

**COMMITTEE OF THE WHOLE  
AGENDA  
October 8, 2019  
1:30 p.m.  
Council Chamber**

*Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council. The meeting is live streamed and recorded by the City of Maple Ridge.*

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**Chair: Acting Mayor**

1. **CALL TO ORDER**
2. **ADOPTION AND RECEIPT OF MINUTES**
  - 2.1 **Minutes of the Committee of the Whole Meeting of September 17, 2019**
3. **DELEGATIONS/STAFF PRESENTATIONS – Nil**
4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

**Note:**

- *Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.*
- *The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.*

**1101 2019-071-RZ, 13084 236 Street, RS-2 to R-1**

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7579-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a subdivision of approximately 7 lots be given first reading and that the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-199, along with the information required for a Subdivision application.

**1102 2019-138-RZ 22238, 22242, 22246 AND 22286 Selkirk Avenue; 22245, 22251 and 22289 Lougheed Highway, PID 011-208-775, PID 011-208-848 and PID 011-280-856, C-3 and CS-1 to CD-1-19**

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7561-2019 to rezone from C-3 (Town Centre Commercial) and CS-1 (Service Commercial) to CD-1-19 (Comprehensive Development) to permit further future construction of two apartment buildings between six and twelve storeys including ground floor commercial and apartment units above be given first reading and that the applicant provide further information as described on Schedules A, C and D of the Development Procedures Bylaw No. 5879-1999.

**1103 2019-295-RZ, 13144 236 Street, RS-2 to R-1**

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7580-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a subdivision of approximately 3 lots be given first reading and that the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1104 2018-408-RZ, 13160 236 Street, RS-2 to R-1**

Staff report dated October 8, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7576-2019 to revise boundaries of land use designations to fit site conditions be given first and second reading and be forwarded to Public Hearing and the Maple Ridge Zone Amending Bylaw No. 7527-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a 5 lot subdivision be given second reading as amended and be forwarded to Public Hearing.

**1105 2018-249-RZ, 25180 108 Avenue, A-2 and RS-3 to RS-2 and A-1**

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7517-2018 to rezone from A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) and A-1 (Small Holding Agriculture) to permit a future subdivision of 3 lots be given second reading and be forwarded to Public Hearing.

**1106 2019-261-DVP, 12244 228 Street**

Staff report dated October 8, 2019 recommending that Development Variance Permit 2019-261-DVP to relax the required location of a use providing access or egress driveway and to relax the required visual clearance at intersections be denied.

**1107 2019-011-DP, 22780 Lougheed Highway**

Staff report dated October 8, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-011-DP to allow for external renovations on an existing McDonald's restaurant to upgrade to their new corporate image.

**5. CORPORATE SERVICES**

1131

**6. PARKS, RECREATION & CULTURE**

1151

**7. ADMINISTRATION (Including Fire and Police)**

**1171 Agri-tourism and Eco-tourism Strategies and Implementation**

Staff report dated October 8, 2019 providing information on Maple Ridge's Agri-Tourism and Eco-Tourism strategies and the implementation of those strategies.

**8. OTHER COMMITTEE ISSUES**

1191

**9. ADJOURNMENT**

10. **COMMUNITY FORUM**

**COMMUNITY FORUM**

The Community Forum provides the public with an opportunity to speak with Council on items that are of concern to them, with the exception of Public Hearing bylaws that have not yet reached conclusion.

Each person will be permitted 2 minutes to speak or ask questions (a second opportunity is permitted if no one else is sitting in the chairs in front of the podium). Questions must be directed to the Chair of the meeting and not to the individual members of Council. The total time for this Forum is limited to 15 minutes.

If a question cannot be answered, the speaker will be advised when and how a response will be given.

Council will not tolerate any derogatory remarks directed at Council or staff members.

Other opportunities are available to address Council including public hearings and delegations. The public may also make their views known to Council by writing or via email and by attending open houses, workshops and information meetings. Serving on an Advisory Committee is an excellent way to have a voice in the future of this community.

For more information on these opportunities contact:

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

Approved by:

Date: 2019-10-04

Space below for Clerk's Department Use Only

Checked by: *a. Saint*  
Date: *Oct 3, 2019*

Checked by: *AM*  
Date: *Oct 4, 2019*

City of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING MINUTES**

September 17, 2019

The minutes of the meeting held on September 17, 2019 at 2:00 p.m. in Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, BC.

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**PRESENT**

*Elected Officials:*

Mayor M. Morden  
Councillor J. Dueck  
Councillor K. Duncan  
Councillor C. Meadus  
Councillor G. Robson  
Councillor R. Svendsen  
Councillor A. Yousef

*Appointed Staff*

K. Swift, Acting Chief Administrative Officer  
D. Boag, Acting General Manager Parks, Recreation & Culture  
C. Carter, General Manager Planning & Development Services  
D. Pollock, General Manager Engineering Services  
L. Benson, Director of Corporate Administration  
C. Goddard, Director of Planning

*Other Staff as Required*

W. Cooper, Planner, Development and Environmental Services  
D. Hall, Planner, Development and Environmental Services  
A. Kopystynski, Planner, Development and Environmental Services  
M. Pym, Environmental Planner, Development and Environmental Services

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

Note: Mayor Morden was not in attendance at the start of the meeting. He joined the meeting at 2:04 p.m.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of September 3, 2019

It was moved and seconded

That the minutes of the September 3, 2019 Committee of the Whole Meeting be adopted.

CARRIED

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

4. *PUBLIC WORKS AND DEVELOPMENT SERVICES*

1101 2019-062-SP, 24548 Lougheed Highway, 24388 and 24366 River Road and the adjacent lot along Lougheed Highway, Soil Permit Application, Additional Information

Staff report dated September 17, 2019 providing additional information on Soil Permit Application 2019-062-SP and recommending that the application be approved.

M. Pym, Environmental Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated September 17, 2019 titled "Additional Information: Soil Deposit Permit application for 24548 Lougheed Highway, 24388 and 24366 River Rd, and the adjacent lot along Lougheed Highway" be forwarded to the Council Meeting of October 1, 2019.

CARRIED

1102 2018-190-RZ, 23627 132 Avenue, RS-2 to RM-1

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7470-2018 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to facilitate a 20 unit townhouse development proceed as presented on June 26, 2018 or that staff work with the applicant with respect to the BC HousingHUB program and provide report on next steps.

W. Cooper, Planner, advised that the application has received first reading for 20 units and that since that time they have partnered with BC HousingHUB and are now seeking to increase the number of units to 23. Ms. Cooper provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated September 17, 2019 titled "First Reading, Zone Amending Bylaw No. 7470-2018, 23627 132 Avenue" be forwarded to the Council Meeting of October 1, 2019.

CARRIED

**1103 2019-255-RZ, 12297 222 Street and 22175 123 Avenue, RS-1 to RM-4**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7571-2019 to rezone from RS-1 (One Family Urban Residential) to RM-4 (Multiple Family Residential District) to permit a multi-family building with both market and affordable rental units totaling 78 units be given first reading and that applicant provide further information as described on Schedules A, C, D, E and G of the Development Procedures Bylaw No. 5879-1999, and Subdivision application.

W. Cooper, Planner, provided a summary presentation and staff answered Council questions. Ms. Cooper advised that the proponent was in attendance to answer Council questions.

It was moved and seconded

That the staff report dated September 17, 2019 titled "First Reading, Zone Amending Bylaw No. 7571-2019, 12297 222 Street and 22175 123 Avenue" be forwarded to the Council Meeting of October 1, 2019.

CARRIED

**1104 2017-306-RZ, 12149, 12131, 12127, 12117, 12097 and 12087 223 Street and 22229 Brown Avenue, CD-1-00 and RS-1 to RM-2**

Staff report dated September 17, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7577-2019 to permit a Low-Rise Apartments designation be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7366-2017 to rezone from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Building) to permit three 5-storey condominium buildings be given second reading and be forwarded to Public Hearing.

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

Note: Councillor Robson left the meeting at 3:00 p.m.

It was moved and seconded

That the staff report dated September 17, 2019 titled "First and Second Reading, OCP Amending Bylaw No. 7577-2019; Second Reading, Zone Amending Bylaw No. 7366-2017, 12149, 12131, 12127, 12117, 12097 and 12087 223 Street and 22229 Brown Avenue" be forwarded to the Council Meeting of October 1, 2019.

CARRIED

**1105 2017-185-RZ, 11143 Princess Street, RS-1 to R-1**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7362-2017 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into approximately two lots be given second reading and be forwarded to Public Hearing.

It was moved and seconded

That the staff report dated September 17, 2019 titled "Second Reading, Zone Amending Bylaw No. 7362-2017, 11143 Princess Street" be forwarded to the Council Meeting of October 1, 2019.

CARRIED

Note: Councillor Robson returned to the meeting at 3:03 p.m.

**1106 2018-231-RZ, 28621 104 Avenue and 10455 287 Street, A-2 and A-1 to RS-3**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7483-2018 to rezone from A-2 (Upland Agricultural) and A-1 (Small Holdings Agriculture) to RS-3 (One Family Rural Residential) to permit a subdivision of approximately 4 lots be given second reading and be forwarded to Public Hearing.

D. Hall, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated September 17, 2019 titled "Second Reading, Zone Amending Bylaw No. 7483-2018, 28621 104 Avenue & 10455 287 Street" be forwarded to the Council Meeting of October 1, 2019.

CARRIED

Councillor Duncan – OPPOSED

**1107 2016-374-DP, 24070 132 Avenue**

Staff report dated September 17, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-374-DP to allow three single family residential lots under the R-1 (Residential District) zone within the Wildfire Development Permit Area.



It was moved and seconded

That the staff report dated September 17, 2019 titled "Wildfire Development Permit, 24070 132 Avenue" be forwarded to the Council Meeting of October 1, 2019.

CARRIED

**1108 2018-509-DP, 14155 Marc Road**

Staff report dated September 17, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-509-DP to allow a 109 single family lot development within the Wildfire Development Permit Area.

Staff answered Council questions relative to tree retention.

It was moved and seconded

That the staff report dated September 17, 2019 titled "Wildfire Development Permit, 14155 Marc Road" be forwarded to the Council Meeting of October 1, 2019.

CARRIED

**1109 Local Area Service – 23300 Block of Tamarack Lane Sanitary Sewer Service**

Staff report dated September 17, 2019 recommending that staff be authorized to proceed with the 23300 block of Tamarack Lane Local Area Service for sanitary sewer.

It was moved and seconded

That the staff report dated September 17, 2019 titled "Local Area Service - 23300 Block of Tamarack Lane Sanitary Sewer Service" be forwarded to the Council Meeting of October 1, 2019.

CARRIED

**1110 12791 232 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary**

Staff report dated September 17, 2019 recommending the request to provide a sanitary service connection to 12791 232 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

Staff answered Council questions relative to the sanitary sewer service connection application process.

It was moved and seconded

That the staff report dated September 17, 2019 titled "12791 232 Street - Request for Sanitary Service Connection Outside Urban Containment Boundary" be forwarded to the Council Meeting of October 1, 2019.

CARRIED

1111 2019-314-RZ, Density Bonus Requirements

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7569-2019 to establish a set of density bonus regulations for new development be given first and second reading and be forwarded to Public Hearing.

A. Grochowich, Planner, Community Planning, provided a summary presentation and staff answered Council questions.

Council directed staff to include the local Chamber of Commerce and the local development community in the Public Hearing consultation process.

It was moved and seconded

That the staff report dated September 17, 2019 titled "First and Second Reading, Zone Amending Bylaw No. 7569-2019, Density Bonus Requirements" be forwarded to the Council Meeting of October 1, 2019.

CARRIED

5. *CORPORATE SERVICES*

1131 2020-2023 Permissive Tax Exemptions

Staff report dated September 17, 2019 recommending that Maple Ridge Tax Exemption Bylaw No. 7568-2019 to exempt certain types of properties from municipal property taxation be given first, second and third readings

The Corporate Controller answered Council questions.

It was moved and seconded

That the staff report dated September 17, 2019 titled "2020-2023 Permissive Tax Exemptions" be forwarded to the Council Meeting of October 1, 2019.

CARRIED

Councillor Duncan – OPPOSED

6. *PARKS, RECREATION & CULTURE* – Nil

7. *ADMINISTRATION (including Fire and Police)*

1171 Fire Department Master Plan Review

Staff report dated September 17, 2019 recommending that a phased process to review and update the 2004 Fire Department Master Plan be endorsed.

The Fire Chief provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated September 17, 2019 titled “Fire Department Master Plan Review” be forwarded to the Council Meeting of October 1, 2019.

CARRIED

8. *OTHER COMMITTEE ISSUES* – Nil

9. *ADJOURNMENT* – 3:29 p.m.

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Councillor A. Yousef, Chair  
Presiding Member of the Committee



**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7579-2019;  
13084 236 Street

**MEETING DATE:** October 8, 2019  
**FILE NO:** 2019-071-RZ  
**MEETING:** C o W

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#### **EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 13084 236<sup>th</sup> Street, from RS-2 (One Family Suburban Residential) to R-1 (Residential District), to permit a future subdivision of approximately 7 lots. To proceed further with this application additional information is required as outlined below.

The subject property is owned by the City of Maple Ridge and is part of a negotiated land exchange with an adjacent property owner. The property is a critical link to the future development of other properties under application in this vicinity, due to its proposed cul-de-sac and servicing corridors.

This application is subject to the policies of the Community Amenity Contribution Program, which specifies a contribution of \$5100.00 per lot created. On the basis of this policy, a total of \$35,700.00 is anticipated with this proposal.

#### **RECOMMENDATIONS:**

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
  - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
  - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
  - iii. The Council of any municipality that is adjacent to the area covered by the plan;
  - iv. First Nations;
  - v. Boards of Education, Greater Boards and Improvements District Boards; and
  - vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. That Zone Amending Bylaw No. 7579-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1101**

## DISCUSSION:

### a) Background Context:

Applicant:	Don Bowins
Owner	City of Maple Ridge
Legal Description:	Lot 6 Section 28 Township 12 New Westminster District Plan 16555
OCP:	
Existing:	Conservation, Medium/High Density Residential, Eco Clusters
Proposed:	Conservation, Medium/High Density Residential, Eco Clusters
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Suburban Residential Zone: RS-2 (One Family Suburban Residential) Designation: Conservation), Medium/High Density Residential
South:	Use: Suburban Residential Zone: RS-2 (One Family Suburban Residential) Designation: CONSRV (Conservation), RMEDHI (Medium/High Density
East:	Use: Vacant Zone: RS-1b One Family Urban Residential Designation: Low Density Urban and Conservation
West:	Use: Park Zone: P-1 (Park and School) Designation: Park
Existing Use of Property:	Vacant
Proposed Use of Property:	Conservation and Urban Residential
Site Area:	1.2 HA. (3 acres)
Access:	236 <sup>th</sup> Street
Servicing requirement:	Urban Standard

### b) Site Characteristics:

This irregular shaped lot within the Silver Valley Area is divided by steep slopes and West Millionaire Creek which meanders across the south east portion. The developable areas of the site are located at the north and the west portions. The area is in transition, with a number of applications currently in progress. The development of this site is a critical link to the transportation and servicing infrastructure of the adjacent properties under application.

### c) Project Description:

The site is subject to the guidelines of the Silver Valley Area Plan. There are 7 R-1 zoned lots proposed, with 4 lots fronting 236<sup>th</sup> Street and 3 lots fronting the cul-de-sac proposed at the north edge of the site. Environmentally sensitive areas including the watercourse will be protected with

dedication of these areas and a redesignation of conservation boundaries through an amendment to the Official Community Plan.

The subject property is owned by the City of Maple Ridge, and this development proposal originated as part of a land swap negotiation for needed water service upgrades. As such, staff approached the owners of 23702 132<sup>nd</sup> Avenue who agreed to explore a land exchange that included portions of the subject property for later subdivision as well as a Statutory Right-of-Way on through the subject property to connect a sewer line to service development in this vicinity.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located within the Silver Valley Area Plan and is currently designated Conservation, Medium/High Density Residential, and Eco Clusters. For the proposed development an OCP amendment will be required to adjust the site's conservation boundaries.

**Zoning Bylaw:**

The current application proposes to rezone the property located at 13084 236 Street from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a 7 lot subdivision. The minimum lot size for the current RS-2 zone is 4000 m<sup>2</sup>, and the minimum lot size for the proposed R-1 zone is 371 m<sup>2</sup>. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

**Development Permits:**

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

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

- All areas designated Conservation on Schedule "B" or all areas within 50 metres of an area designated Conservation on Schedule "B", or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule "C"

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

**Development Information Meeting:**

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

**e) Interdepartmental Implications:**

In order to advance the current application, after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Fire Department;
- c) Building Department;
- d) Parks Department;
- e) Fisheries & Oceans Canada;
- f) Ministry of Environment; and
- g) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

**f) Early and Ongoing Consultation:**

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

**g) Development Applications:**

In order for this application to proceed the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999* as amended:

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B or Schedule C);
3. A Watercourse Protection Development Permit Application (Schedule F);
4. A Natural Features Development Permit Application (Schedule G);
5. A Temporary Industrial or Temporary Commercial Use Permit Application (Schedule H);

6. A Wildfire Development Permit Application (Schedule J);
7. A Subdivision Application.

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

#### **CONCLUSION:**

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

It is recommended that Council not require any further additional OCP consultation.

It is expected that once complete information is received, Zone Amending Bylaw No.7579-2019 will be amended and an OCP Amendment to adjust the Conservation boundary may be required.

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

“Original signed by Diana Hall”

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**Prepared by: Diana Hall, M.A., MCIP, RPP  
Planner**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Kelly Swift”

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

The following appendices are attached hereto:

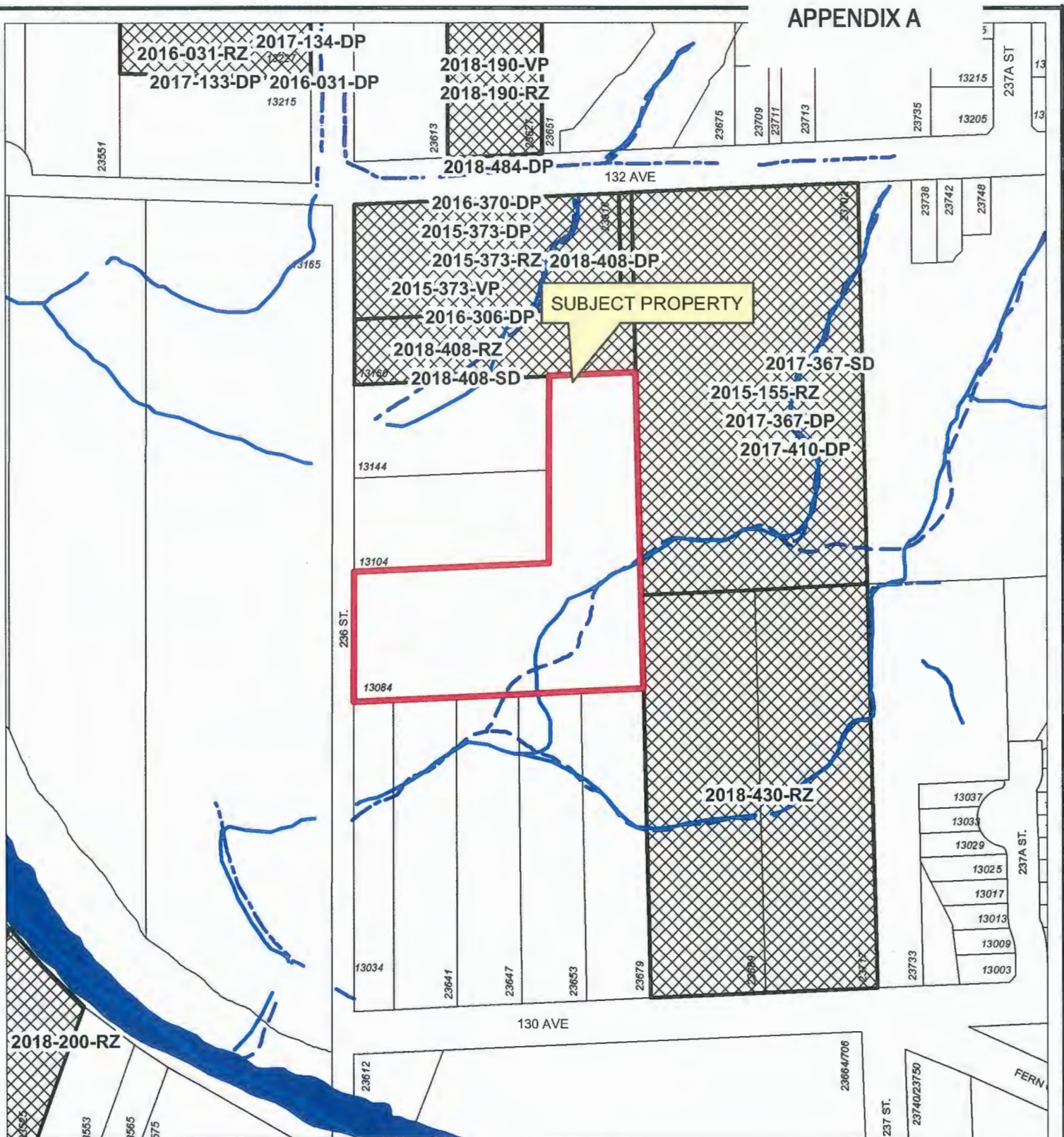
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7579-2019

Appendix D – Proposed Site Plan





Scale: 1:2,500

### Legend

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River
-  Major Rivers & Lakes
-  Active Applications (RZ/SD/DP/VP)

13084 236 STREET  
PID: 010-218-611

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

mapleridge.ca

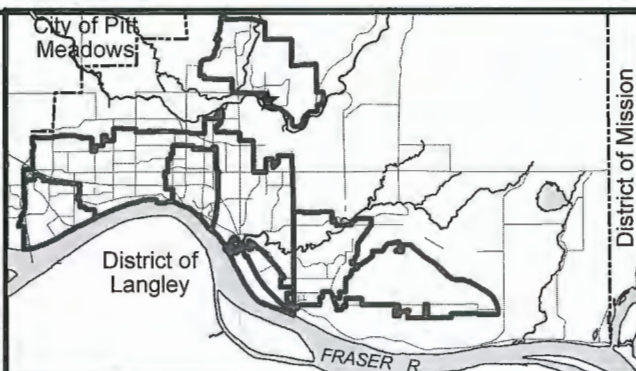
FILE: 2019-071-RZ  
DATE: Oct 2, 2019

BY: PC





Scale: 1:2,500



13084 236 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2019-071-RZ  
DATE: Mar 1, 2019

BY: PC



SCALE 1:2,500



## TIER A

TIER B

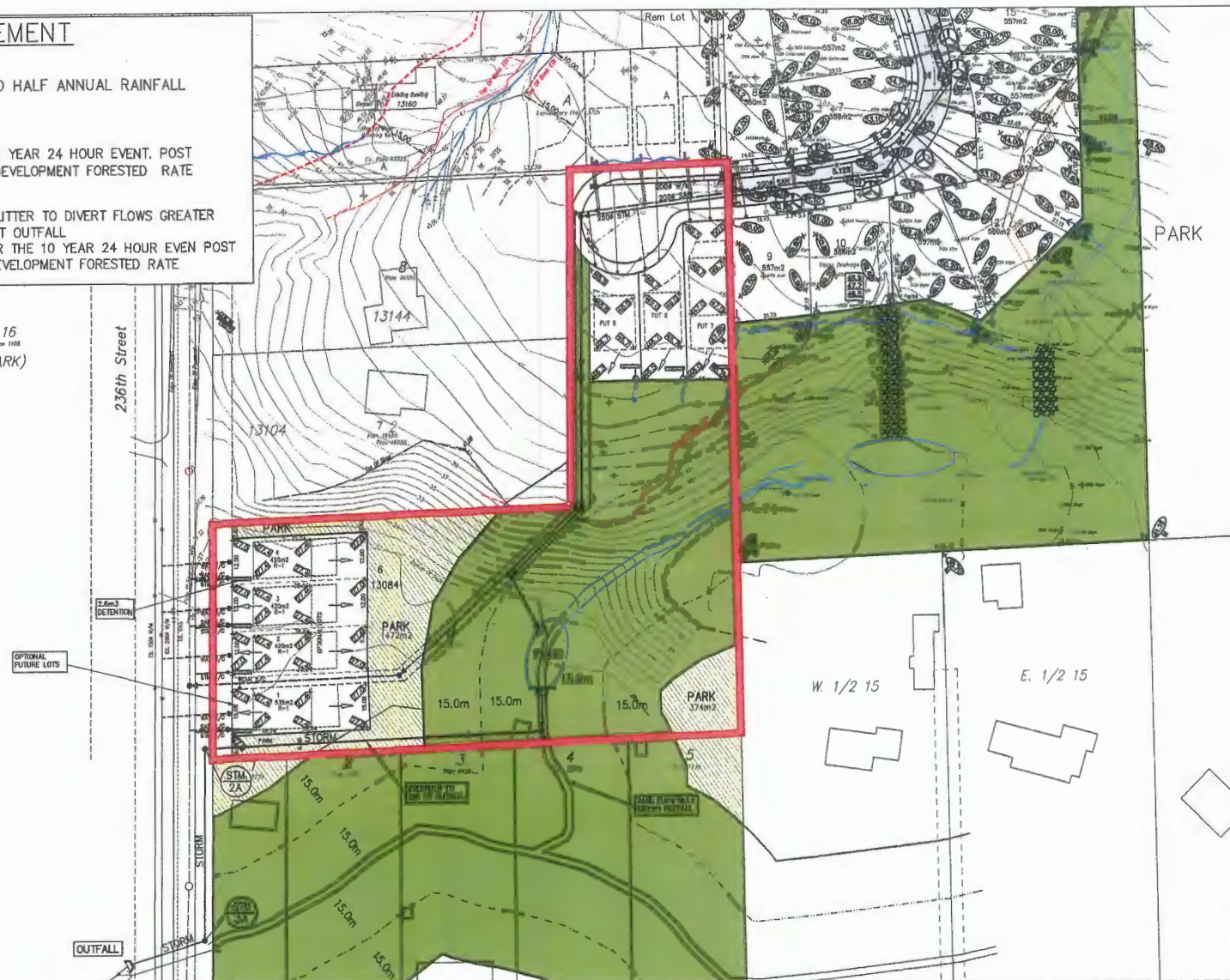
TIER C

- BIOFILTRATION POND AND OVERFLOW SPLITTER TO DIVERT FLOWS GREATER THAN EX. BASE FLOW TO NEW 236 STREET OUTFALL
- ON LOT 2.6m3 DETENTION FACILITY FOR THE 10 YEAR 24 HOUR EVEN POST DEVELOPMENT FLOWS RELEASED AT PREDEVELOPMENT FORESTED RATE

LEGEND

EXISTING ELEVATION  
EXISTING CONTOUR  
DIRECTION OF OVERLAND FLOW  
PROPOSED ELEVATION  
2.5m DETENTION

16  
Plan 1105  
(PARK)



**Benchmark Notes:** Elevations Are Geodetic Referred to Monument: 84H0080 Monument  
Elevation: 14.705 Located At:  
240th St & 132nd Ave

**D.K. BOWINS & ASSOCIATES INC.**  
8955 EMIRY STREET, MISSION, B.C.  
V4S 1A6 PHONE: 804-825-4399,  
EMAIL: [dbowins@shaw.ca](mailto:dbowins@shaw.ca)

EXISTING	PROPOSED
STORM SEWER	
SANITARY SEWER	
GAS	
WATER	
U.G. LIGHTING	
U.G. HYDRO	
U.G. TELEPHONE	
MANHOLE	
CATCH BASIN	
WATER OR GAS VALVE	

	DITCH
	UTILITY POLE /ANCHOR
	PURE HYDRANT
	RICH PIN
	BASEMENT ELEV.
	EDGE OF PAVEMENT
	FENCE
	SIDEWALK
	SURVEY MONUMENT
	SAK. INSPECTION CHAM
	STREET LIGHT

AGE OF GRAM  
 AGE  
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 AGE  
 AGE  
 AGE

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CITY OF MAPLE RIDGE  
ENGINEERING DEPARTMENT  
LOT GRADING &  
STORMWATER MANAGEMENT  
13084 236 STREET

Date	JAN 3 2019
SHEET	1 OF 2
Doc. No.	

No	Date	Revision	BY	EMAIL:
This drawing and design is the property of O.K. BOWENS & ASSOCIATES Inc. and cannot be used, reused or reprinted without the written consent of said company.				

TO: His Worship Mayor Michael Morden  
and Members of Council  
FROM: Chief Administrative Officer  
MEETING DATE: October 8, 2019  
FILE NO: 2019-138-RZ  
MEETING: C o W  
SUBJECT: First Reading  
Zone Amending Bylaw No. 7561-2019  
22238, 22242, 22246, and 22286 Selkirk Avenue;  
22245, 22251, and 22289 Lougheed Highway;  
PID 011-208-775, PID 011-208-848 and PID 011-208-856

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the ten subject properties, located at 22238, 22242, 22246, and 22286 Selkirk Avenue; 22245, 22251, and 22289 Lougheed Highway; and PID's 011-208-775, 011-208-848, and 011-208-856 from C-3 (Town Centre Commercial) and CS-1 (Service Commercial) to CD-1-19 (Comprehensive Development) to permit future construction of two apartment buildings between six and twelve storeys with approximately 3,500 m<sup>2</sup> (38,000 ft<sup>2</sup>) of ground floor commercial and 319 apartment units above. The applicant is proposing to develop the two buildings in four phases.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$3,100.00 per apartment dwelling unit, for an estimated amount of \$988,900.00. The cash contribution total for the additional density, from 2.3 to 3.16 FSR (6,317 m<sup>2</sup>), would be approximately \$1,020,000.00. To proceed further with this application additional information is required as outlined below.

**RECOMMENDATIONS:**

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
  - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
  - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
  - iii. The Council of any municipality that is adjacent to the area covered by the plan;
  - iv. First Nations;
  - v. Boards of Education, Greater Boards and Improvements District Boards; and
  - vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. That Zone Amending Bylaw No. 7561-2019 be given first reading; and

3. That the applicant provide further information as described on Schedules A, C, and D of the Development Procedures Bylaw No. 5879–1999.

**DISCUSSION:**

**a) Background Context:**

Applicant:	Bissky Architecture And Urban Design Inc.
Legal Description:	Lots 17, 18, 19, 20, 21, 29, 30, 31, 32 District Lot 398 Group 1 New Westminster District Plan 6808; and Lot 61 District Lot 398 Group 1 New Westminster District Plan 25783
OCP:	
Existing:	Town Centre Commercial and Flexible Mixed-Use
Proposed:	Town Centre Commercial
Zoning:	
Existing:	C-3 (Town Centre Commercial) and CS-1 (Service Commercial)
Proposed:	CD-1-19 (Comprehensive Development)
Surrounding Uses:	
North:	Use: Office and Residential Zone: RM-3 (High Density Apartment Residential) Designation: Low-Rise Apartment
South:	Use: Gas Station and Restaurant Zone: CD-2-85 (Town Centre Commercial (Comp. Development)), CS-2 (Service Station Commercial), and C-3 (Town Centre Commercial) Designation: Town Centre Commercial
East:	Use: Office and Residential Zone: C-3 (Town Centre Commercial) Designation: Town Centre Commercial and Flexible Mixed-Use
West:	Use: Office and Commercial Zone: C-3 (Town Centre Commercial) Designation: Town Centre Commercial and Flexible Mixed-Use
Existing Use of Property:	Two properties have existing Commercial buildings and eight properties are vacant.
Proposed Use of Property:	Mixed-Use (Commercial and Residential Apartments)
Site Area:	0.68 ha (1.68 acres)
Access:	Selkirk Avenue
Servicing requirement:	Urban Standard

**b) Site Characteristics:**

The ten subject properties are located on either side of an existing east-west lane, and make up the majority of a Town Centre city block bound by 223 Street to the east, Selkirk Avenue to the north, Lougheed Highway to the south and Commercial buildings to the west. The majority of the subject lots

are currently vacant, with two lots being utilized as a used car dealership (an office building and car lot and one is currently a leather shop). The subject properties are flat with minimal tree canopy (See Appendix A and B).

**c) Project Description:**

The comprehensive re-development of the ten subject properties will include a total of two mixed-use buildings varying in height from six to twelve storeys, 319 residential units and approximately 3,530 m<sup>2</sup> (38,000 ft<sup>2</sup>) of commercial floor space proposed. The development plan includes one level of underground parking, surface parking and one level of raised parking located in the north-west corner of the subject site. Vehicle access to surface parking will be located from Selkirk Avenue at the western-most portion of the property with ramp access for upper and lower parking structures to be located internally to the surface parking. The applicant is proposing to develop the project over four phases.

Both the Town Centre Area Plan guiding principles and design guidelines speak to new developments that create a pedestrian-friendly design and enhanced public spaces that ensure an attractive, distinctive and vibrant centre. As such, the proposed development has incorporated a central public outdoor plaza that provides a variety of landscape features, green space, public art, seating areas and routes for non-motorized transportation. Additionally, the pedestrian realm also extends around the perimeter of the site to include street furniture and landscaping along the three street frontages. Pedestrian access corridors will be located throughout the perimeter of the buildings to allow movement throughout the internal public space onto both Selkirk Avenue and Loughheed Highway.

The existing lane separating the subject properties is currently owned by the City; however, the developer is proposing to purchase the lane to be included as part of the development prior to final reading. The lane will be put into a Right-of-Way allowing the public to utilize the corridor and access the internal amenity space. This Right-of-Way will be free of motorized vehicles and no parking will be permitted within this space. Council will be consulted on the appraisal of the City-owned lane and will be required to authorize the sale.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located in the West Precinct of the Town Centre Area Plan. The OCP identifies this precinct as an important neighbourhood that could *'grow to accommodate boutique retail, arts and culture centres, and tourism related services such as hotels and small scale conference centres, in addition to multi-family residential development.'* The OCP also identifies that this precinct is an important gateway for travelers heading east along Loughheed Highway and a key link to the Civic Core.

The properties fronting Selkirk Avenue are currently designated *Flexible Mixed-Use* and the properties fronting Loughheed Highway are designated *Town Centre Commercial* (see Appendix C). As part of the development application, an OCP amendment will be required to align all of the subject properties to



the *Town Centre Commercial* designation. The intention of the *Town Centre Commercial* designation is to create a compact and vibrant commercial area that is pedestrian-oriented and has a wide array of commercial, mixed-use, and multi-family residential area.

The following policies apply to this proposal:

Town Centre Area Plan Policies:

*3-1 An increase in residential and commercial density is encouraged in the Town Centre [...] Land-use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.*

*Policy 3-14 Creating public outdoor meeting spaces will be encouraged in appropriate locations within the Central Business District and may take the form of urban squares, plazas, courtyards, or passageways between buildings. These areas will be landscaped with trees and plants that will attract birds and insects and also provide seating areas for people to rest, reflect, or meet and visit with others. Incorporating public art into these spaces will be encouraged.*

*Policy 3-16 Principles of CPTED (Crime Prevention through Environmental Design) should be applied, particularly to the internal spaces and finishing of all parking garage structures.*

*Policy 3-29 "Building heights within the Town Centre Commercial will range from three (3) storeys in height to over twenty (20) storeys. Generally, building heights should not be permitted greater than twenty-five (25) storeys."*

*Policy 3-31 "Within a Mixed-Use development, retail, service, and entertainment uses shall be encouraged at ground level with office and/or residential uses encouraged above."*

In addition to these policies, a range of environmentally sustainable policies in the Town Centre Area Plan would also apply to this application:

*2-5 Incorporating Rainwater Management practices into on-site and off-site development will be encouraged [...]. Some examples of Rainwater Management practices include:*

- bioretention areas;*
- rainwater gardens;*
- bioswales;*
- landscaped curb bulges on street right-of-ways;*
- rainwater harvest for irrigation; and*
- green roofs.*

*2-9 The use of plant and tree species that are suited for Maple Ridge climate and that will attract local songbirds and pollinating insects species [...] will be encouraged in public and private development;*

*2-10 Landscaping, as described in policy 2-9 above, will be encouraged in all public and private outdoor spaces in the Town Centre. For areas with a large amount of paved surfaces, such as surface parking lots and public plazas, the installation of trees, rain gardens, raised planters, and/or living green walls, where feasible, is encouraged to provide some areas of refuge for wildlife, such as small birds, rainwater interception, cooling in summer months, reduced glare from pavement, carbon sequestration, and a more attractive urban environment.*

The applicant will be required to provide some of these measures as part of the development.

#### Affordable, Rental and Special Needs Housing

Chapter 3 of the OCP for Neighbourhoods and Housing identifies several matters related to housing affordability. Housing affordability is of particular interest for both homeowners and renters living in the community. In order to address housing affordability, rental and special needs housing, the OCP encourages these provisions through the policies detailed below.

*Policy 3-30 "Maple Ridge will consider density bonus as a means of encouraging the provision of affordable, rental and special needs housing, and amenities."*

*Policy 3-33 "Maple Ridge will encourage housing that incorporates "age-in-place" concepts and seniors housing designed to accommodate special needs."*

#### Housing Action Plan:

The City's Housing Action Plan (HAP) was endorsed by Council in 2014. It seeks to increase access to "safe, affordable, and appropriate housing that meets the diverse and changing needs of the community". The HAP also speaks of the need to provide a range of non-market, affordable and special needs housing. This was reaffirmed with the endorsement of the Housing Action Plan Implementation Framework in September, 2015.

#### Adaptable Housing:

Adaptable housing units will be provided through the subject application. The developer proposes to provide age-in-place measures following the BC SAFER home standards. The construction cost of these units is slightly higher and permits the unit to be modified to higher standards of accessibility based on the changing needs of the occupant. The developer has identified that approximately 10% of units will be constructed to this standard.

#### Density Bonus:

To implement the City's Official Community Plan, Housing Action Plan, and Council's Strategic Plan and to help encourage greater delivery of affordable, rental, and special needs housing within the City, Council recently directed that a Zone Amending Bylaw be brought forward to establish a set of density bonus regulations for new development. The draft density bonus regulations focus on the provision of a cash contribution in exchange for bonus density which would be used to fund the creation of future affordable housing projects. Although the application will be utilizing a Comprehensive Development zone (CD-1-19), density numbers have been based on the C-3 (Town Centre Commercial) zone, with a maximum Floor Space Ratio of 2.3. The current application is proposing an FSR of 3.16, which exceeds the maximum allowable density by 0.86 FSR, or approximately 6,317 m<sup>2</sup> (68,000 ft<sup>2</sup>). Based on the draft density bonus regulations before Council, whereby bonus floor space can be achieved in exchange for the provision of \$161.46 per m<sup>2</sup> (\$15 per ft<sup>2</sup>), the proposed additional density for the apartment use would yield approximately \$1,020,000.00.

#### Citywide Community Amenity Program:

The City-wide Community Amenity (CAC) Program approved by Council on March 14, 2016 and amended on December 14, 2017, applies to this project over and above any proposed density bonus. A voluntary contribution of \$3,100 per apartment unit, totaling \$988,900.00, is required for this project prior to final reading.

### **Zoning Bylaw:**

The current application proposes to rezone the properties located at 22238, 22242, 22246, 22286 and Selkirk Avenue; 22245, 22251, and 22289 Loughheed Highway; and PID's 011-208-775, 011-208-848, and 011-208-856 from C-3 (Town Centre Commercial) and CS-1 (Service Commercial) to CD-1-19 (Comprehensive Development) (see Appendix D) to permit a mixed use development, consisting of ground-floor commercial and residential units above in a four phased development (see Appendices E, F & G).

Due to the unique design, number of properties involved, location within the Town Centre and with the proposed density exceeding the maximum FSR permitted by the C-3 (Town Centre Commercial) zone, a comprehensive development zone, CD-1-19, is being utilized.

The subject property is identified on Schedule "G" of the Zoning Bylaw, which indicates there is a requirement for ground-floor commercial at this location.

Any variations from the requirements of the proposed zone will require a Development Variance Permit application. Prior to second reading detailed information will be provided to Council regarding the design; phasing; servicing; amenities; public space; engineering; road alignment and other details pertinent to the proposal.

### **Development Permits:**

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application is required for all multi-family residential, flexible mixed-use and commercial development located in the Town Centre. This proposal is subject to the following Key Guideline concepts of the Downtown West Precinct:

1. *Provide a gateway to the Town Centre.*
2. *Create a pedestrian-oriented, boutique-style shopping district.*
3. *Enhance the quality, character and vibrancy of the Town Centre.*
4. *Reference traditional architectural styles.*
5. *Capitalize on important views.*
6. *Provide public outdoor space.*
7. *Provide climate appropriate landscaping and green features.*
8. *Maintain street interconnectivity.*

Further discussion will be required with the applicant to determine whether a development permit application will be pursued as part of this rezoning application for all phases or by individual phases after the rezoning is granted. If the later, Supplementary Design Guidelines may be required to govern the development concept and ensure all aspects of the project are coordinated and built. This may be associated with a "No-Build/Development" covenant that specifies phasing, and may have the Supplementary Design Guidelines registered on all phases of this development.

### **Advisory Design Panel:**

A Town Centre Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading.

### **Development Information Meeting:**

A Development Information Meeting is required for this application. Prior to second reading, the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20. In addition, Council Policy 6.20 provides the authority, where in the opinion of the Director of Planning, the development could have a significant impact on the amenities or character of the surrounding area, particularly in areas of infill development require a Developer Information Meeting. Since this development is a multi-phased development the Director of Planning can require a Development Information Meeting in conjunction with every Development Permit application.

### **e) Interdepartmental Implications:**

In order to advance the current application, after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Utility companies;
- h) Ministry of Transportation and Infrastructure;
- i) Ministry of Environment; and
- j) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

### **f) Early and Ongoing Consultation:**

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

### **g) Development Applications:**

In order for this application to proceed the following information must be provided, as required by Development Procedures Bylaw No. 5879-1999 as amended:

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule C);
3. A Town Centre Development Permit Application (Schedule D); and
4. A Subdivision Application.

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

## CONCLUSION:

It is recommended that Council not require any further additional OCP consultation. The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to Town Centre Commercial. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Adam Rieu"

---

*Prepared by:* **Adam Rieu**  
**Senior Planning Technician**

"Original signed by Chuck Goddard"

---

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

"Original signed by Christine Carter"

---

*Approved by:* **Christine Carter, M.PL, MCIP, RPP**  
**GM Planning & 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 – OCP Context Map
- Appendix D – Zone Amending Bylaw No. 7561-2019
- Appendix E – Proposed Site Plan
- Appendix F – Phased Site Plan
- Appendix G – Preliminary Renderings

# APPENDIX A



## Legend

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

22238, 42, 46 Selkirk Ave  
22245, 51, 89 Lougheed Hwy  
Lot 18, 30, 31 NWP 6808

PLANNING DEPARTMENT



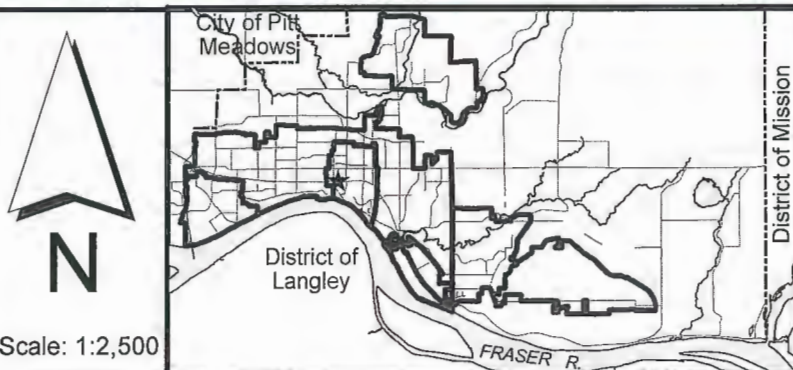
[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-138-RZ  
DATE: Apr 24, 2019

BY: LP

Scale: 1:2,500





22238,42,46 Selkirk Ave  
22245,51,89 Lougheed Hwy  
Lot 18,30,31 NWP 6808

PLANNING DEPARTMENT

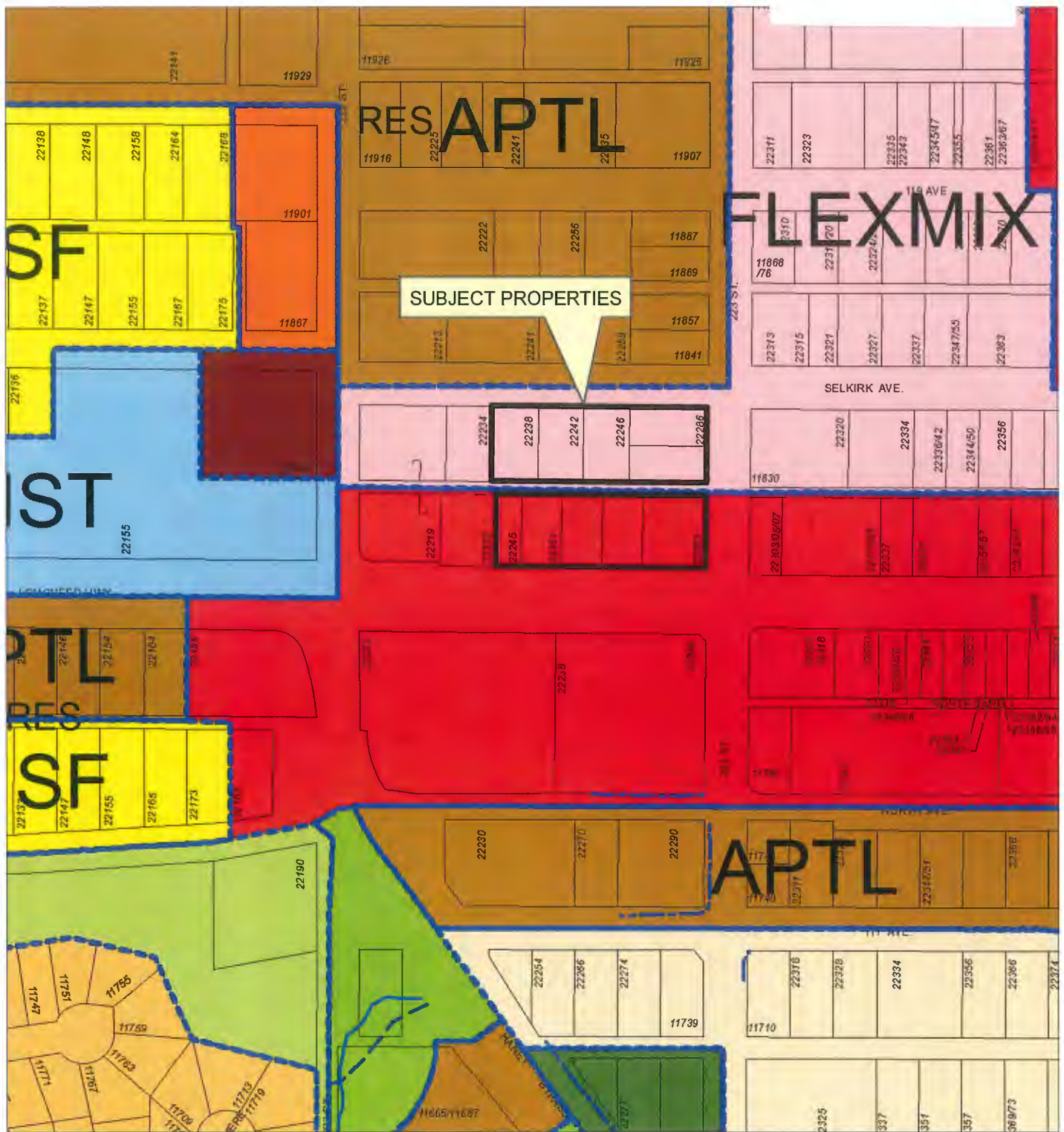


[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-138-RZ  
DATE: Apr 24, 2019

BY: LP





Scale: 1:2,500

**Legend**

- Single-Family Residential
- Port Haney Multi-Family, Commercial and Mixed-Use
- Ground-Oriented Multi-Family
- Medium and High-Rise Apartment
- Flexible Mixed-Use
- Town Centre Commercial
- Institutional
- Conservation
- Park
- Urban Residential
- Conservation
- Downtown West
- Port Haney and Waterfront
- South of Lougheed

22238,42,46 Selkirk Ave  
22245,51,89 Lougheed Hwy  
Lot 18,30,31 NWP 6808

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2019-138-RZ

DATE: Apr 24, 2019

BY: LP



**CITY OF MAPLE RIDGE  
BYLAW NO. 7561-2019**

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. 7561-2019."
2. Those parcel (s) or tract (s) of land and premises known and described as:

Lot 61 District Lot 398 Group 1 New Westminster District Plan 6808  
 Lot 29 District Lot 398 Group 1 New Westminster District Plan 6808  
 Lot 30 District Lot 398 Group 1 New Westminster District Plan 6808  
 Lot 31 District Lot 398 Group 1 New Westminster District Plan 6808  
 Lot 32 District Lot 398 Group 1 New Westminster District Plan 6808  
 Lot 21 District Lot 398 Group 1 New Westminster District Plan 6808  
 Lot 20 District Lot 398 Group 1 New Westminster District Plan 6808  
 Lot 19 District Lot 398 Group 1 New Westminster District Plan 6808  
 Lot 18 District Lot 398 Group 1 New Westminster District Plan 6808  
 Lot 17 District Lot 398 Group 1 New Westminster District Plan 6808

and outlined in heavy black line on Map No. 1801 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to CD-1-19 (Comprehensive Development).

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the            day of            , 20

READ a second time the            day of            , 20

PUBLIC HEARING held the            day of            , 20

READ a third time the            day of            , 20

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

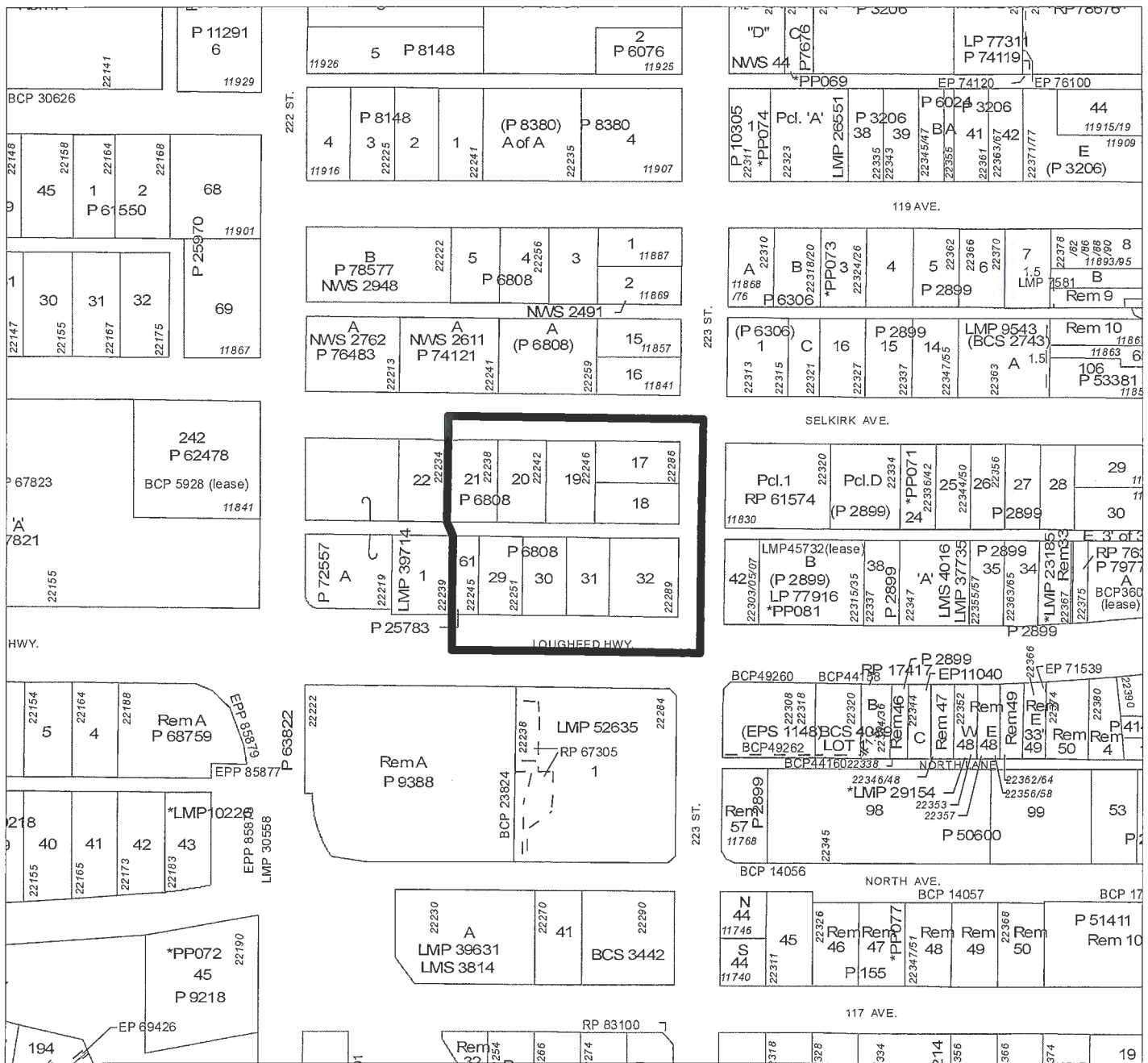
ADOPTED, the            day of            , 20

---

PRESIDING MEMBER

---

CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7561-2019

Map No. 1801

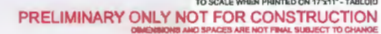
From: C-3 (Town Centre Commercial)

CS-1 (Service Commercial)

To: CD-1-19 (Comprehensive Development)



SCALE 1:2,500



<b>WAYNE STEPHEN BISSKY</b> ARCHITECTURE & URBAN DESIGN INC. PLANNING INTERIOR DESIGN		<b>Wayne Stephen Bissky</b> 10000 13200 NW 15th Street Suite 100 Miami, FL 33187-1500 Tel: 305/447-0000 Fax: 305/447-0009		Copyright Clearance Center 222 Rosewood Drive Danvers, MA 01923 Tel: 978/750-8400 Fax: 978/750-4744 www.copyright.com	REVISIONS
<b>19-4-16</b> As Noted JRM, WAB 10/1		Mixed use development at 223rd & Loughhead Highway Clear Address: Saw Daring Apartments Legal Address: Saw Daring Apartments			







TO SCALE WHEN PRINTED ON 17"x11" - TABLOID  
**PRELIMINARY ONLY NOT FOR CONSTRUCTION**  
 DIMENSIONS AND SPACES ARE NOT FINAL SUBJECT TO CHANGE



Main Floor Commercial  
 along Lougheed and  
 223rd

Residential over

## APPENDIX G

REVISIONS	
	<p>Copyright Reserved.</p> <p>For use in the City of Vancouver, all other cities, counties, provinces, and territories. This drawing is the property of Wayne Stephen Bissky Architecture &amp; Urban Design Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Wayne Stephen Bissky Architecture &amp; Urban Design Inc. This drawing is for the use of the City of Vancouver only and is not to be used for any other purpose.</p>
Mixed use development at 223rd & Lougheed Highway	<p>Client Address: See Zoning Application</p> <p>Legal Address: See Zoning Application</p>
View to N-W	
WAYNE STEPHEN BISSKY ARCHITECTURE & URBAN DESIGN INC. PLANNING & INTERIOR DESIGN	
18-10-31	
Scale	As Noted
Drawn	JHL, VMB
Proj #	10-15
Sheet	A06





2 N-E View to Site along Lougheed  
Scale: 1:125

<p>REVISIONS</p>	<p>1. Update to N-E View to Site, all other details, including parking, landscaping, and site plan. This view is a preliminary rendering and is not intended to be used for construction. It is subject to change without notice. The final design and construction shall be subject to the approval of the City of Vancouver and the relevant regulatory agencies. The final design and construction shall be subject to the approval of the City of Vancouver and the relevant regulatory agencies.</p>
<p>Mixed use development at 223rd &amp; Lougheed Highway</p> <p>Client Address: Site Zoning: Ar-1000</p> <p>Legal Address: Site Zoning: Ar-1000</p>	<p>View N-E Along Lougheed</p>
<p>WAYNE STEPHEN BISSKY ARCHITECTURE &amp; INTERIOR DESIGN INC. 1000 12200 Lougheed Highway, Suite 100, Richmond, BC V6V 1A9 Tel: 604-271-1234 Fax: 604-271-1235 Email: info@wbsky.com</p> <p>DATE: 19-4-12 DRAWN BY: J. BISSKY CHECKED BY: J. BISSKY DATE: 19-4-12 SCALE: 1:125 SHEET: A07</p>	<p>A07</p>

DEVELOPMENT



Civic Address: See Zoning Analysis  
Legal Address: See Zoning Analysis

6204 Z2723 Longwood Highway,  
Mayle Ridge, B.C. V2X 2T4  
CAN. 604-467-8300 FAX 604-467-8305  
email: [lincoln@red.a.net](mailto:lincoln@red.a.net)

10-4-50

18-4-10

By Student

1998

Aug 6 1955

**NOTE**

A11









**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7580-2019;  
13144 236 Street

**MEETING DATE:** October 8, 2019  
**FILE NO:** 2019-295-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 13144 236 Street, from RS-2 (One Family Suburban Residential) to R-1 (Residential District), to permit a future subdivision of approximately 3 lots. To proceed further with this application additional information is required as outlined below. This proposal is subject to the Community Amenity Contribution program, which will amount to \$5,100 per lot created.

This proposal aims to utilize the adjacent cul-de-sac that will be created under application 2019-071-RZ. This cul-de-sac will provide the required road frontage for the newly created lots.

**RECOMMENDATIONS:**

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
  - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
  - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
  - iii. The Council of any municipality that is adjacent to the area covered by the plan;
  - iv. First Nations;
  - v. Boards of Education, Greater Boards and Improvements District Boards; and
  - vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. That Zone Amending Bylaw No. 7580-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1103**

## **DISCUSSION:**

### **a) Background Context:**

Applicant:	Igal Kupershlak
Legal Description:	Lot: 8, Section: 28, Township: 12, Plan: NWP16555
OCP:	
Existing:	Conservation, Medium/High Density Residential
Proposed:	Conservation), Medium/High Density Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Suburban Residential Zone: RS-2 (One Family Suburban Residential) Designation: Conservation), Medium/High Density Residential
South:	Use: Suburban Residential Zone: RS-2 (One Family Suburban Residential) Designation: Conservation), Medium/High Density Residential
East:	Use: Vacant Zone: RS-2 (One Family Suburban Residential) Designation: Conservation), Medium/High Density Residential
West:	Use: Park Zone: P-1 Park and School Designation: Park
Existing Use of Property:	Suburban Residential
Proposed Use of Property:	Urban Residential and Conservation
Site Area:	0.404 HA. (1 acre)
Access:	
Servicing requirement:	Urban Standard

### **b) Site Characteristics:**

An unnamed watercourse traverses the site, which is largely designated Conservation in the Official Community Plan (59%). The developable portions of the site will require further investigation by a qualified professional, but it is understood that the eastern portion of the site could be developed with access provided by the new cul-de-sac created by the adjacent development (2019-071-RZ)

### **c) Project Description:**

This proposal is to create R-1 lots on the developable portions of the site. At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) **Planning Analysis:**

**Official Community Plan:**

The development site is located within the Silver Valley Area Plan and is currently designated Conservation, Medium/High Density Residential, and Eco Clusters. For the proposed development an OCP amendment will be required to adjust the site's conservation boundaries.

**Zoning Bylaw:**

The current application proposes to rezone the property located at 13144 236 Street from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a 2 or 3 lot subdivision. The minimum lot size for the current RS-2 zone is 4000 m<sup>2</sup>, and the minimum lot size for the proposed R-1 zone is 371 m<sup>2</sup>. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

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

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

- All areas designated Conservation on Schedule "B" or all areas within 50 metres of an area designated Conservation on Schedule "B", or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule "C"

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

**Development Information Meeting:**

A Development Information Meeting is not required for this application, as fewer than 5 lots are proposed.

**e) Interdepartmental Implications:**

In order to advance the current application, after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- a) Fire Department;
- b) Building Department;
- c) Parks Department;
- d) Fisheries & Oceans Canada;
- e) Ministry of Environment; and
- f) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

**f) Early and Ongoing Consultation:**

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

**g) Development Applications:**

In order for this application to proceed the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999* as amended:

1. An OCP Application (Schedule A);
1. A complete Rezoning Application (Schedule B or Schedule C);
2. A Watercourse Protection Development Permit Application (Schedule F);
3. A Natural Features Development Permit Application (Schedule G);
4. A Temporary Industrial or Temporary Commercial Use Permit Application (Schedule H);
5. A Wildfire Development Permit Application (Schedule J);
6. A Subdivision Application.

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

**CONCLUSION:**

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

It is recommended that Council not require any further additional OCP consultation.

It is expected that once complete information is received, Zone Amending Bylaw No.7580-2019 will be amended and an OCP Amendment to adjust the Conservation boundary may be required.

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

“Original signed by Diana Hall”

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*Prepared by:* **Diana Hall, M.A., MCIP, RPP**  
**Planner 2**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Kelly Swift”

---

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

The following appendices are attached hereto:

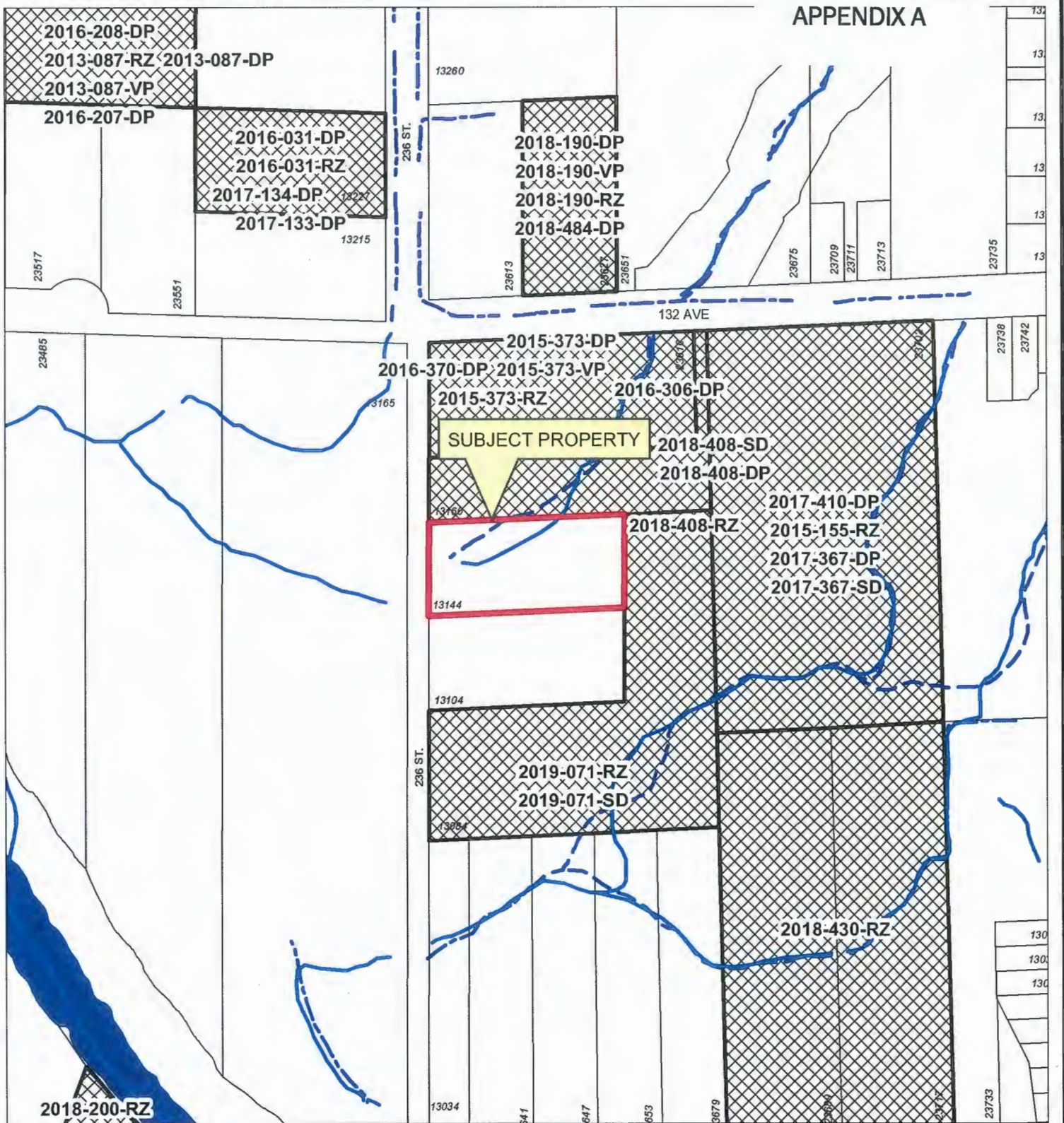
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7580-2019

Appendix D – Proposed Site Plan

# APPENDIX A



Scale: 1:2,500

## Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/VP)

13144 236 STREET  
PID: 010-218-629

PLANNING DEPARTMENT



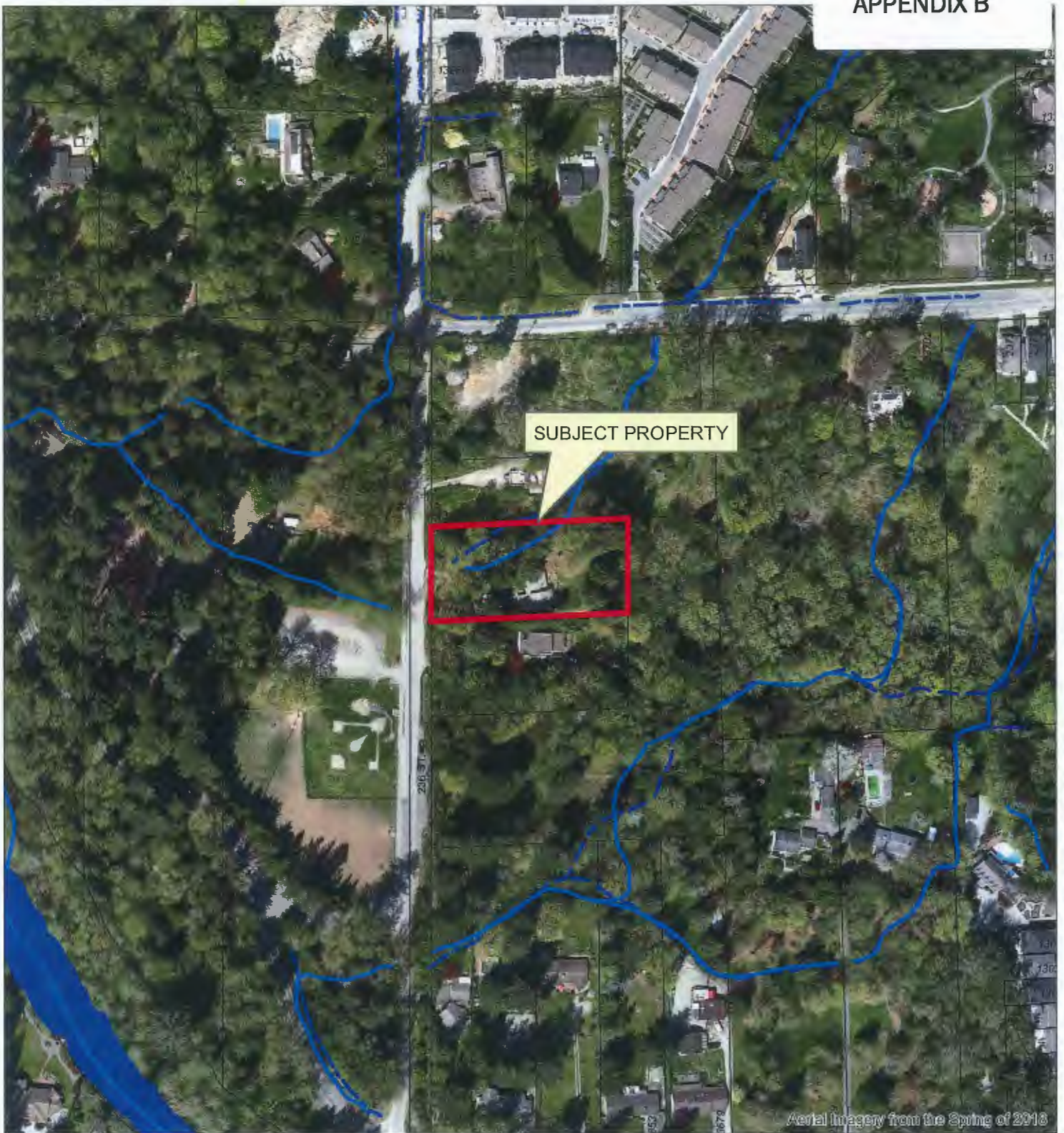
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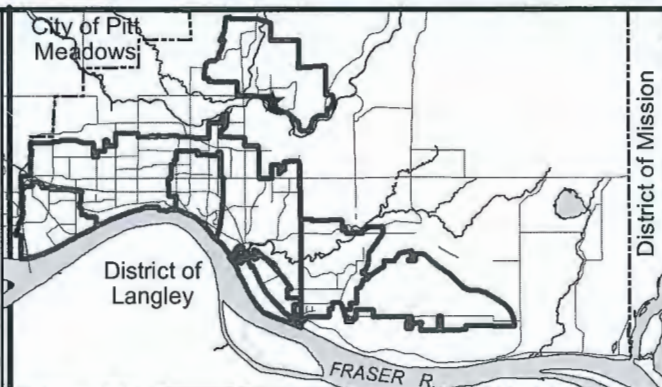
FILE: 2019-295-RZ  
DATE: Oct 2, 2019

BY: PC





Scale: 1:2,500



13144 236 St  
PID 010-218-629

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

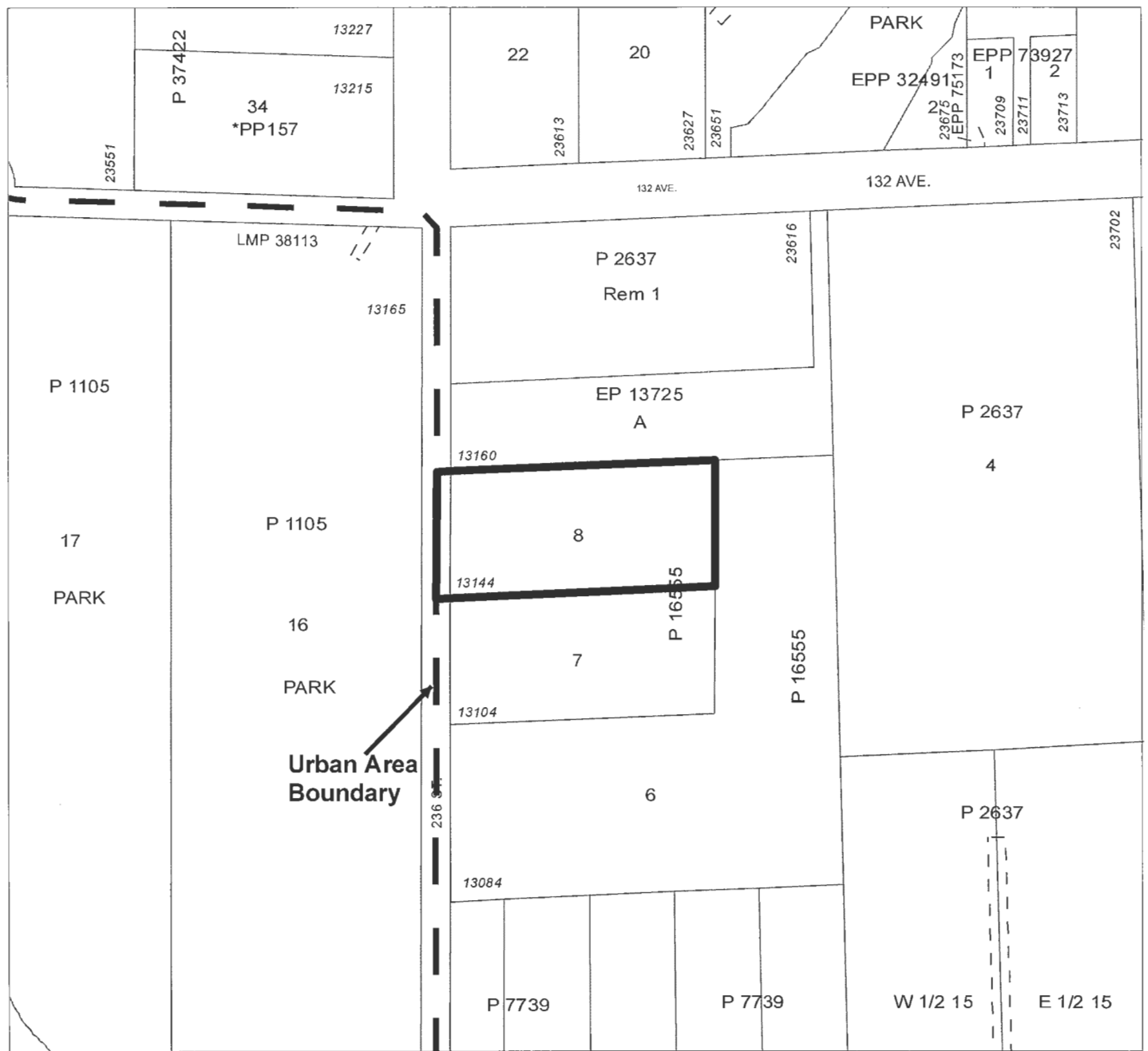
[mapleridge.ca](http://mapleridge.ca)

2019-295-RZ  
DATE: Aug 21, 2019

BY: MC

CORPORATE OFFICER





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7580-2019  
 Map No. 1810  
 From: RS-2 (One Family Suburban Residential)  
 To: R-1 (Residential District)



-- Urban Area Boundary



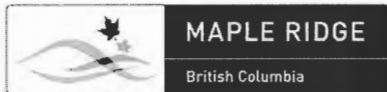
SCALE 1:2,000

DRAFT

Option 3 - 3 building lot



APPENDIX D



**mapleridge.ca**

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7576-2019;  
Second Reading  
Zone Amending Bylaw No. 7527-2019;  
13160 236 Street

**MEETING DATE:** October 8, 2019  
**FILE NO:** 2018-408-RZ  
**MEETING:** C o W

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-2 (One Family Suburban Residential) to R-1 (Residential District) in order to permit a 5 lot subdivision that will proceed in phases. Two of the proposed lots front 236<sup>th</sup> Street and can be developed in accordance with the R-1 Residential District Zone. The remainder will remain as 1 lot with frontage through a panhandle with access off 132<sup>nd</sup> Avenue. Future subdivision of this remainder can proceed in tandem with development of adjacent properties and road network. To proceed further with this application additional information is required as outlined below. This application is subject to the Community Amenity Contribution program, and will be required to pay \$5100.00 per lot which will total 25,500.00. This contribution must be paid prior to rezoning occurring.

Council granted first reading to Zone Amending Bylaw No. 7527-2019 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on January 29, 2019. The minimum lot size for the current RS-2 (One Family Suburban Residential) zone is 4000 m<sup>2</sup>.

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the Official Community Plan (OCP). Ground-truthing on the site has established the developable areas, and as a result, an OCP amendment is required to revise the boundaries of the land use designations to fit the site conditions. In addition, the lot layout has been adjusted slightly since first reading was granted, and this revised layout is reflected in the attached zone amending bylaw.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$25,500.00.

### RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7576-2019 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw

**1104**

No. 7576-2019 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

- 2) That Official Community Plan Amending Bylaw No. 7576-2019 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7576-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7576-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7527-2019 as amended in the staff report, dated October 8, 2019, be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3C - River Hamlet, Figure 4 - Trails / Open Space,
  - iii) Road dedication on 236<sup>th</sup> Street as required;
  - iv) Park dedication as required, including construction of multi-purpose trails; and removal of all debris and garbage from park land;
  - v) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
  - vi) Registration of a Restrictive Covenant for Stormwater Management.
  - vii) Removal of existing building;
  - viii) That a voluntary contribution, in the amount of \$5100.00 per lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

#### DISCUSSION:

##### 1) Background Context:

Applicant:	Don Bowins
Legal Description:	Section: 28, Township: 12, Plan: NWP2637

OCP:	
Existing:	Conservation, Medium/High Density Residential
Proposed:	Medium/High Density Residential

Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	R-1 (Residential District)

#### Surrounding Uses:

North:	Use:	Vacant
	Zone:	RS-2 (under application to RM-1 and R-1)
	Designation:	Med/High Density Residential, Conservation
South:	Use:	Suburban Residential
	Zone:	RS-2 Suburban Residential
	Designation:	Med/High Density Residential, Conservation
East:	Use:	Park
	Zone:	P-1 Park and School
	Designation:	Park
West:	Use:	Vacant
	Zone:	RS-2 (under application to RS-1b)
	Designation:	Conservation, Low Density Urban, Medium/High Density Residential)

Existing Use of Property:	Suburban Residential
Proposed Use of Property:	Urban Residential
Site Area:	0.44 HA. (1.1acres)
Access:	236 <sup>th</sup> Street
Servicing requirement:	Urban Standard

#### 2) Background:

The context of the site is developing quickly, with development applications in place to the north, south, and east of the subject property. The development of adjacent parcels and the road dedication these applications will provide is essential to the completion of this development proposal, which will rely on the future development of a cul-de-sac to serve 3 of the proposed parcels created by this subdivision.

#### 3) Project Description:

The application indicates sufficient developable area to create 5 R-1 lots. Two of these lots face 236<sup>th</sup> Street, and could be developed at this time, but the remainder will have to wait until the future road alignment can serve additional subdivision.

This remainder portion of the site is not large enough to retain its existing RS-2 Suburban Residential Zoning and therefore will also be rezoned to R-1. This portion has frontage through a panhandle with access off 132<sup>nd</sup> Avenue. It will not be further subdivided until adjacent properties have completed their development applications, which will likely occur after the rezoning of the subject property is complete. Future adjacent development will contribute to the required road network to give these properties sufficient road frontage to meet bylaw requirements in the R-1 zone. The future cul-de-sac that will serve this portion of the site may be viewed with the proposed subdivision plan, attached to this report as Appendix E.

As the entire developable area will be rezoned with this application, Community Amenity Contributions must be paid for all of the 5 lots, as the rezoning process provides the only opportunity for securing these funds.

#### **4) Planning Analysis:**

##### **i) Official Community Plan:**

The development site is located within the Silver Valley Area Plan and is currently designated Conservation and Medium / High Density. The proposed R-1 Residential District zone permits a residential density that aligns with this designation. For the proposed development an OCP amendment will be required to adjust the portions of the site that are currently designated Conservation to allow the proposed R-1 Residential District Zoning.

##### **ii) Zoning Bylaw:**

The minimum lot size for the current RS-2 (One Family Suburban Residential) zone is 4000 m<sup>2</sup>. The current application proposes to rezone the property located at 13160 236 Street from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a total of 5 lots, with 2 parcels developing in accordance with the R-1 Zoning in the short term. The remainder portion will be able to further subdivide into 3 parcels in the future in cooperation with neighbouring properties. The minimum lot size for the current RS-2 Zone is 4000 m<sup>2</sup>, and the minimum lot size for the proposed R-1 Zone is 371 m<sup>2</sup>.

##### **iii) Development Permits:**

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. A Wildfire Development Permit is also required to minimize wildfire risks in this development.

##### **iv) Development Information Meeting:**

A Development Information Meeting was held at Yennadon School on March 20, 2019. There were no attendees.

##### **v) Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of Final Reading.

#### **5) Environmental Implications:**

The review by the Environmental Section of the Planning Department included the following comments:

- The Environmental Consultant (EDI) has confirmed the 15m setback for the watercourse on the property known as Maple Ridge Park Creek.



- Invasive species have been identified on the property, requiring site/habitat restoration and replanting that will require a 5 year monitoring and maintenance.
- Restoration and enhancement plans and cost estimate are required as part of the watercourse protection development permit, as well as an Enhancement and Maintenance Agreement.
- The dedicated park space is to have a post and rail fence along the boundary.
- The lot layout needs some minor adjustments based on least impact options for the watercourse and the steep slopes along the north property.

As a result of these comments, these adjustments were made, and the zoning map has been adjusted accordingly.

#### **6) Interdepartmental Implications:**

##### **i) Engineering Department:**

Requirements established by the Engineering Department include the need for road dedication along 236<sup>th</sup> Street, street improvements, a stormwater management plan, undergrounding of overhead wiring, and the need for senior agency approvals for instream works.

##### **ii) License, Permits and Bylaws Department:**

The Building Department noted that a comprehensive lot grading plan and a stormwater management plan must be submitted prior to subdivision approval. More details are needed for proposed retaining walls, which could have implications for wall protection covenants.

##### **iii) Fire Department:**

A Wildfire Development Permit is required for this proposal, which must be approved by Council prior to subdivision approval.

#### **7) Intergovernmental Issues:**

##### **i) Local Government Act:**

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, to conservation boundaries, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.



## CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7576-2019, that second reading be given to Zone Amending Bylaw No. 7527-2019, and that application 2018-408-RZ be forwarded to Public Hearing.

"Original signed by Diana Hall"

---

*Prepared by:* **Diana Hall, MA, RPP, MCIP  
Planner 2**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

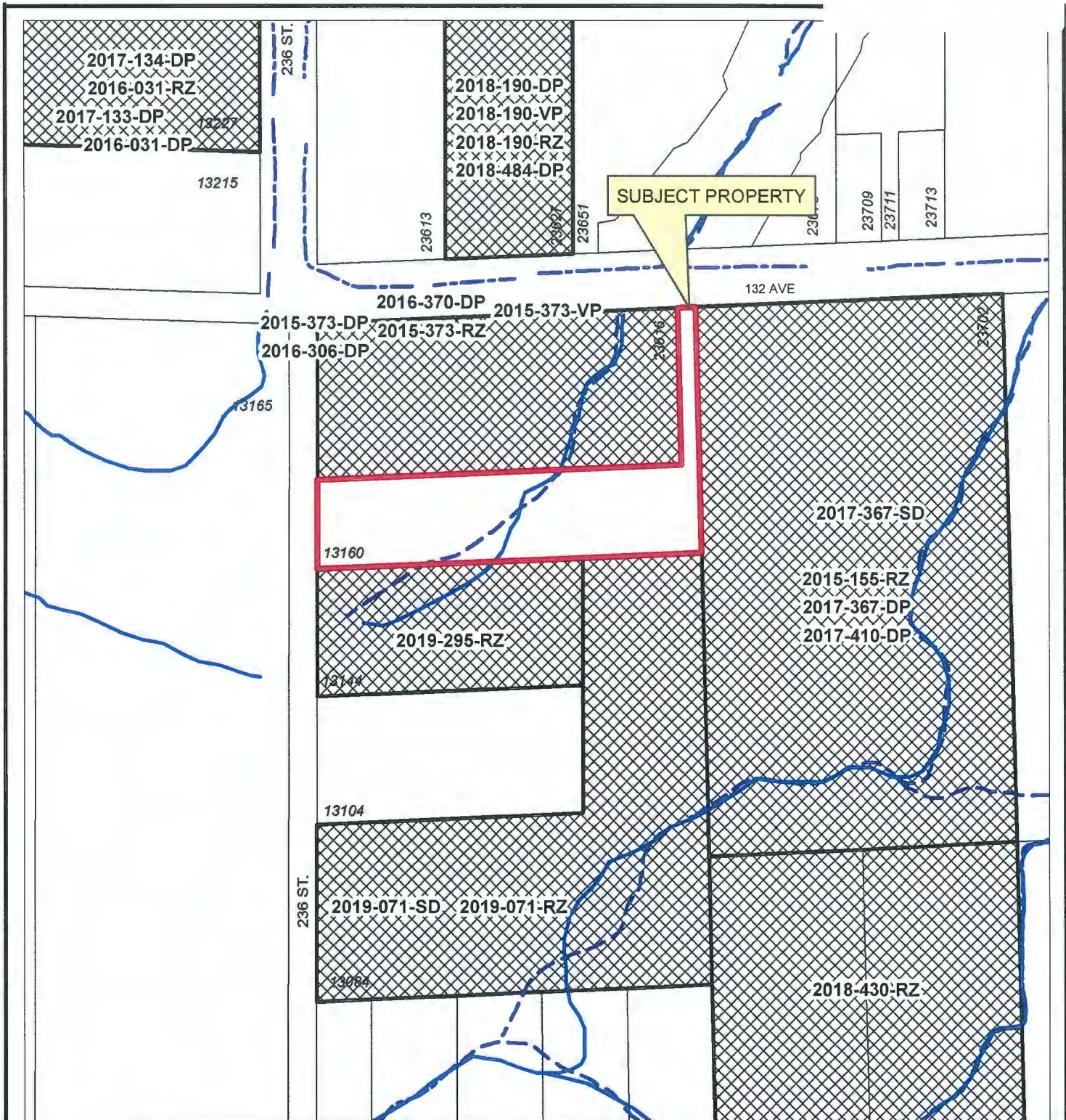
"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – OCP Amending Bylaw No. 7576-2019  
Appendix D – Zone Amending Bylaw No. 7527-2019  
Appendix E – Subdivision Plan



Scale: 1:1,810

**Legend**

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

13160 236 STREET  
PID: 010-502-386

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: 2018-408-RZ  
DATE: Oct 2, 2019

BY: PC

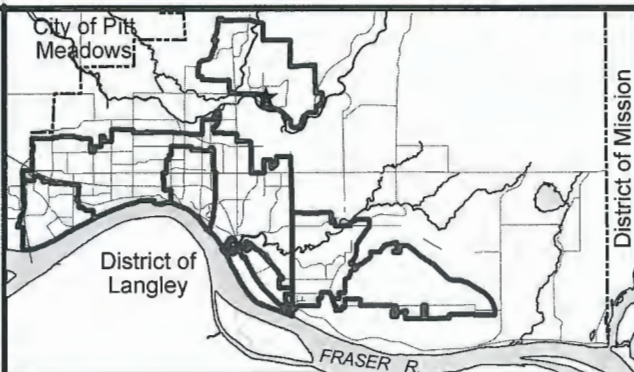




Aerial Imagery from the Spring of 2016



Scale: 1:3,000



13160 236 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

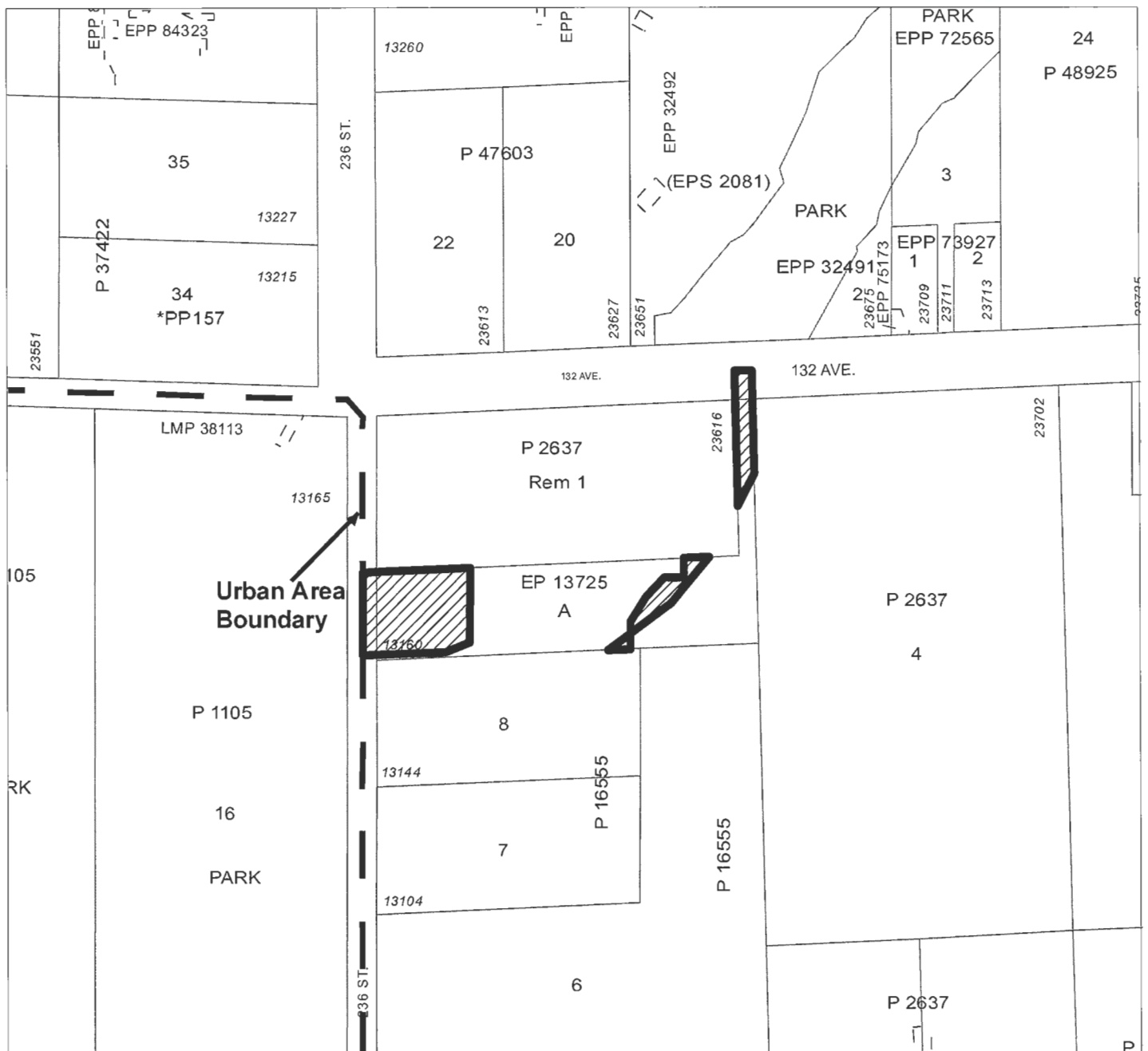
FILE: 2018-408-RZ

DATE: Oct 9, 2018

BY: PC



CORPORATE OFFICER



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7576-2019

Map No. 1006

Purpose: To Amend Silver Valley Area Plan Figure 2 and Figure 3C

From: Conservation and Medium/High Density Residential

To:  Medium/High Density Residential

 Conservation

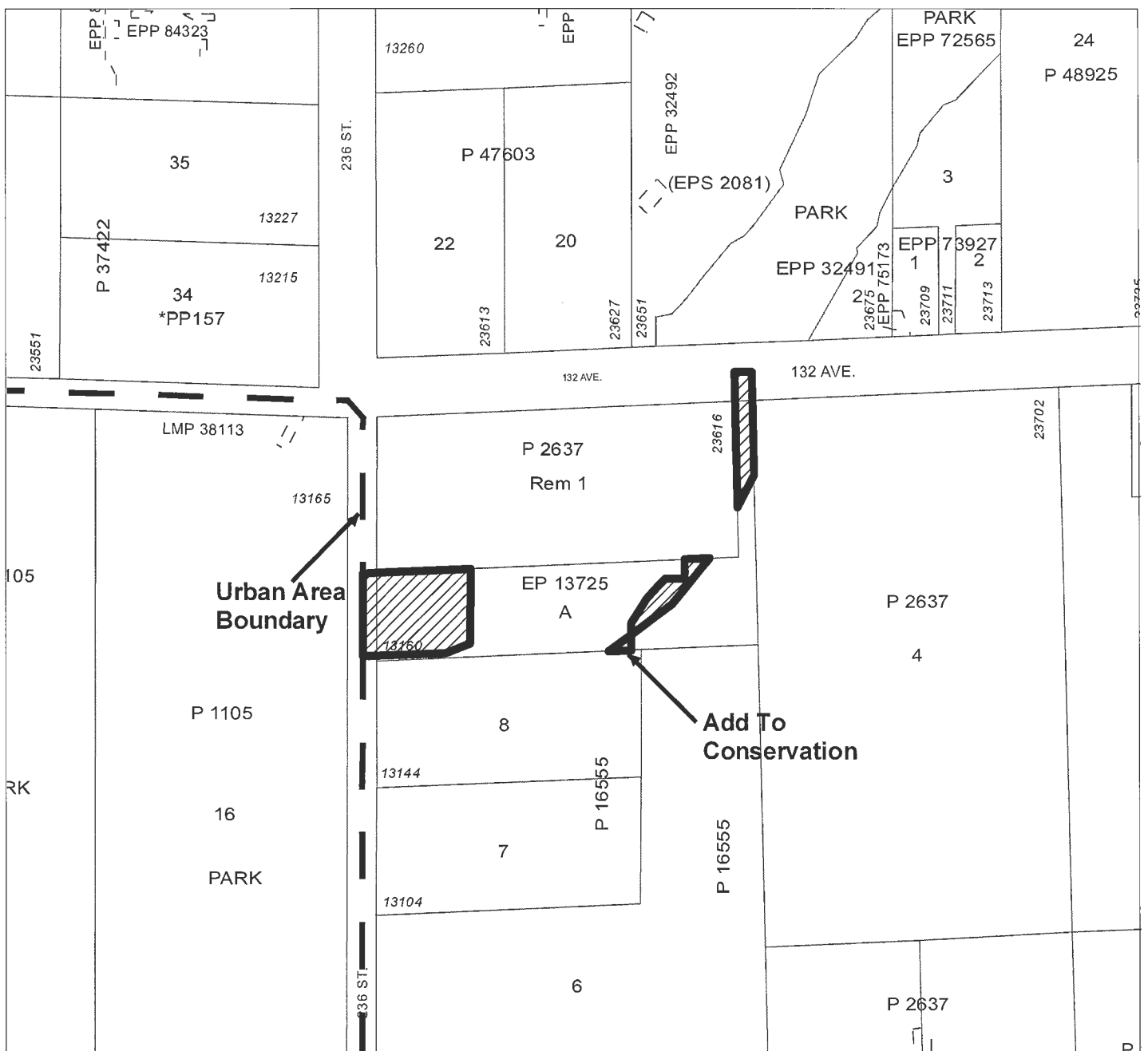


--- Urban Area Boundary



SCALE 1:2,000





# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7576-2019

Map No. 1007

Purpose: To Amend Silver Valley Area Plan Figure 4 As Shown



To Remove From Conservation



To Add To Conservation

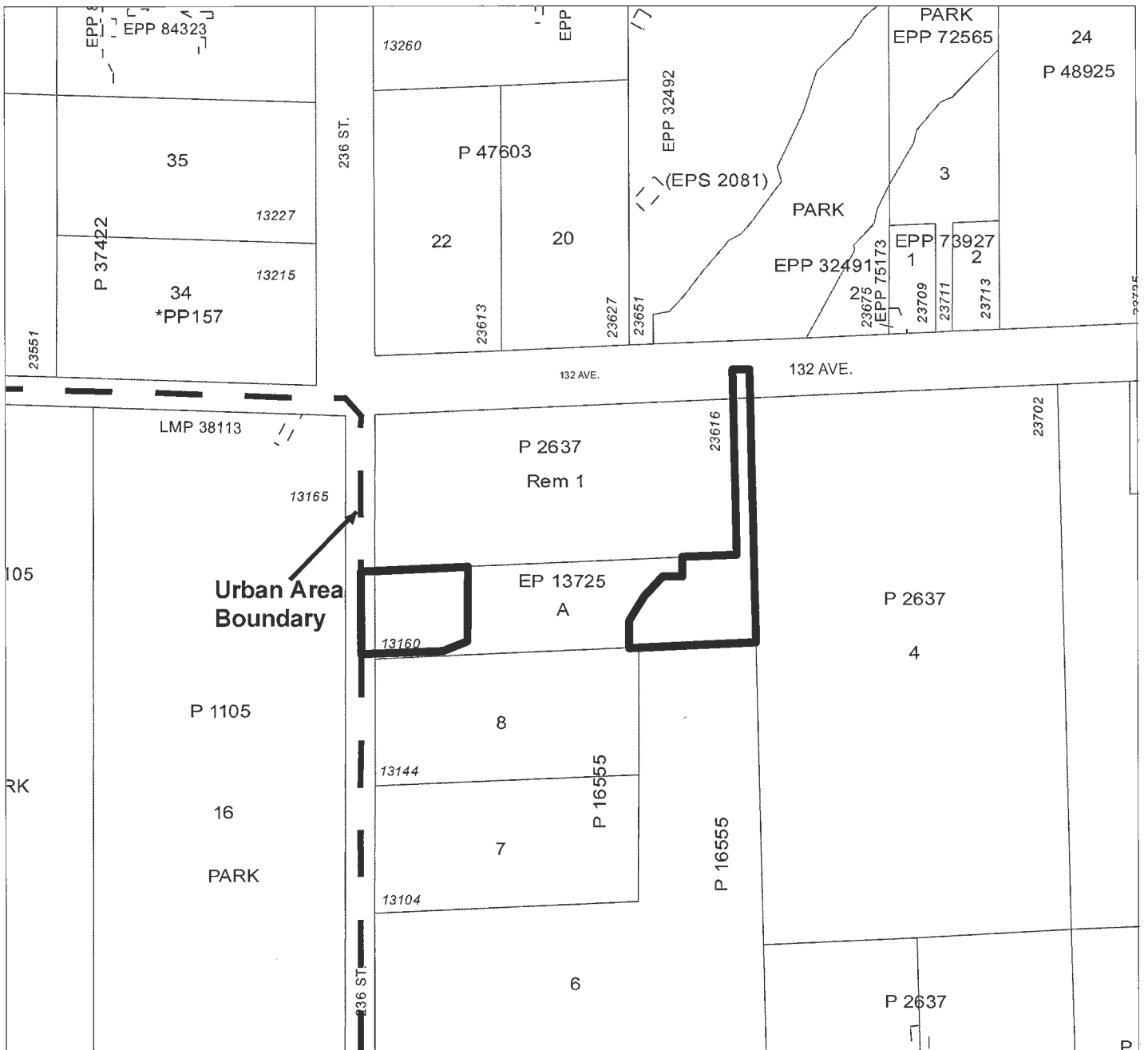


--- Urban Area Boundary



SCALE 1:2,000

CORPORATE OFFICER



## MAPLE RIDGE ZONE AMENDING

Bylaw No. 7527-2019

Map No. 1789

From: RS-2 (One Family Suburban Residential)

To: R-1 (Residential District)



--- Urban Area Boundary



SCALE 1:2,000





**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Second Reading  
Zone Amending Bylaw No. 7517-2018;  
25180 108<sup>th</sup> Avenue

**MEETING DATE:** October 8, 2019  
**FILE NO:** 2018-249-RZ  
**MEETING:** C of W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property located at 25180 108 Avenue to permit a future subdivision of 3 lots. The existing zones are A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential). The proposed Zones are RS-2 (One Family Suburban Residential) at the north end of the site, and A-1 (Small Holding Agriculture) at the south. Council granted first reading to Zone Amending Bylaw No. 7517-2018 on February 12, 2019. The minimum lot size for the current A-2 zone is 4.0 hectares, and the minimum lot size for the proposed A-1 zone is 2.0 hectares. The minimum parcel size for the current RS-3 zone is 0.8 hectares (with community water), and the minimum lot size for the proposed RS-2 Zone is 0.4 hectares. This application is in compliance with the OCP.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$10,200.00, for a 3 lot split, leaving the original lot exempt.

**RECOMMENDATIONS:**

1. That Zone Amending Bylaw No. 7517-2018 be given second reading, and be forwarded to Public Hearing;
2. That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
  - iii) Registration of Restrictive Covenants for Slope Protection, Tree Protection, and Stormwater Management;
  - iv) Registration of a "No Build" Restrictive Covenant pertaining to the portion of the site that is within the Urban Reserve;
  - v) Registration with Fraser Health for septic disposal; and registration of a Restrictive Covenant for the protection of the septic field areas;
  - vi) That a voluntary contribution, in the amount of \$10,200.00 (\$5,100.00 per lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

## DISCUSSION:

### a) Background Context:

Applicant: Otg Developments Ltd.

Legal Description: Lot 5 Section 11 Township 12 New Westminster District Plan 37195

#### OCP:

Existing: Urban Reserve, Suburban Residential)

Proposed: No change

#### Zoning:

Existing: A-2 (Upland Agricultural), RS-3 (One Family Rural Residential)

Proposed: RS-2 (One Family Suburban Residential)

#### Surrounding Uses:

North:	Use:	Suburban Residential
	Zone:	RG-2 Suburban Strata Zone
	Designation:	Suburban Residential
South:	Use:	Vacant
	Zone:	A-2 Upland Agricultural
	Designation:	Urban Reserve
East:	Use:	Park
	Zone:	A-2 Upland Agricultural
	Designation:	Urban Reserve
West:	Use:	Farm, Rural Residential
	Zone:	RS-3 One Family Rural Residential, A-2 Upland Agricultural
	Designation:	Urban Reserve and Suburban Residential.

Existing Use of Property: Rural Residential

Proposed Use of Property: Suburban and Rural Residential

Site Area: 4.045 HA. (10 acres)

Access: 108<sup>th</sup> Avenue

Servicing requirement: Rural and Suburban Standard

### b) Background:

The unique property is split designated Suburban Residential and Urban Reserve. The boundary of the Thornhill Urban Reserve transects the site on a diagonal, following the ridge of a steep slope. The north portion of the site is designated Suburban Residential. The property has unconstructed road allowance on its south and east boundaries. The lands to the north of the site are gradually developing in compliance with their Suburban Residential land use designation, characterized by a mix of adjacent suburban and rural residential land uses. The area to the south of the site is a mix of rural residential and municipally owned park land.

### c) Project Description:

This development proposal is to rezone and subdivide the property in alignment with its land use designations. In compliance with the Zoning Bylaw and the Official Community Plan, the portion of the site that is designated Urban Reserve will be rezoned to A-1 Small Holdings Agriculture in accordance with the zoning matrix of the Official Community Plan (Appendix C of the OCP). This portion will be retained as a future development site.

Based on lot size and land use designations, the applicant is seeking a 3 lot subdivision. In compliance with the land use designations, the north portions of the site will be rezoned to RS-2 Suburban Residential with 3 RS-2 lots. The southern remainder that is being rezoned to A-1 (Small Holding Agriculture), will be tied to one of the 3 RS-2 parcels with a requirement for a no-build covenant on title.

The subject property is located within the Grant Hill aquifer area, and a groundwater impact assessment will be required as part of the subdivision approval process.

**d) Planning Analysis:**

**i) Official Community Plan:**

**Urban Reserve.** The southern portion of the site is located within the Thornhill Urban Reserve and is currently designated for future urban development. Policies 3-24 and 3-25 of the Official Community Plan have established triggers to identify the pacing of urban development in this area, and specific measures prior to development occurring. Pertinent policies are as follows:

*3 - 23 Maple Ridge will not support urban level densities in the Urban Reserve until an Area Plan is adopted pursuant to policy 3 -25.*

The key message behind Policy 3-23 is that at present, the Urban Reserve is not available for urban development. This message is followed by Policy 3-24 which outlines the 2 triggers that will signify the timing for an area planning process for the Urban Reserve.

*3 - 24 Maple Ridge will retain the Thornhill area as a long term Urban Reserve area. Urban development will not be supported in the Thornhill Urban Reserve Area until the population threshold exceeds 100,000 people for the District and the residential capacity within the existing urban area is approaching build-out.*

Policy 3-25 establishes required processes in advance of urban levels of development occurring in the Urban Reserve:

*3 - 25 Prior to urban development occurring in the Thornhill Urban Reserve, the following must have been achieved:*

- a) approval of an amended Regional Context Statement by the Metro Vancouver Board;*
- b) approval of an extension to the Fraser Sewer Area by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board;*
- c) an Area Plan adopted by Council which includes, but is not limited to:*
  - i. policies regarding the types of residential development, land use patterns, minimum density requirements, and appropriate phasing for the area;*
  - ii. a fiscal impact assessment study;*
  - iii. identification of environmentally sensitive areas, ecosystems and the impact of development;*
  - iv. agricultural impact assessment to minimize the impact of development on adjacent farm lands;*
  - v. an aquifer groundwater management study; and*
  - vi. a transportation plan that includes an integrated system which balances all modes of transportation, including transit.*

Policy 3-26 establishes the retention of large parcels in the Urban Reserve, in order to maximize opportunities in the area planning process.

*3 - 26 Until policies 3-24 and 3-25 are satisfied, the minimum parcel size for subdivision of land designated Urban Reserve is 2.0 hectares.*

Until the requirements noted above are met, Policy 3-26 states that the minimum parcel size for subdivision of land designated Urban Reserve is 2.0 hectares. For these reasons, the portion of the site that is within the Urban Reserve will remain attached to one of the newly created northern parcels, to be retained for future development.

The property is split zoned RS-3 and A-2 Upland Agriculture. The A-2 Zone has a minimum parcel size of 4.0 hectares. As the subject property is only slightly larger than 4.0 hectares, it cannot be subdivided further without rezoning. To resolve this matter, the southern portion of the site that is within the Urban Reserve is proposed to be rezoned to A-1 Small Holdings Agriculture, which has a minimum parcel size of 2.0 hectares. Appendix C of the Official Community Plan identifies appropriate zones for land use designations. As both agricultural zones are identified as consistent with the Urban Reserve designation, this portion of this rezoning proposal complies with the Official Community Plan.

**Suburban Residential.** The portion of the subject property that is designated Suburban Residential in the Official Community Plan, aligns with the RS-2 (One Family Suburban Residential) zone. This zone requires city water and private sewage disposal system to permit a one family residential housing form outside of the Urban Area Boundary.

The Suburban Residential designation has been the subject of Council discussion for a few years. On September 5, 2017 Council reaffirmed the Suburban Residential designation. The resolution is as follows:

*That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential Land Use Designations, as discussed in the Council report dated September 5, 2017.*

With the September 5, 2017 reaffirmation of this land use designation, it is clear that this proposal for rezoning this affected portion of the site to RS-2 Suburban Residential is consistent with the stated direction of both Council and the Official Community Plan.

**ii) Zoning Bylaw:**

The current application proposes to rezone the property located at 25180 108 Avenue from A-2 (Upland Agricultural), RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) and A-1 Small Holding Agriculture to permit a 3 lot subdivision with retention of a remainder for further development once the Urban Reserve is ready for development. The minimum lot size for the current A-2 zone is 4.0 hectares, and the minimum lot size for the proposed A-1 zone is 2.0 hectares. The minimum parcel size for the current RS-3 zone is 0.8 hectares (with community water), and the minimum lot size for the proposed RS-2 Zone is 0.4 hectares. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

**iii) Off-Street Parking and Loading Bylaw:**

Each property will be required to provide a minimum of 2 off-street parking stalls to serve each residence. Given the site area involved (minimum 0.4 hectare or 1 acre), these requirements are not anticipated to be difficult to achieve.

**iv) Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations:



- *Maple Ridge Zoning Bylaw No. 3510 -1985, Schedule D.*

To vary lot width in the RS-2 (One Family Suburban Residential) zone from 36 metres to 34.3 metres.

The requested variances to the RS-2 (One Family Suburban Residential) zone will be the subject of a future Council report.

**v) Development Permits:**

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

- All areas designated *Conservation* on Schedule "B" or all areas within 50 metres of an area designated *Conservation* on Schedule "B", or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 percent;
- All floodplain areas and forest lands identified on Schedule "C"

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for the protection of life and property in designated areas that could be at risk for wildfires unless those risks are abated through appropriate cautionary measures.

**vi) Development Information Meeting:**

As there are fewer than 5 lots being created, this application is exempt from the requirement to provide a Development Information Meeting.

**e) Environmental Implications:**

The Environmental Section of the Planning Department reviewed this application, and noted the following:

1. There are no discernible watercourses on the property and therefore a Watercourse Protection Development Permit is not required, nor are there any watercourse protection setbacks that require protection.
2. There are steep slopes on the property. The project will require a Natural Features Development Permit and a protective steep slope and Habitat protection covenant for the steep slope portion of the site.
3. Stormwater and Groundwater Management.
  - a. The neighbouring development to the north had significant ground water and drainage concerns during their site works for construction.
  - b. Due to the location of this site along the same aquifer and steep slope habitat it is likely that there is similar drainage concerns on site that will need to be managed through a stormwater management plan.
4. Tree removal is being proposed and therefore an arborist report will be required and a tree removal permit will also be required.
  - a. Please note that the trees that are located on and immediately adjacent to the steep slopes on site will not likely be permitted for removal.
5. Post and Rail fencing should be installed along the steep slope covenant boundary.
6. The Environmental Assessment report has identified evidence of the occurrence of Pacific Side Band (Species at Risk) on the subject site. Although current legislation does not require the protection of this species or its habitat, best management practices should be followed. This would include further assessment and salvage prior to any disturbances on site.

**f) Interdepartmental Implications:**

**i) Engineering Department:**

All required civil works are to be completed as a condition of subdivision. The requirement for 3 tier stormwater management was noted. Water service will require modelling and capacity assessments to determine if upgrades are required.

**ii) Fire Department:**

The visibility of street addresses were noted as a priority. The need for a Wildfire Development Permit was also noted.

**g) Citizen/Customer Implications:**

Opportunities for public input will be provided with the required Public Hearing and with the neighbourhood notification which will precede the variance request for reduced lot width.

**CONCLUSION:**

It is recommended that second reading be given to Zone Amending Bylaw No. 7517-2018, and that application 2018-249-RZ be forwarded to Public Hearing.

"Original signed by Diana Hall"

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*Prepared by:* **Diana Hall M.A, MCIP, RPP  
Planner 2**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Kelly Swift"

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

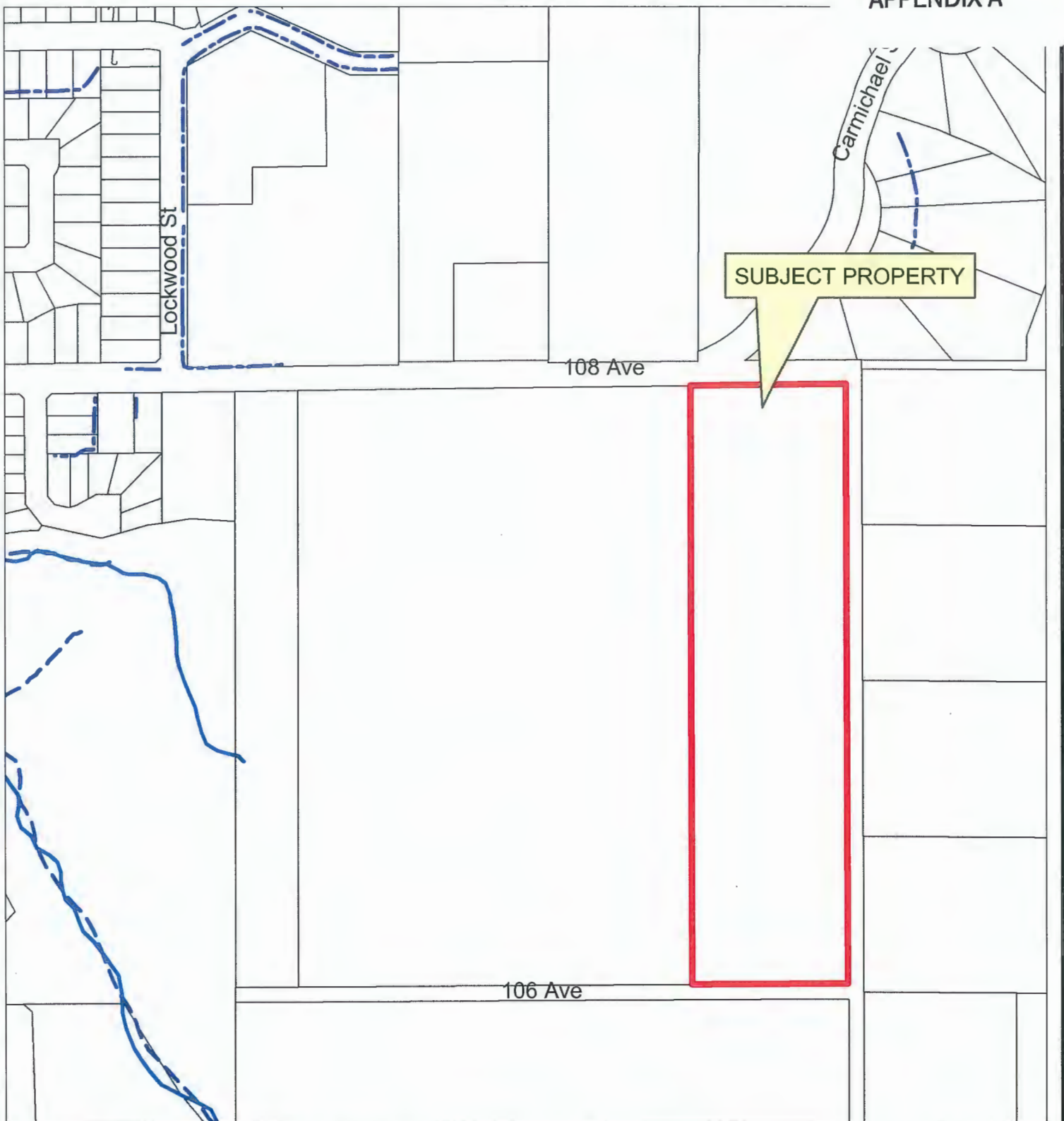
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7517-2018

Appendix D – Subdivision Plan



Scale: 1:3,500

### Legend

- Stream
- - - Indefinite Creek
- River
- Major Rivers & Lakes

25180 108 Ave

PLANNING DEPARTMENT



**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

2018-249-RZ  
DATE: Jun 14, 2018

BY: JV



# APPENDIX B



Scale: 1:3,500

## Legend

- Stream
- Indefinite Creek
- River
- Major Rivers & Lakes

25180 108 Ave

PLANNING DEPARTMENT



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British Columbia

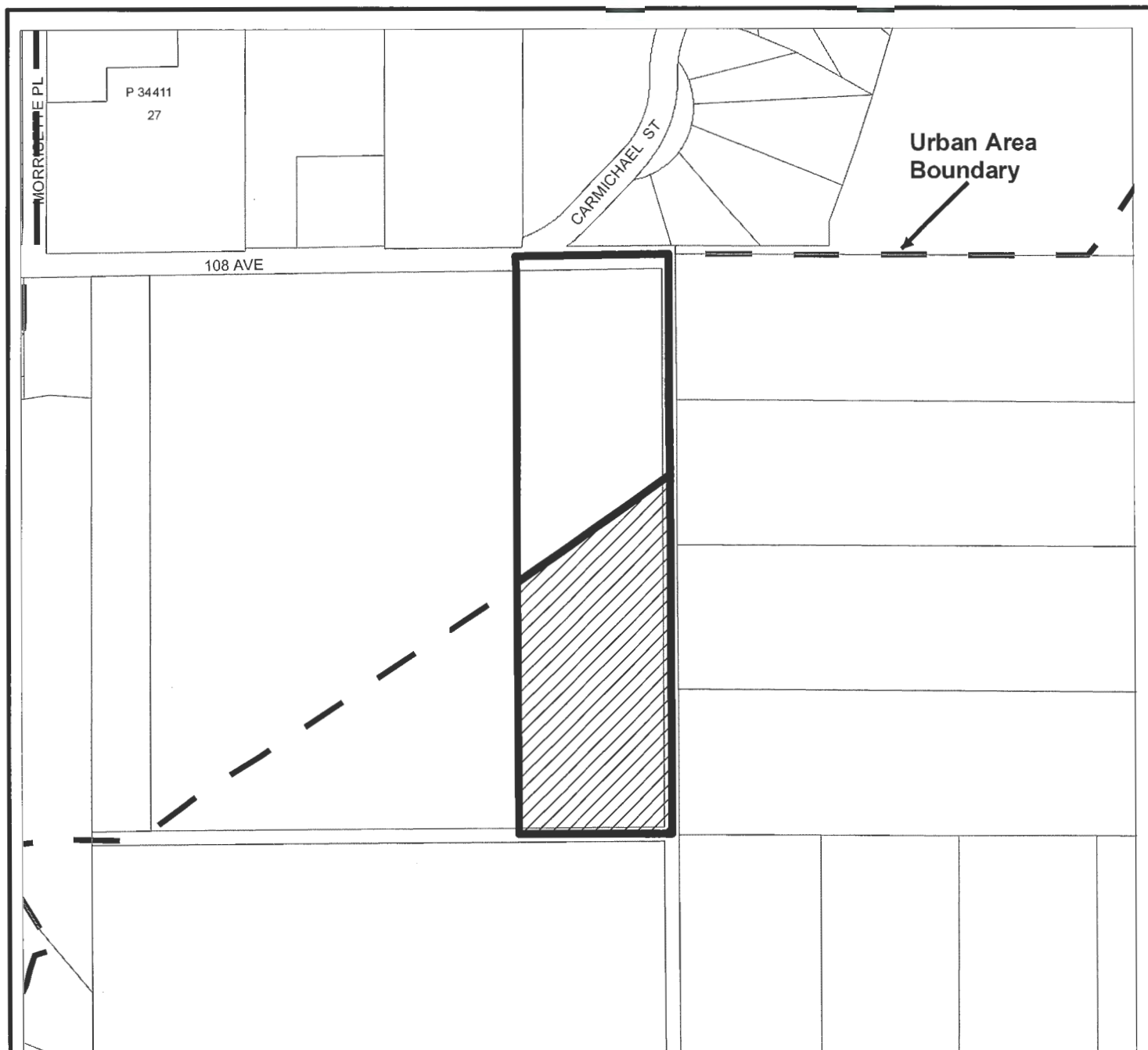
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2018-249-RZ  
DATE: Jun 14, 2018

BY: JV



CORPORATE OFFICER



## MAPLE RIDGE ZONE AMENDING


Bylaw No. 7517-2018

Map No. 1783

From: A-2 (Upland Agricultural)

RS-3 (Single Family Rural Residential)

To:  RS-2 (Single Family Suburban Residential)

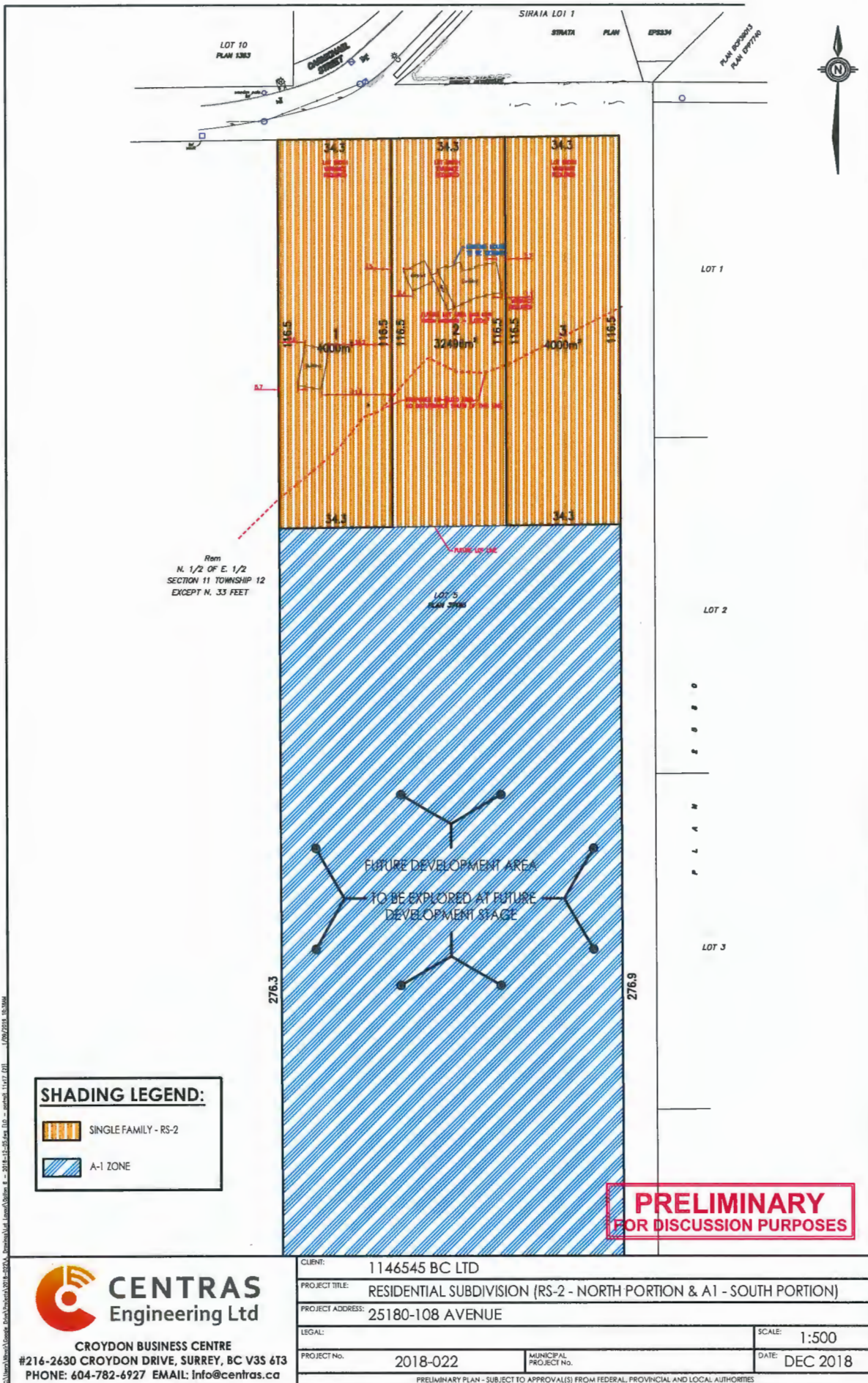
 A-1 (Small Holding Agricultural)



--- Urban Area Boundary



SCALE 1:4,000





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**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Development Variance Permit  
12244 228 Street

**MEETING DATE:** October 8, 2019  
**FILE NO:** 2019-261-DVP  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

Development Variance Permit application (2019-261-DVP) has been received in order to be able to construct a double car garage on the subject corner lot, located at 12244 228 Street. (See Appendix A and B.) The requested variances are to:

1. Relax the required location of a use providing access or egress driveway, from 7.5 metres of the point of intersection of an exterior side lot line with the rear lot line to 2.62 metres, and
2. Relax the required visual clearance at intersections, from 6 metres of the intersection of lot lines at a lane corner to 2.62 metres.

Due to these regulations being safety regulations, and based on engineering industry standards, the Planning Department and the Engineering Department cannot support the variance request. It is therefore recommended that Development Variance Permit 2019-261-DVP be denied.

**RECOMMENDATION:**

**That Development Variance Permit application 2019-261-DVP, respecting the property located at 12244 228 Street, be denied.**

**DISCUSSION:**

**a) Background Context**

Applicant:	JEWEL HOMES LTD, Mangal Sindhar
Legal Description:	Lot 3, Section 20, Township 12, New Westminster District Plan EPP60004
OCP :	
Existing:	SF (Single-Family Residential)
Proposed:	SF (Single-Family Residential)
Zoning:	
Existing:	R-3 (Special Amenity Residential District)
Proposed:	R-3 (Special Amenity Residential District)
Surrounding Uses:	
North:	Use: Single Family Residential
	Zone: R-3 (Special Amenity Residential District)
	Designation: Single Family Residential

**1106**



South:	Use:	Single Family Residential
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Single Family Residential
East:	Use:	Single Family Residential
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Single Family Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Ground Oriented Multi-Family
Existing Use of Property:		Single Family Residential
Site Area:		298.4m <sup>2</sup>
Access:		lane access
Servicing:		urban standard
Previous Applications:		2011-130-RZ/SD/DP/VP, 2015-343-SD and 2018-267-DP

**b) Project Description:**

The subject property is approximately 298.4m<sup>2</sup> in area and flat. The subject property is bound by similar R-3 Intensive Residential lots to the north, east and south, and an RS-1 (One Family Urban Residential) lot to the west. The applicant subdivided this lot in 2016, as a project together with two lots to the north, the lane, and one lot to the east. The applicant was given a variance to reduce the lane-width from 7.5m width to 6.75m. The Intensive Residential Development Permit was approved in 2016 with the applicant fully aware that no garage was permitted on lot 3, and a two car parking pad was required to meet the subject sight line safety regulations. The applicant is currently seeking a relaxation to these Zoning Bylaw regulations, with the rationale that the current real estate market is requiring new build homes with double garages.

**c) Variance Analysis:**

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances are described below:

1. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 4, Section 401, (3), (c)* prohibits a use providing an access or egress driveway that is within the 7.5 metres of the point of intersection of an exterior side lot line with a rear lot line: To reduce from 7.5 metres to 2.62 metres, and
2. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 4, Section 403, (7)* visual clearance regulation prohibits any fence, wall or structure, hedge, bush, shrub, tree or other growth to grow to a height greater than 1 metre, in the area bounded by the intersection of lot lines at a lane, 6 metres from their point of intersection: To reduce from 6 metres to 2.62 metres.

Both these regulations in our Zoning Bylaw are considered safety regulations, and established to ensure there is sufficient clear sightline, and subsequently safe stopping distance provided for a motorized vehicle entering the lane if a car is exiting the subject property.

Of concern is the magnitude of the requested variances, and consequent precedent to safety regulations in the Zoning Bylaw.

It should be noted that during the original process of subdivision, the applicant submitted a plan with a double garage on the subject corner lot, and a 6m wide lane. During the application process the requirements for lane width were amended from 6m to 7.5m, and a variance was granted for this applicant to construct a 6.75m wide lane. The relaxation permitted a 4 lot subdivision, but lots 1, 2 and 3 were not as long as desired, and a double garage on the corner lot was no longer feasible. An alternative option for a single garage and a parking pad was presented to the applicant, however, not pursued and therefore not proven out. The applicant changed the corner lot design to reflect a concrete pad for two open car parking spaces, which plan was approved and attached to the registered Development Permit 2011-130-DP. If the applicant settled for only two lots facing 228 Street, rather than three lots, a garage could have been utilized. Instead, a 4 lot subdivision was applied for and approved.

In addition, sightline requirements are outlined in the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads, which is the engineering industry standard. These requirements are detailed in TAC section 9.9.2.3 – CASE A – Intersections with No Control (Table 9.9.1) and are found to exceed our Zoning Bylaw requirements.

Before applying for the subject Variance Permit, the applicant met multiple times with Planning and Engineering staff to discuss the submitted, and the applicant is aware that staff cannot support this request as it relates to public safety. Through email communication the applicant confirmed that he is aware staff cannot support the variance request, and is aware the application fee is non-refundable, but wishes to proceed to bring the matter before Council. The rationale to submit the application, is that the subject property is under construction, and the applicant is not able to sell the property without a garage.

**d) Citizen/Customer Implications:**

The safety of property owners, their children, and visitors, using the subject back lane, will be impacted by a decision to grant the variance for the subject corner lot.

It should be noted that the subject regulations are in place specifically for corner lots. Should Council decide to grant the requested variance, a city-wide precedent will be created to reduce safety regulations.

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

**e) Alternative:**

Should Council consider the requested variances to be supportable, Council could authorize the Corporate Officer to sign and seal 2019-261-DVP respecting property located at 12244 228 Street

## CONCLUSION:

The proposed variance is not supported, as both regulations in our Zoning Bylaw that need relaxation are considered safety regulations, established to ensure there is sufficient clear sightline, and subsequently safe stopping distance provided for a motorized vehicle entering the lane if a car is exiting the subject property. Since safety of the public is a primary key in governing a municipality, it is recommended that Development Variance Permit 2019-261-DVP be denied.

“Original signed by Therese Melser”

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*Prepared by:* **Therese Melser**  
**Planning Technician**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Kelly Swift”

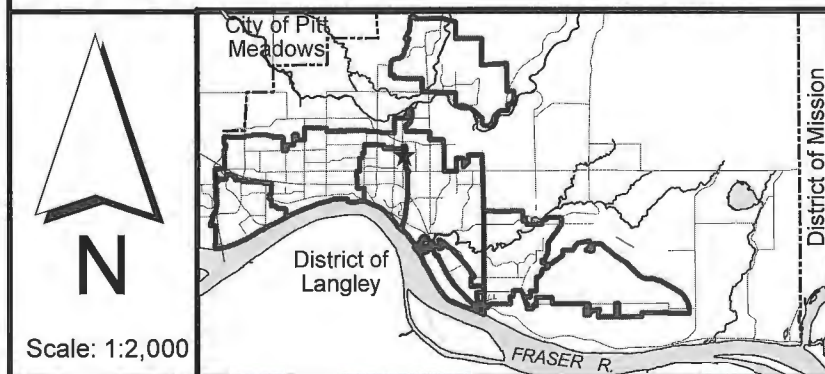
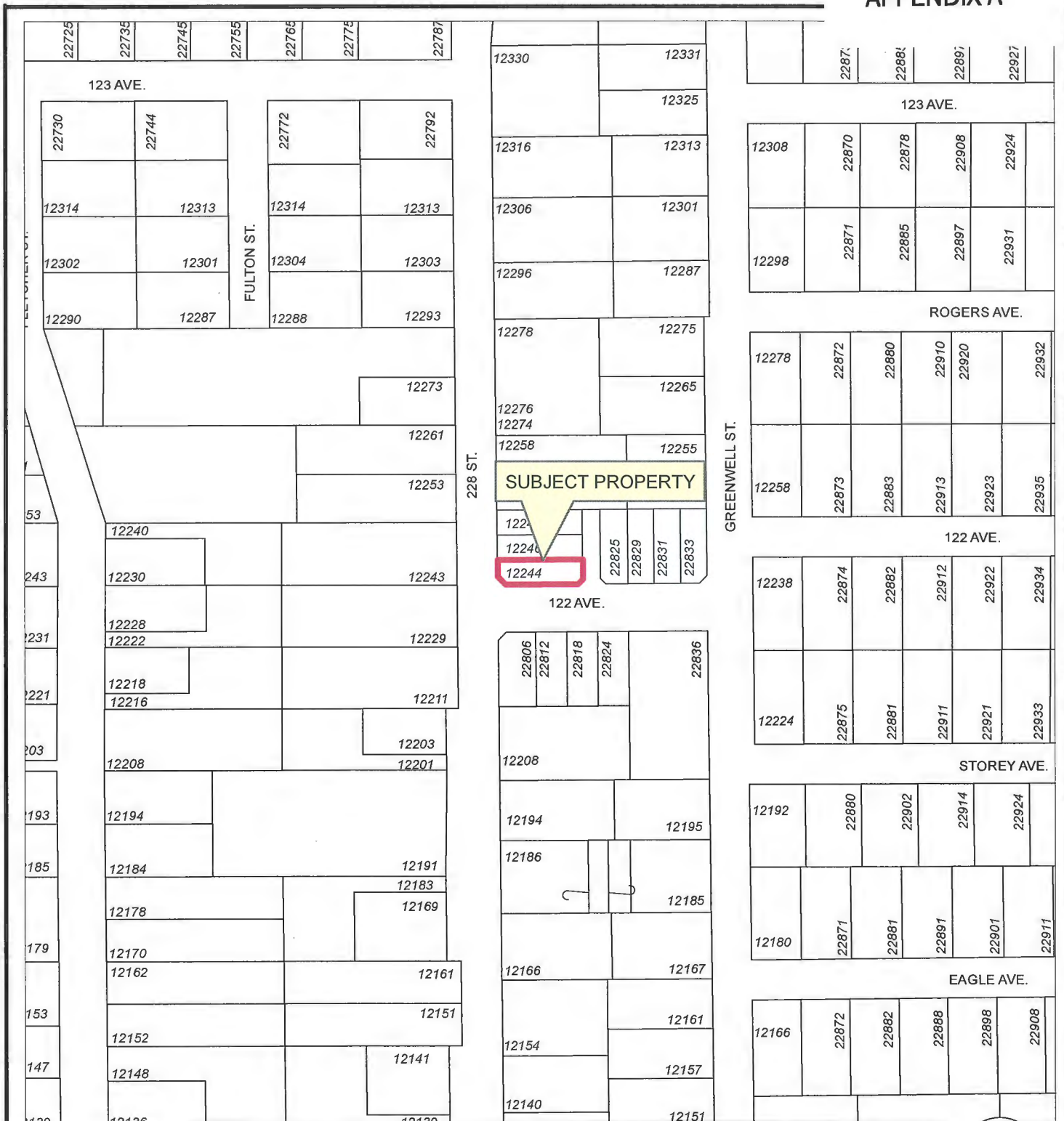
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*Concurrence:* **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Approved DP 2011-130-DP  
Appendix D – Proposed plan

# APPENDIX A



12244 228 STREET  
PID: 029-902-681

PLANNING DEPARTMENT



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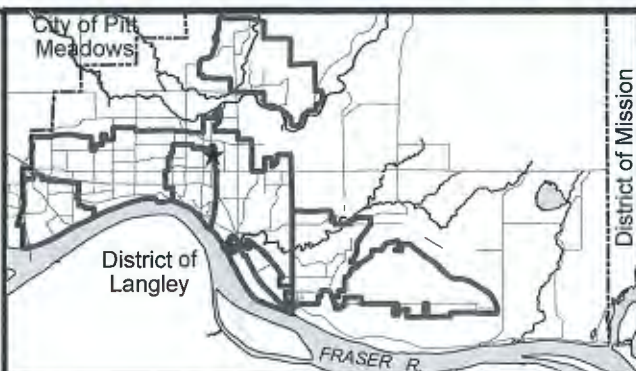
FILE: 2019-261-VP  
DATE: Jul 24, 2019

BY: PC





Scale: 1:2,000



12244 228 STREET  
PID: 029-902-681

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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FILE: 2019-261-VP  
DATE: Jul 24, 2019

BY: PC



## 122 AVENUE



# SITE PLAN

CIVIC ADDRESS

12244 228 STREET MAPLE RIDGE B.C.



LOT AREA = 298.12 M SQ  
LOT COVERAGE @ 50 % = 149.06 M SQ = 1606.86 SQ FT  
PROPOSED LOT COVERAGE @ 44.31 % = 1424.00 SQ FT

SET BACKS	ACTUAL	ALLOWED
PRINCIPAL BUILDING		
FRONT	3.00 M	3.00 M
REAR	12.91 M	11.00 M
LEFT INTERIOR	1.20 M	1.20 M
RIGHT EXTERIOR	2.07 M	2.00 M

## DETACHED GARAGE

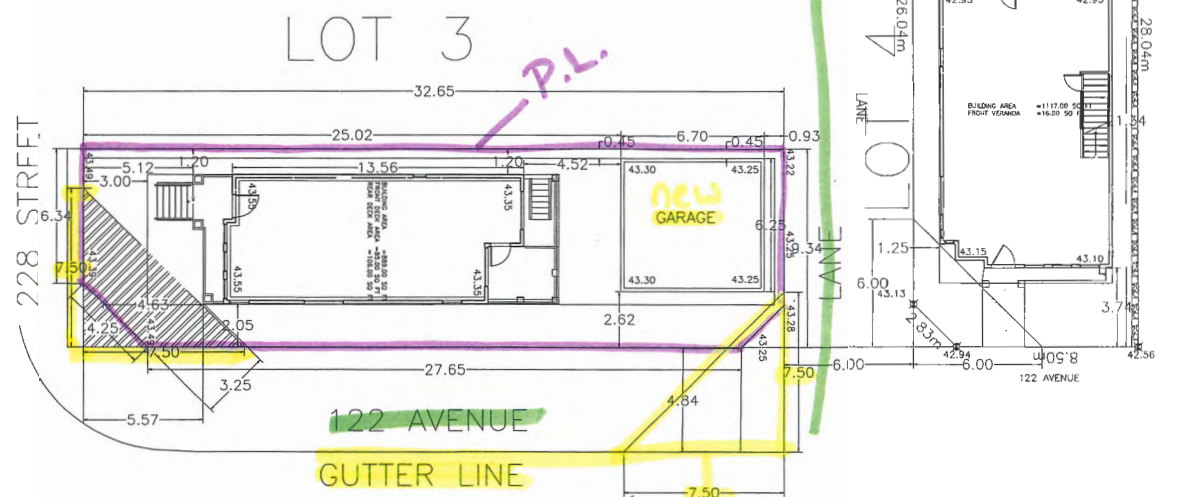
FRONT	25.02 M	11.00 M
REAR	0.93 M	0.45 M
RIGHT	0.45 M	0.45 M
LEFT	5.37 M	2.00 M

## PROPOSED ELEVATIONS

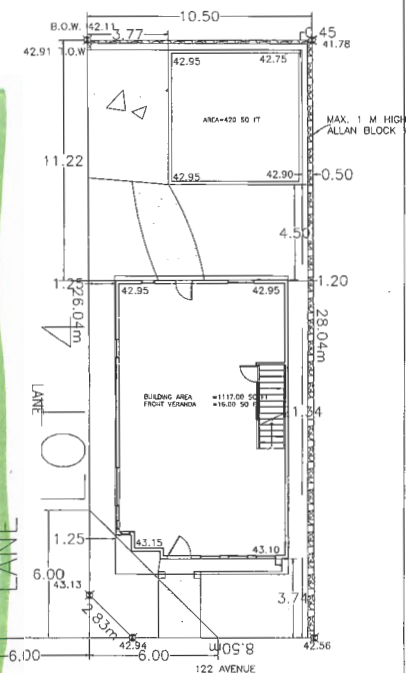
ROOF RIDGE	52.17 M
ROOF PLATE	50.64 M
TOP FLOOR	48.20 M
MAIN FLOOR	45.15 M
BASEMENT	42.10 M
GARAGE	43.23 M

MBE	42.10 M
-----	---------

AFDDP	43.55 M
ARDDP	43.35 M
MAX. HEIGHT	8.57 M



E5 HOME DESIGNS INC.



SURVEY PROVIDED BY KEY PLAN CIVIC CONSULTANTS

SCALE 1:100 DISTANCES ARE IN METERS



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**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Commercial Development Permit  
22780 Lougheed Highway

**MEETING DATE:** October 8, 2019  
**FILE NO:** 2019-011-DP  
**MEETING:** C o W

---

#### **EXECUTIVE SUMMARY:**

A Commercial Development Permit application has been submitted for the subject property located at 22780 Lougheed Highway, to allow for internal and external renovations on the existing McDonald's restaurant, to upgrade to their new corporate image. The subject property is zoned CS-1 (Service Commercial), and is allowing for restaurant and drive-through use. The proposed renovations have already been completed at other locations, such as Pitt Meadows. The other McDonald's restaurant location on Dewdney Trunk Road is also under application, for which a separate report will be forwarded to Council. The Advisory Design Panel supports the subject application as presented and provided some feedback for consideration.

#### **RECOMMENDATION:**

That the Corporate Officer be authorized to sign and seal 2019-011-DP respecting property located at 22780 Lougheed Highway.

#### **DISCUSSION:**

##### **a) Background Context:**

**Applicant:** Lovick Scott Architects Ltd. , Andrea Scott  
**Legal Description:** Lot 63, District Lot 401, New Westminster District  
Plan 51655

**OCP :**  
Existing: Town Centre Commercial  
Proposed: Town Centre Commercial

**Zoning:**  
Existing: CS-1 (Service Commercial)  
Proposed: CS-1 (Service Commercial)

##### **Surrounding Uses**

**North:** Use: Commercial  
Zone: CS-1 (Service Commercial) and C-3 (Town Centre Commercial)  
Designation: Town Centre Commercial

**1107**



South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low-Rise Apartment
East:	Use:	Commercial
	Zone:	CS-1 (Service Commercial) and C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
West:	Use:	Commercial
	Zone:	CD-6-88 (Town Centre Commercial & Service Commercial)
	Designation:	Town Centre Commercial
Existing Use of Property:		Restaurant and drive-through
Site Area:		0.4 hectare (1 acre)
Access:		Lougheed Highway and Ritchie Avenue
Servicing:		Urban
Previous Applications:		2012-090-DP, RZ/013/84

#### **b) Project Description:**

A Commercial Development Permit application was submitted for the subject property located at 22780 Lougheed Highway, to allow for internal and external renovations on the existing McDonald's location, and upgrade to the new corporate image (see Appendices A, B, and C). The property is zoned CS-1 (Service Commercial), allowing for the restaurant and drive-through use.

The renovations and upgrades are triggered through a marketing campaign by McDonald's headquarters to update their restaurant's image. Some locations, such as in Pitt Meadows at the Lougheed Highway and Harris Road intersection have already completed similar renovations. The other McDonald's location on Dewdney Trunk Road and 207<sup>th</sup> Street is also under application and will be forwarded to Council under a separate report.

The Advisory Design Panel supports the subject application as presented and provided some feedback for consideration.

#### **c) Planning Analysis:**

##### **Official Community Plan (OCP)**

This restaurant is located in the "South of Lougheed (SOLO) Precinct" of the Town Centre. This precinct is located immediately south of the Lougheed Highway, from the western Town Centre boundary to its easternmost boundary. The area serves as an important commercial, mixed-use commercial and higher density residential area along Lougheed Highway. A primary objective of any development in the SOLO area is to revitalize existing street-oriented commercial and mixed-use development. The current application will do this with a new corporate façade upgrade that will reflect McDonald's new corporate image. This is reflective of a recent trend of other "fast food" restaurants in the area, A&W for example across the street from this site.

## Development Permits

The OCP for Maple Ridge designates the following as Development Permit Areas:

1. Commercial Development Permit pursuant to Section 919.1(1)(f) of the *Local Government Act* for the form and character of lands designated Commercial on Schedule B of the Official Community Plan or for lands designated Commercial in an Area Plan;
2. Town Centre Development Permit pursuant to Sections 919.1(1)(f) of the *Local Government Act* for property within the Town Centre as identified on Schedule B of the Official Community Plan. The Town Centre Development Permit applies to Ground Oriented Multi-Family, Medium and High-Rise Apartment, Low-Rise Apartment, Flexible Mixed Use, Town Centre Commercial, Port Haney Heritage Adaptive Use, and Port Haney Multi-Family, Commercial and Mixed Use land use designations and development.

Applications for Commercial Development Permits are assessed against the following key guideline concepts:

1. *Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.*

The application seeks the modernization of the existing building and therefore, should not negatively affect any other nearby use. The traffic, noise and lighting generated after the renovations should not exceed the current levels.

2. *Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.*

Through the development permit of 2012 an outdoor amenity area was established, together with landscaping and visual interests.

3. *Promote sustainable development with multimodal transportation circulation, and low impact building design.*

The building design is being upgraded to national marketing standards, established through the restaurant's headquarters. The proposed renovations are marketed as sustainable development, compatible with the Town Centre area and uses nearby.

4. *Respect the need for private areas in mixed use development and adjacent residential areas.*

The subject property is adjacent to mostly commercial properties, except to the south, where it is a residential in nature. The subject property is separated from the residential neighbours by Ritchie Avenue and a landscape strip on the restaurant site.

5. *The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.*

The subject architectural style upgrade is considered appropriate form and character for the established commercial business.

Furthermore, applications in the Town Centre Area Permit area, South of Lougheed (SOLO) precinct, are assessed against the following key guideline concepts:

1. *Develop a diverse shopping, employment and residential district.*  
The restaurant location will be renovated and no change to the existing use is proposed. While phasing renovations of both restaurant locations in Maple Ridge, the owner is facilitating employees getting shifts and maintaining employment opportunities.
2. *Create pedestrian-oriented streetscapes.*  
The subject is not proposing to change the existing streetscape. The drive-through component of the restaurant is influencing the landscape of the property, but pedestrian movements were integrated into the design.
3. *Enhance the quality, character and vibrancy of the SOLO area.*  
The form and character of the subject application is to enhance the quality, and vibrancy of the area, as established by corporate headquarters of their business. Some similar types of businesses such as A&W have also upgraded their design thru renovation in this area.
4. *Maintain cohesive building styles.*  
Proposed renovations will improve cohesiveness among the Town Centre Commercial Area businesses thru design and use of materials. The façade of the main mall across the street has also been renovated to a similar modern style.
5. *Capitalize on important views.*  
No change is proposed to the existing site views.
6. *Provide public outdoor space.*  
The existing outdoor seating area will change slightly in appearance thru the proposed renovation of the building, but remains in the same location. Walkability and pedestrian accessibility have been taken into account with the design.
7. *Provide climate appropriate landscaping and green features.*  
Landscaping and green features are established, and should be retained and protected during renovations.
8. *Maintain street interconnectivity.*  
No changes to the street connectivity are proposed. Access to and from the subject site remain as-is.

## **Zoning**

The property is zoned CS-1 (Service Commercial), which allows for restaurant and drive-through use. The subject zone is consistent with the existing use.

The following comments were provided to the applicant, and are shared with Council;

- If additional facilities such as expansion of washrooms are being proposed, the applicant will need to contact our Engineering Department to discuss the capacity of the existing water, sanitary and drainage systems, to handle increase.
- The Engineering Department is yet to receive the record drawings for the previous renovations through the civil consultant. Until the Engineering Department has received and accepted these record drawings, they will not support issuance of the Building Permit for this site. The applicant has been made aware by email of March 8, 2019 and was advised to discuss the urgency with the civil consultant.
- Any signs will ultimately need to conform with the requirements of the Sign Bylaw for the CS-1 (Service Commercial) zone, but the submitted is sufficient for this Commercial Development Permit application.

### **d) Advisory Design Panel:**

The following resolution was passed at the ADP meeting of September 18, 2019;

*That application 2019-011-DP be supported as presented and the application proceed to Council for approval.*

#### *Landscape Comments:*

1. *Consider providing additional exterior bike racks for clients and staff;*
2. *Ensure existing vegetation is retained and protected.*

#### *Architectural Comments:*

1. *Provide additional Crime Prevention Through Environmental Design provisions along South elevation, for instance: include CCTV, lighting, material transitions, etc;*
2. *Consider providing additional interior colour and pattern highlights (playfulness);*
3. *Consider wrapping South elevation with lower stone element.*

The applicant was informed of the ADP resolution and recommendations.



## CONCLUSION:

The subject application is in compliance with both the Commercial Development Permit Guidelines, and the Town Centre Area Permit Guidelines, therefore it is recommended the Corporate Officer be authorized to sign and seal 2019-011-DP respecting property located at 22780 Lougheed Highway.

"Original signed by Therese Melser"

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*Prepared by:* **Therese Melser**  
**Planning Technician**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

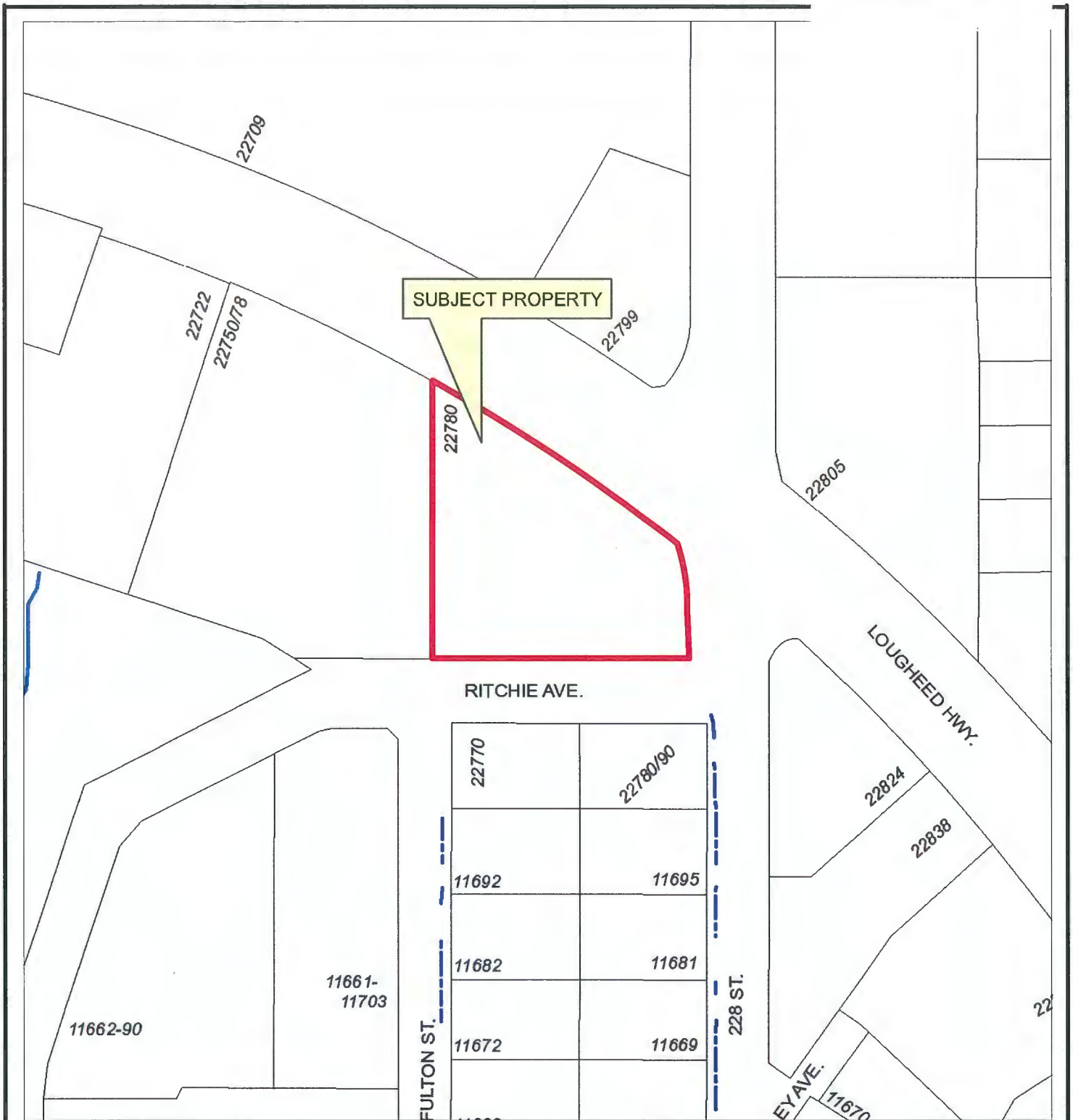
"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Proposed renovation plan



Scale: 1:1,500

### Legend

- Stream
- Ditch Centreline

22780 Lougheed Hwy

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2019-011

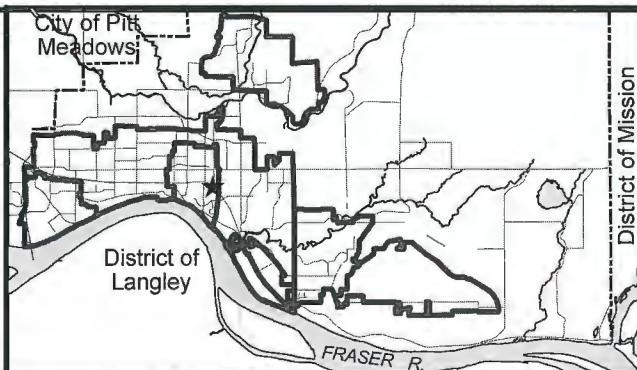
DATE: Jan 9, 2019

BY: MC





Scale: 1:1,500



22780 Lougheed Hwy

PLANNING DEPARTMENT



MAPLE RIDGE

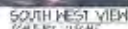
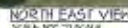
British Columbia

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

FILE: 2019-011  
DATE: Jan 9, 2019

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CONTEXT PHOTOS  
(EXISTING)

POLICE PLATE	SERIAL NUMBER
18-016	A500
DONE	DATE OF SALE
NOT TO SCALE	4079
BALANCE	CHECKED
NV-HH-NR 208	

Maple Ridge - 18-016

Existing

Proposed

## APPENDIX C







**TO:** His Worship Mayor Michael Morden **MEETING DATE:** 10 08 2019  
and Members of Council **FILE NO:** 01-0540-30-04-2019  
**FROM:** Chief Administrative Officer **MEETING:** CoW  
**SUBJECT:** Agri-tourism and Eco-tourism Strategies and Implementation

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**EXECUTIVE SUMMARY:**

The Maple Ridge Five-Year Tourism Strategy received Council endorsement in 2018. Among the priorities identified in the Strategy is that the City focus on ways in which to leverage benefits from agri-tourism and eco-tourism opportunities. These opportunities will contribute to the community's health and quality of life for residents while making Maple Ridge a destination for visitors. This report provides an update on activities underway and planned that support these outcomes, through destination marketing to target markets, investment in tourism businesses and infrastructure, development of destination events and support to visitor/citizen experiences in Maple Ridge in the quest to be "remarkable."

**RECOMMENDATION:**

**For information only – no resolution required.**

**DISCUSSION:**

**a) Background Context:**

Maple Ridge Council endorsed a Maple Ridge Five-Year Tourism Strategy in 2018 that continues to gain traction from regular and consistent community and tourism operators' feedback which helps guide strategic decision-making. The Tourism Strategy aligns with Council's Strategic Plan priorities which include building community pride and engagement, enhancing community safety, developing inter-government relations, promoting economic growth and utilizing natural assets to grow tourism opportunities. Support for agri-tourism and eco-tourism has strong potential for leveraging off existing assets, developing new tourism products and cultivating local experiential offerings that support these strategic priorities.

Maple Ridge is uniquely positioned to develop and capitalize on new tourism and target market attractions for visitors and residents of the Lower Mainland seeking agricultural and eco-tourism experiential experiences. For example, outdoor adventure opportunities, cycling events and routes, an abundance of safe, accessible and family-friendly hikes and back country touring opportunities are readily available in Maple Ridge and promote responsible

travel to natural areas that conserve the environment and include education and respect for local natural environments. A few of the more prominent ones include Kanaka Creek Regional Park - Watershed Stewardship Centre, Wild Play Elements Park, Allco Fish Hatchery, Malcolm Knapp Research Forest and Raptors Ridge Birds of Prey.

For those seeking farm-to-table food experiences, family farm outings, country-themed weddings and food and drink tasting opportunities, agri-tourism options have tremendous potential to draw visitors to Maple Ridge. A growing number of farms along the Golden Ears Bridge off-ramp's picturesque Golden Ears Way have opened their doors to the community for a variety of unique opportunities (e.g. Golden Ears Cheesecrafters, Laity Farm Pumpkin Patch, seasonal farm stands) to showcase Maple Ridge as a destination for agri-tourism experiences. For example, food tasting events, farm long-table events and beer fests, produced by farm operators, have become regional draws and are well-attended and popular events.

An interest in eco-tourism is reflected in an example of a social media response stemming from the launch of the Maple Ridge Ale Trail. A video posted on the City website titled "Alouette Berry Saison" features four local business owners hiking along the Alouette River harvesting wild berries to include in ingredients for a collaboration craft brew to celebrate the launch of the Ale Trail program. That this video was so well-received by visitors and residents, gaining 2000 views soon after posting, demonstrates the popularity of our farm-to-table culture – or in this case, our "natural environment-to-drinking glass" connection. Social media analytic measures reflect an interest from visitors and citizens to support initiatives that utilize natural assets to showcase Maple Ridge's unique agricultural and ecological offerings.

2019 saw tremendous progress on strategic deliverables with the formation of the new Tourism Maple Ridge Advisory Board, a team led by the Tourism Coordinator and supported by a variety of representatives from a wide range of tourism experiential offerings. This private sector and market intelligence continues to provide an important link between the community, tourism operators and City staff to support strategic decision-making and implementation in a deliberate manner that aligns with the proposed strategies recommended in the overarching plan.

2019 also saw closer partnerships with Provincial destination partners and funding sources (e.g. Destination BC, the BC Ale Trail, Scenic 7 BC) resulting in successful co-marketing projects to help brand Maple Ridge as a desirable destination for food and drink, outdoor adventure experiences and cultural exploration of our heritage, people and local stories. These partnerships brought opportunities to leverage off existing strengths, including a number of new assets and events; these included for example, the new Maple Ridge Ale Trail marketing program, the first annual Car Free Day event, a new Maple Ridge road map highlighting cycling, hiking, walking routes and tourism attractions, a Town Centre winter-focussed activation plan for implementation in December 2019 and a number of new print and digital media assets.

The Maple Ridge Car Free Day is an example of an eco-tourism initiative that brought together local businesses, athletes, artists, service clubs, environmental groups and other influencers for a special event that attracted 10,000 Lower Mainland residents for a full action-packed day of exploring our walkable Town Centre in a vehicle-free environment. The event was featured on Metro Vancouver Close Up as a prime example of an initiative that promoted a livable and resilient region and a healthy natural environment for current and

future generations and received a remarkable response on the City's social media and website with 7,000 video views, 700 RSVPs, 41 shares and 601 engagements.

Currently, the Economic Development team is leading a Town Centre activation focused on community engagement in planning and participation with a variety of outdoor, winter-focused, family-friendly activities in Memorial Peace Park during the month of December. Activities proposed include outdoor recreation activities, community carol singing, twilight school concerts and the promotion of festival events. Local businesses and participating residents will be highlighted for their light displays in the Town Centre and throughout the community. The event, in collaboration with the Business Improvement Association, the Chamber of Commerce and the ACT Arts Centre and Theatre, aims to build community spirit, engage businesses and residents in positive collaborations and improve accessibility and safety in outdoor spaces, with a long term goal of building this concept into an annual "must attend" event.

The 2020 Economic Development business plan includes a number of projects focused on promoting responsible travel to natural areas and participation in farm activities, food and drink opportunities, festival and cultural activities and sports tourism amenities.

In collaboration with the Tourism Maple Ridge Advisory Board, a few of next year's proposed business plan items include:

- A new Farm-To-Table Food and Drink Festival and self-guided artisan food trail,
- Maple Ridge Ale Trail growth and development to include more partners and outdoor adventure & eco-tourism experience opportunities,
- Further refinement of Car Free Day to encourage more local restaurant participation,
- A new Maple Ridge Experience Guide for Maple Ridge citizens and the surrounding region, international travelers, sports enthusiasts and visitors to highlight visitor and resident attractions, business and cultural services, and local history with the purpose of extending stays and increasing spending,
- Partnerships with stakeholders on collaborative projects (e.g. neighbouring municipalities, First Nations communities, business associations, Indigenous BC, BC Parks and BC 2020 Summer Games partnerships),
- Outreach efforts to bridge the gap between Golden Ears Park's visitor popularity and urban Maple Ridge experiences,
- Increased outreach via satellite Visitor Centres located in strategic locations,
- Development of a Sports Tourism Strategy,
- Showcasing and growth of participation in eco and agri-tourism businesses and development of products such as a new Farm Guide.

**b) Desired Outcome:**

The desired outcomes of agri-tourism and eco-tourism in Maple Ridge are to contribute to a vibrant, sustainable economy while engaging residents and visitors in positive activities and enhancing the vibrancy of the community. This in turn contributes to the livability and resiliency of the City for residents and future generations and helps achieve Council Strategic Priorities in terms of growth, eco-tourism, inter-government relations and community pride and engagement.

**c) Strategic Alignment:**

The City of Maple Ridge tourism services model is consistent with the Maple Ridge Five-Year Tourism Strategy, the Maple Ridge Ten-Year Cultural Plan and aligns with Council's



2019 Strategic Priorities: inter-government relations, community pride and spirit and utilizing natural assets to grow eco-tourism opportunities.

**d) Citizen/Customer Implications:**

Tourism services delivery aligns with the community's feedback on the direction and priorities for the future of everyone who lives, works and plays in Maple Ridge and is governed by transparency, accountability, results-driven strategies; and, flexible and responsive, inclusive, approachable, collaborative, innovative, efficient and effective services.

**e) Interdepartmental Implications:**

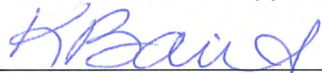
The Economic Development works closely with Engineering, Bylaws, Parks, Recreation and Culture, the Fire Department and others to ensure initiatives are successfully and safely planned and executed. The Tourism Strategy recommends, for example, that hiking trails, cycling and walking routes be developed by the Parks Department but supported by Tourism and include a view through a "visitor lens."

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

The Economic Development team continues to seek support from the accommodation sector for the Municipal and Regional District Tax (MRDT) but for the meantime recognize the benefits of investing in Tourism Services and opportunities that provide a strong crossover of identity, culture, geography, agriculture, artisan food/beverage appreciations and attract a variety of visitors to Maple Ridge.

**CONCLUSION:**

Maple Ridge's Agri-Tourism and Eco-Tourism service delivery model reflects principles designed to ensure Maple Ridge's success moving forward. These include regular reporting of progress and results achieved, an open and transparent public process, leveraging of private sector knowledge and experience and a balance of stakeholder and environmental interests with continuing accountability to funders. Key action items aim to leverage opportunities to highlight natural environmental assets while mitigating impacts on wildlife and utilizing natural ecological and agricultural assets for tourism opportunities that benefit the greater good.



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Prepared by: **Kathryn Baird, BGS**  
Tourism Coordinator, Economic Development



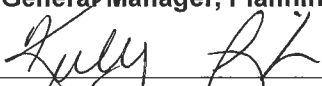
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Reviewed by: **Darrell Denton**  
Acting Director, Economic Development & Civic Properties



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



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