



City of Maple Ridge

PUBLIC HEARING

November 21, 2017

CITY OF MAPLE RIDGE

***PUBLIC HEARING AGENDA
November 21, 2017
7:00 pm
Council Chambers, 1st Floor, City Hall***

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

1) 2017-291-RZ

24093 and 24137 104 Avenue and PID 009-437-061

Lot 3 Section 10 Township 12 New Westminster District Plan 10921

Lot 4 Section 10 Township 12 New Westminster District Plan 10921

Lot 9 Section 10 Township 12 New Westminster District Plan 14750

Maple Ridge Official Community Plan Amending Bylaw No. 7369-2017

To amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan from Medium Density Residential and Institutional to Institutional and Conservation.

To amend Schedule "C" of the Official Community Plan to add to Conservation.

Maple Ridge Zone Amending Bylaw No. 7364-2017

To rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to P-1 (Park and School). The current application is to facilitate the co-location and joint development of a new Albion Elementary School and Albion Community Centre.

2) 2015-347-RZ
20621 123 Avenue

Lot 1 District Lot 276 Group 1 New Westminster District Plan 80156

Maple Ridge Official Community Plan Amending Bylaw No. 7383-2017

To amend Schedule "B" of the Official Community Plan from Urban Residential to Conservation.

To amend Schedule "C" of the Official Community Plan to add to Conservation.

Maple Ridge Zone Amending Bylaw No. 7193-2015

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential). The current application is to permit a future subdivision of approximately 10 lots.

3) 2016-336-RZ
11300 and 11250 240 Street

Lot 1 Section 15 Township 12 New Westminster District Plan 22347

Lot 2 Section 15 Township 12 New Westminster District Plan 22347

Maple Ridge Official Community Plan Amending Bylaw No. 7396-2017

To amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan from Medium Density Residential to Conservation.

To amend Schedule "C" of the Official Community Plan to add to Conservation.

Maple Ridge Zone Amending Bylaw No. 7287-2016

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) and R-2 (Urban Residential District). The current application is to permit the future subdivision of 5 lots and the future construction of a 54 unit townhouse development.

4) 2016-191-RZ
11939 240 Street

South Half Lot 1 Section 16 Township 12 New Westminster District Plan 1676

Maple Ridge Zone Amending Bylaw No. 7257-2016

To rezone from CS-1 (Service Commercial) to C-2 (Community Commercial). The current application is to permit construction of a multi-tenant commercial development.

CITY OF MAPLE RIDGE
NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 pm., Tuesday, November 21, 2017 to consider the following bylaws:


1) **2017-291-RZ**
24093 and 24137 104 Avenue and PID 009-437-061




Lot 3 Section 10 Township 12 New Westminster District Plan 10921
Lot 4 Section 10 Township 12 New Westminster District Plan 10921
Lot 9 Section 10 Township 12 New Westminster District Plan 14750

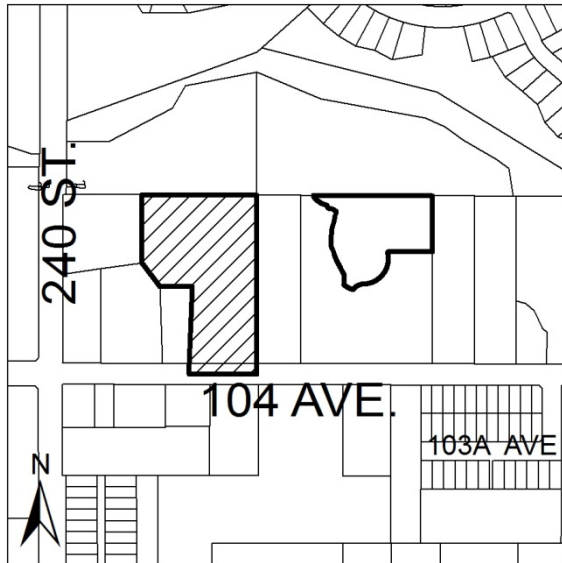
Maple Ridge Official Community Plan Amending Bylaw No. 7369-2017

To amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan

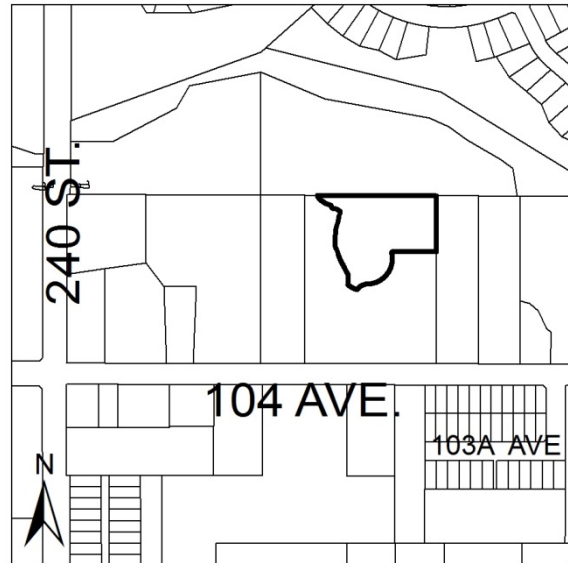
from Medium Density Residential and Institutional to Institutional  and

Conservation , as shown on Map No. 952.

To amend Schedule "C" of the Official Community Plan to add to Conservation, as shown on Map No. 963.



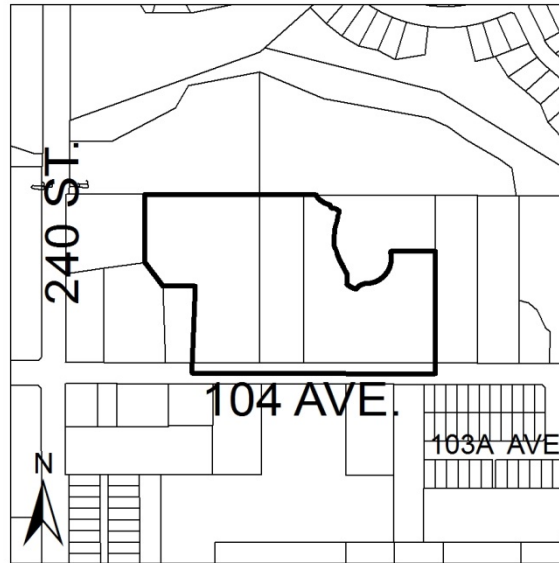
Map No. 952



Map No. 963

Maple Ridge Zone Amending Bylaw No. 7364-2017

To rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to P-1 (Park and School). The current application is to facilitate the co-location and joint development of a new Albion Elementary School and Albion Community Centre.



2)

2015-347-RZ

20621 123 Avenue

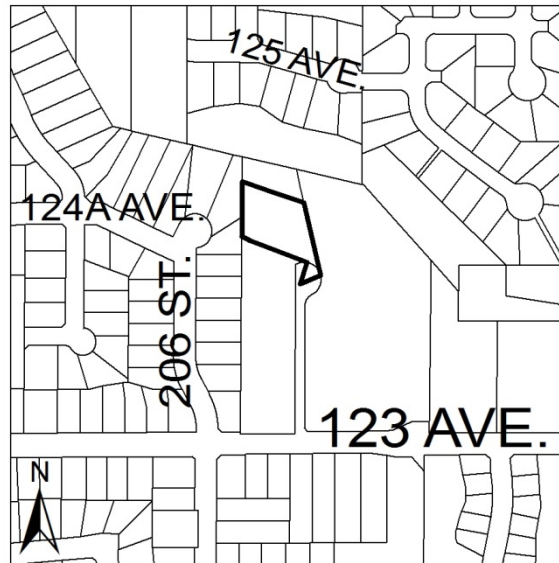
Lot 1 District Lot 276 Group 1 New Westminster District Plan 80156



Maple Ridge Official Community Plan Amending Bylaw No. 7383-2017

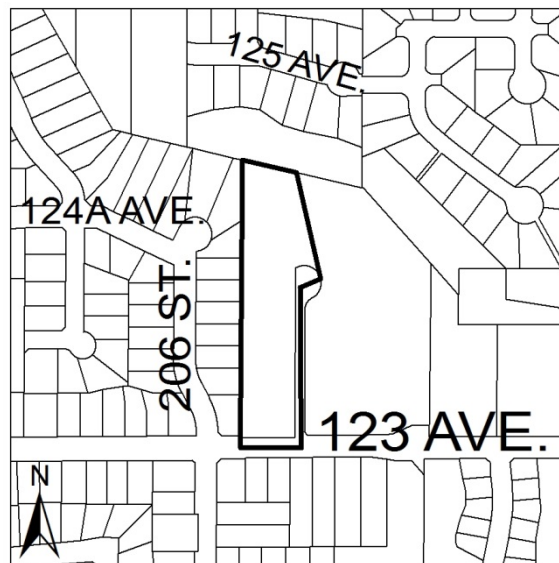
To amend Schedule "B" of the Official Community Plan from Urban Residential to Conservation, as shown outlined in heavy black line on map below.

To amend Schedule "C" of the Official Community Plan to add to Conservation, as shown outlined in heavy black line on map below.



Maple Ridge Zone Amending Bylaw No. 7193-2015

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban [Medium Density] Residential). The current application is to permit a future subdivision of approximately 10 lots.



3)

2016-336-RZ

11300 and 11250 240 Street

Lot 1 Section 15 Township 12 New Westminster District Plan 22347

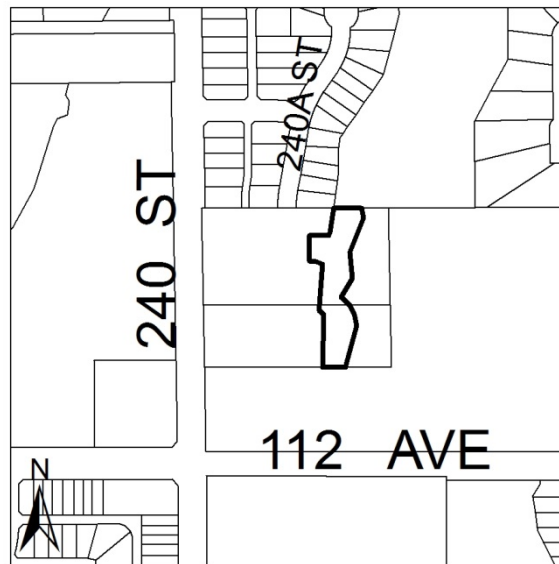
Lot 2 Section 15 Township 12 New Westminster District Plan 22347



Maple Ridge Official Community Plan Amending Bylaw No. 7396-2017



To amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan from Medium Density Residential to Conservation, as shown outlined in heavy black line on map below.

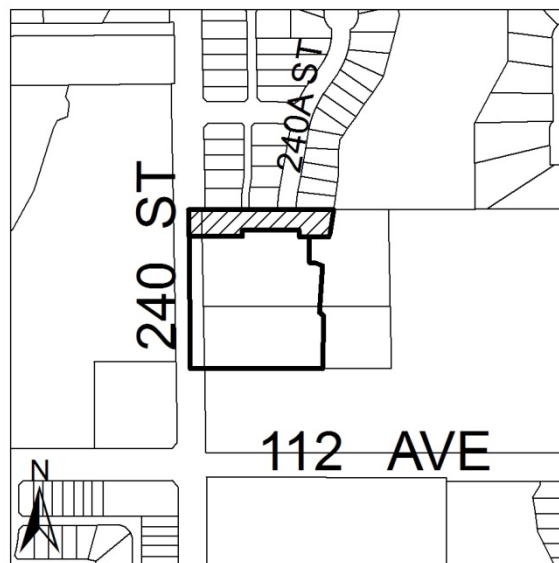
To amend Schedule "C" of the Official Community Plan to add to Conservation, as shown outlined in heavy black line on map below.



Maple Ridge Zone Amending Bylaw No. 7287-2016

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential)

 and R-2 (Urban Residential District) . The current application is to permit the future subdivision of 5 lots and the future construction of a 54 unit townhouse development.



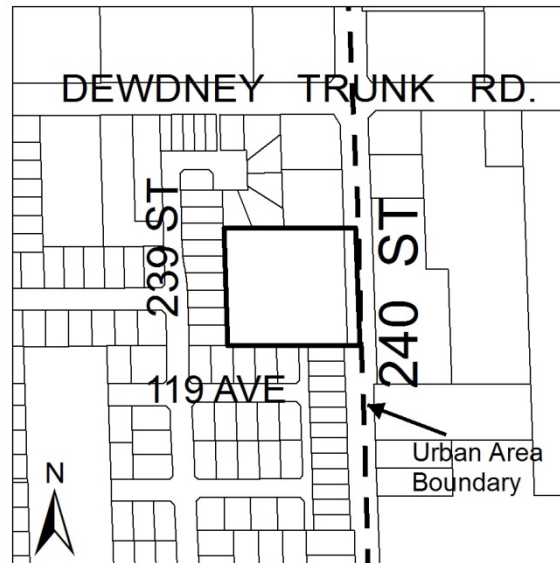
4) **2016-191-RZ**
11939 240 Street

South Half Lot 1 Section 16 Township 12 New Westminster District Plan 1676



Maple Ridge Zone Amending Bylaw No. 7257-2016

To rezone from CS-1 (Service Commercial) to C-2 (Community Commercial). The current application is to permit construction of a multi-tenant commercial development.



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 am and 4:00 pm from November 9, 2017 to November 21, 2017, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at www.mapleridge.ca/640.

ALL PERSONS who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Manager of Legislative Services or by sending an email to the Clerk's Department at clerks@mapleridge.ca, by 4:00 pm, November 21, 2017. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 9th day of November, 2017.

Laurie Darcus, MMC
Manager of Legislative Services

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-291-RZ
File Manager: Adam Rieu

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

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

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

Additional reports provided:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7369-2017 and
First and Second Reading
Zone Amending Bylaw No. 7364-2017
24093 and 24137 104 Avenue and PID 009-437-061

MEETING DATE: October 24, 2017
FILE NO: 2017-291-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the three subject properties, located at 24093 and 24137 104 Avenue and Parcel Identifier (PID) 009-437-061, from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to P-1 (Park and School) (see Appendices A and B). The Board of Education of School District 42 (the School District) entered into a Joint Acquisition Agreement with the City of Maple Ridge (the City) to facilitate the co-location and joint development of an Elementary School and Community Centre. The proposed zoning to P-1 (Park and School) will allow for the development of the new Albion Elementary School and Albion Community Centre. The three subject properties will be consolidated as part of rezoning conditions and then subdivided into the School District-owned Elementary School and the City-owned Community Centre. A Shared Use Agreement will be implemented between the School District and the City for facility programming, playfield use, trail networks, storage, and infrastructure requirements. A Cross Access Agreement and Reciprocal Statutory Right-of-Way will be required as a condition of rezoning to allow for the full movement of vehicles and parking between the facilities.

This application requires an amendment to the Official Community Plan (OCP) to re-designate one of the three subject properties (24093 104 Avenue) from *Medium Density Residential* to *Institutional*. The other two subject properties are already designated as *Institutional* for the proposed uses. The area around the tributary to Spencer Creek will also be re-designated as *Conservation*. A text amendment is required to the Zoning Bylaw to add 'community centre' as one of the permitted uses to the 'Assembly Use' definition.

As per Council Policy 6.31, Community Amenity Contributions are not required for this application, as it is not for residential development.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, Council has considered and provided opportunity for early and on-going consultation by way of posting Official Community Plan Amending Bylaw No. 7369-2017 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;
- 2) That Official Community Plan Amending Bylaw No. 7369-2017 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. 7369-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7369-2017 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7364-2017 be given first and second readings, 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 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";
 - iii) Park dedication as required, including construction of walkways and trails; and removal of all debris and garbage from park land;
 - iv) Consolidation of the subject properties;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vi) Registration of a Reciprocal Statutory Right-of-Way Agreement for shared parking;
 - vii) Registration of a Reciprocal Cross Access Easement Agreement;
 - viii) Registration of a Restrictive Covenant for Tree Protection;
 - ix) Registration of a Restrictive Covenant for Stormwater Management;
 - x) Submission of a Traffic Impact Study Report and approval of the report from the Engineering Department;
 - xi) Removal of existing buildings;
 - xii) A Water Supply Operating Permit from Fraser Health will be required for any water supply system serving everything other than a single family dwelling;
 - xiii) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided; and
 - xiv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

Applicant:	Craven Huston Powers Architects
Legal Descriptions:	Lot 3 Section 10 Township 12 New Westminster District Plan 10921; Lot 4 Section 10 Township 12 New Westminster District Plan 10921; and Lot 9 Section 10 Township 12 New Westminster District Plan 14750
OCP:	
Existing:	Medium Density Residential and Institutional
Proposed:	Institutional
Zoning:	
Existing:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
Proposed:	P-1 (Park and School)
Surrounding Uses:	
North:	Use: Vacant Zone: RS-1b (One Family Urban (Medium Density) Residential) and RS-3 (One Family Rural Residential) Designation: Conservation, Medium Density Residential, Institutional
South:	Use: Single Family Residential and Vacant Zone: RS-2 (One Family Suburban Residential), RM-1 (Townhouse Residential), RS-3 (One Family Rural Residential), R-3 (Special Amenity Residential District) Designation: Medium Density Residential
East:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Medium Density Residential and Conservation
West:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Medium Density Residential and Conservation
Existing Use of Property:	Vacant
Proposed Use of Property:	Elementary School and Community Centre
Site Area:	4.1 ha (10.1 acres)
Access:	104 Avenue
Servicing requirement:	Urban Standard

2) Project Description:

The subject properties, located at 24093 and 24197 104 Avenue and PID 009-437-064, are located on the north side of 104 Avenue, east of 240 Street and are surrounded by single family lots to the

east and west, 104 Avenue to the south, and vacant City-owned property (*Conservation* and *Institutional*) to the north (see Appendix A). The three subject properties are a combined 4.1 ha (10 acres) in size. The two western properties are currently vacant, while the property at 24137 104 Avenue has an existing house that will require removal as a condition of final reading. The subject properties have a significant amount of vegetation located across the properties, with steep slopes located on both the western and eastern property boundaries. A tributary to Spencer Creek originates on the eastern-most property and runs north to the mainstem of Spencer Creek (see Appendix B). The area around this tributary will be dedicated back to the City as *Conservation* (see Appendix C).

The current application is proposing to rezone the subject properties from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to P-1 (Park and School) to permit the construction of an Elementary School and Community Centre (see Appendix D). The School District and the City have entered into a Joint Acquisition Agreement to facilitate the development of the subject properties. Shared use agreements will be implemented for joint facility programming, playfield use, trail networks, storage, and infrastructure requirements. A Cross Access Agreement will be required as part of the rezoning conditions to allow for the movement of vehicles between each facility for access and egress from each site. A Reciprocal Statutory Right-of-Way will be required for the shared parking between each facility.

Once the subject properties are rezoned and consolidated, a subdivision application will be required to create the two lots, consisting of the School District-owned Elementary School and the City -owned Community Centre. The proposed Elementary School will be located centrally on the site with a lot size of approximately 2.7 ha (6.6 acres). The site will consist of an Elementary School with a gross floor area of approximately 5,147 m² (55,403 ft²). A full-size playfield will be located in the northwest corner of the school site; a looping trail for student use with a future connection to the trail network near Spencer Creek; and parking for 55 vehicles, combined with the Community Centre's 86 proposed parking stalls for a total of 141 parking stalls.

The proposed Elementary School (see Appendix E) is designed to incorporate a 21st century learning environment consisting of a 'Pod concept' of communal learning and access to indoor/outdoor classrooms. In addition, an Environmental Pod will showcase some of the school's sustainability features to include: solar panels; windows with actuators for optimal heating and cooling; stormwater/rainwater harvesting, which will help to recharge the tributary to Spencer Creek; and an internal LED display identifying the various features, such as energy gains and temperature. The school's aesthetics will consist of wood-frame construction throughout (see Appendix F). The gym has been designed with aboriginal input providing a traditional longhouse column and beam structure. Efficient window placement near the roof line will allow natural light in and reduce the need for artificial lighting. Natural play areas will be incorporated into the landscape plan and will consist of permeable surfaces (see Appendix G).

The proposed Community Centre will be located in the southeast corner of the subject properties, with a lot size of approximately 0.76 ha (1.9 acres). The site will consist of one building with a gross floor area of approximately 1,686 m² (18,148 ft²). The concept for the Community Centre will have a focus on the performing arts and local theatre, and anticipates a small indoor and outdoor amphitheater and stage. The Community Centre will provide services for all ages from infants to seniors, but will have an emphasis on school-age children and youth. The building will be designed to work with the natural environment and incorporate view corridors to the local landscape and natural topography. The community consultation portion of the project for the Community Centre has been completed in terms of design; however, it is now up to the Architect to design the building

based on the community input. The Parks, Recreation and Culture Department will be working with Council to complete the Community Centre portion of the project.

3) Planning Analysis:

i) Official Community Plan:

The three subject properties are within the Albion Area Plan. The properties located at 24137 104 Avenue and PID 009-437-061 are designated *Institutional* in the OCP, and the property located at 24093 104 Avenue is designated *Medium Density Residential*. The property designated *Medium Density Residential* will require an OCP amendment to *Institutional* to align with the proposed rezoning to P-1 (Park and School). The area around the tributary to Spencer Creek will also be re-designated as *Conservation*.

The *Institutional* designation applies to diverse uses that meet specific community needs. The re-designation for this development is supportable based on the following principles and policies within the OCP:

Principle 4: The community recognizes that components of the built and natural environments contribute to the character of Maple Ridge and sense of community, and in turn, ‘placemaking’;

Principle 36: Integrating growth with services, infrastructure, and schools is desirable for the future of Maple Ridge.

Principle 38: Expanding services concurrently with development is regarded by the community as good planning and development practice.

Policy 4-5: Maple Ridge supports the cooperative and community use of facilities belonging to the Municipality, School District, local churches and other agencies; as neighbourhood centres for gatherings; accessing educational, recreational, leisure and volunteer opportunities; and promoting capacity building and leadership development in the community.

Policy 4-7: Maple Ridge supports the provision of both public and private education facilities to serve a broad range of interests, educational needs and age groups. Maple Ridge will locate community level and neighbourhood level parks adjacent to secondary schools and elementary schools, wherever possible.

Policy 4-31: Small scale or locally serving institutional facilities that can be located throughout the community include: schools, community halls, parks and recreation facilities, museums, firehalls, and places of worship. These uses will be permitted in rural and urban areas subject to parking requirements, access, compliance with zoning bylaws, and compatibility with adjacent land uses.

Policy 4-37: To meet the needs of a growing and changing population, appropriate facilities and services will be planned in consultation with Provincial and Regional agencies and authorities, including the Fraser Health Region.

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to P-1 (Park and School) to permit the development of a new Elementary School and Community Centre. The subject properties will be consolidated as a condition of rezoning and subdivided for a School District-owned Elementary School and a City-owned Community Centre. The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 0.80 ha (2 acres) and minimum lot size for the RS-2 (One Family Suburban Residential) zone is 0.40 ha (1 acre); there is no minimum lot size for the P-1 (Park and School) zone. The applicant will be seeking a text amendment to the Zoning Bylaw definition for 'Assembly Use' to include 'community centre' as one of the permitted uses.

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

The Off-Street Parking and Loading Bylaw No. 4350-1990 requires 1 stall per 93m² gross floor area for public schools and 1 stall per 20m² gross floor area for assembly use (the Community Centre). The applicant is providing 56 parking stalls for the proposed Elementary School and 85 parking stalls for the proposed Community Centre, for a total of 141 parking stalls. Both uses meet the Off-Street Parking and Loading Bylaw minimum requirements. Two of the stalls will be identified as accessible parking for the Community Centre and one stall for accessible parking at the Elementary School. A Reciprocal Statutory Right-of-Way will be registered between the School District and the City to allow the various users to park at either facility. A Cross Access Easement will be registered to allow the full movement of vehicles between each facility for access and egress.

iv) **Proposed Variances:**

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

- *To reduce the side yard setback from 7.5m (24 ft.) to 1.0m (3 ft.); and*
- *To increase the maximum retaining wall height from 1.2m (4 ft.) to 2.8m (9 ft.).*

The requested variances to the P-1 (Park and School) zone will be the subject of a future Council report.

v) **Development Permits:**

A Form and Character Development Permit is not required for Institutional developments; however, a Watercourse Protection and Natural Features Development Permit are required, as outlined below.

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is 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 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.

vi) Advisory Design Panel:

A Development Permit is **not** required for *Institutional* developments; therefore, the project did not have to be reviewed by the Advisory Design Panel prior to second reading. However, the applicant did submit design drawings to the Advisory Design Panel for preliminary comments in an effort to improve the design. The ADP recommendations have been considered and are reflected in the current plans.

vii) Development Information Meeting:

A Development Information Meeting was held at Alexander Robinson Elementary School on September 21, 2017. Seven people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Clarification on the catchment area for the proposed school; and
- Concern about the speed of vehicles travelling along 104 Avenue.

The applicant provided the following response to the issues raised by the public:

- The catchment area for Albion area schools will be conducted by the School District and determined in the Fall of 2018; and
- Enforcement of the speed limit does not fall within the jurisdiction of the School District. Comments have been forwarded to the Engineering Department.

4) Environmental Implications:

The applicant has submitted an Environmental Assessment prepared by Environmental Dynamics Inc. (EDI). EDI have also worked with the Environment Section of the Planning Department to identify the *Conservation* boundary around the tributary to Spencer Creek. The proposed setbacks from the top of bank are between 22.5m (74 ft.) and 30m (98 ft.). The reduced setback (less than 30m) areas are located on the western section of the riparian area adjacent to the Elementary School, and the southeast section of the riparian area adjacent to the Community Centre (see Appendix E). In order to compensate for the encroachment into the 30m setback and subsequent loss of habitat, the applicant has provided compensation, to include:

- Protection of a greater amount of comparable habitat on-site; and
- Additional restoration works along the mainstem of Spencer Creek, located on the northern City-owned property;

The applicant has provided a Tree Management Report, prepared by Arbortech Consulting, to ensure appropriate retention and compensation is provided for the trees on-site. Steep slopes have been identified on the western and eastern property boundaries. The site will require portions of the

property to be supported through retaining wall structures, specifically around the playfield location and the western property boundary (see Appendix E). Any retaining walls exceeding 1.2m (4 ft.) in height will be the subject of a future Development Variance Permit report to Council. Stormwater management features will include raingardens and bioswales to capture stormwater from impervious areas and redirect the runoff to the tributary of Spencer Creek. These stormwater features also have the ability to create wildlife habitat and educational opportunities for the students.

5) Interdepartmental Implications:

i) Engineering Department:

Concrete curb and gutters will be required along the north side of 104 Avenue. Sidewalks will be required on the north side of 104 Avenue and will consist of a 3m (10 ft.) multi-use path. The sidewalk will be constructed west of the school to the intersection of 104 Avenue and 240 Street, as well as east of the school, to connect with the existing sidewalk at 24225 104 Avenue. Street trees and street lights are required across the frontage of the subject properties to the collector road standard. The subject properties are situated within an area currently not serviced with municipal sanitary sewer. To service the site, a sanitary pump station will be required. The pump station is the applicant's responsibility and shall be constructed to a municipal standard and have the capacity to service the adjacent lands. The pump station may ultimately be replaced by a pump station in the Albion Fairgrounds and the gravity sewer must be designed to be extended to the existing sewer west of 240 Street in the future.

The applicant will be required to provide a Traffic Impact Assessment report. The approval of the report will be a condition of final reading.

ii) Licences, Permits and Bylaws:

The Licenses, Permits and Bylaws Department will be addressing all matters relating to building permits and the demolition of the existing structures on the subject properties. The review also noted to ensure sufficient access for emergency vehicles and personnel is provided to the playing field.

iii) Parks, Recreation and Culture Department:

The Parks, Recreation and Culture Department requested the applicant to provide a looping trail for student use and for future connection to the trail networks near Spencer Creek. The trail design will work with the natural features in the area, including existing trees, topography and watercourses.

6) 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 re-designate one of the subject properties located at 24093 104 Avenue, from *Medium Density Residential* to *Institutional* 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, 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.

7) Citizen/Customer Implications:

A Development Information Meeting was held on September 21, 2017. The results of the concerns expressed at that meeting are discussed above. The Public Hearing will provide an additional venue for citizens to express their concern or support of the development.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7369-2017, that first and second reading be given to Zone Amending Bylaw No.7364-2017 and that application - 2017-291-RZ be forwarded to Public Hearing.

“Original signed by Adam Rieu”

Prepared by: Adam Rieu
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by David Boag”

Approved by: David Boag
Director of Parks & Facilities

“Original signed by Frank Quinn”

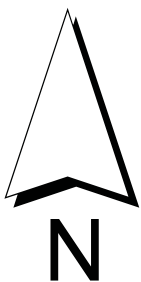
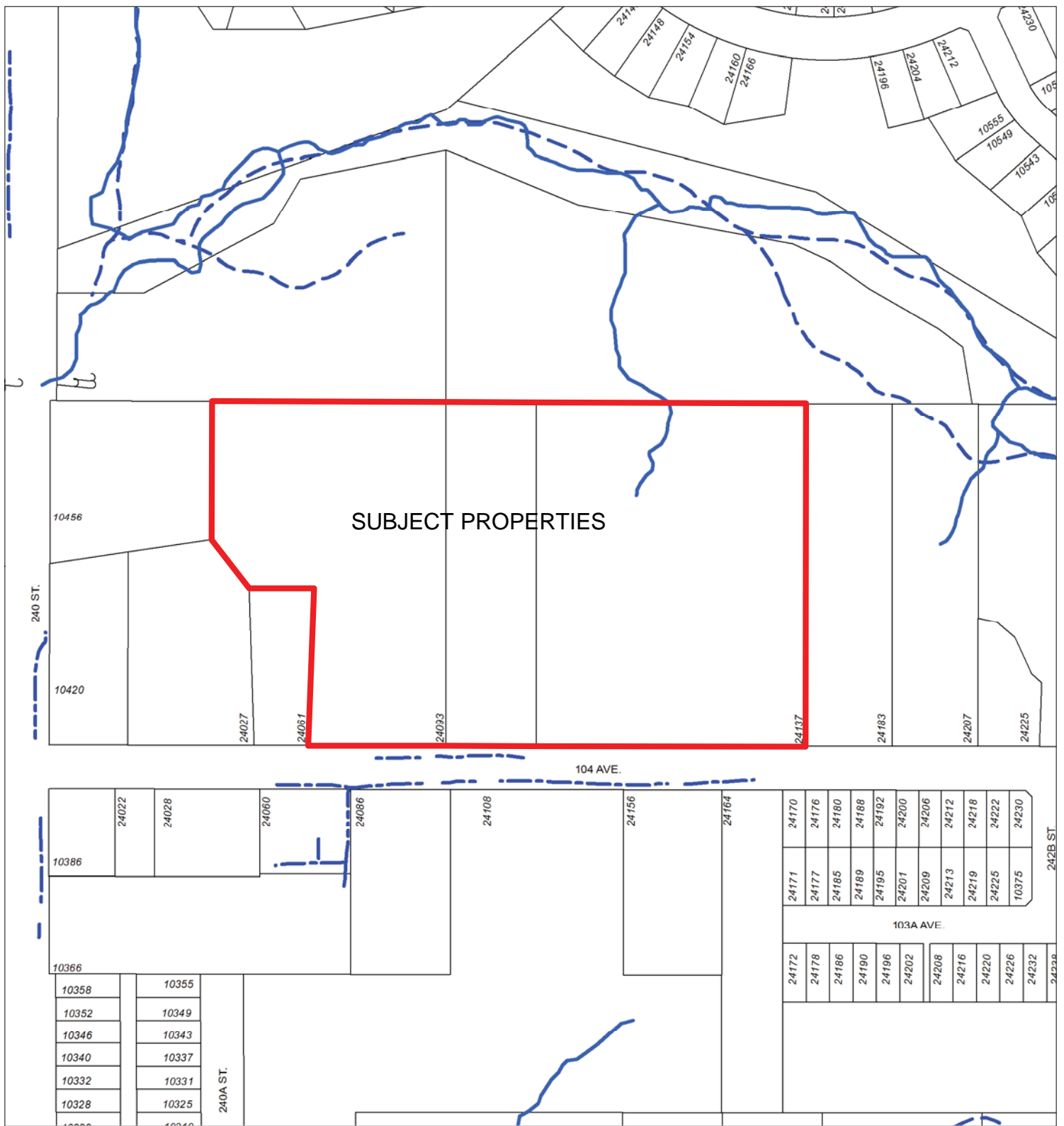
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7369-2017
Appendix D – Zone Amending Bylaw No. 7364-2017
Appendix E – Site Plan
Appendix F – Building Elevation Plans, Elementary School
Appendix G – Landscape Plan



Scale: 1:2,500

Legend

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

24093/24137 104 Avenue
009-437-061

PLANNING DEPARTMENT



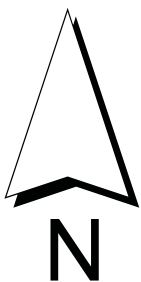
MAPLE RIDGE

British Columbia

mapleridge.ca

2017-291-RZ
DATE: Jul 5, 2017

BY: JV



Scale: 1:2,500

Legend

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

24093/24137 104 Avenue
009-437-061

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-291-RZ
DATE: Jul 5, 2017

BY: JV

CITY OF MAPLE RIDGE

BYLAW NO. 7369-2017

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

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

AND WHEREAS it is deemed expedient to amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C" of the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7369-2017"
2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan is hereby amended for that parcel or tract of land and premises known and described as:

Lot 3 Section 10 Township 12 New Westminster District Plan 10921
Lot 4 Section 10 Township 12 New Westminster District Plan 10921
Lot 9 Section 10 Township 12 New Westminster District Plan 14750

and outlined in heavy black line on Map No. 952, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 3 Section 10 Township 12 New Westminster District Plan 10921
Lot 4 Section 10 Township 12 New Westminster District Plan 10921
Lot 9 Section 10 Township 12 New Westminster District Plan 14750

and outlined in heavy black line on Map No. 963, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adjusting the Conservation boundary.

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

READ a first time the 24th day of October, 2017.

READ a second time the 24th day of October, 2017.

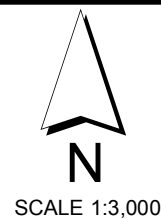
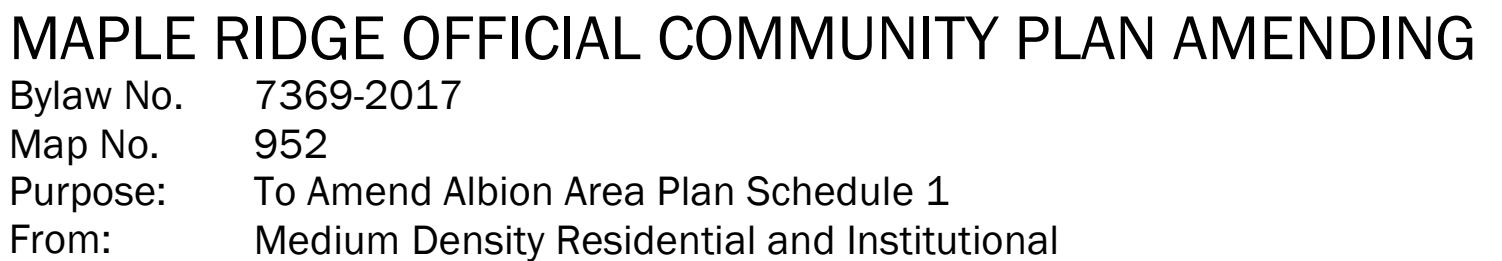
PUBLIC HEARING held the day of , 20 .

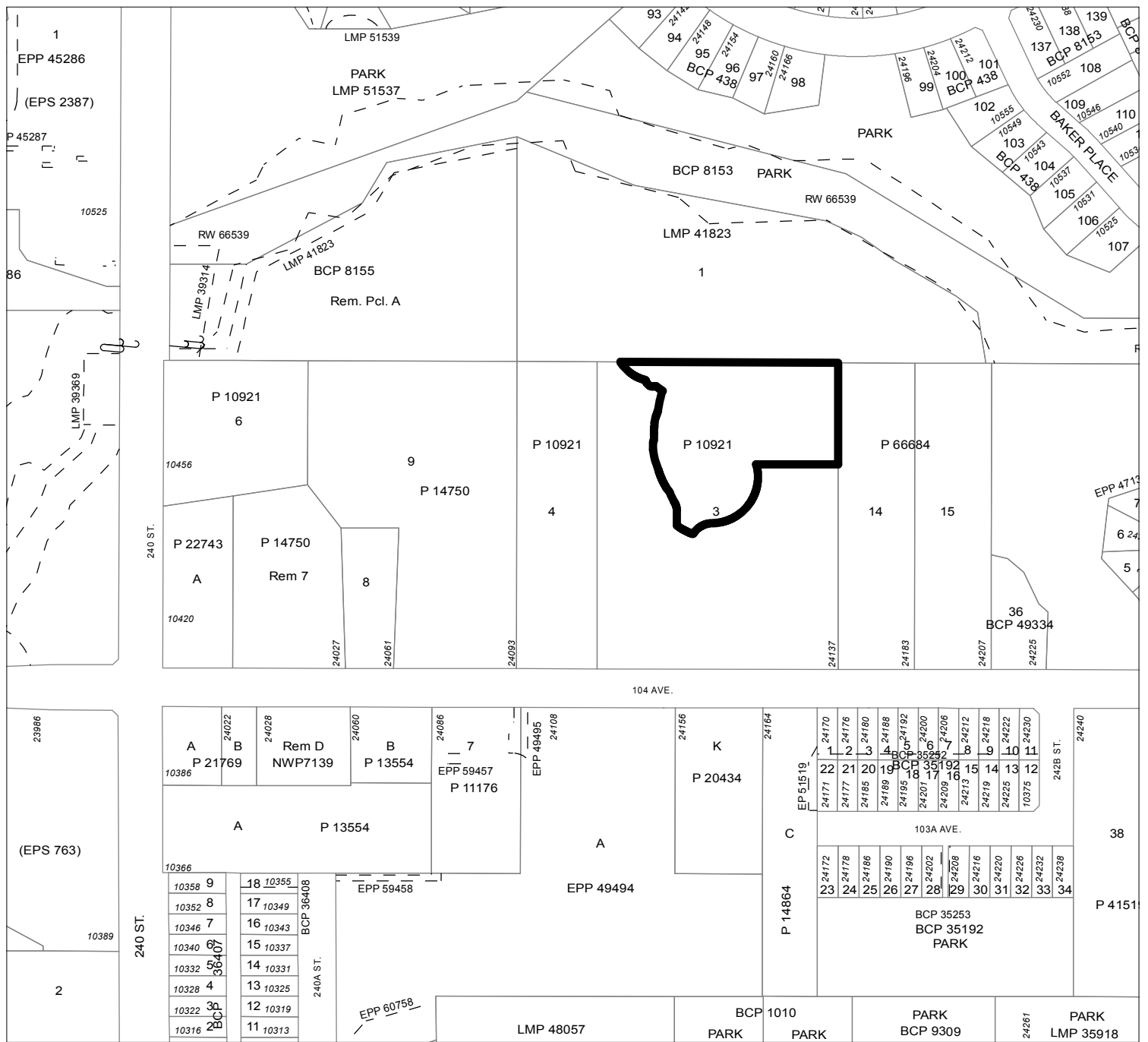
READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

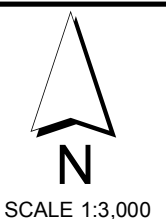




MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7369-2017
 Map No. 963
 Purpose: To Amend Schedule C as shown

 To Add to Conservation



BYLAW NO. 7364-2017

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7364-2017."

2. That PART 2 INTERPRETATION, ASSEMBLY USE definition is amended by replacing with the following: a use providing for the assembly of persons for charitable, philanthropic, cultural, entertainment uses, public transportation depots, or private educational purposes; includes auditoriums, youth centres, social halls, community centres, group camps, theatres, private schools, kindergartens, and child care centres.

- Lot 3 Section 10 Township 12 New Westminster District Plan 10921
 Lot 4 Section 10 Township 12 New Westminster District Plan 10921
 Lot 9 Section 10 Township 12 New Westminster District Plan 14750

and outlined in heavy black line on Map No. 1725 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to P-1 (Park and School).

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

READ a first time the 24th day of October, 2017.

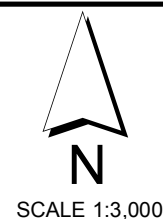
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PUBLIC HEARING held the day of , 20

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

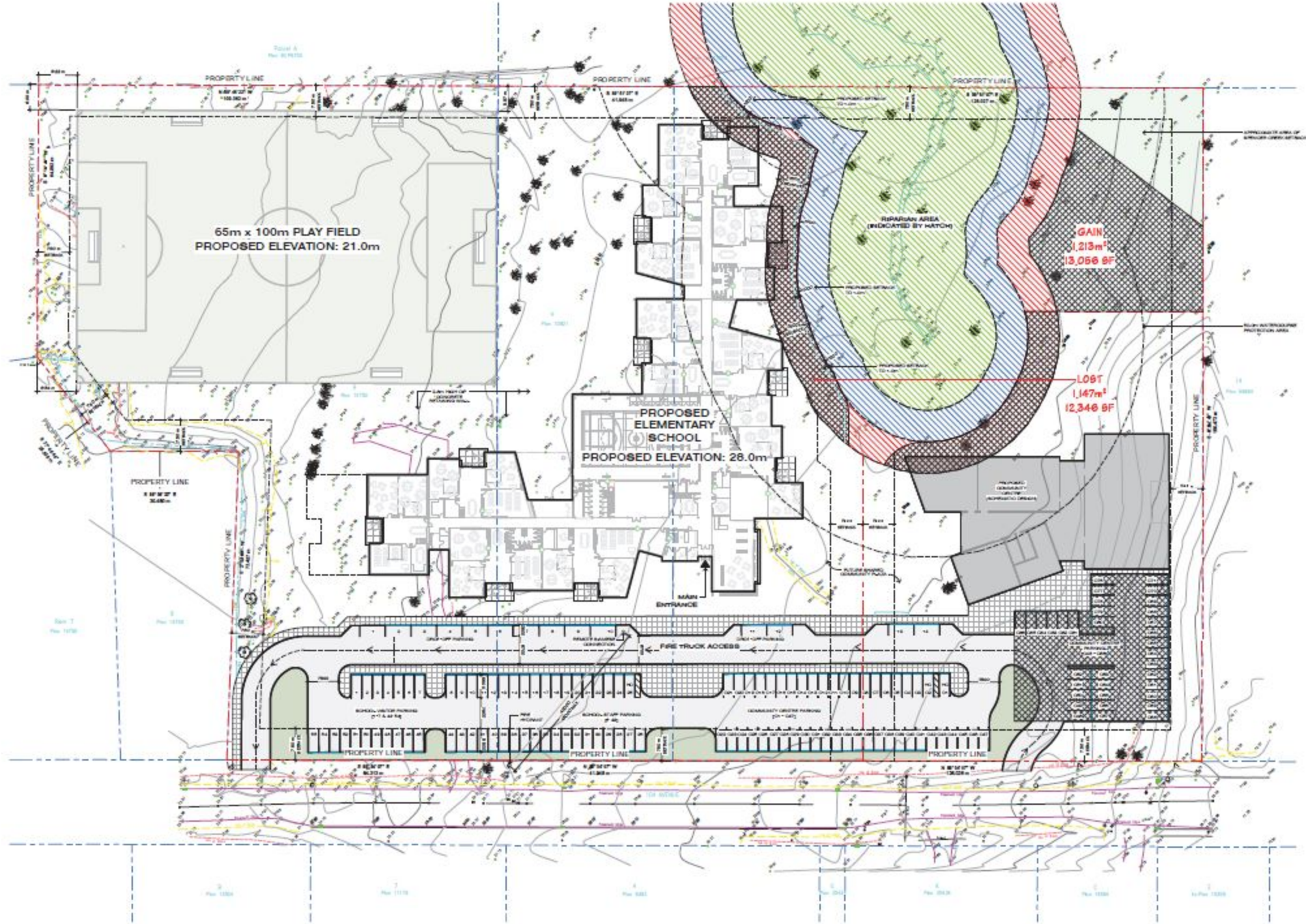
ADOPTED the day of , 20

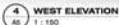
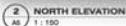
CORPORATE OFFICER





OVERALL SITE PLAN
1:300





2017.07.04

JULY 7th, 2017 - ISSUED FOR PRELIMINARY PLANNING APPLICATION

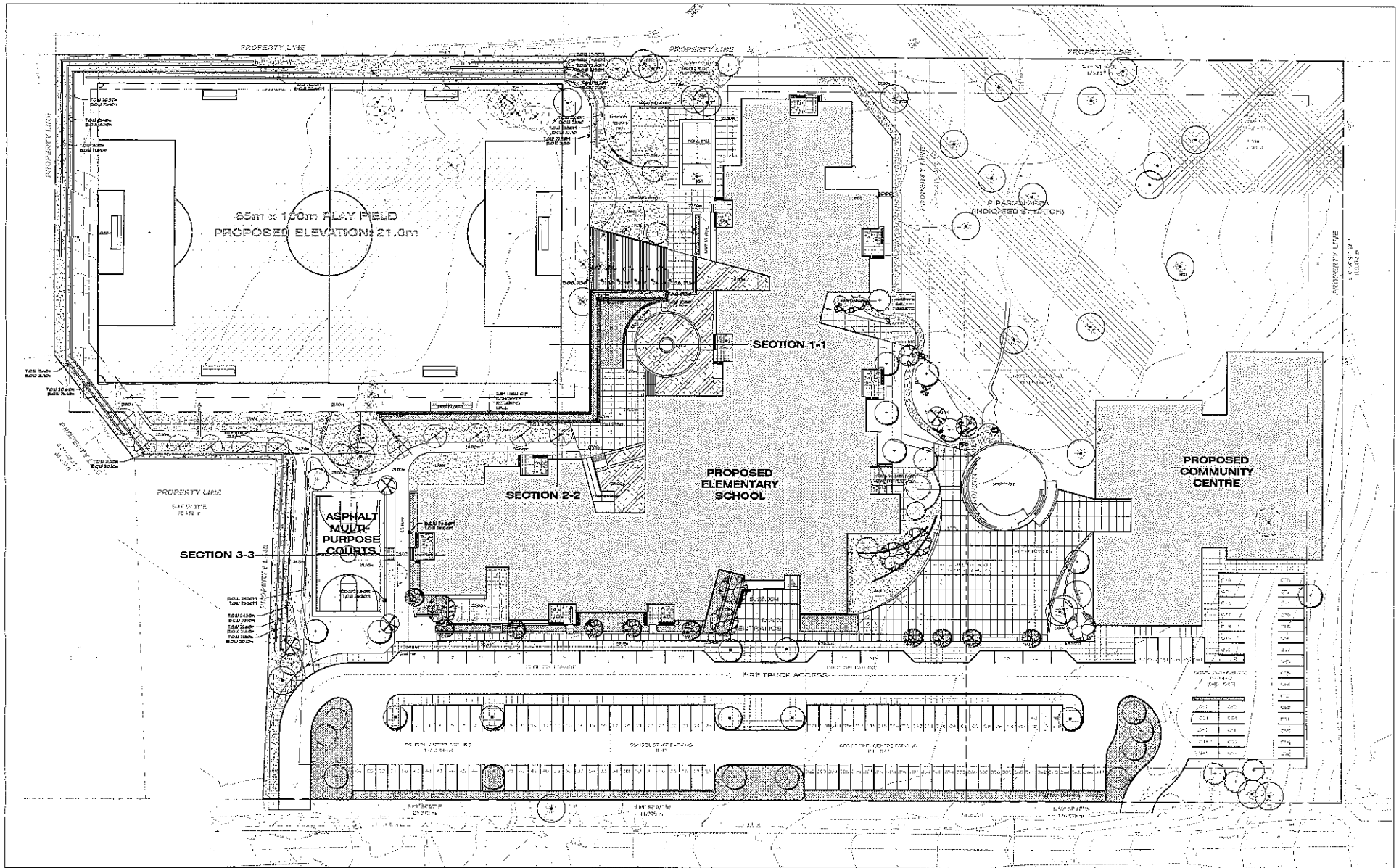
ARCHITECTURE & LANDSCAPE ARCHITECTURE

9055 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3

TEL: 604 / 793 / 9445
FAX: 604 / 793 / 9440
EMAIL: chp@chparchitects.com

CRAYN

Craven|Huston|Powers|Architects **CHPA**



SOUTH ALBION ELEMENTARY SCHOOL - LANDSCAPE PLAN

2017.10.04

SCALE 1:500

JOB NO. 17109

6985 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4E3
TEL: 604 703 1645
FAX: 604 703 1646
EMAIL: info@pacificterra.com

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2015-347-RZ
File Manager: Adam Rieu

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

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

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

Additional reports provided:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7383-2017 and
Second Reading
Zone Amending Bylaw No. 7193-2015
20621 123 Avenue

MEETING DATE: October 24, 2017
FILE NO: 2015-347-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 20621 123 Avenue, from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit a future subdivision of approximately 10 lots. The minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557m². The proposed RS-1b zoning complies with the policies of the Official Community Plan (OCP); however, an amendment to the OCP is required to adjust the *Conservation* boundary around the watercourse.

Council granted first reading to Zone Amending Bylaw No. 7193-2015 on January 12, 2016. Pursuant with Council resolution, the application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$5,100 per lot, for an estimated amount of \$51,000.00.

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. 7383-2017 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;
- 2) That Official Community Plan Amending Bylaw No. 7383-2017 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. 7383-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7383-2017 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7193-2015 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Amendment to Official Community Plan Schedules "B" and "C";

- ii) Road dedication as required;
- iii) Park dedication, as required, and removal of all debris and garbage from park land;
- iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- v) Removal of existing building/s;
- vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- vii) That a voluntary contribution, in the amount of \$51,000.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Bissky Architecture and Urban Design Inc.
Legal Description:	Lot 1 District Lot 276 Group 1 New Westminster District Plan 80156
OCP:	
Existing:	Urban Residential, Conservation
Proposed:	Urban Residential, Conservation (new boundaries)
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential)
Surrounding Uses:	
North:	Use: Conservation
	Zone: RS-1 (One Family Urban Residential)
	Designation: Conservation
South:	Use: Single Family Residential
	Zone: RS-3 (One Family Rural Residential)
	Designation: Urban Residential
East:	Use: Church
	Zone: P-4 (Church Institutional)
	Designation: Institutional and Conservation
West:	Use: Single Family Residential
	Zone: RS-1 (One Family Urban Residential)
	Designation: Urban Residential and Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	1.05 Ha (2.6 acres)
Access:	123 Avenue and new road
Servicing requirement:	Urban Standard

2) Background:

The subject property, located at 20621 123 Avenue, is 1.05 ha (2.6 acres) in size and is bound by the Burnett Fellowship Baptist Church to the east, City owned conservation land, including McKenney Creek, to the north, single family lots to the west and 123 Avenue to the south (see Appendix A). Currently a single family dwelling is located on the property close to the southern property boundary, which is accessed from 123 Avenue. The majority of the subject property is relatively flat, with a ravine and McKenney Creek located on the northern portion of the property. Mature conifer and deciduous trees are located sporadically across the property; as well as grasses and invasive species, such as Himalayan Blackberry (see Appendix B).

3) Project Description:

The applicant proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit future subdivision into approximately ten single family residential lots. The proposed lots will be accessed from 123 Avenue and a new local road. A portion of the proposed new local road was previously dedicated as a component of the church re-development to the east. This new road may allow access to the Church in the future; however, one of the two current accesses for the Church along 123 Avenue may require removal if the new local road is to provide another access. The applicant intends to remove the existing house, which will be a condition of final reading. McKenney Creek runs in an east-west direction across the northern tip of the subject property and will be dedicated as *Conservation* as a condition of final reading.

4) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Urban Area Boundary and is currently designated *Urban Residential* and *Conservation*. For the proposed development, an OCP amendment will be required to adjust the *Conservation* area boundary (see Appendix C).

The subject property fronts 123 Avenue, which is identified as a Major Corridor in Figure 4, Appendix E of the OCP. There are a range of development options that comply with Major Corridor Residential Infill policies subject to neighbourhood compatibility and context. Major Corridor residential infill options are described in Policy 3-20, as follows:

- 3 - 20 *Major Corridor Residential Infill developments must be designed to be compatible with the surrounding neighbourhood and will be evaluated against the following criteria:*
- a) *building forms such as single detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21;*
 - b) *a maximum height of two and one-half storeys (11m) with an emphasis on ground oriented units for all developments except for apartments;*
 - c) *a maximum height of four storeys for apartments; and*

- d) *adherence to Development Permit Guidelines for multi-family and intensive residential developments as outlined in Chapter 8 of the Official Community Plan.*

Compatibility criteria for residential infill is further detailed in Policy 3-21 which states:

- 3 - 21 *All Neighbourhood and Major Corridor Residential infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to:*
- a) *the ability of the existing infrastructure to support the new development;*
 - b) *the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area;*
 - c) *the compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties;...*

The proposed rezoning to RS-1b (One Family Urban (Medium Density) Residential) is in conformance with the *Urban Residential – Major Corridor* designation and infill policies.

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit future subdivision into approximately ten single family residential lots (see Appendix D). The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 0.80 ha (8000 m²) and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557 m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

iii) **Proposed Variances:**

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

- *Zoning Bylaw No. 3510 -1985, Part 4, Section 406, Regulations For The Area, Shape and Dimensions Of Lots That May Be Created by Subdivision (1)(a)(ii): To reduce the minimum building area by 1.5m within the RS-1b (One Family Urban (Medium Density) Residential) zone to accommodate a Statutory Right-of-Way for sanitary purposes on Lot 10.*

The requested variances to the RS-1b (One Family Urban (Medium Density) Residential) zone will be the subject of a future Council report.

iv) **Development Permits:**

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is 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 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.

v) Advisory Design Panel:

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

vi) Development Information Meeting:

A Development Information Meeting was held at Burnett Fellowship Church on July 10, 2017. Approximately 25 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Concerns about the lot grading and road grading, in particular, that the storm water would flow onto the church property;
- Concern about the loss of privacy;
- Concern about increased traffic caused by the ten new lots, and the potential hazard with the existing church accesses; and
- Access to the church from new road.

The following are provided in response to the issues raised by the public:

- A bioswale will be located along the east side of proposed road adjacent to the Church to capture storm water runoff and directed to a rain garden within Conservation area;
- In terms of loss of privacy, the new lots are meeting setback requirements for the zone; and
- Consideration has been given to access the Church from the new proposed road; however, if this is to occur, one of the two existing accesses for the Church along 123 Avenue would be required to be removed.

vii) 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:

One component of the Stormwater Management Plan is a proposed bioswale to be located along the eastern side of the newly proposed internal road. The bioswale is designed to capture, infiltrate, treat and convey the surface storm water to the raingarden feature located within the proposed *Conservation* area (see Appendix E). Both the bioswale and raingarden will consist of low maintenance trees, shrubs and ground cover that will be compatible with frequent periods of wetted

conditions. A Local Area Service (LAS) Bylaw will not be required for the bioswale or raingarden, as it has been designed to be low maintenance. McKenney Creek, located on the northern property boundary, requires a 30 m (98 ft.) setback from the top of bank. This setback area will be dedicated back to the City as *Conservation*. Invasive species, such as Himalayan Blackberry, have been identified on the subject property and will be removed as part of the enhancement and restoration works, as well as the replanting of native grasses, shrubs and trees.

Interdepartmental Implications:

i) **Engineering Department:**

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

Access to the Church parking lot from the new proposed road may occur in the future; however, in order to do so, the Church will need to remove one of its two accesses currently located off 123 Avenue.

6) School District No. 42 Comments:

School District 42 has noted that the subject property falls within the Fairview Elementary and Westview Secondary school catchment areas. Actual numbers for 2016 indicate that Fairview Elementary is at 67% utilization, with 279 students. Secondary school enrollment numbers for 2016 indicate that Westview Secondary is at 64% utilization, with 765 students.

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 adjust the *Conservation* boundaries around a watercourse, 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.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7383-2017, that second reading be given to Zone Amending Bylaw No.7193-2015, and that application 2015-347-RZ be forwarded to Public Hearing.

“Original signed by Adam Rieu”

Prepared by: Adam Rieu
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

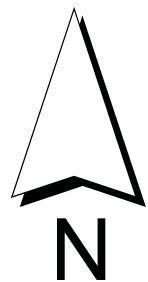
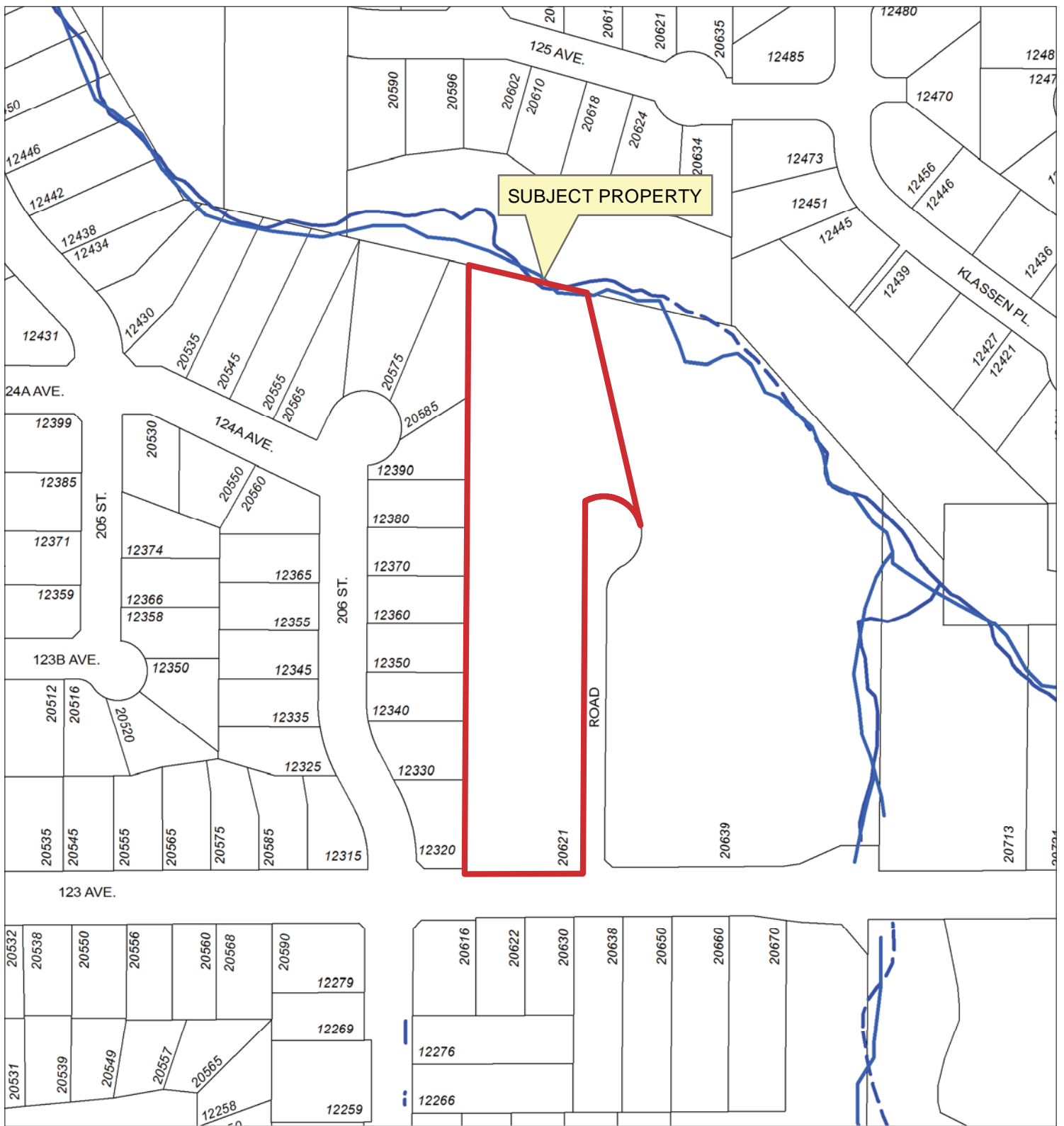
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7383-2017
Appendix D – Zone Amending Bylaw No. 7193-2015
Appendix E – Proposed Subdivision Plan



Scale: 1:2,000

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River Centreline

20621 123 AVENUE

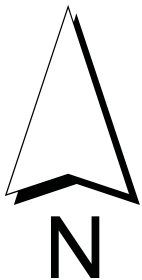
PLANNING DEPARTMENT



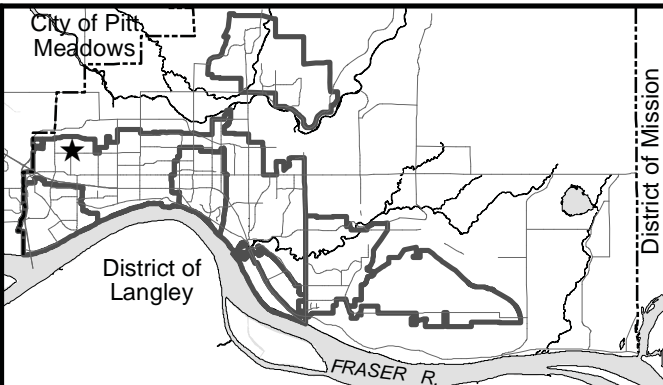
mapleridge.ca

FILE: 2015-347-RZ
DATE: Nov 17, 2015

BY: PC



Scale: 1:2,000



20621 123 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2015-347-RZ

DATE: Nov 17, 2015

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7383-2017**

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

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

AND WHEREAS it is deemed expedient to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7383-2017"

2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 District Lot 276 Group 1 New Westminster District Plan 80156

and outlined in heavy black line on Map No. 955, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

2. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 District Lot 276 Group 1 New Westminster District Plan 80156

and outlined in heavy black line on Map No. 956, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the 24th day of October, 2017.

READ a second time the 24th day of October, 2017.

PUBLIC HEARING held the day of , 20

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

ADOPTED the day of , 20 .

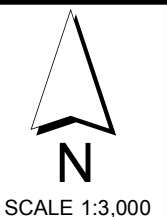
PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7383-2017
 Map No. 955
 From: Urban Residential
 To: Conservation

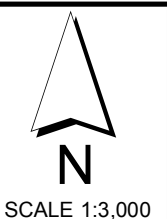




MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7383-2017
Map No. 956
Purpose: To Amend Schedule C as shown

☐ Add to Conservation



BYLAW NO. 7193-2015

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7193-2015."
2. That parcel or tract of land and premises known and described as:

and outlined in heavy black line on Map No. 1651 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

- READ** a first time the 12th day of January, 2016.

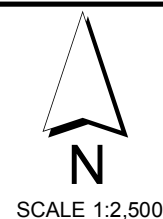
READ a second time the 24th day of October, 2017.

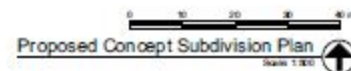
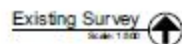
PUBLIC HEARING held the day of , 20

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

ADOPTED the day of , 20

CORPORATE OFFICER





A1.1

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-336-RZ
File Manager: Diane Hall

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

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

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

Additional reports provided:

Geotechnical Report
Environmental Assessment Report

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7396-2017;
Second Reading
Zone Amending Bylaw No. 7287-2016;
11300 & 11250 240 Street

MEETING DATE: October 24, 2017
FILE NO: 2016-336-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 11300 240 and 11250 240 Street from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) and R-2 (Urban Residential District), to permit a future subdivision of 5 lots and the future construction of a 54 unit Townhouse Development. Council granted first reading to Zone Amending Bylaw No. 7287-2016 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on October 25, 2016. The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 8000 m² where community water is provided.

The proposed R-2 (Urban Residential District) and RM-1 (Townhouse Residential) zoning complies with the policies of the Official Community Plan (OCP). However, an amendment to the OCP is required to amend the *Conservation* boundary.

- 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. 7396-2017 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;
- 2) That Official Community Plan Amending Bylaw No. 7396-2017 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. 7396-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7396-2017 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7287-2016 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 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: and Schedule "C"
- iii) Road dedication and lane dedication as required;
- iv) Trail construction as required.
- v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
- vi) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive land on the subject properties;
- vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- viii) Registration of a Restrictive Covenant for Stormwater Management;
- ix) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site;
- x) That a voluntary contribution, in the amount of \$246,900.00 (\$5,100.00/lot plus \$4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
- xi) That an additional Amenity Contribution for density bonus in the RM-1 Townhouse Zone be provided in the amount of \$3,100.00 per unit, for a total of \$167,400.00.

DISCUSSION:

1) Background Context:

Applicant:	Cipe Homes Inc.
Legal Description:	Lot: 1, Section: 15, Township: 12, Plan: NWP22347 & Lot: 2, Section: 15, Township: 12, Plan: NWP22347
OCP:	
Existing:	MRES (Medium Density Residential), CONSRV (Conservation)
Proposed:	Medium Density Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RM-1 (Townhouse Residential), R-2 (Urban Residential District)
Surrounding Uses:	
North:	Use: Urban Residential
	Zone: R-1 (Residential District)
	Designation: Medium Density Residential (Albion Area Plan)
South:	Use: Vacant
	Zone: RS-3 (One Family Rural Residential)
	Designation: Low Density Residential, Medium Density Residential, and Conservation (Albion Area Plan)

East:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential, Medium Density Residential, and Conservation (Albion Area Plan).
West:	Use:	Townhouse Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
Existing Use of Property:		Vacant
Proposed Use of Property:		Townhouse and Single Family Residential
Site Area:		0.778 HA. (2 acres)
Access:		240 th Street
Servicing requirement:		Urban Standard

2) Background:

The site is within the Albion Area Plan and is located along a major arterial road (240th Street). A watercourse (Seigel Creek) traverses the site along its eastern edge. Environmentally sensitive portions of the site are to be dedicated as a condition of rezoning.

3) Project Description:

This residential development proposal combines 5 smaller lot single family housing forms at the north edge of the site with ground oriented townhouse (54 units) for the remainder of the site. This proposal is generally consistent with the land use designation of the site. In addition, the smaller lot single family lots offer a transition between the single family development to the north of the site and the proposed townhouse development.

4) Planning Analysis:

Official Community Plan:

The development site is located within the Albion Area Plan and is designated Medium Density Residential and Conservation. For the proposed development an OCP amendment is required to adjust the site's conservation boundaries. A number of residential zones align with the Medium Density Residential District, including both of the proposed zones (RM-1 Townhouse Residential and R-2 Urban Residential District). For this reason, this proposal is consistent with the Official Community Plan.

The setback area along Seigel Creek will trigger requirements for restoration and enhancement works that will need to be addressed with the Watercourse Protection Development Permit that will be required as part of this development.

Zoning Bylaw:

The current application proposes to rezone the properties located at 11300 & 11250 240th Street from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) and R-2 (Urban Residential District). Minimum parcel size for the current RS-3 One Family Rural Residential zone is 0.8 hectares (2 acres) if connected to municipal water, and the minimum lot size for the proposed R-2 (Urban Residential District) zone is 315 m². The minimum lot size for the proposed RM-1

(Townhouse Residential) Zone is 557 m². Any variations from the requirements of the proposed zones will require a Development Variance Permit application.

The proposed density of the townhouse portion of the site will exceed the 0.6 FSR maximum in the RM-1 Zone. However, the site is within the Albion Area and therefore may utilize density bonus provisions, to a maximum of 0.75 FSR. The additional Amenity Contribution for this density bonus is \$3,100.00 per unit, which for 54 units, will amount to \$167,400.00. This fee will be in addition to the \$3,100.00 per unit Amenity Contribution charges.

i) Off-Street Parking And Loading Bylaw:

The R-2 (Urban Residential District) Zone has a required parking compliment of 2 stalls per dwelling unit. Parking for the single family portion of this development will be addressed as part of the required building permit after subdivision occurs.

The proposed RM-1 (Townhouse Residential) Zone has a required compliment of 2 stalls per dwelling unit and an additional 0.2 stalls per unit for visitor parking. Most of the required residential parking will be accommodated in double car garages, with 5 of the townhouse units proposed to have tandem parking. A total of 108 stalls is required for resident parking. Required visitor parking is provided throughout the site with 6 regular stalls, 2 accessible stalls, and 3 small car stalls. A total of 11 visitor stalls are provided. These parking provisions meet the requirements of the bylaw.

ii) Proposed Variances:

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

Maple Ridge Zoning Bylaw No. 3510 -1985,

The following variances will be required:

- *Front yard setback from 7.5 to 4.5 metres*
- *Rear yard setback from 7.5 to 5.0 metres*
- *Side yard setback (north side) from 7.5 to 4.0 metres*
- *Side yard setback (south side) from 7.5 to 6.0 metres*

The requested variances to the RM-1 Townhouse Residential Zone will be the subject of a future Council report.

iii) Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current townhouse proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. Council will have the opportunity to review these details further in their consideration of the Development Permit.

In addition, 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 Natural Features Development Permit application is also required, pursuant to Section 8.10 of the OCP 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.

iv) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on June 13, 2017. Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution that:

That the application be supported and the following concerns be addressed as the design develops and be submitted to Planning staff for follow-up:

1. *Consider reducing the use of vinyl, particularly at ground level;*
2. *Provide postal kiosk details, including garbage and recycling amenities. Provide a parking space close to mail box that does not require backing out. Connect directly to kiosk with paving;*
3. *Provide alternate road surface, especially at internal intersection;*
4. *Provide accessible connectivity to and from handicap parking stalls;*
5. *Substitute a few of the Maple species with other species; and*
6. *Provide a thematic gateway element at the entrance to the development.*

The ADP concerns have been addressed and are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

v) Development Information Meeting:

A Development Information Meeting was held at Kanaka Creek Elementary School on May 24, 2017. A total of 3 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Need for improved bike lanes
- Better pedestrian connectivity

The following is provided in response to the issues raised by the public:

- *Comments received were not directly applicable to the applicant’s proposal.*

vi) Parkland Requirement:

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

5) Environmental Implications:

Environmentally sensitive portions of the site include the watercourse and steep slopes on the northeast portion of the site. The development layout reflects these site constraints. A reduction in stream setback area from 30 to 22.5 metres will be compensated for by instream habitat complexing and offsite habitat improvements including the removal of invasive species.

6) Interdepartmental Implications:

i) Engineering Department:

Engineering Comments focused on the required road dedication, and improvements required along 240th Street, including widening to support construction of a left turn lane at the intersection along 112th Avenue. Additional works will be required as a condition of subdivision for the single family development.

ii) Parks & Leisure Services Department:

A multi use path will be required along 240th Street. In addition, the applicant is to provide a publicly accessible trail within the park dedication on the east side of the site which will be connected to 112th Ave with future developments. The location of the trail will be situated in order to protect significant trees and watercourses and avoid disturbances to existing grades. At least two pedestrian connections into the townhome development to access the trail are to be provided.

iii) License, Permits and Bylaws Department:

Referrals have been made for the required development permit and development variance permit. Comments received will be reflected in the reports accompanying those applications.

iv) Fire Department:

Comments focused on the need for a fire safety plan, for address visibility, and for appropriate handling of existing structures prior to demolition.

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.

8) Citizen/Customer Implications:

A Development Information Meeting has been provided previously by the applicant. Additional opportunities for public input will be provided through the required notification process for the Development Variance Permit and for the required Public hearing as part of this rezoning application.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7396-2017, that second reading be given to Zone Amending Bylaw No. 7287-2017, and that application 2016-336-RZ be forwarded to Public Hearing.

“Original signed by Diana Hall”

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

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

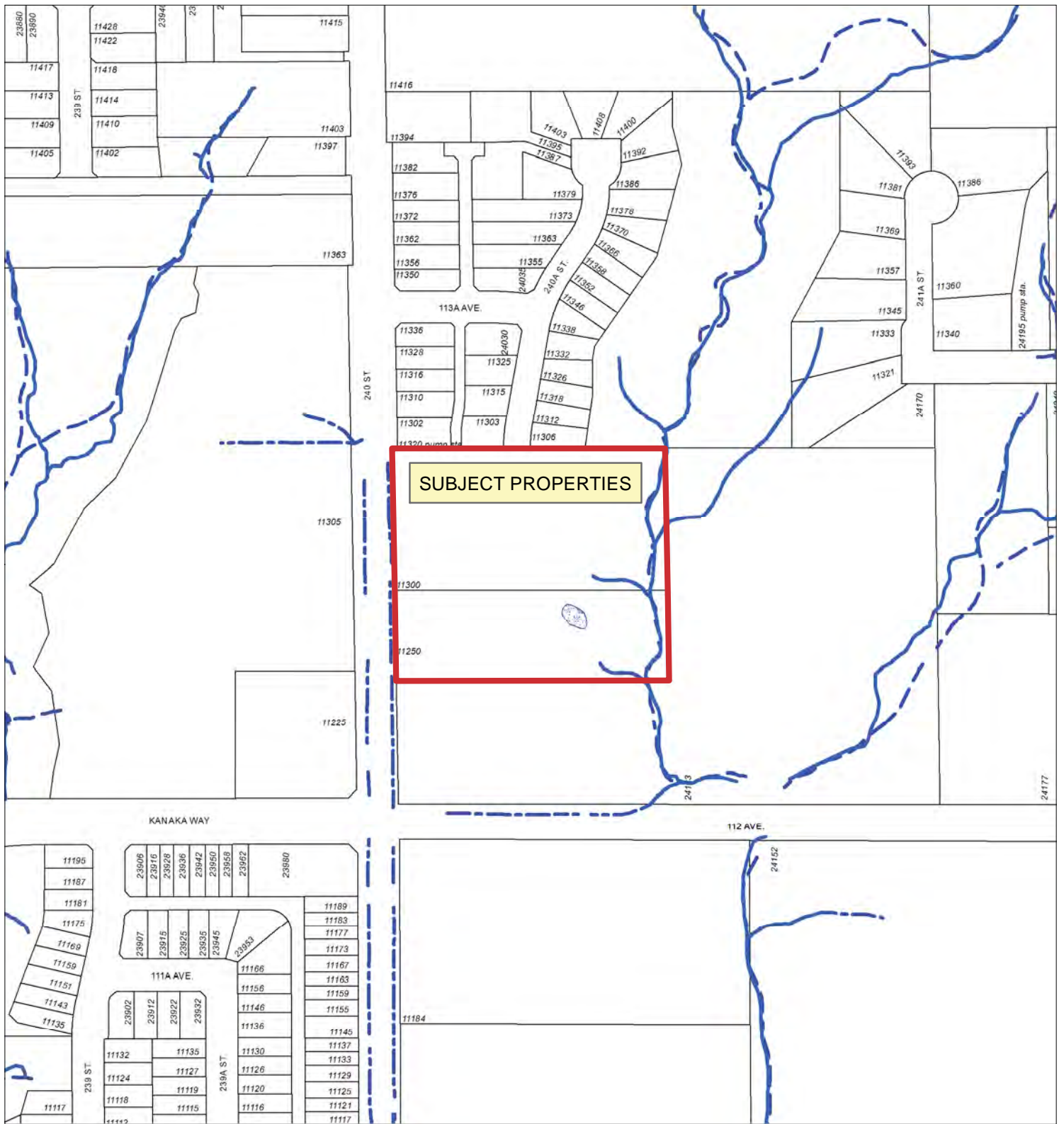
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7396-2017
Appendix D – Zone Amending Bylaw No. 7287-2016
Appendix E – Subdivision Plan
Appendix F – Streetscapes
Appendix G – Landscape Plan



Legend

- Stream
- Ditch Centreline
- ... Edge of Marsh
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- Marsh

11250 & 11300 240 STREET

PLANNING DEPARTMENT



mapleridge.ca

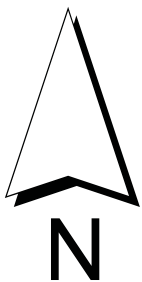
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DATE: Sep 1, 2016

BY: PC

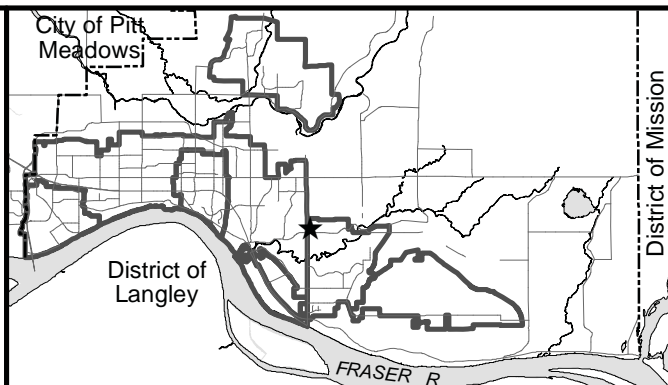
Scale: 1:3,000



Aerial Imagery from the Spring of 2015



Scale: 1:3,000



11250 & 11300 240 STREET

PLANNING DEPARTMENT



British Columbia

mapleridge.ca

FILE: 2016-336-RZ

DATE: Sep 1, 2016

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7396-2017**

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

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

AND WHEREAS it is deemed expedient to amend Schedules "A" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7396-2017."
2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 Section 15 Township 12 New Westminster District Plan 22347

Lot 2 Section 15 Township 12 New Westminster District Plan 22347

and outlined in heavy black line on Map No. 958, a copy of which is attached hereto and forms part of this bylaw, are hereby designated as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 Section 15 Township 12 New Westminster District Plan 22347

Lot 2 Section 15 Township 12 New Westminster District Plan 22347

and outlined in heavy black line on Map No. 959, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the 24th day of October, 2017.

READ a second time the 24th day of October, 2017.

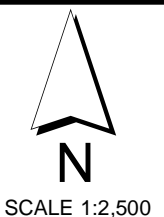
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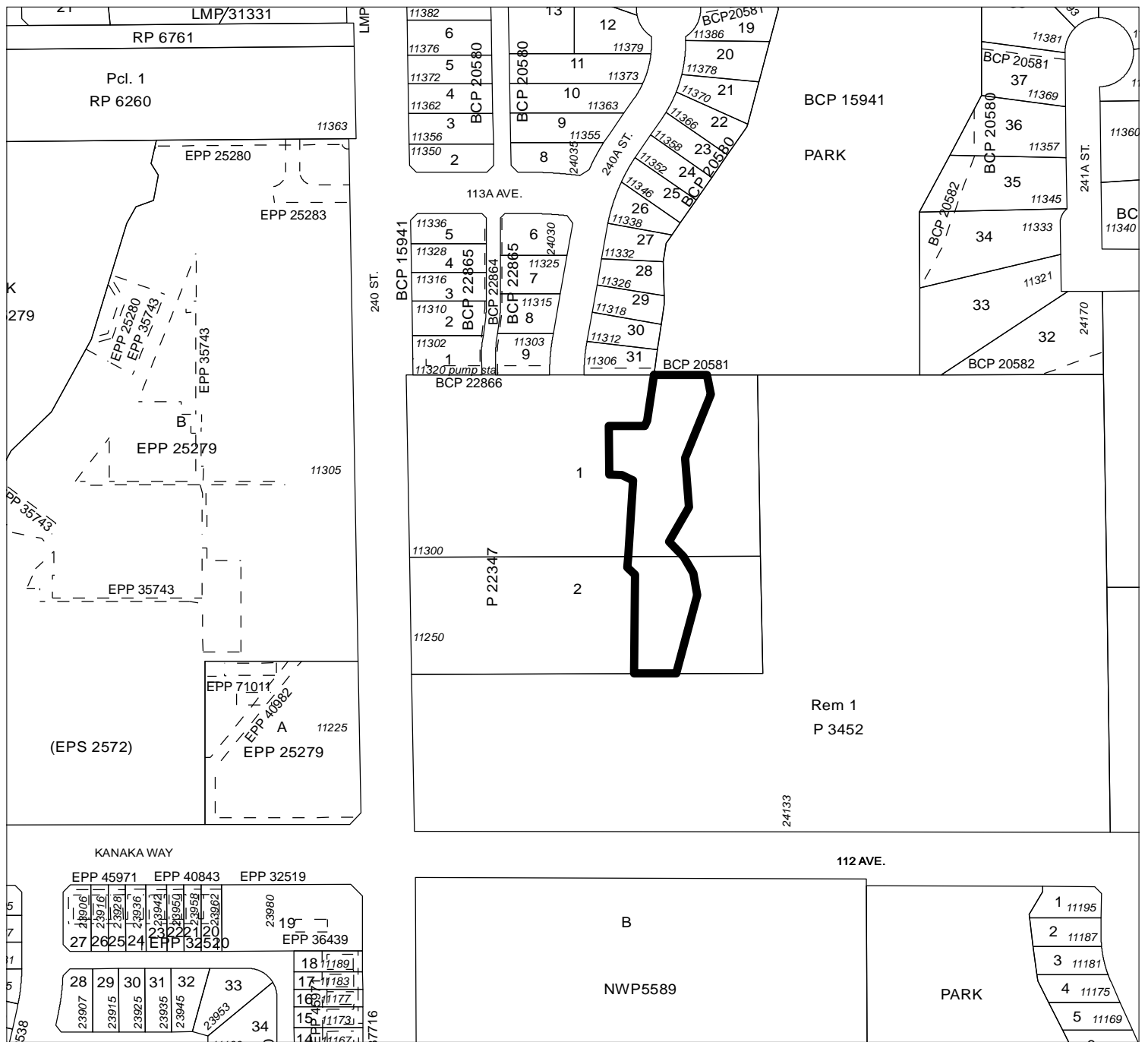
READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

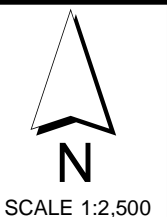




MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7396-2017
 Map No. 959
 Purpose To amend Schedule C as shown

 To Add to Conservation



BYLAW NO. 7287-2016

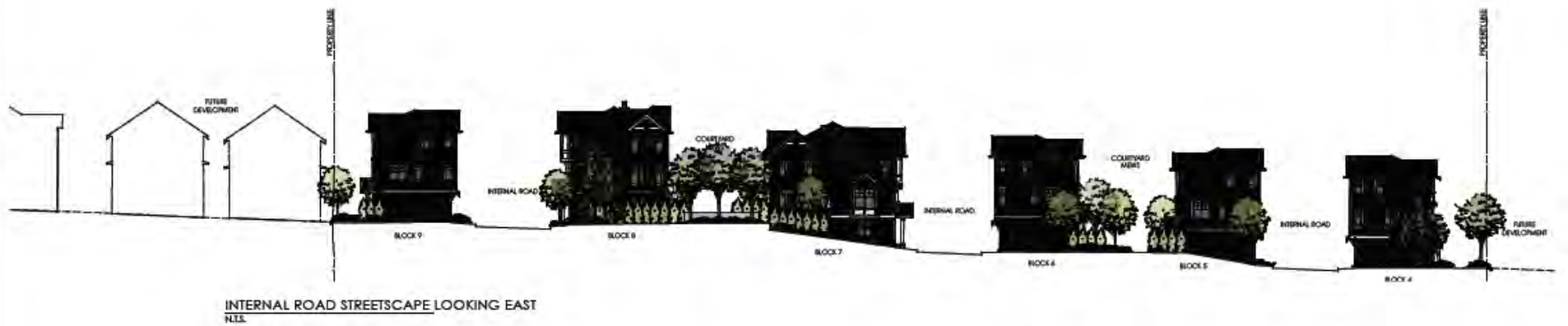
WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

CORPORATE OFFICER

Site Plan



Streetscapes



Landscape Plan



DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-191-RZ
File Manager: Diane Hall

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

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

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

Additional reports provided:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7257-2016;
11939 240th Street

MEETING DATE: October 24, 2017
FILE NO: 2016-191-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11939 240 Street, from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit future construction of a multi-tenant commercial development with 2,859 m² (30,774 ft²) of commercial floor space. This project is not subject to the Community Amenity Contribution (CAC) program as there is no residential component to the development.

This application is in compliance with the OCP.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7257-2016 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) Road dedication on 240th Street as required;
 - iii) Registration of a Statutory Right-of-Way plan and agreement for pedestrian access from the south end of the site;
 - iv) Registration of a Reciprocal Cross Access Easement Agreement;
 - v) Registration of a Restrictive Covenant for the Stormwater Management Plan
 - vi) Removal of existing buildings;
 - vii) Receipt of a Certificate of Compliance from the Ministry of Environment and Climate Change Strategy noting conformance with applicable environmental quality standards in the Regulation;

DISCUSSION:

1) Background Context:

Applicant:	Platform Properties Ltd.
Legal Description:	Lot 1, Section 16, Township 12, Plan NWP1676
OCP:	
Existing:	Commercial
Zoning:	
Existing:	CS-1 (Service Commercial)
Proposed:	C-2 (Community Commercial)
Surrounding Uses:	
North:	Use: Vacant Zone: CS-2 (Community Commercial) (recently completed under rezoning application 2016-039-RZ)
South:	Designation: Commercial Use: Single Family Residential Zone: CD-1-93 (Amenity Residential District), RS1-b (One Family (Medium Density) Residential) Designation: Urban Residential
East:	Use: Vacant Zone: RS-3 (One Family Rural Residential) Designation: Agricultural (in the Agricultural Land Reserve)
West:	Use: Single Family Residential Zone: R-1 (Residential District) Designation: Urban Residential
Existing Use of Property:	Vacant
Proposed Use of Property:	Commercial
Site Area:	0.946 ha. (2.3 acres)
Access:	240 Street
Servicing requirement:	Urban Standard

2) Background:

The first reading report noted the subject property was potentially a contaminated site, due to its previous uses as an auto wrecking yard. The applicant has commenced site remediation, and correspondence received from the Ministry of Environment received August 18, 2017, indicates that the remediation process is complete and the site is eligible for a Certificate of Compliance.

The first reading report also discussed the Maple Ridge Housing Action Plan and its recommendations for increasing rental housing stock within the City. These recommendations included encouraging new rental units above commercial developments as they arise. Although pre-application meetings included dialogue for rental housing, the applicant's preference consistently has been for single storey commercial without residential uses. The Council resolution accompanying first reading did not require second storey rental accommodation, and the meeting minutes did not indicate a preference for revisions towards this objective. For this reason, the application as proposed is considered supportable.

3) Project Description:

The applicant proposes to rezone the property and construct a multi-unit commercial development. The total proposed floor area is 2,859 square metres (30,774 ft²), distributed between one larger anchor tenant and several smaller commercial units. Through cross access agreements with adjacent properties, the proposed commercial site will be integrated with the other commercial uses to the north of the site (recently adopted Tim Horton's site and the Outpost Liquor Store)

4) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Urban Area Boundary and is designated *Commercial*. The OCP identifies the intersection of Dewdney Trunk Road and 240 Street as one of three Community Commercial Nodes in the city. The OCP further states that these nodes *"are comprised of commercial or mixed use developments and typically serve several neighbourhoods; provide a wider range of services; and also serve as a focus for the community."*

Typically, Community Commercial Nodes are less than 7,000 m² (75,350 ft²) in area, but may increase to 9,290 m² (100,000 ft²) over the long-term. The current commercial floor space at Dewdney Trunk Road and 240 Street is approximately 3,110 m² (33,456 ft²), and this proposal will increase the commercial floor space to approximately 6,362 m² (68,480 ft²). It is noted that there are two other commercial rezoning projects in the Dewdney Trunk Road and 240 Street node, at 11951 240 Street and at 12040 240 Street. Once build-out is attained, the anticipated commercial floor space will be within the range suggested in the OCP as appropriate for meeting community needs. The C-2 (Community Commercial) zone aligns with the *Commercial* designation and the Community Commercial Node.

In accordance with OCP Policy 6-12, an Agricultural Impact Assessment and Groundwater Impact Assessment are required due to the subject property's adjacency to the Agricultural Land Reserve. A combined assessment report has been received and is discussed further in this report.

ii) Zoning Bylaw:

The Community Commercial Node in the *Commercial* land use designation aligns with both the CS-1 (Service Commercial) zone and the C-2 (Community Commercial) zone. The applicant is pursuing rezoning to the C-2 (Community Commercial) zone because the permitted principal uses reflect the anticipated mix of neighbourhood serving businesses.

The current application proposes to rezone the subject property located at 11939 240 Street from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit future construction of a multi-tenant commercial development. The minimum lot size for the current CS-1 (Service Commercial) zone is 929 m², and the minimum lot size for the proposed C-2 (Community Commercial) zone is 2,500 m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

iii) Off-Street Parking And Loading Bylaw:

Parking requirements in the proposed C-2 Community Commercial Zone are based on gross floor area at a ratio of 1 parking stall per 30 square meters. The proposed commercial floor space is 2859 square meters, and therefore the required parking will be 96 parking stalls. The applicant is proposing 140 stalls, of which 3 are accessible, and 14 are for small cars. These parking provisions meet requirements in the Bylaw.

iv) Proposed Variances:

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

- *Maple Ridge Zoning Bylaw No. 3510 -1985,*
 - Rear yard setback to be varied from 6.0 metres to 4.5 meters.
- *Maple Ridge Sign Bylaw No. 4653 - 1992*
 - Free standing sign to be varied by increasing the copy area of the secondary sign to exceed maximum permitted. Total number of signs will be less than maximum permitted, from the permitted 3 to 2. Overall copy area will not exceed maximum permitted.

The requested variances to the C-2 zone and Sign Bylaw will be the subject of a future Council report.

v) Development Permits:

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community.

The commercial development will have tall hedging at the interface between residential and commercial structures. The single storey massing will be unobtrusive in the residential context. Pedestrian circulation will be fostered with the landscape plan and asphalt treatments marking vehicle access points.

vi) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on June 13, 2017. The following resolution was passed in regards to 2016-191-DP at the meeting of the Advisory Design Panel:

That the application be supported and the following concerns be addressed as the design develops and be submitted to Planning staff for follow-up:

1. *Provide planting islands to break up the parking strips.*
2. *Provide pavement treatment (such as stamped concrete or coloured asphalt) at entrances off of 240th.*
3. *Provide speed bumps before and after main pedestrian crossing to Building 2000.*
4. *Parking stalls along Buildings 1000 and 2000 to be done in alternative paving materials.*
5. *Provide outdoor seating in front of both buildings by reducing two stalls into "small car" stalls.*
6. *Provide screening for roof top units on both buildings and provide a detail on the architectural plans.*
7. *Accentuate the north east corner element of Building 1000 facing 240th Street.*
8. *Provide a second bracket at both corners of Building 1000 to balance elevation.*
9. *Indicate on landscaping plans that structural soil for trees in parking medians will be provided.*
10. *Consider providing additional bicycle racks.*

The ADP concerns have been addressed and are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting was held in the library at Andrew Robinson Elementary School on April 5, 2017. Approximately 15 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Support for the land use proposal
- Concern with proposed lane connection and nuisance concerns of increased litter and inappropriate behaviour around the commercial development.
- Concern with the proposed garbage container location at the southwest portion of the site, due to noise, odour, and rodents.

The applicant's response is as follows:

- Issues raised point to conflicts between public concerns and municipal requirements, through required site services for pedestrian circulation, and development permit requirements. While there is no simple resolution to these issues raised, mitigation attempts are sought where possible, by means such the orientation of the garbage containers on the site.

5) Environmental Implications:

The subject property was used as an autowrecking yard until 2013. Some contamination was noted, and remediation works have commenced. The Ministry of Environment confirms that required remediation is complete, and the project is eligible for a certificate of compliance.

6) Agricultural Impact:

As 240th street marks the edge of the urban area boundary, the site is adjacent to ALR land to its east. The requirement for an agricultural impact assessment was thereby triggered, in accordance with Policy 6-12 of the Official Community Plan. The applicant has provided this assessment, with key findings as follows;

- **Increased vehicle traffic:** The assessment concluded that any negative impacts would be negligible.
- **Noise and light pollution:** The assessment noted that landscaping and lighting design would mitigate these effects.
- **Increased pressure at the urban/rural interface:** The assessment concluded that 240th street would provide an effective buffer at this interface.
- **Pedestrian traffic:** No impacts noted.
- **Increased stormwater runoff:** These impacts will be mitigated through the required Stormwater management plan.
- **Contamination of groundwater:** As previous site contamination will be remediated, the potential for further impacts will be reduced by this development.

7) Interdepartmental Implications:

i) Engineering Department:

Engineering comments noted the need for road dedication along 240th Street, for servicing upgrades to sewer, water and storm, street improvements including sidewalk, curb and gutter, lighting, street trees. A traffic impact study was provided by the applicant in support of a second access on the subject property on 240th Street. This second access was approved as a right in, right out access, to be located approximately midway along the 240 Street frontage.

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

Building Department comments will be reviewed in light of the required Development Permit application, and will be provided to Council at a later date.

iii) **Fire Department:**

Fire Department comments focused on a fire safety plan, including the placement of private fire hydrants, and appropriate addressing to assist with emergency response.

8) Intergovernmental Issues:

As noted, involvement of the Ministry of Environment has been required for site remediation.

9) Citizen/Customer Implications:

Public input has been received at the Development Information Meeting. Additional opportunities for citizen comment will be provided through the required Public Hearing, and through the notification process that will accompany the required development variance permit.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No7257-2016, and that application 2016-191-RZ be forwarded to Public Hearing.

“Original signed by Diana Hall”

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

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

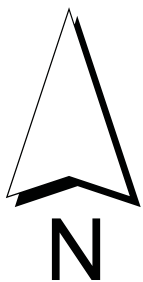
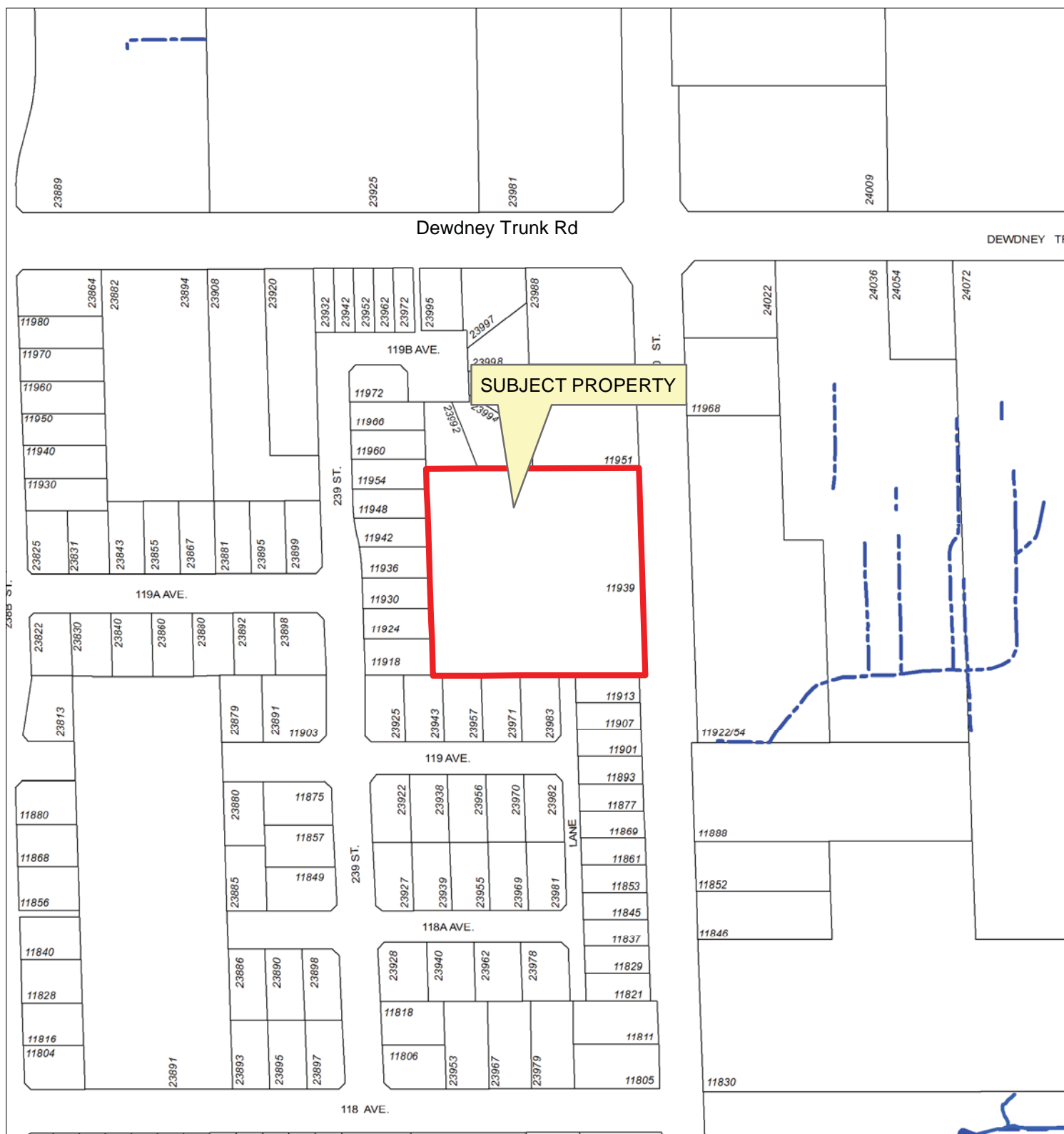
Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7257-2016

Appendix D – Site Plan


Appendix E – Building Elevation Plans

Appendix F – Landscape Plan



Scale: 1:2,500

Legend

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

11939 240 St

PLANNING DEPARTMENT



MAPLE RIDGE

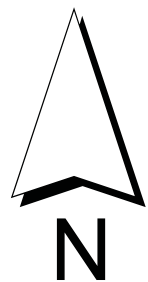
British Columbia

mapleridge.ca

2016-191-RZ

DATE: Jun 3, 2016

BY: JV



Scale: 1:2,500

Legend

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

11939 240 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

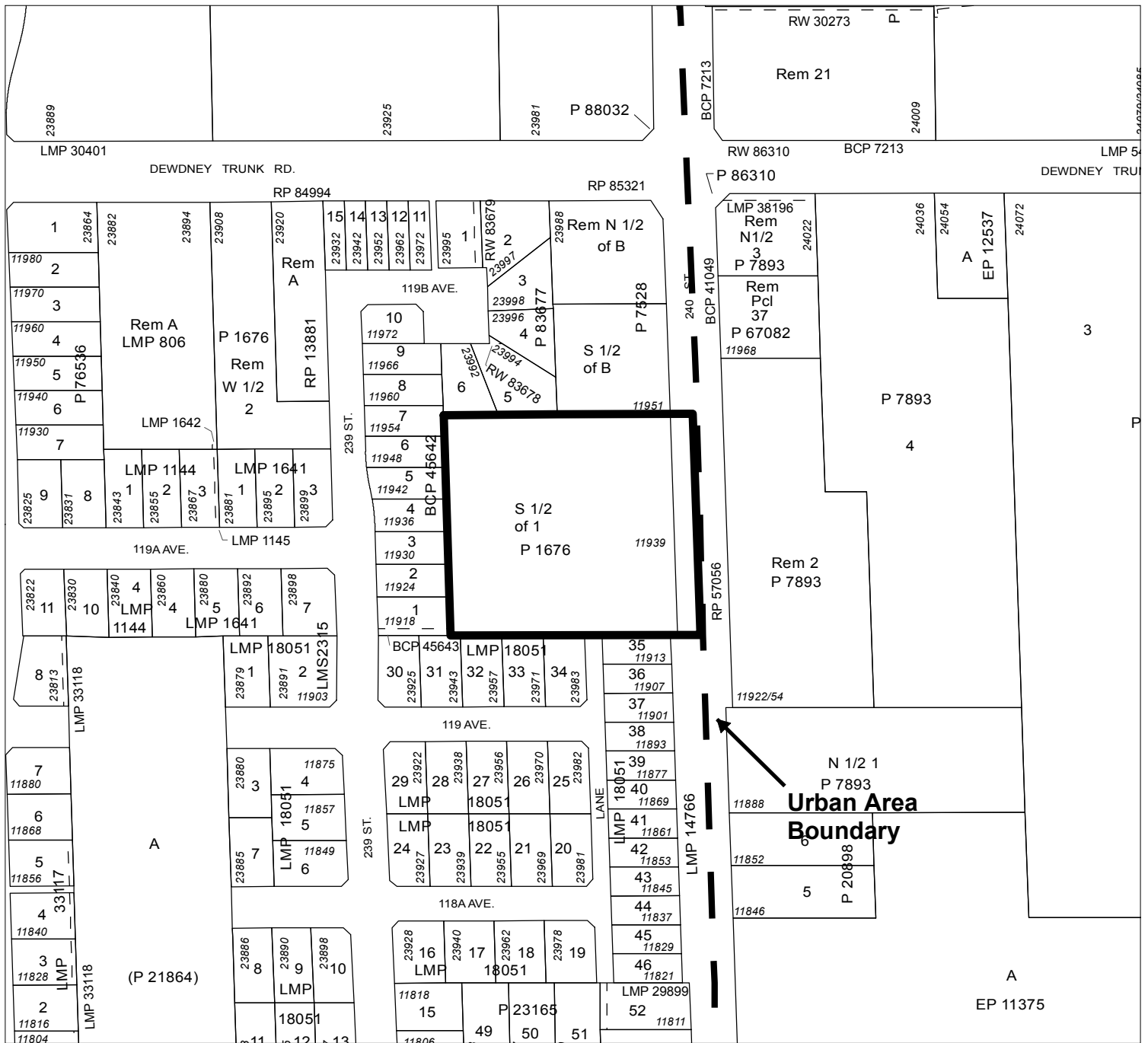
2016-191-RZ
DATE: Jun 3, 2016

BY: JV

BYLAW NO. 7257-2016

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

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7257-2016

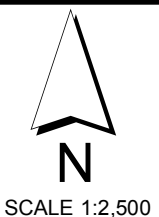
Map No. 1681

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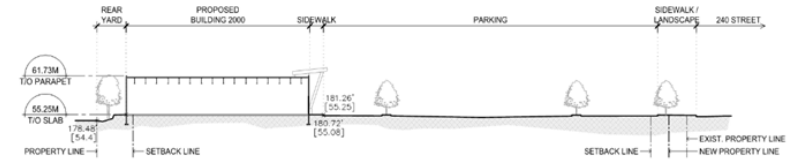
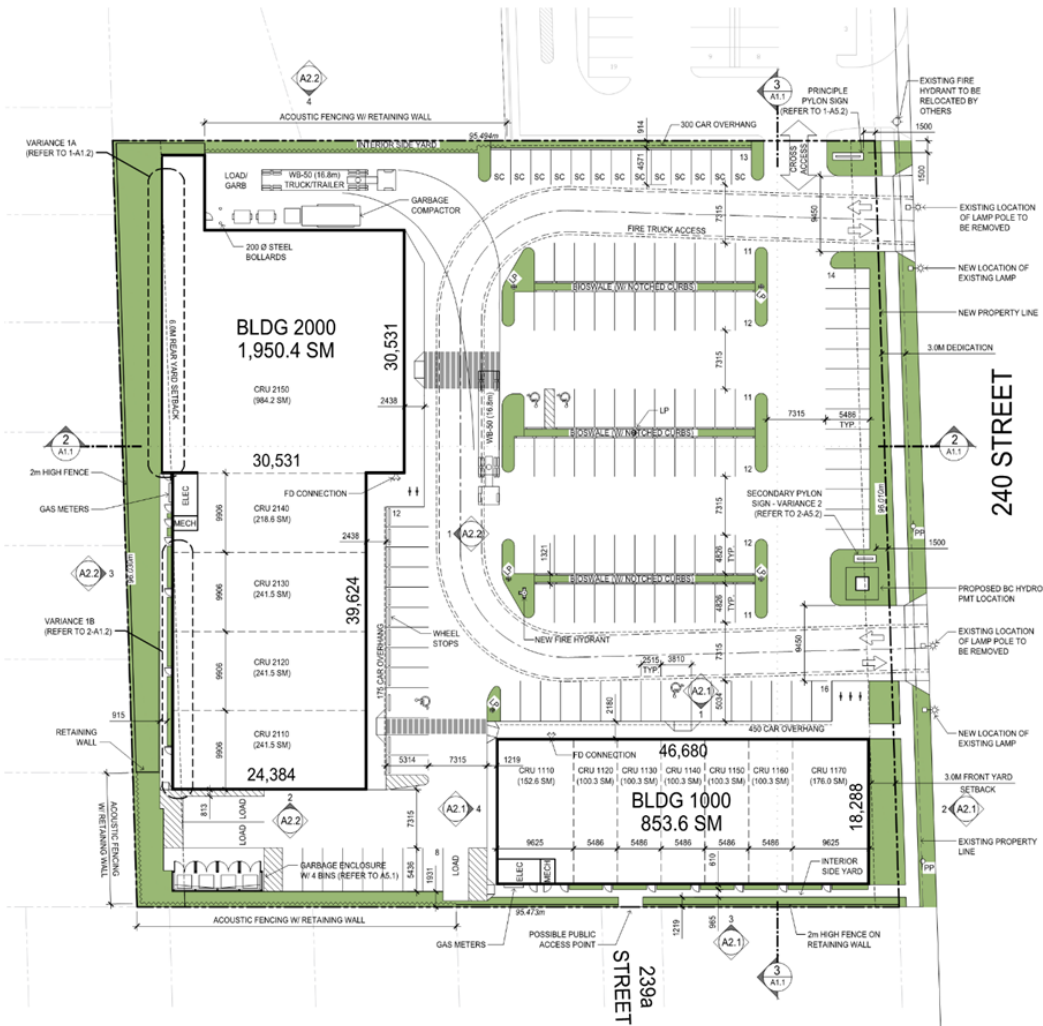
To: C-2 (Community Commercial)



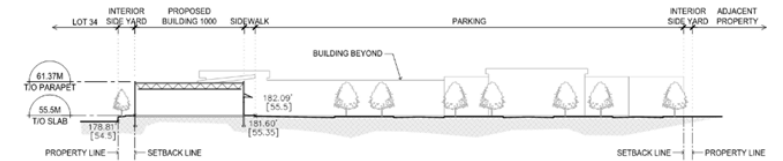
— — Urban Area Boundary



Site Plan



2 SITE SECTION (BUILDING 2000)



3 SITE SECTION (BUILDING 1000)





Figure 5: Building 2000 Front Elevation



Figure 6: Building 1000 Front Elevation

Landscape Plan

