < 5 ac)	2.0 < 4.0ha (5 < 10ac)	> 4.0 ha (> 10ac)	Total
Suburban Residential	31 ha (4 %)	217 ha (25 %)	225 ha (26 %)	217ha (25 %)	170 ha (20 %)	860 ha (100%)
Estate Suburban Residential	59 ha (24 %)	112 ha (46 %)	40 ha (16 %)	20 ha (8 %)	12 ha (5 %)	243 ha (100%)
Total	90 ha	329 ha	265 ha	237 ha	182 ha	1103 ha
	No Subdivision Potential		Subdivision Potential			

In consideration of the tables above, Estate Suburban has limited subdivision potential. While Suburban Residential has greater subdivision potential. Since 2009, many of the larger parcels have been subdivided. Based on analysis of parcel size in the Suburban Residential land use designation, approximately 387 ha (956 acres) of land remains that could be developed (0.8 ha lots). While this figure appears to provide a large land base for subdivision opportunities, the amount of developable land will be reduced as limiting factors are discussed in the section below, Subdivision Considerations.

SUBDIVISION CONSIDERATIONS

- **Potential Suburban Residential and Estate Suburban Residential Development**

In preparing this report, an assessment was undertaken of lands designated Suburban and Estate Suburban Residential in the Official Community Plan. This assessment is intended to provide scope, and to generate discussion on the subject. However, detailed information on parcel limitations such as steep slopes, watercourses, parcel geometry, and access were not factored into the calculation and could affect the veracity of the numbers. Therefore development calculations were based on a percentage (50-75%) of the parcel size to account for possible limiting factors. The estimate also assumes that community water is available or is feasible for all RS-2 One Family Suburban Residential lots. Additionally, the total number of parcels and area may differ from those identified in Table 2 as the report focuses on the predominate zones and/or larger parcels in both land use designations (areas where development is complete have been eliminated from the calculations).

- **Zoning Bylaw No. 3510 -1985**

The majority of properties in the Suburban Residential and Estate Suburban Residential land use designations are zoned RS-2 One Family Suburban Residential (42%), RS-3 One Family Rural Residential (24%), and A-2 Upland Agriculture (16%). Other zones include CS-3 Recreation Commercial, M-2 General Industrial, A-1 Small Holding Agriculture, RS-1d One Family Urban (Half Acre), RS-1 One Family Urban Residential and RG-2 Suburban Residential Strata, many of which, predate comprehensive land use planning within the community (i.e. OCP), and reflect the historic use of the property. For the purpose of this report, information is focused on the RS-3 One Family Rural Residential and RS-2 One Family Suburban Residential zones since they are the most prevalent or represent large land holdings.

Based on Official Community Plan policies and Zoning Regulations (see on Table 1), properties zoned RS-3 One Family Rural Residential and A-2 Upland Agriculture in the Suburban Residential and Estate Suburban land use designations have the potential to be rezoned to RS-2 One Family Suburban Residential. This would allow for a lot size of 0.4 ha (1 acre).

However, many of these properties can avoid rezoning to RS-2 One Family Suburban Residential as they can subdivide under the existing RS-3 One Family Rural Residential zone. The following chart identifies the Zoning Bylaw regulations pertaining to lot size and width for these two zones:

**Table 4
Zoning Bylaw Requirements**

Zone	Description	Minimum Parcel Size hectares (acres)	Min. Width m
RS-3	One Family Suburban Residential*	0.8 ha (2 acres) with community water*	60 m
		2.0 ha (5 acres) without community water*	60 m
RS-2	One Family Rural Residential	0.4 ha (1 acre)	36 m

* Please note the difference in permissible lot size based on water availability in the RS-3 zone

- **Infrastructure Requirements**

Subdivision and Servicing Bylaw No. 4800-1993 regulates the subdivision and development of land within the community, and prescribes the servicing standards for development according to each

zone. A summary of the Bylaw as it pertains to the RS-3 One Family Rural Residential and RS-2 One Family Suburban Residential zones follows:

**Table 5
Subdivision Servicing Requirements- Suburban Residential**

Zone	Description	Water Distribution System	Private Water	Sanitary Sewer	On-site Sewage Disposal
RS-3	One Family Rural Residential 0.8 ha lot 2.0 ha lot	✓	✓	Not available	✓ ✓
RS-2	One Family Suburban Residential	✓		Not available	✓

As shown in the table above, connecting to the sanitary sewer system is not permissible in the Suburban Residential land use designation. Any new lot created must be serviced with an individual on-site sewage disposal system. In the past this has been a limiting factor for some subdivision proposals. However, there have been a couple of instances whereby sewage disposal in a strata subdivision was provided by a privately owned and operated system. Generally, this approach has not been supported by the City. If the system should fail in the future, often the City is requested to intervene and help address any health and safety issues at a significant cost.

It should be noted, that a connection to the community water system is required for subdivisions that would result in parcels 0.4 ha (1 acre) in size.

**Table 6
Subdivision Servicing Requirements – Estate Suburban**

Zone	Description	Water Distribution System	Private Water	Sanitary Sewer	On-site Sewage Disposal
RS-3	One Family Rural Residential 0.8 ha lot 2.0 ha lot	✓	✓		✓ ✓
RS-2	One Family Suburban Residential	✓		✓	✓

* If available, properties in the Fraser Sewer Area may connect to municipal sewer

The table above demonstrates that the Estate Suburban land use designation allows for connection to the regional sewer system. This is a significant difference from Suburban Residential properties that have on-site septic systems. Subdivision in the Estate Suburban land use designation is not limited by the capacity of a property (soil conditions) to provide on-site sewage disposal or the potential environmental impacts.

It should be noted, that a connection to the community water system is required for subdivisions that would result in parcels 0.4 ha (1 acre) in size.

○ **Water**

Based on the Subdivision Servicing requirements, the link between land use and servicing is clear. In the absence of community water, subdivision in the RS-3 One Family Rural Residential zone is

limited to 2.0 ha lots, and subdivision in the RS-2 One Family Suburban Residential zone would not be permitted.

In the late 1990's the municipal water supply was extended to the Rothsay Garibaldi area in response to health related concerns with the on-site private water systems. Water has previously been provided to the Whispering Falls area. The Kanaka Business Park and the Grant Hill Estates are also on municipal water.

The City's Drinking Water Master Plan identifies that a reliable, safe, maintainable supply system is optimized when interconnected or "looped". This is also a key factor in emergency response.

The Servicing and OCP Designation Map attached to this report identifies the extent of water availability in relation to the Suburban and Estate Suburban Residential designations. The system has expanded significantly throughout the area. The majority of properties are within a distance that is feasible for a water connection. Therefore, unless the City creates a policy that prevents future connections in this area, properties will continue to connect to the water system in support of some form of subdivision.

- **Sewer**

Generally, properties located outside of the Urban Area Boundary are not connected, or permitted to connect to the regional sewer system. In the suburban Residential land use designation, properties have on-site septic systems with the expectation of properties zoned RG-2 Suburban Residential Strata (the Bosonworth subdivision) which has a privately operated sanitary sewer system.

Subdivision is only supportable in the Suburban Residential land use designation if it can be proven that the parcel is suitable for the installation of an on-site system in accordance with regional and provincial sewage disposal regulations.

A second circumstance that allows for connection to the regional sewer system are properties located outside the Urban Area Boundary are land in the Estate Suburban land use designation. The Official Community Plan established the Estate Suburban Residential land use designation to differentiate between properties that are already connected to the regional sewer system or are included in the GVS&DD Fraser Sewerage Area, and therefore may connect to sewer (when available), from those properties that cannot connect to the sewer system. Based on Metro Vancouver's Integrated Liquid Waste and Resource Management Plan the extension of the sewer system outside of the Fraser Sewer Area is not permitted, and the City's Official Community Plan policies reflect this.

Given that properties designated Estate Suburban Residential are connected to, or have the ability to be connected to the regional sewer system, issues regarding impacts on the environment (i.e. creeks and watercourses) resulting from potential failing private systems are not applicable. It is noted that potential impacts on softer services (such as parks and schools) and rural character remain.

- **Estate Suburban Development Potential**

As noted earlier in the report there are 783 parcels, totaling 243 ha (600 acres) designated Estate Suburban Residential. 345 of those parcels are currently zoned RS-1 One Family Urban Residential (668 m²), and would not have any further subdivision potential unless consolidation or a land assembly occurs.

Based on an assessment of parcel size in the Estate Suburban designation, it is estimated that in the absence of community water, subdivision under current RS-3 One Family Rural Residential zone is very restricted as the minimum lot size is 2.0 ha (5.0 acres), and may result in an additional 6 lots.

However, if community water is available, it is estimated that there could be a range of between 41 RS-3 One Family Rural Residential lots (0.8 ha) to 182 RS-2 One Family Suburban Residential (0.4 ha) lots. Recognizing that most properties have some form of development constraint, it is realistic to assume that only 75 % of potential lot yield would be attainable, resulting in an estimate that ranges from 30 (0.8 ha lots) to 136 lots (0.4 ha).

It is noted however, that properties in the Estate Suburban Residential designation have the regulatory ability to connect to the regional sewer distribution system and would not necessarily be developed using on-site systems.

The 75% calculation is based on an evaluation of limiting factors on development such as environmental and conservation setbacks, road and lot layout patterns. In the Estate Suburban land use designation, few properties are impacted by steep slopes, a major limiting factor for development and the ability to connect to the sanitary sewer system makes subdivision more viable.

- **Suburban Residential Development Potential**

There are 967 parcels, totaling 860 ha (2,125 acres) in the Suburban Residential designation, the majority of which are zoned RS-3 One Family Rural Residential (321 parcels and 410 ha) and RS-2 One Family Suburban Residential (435 parcels and 248 ha).

Based on the size and number of parcels in the Suburban Residential designation, it is estimated that there could be an additional 85 RS-3 One Family Rural Residential lots (2.0 ha), utilizing on-site water and septic. If municipal water is available, there is the potential for an additional 304, 0.8 ha (2 acre) RS-3 One Family Rural Residential lots.

If all properties greater than 0.8 ha in size were to be rezoned to RS-2 One Family Suburban Residential, and municipal water was available, there is the potential for an additional 848 lots (0.4 ha/ 1 acre). It is noted that these additional lots in the Suburban Residential designation would not be connected to the regional sewer system and would be developed utilizing on-site septic systems.

The figures above suggest that while there is significant amount of land and potential lot yield, there are many influencing factors that limit the subdivision potential in the Suburban Residential land use designation. As part of the analysis of development potential in the Suburban Residential land use designation area, staff evaluated specific neighbourhoods where a high concentration of suburban development has taken place. These include Rothsay Garibaldi, Whispering Falls, and Bosonworth. They have largely been built out. In the Rothsay Garibaldi area, for the few remaining pockets of developable area consideration should be given to allowing development to continue to full buildout from a consistency perspective in addition to completing servicing (specifically water system looping) throughout the area.

Additionally, lands that were identified as potential industrial lands were excluded (industrial potential lands are discussed later in this report), and finally a 50% land area calculation was applied to the remaining lands. Unlike the Estate Suburban properties, many of the remaining Suburban Residential properties have limited subdivision potential due to steep slopes and watercourse/environmental constraints. Properties that are easily developed have often already been subdivided. Many of the existing parcels have some level of constraint that may limit development potential.

Therefore, taking all of these factors into account, subdivision potential is likely reduced to approximately 22 (2 ha) lots, or 152 (0.8 ha) lots, or 424 (0.4 ha) lots.

Adding an additional 424 lots, while not insignificant, in the overall growth scheme for the City this accounts for approximately 2% of future planned growth. This is a small amount of the overall potential growth in the City.

- **Commercial Industrial Strategy**

The Commercial Industrial Strategy was endorsed on August 25, 2014. It identified the need for future employment lands in the City. As part of the Strategy, potential sites were identified as possible employment locations. The lands adjacent to Kwantlen First Nation were identified by the Strategy. Staff was directed to prepare a report on the feasibility of these lands as appropriate location and site for employment use. Should these lands be redesignated from Suburban Residential to Industrial approximately 192 ha would be removed from the Suburban Residential land use designation.

To provide a comprehensive overview of the Suburban Residential land use designation it is appropriate to consider: (1) the amount of residential development that can be achieved if these lands were excluded; and (2) whether redesignating these lands at this time is advantageous rather than in the future. The subject lands are identified on the attached map (Appendix C) for your information.

The Strategy analyzed lands in the 256th Street area. At the time the Strategy was developed it was thought that the distance to major arterials from 256th Street was a hindrance, and the area was viewed as being a long term employment location (e.g. to be developed once other areas were at capacity). However, market conditions have changed, and both Business Parks in the vicinity of these lands are experiencing rapid growth. As a result of this pressure, staff has been considering suburban land use in the area and is recommending that the Suburban Residential lands and Institutional lands in the vicinity of 256th Street be designated Industrial (see Appendix C). This would increase employment potential in the community by adding an additional 104 ha (256 acres) of Suburban Residential and Institutional lands, while reducing the amount of Suburban Residential land and reducing potential land use conflicts. Should Council support this recommendation to designate these lands for industrial, staff will begin to prepare bylaws to designate these lands for Industrial use. While not the subject of this report, in considering the Suburban Residential land use designation in the vicinity of 256th Street, it is noted that there are vacant institutional properties in the area that could also be designated Industrial.

Should these Suburban Residential lands be designated for Industrial use, approximately 192 ha (474 acres) would be removed from the Suburban Residential land use designation. This reduces the overall Suburban Residential from 860 ha to 667 ha in size. Thus limiting the available lands for future suburban residential development.

Total Development Potential in the Suburban Residential and Estate Suburban Land Use Designations

Based on the above analysis, it can be concluded that in the absence of municipal water there is limited subdivision potential in both the Estate Suburban and Suburban Residential land use designations. In considering the servicing requirements it is clear that the availability of municipal water in the Suburban Residential land use designation has a significant influence on development potential. As noted in the report, the RS-2 One Family Suburban Residential Zone requires that the

lot be serviced by municipal water. In the absence of water, rezoning to RS-2 One Family Suburban Residential is not supportable. It is important to note since the writing of the original report in 2009, the majority of areas now have access to water.

Below is a table that combines the number of potential lots that could be created under the RS-3 One Family Rural Residential and the RS-2 One Family Suburban Residential zones. Also included is the projected development numbers should the future employment lands be designated Industrial and removed from the Suburban Residential land use designation.

**Table 7
Development Potential for Estate Suburban and Suburban Residential**

Zone	Minimum Lot Size	Number of Potential New Lots		Number of Potential New Lots less Proposed Industrial Lands and completed subdivisions	
		100 % (Maximum site potential)	50-75% of development potential	100 % (Maximum site potential)	50-75% of development potential
RS-3	2 ha (5 acres) without community water	91	46	50	26
RS-2	0.8 ha(2 acres) without community water	467	243	345	182
RS-2	0.4 ha (1 acre) with community water	1261	725	1030	560

Should the Suburban Residential lands, as identified on Appendix C be redesignated to Industrial the number of potential new residential lots would decrease. The lands adjacent to Kwantlen First Nation are 88 ha (217 acres) and the lands in the vicinity of 256th Street is 104 ha (256 acres). If both Suburban Residential land adjacent to Kwantlen First Nation and 256th Street area were redesignated to Industrial this would remove 192 ha (474 acres) of land from the Suburban Residential land use designation and would eliminate up to 61 RS-3 or 165 RS-2 future lots from the inventory.

b) Desired Outcomes:

As discussed above, the ability to connect to the community water system is an influencing factor under the current policy framework to permit subdivision in the Suburban Residential and Estate Suburban land use designations. Over the past several years, the community water system has been expanded throughout many of these areas, making water easily available to a significant portion of the undeveloped properties. However, the capacity of the existing system may limit the ability of proposed new lots from connecting to the system.

The focus of this report was to provide an overview of the existing conditions and potential for further subdivision in the Suburban Residential and Estate Suburban land use designations. For Council's consideration, several options are provided that would result in either limiting further subdivision in these areas, redistributing development to an area, or allowing the current growth pattern to continue.

The following table identifies a number of options for Council's consideration. It is intended to provide direction to staff and to help guide next steps:

	Options	Comments	Council Resolution
1. Estate Suburban: <i>The Estate Suburban Residential designation permits single detached or duplex housing in areas outside the Urban Area Boundary. The properties are within the Fraser Sewer Area or on property where sewer services have already been connected.</i>	a) Growth by way of subdivision continues in the same pattern with lots ranging from 0.8 ha (2 acres) to 0.4 ha (1 acre)	<ul style="list-style-type: none"> • Would allow for the looping of the community water system • Limited subdivision over the last 7 years (average of 4 lots per year) • Maximum potential new lots - 136 	That one of the following resolutions be selected: 1a) No resolution required; or,
	b) Increase density by permitting 0.2 ha (1/2 acre) or 0.1 ha (1/4 acre) lots. This can include clustering of lots to preserve site features including environmentally sensitive areas. This could yield between 927 to 1,854 lots.	<ul style="list-style-type: none"> • Smaller lot sizes could be available to properties that are connected to the sanitary sewer system • Properties are connected to servicing, reducing impacts to the environment, system efficiency, and increasing the number of users contributing to the financial sustainability of the system • Permitting higher density allows for clustering which offers opportunities to preserve environmentally sensitive areas • Estate Suburban land use areas are located in the Regional Urban Containment Boundary 	1b) THAT staff be directed to prepare a report on options for reducing the minimum parcel size in the Estate Suburban land use designation; or,
	c) Decrease density by either increasing the minimum parcel size or redesignating the area as Rural Residential	<ul style="list-style-type: none"> • Reduces the number of lots • Potentially prevents water system from finishing looping and other servicing system 	1c) THAT staff prepare and bring forward a report on options for increasing the minimum parcel size in the Estate Suburban land use

	Options	Comments	Council Resolution
		efficiencies <ul style="list-style-type: none"> • Maintains existing character 	designation.
2. Suburban Residential: <i>The Suburban Residential designation permits single detached or duplex housing in areas located outside of the Urban Area Boundary that has water service but which are not connected to the municipal sanitary sewer system.</i>	a) Development to continue in the same pattern with lots ranging from 0.8 ha (2 acres) to 0.4 ha (1 acre)	<ul style="list-style-type: none"> • Would allow for the looping of the community water system • Continues current growth pattern • Provides for a variety of lots sizes in the community 	That one of the following resolutions be selected: 2a) No resolution required; or,
	b) Decrease density by increasing the minimum parcel size	<ul style="list-style-type: none"> • Minimum parcel size could be increased to 4 ha or greater. This would limit subdivision potential • Maintains the current number of parcels 	2b) THAT staff prepare and bring forward a report and bylaws that would increase the minimum parcel size in the Suburban Residential land use designation; or,
	c) Redesignate large parcels to a Suburban Residential Large Lot land use designation that would prevent further subdivision	<ul style="list-style-type: none"> • Minimum parcel size could be increased to 4 ha or greater. This would limit subdivision potential • High level of transparency • Maintains the current number of parcels 	2c) THAT staff draft a bylaw amendment for the Suburban Residential Land Use designation and staff report to create policies for a large lot sub-category in the Suburban Residential Land Use designation; or,
	d) Designate a portion of larger parcels to Suburban Residential Large Lot land use designation, however, lots in the Whispering Falls, Rothsay Garibaldi and Bosonworth would complete existing subdivision patterns	<ul style="list-style-type: none"> • Would allow for the looping of the community water system • Allows current growth pattern to complete in specific neighbourhoods • Provides for a variety of lots sizes in the community 	2d) THAT staff draft a bylaw amendment that would allow portions of the Suburban Residential Land Use designation, specifically Whispering Falls, Rothsay Garibaldi and Bosonworth areas to complete subdivisions while maintaining the remainder of land use designations in

	Options	Comments	Council Resolution
			parcels larger than 0.4 ha (1 acre).
3. Commercial Industrial Lands	a) Designate lands in the 256 Street area for industrial use as shown on Appendix C	<ul style="list-style-type: none"> • Removes 104 ha (256 acres) from Suburban Residential • Limits the number of new lots by up to approx. 260 • Increases land available for employment use • This includes an Institutional Parcel 	That one of the following resolutions be selected 3a) THAT Staff draft a bylaw amendment to the Official Community Plan to redesignate lands in the 256 Street vicinity to Industrial from Suburban Residential and Institutional.
	b) Designate lands adjacent to Kwantlen First Nation from Suburban Residential to Industrial as shown on Appendix C	<ul style="list-style-type: none"> • Removes 88 ha (217 acres) from Suburban Residential • Limits the number of new lots by up to 220 lots • Implements the Commercial Industrial Strategy to provide more land for employment lands to meet future demands • A previous resolution was passed by Council to examine the feasibility of industrial use for these lands 	No resolution required.

c) Policy Implications:

An OCP amendment may be required, should Council pass a resolution to change the land use designation for properties with a 4.0 ha parcel size or larger; or alternatively, if staff is directed to change the minimum parcel size in the Suburban Residential and/or Estate Suburban Residential land use designation. As with any OCP amendment, Council must consider if early and on-going consultation is required, in addition to the statutory requirement for a public hearing. If an OCP amendment is required, the first reading report will be presented outlining a proposed consultation strategy.

CONCLUSIONS:

This report provides an overview of the Suburban Residential and Estate Suburban land use designations in the City of Maple Ridge and highlights the accompanying zoning, subdivision and servicing regulations relating to those land use designations. The calculations in this report represent a scoping exercise that took a high level overview of individual site topography. But did not evaluate lot geometry, access, or detailed site specific environmental features. The figures presented in this report are simply intended to generate discussion.

One of the findings of the report identifies that the Estate Suburban Residential land use designation has less development potential than the Suburban Residential land use designation. The limited development potential in the Estate Suburban Residential designation illustrates that many of these properties have previously been rezoned and/or subdivided under the RS-2 One Family Suburban Residential zone.

The report findings identify that the potential number of additional lots ranges from approximately 243 lots under current RS-3 One Family Rural Residential zoning (with water available), to 725 additional lots should lands be rezoned and/or subdivided under RS-2 One Family Suburban Residential. While this represents a small portion of the overall projected growth for the City, it is not an insignificant number of new lots being created in these areas. However, 0.4 ha (1 acre) lot sizes do provide for a range of lot and housing options for the community. Providing a range of housing options was expressed by the community as an important characteristic of the community.

A number of options are presented for consideration, including increasing density in the Estate Suburban land use designation, limiting future development in the Suburban Residential land use designation, to finally, redesignate strategic lands to Industrial to meet future employment needs. Following Council's decision, staff will prepare any required bylaw amendments and associated consultation.

Lastly, it is noted that in order to achieve the maximum number of additional lots (i.e. 1713) the parent parcels must be subdivided into 0.4 ha lots (1 acre) and rezoned from RS-3 One Family Rural Residential to RS-2 One Family Suburban Residential. Should Council not support rezoning applications to RS-2 One Family Suburban Residential, the number of lots created may be approximately 525, with lot sizes 0.8 ha (2 acres) or greater.

“Original signed by Lisa Grant”

Prepared by: Lisa Grant, M.Plan, MCIP, RPP,
Planner 2

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by E.C. Swabey”

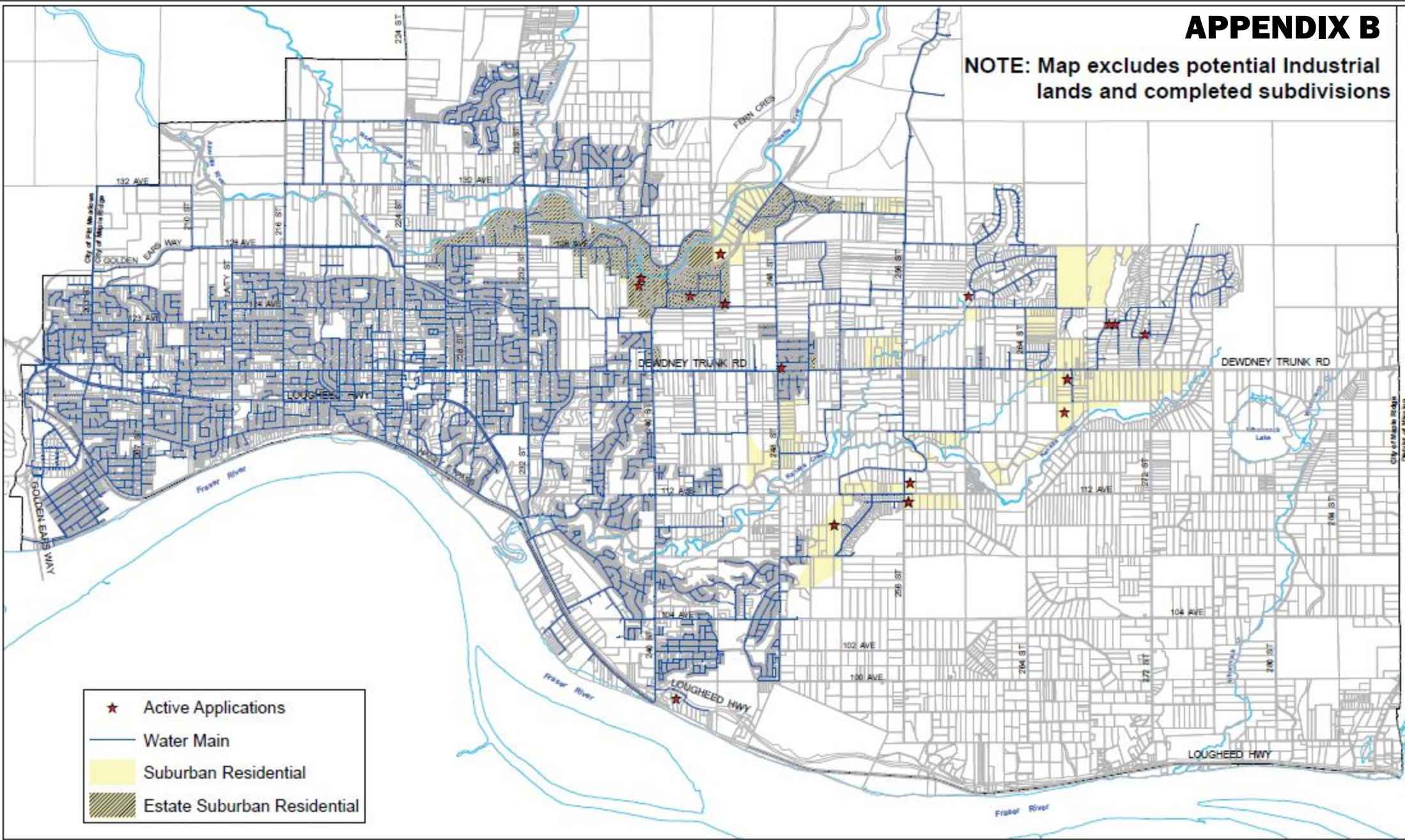
Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

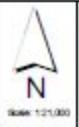
- Appendix A: Overview Land Use Designation Map, Suburban Residential and Estate Suburban
- Appendix B: Developable Suburban Residential and Estate Suburban Areas
- Appendix C: Potential Industrial Land Use

APPENDIX B

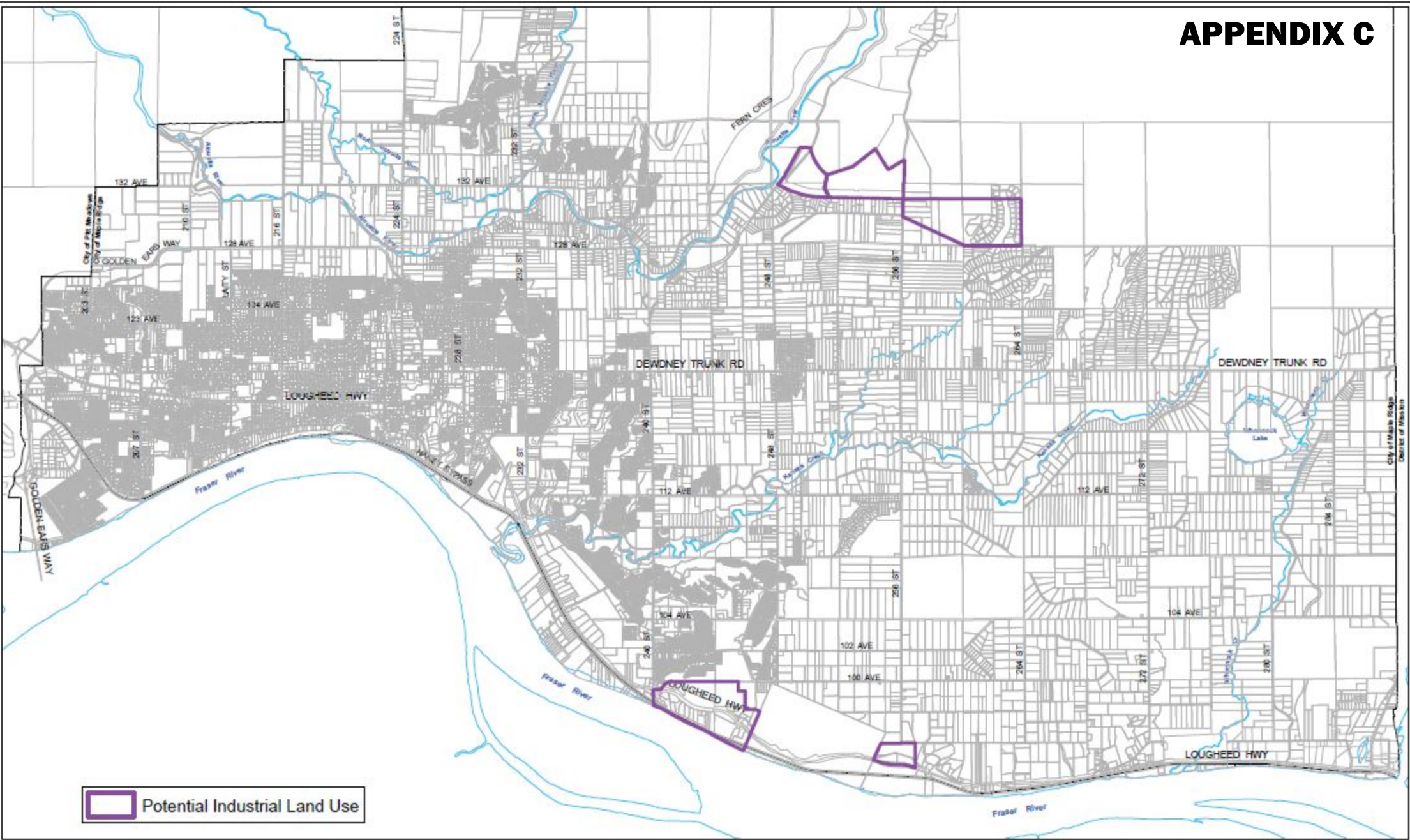
NOTE: Map excludes potential Industrial lands and completed subdivisions



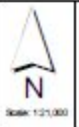
Developable Suburban Residential & Estate Suburban Residential Areas



Suburban Residential & Estate Suburban Residential Land Use
Maple Ridge
mapleridge.ca
P.L. Schuler, Planner/Coordinator, Development
DATE: August 2016



Potential Industrial Land Use



Potential Industrial Land Use

The City of Maple Ridge makes no guarantee regarding the accuracy or content of the information shown on this map.



Suburban Residential & Estate Suburban Residential with Water Servicing

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P.O. Box 100, Maple Ridge, BC V2X 1A1
5478, Aug 11, 2018