

City of Maple Ridge

PUBLIC HEARING

May 21, 2019

CITY OF MAPLE RIDGE

***PUBLIC HEARING AGENDA
May 21, 2019
7:00 pm
Council Chambers, 1st Floor, City Hall***

The purpose of the Public Hearing is to allow all persons who deem themselves affected by any of these bylaws a reasonable opportunity to be heard before Council on the matters contained in the bylaws. Persons wishing to speak for or against a bylaw will be given opportunities. You will be asked to give your name and address. Please note that all written submissions provided in response to this consultation including names and addresses will become part of the public record which includes the submissions being made available for public inspection. Further consideration of bylaws on this agenda will be at the next regular Council meeting. The meeting is recorded by the City of Maple Ridge.

- 1) **2018-301-RZ**
12294 Laity Street
Lot 2 District Lot 248 Group 1 New Westminster District Plan 14302

Maple Ridge Zone Amending Bylaw No. 7486-2018
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District).
The current application is to create a 2 lot subdivision.

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

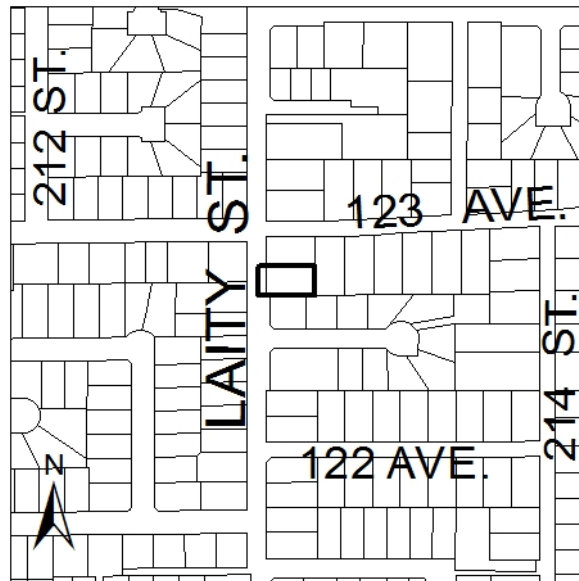
TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 pm., Tuesday, May 21, 2019 to consider the following bylaw:

- 1) **2018-301-RZ**
12294 Laity Street
Lot 2 District Lot 248 Group 1 New Westminster District Plan 14302



Maple Ridge Zone Amending Bylaw No. 7486-2018

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District).
The current application is to create a 2 lot subdivision.



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaw and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaw will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 am and 4:00 pm from May 7, 2019 to May 21, 2019 weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at www.mapleridge.ca/640.

ALL PERSONS who deem themselves affected by this bylaw shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaw or by making a written submission to the attention of the Corporate Officer or by sending an email to the Clerk's Department at clerks@mapleridge.ca, by 4:00 pm, May 21, 2019. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 7th day of May, 2019.

Laura Benson, CPA, CMA
Corporate Officer

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-301-RZ
File Manager: Adam Rieu

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

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

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

Additional reports provided:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7486-2018
12294 Laity Street

MEETING DATE: April 16, 2019
FILE NO: 2018-301-RZ
MEETING: COW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12294 Laity Street, from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision. Council granted first reading to Zone Amending Bylaw No. 7486-2018 on September 18, 2018. This application is in conformance with the Major Corridor Infill policies of the *Urban Residential* designation within the Official Community Plan.

One of the two single family lots is subject to a \$5,100 charge as part of the Community Amenity Contribution (CAC) Program Policy 6.31 as updated December 12, 2017.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7486-2018 be given second reading, and be forwarded to Public Hearing; and
- 2) That the following terms and conditions be met prior to final reading:
 - i) Road dedication on Laity Street as required;
 - ii) Registration of a Restrictive Covenant for Stormwater Management;
 - iii) Removal of existing buildings;
 - iv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - v) That a voluntary contribution, in the amount of \$5,100 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Pavan Rakhra

Legal Description:	Lot 2, District Lot 248, Group 1, New Westminster District Plan 14302
OCP:	
Existing:	Urban Residential
Proposed:	No change
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
South:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
East:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
West:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
Existing Use of Property:	Single family dwelling
Proposed Use of Property:	Two single family dwellings
Site Area:	887 m ² (0.22 acres)
Access:	Laity Street
Servicing requirement:	Urban Standard

2) Project Description:

The subject property, located at 12294 Laity Street, is a rectangular shaped corner lot that is approximately 887 m² (0.22 acres) in size (see Appendix A). The subject property and surrounding lots are characterized by one or two storey single family dwellings in a well-established residential neighbourhood (see Appendix B). The subject property is flat with no trees on it.

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit the subdivision into two single family lots.

3) Planning Analysis:

i) Official Community Plan:

The development site is located within the Urban Area Boundary west of the Town Centre and north of Dewdney Trunk Road. It is currently designated *Urban Residential*. No OCP amendment is required to support the proposed R-1 (Residential District) zoning.

The development of the property is subject to the Major Corridor infill policies of the OCP because it is located on Laity Street, a collector road. While the R-1 zone will allow smaller lots than the surrounding

RS-1 zoned properties, the future single family dwellings on these two lots would not significantly alter the character of the surrounding neighbourhood. The use of the R-1 zone on this development site is consistent with the OCP.

However, Policy 3-21 of the OCP states that development should respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to site design, setbacks, and building massing, among other considerations. In the case of this particular application, further consideration of maximum building height may be warranted. The houses located to the west and north of the development site are one and two storeys, and approximately 5 m to 8 m in height. The houses to the south and southeast are newer, two storey homes with basements that are around 10 m in height. This compares to the 11 m maximum height currently allowed by the proposed R-1 zone, as well as in all of the City's current single family and duplex zones.

Council has also recently been considering new infill zones that propose maximum building heights of 9.5 m. In July 2018, Council considered the creation of a new, 450 m² residential infill zone, and has recently adopted the new RT-2 (Ground-Oriented Residential Infill) zone for triplexes, fourplexes and courtyard. Both new zones propose a 9.5 m maximum building height. The reduced height was recommended in order to allow infill projects to be more compatible with older, existing homes in established residential neighbourhoods.

Therefore, noting that the neighbourhood around the development site appears to be sensitive to the height of new infill developments, should Council wish to limit the height of new houses in this development application, a covenant can be applied to restrict the maximum building height to 9.5 m. This would be in line with the new infill zones being created, and can enhance neighbourhood compatibility.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property located at 12294 Laity Street from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot single family subdivision. The minimum lot size for the current RS-1 zone is 668 m², while the minimum lot size for the proposed R-1 zone is 371 m². The proposed subdivision will create two lots approximately 409 m² (4,402 sf) in size, which is greater than the minimum area required.

iii) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix D):

- To reduce the minimum lot width from 12.0m to 11.48m; and
- To reduce the asphalt width of a Collector Road Standard to a Local Road Standard.

The requested variances will be the subject of a future Council report.

iv) Advisory Design Panel:

A Form and Character Development Permit is not required because this is a single family development, therefore, this application does not need to be reviewed by the Advisory Design Panel.

v) Development Information Meeting:

A Development Information Meeting was not required for this development as it did not require an OCP amendment and there is less than 5 dwelling units proposed, as per Council Policy 6.20 for Development Information Meetings.

4) Environmental Implications:

The subject property is located within the Fraser River Escarpment area, where stormwater must be directed to Municipal storm sewer, as per Council Policy 6.23.

5) Interdepartmental Implications:

i) Engineering Department:

A Rezoning Servicing Agreement is not required for this rezoning application, as there are no works or services required for the rezoning. All deficient services will be provided through a Subdivision Servicing Agreement at the time of subdivision.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7486-2018, and that application 2018-201-RZ be forwarded to Public Hearing.

“Original signed by Adam Rieu”

Prepared by: **Adam Rieu**
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

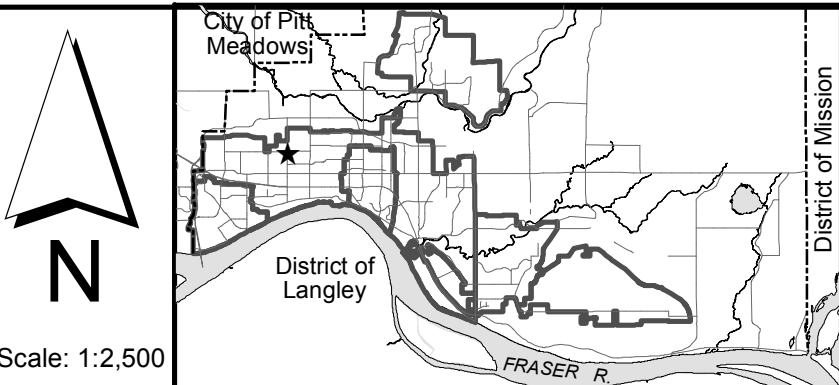
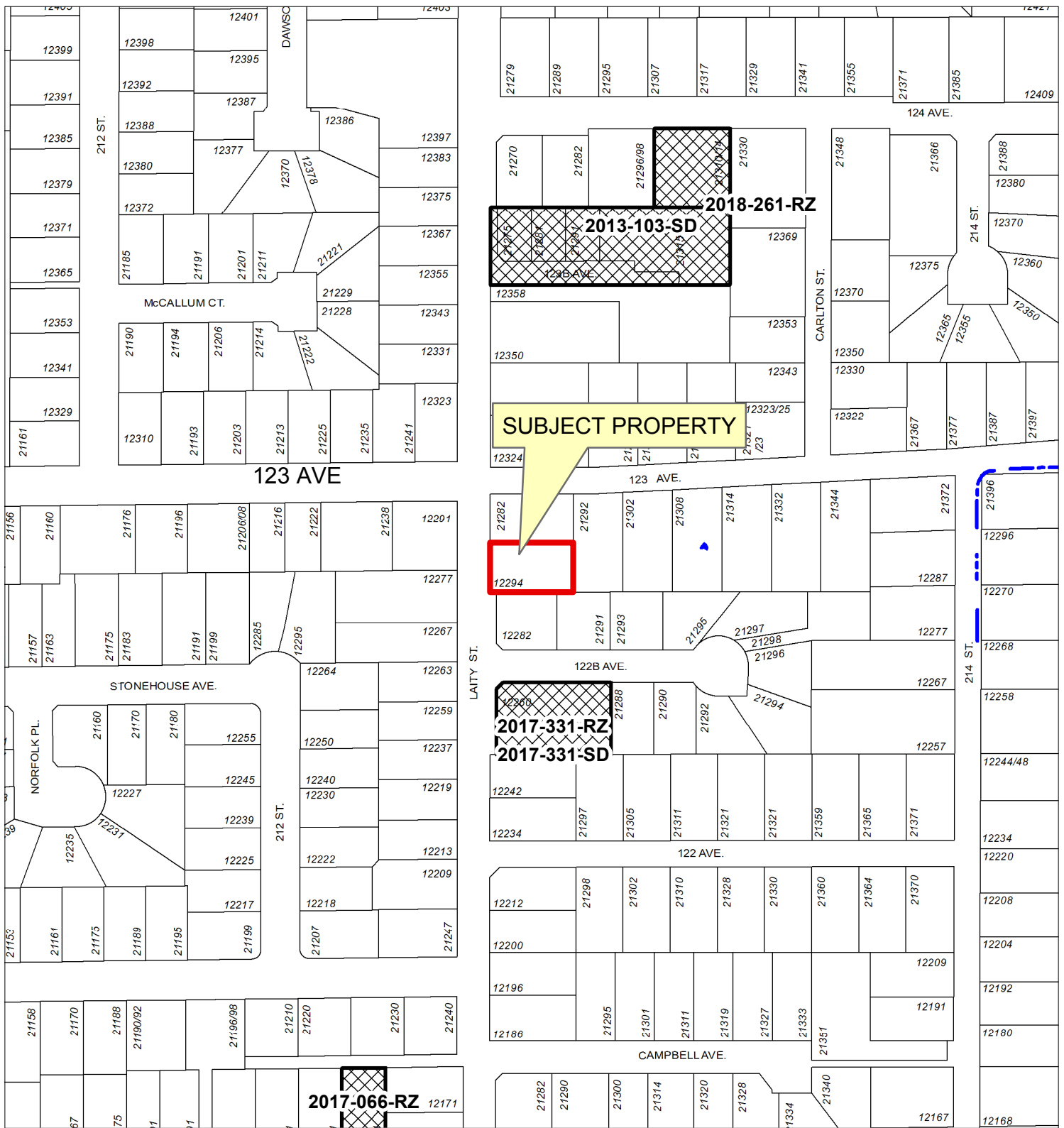
Approved by: **Frank Quinn, MBA, P. Eng**
GM Public Works & Development Services

“Original signed by Kelly Swift”

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7486-2018
Appendix D – Subdivision Plan



12294 Laity St

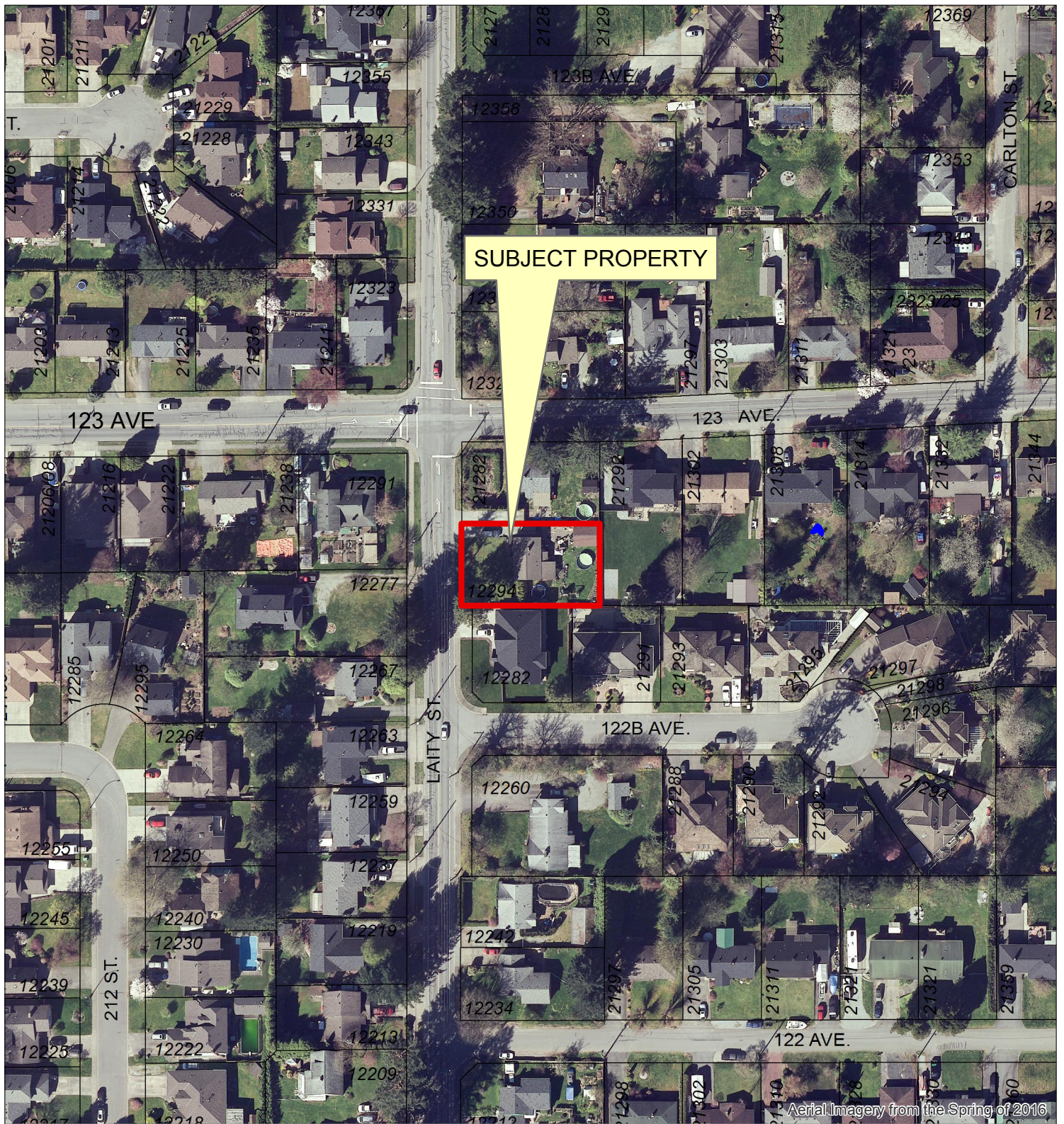
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

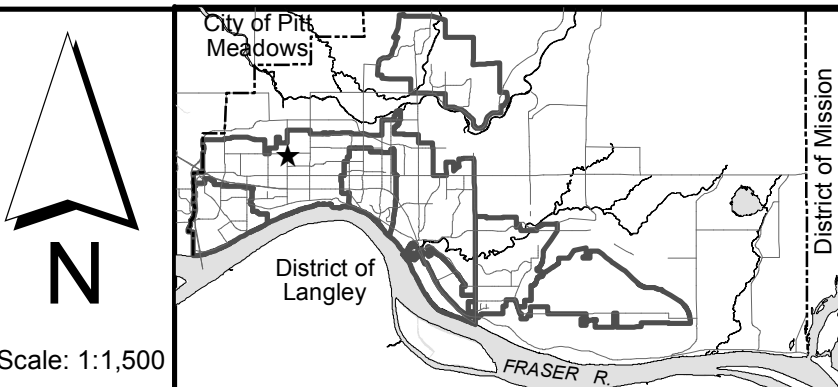
mapleridge.ca

2018-301-RZ
DATE: Jul 20, 2018

BY: JV



SUBJECT PROPERTY



12294 Laity St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2018-301-RZ

DATE: Jul 20, 2018

BY: JV

**CITY OF MAPLE RIDGE
BYLAW NO. 7486-2018**

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

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. 7486-2018."
2. That parcel or tract of land and premises known and described as:

Lot 2, District Lot 248, Group 1, New Westminster District Plan 14302

and outlined in heavy black line on Map No. 1770 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).
3. Maple Ridge Zoning Bylaw No. 3510 – 1985, as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 18th day of September, 2018.

READ a second time the 23rd day of April, 2019.

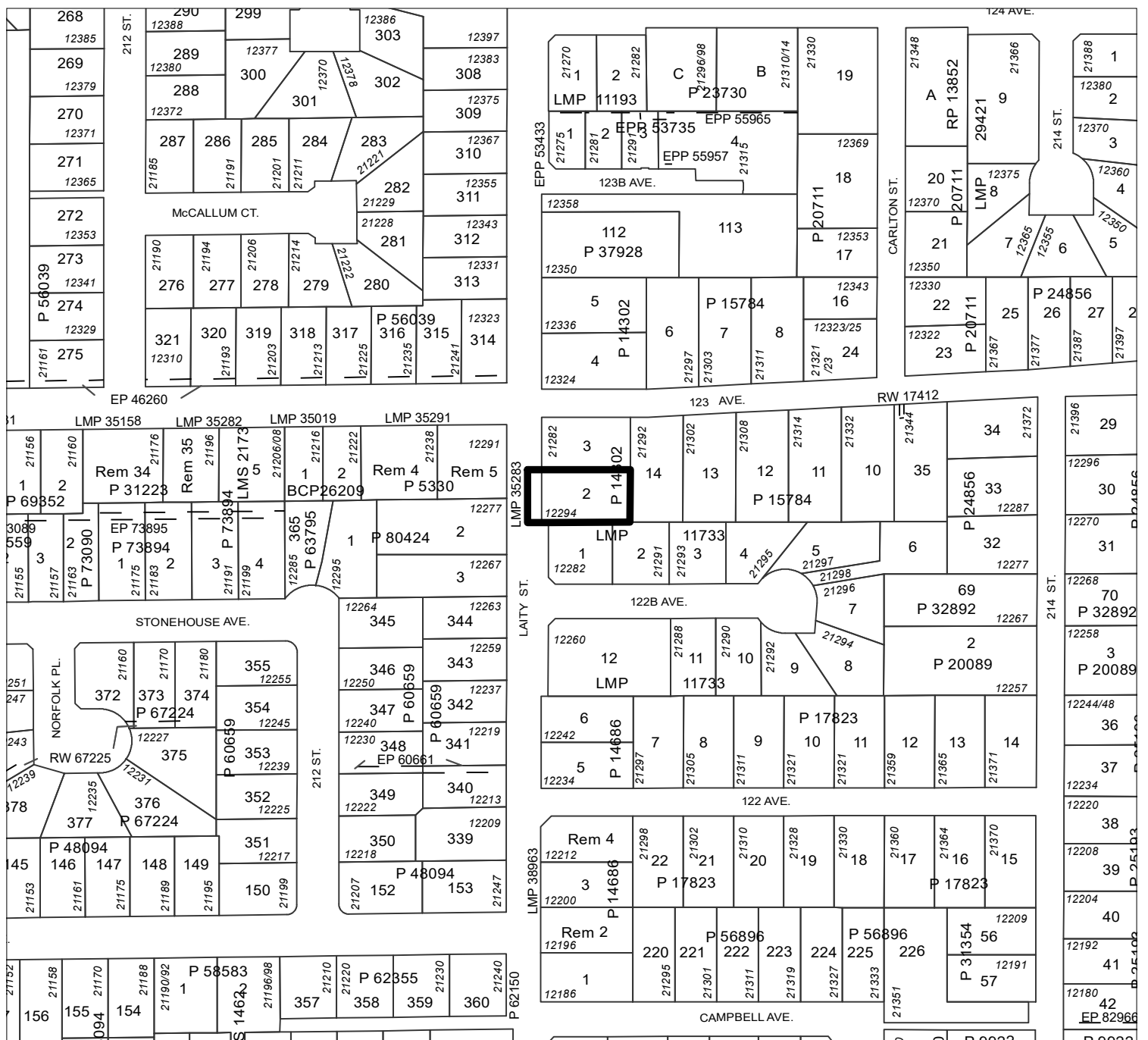
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7486-2018

Map No. 1770

From: RS-1 (One Family Urban Residential)

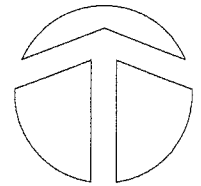
To: R-1 (Residential District)



SCALE 1:2,500

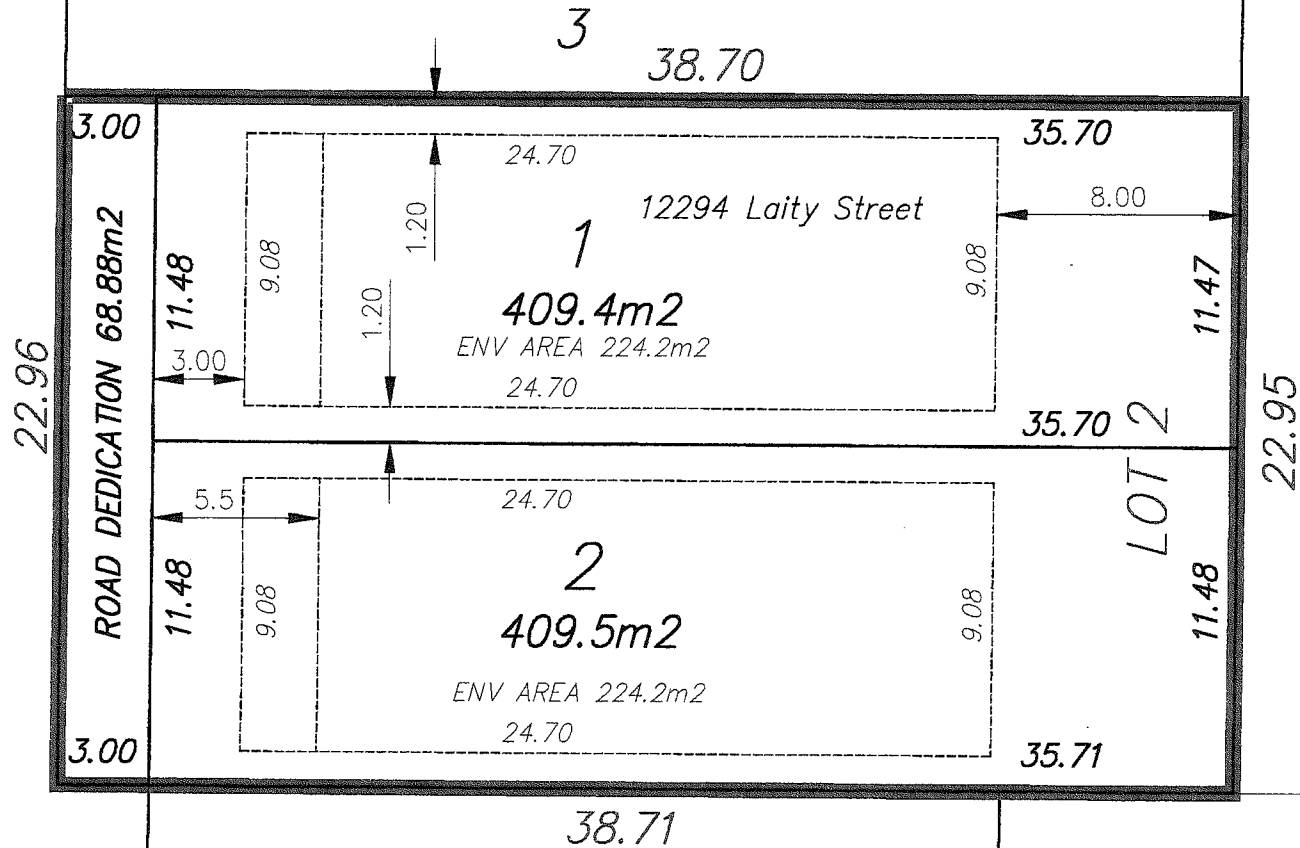
PROPOSED 2 R-1 LOTS
 MIN AREA 371m²
 MIN LOT DEPTH 27m
 MIN LOT WIDTH 12.0m

PROPOSED 409m²
 PROPOSED 35.70m
 PROPOSED 11.48m DVP REQUIRED



1:250

Laity Street



Client:

Iqbal Rai

Project:

12294 Laity Street
 Maple Ridge, BC

PROPOSED SUBDIVISION Plan Of Lot 2
 DL 248 Gp 1 NWD
 Plan 14302