

City of Maple Ridge
ADVISORY DESIGN PANEL
AGENDA

April 18, 2018, 4:00 pm
Blaney Room, Maple Ridge City Hall

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES– March 21, 2018**
4. **DELEGATION**
- 4.1. **Ground-Oriented Infill Housing**
 - Brent Elliott, Manager of Community Planning
 - Amanda Grochowich, Planner 1
5. **CORRESPONDENCE**
6. **QUESTION PERIOD**
7. **ADJOURNMENT**

QUESTION PERIOD

Question Period provides the public with the opportunity to ask questions or make comments on subjects that are of concern to them. Each person will be given 2 minutes to speak. Up to ten minutes in total is allotted for Question Period.



**City of Maple Ridge
ADVISORY DESIGN PANEL**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney at
Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday,
March 21, 2018 at 4:06 pm.

PANEL MEMBERS PRESENT

Craig Mitchell, Chair	Architect
Shan Tennyson, Vice Chair	Landscape Architect
Shida Neshat-Behzadi	Architect
Stephen Heller	Landscape Architect
Steven Bartok	Architect

STAFF MEMBERS PRESENT

Adrian Kopystynski	Staff Liaison
Amanda Allen	Committee Clerk

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

R/2018-012

It was moved and seconded

That the agenda for the March 21, 2018 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

R/2018-013

It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated February 21, 2018 be adopted as circulated.

CARRIED

4. PROJECTS

4.1 2016-320-DP

Applicant:	David Lee, Prism Construction
Project Architect:	John E. Kristainson
Project Landscape Architect:	Jonathan Losee
Proposal:	Mini-Warehouse
Location:	11307 Maple Crescent
File manager:	Wendy Cooper

The staff liaison provided an overview of the proposed project. The project team made a presentation of the project plans.

R/2018-014

It was moved and seconded

That File No. 2016-320-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Replace Western Red Cedars at rear of building with smaller species such as Smaragd Cedar or similar;
2. Should the C-3 zoned portion be developed in the future, develop a contingency plan for stormwater management should a portion or all of the bioswale be removed;
3. Consider establishing uses and a plaza to integrate vibrancy to the project as a transition between the residential area across Maple Crescent and the subject industrial project;
4. Consider extending a hard surface path from the western fire access to the front of the building.

Architectural Comments:

1. Provide a colour and materials palette including renderings with incorporated landscaping;
2. Give further attention to the articulation detail and lighting of the rear façade;
3. Consider softening texture or materials on building façade;
4. Consider adding murals on the rear face of the building.

CARRIED

5. NEW AND UNFINISHED BUSINESS

5.1 Review of ADP submission package

The staff liaison reviewed the ADP submission checklist. There was discussion and evaluation of the submission checklist. The Panel suggested a category be added to the checklist that includes the following two checkbox items: Civil Engineering Drawings and Site Servicing and Grading. It was advised that Item F 2. be revised to include fencing and site furniture in the landscaping detail list. The staff liaison outlined the ADP minimum submission requirements document..

6. CORRESPONDENCE - Nil

7. **QUESTION PERIOD - Nil**
8. **ADJOURNMENT – 5:50 pm.**

C. Mitchell, Chair

/aa

Ground-Oriented Infill Housing in Maple Ridge

The City is looking to establish new policy, zoning and design guidelines for ground-oriented infill housing forms (i.e. triplex, fourplex and courtyard housing) in Maple Ridge.

The Planning Department is looking to provide ADP with a background presentation and seek input from ADP on developing design guidelines through a staff facilitated discussion at the April 18, 2018 ADP meeting.

The City has been experiencing a growing interest in ground-oriented infill designs and has received several rezoning and development applications for triplex, fourplex and courtyard housing projects. In parallel with the development of the City's new policy and zoning, staff have been working with applicants to help encourage these new forms of development. In anticipation of these applications coming before the ADP in the next few months, staff is looking to review and discuss the founding intent and design characteristics (see below) of the proposed triplex, fourplex, and courtyard housing forms.

Background:

While the predominant housing form in Maple Ridge has been – and remains – detached single family dwellings, current trends in new homes and neighbourhood development have seen an increase in more compact forms, such as townhomes, small lot single-detached, and semi-detached or duplex housing. The Housing Action Plan, endorsed in 2014, and its Implementation Framework, endorsed in 2015, include a number of goals encouraging the development of sensitive ground-oriented residential infill housing options within Maple Ridge, including triplex, fourplex and courtyard housing.

Intent:

In 2016, a preliminary overview of the proposed triplex, fourplex, and courtyard development forms was brought forward for council consideration. The intent and characteristics of these new housing types include:

- Similar in character and style to a detached single family dwelling (not to replicate townhouse or rowhouse styles);
- Sensitive to the existing neighbourhood in terms of size, scale and massing;
- Orient entrances and units to take advantage of site characteristics to create uniqueness;
- In the case of courtyard developments, be oriented inwards (i.e. facing each other) to create a common shared space;
- Provide useable open space for each unit;
- Utilize landscaping and screening to create privacy between outdoor spaces;
- Program courtyards to be flexible and interactive common outdoor space (not to be intended for parking purposes);
- Meet site permeability targets of 50%;
- Provide site access from a lane or shared driveway and to locate parking at the rear of the property, where possible; and
- Contain a range of unit sizes, where possible.

Work to Date:

Over the following year and based on Council's direction, a new RT-2 Ground-Oriented Residential Infill Zone and various OCP policy amendments were drafted to support the development of triplex, fourplex and courtyard housing forms. In June 2017, the draft policy and RT-2 Zone received first reading concurrent with a courtyard housing rezoning application (#2017-031-RZ).

Work to be Done:

If the new policy and zoning is approved by Council, it is intended that for the first year, applications received for triplex, fourplex and courtyard housing will be subject to the Multi-Family Development Permit guidelines and ADP review. Specific and tailored guidelines are to be developed based on the applications received as well as ADP experience.

Once developed, the Ground-Oriented Infill Housing Design Guidelines will be brought forward for ADP review.

Attachments:

Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview (April 18, 2016)
2017-233-RZ: First Reading Report (June 13, 2017)

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Proposed Triplex, Fourplex and Courtyard Housing Forms Preliminary Overview

MEETING DATE: April 18, 2016
FILE NO:
MEETING: Workshop

EXECUTIVE SUMMARY:

The 2013 Secondary Suites Review directed staff to prepare a report outlining the implications for creating a triplex and a fourplex zone.

The Resolution R/2013-387 is as follows:

Resolution R/2013-390

*Prepare for Council's consideration an analysis report outlining the implications of a new zone for **triplex and fourplex** housing developments, including establishing minimum lot sizes, development permit area guidelines, and recommended bylaw amendments to the following:*

- *Official Community Plan*
- *Zoning Bylaw*
- *Off-street Parking and Loading Bylaw*
- *Subdivision and Servicing Bylaw*

Beginning work on triplex and fourplex zones was scheduled to commence following endorsement of the Housing Action Plan Implementation Framework. The Housing Action Plan reaffirmed the importance of these new housing forms to increase housing options in Maple Ridge. The Housing Action Plan Implementation Framework was endorsed by Council on September 14, 2015 and identified that these new zones would be prepared.

This report provides the following information on triplex and fourplex housing:

- Analysis of the existing Official Community Plan (OCP) residential infill policy framework outlined in Chapter 3
- Maple Ridge residential housing context
- Regional examples
- Proposed policy approach to amend the Official Community Plan
- Components of the draft zones
- Identification of parking and servicing issues
- Outline of development permit application process including consideration for design control in the short and long-term

RECOMMENDATION:

That the report titled *Proposed Triplex, Fourplex and Courtyard Housing Forms Overview* and dated April 18, 2016 be received for information.

DISCUSSION:

a) Background:

1. Secondary Suites Review 2013

In 2012, Council directed staff to undertake a review of the City's current policies and regulations for Secondary Suites to identify a comprehensive list of issues and potential solutions. The Secondary Suites Review was a background study for the Housing Action Plan, which was endorsed by Council September 30, 2014. One of the issues identified in the Secondary Suites Review was the lack of purpose-built rental housing and renters' reliance on less secure rental options such as secondary suites and condos. This resulted in a report, dated September 23, 2013 that proposed a series of policy and bylaw recommendations to address issues identified through this process. The following resolution is the Secondary Suites Review – Policy & Bylaw Recommendations Report, dated September 23, 2013:

Resolution R/2013-390

*Prepare for Council's consideration an analysis report outlining the implications of a new zone for **triplex and fourplex** housing developments, including establishing minimum lot sizes, development permit area guidelines, and recommended bylaw amendments to the following:*

- *Official Community Plan*
- *Zoning Bylaw*
- *Off-street Parking and Loading Bylaw*
- *Subdivision and Servicing Bylaw*

2. Housing Action Plan

The Housing Action Plan (HAP) process began in the fall of 2013 and concluded with Council endorsement on September 30, 2014. The HAP framework contains a Vision, Goals, Strategies and Actions to facilitate the development of market and non-market housing in Maple Ridge. The resolution from the Secondary Suites Review aligns with **Goal 1: To Improve Housing Choice for all Current and Future Households**. The HAP strategy that is linked to Goal 1 is: **Support the Development of a Mix of Housing Forms**. These new building forms may also have the potential to impact **HAP Goal 4: To Increase Rental Opportunities**. The HAP reaffirmed the importance of this new housing form to increase housing options in Maple Ridge. The Housing Action Plan Implementation Framework, which was endorsed by Council on September 14, 2015, identified that these new zones would be prepared in the short-term time horizon of 2014-2018.

3. Current Residential Context

Maple Ridge is characterized by single family lots comprising approximately 59% of the housing stock. An additional 25% of the housing stock is ground-oriented, made up of mainly townhouses and some row houses.¹ What has traditionally been a standard lot size of 557m² or 668m² (approximately 6000 - 7200 ft² respectively) is now approximately 371m² (4000 ft²). Subdivision isn't always possible and there are challenges in introducing smaller lots in established neighbourhoods. However, creating new zones for triplex, fourplex and courtyard will contribute to the options available to increase housing choice in Maple Ridge.

¹ City of Maple Ridge, August, 2015. Situation Report Update.

b) Current Residential OCP Policy Framework

Chapter 3 of the OCP presents the City of Maple Ridge's residential land use policies. The specific policies that are relevant to the triplex and fourplex discussion concern policies that outline how residential infill will be achieved in Maple Ridge. *Infill* is when land is developed within an established neighbourhood or other built up area, often to a higher density than the surrounding area. Neighbourhood Residential Infill policy 3-19 is included in the attached Appendix A.

Policy 3-18 introduces the Urban Residential designation which is composed of two categories - Neighbourhood Residential and Major Corridor. Policy 3-18 outlines the range of densities that will be supported in the Urban Area Boundary using the Urban Residential land use designation. The Urban Residential designation has two categories, Neighbourhood Residential and Major Corridor Residential. It is attached as Appendix A.

Following 3-18 are the Infill policies for Neighbourhood Residential Infill and Major Corridor Residential Infill in policies 3-19 and 3-20. They are summarized briefly here:

- Neighbourhood Residential Infill policy 3-19 supports density increases that are compatible in a single family neighbourhood and may include duplexes and triplexes. It is also included in the attached Appendix A.
- Major Corridor Residential Infill policy 3-20 supports higher density ground-oriented housing along transit corridors and supports the development of fourplexes. It is also included in the attached Appendix A.

c) Proposed Residential OCP Policy Framework

The following proposed amendments to the residential policy framework respond to the evolution of residential development in Maple Ridge.

Urban Residential

3 - 18 Maple Ridge will support a range of densities within the Urban Area Boundary. Urban Residential consists of two residential categories with the following characteristics:

1) Neighbourhood Residential – General Characteristics:

- a) a maximum of one principal dwelling unit per lot and an additional dwelling unit such as a secondary suite or garden suite;
- b) density that is based on the current zoning of the property, or surrounding neighbourhood context;
- c) *Single detached dwellings will remain the predominant housing form within neighbourhoods. Other housing forms are encouraged that increase density slowly such as duplexes or triplexes that are similar in scale and massing to established neighbourhoods, subject to compliance with the Neighbourhood Residential Infill policies;*
- d) Is not within a neighbourhood with an Area Plan, a Community Commercial Node, or located on a Major Corridor as illustrated on Figure 4 of the OCP.

The proposed change to Neighborhood Residential is clause c) which introduces duplex and triplex specifically into Neighbourhood Residential as previously “other housing forms are possible”. This change articulates the incremental increase in density that will be supported and controlled.

2) Major Corridor Residential – General Characteristics:

- a) Major Corridor Residential is characterized by the following:
 - i. has frontage on an existing Major Road Corridor as identified on Figure 4 Proposed Major Corridor Network Plan, or has frontage on a road built in whole or part to a collector, arterial, TransLink Major Road, or Provincial Highway standard;
 - ii. may be adjacent to Community Commercial Node, or designated commercial centre.
- b) *includes ground oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies. Ground-oriented housing forms such as fourplexes, townhouses, and apartments will be encouraged.*

The proposed change to Major Corridor Residential clause b) indicates that opportunities for increasing density at a higher level will be encouraged along major corridors.

Residential Compatibility Criteria

The Residential Infill and Compatibility Criteria Infill policy 3-21 is a critical component of the OCP policy framework and the criteria are used as the rationale for recommendations for development applications. For triplex, fourplex and courtyard housing, compatibility will be a critical component of the redevelopment process.

Criteria such as the following provide the basis for determining compatibility:

- scale and massing of the building with the surrounding area
- setbacks of the building versus those of adjacent dwellings
- dwelling unit orientation and relationship to the street frontage
- location of parking areas
- landscaping requirements

Proposed changes to OCP Compatibility Criteria

The Compatibility Criteria Infill policy 3.21 requires that any infill will respect existing patterns in established neighbourhoods. This ensures that the existing form and character will be retained as it redevelops. Policy 3-21 can be located in the attached Appendix A.

Compatibility Criteria Infill policy 3.21 needs to be updated to reflect the significant changes to the housing market over the last decade. Clauses c) and f) regarding massing and scale respectively will need to be more detailed to ensure that existing and emerging residential character is protected and enhanced. Once the zoning requirements of minimum lot sizes and setbacks are established, the final determining factor for a potential infill development to be a triplex, fourplex or courtyard will depend on fit.

d) Building Characteristics for Triplex, Fourplex and Courtyard Housing:

Triplex Characteristics:

Triplexes are three dwelling units in one building. Triplexes are not envisioned to be in a row house or townhouse form. Triplex is an appropriate housing form to include as Neighbourhood Residential Infill in established neighbourhoods because it can resemble a single family home. The feeling of additional dwelling units can be minimized by taking advantage of site specific characteristics such as corner lots and lanes. Units can be oriented to street frontages and create a feeling of separateness for each dwelling. Where lanes exist they can provide concealed access to parking and

reduce the amount of paved area that detracts from the streetscape. Applying recesses to front entrances and garage entrances combined with screening and landscaping can also provide each dwelling with a feeling of uniqueness while incrementally increasing density.

Summary of Proposed Triplex Components:

- One building containing three dwelling units
- Not a rowhouse or townhouse form
- Scale and massing should be compatible with the surrounding neighbourhood
- Siting on corner lots and mid-block depending on lot size and context
- Orientation of entrances and units should take advantage of site characteristics to create uniqueness
- Where lane access is available, parking will be located at the rear of the property
- Landscaping and screening to create privacy between outdoor spaces

Draft Zoning Criteria for Triplex

Housing Typology	Proposed Minimum Lot Size	Proposed Lot Coverage	Proposed Floor Area Ratio	Proposed Setbacks	Lot Width	Lot Depth	Proposed Parking
Triplex in Town Centre	750 m ²	Maximum 50%	0.75	5.5m front 7.5m rear, 4.5m exterior and 1.5 interior	20	27	1 per 1 Bdr unit plus 0.1 per add'l Bdr, and 0.1 when on-street available and 0.2 per unit visitor parking when on-street not available
Triplex in the Urban Area Boundary	850 m ²	Maximum 45%	0.75	7.5m front 7.5m rear, 4.5m exterior and 1.5 interior	20	27	2 in the UAB and 0.2 per unit visitor parking

Fourplex Building Characteristics:

In Maple Ridge, much of the residential development within the Urban Area Boundary is characterized by low-medium density along Major Corridors. Fourplexes are building forms that are appropriate in this context as a transition from lower residential densities such as single family, duplex and triplex to a slightly higher density to capitalize on the opportunities that a Major Corridor provides, such as transportation linkages and access to amenities. Building scale and massing may be similar to the surrounding neighbourhood, and massing should be stepped back on the upper storeys to ensure the buildings do not encroach on adjacent buildings. These building forms will take advantage of street frontages, corners and lanes where they exist to maximize the ability to integrate with the existing form and character of the area. As with triplex, a rowhouse form of four contiguous units is not the intention of this proposed building form.

Reference to a similar type of residential housing form can be found in the current Silver Valley Area Plan, which is Chapter 10.3 of the Official Community Plan. Section 7.4 Design Guidelines for Residential Developments, includes the following:

- i) *On larger lots within single family areas, consider the development of larger “mansion” style residences that accommodate 4 to 6 strata units, each with direct access to grade and a garage off a lane.*

This is preceded by a guideline which recommends considering duplex/triplex developments to have the appearance of one larger residence to blend in with the streetscape.

- h) *To blend into a streetscape/cluster of typical larger single family residences, consider designing duplex/triplex developments to have the appearance of one larger residence.*

Summary of Fourplex Components:

- One building containing four dwelling units
- Not a rowhouse or townhouse form
- Scale and massing should be compatible with the surrounding neighbourhood
- Siting on corner lots and mid-block depending on lot size and context
- Orientation of entrances and units should take advantage of site characteristics to create uniqueness
- Supported along Major Corridors identified on Figure 4 of the OCP
- Landscaping and screening to create privacy between units with outdoor space
- Where lane access is available, parking will be located at the rear of the property

Draft Zoning Criteria for Fourplex

Housing Typology	Proposed Minimum Lot Size	Proposed Lot Coverage	Proposed Floor Area Ratio	Proposed Setbacks	Lot Width	Lot Depth	Proposed Parking
Fourplex in the Town Centre	860m ²	Maximum 50%	0.75	7.5m front 7.5m rear, 4.5m exterior 1.5 interior	22m	30m	1 per 1 Bdr unit plus 0.1 per add'l Bdr, and 0.1 when on-street available and 0.2 per unit visitor parking when on-street not available
Fourplex in the Urban Area Boundary	930m ²	Maximum 45% in the UAB	0.75	7.5m front and 7.5m rear, 4.5m exterior and 1.5 interior	22m	30m	2 in the UAB and 0.2 per unit visitor parking

Courtyard Housing Building Characteristics:

It became clear early in the process that an additional housing form was appropriate to be included with triplex and fourplex. Courtyard housing is a small grouping of dwelling units that can be similar in scale to single family dwellings. It is centred upon a shared open space or courtyard that is accessed from the street. Units may be smaller and more compact than a typical single family home and are clustered together to create a village style residential pattern. Courtyard housing, like triplex and fourplex has the ability to increase density incrementally and still retain many of the characteristics of established neighbourhoods.

Courtyard housing is an additional building form that is appropriate to include in the Major Corridor Residential policy framework. This is a building typology that provides an additional building form transition between fourplexes and low-rise apartments. Like fourplex, courtyard housing is similar in height to single family dwellings with increased massing. It is centred upon a shared open space or courtyard that is accessed from the street. Units may be smaller and more compact than that of a typical single family home and are clustered together to create a village style residential pattern. The benefit of courtyard housing is that the number of units is greater than triplex or fourplex and can be configured in a number of ways depending on site constraints.

Summary of Courtyard Housing Components

- Not a rowhouse form
- Dwelling units may be located in more than one building on a lot
- Orientation is characterized by units that are facing inwards towards each other
- Pedestrian walkways lead from the street to an inner courtyard area
- Courtyards are programmed for flexible and interactive outdoor space but are not intended for parking
- Where lane access is available, parking will be located at the rear of the property
- Scale and massing shall be compatible with the surrounding area
- Mix of unit sizes

The intention is for this housing form to be compatible with the existing residential hierarchy.

e) Development Permit Options

Development Permit applications received in the first year for these new housing forms will use the OCP Multi-Family Development Permit Guidelines for multi-family developments. Applications will also be forwarded to the Advisory Design Panel (ADP) for review. During that time, design guidelines specifically for these new forms will be developed with the assistance of the ADP. The process will be reviewed and reported to Council at the end of the first year.

f) Additional Considerations

1. Financial Incentives

A financial tool that has the potential to contribute to uptake for triplex is to waive the development permit fee for the first two years. This will be the subject of a future report. At the end of the two-year period, progress would be reported back to Council on the level of uptake on this program to determine next steps.

2. Tenure:

There are opportunities for triplex and fourplex to be rental, strata or freehold tenure, which contributes to the flexibility to this kind of residential product in a changing market. An amendment to Division 4.1 of Part 14 of the Land Title Act in 2012 permits the registration of party wall agreements that “run with the land”. Clarification on applying this to triplex and fourplex has been requested to clarify how this could proceed in the City.

g) OCP Amendment Process

To proceed with an amendment to the OCP to revise the residential policy framework for triplex, fourplex and courtyard housing, there are several steps that are required by the *Local Government Act*.

1. Early and Ongoing Consultation

Section 475 of the *Local Government Act* requires that during the process of an OCP amendment there is early and ongoing consultation with persons, organizations and authorities it considers will be affected. Both the Secondary Suites Review and the Housing Action Plan included comprehensive consultation programs that were integrated into the planning process to ensure that information was available to the community as well as provided multiple opportunities for input.

i. Secondary Suites Review

The Secondary Suites Review included targeted workshops and an online questionnaire in November 2012, and an open house in February 2013. The outcomes from this consultation informed the process, and contributed to the development of a number of bylaw and policy recommendations that were endorsed by Council. Council was provided with the following updates:

- March 4, 2013 – Community consultation feedback
- June 17, 2013 – Discussion and recommendations for further direction
- September 23, 2013 – New policy recommendations

ii. Housing Action Plan

The Housing Action Plan consultation program included creation of a webpage for the City of Maple Ridge website, as well as information sheets, interactive community posters, displays at local events, targeted workshops, online questionnaires and bi-monthly updates to City of Maple Ridge Council. The results of this consultation informed the draft Housing Action Plan, which was reviewed by City staff, the Social Planning Advisory Committee (SPAC) and Council before a revised draft was presented online for a Public Open Review from June 24 to July 28, 2015. The finalized version of the Housing Action Plan was endorsed by Council at a regular Council meeting on September 14, 2015.

Council was provided with the following updates through the Housing Action Plan process:

- Council Update July 22, 2013 – Process Report
- Council Update September 9, 2013 – Situation Report
- Council Update February 3, 2014 - Community consultation feedback
- Council Update April 14, 2014 – Draft Housing Action Plan
- Council Update June 16, 2014 – Revised Draft Housing Action Plan
- Council Update September 15, 2014 – Housing Action Plan Final

Based on the extensive consultation for the previous planning processes, no additional consultation for an amendment to the OCP for triplex, fourplex and courtyard building forms is recommended. These new housing forms will require a rezoning application, which includes a public hearing between second and third reading.

h) Regional examples for Triplex, Fourplex and Courtyard Housing

There are a number of municipalities in the Lower Mainland that have developed new zones for ground-oriented multi-family in a range of configurations to increase their respective range of housing options. A short selection of case studies is presented here to support the development of triplex, fourplex and courtyard housing zones in Maple Ridge.

1. City of Coquitlam Triplex/Fourplex Zone

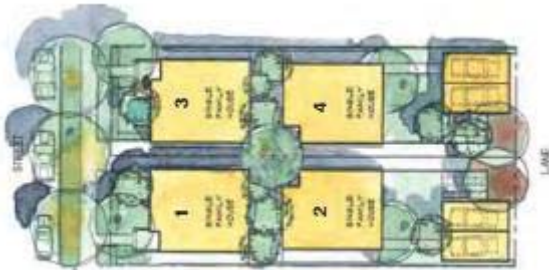
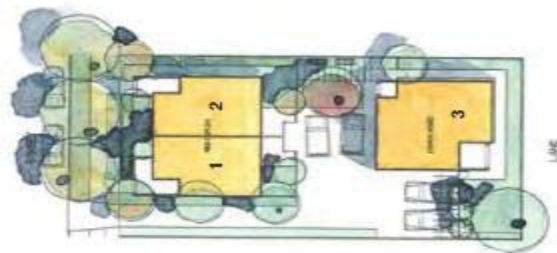
The City of Coquitlam Zoning Bylaw has developed a triplex/fourplex zone (RT-3) that is designated *Neighbourhood Attached Residential* in the Citywide Coquitlam OCP and the Southwest Coquitlam Area Plan. The implementation of this zone in Coquitlam is the result of the Housing Choices Study (2008) in conjunction with the Coquitlam Southwest Area Plan Update. The purpose of the study was to explore small-scale housing choices in certain areas of Coquitlam. The study recognized that with smaller family sizes, an aging population and a preference for ground-oriented housing forms, there were opportunities to explore smaller building typologies. The study included taking the range of small scale housing options to the community to gauge support for various housing forms including triplex and fourplex options. The result was a new zone (RT-3 Triplex/Fourplex) that allowed for both triplexes and fourplexes on residential lots designated *Neighbourhood Attached Residential* within the Southwest Coquitlam Area Plan boundary.

Figure 1: Triplex and Fourplex Lot Configurations – City of Coquitlam Housing Choices Summary

Three units attached on one lot, different sizes.



Three units on one lot, two semi-detached; one detached.



Four detached units on one lot in courtyard configuration with lane access.



Four attached units on one lot with lane access.

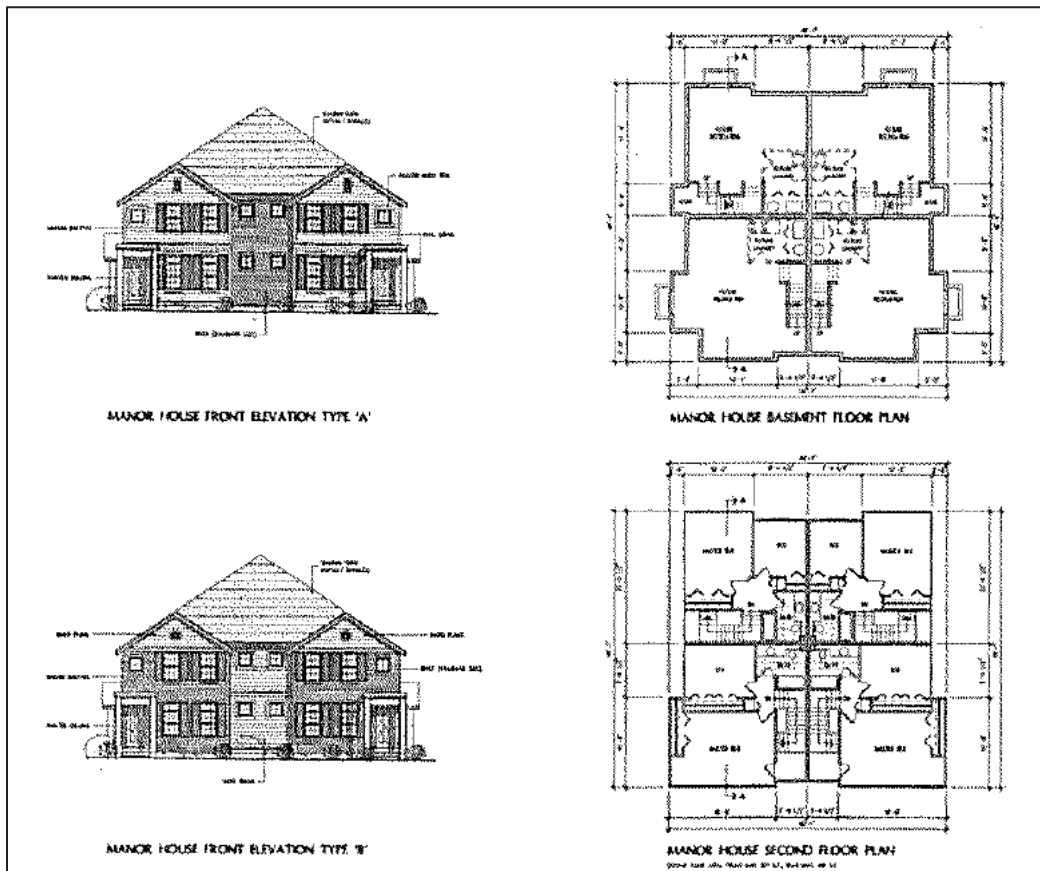
Source: *Housing Choice Study for Southwest Coquitlam Phase 3 Summary*, pages 13-14. Ramsay Worden Architects and CitySpaces Consulting Ltd. July 25, 2008.

2. Fourplex - Township of Langley

In the Township of Langley a fourplex was developed and integrated into the Northeast Gordon Estate Neighbourhood Plan. The intention of the Northeast Gordon Estate Neighbourhood Plan, located between 207 Street and 64 Avenue and 208 Street and 72 Avenue respectively, is to create more of an urban level of density focused around commercial nodes and transportation hubs. The emphasis is on creating a walkable neighbourhood where there is pedestrian access to services and amenities. This new housing form or 'Manor Home' as it is called in Langley, is mixed in with rowhouses and single family homes to create a range of housing options in the Northeast Gordon Estate neighbourhood. The Manor Home is essentially a box with four separate ground-oriented dwelling units. The high quality of the exterior cladding materials and landscaping are combined with innovative stormwater management design, which creates an attractive streetscape as shown in the photo on the following page.



Manor Home, Township of Langley, 2013.



Front elevations and floor plans of two versions of four-unit Manor Homes, Township of Langley.

Additional Triplex and Fourplex examples:



City of Vancouver, Triplex new construction @ corner of Clark Drive and 15 Avenue, 2013



City of New Westminster, Triplex, new construction, 2015



City of Vancouver, fourplex near Trout Lake, corner lot, new construction, November, 2015.

3. Courtyard Housing

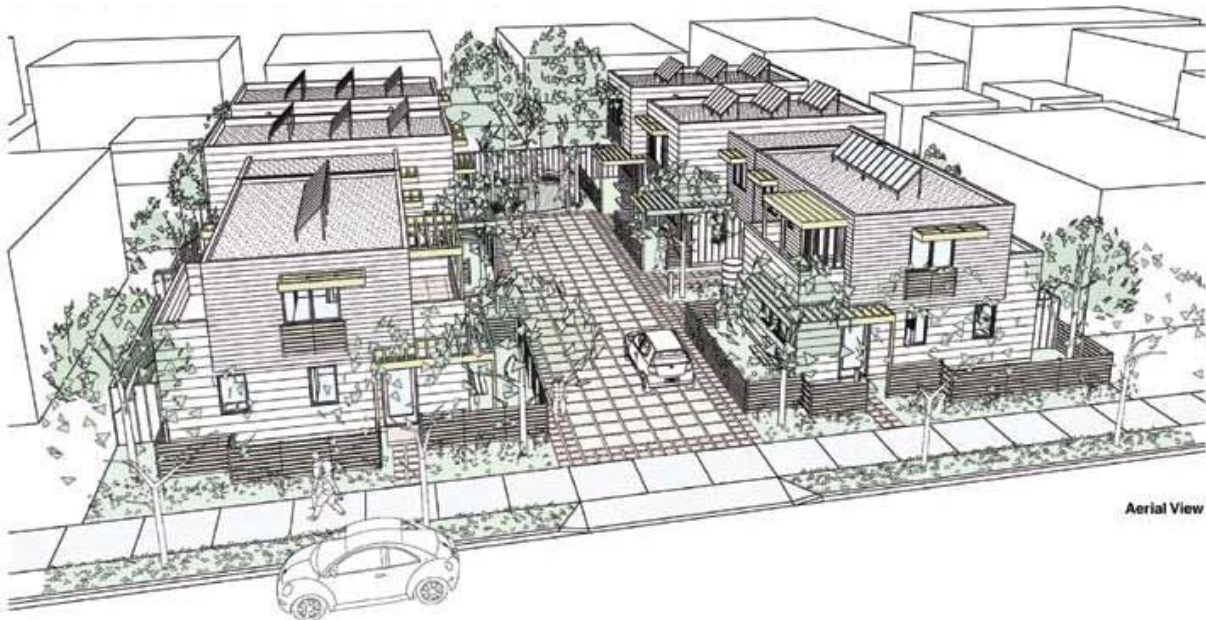
In 2007, the City of Portland hosted a courtyard design competition in order to revive courtyard housing in the city. The objective was to promote courtyard housing as an additional infill housing option that can provide a quality living environment at densities higher than conventional detached housing. Another objective was to provide a new affordable housing type suitable for families with children.



Courtyard Design entry, City of Portland, 2007.



Courtyard Design entry, City of Portland, 2007.



Courtyard Design entry, City of Portland, 2007.

Note: Development of courtyard housing in Maple Ridge does not envision parking in the courtyard area as shown in this example.

City of Vancouver:

More recently in Vancouver as part of the Phase III of the Cambie Corridor Plan, a publication featuring a range of ground-oriented housing including triplexes, fourplexes and courtyard-style housing was released in the fall 2015. The *Ground-Oriented Ideas Book* features new housing ideas focused on a walkable neighbourhood close to transit. The intention is to find out what local residents are interested in term of housing types to increase density in the Cambie Corridor.



City of Vancouver, Courtyard Housing, *Ground-Oriented Housing Ideas Book*, October, 2015



City of Vancouver, Courtyard Housing, *Ground-Oriented Housing Ideas Book*, October, 2015

In Maple Ridge, the integration of courtyard housing as infill into existing neighbourhoods could increase density while retaining the village-like atmosphere that is characteristic of many established neighbourhoods. Alongside fourplexes, courtyard housing provides another housing choice for Maple Ridge residents.

i) Next Steps:

The following are the technical components to be completed by Planning if the proposed policy direction for triplex, fourplex and courtyard housing is supported:

- Prepare OCP amendments
- Prepare draft zones for triplex, fourplex, and courtyard housing
- Prepare DP guidelines

CONCLUSION:

The 2013 Secondary Suites Review identified the need to increase the range of housing choices for Maple Ridge residents. This resulted in the Council resolution to prepare new triplex and fourplex zones. This concept was further reinforced by the Housing Action Plan's Goal 1, which is ***To Improve Housing Choice for all Current and Future Households*** in conjunction with the related strategy to Support ***the Development of a Mix of Housing Forms***. In beginning this Council-directed work, it became clear that adding courtyard housing to this task was appropriate to increase the range of building forms for Maple Ridge residents.

The proposed policy and additional information pertaining to draft zoning criteria, and a development permit process including consideration for design control, provides the foundation to facilitate and encourage the development of these new building forms in Maple Ridge. This will increase the range of housing choices for residents and contribute to a more livable, complete community.

"Original signed by Siobhan Murphy"

Prepared by: Siobhan Murphy, MA, MCIP, RPP
Planner II

"Original signed by Christine Carter"

Approved by: Christine Carter, MPL, MCIP, RPP
Director of Planning

"Original signed by Frank Quinn"

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

"Original signed by E.C. Swabey"

Approved by: E.C. Swabey
Chief Administrative Officer

Appendix A – OCP Residential Housing Policies 3-18 to 3-21

Appendix A

Copy of Chapter 3, pages 8-9 of the *City of Maple Ridge Official Community Plan*, Policies 3-18, 3-19, and 3-20 respectively.

3 - 17 Maple Ridge will continue to support garden suites as a form of infill in Estate Suburban Residential areas. See Zoning Bylaw for more details.

Urban Residential

3 - 18 Maple Ridge will support a range of densities within the Urban Area Boundary. Urban Residential consists of two residential categories with the following characteristics:

1) Neighbourhood Residential – General Characteristics:

- a) a maximum of one principal dwelling unit per lot and an additional dwelling unit such as a secondary suite or garden suite;
- b) density that is based on the current zoning of the property, or surrounding neighbourhood context;
- c) single detached dwellings will remain the predominant housing form within neighbourhoods. Other housing forms are possible, subject to compliance with the Neighbourhood Residential Infill policies;
- d) is not within a neighbourhood with an Area Plan, a Community Commercial Node, or located on a Major Corridor as illustrated on Figure 4.

2) Major Corridor Residential – General Characteristics:

- a) Major Corridor Residential is characterized by the following:
 - i. has frontage on an existing Major Road Corridor as identified on Figure 4 Proposed Major Corridor Network Plan, or has frontage on a road built in whole or part to a collector, arterial, TransLink Major Road, or Provincial Highway standard;
 - ii. may be adjacent to Community Commercial Node, or designated commercial centre.
- b) includes ground oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies.

3.1.4 RESIDENTIAL INFILL AND COMPATIBILITY CRITERIA

Compatibility refers to development that “fits” with the character of a neighbourhood. It does not mean that the development looks the “same” as neighbouring development, rather the housing form is similar in size, scale, massing and architectural elements. As an example, attached housing forms could be considered compatible with single detached housing if they were ground oriented and similar in height and architectural details.

POLICIES

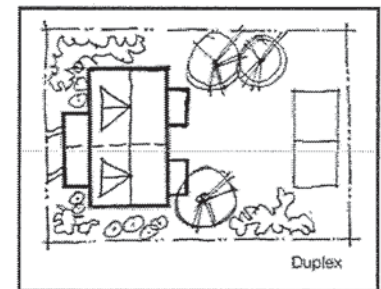
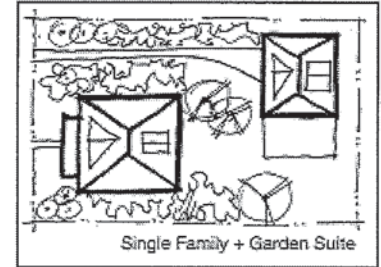
3 - 19 Neighbourhood Residential Infill is permitted subject to compliance with the following criteria:

- 1) Infill development on a property that is larger than the prevailing lot size of the surrounding neighbourhood or existing zoning of the lot may include the following:
 - a) a possible change in lot size and configuration providing that:
 - i. the proposed lot area and widths should be not less than 80% of the lot area and width prescribed under the predominate or adjacent zoning in the surrounding neighbourhood;
 - ii. the proposed lot configuration is similar to the prevailing lot pattern that exists within the

- neighbourhood; and
- iii. the proposed housing form is consistent in scale and massing to that of the surrounding neighbourhood.
- b) a change in unit type - unit types such as single detached dwellings, secondary suites, garden suites, duplexes and triplexes that resemble a single detached dwelling, with an emphasis on orientation to the street.
- 2) Neighbourhood Residential infill must be designed to be compatible with the surrounding neighbourhood and will be evaluated against Policy 3-21.

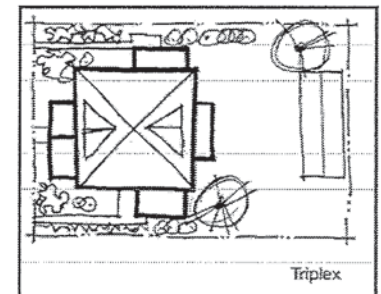
3 - 20 Major Corridor Residential Infill developments must be designed to be compatible with the surrounding neighbourhood and will be evaluated against the following criteria:

- a) building forms such as single detached dwellings, duplexes, triplexes, fourplexes, 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;
- d) adherence to Development Permit Guidelines for 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



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **MEETING DATE:** June 13, 2017
FILE NO: 2017-233-RZ
MEETING: Council

First Reading
Official Community Plan Amending Bylaw No. 7349-2017;
First Reading
Zone Amending Bylaw No. 7312-2017;
First Reading
Off Street Parking and Loading Amending Bylaw 7350-2017;

EXECUTIVE SUMMARY:

Consistent with the action items stemming from the Housing Action Plan Implementation Framework that were prioritized by Council, various OCP policy amendments and a new zone have been created to permit the development of ground-oriented infill housing, which includes triplex, fourplex and courtyard residential housing. On April 18, 2016, Council received a report for information entitled “*Proposed Triplex, Fourplex and Courtyard Housing Forms Overview*”. The next steps identified in the above mentioned report were the development of OCP amendments and a draft zone for triplex, fourplex and courtyard residential developments, which became part of the Planning Department’s 2017 Business Plan (see Appendix A and B respectively). The draft policies and zone also provides the framework for the review and regulation of a current ground-oriented infill development application which will be presented through a separate, concurrent report (Rezoning Application 2017-031-RZ, Zone Amending Bylaw No. 7348-2017 scheduled for June 13, 2017).

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; andIn 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 OCP Amending Bylaw No. 7349-2017 be given first reading; and
3. That Zone Amending Bylaw No. 7312-2017 be given first reading; and
4. That Off Street Parking and Loading Amending Bylaw 7350-2017 be given first reading.

BACKGROUND:

The Housing Action Plan (HAP), endorsed in 2014, and its Implementation Framework endorsed by Council in September, 2015, includes a number of goals and principles aimed at providing safe, affordable and appropriate housing for the community. Specific goals in support of encouraging ground-oriented residential infill housing include: “To improve housing choice for all current and future households”. Strategy #1 of the HAP articulates the importance of a diverse housing mix and innovation and encourages “support the development of a mix of housing forms”. In April 2016, Council received a report outlining possible policy and zoning next steps to help implement triplex, fourplex and courtyard residential forms of development and directed that staff prepare OCP and Zoning Bylaw amendments to create the zone.

DISCUSSION:

The proposed policy and zoning amendments provide for the infill of ground-oriented residential buildings within established residential neighbourhoods and along major corridors, in a form that will be incremental and sensitive to the existing and emerging context. Dwelling units may be in one building with shared party walls to create triplexes or fourplexes that will resemble a single family home, in order to fit seamlessly into neighbourhoods. Dwelling units may also be arranged individually or attached around a shared open space, to create a courtyard residential development in a village-style residential pattern. These new housing forms provide flexibility for ground-oriented residential infill, offering the City and its residents’ a greater variety of housing options.

An application has been received to rezone a property to courtyard residential, reflecting the numerous inquiries seeking changes to existing zoning to realize the development potential for ground-oriented residential infill. Therefore, amendments to the Official Community Plan (OCP) and the Zoning Bylaw are required.

a) Planning Analysis:

Official Community Plan:

Chapter 3 of the OCP presents the City of Maple Ridge’s residential land use policies. Policy 3-18 introduces the *Urban Residential* land use designation which is composed of two residential categories: *Neighbourhood Residential* and *Major Corridor*. *Neighbourhood Residential* is characterized as established single family neighbourhoods, where careful incremental change can be considered. *Major Corridor* is characterized as fronting onto Major Road Corridors, and can support slightly higher densities than established single family neighbourhoods to take advantage of transportation linkages and amenities. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks, and lot configuration with the existing pattern of development in the area.

Proposed OCP Amendments

Amendments to the residential policy framework respond to the evolution of residential development in Maple Ridge. It is proposed that under the *Neighborhood Residential* category that single family homes will remain predominant, but sensitive infill such as duplexes and triplexes will be encouraged. Under the *Major Corridor Residential* category, courtyard residential development will be added to the list of housing forms encouraged along Major Road Corridors. It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1).

The proposed amendments to the City of Maple Ridge Official Community Plan (OCP) identified in **bold text** will include:

- In section 3-18, 2) *Major Corridor* category the following will be added to clause b) “fourplexes, **courtyard residential developments**, townhouses, and apartments” that identifies the additional form of ground-oriented housing that will be encouraged as infill.
- In section 3-20, the following will be added to clause 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;
- The definition for **Courtyard Residential** will be added to Appendix A, Glossary.
- The definitions for **Apartment**, **Triplex**, **Fourplex**, and **Townhouse** will be amended to reflect the definitions provided in the Zone Amending Bylaw No. 7312-2017 for the RT-2 (Ground-Oriented Residential Infill) zone.
- The **RT-2 (Ground-Oriented Residential Infill)** zone will be added to the *Neighbourhood Residential* and *Major Corridor Residential* categories in Appendix C, Zoning Matrix.
- Policies and the separate Zoning Matrices in the Silver Valley, Albion, Hammond, and Town Centre Area Plans will be revised to align with the permitted designations provisions of the RT-2 (Ground-Oriented Residential Infill) zone.

The proposed OCP Amending Bylaw No. 7349-2017 is attached as Appendix A.

Zoning Bylaw:

The new RT-2 (Ground-Oriented Residential Infill) zone includes three new housing typologies: triplex, fourplex, and courtyard residential development, and permits a slightly higher density (0.75 Floor Space Ratio (FSR)) than single family residential (0.6 FSR) zones. The slight increase in density reflects the intent of this new zone to allow sensitive infill of additional dwelling units in existing single family neighbourhoods and along Major Corridors.

The preparation of this zone has considered neighbouring municipal examples, the current Maple Ridge context, and consulted with local developers, real estate agents and potential applicants in developing the proposed zoning requirements, in addition to internal review. The following tables provide a brief summary of each of the three typologies included in the RT-2 Ground-Oriented Residential Infill Zone for both the Town Centre, and within the Urban Area Boundary. Detailed information is included in the Zoning Bylaw Amendment No. 7312-2017, which is attached as Appendix B.

Table 1: Summary of Triplex Zone provisions – Town Centre and within the Urban Area Boundary

Housing Typology	Minimum Lot Size	Lot Coverage	Floor Area Ratio	Setbacks	Lot Width	Lot Depth
Triplex in the Town Centre	700 m ²	45%	0.75	5.5 m front 7.5 m rear 4.5 m ext. 1.5 m interior. The sum of the two side setbacks shall not be less than 3.5 m.	20 m	27 m
Triplex in the Urban Area Boundary	800 m ²	45%	0.75	7.5 m front 7.5 m rear 4.5 m ext. 1.5 m interior. The sum of the two side setbacks shall not be less than 3.5 m.	20 m	27 m

Table 2: Summary of Fourplex Zone provisions – Town Centre and within the Urban Area Boundary

Housing Typology	Minimum Lot Size	Lot Coverage	Floor Area Ratio	Setbacks	Lot Width	Lot Depth
Fourplex in the Town Centre	800 m ²	45%	0.75	5.5 m front 7.5 m rear 4.5 m ext. 1.5 m int. The sum of the two side setbacks shall not be less than 3.5 m.	22 m	30 m
Fourplex in the Urban Area Boundary	850 m ²	45%	0.75	7.5 m front 7.5 m rear 4.5 m ext. 1.5 m int. The sum of the two side setbacks shall not be less than 3.5 m.	22 m	30 m

Table 3: Summary of Courtyard Zone provisions – Town Centre and within the Urban Area Boundary

Housing Typology	Minimum Lot Size	Lot Coverage	Floor Area Ratio	Setbacks	Lot Width	Lot Depth
Courtyard in the Town Centre	900 m ²	45%	0.75	5.5 m front and 7.5m rear 4.5 m ext. 1.5m int. The sum of the two side setbacks shall not be less than 3.5 m.	25 m	35 m
Courtyard in the Urban Area Boundary	950 m ²	45%	0.75	7.5 m front 7.5 m rear 4.5 m ext. 1.5 m int. The sum of the two side setbacks shall not be less than 3.5 m.	25 m	35 m

Parking:

Amendments to the Off Street Parking and Loading Bylaw are also required to ensure such infill forms of development are consistent with the standards for similar housing forms. The Bylaw amendments require that triplexes, fourplexes, and courtyard residential developments have two off-street parking spots per dwelling unit. See Appendix C for the proposed Off Street and Loading Amending Bylaw.

Development Permits:

The *Proposed Triplex, Fourplex and Courtyard Housing Forms Overview* report from April 18, 2016 proposed that applications for triplex, fourplex and courtyard residential developments make use of the existing Multi-Family Development Permit guidelines for those applications received in the first year. Applications will also be forwarded to the Advisory Design Panel (ADP) for review. During this time, design guidelines specific to these new forms will be developed with the assistance of the ADP. The process, including the forwarding of such applications to the ADP, will be reviewed and reported to Council at the end of the first year and may result in the establishment of Development Permit guidelines specifically tailored for these ground-oriented residential infill forms.

CONCLUSION:

The introduction of a new ground-oriented multi-family zone aligns with the goals, principles and strategies in the HAP, as it will encourage diverse housing forms within the City. The creation of the council-directed Ground-Oriented Residential Infill (RT-2) zone is a short-term action identified by Council in their establishment of the HAP Implementation Framework. It satisfies part of Strategy #1 under the Housing Action Plan, to *Support the Development of a Mix of Housing Forms* and will encourage the development of triplex, fourplex and courtyard residential housing forms. The development of these new housing forms provides more and different choices in a changing housing landscape to meet the diverse housing needs of our community. The draft OCP and Zone Amending Bylaws also set the framework for a concurrent rezoning application to develop ground-oriented housing, which will be presented in a separate report (Rezoning Application 2017-031-RZ, Amending Bylaw No. 7348-2017).

“Original signed by Siobhan Murphy”

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Planner II

“Original signed by Christine Carter”

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

“Original signed by Christine Carter” for

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

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – OCP Amending Bylaw No. 7349-2017

Appendix B – Zone Amending Bylaw No. 7312-2017

Appendix C – Off Street Parking and Loading Amending Bylaw No. 7350-2017

CITY OF MAPLE RIDGE BYLAW NO. 7349-2017

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

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

AND WHEREAS it is deemed expedient to amend Schedule "A" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No OCP 7349-2017.
2. That Chapter 3 Neighbourhoods & Housing, Section 3.1.3 Residential Designations be amended by repealing policy 3-18(2)(b) and replacing it with the following:

3-18(2)(b) includes ground oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies.
3. That Chapter 3 Neighbourhoods & Housing, Section 3.1.4 Residential Infill and Compatibility Criteria be amended by repealing policy 3-20(a) and replacing them with the following:

3-20(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;
4. That Chapter 10.3 Silver Valley Area Plan, Sections 5.4 Eco-Clusters and 7.0 Design Guidelines be amended by repealing policies 5.4.4(c) and 7.4(h) and replacing them with the following:

5.4.4(c) As a means of providing a diversity of housing types, consider integrating duplex, triplex, and fourplex developments that have the appearance of a single larger residence into the Eco-Clusters.

7.4(h) To blend into a streetscape/cluster of typical larger single family residences, consider designing duplex, triplex and fourplex developments to have the appearance of one larger residence.
5. That Chapter 10.4 Town Centre Area Plan, Section 3.3 Land Use Designations be amended by adding to the paragraph located under the Single-Family Residential designation the following words identified in bold text:

The Single-Family Residential designation in the Town Centre provides options for increasing density and choice of housing form, while retaining the single family character in these established neighbourhood blocks. **Single-family dwellings, duplex, and triplex are the forms of development permitted in the in the Single Family Designation.**

6. That Chapter 10.4 Town Centre Area Plan, Section 3.3 Land Use Designations be amended by adding to the paragraph located under the Ground-Oriented Multi-Family designation the following words identified in bold text:

The Ground-Oriented Multi-Family use is intended to provide housing options that range from a low density attached form to a medium-high density attached form of ground-oriented housing that will generally be a maximum of three (3) storeys in height with ground level access to each unit. The development forms include **fourplex, courtyard residential**, townhouse, rowhouse, and stacked townhouse.

7. That Chapter 10.4 Town Centre Area Plan be amended by repealing policies 3-17(e) and 3.18 and replacing them with the following:

3-17(e) Duplex and triplex developments will be permitted on a corner lot or a lot with lane access to concealed parking. The minimum lot size for duplex development is 557m² and the minimum lot size for triplex development is 700 m². The character of duplex and triplex developments should be similar to a single-family development in its size, scale, and massing.

3-18 Ground-Oriented Multi-Family development should be a maximum of three (3) storeys in height, with ground level entry to each unit, except for the stacked townhouse form (see Policy 3-21). Fourplex developments should also ensure that dwelling units are contained in an individual building resembling a single-family dwelling in its size, scale, and massing. A courtyard residential development may have its dwelling units arranged individually or attached in small groupings of buildings, each resembling a single-family dwelling and located around a common courtyard open space.

8. That Chapter 10.4 Town Centre Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following after “RT-1 Two Family Urban Residential” under the column heading “Zone” that corresponds to the “Single-Family Residential” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

9. That Chapter 10.4 Town Centre Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following before “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Ground-Oriented Multi-Family” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to fourplex and courtyard residential uses only)

10. That Chapter 10.5 Hammond Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following after “RT-1 Two Family Urban Residential” under the column heading “Zone” that corresponds to the “Single-Family & Compact Residential” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

11. That Chapter 10.5 Hammond Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following before “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Low Density Multi-Family” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to fourplex and courtyard residential uses only)

12. That Appendix A Glossary be amended by inserting the following between “Council” and “Density”:

Courtyard Residential

A residential use where a group of four to eight dwelling units may be separately detached or combined within two or more buildings and arranged around a shared open space.

13. That Appendix A Glossary be amended by deleting “Apartment”, “Fourplex”, “Townhouse” and “Triplex” and replacing them with the following, in alphabetical order:

Apartment

A residential use where the building or buildings on a lot are each used for three or more dwelling units. Apartment building(s) may contain Townhouse dwelling units, but shall not include Triplex, Fourplex, or Courtyard Residential dwelling units.

Fourplex

A residential use where the building on a lot is used for four dwelling units.

Townhouse

A single building comprised of three or more dwelling units separated one from another by party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade. Triplex, Fourplex, or Courtyard Residential dwelling units are excluded.

Triplex

A residential use where the building on a lot is used for three dwelling units.

14. That Appendix C Zoning Matrix be amended by inserting the following between “RT-1 Two Family Urban Residential” and “SRS Special Urban Residential” under the column heading “Zone” that corresponds to the “Urban Residential Designation/Neighbourhood Residential – Infill” under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

15. That Appendix C Zoning Matrix be amended by inserting the following between “RT-1 Two Family Urban Residential” and “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Major Corridor Residential Category” under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill

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

READ a first time the day of , 20 .

READ a second time the day of , 20 .

PUBLIC HEARING held the day of , 20 .

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE BYLAW NO. 7312-2017

A Bylaw to amend the text forming part of Zoning Bylaw No. 3510 - 1985 as amended

WHEREAS, it is deemed desirable to create a new ground-oriented infill zone called “**RT-2 Ground-Oriented Residential Infill**”; and

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7312-2017."
2. **PART 2 INTERPRETATION** the definition of “*APARTMENT*” is amended by deleting the “.” at the end of the definition and adding the words identified in **bold text**:

APARTMENT use means a residential use where the building or buildings on a lot are each used for three or more dwelling units. Apartment building(s) may contain Townhouse dwelling units, **but shall not include Triplex, Fourplex, or Courtyard Residential dwelling units.**

3. That Part 2 INTERPRETATION is amended by inserting the following between “Correctional and Rehabilitation” and “Datum Determination Points”:

Courtyard Residential: means a residential use where a group of four to eight dwelling units may be separately detached or combined within two or more buildings and arranged around a shared open space.

4. That Part 2 INTERPRETATION is amended by inserting the following between “Front Lot Line” and “Gross Floor Area”:

Fourplex: means a residential use where the building on a lot is used for four dwelling units.

5. That Part 2 INTERPRETATION is amended by inserting the following between “Townhouse(s)” and “Two-Family Residential”:

Triplex: means a residential use where the building on a lot is used for three dwelling units.

6. **PART 2 INTERPRETATION** the definition of “*Townhouse(s)*” is amended by adding the words identified in **bold text**:

TOWNHOUSE(S) – means a single building comprised of three or more dwelling units separated one from another by party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade. **Triplex, Fourplex, or Courtyard Residential dwelling units are excluded.**

7. That PART 3 BASIC PROVISIONS, SECTION 302 ZONES (1) is amended by inserting the following between “RT-1 Two Family Urban Residential” and “RM-1 Townhouse Residential”:

RT-2 Ground-Oriented Residential Infill

8. That PART 6 RESIDENTIAL ZONES is amended by inserting the following after Section 601E “RST-SV Street Townhouse – Silver Valley”:

601F RT-2 Ground-Oriented Residential Infill

A. PURPOSE

This zone provides for the infill of ground-oriented residential buildings established in a form similar to surrounding single-detached residential uses. In all forms, Ground-Oriented Residential Infill should emphasize pedestrian connections and open space, while accommodating vehicle access from a street or lane where possible.

B. PRINCIPAL USES

1. The following principal use and no other shall be permitted in this zone:
 - (a) Triplex residential use;
 - (b) Fourplex residential use;
 - (c) Courtyard residential use.

C. ACCESSORY USES

1. The following uses shall be permitted as accessory uses to one of the permitted principal uses in this zone:
 - (a) Boarding use;
 - (b) Home occupation use.

D. LOT AREA & DIMENSIONS

1. Minimum net lot area and dimensions for a triplex residential use:
 - (a) In net lot area 800 square metres;
 - (b) In lot width 20.0 metres;
 - (c) In depth 27.0 metres.
2. Minimum net lot area and dimensions for a fourplex residential use:
 - (a) In net lot area 850 square metres;
 - (b) In lot width 22.0 metres;
 - (c) In depth 30.0 metres
3. Minimum net lot area and dimensions for a courtyard residential use
 - a) In net lot area 950 square metres;
 - b) In lot width 25.0 metres;
 - c) In depth 35.0 metres.

4. Minimum net lot area on a lot located within the Town Centre, as identified on Schedule H of the Zoning Bylaw, for the following permitted uses are:
 - a) triplex residential use in net lot area 700 square metres;
 - b) fourplex residential use in net lot area 800 square metres;
 - c) courtyard residential use in net lot area 900 square metres.

E. DENSITY

1. All buildings and structures shall not exceed a floor space ratio of 0.75 times the net lot area, excluding a maximum of 50m² of habitable basement area.

F. LOT COVERAGE

1. Buildings and structures shall not exceed lot coverage of 45%.

G. SITING

1. Minimum setbacks for principal buildings and structures shall not be less than:
 - (a) from a front lot line 7.5 metres;
 - (b) from a rear lot line 7.5 metres;
 - (c) from an interior side lot line 1.5 metres;
 - (d) from an exterior side lot line 4.5 metres;
 - (e) Notwithstanding the above, the sum of the two side interior side setbacks shall not be less than 3.5 metres.
2. Minimum setbacks for principal buildings and structures located on lots located within the Town Centre, as identified in Schedule H of the Zoning Bylaw, shall not be less than:
 - (a) from a front lot line 5.5 metres;
 - (b) from a rear lot line 7.5 metres;
 - (c) from an interior side lot line 1.5 metres;
 - (d) from an exterior side lot line 4.5 metres;
 - (e) Notwithstanding the above, the sum of the two interior side setbacks shall not be less than 3.5 metres.
3. Minimum Setbacks for Accessory Buildings and Structures shall not be less than:
 - (a) from a rear and interior side lot line 1.5 metres;
 - (b) from a front and exterior side lot line 3 metres, except that no building or structure for an accessory off-street parking use shall be sited within the required front yard setback;
 - (c) from a building used for residential use 1.5 metres.

H. SIZE OF BUILDINGS AND STRUCTURES

1. No principal building or structure shall exceed a height of 11 metres.
2. No accessory building or structure shall exceed a height of 4.5 metres.

OTHER REGULATIONS

1. Areas for an Accessory Off-Street Parking Use shall, when not concealed, be bound by a landscape screen of not less than one metre in height.
2. Hard surface areas must be 50% permeable.
3. Usable open space for all residential uses shall be provided for each unit in the development based on the following ratio:
 - a) 45.0 square metres for each unit with 3 or more bedrooms;
 - b) 30.0 square metres for each unit with less than 3 bedrooms.
4. In a Courtyard Residential use, the courtyard space shall be common to all dwelling units, and:
 - a) be not less than 7.0 metres in width;
 - b) be landscaped, which may include:
 - i) variation in type and scale with areas of large perennials, shrubs and trees, not just grassed areas;
 - ii) existing trees and landscape features should be kept wherever possible; and
 - iii) should be designed to create filtering and screening of views;
 - c) may be used to accommodate driveway access to the dwelling units, but shall not be used to accommodate an Accessory Off-Street Parking uses.
 - d) not be included in the requirements for useable open space if the courtyard space also provides driveway access.
9. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended is hereby amended accordingly.

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

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

PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7350-2017

A Bylaw to amend the Maple Ridge Parking and Loading Bylaw No. 4350 - 1990

WHEREAS it is deemed expedient to further amend the Maple Ridge Parking and Loading Bylaw, as amended;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Parking and Loading Amending Bylaw No 7350-2017.
2. That Appendix A Off-Street Parking Requirements, Section 1(b) be amended by adding the following words identified in bold text:

1(b) A building for one family residential use, two family residential use, **triplex residential use, fourplex residential use, courtyard residential use**
3. That Appendix A Off-Street Parking Requirements, Section 10.1(a)(1) be amended by replacing the “.” at the end of Section 10.1(a)(1)(b) with a “;” and adding the following words, in sequential order:

c) a property with a single triplex development;
d) a property with a single fourplex development;
e) a property with a courtyard residential development.
4. Maple Ridge Parking and Loading Amending Bylaw No. 4350-1990 is hereby amended accordingly.

READ a first time the

day of

, 20 .

READ a second time the

day of

, 20 .

PUBLIC HEARING held the

day of

, 20 .

READ a third time the

day of

, 20 .

ADOPTED the

day of

, 20 .

PRESIDING MEMBER

CORPORATE OFFICER