

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: November 21, 2016
FILE NO: 2014-009-CP
ATTN: C of W
SUBJECT: Rezoning of Hammond Village Commercial Area and
Zoning Bylaw Amendments – Hammond Area Plan
First and Second Reading – Zone Amending Bylaw 7292-2016
11240 and 11230 206 Street; 20605, 20617, 20627, 20643, 20645, 20661 Maple
Crescent; 11233, 11202 and 11391 Dartford Street; 20657 and 20598 Lorne Avenue;
PIDs 003-435-181 and 004-963-415

EXECUTIVE SUMMARY:

On September 20, 2016, Council gave first reading to Hammond Area Plan Bylaw No. 7279-2016. In conjunction with Council's consideration of second reading of the same bylaw, this report outlines Zoning Bylaw amendments – Zone Amending Bylaw 7292-2016 - that are required to reflect the policy directions of the new Area Plan.

A new H-2 (Hammond Village Commercial) zone (see Appendix B) has been created to align with the *Hammond Village Commercial* land use designation, located in the Upper Hammond Precinct. Additionally, it is proposed that properties under this land use designation be rezoned to the H-2 (Hammond Village Commercial) zone in conjunction with the Hammond Area Plan approval process. The intent of the new commercial zone is to tailor the range of uses more closely to the character and needs of the Hammond area. This report explains the proposed zoning provisions and policy alignment with the Hammond Area Plan. As well, this report outlines concurrent zoning considerations including the correction of an existing split-zoning condition on a neighbourhood character site.

RECOMMENDATION:

- 1) That Maple Ridge Zone Amending Bylaw No. 7292-2016 be given first and second readings, and be forwarded to Public Hearing.

BACKGROUND:

The September 19, 2016 staff report identified that, stemming from the Hammond Area Plan and its policy directions, new zones would be brought forward in conjunction with a second reading report for the Hammond Area Plan.

DISCUSSION:

Below is an outline of changes under Zone Amending Bylaw 7292-2016, including the proposed H-2 (Hammond Village Commercial) zone, and an overview of its alignment with the Hammond Area Plan.

Hammond Village Commercial Zone:

The Hammond Area Plan encourages the creation of a hub of vibrant commercial activity in Hammond's historic commercial node at Maple Crescent and Dartford Street through mixed-use development forms. The envisioned form of commercial development outlined in the *Hammond*

Village Commercial policies include ground level retail shops and services with apartments or offices above.

The proposed H-2 (Hammond Village Commercial) zone (see Appendix B) is intended to support this policy vision while reflecting the unique size and character of this commercial area due to its historic subdivision pattern. This Hammond-specific zone is based on the City's H-1 (Heritage Commercial) zone, as a number of the properties include sites identified as having heritage character or heritage potential, with two properties on the City's Heritage Inventory.

The zoning provisions for the H-2 (Hammond Village Commercial) zone include a minimum height of 11 metres (3 storeys) and a maximum height of 15 metres (4 storeys). The height range will help achieve Hammond Area Plan policies by promoting densification at the commercial node, while ensuring compatibility with the surrounding neighbourhood. The existing C-3 (Town Centre Commercial) zone by comparison does not have a height maximum, therefore, under the new proposed zoning, a greater level of protection and sensitive design will be achieved. Furthermore, the proposed siting requirements for the H-2 (Hammond Village Commercial) zone conform to the desired form and character for the village commercial node, which include a consistent street frontage of commercial uses.

Additionally, the H-2 (Hammond Village Commercial) zone will also permit a variety of local-serving uses in future redevelopment efforts or new construction projects, and will ensure that the potential commercial floor space will create a vibrant village environment. Permitted uses focus on personal and professional services, convenience and other forms of retail, restaurants, and a new microbrewery and distillery use. This latter use is intended to permit the manufacturing of beer, wine, and spirits within the commercial node with supporting accessory uses of a tasting lounge and retail sales.

Another component of Zone Amending Bylaw 7292-2016 is the addition of two schedules that further regulate commercial use in the commercial node. In order to help facilitate the creation of animated and lively public spaces, the new zone also outlines specific locations within the commercial area where retail must be provided on the first storey (see Schedule J of the new zone). Additionally, and to further enhance the viability of this commercial node, office and residential uses will be permitted above the retail first storey.

In recognition that local commercial areas can rely on vehicle trips, parking was also a consideration in the drafting of the new H-2 (Hammond Village Commercial) zone. It was noted specifically that the historic subdivision pattern of the Hammond Village Commercial node may challenge the accommodation of current land use parking standards. As a result, allowance was provided under the new zone for certain properties to be used for future off-street parking sites (identified as Schedule K in the new zone).

Proposed Rezoning of Land:

In addition to the creation of the new H-2 (Hammond Village Commercial) zone, another intent of the enclosed Zone Amending Bylaw 7292-2016 is to rezone the 14 properties that are to be designated *Hammond Village Commercial* and currently zoned C-3 (Town Centre Commercial) to H-2 (Hammond Village Commercial). As noted earlier, the C-3 (Town Centre Commercial) zone, which aligns with the *Town Centre Commercial* land use designation, is not deemed appropriate in terms of its height, massing, or use provisions for the smaller-scaled Hammond Village Commercial node. The proposed rezoning will therefore facilitate a future form of development that reflects the Hammond Area Plan village commercial policies, supports the desired form and character for the commercial node, and further distinguishes the *Hammond Village Commercial* designation from the *Town Centre Commercial* land use designation.

The rezoning process from C-3 (Town Centre Commercial) to H-2 (Hammond Village Commercial) will not render existing conforming uses on the 14 subject properties non-conforming based on a review of BC Assessment use categories. However, it is noted that some existing uses may be non-conforming under the current C-3 (Town Centre Commercial). These current non-conformances would remain through the city-led rezoning process and are subject to the provisions of Division 13 of the *Local Government Act*.

Staff note: the *Hammond Village Commercial* designation is proposed to cover additional properties than the 14 C-3 (Town Centre Commercial) zoned properties discussed above. One property in the village commercial node is presently zoned C-4 (Neighbourhood Pub), and it is expected to remain under its existing zoning. Other properties are zoned RS-1 (One Family Urban Residential) and it is anticipated that these will go through future, applicant-led rezoning processes to the H-2 (Hammond Village Commercial) zone.

Relationship to Hammond Area Plan Process:

As noted earlier, the proposed H-2 (Hammond Village Commercial) zone is intended to support the founding policy vision for this area. The Hammond Area Plan includes 11 policies for the Hammond Village Commercial land use, as follows:

- Policy 3-27 Principal buildings within the Hammond Commercial designation will range from a minimum of three (3) to a maximum of four (4) storeys.*
- Policy 3-28 Conservation and/or adaptive re-use of buildings listed on “The Heritage Resources of Maple Ridge” is encouraged.*
- Policy 3-29 Ground floor commercial is required within the Hammond Commercial designation with office and/or residential use above grade.*
- Policy 3-30 Orient living and activity spaces toward streets and public spaces, so that opportunities for “eyes on the street” are created wherever possible.*
- Policy 3-31 Creating public outdoor meeting spaces is encouraged in the Hammond Village Commercial designation and may take the form of a public square, plaza, courtyard, or passageways between buildings.*
- Policy 3-32 Attractive landscaping and seating design is important in public spaces to invite people to rest, reflect, or meet and visit with others.*
- Policy 3-33 Incorporating public art into new development and public spaces is encouraged.*
- Policy 3-34 Maple Ridge will undertake a study to explore appropriate parking standards and alternative parking options, such as a nearby parking lot, for the Hammond Village Commercial area.*
- Policy 3-35 All parking is encouraged in an underground structure. Where challenging site conditions exist, options include landscaped visitor parking at grade, concealed above-grade structure for all parking, or concealed above-grade structure for residents’ parking and landscaped visitor parking at grade.*

Other Zoning Considerations:

One final zoning consideration relates to the property at 11391 Dartford Street. The site is a historic church that is, in part, currently zoned RS-1 (One Family Urban Residential). During the planning process, the property and its split-zoning was identified and requested to be addressed. As part of the proposed rezoning of the Hammond commercial village, it is also suggested that this property be brought into compliance with the P-4 (Place of Worship Institutional) zone, and be concurrently rezoned as a further means to protect the historic character of the area.

CITIZEN IMPLICATIONS:

The proposed amendments to the Zoning Bylaw to create a new H-2 (Hammond Village Commercial) zone, and to rezone 15 properties, reflects the desired outcomes of the Hammond Area Plan. The Hammond Area Plan process involved numerous public feedback opportunities and community engagement initiatives. Additionally, a letter has been sent to each of the owners of the 15 properties under rezoning consideration to explain the nature of the change and invite them to meet with Planning Department staff should further discussion be desired.

CONCLUSION:

This report describes Zoning Bylaw amendments to implement the Hammond Area Plan and to align with its *Hammond Village Commercial* land use designations. The intent of the new H-2 (Hammond Village Commercial) zone is to tailor the range of uses and form of development regulations more closely to the needs and existing character of the Hammond area. Zone Amending Bylaw 7292-2016 also includes the rezoning of 15 subject properties; 14 of which are from C-3 (Town Centre Commercial) to H-2 (Hammond Village Commercial) and one of which is from RS-1 (One Family Urban Residential) to P-4 (Church Institutional). It is recommended that first and second reading be granted to Zone Amending Bylaw 7292-2016 and that the item be forwarded to the same Public Hearing where the Hammond Area Plan will be introduced.

“Original signed by Amelia Bowden”

Prepared by: Amelia Bowden, M.Urb
Planner 1

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

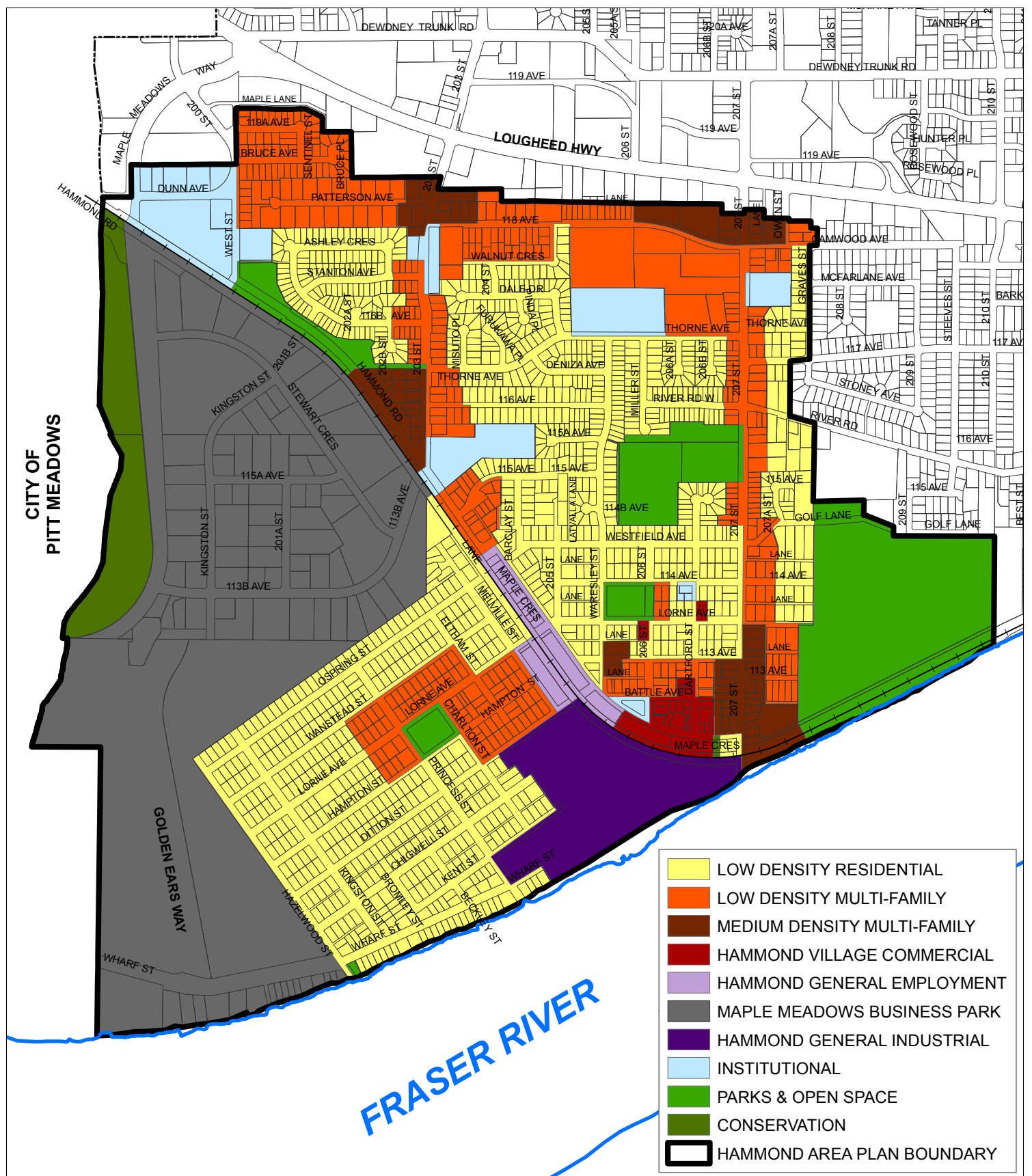
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E. C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Hammond Area Plan Land Use Designations
Appendix B - Zone Amending Bylaw 7292-2016



N.T.S.

HAMMOND AREA PLAN "SCHEDULE 1"



CITY OF
MAPLE RIDGE
PLANNING DEPARTMENT

DATE ADOPTED: XXX, XX 2016
DATE OF LAST REVISION: XXX XX, 2016

BY: DT

CITY OF MAPLE RIDGE

BYLAW NO. 7292-2016

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7292-2016."
2. That PART 2 INTERPRETATION be amended with the addition of the following definition after MEDICAL MARIHUANA, COMMERCIAL PRODUCTION:

MICROBREWERY, WINERY AND DISTILLERY means premises on which beer, ale, cider, wine or sprits are manufactured using traditional methods, often in small or seasonal batches. This use includes accessory retail display and sales as well as sampling and lounge spaces, provided that the combined floor area allocated to such accessory uses does not exceed the manufacturing floor area.

3. That PART 7 – COMMERCIAL ZONES be amended by the addition of the following commercial zone following H-1 HERITAGE COMMERCIAL:

714 HAMMOND VILLAGE COMMERCIAL H-2

1) PURPOSE

1. This zone is intended for mixed-use development within Hammond's historic commercial area and is specific to sites designated *Hammond Village Commercial* in the Hammond Area Plan.

2) PRINCIPAL USES

1. The following principal use and no other shall be permitted in this zone:
 - (a) apartment (see Section 10, OTHER REGULATIONS in this zone);
 - (b) assembly;
 - (c) convenience store;
 - (d) financial services;
 - (e) indoor commercial recreation;
 - (f) liquor primary establishment;
 - (g) licensee retail store;
 - (h) microbrewery, winery and distillery;
 - (i) personal services;
 - (j) personal repair services;

- (k) professional services;
- (l) restaurants;
- (m) retail sales;
- (n) off-street parking, permitted on those parcels included on Schedule "J" Hammond Commercial and Off-Street Parking;
- (o) vehicle and equipment repair services, permitted on the following parcel:
20657 Lorne Avenue
Lot 697 District Lot 278 New Westminster District Plan 114

3) ACCESSORY USES

1. The following uses shall be permitted as accessory to a permitted principal use in this zone:
 - (a) boarding, accessory to an apartment use;
 - (b) home occupation, accessory to an apartment use;
 - (c) outdoor display or sales area.

4) LOT AREA & DIMENSIONS

1. Minimum lot area and dimensions shall not be less than:
 - (a) net lot area; 191.0 square metres
 - (b) lot width; 6.0 metres
 - (c) lot depth. 27.0 metres

5) LOT COVERAGE

1. The lot coverage of all buildings and structures shall not exceed 90%.

6) SETBACKS

1. No building or structure shall be sited less than:
 - (a) from a front lot line; 0 metres
 - (b) from a rear lot line; 1.5 metres
 - (c) from an interior lot line; 0 metres
 - (d) from an exterior lot line. 4.5 metres

7) HEIGHT

1. No building or structure shall be less than 11 metres.
2. No building or structure shall be greater than 15 metres.
3. Notwithstanding clauses 1 and 2, the following height restrictions on properties identified on Schedule 'J' Hammond Commercial and Off-Street Parking shall be as follows:
 - (a) No building or structure shall be less than 3.6 metres;
 - (b) No building or structure shall be greater than 11 metres.

8) PARKING & LOADING

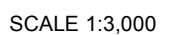
1. Off-street parking and off-street loading shall be sited to the rear of the building, inside a building or structure, or underground;
2. Off-street parking and off-street loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

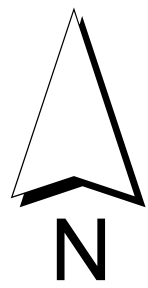
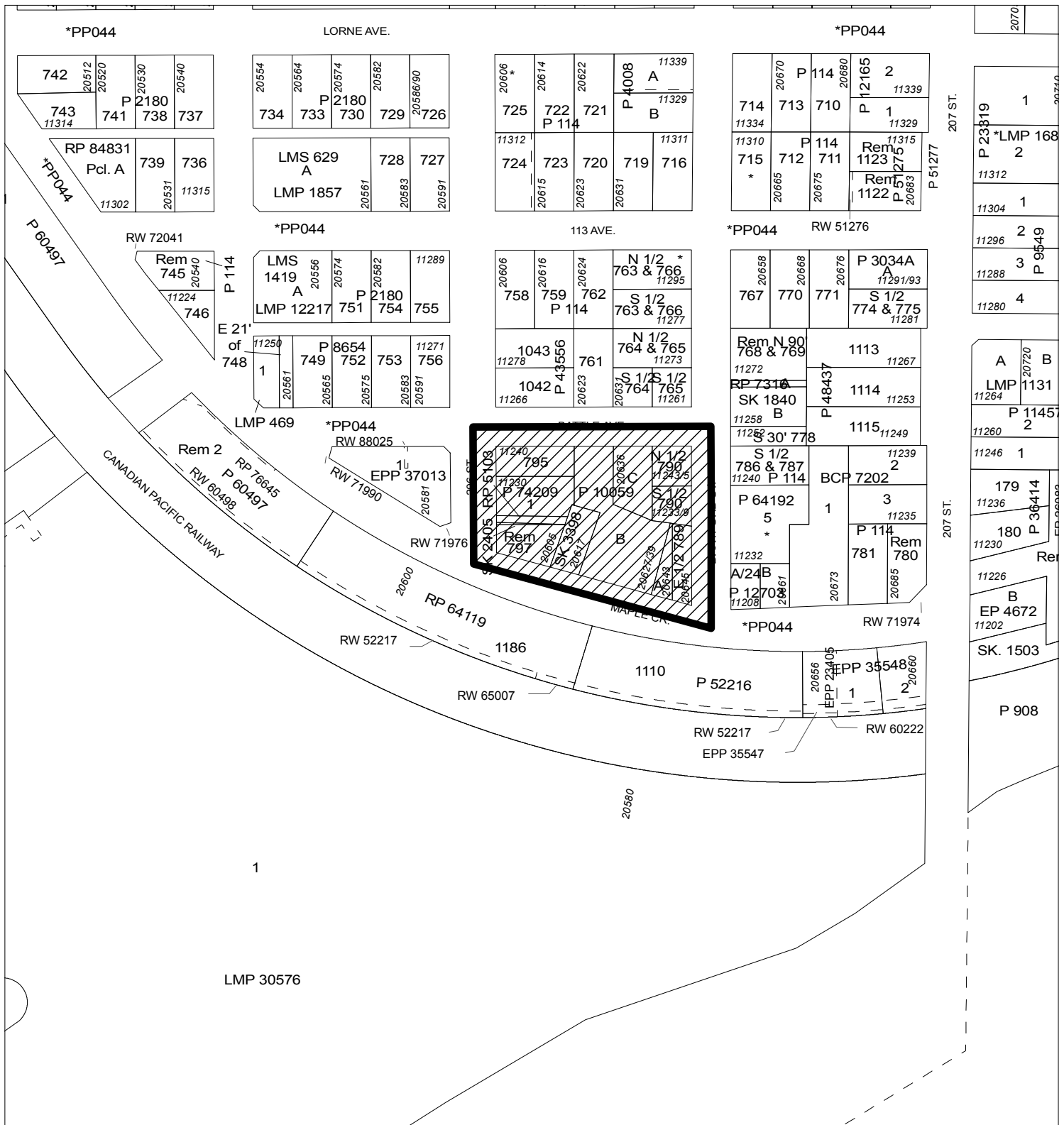
9) OTHER REGULATIONS

1. For properties identified on Schedule “K”, Hammond Ground Floor Commercial Required, an apartment use shall be limited exclusively to storeys above the first storey of a building.
2. An apartment use:
 - (a) shall provide a minimum of 5% of the lot area as useable open space which may be provided in balconies, terraces, patios, rear yards, courtyards or roof decks.
 - (b) shall provide a balcony for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres per dwelling unit, whichever is greater;
 - (c) shall have a separate public entrance from the ground floor front elevation if located in a building or structure with other uses except that on a corner lot access may be from the ground floor exterior side elevation;
 - (d) shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw.
3. All persons carrying out a permitted use shall conduct the business or undertaking within a completely enclosed building except for accessory outdoor display, seating, or sales area and off-street parking and loading.
4. A home occupation use shall comply with the regulations of Section 402 (4).
4. Those parcels or tracts of land and premises known and described as:

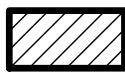
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Lot 797 District Lot 278 New Westminster District Plan 114
PID 007-226-551
Lot 793 District Lot 278 New Westminster District Plan 114
Lot A District Lot 278 New Westminster District Plan 10059
Lot B District Lot 278 New Westminster District Plan 10059
Lot 789 District Lot 278 New Westminster District Plan 114
Lot 790 District Lot 278 New Westminster District Plan 114
Lot A District Lot 278 New Westminster District Plan 12703
Lot B District Lot 278 New Westminster District Plan 12703
Lot 1110 District Lot 278 New Westminster District Plan 52216
PID 003-435-181
Lot 697 District Lot 278 New Westminster District Plan 114
Lot 726 District Lot 278 New Westminster District Plan 114

CORPORATE OFFICER





Scale: 1:2,500



**Hammond Ground Floor
Commercial Required**

Bylaw No. 7292-2016 Schedule "K"

PLANNING DEPARTMENT



mapleridge.ca

Schedule "K"
DATE: Oct 27, 2016

BY: DT